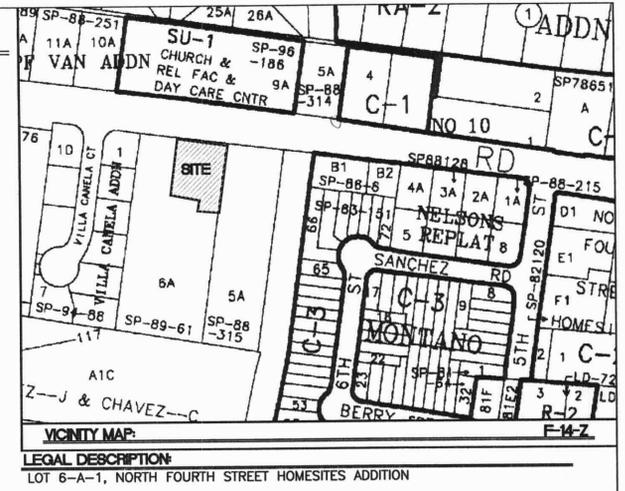


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	77.14	5686.58	0°46'38"	S82°09'33"E	77.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.38	S10°09'05"W
L2	59.48	S79°45'48"E
L3	21.78	N09°44'47"E
L4	45.94	S80°15'13"E
L5	151.25	S07°47'38"W
L6	22.32	N82°54'22"W

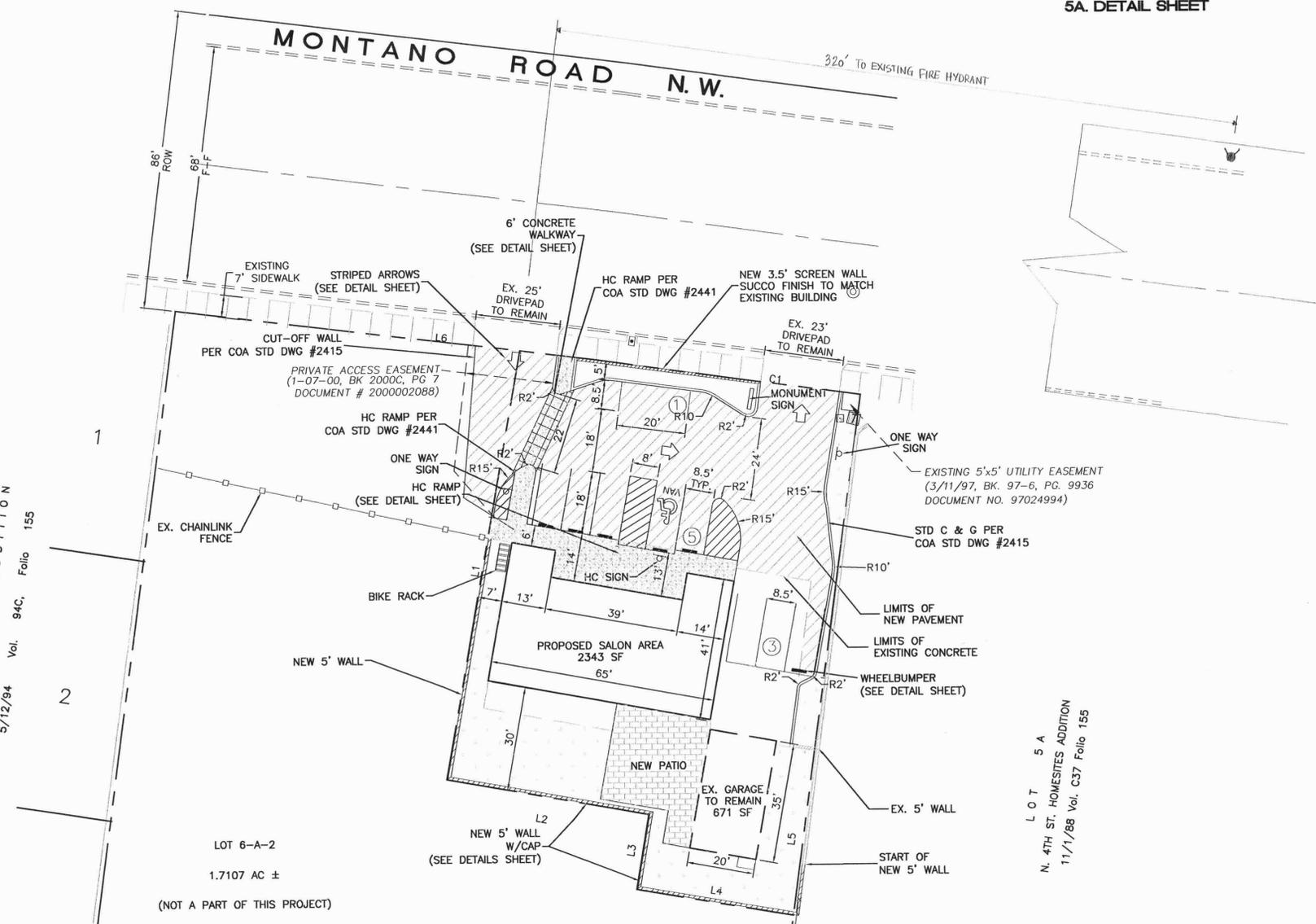
- SHEET INDEX**
1. SITE PLAN FOR BUILDING PERMIT
 2. LANDSCAPING PLANS
 3. GRADING AND DRAINAGE PLAN
 4. ELEVATIONS
 5. GARAGE ELEVATIONS
 - 5A. DETAIL SHEET



SITE DATA

PROPOSED USAGE:	BEAUTY SALON
EXISTING ZONING:	SU-1 FOR BEAUTY SALON
LOT AREA:	.3216 AC ± (14,011 SF)
EXISTING BUILDING AREA:	2343 SF ±
PROPOSED SALON AREA:	2000 SF ±
PROPOSED STORAGE AREA:	343 SF ±
EXISTING BUILDING FAR:	.17
PROPOSED BUILDING FAR:	.17
PARKING REQUIRED (2000 SF/200 SF):	10 SPACES
PARKING FOR STORAGE REQUIRED (343 SF/2000 SF):	1 SPACE
PARKING PROVIDED:	10 SPACES
HC PARKING PROVIDED:	1 SPACE
HC PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
BIKE SPACE REQUIRED (1SPACE/20 CAR SPACES):	1 SPACES
BIKE SPACE PROVIDED:	1 SPACES
LANDSCAPING REQUIRED (15% OF LOT AREA):	2101 SF
LANDSCAPING PROVIDED (EXISTING):	3551 SF
LANDSCAPING PROVIDED (PROPOSED):	548 SF
TOTAL LANDSCAPING PROVIDED:	4115 SF

- GENERAL NOTES:**
1. 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.
 2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
 3. TRASH LOCATION AND PICKUP TO REMAIN CURB-SIDE.
 4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
 5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
 6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
 7. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
 8. NEW ASPHALT PAVING WILL BE INSTALLED ON THE GRAVEL DRIVE, AND WILL MATCH THE APPROVED CROSS-ACCESS EASEMENT GRANTED BY THE EXISTING PLAT.
 9. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE COA WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
 10. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE COA ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING, AND WASTE WATER ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
 11. SITE LIGHTING WILL REMAIN THE SAME. NO ADDITIONAL LIGHTNING WILL BE ADDED. CURRENT LIGHTING IS TWO PORCH LIGHTS ABOVE ENTRANCE TO STRUCTURE.
 12. THE NEAREST FIRE HYDRANT TO THE SITE IS LOCATED 320' TO THE EAST WHICH MEETS THE REQUIREMENT.



VILLA CANELA ADDITION
5/12/94 Vol. 94C, Folio 155

LOT 5 A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

EPC 01128-01564

APPLICATION #: 02500-0-00162

PROJECT NUMBER: 1001446

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 12/11/2001 2012001 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

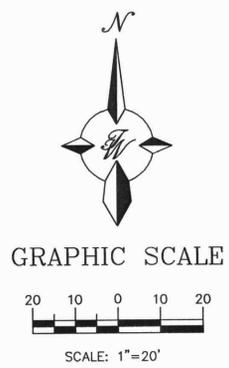
<i>Paul D. Davis</i>	2/13/02
Traffic Engineer, Transportation Division	Date
<i>Adriano E. Cardenas</i>	2/13/02
Parks & General Services Department	Date
<i>Roger A. Green</i>	2/13/02
Public Works, Water Utilities Division	Date
<i>Brad D. Bishop</i>	3/6/02
City Engineer, Engineering Division / AMAFCA	Date
<i>Michael Holton</i>	2-6-02
Solid Waste	Date

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

<i>[Signature]</i>	3/6/02
City Planner, Albuquerque / <i>[Signature]</i>	Date
City Planning Division	
PLNZ (10706) 4/96	

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED SCREEN WALL
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING SCREEN WALL
	EXISTING SANITARY SEWER LINE
	EXISTING WATERLINE
	EXISTING STORM DRAIN



	700 MONTANO ROAD, NW	DRAWN BY BMP
	SITE PLAN FOR BUILDING PERMIT	DATE 01-25-02
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2156SP2.DWG
		SHEET # 1 OF 5
		JOB # 21056

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

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

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

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

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" 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.

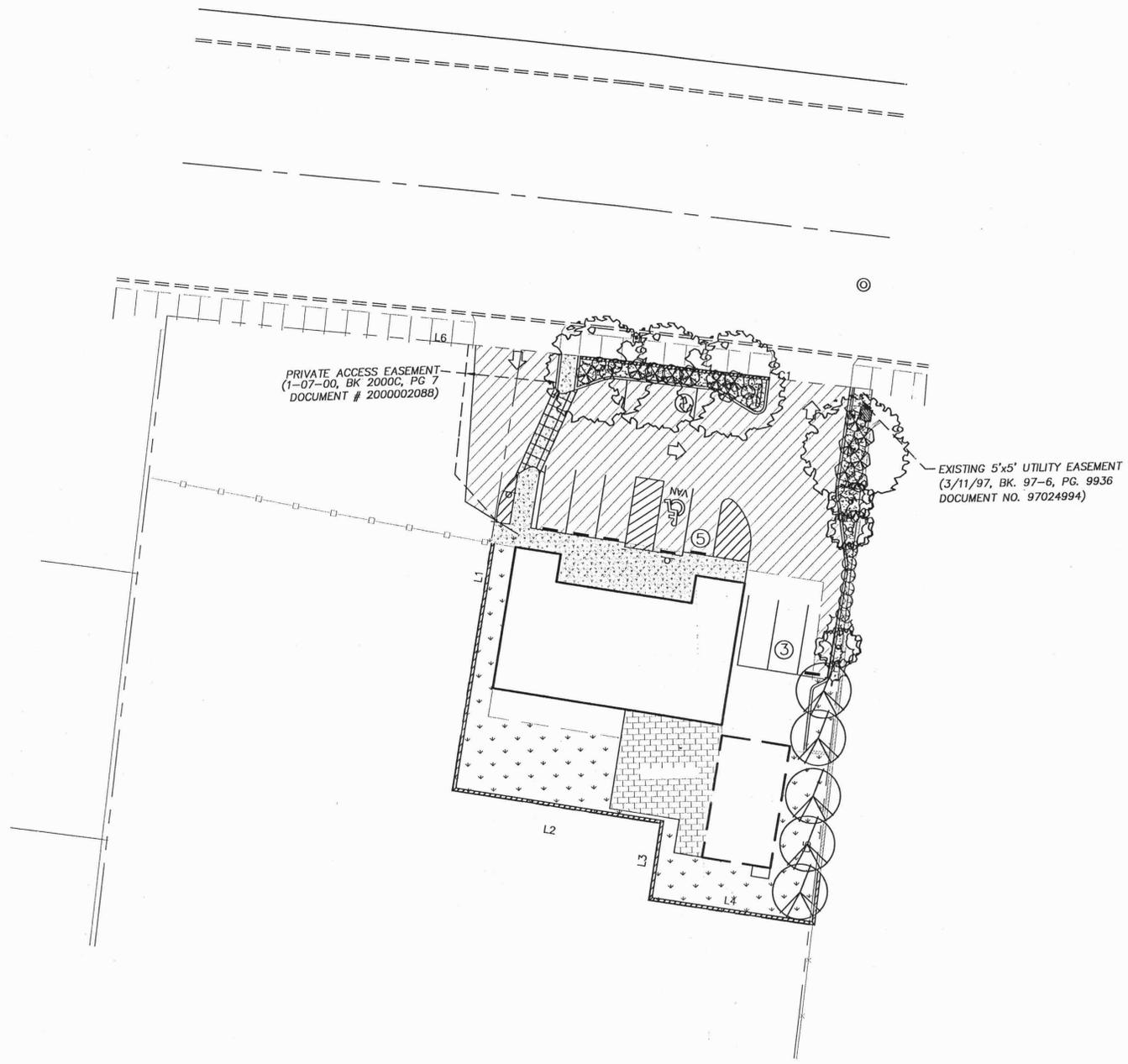
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS

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

Montano Road
Required 3 Provided 4



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H)
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- PURPLE-LEAF PLUM (M)
Prunus spp.
1 1/2" Cal.
- FLOWERING PEAR (H)
Pyrus calleryana
2" Cal.
- INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal.
- WILDFLOWER
1 Gal. 4sf
- TAM JUNIPER (M)
Juniperus sabina
5 Gal. 225sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- EXISTING LANDSCAPING TO REMAIN

LANDSCAPE CALCULATIONS

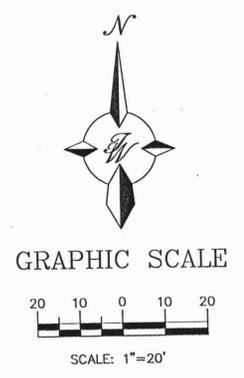
NET LANDSCAPE AREA	
TOTAL LOT AREA	14,013 square feet
TOTAL BUILDINGS AREA	3,014 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	10,999 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	1,649 square feet
TOTAL LANDSCAPE PROVIDED	3,248 square feet
NEW LANDSCAPE PROVIDED	548 square feet
EXISTING LANDSCAPE PROVIDED	2,700 square feet



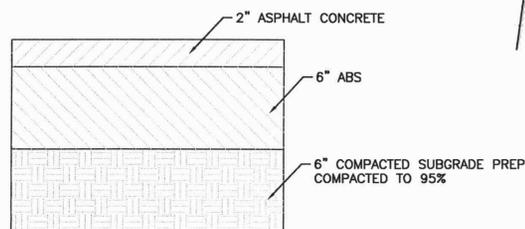
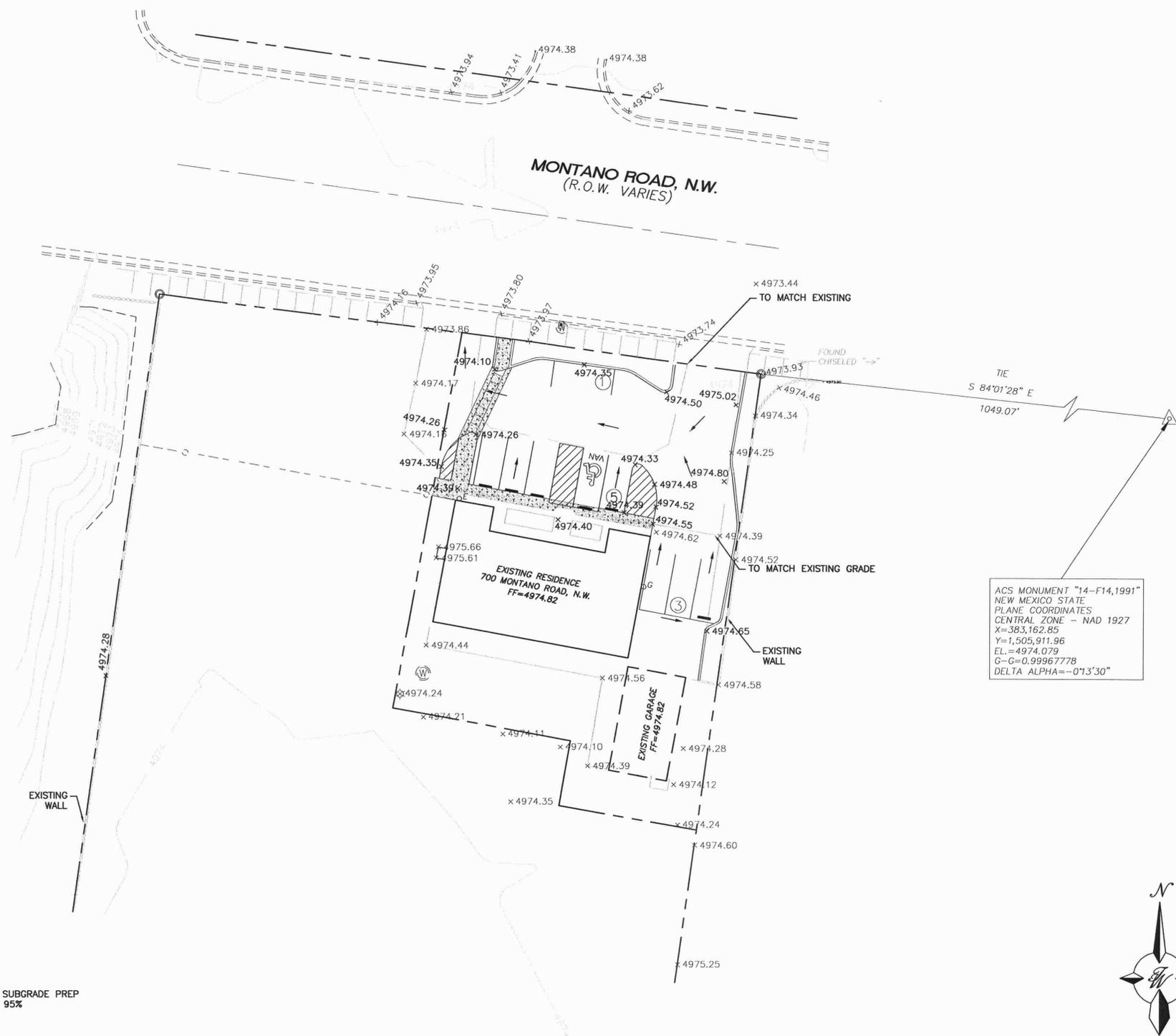
The Hilltop

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

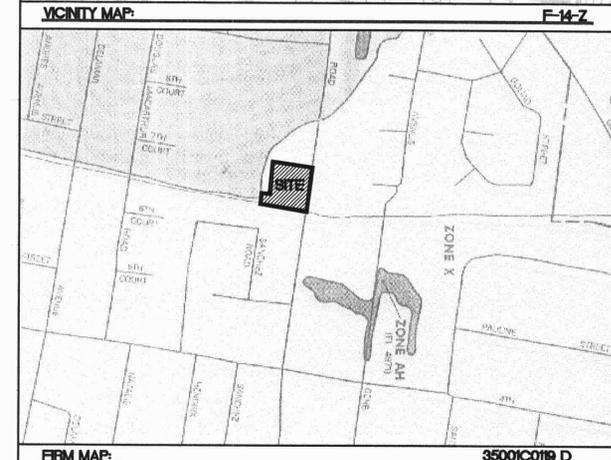
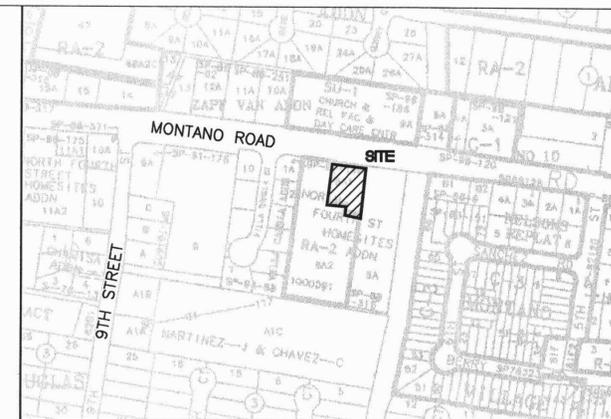
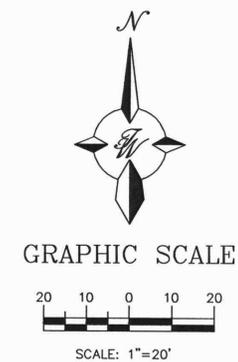
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LANDSCAPE ARCHITECT SEAL	700 MONTANO ROAD,	DRAWN BY IRW
	LANDSCAPE PLAN FOR BUILDING PERMIT	DATE 01-25-02
JAMES DE FLON #0007	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 5
		JOB #



NTS



LEGAL DESCRIPTION:

LOT 6A, N. FOURTH STREET HOMESITE ADDITION

NOTES:

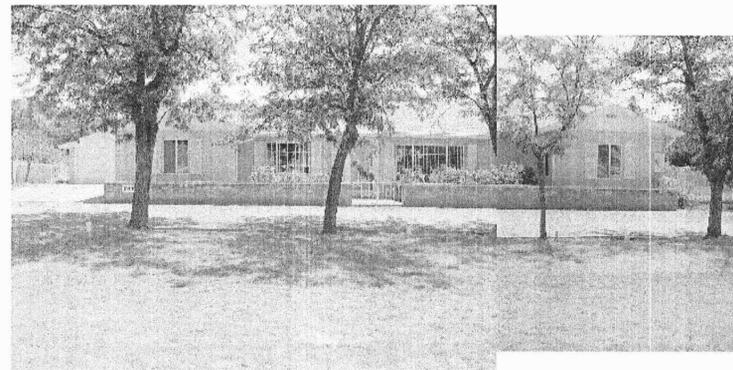
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. THE SITE CURRENTLY DRAINS TO MONTANO ROW, WHERE THE FLOW IS COLLECTED BY COA 60" RCP STORM DRAIN. THIS STORM DRAIN COLLECTS THE FLOW AND DISCHARGES TO THE RIO GRANDE RIVER.
3. THE FLOW FROM THE SITE IS HISTORIC AND THE PROPOSED CHANGES DO NOT INCREASE ANY RUNOFF FROM THIS SITE. (THE GRAVEL PAVEMENT IS IMPERVIOUS)

LEGEND

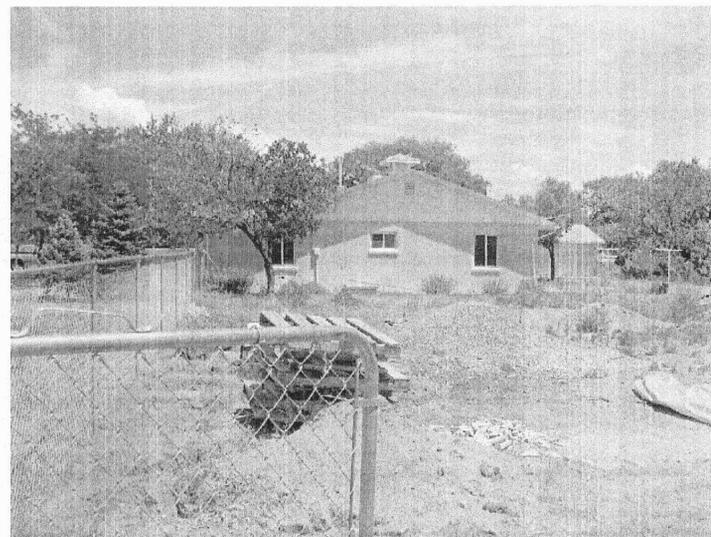
- EX. 60" RCP --- EXISTING STORM SEWER LINE
- - - - - EXISTING FENCE
- ==== EXISTING CURB & GUTTER
- ==== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ▬▬▬▬▬▬ PROPOSED SIDEWALK
- ▬▬▬▬▬▬ EXISTING PERIMETER WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- x 5048.25 EXISTING SPOT ELEVATION
- x 5048.25 PROPOSED SPOT ELEVATION

ROUGH GRADING APPROVAL

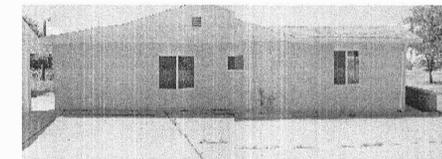
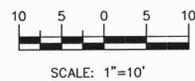
ENGINEER'S SEAL	700 MONTANO ROAD, NW	DRAWN BY BMP
		DATE 02-19-02
		GRADING AND DRAINAGE PLAN
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 21056



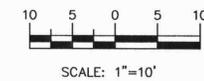
NORTH ELEVATION



WEST ELEVATION



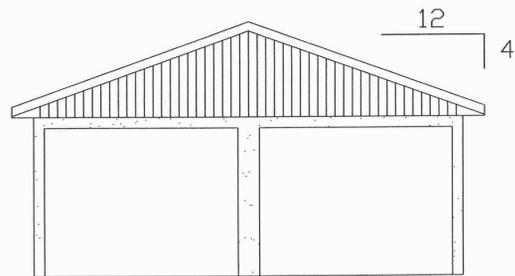
EAST ELEVATION



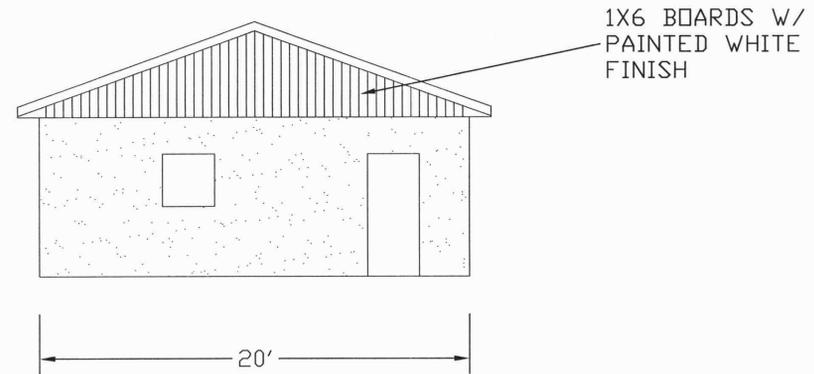
SOUTH ELEVATION



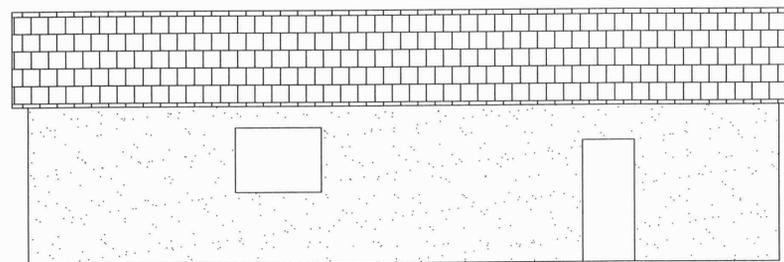
ENGINEER'S SEAL	700 MONTANO ROAD, NW	DRAWN BY BMP
	EXISTING ELEVATIONS	DATE 1-30-02
	<p>TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</p>	2156ELEV.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # 4 OF 5 JOB # 21056



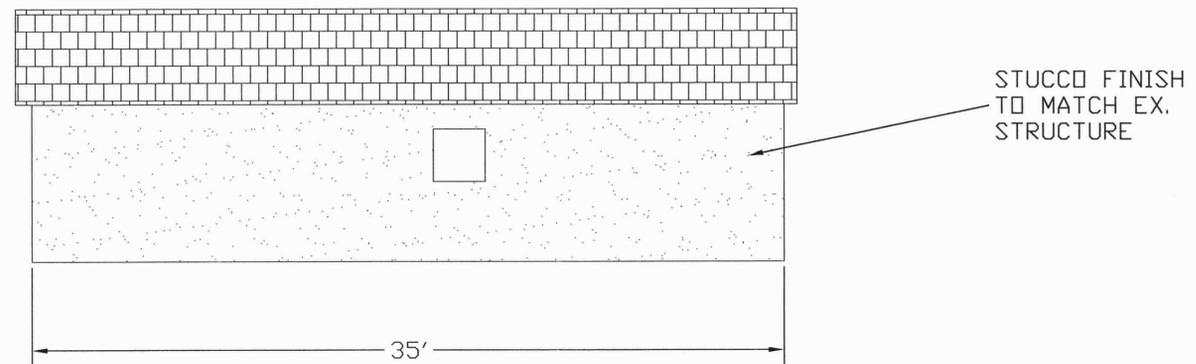
NORTH ELEVATION



SOUTH ELEVATION

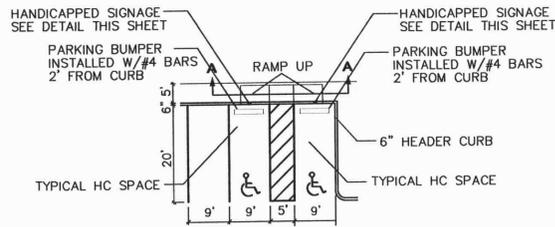


WEST ELEVATION

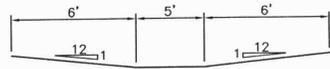


EAST ELEVATION

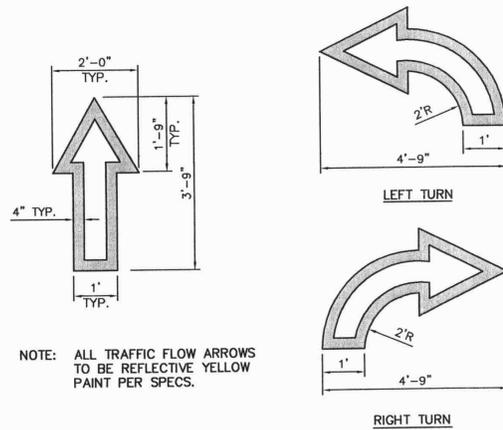
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	700 MONTANO RD	DRAWN BY BMP
	GARAGE ELEVATIONS TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DATE 10/29/01
		2156GARELEV.DWG
		SHEET # 5 OF 5
		JOB # 21056



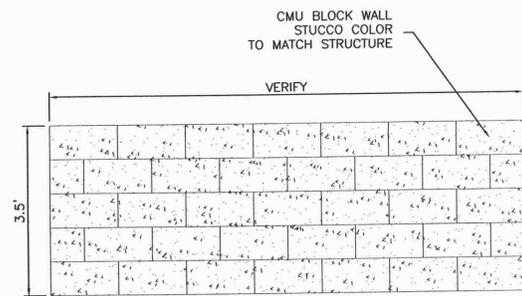
HC PARKING DETAIL
NTS



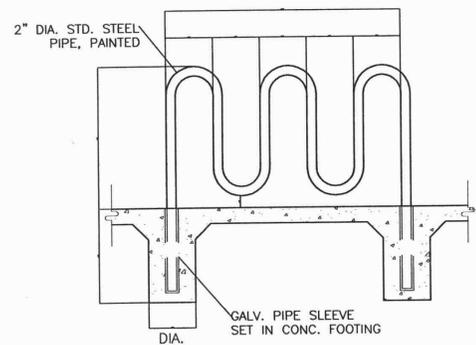
HC PARKING DETAIL SECTION A-A
NTS



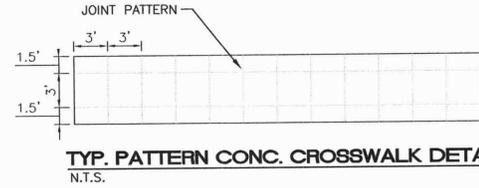
TRAFFIC ARROW DETAIL
NTS



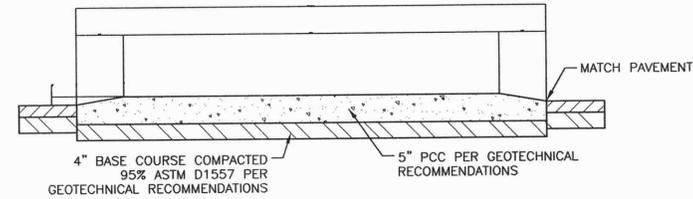
3.5' SCREEN WALL
NTS



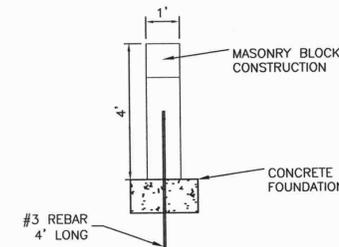
BIKE RACK DETAIL
NTS



TYP. PATTERN CONC. CROSSWALK DETAIL
N.T.S.

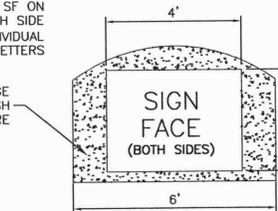


RAISED CROSSWALK
NTS

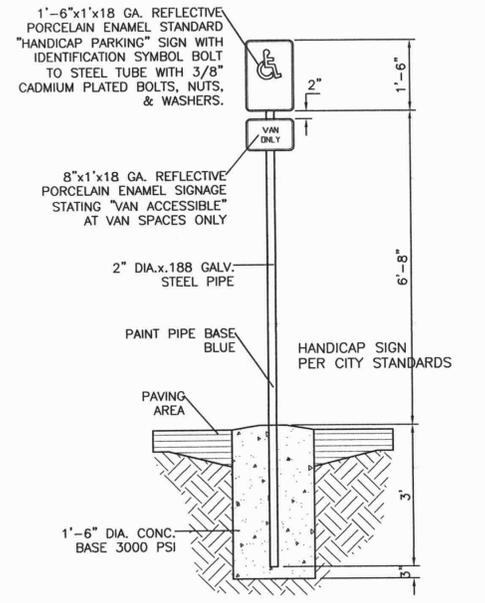


MAX. SIGN FACE AREA OF 12 SF ON EACH SIDE INTERNALLY LIT/INDIVIDUAL CHANNEL LETTERS

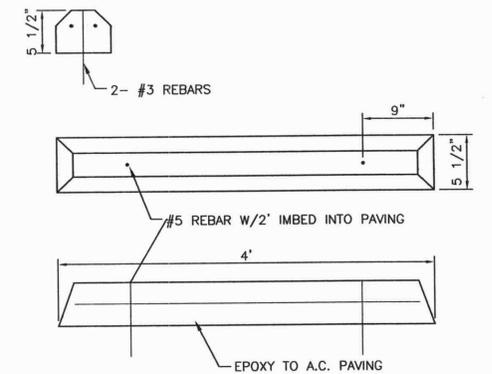
LIGHT BEIGE STUCCO FINISH TO MATCH STRUCTURE



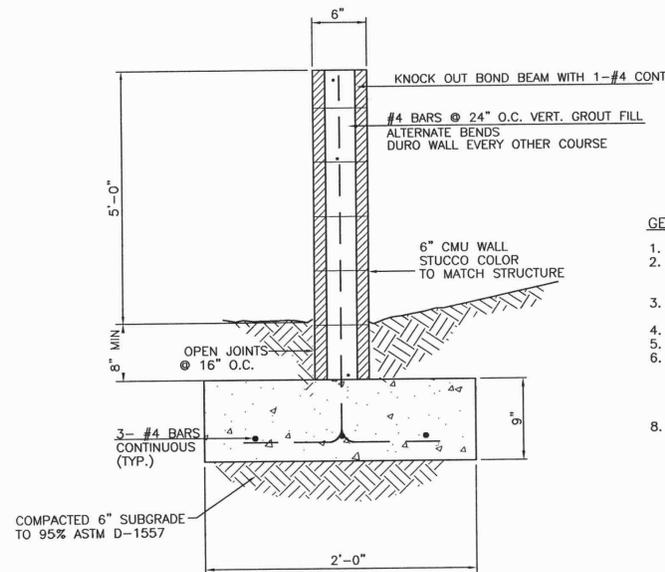
MONUMENT SIGN
N.T.S.



HANDICAP SIGN
NTS



WHEEL BUMPER
NTS



5' PERIMETER WALL SECTION
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 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.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

	700 MONTANO RD.	DRAWN BY BMP
	DETAIL SHEET	DATE 01/07/02
	TERRA WEST, LLC	2156.DWG
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5A
RONALD R. BOHANNAN P.E. #7868		JOB # 21056