

GRUET WINERY



8400 Pan American Frwy. N.E. Albuquerque, NM 87113 Phone: (505) 821-0055 Fax: (505) 857-0066

SITE DATA

PROPOSED USAGE:	STORAGE
LOT AREA:	96,922.58 S.F. (2.2250 ACRES)
TOTAL BUILDING AREA:	55,788.77 S.F.
EXISTING BUILDING AREA:	39,134.00 S.F.
ADDITION BUILDING AREA:	16,654.77 S.F.

PARKING CALCULATIONS

WAREHOUSE/MFG	27,520 SF @ 1/1000	28
WAREHOUSE	4,427 SF @ 1/2000	2
UNDERGROUND WAREHOUSE	16,654.77 SF. @ 1/2000	8
RECEPTION RETAIL/OFFICE	1,113 SF. @ 1/200	6
WATCHMAN'S QTRS	4,253 SF	2
RETAIL/CIRCULATION	8,855 SF @ 1/200	5
TOTAL REQUIRED		51
TOTAL EXISTING PARKING		65

*NOTE: RECEPTION AREA CHANGED TO WAREHOUSE USE

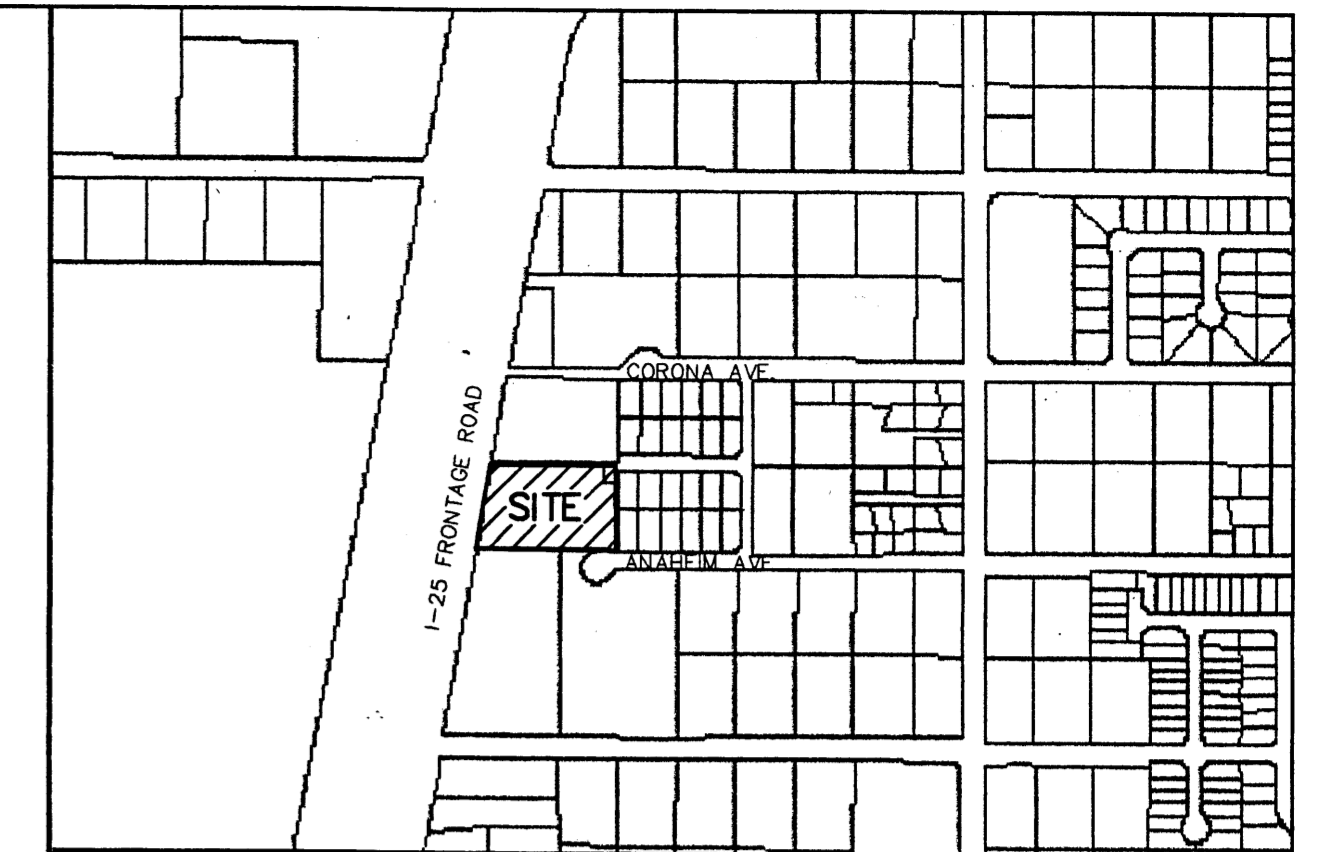
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	96,922.58 SF
EXISTING BUILDING FOOT PRINT	39,134.0 SF
NET SITE AREA	49,915.5 SF
LANDSCAPE AREA REQUIREMENT	x 15%
LANDSCAPE AREA REQUIRED	7,487.4 SF
EXISTING LANDSCAPE AREA	19,618.8 SF

LEGEND

- BOUNDARY LINE
- NEW BUILDING
- - - EXISTING BUILDING
- - - ON SITE HEADER CURB
- - - EASEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	53.25	45.00	67.47°45"	30.24	50.19	S53°40'52"W



VICINITY MAP:

C-18-Z

LEGAL DESCRIPTION:

LOT 25-A, BLOCK 15, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CONTAINING 96922.58 S.F. (2.2250 AC)

GENERAL NOTES:

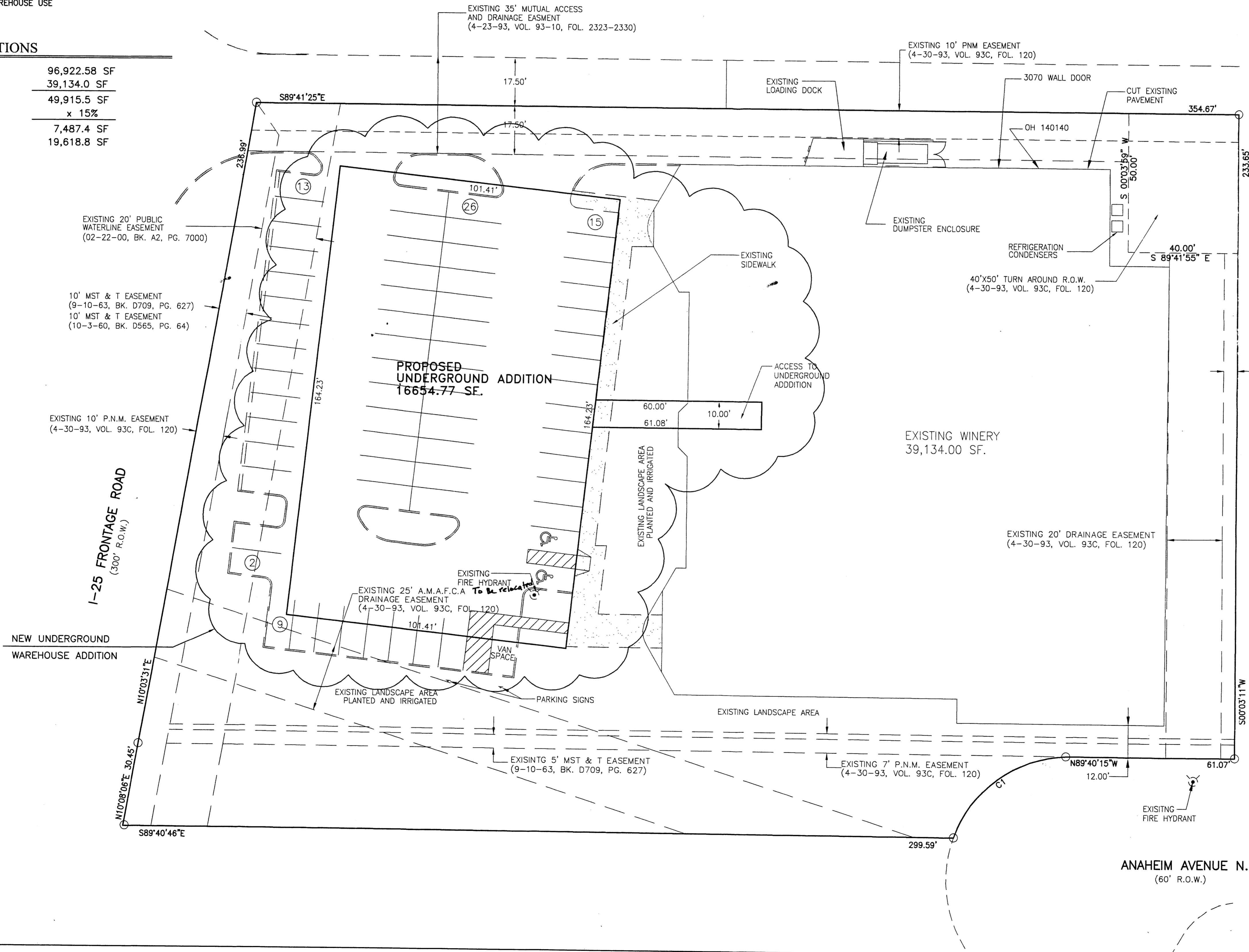
- CURRENT ZONING IS SU-2 IP.

PROJECT NUMBER: 1002691

APPLICATION NUMBER: CG DB-01011

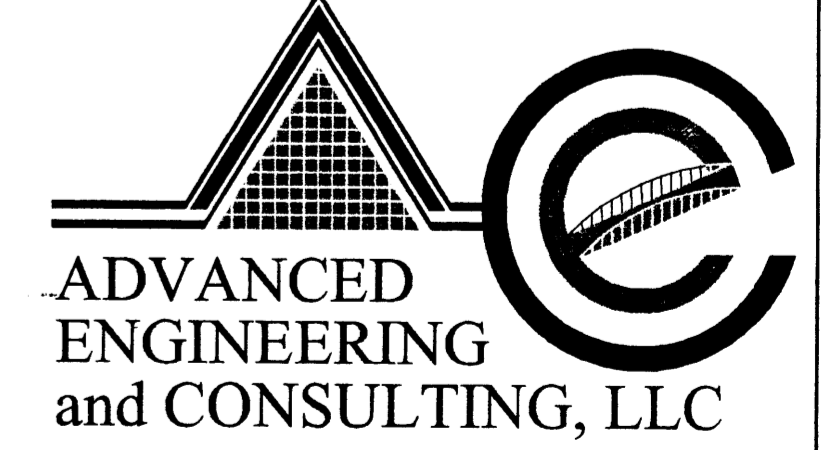
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	7-19-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	7-19-06
WATER UTILITIES DEPARTMENT	DATE
<i>[Signature]</i>	7/19/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	7/19/06
CITY ENGINEER	DATE
<i>[Signature]</i>	7/20/06
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	7/20/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



GRAPHIC SCALE: 1"=20'

PRELIMINARY PLAN APPROVED BY DRB ON



SHAHAB BIAZAR
P.E. #13479

10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

GRUET WINERY			
SITE PLAN AMENDMENT FOR BUILDING PERMIT			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200619-SITE.DWG	JT	06-26-06	1 OF 1

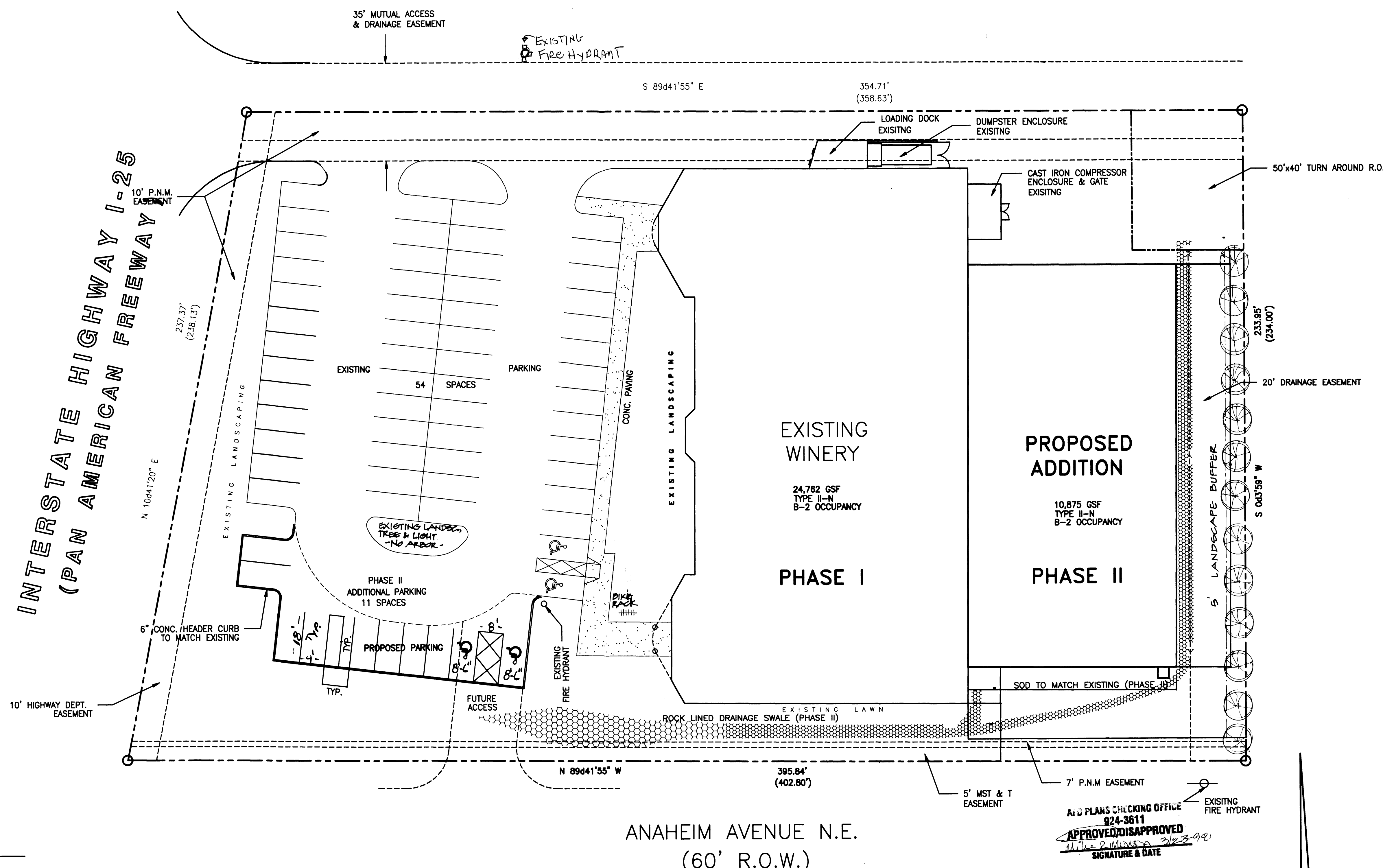
LAST REVISION: 06-26-06

BUILDING CODE DATA

ADDITION ONLY:			
OCCUPANCY B-2 REFRIGERATED STORAGE			
CONSTRUCTION TYPE II-N			
GROSS AREA 10,875.0 GSF, SINGLE STORY			
OCCUPANTS 22 @ 1/500 SQ FT, 2 EXITS REQUIRED OVER 30			
FLOOR AREA:			
PROPOSED	ALLOWABLE		
EXISTING	TYPE II-N B-2 OCCUPANCY	12,000 GSF	
ADDITION	FIRE SPRINKLERS THRU OUT	x3	
TOTAL	TOTAL ALLOWABLE	36,000 GSF	

PARKING CALCULATIONS

WAREHOUSE/MFG	13,148 SF @ 1/1000	14
RECEPTION RETAIL	4,427 SF 1st FL. @ 1/200	
	1,113 SF 2nd FL. @ 1/200	28
WATCHMAN'S QTRS	4,253 SF	2
RETAIL/CIRCULATION	8,855 SF @ 1/200	5
EXPANSION WAREHOUSE	10,875 SF	11
TOTAL REQUIRED		60
TOTAL PROVIDED		65



DRB 93-78
 CASE NUMBER ZA-93-38
 ZA-93-91
 REFERENCE DRB 93-78
 REF: CROSS EASEMENT 930-411-81
 filed April 23, 1993; Records of Bernalillo County
 ADDITION OF 10,875 SQ. FT. STRUCTURE

5/7/98
 Date
 5-7-98
 Date
 4-14-98
 Date
 3-24-98
 Date
 3-24-98
 Date

1
A1
SITE PLAN
 LEGAL DESCRIPTION
 LOTS 23, 24 & A PORTION OF LOT 25,
 BLOCK 15 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B

ANAHEIM AVENUE N.E.
 (60' R.O.W.)

AJD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE

SCALE: 1" = 20'-0"

MASTERWORKS
ARCHITECTS, INC
 516 ELEVENTH ST. NW 242-1866
 ALBUQUERQUE, NM 87102-1806

FILE # 756SITE
 10 DEC 97

A NEW ADDITION FOR
GRUET WINERY
 8400 PAN AMERICAN FRWY N.E.
 ALBUQUERQUE, NEW MEXICO

SITE PLAN
CODE ANALYSIS

SHEET
 OF 04

SITE DATA

PROPOSED USAGE:	BUILDING
LOT AREA:	96,922.58 S.F. (2.2250 ACRES)
TOTAL BUILDING AREA:	62,954.05 S.F.
EXISTING BUILDING AREA:	39,134.00 S.F.
ADDITION BUILDING AREA:	24,962.36 S.F.

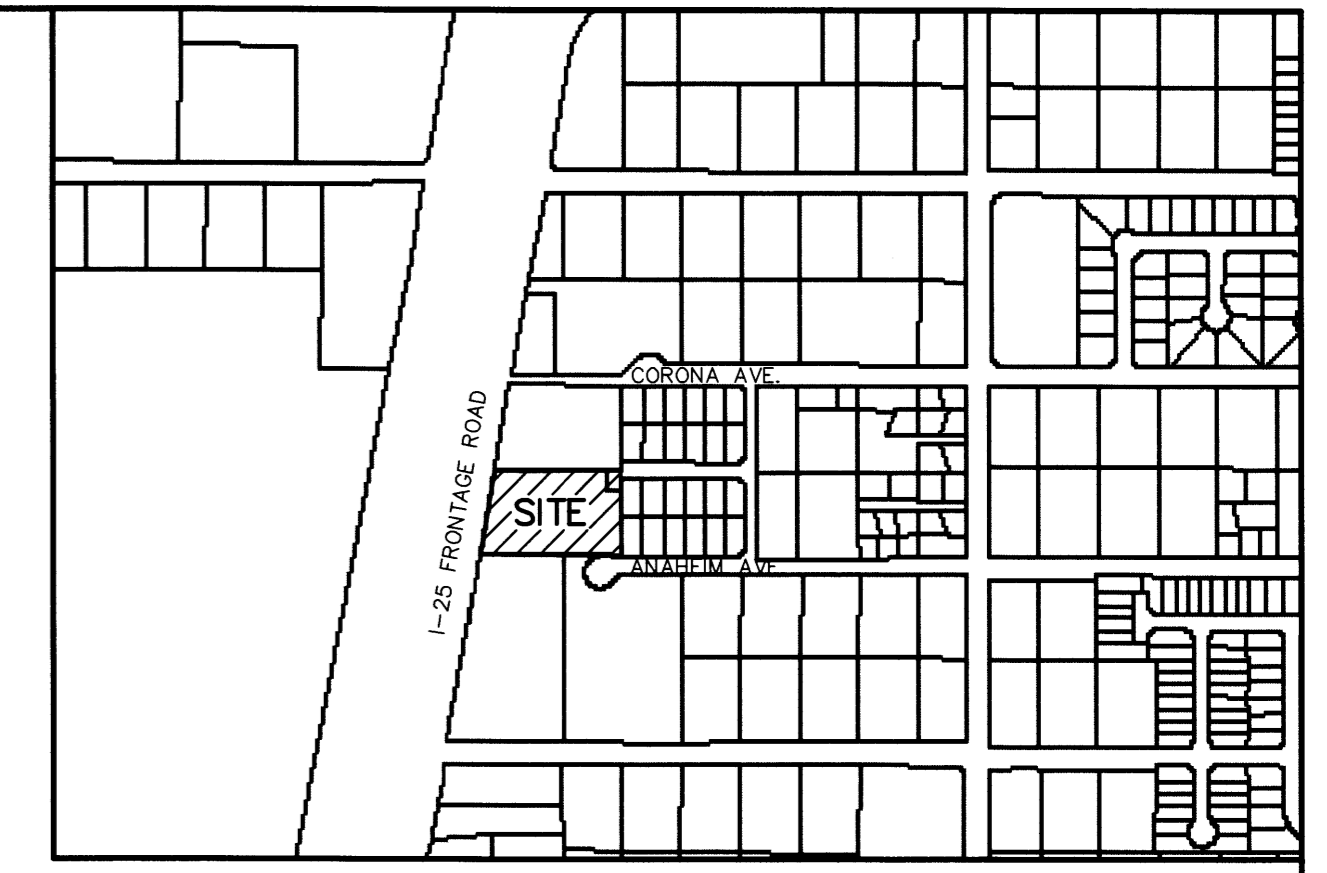
PARKING CALCULATIONS

MANUFACTURING	2,000 SF @ 1/1000	2
EXISTING WAREHOUSE	30,000.00 SF	
UNDERGROUND WAREHOUSE	16,654.77 SF	54,962.36 SF @ 1/2000
NEW WAREHOUSE	8,307.59 SF	
RECEPTION RETAIL/OFFICE	1,200 SF @ 1/200	6
WATCHMAN'S QTRS	4,253 SF	2
TOTAL REQUIRED		38
TOTAL PARKING PROVIDED		42
HC PARKING REQUIRED		3
HC PARKING PROVIDED		3
MOTORCYCLE PARKING REQUIRED		2
MOTORCYCLE PARKING PROVIDED		2

LEGEND

	BOUNDARY LINE
	NEW BUILDING
	NEW HEADER CURB
	EXISTING BUILDING
	EXISTING HEADER CURB
	EASEMENT
	NEW SIDEWALK PER COA STD. DWG #

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	53.25	45.00	67°47'45"	30.24	50.19	S53°40'52"W



VICINITY MAP: C-18-Z

LEGAL DESCRIPTION:

LOT 25-A, BLOCK 15, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CONTAINING 96922.58 S.F. (2.2250 AC)

GENERAL NOTES:

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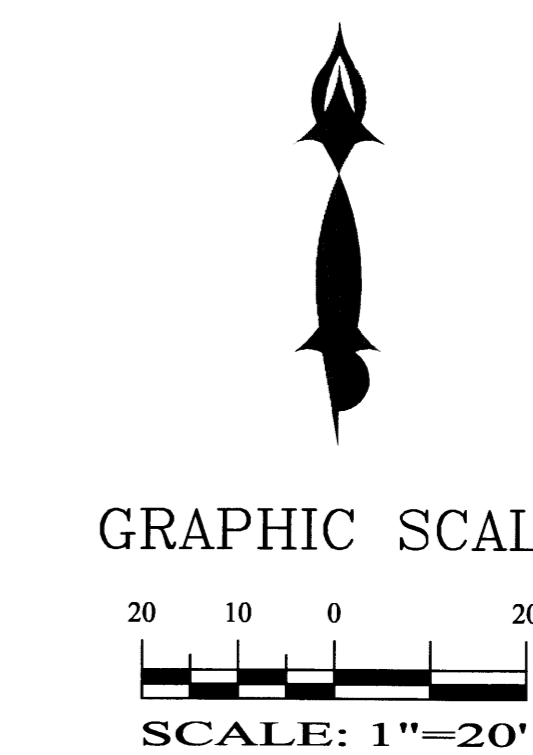
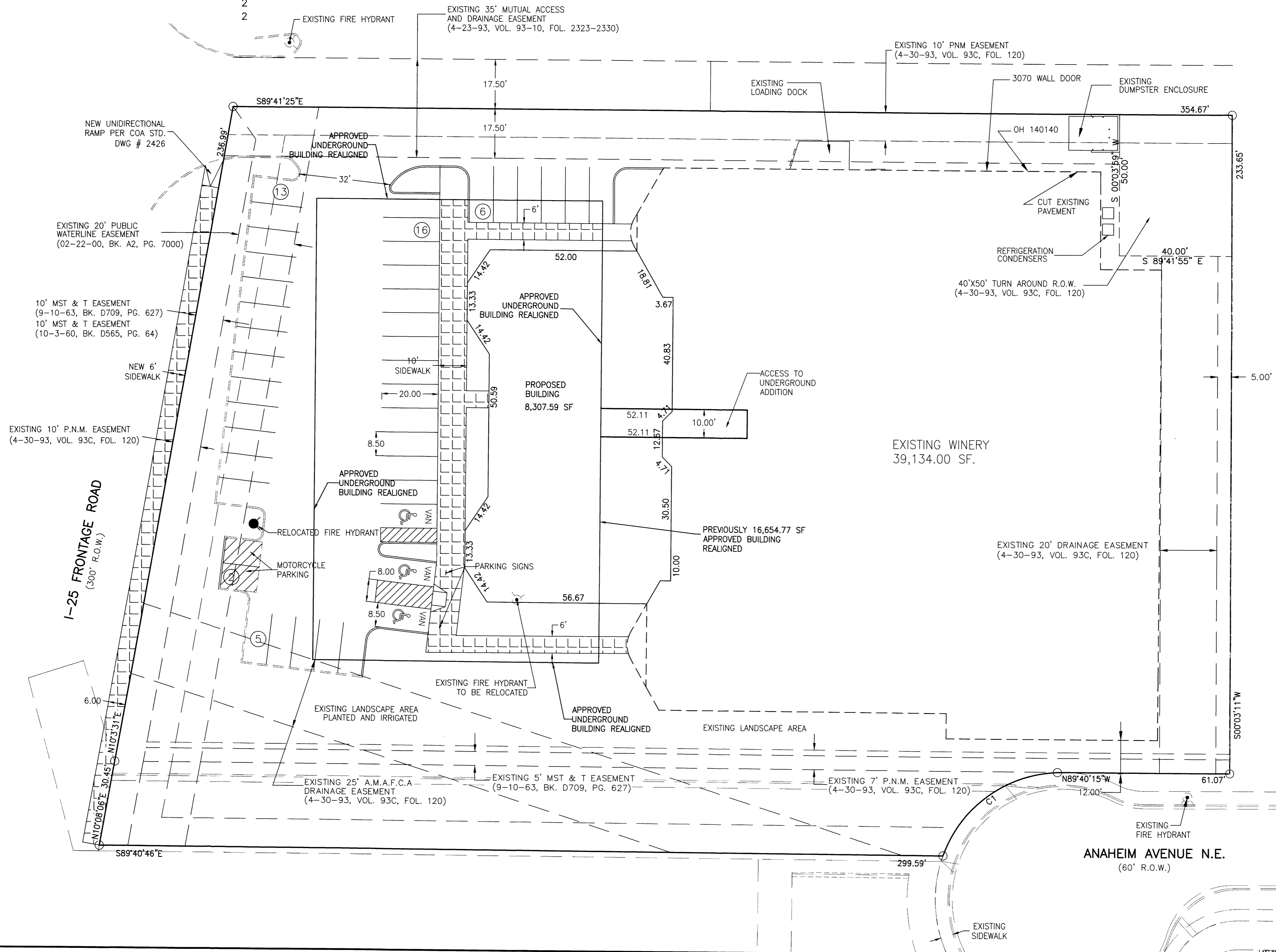
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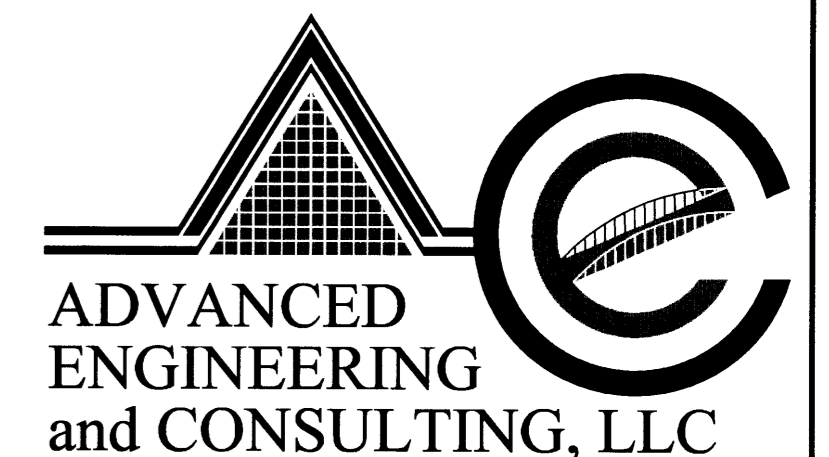
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CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Amended DRP
PRELIMINARY PLAN
 APPROVED BY DRB
 ON 7/25/21



ADVANCED ENGINEERING and CONSULTING, LLC

SHAHAB BIAZAR
 P.E. #13479

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

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DRAWING:	DRAWN BY:	DATE:	SHEET #
200619-SITE.DWG	JT	0-08-07	1 OF 1

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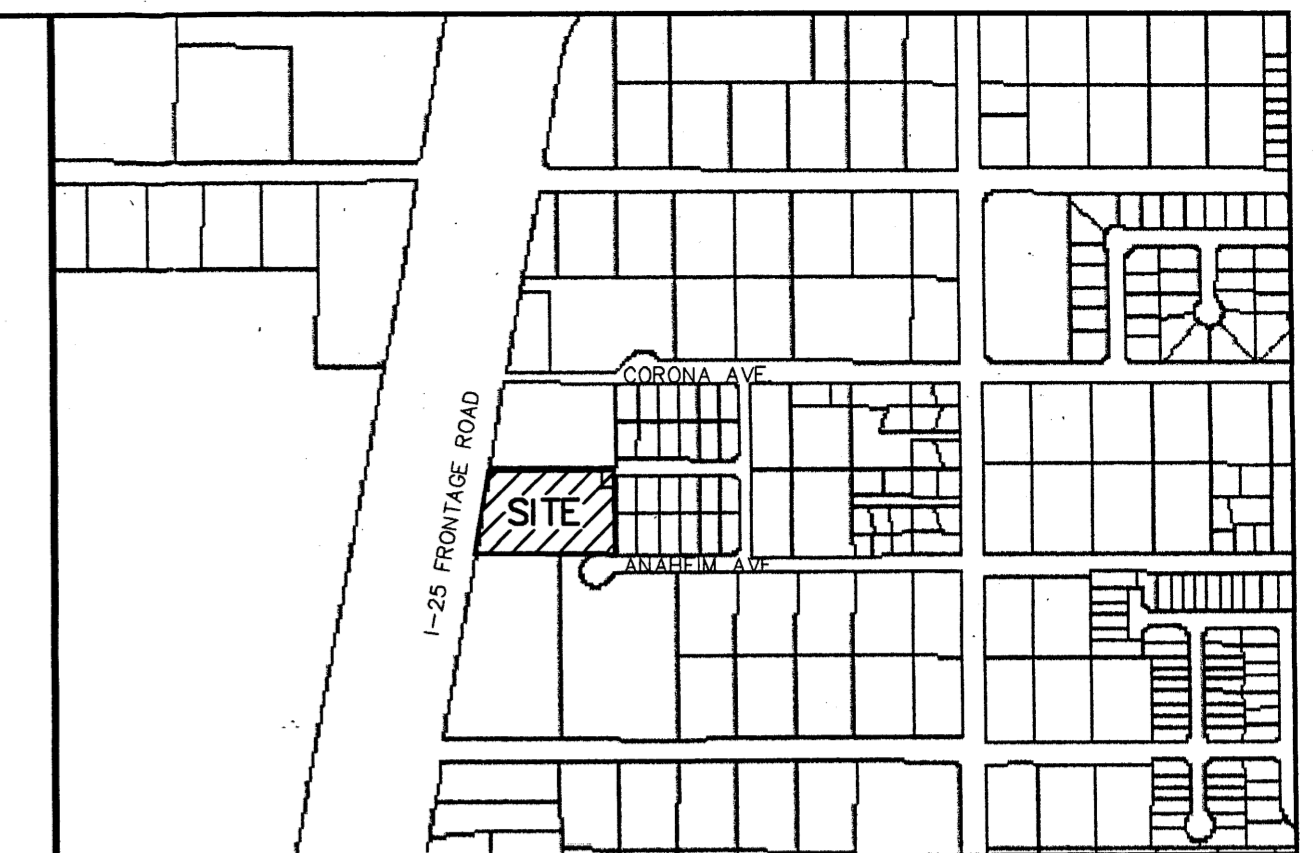
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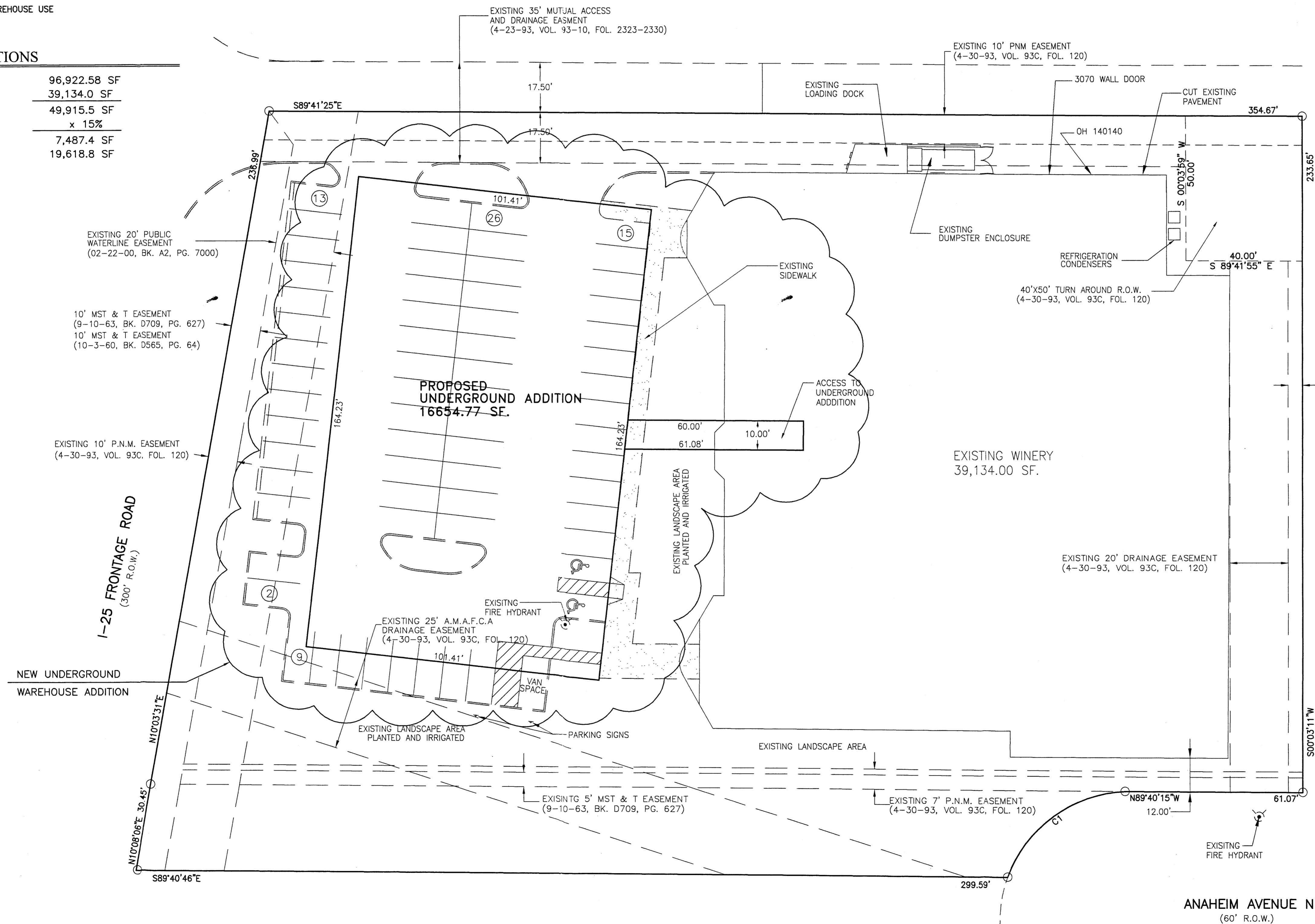
PARKS AND RECREATION DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

SOLID WASTE MANAGEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

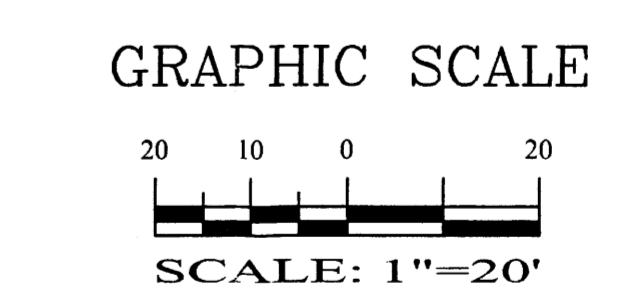
Amended SBPBP
PRELIMINARY PLAN
APPROVED BY DRB
ON 7/19/06



CITY ENGINEER _____ DATE _____

SOLID WASTE MANAGEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



SHAHAB BIAZAR
P.E. #13479

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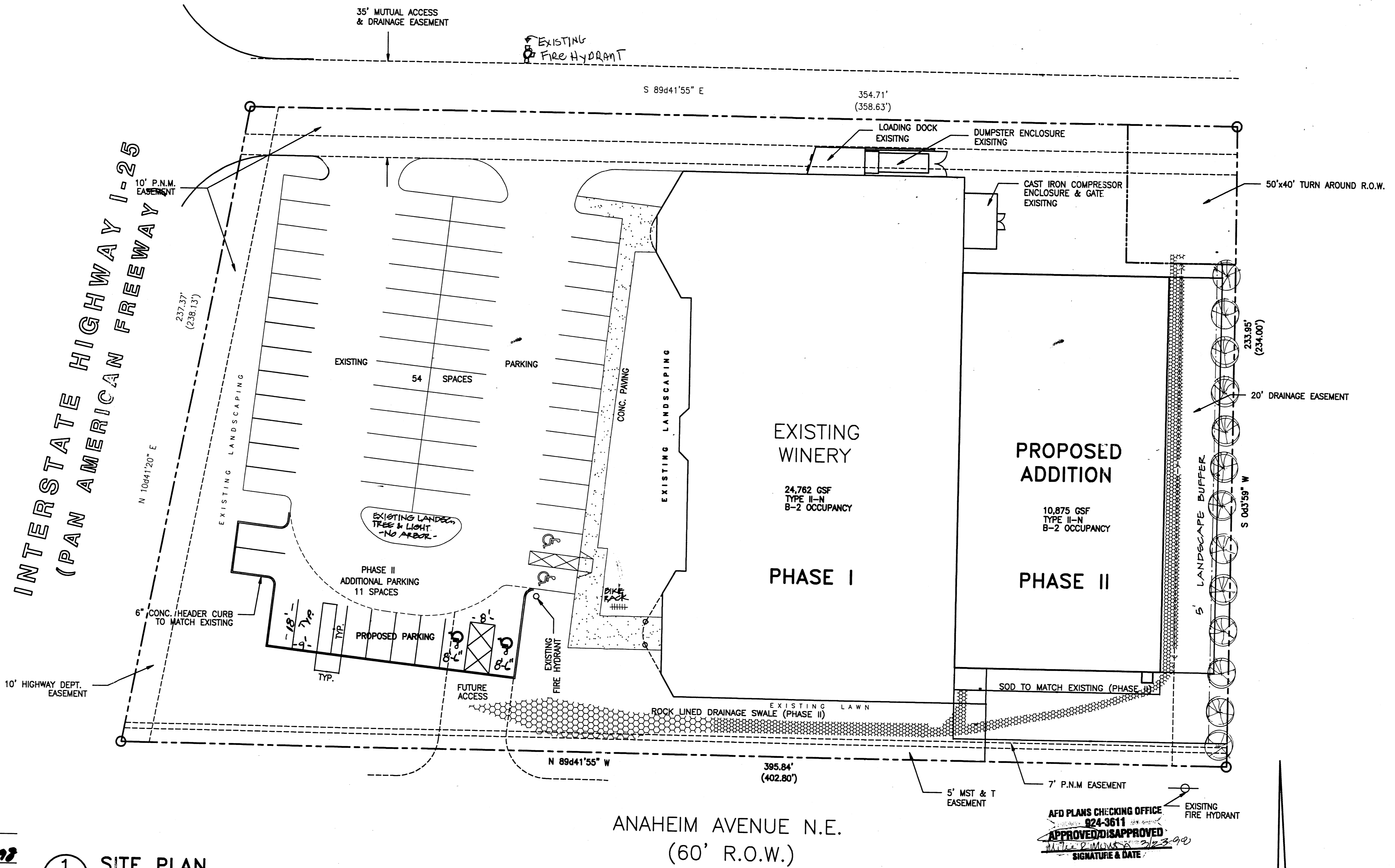
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PROPOSED	ALLOWABLE		
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DRB 93-78
 CASE NUMBER ZA-93-38
 ZA-93-91
 REFERENCE DRB 93-78
 REF: CROSS EASEMENT 930-411-81
 filed April 23, 1993; Records of Bernalillo County
 ADDITION OF 10,875 SQ. FT. STRUCTURE

[Signature]
 Planning Director
[Signature]
 City Engineer M.A.F.C.
[Signature]
 Public Works Water Utilities Division
[Signature]
 Traffic Engineer Transportation Division

5/7/98
 Date
 5-9-98
 Date
 4-14-98
 Date
 3-24-98
 Date
 3-24-98
 Date

1
A1 **SITE PLAN**
 LEGAL DESCRIPTION
 LOTS 23, 24 & A PORTION OF LOT 25,
 BLOCK 15 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B

ANAHEIM AVENUE N.E.
 (60' R.O.W.)

AFD PLANS CHECKING OFFICE
 824-3611
 APPROVED/DISAPPROVED
[Signature]
 SIGNATURE & DATE

SCALE: 1" = 20'-0"

MASTERWORKS
ARCHITECTS, INC
 516 ELEVENTH ST. NW 242-1866
 ALBUQUERQUE, NM 87102-1806

FILE # 756SITE
 10 DEC 97

A NEW ADDITION FOR
GRUET WINERY
 8400 PAN AMERICAN FRWY N.E.
 ALBUQUERQUE, NEW MEXICO

SITE PLAN
CODE ANALYSIS

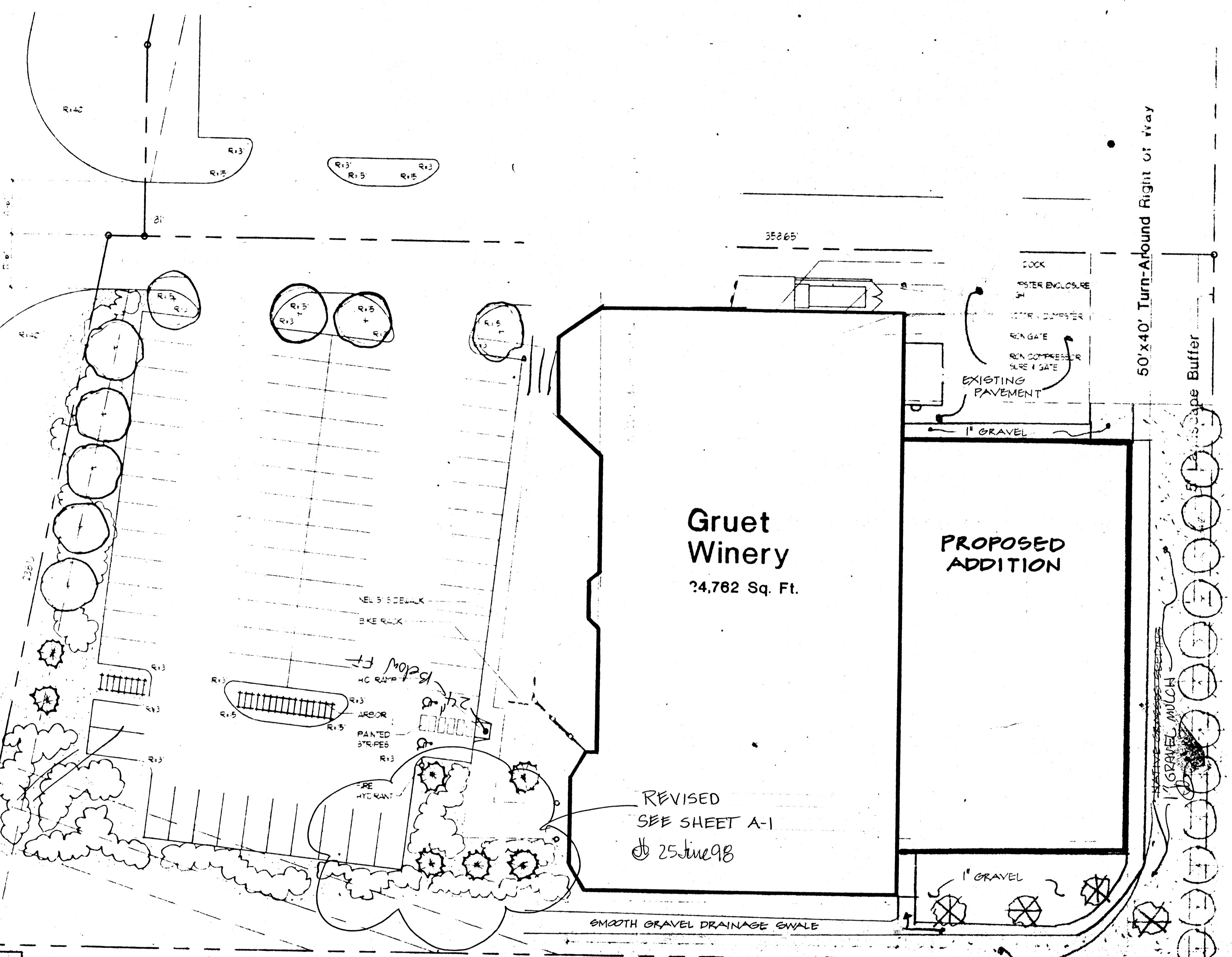
SHEET

OF 04

Plant Palette

Symbol	Botanical Name (Common Name)	Size	Remarks
○	Trees		
○	Platanus rightii	5 Gal. on	12' tall at 5' x 6' height
○	Cyperus sempervirens	5 Gal. on	1' tall at 5' x 6' height
○	Arizona Cypress	5 Gal. on	12' tall at 5' x 6' height
○	Shrubs and Groundcovers		
○	Colocheaster horizontalis	5 Gal. on	6' x 6'
○	Juniperus chinensis 'Amelrangii'	5 Gal. on	5' x 5'
○	Juniperus sabinus 'Broadmoor'	5 Gal. on	6' x 6'
○	Nandina domestica 'Compacta'	5 Gal. on	4' x 4'
○	Photinia fuscata	5 Gal. on	6' x 6'
○	Potentilla fruticosa 'Gold Drop'	5 Gal. on	3' x 3'
○	Salvia greggii	5 Gal. on	4' x 4'
○	FLYER		
○	Pod pratenis	5 Gal. on	4' x 4'

Native Seeding in Future Parking & on East, South Sides of PHASE II Bldg. Addition



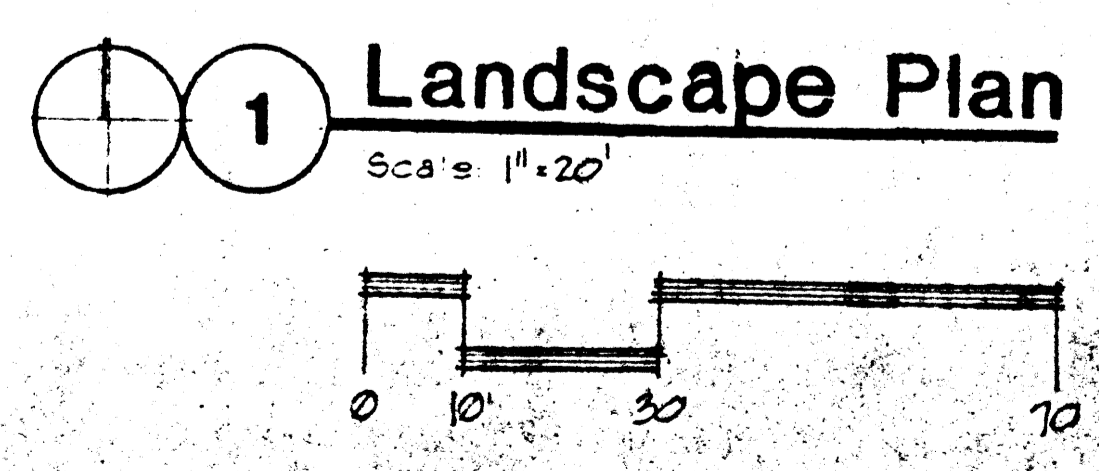
LANDSCAPING PLANT SIZES
 10' tall in caliper or 10-12 feet in height.
 Scale 3 gallon minimum

LANDSCAPING
 I understand that the actual on site landscaping must match exactly that which has been approved on this plan. Any additions, deletions or modifications must be approved by the Planning Commission & approved prior to final construction. Prepared by: [Signature] Approved by: [Signature] Date: 12/7/98

ZONING ENFORCEMENT

LANDSCAPE CALCULATIONS

LOT AREA	89,050 SQ.FT.
PHASE I PARKING / ACCESS AREA LANDSCAPING	25,852 SQ.FT.
PHASE II ADDITIONAL PARKING ADDITIONAL LANDSCAPING	2,638 SQ.FT.
TOTAL PARKING AREA LANDSCAPING AREA	28,490 SQ.FT.
% LOT LANDSCAPED	23.6%
% LANDSC/PARKING	89



Planting Note
 Thirty percent (30%) of restricted area shall be planted with vegetation. All plantings shall be approved by the Planning Commission & approved prior to final construction.

Irrigation System Description
 A fully automated groundcover planting system with a lift station in the planting base. Principal drinking water shall be immediately downstream of the lift station. The irrigation system shall be installed in accordance with the manufacturer's instructions. All irrigation lines shall be installed in accordance with the manufacturer's instructions. Irrigation lines shall be installed in accordance with the manufacturer's instructions.

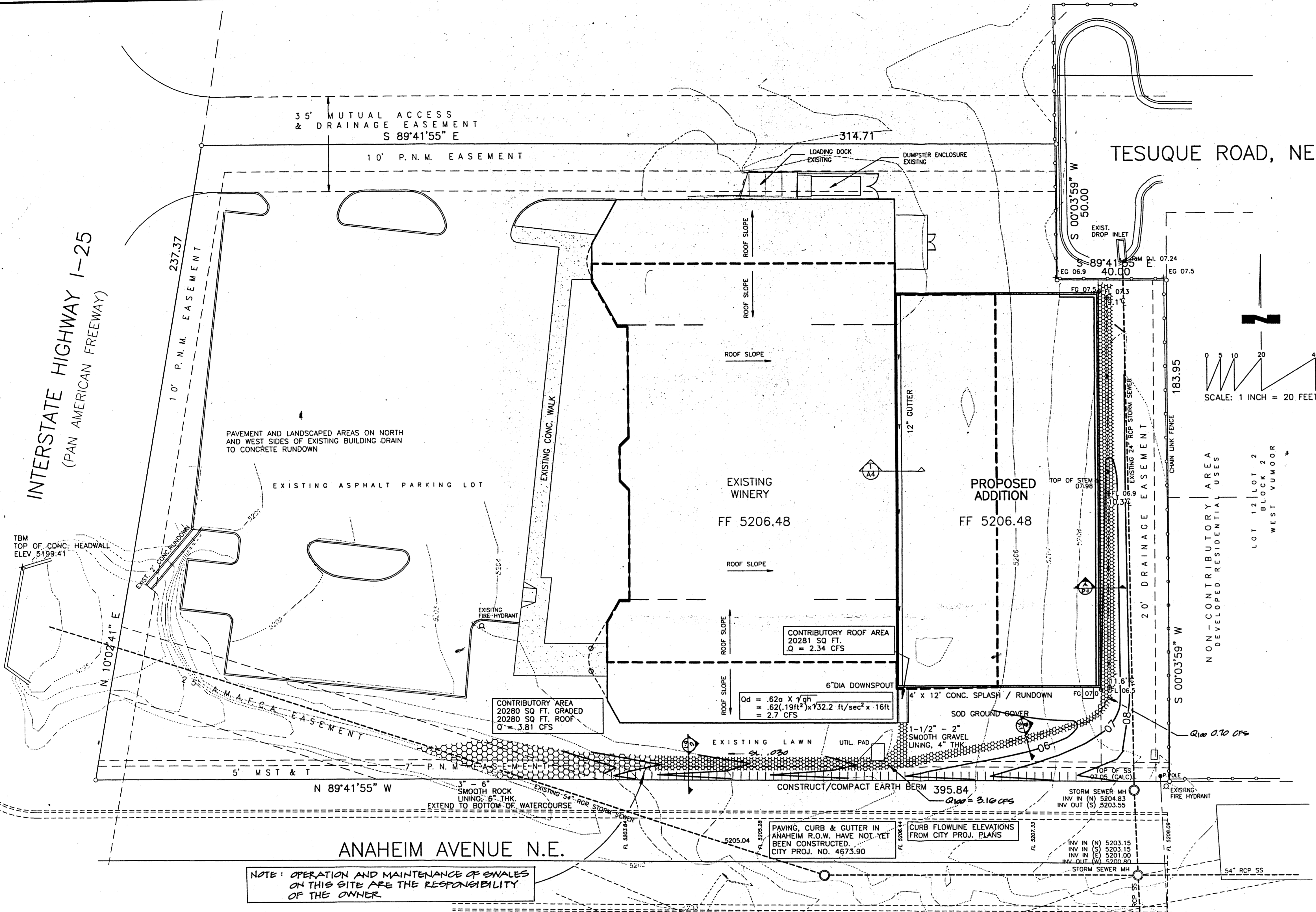
General notes

landscape plan

Gruet Winery

DATE: 12/7/98

INTERSTATE HIGHWAY I-25
(PAN AMERICAN FREEWAY)



EXISTING ON-SITE CONDITIONS

THE AREA TO BE BUILT UPON IS AN UNPAVED AND UNIMPROVED PORTION OF THE LOT. THERE IS NO PERENNIAL GROWTH WITHIN IT. WITH LITTLE EXCEPTION, EXPOSED SOIL SURFACE HAS BEEN COMPACTED BY VEHICULAR ACTIVITY. FOR THE PURPOSE OF CALCULATIONS, IT HAS BEEN GIVEN TREATMENT VALUE "C"

PROPOSED DEVELOPMENT

10,800 SQUARE FOOT BUILDING ANNEX. NO NEW PARKING OR OTHER PAVEMENT IS TO BE CONSTRUCTED. GRADING IS LIMITED TO OUTLINE DELINEATED HEREON. UNTIL CONSTRUCTION OF PERMANENT STREET IMPROVEMENTS, RUNOFF FROM THIS AREA IS TO BE DIRECTED, WITHIN THE CONFINES OF THIS PROPERTY, VIA A GRADED BERM TO AN OUTFALL POINT AT THE PLATTED A.M.A.F.C.A. EASEMENT.

GRADING AND LINING IMPROVEMENTS ALONG SOUTHERLY LINE ARE TEMPORARY AND ARE TO BE CONSTRUCTED AND AREMAIN IN PLACE UNTIL STREET IMPROVEMENTS ARE COMMENCED AND AN APPROPRIATE LOCATION OF A SIDEWALK CULVERT IS DETERMINED.

DRAINAGE DATA

THIS SITE LIES WITHIN PRECIPITATION ZONE 3

CONDITION	STORM RETURN PERIOD TABLE 4 YEAR	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIP		PEAK RUNOFF VOLUME CU.FT.	RUNOFF RATE CFS
				TAB-A-8 IN.	TAB-A-9 CFS/AC		
EXISTING	100	A	18200	0.66	1.87	1927	1.44
		B		0.92	2.60		
		C		1.29	3.45		
		D		2.36	5.02		
EXISTING	10	A	18200	0.19	0.58	940	0.83
		B		0.36	1.19		
		C		0.62	2.00		
		D		1.50	3.39		
DEVELOPED	100	A	10800	0.66	1.87	247	0.19
		B		0.92	2.60		
		C		1.29	3.45		
		D		2.36	5.02		
DEVELOPED	10	A	10800	0.19	0.58	216	0.19
		B		0.36	1.19		
		C		0.62	2.00		
		D		1.50	3.39		
TOTAL	100		18200			2820	1.76
	10		18200			1663	1.12

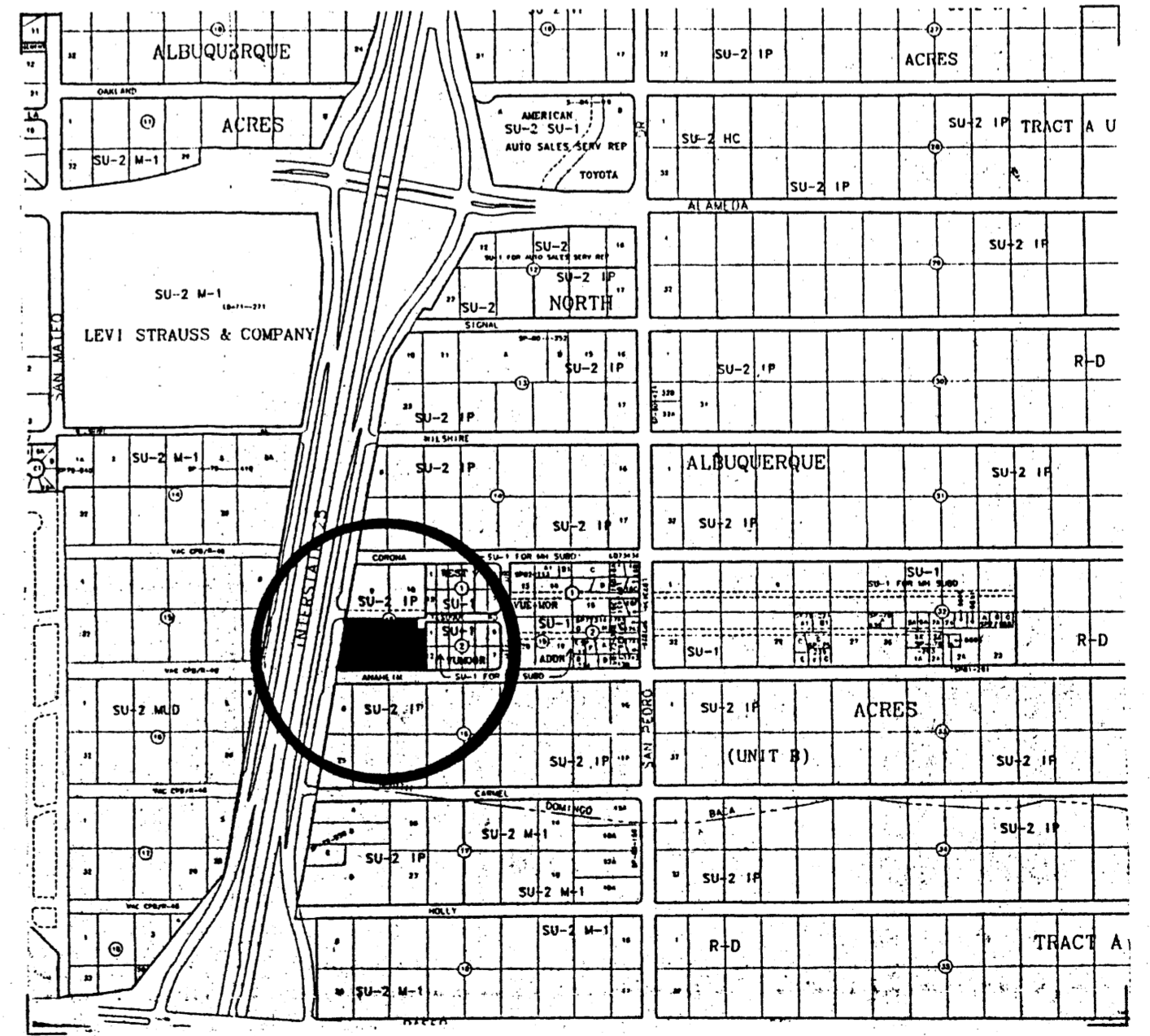
FLOW RATE INCREASES OF 0.32 CFS AND 0.29 CFS FOR THE 100-YEAR AND 10-YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 893 CUBIC FEET FOR THE 100-YEAR STORM AND 723 CUBIC FEET FOR THE 10-YEAR STORM.

BENCH MARK

9-C18 ACS ALUMINUM CAP IN SW QUADRANT OF THE INTERSECTION OF WILSHIRE AVENUE AND SANPEDRO DRIVE, NE
ELEV. 5229.79

T.B.M.

TOP OF CONCRETE HEADWALL, NORTH SIDE OF CONCRETE BOX CULVERT RUNNING UNDER I-25
ELEV. 5199.41



VICINITY MAP

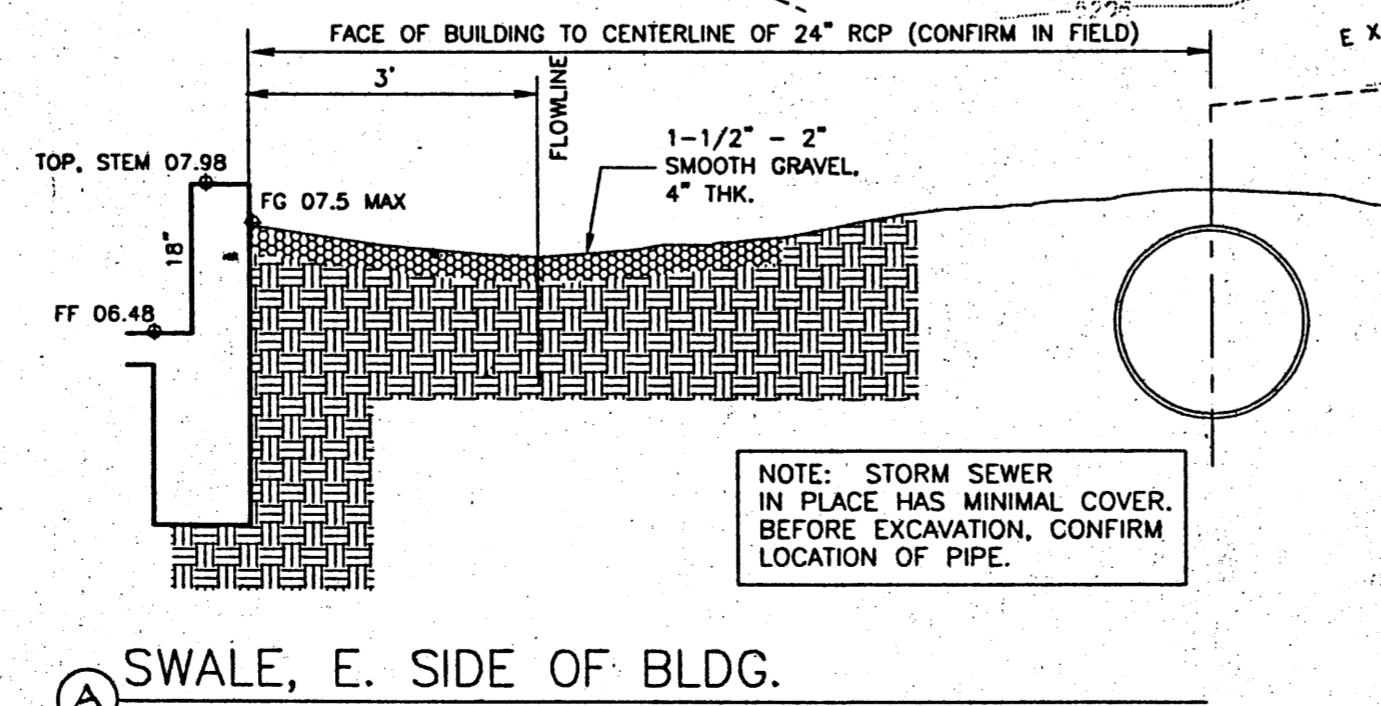
C-18-Z

LEGEND

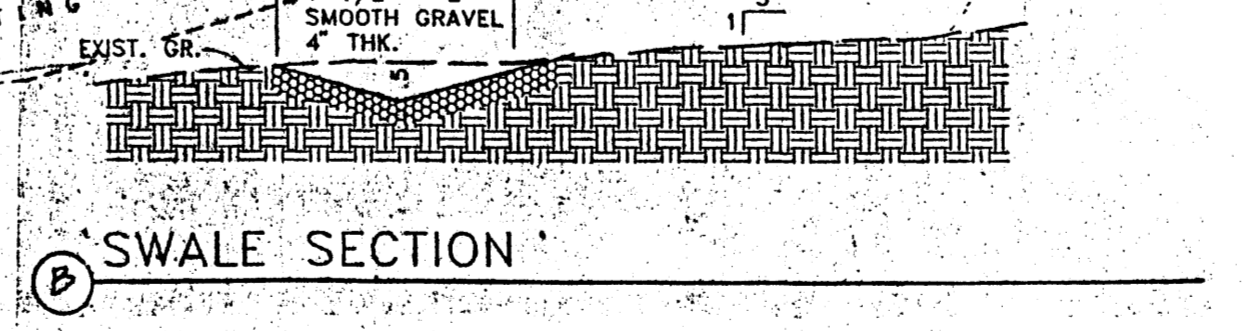
- 4' INTERVALS --- EXISTING CONTOURS @ 1.0' INTERVALS
- 5' INTERVALS --- PROPOSED CONTOURS @ 1.0' INTERVALS
- + 58.0 EXISTING SPOT ELEVATION
- + 58.0 PROPOSED SPOT ELEVATION
- FL --- FLOW LINE
- CHAIN LINK FENCE --- EXISTING CHAIN LINK FENCE

NOTICE TO CONTRACTOR

PROPOSED CONTOURS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.
CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.
CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.



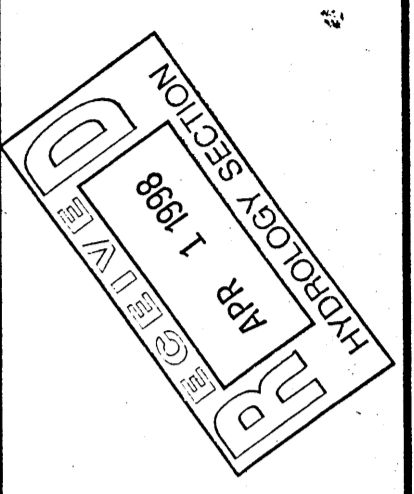
SWALE, E. SIDE OF BLDG.



GRADED BERM

APPROVED A.M.A.F.C.A. REGARDING 25' EASEMENT DATE ON SW CORNER ONLY

Richard Hill 3/13/98



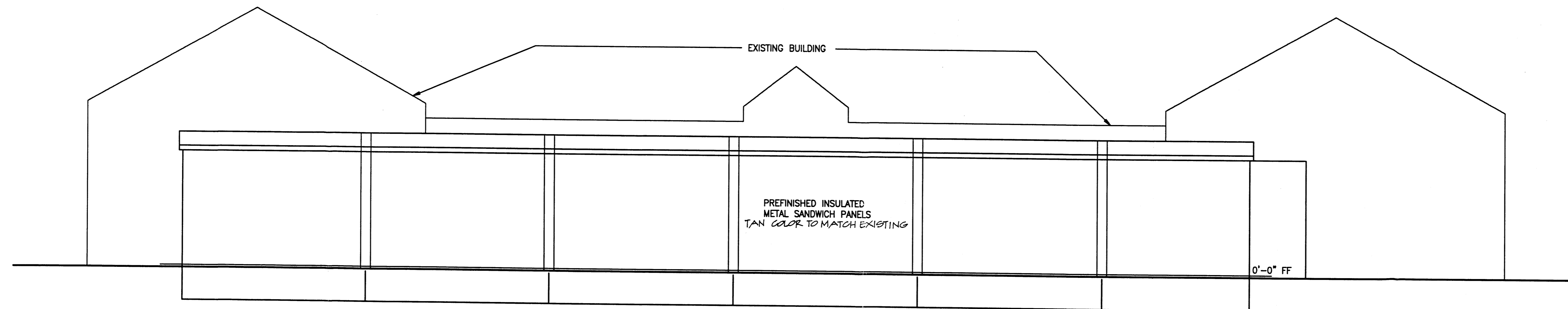
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A NEW ADDITION FOR
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DRAINAGE PLAN
SHEET
D1
OF 1

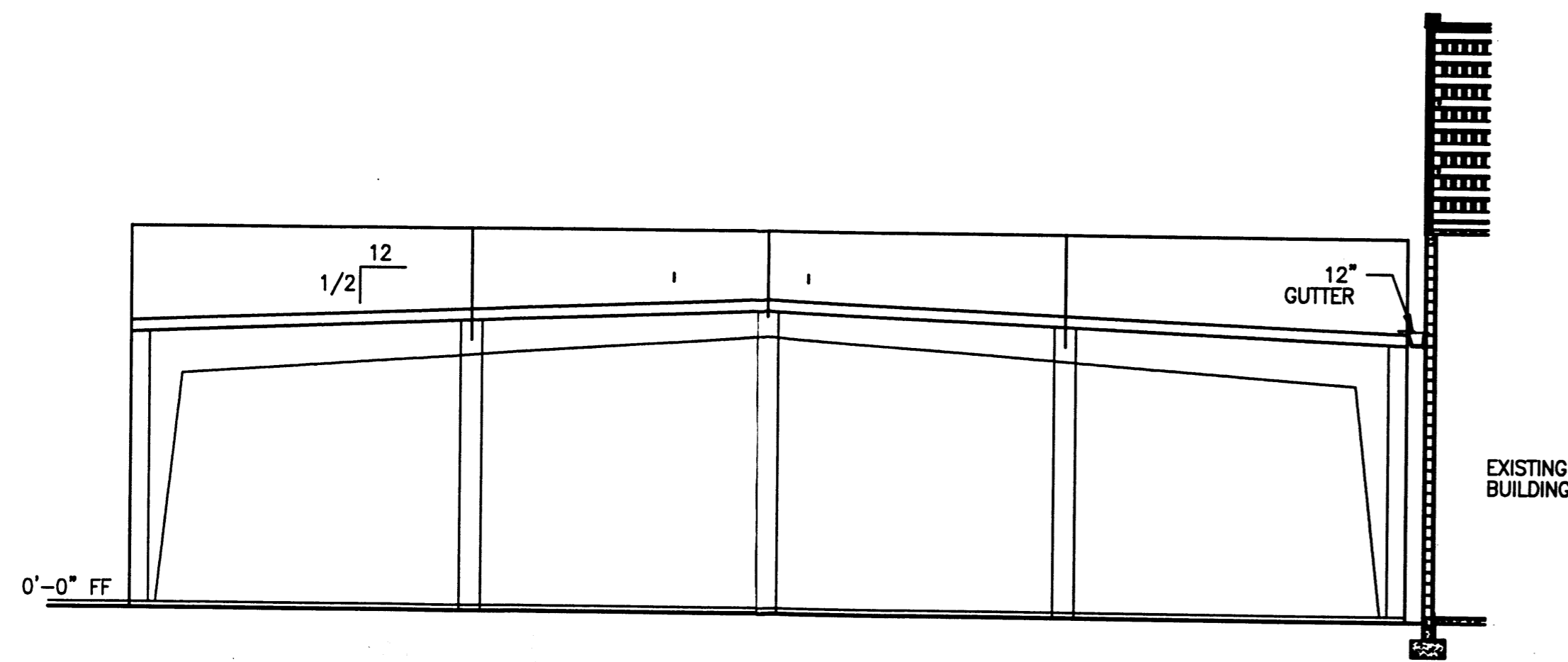
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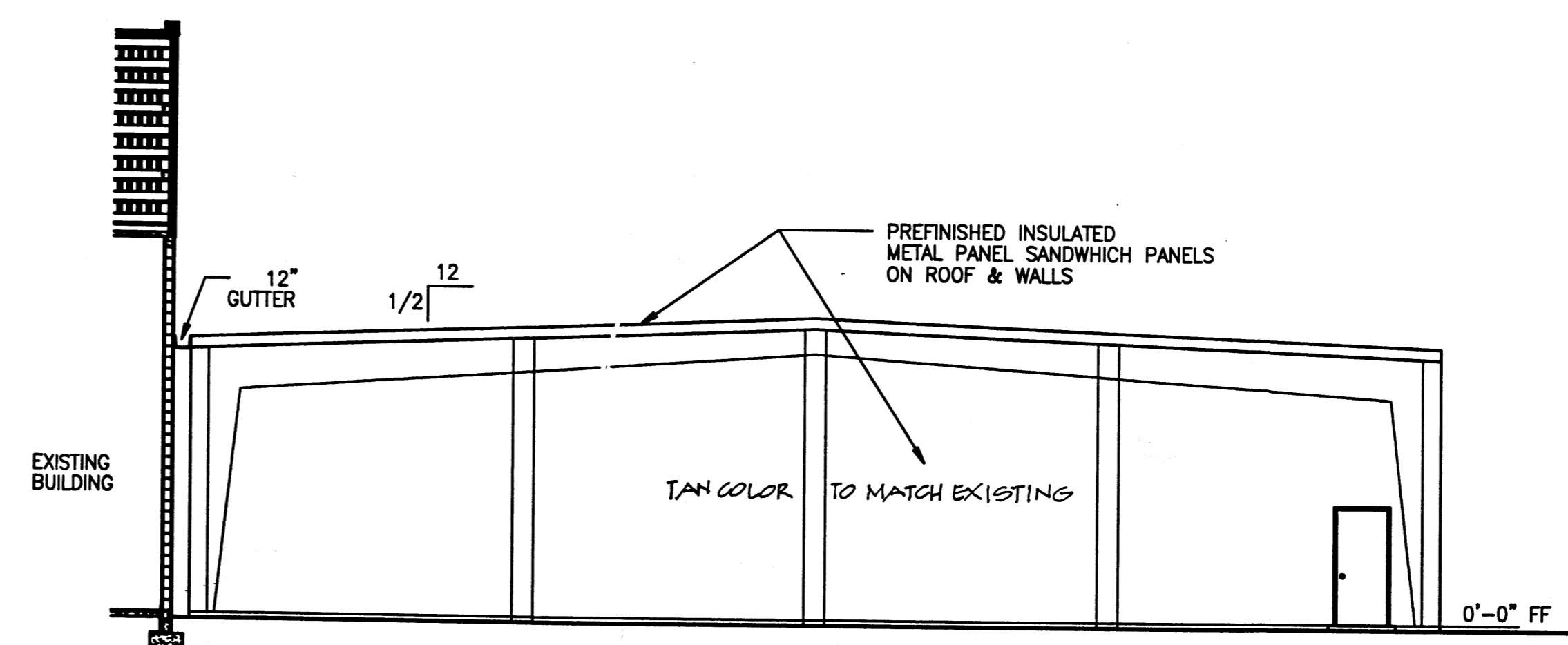
3
A3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



1
A3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2
A3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 756ARCH
10 DEC 97

A NEW ADDITION FOR
GRUET WINERY
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ALBUQUERQUE, NEW MEXICO

EXTERIOR
ELEVATIONS

SHEET

OF 04