

**LANDSCAPING**

GENERAL: THE DESIGN OF LANDSCAPE FEATURES WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN THE DESIGN ON INSTALLATION.

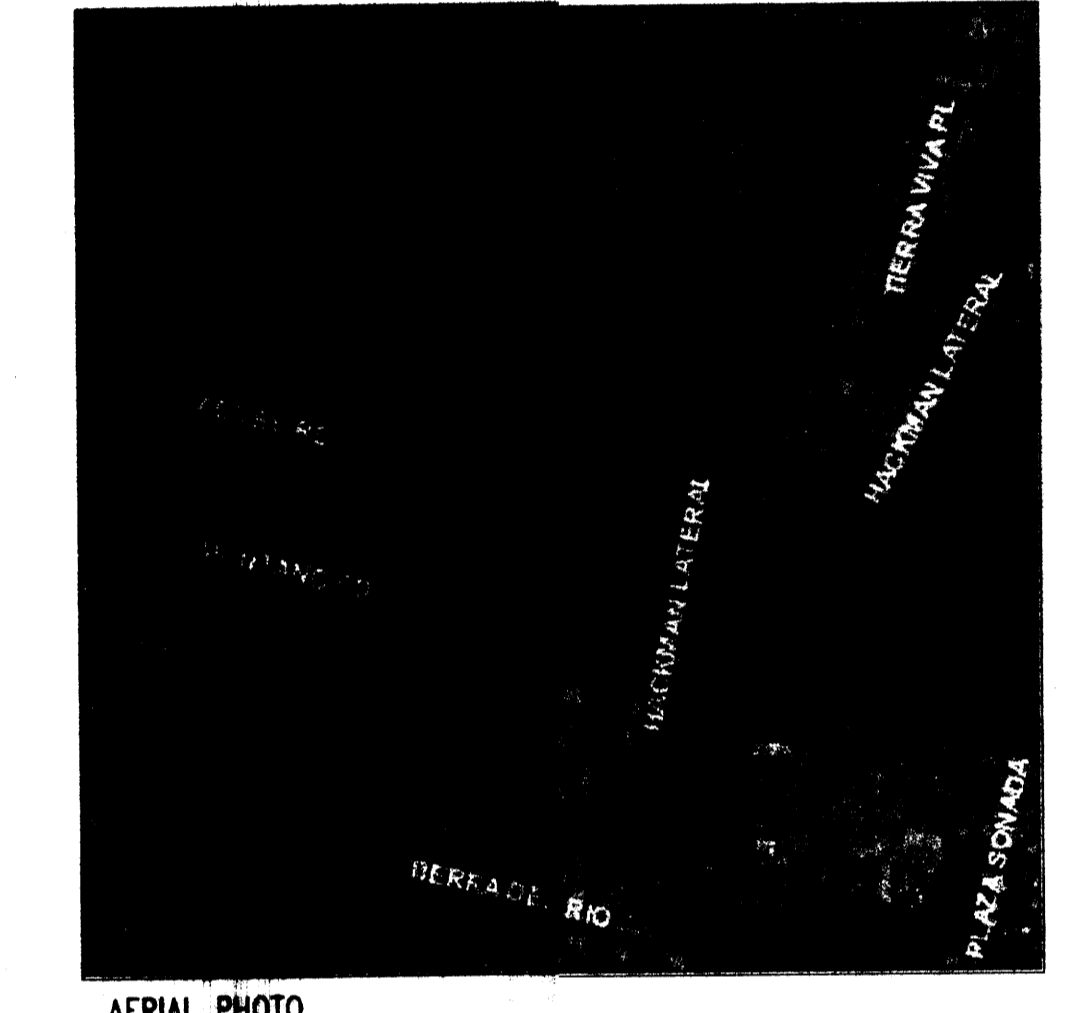
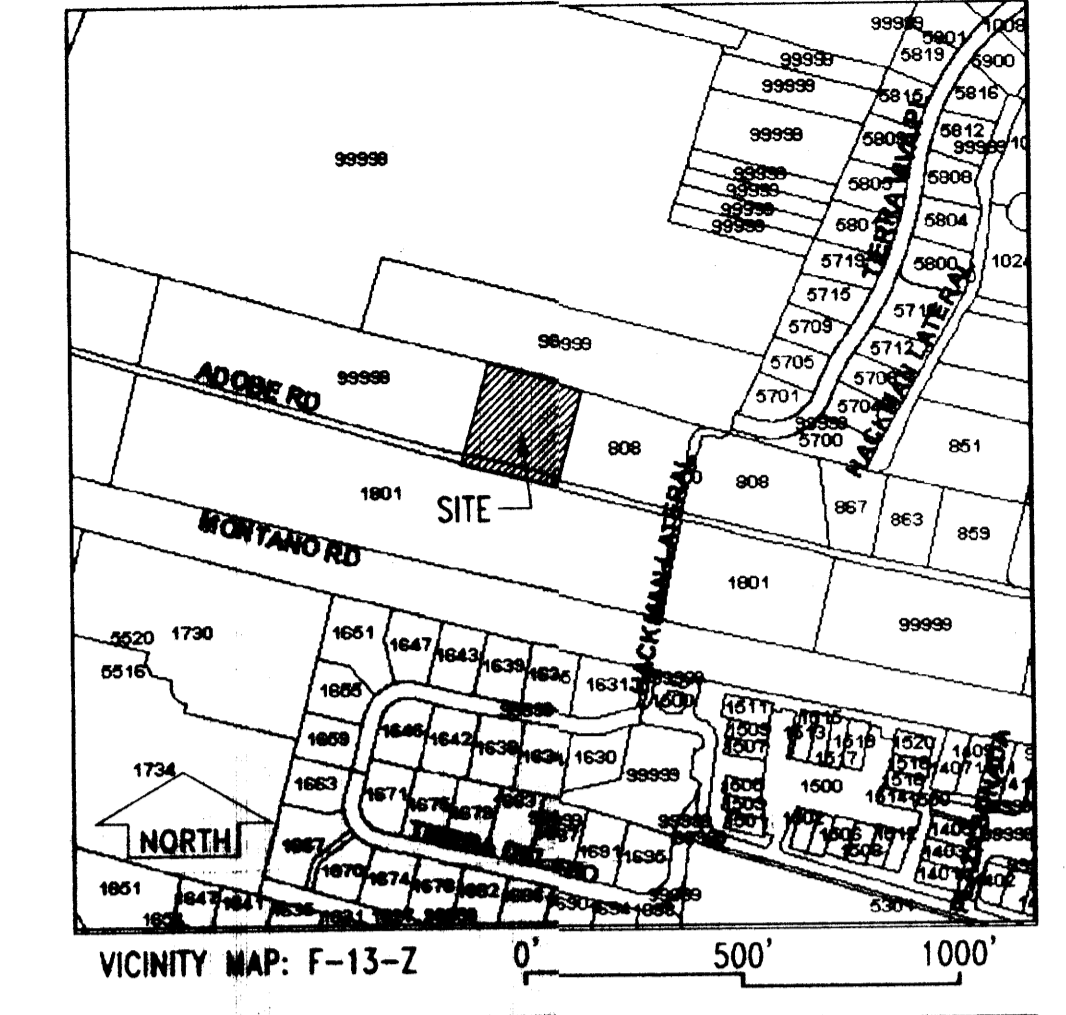
THE PROJECT IS PART OF THE PHASE I DEVELOPMENT OF LOS POBLANOS FIELDS OPEN SPACE. THE LANDSCAPE FOR THIS PARCEL IS PROPOSED AS AN INTEGRAL PART OF THE OVERALL DEVELOPMENT OF THE 100 ACRE OPEN SPACE.

LANDSCAPING MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OPEN SPACE DIVISION.

IRRIGATION: THE PLANTS WILL BE HAND WATERED OR WATERED BY A TEMPORARY DRIP IRRIGATOR SYSTEM UNTIL THE PLANTS ARE ESTABLISHED.

- PROPOSED PLANT SPECIES**
- NEW MEXICO OLIVE (FORESTIERA NEOMEXICANA)
  - WILD PLUM (PRUNUS AMERICANA)
  - CHOKE CHERRY (PRUNUS VIRGINIA)
- 2" MINIMUM CALIPER ALL PLANTS

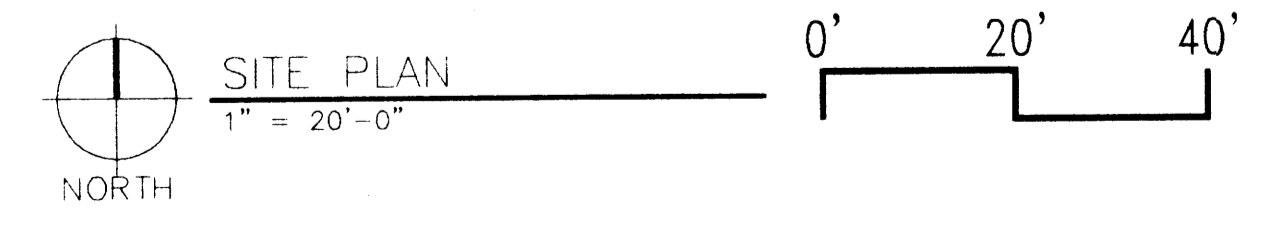
<b>BUILDING AREA:</b>	
BARN	1800 S.F.
SHED	720 S.F.
GREENHOUSE	1008 S.F.
<b>TOTAL AREA:</b>	<b>3,528 S.F.</b>



**APPROVALS**

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date
Solid Waste	Date

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S APPROVAL	DATE
FIELD VERIFICATION BY	DATE
DRAWING CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.
BENCH MARK	
ALL ELEVATIONS ARE BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT:	
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE
ARCHITECT'S STAMP	
NO.	DATE
REVISIONS/REMARKS	BY
1 7.15.03 FIRE HYDRANT PLACEMENT	
DESIGNED BY: SK	DATE: 4/29/03
DRAWN BY: JCS	DATE: 4/29/03
CHECKED BY: SK	DATE: 4/29/03



LOS POBLANOS FIELDS OPEN SPACE BARN AND GREENHOUSE / EPC SUBMITTAL / MAY 1, 2003

**Kells + Craig**  
400 Gold SW  
Suite 880  
Albuquerque, New Mexico 87102  
Architects, Inc. AIA  
(505) 243-2724

CITY OF ALBUQUERQUE  
PARKS AND RECREATION DEPARTMENT  
OPEN SPACE DIVISION

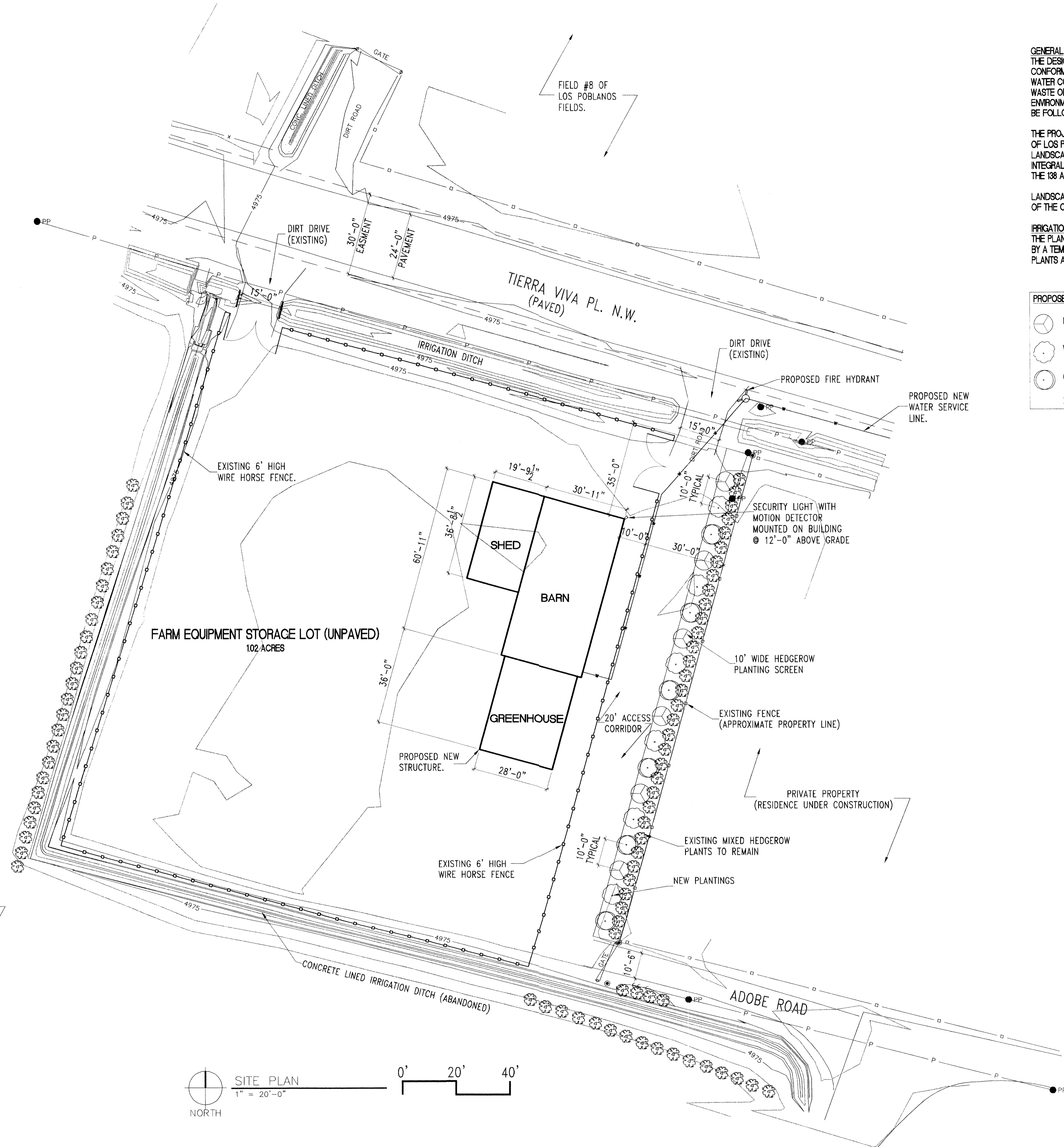
TITLE: SHEET #: SITE AND LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	MD/DAY/YR	MD/DAY/YR

City Project No. Zone Map No. F-13-Z Sheet 1 Of 4

Planning





**LANDSCAPING**

**GENERAL**  
 THE DESIGN OF LANDSCAPE FEATURES WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN THE DESIGN ON INSTALLATION.

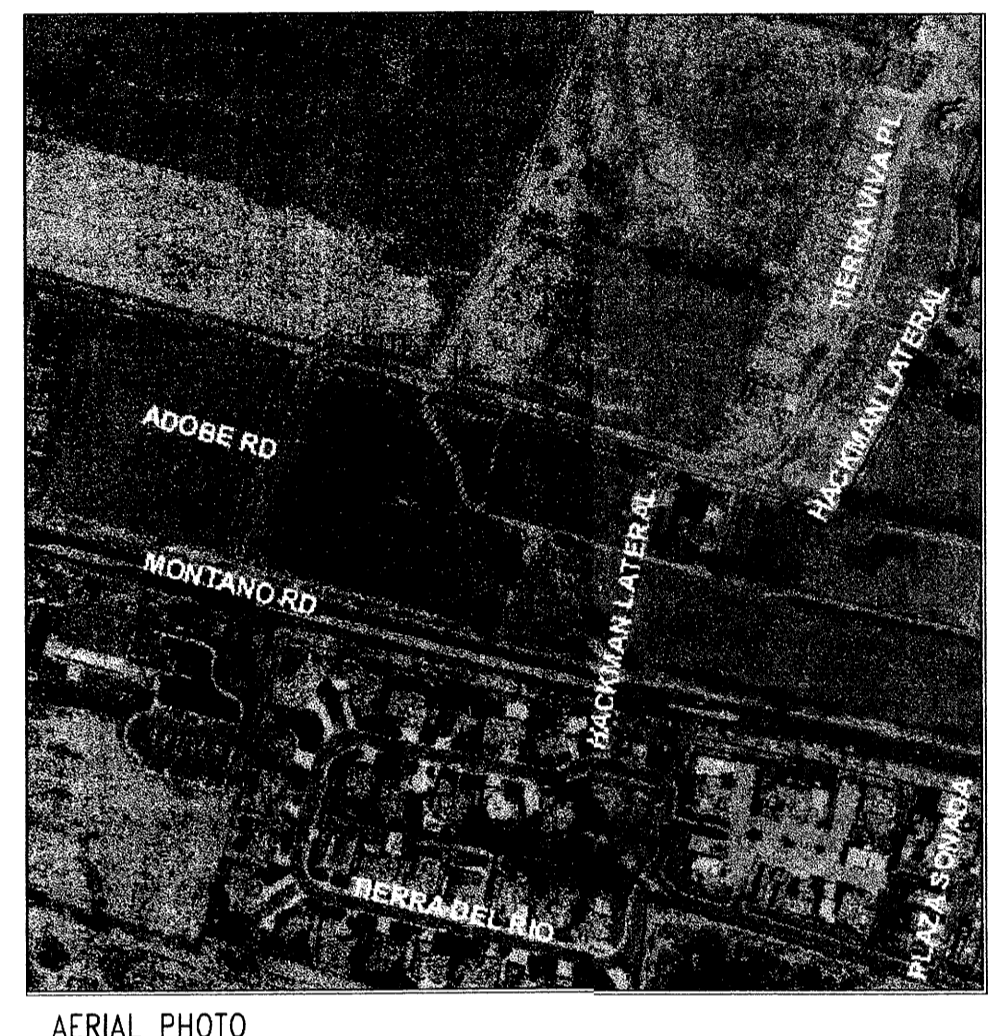
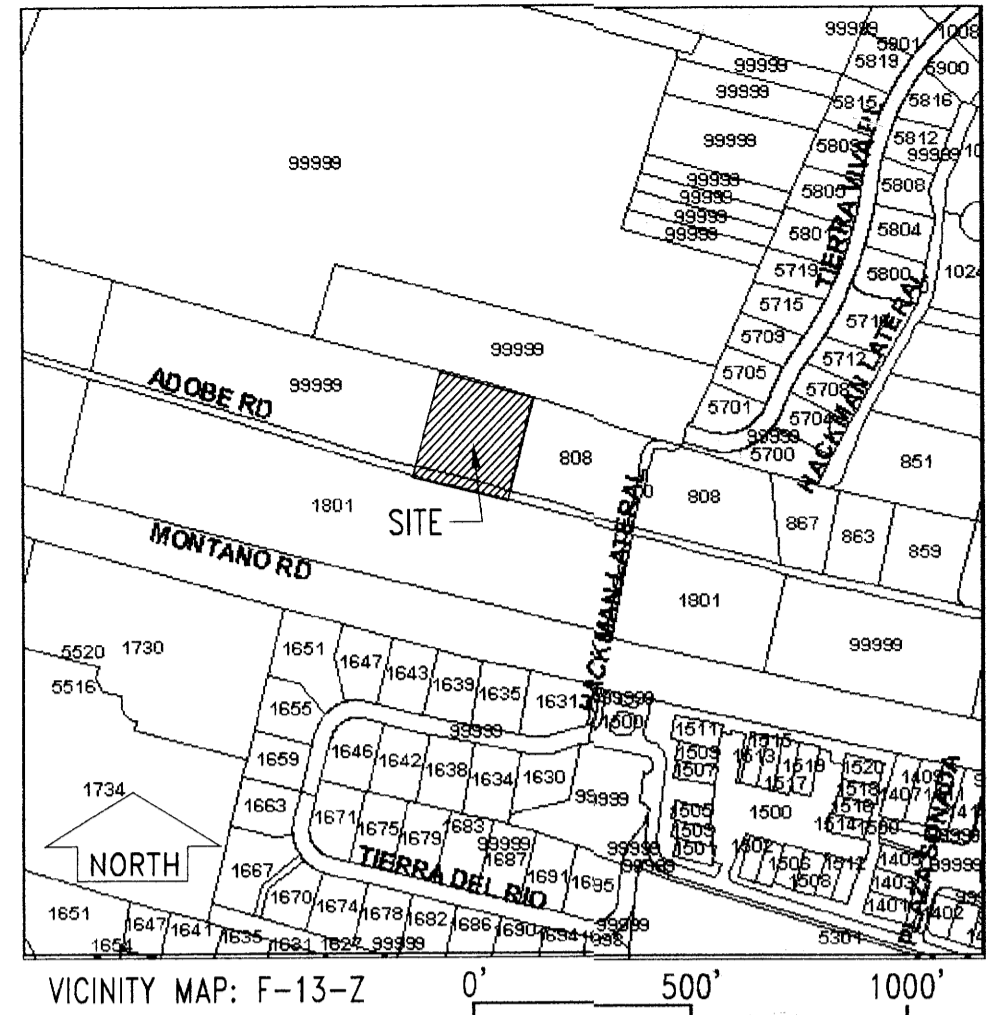
THE PROJECT IS PART OF THE PHASE 1 DEVELOPMENT OF LOS POBLANOS FIELDS OPEN SPACE. THE LANDSCAPE FOR THIS PARCEL IS PROPOSED AS AN INTEGRAL PART OF THE OVERALL DEVELOPMENT OF THE 138 ACRE OPEN SPACE.

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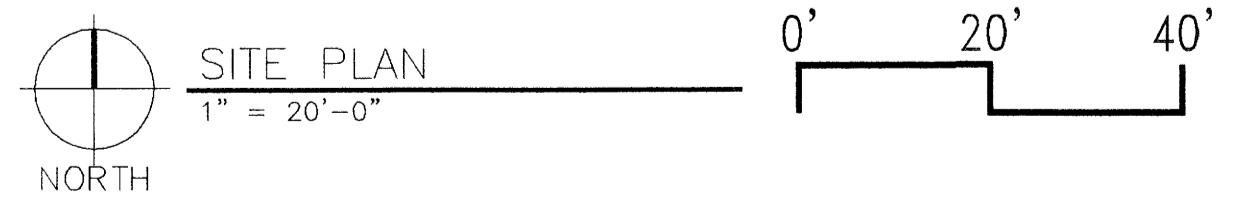
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**APPROVALS**

Planning Director	Date
Transportation Development	Date
City Engineer/AMA/CA	Date
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CONTRACTOR	DATE:
WORK STAGED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:
MICRO-FILM INFORMATION	DATE:
RECORDED BY	NO.:
BENCH MARK	
ALL ELEVATIONS ARE BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT:	
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SURVEY INFORMATION	
FIELD NOTES	
NO.	BY
ARCHITECTS' STAMP	
NO.	DATE
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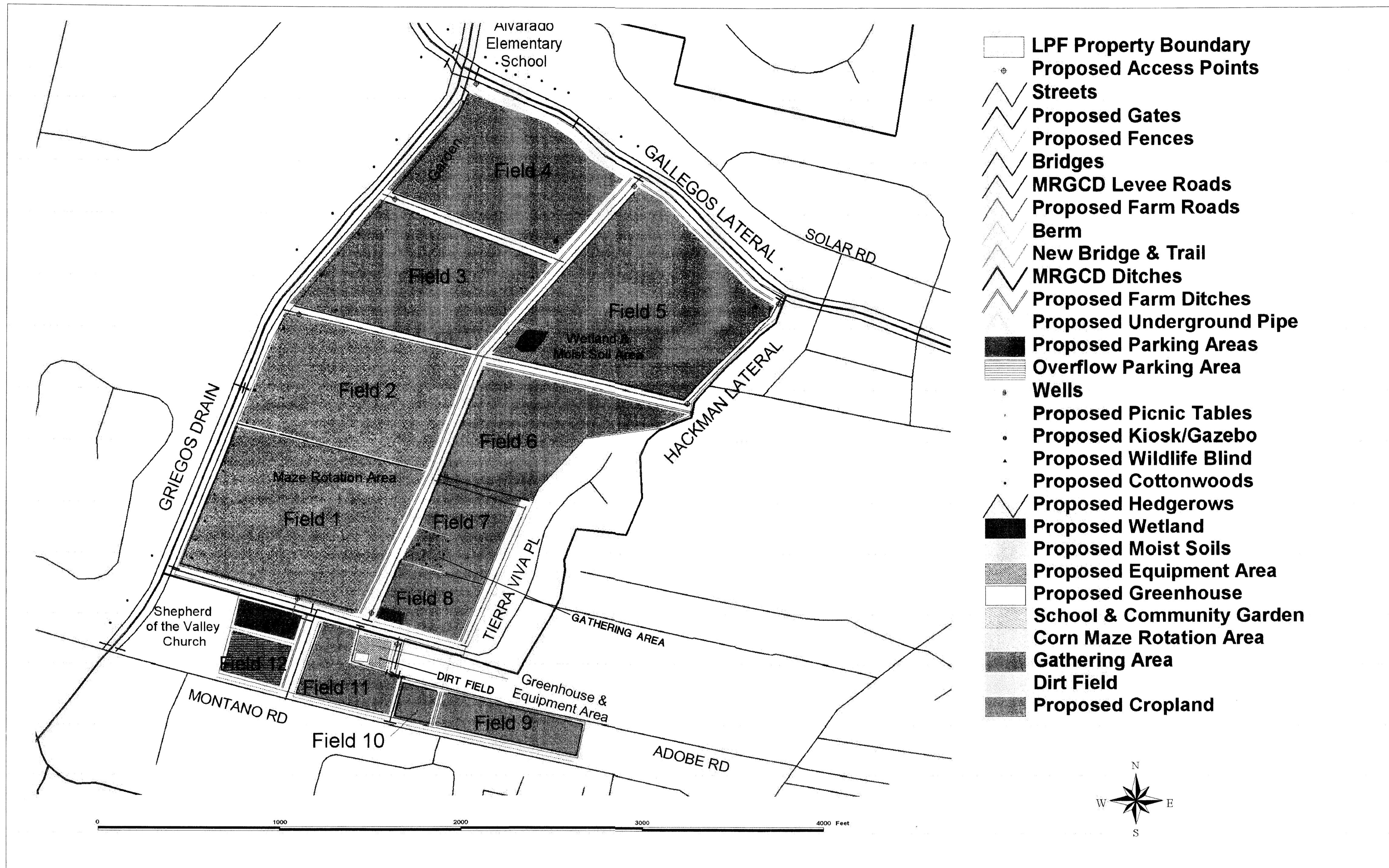
TITLE: SHEET #1: SITE AND LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	NO./DAY/YR.	NO./DAY/YR.

City Project No. \_\_\_\_\_ Zone Map No. \_\_\_\_\_ Sheet 1 Of 4  
 F-13-Z

LOS POBLANOS FIELDS OPEN SPACE BARN AND GREENHOUSE / EPC SUBMITTAL / MAY 1, 2003





- [Symbol] LPF Property Boundary
- [Symbol] Proposed Access Points
- [Symbol] Streets
- [Symbol] Proposed Gates
- [Symbol] Proposed Fences
- [Symbol] Bridges
- [Symbol] MRGCD Levee Roads
- [Symbol] Proposed Farm Roads
- [Symbol] Berm
- [Symbol] New Bridge & Trail
- [Symbol] MRGCD Ditches
- [Symbol] Proposed Farm Ditches
- [Symbol] Proposed Underground Pipe
- [Symbol] Proposed Parking Areas
- [Symbol] Overflow Parking Area
- [Symbol] Wells
- [Symbol] Proposed Picnic Tables
- [Symbol] Proposed Kiosk/Gazebo
- [Symbol] Proposed Wildlife Blind
- [Symbol] Proposed Cottonwoods
- [Symbol] Proposed Hedgerows
- [Symbol] Proposed Wetland
- [Symbol] Proposed Moist Soils
- [Symbol] Proposed Equipment Area
- [Symbol] Proposed Greenhouse
- [Symbol] School & Community Garden
- [Symbol] Corn Maze Rotation Area
- [Symbol] Gathering Area
- [Symbol] Dirt Field
- [Symbol] Proposed Cropland

AS BUILT INFORMATION		
CONTRACTOR	DATE:	
WORK STAKED BY	DATE:	
INSPECTOR'S APPROVAL	DATE:	
FIELD VERIFICATION BY	DATE:	
DRAWING CORRECTED BY	DATE:	
MICRO-FILM INFORMATION	DATE:	
RECORDED BY	NO.	

BENCH MARK	
ALL ELEVATIONS ARE BASED UPON ALBUQUERQUE	CONTROL SURVEY MONUMENT:
NO.	DATE
BY	

SURVEY INFORMATION	FIELD NOTES
NO.	DATE
BY	

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DESIGNED BY: SK DATE: 4/29/03
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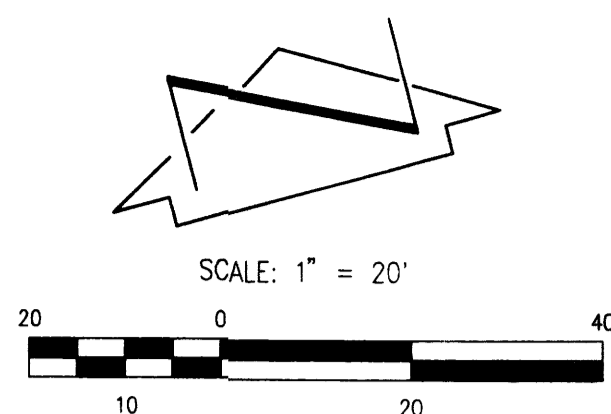
CITY OF ALBUQUERQUE  
PARKS AND RECREATION DEPARTMENT  
OPEN SPACE DIVISION

TITLE: SHEET #2: SITE DESIGN FOR LOS POBLANOS FIELDS  
(MAP 3 IN RESOURCE MANAGEMENT PLAN)

Design Review Committee	City Engineer Approval	HD/DATE/YYR	HD/DATE/YYR

City Project No. \_\_\_\_\_ Zone Map No. F-13-Z \_\_\_\_\_ Sheet 2 Of 4





I. INTRODUCTION AND EXECUTIVE SUMMARY  
 THIS PROJECT, LOCATED IN THE NORTH VALLEY REPRESENTS NEW CONSTRUCTION WITHIN PUBLIC (CITY) OPEN SPACE. AT PRESENT, THE SITE IS AN AGRICULTURAL TRACT CURRENTLY NOT IN USE. THE SURROUNDING AREA IS DEVELOPED AGRICULTURALLY AS PART OF THE CITY OPEN SPACE FORMERLY KNOWN AS ANDERSON FIELDS. IT IS PROPOSED TO CONSTRUCT A SMALL BARN WITHIN THE TRACT. THE LAND WILL BE GRADED AS LITTLE AS POSSIBLE TO ACHIEVE A FLAT GRADING SCHEME. THE SITE LIES TOPOGRAPHICALLY LOWER THAN ADJACENT TRACTS AND LACKS A STORM DRAIN OUTFALL. THE SOUTHWEST CORNER OF THE TRACT IS CURRENTLY LOW. MINOR GRADING IS PROPOSED TO ENSURE ADEQUATE CAPACITY TO CONTAIN THE VOLUME CALCULATED FOR A 10-DAY STORM.  
 THIS SUBMITTAL IS MADE IN SUPPORT OF SITE PLAN APPROVAL FOR BUILDING PERMIT (EPC & DRB).

II. PROJECT DESCRIPTION  
 AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE CITY OPEN SPACE. A RESIDENTIAL PROPERTY CURRENTLY UNDER CONSTRUCTION LIES IMMEDIATELY TO THE EAST. THE CURRENT LEGAL DESCRIPTION IS A PORTION OF TRACT 682, MRGCD MAP NO. 31, AS SHOWN BY PANEL 118 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996. THIS SITE DOES NOT LIE WITHIN OF ADJACENT TO, NOR ADVERSELY IMPACT A DESIGNATED FLOOD HAZARD ZONE.  
 THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MODEST AGRICULTURAL BUILDING (BARN). THE SITE WILL CONTINUE TO DRAIN TO ITS SOUTHWEST CORNER AND CONTAIN ITS OWN RUNOFF.

III. BACKGROUND DOCUMENTS & RESEARCH  
 NO PRIOR DRAINAGE PLANS WERE IDENTIFIED FOR THIS SITE. THE SITE IS PART OF THE CITY OF ALBUQUERQUE OPEN SPACE AND IS ZONED SU-1 FOR MAJOR PUBLIC OPEN SPACE.

IV. EXISTING CONDITIONS  
 AT PRESENT, THE SITE IS UNDEVELOPED. EXISTING CONDITIONS ARE ILLUSTRATED BY THE GRADING PLAN. AT PRESENT, THE SITE DRAINS FROM NORTHEAST TO SOUTHWEST. RUNOFF GENERATED BY THE SITE DOES NOT DISCHARGE, BUT IS CONTAINED THEREON. THERE IS NO OUTFALL ADJACENT TO OR EVEN NEAR THE SITE. THE SITE IS BOUNDED ON THE NORTH TIERRA VIVA NW THAT IS TOPOGRAPHICALLY HIGHER THAN THE SITE. A RESIDENTIAL LOT LIES TO THE EAST. THAT PROPERTY IS CURRENTLY UNDER CONSTRUCTION AS A SINGLE FAMILY RESIDENCE. A BORDER LIES ALONG THE COMMON LOT LINE THEREBY CONTAINING FLOWS ON EACH RESPECTIVE LOT. AN IRRIGATION DITCH LIES ALONG THE SOUTH AND WEST BOUNDARIES PREVENTING OFFSITE FLOWS FROM ENTERING THE SITE AS WELL AS PREVENTING ONSITE FLOWS FROM LEAVING.

V. DEVELOPED CONDITIONS  
 THE PROPOSED CONSTRUCTION CONSISTS OF A MODEST BARN AND MINIMAL SITE GRADING TO PROVIDE SUFFICIENT CAPACITY TO CONTAIN THE 10-DAY VOLUME OF RUNOFF WITHOUT ENCRUCHING UPON THE BARN FOOTPRINT. THE PROPOSED GRADING SCHEME WILL NOT ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE.

VI. GRADING PLAN  
 THE GRADING PLAN SHOWS 1.) EXISTING GRADES INDICATED BY CONTOURS AT 1'-0" INTERVALS AS TAKEN FROM A SURVEY BY WILSON & CO. PREPARED FOR AND PROVIDED BY THE CITY, 2.) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED IMPROVEMENTS WILL BE LIMITED. THE PROPOSED IMPROVEMENTS WILL DRAIN SOUTHWEST TO THE EXISTING LOWPOINT OF THE SITE. THE EXISTING DRAINAGE PATTERNS DESCRIBED IN THE SECTIONS ABOVE WILL NOT BE ALTERED AND THE PROPOSED GRADING WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM CONDITIONS.

VII. CALCULATIONS  
 CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THIS PROJECT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY THE RESULTS PRESENTED HEREON, THERE WILL BE A MODEST INCREASE IN PEAK DISCHARGE AND RUNOFF VOLUME ASSOCIATED WITH THE PROPOSED CONSTRUCTION. DUE TO THE FACT THAT THE SITE MUST CONTAIN ITS OWN RUNOFF, THE 10-DAY VOLUME OF RUNOFF HAS ALSO BEEN CALCULATED. THE AVERAGE END-AREA METHOD HAS BEEN USED TO COMPUTE THE CAPACITY OF THE GRADED DEPRESSION. AS INDICATED BY THE RESULTS, THE 10-DAY VOLUME WILL OCCUPY THE GRADED AREA TO APPROXIMATE ELEVATION 4973.

VIII. CONCLUSION  
 THE USE OF A FLAT GRADING SCHEME FOR THIS PROJECT IS APPROPRIATE FOR THE FOLLOWING REASONS:  
 1. LACK OF AN APPROPRIATE OUTFALL  
 2. VALLEY LOCATION  
 3. COMPATIBILITY WITH AGRICULTURAL USES  
 4. THE SITE WILL NOT BE FREQUENTED BY THE PUBLIC, ONLY CITY OPEN SPACE STAFF  
 5. THE ONSITE CONTAINMENT WILL NOT BE INJURIOUS TO THE PROPOSED BARN NOR ADJACENT PROPERTIES  
 6. MODEST INCREASE IN RUNOFF VOLUME AND PEAK DISCHARGE  
 7. NO ADVERSE IMPACT ON DOWNSTREAM CAPACITY OR DOWNSTREAM PROPERTIES  
 8. THE EXISTING DRAINAGE PATTERN (STATUS QUO) WILL NOT BE ALTERED AND HENCE MAINTAINED

CALCULATIONS

- I. PRECIPITATION ZONE = 2
- II.  $P_{6,100} = P_{360} = 2.35$
- III. TOTAL AREA ( $A_T$ ) = 44578 SF/1.02 AC
- IV. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
C	44580/1.02	100

- V. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
C	41050/0.94	92
D	3530/0.85	08

- VI. EXISTING CONDITION
- A. VOLUME
$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = E_{100,6-HR} = [1.13(1.02)] / 1.02 = 1.13 \text{ IN}$$

$$V_{100} = (1.13/12)1.02 = 0.0961 \text{ AC-FT} = 4180 \text{ CF}$$
- B. PEAK DISCHARGE
$$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$

$$Q_p = Q_{p100} = 3.14(1.02) = 3.2 \text{ CFS}$$

CALCULATIONS (CON'T)

- VII. DEVELOPED CONDITION
- A. VOLUME
$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = E_{100,6-HR} = [1.13(0.94) + 2.12(0.08)] / 1.02 = 1.21 \text{ IN}$$

$$V_{100} = (1.21/12)1.02 = 0.1027 \text{ AC-FT} = 4470 \text{ CF}$$

$$V_{10 \text{ DAY}} = V_{100} + A_D (P_{10 \text{ DAY}} - P_{100}) / 12$$

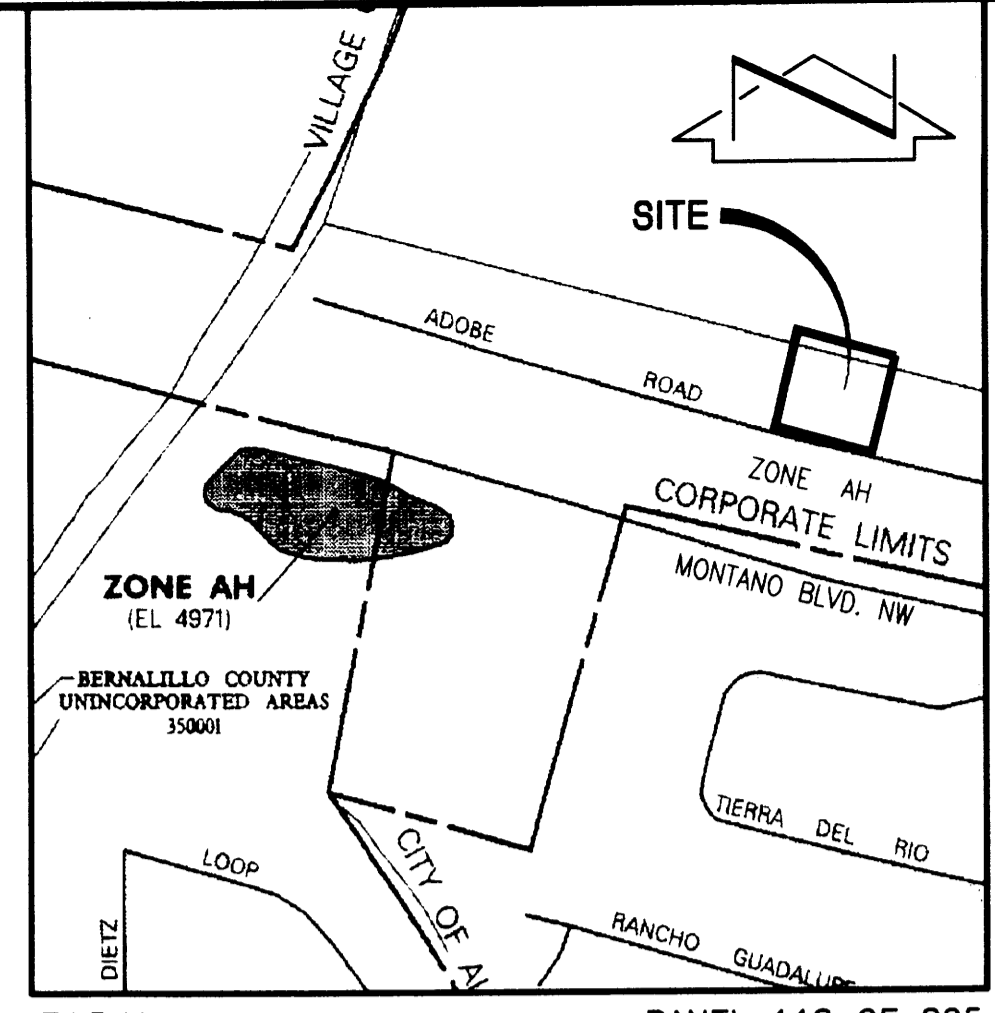
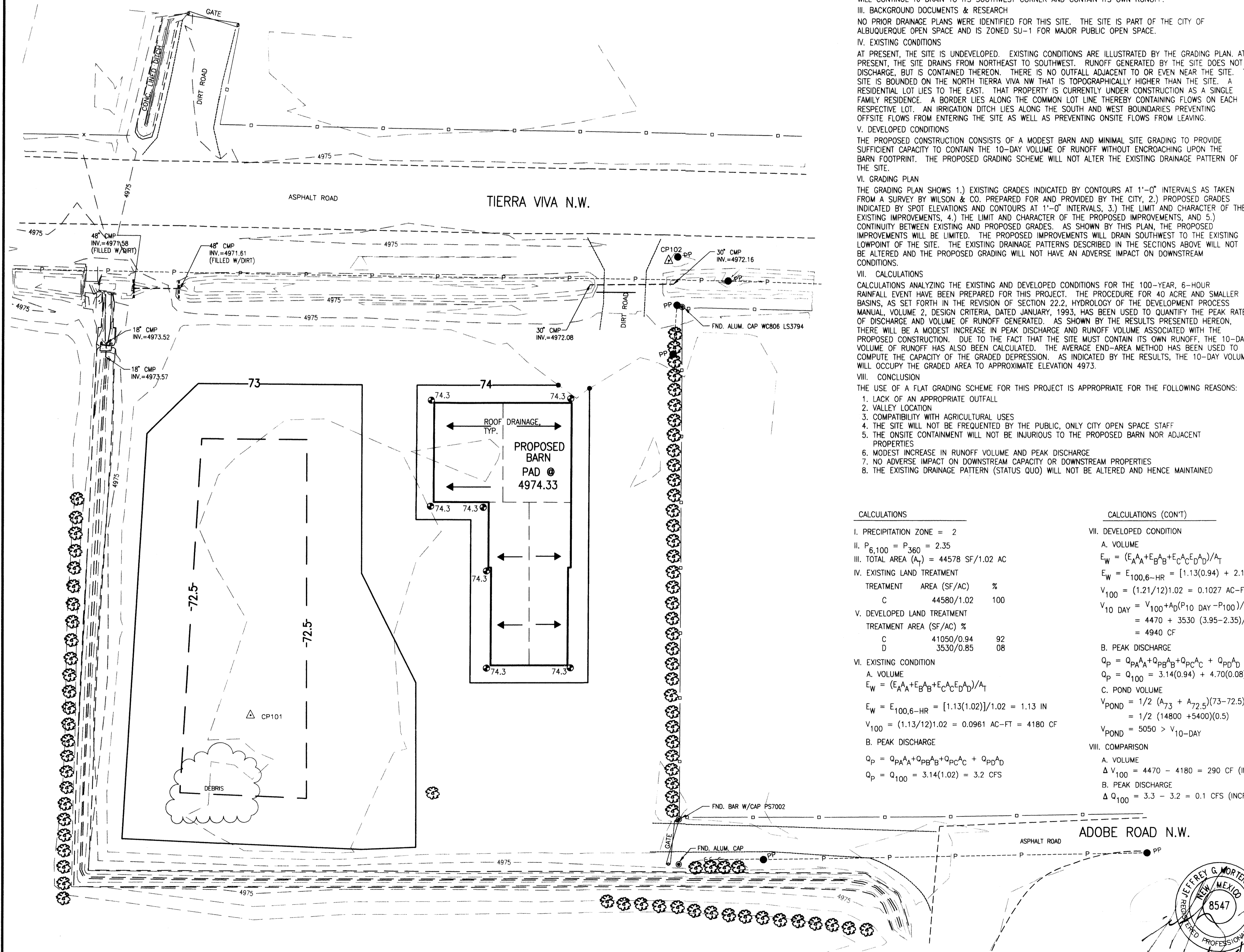
$$= 4470 + 3530 (3.95 - 2.35) / 12$$

$$= 4940 \text{ CF}$$
- B. PEAK DISCHARGE
$$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$

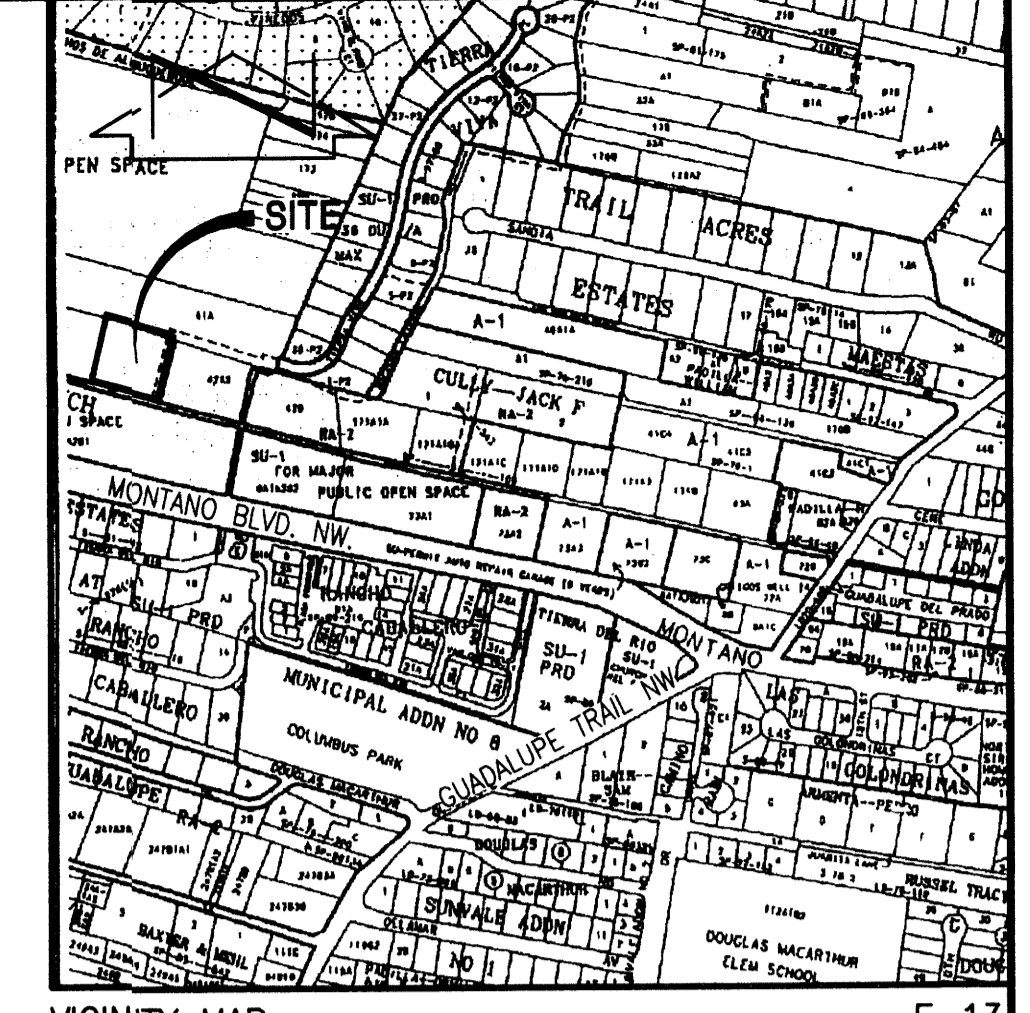
$$Q_p = Q_{p100} = 3.14(0.94) + 4.70(0.08) = 3.3 \text{ CFS}$$
- C. POND VOLUME
$$V_{\text{POND}} = 1/2 (A_{73} + A_{72.5})(73 - 72.5)$$

$$= 1/2 (14800 + 5400)(0.5)$$

$$V_{\text{POND}} = 5050 > V_{10-DAY}$$
- VIII. COMPARISON
- A. VOLUME
$$\Delta V_{100} = 4470 - 4180 = 290 \text{ CF (INCREASE)}$$
- B. PEAK DISCHARGE
$$\Delta Q_{100} = 3.3 - 3.2 = 0.1 \text{ CFS (INCREASE)}$$



F.I.R.M. PANEL 118 OF 825  
 SCALE: 1" = 500'



VICINITY MAP F-13  
 SCALE: 1" = 750'

LEGAL DESCRIPTION

TRACT 682, MRGCD MAP NO. 31

LEGEND

- △ CP101 CONTROL POINT
- PP TREE
- PP POWERPOLE
- P OVERHEAD POWERLINE
- PIG WIRE FENCE
- X BARBED WIRE FENCE

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

LOS POBLANOS FIELDS  
 OPEN SPACE BARN  
 AND GREENHOUSE

EPC SUBMITTAL  
 MAY 1, 2003

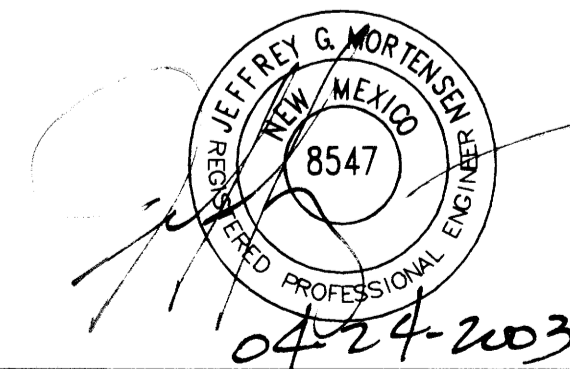
SHEET #3: PRELIMINARY GRADING PLAN

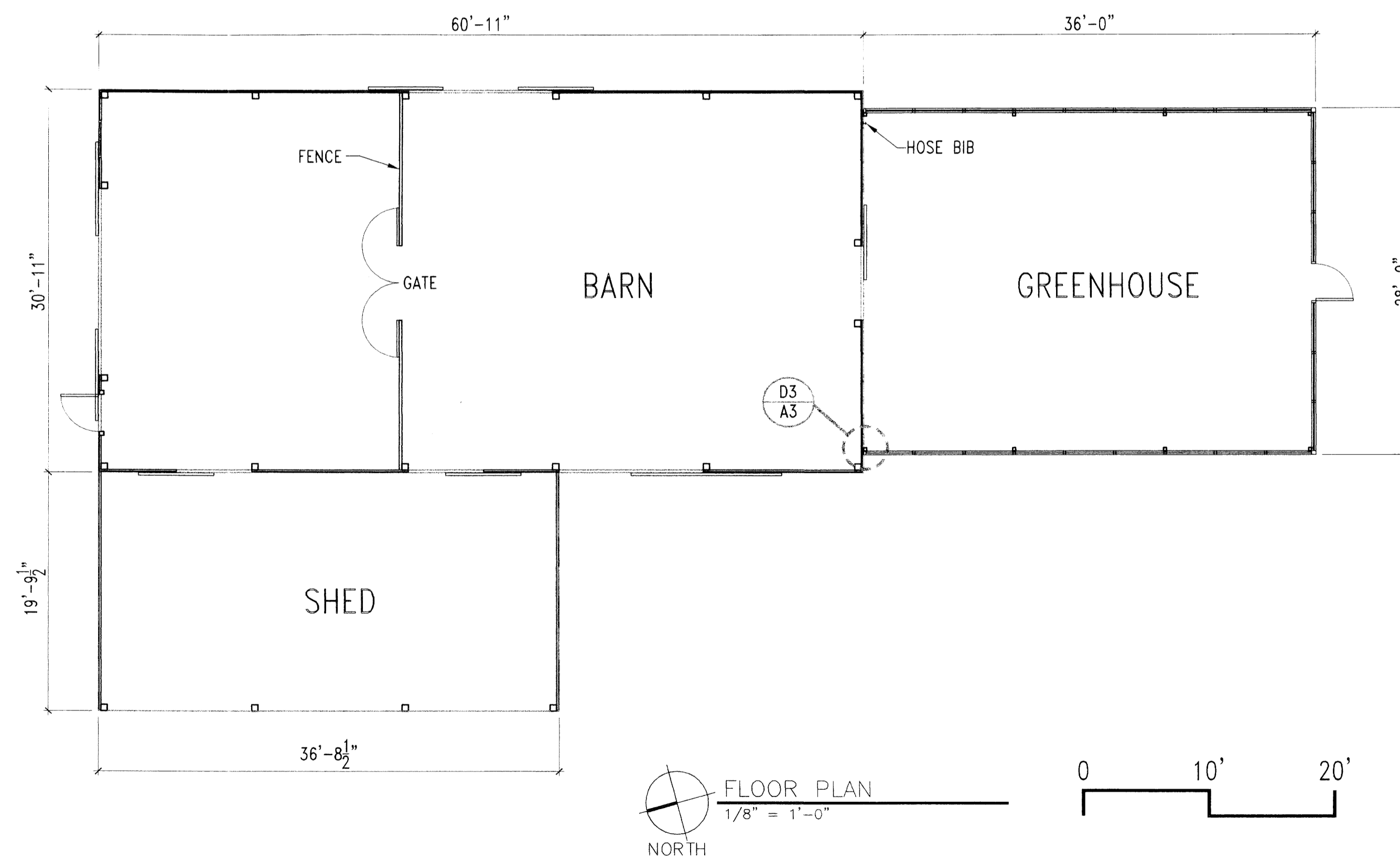
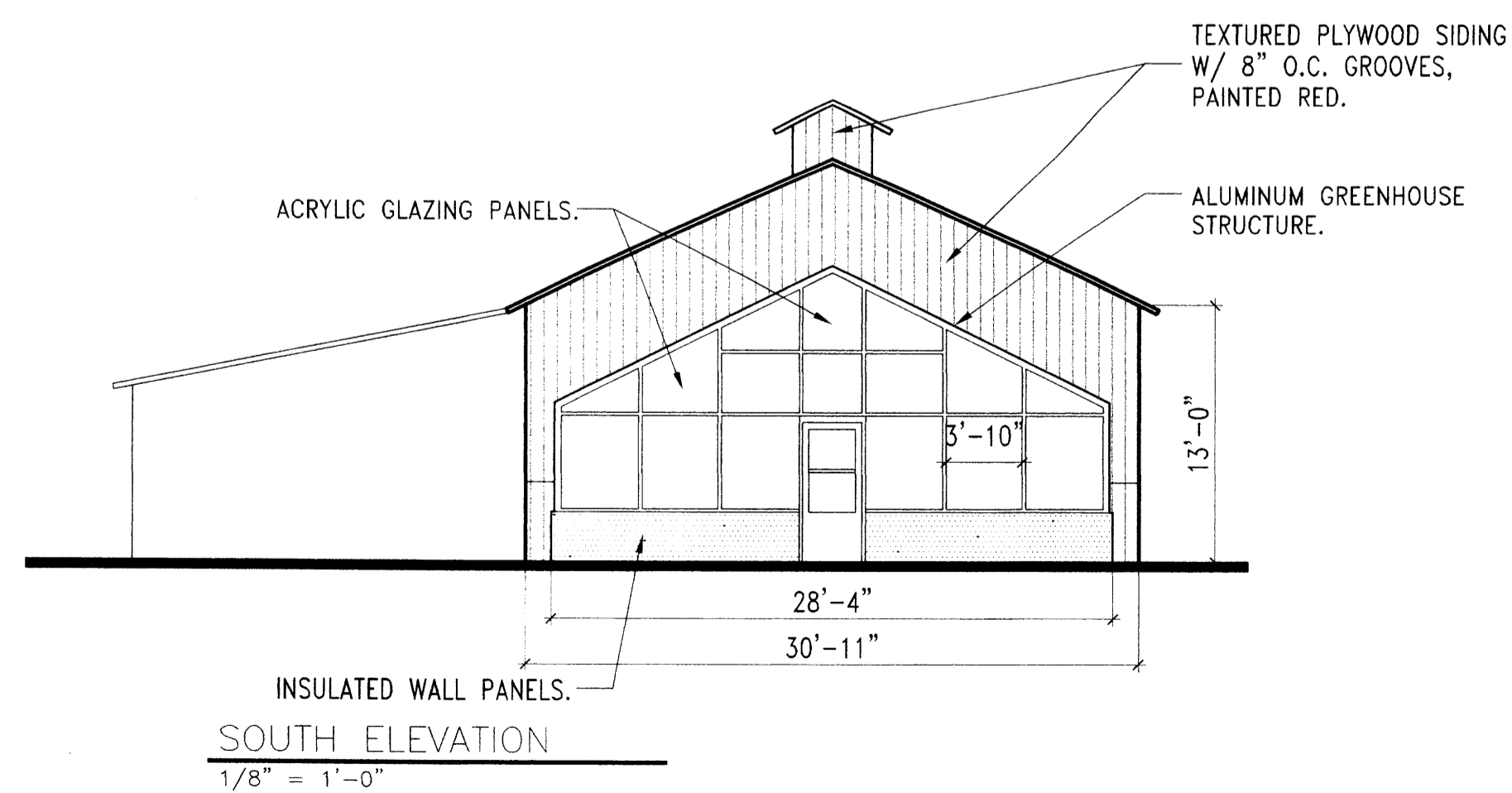
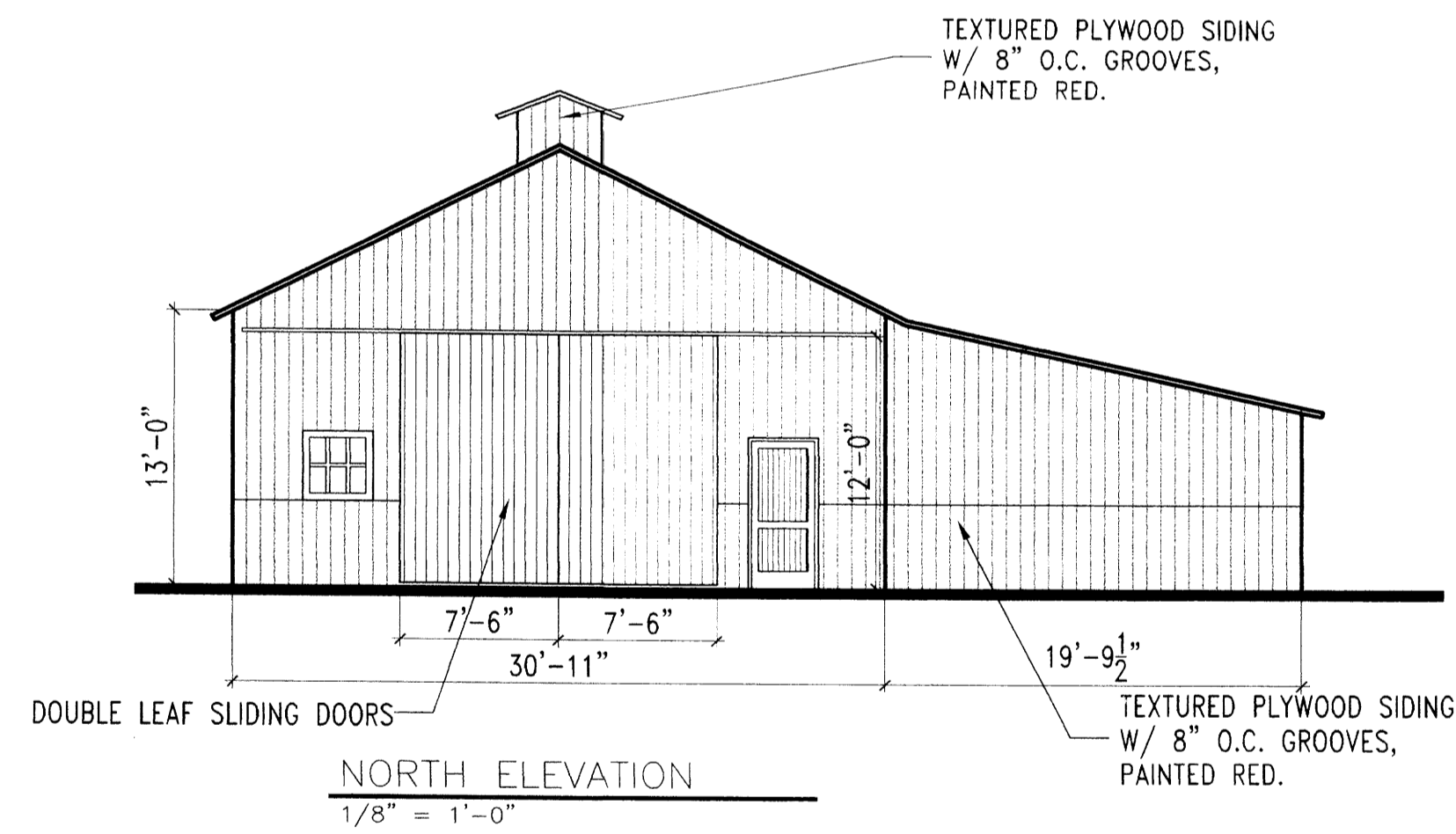
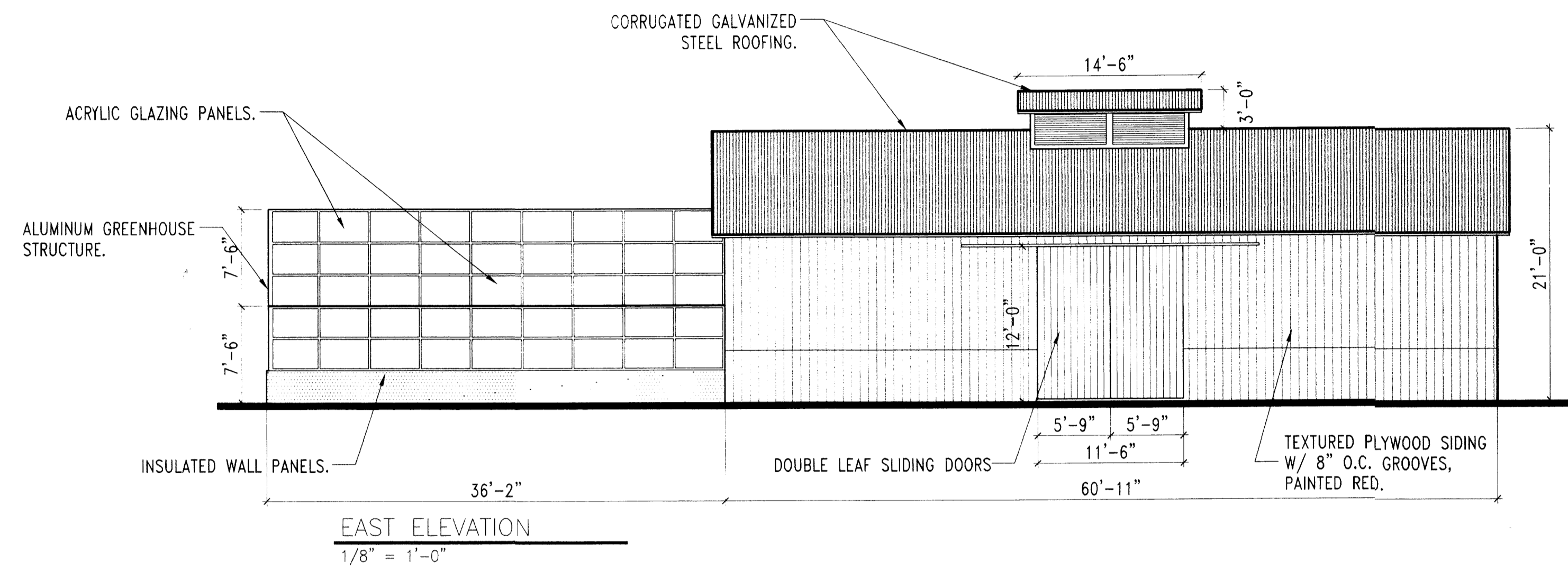
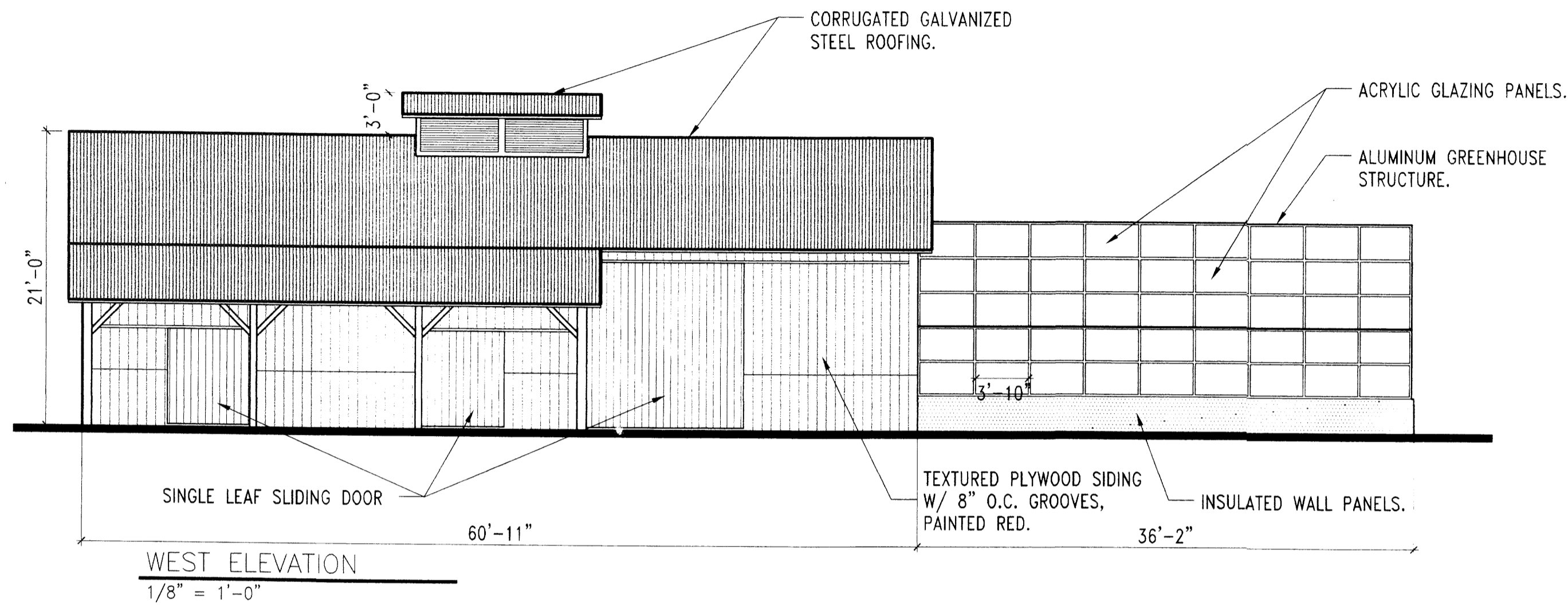
CONCEPTUAL GRADING AND DRAINAGE PLAN  
 LOS POBLANOS POLE BARN

JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 FAX: 505 345-4254 E-mail: jma@jma.com

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
J.G.M.					2003.025.2
DRAWN BY					DATE
S.G.H.					04-2003
APPROVED BY					SHEET
J.G.M.					OF

File Path: E:\WORK\2003\04-24-2003  
 File Name: 302526.DWG  
 Plot Date: 04-24-2003  
 Plot Time: 11:17 am





AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		ARCHITECT'S STAMP	
CONTRACTOR	DATE	ALL ELEVATIONS ARE BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT:	NO.	NO.	NO.	NO.	NO.
WORK STAKED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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FIELD VERIFICATION BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DRAWING CORRECTED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION	DATE	DATE	DATE	DATE	DATE	DATE	DATE
RECORDED BY	NO.	NO.	NO.	NO.	NO.	NO.	NO.

DESIGNED BY: SK DATE: 4/29/03  
 DRAWN BY: JCS DATE: 4/29/03  
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CITY OF ALBUQUERQUE  
 PARKS AND RECREATION DEPARTMENT  
 OPEN SPACE DIVISION

TITLE: SHEET #4: BUILDING AND STRUCTURE ELEVATIONS

Design Review Committee	City Engineer Approval	MD/DAY/YR	MD/DAY/YR

City Project No. Zone Map No. Sheet 4 Of 4  
 F-13-Z

LOS POBLANOS FIELDS OPEN SPACE BARN AND GREENHOUSE / EPC SUBMITTAL / MAY 1, 2003