

SITE DATA

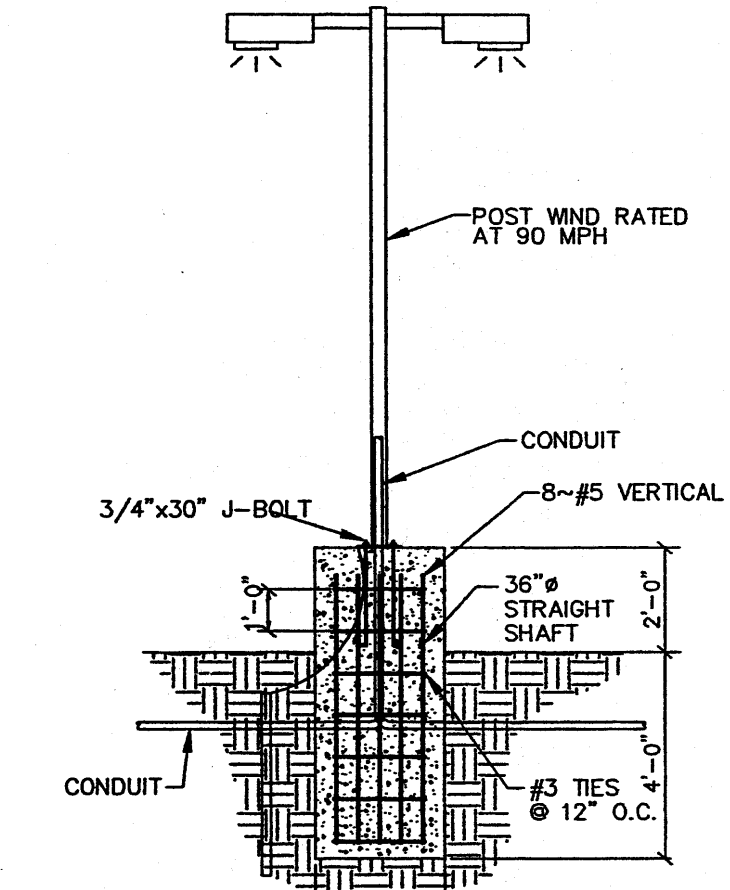
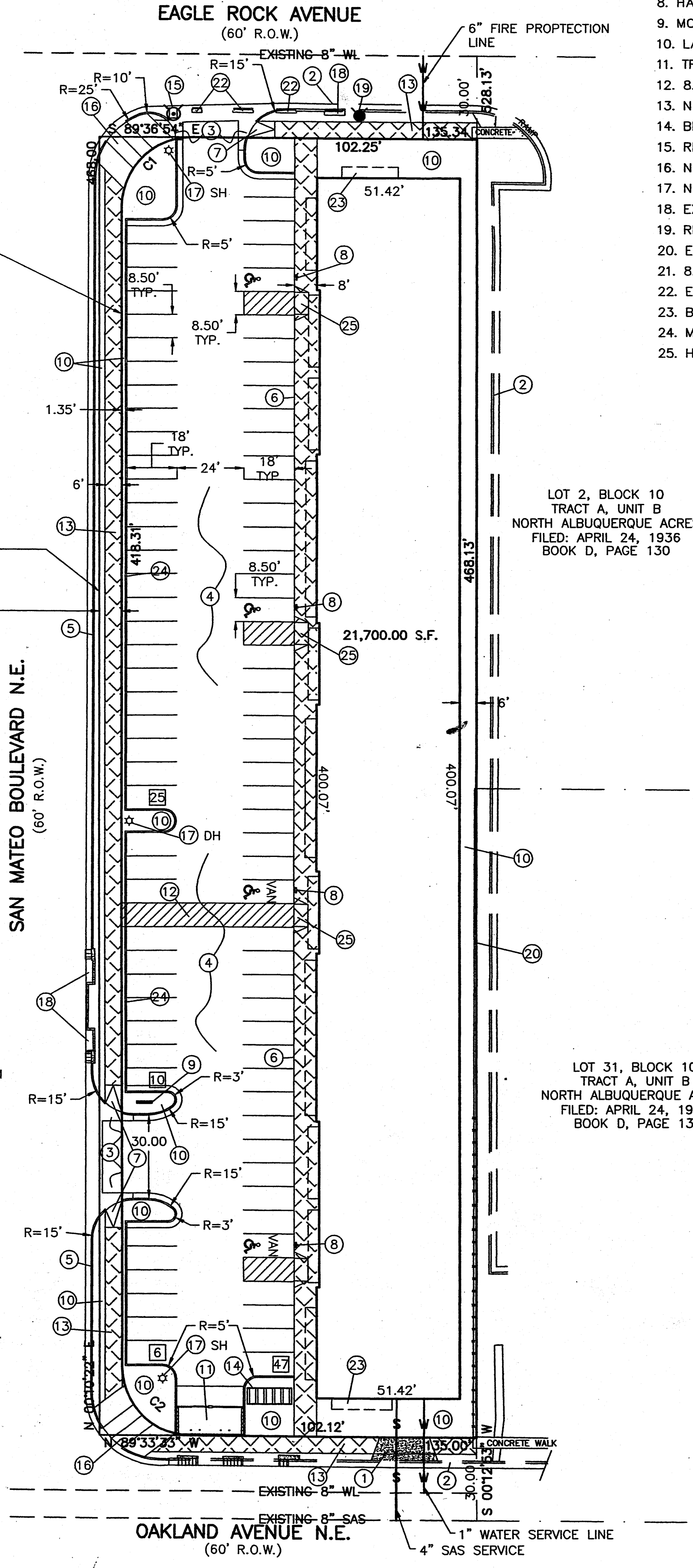
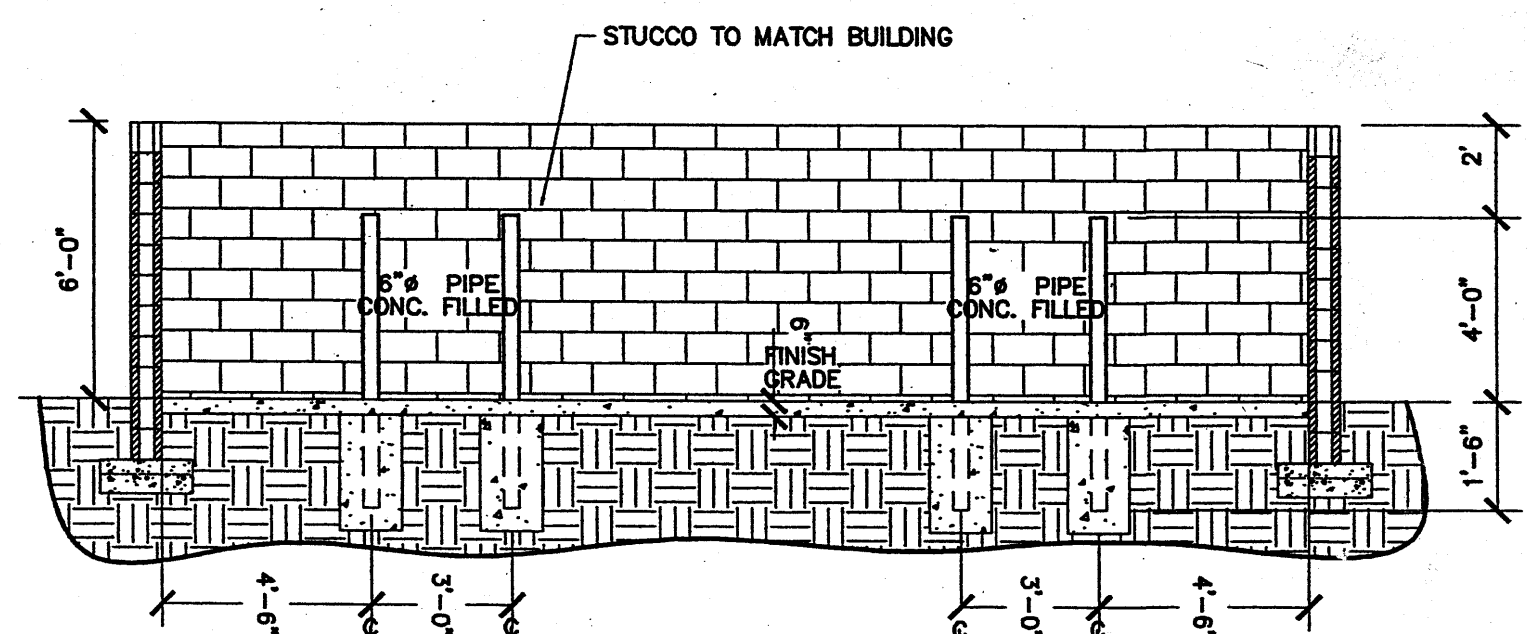
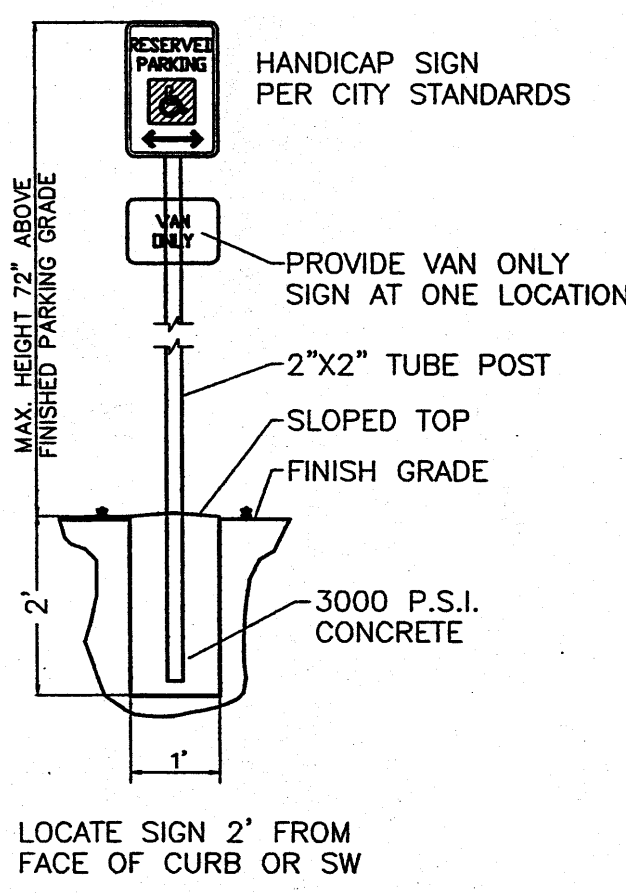
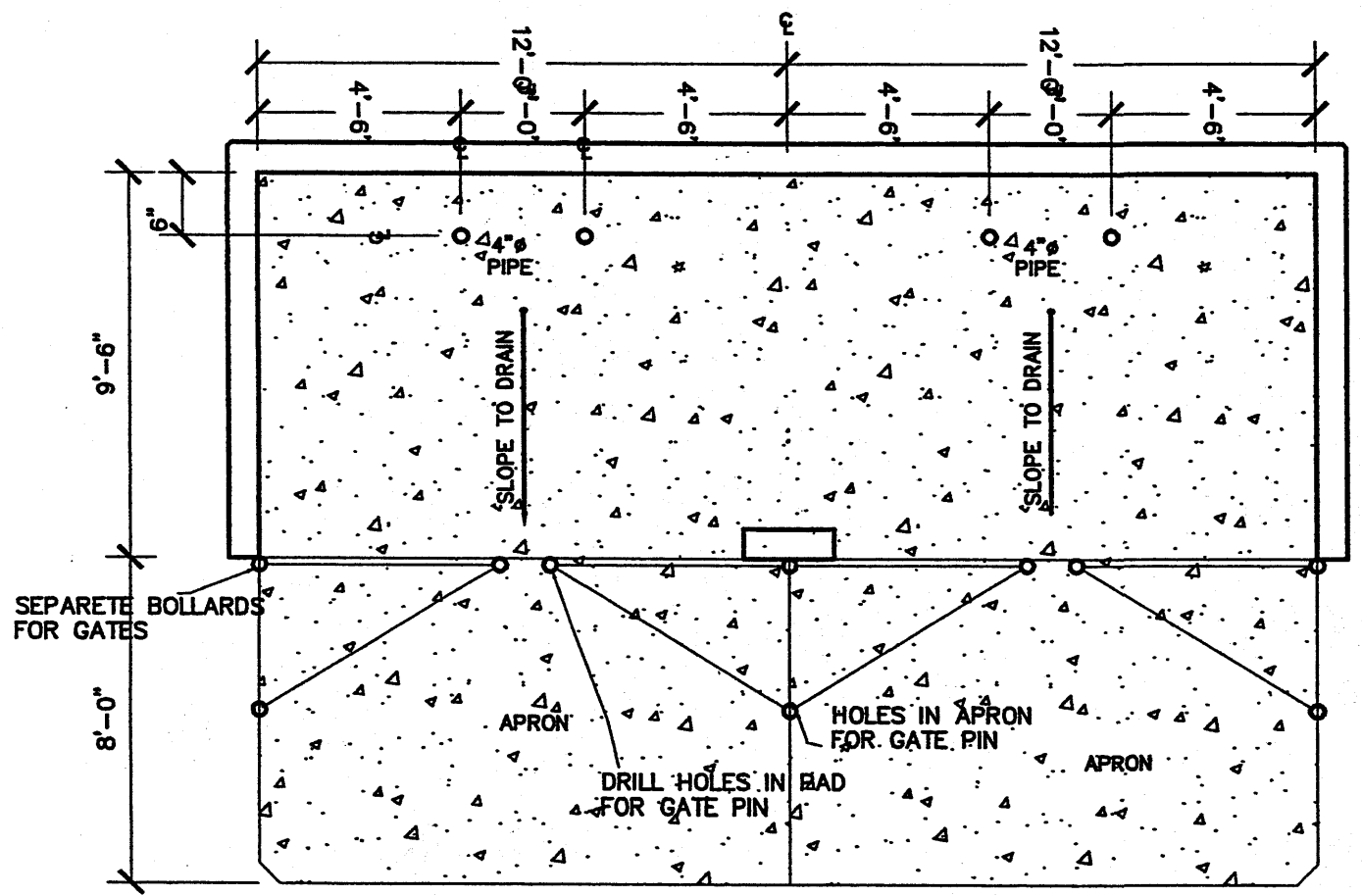
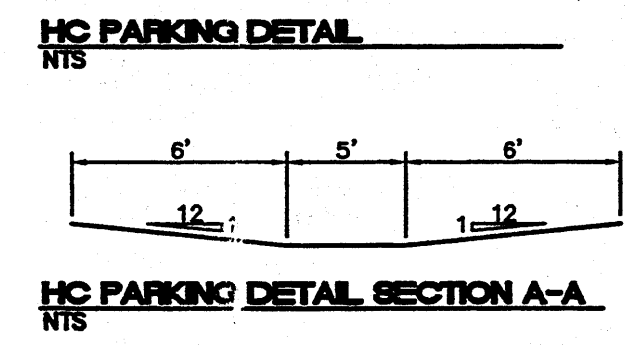
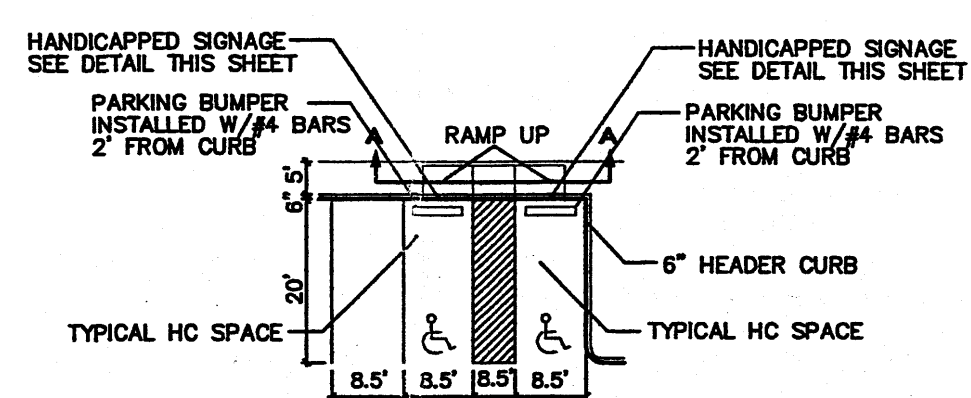
PROPOSED USAGE:	OFFICE/WAREHOUSE	
LOT AREA:	59,256.70 S.F. (1.3603 ACRE)	
OFFICE AREA:	16,500.00 S.F.	
WAREHOUSE AREA:	3,600.00 S.F.	
TOTAL BUILDING AREA:	21,700.00 S.F.	
LANDSCAPE CALCULATIONS:		
NET LOT AREA	37,556.70 SF ±	
LANDSCAPING REQUIRED:	5,633.51 SF ±	
15% OF 54,919 SF		
LANDSCAPE PROVIDED	8,627.00 SF ±	
PARKING CALCULATIONS:		
PARKING REQUIRED:	83 SPACES	
OFFICES 16,500 GSF / 200 GSF	83 SPACES	
WAREHOUSE 3,600 GSF / 2,000 GSF	2 SPACES	
TOTAL	85 SPACES	
TOTAL PARKING PROVIDED:	88 SPACES	
HC PARKING REQUIRED	3 SPACES (1 VAN)	
HC PARKING PROVIDED	4 SPACES (1 VAN)	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES PROVIDED:	4 SPACES	

C1
R = 25.00'
D = 90°12'44"
CB = S 45°16'44" W
CH = 35.42'
L = 39.36'

C2
R = 25.00'
D = 89°43'55"
CB = S 44°41'36" E
CH = 35.27'
L = 39.15'

LEGEND

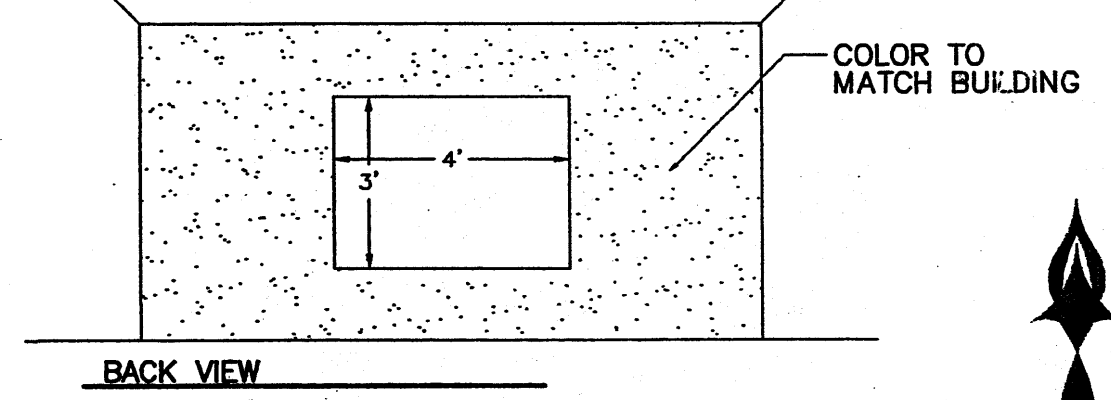
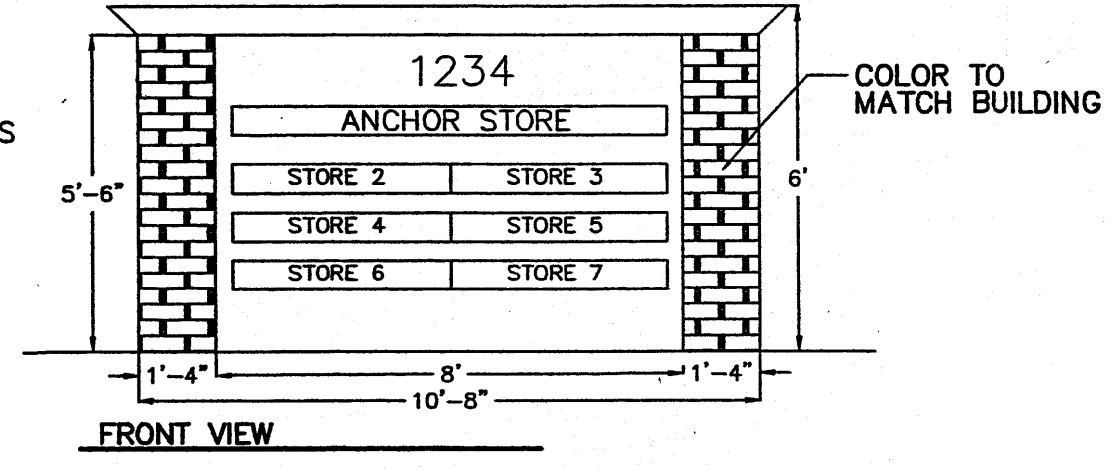
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING FENCE
	EXISTING STREET LIGHT
	EXISTING ANCHOR
	EXISTING POWER POLE
	EXISTING TEL RISER
	EXISTING ELEC METER



TYPICAL AREA DOUBLE HEAD LIGHT DETAIL

SCALE: NONE

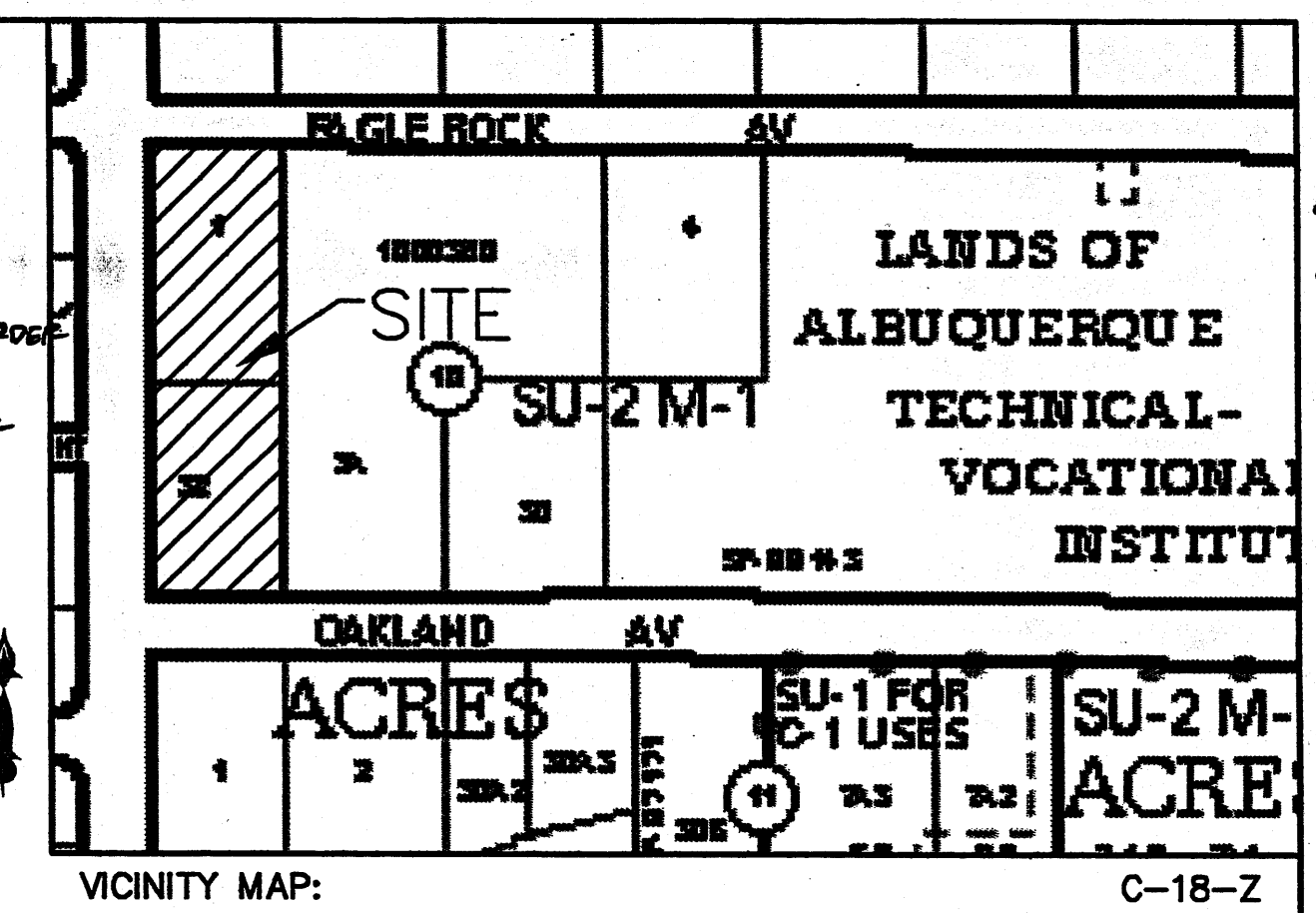
PLEASE SEE SITE PLAN FOR NUMBER OF HEADS



COMPANY SIGN ELEVATION NTS

MONUMENT SIGN FOR CUNADO CONSTRUCTED OUT OF STRUCTURAL STEEL AND CONCRETE. SLAB SHALL BE BUILDING COLOR. COLOR TO MATCH BUILDING COLOR.

- NOTES:
- EXISTING DRIVEPAD. To Be Closed RE. VUL ABOVE
 - EXISTING CURB AND GUTTER.
 - NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 - NEW ASPHALT PAVING AREA.
 - NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING #2415A. PER WORK ORDER
 - NEW TURNDOWN SIDEWALK.
 - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2441 & #2418. PER WORK ORDER
 - HANDICAP SIGN SEE DETAIL THIS SHEET.
 - MONUMENT SIGN SEE DETAIL THIS SHEET.
 - LANDSCAPED AREA.
 - TRASH ENCLOSURE SEE DETAIL THIS SHEET.
 - 8.50' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
 - NEW 6" SIDEWALKS PER COA STANDARD DRAWING 2430. PER WORK ORDER
 - BICYCLE RACK.
 - RELOCATE EXISTING FIRE HYDRANT
 - NEW PUBLIC PUBLIC WALK ACCESS RAMP PER COA STANDARD DRAWING #2440.
 - NEW LIGHT POLE SEE DETAIL THIS SHEET. (DOUBLEHEAD, DH OR SINGLE, SH)
 - EXISTING DROP INLETS.
 - RELOCATED FIRE HYDRANT.
 - EXISTING CHAINLINK FENCE.
 - 8.50' PEDESTRIAN CROSSING.
 - EXISTING DROP INLETS TO BE RELOCATED OR MODIFIED.
 - BENCHES.
 - MEDIAN CURB OR TYPE II PINNED CURB PER COA STANDARD DRAWING #2415B.
 - HANDICAMP RAMP SEE DETAIL THIS SHEET.



LEGAL DESCRIPTION:
EXISTING: LOT 1 AND 32, BLOCK 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES CONTAINING 1.3603 ACRES
FUTURE: LOT 32-A, BLOCK 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
ZONING: SU-2 FOR M1

SHEET INDEX

- SITE PLAN
- LANDSCAPING PLAN
- CONCEPTUAL GRADING AND DRAINAGE PLAN
- ELEVATION PLAN

LANDFILL DISCLOSURE STATEMENT

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

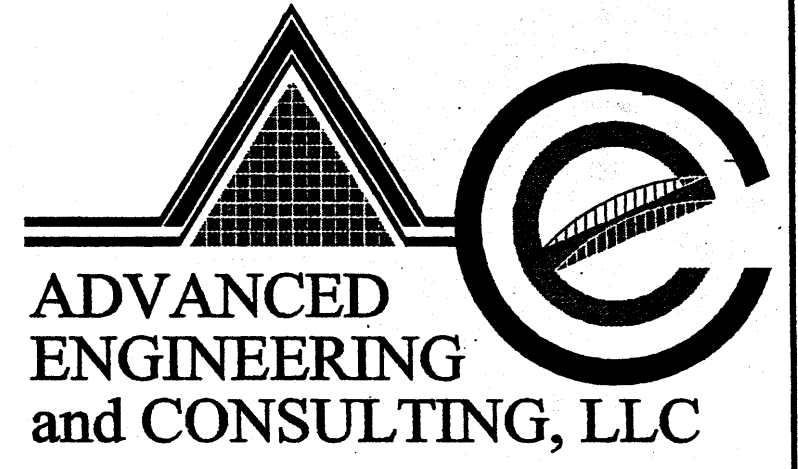
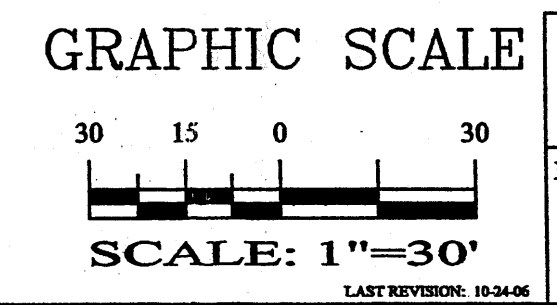
PROJECT NUMBER: 1005123

APPLICATION NUMBER: CG DRB-01289

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 SIGNOFF APPROVAL:

<i>Shil Aron</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11-1-06
<i>William J. Balch</i>	WATER UTILITIES DEPARTMENT	11-1-06
<i>Shil Aron</i>	PARKS AND RECREATION DEPARTMENT	11-7-06
<i>Bradley B. Bish</i>	CITY ENGINEER	1/24/07
<i>Michael Halton (double envelope)</i>	SOLID WASTE MANAGEMENT	10/25/06
<i>Sharon Matson</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	01/24/07
<i>Rhonda Matson</i>	ENVIRONMENTAL HEALTH DEPARTMENT	10/31/06

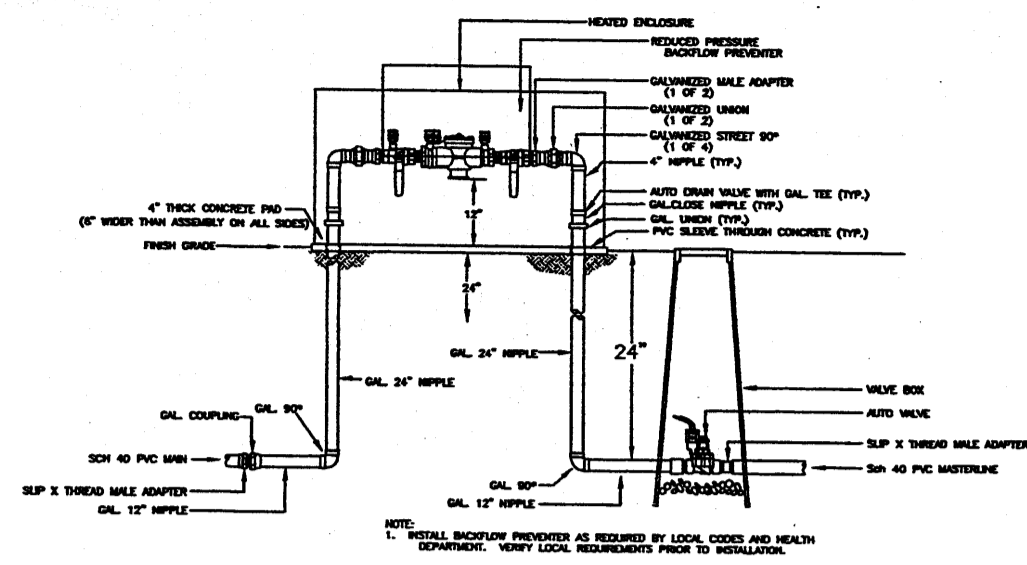


SHAHAB BIAZAR P.E. #13479

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

CUNADO RETAIL CENTER			
SITE PLAN For Building Permit			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200664-ST.DWG	JT	10-14-06	1 OF 4

PROJECT # 1005123



Mastervalue w/RPBA

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
6	⊕	<i>Crataegus phaenopyrum</i> Washington Hawthorn	2" B&B	Medium+
3	⊙	<i>Forestiera neomexicana</i> New Mexico Olive	15-Gal	Medium
16	⊕	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" B&B	Medium +
2	⊙	<i>Pinus nigra</i> Austrian Pine	5'-6"	Medium
5	⊙	<i>Pryus calleryana</i> Flowering Pear	2" B&B	Medium +
Shrubs/Groundcovers				
11	⊕	<i>Caryopteris clandonensis</i> Blue Mist	1-Gal	Medium
21	⊕	<i>Fallugia paradoxa</i> Apache Plume	1-Gal	Low
15	⊕	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal	Low+
21	⊕	<i>Nepeta mussini</i> Giant Catmint	1-Gal	Medium
13	⊕	<i>Penstemon pinifolius</i> Pineleaf Penstemon	1-Gal	Low+
6	⊕	<i>Prunus besseyi</i> Western Sand Cherry	5-Gal	Medium
20	⊕	<i>Rhaphiolepis indica</i> India Hawthorn	5-Gal	Medium
18	⊕	<i>Rhus trilobata</i> Three-leaf Sumac	1-Gal	Low+
18	⊕	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	Low +
Ornamental Grasses				
20	⊕	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5-Gal	Medium
11	⊕	<i>Nolina microcarpa</i> Bear Grass	1-Gal	Low +

SITE DATA

GROSS LOT AREA	59,256.70 SF
LESS BUILDING(S)	21,700.00 SF
NET LOT AREA	37,556.70 SF
REQUIRED LANDSCAPE	5,633.51 SF
15% OF NET LOT AREA	5,633.51 SF
PROPOSED LANDSCAPE	8,627.00 SF
PERCENT OF NET LOT AREA	23%

REQUIRED STREET TREES
PROVIDED AT 30' O.C. SPACING ALONG STREET 23
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (80 SPACES/10) 9

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION
SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER
(WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH

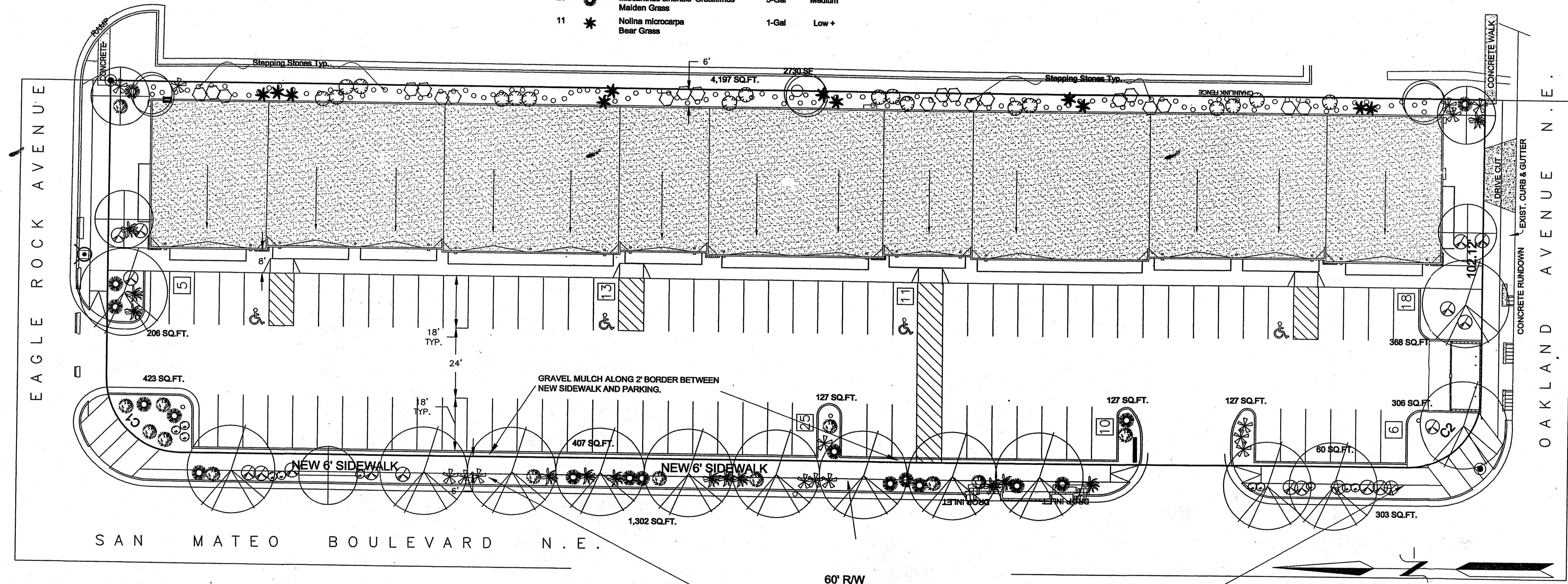
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
MULCH AT 2'-3" DEPTH OVER FILTER FABRIC

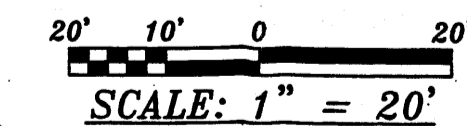
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 50'
FROM A TREE (NORTH I-25 SECTOR DEV. PLAN)



36% (2,879 SQ.FT.) OF TOTAL LANDSCAPING ON SITE
LOCATED WITHIN RIGHT-OF-WAY DEDICATED TO
CITY OF ALBUQUERQUE



Growing Better Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscapes.com

P. O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

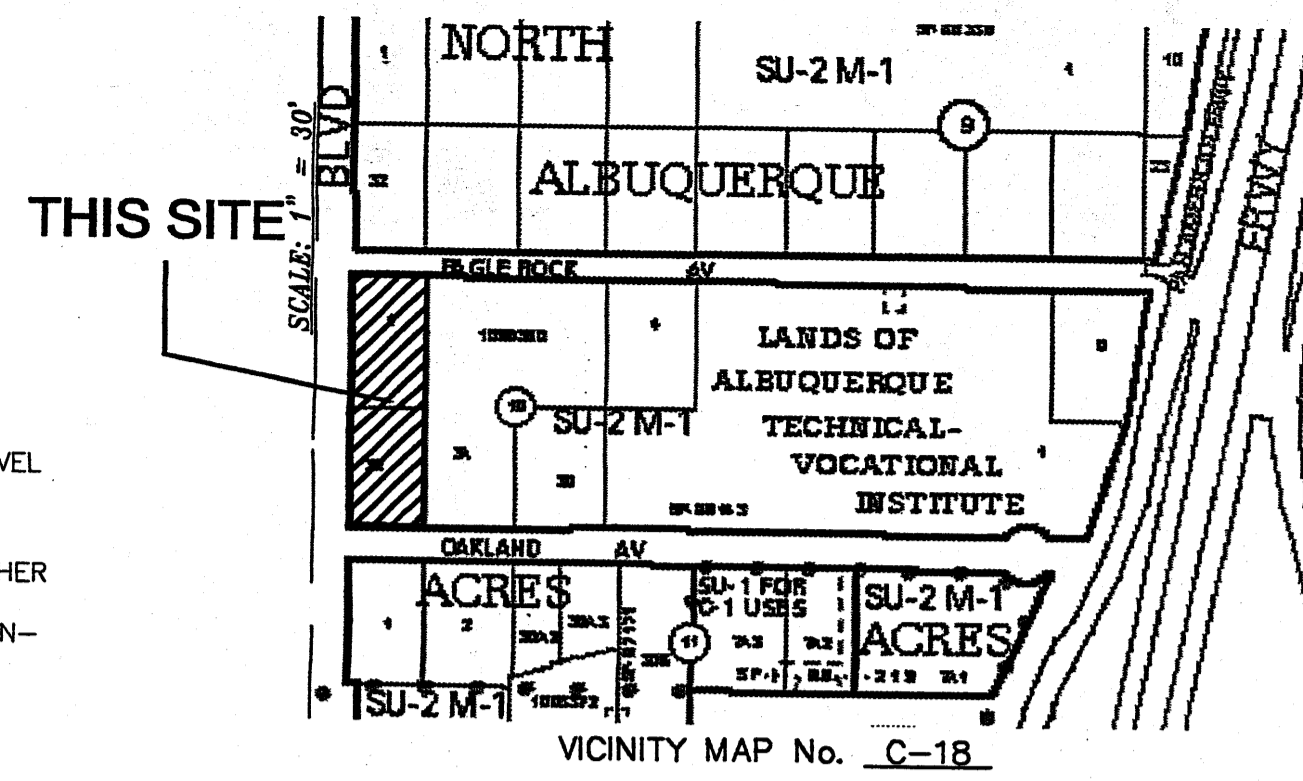
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JOB TITLE: CUNADO RETAIL CENTER			
REVISION: 10/19/06	FILE NAME	JOB NO.	DATE 7/11/06
SHEET TITLE: LANDSCAPE PLAN			DRAWN BY: J.C.

A.L.T.A / A.C.S.M. LAND TITLE SURVEY
with TOPOGRAPHY
OF
LOT 32A, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

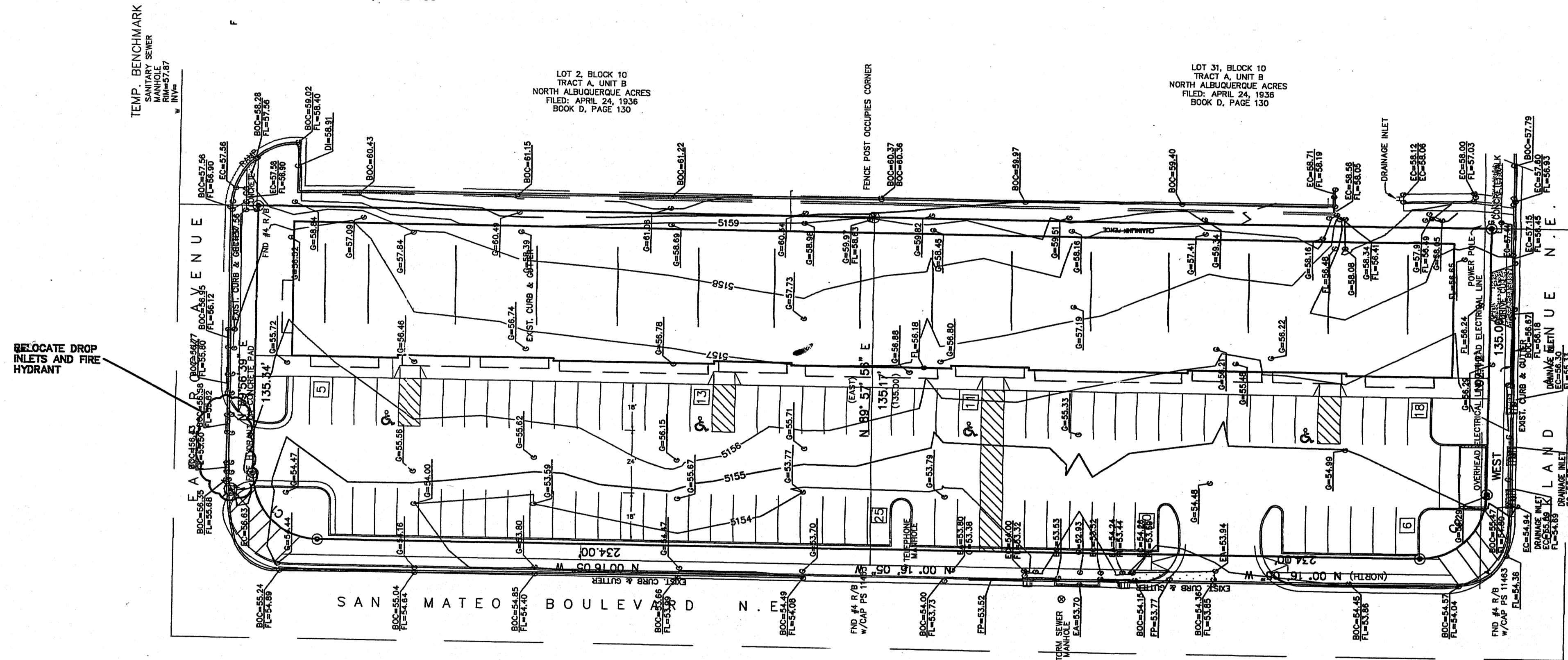
GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "NDC 6-1A", HAVING AN ELEVATION OF 5052.50 FEET ABOVE SEA LEVEL.
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: OWNER OF RECORD PER STEWART TITLE CO. TITLE BINDER DATED: JUNE 19, 2006 IS RGR Ltd. Co.
- 5: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY STEWART TITLE CO. COMMITMENT No. 6060427.
- 6: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1936 IN BOOK D, PAGE 130
- 7: FIELD WORK PERFORMED ON: JUNE, 2006



LEGAL DESCRIPTION:

LOT NUMBERED THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS. LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

CUNADO RETAIL CENTER IS CONTAINED
HEREON THE FOLLOWING ITEMS CONCERNING
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

CUNADO RETAIL CENTER, SAN MATEO N.E.

BUILDING AREA = 0.521 ACRES (22,702 SF)
LANDSCAPE AREA = 0.120 ACRES (5,227 SF)
PARKING/ASPHALT AREA = 0.811 ACRES (35,340 SF)
TOTAL SITE = 1.45 ACRES (63,269 SF)

PRECIPITATION: 360 = 2.35 IN.
1440 = 2.76 IN.
10DA = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	1.45 AC.	0 AC.
TREATMENT B	0 AC.	0.120 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	1.33 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = $(0.53 \times 0) + (0.78 \times 0.178) + (1.13 \times 0) + (2.12 \times 4.22) = 1.034$ IN.
V100 = $1.04(0.6/12) = 0.517$ AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = $0.8(0.53) = 0.4$ CFS
V100 = $4(0.6/12) = 0.05$ AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = $0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39$ CFS

BENCHMARK:

PROJECT BENCHMARK OF 57.87 LOCATED AT SANITARY SEWER MANHOLE NEAR NORTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN

A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

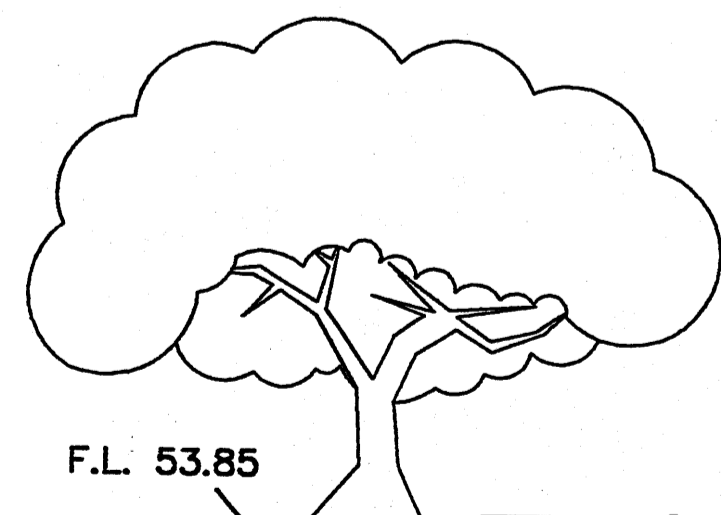
B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.45 ACRES AND IS LOCATED EAST OF SAN MATEO RD N.E. AND NORTH OF OAKLAND AVE. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

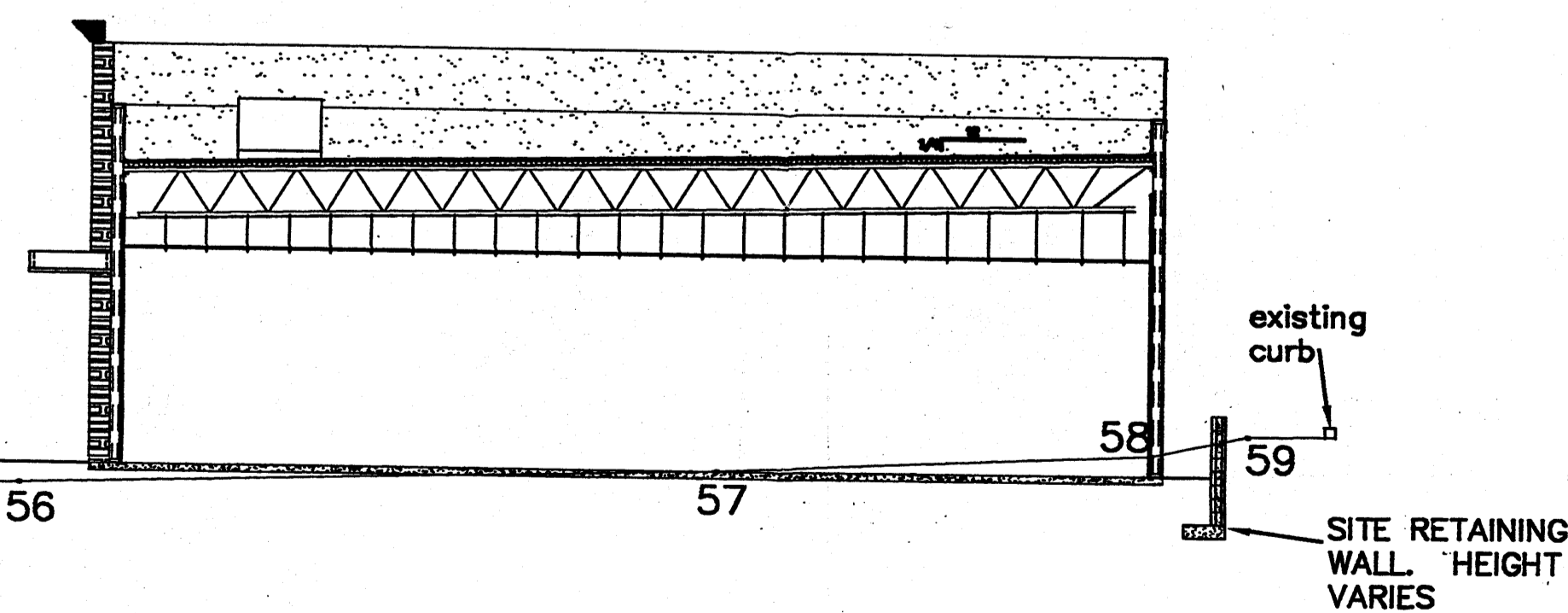
PROPOSED CONDITIONS

PROJECT TO DETAIN RUN OFF ON SITE IN COLLECTION BASINS AND CONTROL FLOW (RATE EQUAL TO 1.76 CFS / ACRE) OUT TO EXISTING COA DROP INLETS IN SAN MATEO



drive pad slope
1:17

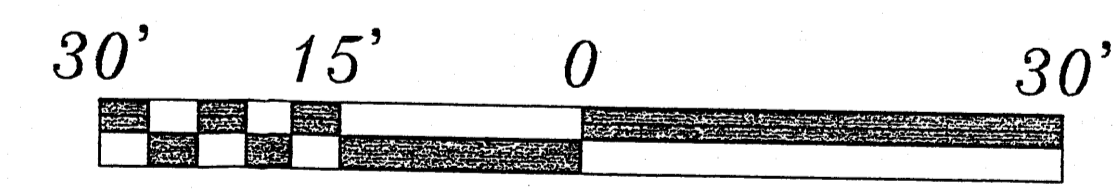
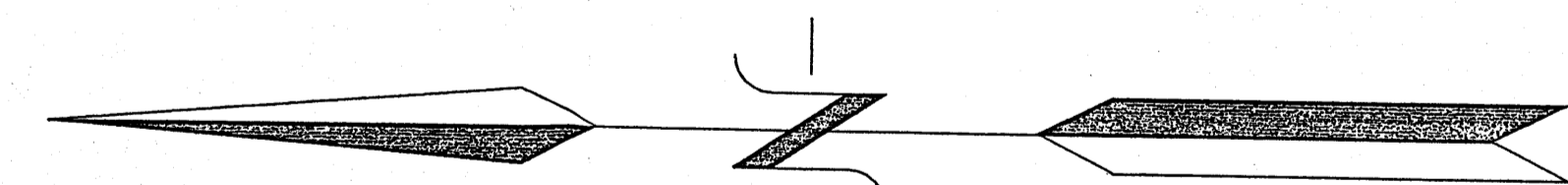
parking lot slope
1/81



existing curb
SITE RETAINING WALL HEIGHT VARIES

Site Section

SCALE: 1/4" = 1'-0"

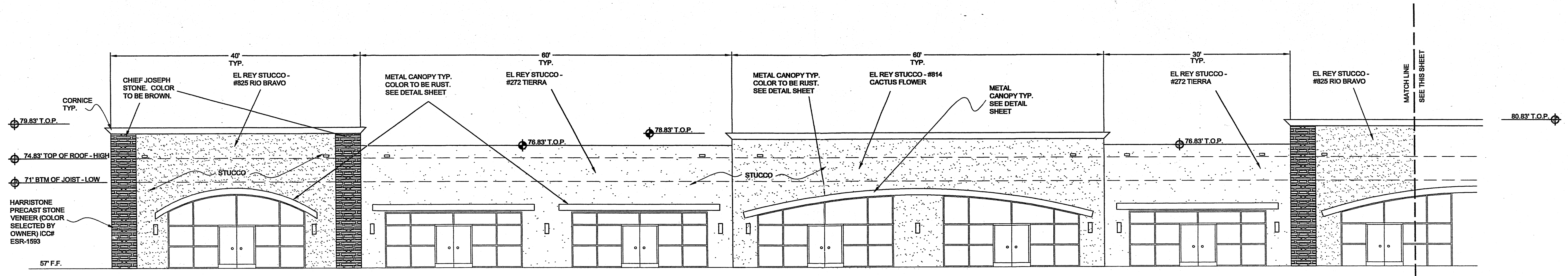


SCALE: 1" = 30'

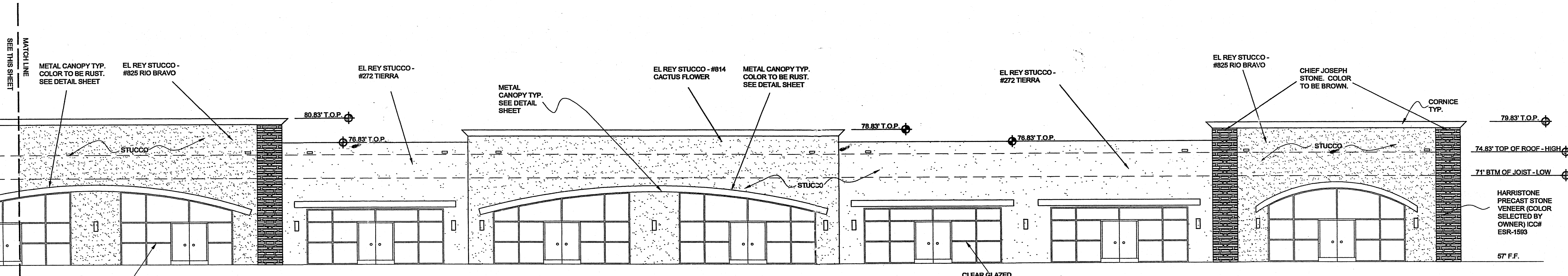
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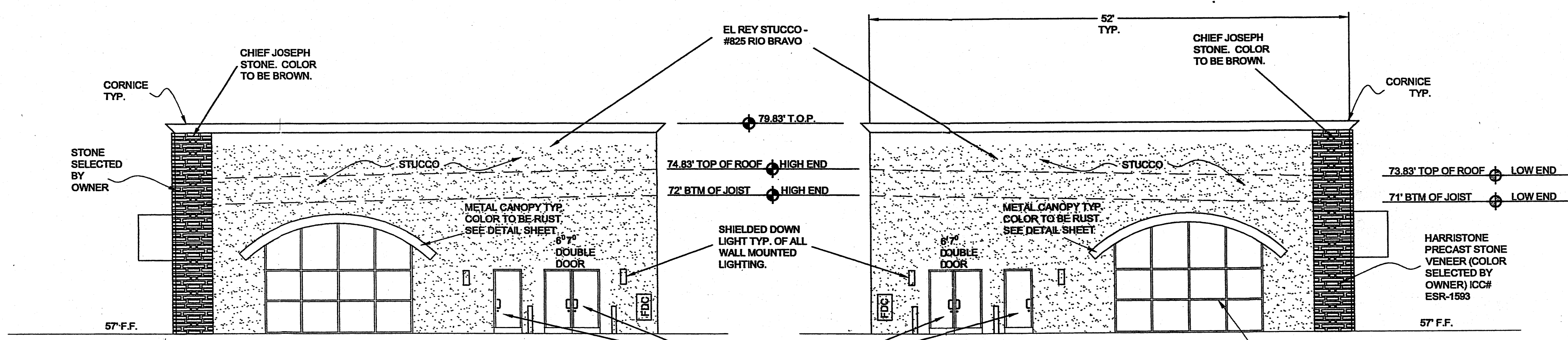
JOB TITLE: CUNADO RETAIL CENTER			
REVISION: 10/19/06	FILE NAME	JOB NO.	DATE 7/11/06
SHEET TITLE: PRELIMINARY GRADING AND DRAINAGE PLAN		DRAWN BY: G.O.	



EAST ELEVATION (NORTH HALF) ①
1/8" = 1'-0"



EAST ELEVATION (SOUTH HALF) ②
1/8" = 1'-0"



SOUTH ELEVATION ③
1/8" = 1'-0"

NORTH ELEVATION ④
1/8" = 1'-0"

KICC
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THE ART AND SCIENCE OF MODERN BUILDINGS

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