

VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 1.0019 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
 AND PAID ON UPC # 101906418940820321
 PROPERTY OWNER OF RECORD NAZISH, LLC

 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
LOT 13-A
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLOCK 3
 SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2015

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1010273 APPLICATION NO. 15-70036

<i>Paul Clark</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>Cent G. Chm</i>	CITY ENGINEER	2-11-15
<i>NS & NS</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	02-11-15
<i>Allen Pater</i>	UTILITIES DEVELOPMENT	02/11/15
<i>Carl S. Dumont</i>	PARKS AND RECREATION DEPARTMENT	2-11-15
<i>Cent G. Chm</i>	A.M.A.F.C.A.	2-11-15
<i>N/A</i>	REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE	2-13-15
<i>Shawn R. Richardson P.S.</i>	CITY SURVEYOR, CITY OF ALBUQUERQUE	1/27/15
<i>Fernando Vigil</i>	PNM ELECTRIC SERVICES COMPANY	2-2-15
<i>Offet</i>	NEW MEXICO GAS COMPANY	2/2/15
<i>Steve</i>	QWEST CORPORATION d/b/a CENTURYLINK QC	2/9/15
<i>Comcast</i>	COMCAST CABLE	2/2/15

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 13 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 FOR THE PURPOSES OF DEDICATING 30 FEET OF RIGHT OF WAY IN OAKLAND AVENUE, NORTHEAST, TO THE CITY OF ALBUQUERQUE AND CREATING A 10 FOOT PUBLIC UTILITY EASEMENT OVER THE NORTHERLY TEN FEET OF THE REMAINDER PORTION OF LOT 13 WHICH SHALL HEREAFTER BE DESIGNATED LOT 13-A.

UTILITY NOTE:

- PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
 - B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 13 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE CENTERLINE OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 1_B20 BEARS N71°25'42"E AND 3342.31 FEET DISTANT; THENCE S00°13'16"W A DISTANCE OF 264.29 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N89°43'26"W A DISTANCE OF 164.97 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°14'07"E A DISTANCE OF 264.88 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE CENTERLINE OF OAKLAND AVENUE, NORTHEAST; THENCE S89°33'52"E ALONG SAID CENTERLINE OF OAKLAND AVENUE, NORTHEAST, A DISTANCE OF 164.78 FEET TO NORTHEAST CORNER AND POINT OF BEGINNING, AND CONTAINING 43641 SQUARE FEET (1.0019 ACRE), MORE OR LESS.

LANDSCAPE NOTE : ALL LANDSCAPING,
 WITHIN THE RIGHT OF WAY SHALL
 BE THE RESPONSIBILITY OF THE OWNER

CONSENT AND DEDICATION STATEMENT

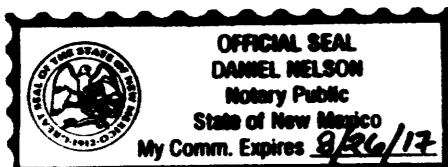
THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN AND ALSO THAT I AM DEDICATING THE NORTHERLY THIRTY FEET (30') OF LOT 13 SHOWN HEREON AS RIGHT OF WAY FOR OAKLAND AVENUE, NORTHEAST, IN FEE SIMPLE. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

Shakeel Rizvi
 SHAKEEL RIZVI, MANAGING MEMBER FOR NAZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 2015, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.



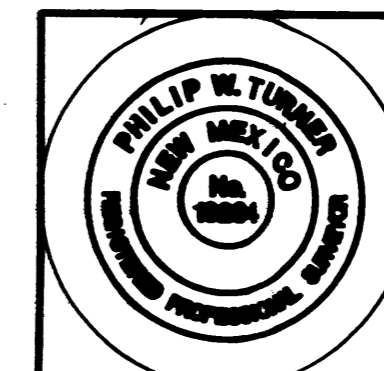
Daniel Nelson
 NOTARY PUBLIC

MY COMMISSION EXPIRES 8/26/17

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON NOVEMBER 1, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 1-27-15
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:

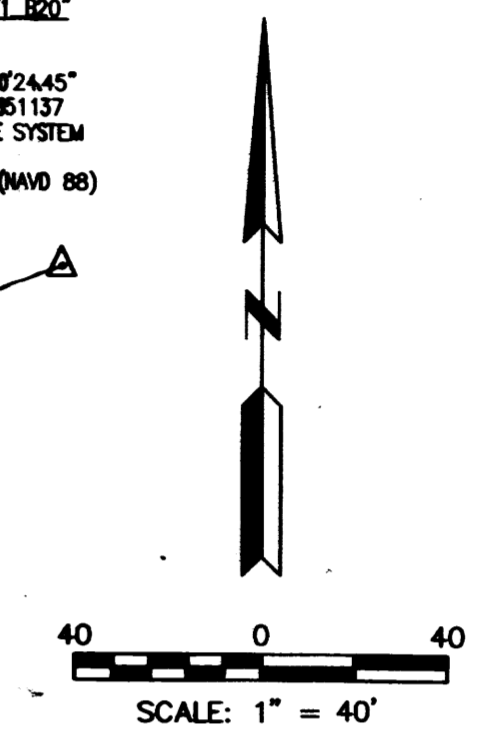
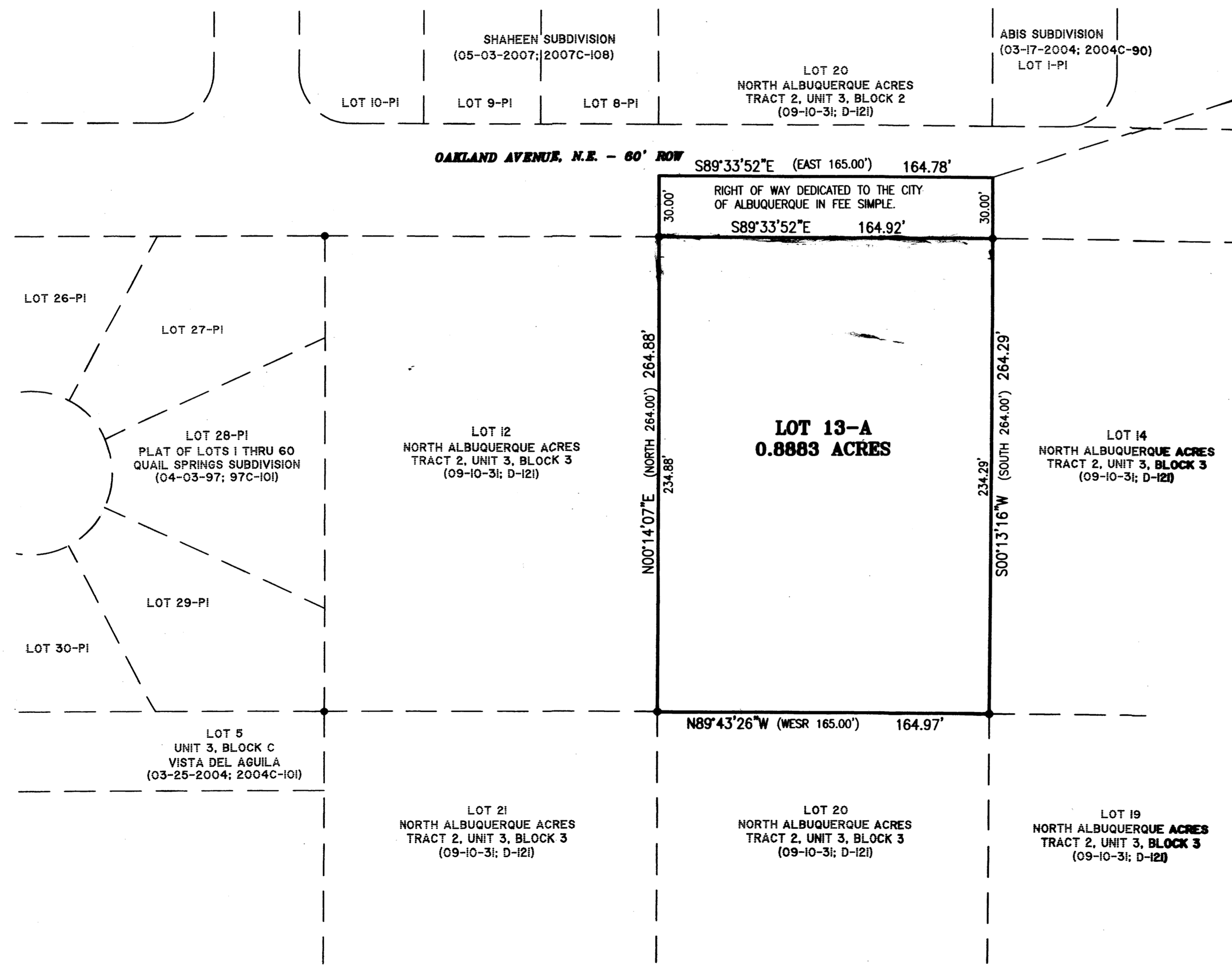
TERRAMETRICS NM
 4175 MONTGOMERY BLVD., NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903

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 JANUARY 2015

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) A LETTER OF WATER AVAILABILITY; ABCWUA WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 6) OPEN SPACE OF 2400 SQUARE FEET OR MORE PER DWELLING SHALL BE PRESERVED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).

AGRS CONTROL STATION "1.820"
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 X=1550483.349
 MAPPING ANGLE = -00°16'24.45"
 COMBINED FACTOR=0.999851137
 (NEW MEXICO COORDINATE SYSTEM
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 ORTHO HGT.: 5477.179 (NAVD 88)

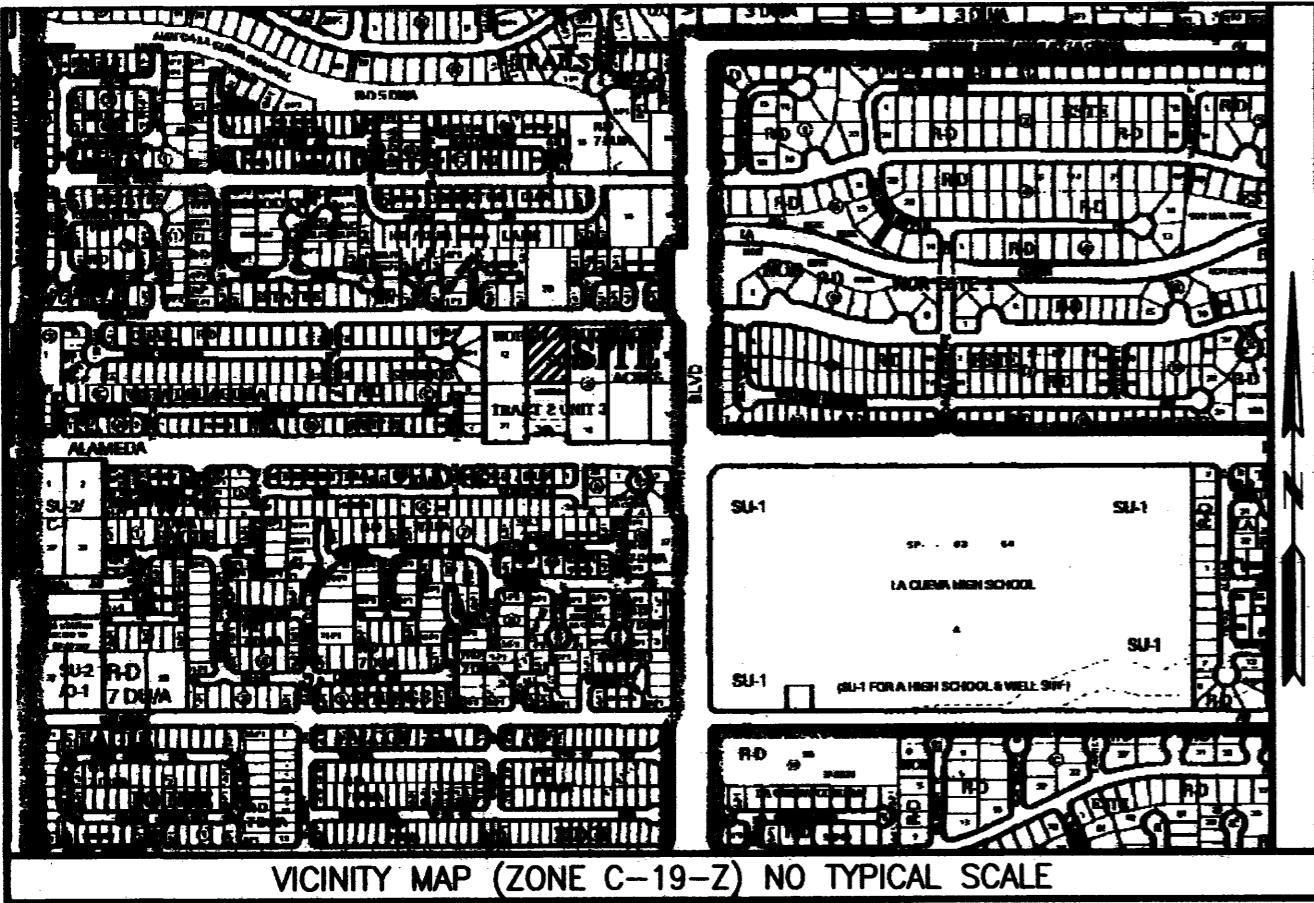


- LEGEND**
- EXISTING #5 REBAR WITH CAP "PWT 10204"
 - SET #5 REBAR WITH CAP "PWT 10204"
 - △ CITY CONTROL MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

DOCH 2015016147
 02/26/2015 08:34 AM Page: 2 of 2
 PLAT R: 325.00 B: 2015C P: 0015 R. Toulous Olivere, Bernalillo Co

PLAT AND SURVEY BY:
TERRAMETRICS NM
 4175 MONTGOMERY BLVD., NE
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JANUARY 2015

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 PROJECT NO. _____ APPLICATION NO. _____

PROJECT: 1010273
 DATE: 2-4-15
 APP: 15-70036 (P&F)

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE <i>Soren A. Risenhaver P.S.</i>	DATE 1/27/15
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

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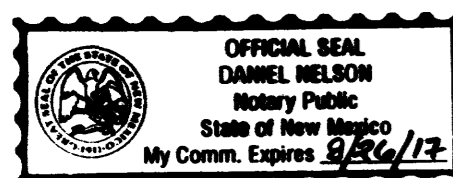
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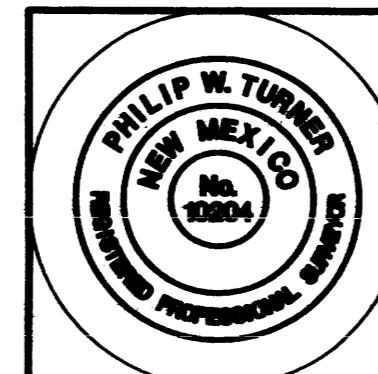
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[Signature] 1-27-15
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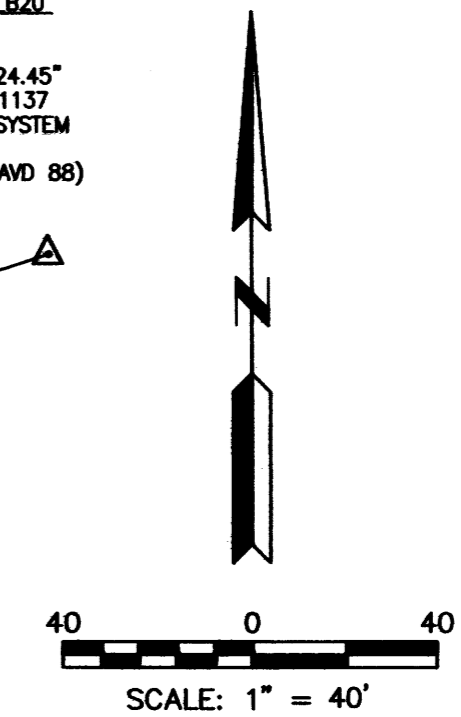
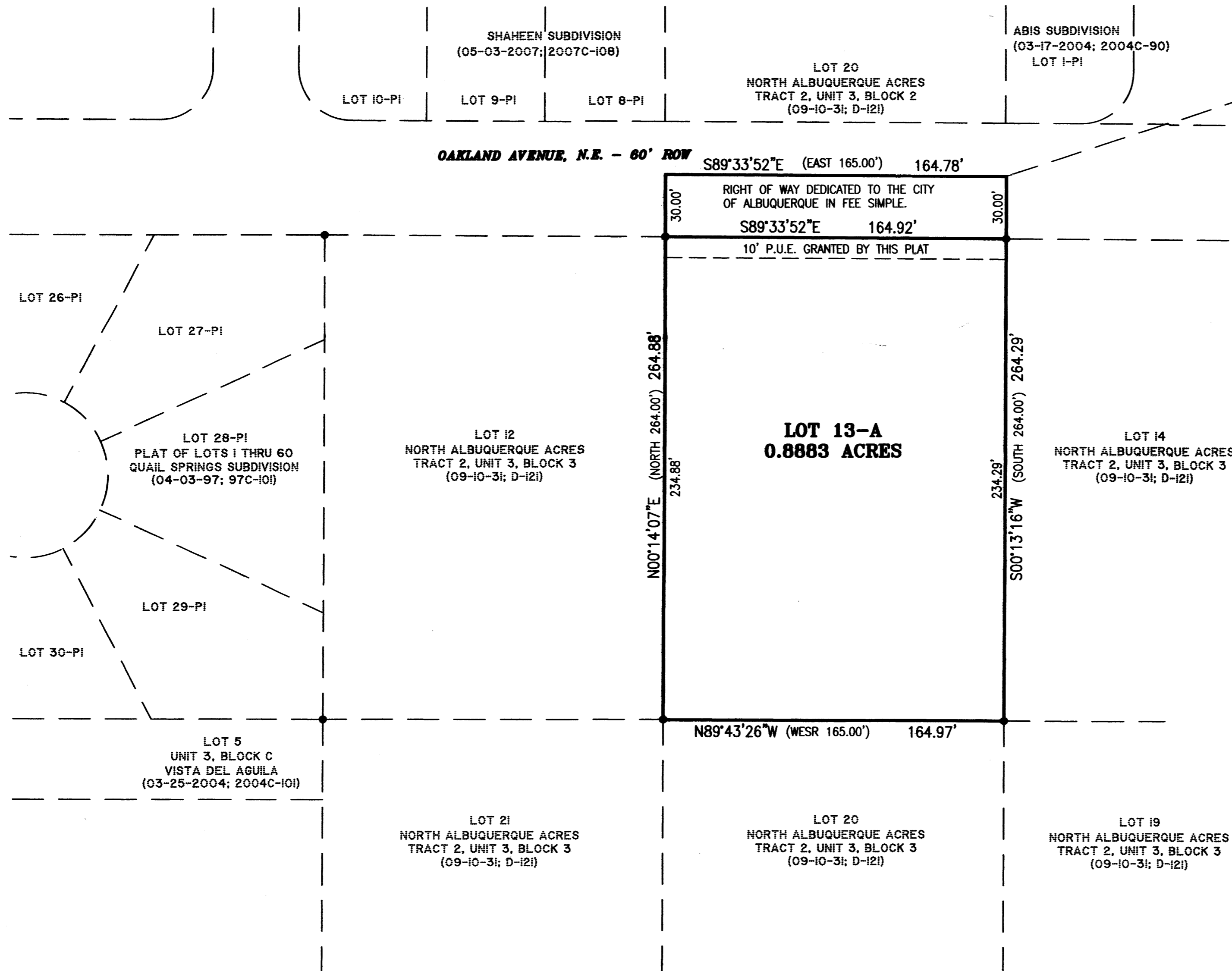
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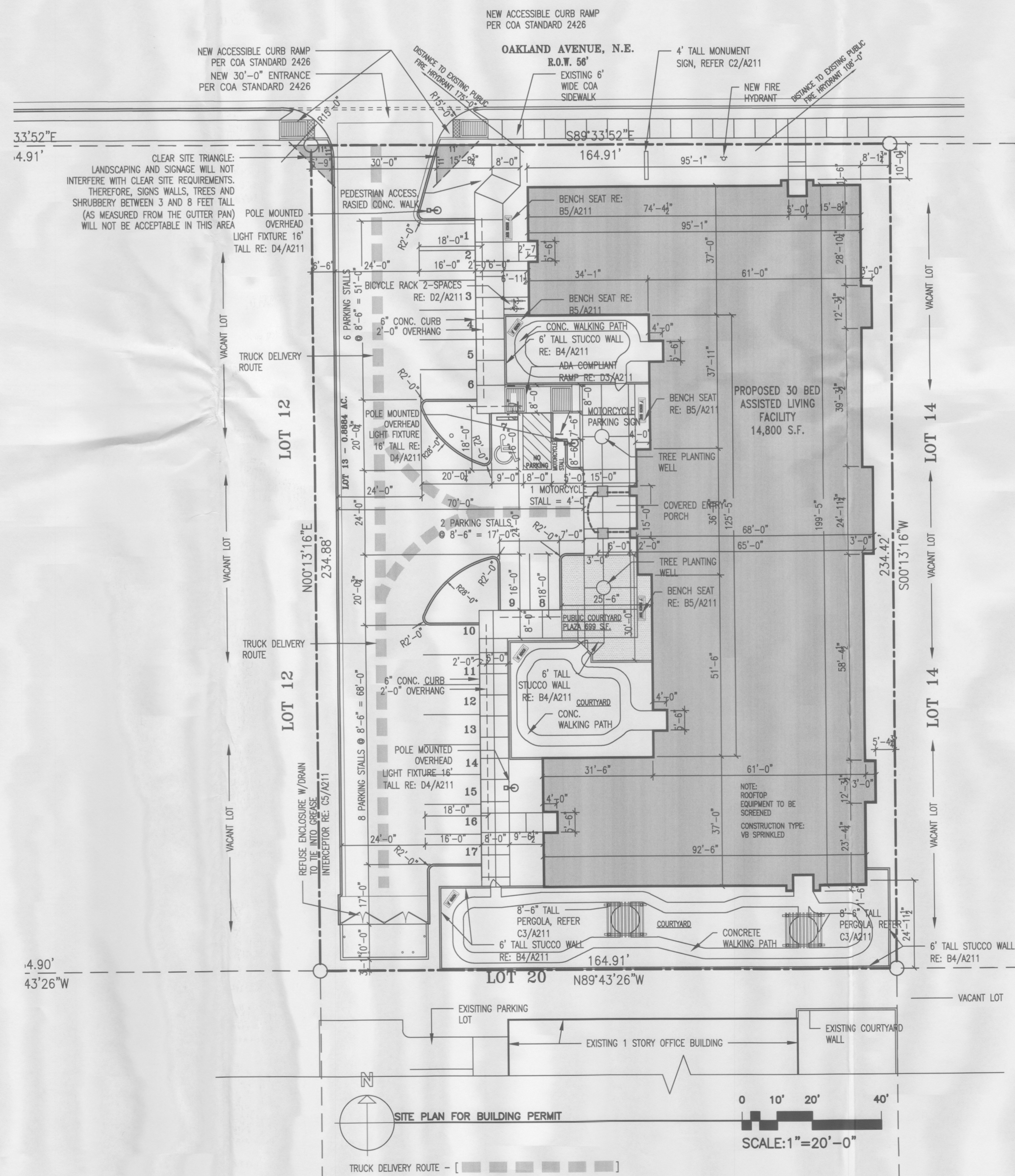
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 ALBUQUERQUE, NEW MEXICO 87109
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ADA SITE NOTES
 SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
 • A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
 • CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 • SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
 • SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
 • SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
 • THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
 • IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
 • ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
 PAVEMENT MARKINGS (NMBC 1110.3)
 • PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 • PARKING SPACE LINES BE PAINTED BLUE
 • ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
 • ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES
 • WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
 • WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT
 • ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
 • LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

WRITTEN PROJECT SUMMARY
 The proposed project is single story thirty bed assisted living home to be built in a single phase. The building will be approximately 14,800 square feet and the parking lot and associated features will be completed within this phase. The existing zoning is SU-2/O-1. All elements of the site plan and building elevations comply with the design guidelines of La Cueva Sector Development Plan.

NOTES:
 1. THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE AND OF THE LA CUEVA SECTOR DEVELOPMENT PLAN GENERAL REGULATIONS.
 2. MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. ALL OUTDOOR LIGHT FIXTURES SHALL BE FULLY-SHIELDED AND EQUIPPED WITH AUTOMATIC TIMING DEVICES.
 4. FIXTURES WITHIN COMMERCIAL OR OFFICE ZONES SHALL REMAIN OFF BETWEEN 11:00 P.M. AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, EQUIPMENT YARDS AND PARKING LOTS.

PROJECT DATA	PUBLIC OPEN SPACE CALCULATIONS (BR-3):	FAÇADE PROJECTION & RECESSON CALCULATION
LEGAL DESCRIPTION: LOT 13, BLOCK 3 UNIT 3, TRACT 3 NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	PLAZA OF 4% OF BLDG FOOTPRINT: 14,800 SF x 4% = 592 S.F. REQUIRED PROVIDED: 699 S.F. 19'x40'-6"	CALCULATION: FRONT (WEST) REQUIRED: 125'-10" x 20% = 25'-2" PROVIDED: 48'-2"
DRAWING INDEX 1 A001 SITE PLAN 2 L001 LANDSCAPE PLAN 3 L002 LANDSCAPE PLAN 4 C001 GRADING & DRAINAGE PLAN 5 C002 UTILITY PLAN 6 A111 BUILDING ELEVATIONS 7 A211 ARCHITECTURAL DETAILS 8 A311 VIEW ANALYSIS	EXTERIOR SEATING CALCULATIONS: 1 SEAT PER 25' LF OF FAÇADE 199'-5" LF/25 = 8 SEATS REQUIRED (24" EACH) 15 SEATS PROVIDED (36' LF)	CALCULATION: BACK (EAST) REQUIRED: 199'-5" x 20% = 39'-11" PROVIDED: 49'-6" 3/4"
ZONING: SU-2 / O-1	PARKING REQUIREMENTS: PARKING REQUIRED (1 Per 2 Beds) 30 BEDS PROVIDED	15
AREAS: TRACT AREA: 38,698 SQ. FT. (888.4 ACRES) BUILDING FOOTPRINT: 14,800 SF F.A.R.: .38	PARKING PROVIDED ADA PARKING REQUIRED ADA PARKING PROVIDED BICYCLE PARKING REQUIRED (1:20 AUTOS) BICYCLE PARKING PROVIDED MOTORCYCLE PARKING REQUIRED MOTORCYCLE PARKING PROVIDED	17 1 1 2 2 1 1
PROPOSED USE: 30 BED ASSISTED LIVING HOME		

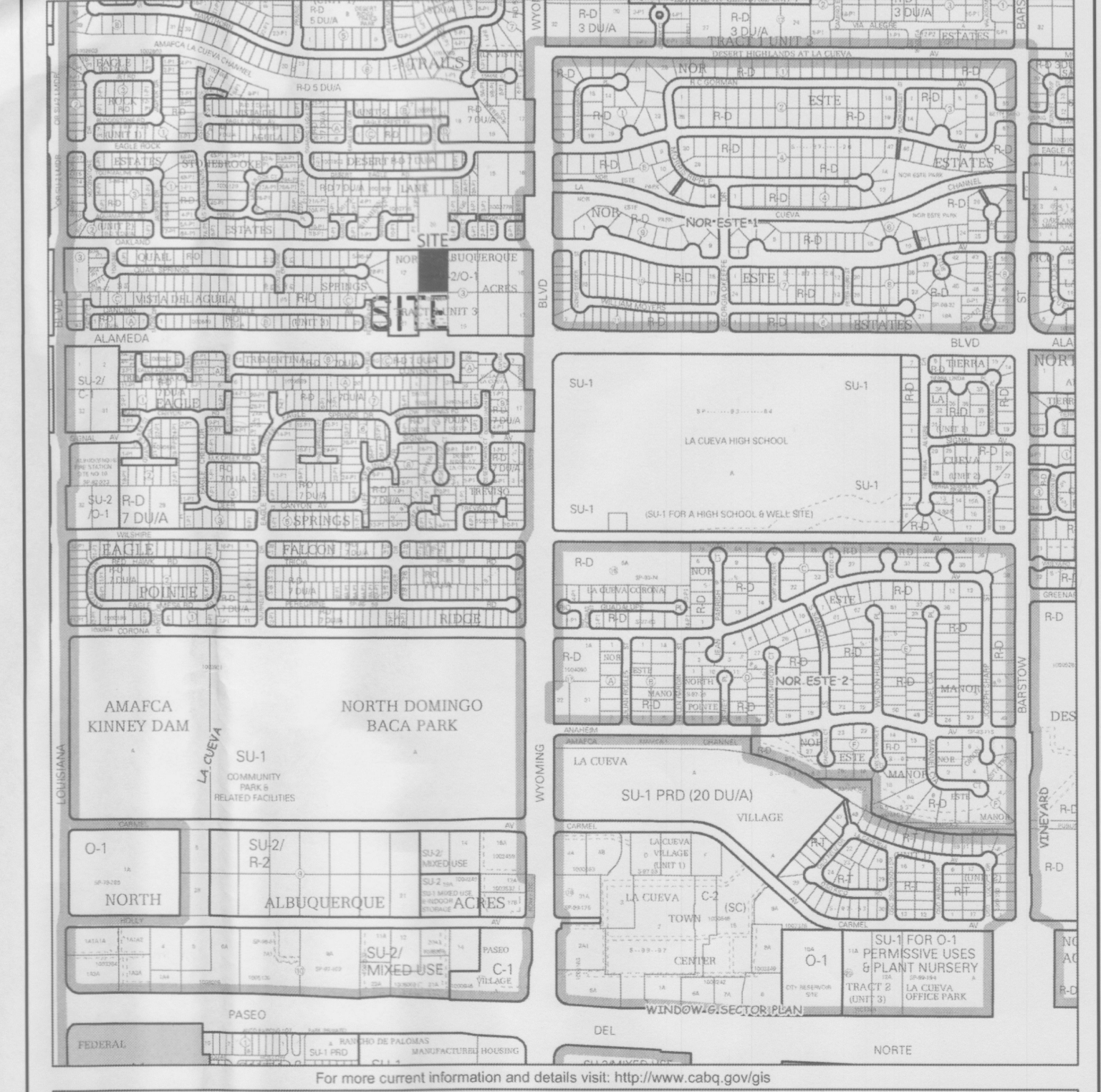
PROJECT NUMBER: _____
 Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	10-20-14 Date
DRB Chairperson, Planning Department	Date



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE

AGIS
 Albuquerque Geographic Information System
 Map amended through: 07/2013

Zone Atlas Page C-19-Z
 Selected Symbols:
 - Equipment
 - Design Overlay Zones
 - City Historic Zones
 - Airport Noise Contours
 - 1/4 Mile Buffer Zone
 - Wall Overlay Zone
 - Polygraph Mon.

Scale: 1" = 20'-0"

peter butterfield
 architect
 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 8323 (fax) 212 0901

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 PETER BUTTERFIELD
 NO. 3850
 10/20/14

DRAWING NAME
 REVISIONS
 ▲

PROJECT 1010273
 DATE: 1-28-15
 APP: 15-70026(ssp)



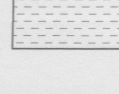

30-Bed Assisted Living Home
 Lot 13, Block 3 Unit 3, Tract 3
 North Albuquerque Acres, Albuquerque NM

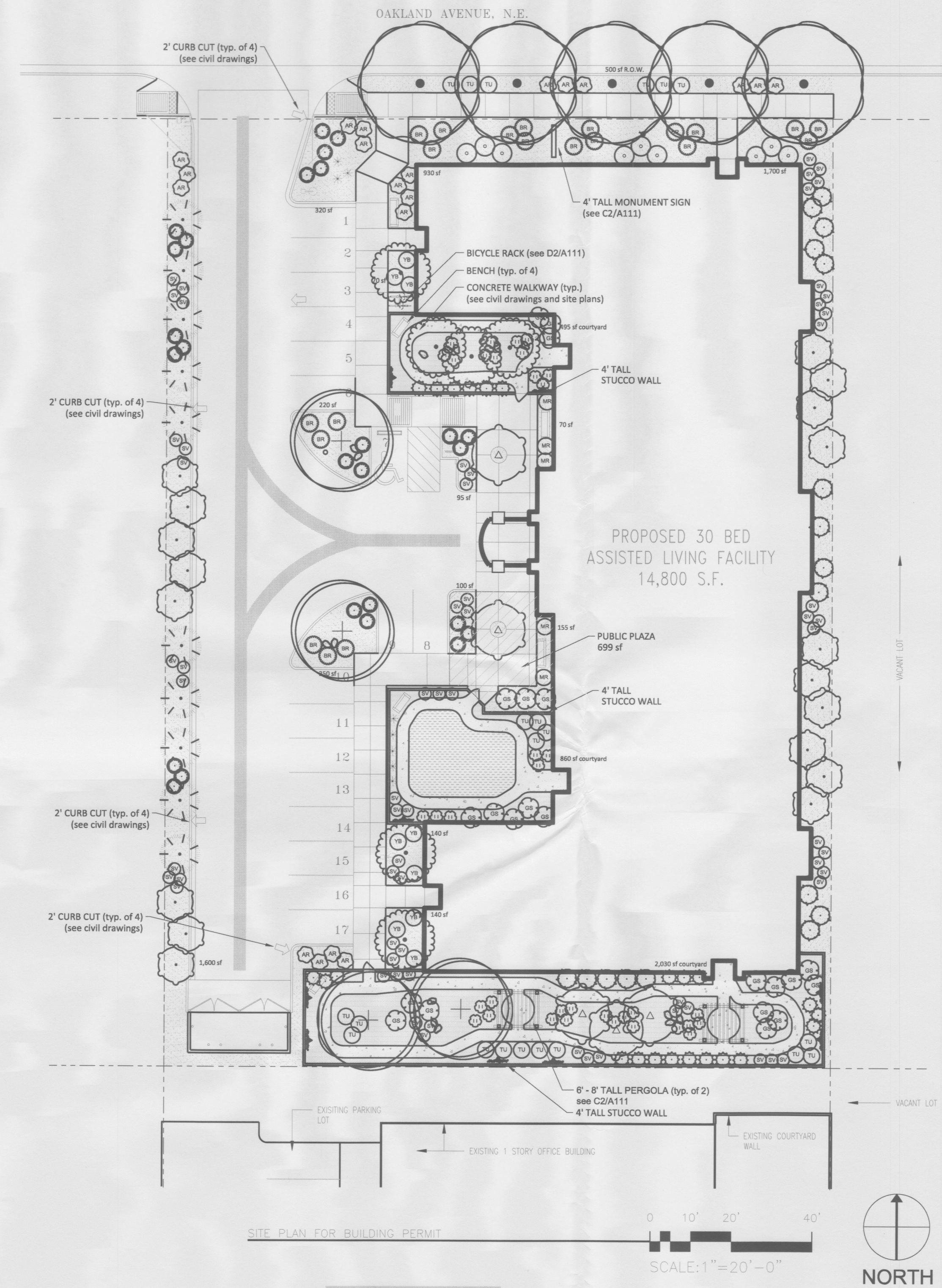
SHEET NO. A001

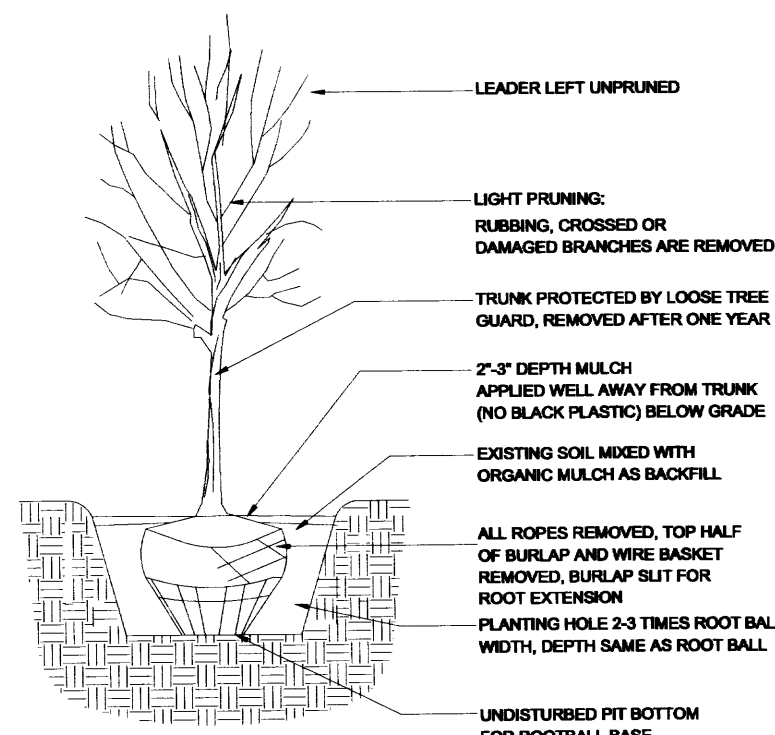
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	10	Juniperus scopulorum / Rocky Mountain Juniper	6'-8'	Low +	
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	5	Cercis reniformis / Oklahoma Red Bud	2" B&B	Medium	
	6	Forestiera neomexicana / New Mexican Privet	24"box	Medium	
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	4	Celtis occidentalis / Common Hackberry	2" B&B	Medium	
	5	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	20	Artemisia filifolia / Sand Sagebrush	5 gal	RW	25sf = 500sf
	23	Cytisus scoparius x 'Lena' / Lena Broom	1 gal	Low+	30sf = 690sf
	21	Ericameria laricifolia / Turpentine Bush	5 gal	Low+	30sf = 630sf
	17	Fallugia paradoxa / Apache Plume	5 gal	Low	35sf = 595sf
	22	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal	Low+	30sf = 660sf
	36	Salvia greggii / Autumn Sage	5 gal	Low+	15sf = 540sf
	18	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	40sf = 720sf
	9	Viburnum x burkwoodii / Burkwood Viburnum	5 gal	Medium	20sf = 180sf
DESERT ACCENT	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	9	Yucca baccata / Banana Yucca	5 gal	RW	35sf = 315sf
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	26	Baccharis x 'Starn Thompson' / Starn Coyote Brush	5 gal	Low+	30sf = 780sf
	21	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5 gal	Low	30sf = 630sf
	66	Santolina virens / Green Lavender Cotton	1 gal	Low+	15sf = 990sf
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	8	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Medium	15sf = 120sf
	5	Muhlenbergia rigens / Deer Grass	5 gal	Low+	25sf = 125sf
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	9	Campsis radicans / Trumpet Vine	5 gal	Medium	30sf = 270sf
					COVERAGE TOTAL 7,745sf

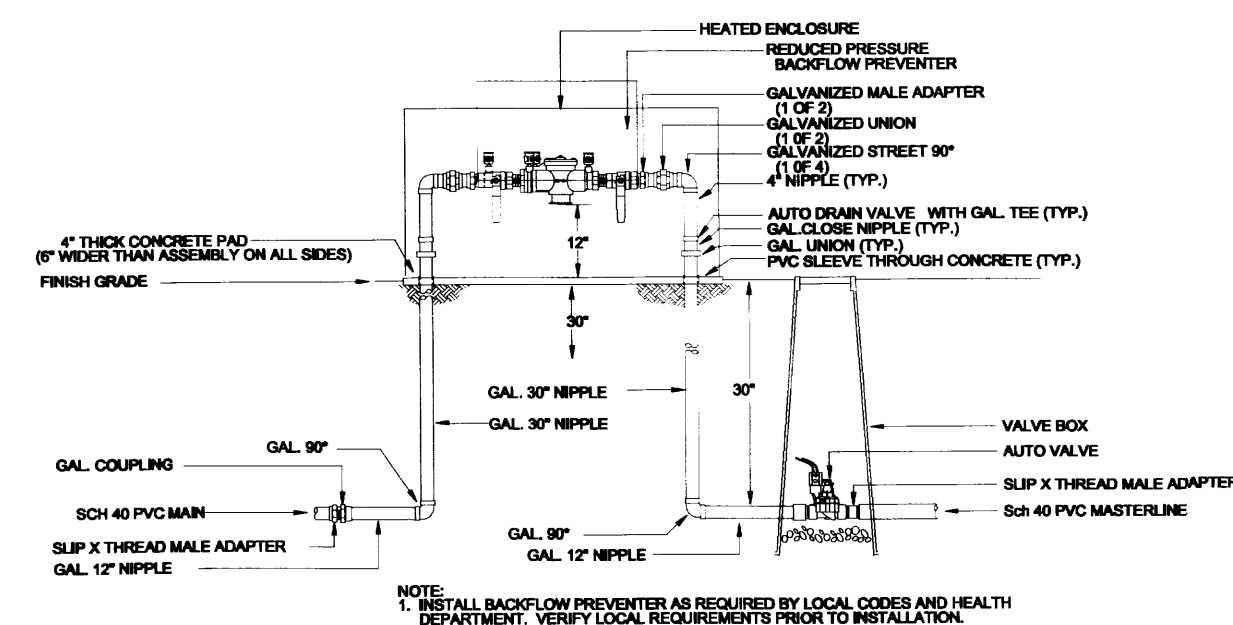
HATCH SCHEDULE

SYMBOL	DESCRIPTION
	CRUSHER FINES AT 3" DEPTH OVER FILTER FABRIC
	1/2" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	IRRIGATED TURF (PARK BLEND) use pressure regulated heads
	MOSSROCK BOULDER (17)





1 TREE PLANTING DETAIL
SEE GENERAL NOTE 7.



2 RP BACKFLOW/MASTER VALVE DETAIL

SITE DATA:
 LEGAL DESCRIPTION: LOT 13, BLOCK 3 UNIT 3, TRACT 3 NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE

ZONINGSU - 2 / 0 - 1
TRACT AREA38,698 sf
BUILDING FOOTPRINT14,800 sf
NET LOT AREA23,898 sf

REQUIRED LANDSCAPE (15% of NET LOT AREA).....3,585 sf
 PROPOSED LANDSCAPE9,200 sf *
 percent of NET LOT AREA38.5 %
 proposed turf area480 sf
 percentage of proposed landscape5.2%
**turf areas are calculated separately*

REQUIRED STREET TREES5
 provided at 25' o.c. spacing5

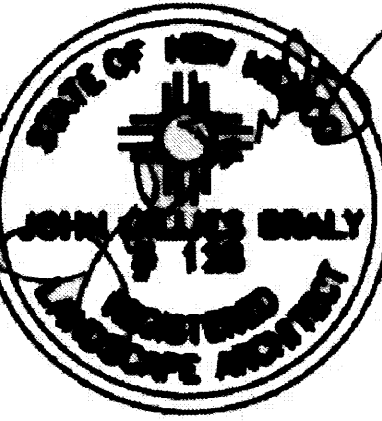
REQUIRED PARKING LOT TREES2
 1 tree per 10 spaces//17 parking spaces total
 provided parking lot trees2

REQUIRED LANDSCAPE COVERAGE = 75%
 minimum of 75% of proposed landscape shall be comprised of live plant coverage; measured at full maturity
 COVERAGE REQUIRED6,900 sf
 6,900 sf = 75% of 9,200 sf
 COVERAGE PROVIDED7,745 sf
 7,745 sf = 84 % of 9,200 sf

- GENERAL NOTES:**
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. PLANTS ARE SHOWN AT MATURITY.
 3. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND LA CUEVA SECTOR PLAN REQUIREMENTS.
 5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
 6. COORDINATE WITH CIVIL FOR THE PLACEMENT OF CURB CUTS TO FACILITATE RUN OFF TOWARDS PLANTING AREAS. ADDITIONAL 2" - 4" COBBLE MAY BE PLACED AT THE CURB CUTS TO PREVENT GRAVEL DISPLACEMENT.
 7. LANDSCAPE AREAS SHALL BE AT GRADE WITH THE PARKING AREAS.

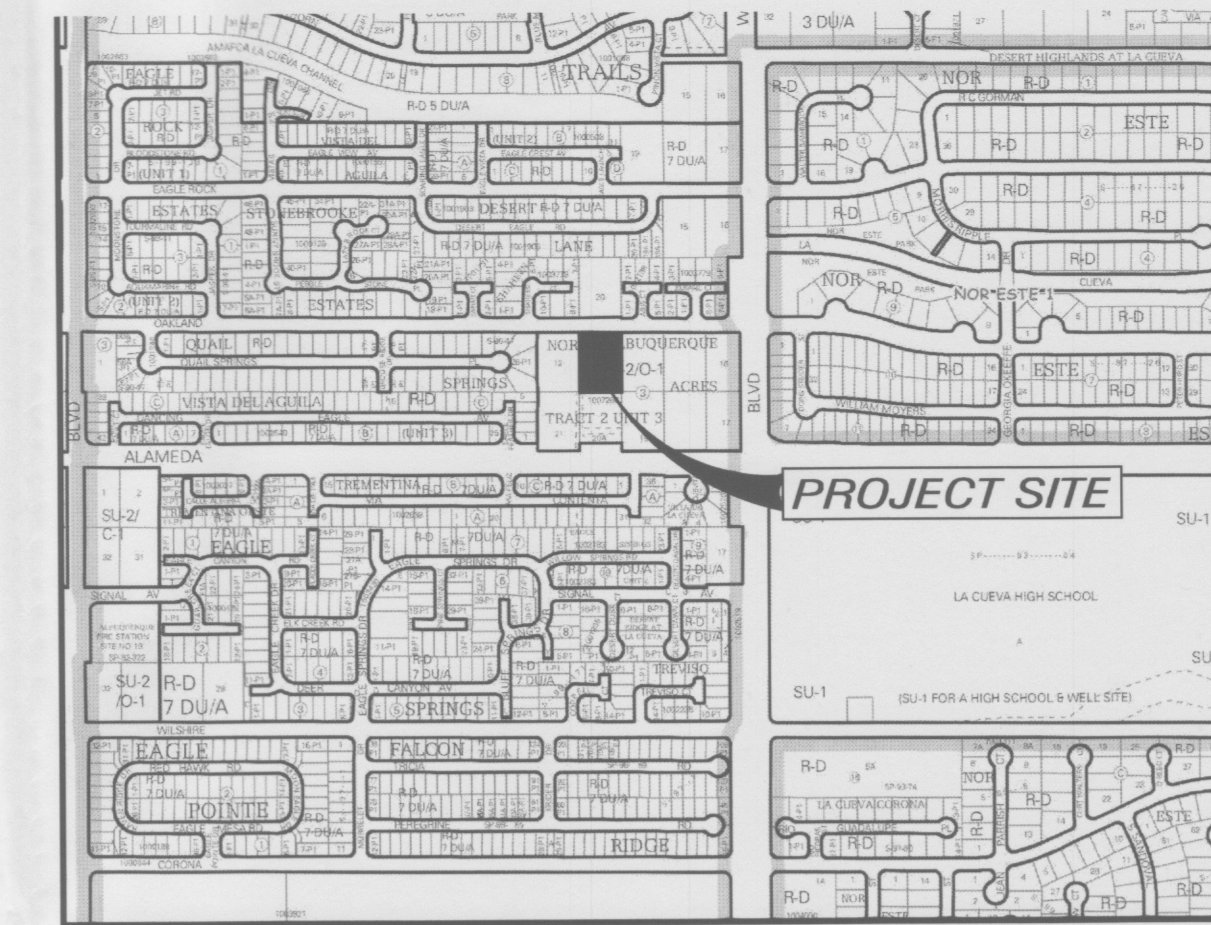
- PLANTINGS RESTRICTIONS:**
1. A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 2. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE A HIGH WATER USE TURF.
 3. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
 4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE.
 5. STREET TREES ARE PLACED AT A MAXIMUM OF 25 FEET ON CENTER ALONG OAKLAND AVENUE NE.
 6. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

- IRRIGATION NOTES:**
1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS.
 2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE PIPE ROUTING, IF SHOWN ON THE PLAN, IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
 4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
 5. USE SIX 2 GPH DRIP EMITTERS PER EACH TREE WITH DEEP WATERING TUBES AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. OAKLAND AVENUE R.O.W. SHALL BE IRRIGATED BY BUBBLERS PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS. USE TWO 0.5 GPM BUBBLERS PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB. OAKLAND AVENUE R.O.W. PLANTINGS SHALL BE ON A SEPARATE IRRIGATION ZONE THAN THE REST OF THE PLANTINGS.
 6. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR TO PLACE ALL IRRIGATION SLEEVES PRIOR INSTALLATION OF HARDSCAPE. IRRIGATION SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE ENCLOSED.

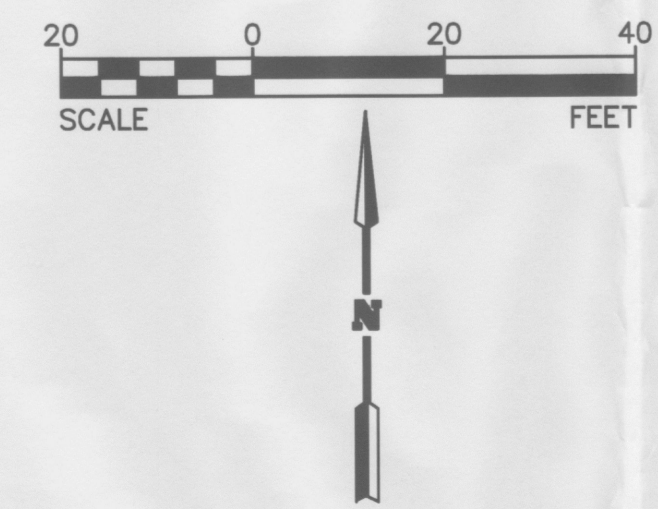
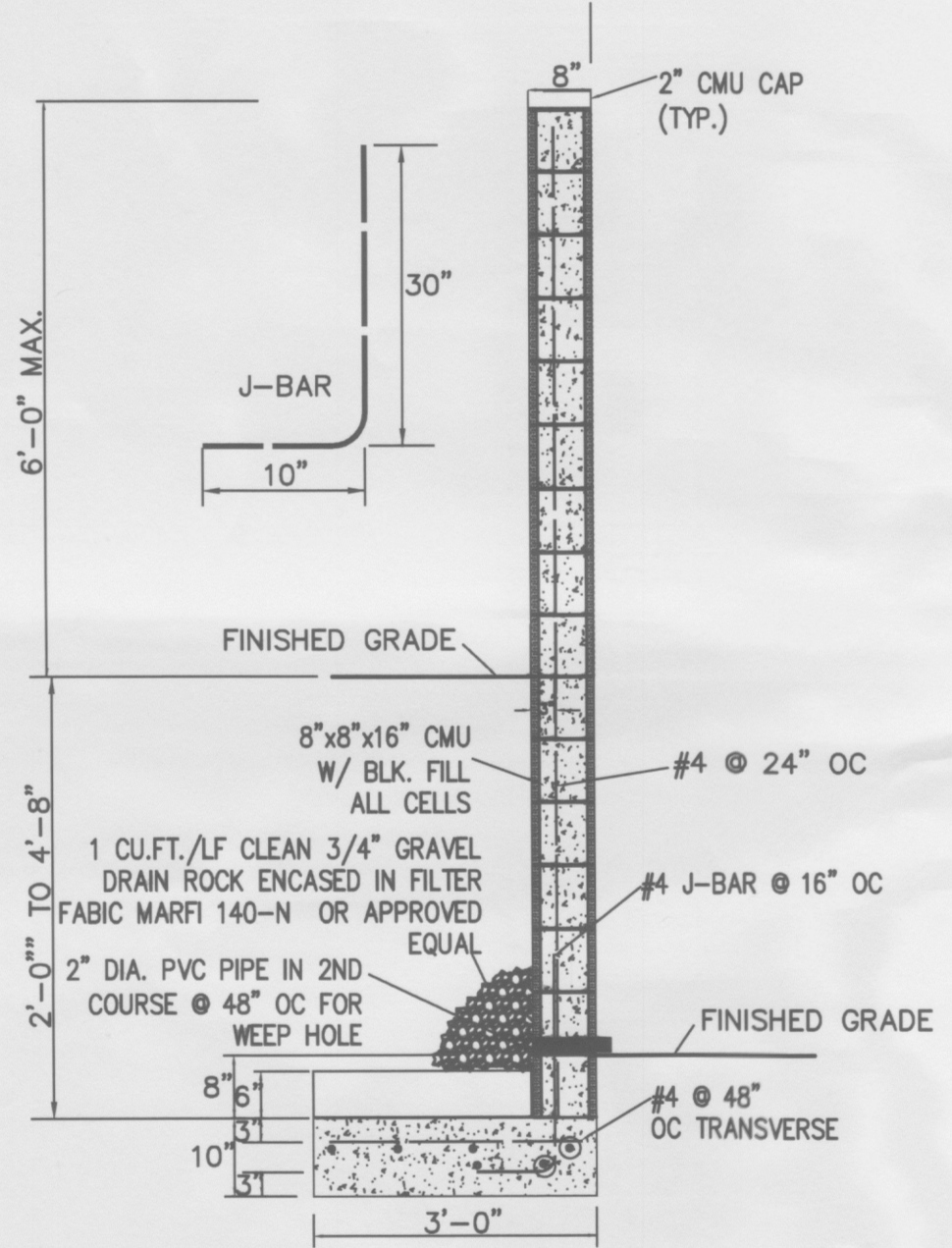
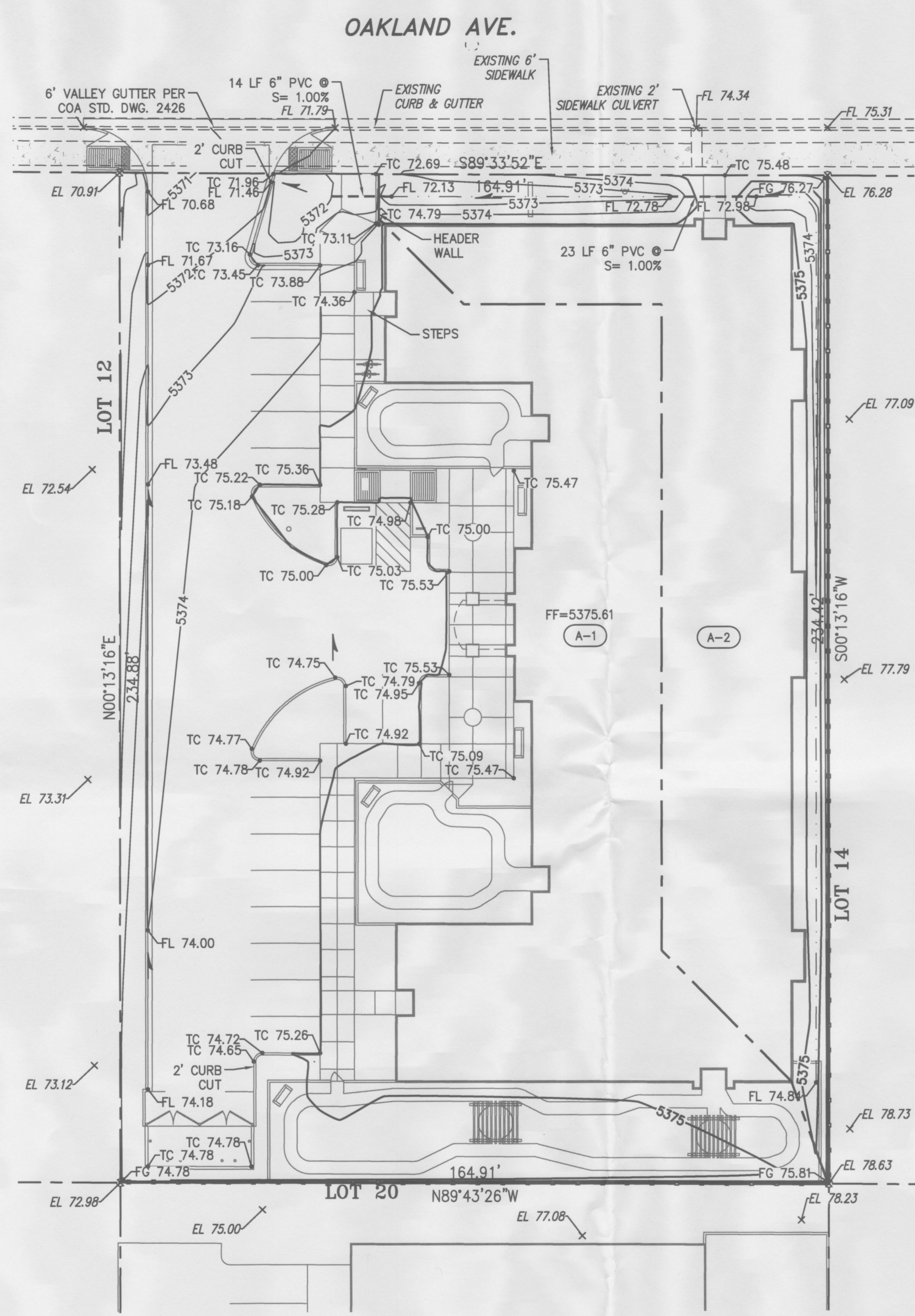


REVISIONS
 11/24/14
 12/24/2014 01/19/2015
 DRAWING NAME: LANDSCAPE DETAILS

30-Bed Assisted Living Home
 Lot 13, Block 3 Unit 3, Tract 3
 North Albuquerque Acres, Albuquerque NM



DRAWING NAME
 REVISIONS
 10/24/14

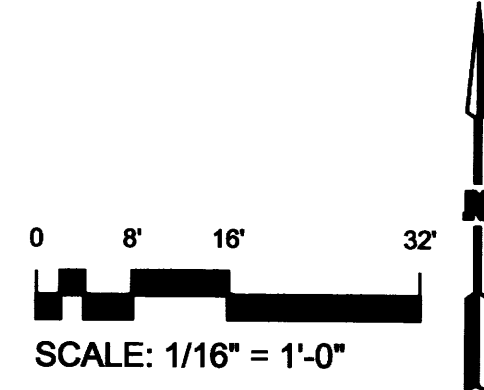
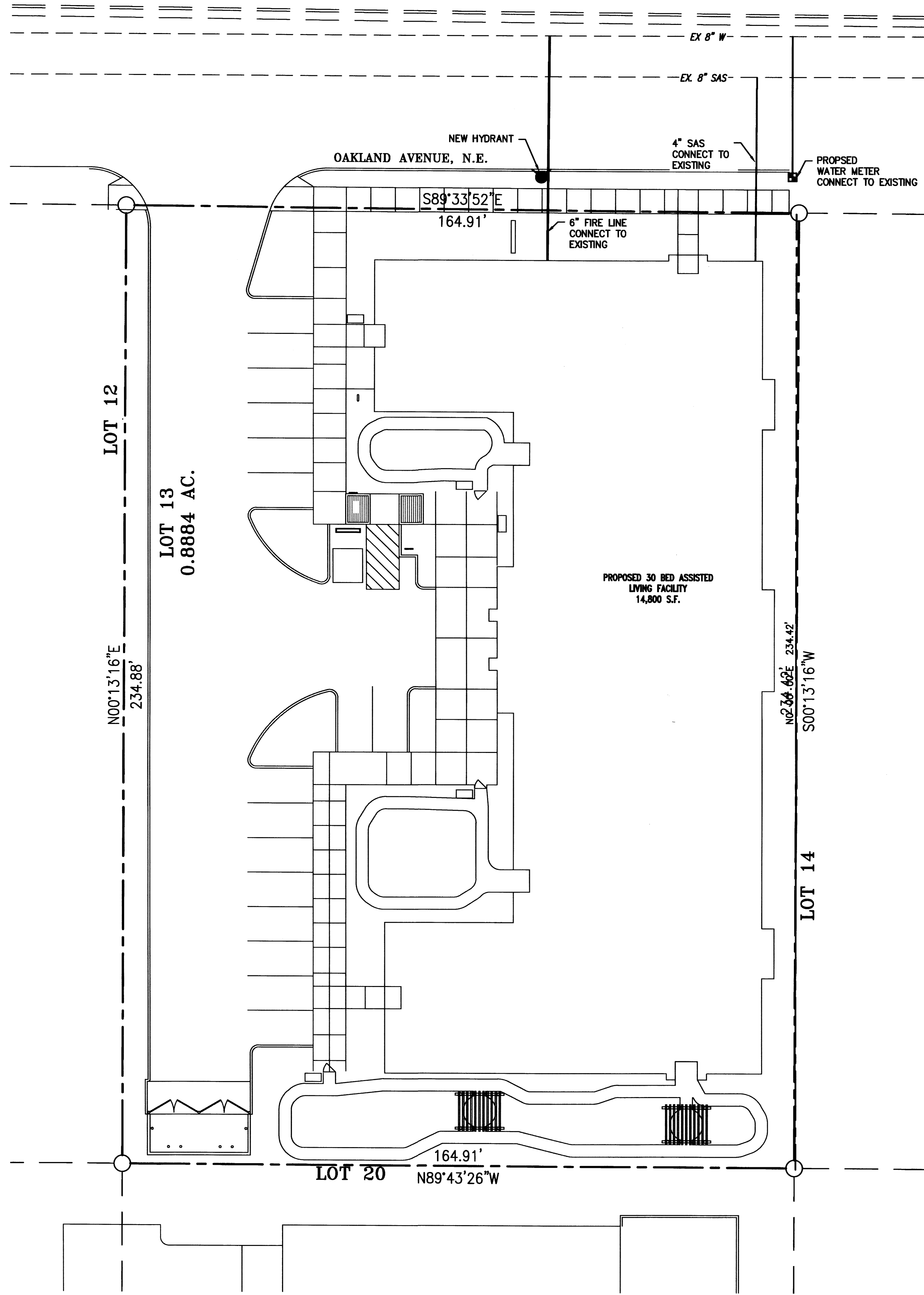


PROPOSED CONDITIONS
 THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF BUILDING, LANDSCAPING AND SIDEWALK. THE RUNOFF WILL DISCHARGE FROM THE SITE TO THE EXISTING CURB AND GUTTER TO THE NORTH AND WILL FLOW TO EXISTING INLET IN OAKLAND AVENUE. THE INCREASE IN RUNOFF WILL NOT BE SIGNIFICANT AND CAN BE ACCOMMODATED BY EXISTING INFRASTRUCTURE.

LEGAL DESCRIPTION
 LOT 13, BLOCK 3, UNIT 2, TRACT 3
 WITHIN NORTH ALBUQUERQUE ACRES
 IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

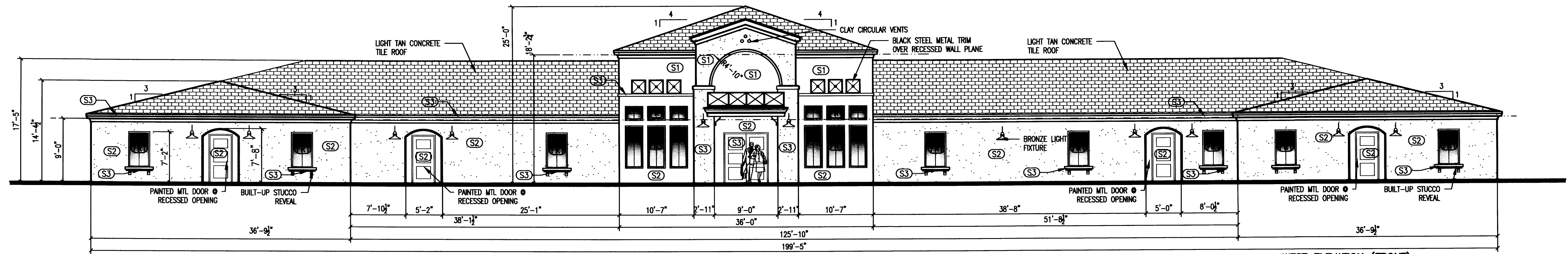
LEGEND

	FLOW ARROW
	PROPOSED ELEVATION
	EXISTING ELEVATION
	GRADE BREAK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPERTY LINE
	PROPOSED GRADE
	EXISTING WALL
	PROPOSED WALL



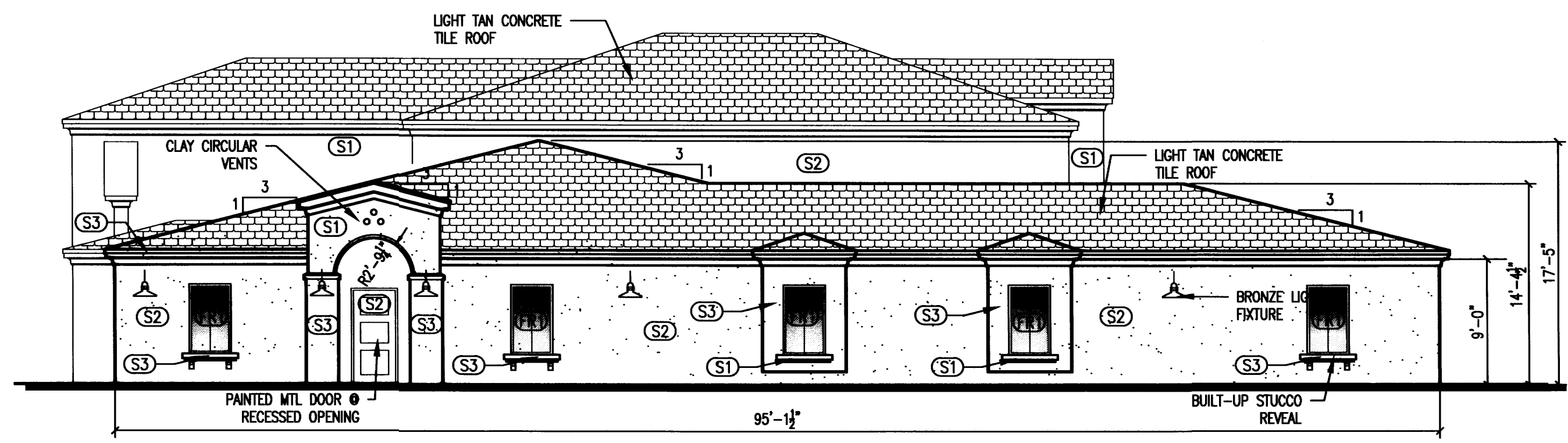
30-Bed Assisted Living Home
 Lot 13, Block 3 Unit 3, Tract 3
 North Albuquerque Acres, Albuquerque NM
 C002

DRAWING NAME
 REVISIONS
 CONCEPTUAL UTILITY
 10/24/14

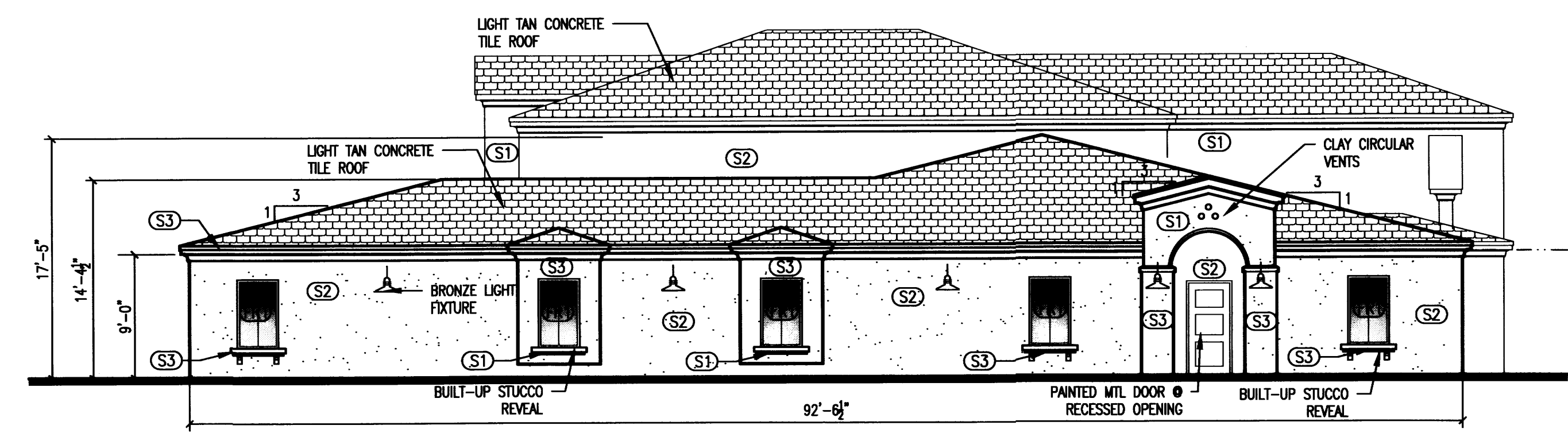


WEST ELEVATION (FRONT)
1/8" = 1'-0"

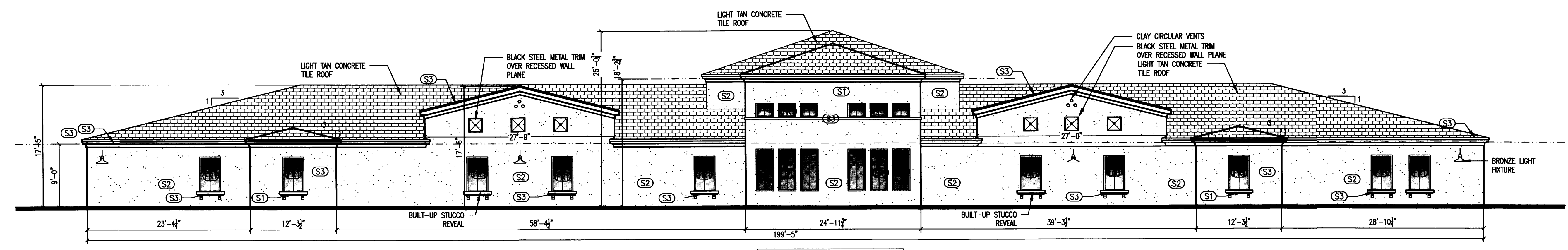
FACADE PROJECTION/RECESSION CALCULATION
 REQUIRED: 125'-10" x 20% = 25'-2"
 PROVIDED: 46'-2"



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



SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

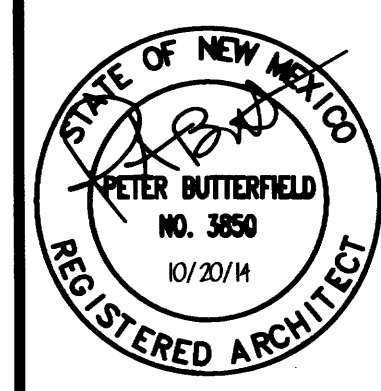


EAST ELEVATION (BACK)
1/8" = 1'-0"

FACADE PROJECTION/RECESSION CALCULATION
 REQUIRED: 199'-5" x 20% = 39'-11"
 PROVIDED: 49'-6 3/4"

COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
(S2)	STUCCO FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
(S3)	STUCCO FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN
(FR)	DOOR/WINDOW FRAMES	BRONZE ALUMINUM		
(S3)	FASCIA/PARAPET	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN

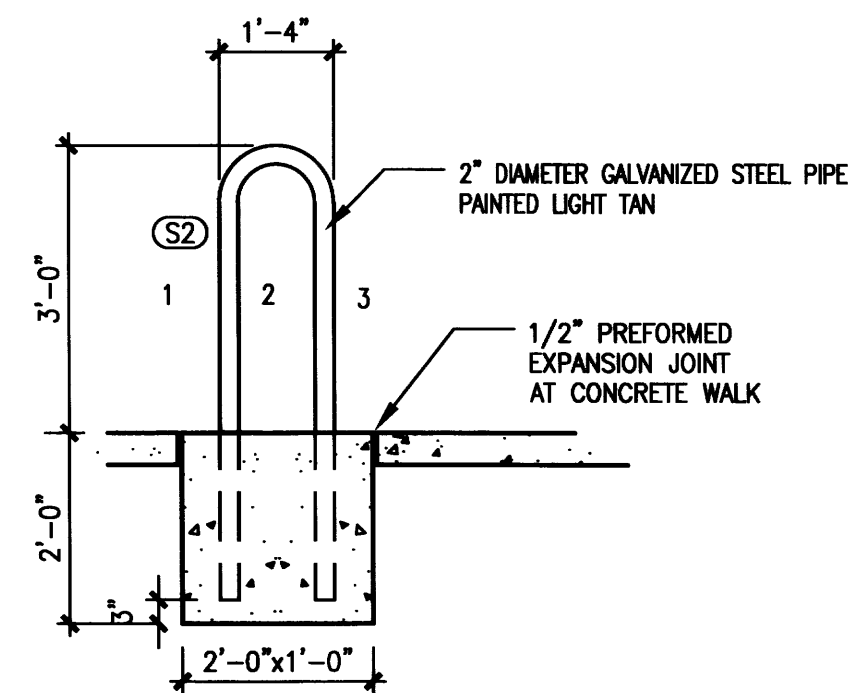
NOTES:
 (S2) STUCCO FINISH/TRELLIS, DUMPSTER ENCLOSURE/GATES
 (S3) STUCCO FINISH, TRELLIS, DUMPSTER ENCLOSURE/GATES
 (FR) DOOR/WINDOW FRAMES, BRONZE ALUMINUM
 (S3) STUCCO FINISH, TRELLIS, DUMPSTER ENCLOSURE/GATES



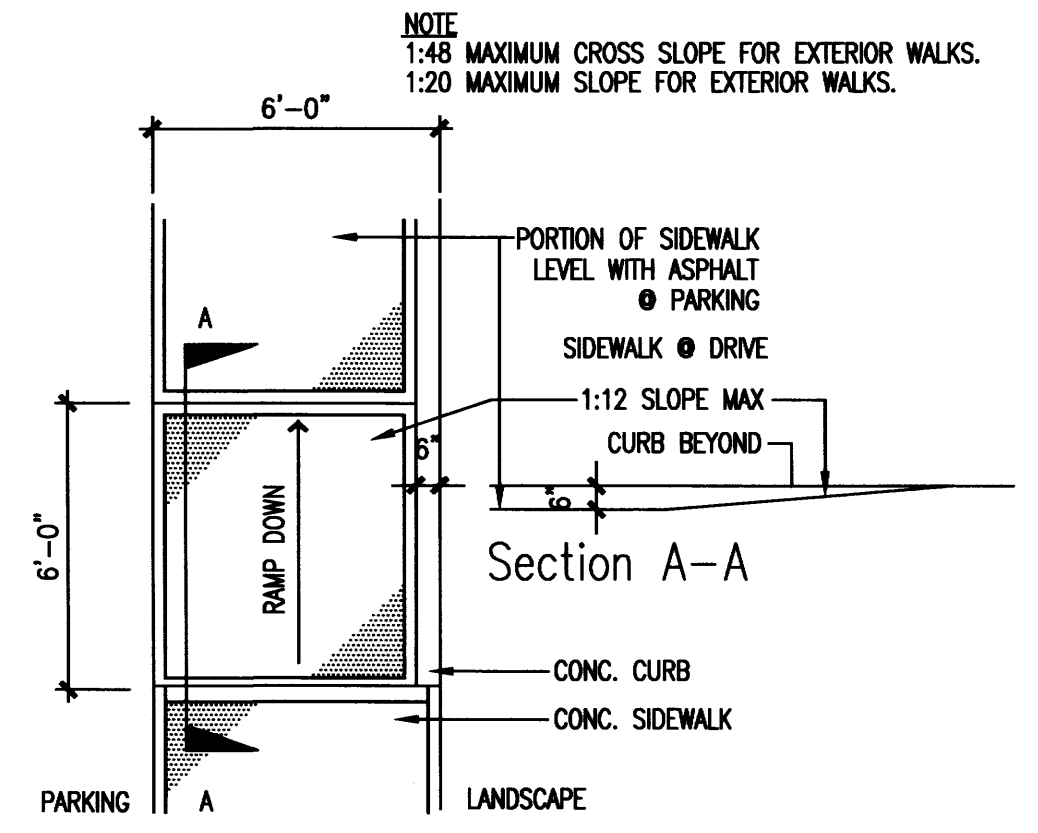
DRAWING NAME
 REVISIONS

peter butterfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

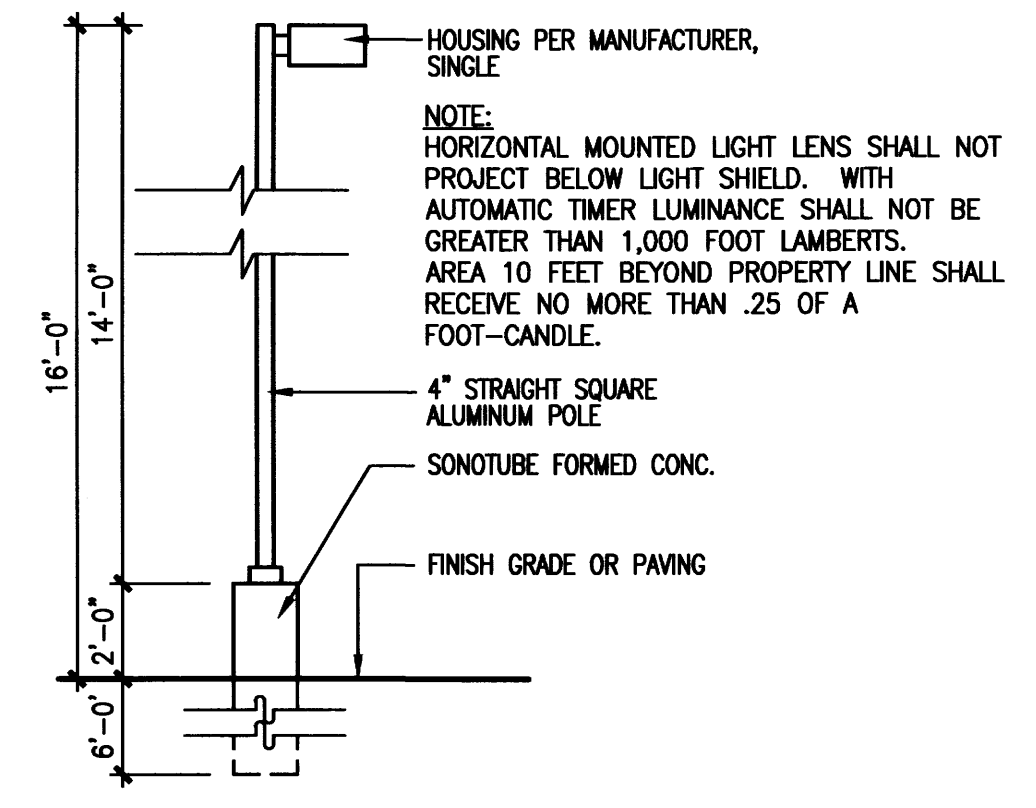
30-Bed Assisted Living Home
 Lot 13, Block 3 Unit 3, Tract 3
 North Albuquerque Acres, Albuquerque NM



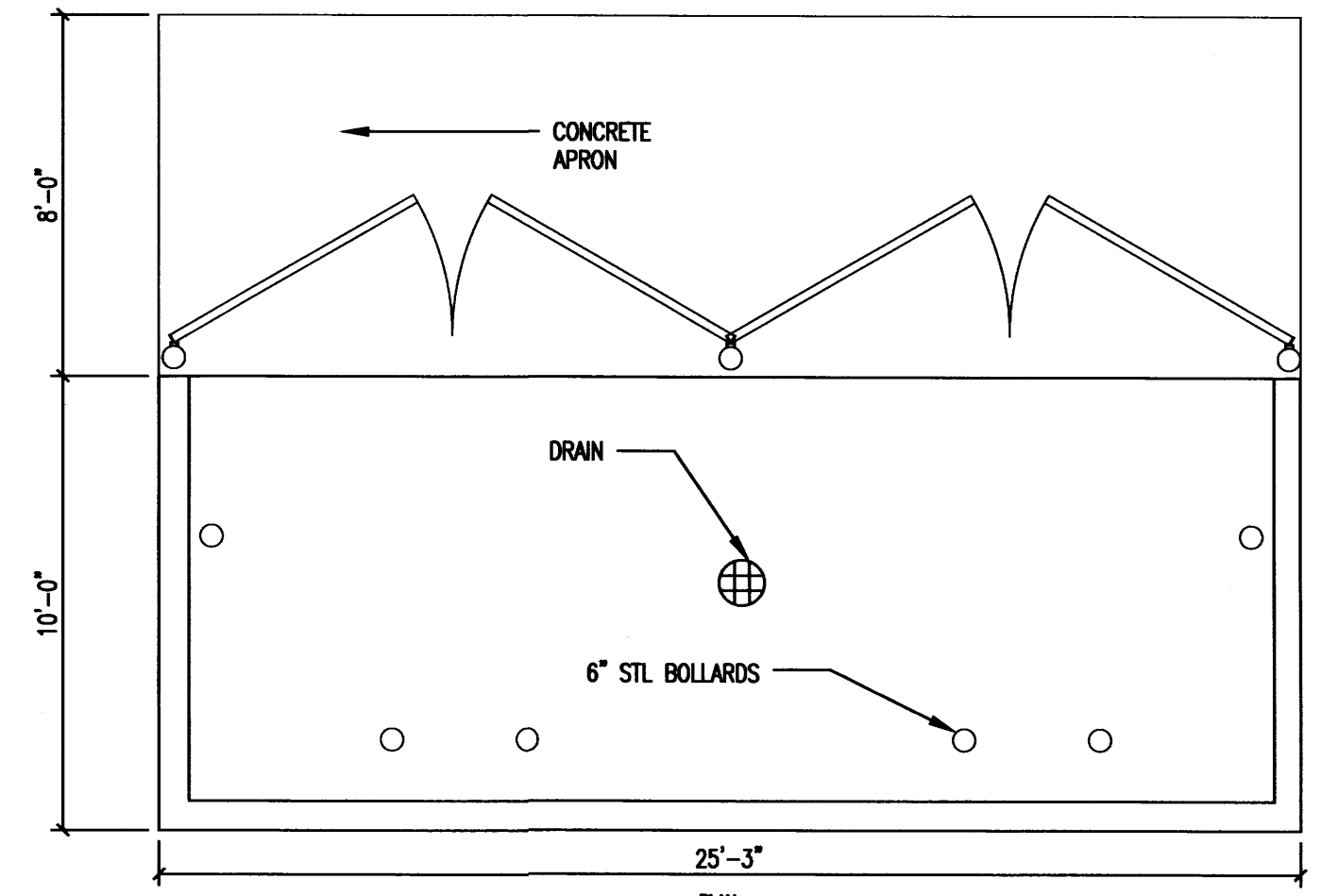
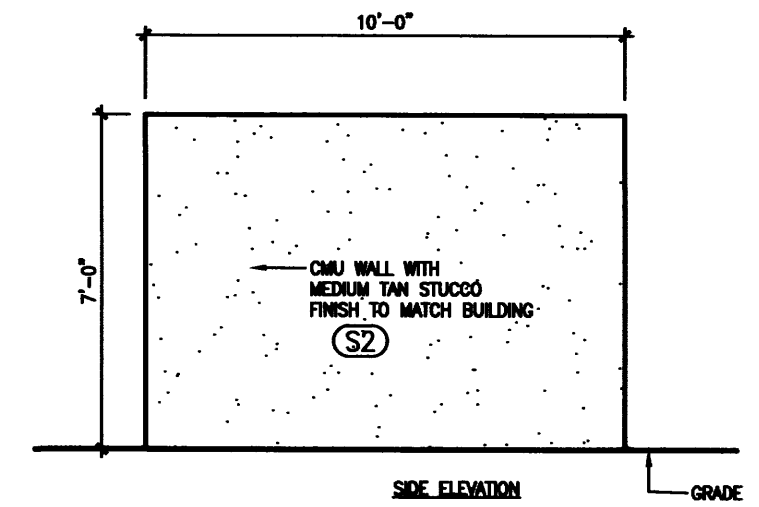
D2 BICYCLE RACK
1/2"-1'-0"



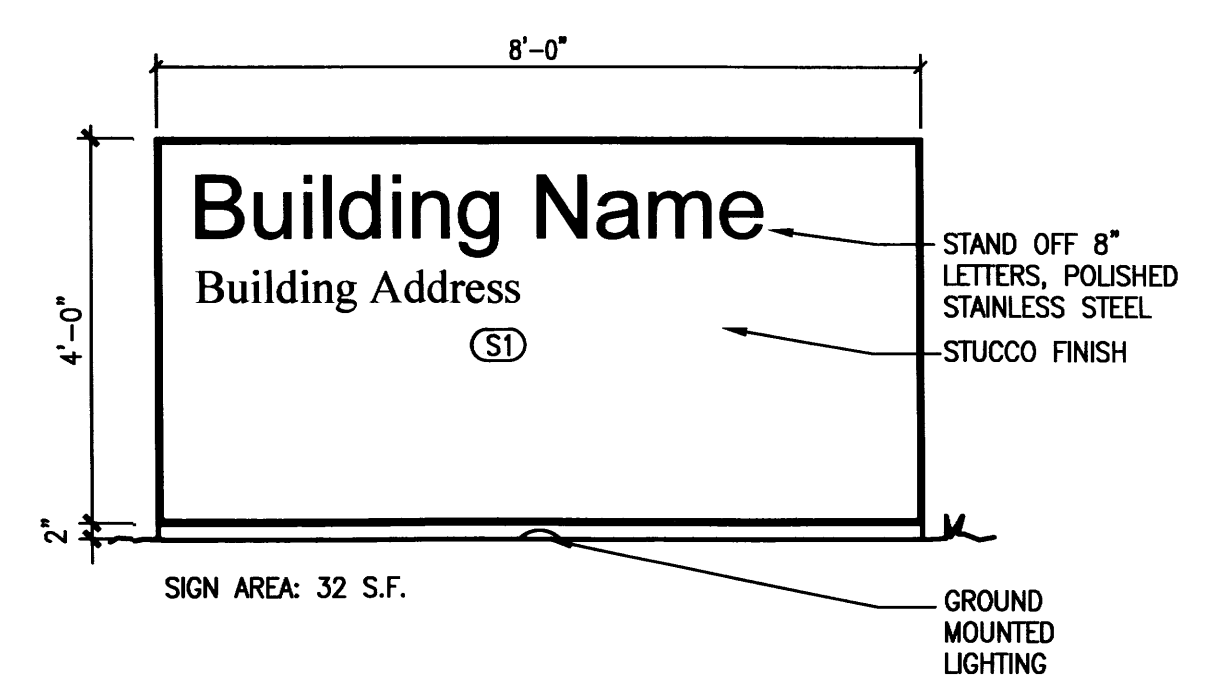
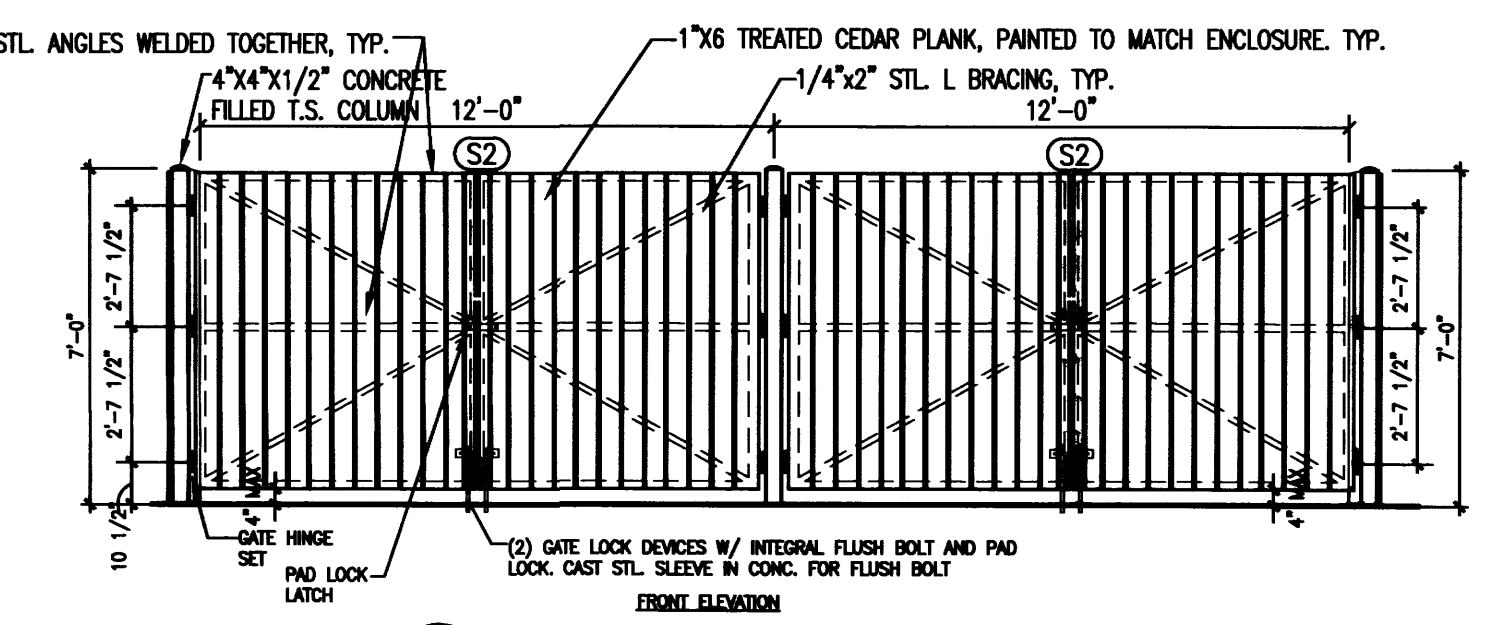
D3 RAMP @ SIDEWALK
1/4"-1'-0"



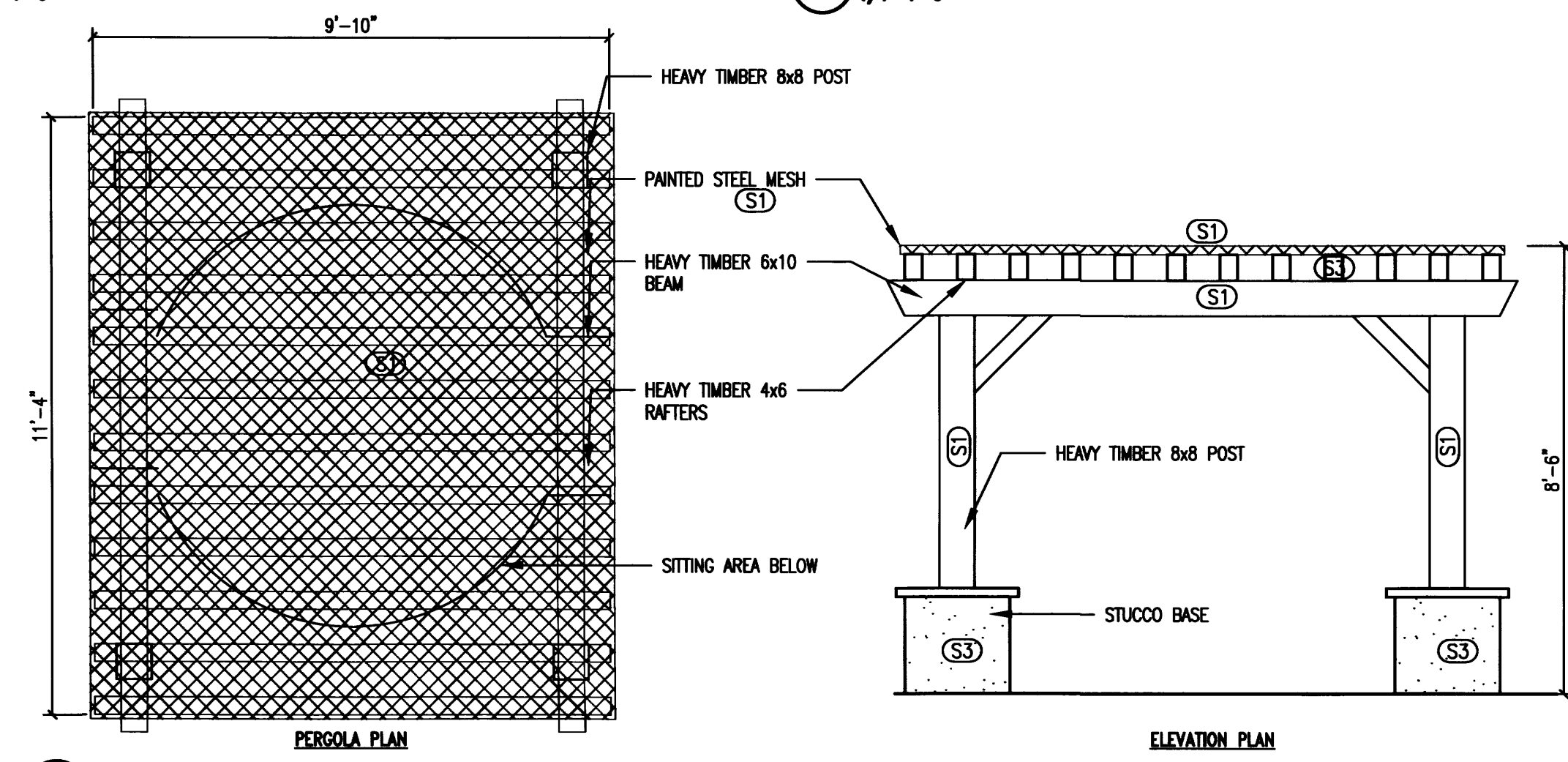
D4 LIGHT POLE DETAIL
1/4"-1'-0"



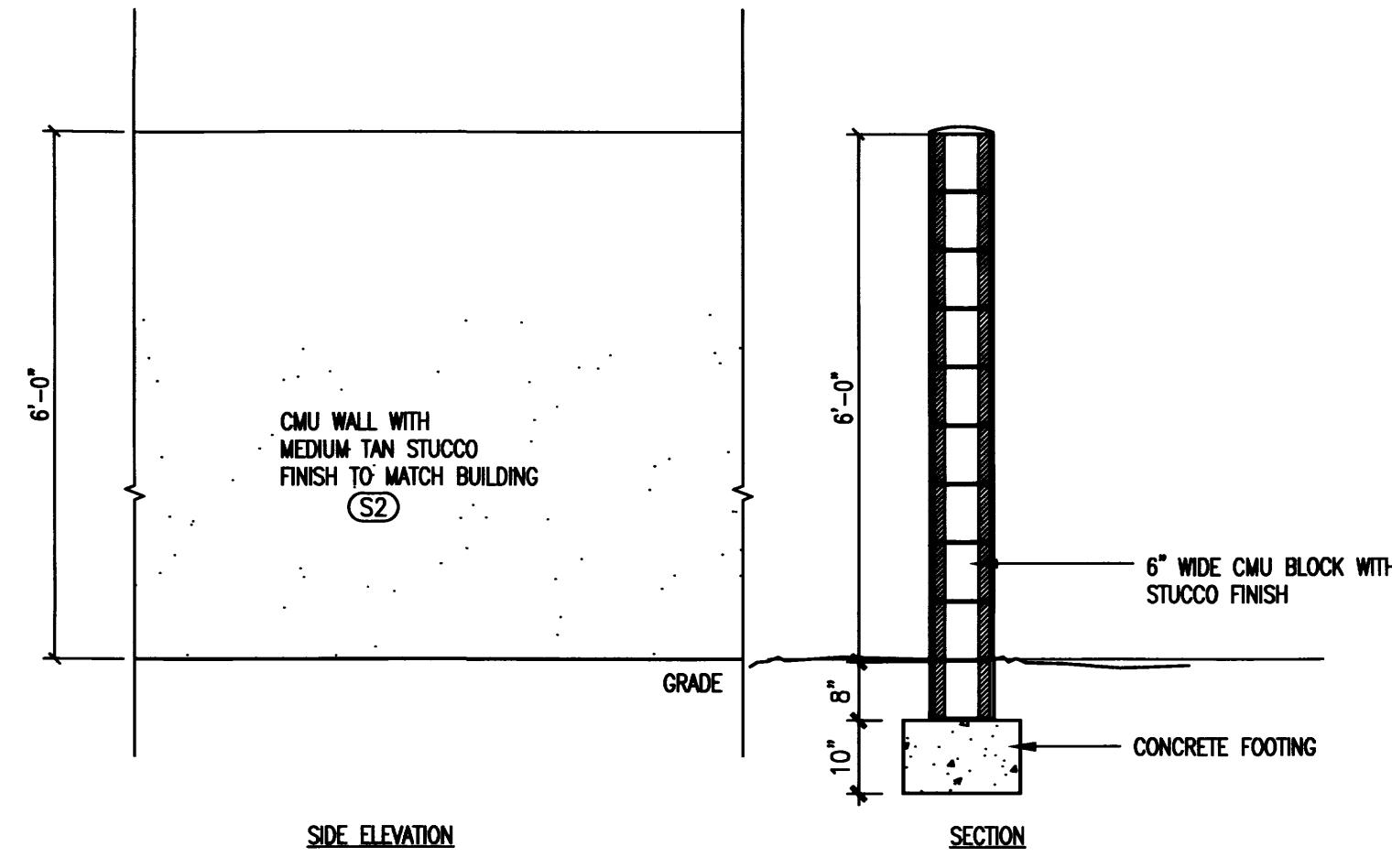
C5 REFUSE ENCLOSURE
3/8"-1'-0"



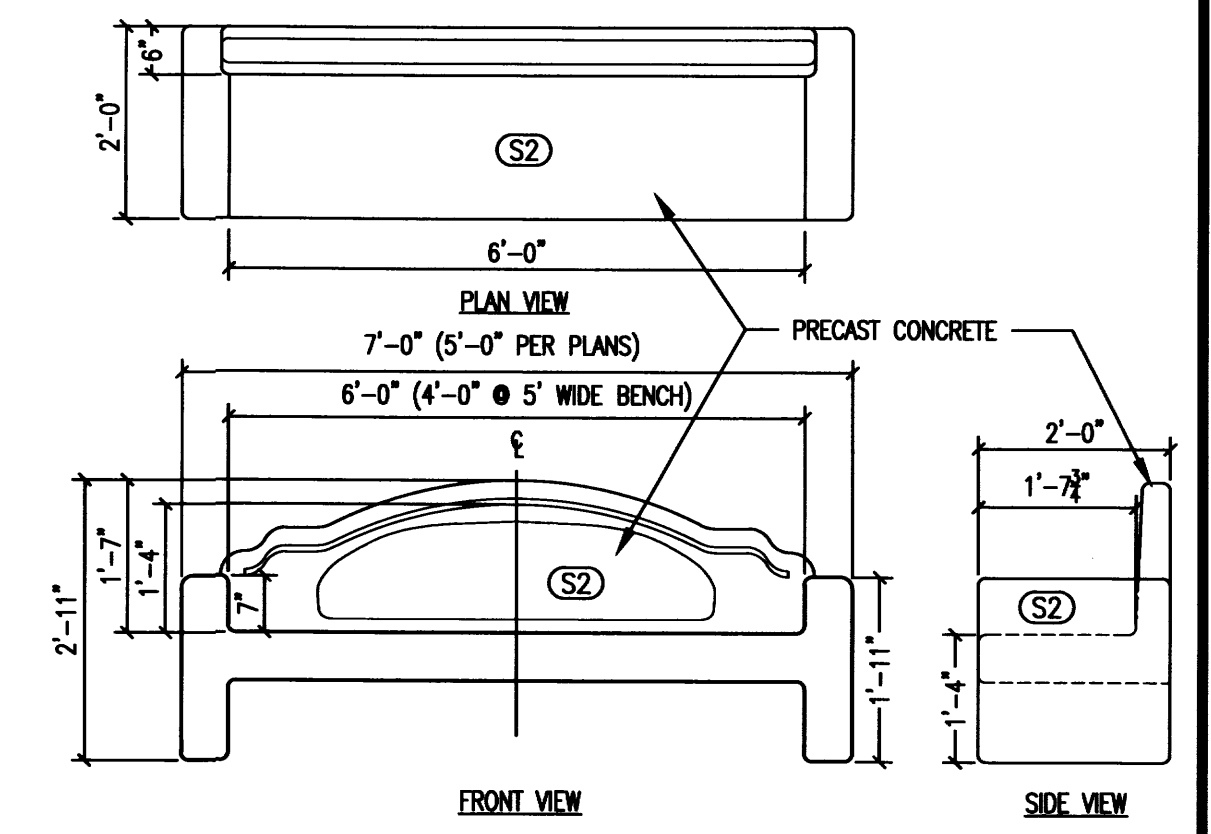
C2 MONUMENT SIGN
1/2"-1'-0"



C3 PERGOLA SHADE STRUCTURE
3/8"-1'-0"



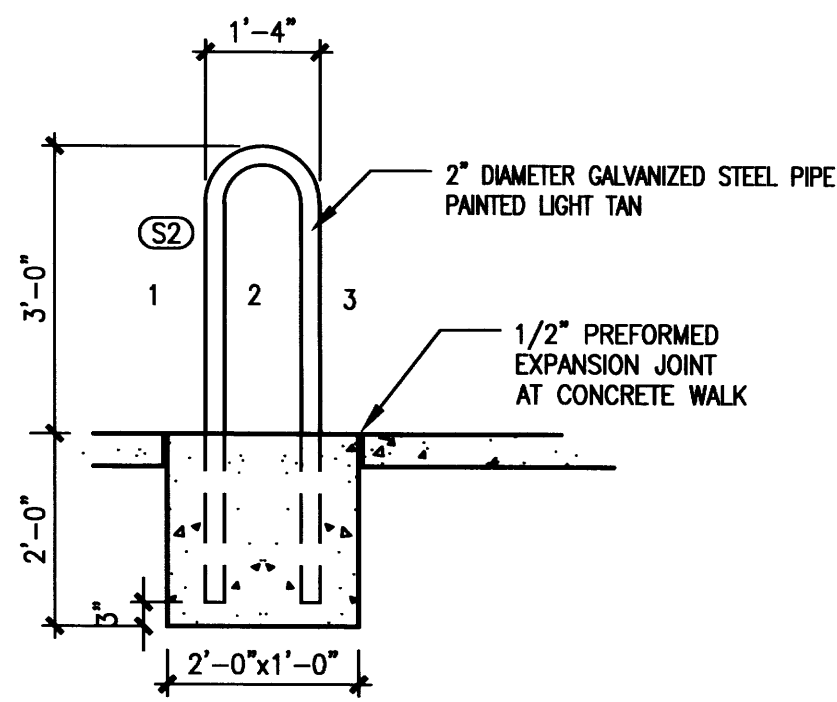
B4 COURTYARD WALL DETAIL
1/2"-1'-0"



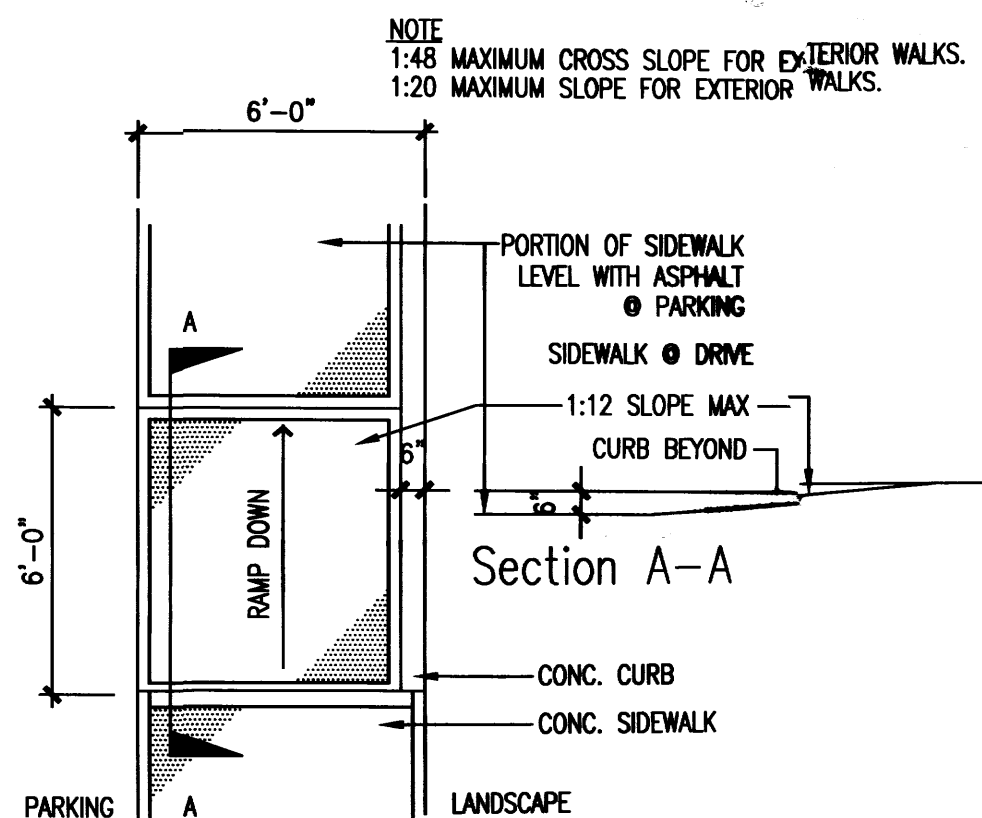
B5 EXTERIOR BENCH DETAIL
1/2"-1'-0"

COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
(S2)	FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
(S3)	FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN

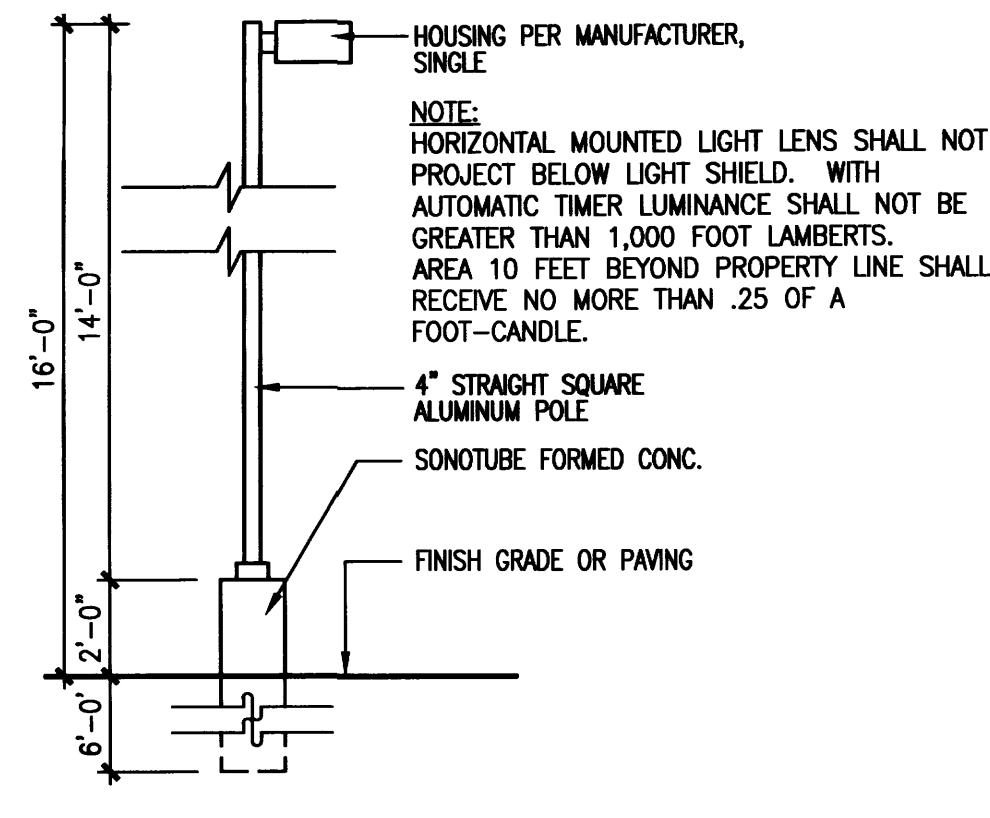
NOTES:
 (S2) FINISH/TRELLIS MEDIUM TAN SHERMAN WILLIAMS 6094 SENSATIONAL SAND
 NOTES: BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES



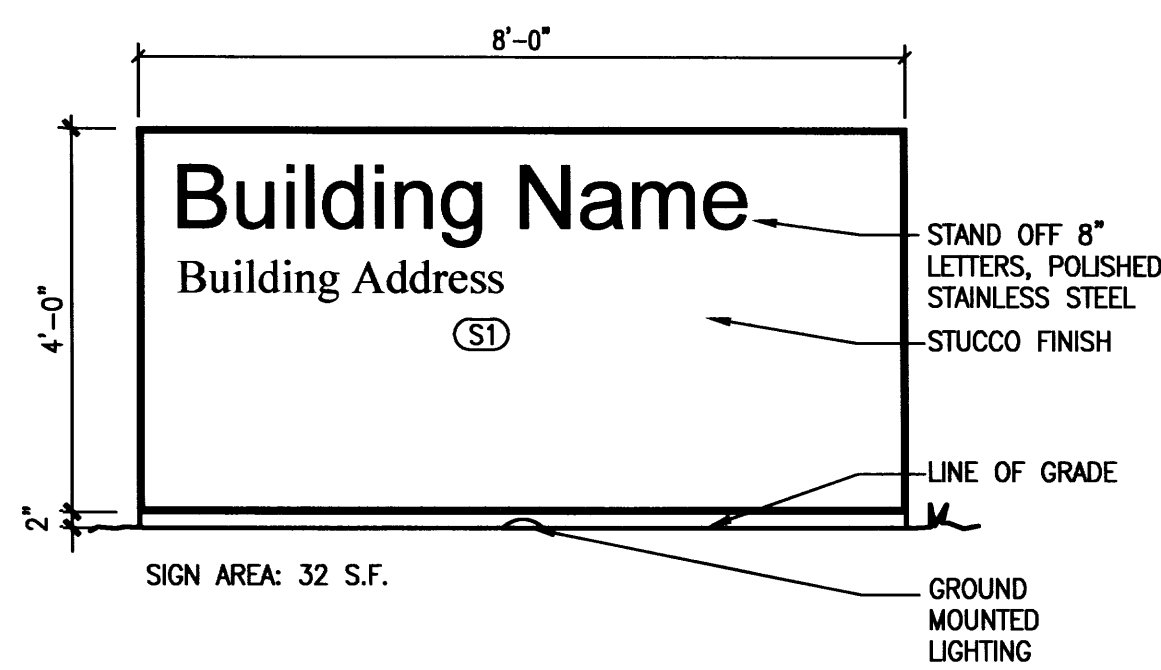
D2 BICYCLE RACK
1/2"-1'-0"



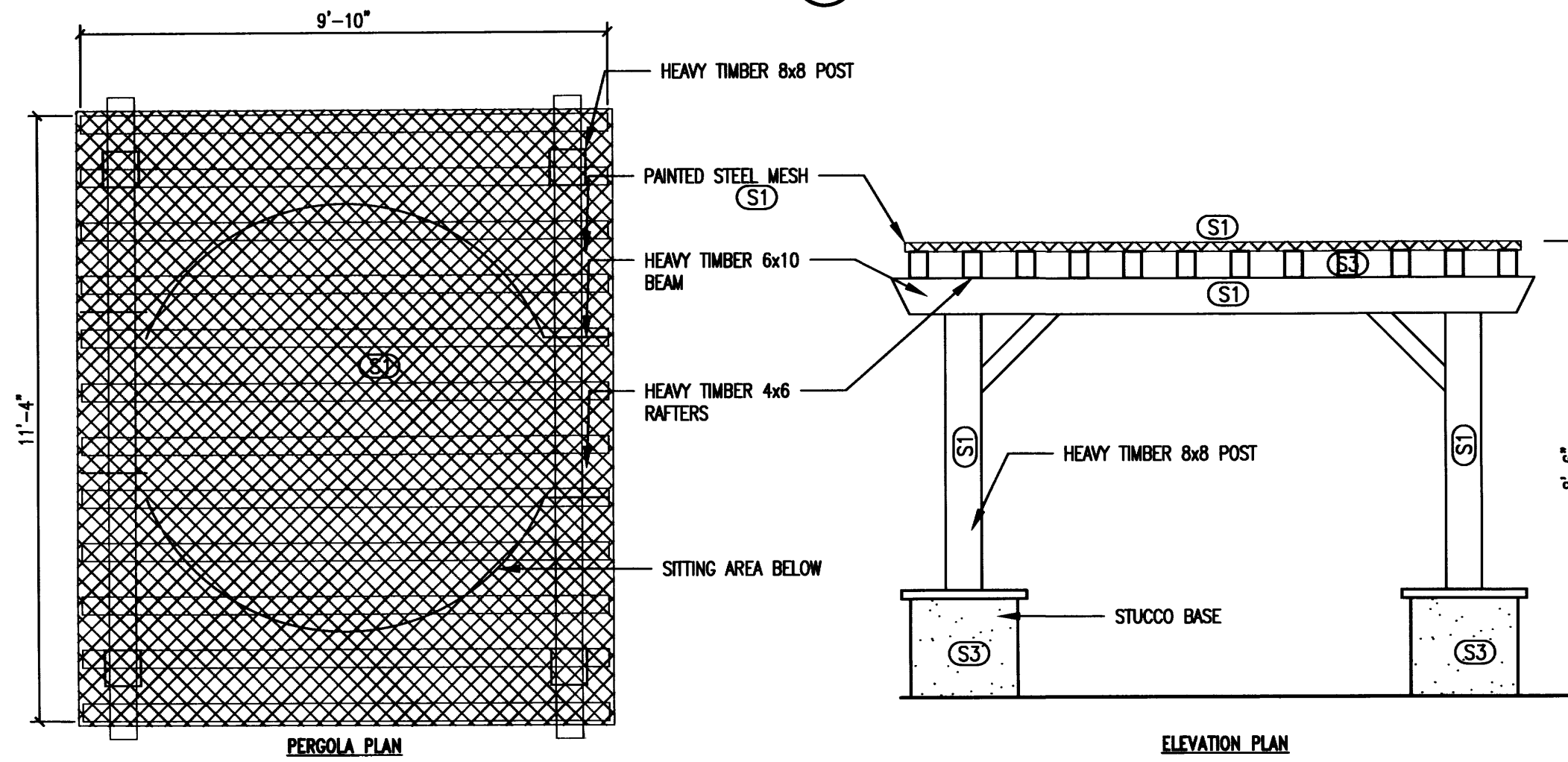
D3 RAMP & SIDEWALK
1/4"-1'-0"



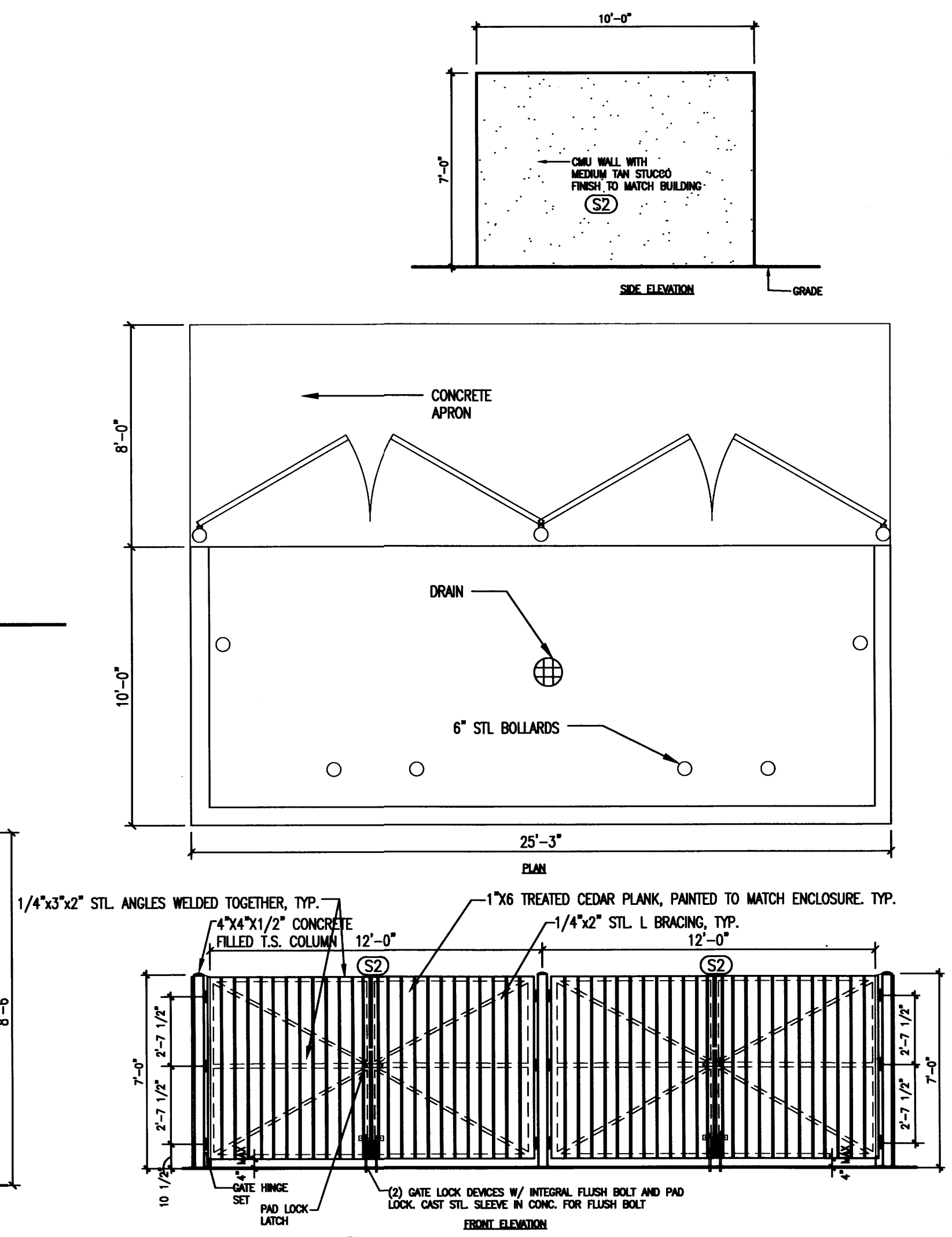
D4 LIGHT POLE DETAIL
1/4"-1'-0"



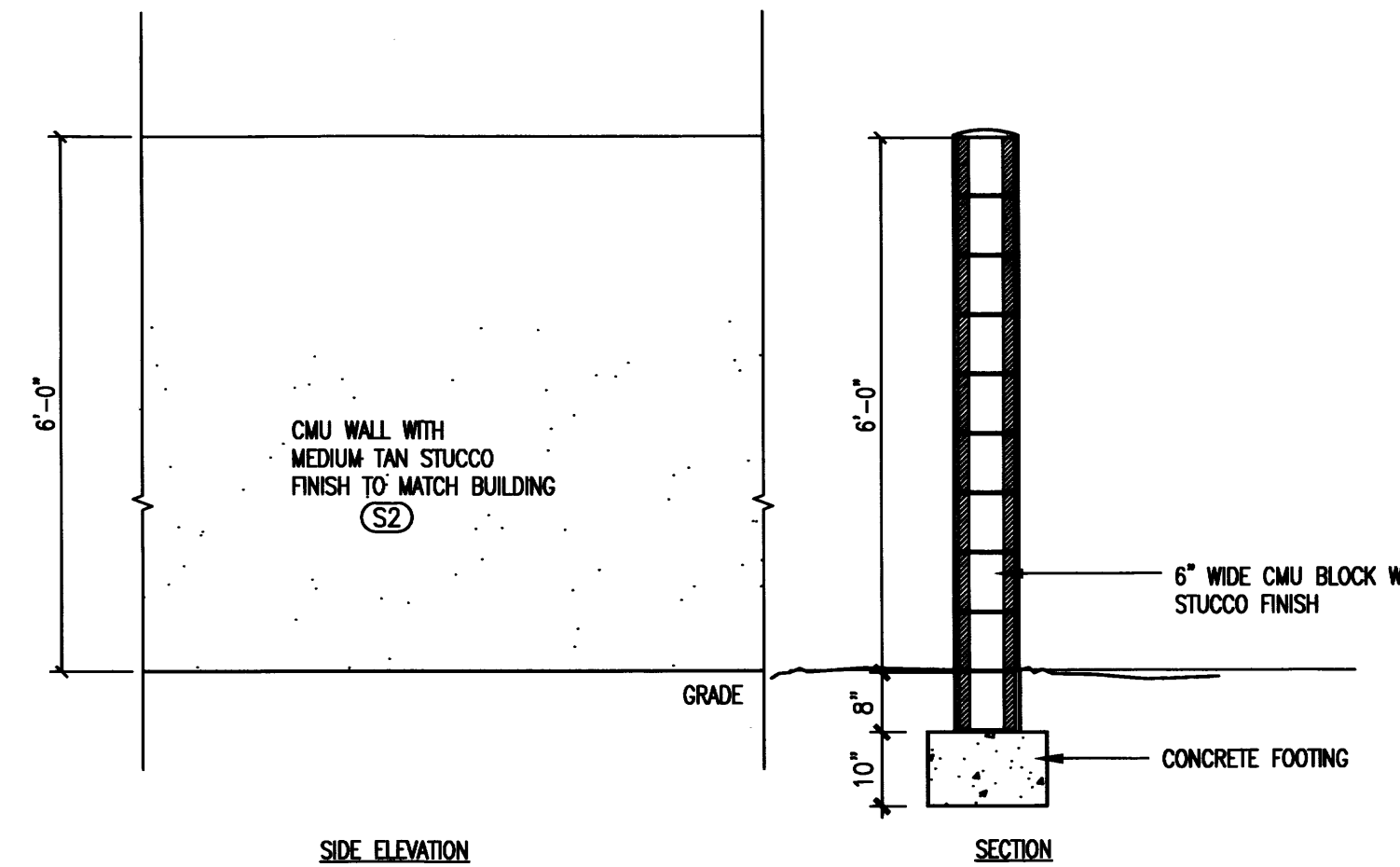
C2 MONUMENT SIGN
1/2"-1'-0"



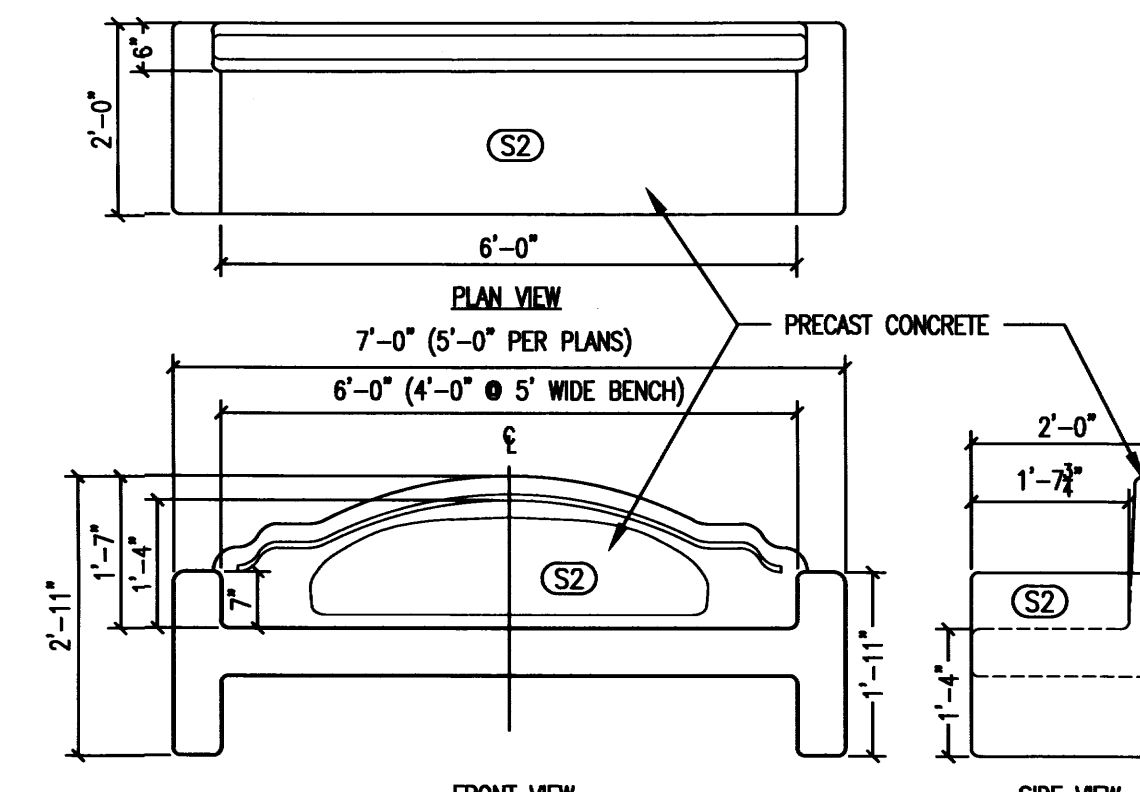
C3 PERGOLA SHADE STRUCTURE
3/8"-1'-0"



C5 REFURE ENCLOSURE
3/8"-1'-0"

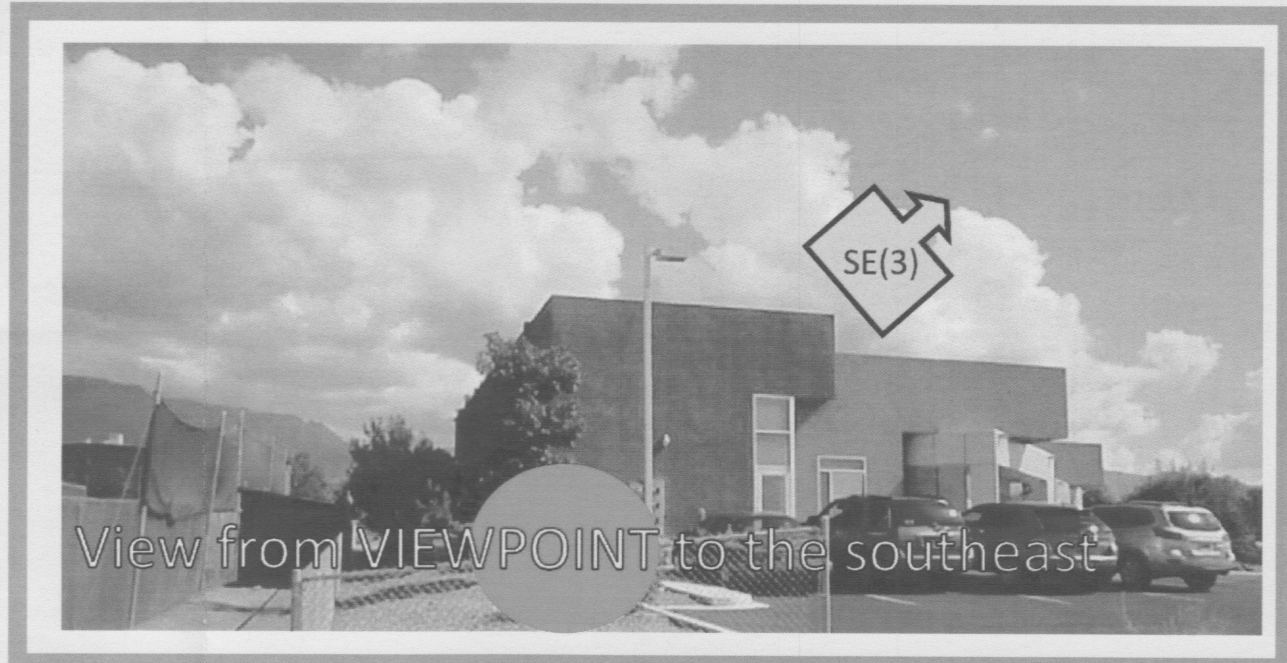
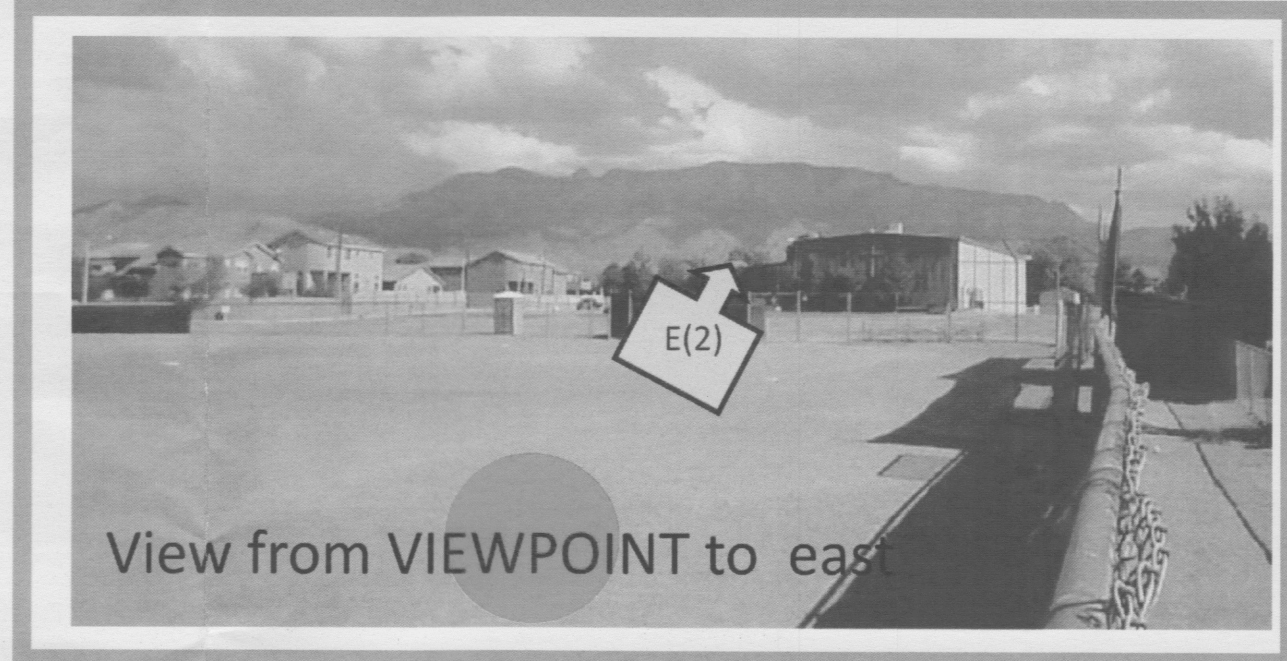
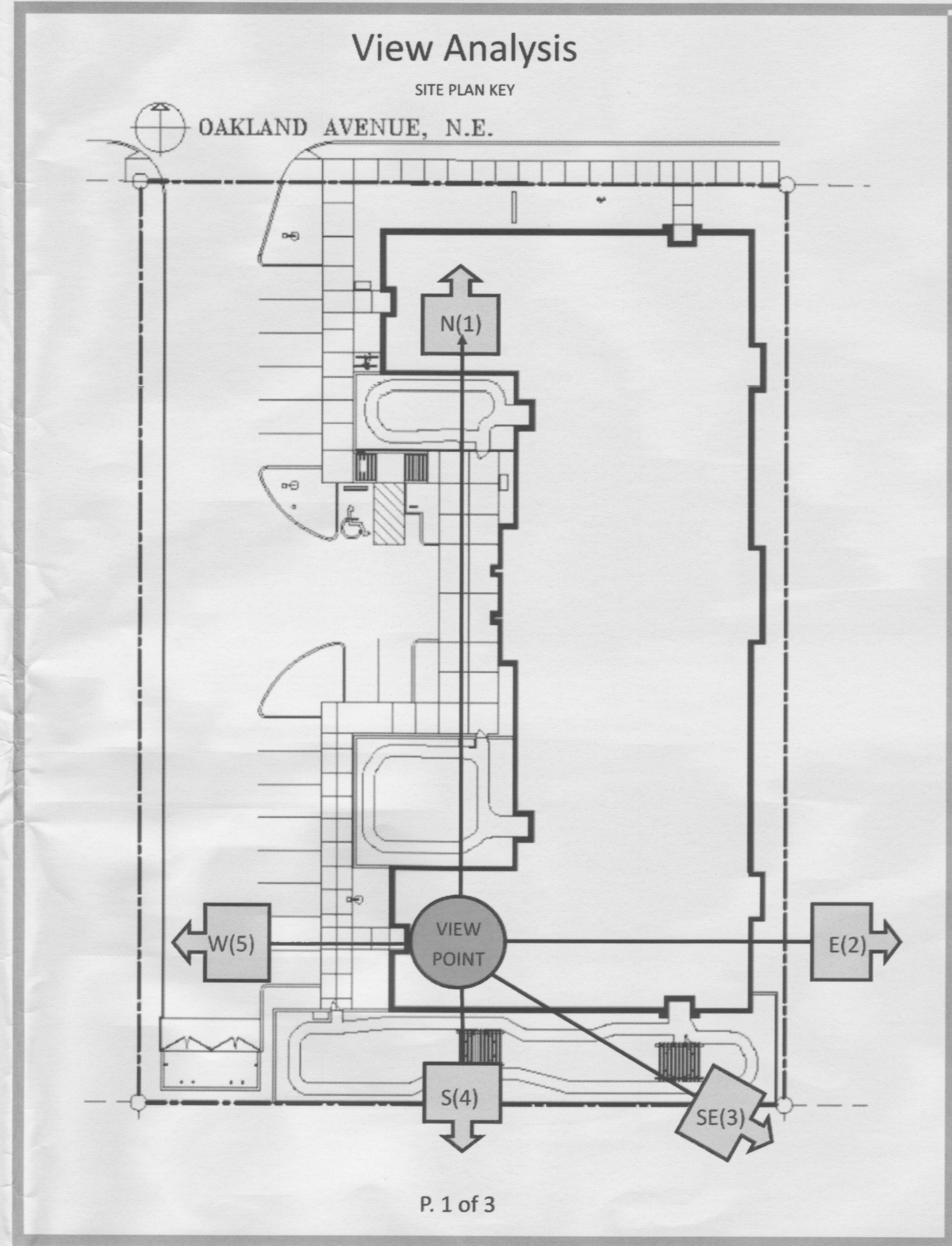
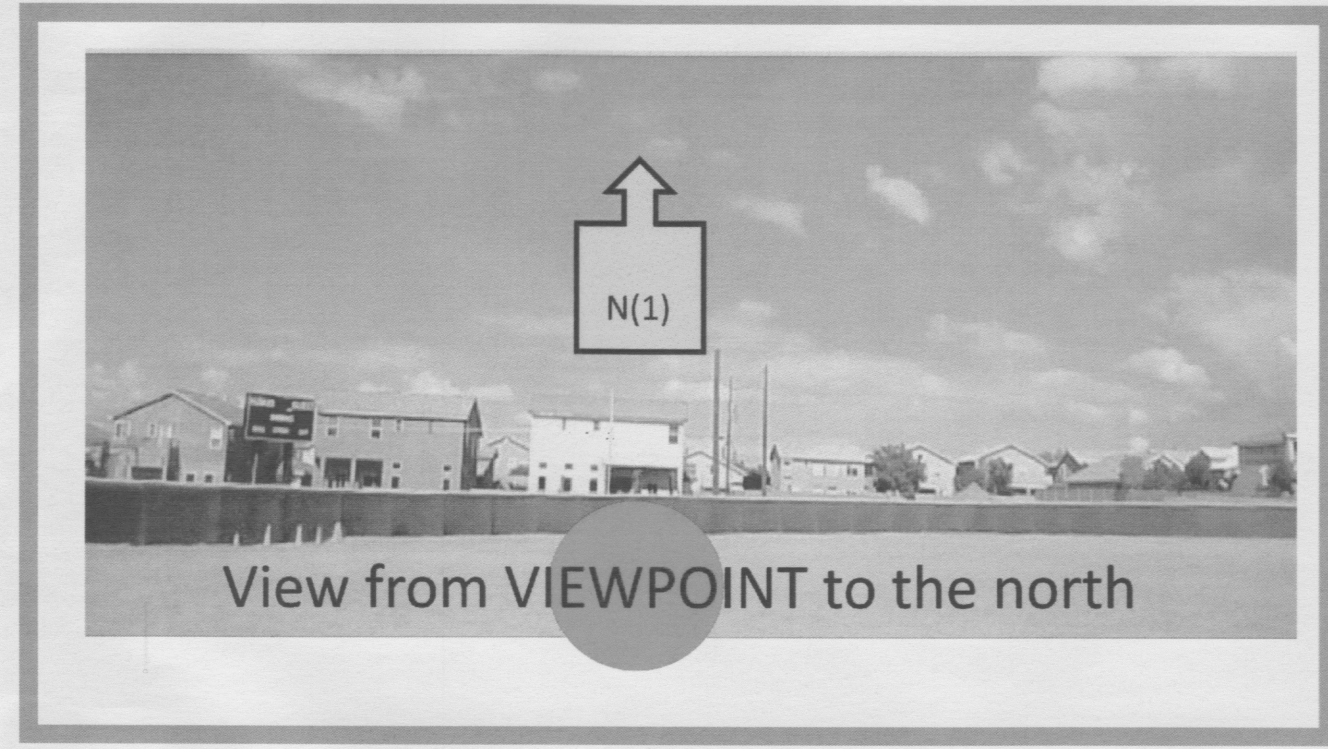
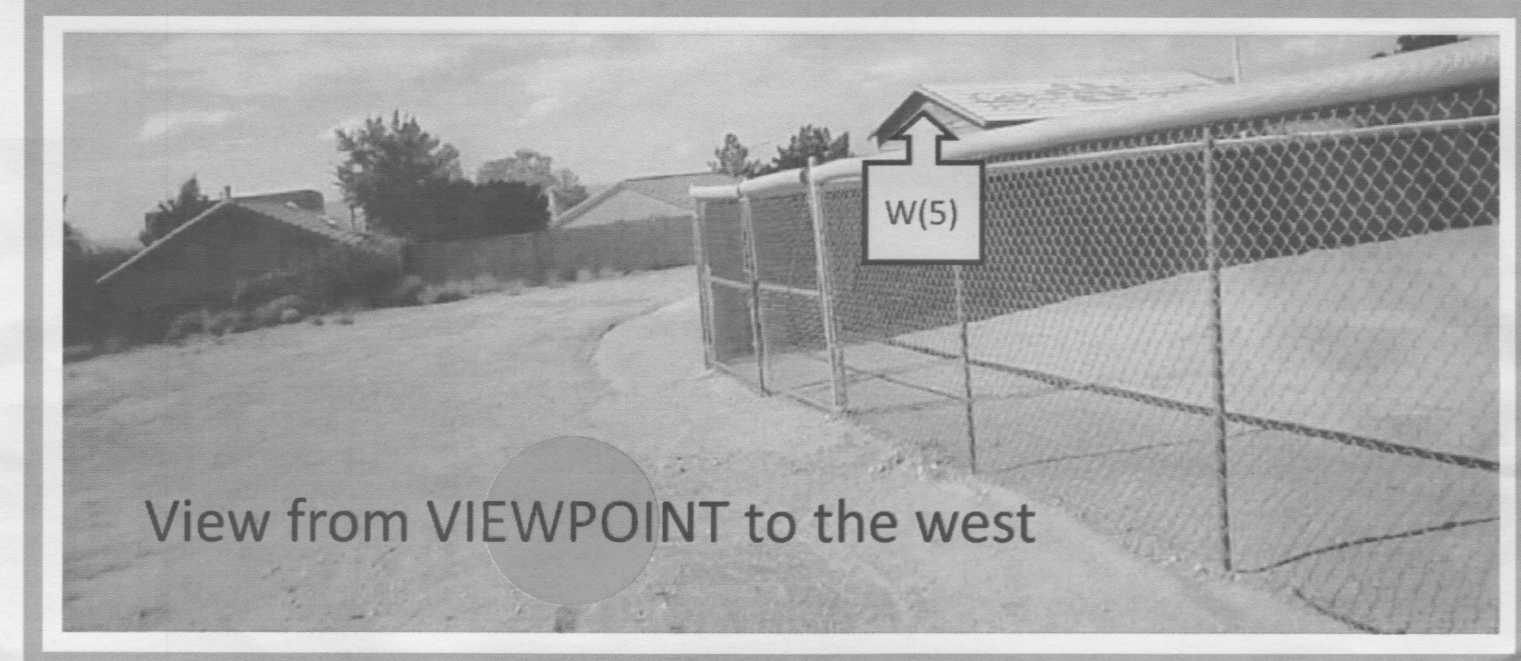


B4 COURTYARD WALL DETAIL
1/2"-1'-0"

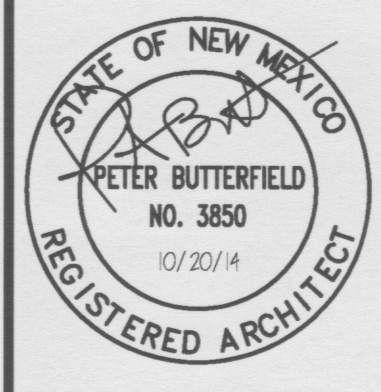
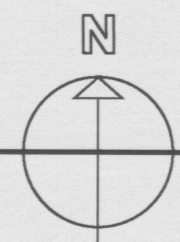


B5 EXTERIOR BENCH DETAIL
1/2"-1'-0"

F COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
NOTES:				
(S2)	FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
NOTES: BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES				
(S3)	FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN



VIEW ANALYSIS



DRAWING NAME
 REVISIONS
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