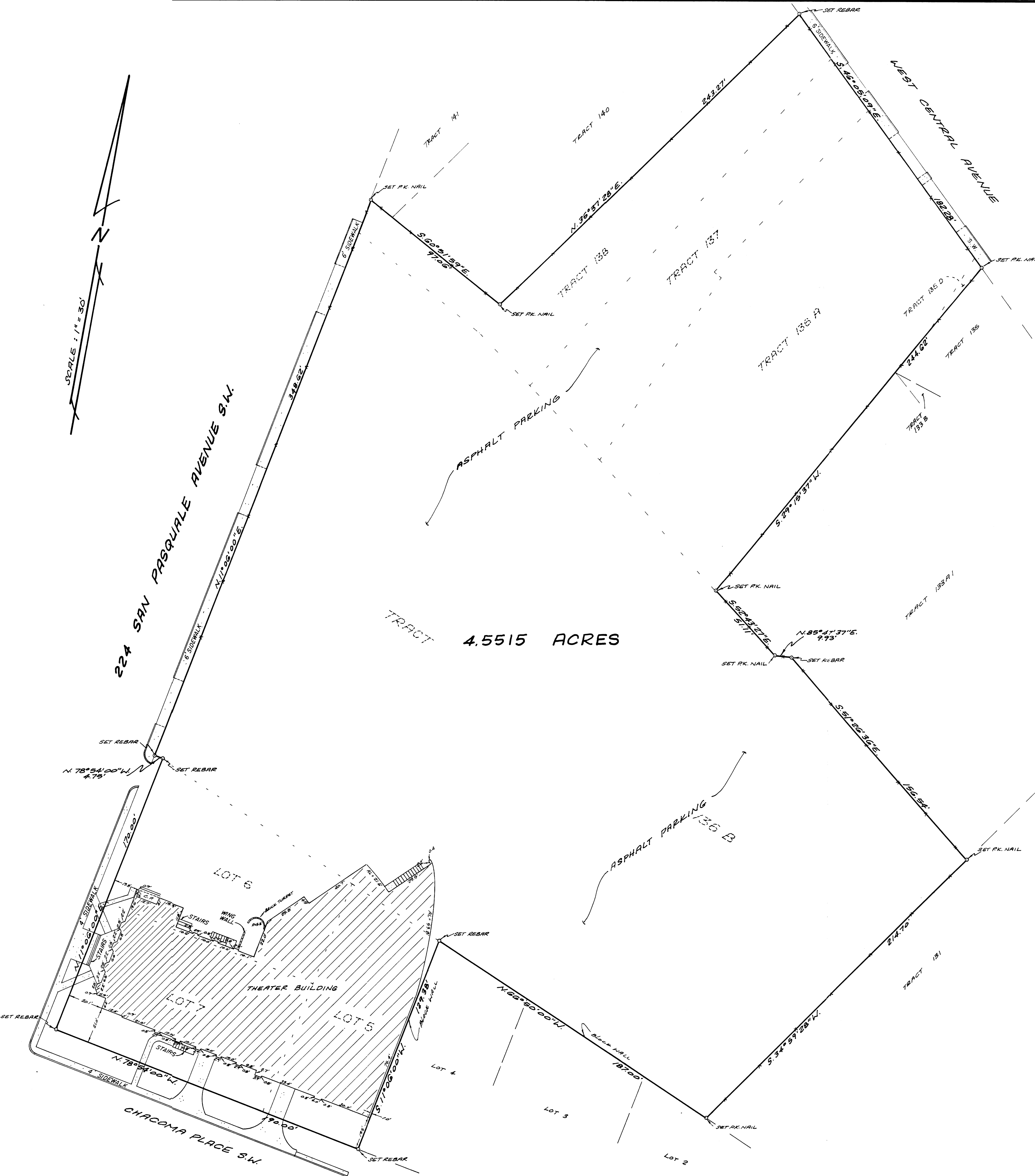


CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

A certain tract of land situate within Section 18, Township 10 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, comprising Tracts 135-D, 136-A, 136-B, 137, and 138, as shown and designated on M.R.G.C.D. Property Map No.38, together with Lots numbered Five (5), Six (6), and Seven (7), Block numbered Four (4) of the HUNING CASTLE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on said Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1928, and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract, being the same Southwest corner of said Lot 7, being a point of intersection of Chacoma Place S.W. and San Pasquale Avenue S.W.; thence, N 11° 06' 00" E, 170.00 feet along the East right-of-way of San Pasquale Ave. S.W. to a point; thence, N 78° 54' 00" W, 4.75 feet to a point; thence, N 11° 06' 00" E, 348.62 feet to the Northwest corner; thence leaving said right-of-way, S 60° 51' 59" E, 97.06 feet to a point; thence, N 35° 37' 28" E, 243.27 feet to the most northerly property line, a point on the South right-of-way of West Central Avenue; thence, S 46° 05' 09" E, 182.28 feet along said right-of-way to the Northeast corner; thence leaving said right-of-way, S 29° 15' 37" W, 244.62 feet to a point; thence, S 52° 43' 27" E, 51.11 feet to a point; thence, N 85° 47' 37" E, 9.93 feet to a point; thence, S 51° 26' 36" E, 156.54 feet to a point; thence, S 34° 59' 28" W, 214.70 feet to a point; thence, N 66° 50' 00" W, 187.00 feet to a point; thence, S 11° 06' 00" W, 129.38 feet to the Southeast corner, a point on the North right-of-way of Chacoma Place S.W.; thence, N 78° 54' 00" W, 190.00 feet along said right-of-way to the point of beginning, and containing 4.5515 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, that the plat hereon is a true, accurate and correct representation of the improvements as determined by said survey, the lines and dimensions of said property being as indicated by the plat; the size, location and by reference to the structures on the property being shown hereon and being located within the boundaries of the property, and that there are no encroachments, easements, conflicts, or protrusions, except as shown, noted or described on the survey.

This certificate is executed at Albuquerque, New Mexico, on this 15th day of September, 1936.

Franklin E. Wilson, New Mexico Licensed Surveyor No. 6448
 SOUTHWEST SURVEYING CO., INC. 838 LOMAS NE, ALBUQUERQUE, NM 87102
 247-4444

**PLAT OF
TRACTS A & B
LANDS OF ALBUQUERQUE LITTLE THEATRE
SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2004
SHEET 2 OF 2**

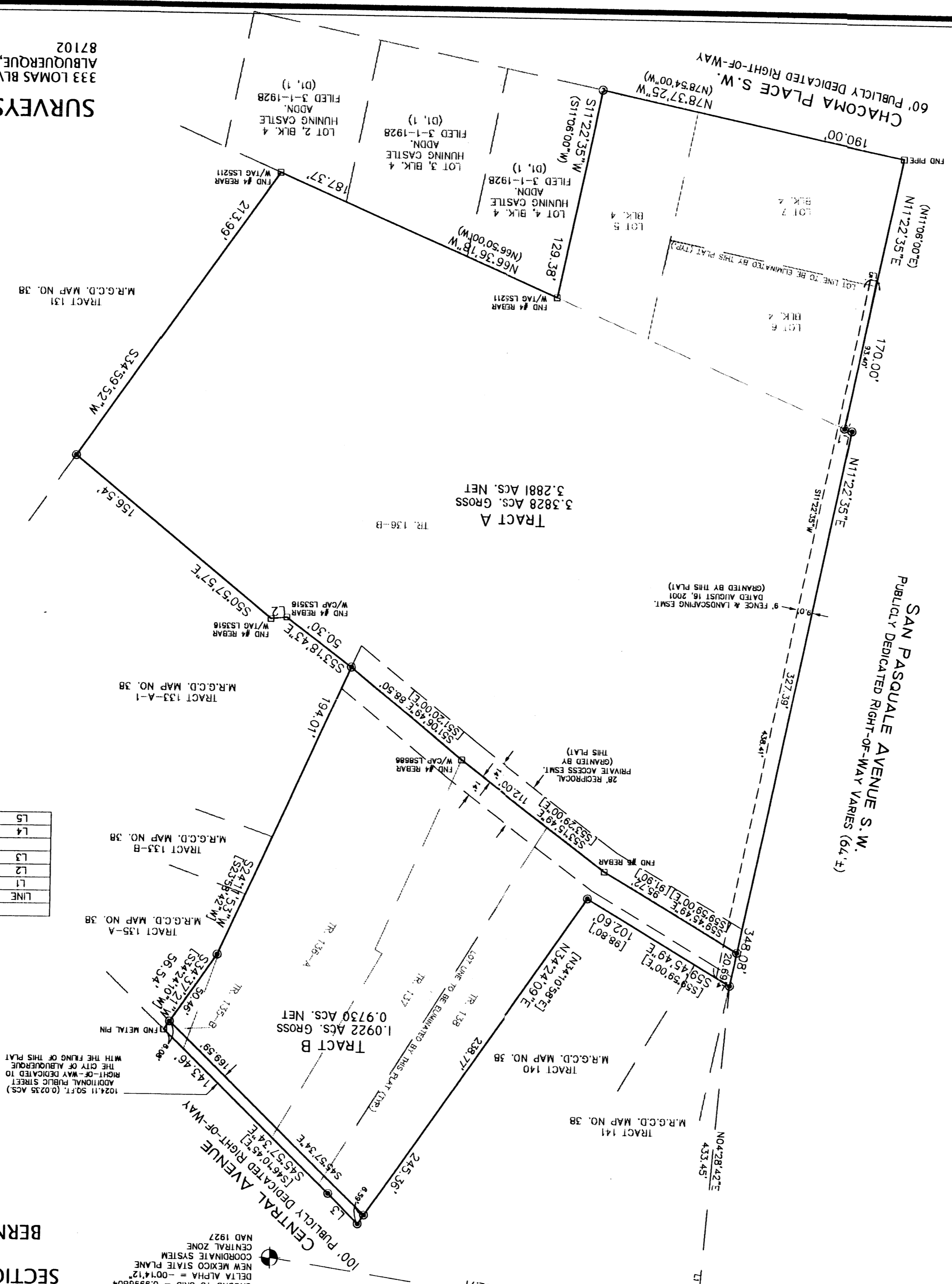
STATION 12-113
X = 376,922.94
Y = 1,489,212.34
GROUND TO GRID = 0.8996804
DELTA ALPHA = -00°14'27"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 13-113
X = 374,964.66
Y = 1,489,527.09
GROUND TO GRID = 0.9996810
DELTA ALPHA = -00°14'26"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

LINE TABLE

LINE	BEARING	LENGTH
L1	N78°37'25"W	4.75'
L2	N83°36'29"E	9.82'
L3	S44°52'14"E	26.24'
L4	S59°45'49"E	9.51'
L5	N78°37'25"W	4.25'

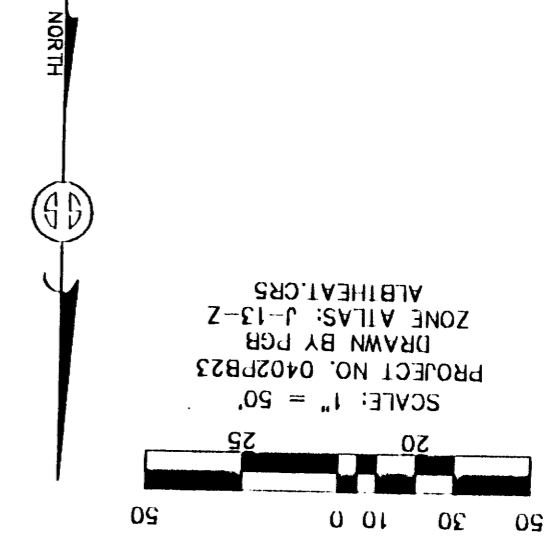
1024.11 50.17 (0.0235 ACS.)
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY DEDICATED TO
THE CITY OF ALBUQUERQUE
WITH THE FLUNG OF THIS PLAT



MONUMENT LEGEND

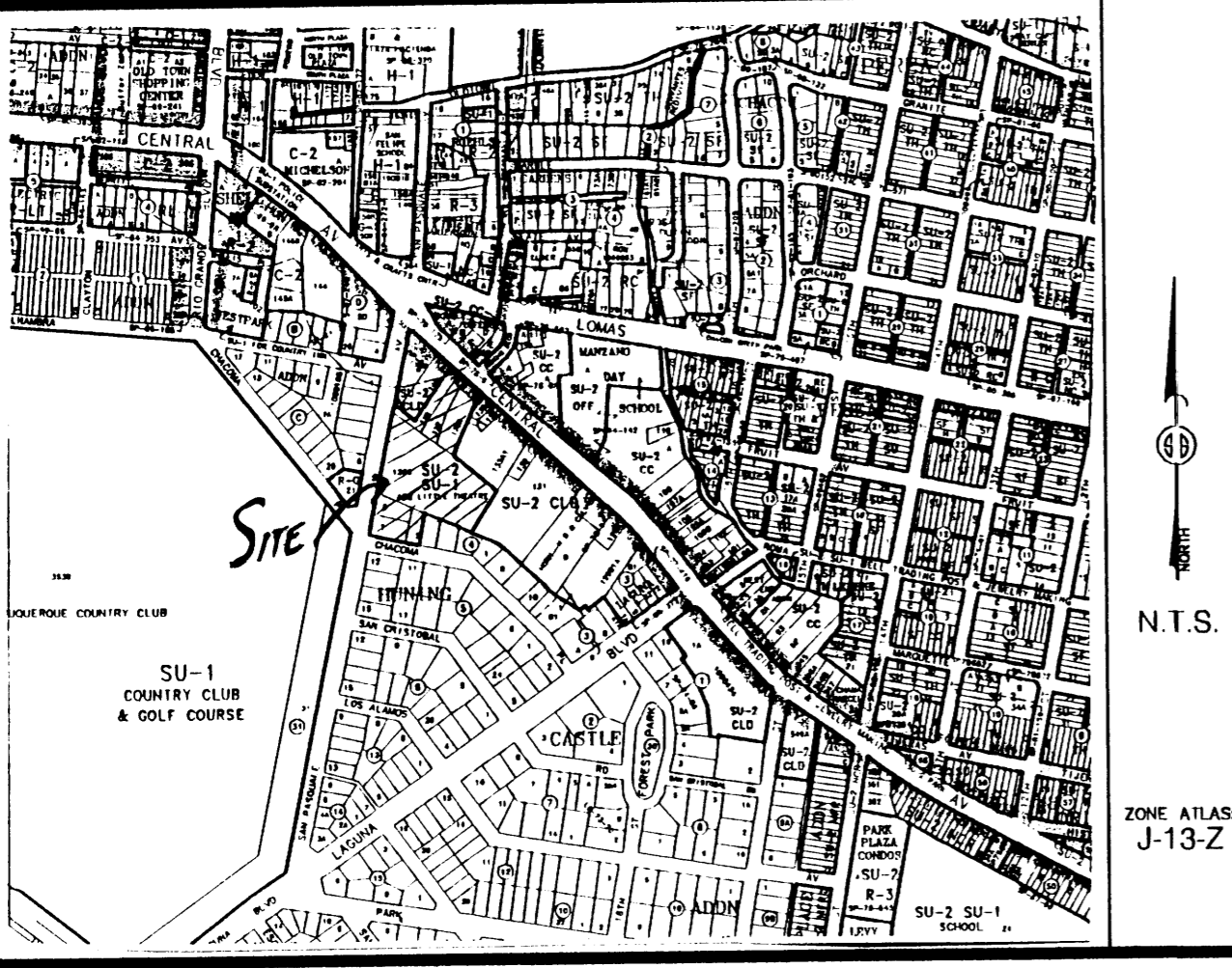
- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686"

UNLESS OTHERWISE NOTED



SURVEYS SOUTHWEST LTD.
333 TOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 998-0306
FAX: (505) 998-0306
87102

T10N R3E SEC. 18



Vicinity Map

**PLAT OF
TRACTS A & B
LANDS OF ALBUQUERQUE LITTLE THEATRE
SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2004
SHEET 1 OF 2**

LEGAL DESCRIPTION
A certain tract of land being and comprising Tracts 135-B, 136-A, 136-B, 137 and 138 as the same are shown and designated on M.R.G.C.G. Map No. 38; together with Lots 5, 6, & 7 in Block 4 of HUNING CASTLE ADDITION, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1928 in Volume D1, Folio 1, being more particularly described as follows:
BEGINNING at the Northwest corner of said tract herein described, a point on the easterly right-of-way line of San Pasquale Avenue S.W., whence ACS Control Station 13-J13 bears N 04° 28' 42" E, 433.45 feet distant; thence, leaving said Easterly right-of-way S 59° 45' 49" E, 102.60 feet; thence N 34° 24' 09" E, 245.36 feet to the most Northerly corner, a point on the Southerly right-of-way of Central Avenue; thence S 44° 52' 14" E, 26.24 feet along said Southerly right-of-way to an angle point; thence S 43° 57' 34" E, 143.46 feet along said Southerly right-of-way to the Northeast corner; thence, leaving said Southerly right-of-way S 34° 37' 21" W, 56.54 feet; thence S 24° 11' 53" W, 194.01 feet; thence S 53° 18' 43" E, 50.30 feet; thence N 83° 36' 29" E, 9.82 feet; thence S 50° 57' 57" E, 156.54 feet to the most Easterly corner of said tract herein described; thence S 34° 59' 52" W, 213.99 feet; thence N 66° 36' 18" W, 187.37 feet; thence S 11° 22' 35" W, 129.38 feet to the most Southerly corner of said tract herein described, being a point on the Northerly right-of-way of Chacoma Place S.W.; thence N 78° 37' 25" W, 190.00 feet along said Northerly right-of-way to the Southwest corner of said tract herein described, being a point on the Easterly right-of-way of San Pasquale S.W.; thence N 11° 22' 35" E, 170.00 feet along said Easterly right-of-way; thence N 78° 37' 25" W, 4.75 feet along said Easterly right-of-way; thence N 11° 22' 35" E, 348.08 feet along said Easterly right-of-way to the point of beginning, and containing 4.4750 acres, more or less.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE EIGHT (8) EXISTING TRACTS INTO TWO (2) NEW TRACTS, TO GRANT ADDITIONAL EASEMENT(S) AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003010 APPLICATION NO. 04 DRB00325

<i>Jan Tol</i>	3-9-04
CITY SUPERVISOR	DATE
<i>John Sy</i>	3-31-04
TRAFFIC ENGINEERING	DATE
<i>Christina Sandoral</i>	3/31/04
PARKS & RECREATION DEPARTMENT	DATE
<i>Roger A. Dean</i>	3.31.04
UTILITIES DEVELOPMENT	DATE
<i>Brad L. Bish</i>	3/31/04
A.M.A.F.C.A.	DATE
<i>Brad L. Bish</i>	3/31/04
CITY ENGINEER	DATE
<i>Sheran Watson</i>	3/31/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

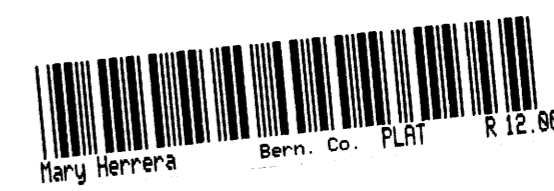
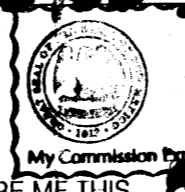
SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 12-J13 AND 13-J13, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF HUNING CASTLE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 1928 IN VOLUME D1, FOLIO 1.
- BEARINGS AND DISTANCES IN BRACKETS [] PER AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF A TRACTS 135-B, 136-A, 137 & 138, M.R.G.C.D. MAP NO. 38, SIGNED BY GARY E. GRITSKO, NMLS8686 ON SEPTEMBER 20, 2002.
- GROSS AREA: 4.4750 ACRES
- NUMBER OF EXISTING TRACTS: 8
- NUMBER OF TRACTS CREATED: 2
- THE PRIVATE RECIPROCAL ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS A AND B AND IS TO BE MAINTAINED BY SAID OWNER.
- TRACTS A AND B ARE SUBJECT TO PRIVATE CROSS-LOT DRAINAGE EASEMENT (BLANKET IN NATURE).

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES; AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: *Larry Parker* DATE: 3/3/04
 OWNER(S) PRINT NAME: LARRY PARKER
 ADDRESS: 214 SAN PASQUALE AVE SW. TRACT:
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 03 DAY OF MARCH, 2004.
 BY: *LARRY PARKER*
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko March 8, 2004
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0306

PROJECT NO. 0402PB23

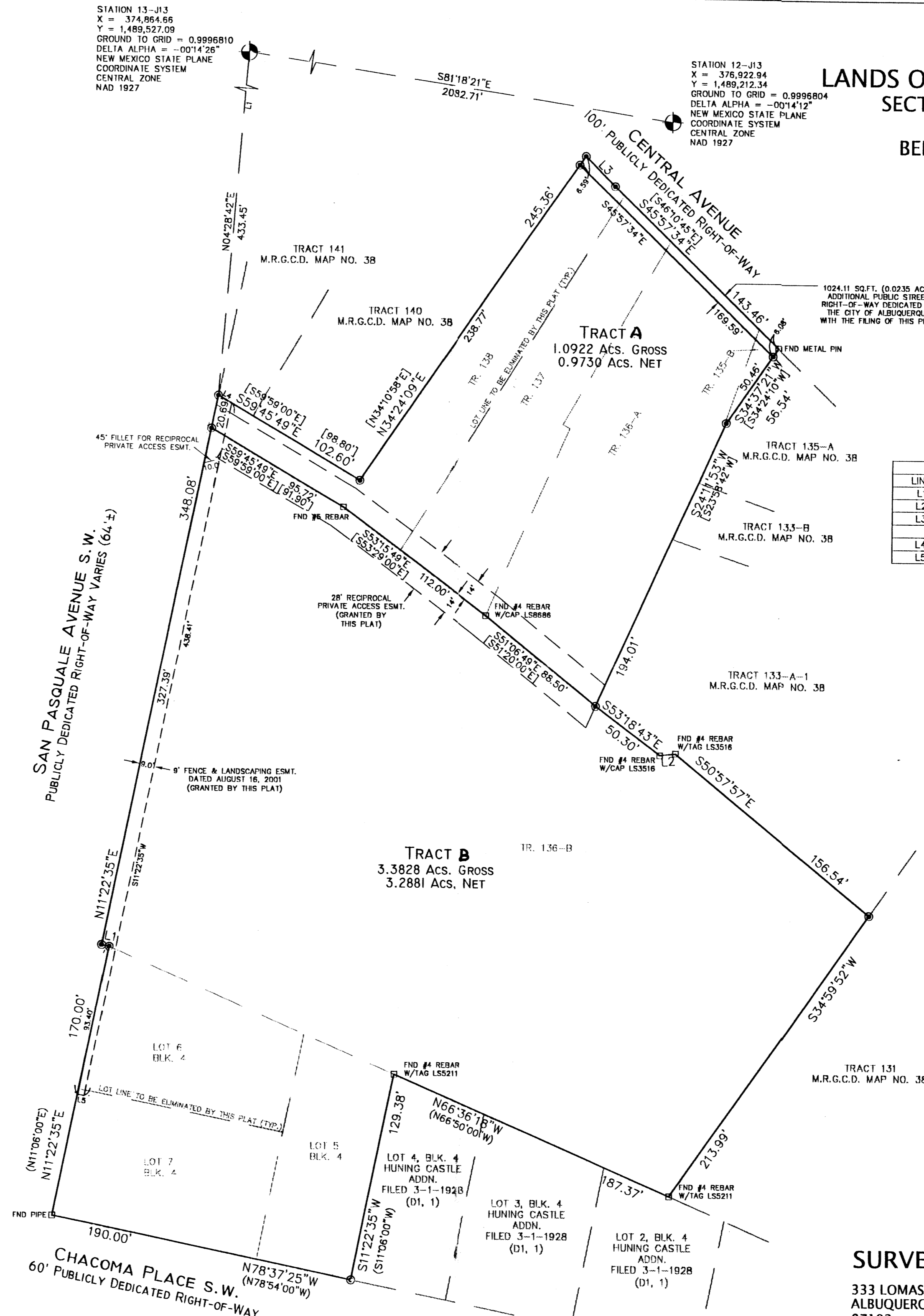
T10N R3E SEC. 18

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: See attached
 PROPERTY OWNER OF RECORD:
Albuquerque Little Theatre Inc
 BERNALILLO COUNTY TREASURERS OFFICE
Quanto a abasto 05-12-04

**PLAT OF
TRACTS A & B
LANDS OF ALBUQUERQUE LITTLE THEATRE
SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2004
SHEET 2 OF 2**

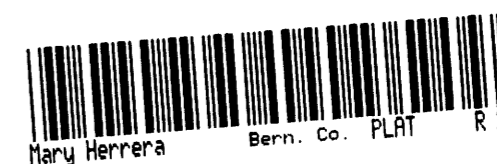
STATION 13-J13
X = 374,864.66
Y = 1,489,527.09
GROUND TO GRID = 0.9996810
DELTA ALPHA = -00°14'26"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 12-J13
X = 376,922.94
Y = 1,489,212.34
GROUND TO GRID = 0.9996804
DELTA ALPHA = -00°14'12"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

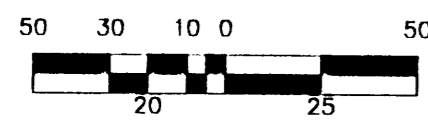


1024.11 SQ.FT. (0.0235 ACS)
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY DEDICATED TO
THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°37'25"W	4.75'
L2	N83°36'29"E	9.82'
L3	S44°52'14"E	26.24'
	[S45°05'25"E]	
L4	S59°45'49"E	9.51'
L5	N78°37'25"W	4.25'



2004064575
6578966
Page: 2 of 2
65/12/2004 02:09P
Bk-2604C Pg-150



SCALE: 1" = 50'
PROJECT NO. 0402PB23
DRAWN BY PGB
ZONE ATLAS: J-13-Z
ALBTHEAT.CR5



- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 18

SITE: 4.5 ACRES

ADDRESS: 224 SAN PASQUALE AVE. SW

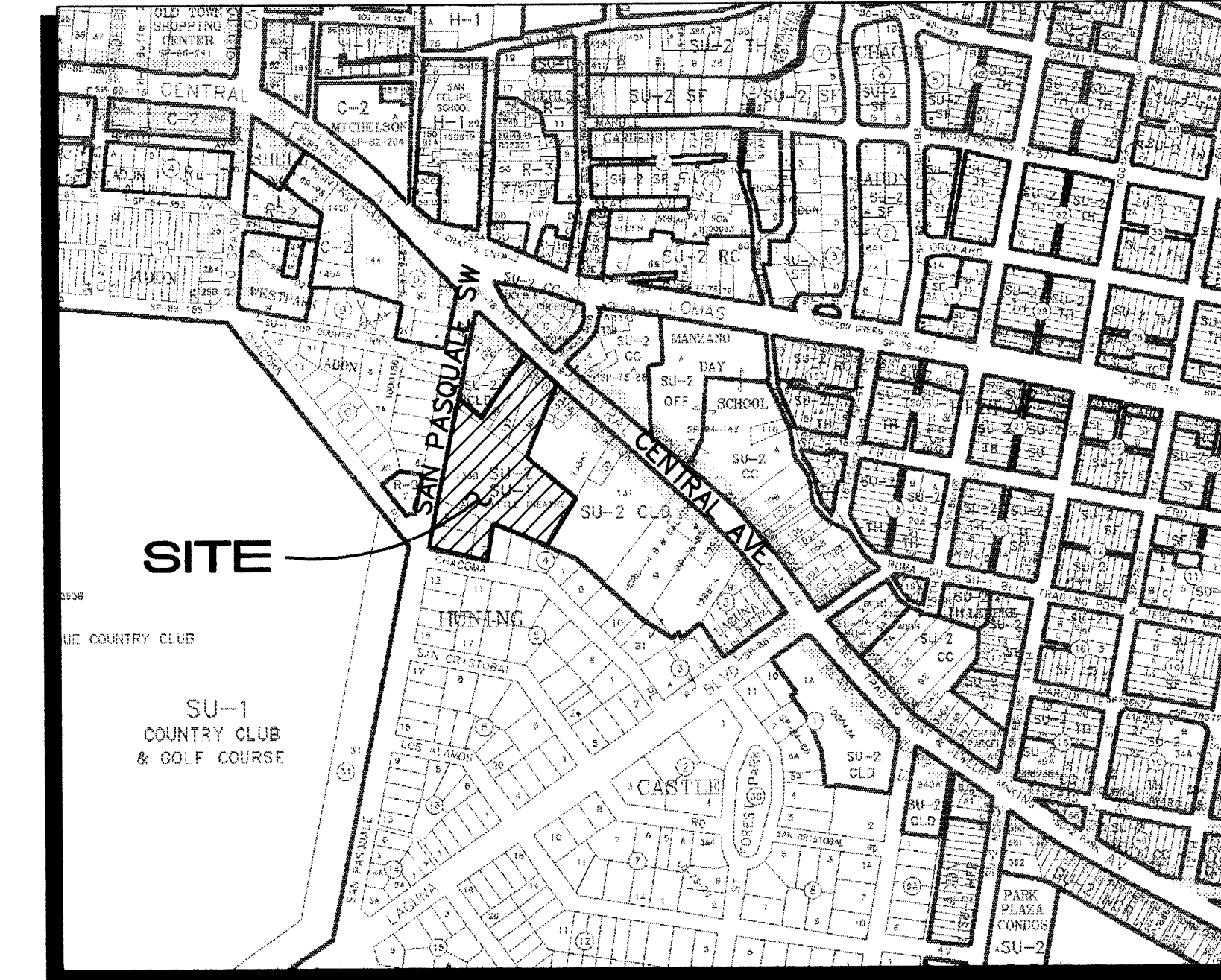
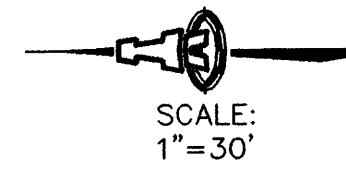
EXISTING CONDITIONS: THE SITE IS CURRENTLY DEVELOPED WITH A 500-SEAT THEATRE. THE BALANCE OF THE SITE IS AN ASPHALT-PAVED PARKING LOT AND LANDSCAPED AREAS. SITE RUNOFF DISCHARGES FREELY TO SAN PASQUALE SW. ZONE: 2 LAND TREATMENT: 3% B, 4% C, AND 93% D
 $Q_{100} = (4.56 \text{ CFS/AC})(4.5 \text{ ACRES}) = 20.5 \text{ CFS}$

PROPOSED CONDITIONS: THE PROPOSED ADDITION ENLARGES THE BUILDING TO THE NORTH AND BETTER DEFINES THE PARKING AREA. LANDSCAPING IS PROPOSED WHICH WILL NOT INCREASE SITE RUNOFF FROM THE HISTORIC RATE. LAND TREATMENT: 3% B, 5% C, AND 92% D
 $Q_{100} = (4.55 \text{ CFS/AC})(4.5 \text{ ACRES}) = 20.5 \text{ CFS}$

SITE UTILITIES: CITY WATER AND SEWER SERVICE IS PROVIDED BY FACILITIES IN SAN PASQUALE & CHACOMA WHICH ABUT THE SITE. ADDITIONAL FIRE PROTECTION WILL BE REQUIRED TO PROTECT THE ADDITION.

LEGEND

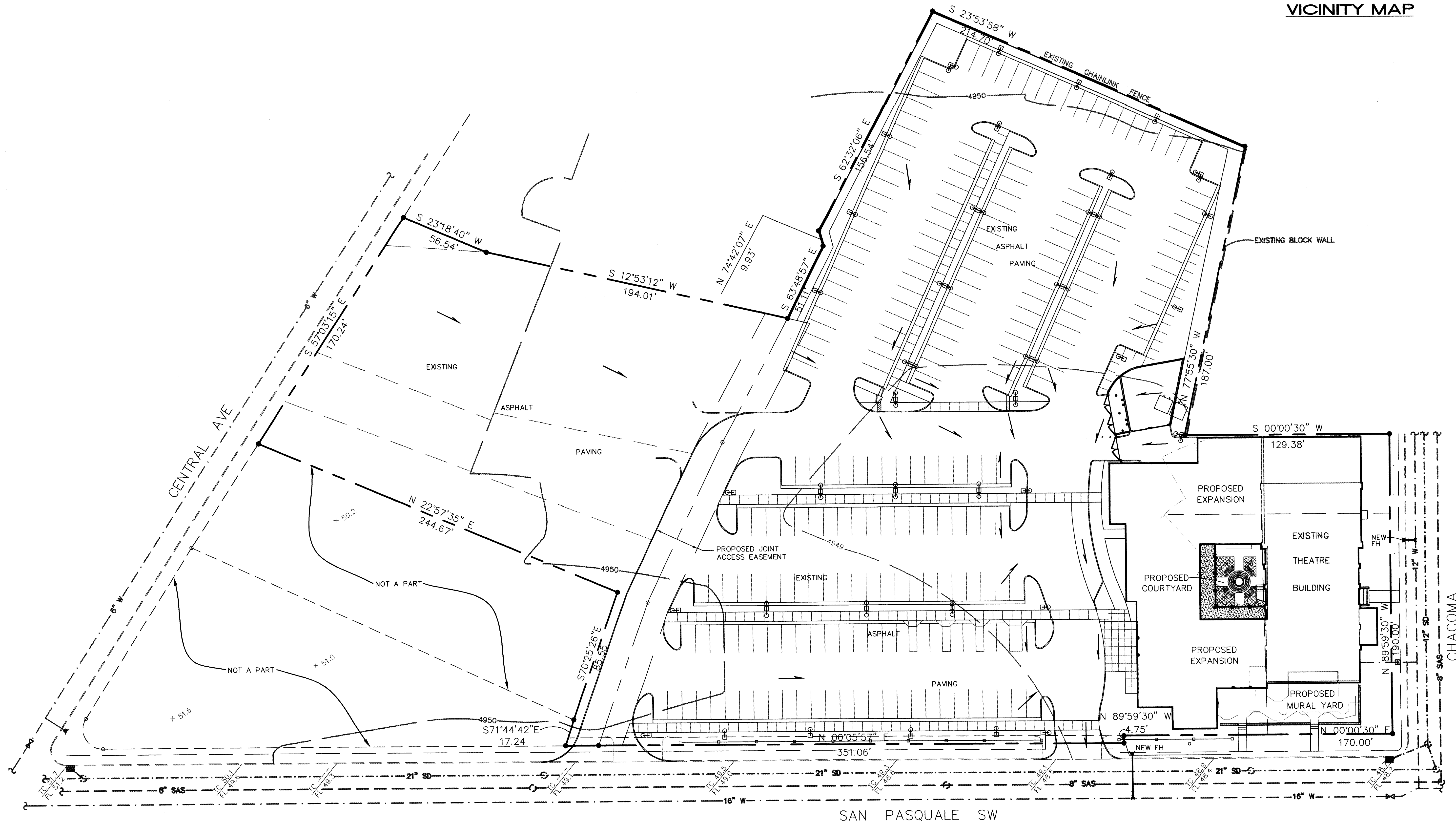
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ⊕ 49.5 PROPOSED SPOT ELEVATION
- × 51.0 EXISTING SPOT ELEVATION
- TC 81.9 TOP OF CURB ELEVATION
- FL 81.4 FLOWLINE ELEVATION
- FLOW ARROW



J-13

VICINITY MAP

1"=750'±



ARCHITECT

ENGINEER



PROJECT

**ALBUQUERQUE LITTLE THEATRE
EXPANSION**
224 San Pasquale Ave. SW.
Albuquerque, New Mexico

REVISIONS

- △
- △
- △
- △
- △

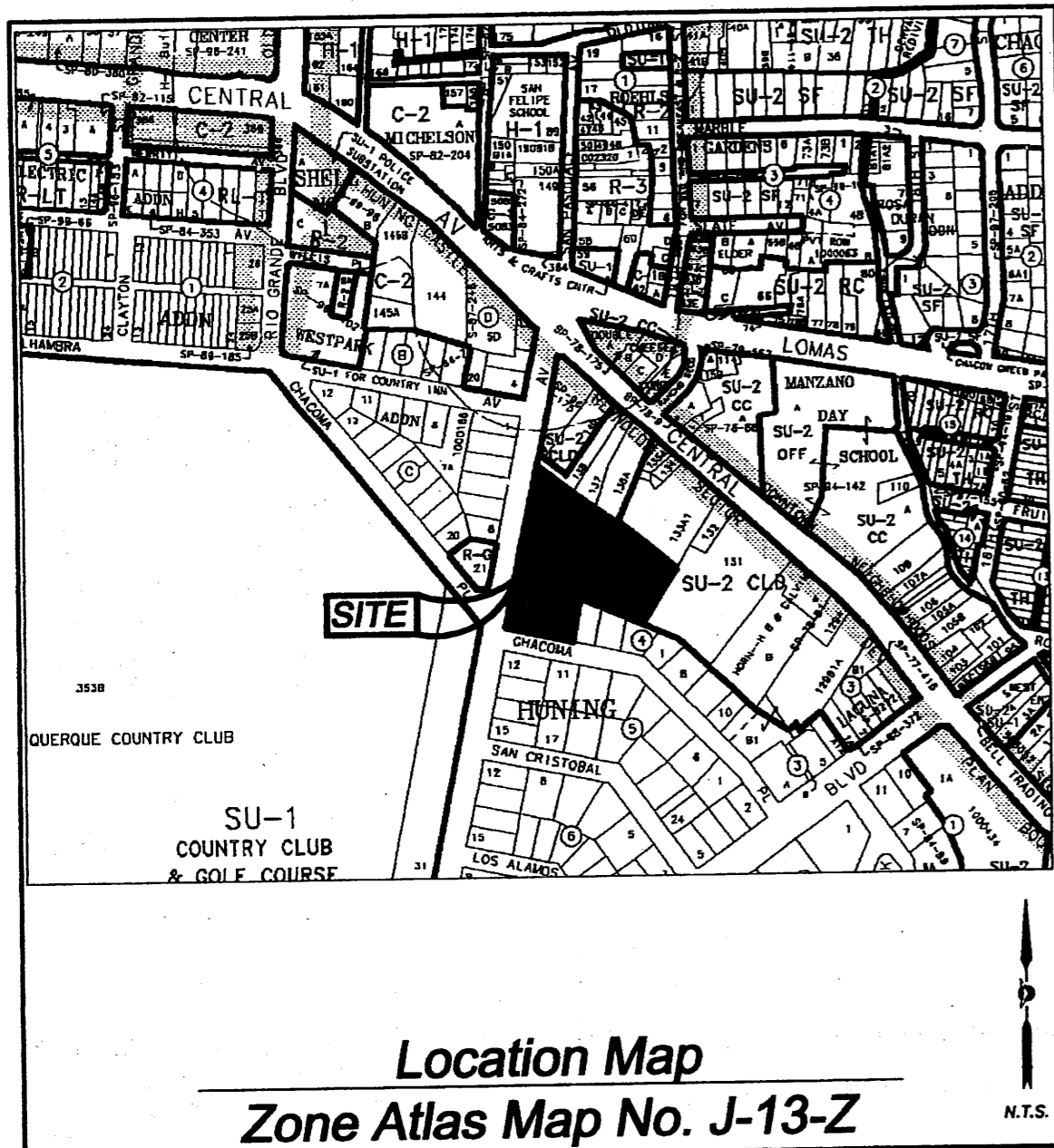
DRAWN BY	RFH
REVIEWED BY	FCA
DATE	02/28/08
PROJECT NO.	02081
DRAWING NAME	

**CONCEPTUAL
GRADING,
DRAINAGE,
& UTILITY PLAN**

SHEET NO.

C1

PLANNING



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.3882 ACRES±
 ZONE ATLAS INDEX NO: J-13-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 8, 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS AND TO GRANT EASEMENTS.

Notes:

- MISC. DATA: ZONING SU-1 AND SU-2
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006360895

Easements

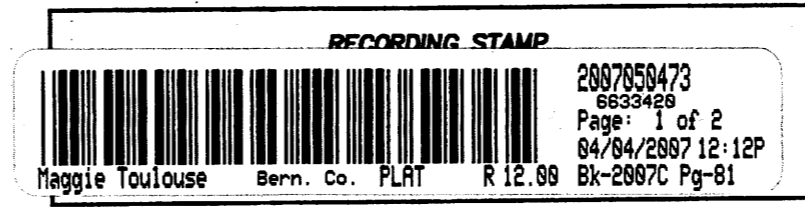
THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS B-1 AND B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15, 2007, IN BOOK 2007C, PAGE 65, CONTAINING 3.3882 ACRES MORE OR LESS, NOW COMPRISING TRACTS B-1-A AND B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE.

Plat of
 Tracts B-1-A and B-2-A
**Lands of Albuquerque
 Little Theatre**
 Albuquerque, Bernalillo County, New Mexico
 March 2007

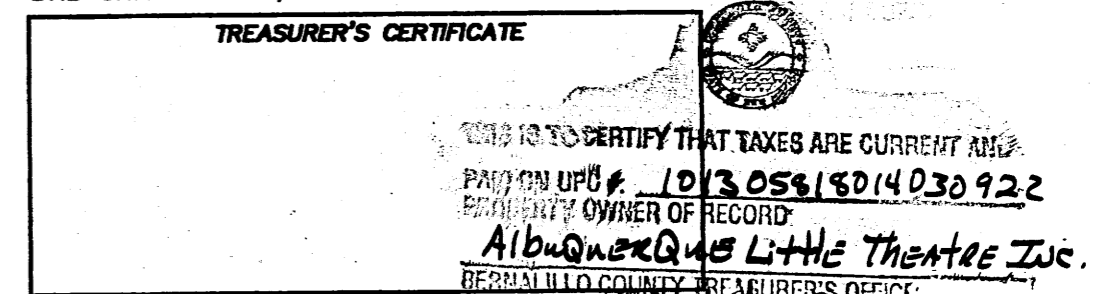
Project No. 1003010
 Application No. 06DRB-01290

Utility Approvals

<i>[Signature]</i>	3-30-07
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	3-30-07
PNM GAS SERVICES	DATE
<i>[Signature]</i>	4/2/07
QWEST TELECOMMUNICATIONS	DATE
<i>[Signature]</i>	3-30-07
COMCAST	DATE

City Approvals

<i>[Signature]</i>	3-29-07
CITY SURVEYOR	DATE
NA	4/04/07
REAL PROPERTY DIVISION	DATE
<i>[Signature]</i>	4/04/07
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	4-3-07
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	4-3-07
WATER UTILITY DEPARTMENT	DATE
<i>[Signature]</i>	4/3/07
PARKS AND RECREATION DEPARTMENT	DATE BLS
<i>[Signature]</i>	4/2/07
AMAFCA	DATE
<i>[Signature]</i>	4/2/07
CITY ENGINEER	DATE
<i>[Signature]</i>	4/04/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate *[Signature]* DD 4/4/07

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

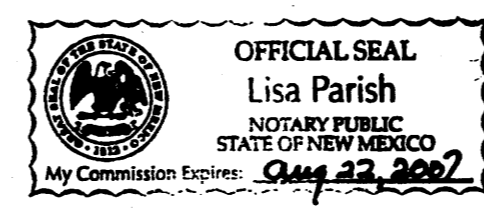
[Signature] 9-5-06
 DATE

JEAN BLOCK
 CHAIR OF THE BOARD
 THE ALBUQUERQUE LITTLE THEATRE, INC.
 A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF Sept., 2006 BY
 JEAN BLOCK, CHAIR OF THE BOARD, THE ALBUQUERQUE LITTLE THEATRE, INC., A NEW MEXICO CORPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: Aug 22, 2007
 NOTARY PUBLIC



[Signature] 09/05/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Plat of
Tracts B-1-A and B-2-A
Lands of Albuquerque
Little Theatre
 Albuquerque, Bernalillo County, New Mexico
 March 2007

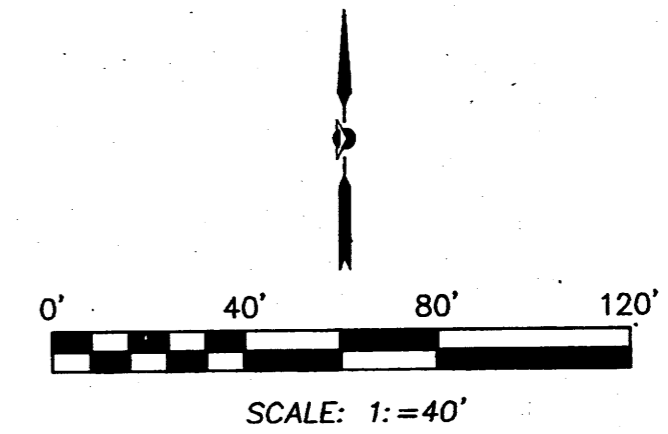
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Maggie Toulouse Bern. Co. PLRT R 12.00

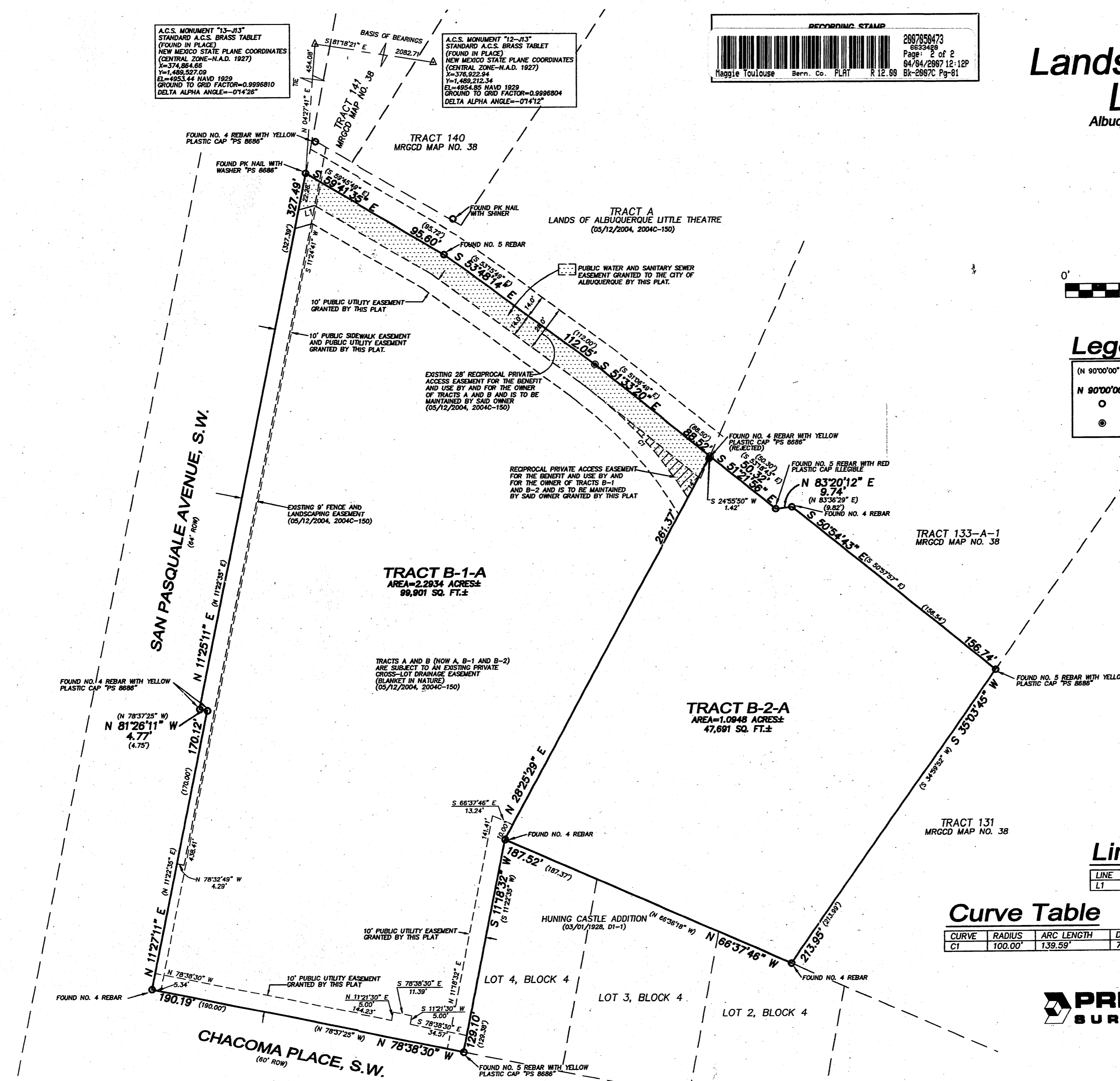
A.C.S. MONUMENT "13-113"
 STANDARD A.C.S. BRASS TABLE
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=374,854.65
 Y=1,489,527.09
 EL=4953.44 NAVD 1929
 GROUND TO GRID FACTOR=0.9996810
 DELTA ALPHA ANGLE=-07'42"

A.C.S. MONUMENT "12-113"
 STANDARD A.C.S. BRASS TABLE
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
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 Y=1,489,212.34
 EL=4954.85 NAVD 1929
 GROUND TO GRID FACTOR=0.9996804
 DELTA ALPHA ANGLE=-07'42"



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



TRACT B-1-A
 AREA=2.2834 ACRES±
 98,901 SQ. FT.±

TRACT B-2-A
 AREA=1.0848 ACRES±
 47,691 SQ. FT.±

Line Table

LINE	BEARING	DISTANCE
L1	N 75°15'00" E	10.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
CT	100.00'	139.59'	79°58'49"	83.88'	128.53'	S 11°33'55" E



8500-A Jefferson Street, NE
 Albuquerque, NM 87113

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 505.856.5700 PHONE
 505.856.7900 FAX

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**Housing @ The
Albuquerque Little Theatre**
Central Ave. SW
Albuquerque, New Mexico

LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	EXISTING CURB
■	EXISTING INLET
●	EXISTING SANITARY SEWER LINE
○	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATERLINE
∞	EXISTING GATE VALVE
□	EXISTING WATER SERVICE METER
○	EXISTING FENCE
FL=36.8	EXISTING FLOWLINE ELEVATION
37.6	EXISTING SPOT ELEVATION
48	PROPOSED CONTOUR LINE
85.00	PROPOSED SPOT ELEVATION
48.80 48.30	PROPOSED TOP CURB ELEVATION PROPOSED FLOWLINE ELEVATION
—	ROOF DRAIN
●	PROPOSED SAS MANHOLE
---	PROPOSED SWALE

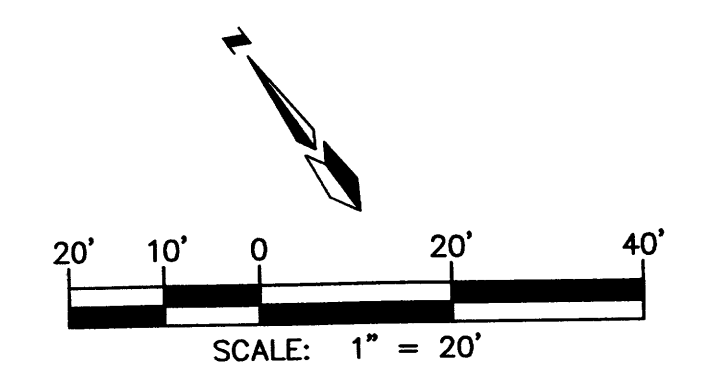
LEGAL DESCRIPTION
TRACT A, LANDS OF ALBUQUERQUE LITTLE THEATER.

REVISIONS

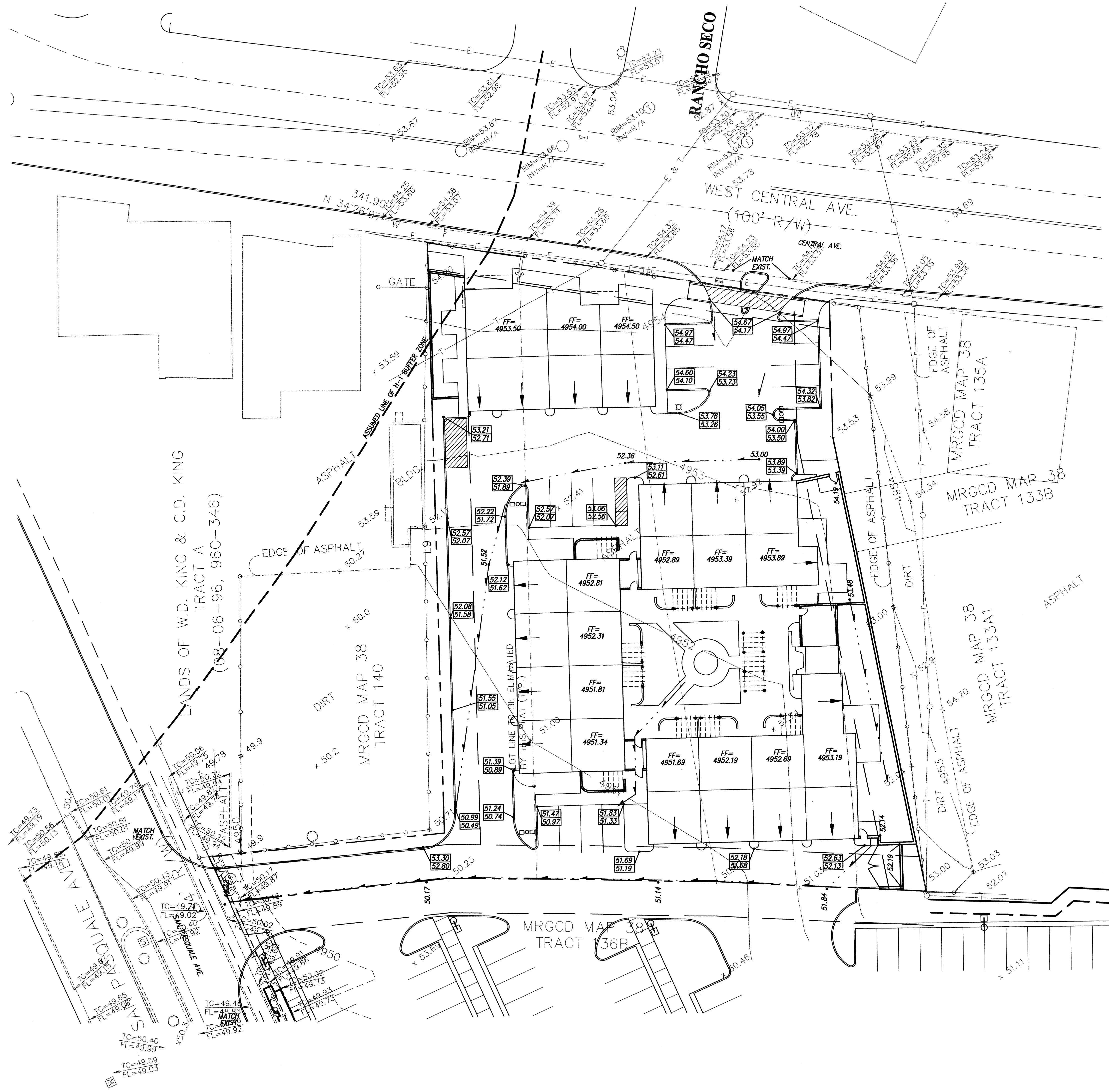
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DRAWN BY dr
REVIEWED BY CG
DATE 06.01.04
PROJECT NO. 04037
CONCEPTUAL GRADING PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87189
(505)828-2200, FAX (505)797-9539



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Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsobq.com

ARCHITECT

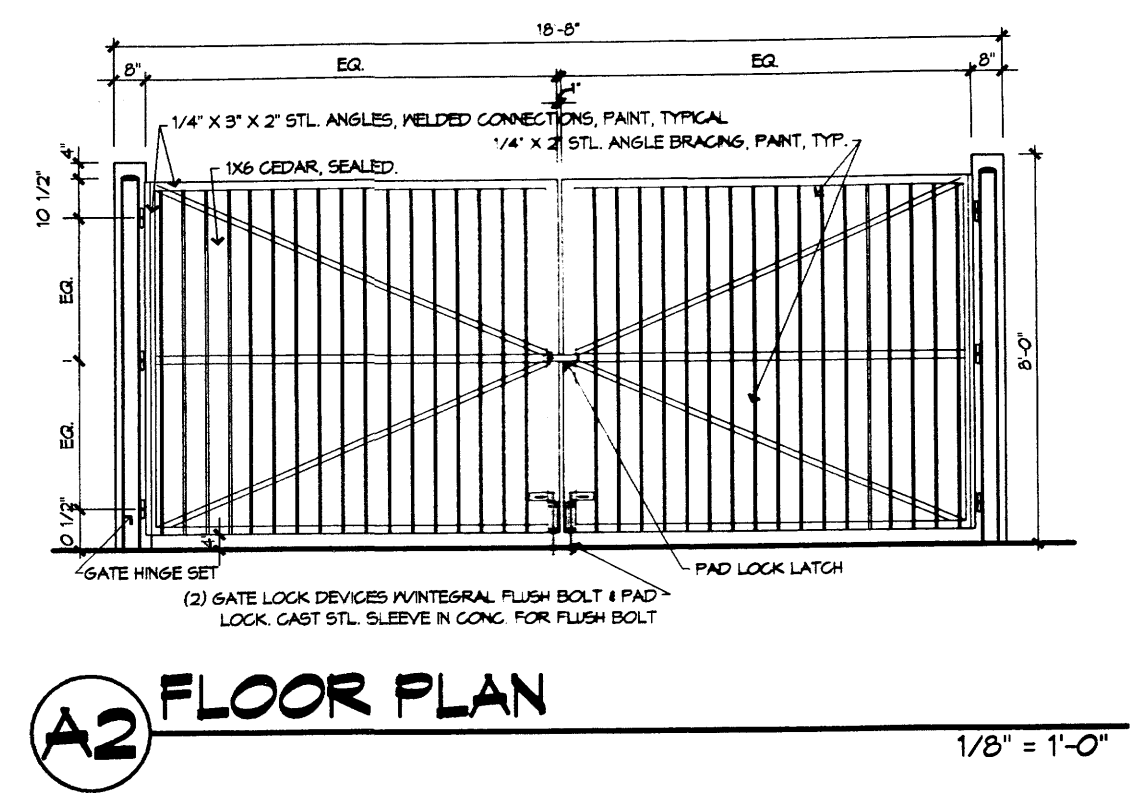
ISSUED FOR
DRB
10.26.04

ENGINEER

PROJECT

Housing @ The Albuquerque Little Theater Central Ave. SW Albuquerque, New Mexico

VICINITY MAP J-13-Z



LEGAL DESCRIPTION

Tract lettered A plat of Tracts A & B LANDS OF ALBUQUERQUE LITTLE THEATER in Section 10, T10N, R3E NMPM as the same is shown and designated on said plat, thereof filed in the office of the County Clerk of Bernalillo County on May 12, 2004 in Book 2004C, Page 150.

SITE DATA

Current Zoning: CLD Commercial/Low Density
Zoning Ordinance: Huning Castle and Reynolds Addition Sector Development Plan
Minimum Setbacks: 5' from Central Avenue, 15' from all other lot lines.
Maximum Density: Maximum Floor area ratio is .61
Maximum Height: Maximum height is 46'
Usable Open Space: 400 sf for each efficiency or one-bedroom dwelling unit, 500 sf for each two-bedroom dwelling unit, and 600 sf for each dwelling unit containing three or more bedrooms.
2 BDR units * 2 = 1,000 sf
3 BDR units * 3 = 5,400 sf
= 6,400 sf Usable Open Space required

PROPOSED
Proposed Use: Retail/Office & Apartments
Lot Area: 44,632 sf or 1.02 acres
Setbacks: 5' from Central Avenue & 15' from all other lot lines
Density: 21,211 sf Habitable/44,632 sf (site) = .47 FAR
Height: 30' at highest point, refer to Building Elevations on sheet A301 (sheet 5 of 6).
Usable Open Space:
Lot Area = 44,632 sf
Paved Area = 15,501 sf
Building Footprint = 14,428 sf
Lot Area - [Paving Area and Building Footprint] = Usable Open Space
44,632 - (15,501 + 14,428) = 14,703 sf Usable Open Space provided

PROJECT DATA

Duelling Units:
Unit A - 3BR/2BA - 4 units x 1,945 sf = 7,780 sf
Unit B - 4BR/2BA - 4 units x 2,192 sf = 8,768 sf
Unit C - 2BR/2BA - 2 units x 1,428 sf = 2,856 sf
Unit D - 3BR/2BA - 1 unit x 2,122 sf = 2,122 sf
Total 11 units = 21,486 sf

Retail Space @ First Floor:
Retail 1 - 408 sf
Retail 2 - 455 sf
Retail 3 - 846 sf
Total = 1,709 sf

Office Space @ Second Floor:
Office 1 - 1,041 sf
Office 2 - 1,115 sf
Office 3 - 1,866 sf
Total = 4,022 sf

Total Habitable Area = 27,211 sf

PARKING DATA

Required: 1 Parking Space for each bathroom within the dwellings unit but no less than 15 spaces. All proposed dwelling units have 2 bathrooms therefore each unit is required to have 2 parking spaces.

1 space for every 200 sf of Habitable Retail or Office space.
Habitable Retail & Office space = 5,731 sf
Less Storage & Egress Area = 860 sf
Net Leasable Area = 4,871 sf

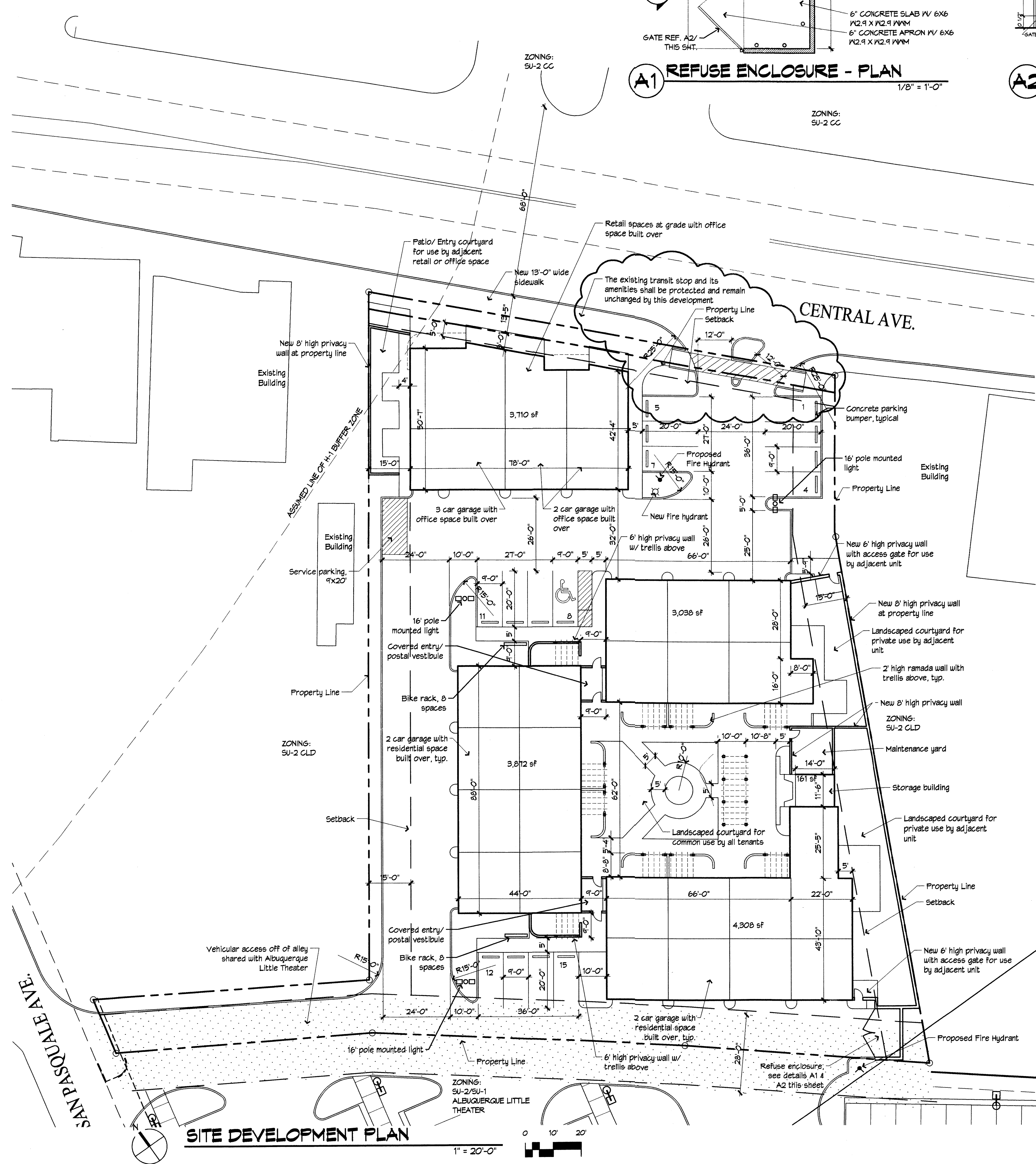
4,871 / 200 = 24.36 = 25 spaces
Less 10% for transit corridor = 2
Total 23 spaces required

Proposed:
All proposed dwelling units are provided with a 2 car garage.

Retail & Office parking provided:
Covered spaces 7
Standard spaces 15
Handicapped spaces 1
Total 23 spaces provided

Bicycle Parking Required:
Residential: 1 Bicycle space per 2 dwelling units.
Nonresidential: 1 Bicycle space per 20 automobile parking spaces
11 dwelling units = 6 bicycle spaces.
23 nonresidential parking spaces = 2 bicycle spaces
= 8 spaces required

Bicycle Parking Provided:
16 Bicycle spaces provided



APPROVED CHECKING OFFICE
624-3611
APPROVED FOR HYDRAULIC(S) ONLY
10/27/04
SIGNATURE & DATE

PROJECT NUMBER: 1003010

APPLICATION NUMBER: 04EPC-00860 EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS

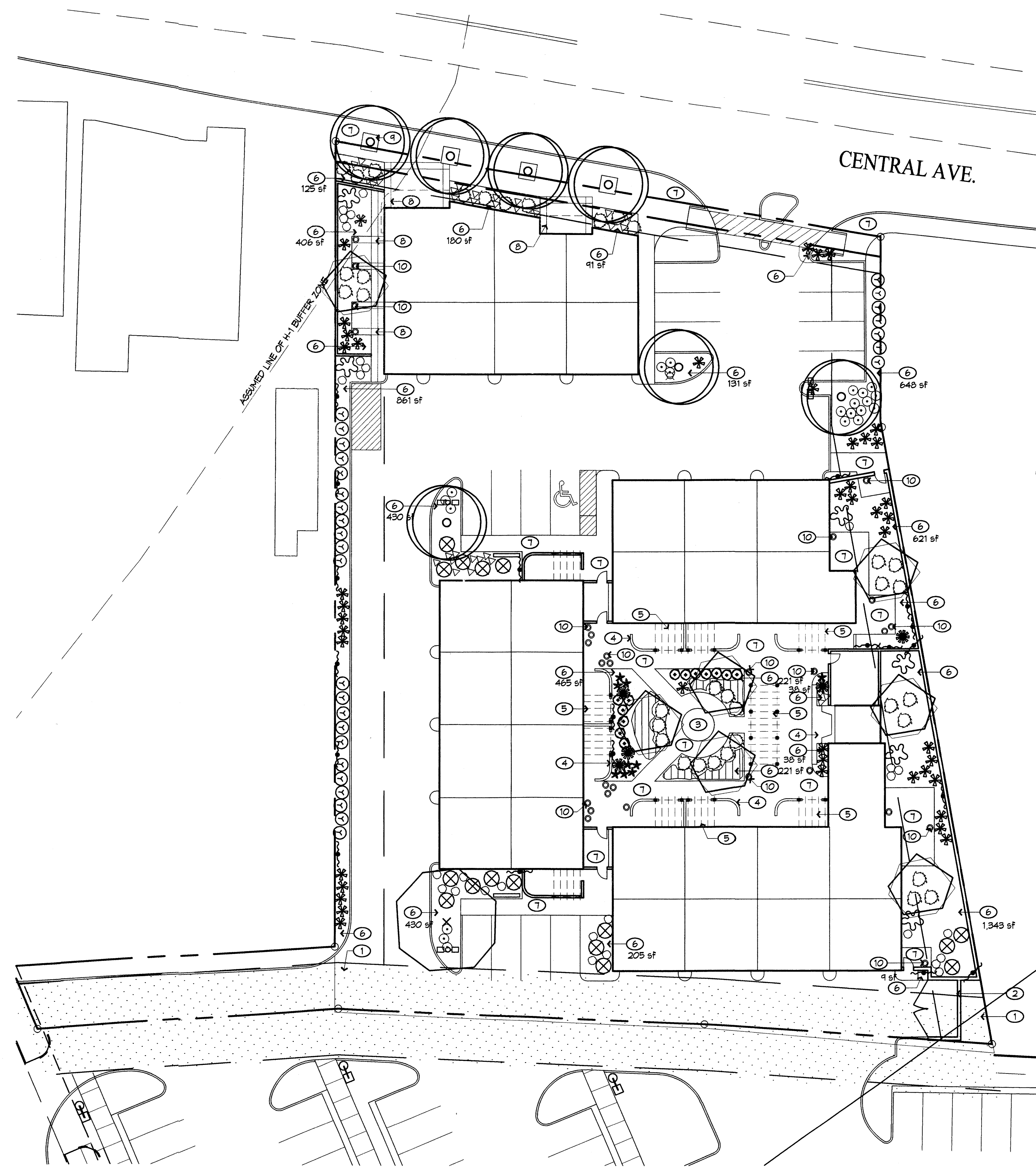
△	9/20/04	EPC Conditions Incorporated
△		
△		
△		

DRAWN BY: dr
REVIEWED BY: CG
DATE: 10.26.04
PROJECT NO: 04091
DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. **A001**

PLANTING LEGEND

TREE				
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name
	7	11x5' B&B	DESERT MALLOW	Chilopsis linearis
	1	2'-Cal @ 10'x4'	VALLEY COTTONWOOD	Populus wislizenii
	4	2'-Cal @ 9'x4'	PURPLE ROBE LOCUST	Robinia X ambigua
SHRUBS				
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name
	13	1-Gal @ 9'x4'	MARIOLA	Parthenium incanum
	24	1-Gal @ 9'x6'	TURPENTINE BUSH	Ericameria laricifolia
ACCENTS				
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name
	7	12'x12'	FARRY'S AGAVE	Agave parryi
	52	5-Gal @ 12'x12'	RED HESPERALOE	Hesperaloe parviflora
	16	15-Gal @ 2'x2'	ARIZONA BEARGRASS	Nolina microcarpa
	6	5-Gal @ 4 PAD MIN	DESERT PRICKLY PEAR	Opuntia engelmannii
	5	6' - 2 HEADS	THOMPSON'S YUCCA	Yucca thompsoniana
GROUNDCOVERS / VINES / POTTED PLANTS				
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name
	28	1-Gal @ 9'x6'	SUNSET HYSSOP	Agastache rupestris
	21	1-Gal @ 6'x6'	PRAIRIE SAGE	Artemisia ludoviciana
	35	5-Gal @ 15'x15'	DEER GRASS	Muhlenbergia rigens
	36	1-Gal @ 6'x6'	ROCKY MTN PENSTEMON	Penstemon strictus
	14	5-Gal @ 2'x1'	YELLOW LADY BANKS' ROSE	Rosa banksiae 'Lutea'
	125	4' Pots @ 3'x4'	TURKISH SPEEDWELL	Veronica lluanensis
	25	POTTED PLANT LOCATIONS: TERRA COTTA POTS, 18"-24" SIZES, INCLUDING POTTING SOIL. INSTALL EACH WITH HARDY, DROUGHT TOLERANT ACCENT AND SEASONAL FLOWER PLANTINGS, SUCH AS: DANLBERG'S DAISY, BLUE CUP FLOWER, RED YUCCA, PRICKLY PEAR CACTUS, AGAVE AND HUMMINGBIRD TRUMPET; HAND WATER AS NEEDED.		



KEYED NOTES

1. SHARED ACCESS EASEMENT (TYP)
2. SERVICE YARD WITH GATE
3. FOUNTAIN
4. LOW GARDEN WALL (TYP)
5. SHADE RAMADA (TYP)
6. LANDSCAPE AREA: SANTA ANA TAN CRUSHER FINES MULCH, DEPTH: 2", NO FILTER FABRIC (TYP)
7. BRICK OR CONCRETE PAVING (TYP)
8. DECORATIVE PAVING (TYP)
9. TREE GRATE (TYP)
10. POTTED PLANT LOCATION: SEE PLANT LEGEND (TYP)

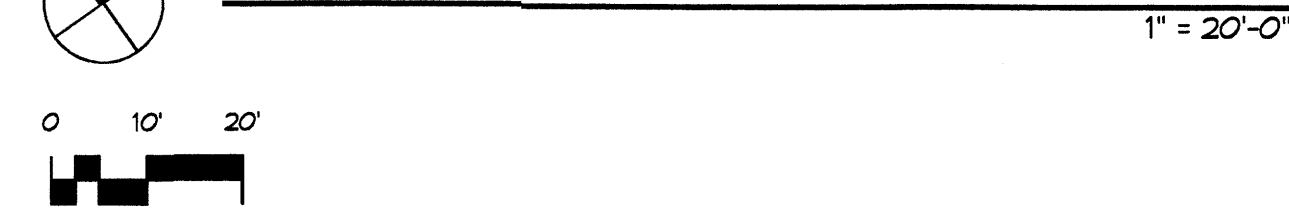
LANDSCAPE NOTES

1. DESIGN: THE PLANTING DESIGN ACCENTUATES THE SITE PLANS VEHICULAR AND PEDESTRIAN PATTERNS. IT RELATES THE FEEL OF THE NATURAL VALLEY AND OLD TOWN NEIGHBORHOODS WITH THE ARID, HIGH DESERT CLIMATE. MEDIUM TO LARGE TREES, SEMI-EVERGREEN VINES, AND UNDERSTORY GROUNDCOVERS SHADE PARKING AREAS AND HELP SCREEN VIEWS ONTO ADJACENT PROPERTIES. PRIVATE, INTERIOR SPACES UTILIZE DECORATIVE PAVING, ALONG WITH A DESERT-OASIS EFFECT OF COMPACT, LOW WATER-USE TREES OTHER REGIONALLY NATIVE PLANTINGS, INCLUDING FORM, FLOWER COLOR AND EVERGREEN APPEARANCE. ORNAMENTAL GRASSES AND FLOWERING GROUNDCOVERS WERE USED IN SOME PROTECTED, SHADY AREAS THROUGHOUT THE PROJECT. SUCCULENTS ARE PROPOSED IN STRATEGIC LOCATIONS TO REINFORCE THE LANDSCAPE'S SENSE OF PLACE NEAR OLD-TOWN, USED TO REINFORCE ALBUQUERQUE'S REGIONAL AND HISTORIC IDENTITY.
2. PLANTING AND IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. PLANTING AREAS SHALL ACHIEVE MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY. NOTED PLANT QUANTITIES ARE APPROXIMATE, AND REFLECT THE ESTIMATED NUMBER OF PLANTS NECESSARY TO ACHIEVE THE DESIGN INTENT AND THE REQUIRED COVERAGE AT PLANT MATURITY.
3. PLANTING AND IRRIGATION INSTALLATION SHALL MEET CITY OF ALBUQUERQUE REQUIREMENTS.
4. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 45 MINUTES FOR THE DRIP ZONES AND 20 MINUTES FOR THE SPRAY ZONES. RUN TIME WILL BE ADJUSTED ACCORDING TO SEASON, LOCATION, AND PLANT ESTABLISHMENT. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT FOR GROUND COVER AREAS IN THE INNER COURTYARD. THIS AREA MAY BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
6. POINT OF CONNECTION: A PROPOSED CONNECTION TO CITY WATER FOR IRRIGATION PURPOSES EXISTS ON THE PROPERTY.
7. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH. CRUSHER FINES MULCH WILL BE USED APPROPRIATELY TO ADD VISUAL INTEREST AND PROTECT SOIL MOISTURE.
8. COTTONWOOD TREE: ROOT BARRIER SHALL BE USED AROUND THE EDGE OF THE PARKING MEDIAN WHERE COTTONWOOD TREE IS TO BE INSTALLED. THIS CHEMICALLY TREATED EDGING WILL REPEL SURFACE ROOTS AND ENCOURAGE DEEP ROOTING OF THESE TREES.

LANDSCAPE CALCULATIONS

TOTAL AREA:	44,632 SF
BUILDING AREA:	21,211 SF
NET AREA:	11,415 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	2,612 SF
PROVIDED LANDSCAPE AREA:	6,463 SF
ALLOWABLE HIGH WATER USE TURF (20% OF LANDSCAPE AREA):	261 SF
PROVIDED HIGH WATER USE TURF AREA:	0 SF

LANDSCAPE PLAN



**Housing @ The
Albuquerque Little Theater**
Central Ave. SW
Albuquerque, New Mexico

LEGEND

---	EXISTING CONTOUR MINOR
- - -	EXISTING CONTOUR MAJOR
---	EXISTING CURB
■	EXISTING INLET
●	EXISTING SANITARY SEWER LINE
○	EXIST. SAS
---	EXISTING WATERLINE
⊕	EXISTING GATE VALVE
⊖	EXISTING WATER SERVICE METER
○	EXISTING FENCE
• FL=36.8	EXISTING FLOWLINE ELEVATION
• 37.6	EXISTING SPOT ELEVATION
48	PROPOSED CONTOUR LINE
• 85.00	PROPOSED SPOT ELEVATION
48.80	PROPOSED TOP CURB ELEVATION
48.30	PROPOSED FLOWLINE ELEVATION
—	ROOF DRAIN
●	PROPOSED SAS MANHOLE
---	PROPOSED SWALE

LEGAL DESCRIPTION

TRACT A, LANDS OF ALBUQUERQUE LITTLE THEATER.

REVISIONS

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△	
△	

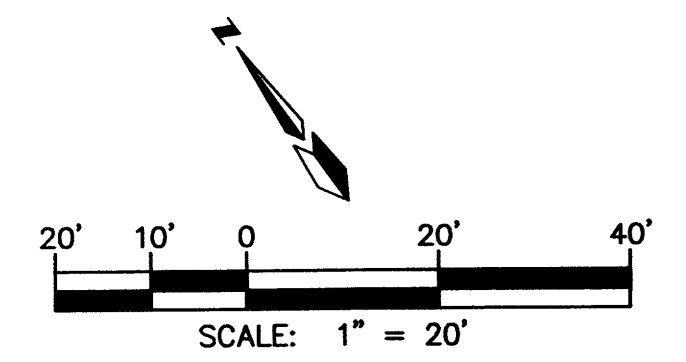
DRAWN BY	dr
REVIEWED BY	CG
DATE	06.01.04
PROJECT NO.	04037
CONCEPTUAL GRADING PLAN	

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

SHEET NO.

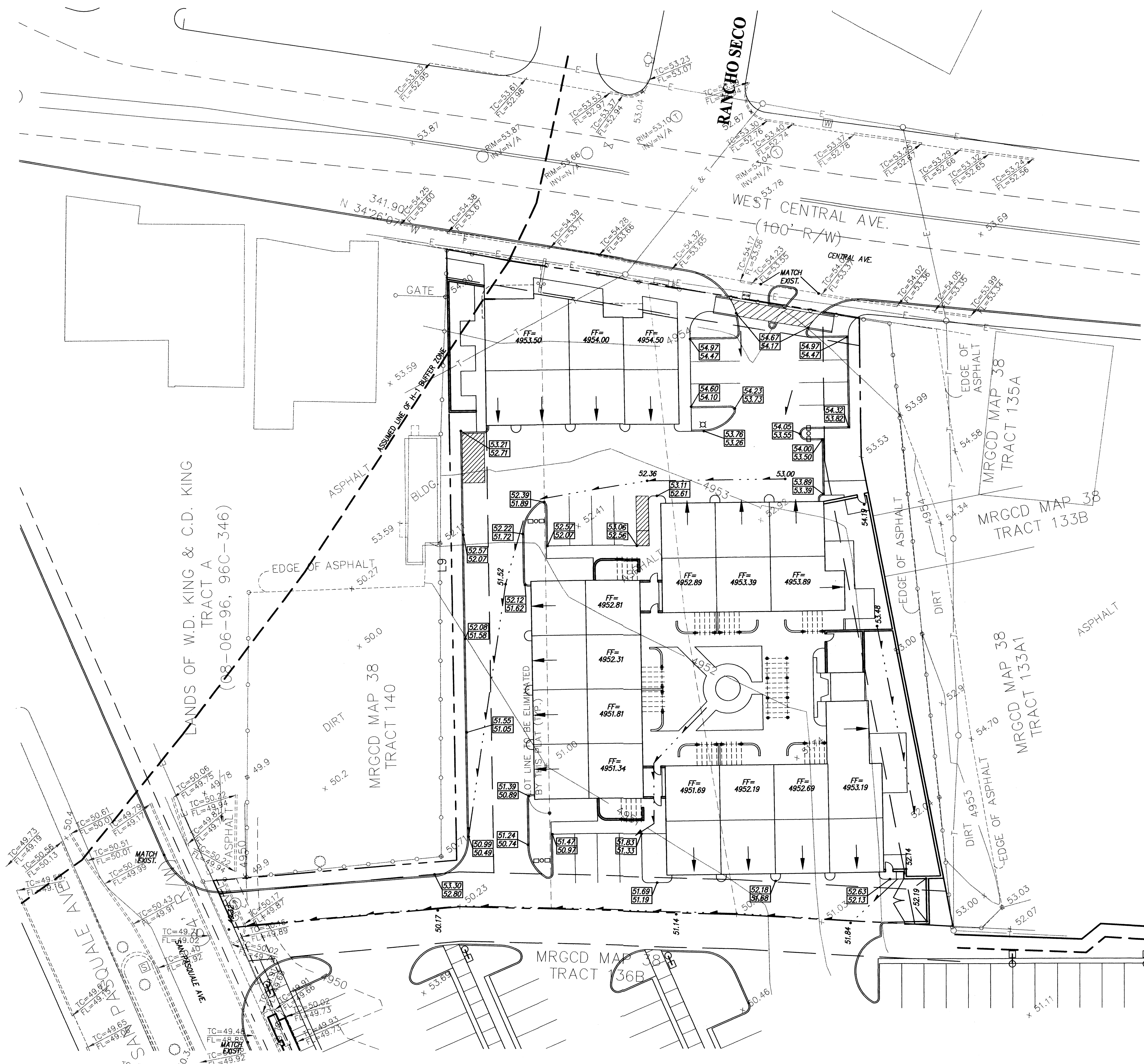
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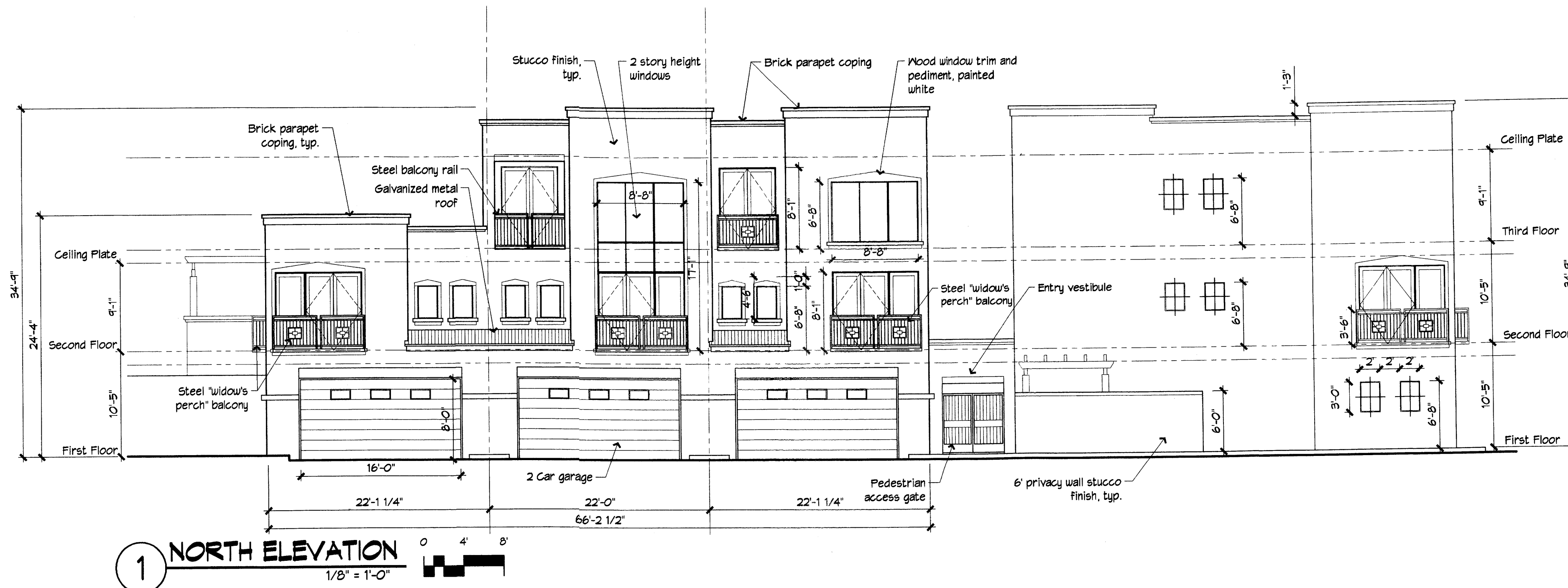
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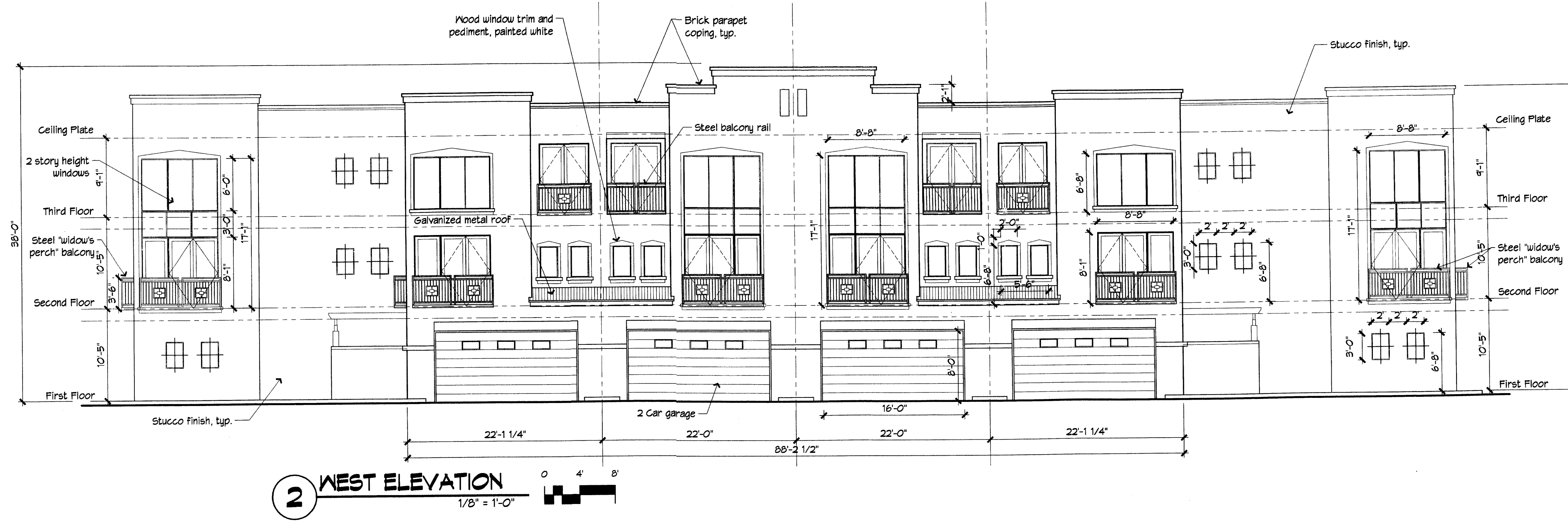
Professional Engineer Seal for Mark Goodwin, State of New Mexico, License No. 11016. Signature: Mark Goodwin, dated 10-26-04.

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1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

FINISH NOTES

- A. All stucco is a light tan color, similar to STO color 20512.
- B. All steel railings, balconies, gates, 4 window grilles are painted black, similar to Sherwin-Williams- Black Magic- 6491.
- C. All trellis structures, and window trim are painted off-white, similar to Sherwin-Williams- Aesthetic White- 1095.
- D. All garage doors, window frames, and door frames are painted off-white, similar to Sherwin-Williams- Aesthetic White- 1095.
- E. Metal roofing is galvanized finish.
- F. Brick coping is mottled red/brown, similar to Kinney Brick- Old Tucson G/S.

architecture
interiors
planning
engineering

**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsobq.com

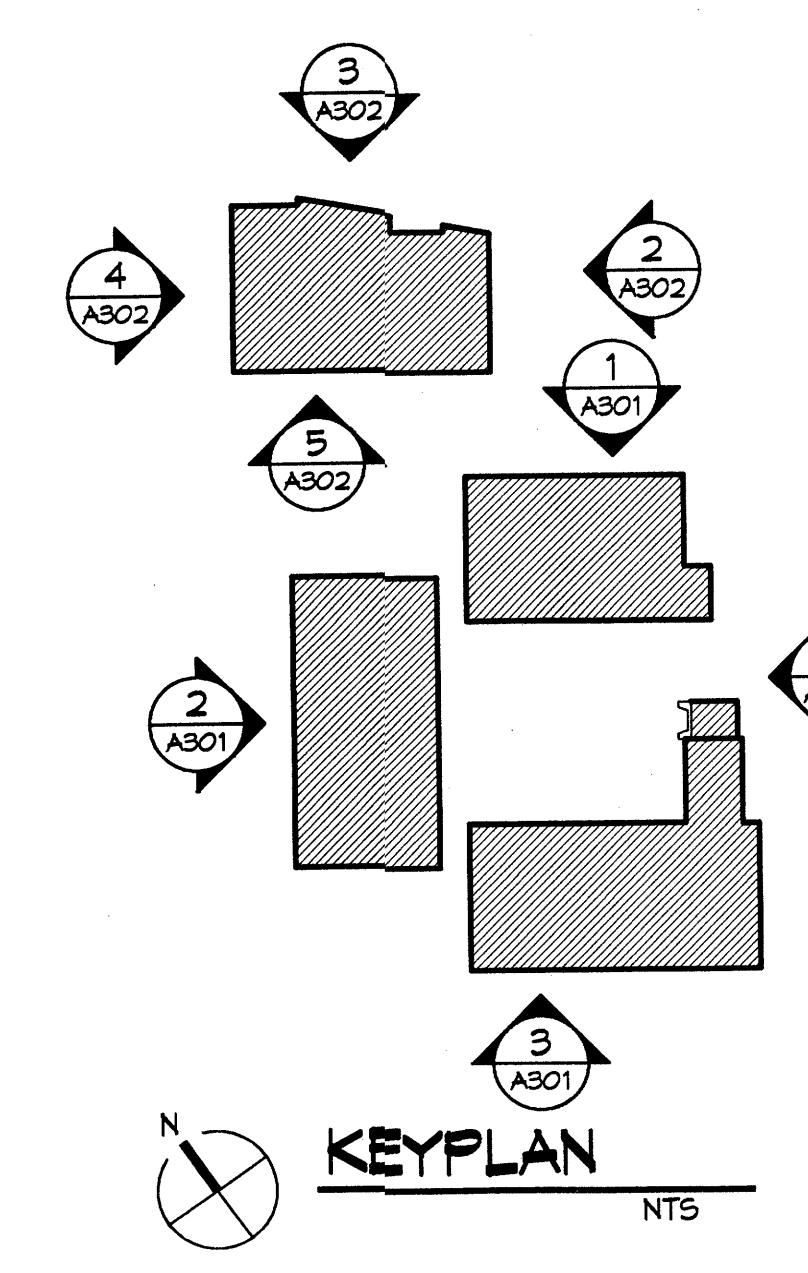
ARCHITECT

ISSUED FOR
DRB
10.26.04

ENGINEER

PROJECT

**Housing @ The
Albuquerque Little Theater**
Central Ave. SW
Albuquerque, New Mexico

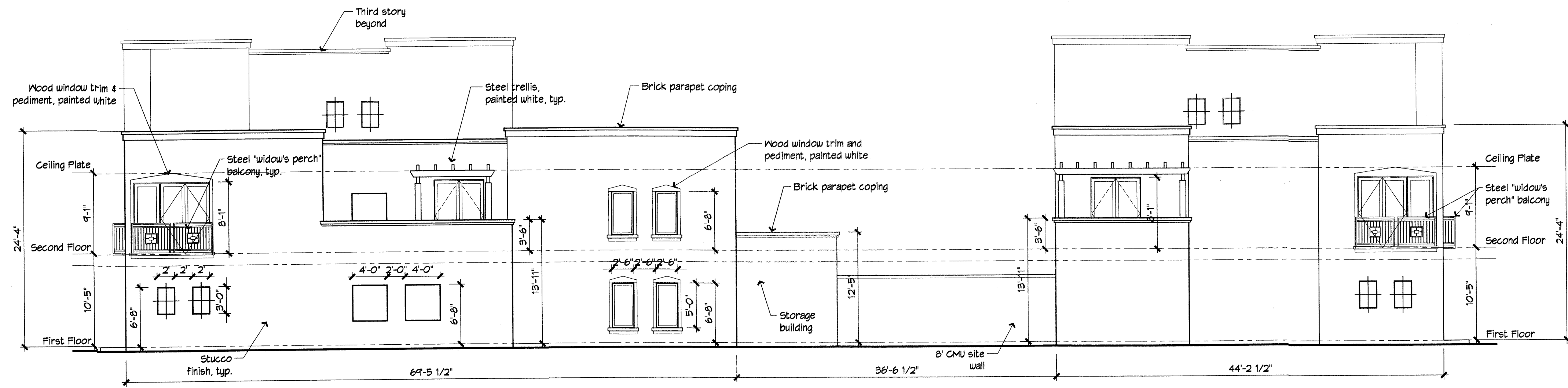


REVISIONS

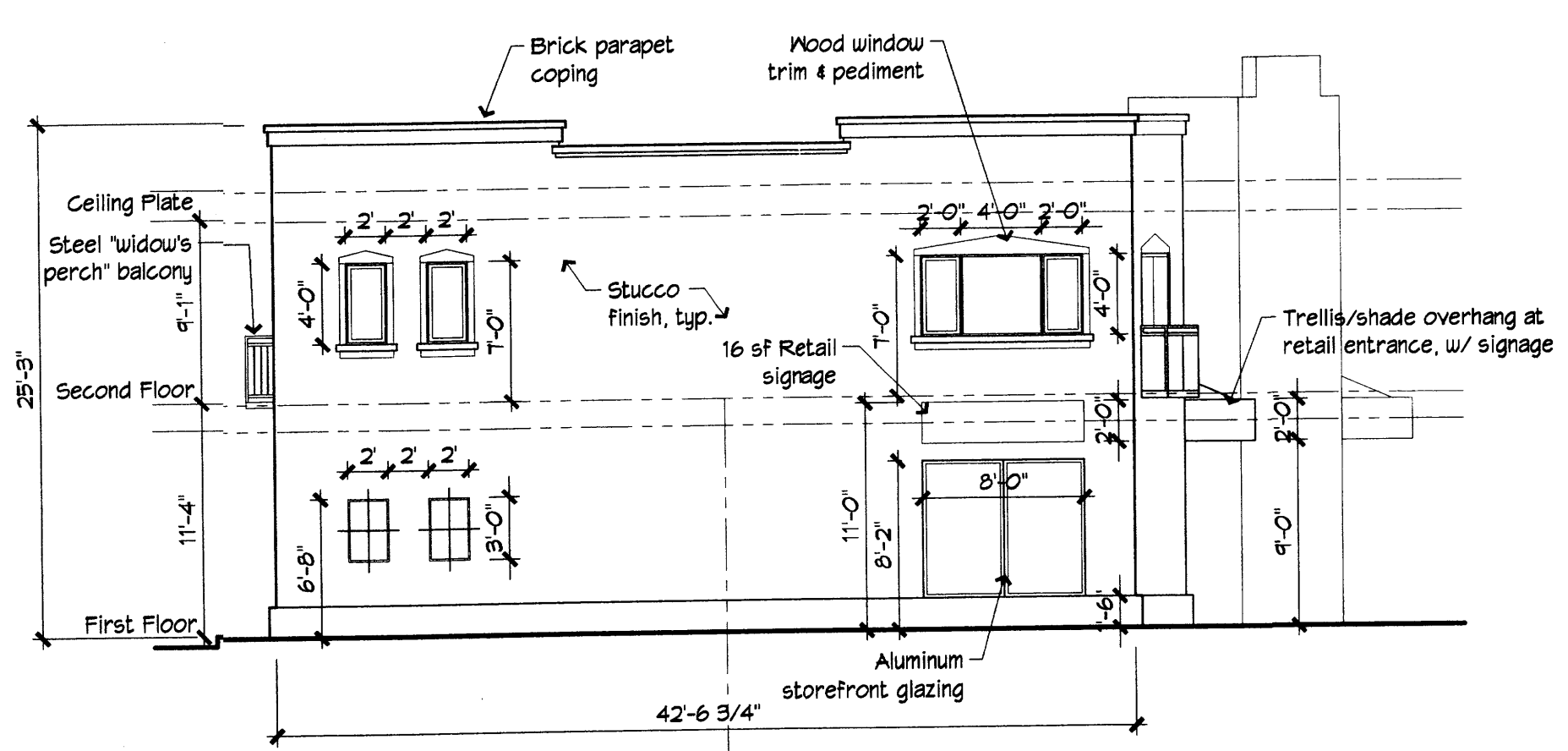
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2	A302	
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DRAWN BY dr
REVIEWED BY CG
DATE 10.26.04
PROJECT NO. 04081
DRAWING NAME BUILDING ELEVATIONS

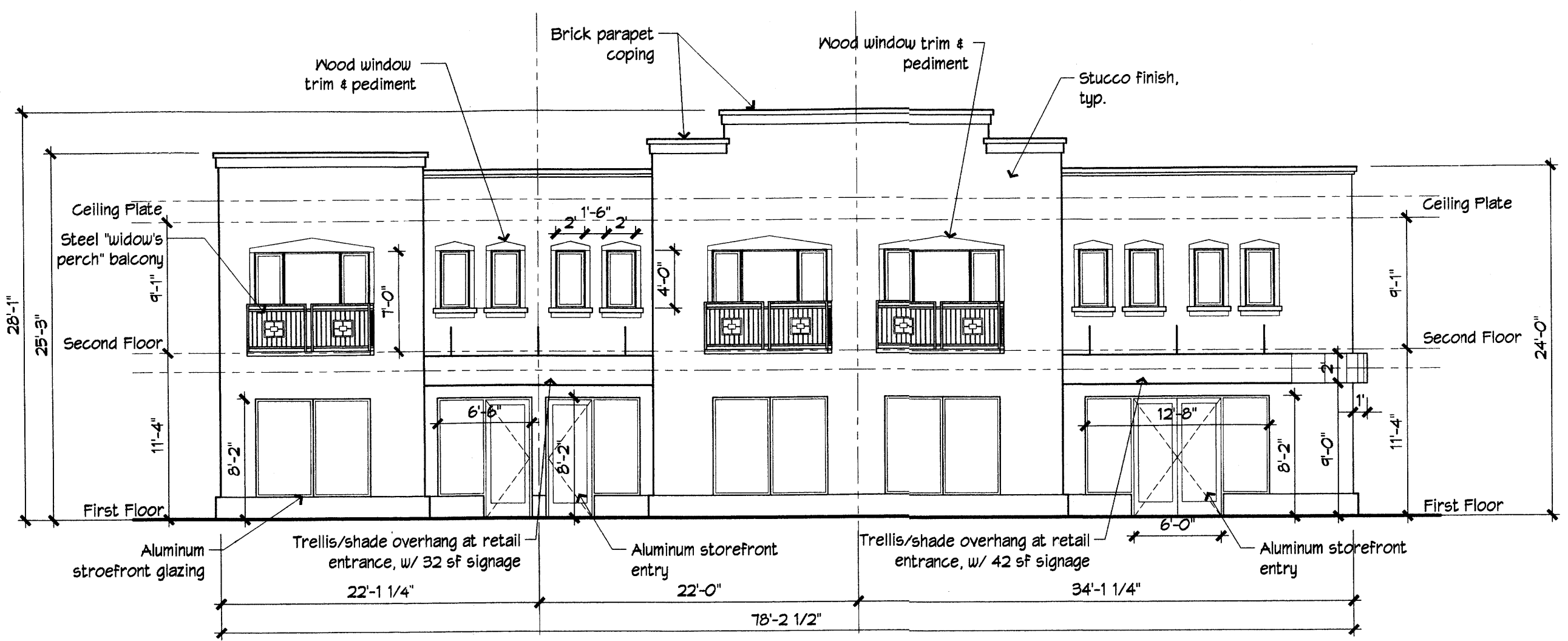
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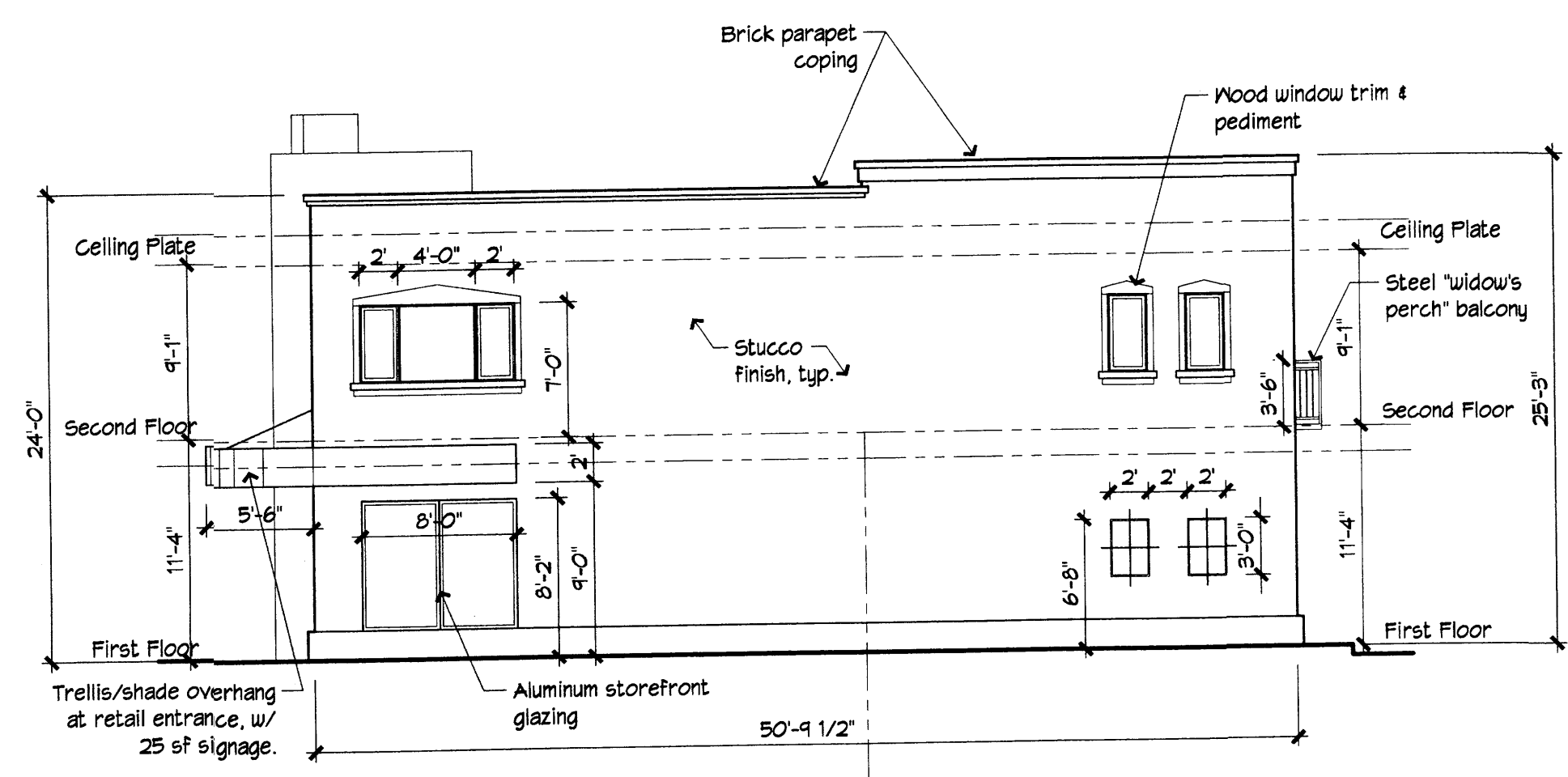
1 EAST ELEVATION
RESIDENCE 1/8" = 1'-0"



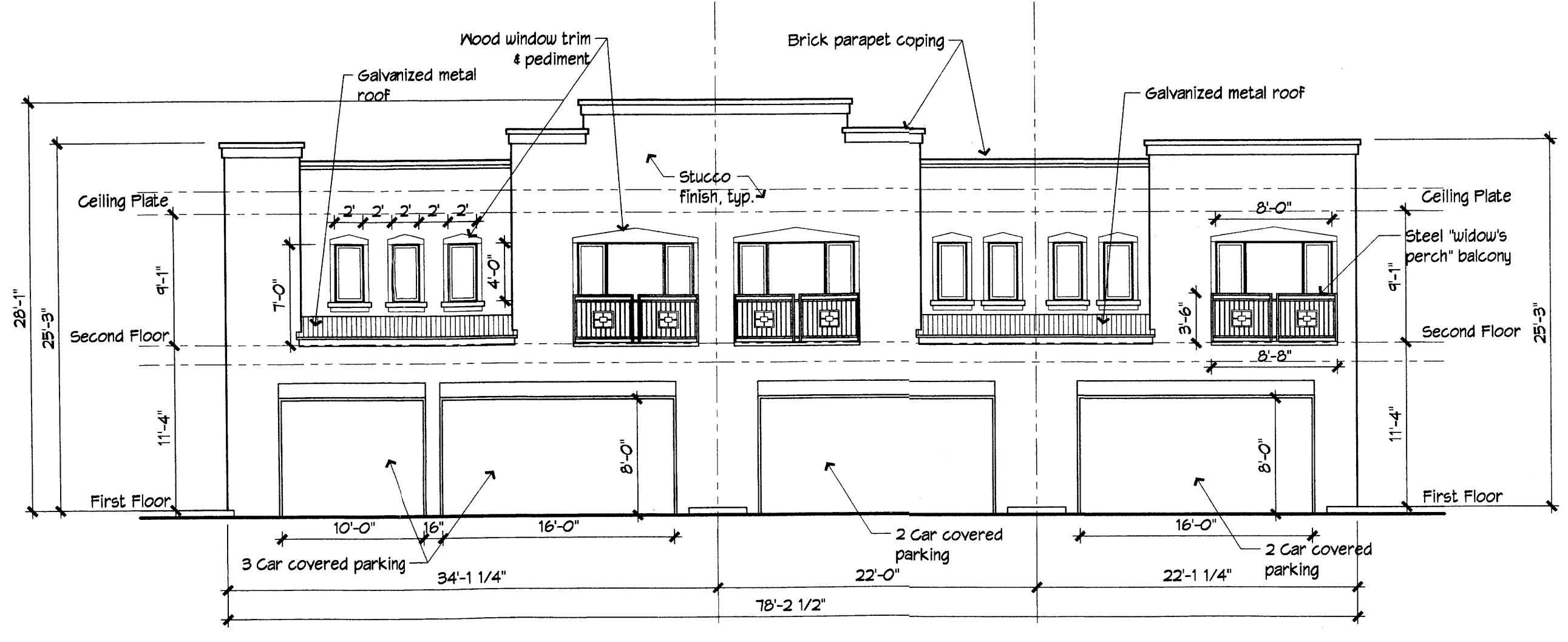
2 EAST ELEVATION
RETAIL/OFFICE 1/8" = 1'-0"



3 NORTH ELEVATION
RETAIL/OFFICE 1/8" = 1'-0"



4 WEST ELEVATION
RETAIL/OFFICE 1/8" = 1'-0"



5 SOUTH ELEVATION
RETAIL/OFFICE 1/8" = 1'-0"

FINISH NOTES

- A. All stucco is a light tan color, similar to STO color 20512.
- B. All steel railings, balconies, gates, & window grilles are painted black, similar to Sherwin-Williams- Black Magic- 6491.
- C. All trellis structures, and window trim are painted off-white, similar to Sherwin-Williams- Aesthetic White- 7035.
- D. All garage doors, window frames, and door frames are painted off-white, similar to Sherwin-Williams- Aesthetic White- 7035.
- E. Metal roofing is galvanized finish.
- F. Brick coping is mottled red/brown, similar to Kinney Brick- Old Tucson Q/S.

SIGNAGE NOTES

- A. All signage will be internally illuminated, individual letters, channel type with acrylic face.

architecture
interiors
planning
engineering

**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsobq.com

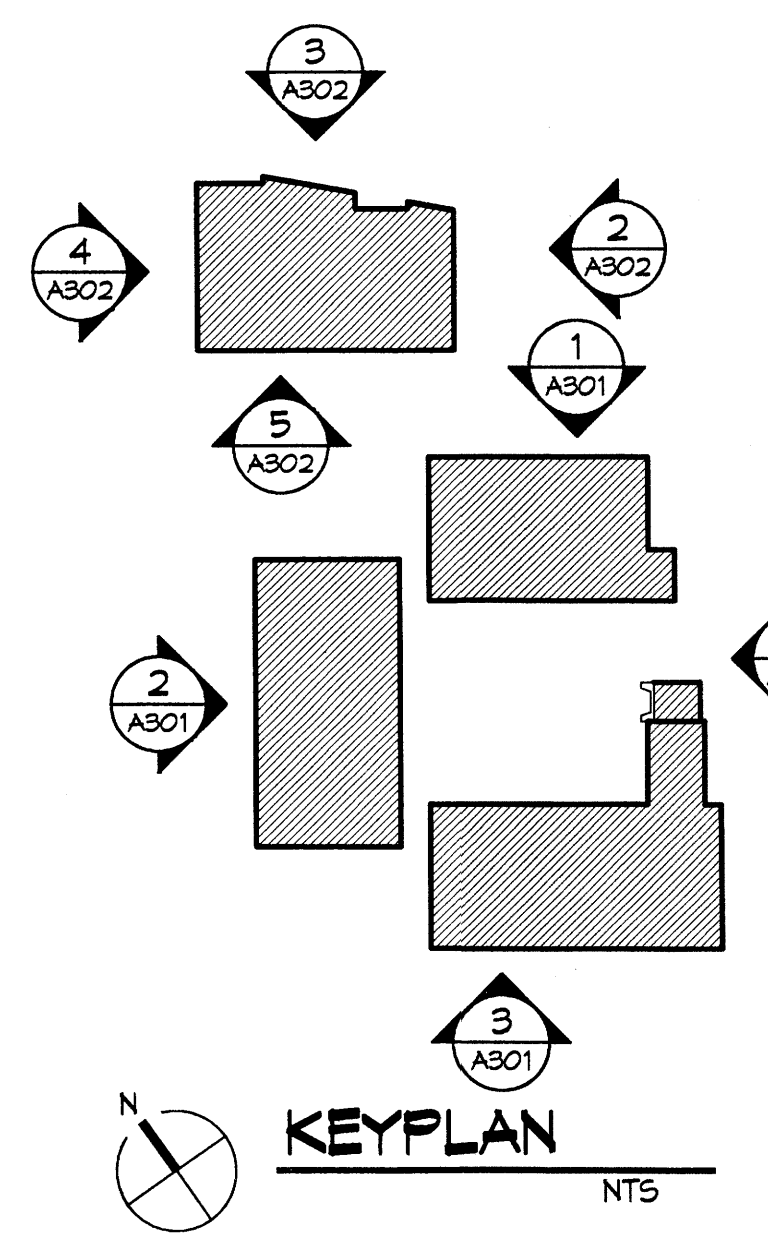
ARCHITECT

ISSUED FOR
DRB
10.26.04

ENGINEER

PROJECT

**Housing @ The
Albuquerque Little Theater
Central Ave. SW
Albuquerque, New Mexico**



REVISIONS

△	
△	
△	
△	

DRAWN BY dr
REVIEWED BY CG
DATE 10.26.04
PROJECT NO. 04081
DRAWING NAME BUILDING ELEVATIONS

SHEET NO. **A302**
OF

NOTES:

1. ALL NEW UTILITIES SHOWN ON THIS PLAN ARE TO BE PUBLIC AND ULTIMATELY MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. ALL NEW RESIDENTIAL AND NON-RESIDENTIAL UNITS SHALL HAVE INDIVIDUAL PUBLIC WATER AND SEWER SERVICE PROVIDED TO EACH UNIT.

LEGAL DESCRIPTION:

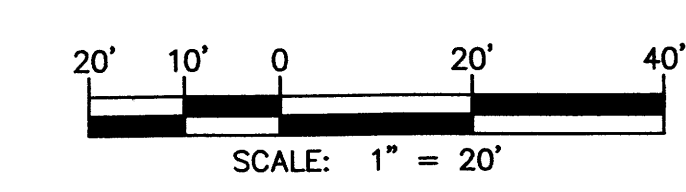
A certain tract of land being and comprising Tracts 135-B, 136-A, 136-B, 137 and 138 as the same are shown and designated on M.R.C.C. Map No. 38; together with Lots 5, 6, & 7 in Block 4 of HUNING CASTLE ADDITION, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1928 in Volume D1, Folio 1, being more particularly described as follows:
BEGINNING at the Northwest corner of said tract herein described, a point on the easterly right-of-way line of San Pasquale Avenue S.W., whence ACS Control Station 13-J13 bears N 04° 28' 42" E, 433.45 feet distant; thence, leaving said Easterly right-of-way S 59° 45' 49" E, 102.60 feet; thence N 34° 24' 09" E, 245.36 feet to the most Northerly corner, a point on the Southerly right-of-way of Central Avenue; thence S 44° 52' 14" E, 26.24 feet along said Southerly right-of-way to an angle point; thence S 45° 57' 34" E, 143.46 feet along said Southerly right-of-way to the Northeast corner; thence, leaving said Southerly right-of-way S 34° 37' 21" W, 56.54 feet; thence S 24° 11' 53" W, 194.01 feet; thence S 53° 18' 43" E, 50.30 feet; thence N 83° 36' 29" E, 9.82 feet; thence S 50° 57' 57" E, 156.54 feet to the most Easterly corner of said tract herein described; thence S 34° 59' 52" W, 213.89 feet; thence N 68° 36' 18" W, 187.37 feet; thence S 11° 22' 35" W, 129.38 feet to the most Southerly corner of said tract herein described, being a point on the Northerly right-of-way of Chocoma Place S.W.; thence N 78° 37' 25" W, 190.00 feet along said Northerly right-of-way to the Southwest corner of said tract herein described, being a point on the Easterly right-of-way of San Pasquale S.W.; thence N 11° 22' 35" E, 170.00 feet along said Easterly right-of-way; thence N 78° 37' 25" W, 4.75 feet along said Easterly right-of-way; thence N 11° 22' 35" E, 348.08 feet along said Easterly right-of-way to the point of beginning, and containing 4.4750 acres, more or less.

LEGEND

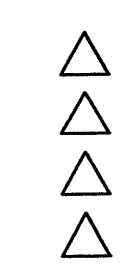
—5064—	EXISTING CONTOUR MINOR
—5065—	EXISTING CONTOUR MAJOR
—	EXISTING CURB & GUTTER
—	EXISTING INLET
●	EXISTING SANITARY SEWER MANHOLE
- - -	EXISTING SANITARY SEWER LINE
- - -	EXISTING WATERLINE
—	EXISTING GATE VALVE
—	EXISTING WATER SERVICE METER
—	EXISTING FENCE
FL=36.8	EXISTING FLOWLINE ELEVATION
●37.6	EXISTING SPOT ELEVATION
●	PROPOSED SAS MANHOLE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATERLINE



John H. Mackenzie
10-26-04



F:\A04\JOBS\A4040\A4040-UT20R\10-25-04 RDQ NHE



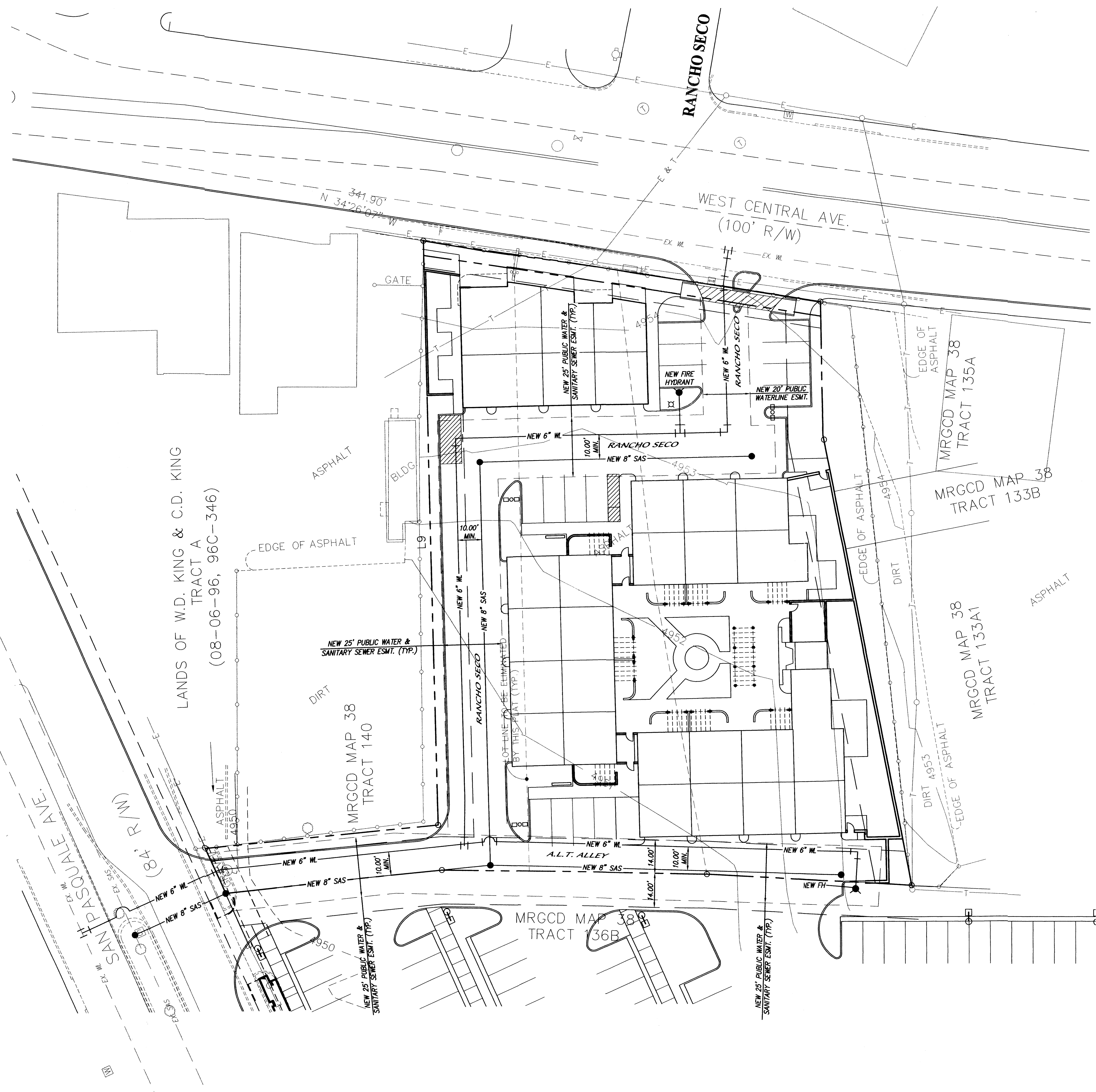
DRAWN BY dr
REVIEWED BY CG
DATE 06.01.04
PROJECT NO. 04037
CONCEPTUAL UTILITY PLAN

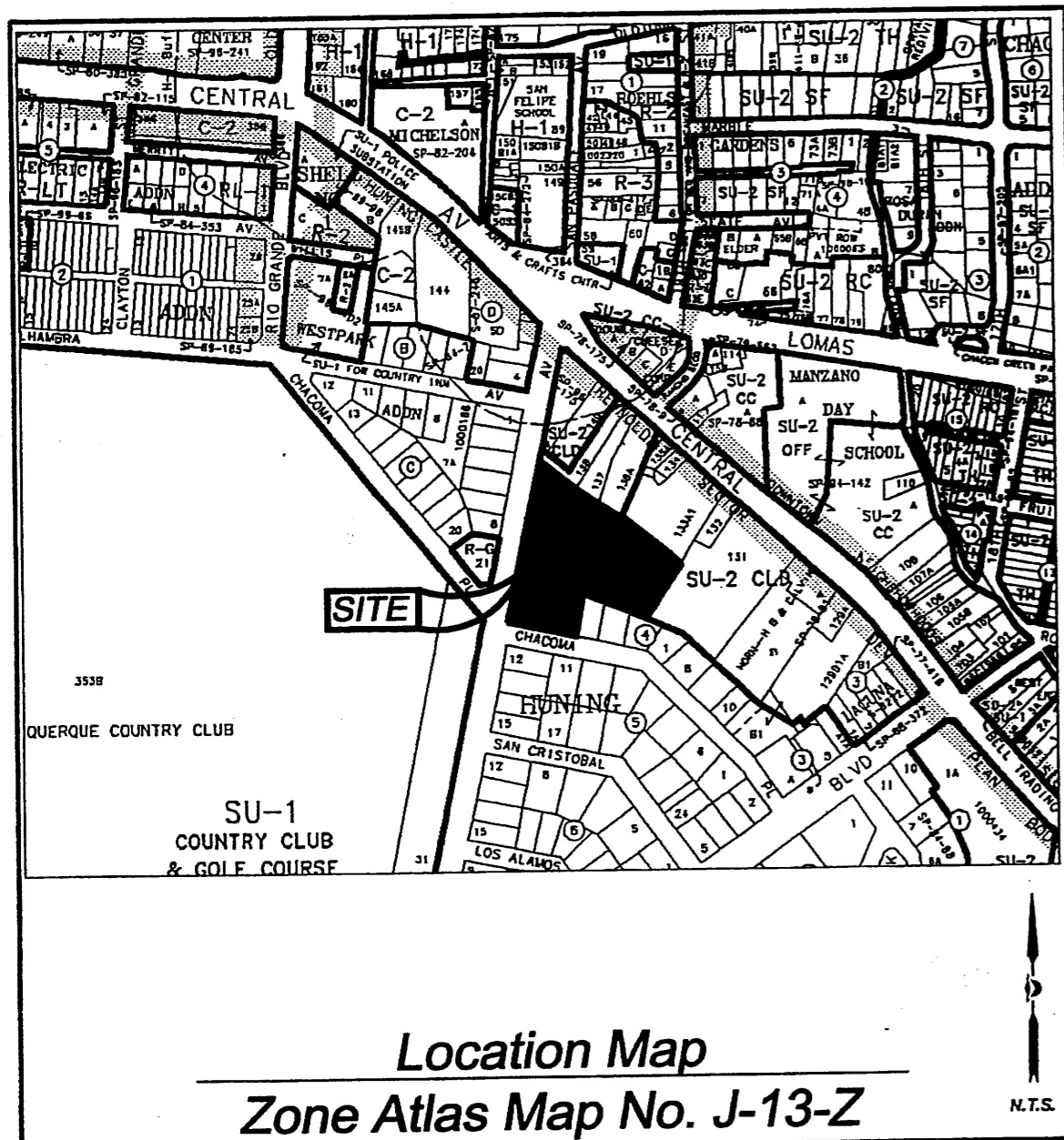
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 80806
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

SHEET NO.

C002

F:\A04\JOBS\A4040\A4040-UT20R.dwg, Model, 10/26/2004 8:57:59 AM, Modjpa





Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.3882 ACRES±
 ZONE ATLAS INDEX NO: J-13-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 8, 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS, AND TO GRANT AN EASEMENT.

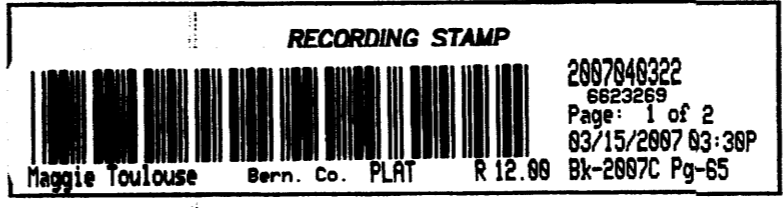
Notes:

1. MISC. DATA: ZONING SU-1 AND SU-2
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006360895.

Easements

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT LETTERED "B" LANDS OF ALBUQUERQUE LITTLE THEATRE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 2004, IN BOOK 2004C, PAGE 150, CONTAINING 3.3882 ACRES MORE OF LESS, NOW COMPRISING TRACTS B-1 AND B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jean Block

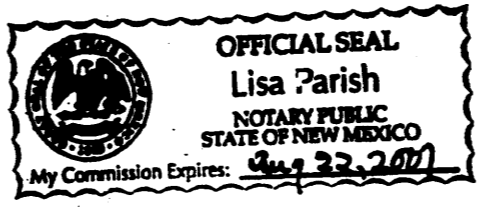
JEAN BLOCK
 CHAIR OF THE BOARD
 THE ALBUQUERQUE LITTLE THEATRE, INC.
 A NEW MEXICO CORPORATION

9-5-06
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF September, 2006 BY JEAN BLOCK, CHAIR OF THE BOARD, THE ALBUQUERQUE LITTLE THEATRE, INC., A NEW MEXICO CORPORATION.



Plat of
 Tracts B-1 and B-2
Lands of Albuquerque Little Theatre
 Albuquerque, Bernalillo County, New Mexico
 September 2006

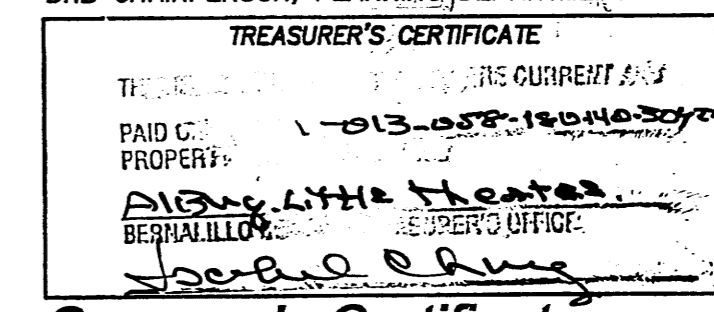
Project No. 1003010
 Application No. 06DEB-01290

Utility Approvals

<i>Jean B. Mate</i>	3-15-07
PNM ELECTRIC SERVICES	DATE
<i>Jean B. Mate</i>	3-15-07
PNM GAS SERVICES	DATE
<i>Christina Sandoval</i>	10/5/06
QWEST TELECOMMUNICATIONS	DATE
<i>John Olson</i>	3-15-07
COMCAST	DATE

City Approvals

<i>M. B. Hart</i>	9-5-06
CITY SURVEYOR	DATE
N/A	
REAL PROPERTY DIVISION	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Bill St</i>	5-13-07
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>Kevin A. Green</i>	3-14-07
WATER UTILITY DEPARTMENT	DATE
<i>Christina Sandoval</i>	2/28/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley A. Bingham</i>	2/28/07
AMAFCA	DATE
<i>Bradley A. Bingham</i>	2/28/07
CITY ENGINEER	DATE
<i>M. Mate</i>	2/28/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

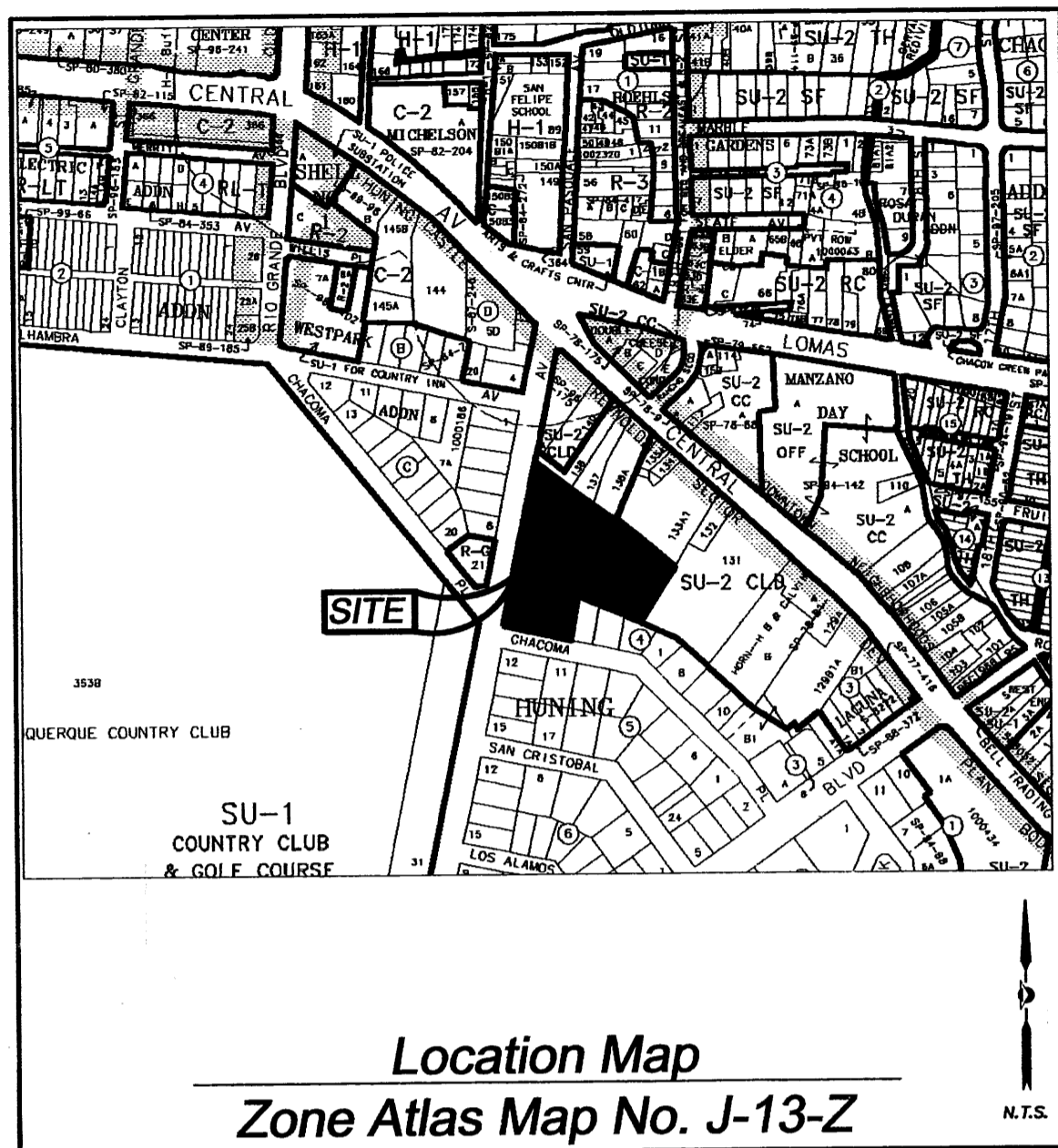
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 9/5/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX



Subdivision Data:
 GROSS SUBDIVISION ACREAGE: 3.3882 ACRES±
 ZONE ATLAS INDEX NO: J-13-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 8, 2006

Disclosure Statement:
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- Notes:**
- MISC. DATA: ZONING SU-1 AND SU-2
 - BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
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- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description
 A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT LETTERED "B" LANDS OF ALBUQUERQUE LITTLE THEATRE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 2004, IN BOOK 2004C, PAGE 150, CONTAINING 3.3882 ACRES MORE OR LESS, NOW COMPRISING TRACTS B-1 AND B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE.

Plat of
 Tracts B-1 and B-2
Lands of Albuquerque Little Theatre
 Albuquerque, Bernalillo County, New Mexico
 September 2006

Project No. _____
 Application No. _____
 Utility Approvals

PNM ELECTRIC SERVICES	PRELIMINARY PLAT APPROVED BY DRB ON <u>9/5/06</u> DATE
PNM GAS SERVICES	
QWEST TELECOMMUNICATIONS	
COMCAST	

City Approvals

<i>[Signature]</i> CITY SURVEYOR	9-5-06 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT
TREASURER'S CERTIFICATE

Surveyor's Certificate
 I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

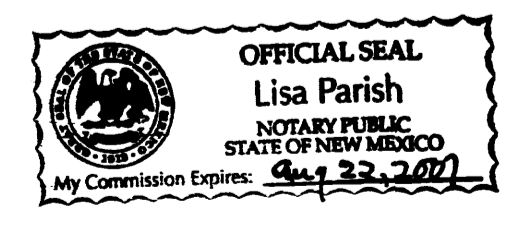
Free Consent
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[Signature] 9-5-06
 JEAN BLOK
 CHAIR OF THE BOARD
 THE ALBUQUERQUE LITTLE THEATRE, INC.
 A NEW MEXICO CORPORATION

Acknowledgment
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2006 BY JEAN BLOK, CHAIR OF THE BOARD, THE ALBUQUERQUE LITTLE THEATRE, INC., A NEW MEXICO CORPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: Aug 22, 2007
 NOTARY PUBLIC



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

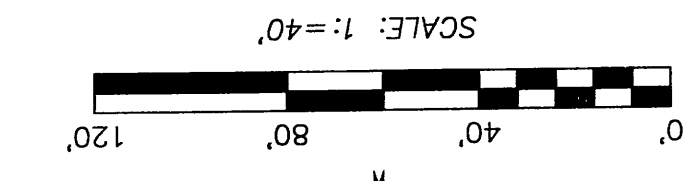
866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Lands of Albuquerque Little Theatre

Tracts B-1 and B-2
Plat of

Albuquerque, Bernalillo County, New Mexico
September 2006

RECORDING STAMP



Legend

(N 90°00'00" E) REGD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
MEASURED BEARINGS AND DISTANCES AS DESIGNATED
FOUND AND USED MONUMENT
DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 8886" SET THIS SURVEY

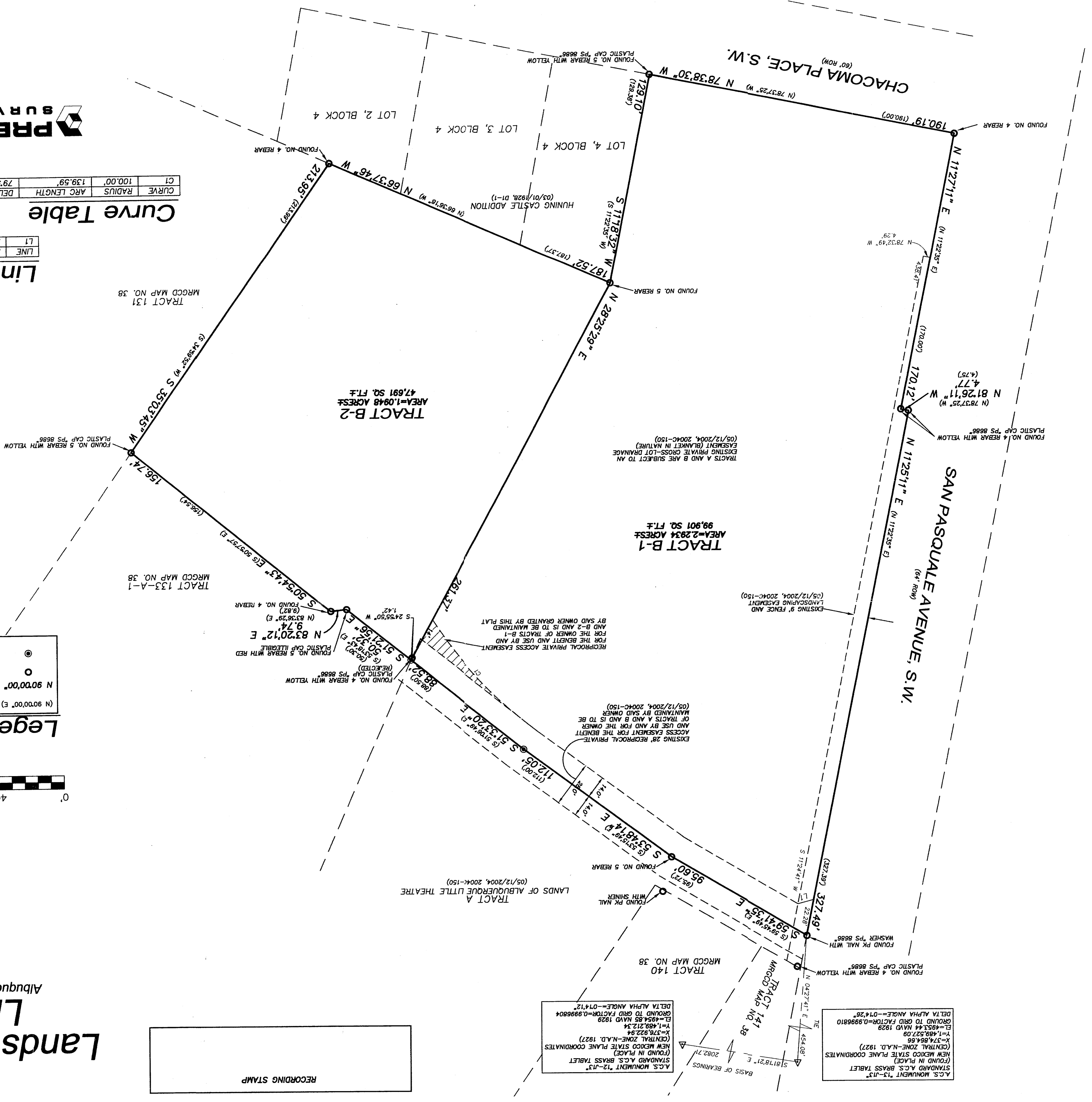
Line Table

LINE BEARING	DISTANCE
N 75°15'00" E <td>10.00'</td>	10.00'
LT	

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
CT	100.00'	139.59'	79°58'49"	83.88'	128.53'	S 11°33'55" E

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX



A.C.S. MONUMENT "13-113"
(FOUND IN PLACE)
STANDARD A.C.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1922)
Y=1,459,527.09
X=374,854.56
E1=483144 NAD 1929
GROUND TO GRID FACTOR=0.9986810
DELTA ALPHA ANGLE=-074°26'

A.C.S. MONUMENT "12-117"
(FOUND IN PLACE)
STANDARD A.C.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1922)
Y=1,489,212.34
X=376,922.94
E1=489,212.34
GROUND TO GRID FACTOR=0.9986804
DELTA ALPHA ANGLE=-074°12'

Albuquerque Little Theater Addition



INDEX TO DRAWINGS :

	COVER SHEET
A001	SITE DEVELOPMENT PLAN FOR SUB-DIVISION
A002	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
L001	LANDSCAPE PLAN
C1	CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN
A301	BUILDING ELEVATIONS

DEVELOPMENT REVIEW BOARD
Site Development Plan For Sub-Division
Site Development Plan For Building Permit

MARCH 9, 2004

Albuquerque
Little Theater

Site Development Plan For Sub-Division
Site Development Plan For Building Permit

MARCH 9, 2004

**Albuquerque Little Theater Addition
Environmental Planning Commission Submittal**
224 San Pasquale AV S.W.
Albuquerque, NM

REVISIONS

▲	8/16/04	EPC COMMENTS
▲		
▲		
▲		
▲		

DRAWN BY	DLS
REVIEWED BY	CRG
DATE	10/02/03
PROJECT NO.	02102.002
DRAWING NAME	

**Site Development Plan
for Sub-Division**

General Notes

- A. THIS SITE PLAN FOR SUB-DIVISION IS SUBJECT TO THE HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN.
- B. THE PROPOSED SHARED ACCESS EASEMENT IS TO BE EQUALLY SHARED BY THE 1.0890 ACRE PARCEL COMPRISING TRACTS 136-B, 136-A, 131 AND 130 AND THE 3.4625 ACRE PARCEL COMPRISING OF TRACT 136-B.
- C. REFER GRADINGS, DRAINAGE & UTILITY PLAN FOR UTILITIES.

Keyed Notes

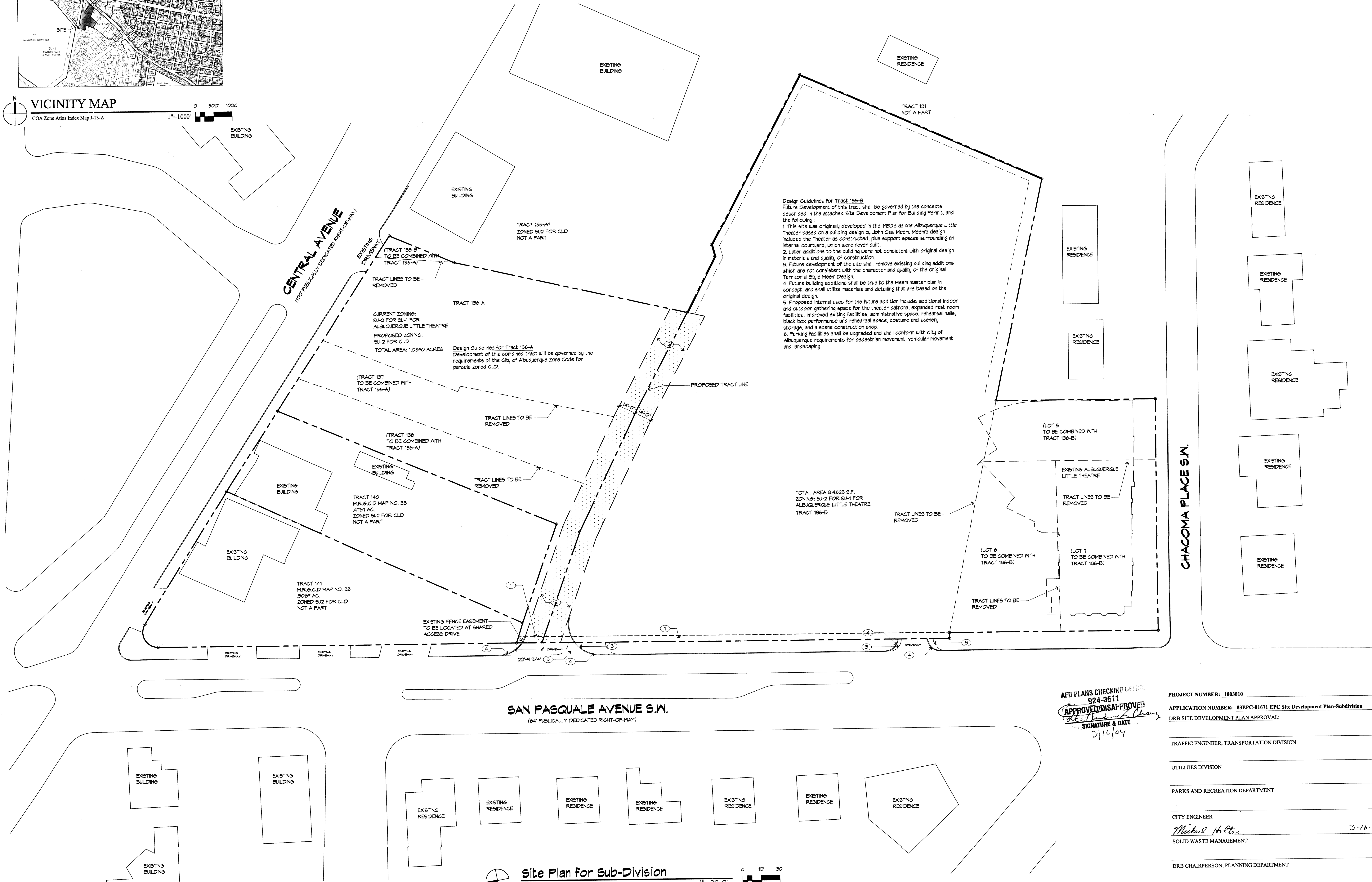
- 1. CITY OF ALBUQUERQUE FENCE AND LANDSCAPE EASEMENT.
- 2. PROPOSED SHARED ACCESS EASEMENT.
- 3. EXISTING DRIVE LOCATION.
- 4. NEW DRIVE LOCATION.
- 5. EXISTING BUILDING.

Site Data

SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY NEW MEXICO
COMPRISING TRACTS 135-B, 136-A, 136-B, 131 AND 130, M.R.G.C.D PROPERTY MAP NO. 38,
AND
HUNING CASTLE ADDITION, BLOCK 4, LOTS 5, 6, 4 1
TRACT : 136-B (WHICH CONTAINS TRACT 136-B AND LOTS 5,
6, 4 1) 3.4625 ACRES
TRACT : 136-A (WHICH CONSISTS OF TRACTS 135-B, 136-A, 131,
AND 130) 1.0890 ACRES
TOTAL AREA - 4.5515 ACRES



VICINITY MAP
COA Zone Atlas Index Map J-13-Z
1"=1000'



REVISIONS

▲	6/1/04	EPC CONDITIONS
▲		
▲		
▲		
▲		

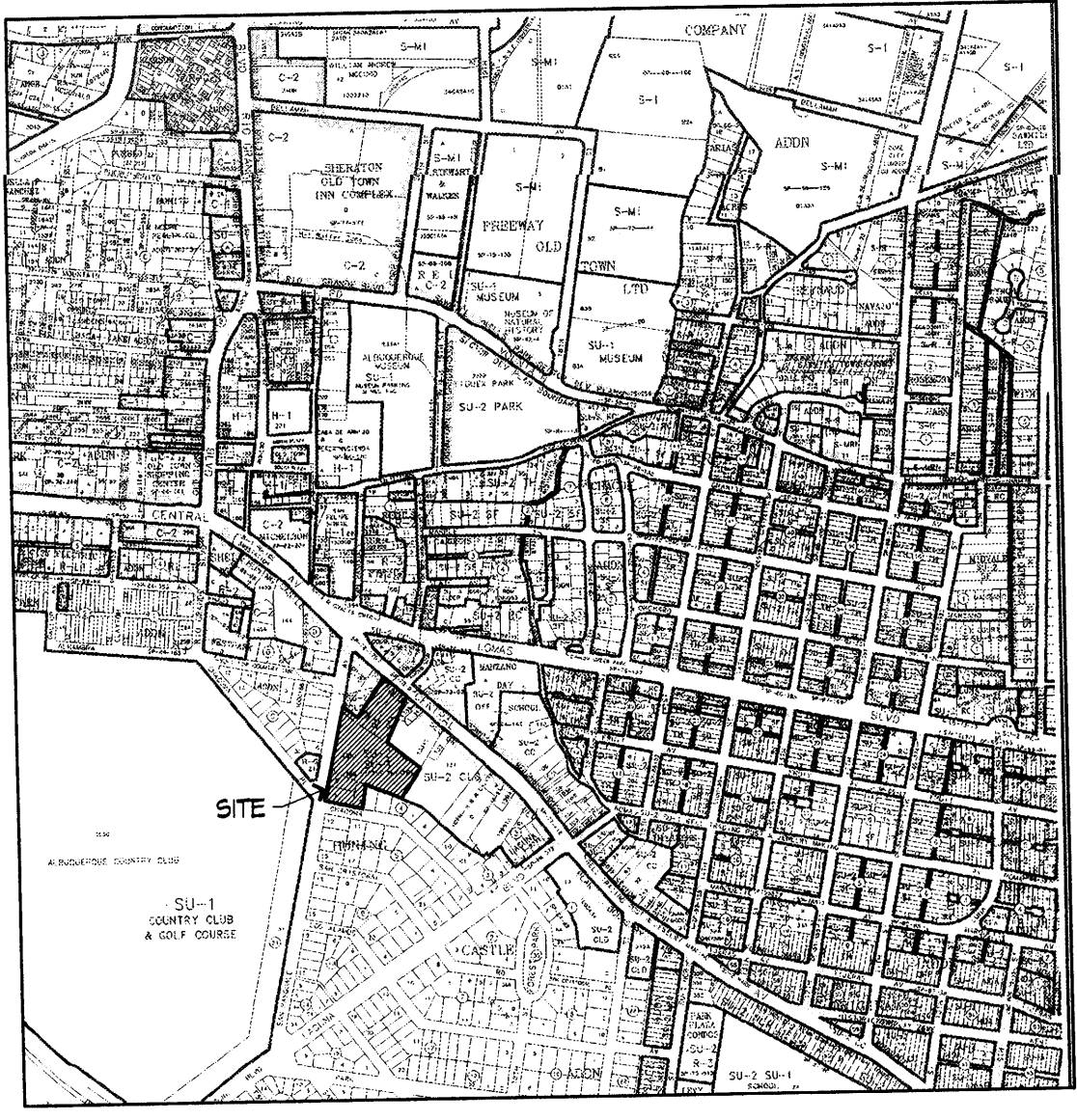
DRAWN BY	DLB
REVIEWED BY	CRG
DATE	10/02/03
PROJECT NO.	02102.002
DRAWING NAME	Site Development Plan for Building Permit

General Notes

- A. Streets, Parking Spaces and Associated Drives to be Asphalt unless Noted Otherwise.
- B. Sidewalks to be Standard Gray Smooth Concrete unless Noted Otherwise.
- C. Refer to L001 for all Landscape and Planting information.
- D. Demolition of existing structures will not occur until funds for new construction are available.
- E. Pavement widths are as follows: Central Ave. 66'-0", San Pasquale: 64'-0", Chacoma Place: 52'-0".

Keyed Notes

- 1. COA - FENCE AND LANDSCAPE EASEMENT.
- 2. SHARED ACCESS EASEMENT.
- 3. NEW 18'-0" MAXIMUM HEIGHT LIGHT FIXTURE TYPICAL. LIGHT FIXTURE TO BE FULL CUT-OFF AND SHALL NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL PROPERTIES.
- 4. NEAR SIDEWALK 6'-0" WIDE TYPICAL, UNLESS NOTED OTHERWISE. COND. #3
- 5. DROP OFF LANE.
- 6. LANDSCAPE AREA (REF. L001)
- 7. ASPHALT PAVING WITH STRIPING.
- 8. RE-ALIGNED ENTRY DRIVE LOCATION.
- 9. EXISTING BRICK COLUMN AND METAL FENCE TO REMAIN.
- 10. SERVICE YARD WITH GATE.
- 11. ENCLOSED STORAGE WITH OVERHEAD DOORS.
- 12. OPEN AIR COURTYARD.
- 13. DUMPSTERS (REF. DETAIL C6/A301) SEE PLAN FOR DIMENSIONS.
- 14. ENTRY PLAZA.
- 15. NEW 6'-0" CHU SITE WALL. (BUED) STUCCO TO MATCH NEW ADDITION.
- 16. OUTLINE OF EXISTING BUILDING TO BE REMOVED.
- 17. ACCESSIBLE RAMP.
- 18. 2" WIDE CURB.
- 19. 6" CURB, TYPICAL.
- 20. BICYCLE PARKING LOCATION.
- 21. LOW SITE WALL LIGHT TAN (BUED) STUCCO WITH BRICK COPING TO MATCH EXISTING.
- 22. LANDSCAPE SELECTIONS. COND. #4



VICINITY MAP
COA Zone Atlas Index Map J-13-Z
1"=1000'

Site Data

SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY NEW MEXICO
COMPRISING TRACTS 135-B, 136-A, 136-B, 137 AND 138, M.R.G.C.D. PROPERTY MAP NO. 38,
AND
HUNING CASTLE ADDITION, BLOCK 4, LOTS 5, 6, 4 T

TRACT - 136-B (WHICH CONTAINS TRACT 136-B AND LOTS 5,
6, 4 T) = 3.4629 ACRES
TRACT - 136-A (WHICH CONSISTS OF TRACTS 135-B, 136-A, 137,
AND 138) = 1.0890 ACRES
TOTAL AREA = 4.5519 ACRES

Building Data

EXISTING ALBUQUERQUE LITTLE THEATRE BUILDING:
18,934 S.F. (1ST FLOOR)
3,641 S.F. (2ND FLOOR)
TOTAL EXISTING S.F. = 22,575

PROPOSED ALBUQUERQUE LITTLE THEATRE BUILDING:
1ST FLOOR = 20,844 S.F.
2ND FLOOR = 12,642 S.F.
TOTAL S.F. = 33,486 S.F.

OPEN AIR INTERIOR COURTYARD: 1,942 S.F.
FREE STANDING SITE STORAGE: 1,282 S.F.

Parking

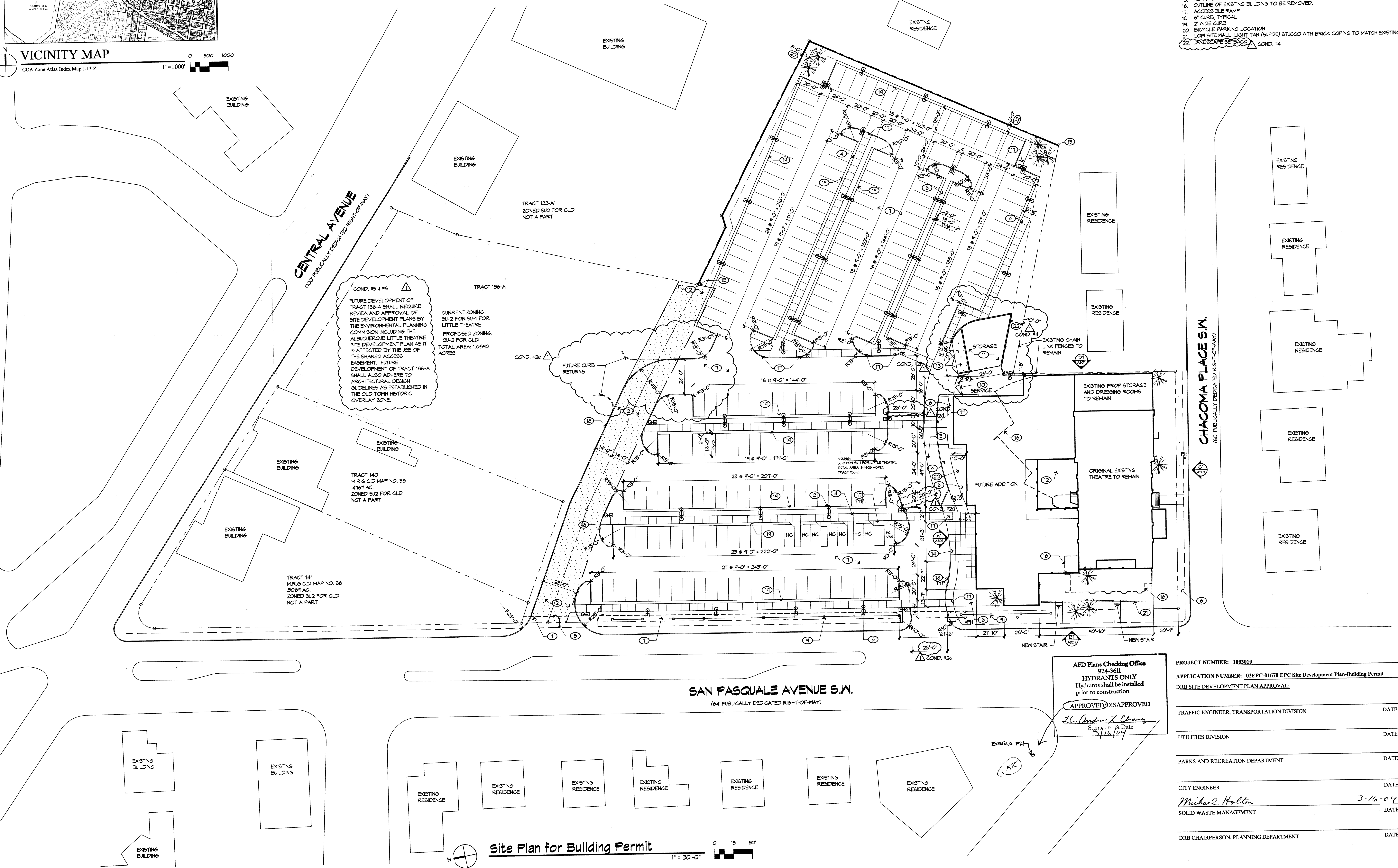
VEHICULAR PARKING REQUIRED

EXISTING THEATER (500) SEATS @ 1 PER 4 SEATS = 125 SPACES
BLACK BOX REHEARSAL SPACE (2000 S.F.) @ 1 OCC. PER 15 S.F. = 134 OCC./A = 34 SPACES
OFFICE SPACE (2,244 S.F.) @ 1 PER 200 S.F. = 11 SPACES
STAFF AND VOLUNTEER SPACES = 30 SPACES

TOTAL REQUIRED SPACES = 200 SPACES

VEHICULAR PARKING PROVIDED

TOTAL SPACES PROVIDED: 231



COND. #5 4 16
FUTURE DEVELOPMENT OF TRACT 136-A SHALL REQUIRE REVIEW AND APPROVAL OF SITE DEVELOPMENT PLANS BY THE ENVIRONMENTAL PLANNING COMMISSION INCLUDING THE ALBUQUERQUE LITTLE THEATRE SITE DEVELOPMENT PLAN AS IT IS AFFECTED BY THE USE OF THE SHARED ACCESS EASEMENT. FUTURE DEVELOPMENT OF TRACT 136-A SHALL ALSO ADHERE TO ARCHITECTURAL DESIGN GUIDELINES AS ESTABLISHED IN THE OLD TOWN HISTORIC OVERLAY ZONE.

CURRENT ZONING: SU-2 FOR SU-1 FOR LITTLE THEATRE
PROPOSED ZONING: SU-2 FOR GLD
TOTAL AREA: 1.0890 ACRES

CENTRAL AVENUE
100' PUBLICLY DEDICATED RIGHT-OF-WAY

SAN PASQUALE AVENUE S.W.
(64' PUBLICLY DEDICATED RIGHT-OF-WAY)

CHACOMA PLACE S.W.
(60' PUBLICLY DEDICATED RIGHT-OF-WAY)

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED
Lt. Andrew Z. Chavez
Signature & Date
3/16/04

PROJECT NUMBER: 1003010

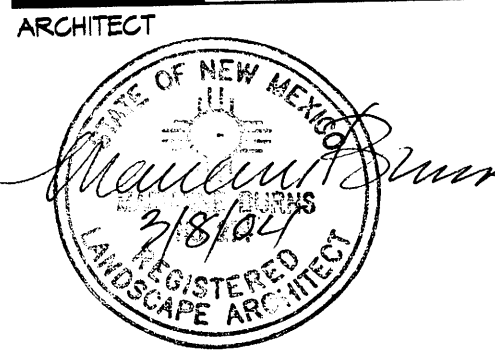
APPLICATION NUMBER: 03EPC-01670 EPC Site Development Plan-Building Permit

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
<i>Michael Holton</i>	3-16-04
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Site Plan for Building Permit

1"=30'-0"



ARCHITECT

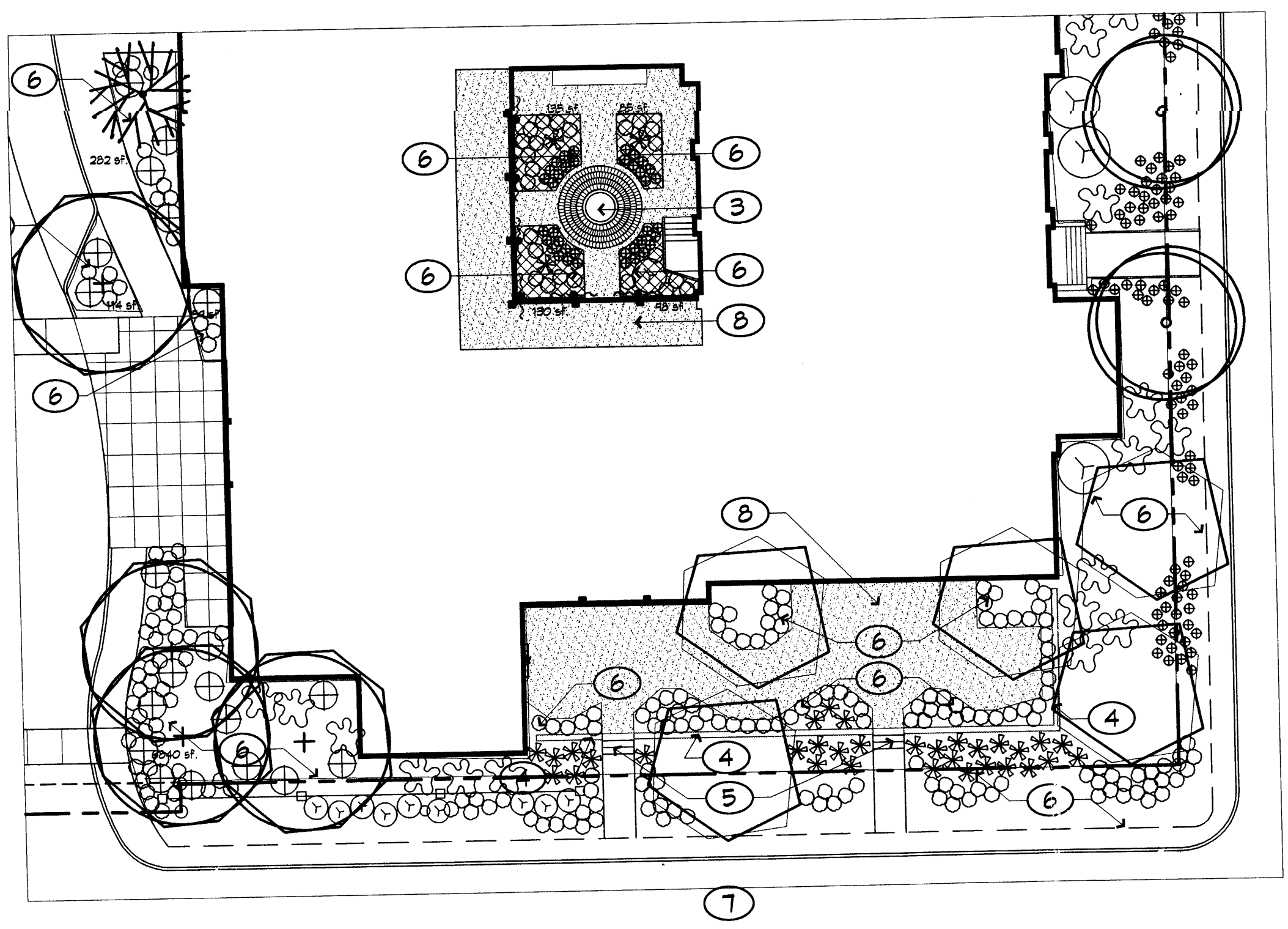
PROJECT

**Albuquerque Little Theatre Addition
Environmental Planning Commission Submittal**
224 San Pasquale AV S.W.
Albuquerque, NM

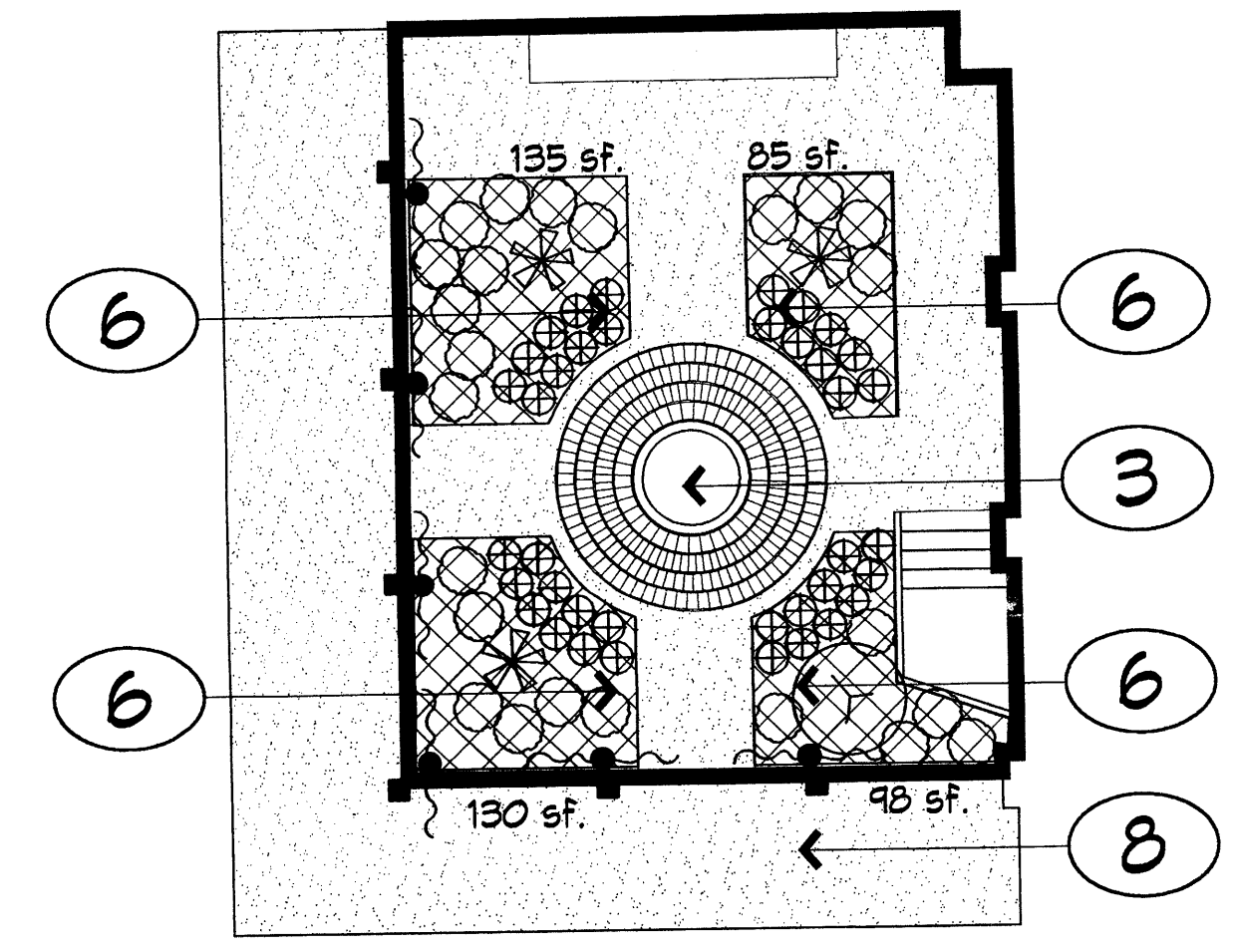
REVISIONS

▲	1/20/04 EPC CONDITIONS
▲	
▲	
▲	
▲	

DRAWN BY	MB, DAC
REVIEWED BY	CRG
DATE	10/02/08
PROJECT NO.	02102.002
DRAWING NAME	Landscape Plan for Building Permit



West Side Enlargement
1" = 20'-0"



Courtyard Enlargement
1" = 10'-0"

Landscape Notes

1. Design: The planting design accentuates the site plan's entry and arrival sequence and re-creates the calm, graciousness of some of the Valley's historic large residential landscapes. Tall cottonwood trees and native grasses, which are used to define the entry plaza and the main vehicular circulation corridor, complement the style and scale of the theater complex. The addition of heat-tolerant, low-water-use shrubs and perennials provides additional seasonal color, texture and fragrance without compromising the integrity and strength of the tall trees/grass installation. Succulents placed in strategic locations reinforce the landscape's sense of place and strengthen the project's relationship to Old Town, where succulents are frequently used to reinforce Albuquerque's regional and historic identity.
2. Planting and Irrigation design and installation shall comply with the intent of the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance. Landscape beds shall achieve minimum 75% live vegetative coverage upon plant maturity. Noted plant quantities are approximate, and reflect the estimated number of plants necessary to achieve the design intent and the required coverage at plant maturity.
3. Planting and Irrigation installation details shall meet City of Albuquerque requirements.
4. Planting and Irrigation maintenance shall be the responsibility of the Property Owner.
5. Controller: The Irrigation system shall be run with a fully automated irrigation controller. The run time for the various zones shall be approximately 45 minutes for the drip zones and 20 minutes for the spray zones. Run time will be adjusted according to season, location, and plant performance. Drip emitters shall be used for all plant material except perhaps for ground cover areas in the inner courtyard. This area may be irrigated with spray emitters appropriately designed to avoid overspray onto impervious surfaces and adjacent paving.
6. Point of Connection: An existing connection to City water for irrigation purposes exists on the SW corner of the property. The COA currently uses this connection for streetscape landscaping along San Pasquale. The Owner will coordinate with COA representatives on the potential use of this same connection for on-site irrigation.
7. Mulch: All planting beds shall be covered with mulch. Gravel, bark and/or pean shell mulches will be used appropriately to add visual interest and protect soil moisture.
8. Water Harvesting: Storm water harvesting will occur in on-site landscape planters. Water will be channeled through landscape areas to provide supplemental moisture to plant materials and slow water movement to the storm drain facilities located in the street.
9. Cottonwood Trees: Root barrier will be used around the edges of the parking medians where cottonwood trees are to be installed. This chemically treated edging will repel surface roots and encourage deep rooting of these trees.

Keyed Notes

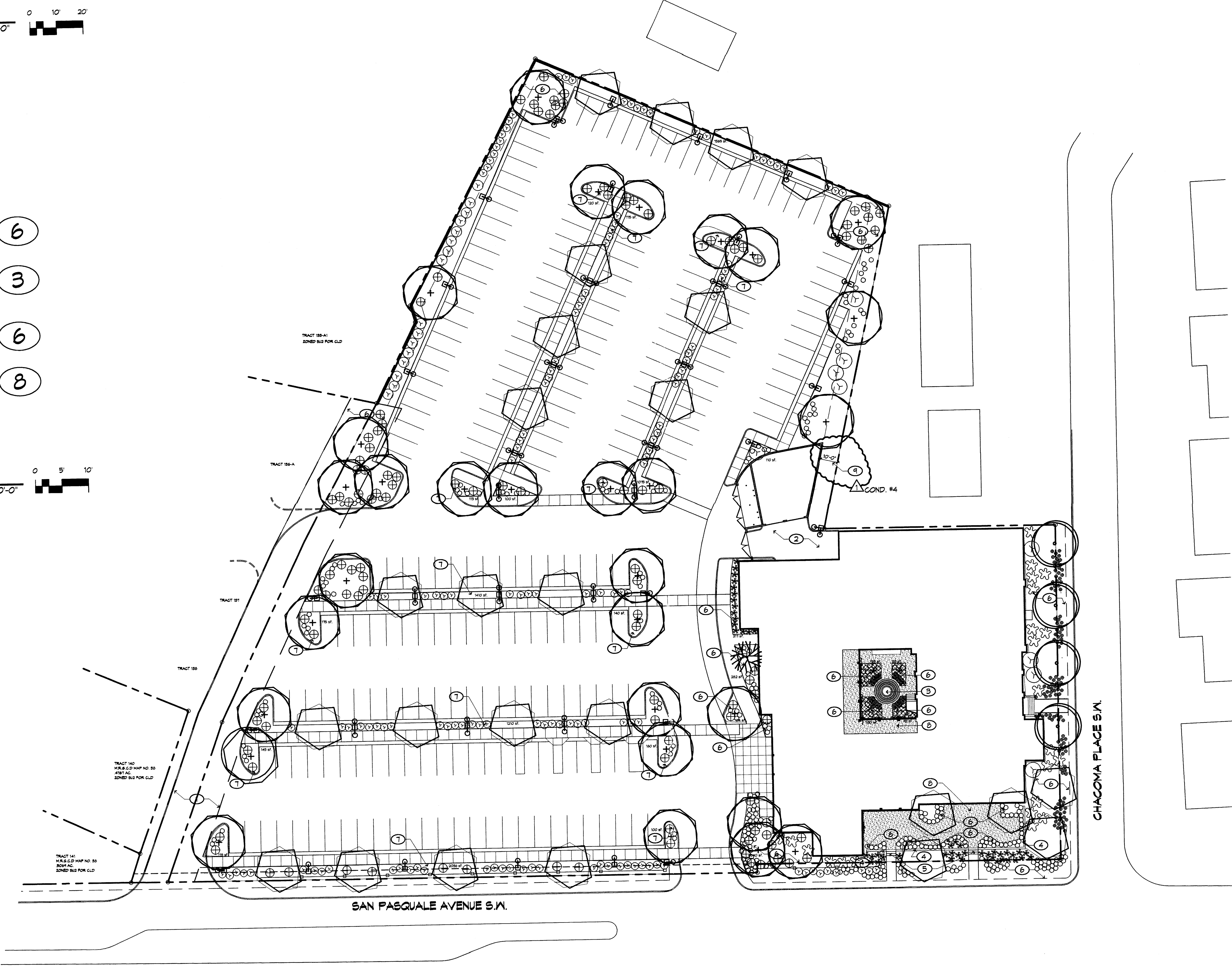
1. SHARED ACCESS EASEMENT.
2. SERVICE YARD WITH GATE.
3. FOUNTAIN.
4. LOW GARDEN WALL.
5. STAIRS.
6. LANDSCAPE AREA/WATER HARVESTING ZONE.
7. DECOGNITIVE PAVING.
8. 10'-0" LANDSCAPE SETBACK.

Landscape Calculations

Total Area: 150,826.5 SF
Building Area: 41,610 SF
Net Area: 109,216.5 SF
Required Landscape Area (15% of Net Area): 16,382.5 SF
Allowable High Water Use Turf (20% of Landscape Area): 3,276.5 SF
Provided Landscape Area: 22,920 SF
Provided High Water Use Turf Area: 0 SF

Plant Schedule

sym.	approx. qty.	Botanical name/ COMMON NAME	condition	mature size (HXW)/ water use
+	26	TREES Populus alba/WHITETHORN OR VALLEY COTTONWOOD	2' Gal./B&B	50'x30'/ High
o	4	Rubia pseudoacacia 'Purple Rope'/PURPLE ROPE LOGST OR Cercis reniformis/ OKLAHOMA REDBUD	2' Gal./B&B	35'x25'/ Medium
o	25	Chilopsis linearis/ DESERT WILLOW OR Vitex agnus-castus/ CHASTETREE	36" Box/ Multi-trunked	25'x30'/ Low
Y	5	SHRUBS Buddleia davidii var. 'Nanho Purple'/NANHO PURPLE BUTTERFLY BUSH	5 Gal. Cont.	5'x4'/ Medium
Y	20	Fallugia paradoxa/ APACHE PLUME OR Rosmarinus officinalis sp./ UPRIGHT ROSEMARY	1 Gal. Cont.	6'x6'/ Low
Y	141	Eriogonum fasciculatum/ TURPENTINE BUSH	5 Gal. Cont.	30'x30'/ Low
*	50	ACCENTS Hesperaloe parviflora/ RED HESPERALOE	5 Gal. Cont.	4' x 4'/ Low
*	22	Opuntia engelmannii/ DESERT PRICKLY PEAR OR Opuntia linguiformis/ COYOTE TONGUE PRICKLY PEAR	5 Gal. Cont.	4'x6'/ Low
+	10 / 50	GRASSES Nolina microcarpa/ BEARGRASS	15 Gal. / 5 Gal. Cont.	4'x5'/ Low
o	156	Festuca idahoensis 'Siskiyou Blue'/SISKIYOU BLUE FESCUE OR Stipa tenuisima/ THREADGRASS	1 Gal. Cont.	18'x15'/ Medium
o		VINES/VY Campsis radicans/ ORANGE TRUMPET VINE OR Parthenocissus tricuspidata/ BOSTON VY OR Nisaria sinensis/ CHINESE MISTERA	5 Gal. Cont.	Vine/ Medium
o	6	PERENNIALS/GROUND COVERS Agastache sp./ WILD HYSSOP OR Gaia lindheimeri/ SAURA	1 Gal. Cont.	30'x18'/ Medium
o	45	Artemisia ludoviciana/ PRAIRIE SAGE OR Artemisia x 'Pouls Castle'/ POULS CASTLE SAGE	1 Gal. Cont.	5'x3'/ Medium
o	60	Hymenoxys scutellariifolia/ ANGELITA DAISY OR Oenothera caespitosa/ WHITE EVENING PRIMROSE	1 Gal. Cont.	2'x3'/ Low
o	105	Lavandula angustifolia 'Hidcote Superior'/H. S. LAVENDER OR Teucrium chamaedryfolium/ TRAILING GERMANDER	1 Gal. Cont.	1'x1'/ Low
o	150	Thymus sp./ THYME OR Veronica sp./ VERONICA	4" Pots	1'x18'/ Low
o			4" Pots	6'x2'/ Medium
o			4" Pots	6'x2'/ Medium



Site Plan for Building Permit
1" = 30'-0"

SITE: 4.5 ACRES

ADDRESS: 224 SAN PASQUALE AVE. SW

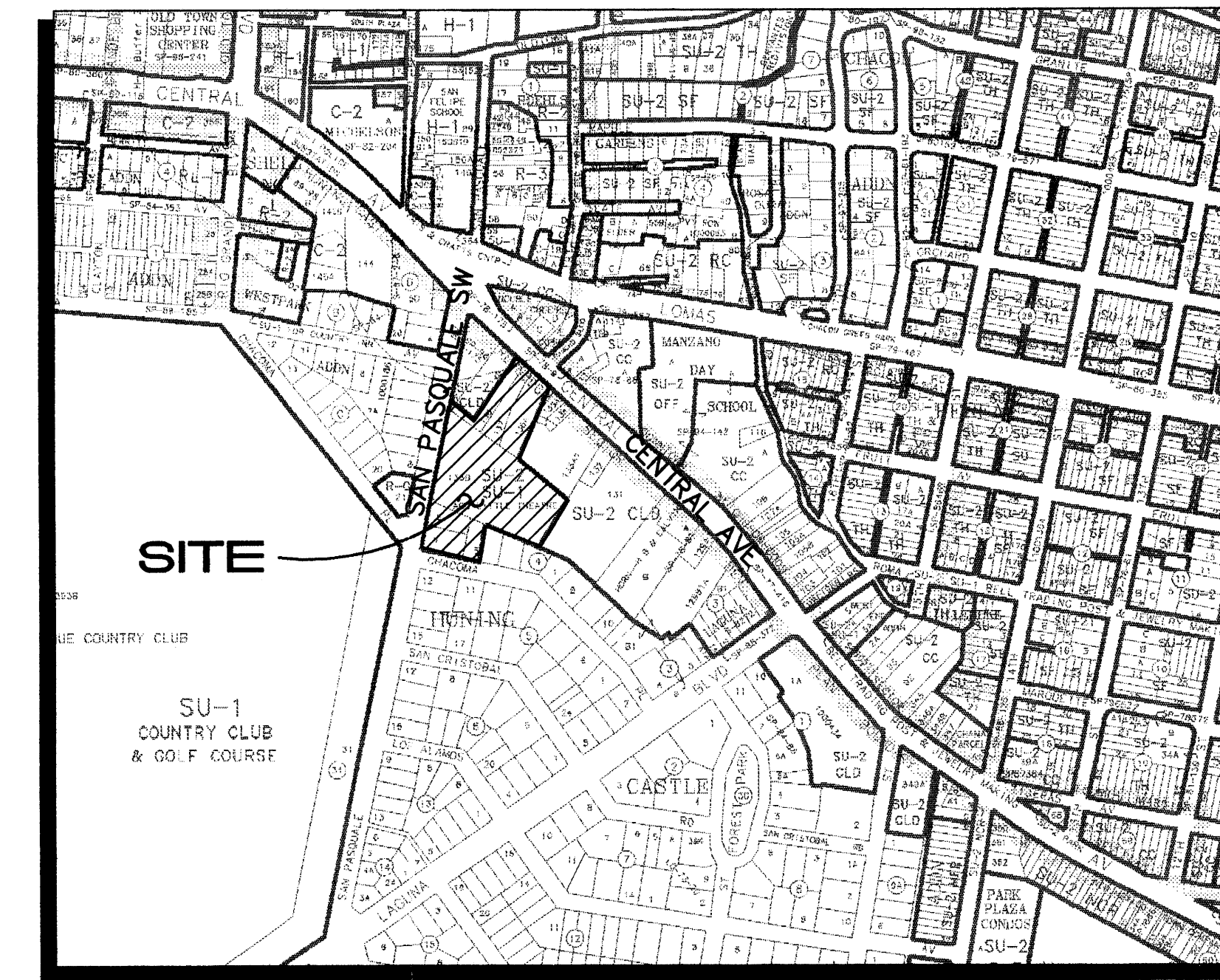
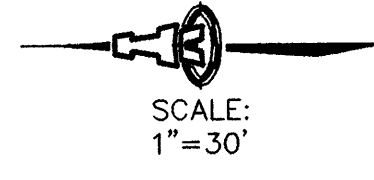
EXISTING CONDITIONS: THE SITE IS CURRENTLY DEVELOPED WITH A 500-SEAT THEATRE. THE BALANCE OF THE SITE IS AN ASPHALT-PAVED PARKING LOT AND LANDSCAPED AREAS. SITE RUNOFF DISCHARGES FREELY TO SAN PASQUALE SW. ZONE: 2 LAND TREATMENT: 3% B, 4% C, AND 93% D
 $Q_{100} = (4.56 \text{ CFS/AC})(4.5 \text{ ACRES}) = 20.5 \text{ CFS}$

PROPOSED CONDITIONS: THE PROPOSED ADDITION ENLARGES THE BUILDING TO THE NORTH AND BETTER DEFINES THE PARKING AREA. LANDSCAPING IS PROPOSED WHICH WILL NOT INCREASE SITE RUNOFF FROM THE HISTORIC RATE. LAND TREATMENT: 3% B, 5% C, AND 92% D
 $Q_{100} = (4.55 \text{ CFS/AC})(4.5 \text{ ACRES}) = 20.5 \text{ CFS}$

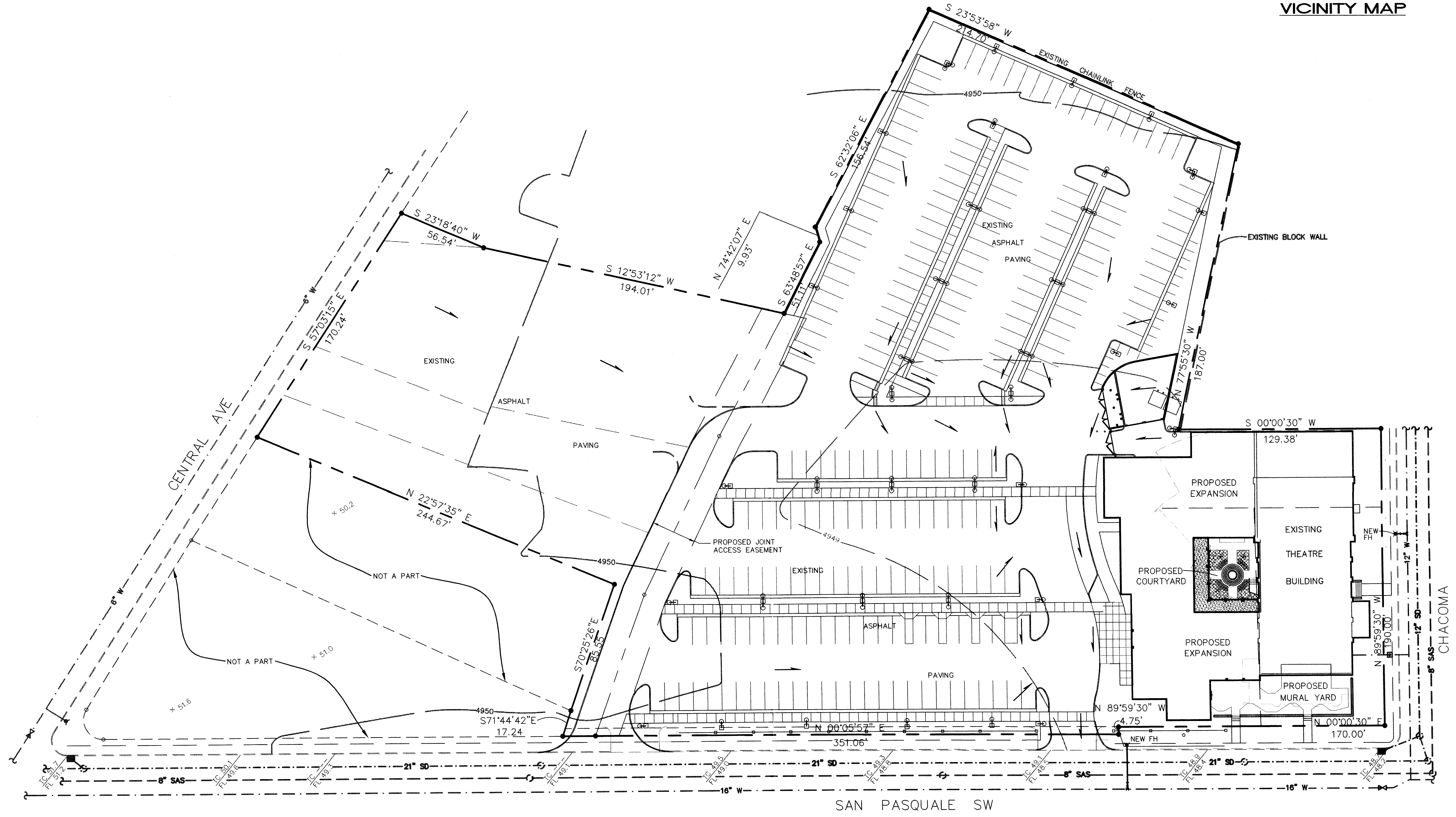
SITE UTILITIES: CITY WATER AND SEWER SERVICE IS PROVIDED BY FACILITIES IN SAN PASQUALE & CHACOMA WHICH ABUT THE SITE. ADDITIONAL FIRE PROTECTION WILL BE REQUIRED TO PROTECT THE ADDITION.

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ◆ 49.5 PROPOSED SPOT ELEVATION
- × 51.0 EXISTING SPOT ELEVATION
- TC 81.9 TOP OF CURB ELEVATION
- FL 81.4 FLOWLINE
- FLOW ARROW

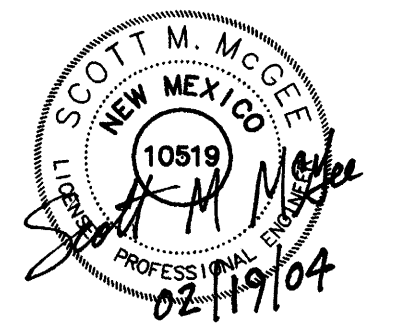


J-13 VICINITY MAP 1"=750'±



ARCHITECT

ENGINEER



PROJECT

**ALBUQUERQUE LITTLE THEATRE
EXPANSION**
224 San Pasquale Ave. SW.
Albuquerque, New Mexico

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: RFH
REVIEWED BY: FGA
DATE: 02/28/05
PROJECT NO.: 02051
DRAWING NAME:

**CONCEPTUAL
GRADING,
DRAINAGE,
& UTILITY PLAN**

SHEET NO.

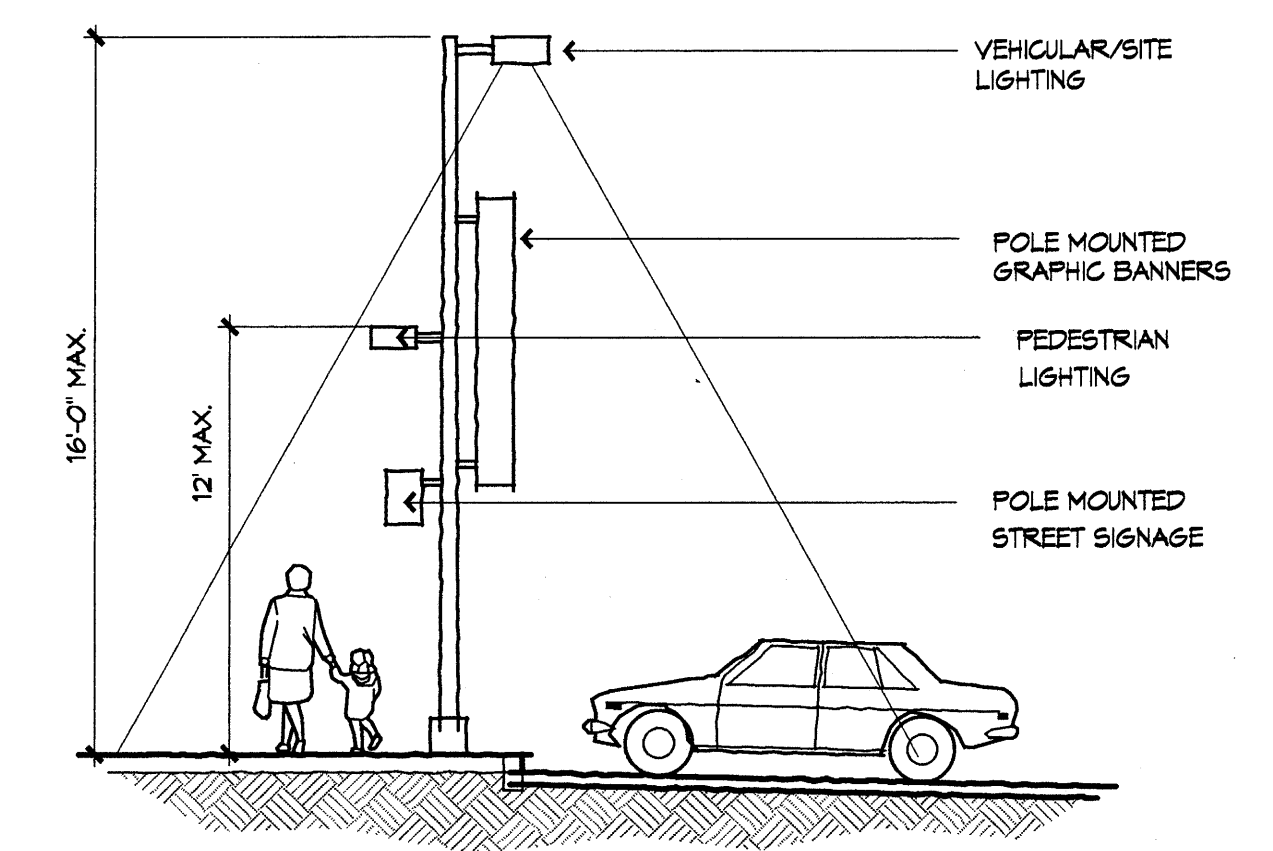
General Notes:

- A. NEW ADDITION TO BE LIGHT TAN STUCCO (SUEDE) THROUGHOUT, BRICK COPING TO MATCH EXISTING, ALL WINDOWS AND TRIM TO BE WHITE.

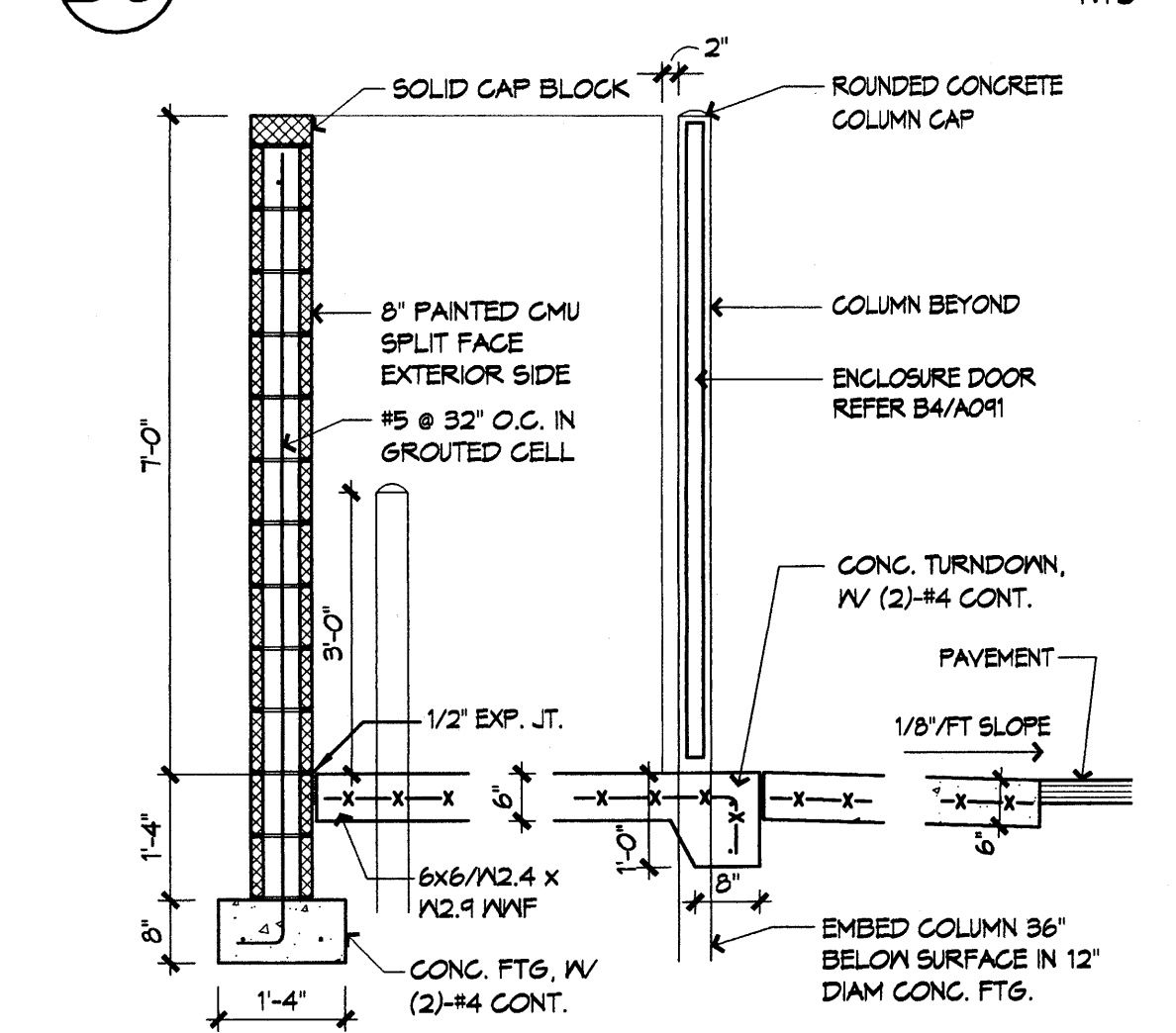
Keyed Notes

1. EXISTING BRICK FACADE AT ORIGINAL THEATER.
2. EXISTING PAINTED WOOD TRIM AT ORIGINAL THEATER.
3. EXISTING BRICK COPING AT ORIGINAL THEATER.
4. ORIGINAL PAINTED MURAL TO BE RESTORED.
5. HISTORICALLY ACCURATE WINDOWS AND DOORS WITH PAINTED WOOD TRIM.
6. NEW STUCCO EXTERIOR FINISH AT NEW ADDITION.
7. NEW COLOR COAT ON EXISTING STUCCO.
8. NEW BRICK COPING TO MATCH EXISTING PATTERN AND COLOR, TYP.

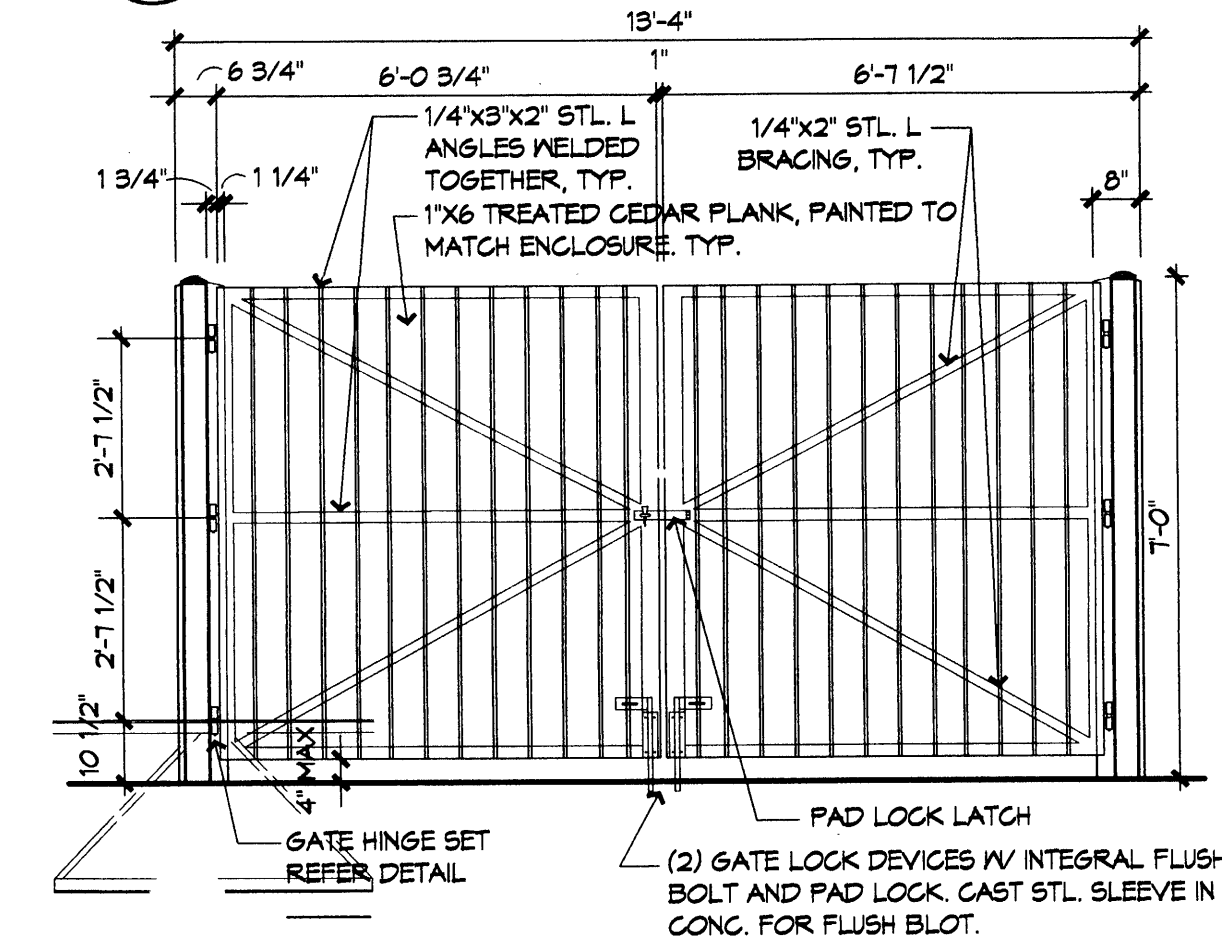
LIGHT FIXTURES SHALL BE FULL CUT-OFF DESIGN AND SHALL NOT DIRECTLY SHINE ON ANY PUBLIC ROY OR ANY OTHER RESIDENTIAL PROPERTIES



B6 LIGHTING DETAIL

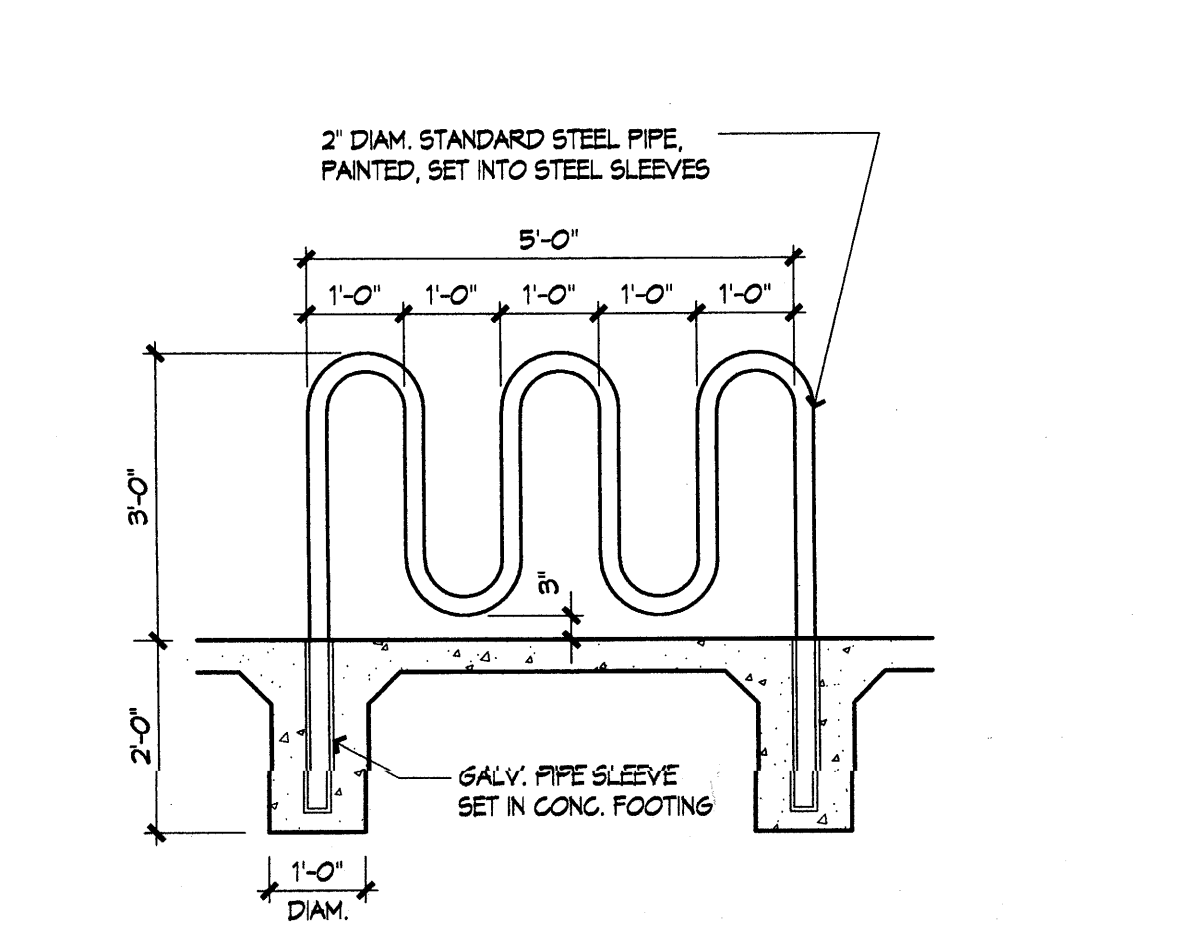


C6 SECTION DETAIL AT DUMPSTER



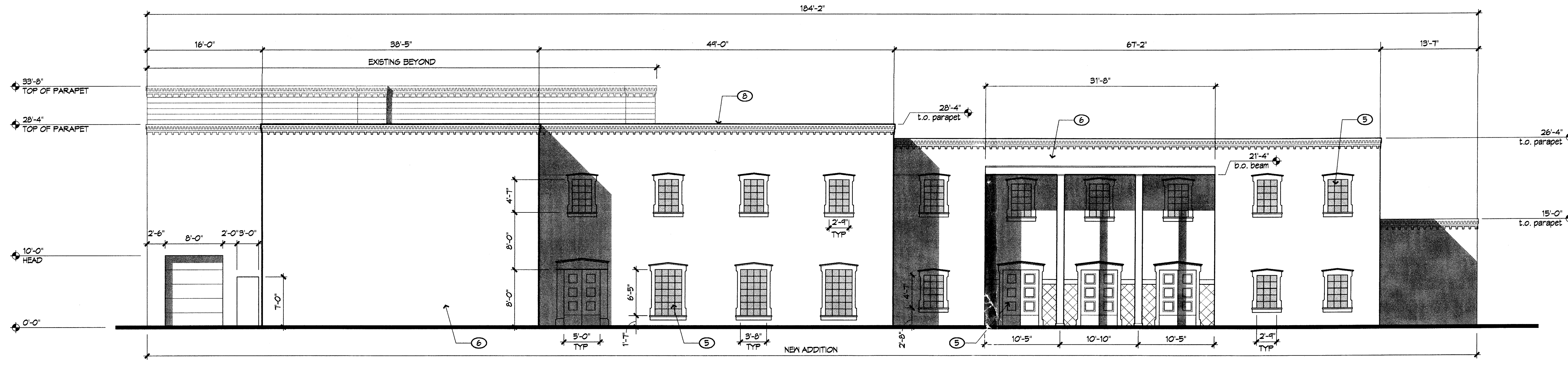
D6 GATE ELEVATION

THIS DETAIL MEETS THE CITY OF ALBUQUERQUE REQUIREMENTS. 3/8" = 1'-0"



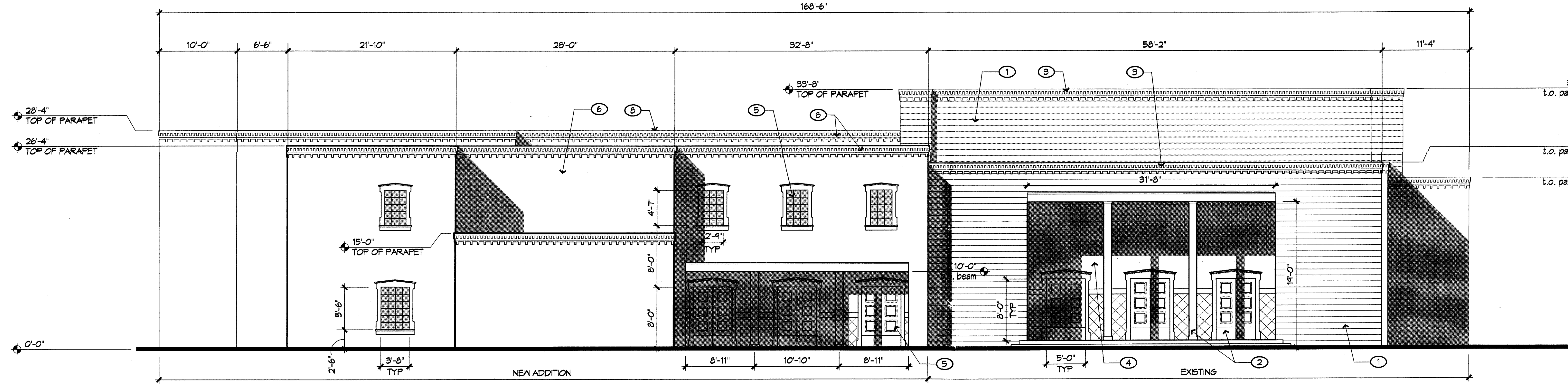
E6 SECTION DETAIL AT BIKE RACK

1/2" = 1'-0"



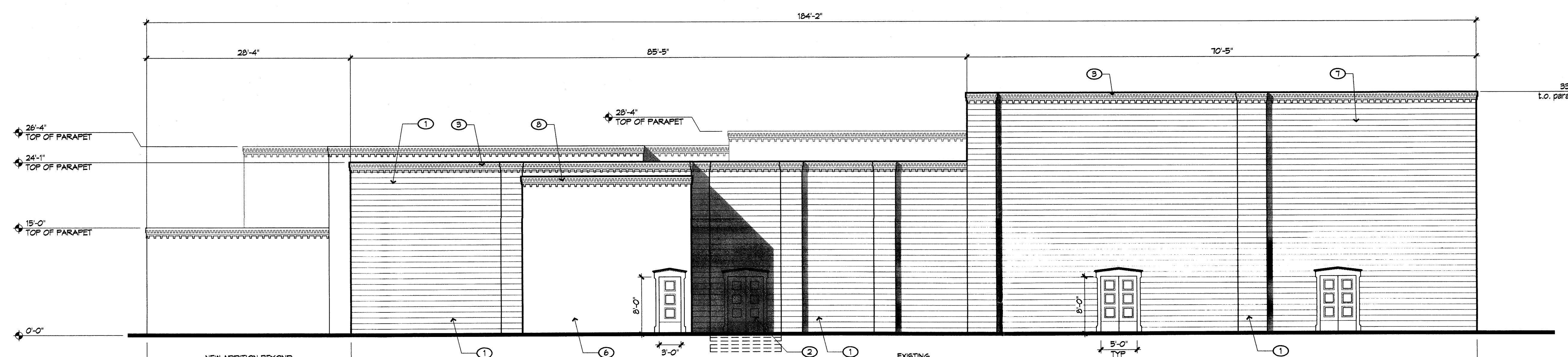
A1 North Elevation

1/8" = 1'-0"



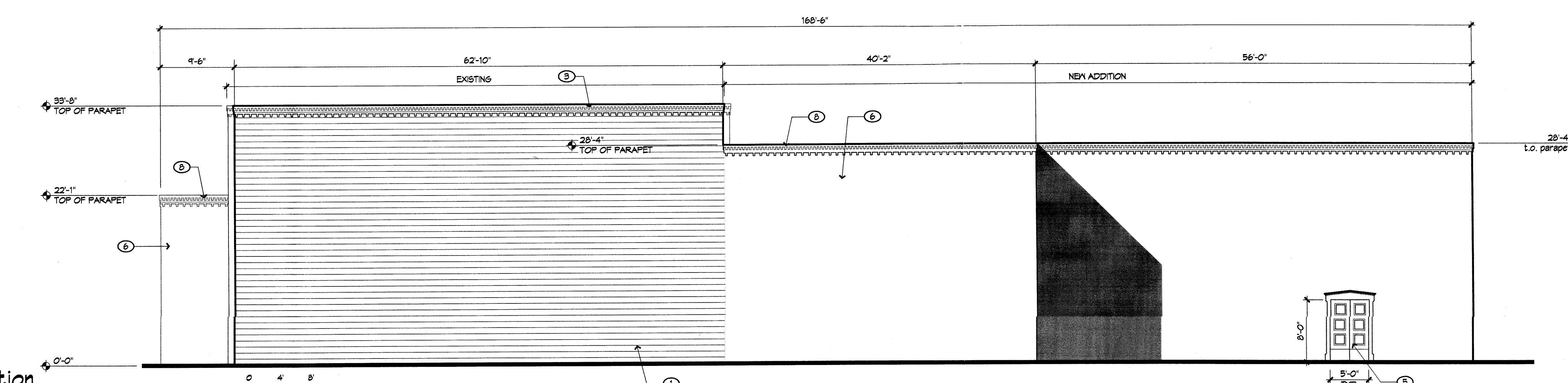
B1 West Elevation

1/8" = 1'-0"



C1 South Elevation

1/8" = 1'-0"



D1 East Elevation

1/8" = 1'-0"

Albuquerque Little Theater Addition
 Environmental Planning Commission Submittal
 224 San Pasquale Av., SW
 Albuquerque, NM

REVISIONS

- ▲
- ▲
- ▲
- ▲
- ▲

DRAWN BY
REVIEWED BY **CRG**
DATE **10/02/08**
PROJECT NO. **02102.002**
DRAWING NAME
Building Elevations

SHEET NO.

A301
OF

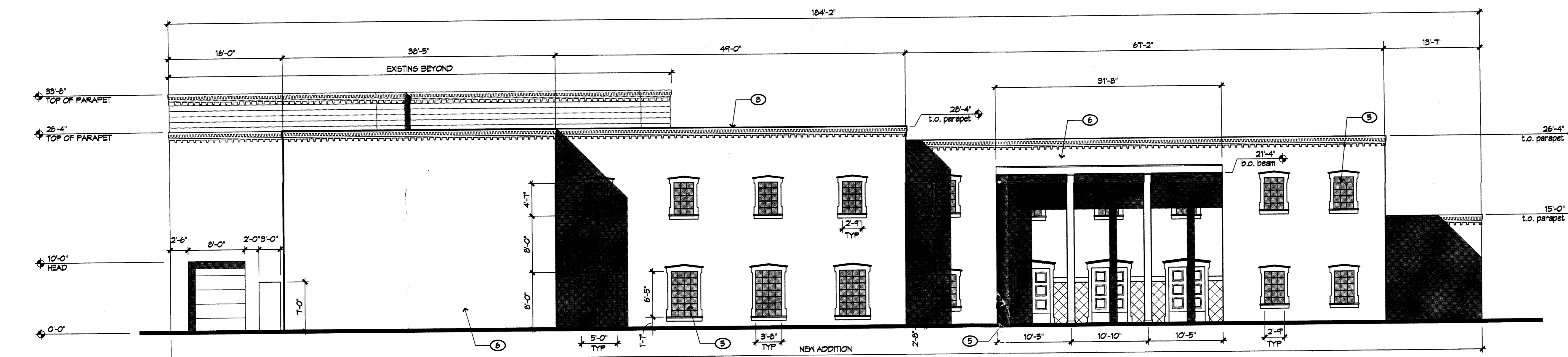
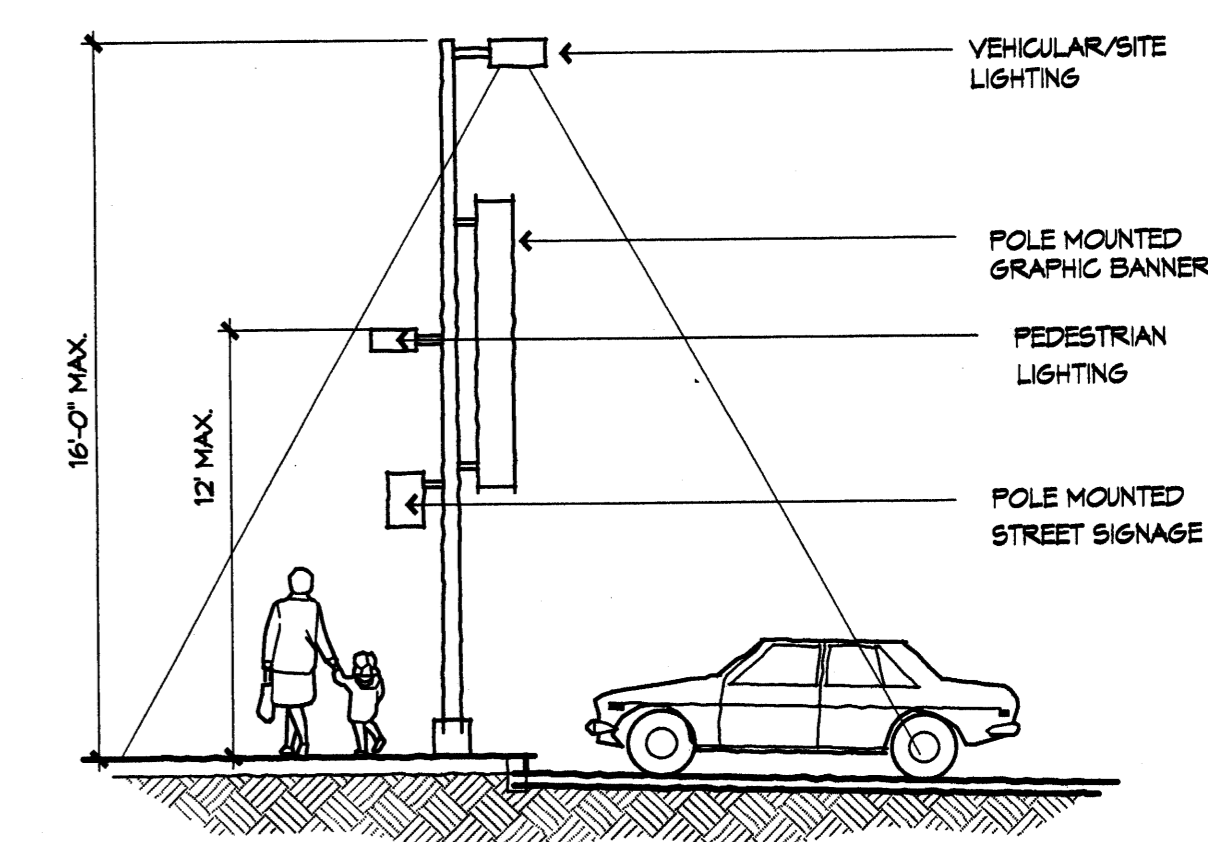
General Notes:

- A. NEW ADDITION TO BE LIGHT TAN STUCCO (SUEDE) THROUGHOUT, BRICK COPING TO MATCH EXISTING, ALL WINDOWS AND TRIM TO BE WHITE.

Keyed Notes

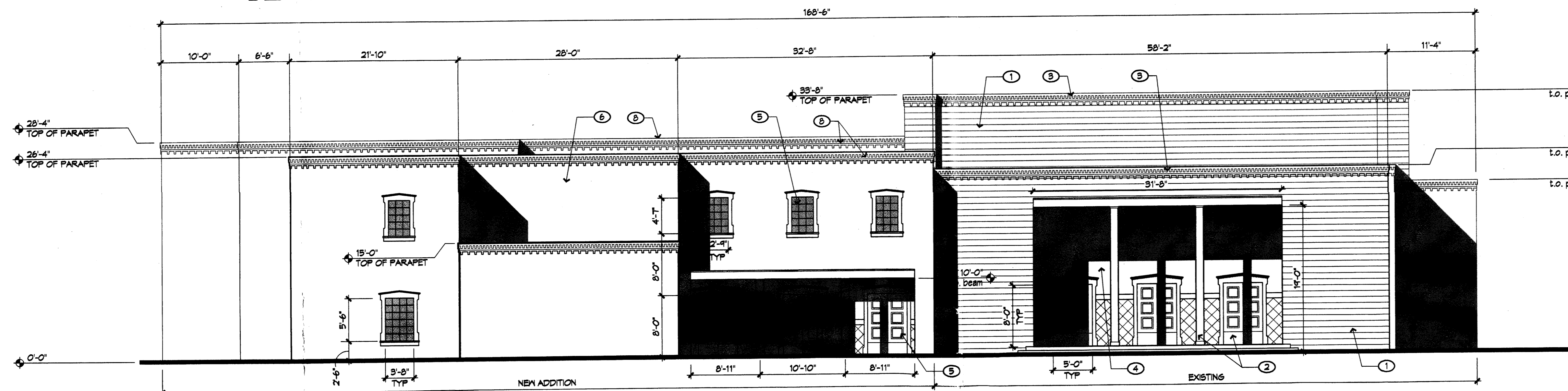
1. EXISTING BRICK FACADE AT ORIGINAL THEATER.
2. EXISTING PAINTED WOOD TRIM AT ORIGINAL THEATER.
3. EXISTING BRICK COPING AT ORIGINAL THEATER.
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7. NEW COLOR COAT ON EXISTING STUCCO.
8. NEW BRICK COPING TO MATCH EXISTING PATTERN AND COLOR, TYP.

LIGHT FIXTURES SHALL BE FULL CUT-OFF DESIGN AND SHALL NOT DIRECTLY SHINE ON ANY PUBLIC ROY OR ANY OTHER RESIDENTIAL PROPERTIES



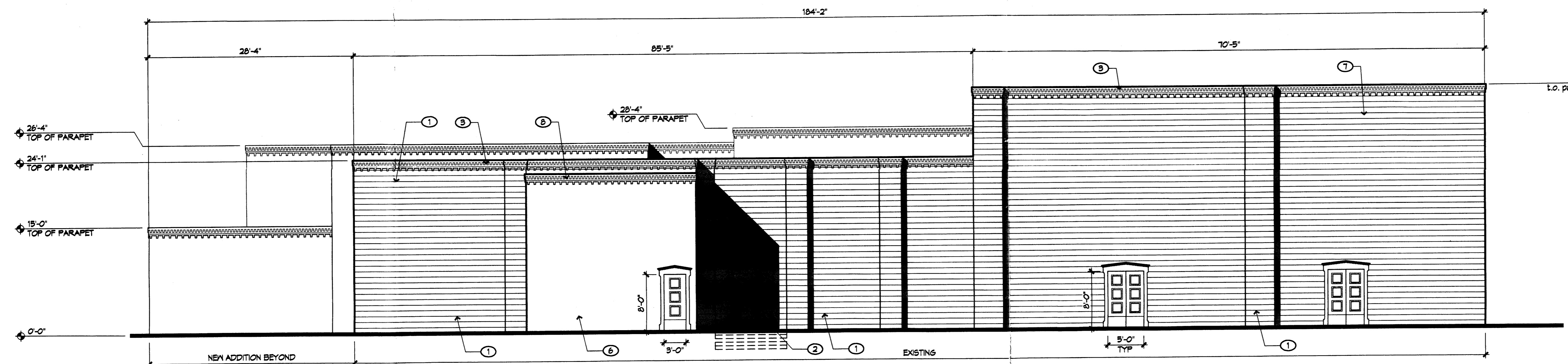
A1 North Elevation

1/8" = 1'-0"



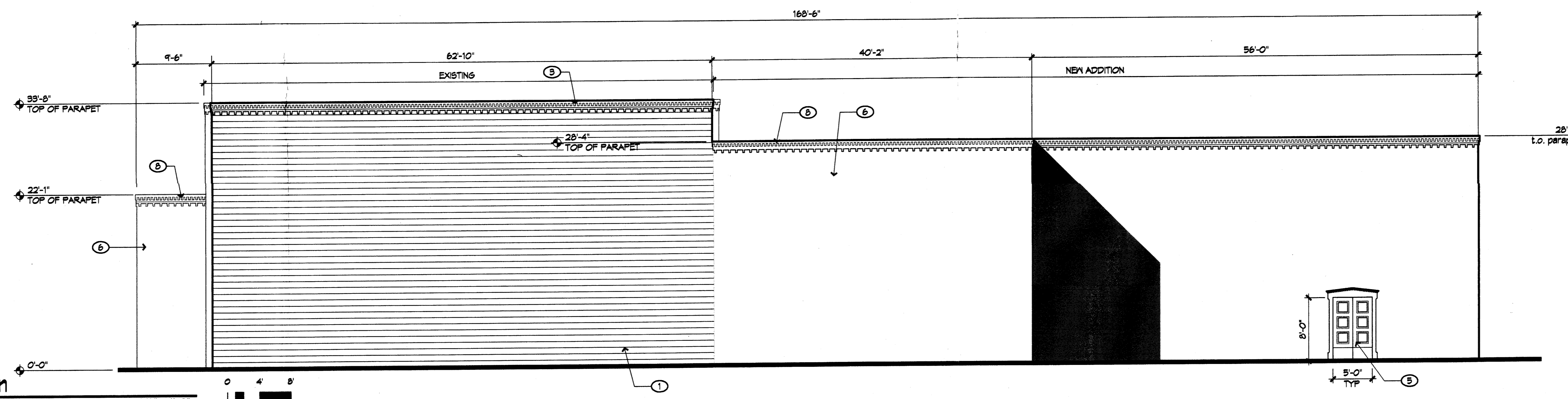
B1 West Elevation

1/8" = 1'-0"



C1 South Elevation

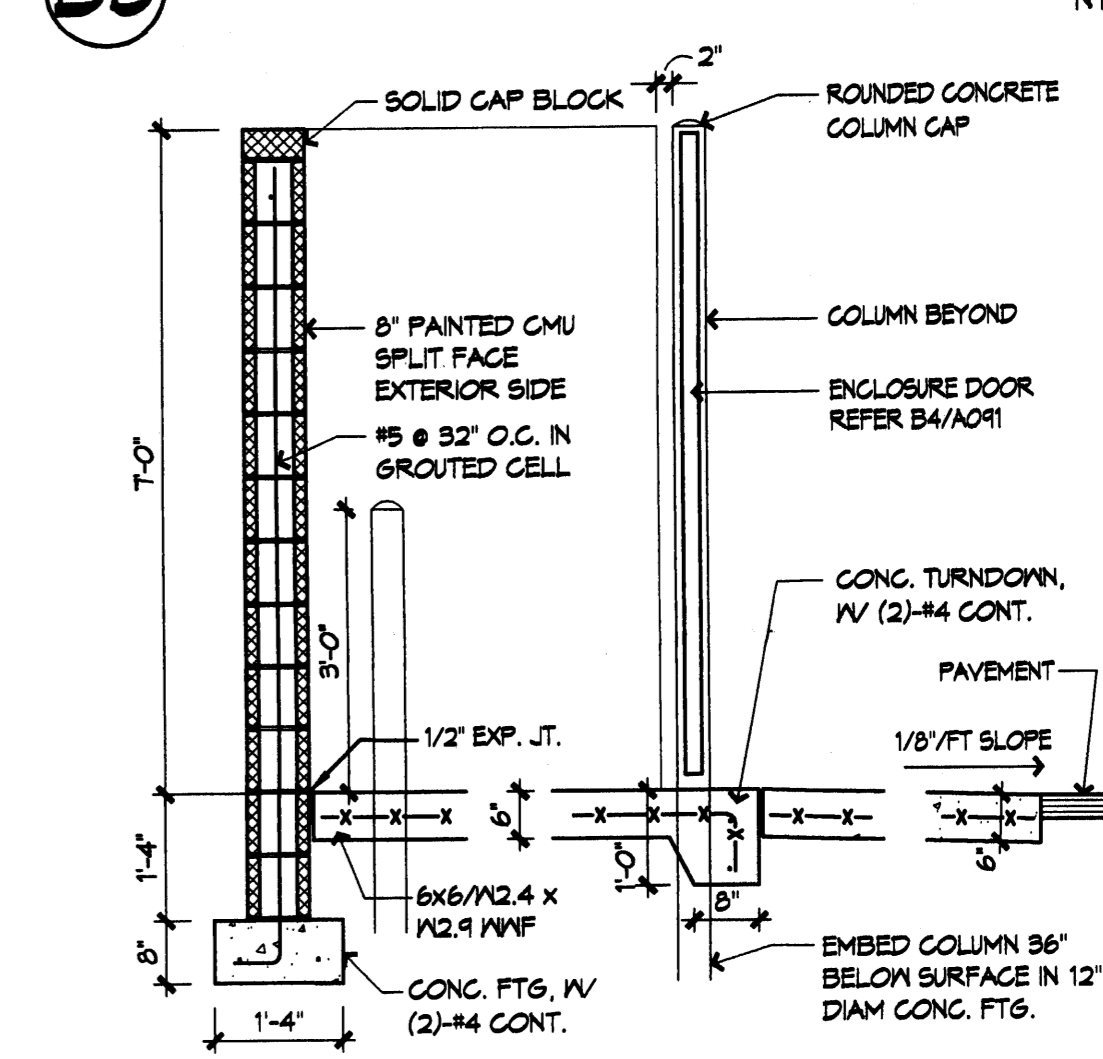
1/8" = 1'-0"



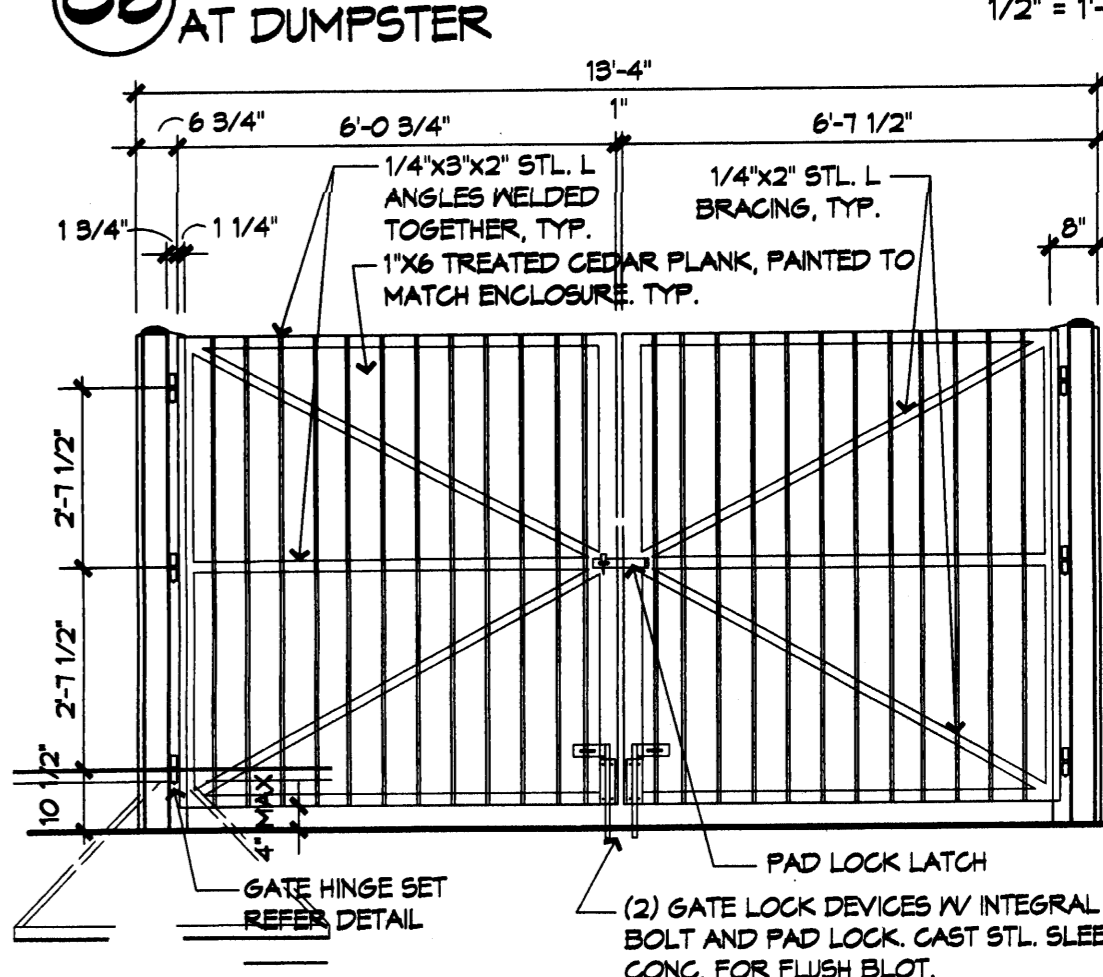
D1 East Elevation

1/8" = 1'-0"

B6 LIGHTING DETAIL

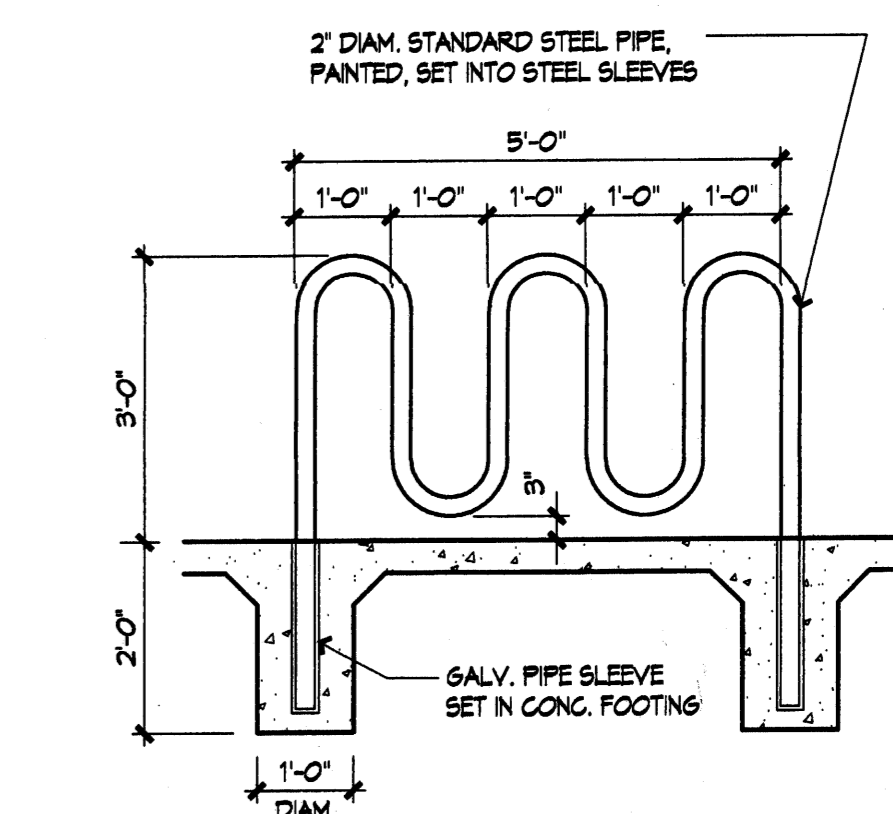


C6 SECTION DETAIL AT DUMPSTER



D6 GATE ELEVATION

THIS DETAIL MEETS THE CITY OF ALBUQUERQUE REQUIREMENTS, 5/8" = 1'-0"

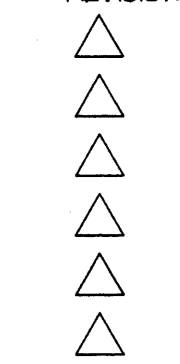


E6 SECTION DETAIL AT BIKE RACK

1/2" = 1'-0"

Albuquerque Little Theater Addition
Environmental Planning Commission Submittal
224 San Pasquale Av., SW
Albuquerque, NM

REVISIONS



DRAWN BY
REVIEWED BY CRG
DATE 10/02/08
PROJECT NO. 02102.002
DRAWING NAME Building Elevations

SHEET NO.

A301
OF