

SITE DATA:
 Legal Description: Tract C-2-A, Tract C-3-C, and a portion of Tract C-3-A, Westland North Subdivision
 Site Area: Approximately 34.4 acres
 Zoning: SU-2/SU-1 for Regional Sports Complex and Related Facilities.
 Land Use: The City of Albuquerque intends to develop a regional sports complex to serve local sports organizations, as well as create a venue for regional tournament play.
 Building Size: 10,172 SF
 Maximum Building Height: 40 feet

Parking: Required Minimum Parking - 50 Spaces per Field
 Standard Parking Required: 250 Spaces
 Standard Parking Provided: 308 Spaces

Accessible Parking Required: 12 Spaces
 Accessible Parking Provided: 12 Spaces

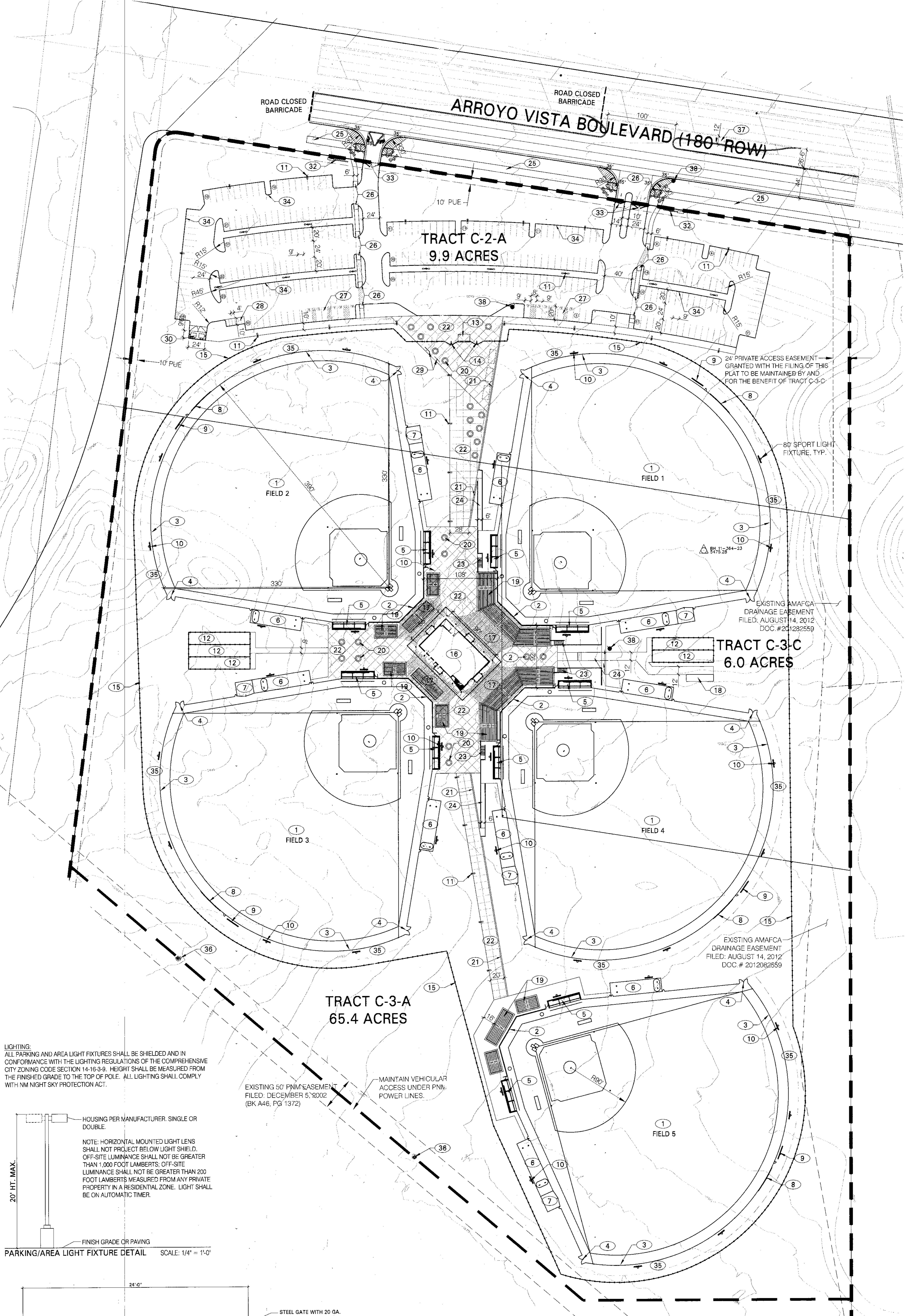
Motorcycle Parking Required: 5 Spaces
 Motorcycle Parking Provided: 6 Spaces

Bicycle Parking Required: 13 Spaces
 Bicycle Parking Provided: 13 Spaces

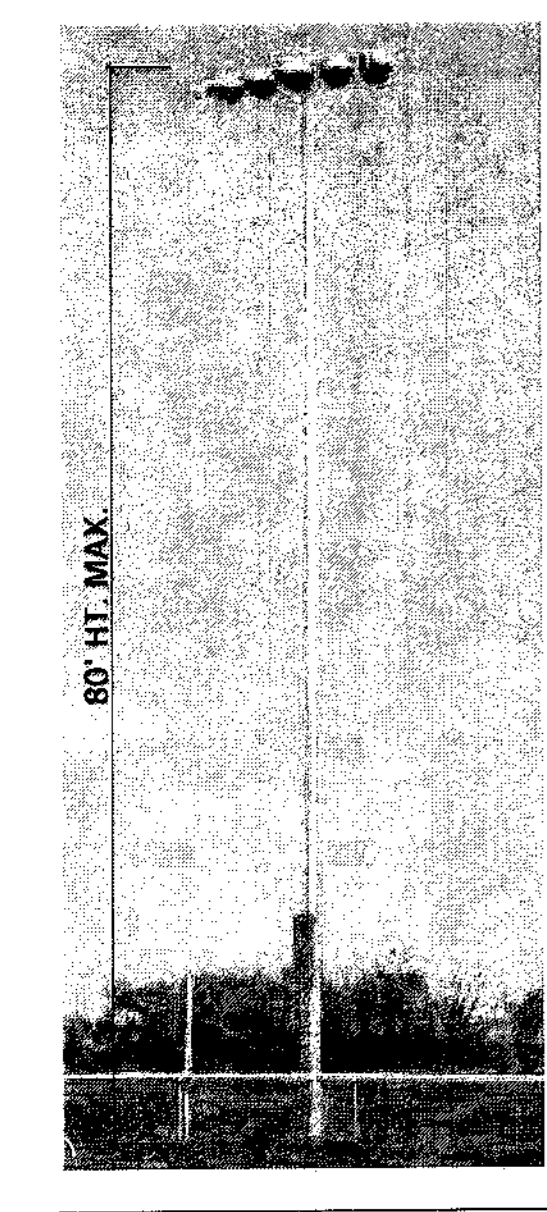
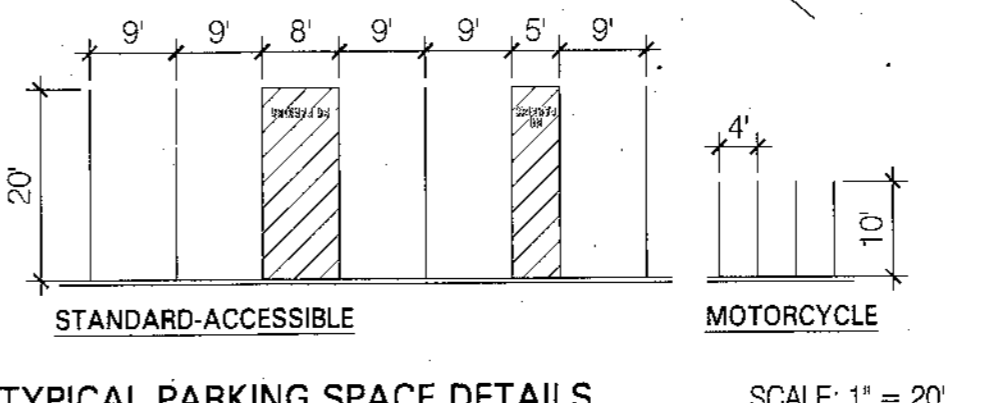
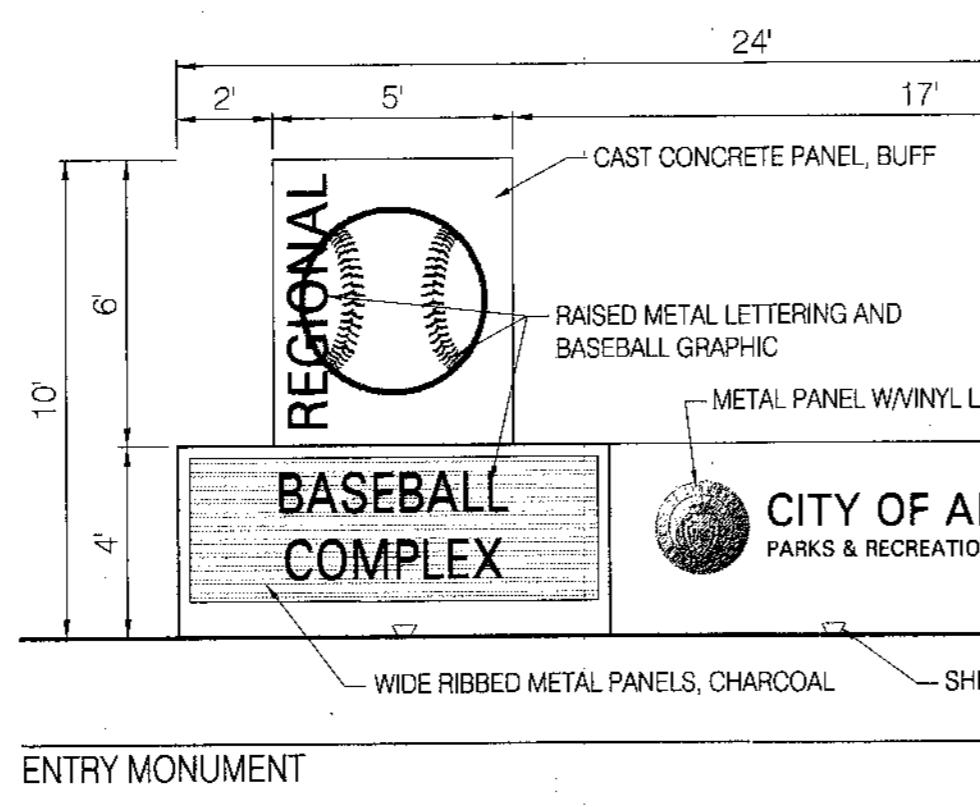
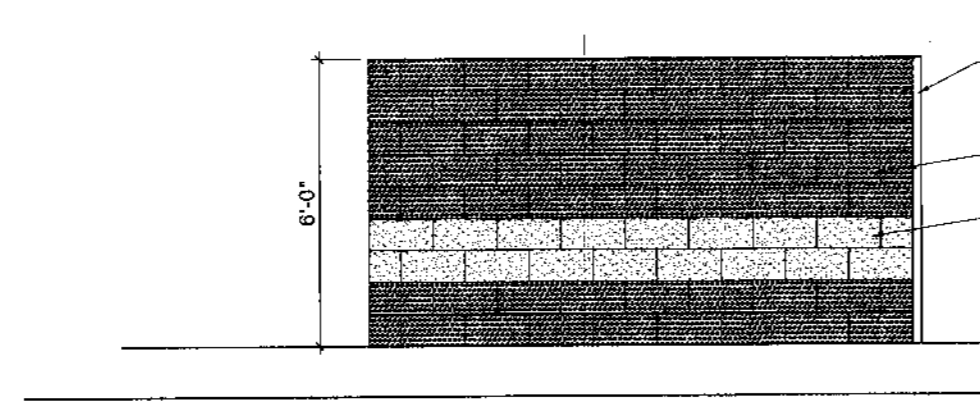
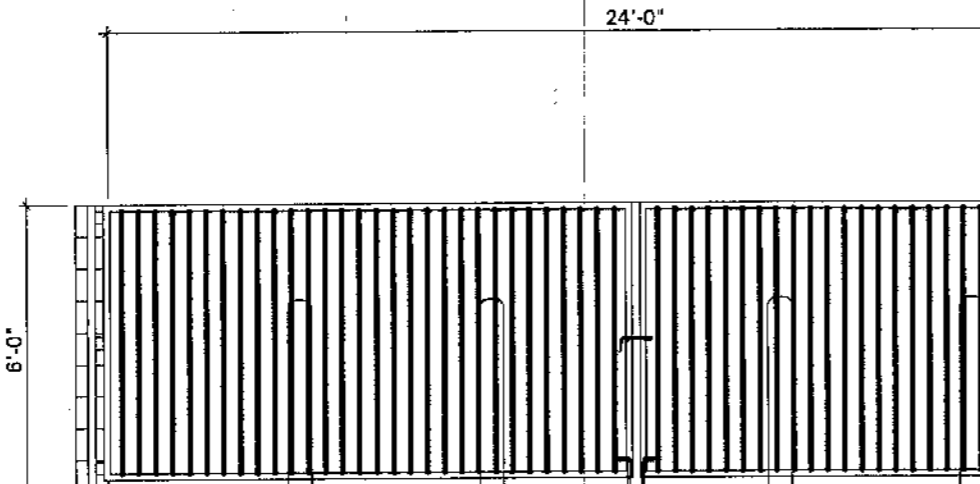
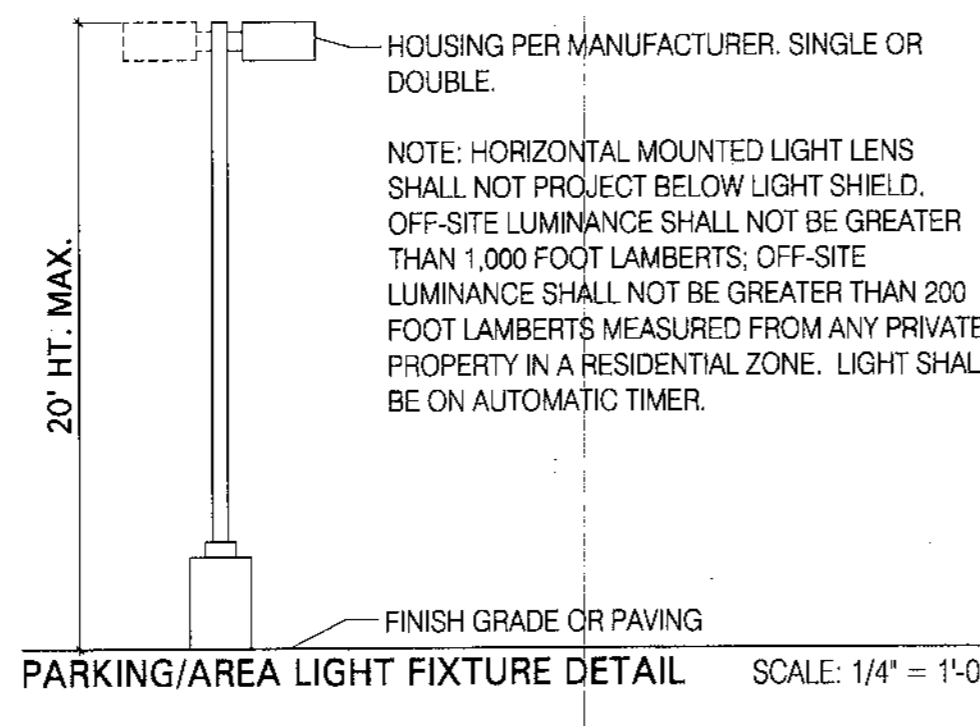
GENERAL NOTES:

- All lighting shall comply with the City Comprehensive Zoning Code of §14-16-3-9 Area Regulations.
- Roof-mounted mechanical equipment shall be screened.
- Rainwater harvesting measures, such as curb cuts, are provided within the parking area to allow storm water to enter the parking lot medians.
- All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes.
- PNM coordination: development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to PNM's new service delivery department to coordinate electric service and options for the location of electric service connection.
- All new electric distribution lines within the park shall be placed underground. This excludes the existing overhead PNM transmission lines. Vehicular access shall be maintained 24/7 through the PNM easement to allow for maintenance and servicing of the existing power poles and overhead lines. Continued coordination with PNM shall occur during all phases of design and construction.
- Grounding shall be installed by the City on chain link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations to be determined by PNM.
- All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter shall be built per COA standard drawings: sidewalk (2430), ramps (2440), curb cuts (2426), curb and gutter (2417A).
- Clear sight distance: landscaping and signage 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) will not be acceptable in this area.
- All improvements located in the Right-of-Way must be included on a work order.

- KEYED NOTES:**
- Baseball Field - synthetic turf, including infield and outfield areas, warning tracks and home plate area.
 - 30' Ht. nylon net backstop.
 - 8' Ht. chain link field fence.
 - 12' Maintenance gate.
 - Dugout - CMU with metal panel roof.
 - Bulbless w/ 8' chain link fence enclosure and gates.
 - Portable batting cage/storage enclosure (8' chain link fence).
 - 20' Ht. batters eye fence (chain link).
 - Scoreboard.
 - 80' Ht. Sport light fixture (typ. of 8 per field).
 - 20' Ht. Parking /Area light fixture.
 - Batting Cages - nylon net enclosure.
 - 12 x 18' Shade structure (for potential ticket sales).
 - Entrance gates.
 - 8' Ht. chain link perimeter fence w/CMU pilasters at 40' o.c.
 - Administration/Concession Building.
 - Nylon 'fool ball' net attached between building and backstop.
 - Metal maintenance container.
 - Bleachers w/shade structures, typ.
 - Raised concrete tree wall.
 - 18" Ht. concrete seat wall.
 - Concrete plaza/sidewalk.
 - Concrete stairs.
 - Concrete ramp.
 - 10' asphalt trail.
 - Accessible ramp, typ.
 - Accessible parking spaces w/sign. Sign shall include "Violators Are Subject to a Fine and/or Towing."
 - Motorcycle parking spaces w/sign.
 - Bicycle rack - 13 spaces.
 - Refuse enclosure, per City specifications.
 - Not Used.
 - Monument sign.
 - Pipe gates, per COA Standard Drawing 2251.
 - Median curb and gutter.
 - Gravel maintenance access road around each field.
 - Existing PNM power pole.
 - New left turn lane.
 - Fire hydrant.



LIGHTING:
 ALL PARKING AND AREA LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



LIGHTING:
 BALLFIELD LIGHTS SHALL BE UP TO 80 FEET IN HEIGHT FROM FINISHED GRADE WHERE THE LIGHT IS TO BE LOCATED AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. BAFFLES, HOODS OR DIFFUSERS SHALL BE USED TO MINIMIZE THE VISIBILITY OF ANY LIGHT SOURCE FROM NEARBY DEVELOPMENT AND/OR THE PETROGLYPH NATIONAL MONUMENT. (PER AMENDMENT TO THE NORTHWEST MESA ESCARPMENT PLAN APPROVED BY CITY COUNCIL (R-15-222))

BALLFIELD LIGHT FIXTURE DETAIL SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: 1010536
 Application Number: EPC15-40038 / 16DRB-70087
 Is an Infrastructure List required? (X) Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Erin M. Wild 3/16/16 Date
 Traffic Engineering, Transportation Division

Michael Cadore 03/16/16 Date
 ABCVUA

Carly S. Durant 03-16-16 Date
 Parks and Recreation Department

[Signature] 3/16/16 Date
 City Engineer

[Signature] Date
 Environmental Health Department (conditional)

[Signature] 3-15-16 Date
 Solid Waste Management

[Signature] 3-16-16 Date
 DRB Chairperson, Planning Department

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CONSENSUS PLANNING, INC.
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 ARCHITECTURE
G. DONALD DUDLEY ARCHITECT, LTD

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SITE PLAN

SCALE: 1" = 60'
 NORTH
 30 0 60 120
 SHEET 1 OF 5
 MARCH 14, 2016

General Landscape Notes
 Landscape Design
 All planting areas shall be top dressed with mulches as defined in the legend below.

Irrigation
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas. The irrigation system shall be designed to isolate plant material according to solar exposure and will be set up by plant zones according to water requirements. All irrigation requirements of the City's Park Management Division will be addressed.

Responsibility of Maintenance
 Maintenance of all planting and irrigation, including those within the public R.O.W., shall be the responsibility of the City of Albuquerque.

Method for Complying with Water Conservation Ordinance
 The plant palette is predominantly comprised of plants with low to medium water use requirements, thereby minimizing irrigation needs while ensuring the viability of the plants. An evapotranspiration management controller will be included in the design of the irrigation system to monitor weather conditions so that the optimum moisture balance is achieved and the possibility of over-watering is reduced.

PNM Coordination
 Coordination with PNM's new service delivery department is necessary regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances.

Screening will be designed to allow for access to electric utilities. It is necessary to provide adequate clearance of ten feet in front and at least 5 feet on the remaining three sides surrounding all ground-mounted equipment for safe operation, maintenance and repair purposes.

Clear Sight Distance:
 Landscaping and signage 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) will not be acceptable in the area.

Water Harvesting
 Parking lot islands will be depressed to allow stormwater infiltration. Pond 5C, located offsite has been designed to accommodate the first .44" of first flush rainfall. See grading and drainage plan for details.

Parking Lot Trees
 320 parking spaces are provided. Parking lot tree requirements are based upon 1 tree per 8 spaces.

Parking Lot Trees Required: 40 trees
 Parking Lot Trees Provided: 47 trees

Street Trees
 Street tree requirements specify the spacing between evenly spaced trees should be no greater than the diameter of the tree canopy at maturity. Arroyo Vista Boulevard frontage is 600' and the canopy size is 40'.

Street Trees Required: 15 trees
 Street Trees Provided: 15 trees

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES				
⊗	ACER TATARICUM 'PATTERN PERFECT' PATTERN PERFECT MAPLE	1.75" B&B	8' HT. X 5' SPR. 20' HT. X 25' SPR.	MEDIUM +
⊗	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	24" BOX	10' HT. X 6' SPR. 25' HT. X 25' SPR.	LOW
⊗	FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5" B&B	16' HT. X 6' SPR. 40' HT. X 30' SPR.	MEDIUM +
⊗	MALUS 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE	2" B&B	8' HT. X 5' SPR. 20' HT. X 20' SPR.	MEDIUM
⊗	PINUS NIGRA AUSTRIAN PINE	B&B	10' MIN HT. 50' HT. X 30' SPR.	MEDIUM
⊗	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	B&B	10' MIN HT. 30' HT. X 20' SPR.	MEDIUM
⊗	PISTACHE CHINENSIS CHINESE PISTACHE	2.5" B&B	16' HT. X 6' SPR. 50' HT. X 40' SPR.	MEDIUM
⊗	PYRUS CALLERYANA 'CHANTICLEAR' CHANTICLEAR PEAR	2.5" B&B	16' HT. X 5' SPR. 40' HT. X 15' SPR.	MEDIUM
⊗	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2.5" B&B	16' HT. X 6' SPR. 40' HT. X 30' SPR.	MEDIUM
⊗	ULMUS PROPINQUA EMERALD SUNSHINE ELM	2.5" B&B	16' HT. X 6' SPR. 40' HT. X 40' SPR.	MEDIUM
⊗	VITEX AGNUS-CASTUS CHASTE TREE	24" BOX	8' HT. X 5' SPR. 20' HT. X 20' SPR.	MEDIUM
SHRUBS/GROUNDCOVERS				
⊗	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
⊗	ARTEMISA FILIFOLIA SAND SAGE	5-GAL.	5' O.C. 5' HT. X 5' SPR.	LOW
⊗	BACCLENA'S SALICINIA DESERT BROOM	5-GAL.	8' O.C. 6' HT. X 8' SPR.	LOW
⊗	CARYOPTERIS CLAND. 'DARK KNIGHT' DARK KNIGHT BLUE MIST	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MEDIUM
⊗	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5-GAL.	5' O.C. 5' HT. X 5' SPR.	LOW +
⊗	DASYLIRION WHEELERI DESERT SOTOL	5-GAL.	5' O.C. 4' HT. X 4' SPR.	MEDIUM
⊗	EUONYMUS ALATUS 'COMPACTA' BURNING BUSH	5-GAL.	8' O.C. 6' HT. X 6' SPR.	MEDIUM
⊗	ERICAMERIA LARICIFOLIA 'AGUIRRE' DWARF TURPENTINE BUSH	5-GAL.	4' O.C. 3' HT. X 3' SPR.	LOW +
⊗	FALLUGIA PARADOXA APACHE PLUME	5-GAL.	6' O.C. 5' HT. X 5' SPR.	LOW
⊗	HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MEDIUM
⊗	LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE	15-GAL.	6' O.C. 12' HT. X 10' SPR.	MEDIUM
⊗	LAVENDULA ANGUSTIFOLIA ENGLISH LAVENDER	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MEDIUM
⊗	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MEDIUM
⊗	NOLINA MICROCARPA BEAR GRASS	5-GAL.	6' O.C. 4' HT. X 4' SPR.	MEDIUM
⊗	PINUS MUGO MUGHUS MUGO PINE	5-GAL.	8' O.C. 10' HT. X 10' SPR.	MEDIUM
⊗	RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE LEAF SUMAC	5-GAL.	5' O.C. 3' HT. X 5' SPR.	MEDIUM
⊗	SALVIA DORRII DESERT PURPLE SAGE	5-GAL.	4' O.C. 2' HT. X 3' SPR.	LOW
⊗	SPHAERALCA INCANA SCARLET GLOBEMALLOW	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MEDIUM

GRAVEL MULCHES & BOULDERS

- ⊗ MOSS ROCK BOULDERS (3' X 3' MINIMUM)
- ⊗ 2"-4" BUILDLOGY BROWN COBBLE MULCH (6" DEPTH OVER WEED CONTROL FABRIC)
- ⊗ 1" TAMPICO GRAVEL MULCH (3" DEPTH OVER WEED CONTROL FABRIC)
- ⊗ SATE FE BROWN CRUSHER FINES, STABILIZED (3" DEPTH OVER PRE-EMERGENT)
- ⊗ 7/8" SANTA FE BROWN GRAVEL MULCH (3" DEPTH OVER WEED CONTROL FABRIC)

GRAVEL MULCHES & BOULDERS

AREAS SHALL BE REVEGETATED AS FOLLOWS:

SANDY SOILS MIX (20 LBS. PLS PER ACRE TOTAL)	SCIENTIFIC NAME - COMMON NAME	#PLS/AC
	HILARIA JAMESII 'VIVA' - GALLETIA	7.0
	ORYZOPSIS HYMENOIDES 'NESPAN' - INDIAN RICE GRASS	5.0
	BOUTELOUA GRACILIS 'HACHITA' - BLUE GRAMA	2.0
	BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA	1.0
	AGROPHYRON SMITHII - WESTERN WHEAT	1.0
	SPOROBOLUS CRYPTANDRUS - SAND DROPSPEED	1.0
	SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON	1.0
	EPHEDRA VIRIDIS - GREEN MORMON TEA	.25
	ARTIPEX CANESCENS - FOURRING SALTBRUSH	.25
	ARTEMISIA FILIFOLIA - SAND SAGE	.5
	SPHAERALCEA AMBIGNA - DESERT GLOBEMALLOW	.25
	OENOTHERA PALLID - WHITE EVENING PRIMROSE	.25
	BAILEYA MULTIRADIATA - DESERT MARI GOLD	.25
	PENSTEMON AMBIOQUES - SAND PENSTEMON	.25

NOTE: BASEBALL FIELDS SHALL BE DEVELOPED WITH SYNTHETIC TURF. NO IRRIGATED TURF WILL BE USED FOR FIELD DEVELOPMENT.

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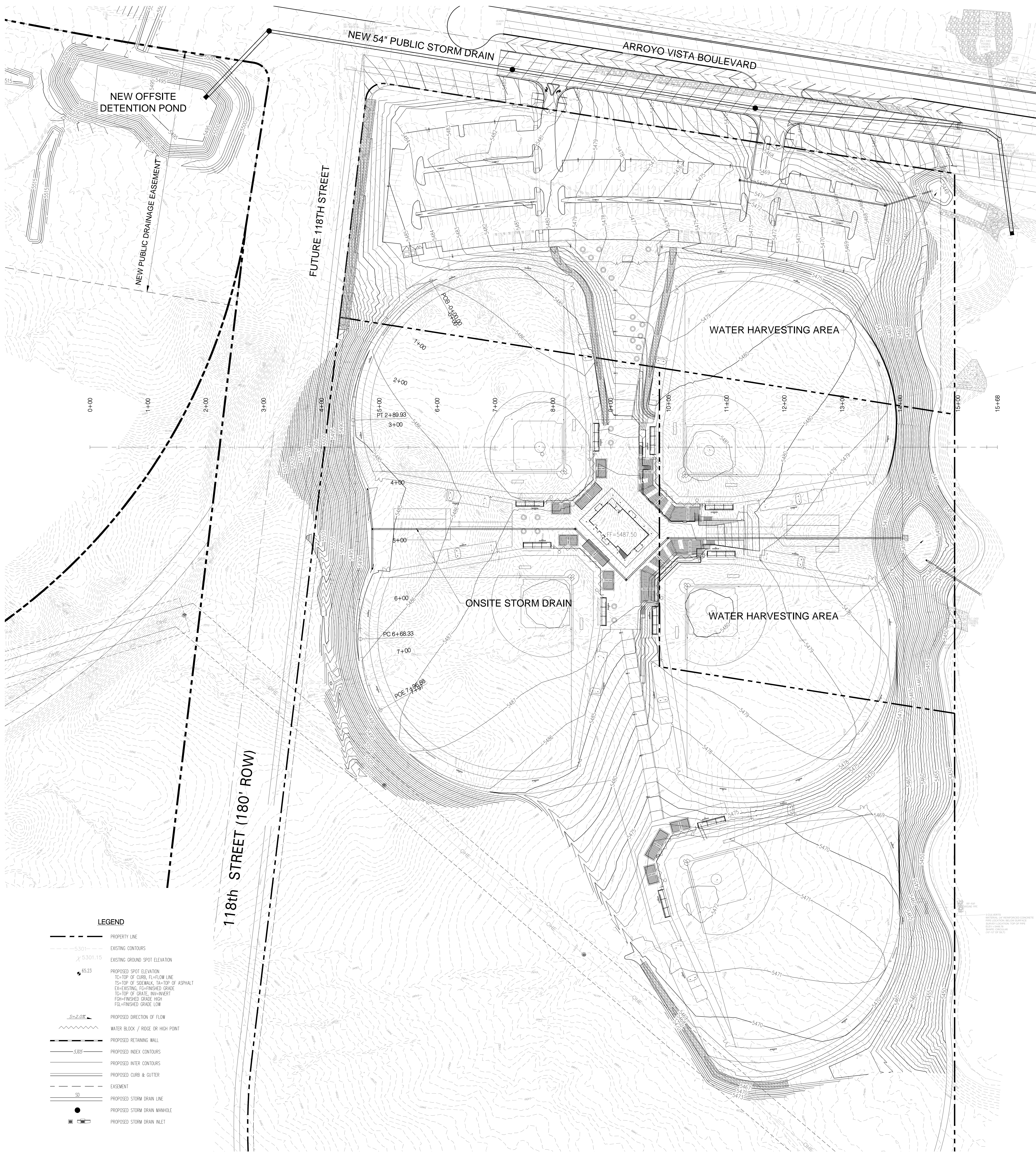
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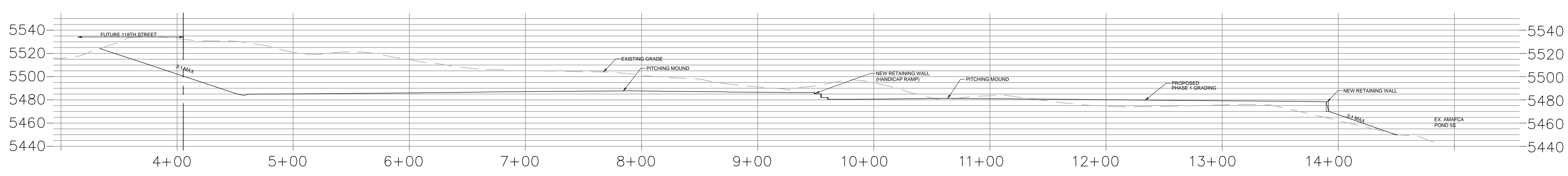
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 LANDSCAPE PLAN

SCALE: 1" = 60'
 NORTH 30 0 60 120
 SHEET 2 OF 5
 MARCH 14, 2016



LEGEND

	PROPERTY LINE
	EXISTING CONTOURS
	EXISTING GROUND SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	TC=TOP OF CURB, FL=FLOW LINE
	TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
	EX=EXISTING, FG=FINISHED GRADE
	TI=TOP OF GRADE, INV=INVERT
	F=FINISHED GRADE HIGH
	L=FINISHED GRADE LOW
	PROPOSED DIRECTION OF FLOW
	WATER BLOCK / RIDGE OR HIGH POINT
	PROPOSED RETAINING WALL
	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & OUTER
	EASEMENT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET



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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PHASE 1 GRADING PLAN

FOR MORE INFORMATION REGARDING EXISTING AND PROPOSED DRAINAGE CONDITIONS, SEE DRAINAGE ANALYSIS REPORT DATED JANUARY 27TH, 2016.

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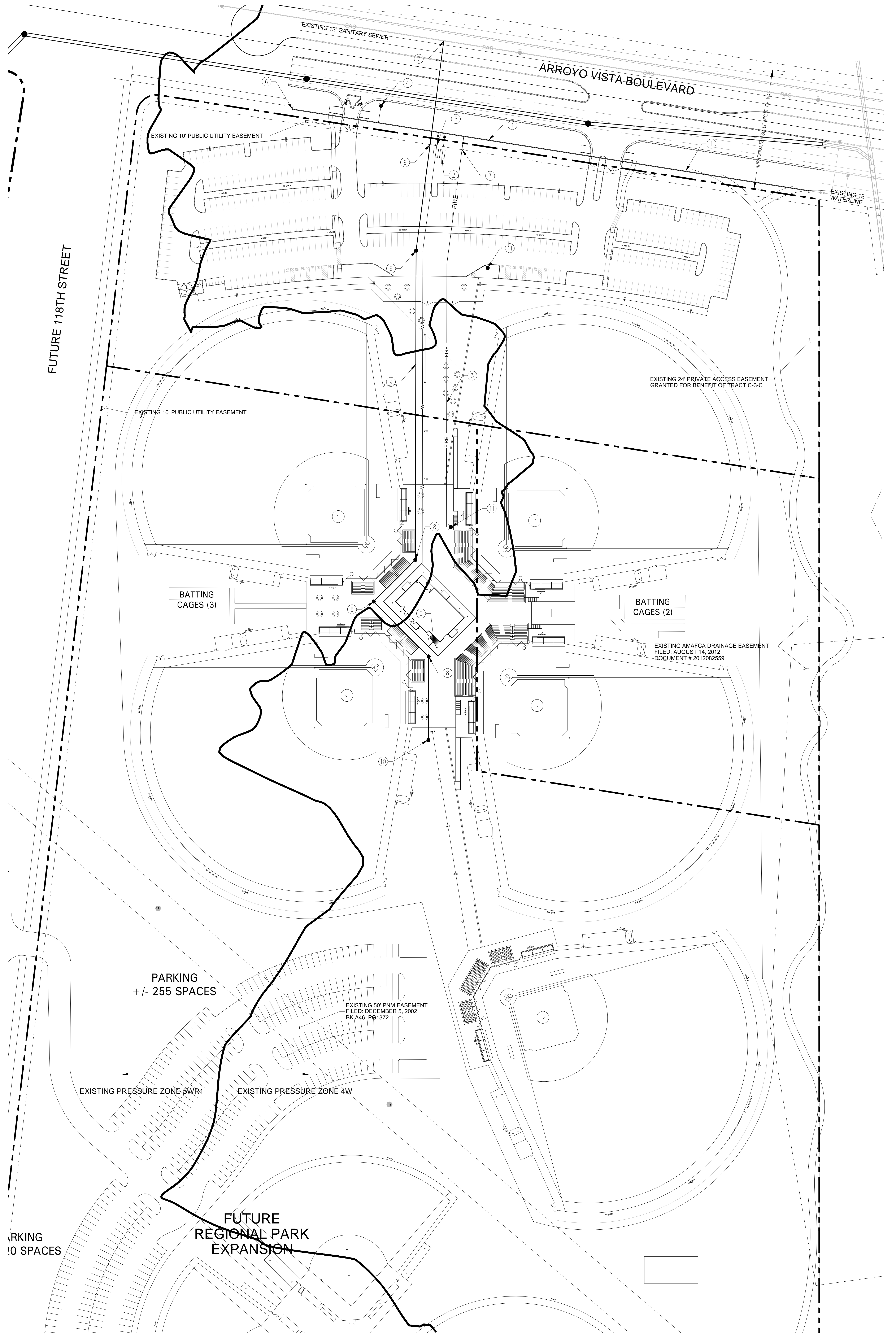
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SCALE: 1" = 60'

SHEET 3 OF 5
MARCH 1, 2016

UTILITY KEYNOTES

1. 12" PUBLIC WATERLINE EXTENSION.
2. NEW IRRIGATION METER AND BACKFLOW PREVENTION. SEE LANDSCAPE PLAN.
3. ONSITE PRIVATE 10" FIRE HYDRANT LINE.
4. PUBLIC FIRE HYDRANT.
5. NEW WATER SERVICE TO BUILDING.
6. CAP 12" WATERLINE.
7. SANITARY SEWER CONNECTION WITHIN COA RIGHT OF WAY.
8. SANITARY SEWER MANHOLE.
9. PRIVATE SANITARY SEWER SERVICE LINE.
10. SANITARY SEWER MANHOLE AT END OF GRAVITY SANITARY SEWER LINE. FUTURE DEVELOPMENT TO THE SOUTH WILL REQUIRE A LIFT STATION.
11. PRIVATE FIRE HYDRANT.



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- - - PROPOSED EASEMENT
- GAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE WATER LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER



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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PHASE 1 UTILITY PLAN

SCALE: 1" = 60'



SHEET 4 OF 5
MARCH 1, 2016

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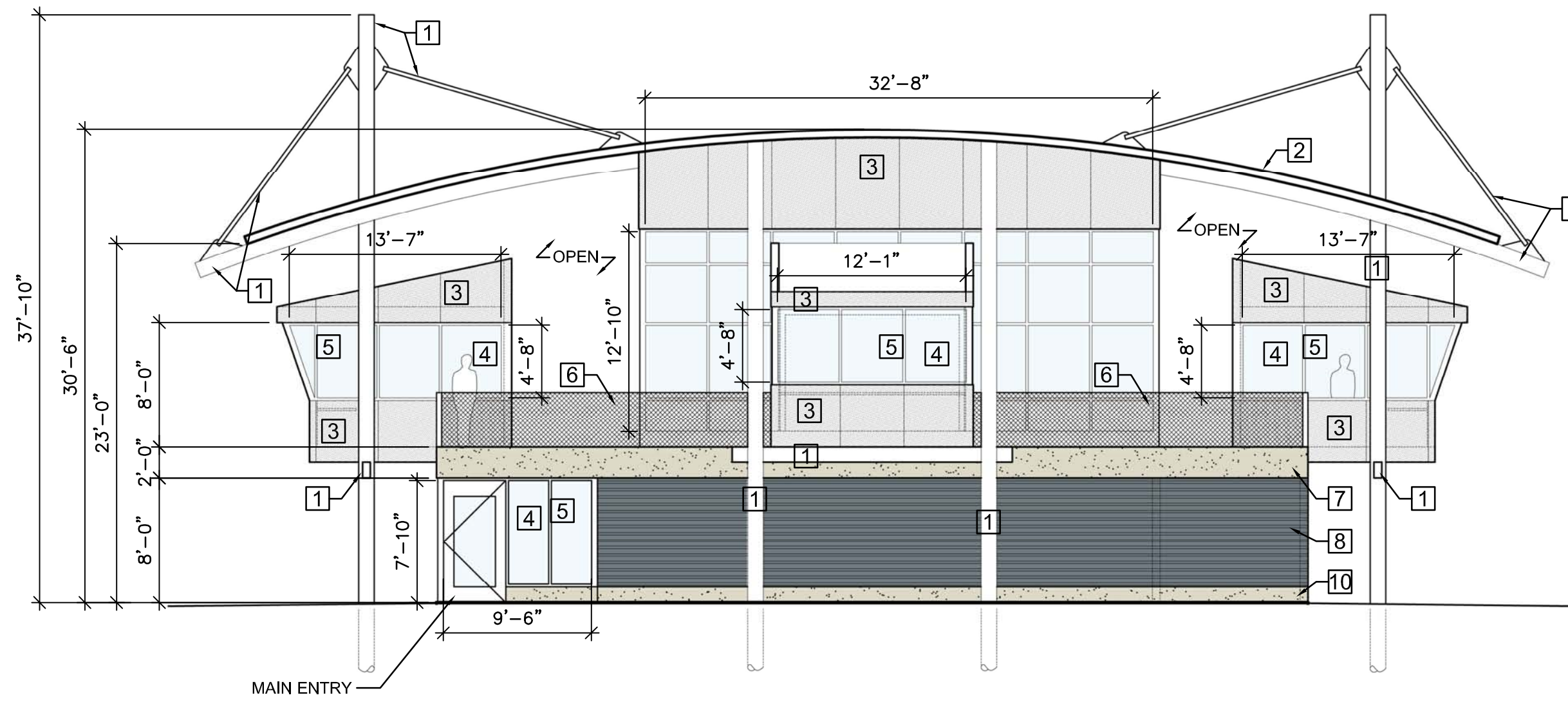
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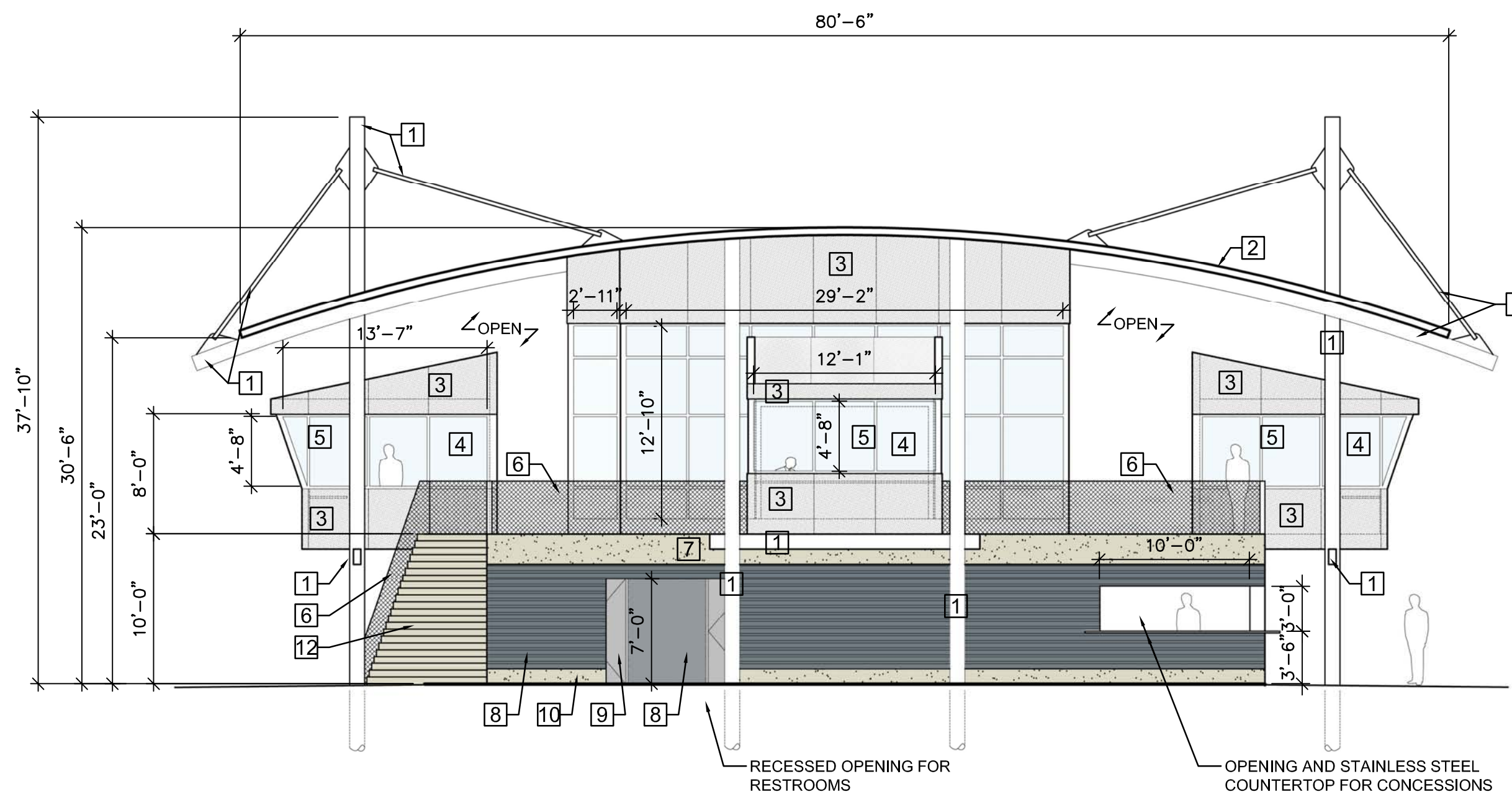
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EXTERIOR MATERIALS LEGEND

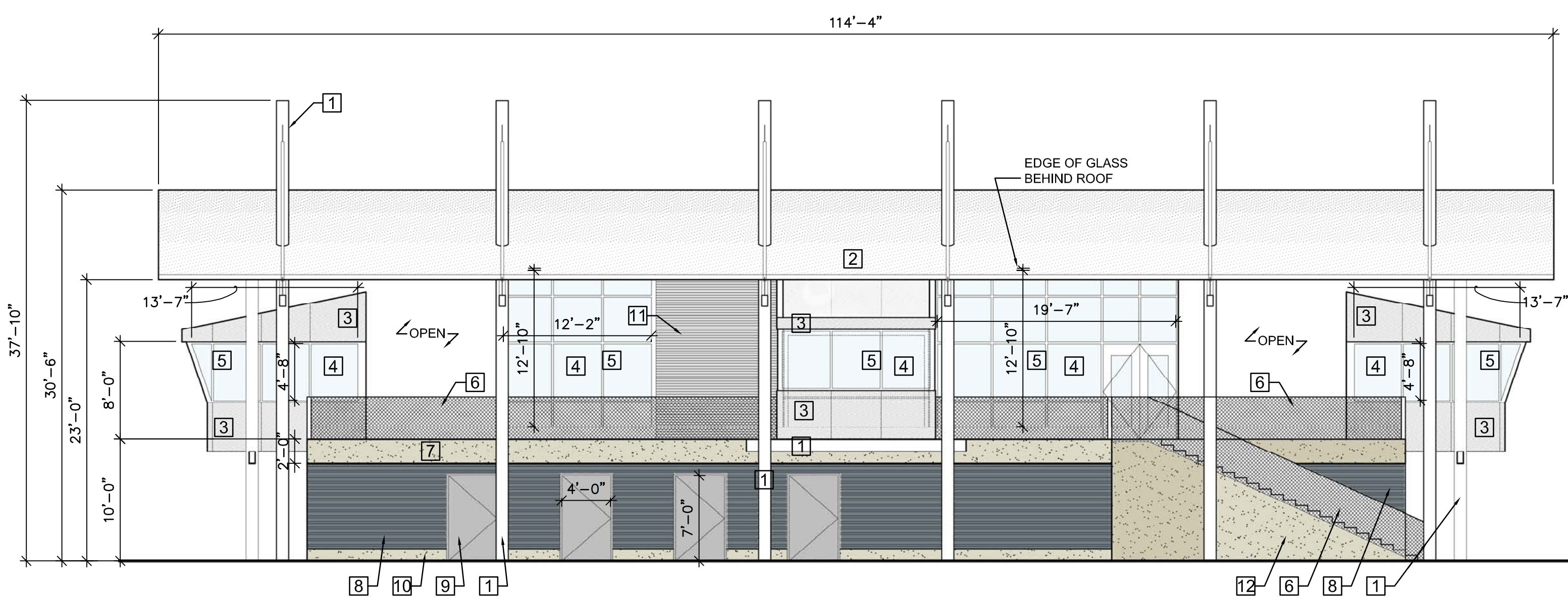
1	STEEL COLUMNS, STRUTS AND BEAMS, WHITE
2	STANDING SEAM METAL ROOFING, GALVANIZED (OR WHITE)
3	ALUMINUM PANEL SKIN, SILVER
4	LOW-E GLAZING, CLEAR
5	ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM, CLEAR ANODIZED
6	METAL MESH GUARDRAIL PANELS, WHITE
7	CONCRETE FLOOR STRUCTURE, BUFF
8	WIDE RIBBED METAL PANELS, CHARCOAL
9	METAL DOORS, DARK GREY
10	CONCRETE 'WATER TABLE', BUFF
11	NARROW RIBBED METAL PANELS, CHAMPAGNE
12	CONCRETE STAIR, BUFF



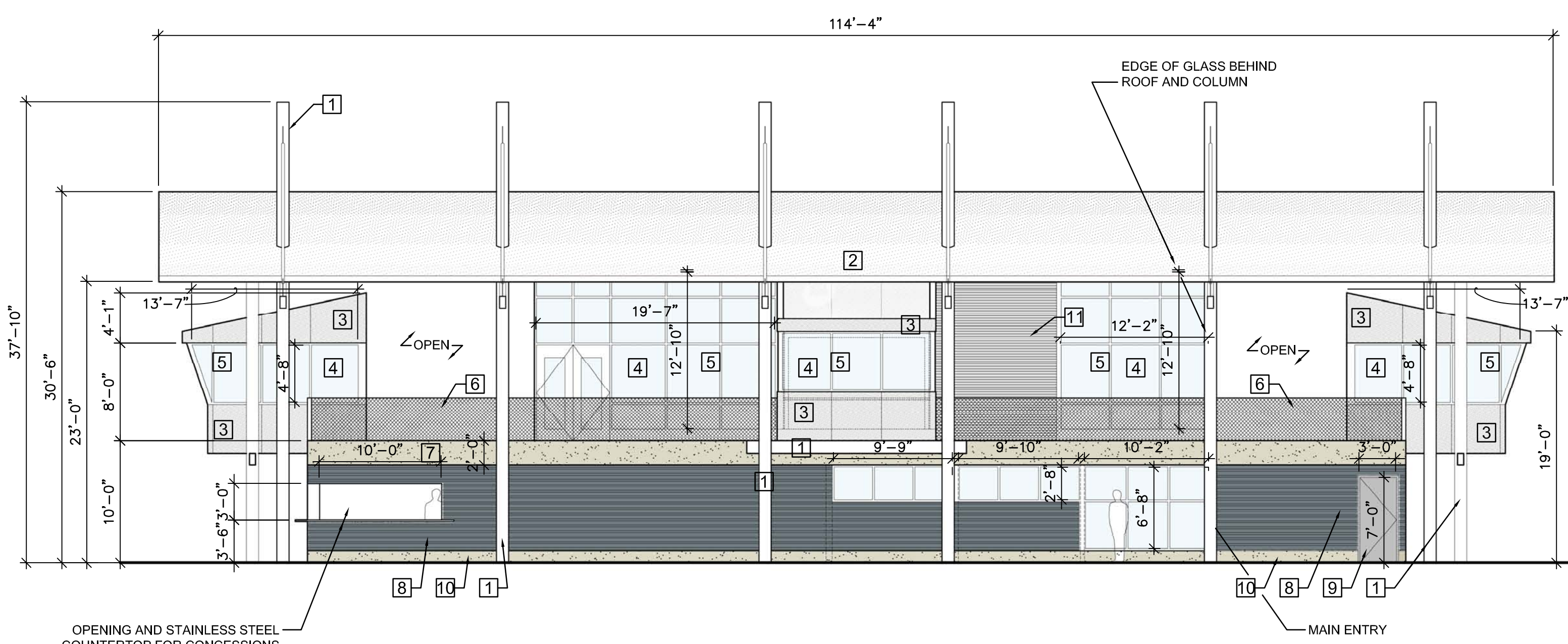
A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



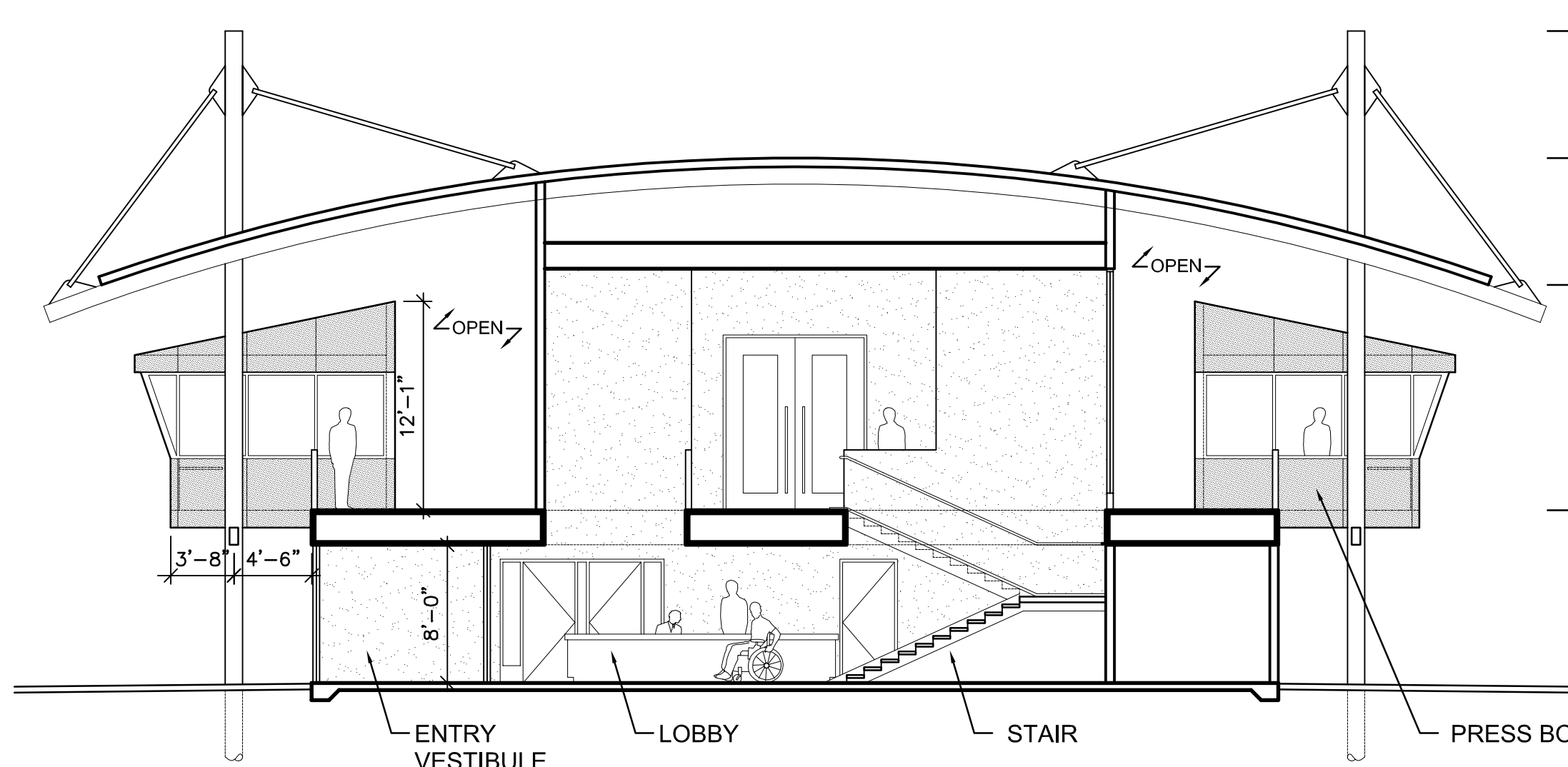
B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C WEST ELEVATION
SCALE: 1/8" = 1'-0"



D EAST ELEVATION
SCALE: 1/8" = 1'-0"



E SECTION LOOKING SOUTH
SCALE: 1/8" = 1'-0"



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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
EXTERIOR BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"



SHEET 5 OF 5
JULY 30, 2015

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