

BIKE RACK DETAIL

NTS

SHEET INDEX

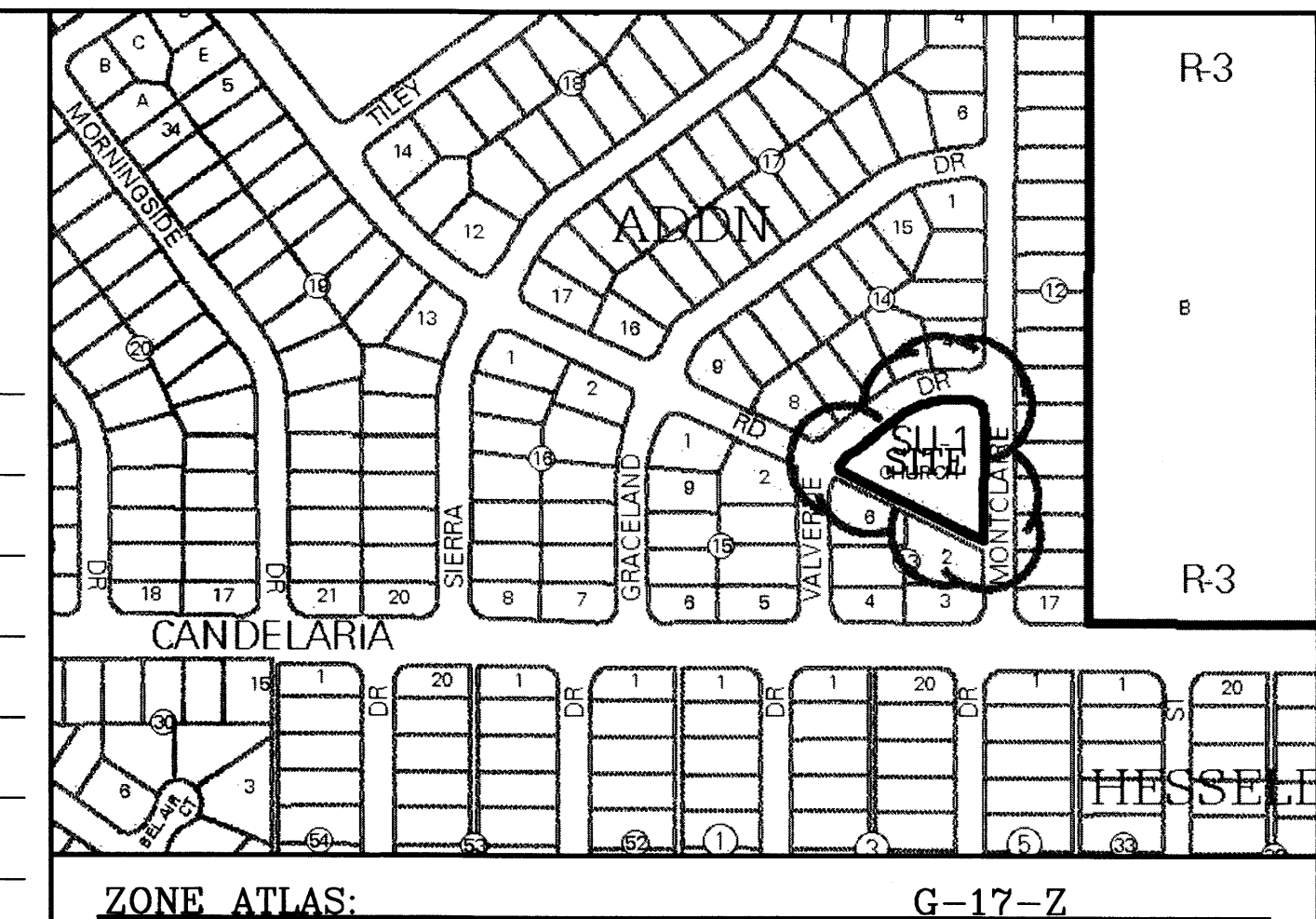
1. AMENDED SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. MASTER UTILITY PLAN
6. EXISTING APPROVED SITE PLAN FOR BUILDING PERMIT

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved IRC 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 Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

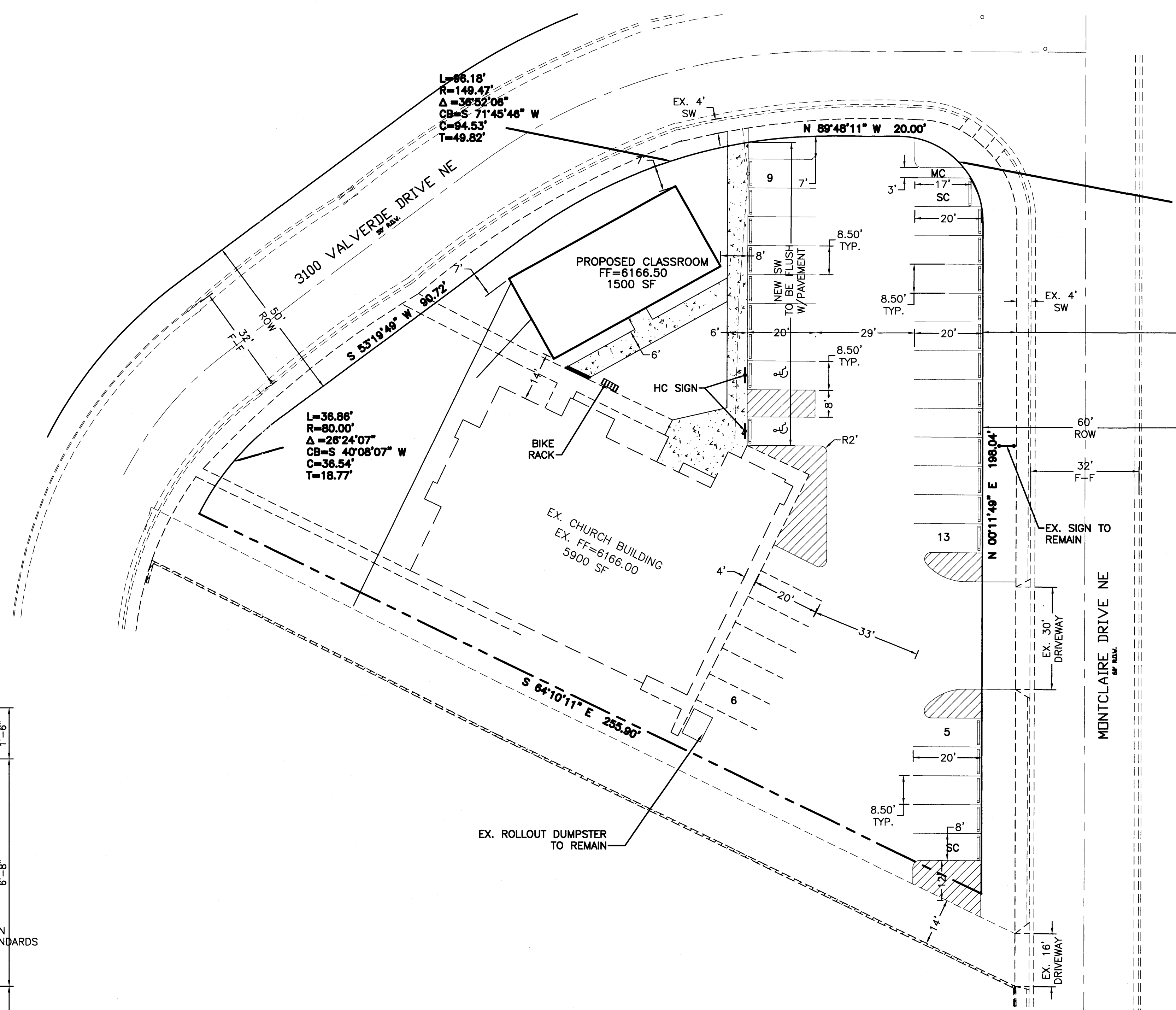


LEGAL DESCRIPTION:
LOT 1, BLK 13, CARLISLE PLAZA ADDITION

GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. NO ACCESS NEW SHALL BE PROVIDED FROM VALVERDE.

PROJECT #: 100 9923
DATE: 4-16-14
APP #: 14-70094 (ASB)
14-70095 (SB)



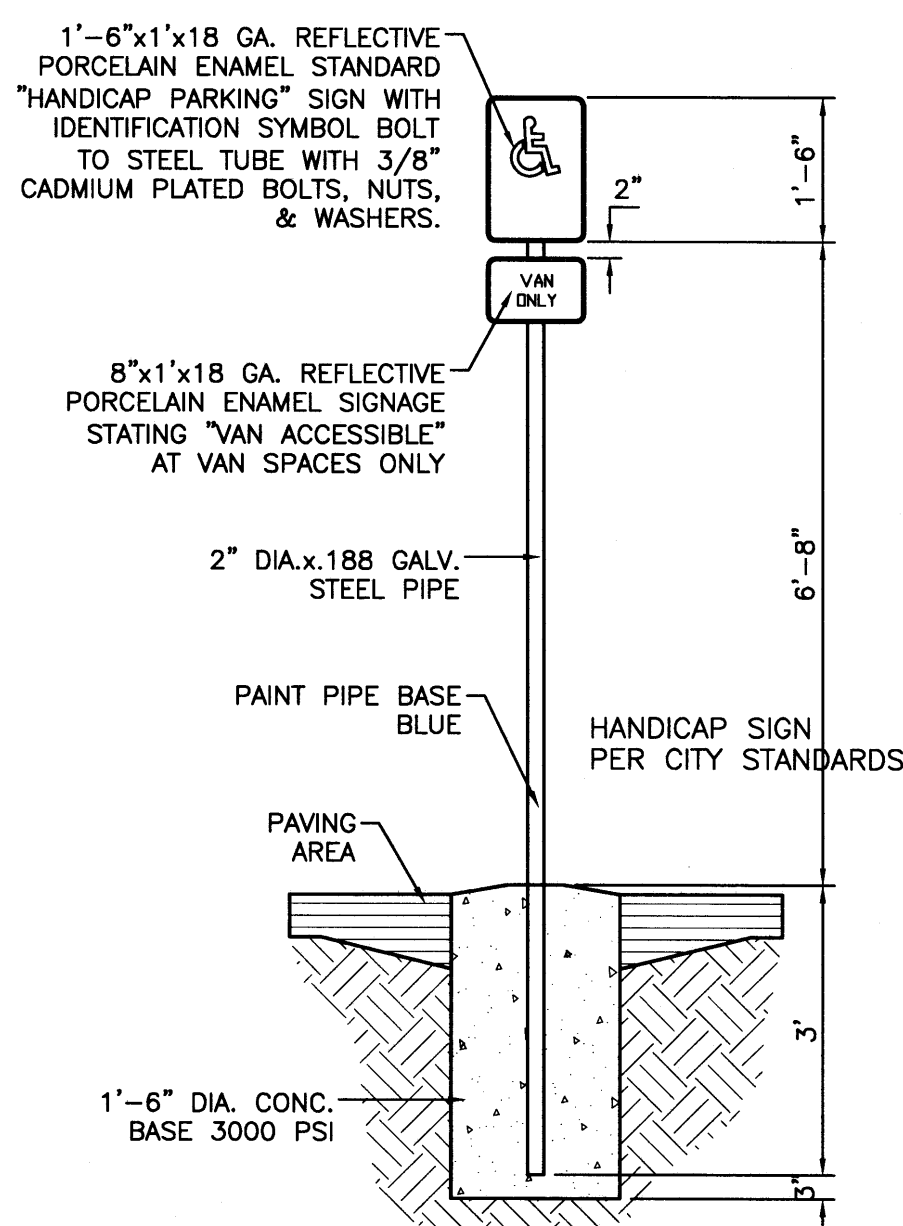
RELOCATE EX. PARKING SPACES TO WITHIN PROPERTY LINE RESTRIPE AND ADD BUMPERS

LEGEND

	EXISTING CURB & GUTTER
	PROPOSED CURB
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING PERIMETER WALL

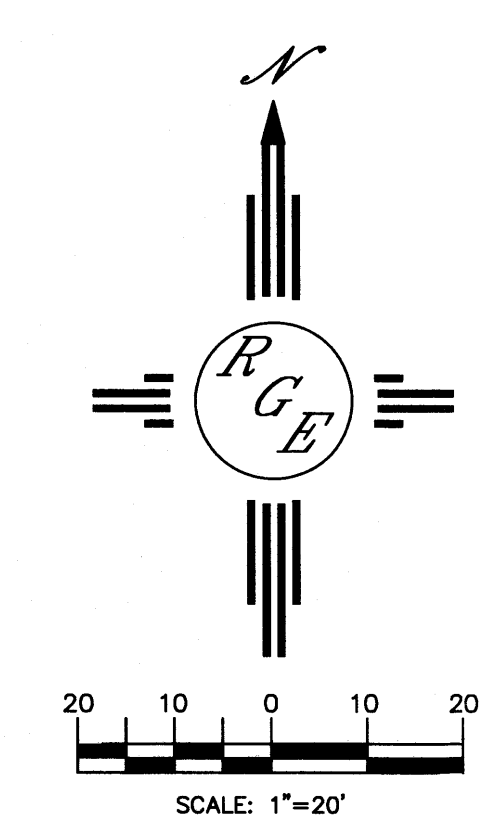
SITE DATA

TOTAL ACREAGE:	0.7074 AC±
EXISTING ZONING:	SU-1 FOR CHURCH
EXISTING USE:	CHURCH
EXISTING BLDG SF:	5800 SF
PROPOSED BLDG SF:	1500 SF
REQUIRED PARKING:	26 SPACES (1 SPACE PER 4 SEATS @ 104 SEATS)
PROVIDED PARKING:	33 SPACES (2 SMALL CAR)
HC REQUIRED PARKING:	2 SPACES
HC PROVIDED PARKING:	2 SPACES
MOTORCYCLE REQUIRED PARKING:	1 SPACES
MOTORCYCLE PROVIDED PARKING:	1 SPACES
BICYCLE REQUIRED PARKING:	3 SPACES
BICYCLE PROVIDED PARKING:	3 SPACES

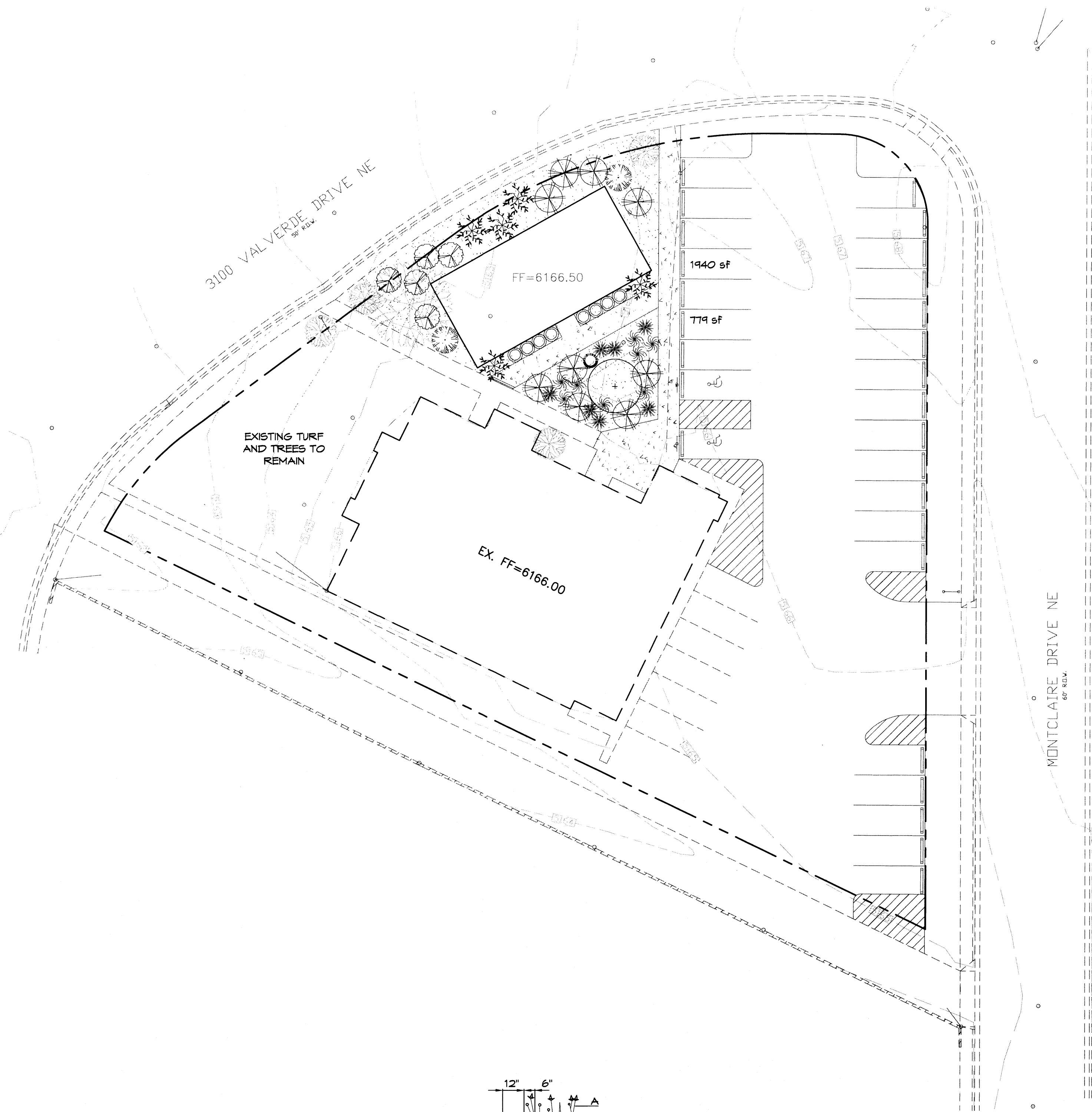


HANDICAP SIGN

NTS



ENGINEER'S SEAL 	X-FACTOR AMENDED SITE PLAN FOR BUILDING PERMIT	DRAWN BY WCVJ DATE 2-26-14 21350-LAYOUT-12-01-13
DAVID SOULE P.E. #14522	 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 1 JOB # 21350



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- SHRUBS/ORNAMENTAL GRASSES**
- **NEW MEXICO OLIVE** 1
Forestiera neomexicana
15 Gal., 4'-10" Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf
 - **GREEN MOUND JUNIPER**
Juniperus procumbens 'Green Mound'
1 Gal., 6'-15" Inst./8' x 8' maturity
Water (L+) Allergy (H) 64sf
 - **MAIDENGRASS**
Miscanthus sinensis
5 Gal., 12'-3" Inst./5' x 5' maturity
Water (M+) Allergy (L) 25sf
 - **RED YUCCA**
Hesperaloe parviflora
5 Gal., 12'-3" Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf
 - **TURPENTINE BUSH**
Ericameria laricifolia
1 Gal., 6'-15" Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf
 - **MUGO FINE**
Pinus mugo
5 Gal., 12'-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 4sf
- GROUNDCOVERS**
- **TAM JUNIPER** 9
Juniperus sabinna 'Tamariscifolia'
1 Gal., 6'-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf
 - **WINTER JASMINE** 9
Jasminum nudiflorum
1 Gal., 6'-15" Inst./4' x 12' maturity
Water (L+) Allergy (L) 144sf
 - **HONEYSUCKLE** 9
Lonicera japonica 'Halliana'
1 Gal., 6'-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover
- HARDSCAPES**
- **3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH**
- DENOTES EVERGREEN PLANT MATERIAL

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	30814	square Feet
TOTAL BUILDINGS AREA	7300	square Feet
NET LOT AREA	23514	square Feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3527	square Feet
TOTAL BED PROVIDED	2719	square Feet
GROUNDCOVER REQ.	75%	square Feet
TOTAL GROUNDCOVER REQUIREMENT	2039	square Feet
TOTAL GROUNDCOVER PROVIDED	2379	square Feet
TOTAL PONDING AREA	0	square Feet
TOTAL EXISTING TURF AREA	3745	square Feet
TOTAL NATIVE SEED AREA	0	square Feet
TOTAL LANDSCAPE PROVIDED	6464	square Feet

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping 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.

Grey 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 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.

Run time per each shrub drip valve will be approximately 15 minutes per day. 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.

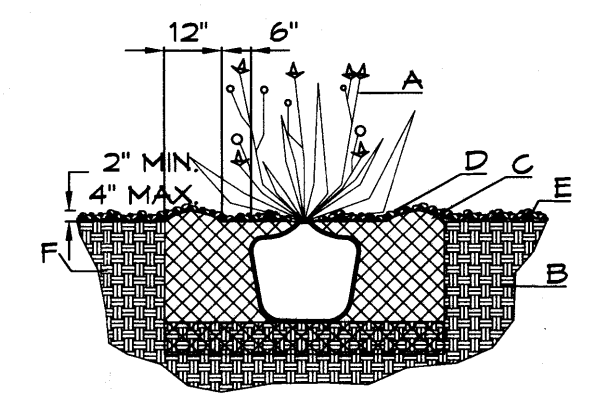
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

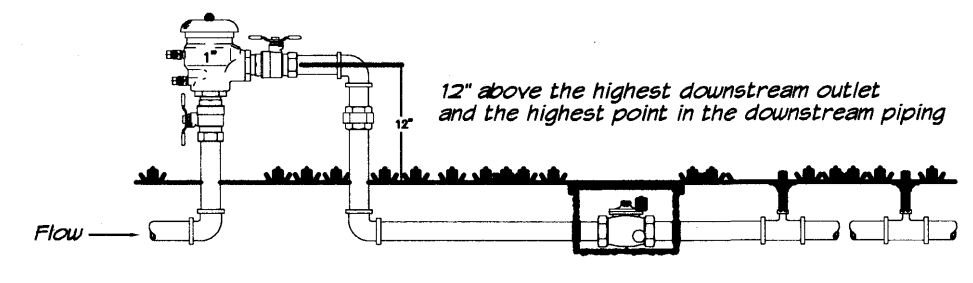
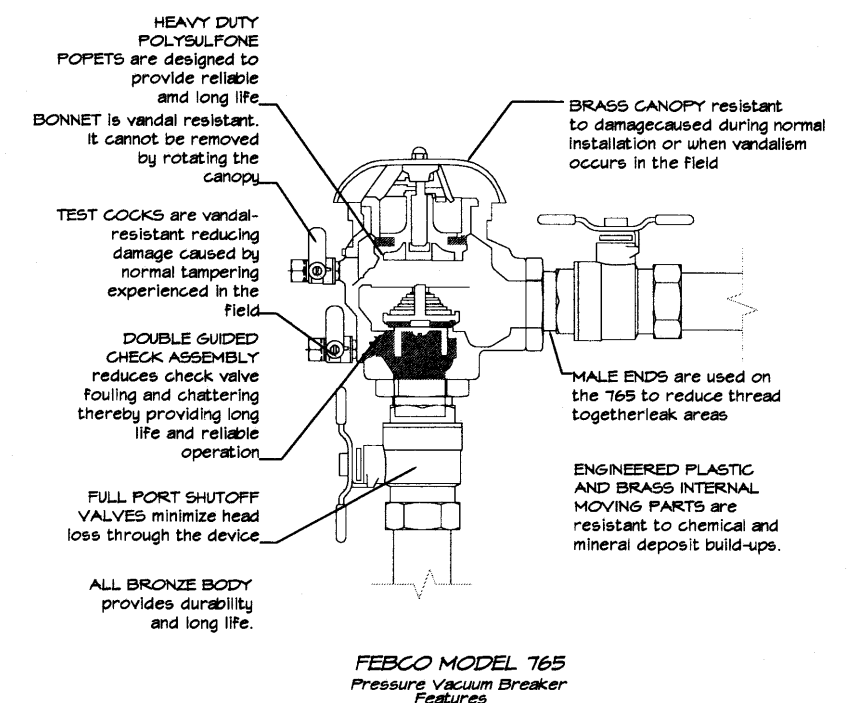
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel 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.

NOTE: LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET FALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE.

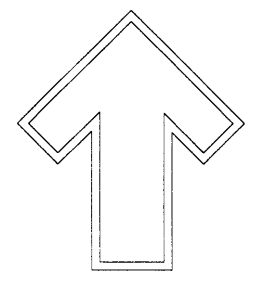
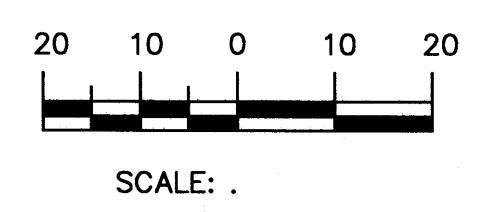


SHRUB PLANTING DETAIL

- 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.



GRAPHIC SCALE



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Fax (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

X-FACTOR

LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Architects & Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

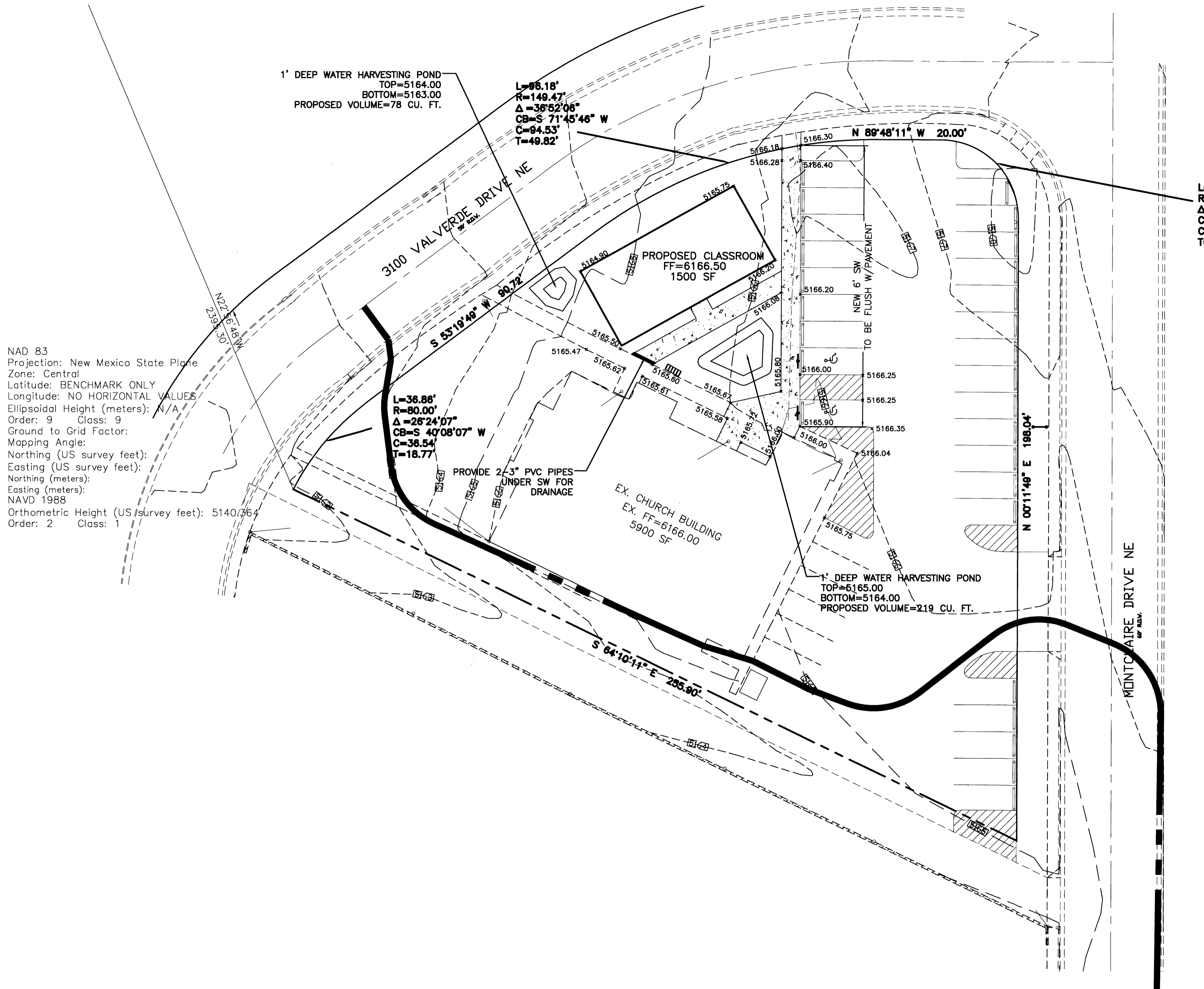


DRAWN BY: CMD
REVISION # 1/27-26-14
DATE: 1-27-14

SHEET # 2

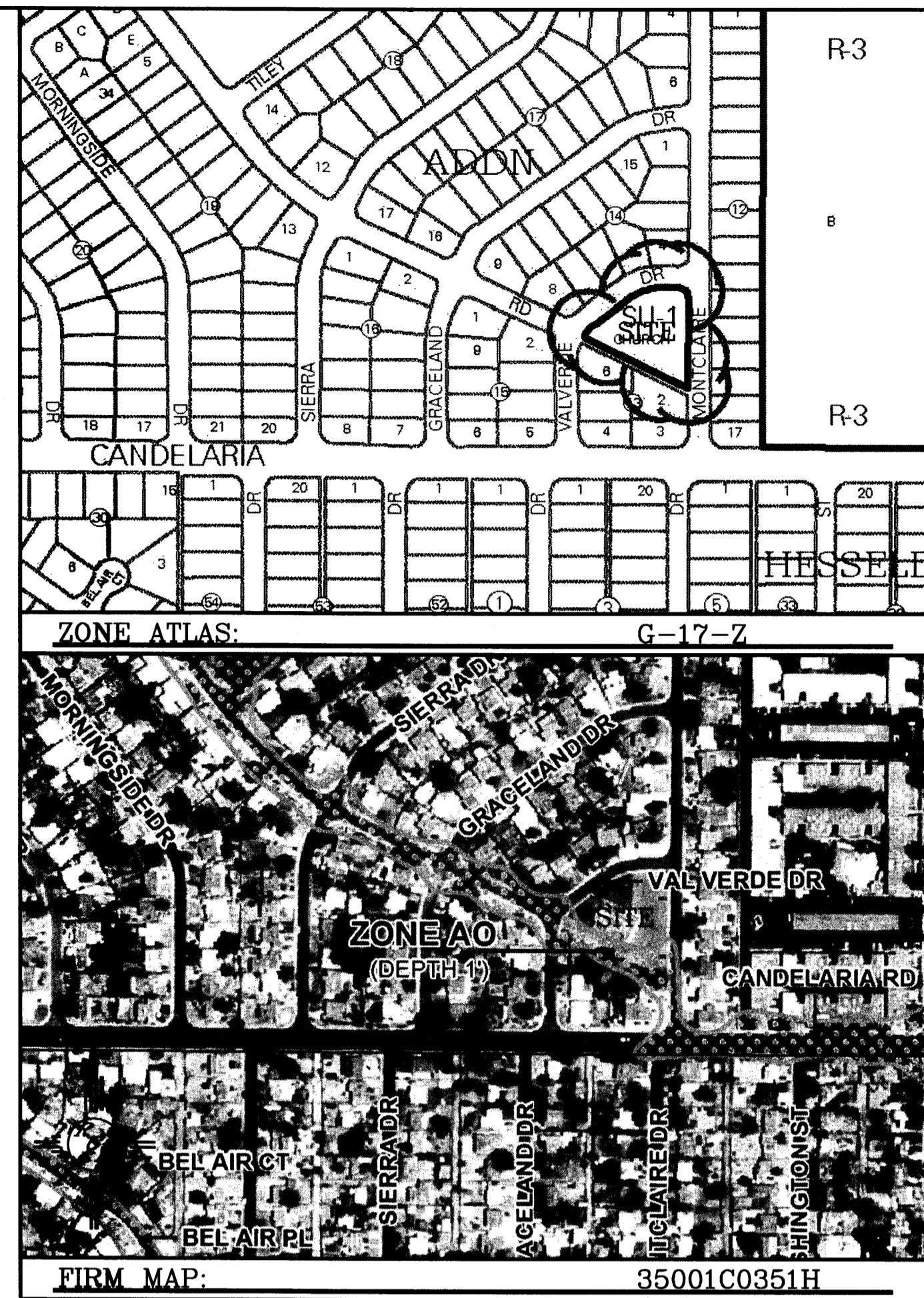
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



NAD 83
 Projection: New Mexico State Plane
 Zone: Central
 Latitude: BENCHMARK ONLY
 Longitude: NO HORIZONTAL VALUES
 Ellipsoidal Height (meters): N/A
 Order: 9 Class: 9
 Ground to Grid Factor:
 Mapping Angle:
 Northing (US survey feet):
 Easting (US survey feet):
 Northing (meters):
 Easting (meters):
 NAVD 1988
 Orthometric Height (US survey feet): 5140.764
 Order: 2 Class: 1

L=39.27'
 R=25.00'
 Δ=90°00'0"
 CB=N 44°4'
 C=35.36'
 T=25.00'

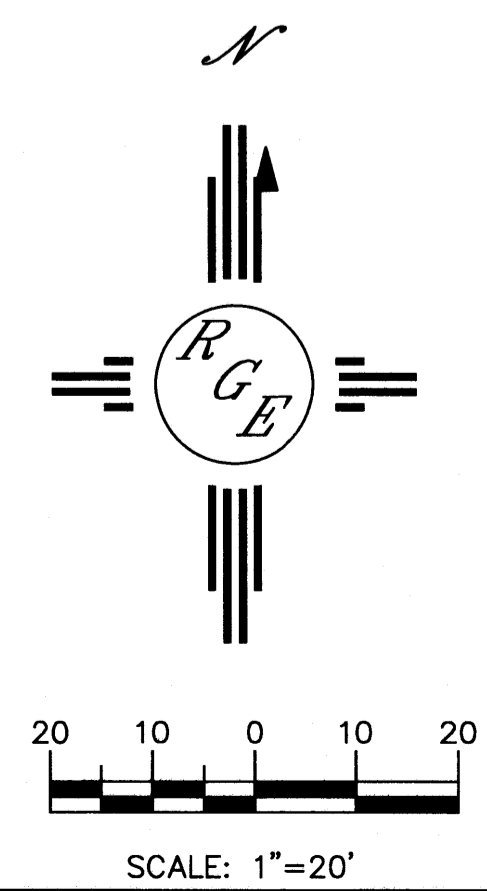


LEGAL DESCRIPTION:
 LOT 1, BLK 13, CARLISLE PLAZA ADDITION

NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

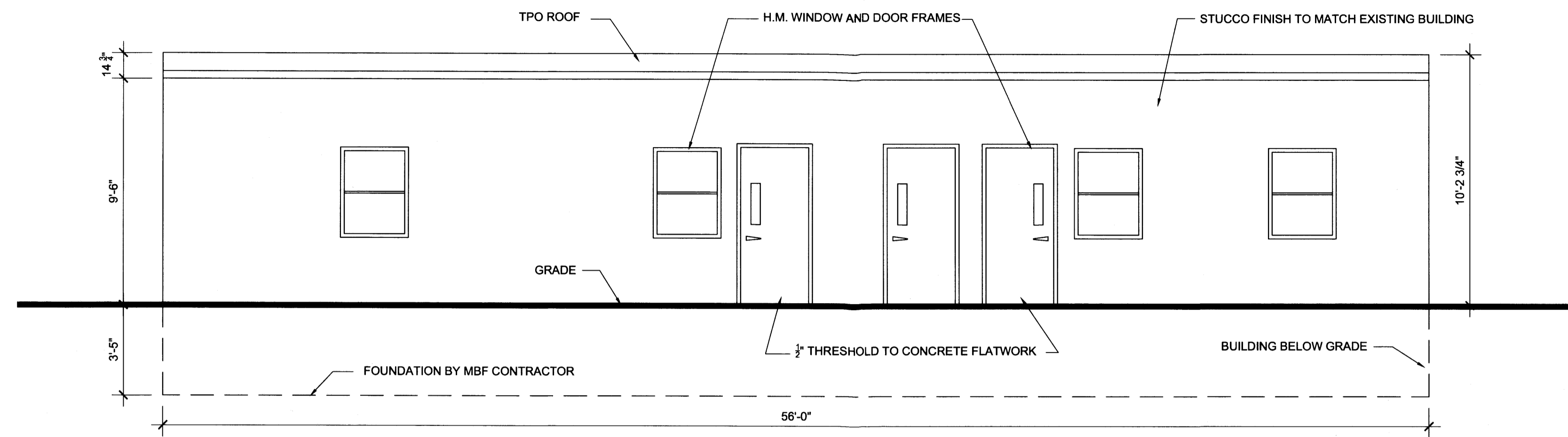
LEGEND

---	5414	EXISTING CONTOUR
---	5415	EXISTING INDEX CONTOUR
---	5414	PROPOSED CONTOUR
---	5415	PROPOSED INDEX CONTOUR
---		SLOPE TIE
*	4048.25	EXISTING SPOT ELEVATION
*	4048.25	PROPOSED SPOT ELEVATION
---		BOUNDARY
---		LOT LINE
---		EXISTING CMU WALL
---		EXISTING CURB AND GUTTER
---		PROPOSED CURB
---		EXISTING BUILDING
---		EXISTING FENCE
---		PROPOSED SIDEWALK
---		EXISTING SIDEWALK
---		LIMITS OF FLOODPLAIN



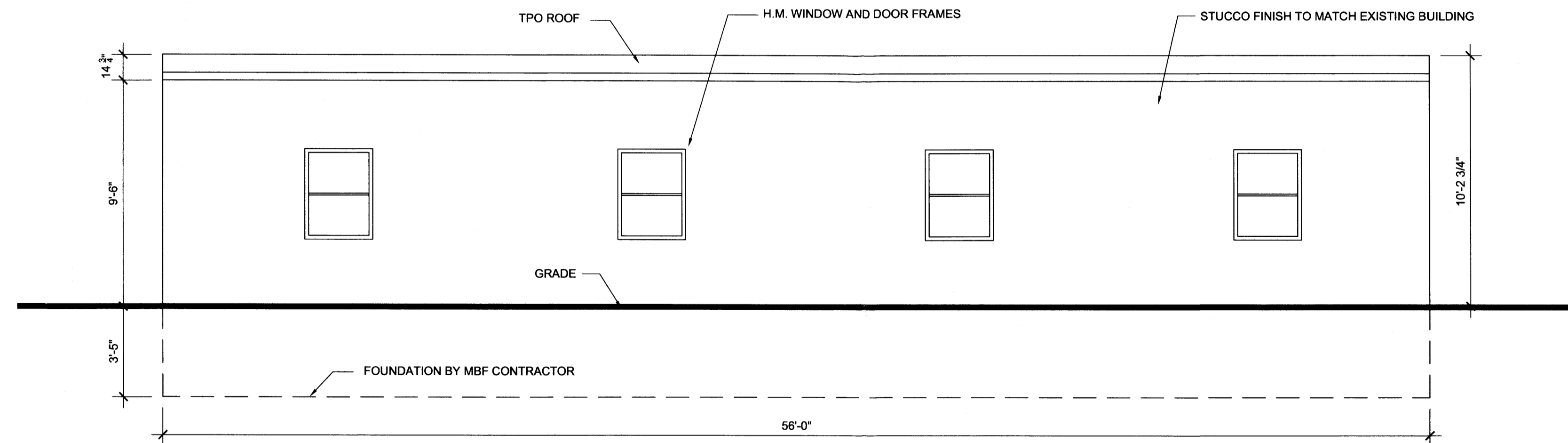
CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL	X-FACTOR	DRAWN BY WCVJ
	GRADING AND DRAINAGE PLAN	DATE
		2-26-14
	SHEET # 3	21350-LAYOUT-12-01-13
		JOB #
		21325



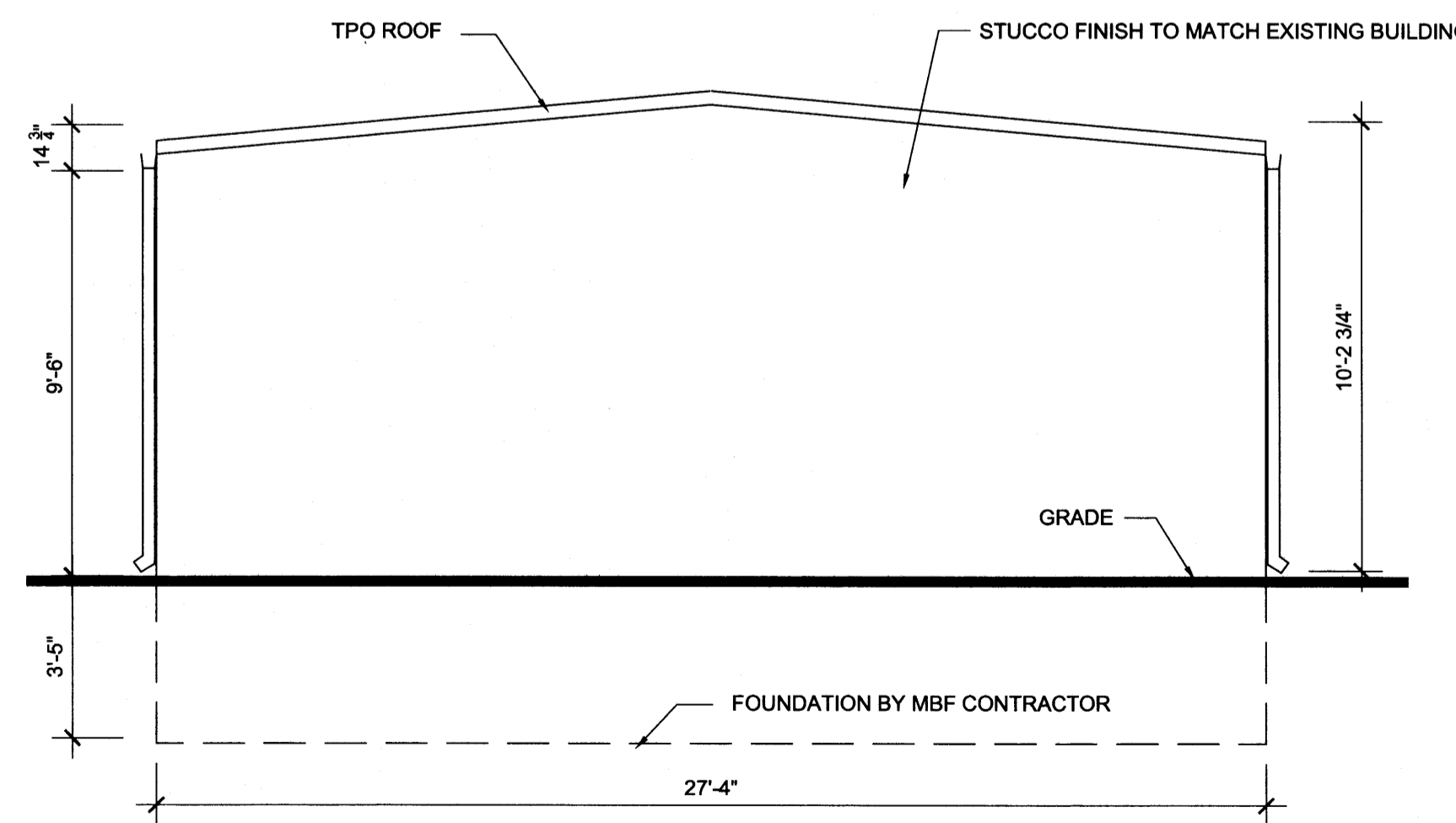
A
A4 1/4" = 1'-0"

SOUTHEAST ELEVATION



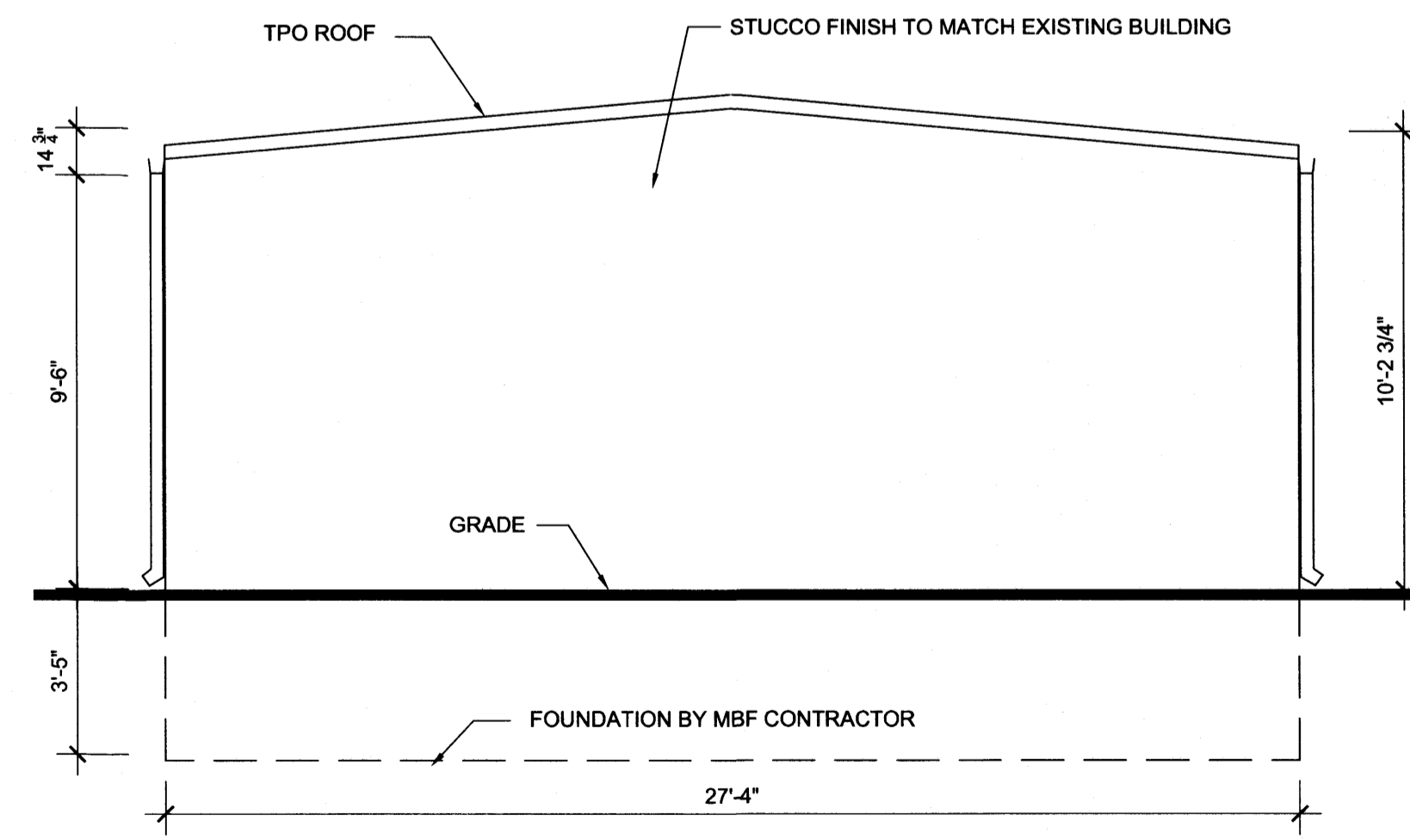
B
A4 1/4" = 1'-0"

NORTHWEST ELEVATION



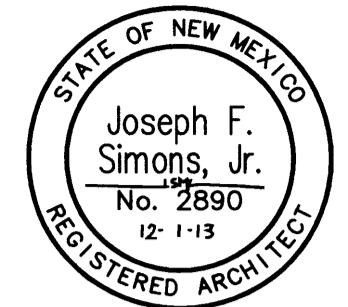
C
A4 1/4" = 1'-0"

NORTHEAST ELEVATION



D
A4 1/4" = 1'-0"

SOUTHWEST ELEVATION



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 ph. 505.480.4796
 jfs@simonsarchitecture.com



X-FACTOR CHURCH
 3023 MONTCLAIRE
 Albuquerque, NM
 Bernalillo County

JOB NUMBER
 XFA-001
 DATE
 DECEMBER 10, 2013
 REVISIONS

DESIGNED & DRAWN BY
 JFS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN

SHUTOFF VALVES:

- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
 2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
 4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
 5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

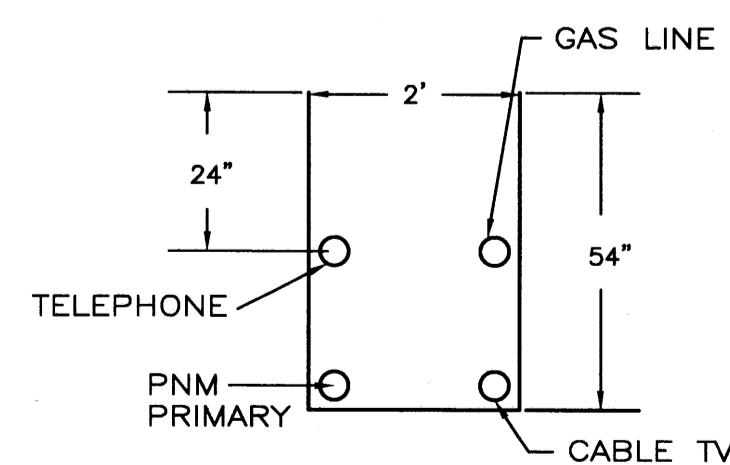
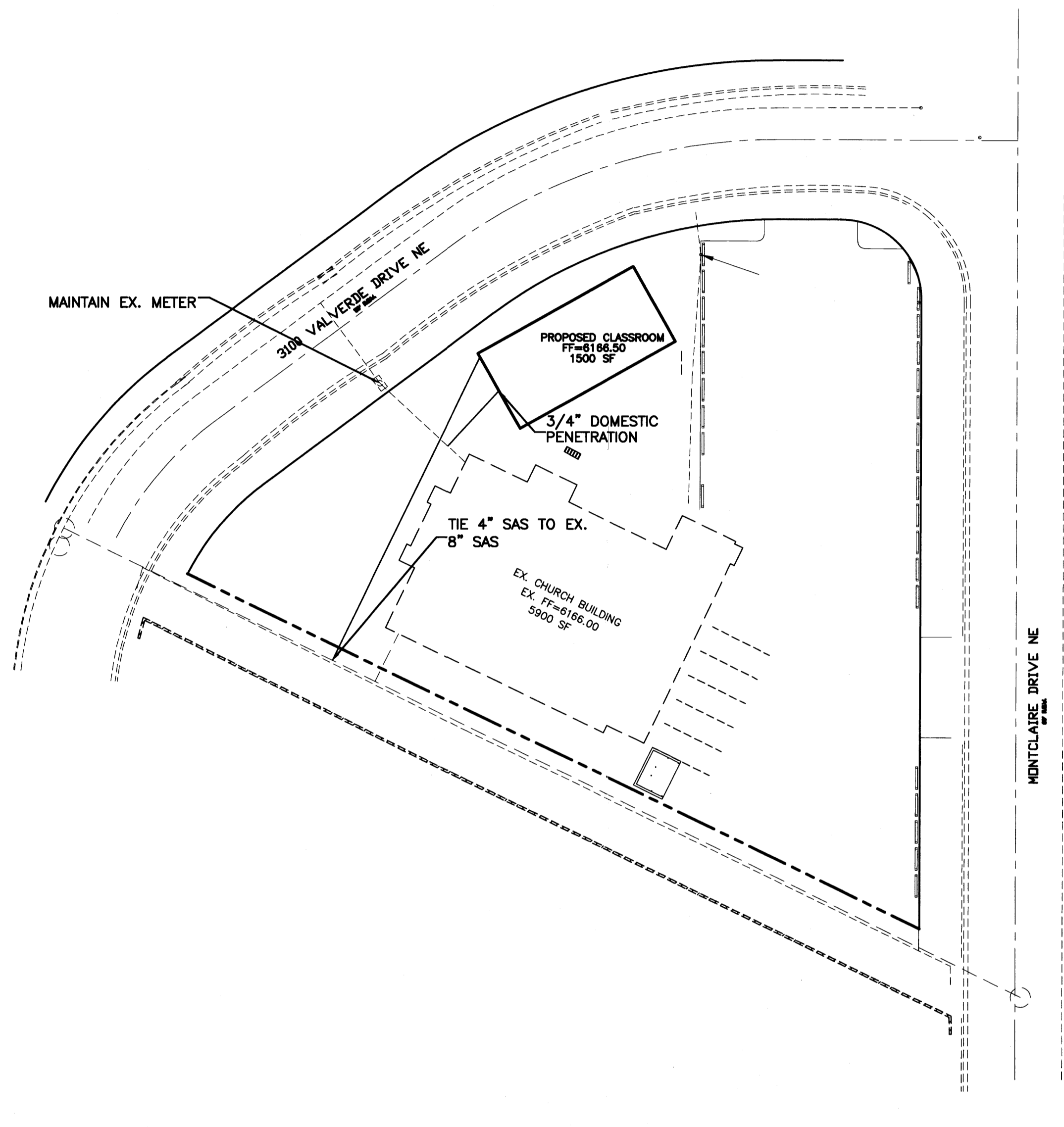
LEGEND

- EXISTING SAS MANHOLE
- EXISTING 8" SAS
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- PROPOSED 8" SAS
- SANITARY SEWER SERVICE LINE
- EX. 12" WL
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- PROPOSED 8" WL
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT

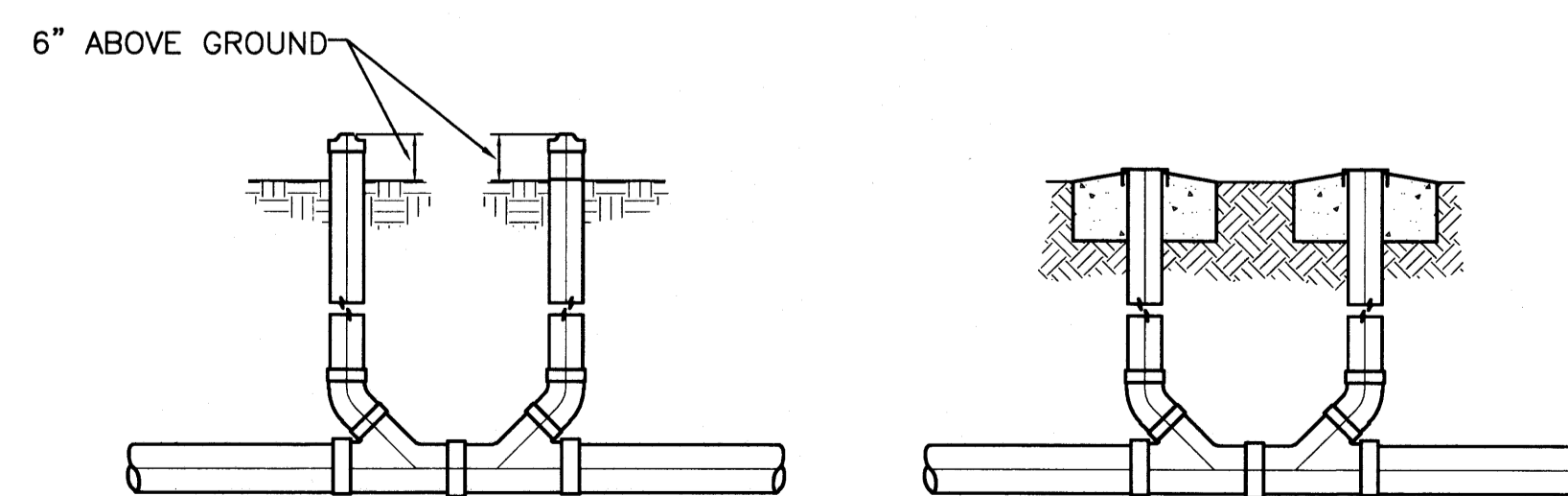
GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

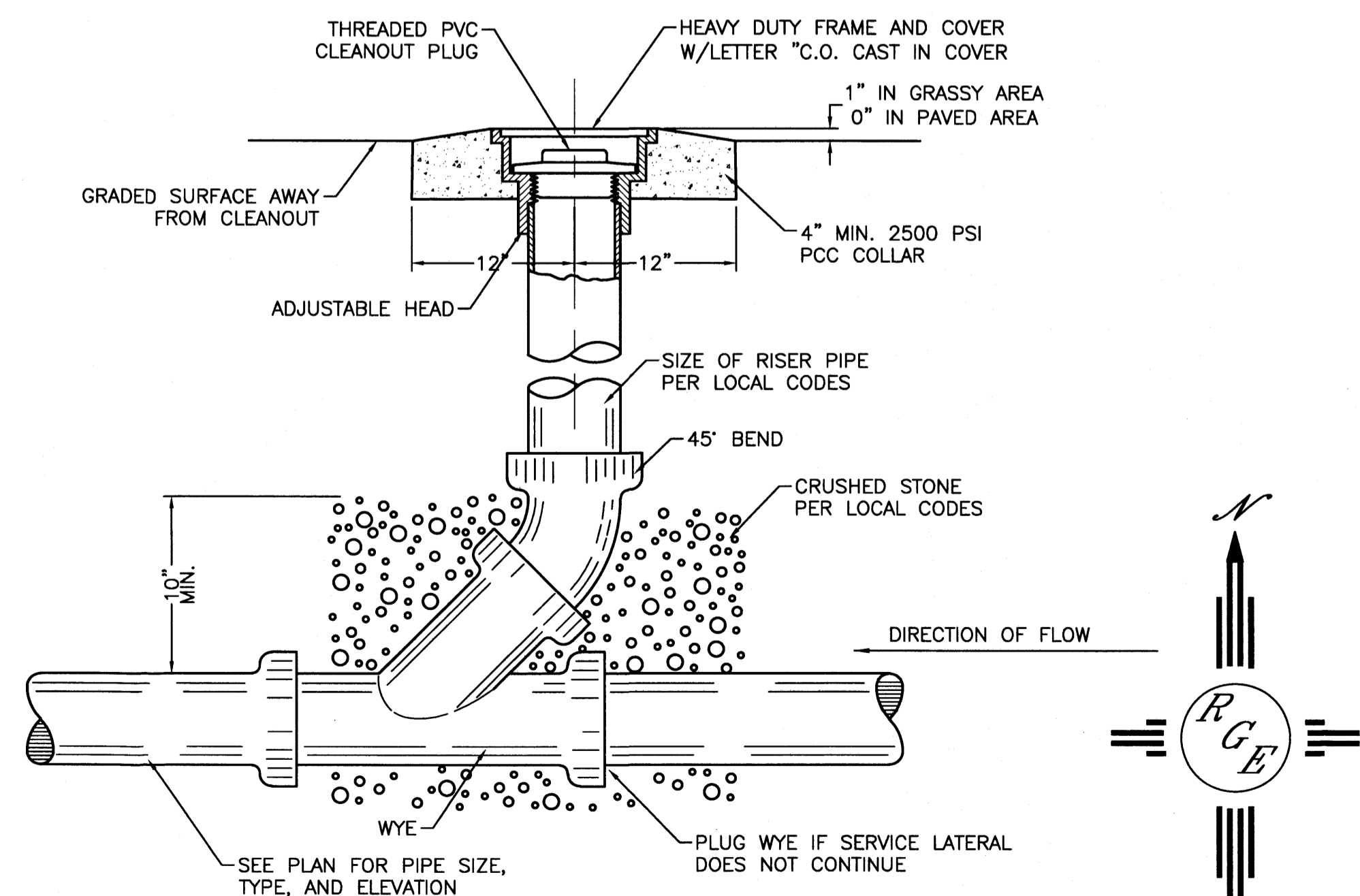
ENGINEER'S SEAL 	X-FACTOR MASTER UTILITY PLAN Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCVJ DATE 1-27-14 21350-LAYOUT-12-01-13 SHEET # 5 JOB # 21325
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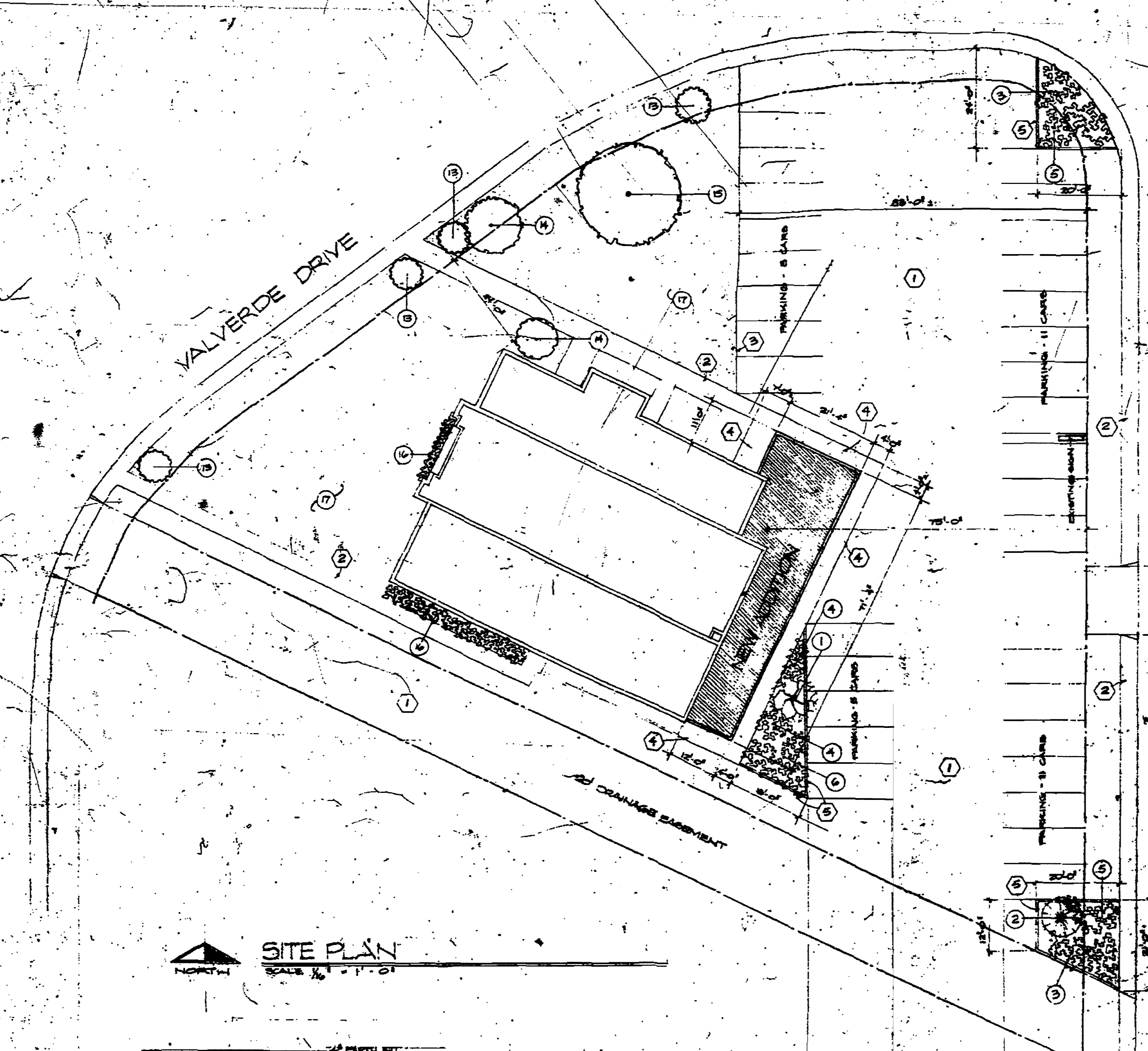
UTILITY TRENCH DETAIL
NTS



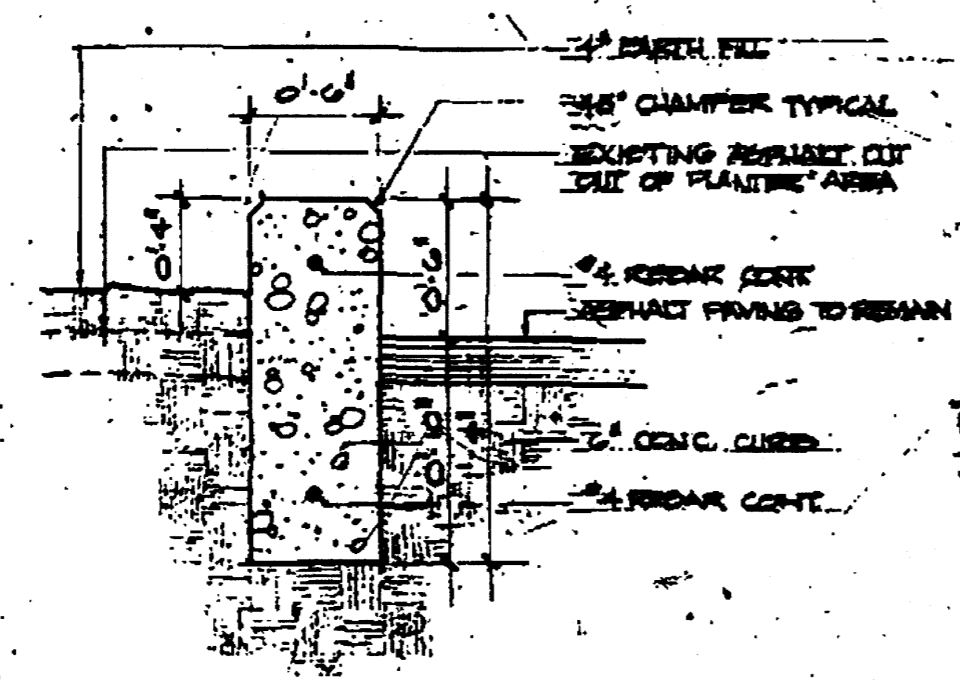
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



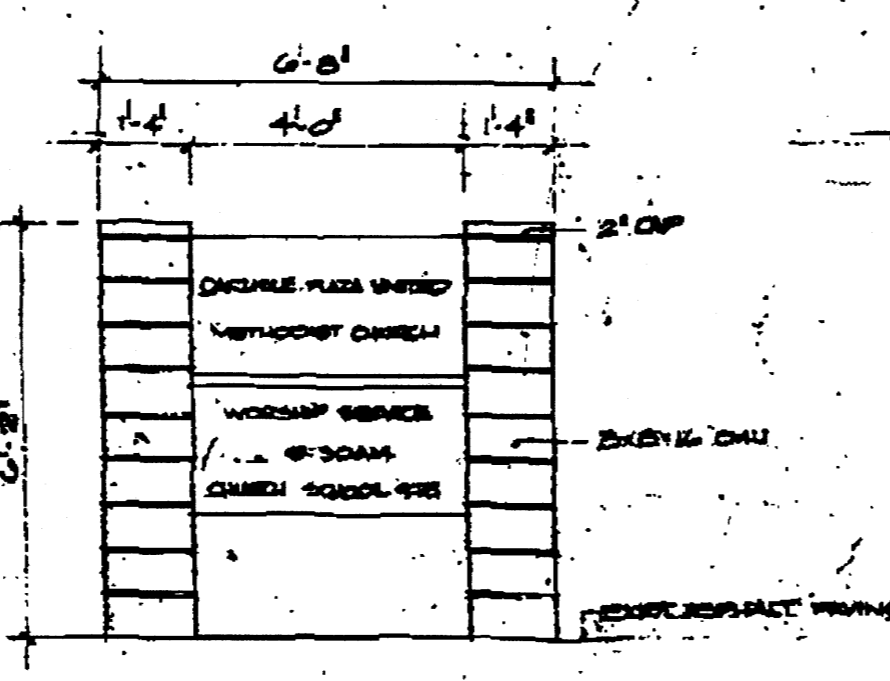
SANITARY SEWER CLEAN-OUT
NTS



SITE PLAN
SCALE 1/4" = 1'-0"



DETAIL SCENERY CURB
SCALE 1/2" = 1'-0"



EXISTING SIGN
SCALE 1/2" = 1'-0"

LANDSCAPE SCHEDULE		
NO.	DESCRIPTION	QUANTITY
1	EXISTING ASPHALT DRIVE	
2	EXISTING SIDEWALK	
3	EDGE OF ASPHALT DRIVE	
4	NEW SIDEWALK	
5	NEW CURB FOR PLANTER. CUT OUT ASPHALT WITH PLANTER EGGED TO CURB CORNER. SEE DETAIL FOR CURB. TOP OF CURB SHALL HAVE 1/2\"/>	
6	PIZZERIA PLANTER	TRIMMED ROUND
7	CORNER PLANTER	6\"/>
8	EDGE PLANTER	50\"/>
9	SHRUBS	VARIABLE TYPES
10	GRASS	HEALTHY MIXTURE

GENERAL NOTES SITE PLAN

- 1 EXISTING ASPHALT DRIVE
- 2 EXISTING SIDEWALK
- 3 EDGE OF ASPHALT DRIVE
- 4 NEW SIDEWALK
- 5 NEW CURB FOR PLANTER. CUT OUT ASPHALT WITH PLANTER EGGED TO CURB CORNER. SEE DETAIL FOR CURB. TOP OF CURB SHALL HAVE 1/2\"/>

EXISTING CAPACITY 104
TRADING SPACES 25

2-75-22

LOCATED THE USE AREA IS ZONED S-1 AND THE PLAN IS SUBMITTED TO THE BOARD OF ZONING ADJUSTMENT PLAN APPROVED BY THE BOARD OF ZONING ADJUSTMENT COMMISSION ON 3-20-76

[Signature]
LANDSCAPE ARCHITECT

APPROVED AS TO REQUIREMENTS:
[Signature] 4-21-76
TRADING SPACES

[Signature] 4-11-76
COMMISSIONER

[Signature] 14 Apr 76
FOR APPROVAL

PROJECT CAROLINE CHURCH ADDITION

LANDSCAPE ARCHITECT

SITE PLAN