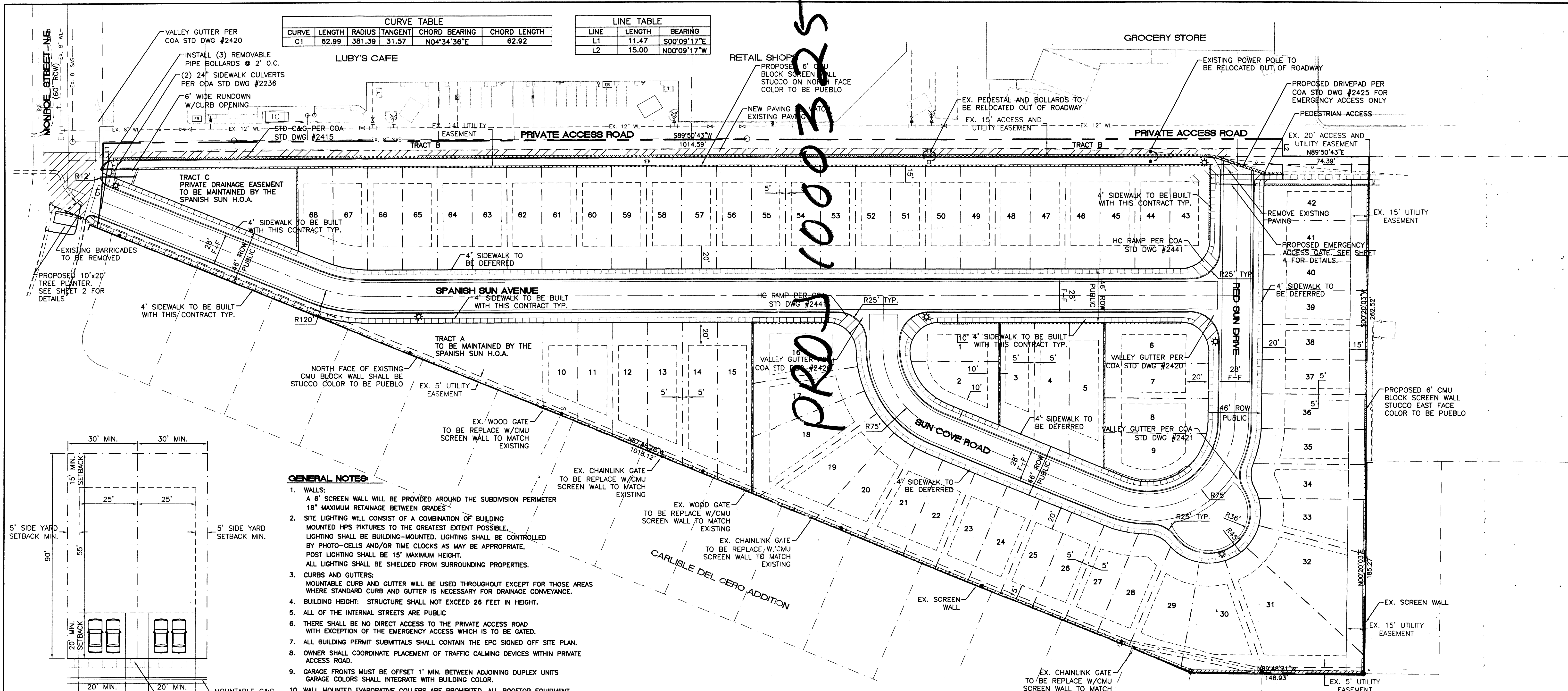


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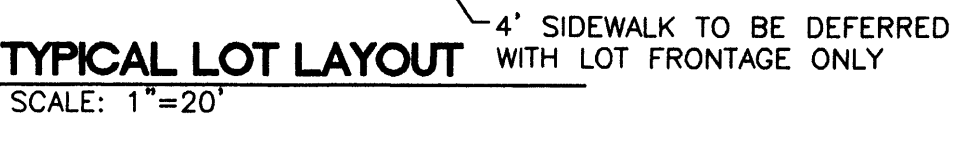
PROJ 1000225

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	62.99	381.39	31.57	N04°34'36"E	62.92

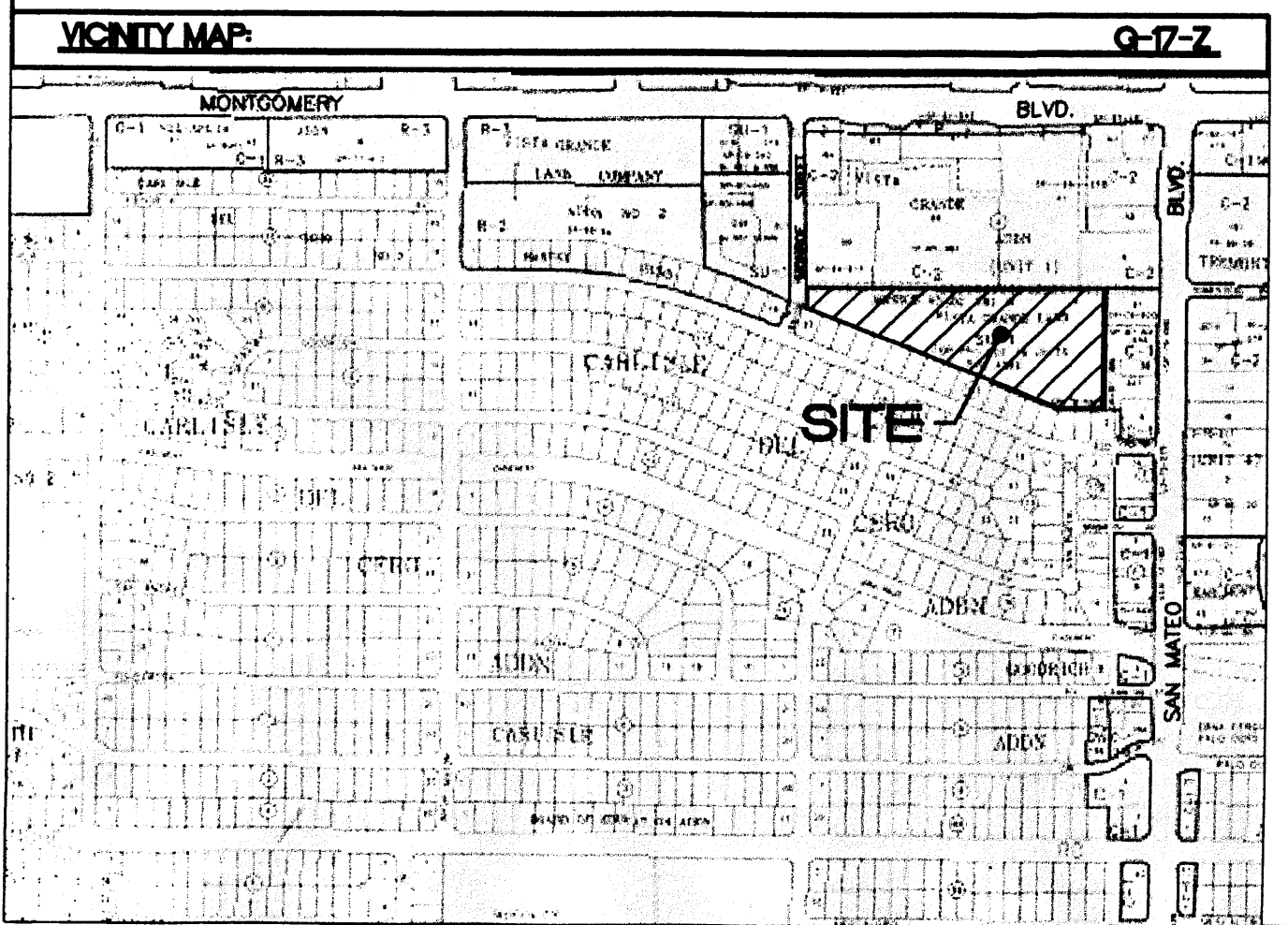
LINE TABLE		
LINE	LENGTH	BEARING
L1	11.47	S00°09'17"E
L2	15.00	N00°09'17"W



- GENERAL NOTES**
- WALLS: A 6" SCREEN WALL WILL BE PROVIDED AROUND THE SUBDIVISION PERIMETER 18" MAXIMUM RETAINAGE BETWEEN GRADES.
 - SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED HPS FIXTURES TO THE GREATEST EXTENT POSSIBLE. LIGHTING SHALL BE BUILDING-MOUNTED. LIGHTING SHALL BE CONTROLLED BY PHOTO-CELLS AND/OR TIME CLOCKS AS MAY BE APPROPRIATE. POST LIGHTING SHALL BE 15' MAXIMUM HEIGHT. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
 - CURBS AND GUTTERS: MOUNTABLE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
 - BUILDING HEIGHT: STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
 - ALL OF THE INTERNAL STREETS ARE PUBLIC.
 - THERE SHALL BE NO DIRECT ACCESS TO THE PRIVATE ACCESS ROAD WITH EXCEPTION OF THE EMERGENCY ACCESS WHICH IS TO BE GATED.
 - ALL BUILDING PERMIT SUBMITTALS SHALL CONTAIN THE EPC SIGNED OFF SITE PLAN.
 - OWNER SHALL COORDINATE PLACEMENT OF TRAFFIC CALMING DEVICES WITHIN PRIVATE ACCESS ROAD.
 - GARAGE FRONTS MUST BE OFFSET 1' MIN. BETWEEN ADJOINING DUPLEX UNITS. GARAGE COLORS SHALL INTEGRATE WITH BUILDING COLOR.
 - WALL MOUNTED EVAPORATIVE COLLERS ARE PROHIBITED. ALL ROOFTOP EQUIPMENT INCLUDING EVAPORATIVE COOLERS, SHALL BE BELOW PARAPET HEIGHTS OR SCREEN WALL.
 - WOOD BURNING FIREPLACES SHALL MEET WITH EPA STANDARDS.
 - APPROVED EPC SUBMITTAL SHALL BE ATTACHED TO EACH BUILDING PERMIT APPLICATION.
 - THE SPANISH SUN HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAINING THEIR HALF OF THE PRIVATE ACCESS ROAD (TRACT B) AS WELL AS MAINTAINING TRACT A AND C.
 - ALL LOTS SHALL HAVE A 15' REAR YARD SETBACK, 20' FRONT YARD SETBACK, 30' MIN. LOT WIDTH AND 20' WIDE DRIVEPAD.



LEGAL DESCRIPTION
 Parcels "A", "B" and "C" of Monroe Associates Tract 1
 Vista Grande Land Company's Addition No. 1



LEGEND

	EXISTING SAS MANHOLE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING WALL
	PROPOSED SCREEN WALL
	SIDEWALK TO BE BUILT WITH THIS CONTRACT
	SIDEWALK TO BE DEFERRED
	PROPOSED STD C&G
	PROPOSED MOUNTABLE C&G
	STREET LIGHTS
	NEW PAVING TO MATCH EXISTING
	REMOVE EXISTING PAVING

APPROVED - SOLID WASTE DATE _____
 NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW.

CASE NUMBER: 00430-0000-00262
 00450-0000-00263
 00410-0000-00316

CASE NUMBER: 2-99-134

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 02/26/00 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

<i>Richard Davis</i>	7-06-00
Traffic Engineer, Transportation Division	Date
<i>Thomas A. Hanna</i>	4-26-00
Design and Development, CIP	Date
<i>Roger A. Hagan</i>	4-26-00
Public Works, Water Utilities Division	Date
<i>John Clayton</i>	4-26-00
City Engineer, Engineering Division / AMAFCA	Date

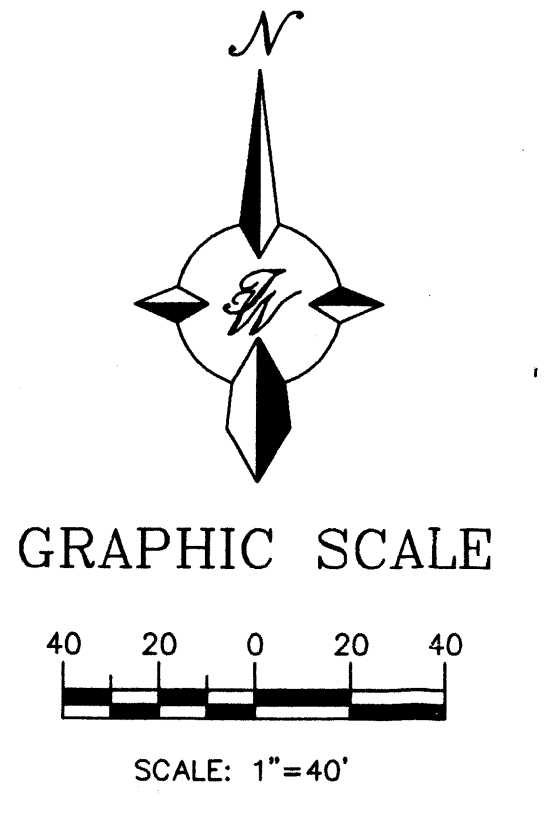
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

<i>John S.</i>	9/6/00
City Planner, Albuquerque / Bernalillo	Date
County Planning Division	
PLN2 (10706) 4/96	

- INDEX TO DRAWINGS**
- SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN
 - LANDSCAPE PLAN
 - ELEVATIONS

SITE DATA

PROPOSED USAGE:	SINGLE FAMILY
EXISTING ZONING:	SU1-PRD
LOT AREA:	320,663.90 SF (7.3614 ACRE)
NO. LOTS	68
DENSITY	9 UNITS / ACRE
MAXIMUM LOT SIZE:	6,584 SF
MINIMUM LOT SIZE:	2,390 SF
MAXIMUM BUILDING PAD:	4,235 SF
MINIMUM BUILDING PAD:	1,103 SF

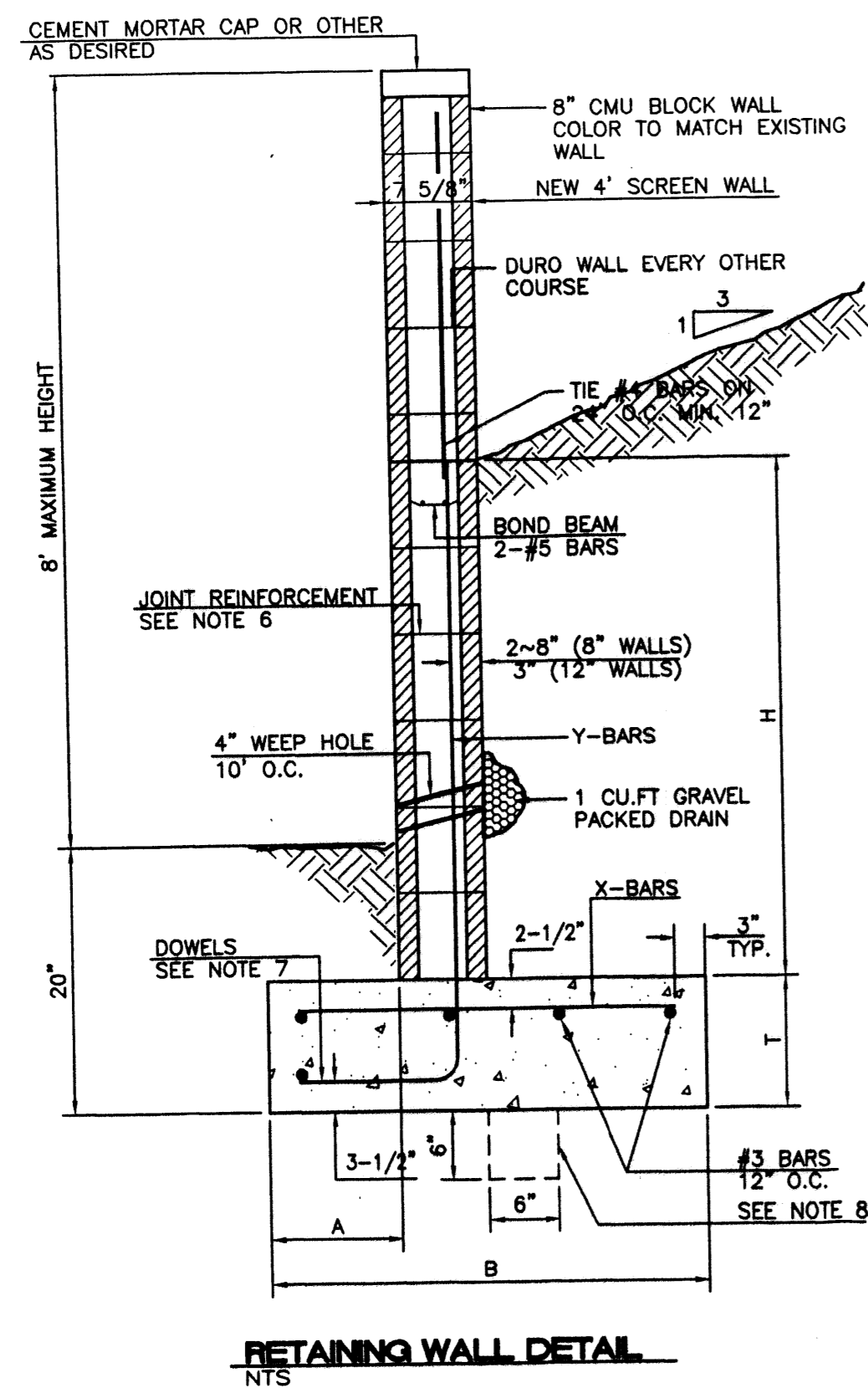


ENGINEER'S SEAL
 DAVID SOULE
 REGISTERED PROFESSIONAL ENGINEER
 14522
 RONALD R. BOHANNAN
 P.E. #7868

SPANISH SUN SUBDIVISION
SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

TIERRA WEST, LLC
 4421 McLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

DRAWN BY: BDG
 DATE: 4-19-00
 SHEET #: 1
 JOB #: 990043



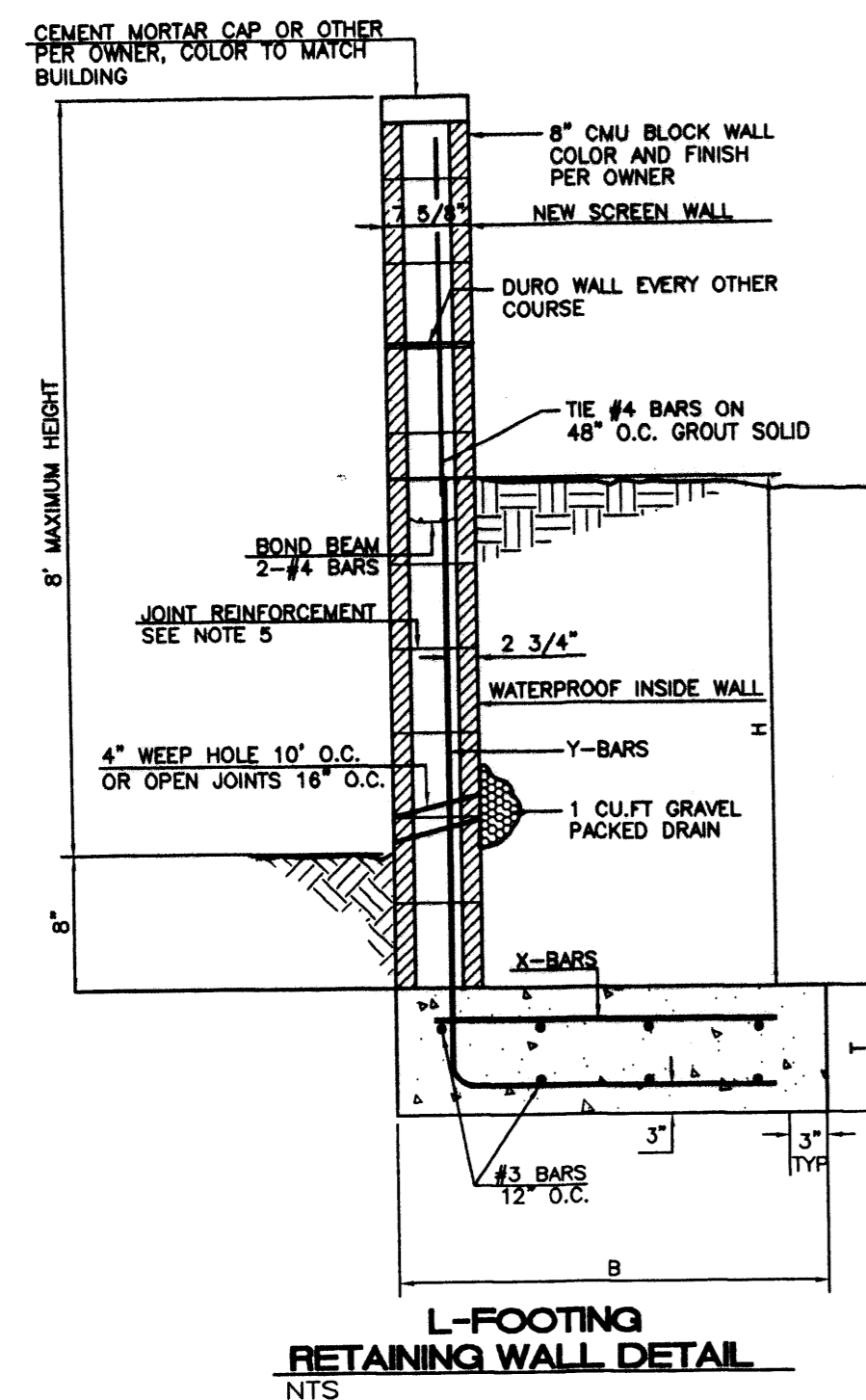
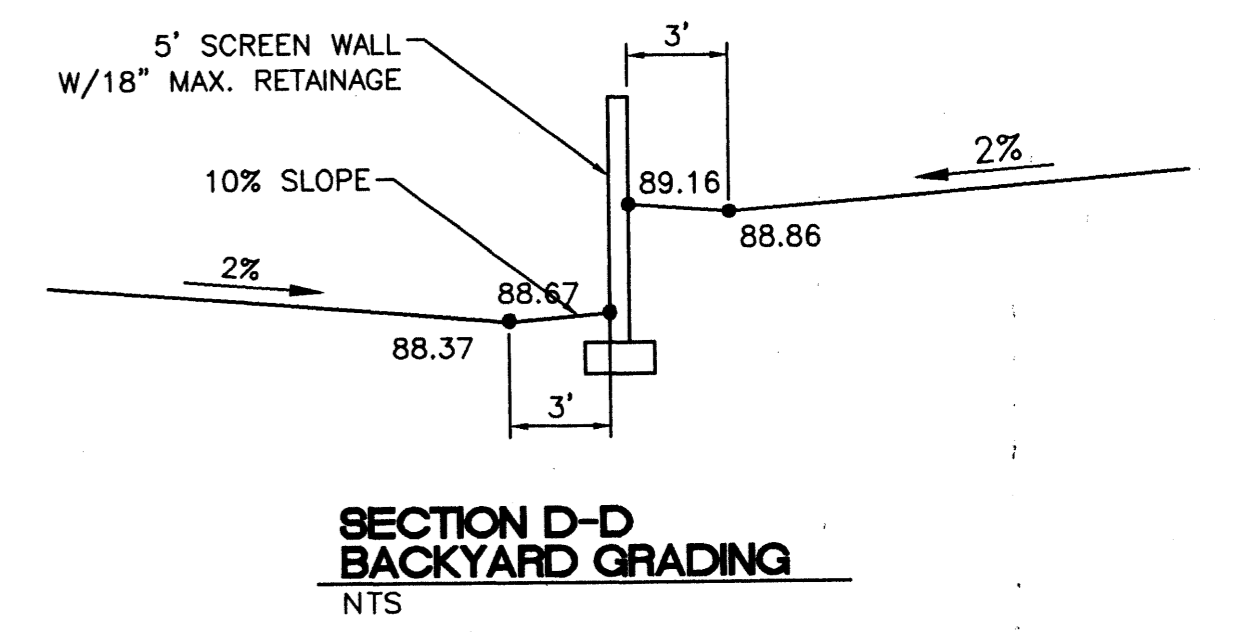
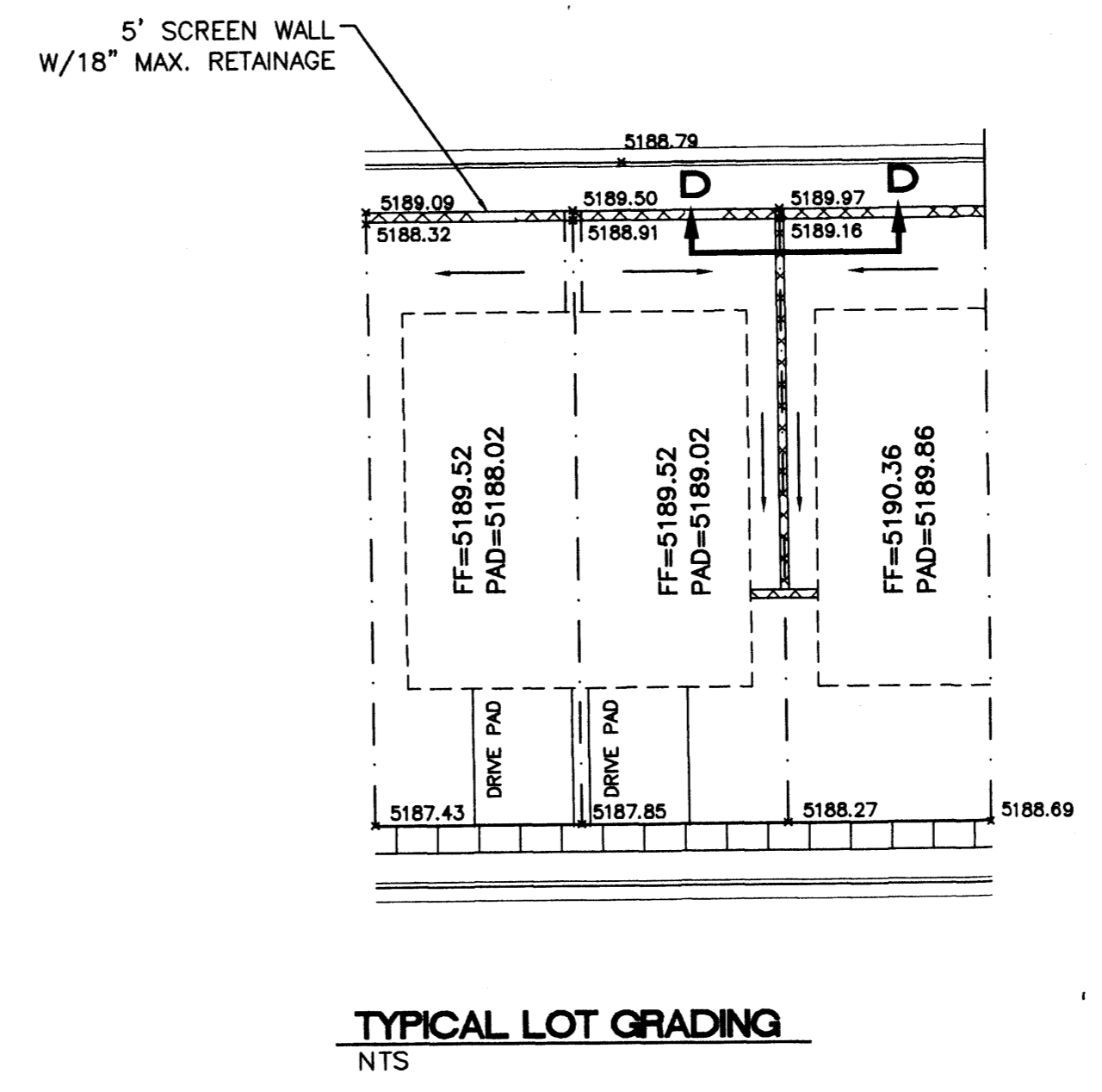
8 INCH REINFORCED CONCRETE MASONRY WALL

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'-8"	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.

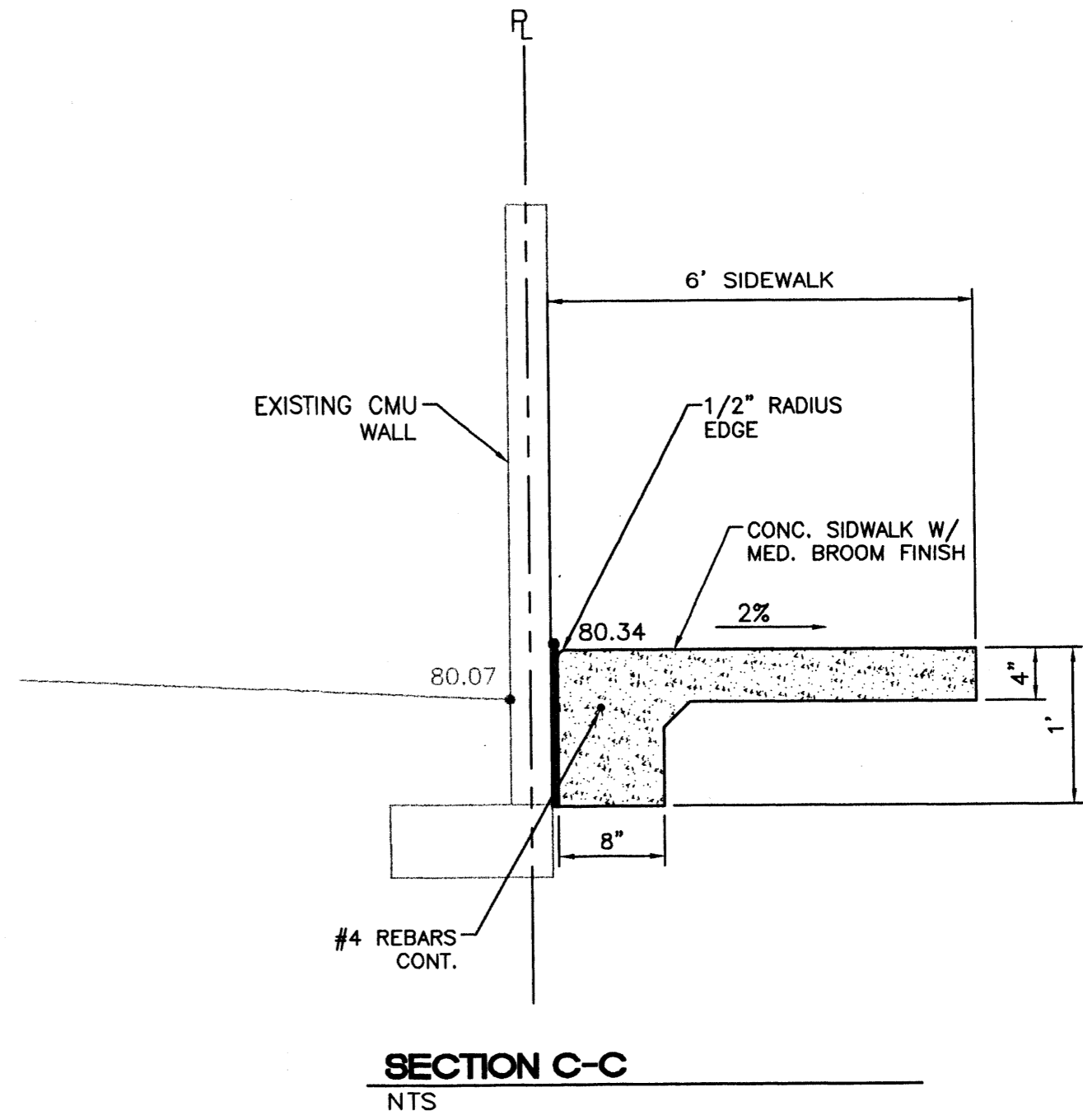
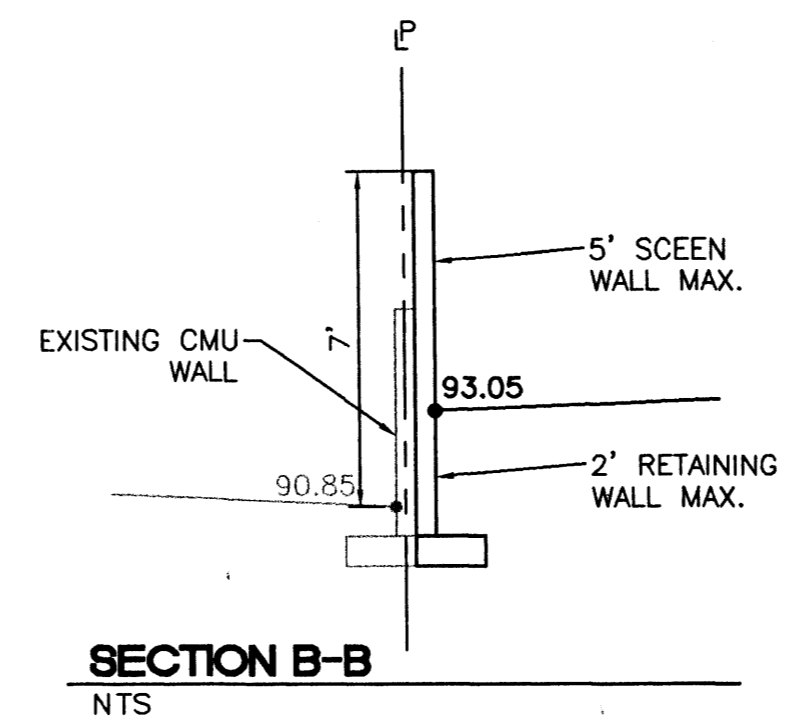
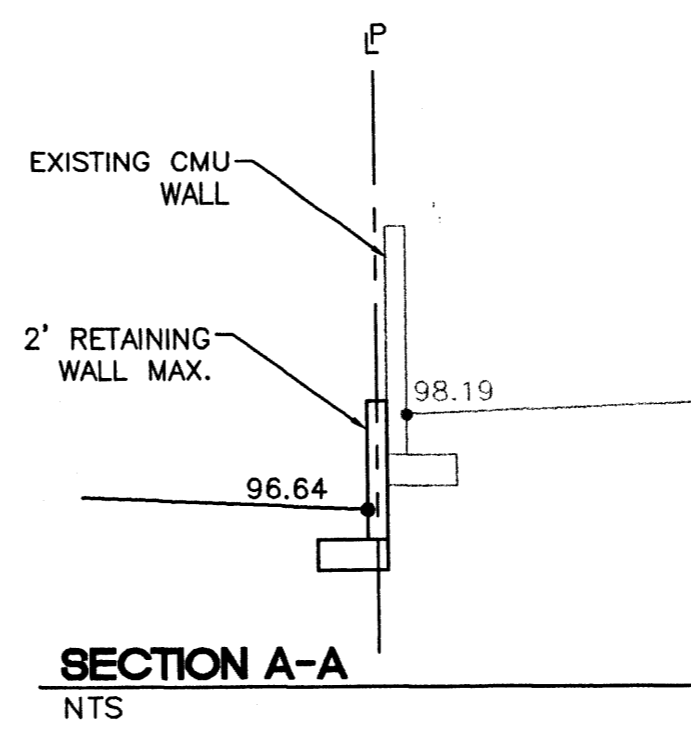
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - 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 TOP OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0" USE EITHER EXPANSION JOINTS ON 20" CENTERS OR PILASTERS EVERY 16'.
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
 - 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".



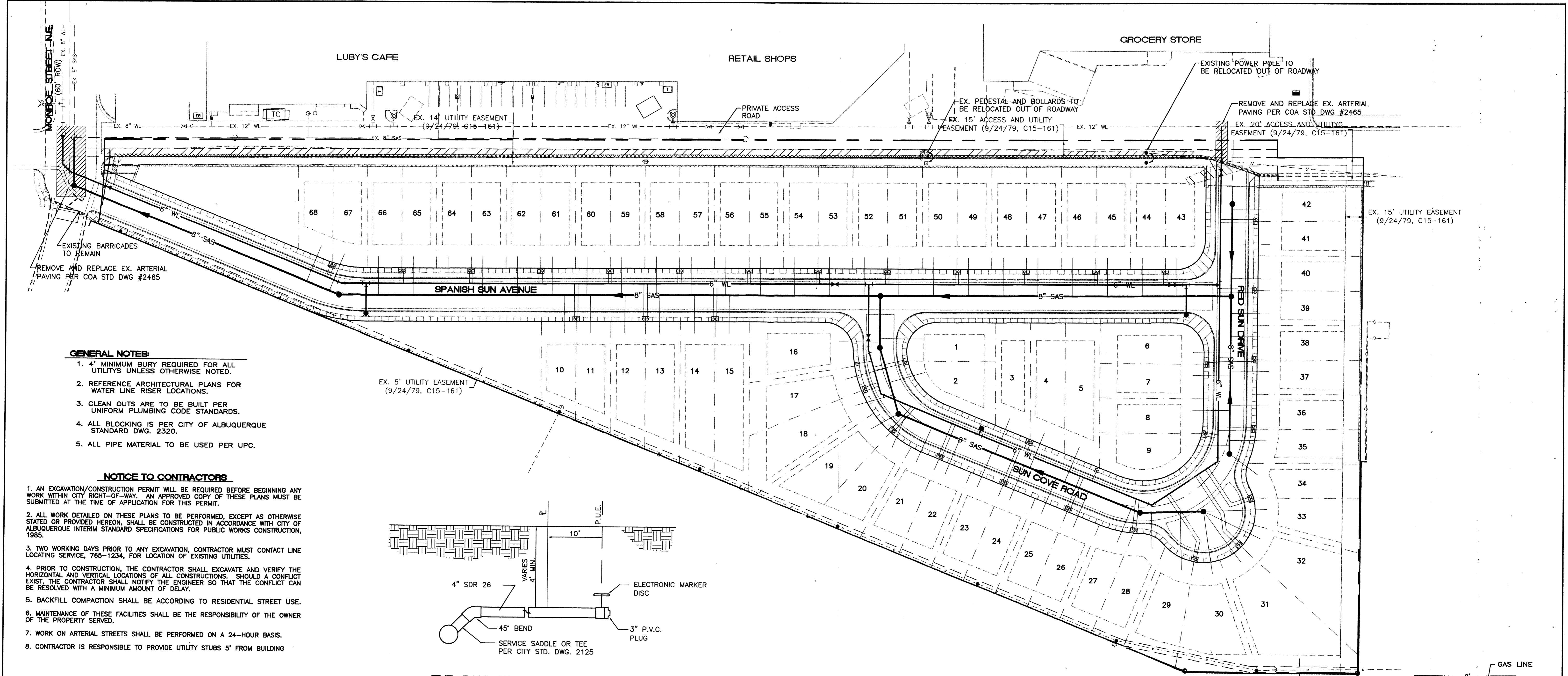
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - USE EITHER EXPANSION JOINTS ON 20" CENTERS OR PILASTERS EVERY 12'.
 - 30 BAR DIAMETER LAPS TYPICAL.
 - DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 - OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
 - OWNER TO SELECT MASONRY COLOR AND/OR FINISH
 - SOLID MASONRY CAP COURSE TYPICAL.
 - WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

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



	SPANISH SUN SUBDIVISION GRADING AND DRAINAGE DETAILS	DRAWN BY BDG DATE 1-17-00 9943CR.DWG
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 2A JOB # 990043



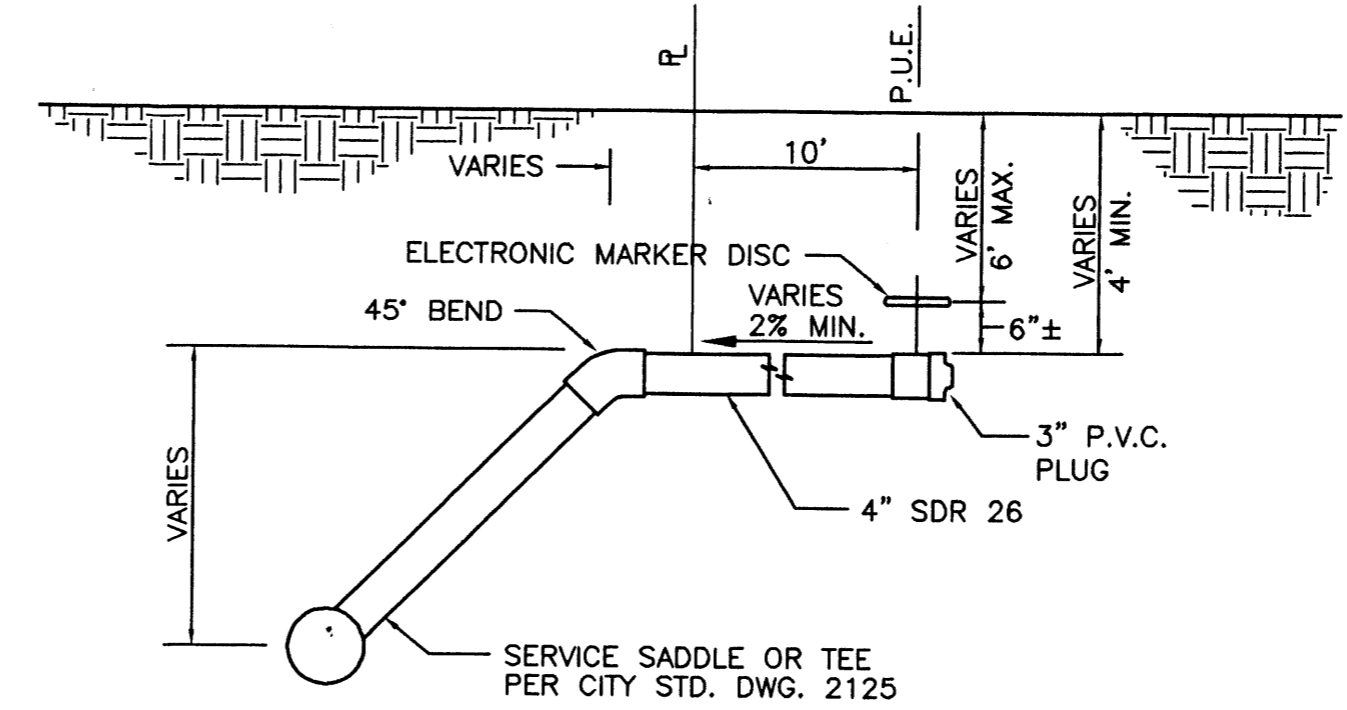
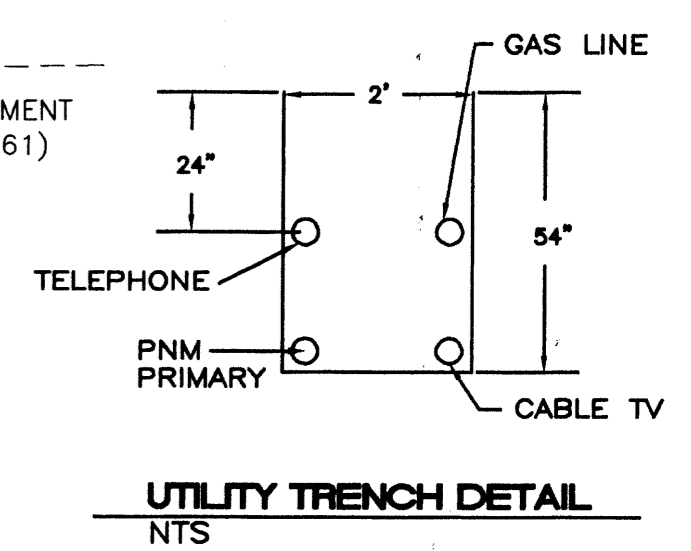
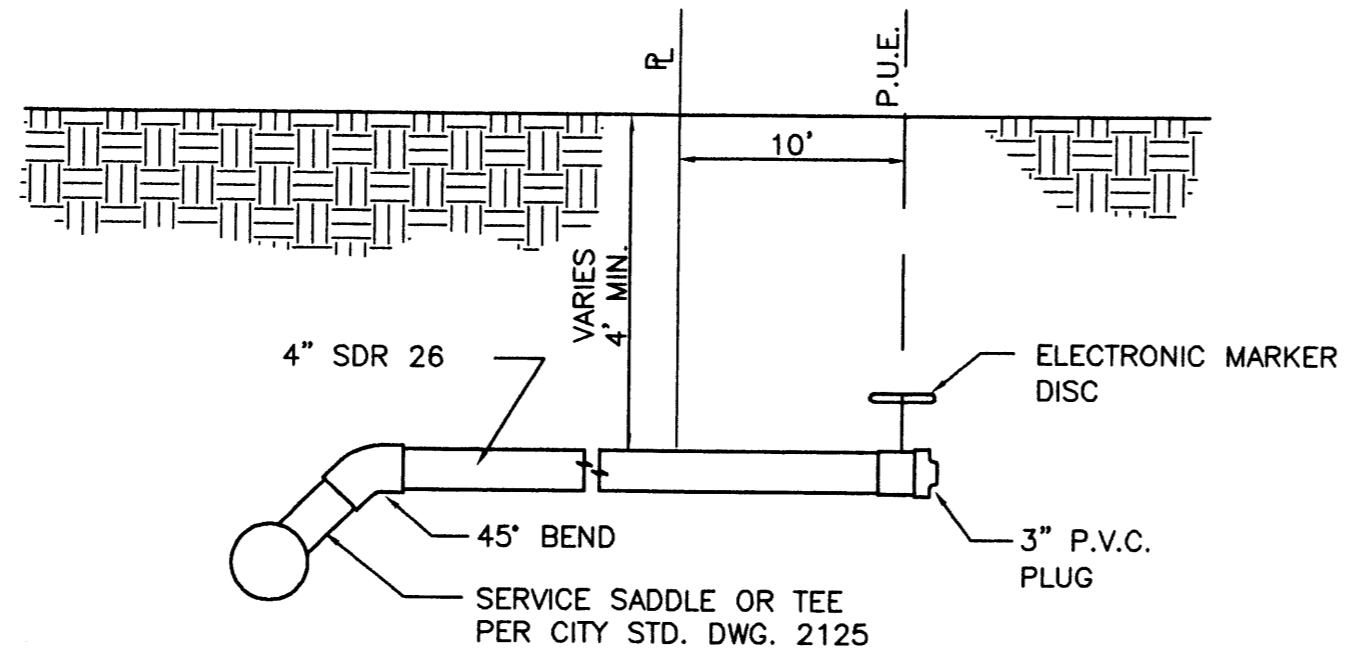
GENERAL NOTES

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.

NOTICE TO CONTRACTORS

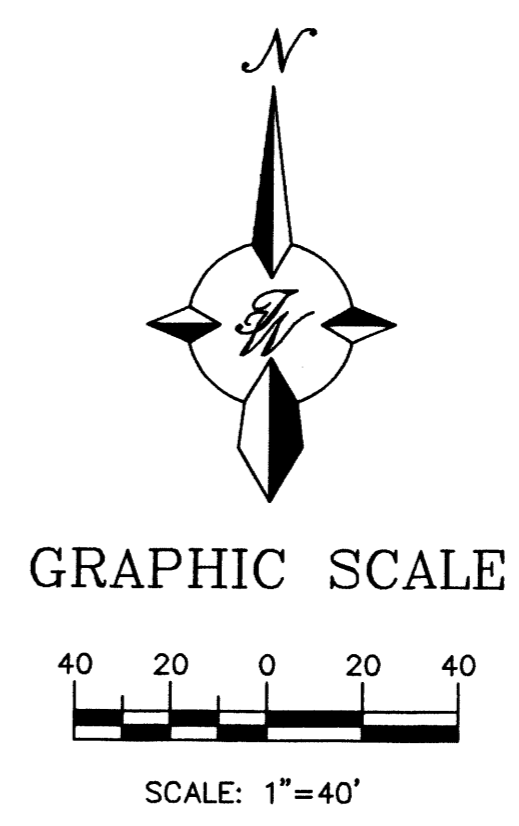
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL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

EX. 5' UTILITY EASEMENT (9/24/79, C15-161)



LEGEND

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



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.

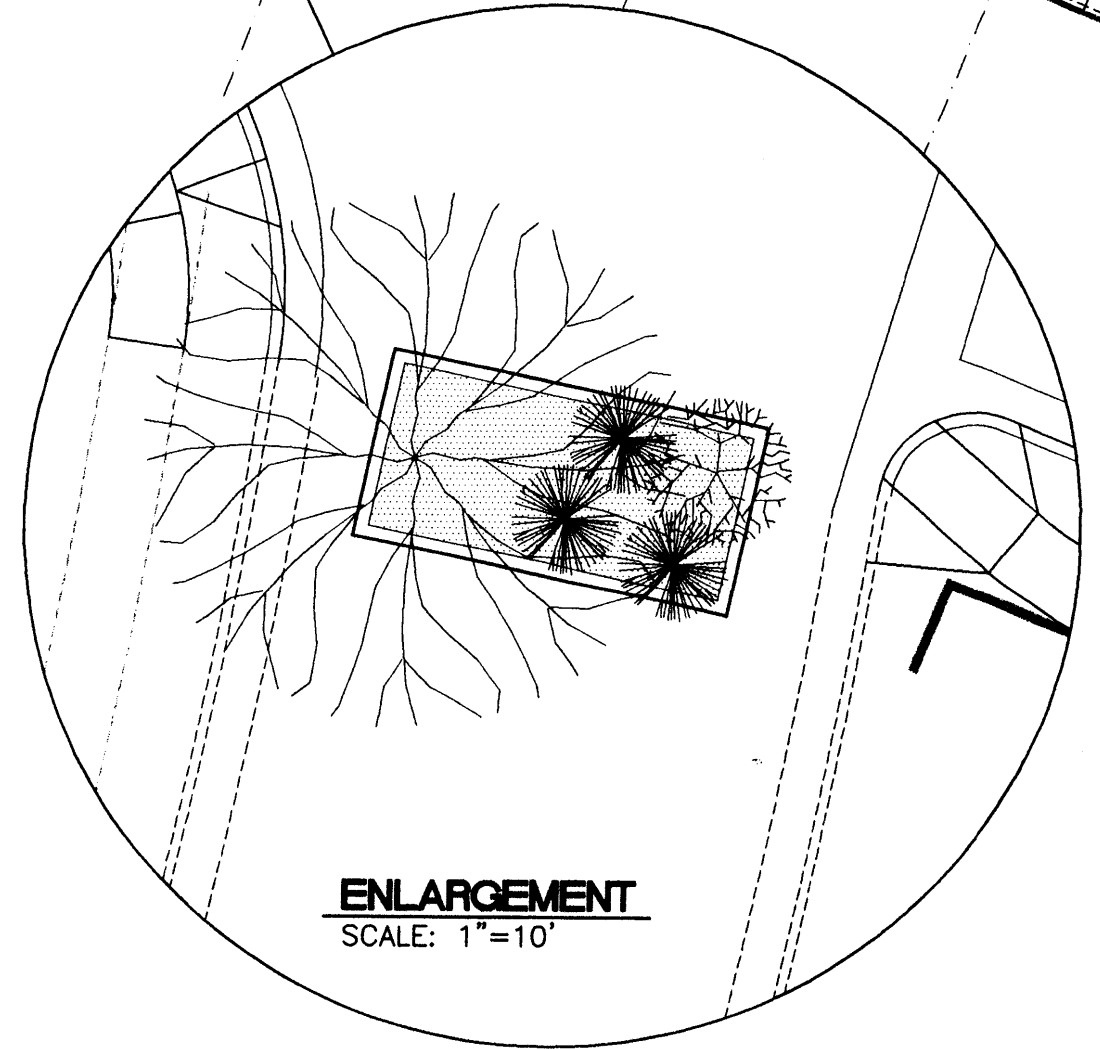
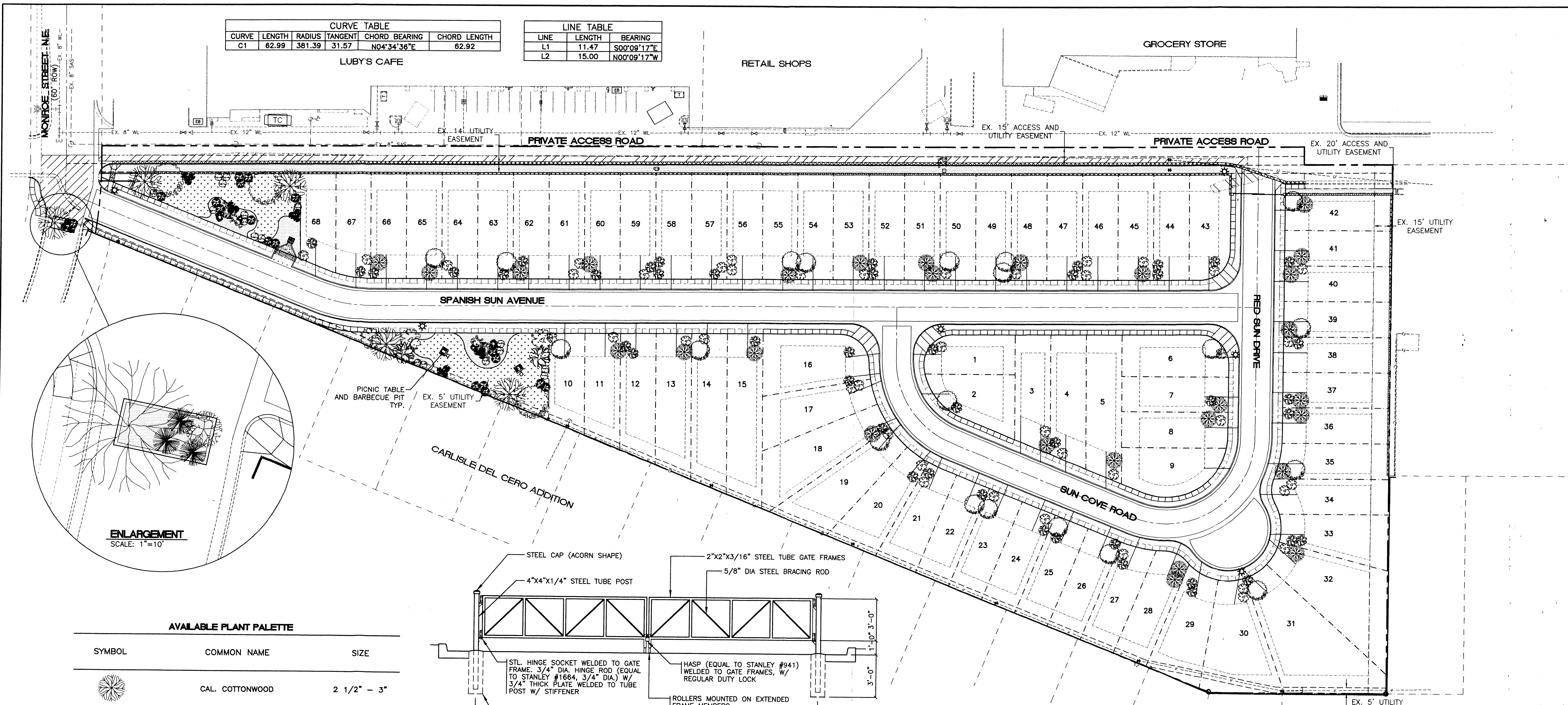
WATER SHUT-OFF PLAN SHUT OFF VALVES #

WATER SHUT-OFF PLAN	SHUT OFF VALVES #

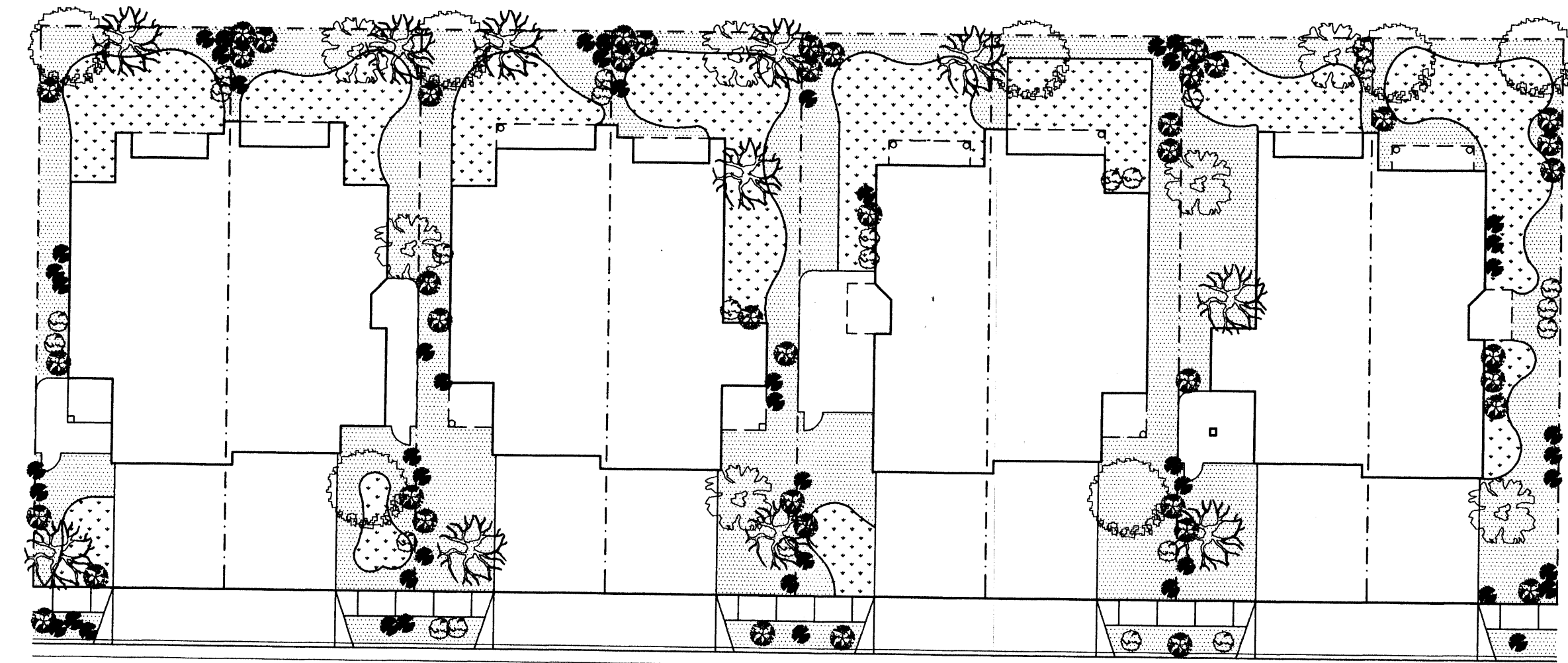
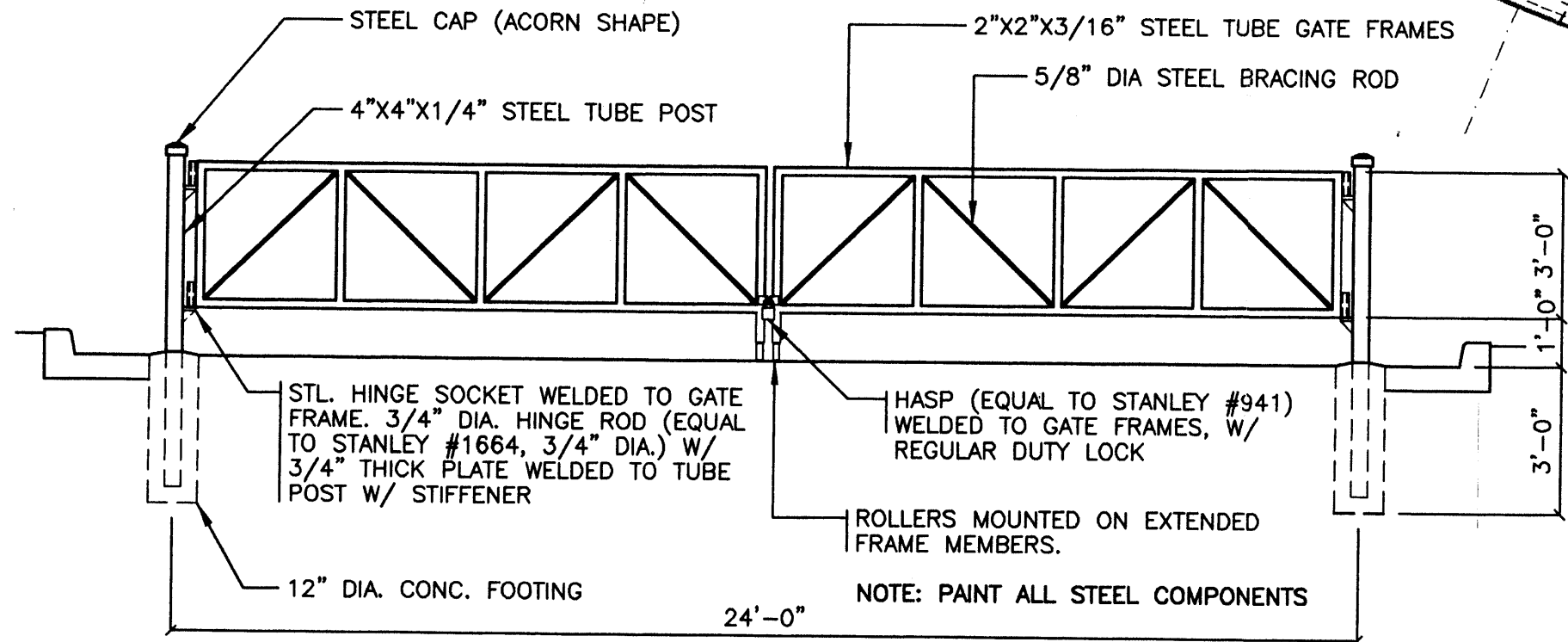
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SPANISH SUN SUBDIVISION	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 1-27-00
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3	JOB # 990043

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	62.99	381.39	31.57	N04°34'36"E	62.92

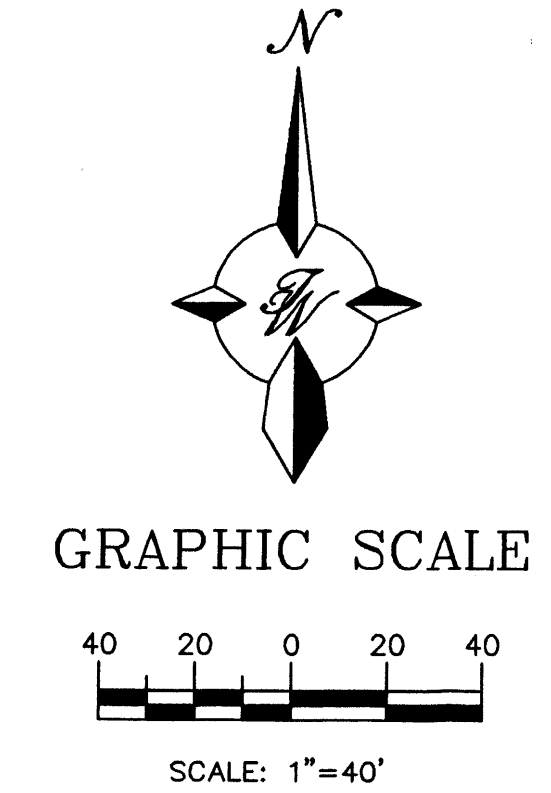
LINE TABLE		
LINE	LENGTH	BEARING
L1	11.47	S00°09'17"E
L2	15.00	N00°09'17"W



AVAILABLE PLANT PALETTE		
SYMBOL	COMMON NAME	SIZE
	CAL. COTTONWOOD	2 1/2" - 3"
	CAL. ASH	2" - 2 1/2"
	CAL. BRADFORD PEAR	1/2" - 2"
	PINON PINE OR WASHINGTON HAWTHORN	4-6' OR 8-10'
	ORNAMENTAL SHRUBS PHOTINID, RAPHIOLEPIS, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
	NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
	GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
	BLUEGRASS SOD LAWN	5 GAL.
	CRUSHED SANTA FE BROWN GRAVEL W/FILTER FABRIC	3/4"
	COMMERCIAL GRADE STEEL EDGING	



NOTE:
A MINIMUM OF 2 TREES AND 8 SHRUBS IS REQUIRED WITHIN THE FRONT 20' SETBACK OF EACH LOT.

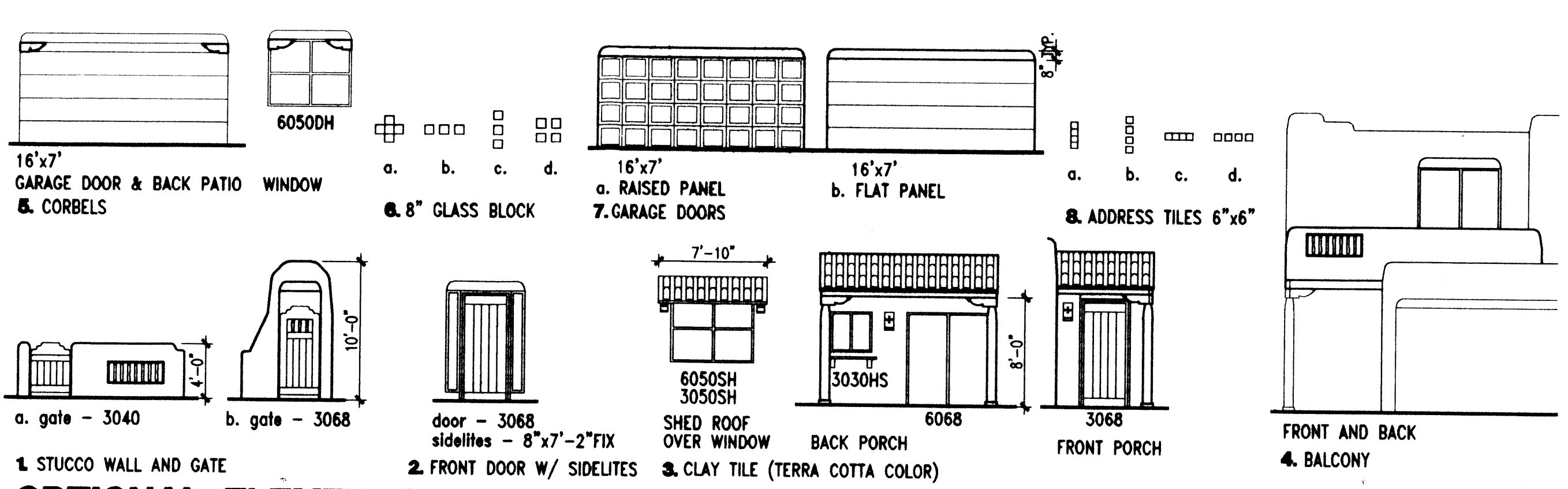


GENERAL NOTES:
ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED SITE THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER, POP-UP SPRAY HEADS OR IMPACT ROTORS TO SOD LAWN BUBBLERS TO TREES, AND DRIP IRRIGATION TO SHRUBS.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SPANISH SUN SUBDIVISION LANDSCAPE PLAN	DRAWN BY BDG DATE 2-22-00 9943LP.DWG
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 JOB # 990043



CONCEPTUAL STREETSCAPE



MATRIX SEE GENERAL NOTE #1

CONCEPTUAL UNITS	STUCCO WALL AND GATE		FRONT DOOR		CLAY TILE		BALCONY		CORBELS		GLASS BLOCK				GARAGE DOOR		ADDRESS TILES				# OF BEDROOMS		ORIENTATION OF ENTRY		EXTRITONE STUCCO COLORS PER UNIT	
	1a.	1b.	2.	3.	4.	5.	6a.	6b.	6c.	6d.	7a.	7b.	8a.	8b.	8c.	8d.	9a.	9b.	10a.	10b.	11a.	11b.	11c.			
A	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
B	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
C	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
D	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
F	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
H	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	

- GENERAL NOTES**
- THIS DEVELOPMENT PROVIDES AN OPTION OF FOUR FLOOR PLANS. A SELECTION OF OPTIONAL ELEMENTS PROVIDES FOR A VARIATION OF UNIT PLANS AND ELEVATIONS FOR THE BUYERS AND THE DEVELOPMENT WHILE MAINTAINING A CONSISTENT STYLE. THE MATRIX INCLUDES ALL OPTIONS AVAILABLE TO THE BUYER. THE MATRIX BECOMES A KEY DESIGN TOOL FOR THE DESIGNER, BUYER/SELLER AND THE COA, AND SHALL BE ATTACHED TO THE BUILDING PERMIT PROCESS.
 - * EACH UNIT MUST HAVE A MINIMUM OF TWO ITEMS FROM GROUP 1 THRU 5.
 - * GROUP 6 THRU 11 ARE TYPICAL TO ALL UNITS.
 - * ELEMENTS TYPICAL TO ALL UNITS:
 - 12. WHITE WINDOW FRAMES.
 - 13. WOOD FRONT DOOR, STAINED.
 - 14. WOOD HEADER ABOVE WINDOW AND GARAGE DOOR, STAINED, 6" min. depth.
 - 15. LIGHT SCANCES AT GARAGE DOOR, FRONT AND BACK PORCHES.
 - 16. STEPPED PARAPETS.
 - KEYED NOTES REFER TO OPTION ELEMENTS AND ELEMENTS COMMON TO ALL UNITS. TYPICAL ALL ELEVATIONS.
 - TYPICAL DOOR SIZES:
 - ENTRY DOORS 3068 - SLIDING DOORS 6068 - GARAGE DOORS 16'X7'
 - 8" GLASS WINDOW SIZES ALLOWED:
 - 8" GLASS BLOCK - 6050SH - 3050SH - 3030HS - 8"X7'2" Sidelite 0 option #2
 - STO STUCCO COLORS: (option #1 stucco wall - color to match unit stucco color)
 - 11a. 01005 PUEBLO - 11b. 01004 ADOBE BROWN - 11c. 4180 CIMMARON
 - GARAGE FRONTS MUST BE OFFSET 1' BETWEEN ADJOINING DUPLEX UNITS.

Dekker Perich Sabatini

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