

**LIGHTING STANDARDS**

NOTE: DIMENSIONS SHOWN REFER TO FACE OF CURB

**PROJECT DATA**

LEGAL DESCRIPTION:  
 Lots 1, 2, 17, and 18, Block 3, Unity Addition  
 The existing lot lines within the project boundaries will be eliminated by platting action; additional right of way at Central Ave. returns will be dedicated.

PROPERTY ADDRESS:  
 8100 Central Ave. SE

ZONING:  
 Present zoning: C-2  
 Proposed zoning: SU-1 FOR HOUSING FOR OLDER PERSONS

SITE AREA:  
 Lot 1: 23,835.43 SF (0.5426 AC)  
 Lot 2: 6750.13 SF (0.1550 AC)  
 Lot 17: 6750.13 SF (0.1550 AC)  
 Lot 18: 21,328.84 SF (0.4896 AC)  
 TOTAL PROJECT SITE AREA: 58,464.58 SF (1.3422 AC)

BUILDING AREA:  
 FIRST FLOOR - 10,430 SF  
 SECOND FLOOR - 8353 SF  
 THIRD FLOOR - 8353 SF  
 FOURTH FLOOR - 7203 SF  
 TOTAL GROSS BUILDING AREA - 34,339 SF

PARKING:  
 Required:  
 Automobile: 40 spaces, less 10% bus route = 36 spaces including 2 Handicap  
 Motorcycle: 2 motorcycle spaces  
 Bicycle: 1 space per 2 dwelling units = 20 spaces  
 Provided:  
 36 Standard spaces  
 1 Van Accessible Space  
 3 Standard Accessible Spaces  
 2 Motorcycle spaces  
 21 Bicycle spaces

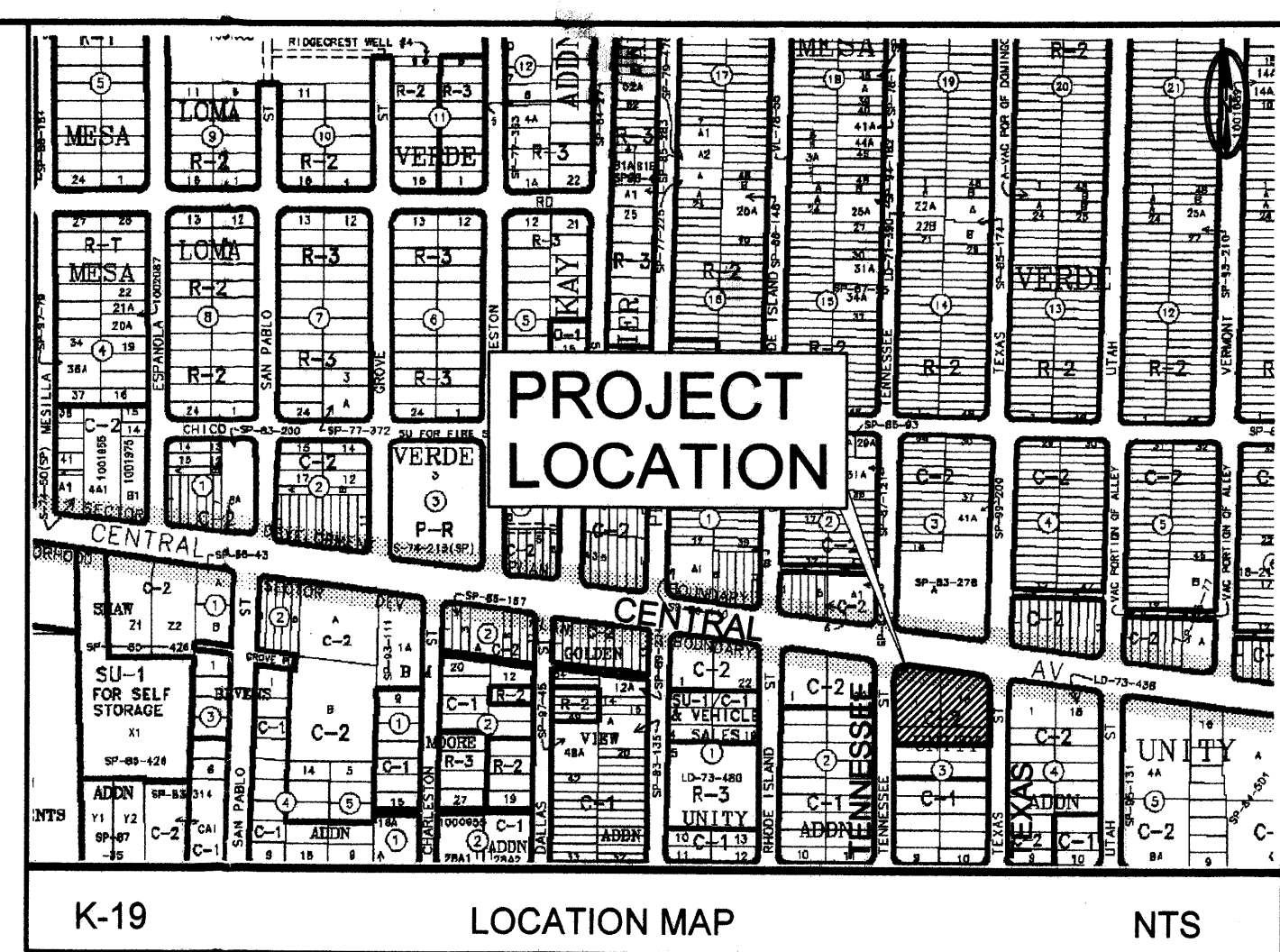
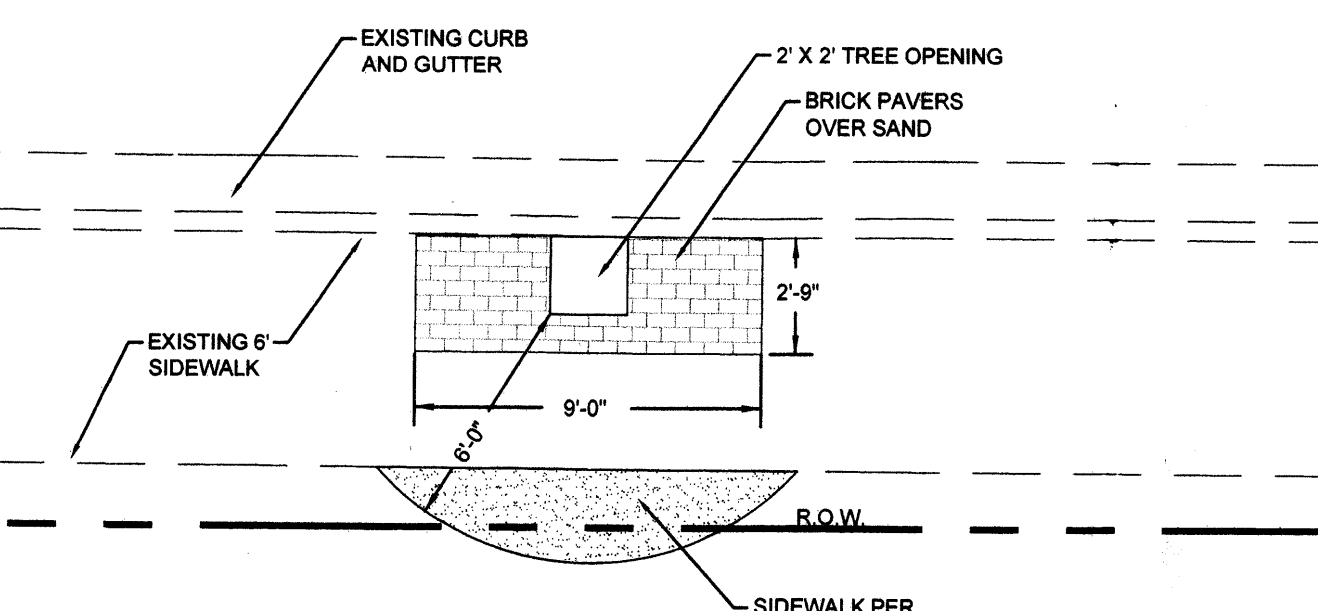
LANDSCAPING: (Recommended 15% Net Site Area)  
 Net Site Area: 58,464 SF (total site), less 10,211 (building footprint) = 48,253 SF  
 Recommended landscaped area: 7238 SF  
 Total Landscaped Area provided: 22,829 SF (46.4% total area)

WALL and FENCES:  
 6' High plaster and wrought iron

SIGNAGE:  
 1 Free-standing monument sign along Central Ave. frontage, as regulated under the City of Albuquerque Zoning Code, in Sections 14-16-3-5.  
 Total sign area (total of exposed faces): 24 SF

LIGHTING:  
 Free standing lighting will be provided and located such that visibility of any light source from the street is difficult or impossible during dark. All lighting shall be full cut-off lighting, and shall be in conformance with the New Mexico Night Sky Protection Act and as regulated under the City of Albuquerque Zoning Code, in Sections 14-16-3-9.

BUILDING HEIGHT AND SETBACKS  
 Building height and setback limitations are as regulated under R-3 zoning.



PROJECT NUMBER: 1007267  
 APPLICATION NUMBER: 08 EPC 40050 - SITE PLAN FOR BP  
 APPLICATION NUMBER: 08 EPC 40054 - ZONE CHANGE

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	11-12-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	11-12-08
CHRISTINE SANDERSON	DATE
PARKS AND RECREATION DEPARTMENT	
<i>[Signature]</i>	11/12/08
BRADLEY D. BISHOP	DATE
CITY ENGINEER	
NA	
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
NA	
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	12-15-08
DRB CHAIR, PLANNING DEPARTMENT	DATE

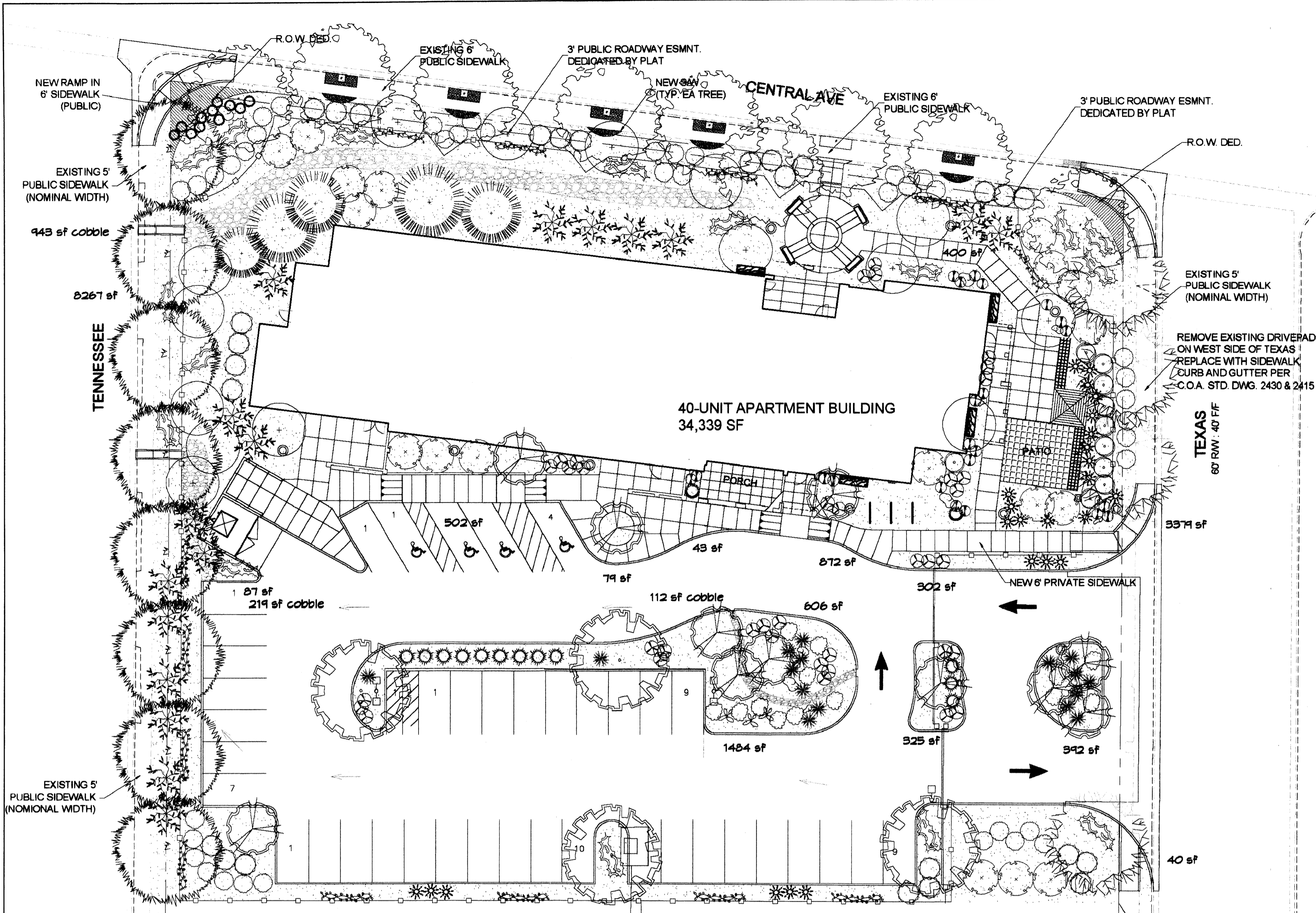
SHEET INDEX	
Sheet Number	Sheet Title
1	SITE PLAN FOR BUILDING PERMIT
2	LANDSCAPING PLAN
3	GRADING PLAN
4	NORTH, EAST AND WEST ELEVATIONS
5	SOUTH ELEVATIONS
6	DETAIL SHEET
7	UTILITY PLAN

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	--- 6"W ---	--- 6"W ---
SANITARY SEWER	--- 8"SAS ---	--- 8"SAS ---
STORM SEWER	--- 36"SD ---	--- 24"SD ---
FIRE HYDRANT	⊙	⊙
VALVE	⊕	⊕
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
SEWER SERVICE	—	—
POWER POLE (GUYED)	● PP	● PP
DROP INLET	—	—
OVERHEAD ELEC	--- OHE ---	--- OHE ---
UNDERGROUND ELEC, GAS, TEL, TV	--- UGT ---	--- UGT ---
TEL. PEDESTAL	⊙ TEL	⊙ TEL
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
FIRE LANE - NO PARKING - CURB PAINTED RED	---	---

KEYED NOTES		
ITEM	EXISTING	PROPOSED
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
PILASTER / WROUGHT IRON WALL	---	---
DRAINAGE BASIN	---	---
DIVIDE	---	---
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
SPOT ELEV.	× 16.7	× 87.26
CURB	---	---
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	TC 99.3	TC 99.31
CONTOUR	5166	66
SWALE	---	---
DIRECTION OF FLOW	---	---
WATER BLOCK	---	---
LANDSCAPED AREA	---	---

TREE, PAVER AND ADDITIONAL SIDEWALK DETAIL A-1

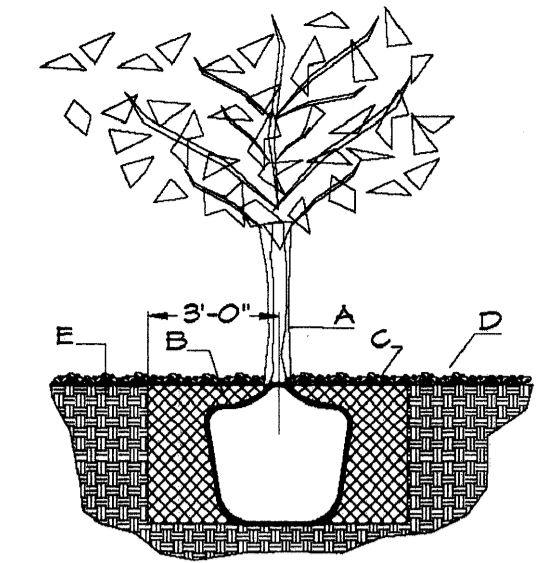
PROJECT # 1007267  
 EHD0C - ED ROMERO TERRACE  
 40 UNIT SENIOR CITIZENS APARTMENT BUILDING  
 8100 CENTRAL AVE. S.E., ALBUQUERQUE, NM  
 SITE PLAN FOR BUILDING PERMIT  
 T C Architects, Incorporated  
 755 White Pond Drive, Suite 401  
 Akron, Ohio 44320  
 Phone (330) 867-1093  
 Fax (330) 867-4198  
 DATE 10/23/08  
 REVISION  
 PROJECT NO 40-A-07  
 DRAWING NO. A000  
 category sheet  
 BRASHER & LORENZ CONSULTING ENGINEERS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-6088 Fax: 505-888-6188



### PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock

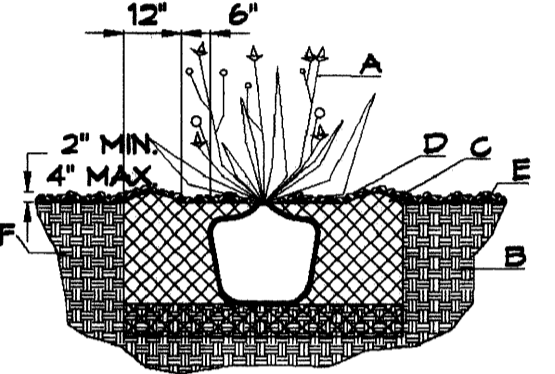
- CHINESE PISTACHE (M) 9  
*Pistacia chinensis*  
2" Cal., 60" H x 60" W
- COMMON HACKBERRY (M) 4  
*Celtis occidentalis*  
2" Cal., 40" H x 40" W
- \* AUSTRIAN PINE (M) 5  
*Pinus nigra*  
10", 95" H x 25" W
- NEW MEXICO OLIVE (L) 15  
*Forestiera neomexicana*  
15 Gal., 225sf, 15" H x 15" W
- AMUR MAPLE (M) 11  
*Acer ginnala*  
15 Gal., 225sf, 20" H x 20" W
- \* MUGO PINE (M) 2  
*Pinus mugo*  
5 Gal., 4sf, 4" H x 3" W
- \* RED YUCCA (L) 16  
*Hesperaloe parviflora*  
5 Gal., 4sf, 3" H x 4" W
- \* PRICKLY PEAR (L) 3  
*Opuntia macrocentra*  
1sf, 3" H x 3" W
- \* FARNEY COTONEASTER (L) 17  
*Cotoneaster lacteus*  
5 Gal., 144sf, 8" H x 12" W
- BUTTERFLY BUSH (M) 18  
*Buddleia davidii*  
5 Gal., 100sf, 10" H x 10" W
- APACHE PLUME (L) 41  
*Felugia paradoxa*  
5 Gal., 4sf, 6" H x 7" W
- THREE-LEAF SUMAC (L) 26  
*Rhus trilobata*  
5 Gal., 36sf, 6" H x 6" W
- RUSSIAN SAGE (M) 10  
*Ferovskia atriplicifolia*  
5 Gal., 36sf, 6" H x 6" W
- \* SCOTCH BROOM (M) 12  
*Cytisus scoparius*  
5 Gal., 16sf, 4" H x 4" W
- WHIRLING BUTTERFLIES (M) 25  
*Gaura lindheimeri*  
1 Gal., 16sf, 4" H x 4" W
- WINTER JASMINE (L+) 16  
*Jasminum nudiflorum*  
1 Gal., 144sf, 4" H x 12" W
- \* BANKS ROSE (M) 5  
*Rosa banksiae*  
1 Gal., climbing to 20'
- TRUMPET VINE (M) 8  
*Campsis radicans*  
1 Gal., climbing to 40'
- WINTER JASMINE (L+) 16  
*Jasminum nudiflorum*  
1 Gal., 144sf, 4" H x 12" W
- \* BANKS ROSE (M) 5  
*Rosa banksiae*  
1 Gal., climbing to 20'
- TRUMPET VINE (M) 8  
*Campsis radicans*  
1 Gal., climbing to 40'
- OVERSIZED GRAVEL & 12 BOULDERS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COBBLE WITH FILTER FABRIC TO A MINIMUM 3" DEPTH



### TREE PLANTING DETAIL

- GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

- CONSTRUCTION NOTES:
- TREE
  - BACKFILL WITH EXISTING SOIL.
  - 3" DEPTH OF GRAVEL MULCH.
  - UNDISTURBED SOIL.



### SHRUB PLANTING DETAIL

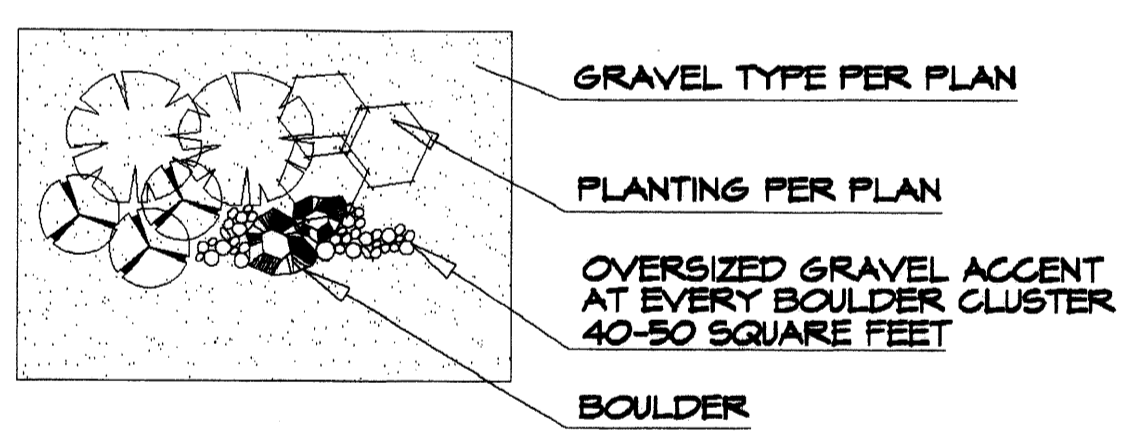
- GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

- CONSTRUCTION NOTES:
- SHRUB.
  - BACKFILL WITH EXISTING SOIL.
  - EARTH BERM AROUND WATER RETENTION BASIN.
  - 3" DEPTH OF GRAVEL MULCH.
  - FINISH GRADE.
  - UNDISTURBED SOIL.

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	58464	square feet
TOTAL BUILDINGS AREA	10211	square feet
NET LOT AREA	48253	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	7238	square feet
TOTAL BED PROVIDED	22829	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	17122	square feet
TOTAL GROUNDCOVER PROVIDED	17311 (76%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	22829 (47%)	square feet

### GRAVEL ACCENT DETAIL



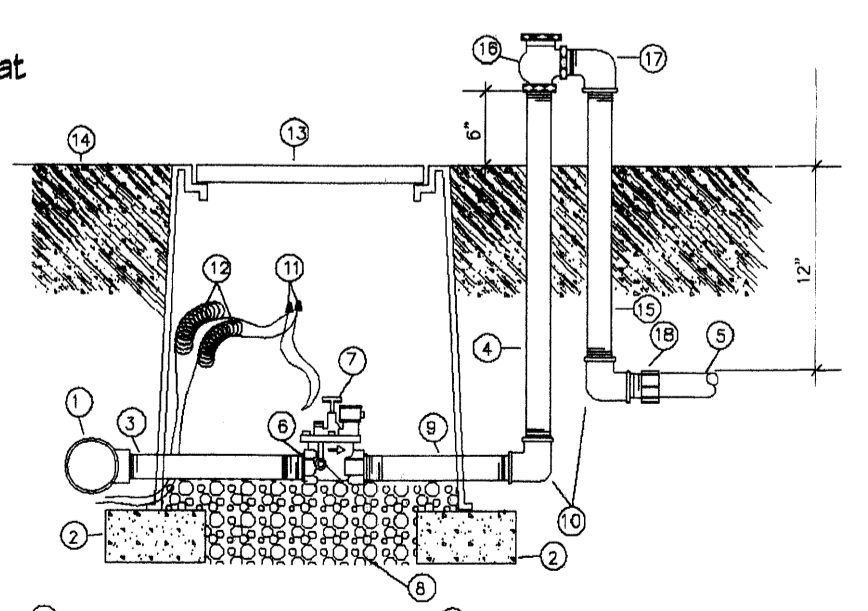
- STREET TREE REQUIREMENTS**
- Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
- Name of Street: Central Ave.  
Required # 9 Provided # 9
- Name of Street: Tennessee  
Required # 8 Provided # 8
- PARKING LOT TREE REQUIREMENTS**
- Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:
- 1 Shade tree per 10 spaces  
Required # 4 Provided # 4

- LANDSCAPE NOTES:**
- Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.
- It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.
- Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
- Plant beds shall achieve 75% live ground cover at maturity.
- Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

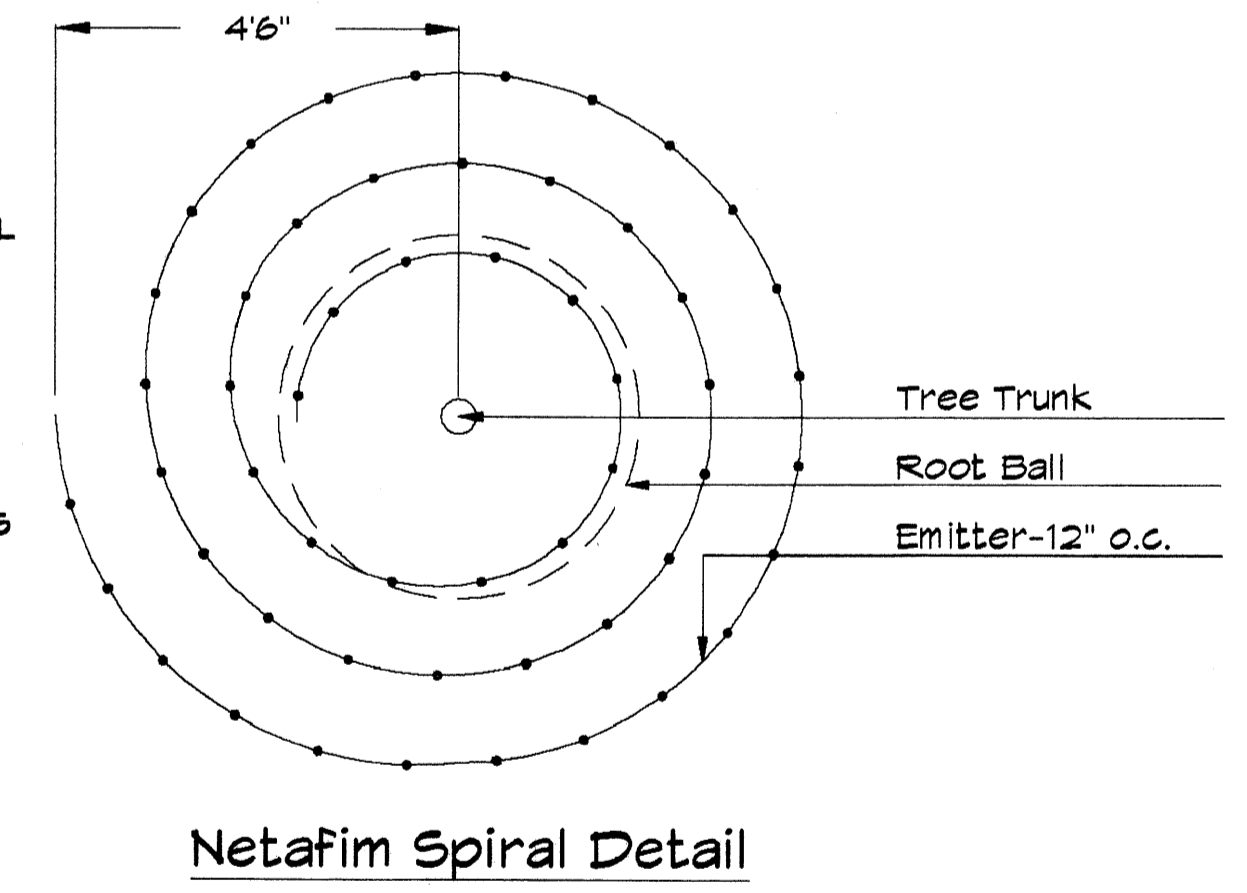
- IRRIGATION NOTES:**
- Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.
- Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.
- Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.
- Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.
- Water and Power source shall be the responsibility of the Developer/Builder.

**NOTE TO CLIENT:**

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



- 1 MAINLINE FITTING
- 2 GRI BLOCK
- 3 GALVANIZED NIPPLE
- 4 24" TO 36" GALVANIZED NIPPLE
- 5 LATERAL PIPE
- 6 REDUCER BUSHING
- 7 AUTOMATIC VALVE (SEE LEGEND)
- 8 DRAVEL
- 9 GALVANIZED NIPPLE
- 10 GALVANIZED ELBOW
- 11 WATERPROOF WIRE CONNECTOR
- 12 WIRE EXPANSION LOOPS
- 13 VALVE BOX
- 14 FINISH GRADE
- 15 GALVANIZED NIPPLE - 18" TO 24" LENGTH
- 16 ATMOSPHERIC VACUUM BREAKER
- 17 GALVANIZED STREET EIL
- 18 TEE NIPPLE OR MALE ADAPTER

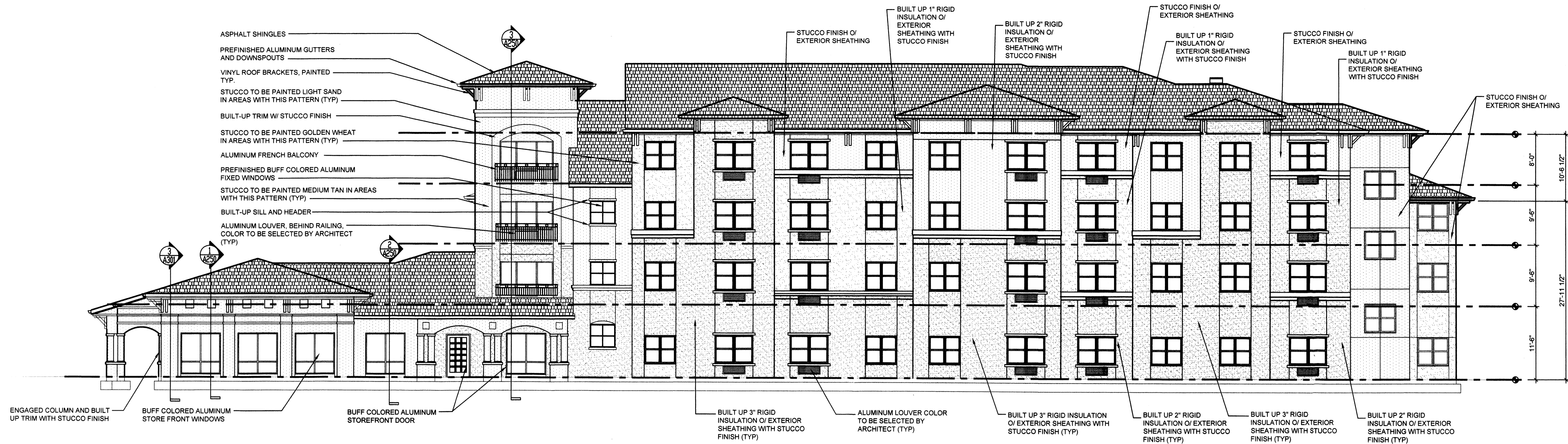


**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

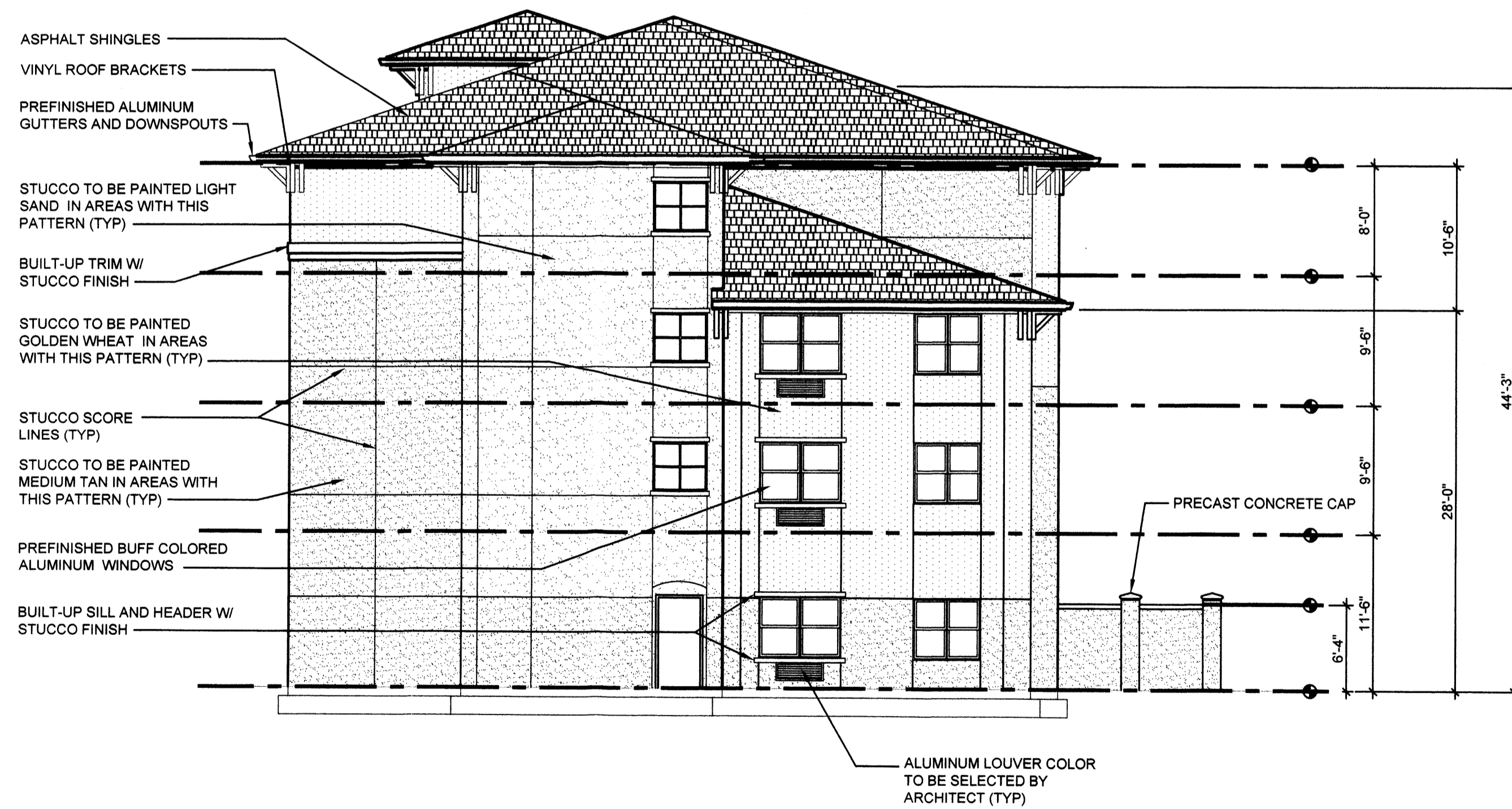
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reprinted or copied without applicable fees have been paid to job order placed. All plants shall be sized per American Standard for Nursery Stock.

ED ROMERO APARTMENTS LANDSCAPING PLAN		SHT: 2 OF 6
2 - 10/27/08 rmc		DATE: 04/30/08 RMC
3 - 10/28/08 rmc		SCALE: 1"=20'
4 - 10/30/08 rmc	ACAD FILE:	

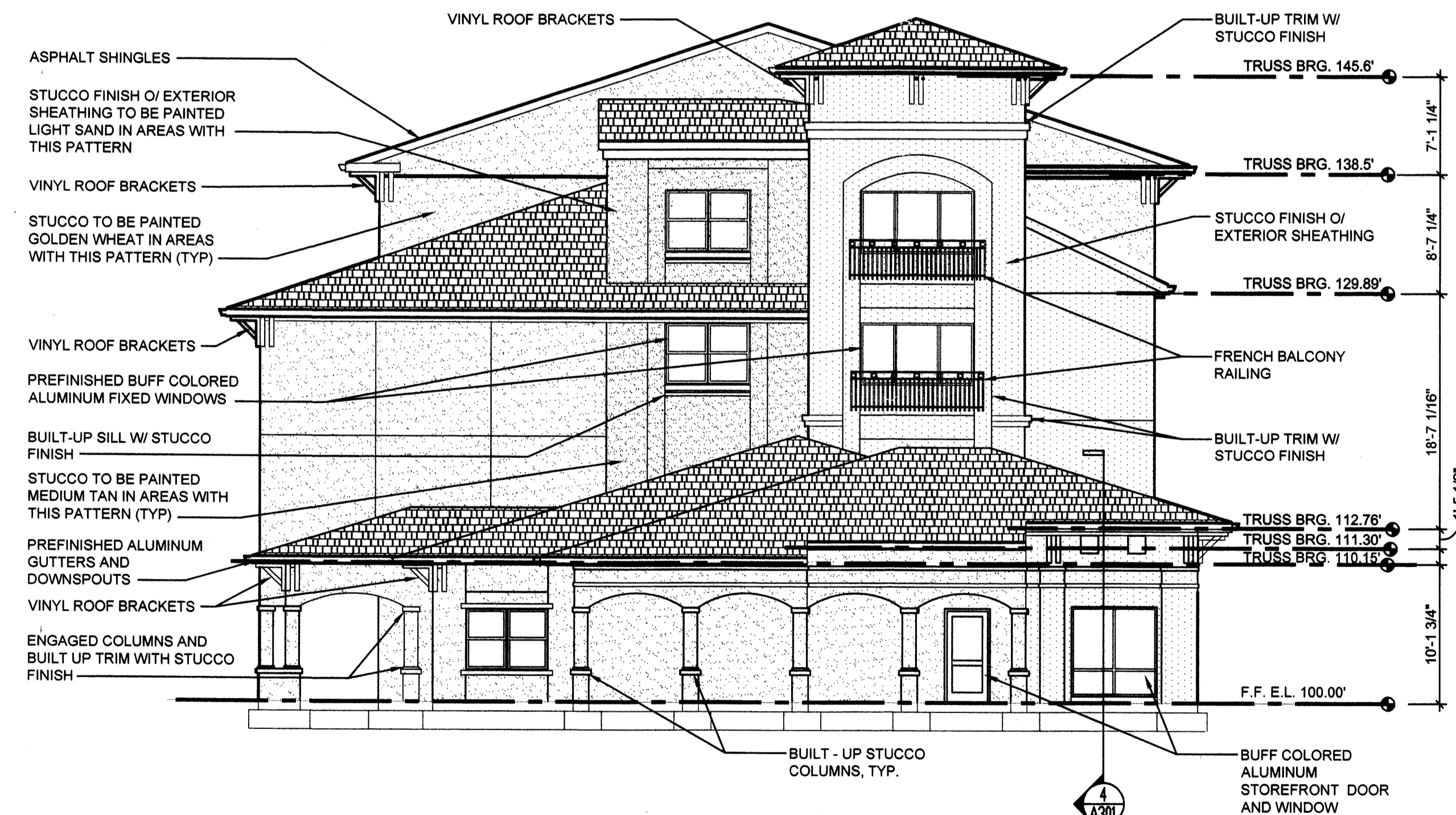




1 NORTH ELEVATION  
A202 SCALE 1/8"=1'-0"



2 WEST ELEVATION  
A202 SCALE 1/8"=1'-0"



3 EAST ELEVATION  
A202 SCALE 1/8"=1'-0"

Edward Romero Terrace  
Albuquerque, New Mexico  
NORTH, EAST, WEST ELEVATIONS

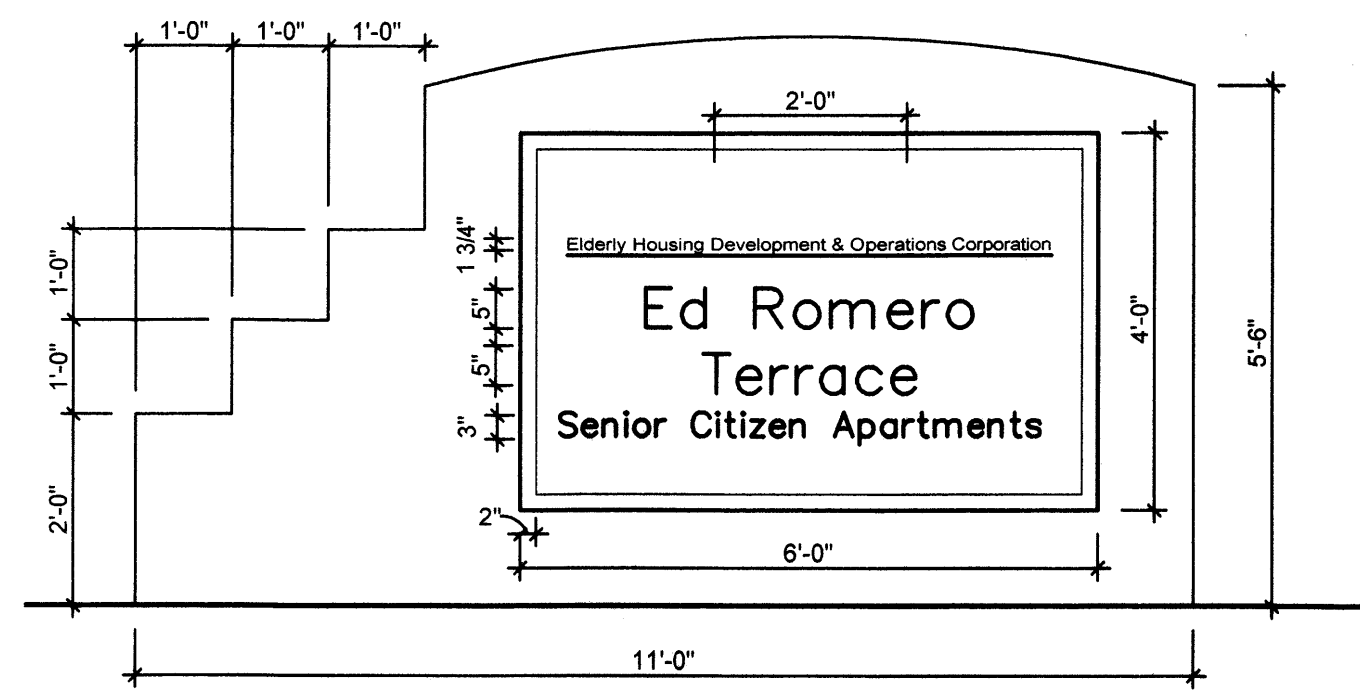
T C Architects, Incorporated

755 White Pond Drive, Suite 401  
Akron, Ohio 44320  
Phone (330) 867-1093  
Fax (330) 867-4198

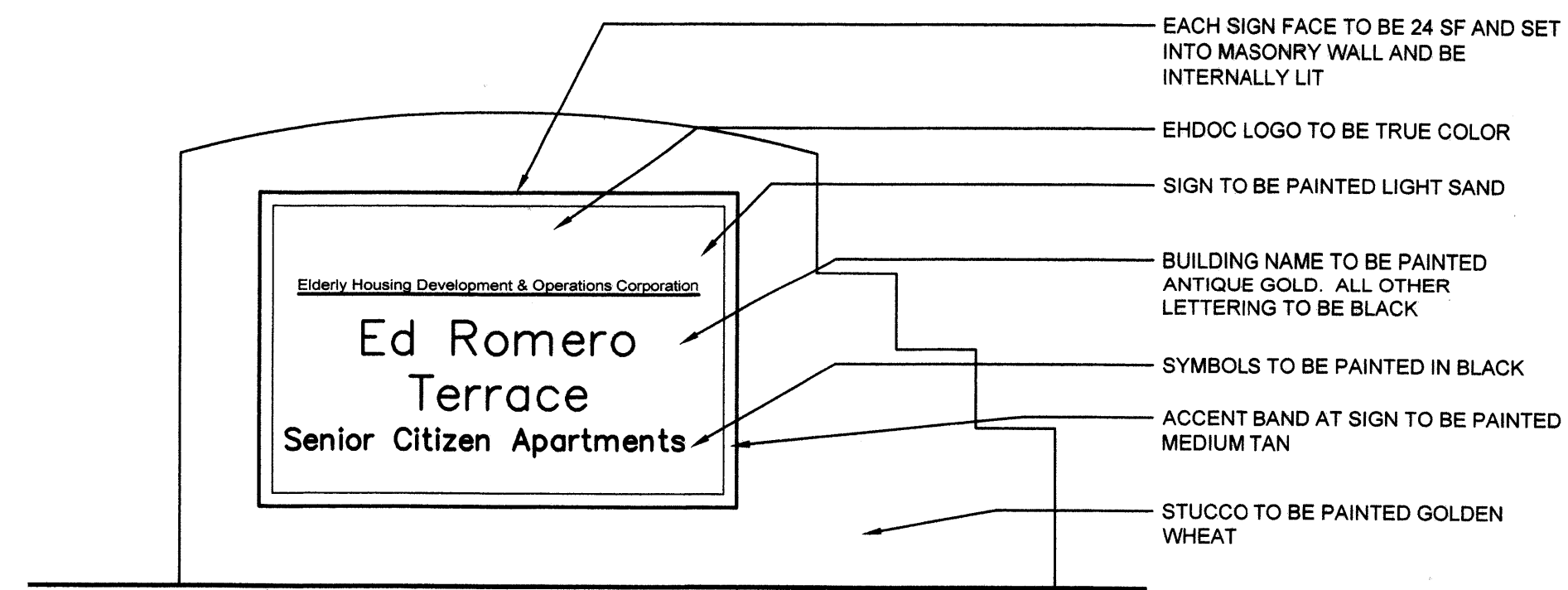
DATE	10/17/08
REVISION	

PROJECT NO.  
40A07

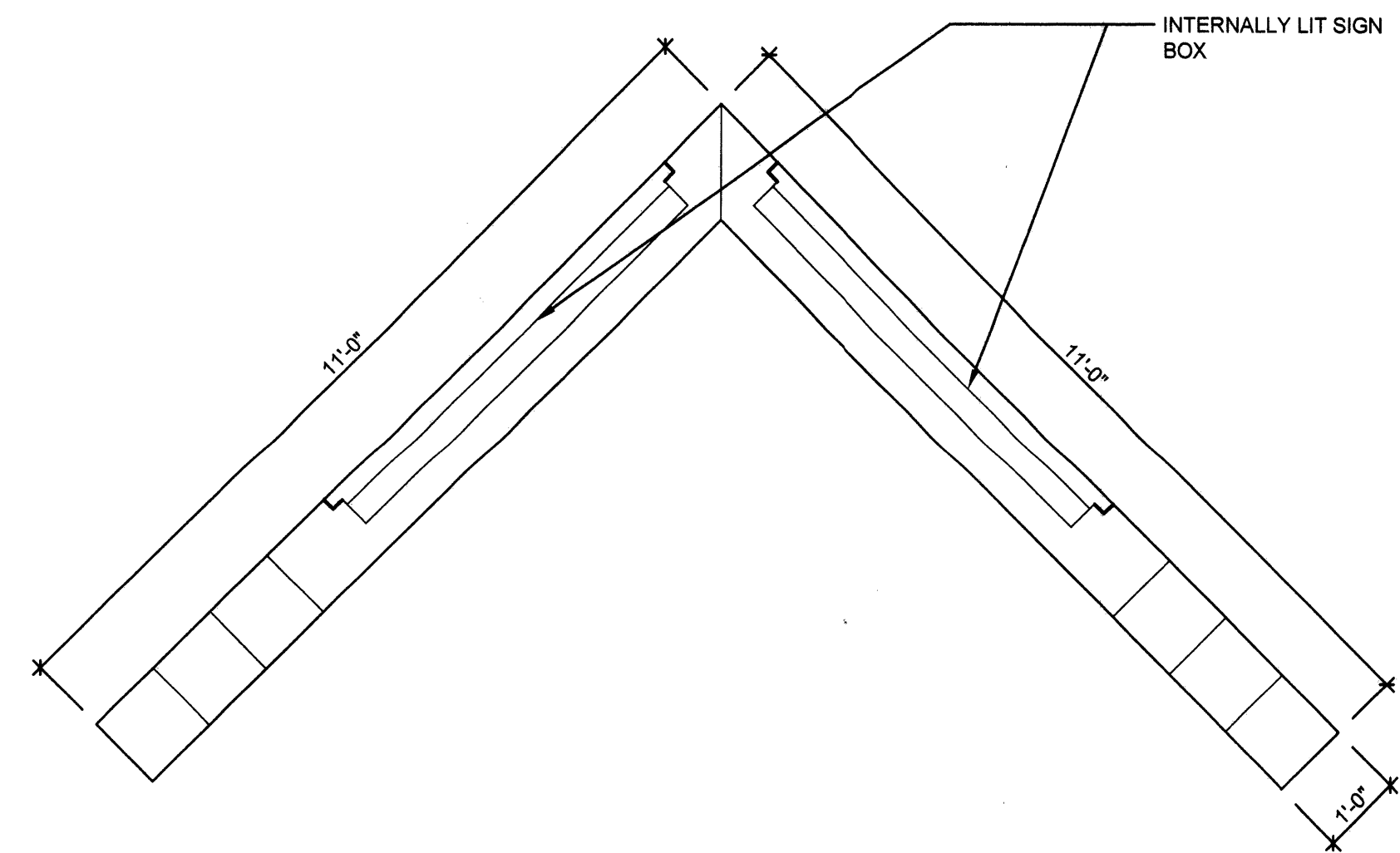
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A202



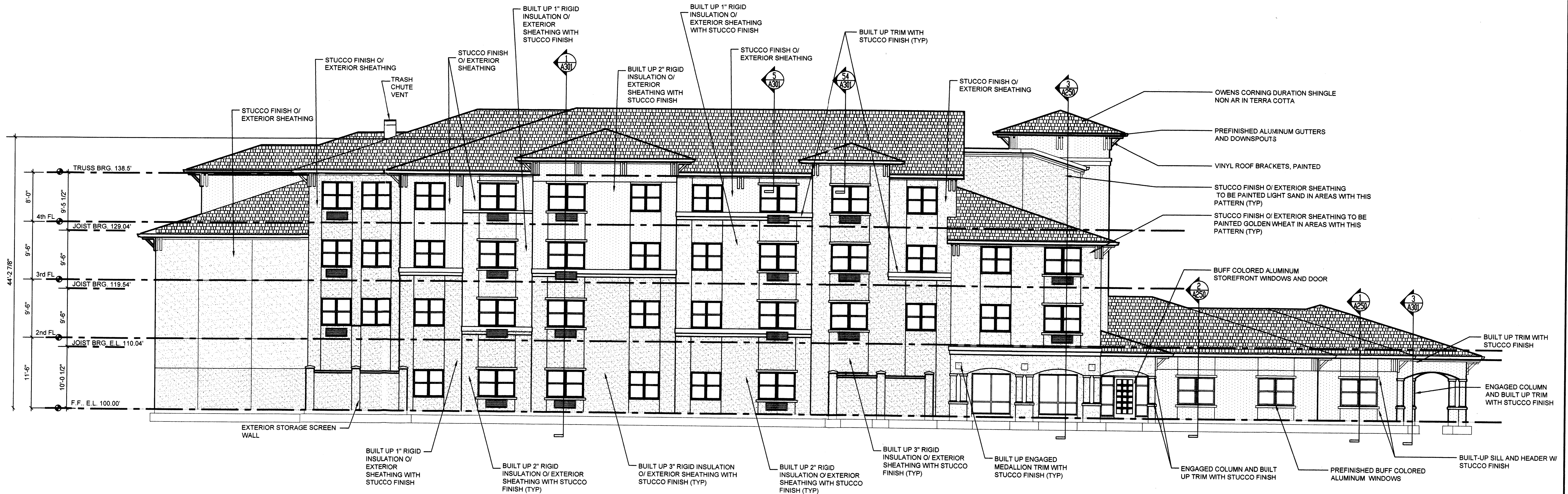
3 SIGN EAST ELEVATION  
A201 SCALE 1/2"=1'-0"



3 SIGN WEST ELEVATION  
A201 SCALE 1/2"=1'-0"



2 SIGN PLAN  
A201 SCALE 1/2"=1'-0"



1 SOUTH ELEVATION  
A201 SCALE 1/8"=1'-0"

Edward Romero Terrace  
Albuquerque, New Mexico

T C Architects, Incorporated  
755 White Pond Drive, Suite 401  
Alb., Ohio 44320  
Phone (330) 867-1093  
Fax (330) 867-4198

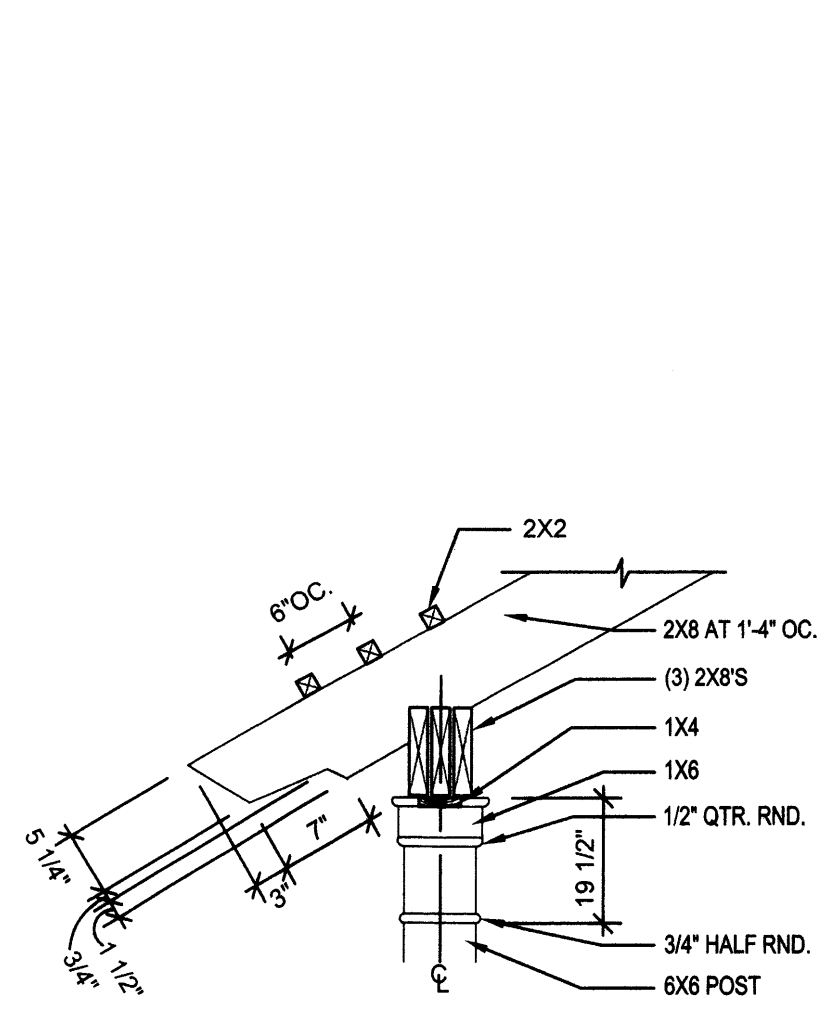
SOUTH ELEVATION

DATE	10/17/08
REVISION	
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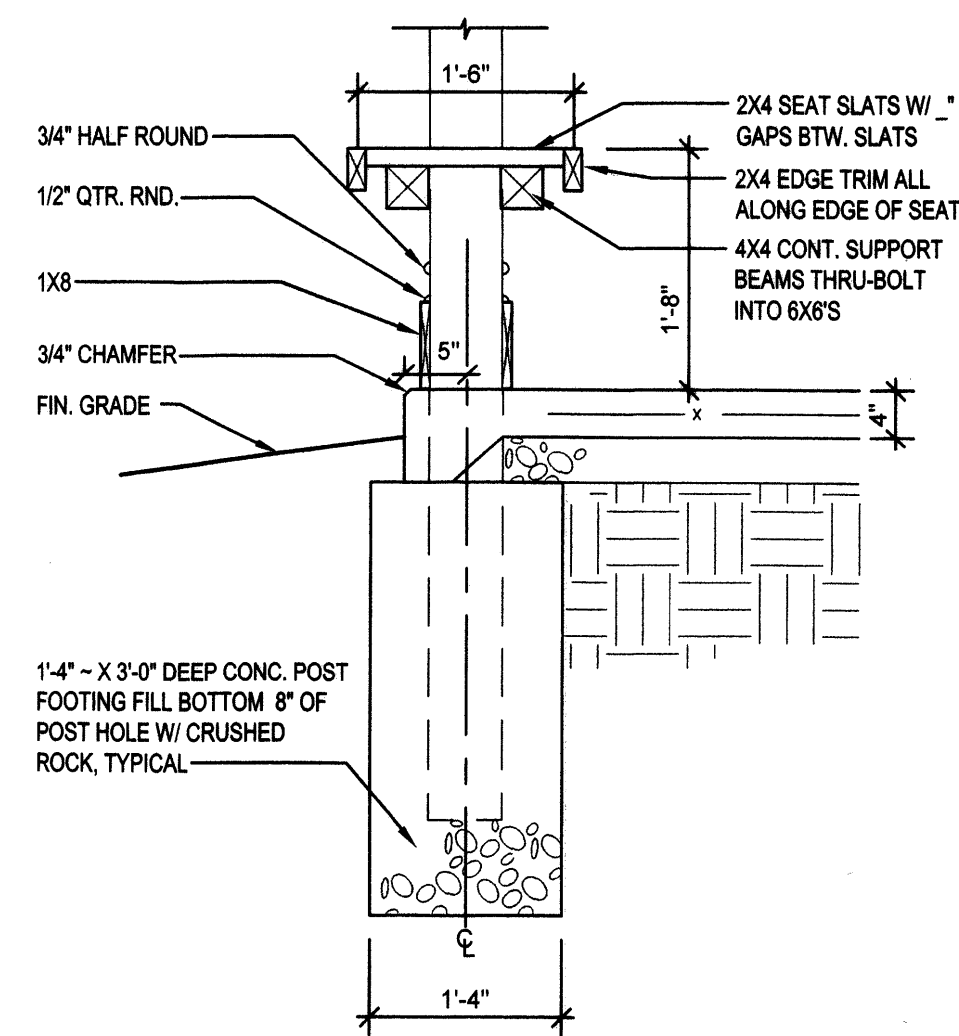
PROJECT NO.  
40A07

DRAWING NO.

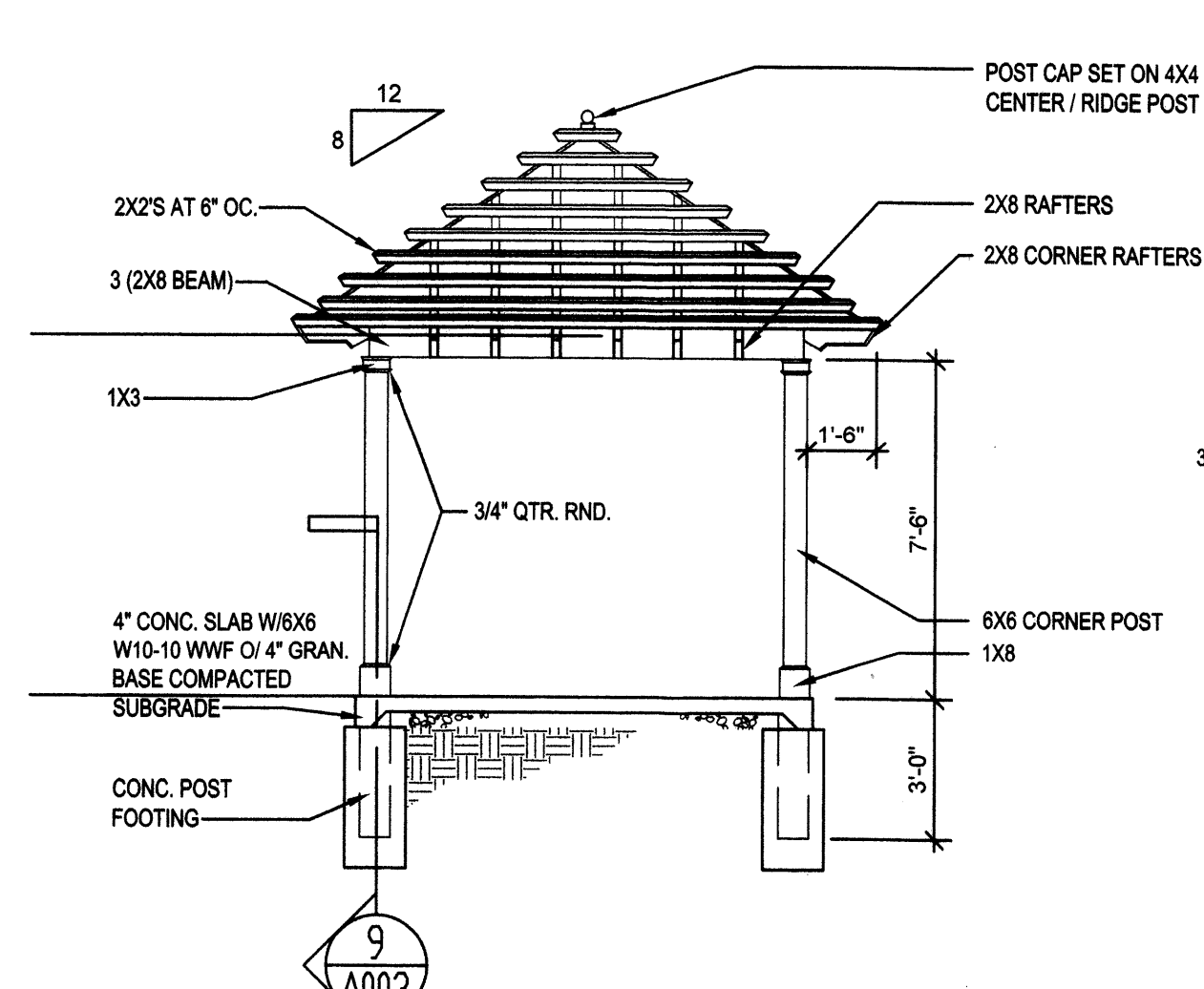
A201



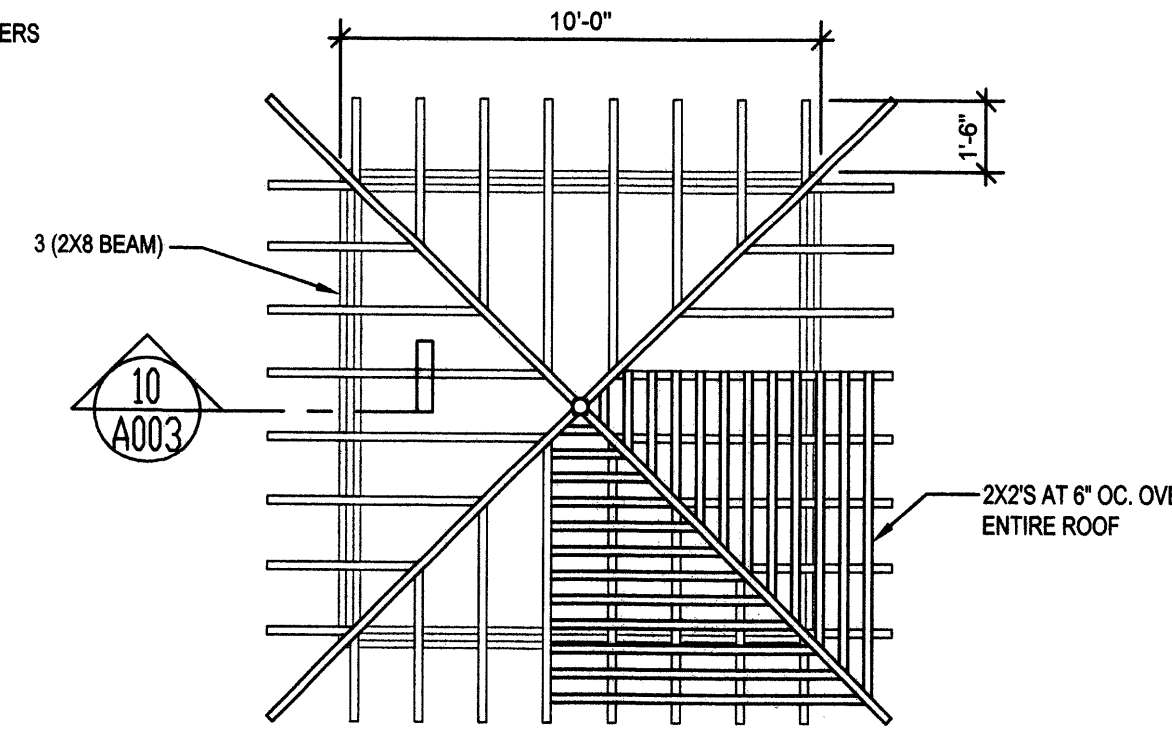
10 GAZEBO DETAIL  
A003 SCALE 3/4"=1'-0"



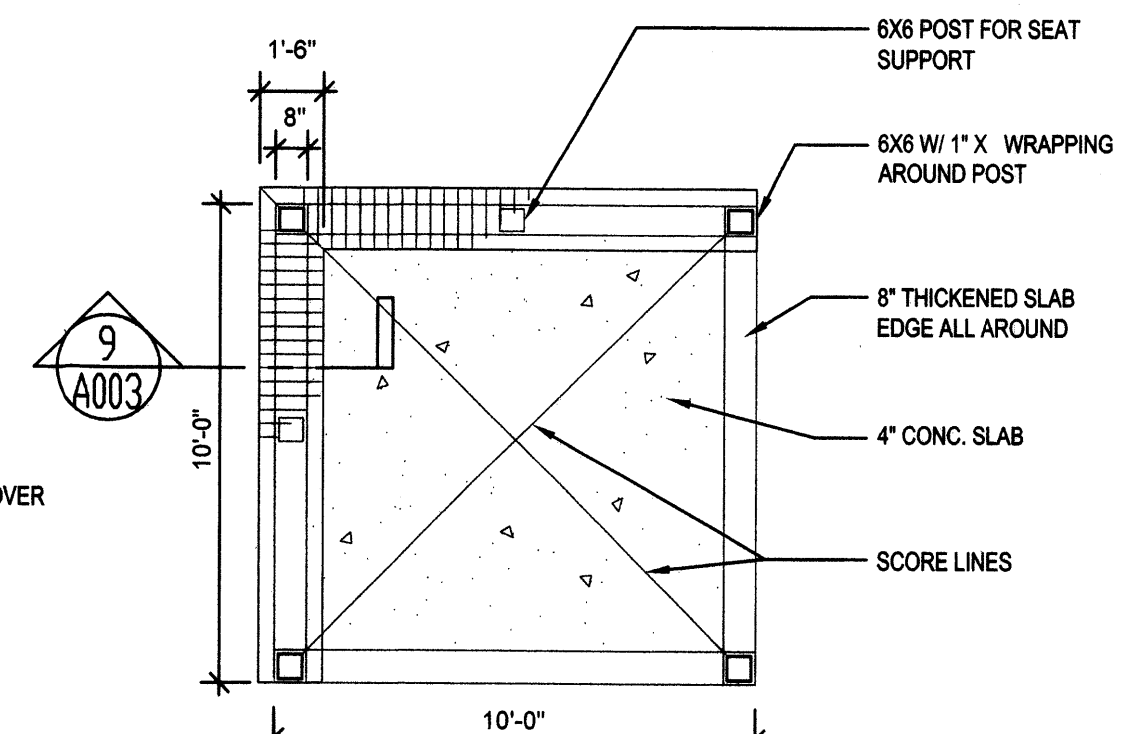
9 GAZEBO DETAIL  
A003 SCALE 3/4"=1'-0"



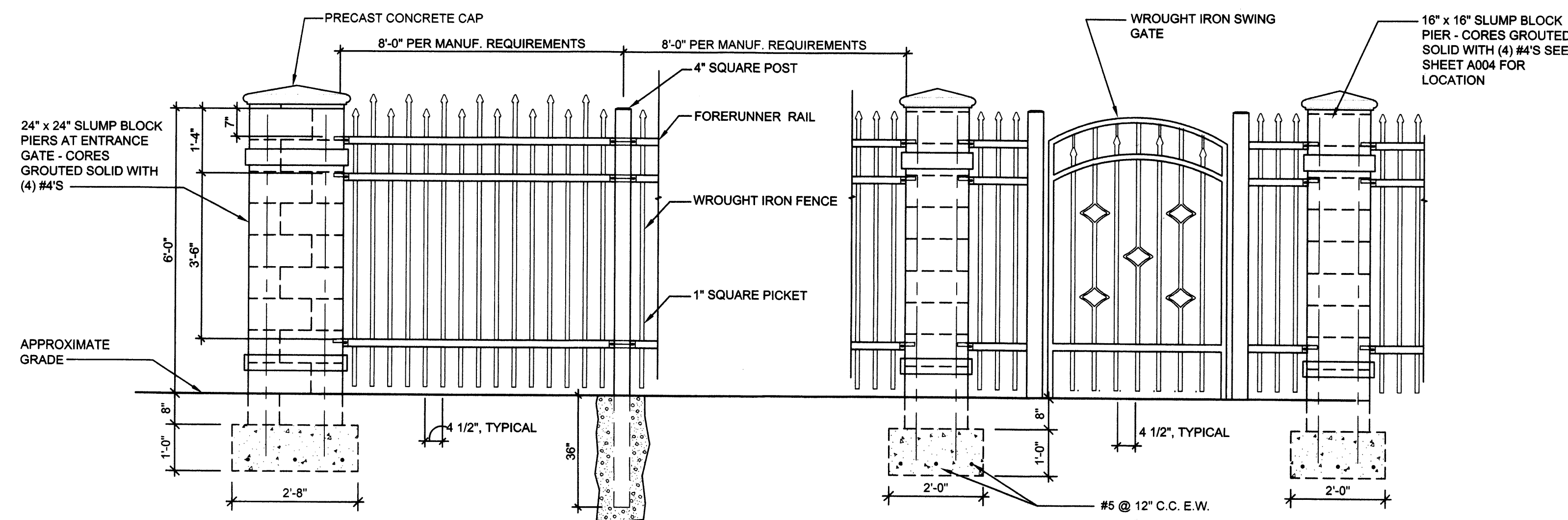
8 GAZEBO ELEVATION  
A003 SCALE 1/4"=1'-0"



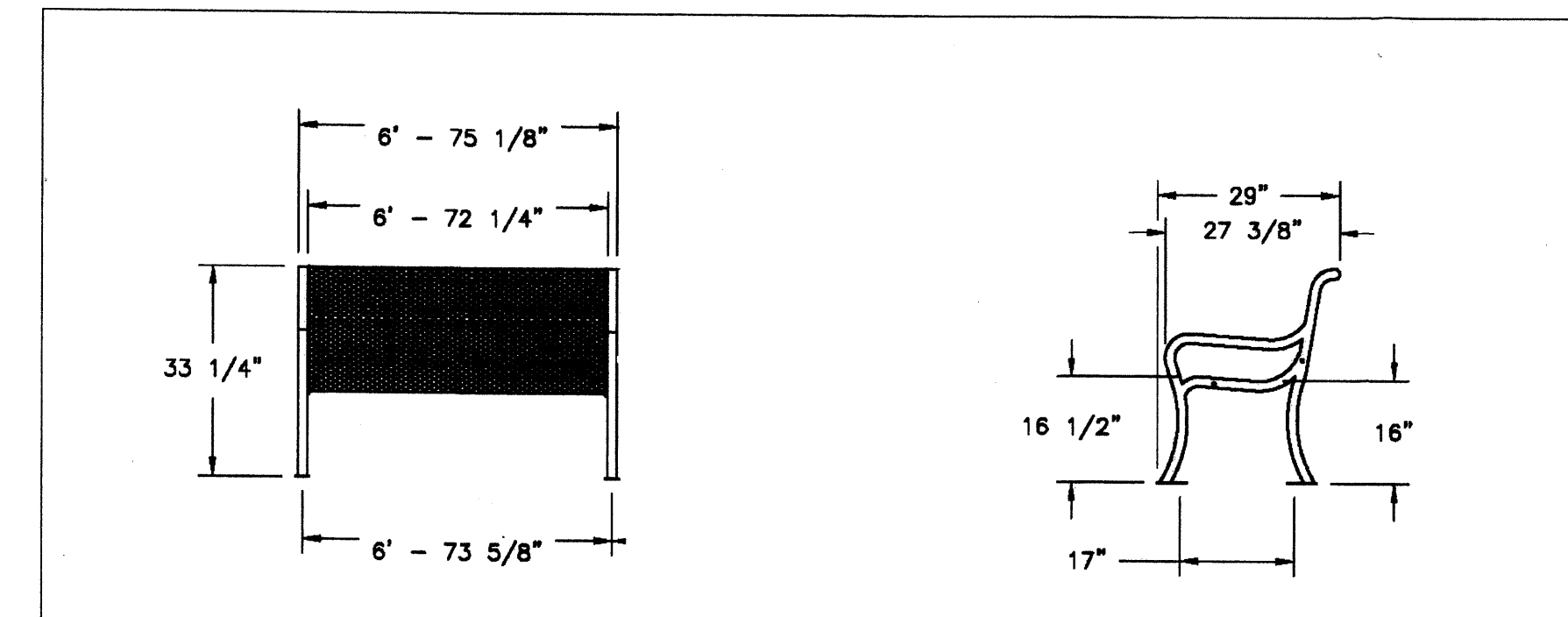
7 GAZEBO ROOF PLAN  
A003 SCALE 1/4"=1'-0"



6 GAZEBO PLAN  
A003 SCALE 1/4"=1'-0"

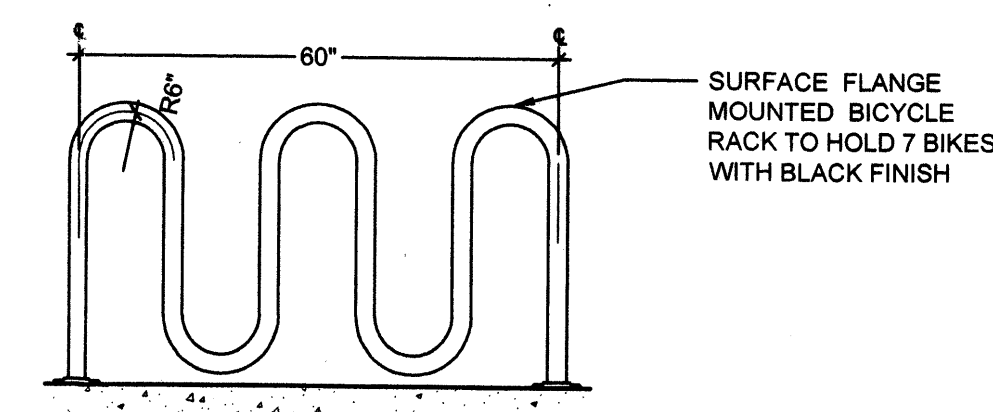


4 FENCE / GATE AND SECTION @ PIERS  
A003 SCALE 1/2"=1'-0"



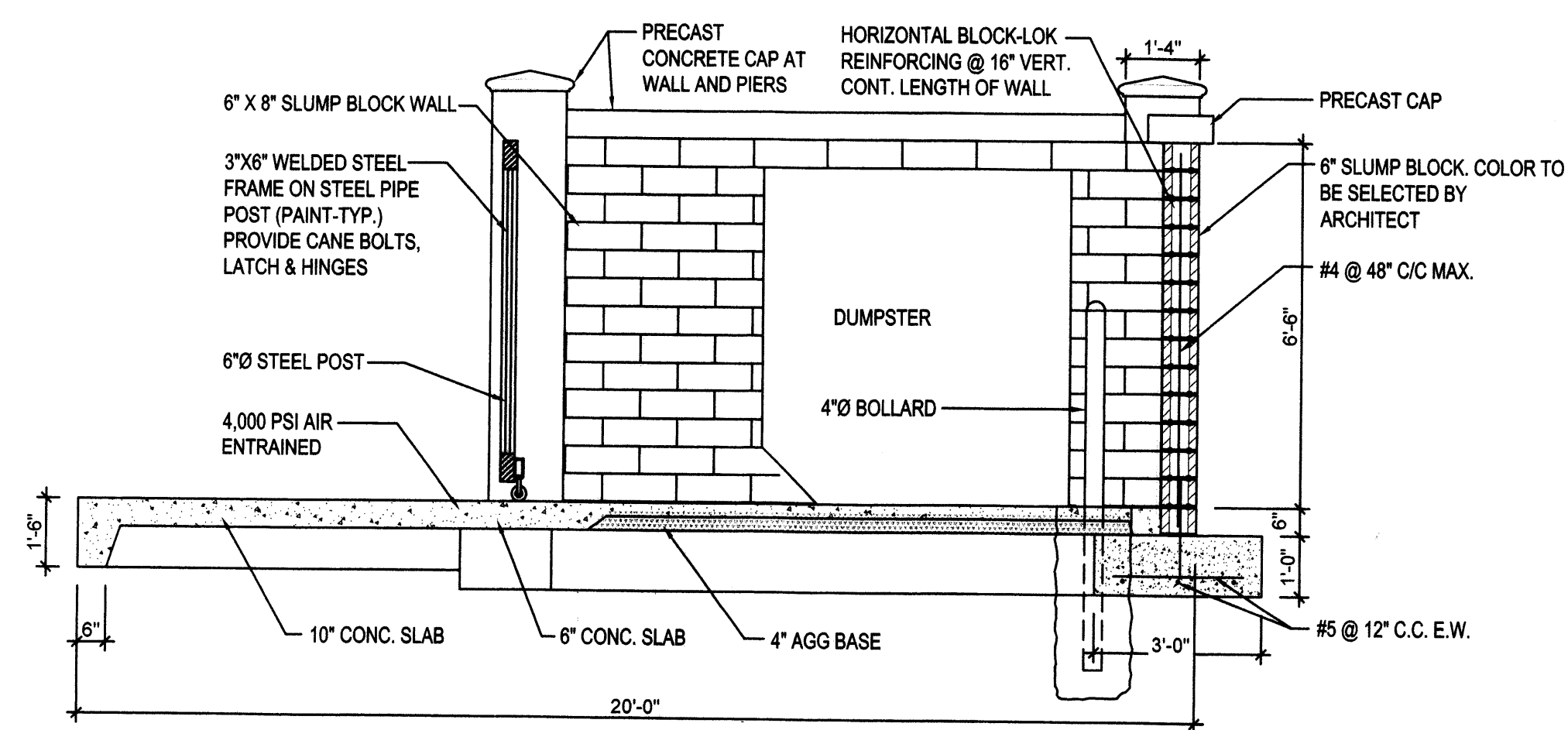
0 BENCH DETAIL  
SCALE N.T.S.

Wabash Valley Manufacturing; Model No. CY 420S, 6 foot bench with back; slat pattern; plastic coated aluminum; bench legs are constructed from #2 cast aluminum; bench seat slats are fabricated from 1/4 inch x 2-1/4 inch flat bat steel; frame mounting brackets are 10 gauge sheet steel; rolled sides use 1/4 inch x 1-1/4 inch steel flat bar support; color as selected by Architect from manufacturer's standard colors; surface mount or embedment; (800) 282-1900.

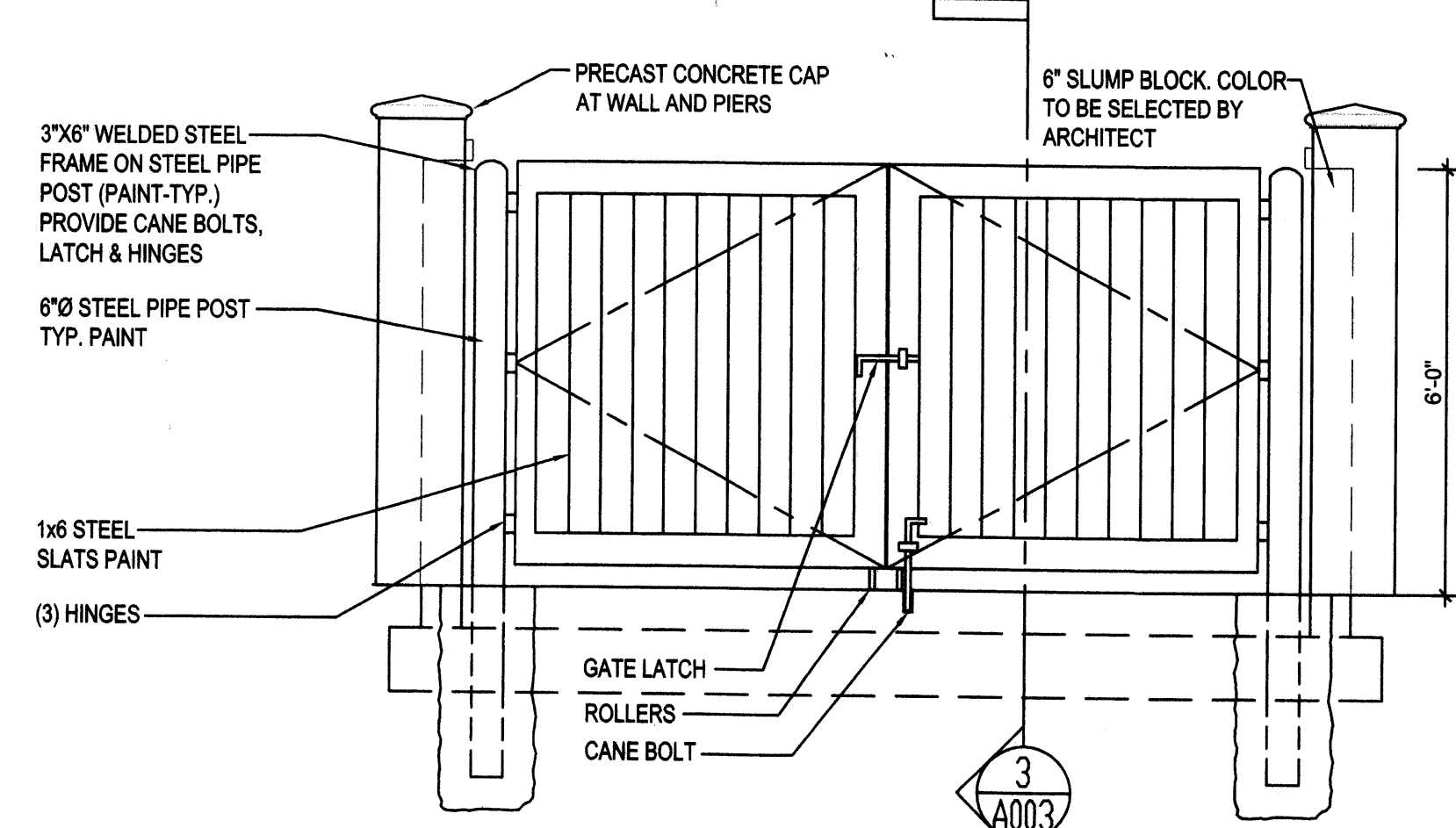


5 BIKE RACK ELEVATION  
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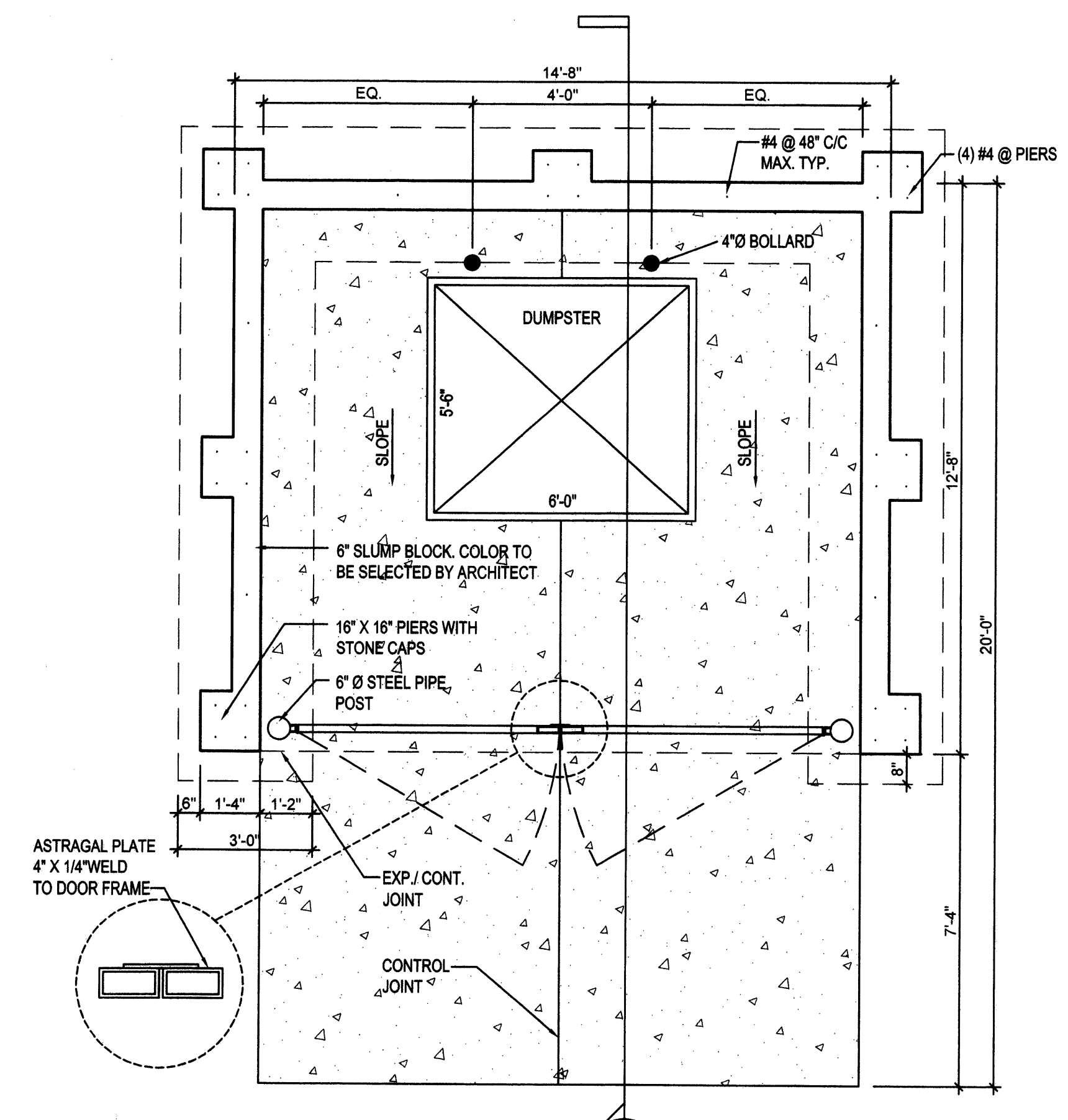
DRAWING FOR QUOTATION ONLY  
NOT FOR CONSTRUCTION PURPOSES



3 DUMPSTER PAD SECTION  
A003 SCALE 3/8"=1'-0"



2 GATE ELEVATION  
A003 SCALE 3/8"=1'-0"



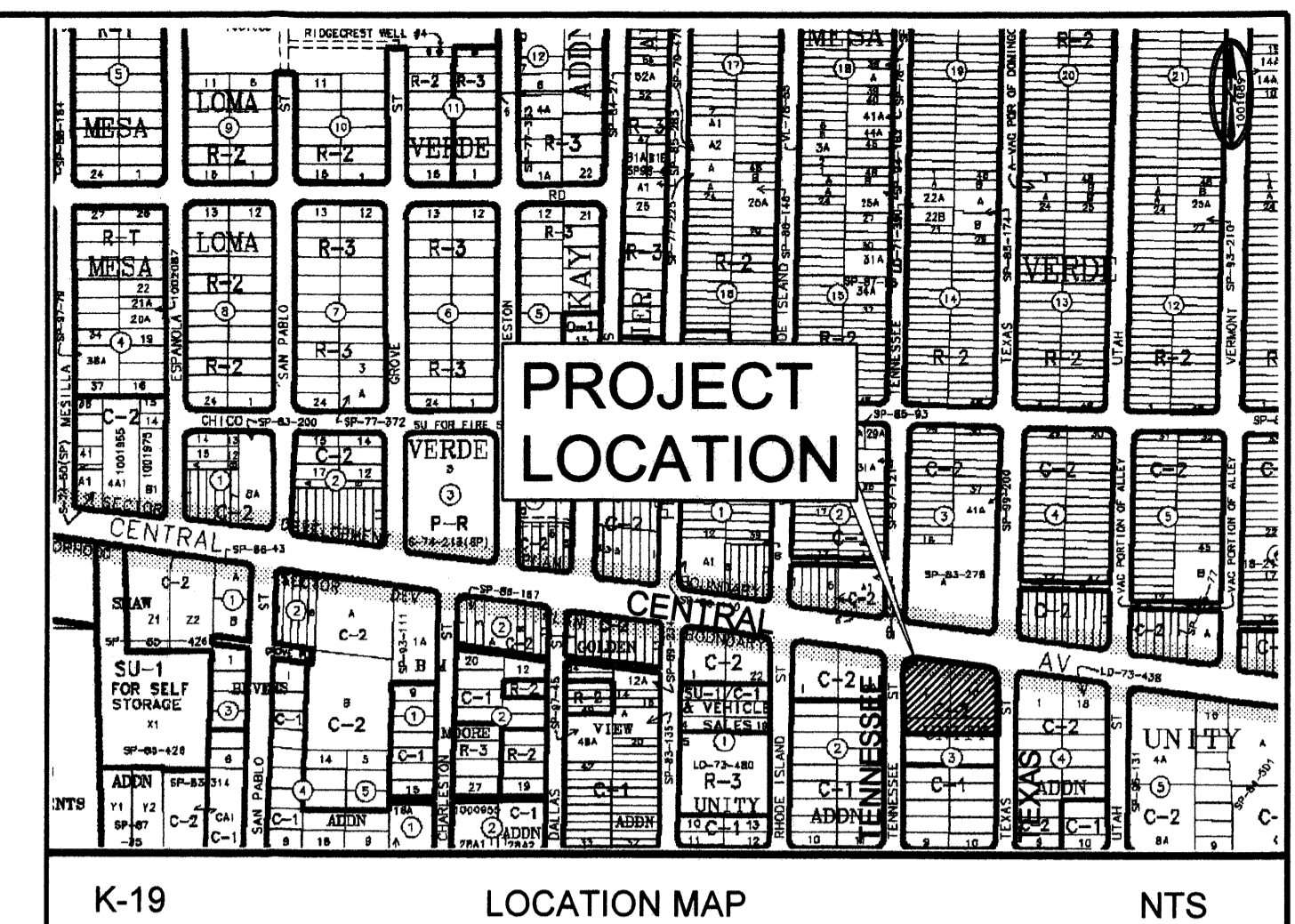
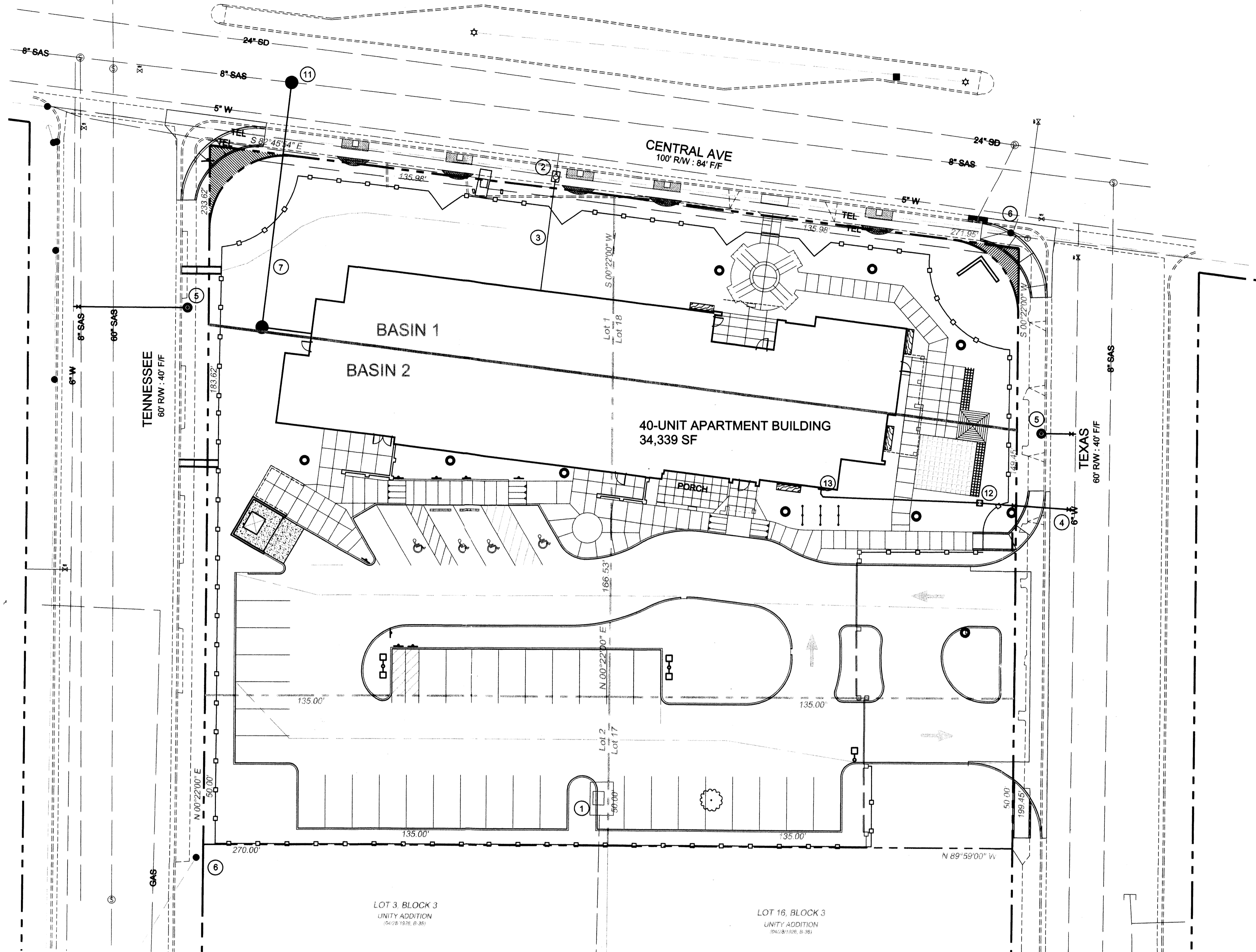
1 DUMPSTER PLAN  
A003 SCALE 3/8"=1'-0"

Edward Romero Terrace  
Albuquerque, New Mexico

T C Architects, Incorporated  
755 White Pond Drive, Suite 401  
Albany, Ohio 44320

TRASH ENCLOSURE

DATE	10/15/08
REVISION	
PROJECT NO.	40A07
DRAWING NO.	A003



**WATER SERVICE**

The site was previously developed with 16-unit, single story motel, that was demolished in 2005. This plan proposes the construction of an apartment complex of 40 1-bedroom units, in up to four stories. The proposed water service for the apartment complex is tentatively sized at 2", and will utilize the existing connection that served the previous motel (if this service is useable), connecting to the waterline in Central. For internal fire protection, a new private, unmetered fireline, tentatively sized as 4", will be connected to the existing 6" waterline in Texas. Based on the proposed finished floor elevation of the building, the static water pressure to the site is expected to be approximately 96 psi at maximum. The Fire Department has determined that two new fire hydrants must be installed - one on each of Tennessee and Texas. The installation of these fire hydrants will be through the City's hydrant work order process. The final sizes for the service and unmetered fire lines will be determined by the project's mechanical consultant at the time of building permit.

**SANITARY SEWER SERVICE**

There is an existing 8" sanitary sewerline in Central along the entire frontage of the site. A new 8" private sanitary sewerline will be extended from the building to the public sewerline in Central, where a new manhole will be installed. The connection to the public sewerline will be through the City's work order process.

**DRY UTILITIES**

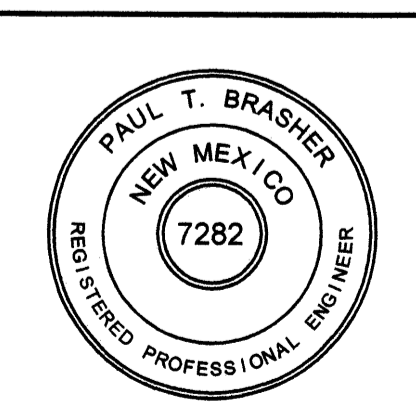
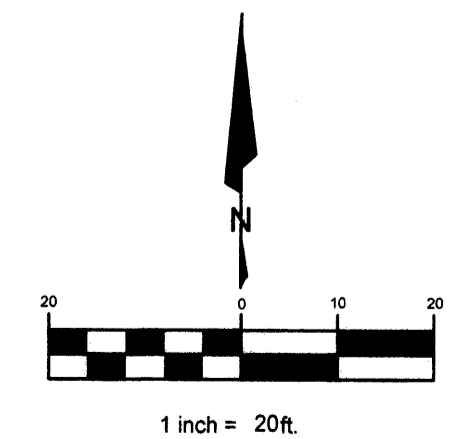
The site was previously developed for the use of electric, gas, telephone, and cable television service. The extensions for these dry utilities will be accomplished through the process of service agreements with each utility.

**PUBLIC SERVICE COMPANY FACILITIES**

1. The Owner shall install PNM approved barricades for affected structures and shall incur all costs associated with such installations.
2. A 5-foot clear zone shall be provided at each PNM power pole.
3. Stationary bollards shall be provided at each affected PNM power pole. See Keyed note No. 18.
4. Optic yellow guy sleeves shall be installed at each affected PNM guy anchor.

LEGEND			
ITEM	EXISTING	PROPOSED	
WATERLINE	8" W	8" W	
SANITARY SEWER	8" SAS	8" SAS	
STORM SEWER	36" SD	24" SD	
FIRE HYDRANT	⊙	⊙	
VALVE	⊕	⊕	
WATER SERVICE (SINGLE)	—	—	
WATER SERVICE (DOUBLE)	—	—	
MANHOLE	⊙	⊙	
SEWER SERVICE	—	—	
POWER POLE (GUYED)	PP	PP	
DROP INLET	—	—	
OVERHEAD ELEC	OHE	OHE	
UNDERGROUND ELEC.	UGT	UGT	
GAS, TEL, TV	—	—	
TEL. PEDESTAL	TEL	TEL	
RIGHT OF WAY	---	---	
EASEMENT LINE	---	---	
PROPERTY LINE	---	---	
CENTERLINE	---	---	
CHAIN LINK FENCE	—	—	
RETAINING WALL	—	—	
DRAINAGE BASIN	—	—	
DIVIDE	—	—	
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2	
SPOT ELEV.	X 16.7	X 87.26	
CURB	—	—	
FLOWLINE ELEV.	FL 0.14	FL 0.14	
TOP OF CURB ELEV.	TC 99.3	TC 99.31	
CONTOUR	5166	66	
SWALE	—	—	
DIRECTION OF FLOW	→	→	
WATER BLOCK	—	—	
LANDSCAPED AREA	—	—	

- KEYED NOTES**
1. EXIST. ELEC. TRANSFORMER
  2. EXIST. 2" METERED SERV. CONN. / BOX
  3. NEW 2" METERED SERVICE LINE
  4. NEW 4" UNMETERED FIRE LINE
  5. NEW FIRE HYDRANT
  6. EXIST. POWER POLE
  7. NEW 8" SEWER SERVICE
  8. NEW ELECTRIC SERVICE
  9. NEW GAS SERVICE
  10. NEW TELEPHONE SERVICE
  11. NEW MANHOLE
  12. POST INDICATOR VALVE
  13. FIRE DEPARTMENT CONNECTION



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SH: 7 of 7

**BRASHER & LORENZ**  
CONSULTING ENGINEERS  
2201 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

DATE	10/23/08
REVISION	

PROJECT NO. 40-A-07

DRAWING NO. A000

category sheet

EHD0C - ED ROMERO TERRACE  
 40 UNIT SENOR CITIZENS APARTMENT BUILDING  
 8100 CENTRAL AVE. S.E., ALBUQUERQUE, NM  
 UTILITIES PLAN

**T C Architects, Incorporated**  
 755 White Pond Drive, Suite 401  
 Akron, Ohio 44320  
 Phone (330) 867-1093  
 Fax (330) 867-4198