

**I. Site Development Plan Requirements**

(A) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(1) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

**II. Density**

(A) Permissive Uses

(1) Uses permissive in the R-1 zone, except:

- (a) Agricultural animal keeping (see § 14-16-2-6(A)(2)(b) in the Zone Code) is not permitted;
- (b) Front yard parking of recreational vehicles (see § 14-16-2-6(A)(2)(h) 3. in the Zone Code) is not permitted;
- (c) Hobby breeders (see § 14-16-2-6(A)(2)(k) in the Zone Code) are not permitted; and
- (d) Houses are not limited to one per lot.

(B) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(C) Lot Size. For houses minimum lot areas shall be 3,600 square feet per dwelling unit, and minimum lot width shall be 40 feet per dwelling unit.

(D) Setback

(1) There shall be a front-yard setback of not less than 15 feet to the building and 20' to garage

(2) There shall be no required side-yard setback except:

- (a) There shall be ten feet on the street side of corner lots.
- (b) There shall be five feet from a side lot line that separates the R-T zone from another zone.

(3) There shall be a rear-yard setback of:

- (a) Not less than 15 feet.
- (b) There shall be a distance of not less than six feet between residential buildings.

(F) Off-Street Parking. Off-street parking per RT regulations.

(G) Useable Open Space

(1) Usable open space shall be provided on-site at 750 square feet per dwelling unit.

(2) Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

**III. Vehicular & Transit Access**

(A) Provide a minimum of one through street in a subdivision. This provision allows neighboring communities to be connected with each other and the new subdivision. When a through street connects two major streets (arterial or collector) the street may be staggered or curved to discourage through traffic.

(1) Alternate one access shall have a minimum of four lane access or shall make pedestrian provision for two access points to surrounding neighborhoods.

(B) Provide a 20 foot wide pedestrian and bicycle access easement from the subdivision to the adjoining local streets, the arterial roads, and any city trail systems adjacent to the subdivision. There should be a minimum of an 8-foot wide paved pathway in this access easement for pedestrians, bicyclists, and transit riders.

(C) Provide a 20 foot wide pedestrian and bicycle access easement and an 8 foot wide paved pathway between local streets of the subdivision and any adjacent existing or potential neighborhood shopping center.

(D) Provide an 8 foot wide paved pedestrian/bicycle path connecting a cul-de-sac and a city street (marked distinctly by the use of different materials, textures, or colors) from the access point of the subdivision perimeter wall to the city sidewalk or city pedestrian/bicycle trail system.

(E) Provide signs where a pedestrian/bicycle pathway and a street come to a juncture at a mid-block location between two intersections to alert the vehicle drivers. At the juncture there must be a clear sight triangle from all approaches, as illustrated.

Note: Any walls built along these pathways must be up to 30% transparent to provide safety and security through surveillance.

**IV. Perimeter Wall Design**

(A) Height

(1) Where at least 30 percent of a perimeter wall surface is transparent (e.g., tubular steel grill, see-through concrete masonry blocks above 30 inches high), the height of the wall should not exceed 6 feet from the surface of the adjacent sidewalk.

(2) When less than 30 percent of the perimeter wall surface is transparent, the transparent portion (tubular steel grill or openings) should be in an area either 2 feet to 4 feet from the ground or 2 feet from top of the wall. In either case, the height of the wall should not exceed 6 feet from the top of the adjacent sidewalk.

(3) When a wall is completely solid, the maximum height should not exceed 6 feet from the surface of the adjacent sidewalk elevation and at least 25 percent of the wall surface should be covered with landscaping. The sidewalk should be clear of landscaping. The height of landscaping may exceed 5 feet, as long as it allows visual surveillance.

(4) Layout of walls on a perimeter of the subdivision should be indented, offset or in serpentine form. The indentation should be a minimum of 2 feet.

**V. Materials & Texture**

(A) Design walls to complement the architectural character of the subdivision or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings (for example, brick capping on stucco walls to reflect the territorial style of architecture).

(B) Provide a cap on the wall. The cap course should project a minimum of 1" from the finished surface of the wall.

(C) Color, materials and texture should be matched when repairs or changes are made to the existing walls.

(D) Black asphalt shingles shall be prohibited and dark colored materials shall be discouraged. Light colored building materials are desirable to reduce heat buildup, and reduce energy consumption. Energy conscious design for housing is desirable and should be incorporated into housing design.

(E) Wood siding is a high maintenance material in this climate and should be discouraged.

(F) The developer should consider providing 3 trees per lot with 2 being shade trees. Any trees that are provided should have a minimum of 5 by 5 permeable planting surfaces.

(G) The creation of a Westside McMahon Special Assessment district for transportation improvements to this area should be considered.

**VI. Landscaping**

(A) Plant trees in the perimeter wall setback and in the access easement one tree per 30 foot frontage. The trees may be planted in a row generally at a distance of 25 feet to 30 feet (equal to the diameter of the spread of mature trees) as well as in groups to add interest.

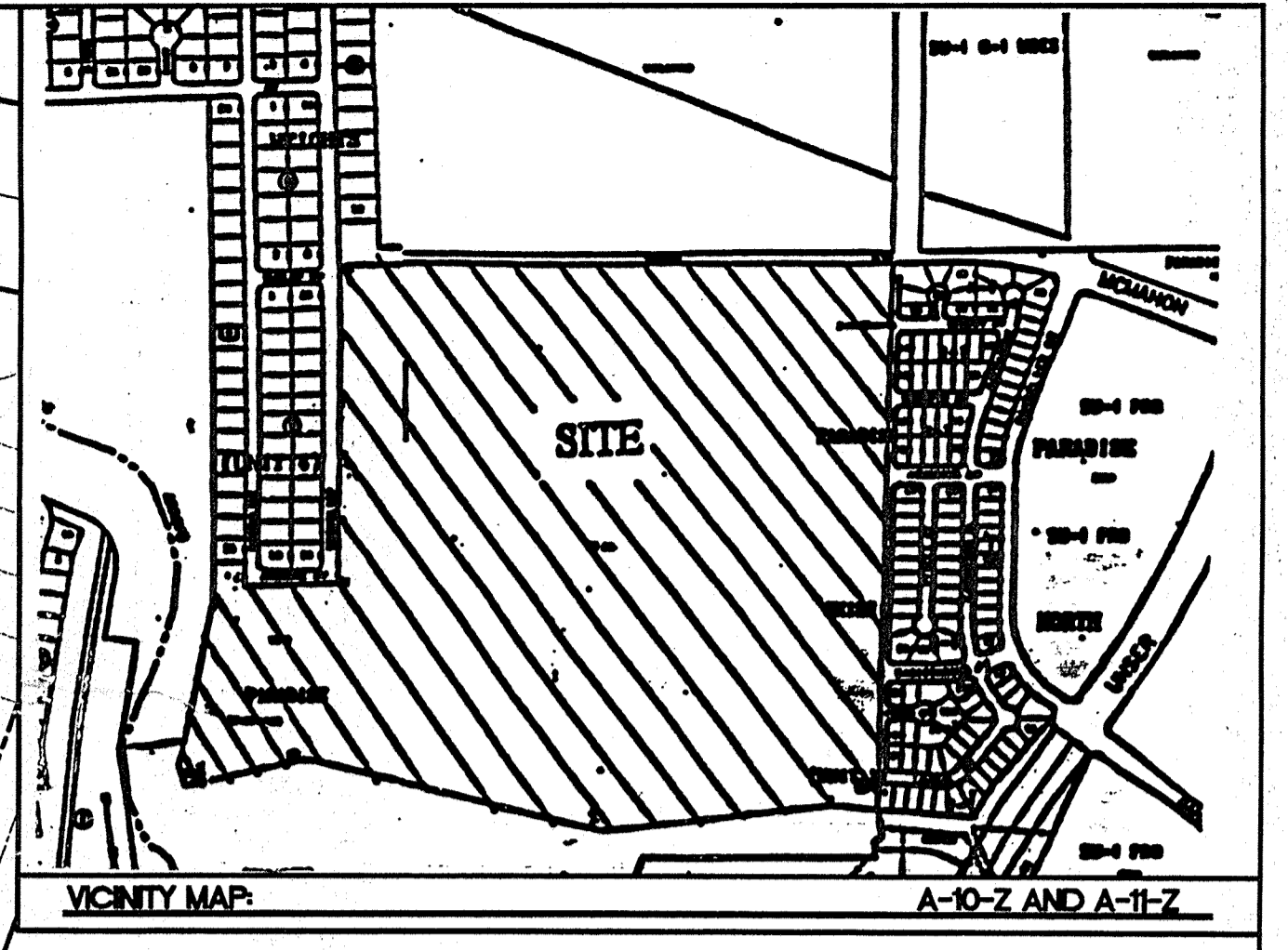
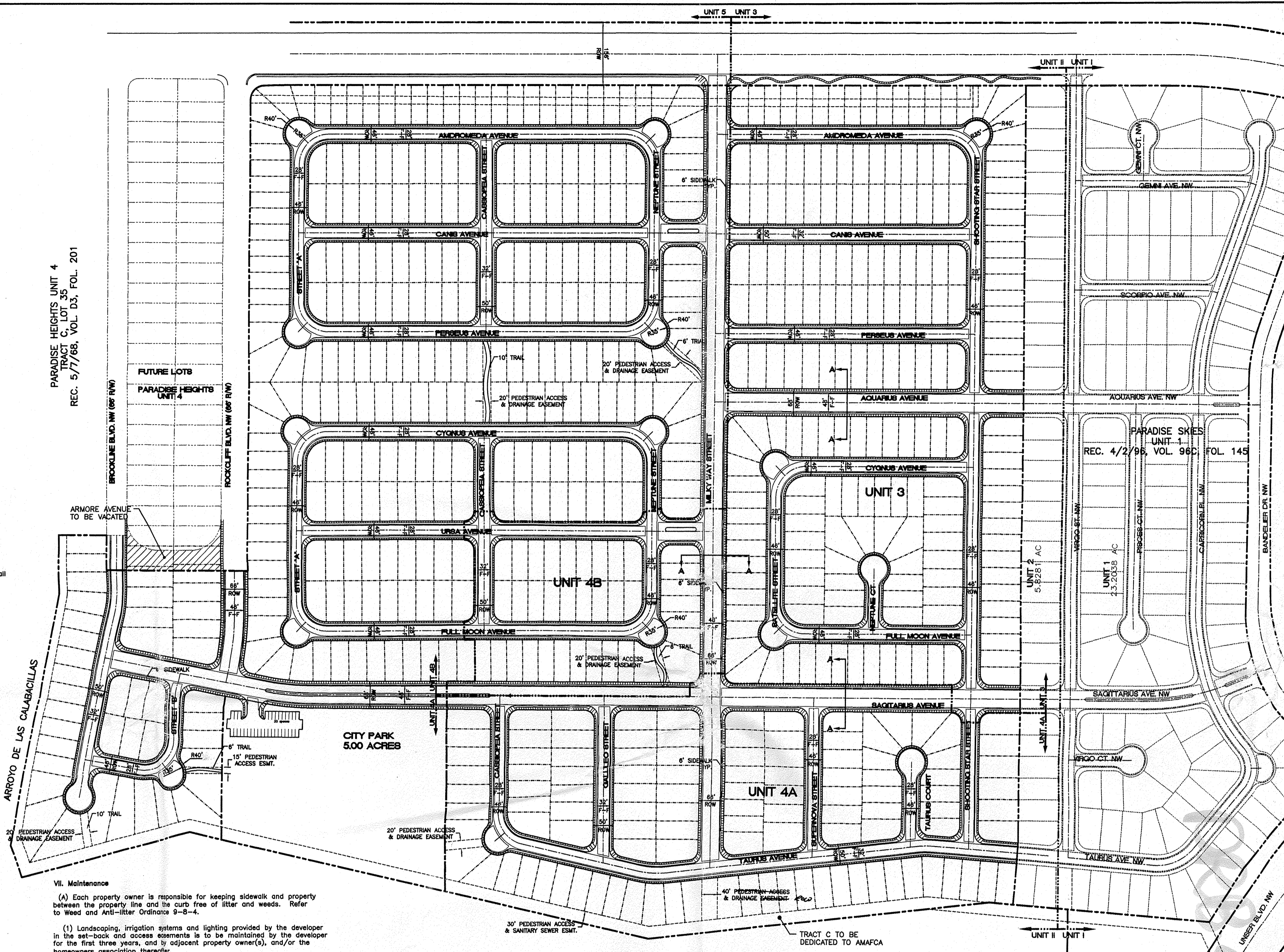
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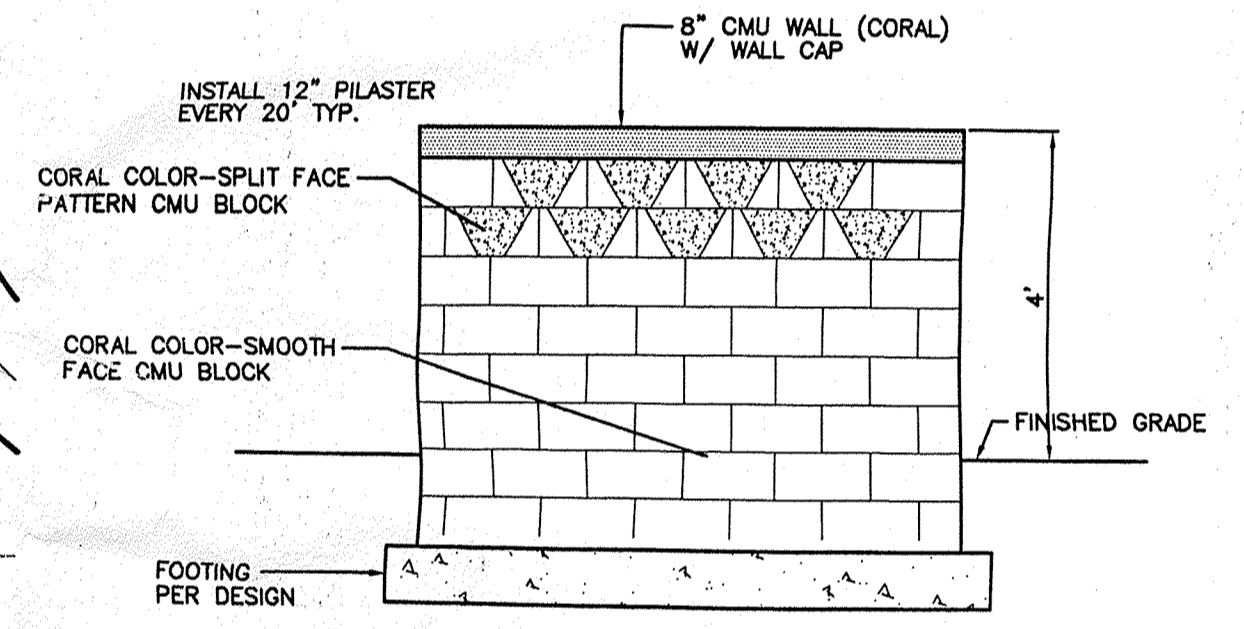
PARADISE HEIGHTS UNIT 4  
TRACT C, LOT 35  
REC. 5/7/98, VOL. D3, FOL. 201



**SITE DATA**

|                   |                                 |
|-------------------|---------------------------------|
| PROPOSED USAGE:   | SINGLE FAMILY HOUSING           |
| LOT AREA:         | 4,298,318.89 SF (98.6754 Ac.)   |
| ZONING:           | SU-1 FOR PRD                    |
| LOTS UNITS 1 & 2: | 152                             |
| FUTURE LOTS:      | 616                             |
| TOTAL LOTS:       | 768                             |
| DENSITY:          | 768 LOTS / 98.6754 ACRES = 7.78 |

NOTE:  
THE PARK LOCATION IS A CONCEPTUAL LOCATION ONLY. THE FINAL LOCATION WILL BE APPROVED BY PARKS & GENERAL SERVICES. ANY CHANGES TO THE LOCATION WILL BE SUBMITTED TO THE DRB FOR APPROVAL.



**CMU BLOCK WALL DETAIL**  
NTS

**VII. Maintenance**

(A) Each property owner is responsible for keeping sidewalk and property in the set-back and access easements to be maintained by the developer for the first three years, and by adjacent property owner(s), and/or the homeowners association thereafter.

(1) Landscaping, irrigation systems and lighting provided by the developer in the set-back and access easements is to be maintained by the developer for the first three years, and by adjacent property owner(s), and/or the homeowners association thereafter.

(2) Landscaping in the public ROW provided by the City or the developer is to be maintained by the adjacent property owners and/or the homeowners association.

(3) Landscaping must be trimmed clear of curb, the roadway, sidewalk, street lights and traffic signals.

(4) Perimeter wall should be properly maintained by the adjoining property owners, as follows:

(a) Wood fences should be properly treated and use corrosion resistant screws instead of nails.

(b) Color, materials and texture should be matched when repairs or changes are made to the existing walls.

(c) All trails, other than those designated by the City Trails and Bikeways Facility Plan, will be maintained by the Home Owners Association.

**SHEET INDEX**

1. SITE PLAN FOR SUBDIVISION PURPOSES
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN - A
4. GRADING AND DRAINAGE PLAN - B
5. GRADING AND DRAINAGE PLAN - C
6. MASTER STORM SEWER PLAN
7. OVERALL MASTER UTILITY PLAN

**DRB 97-142**

**CASE NUMBER: Z-97-143**

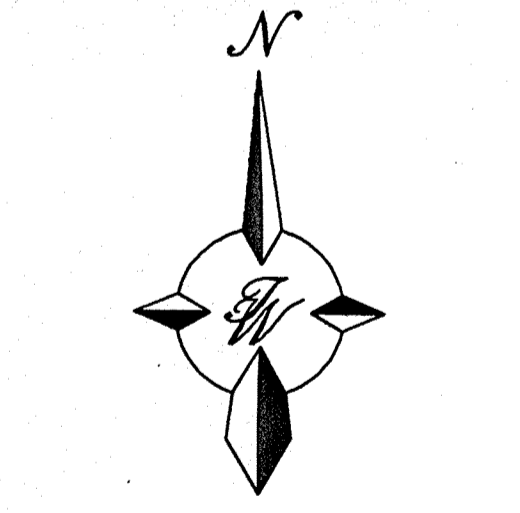
This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on May 21, 1998 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

|  |         |
|--|---------|
| <b>SITE DEVELOPMENT PLAN</b>                 |         |
| <i>Neil Egan</i>                             | 9-15-99 |
| Traffic Engineer, Transportation Division    | Date    |
| <i>Edward A. Hwang</i>                       | 9-15-99 |
| Design and Development, CIP                  | Date    |
| <i>Roger J. Hwang</i>                        | 9-15-99 |
| Public Works, Water Utilities Division       | Date    |
| <i>Paul J. Hwang</i>                         | 9-15-99 |
| City Engineer, Engineering Division / AMAFCA | Date    |

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

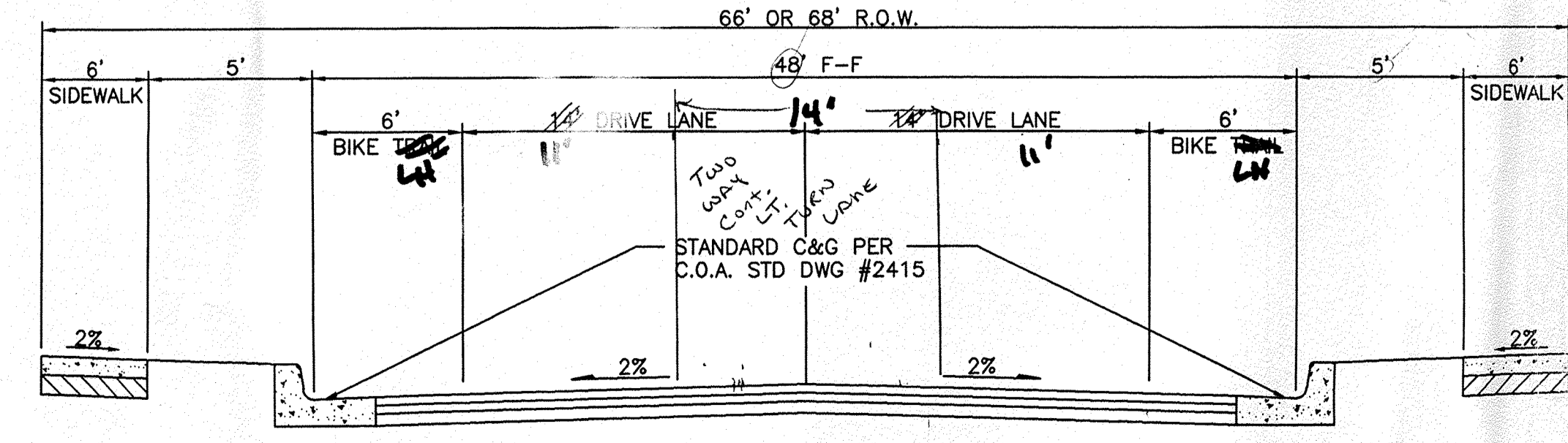
*John S. G...* 9/16/99  
City Planner, Albuquerque / Bernalillo County Planning Division

*W...*  
Solid Waste  
PLNZ (10706) 4/96



**GRAPHIC SCALE**

SCALE: 1"=150'



**SECTION A-A**  
**TYPICAL 48' STREET SECTION**  
N.T.S.

|                     |   |                         |
|---------------------|---|-------------------------|
| ENGINEER'S SEAL<br> | <b>PARADISE SKIES SUBDIVISION</b>   | DRAWN BY<br>BDG         |
|                     | <b>SITE PLAN FOR SUBDIVISION PURPOSES</b>   | DATE<br>8-31-99         |
|                     | <b>TERRA WEST, LLC</b><br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 | SHEET #<br>9825SPS1.DWG |
|                     |   | JOB #<br>980025         |



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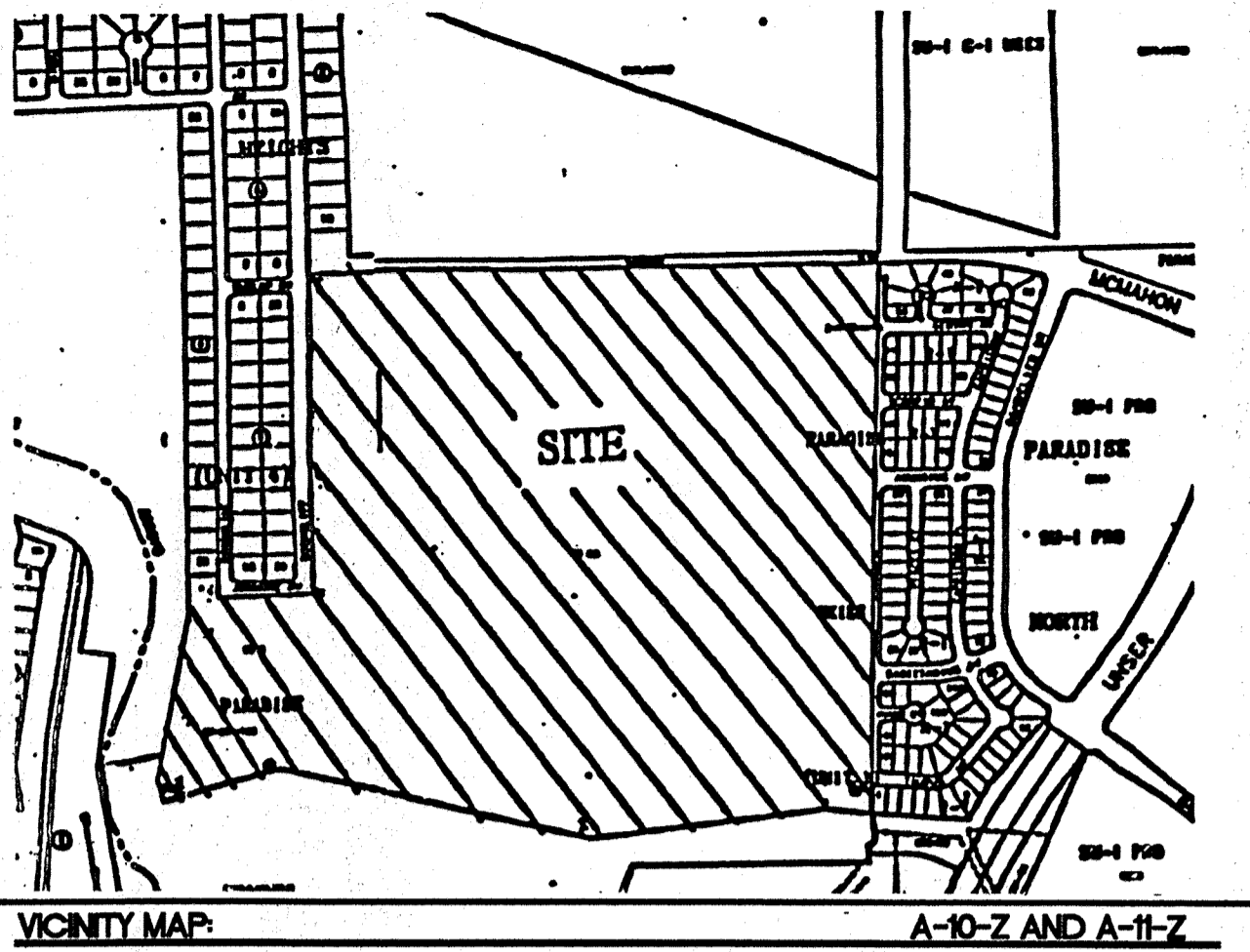
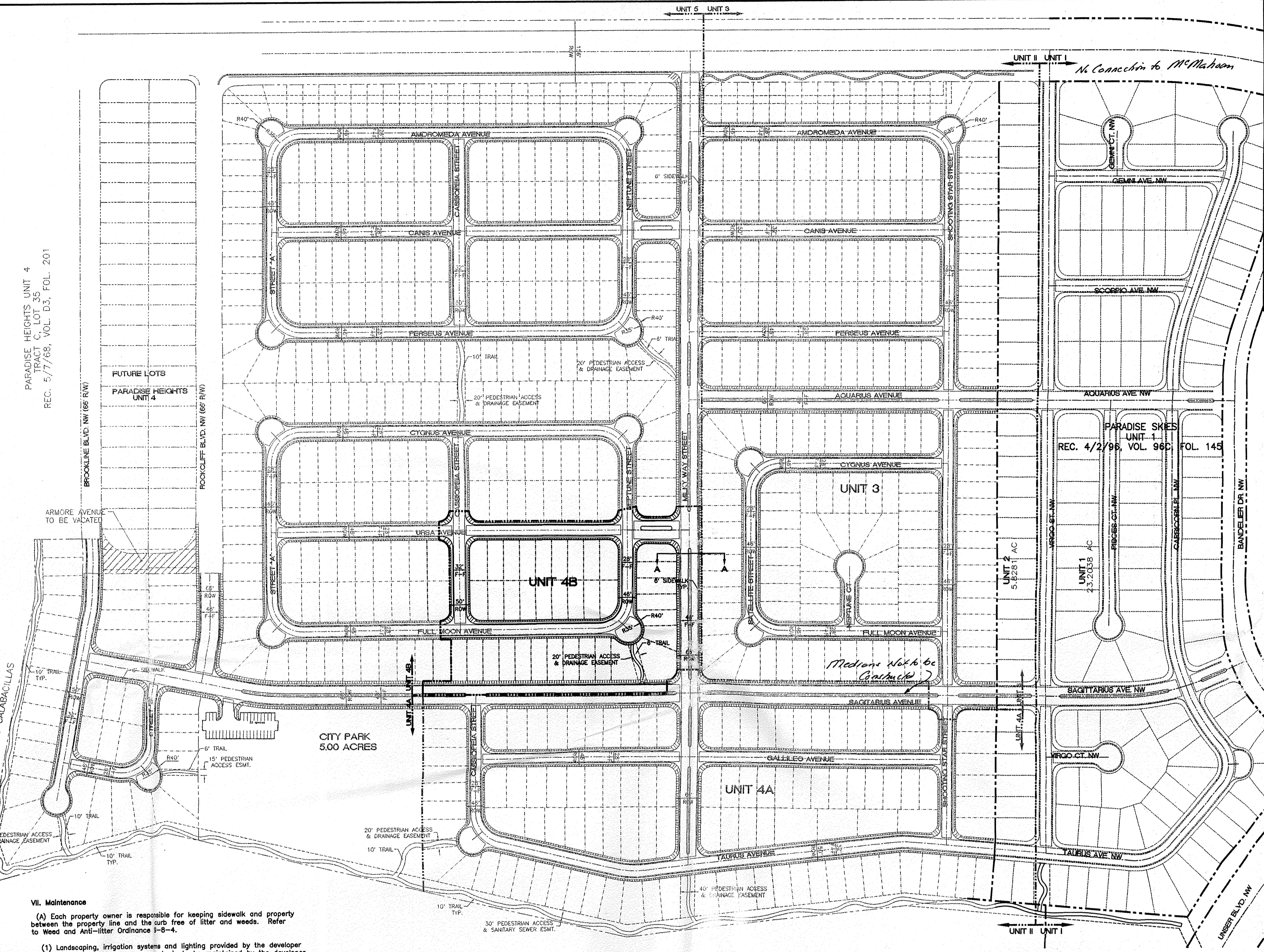
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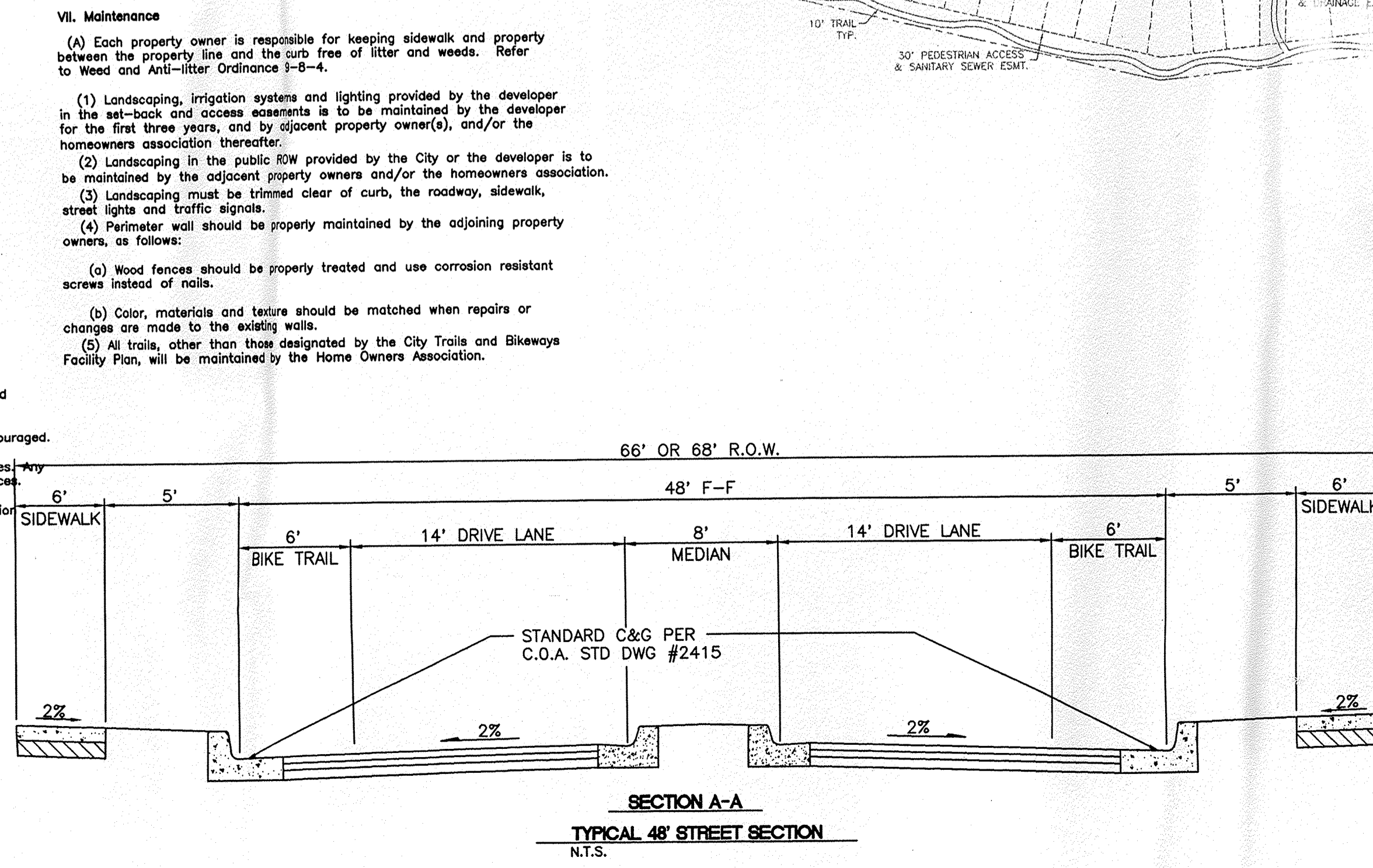
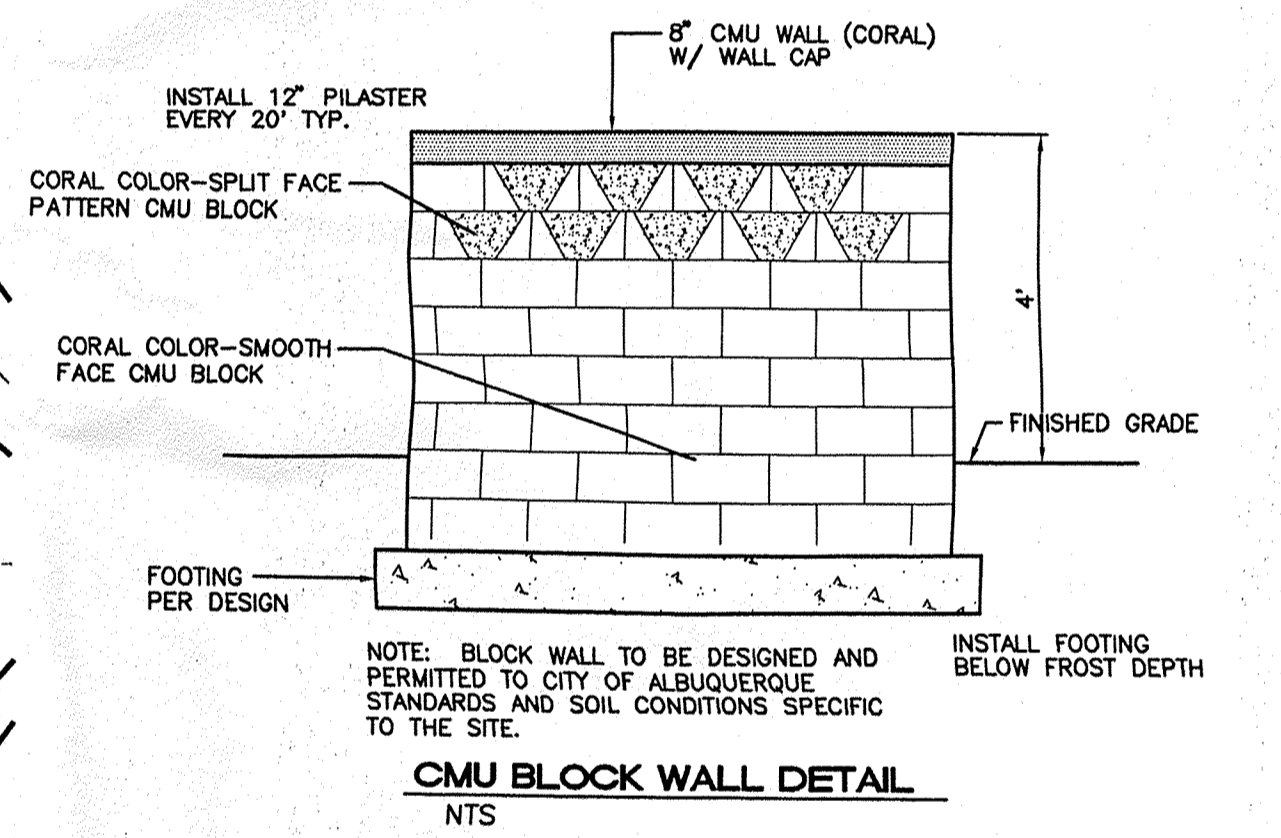
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**CASE NUMBER: Z- 97-143**

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Roger Wilson, Design and Development CIP, Date: 6-16-99

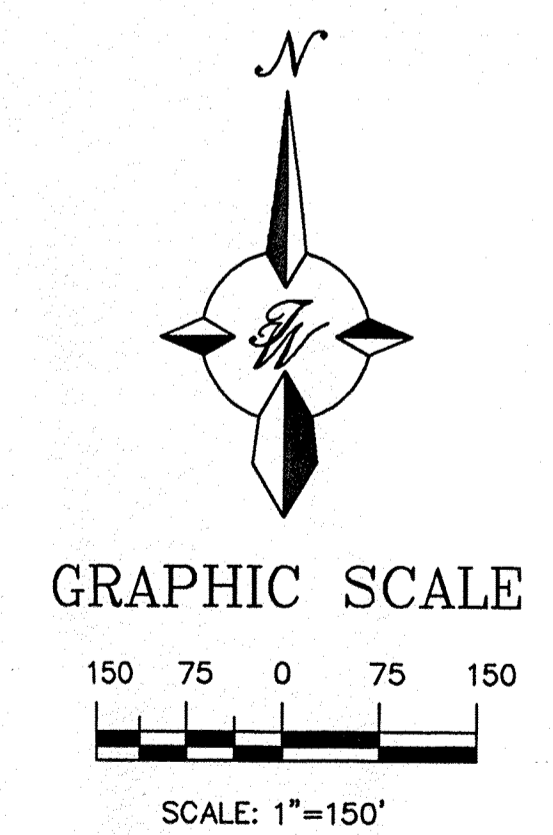
Public Works & Water/Utilities Division, Date: 6-16-99

City Engineer, Engineering Division / AMAFCA, Date: 9-15-99

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division, Date: 9/16/99

PLNZ (10706) 4/96



|   |   |                         |
|---|---|-------------------------|
| ENGINEER'S SEAL<br>RONALD R. BOHANNAN<br>P.E. #7868   | <b>PARADISE SKIES SUBDIVISION</b>                 | DRAWN BY<br>BDG         |
|   | <b>SITE PLAN FOR SUBDIVISION PURPOSES UNIT 4B</b> | DATE<br>6-10-99         |
| TIERRA WEST, LLC<br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 |   | SHEET #<br>9825SP34.DWG |
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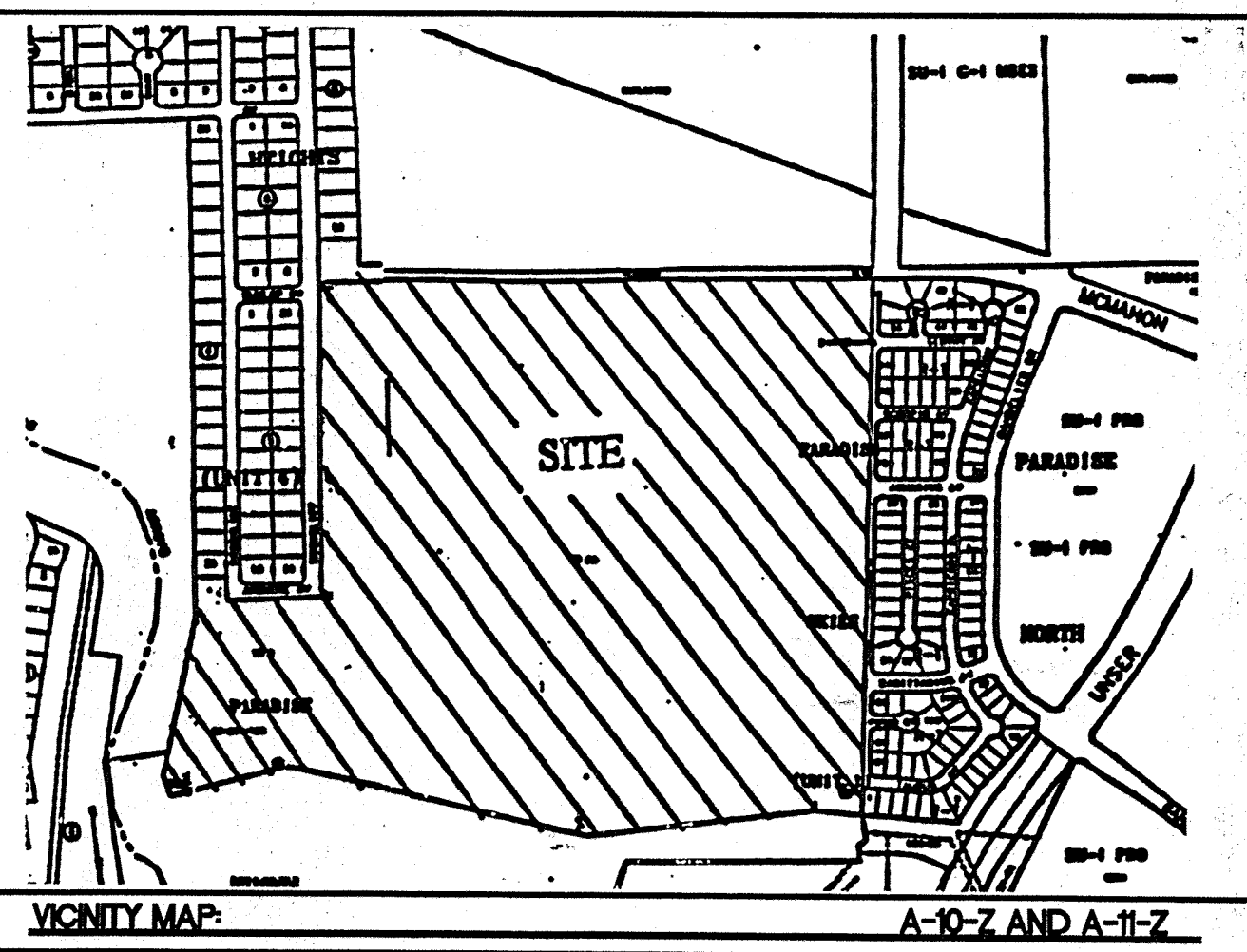
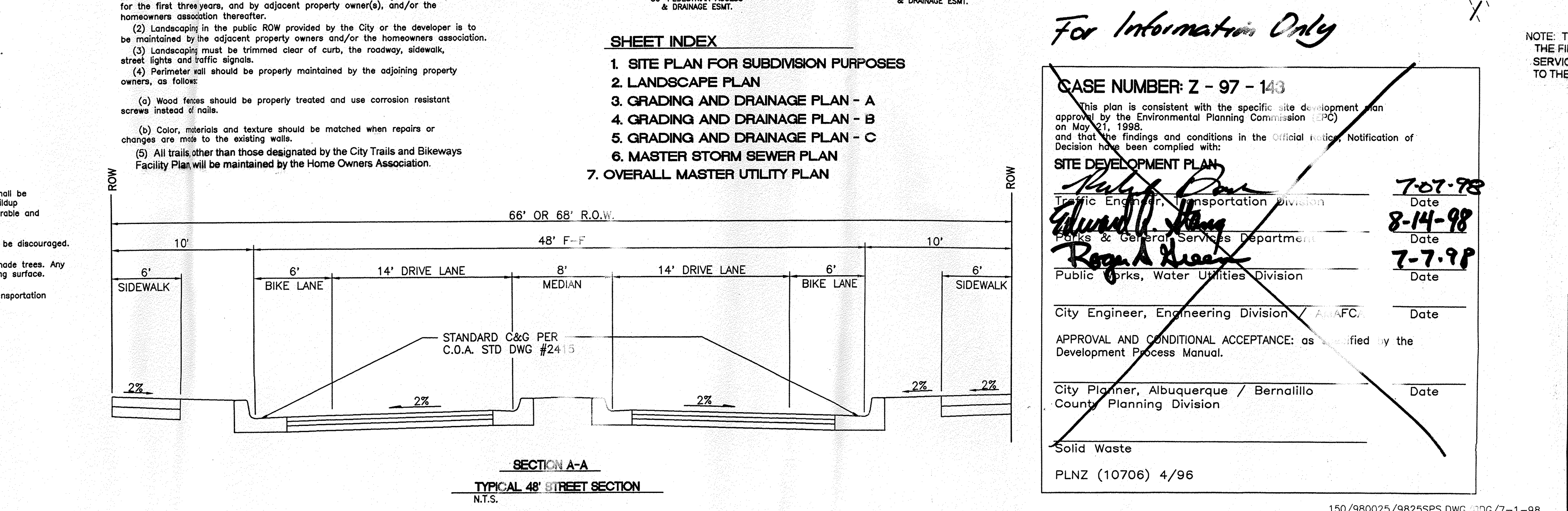
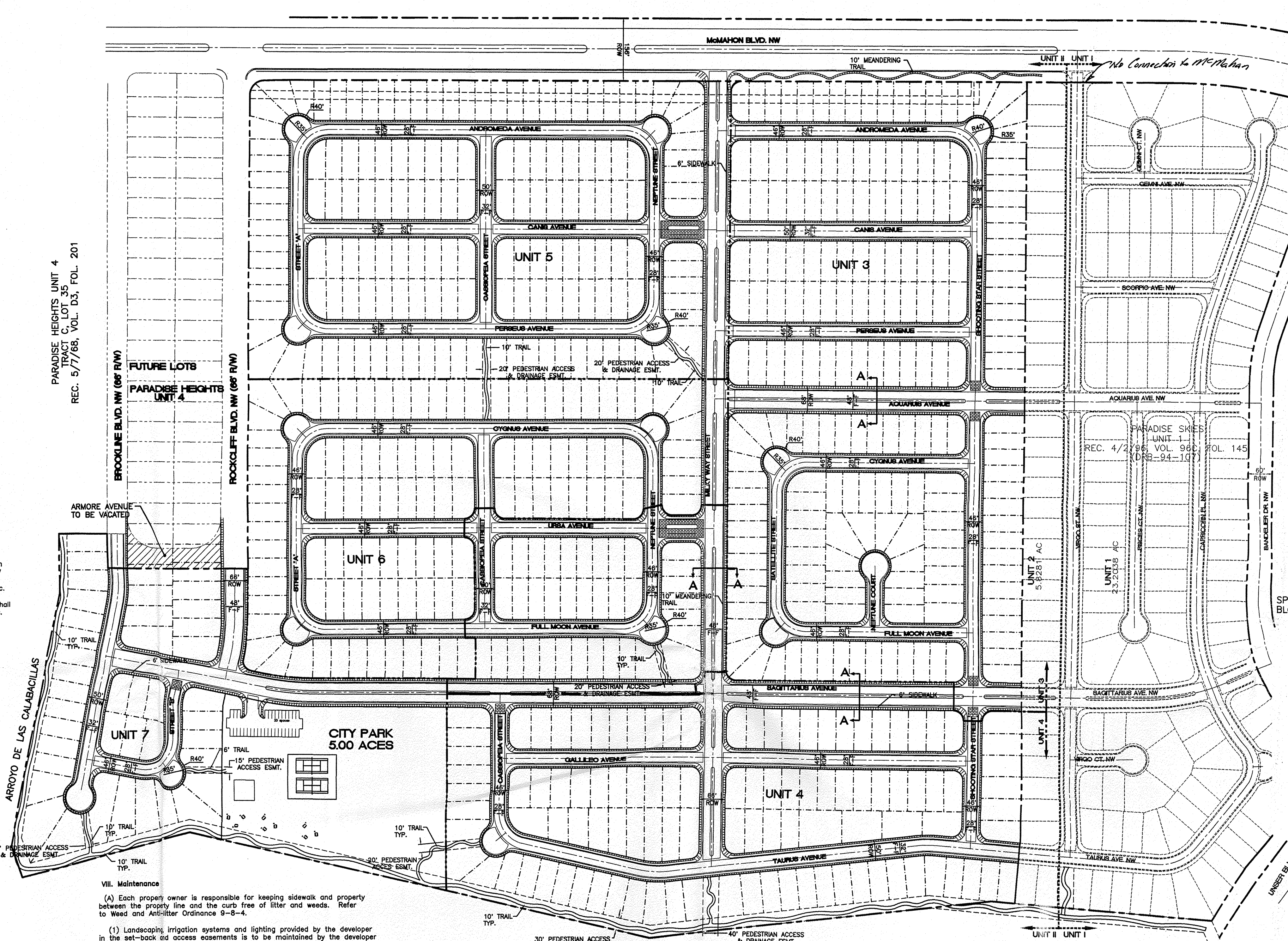
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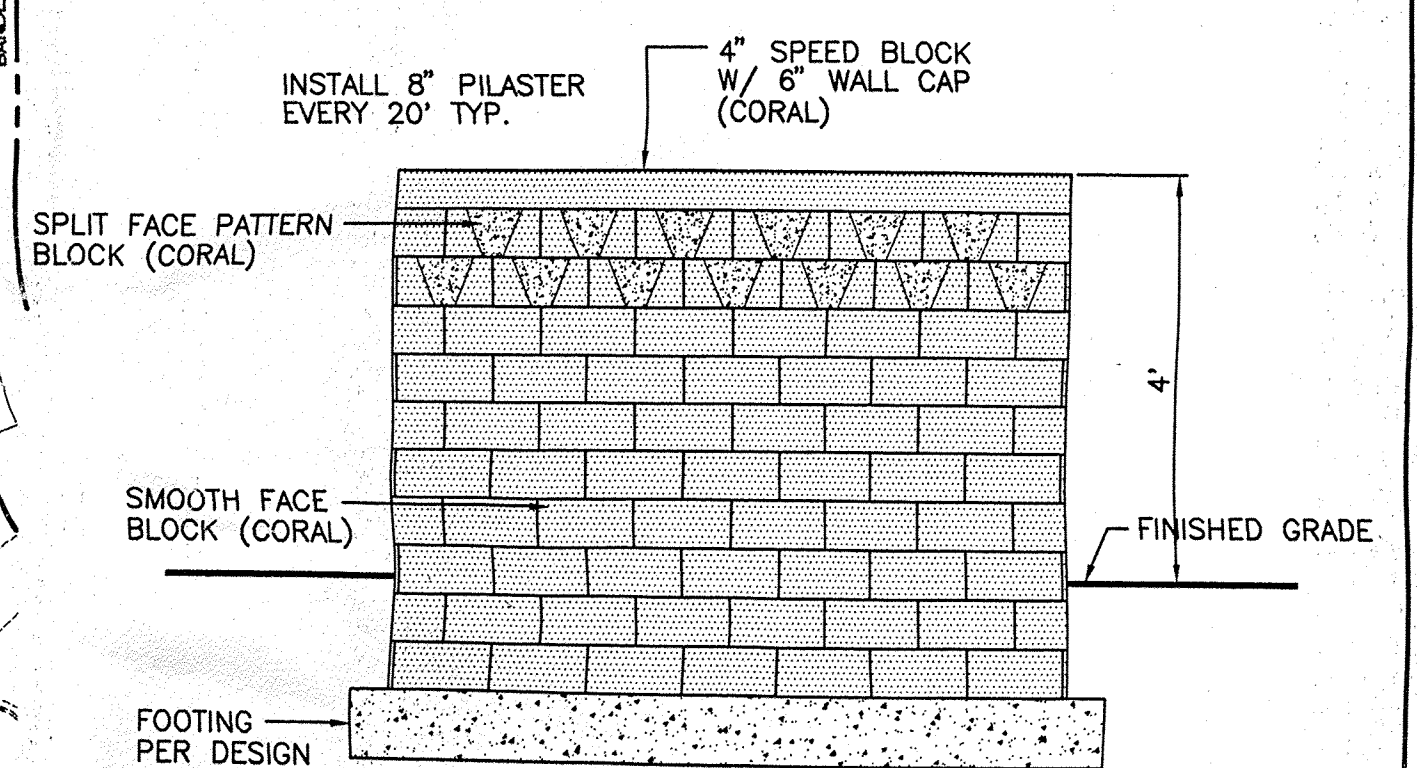
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 REC. 5/7/88, VOL. D3, FOL. 201



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| LOTS UNITS 1 & 2:        | 152                             |
| FUTURE LOTS: UNITS 3 - 7 | 616                             |
| TOTAL LOTS:              | 768                             |
| DENSITY:                 | 768 LOTS / 98.6754 ACRES = 7.78 |



NOTE: BLOCK WALL TO BE DESIGNED AND PERMITTED TO CITY OF ALBUQUERQUE STANDARDS AND SOIL CONDITIONS SPECIFIC TO THE SITE.  
 INSTALL FOOTING BELOW FROST DEPTH TO THE SITE.

- SHEET INDEX**
- SITE PLAN FOR SUBDIVISION PURPOSES
  - LANDSCAPE PLAN
  - GRADING AND DRAINAGE PLAN - A
  - GRADING AND DRAINAGE PLAN - B
  - GRADING AND DRAINAGE PLAN - C
  - MASTER STORM SEWER PLAN
  - OVERALL MASTER UTILITY PLAN

*For Information Only*

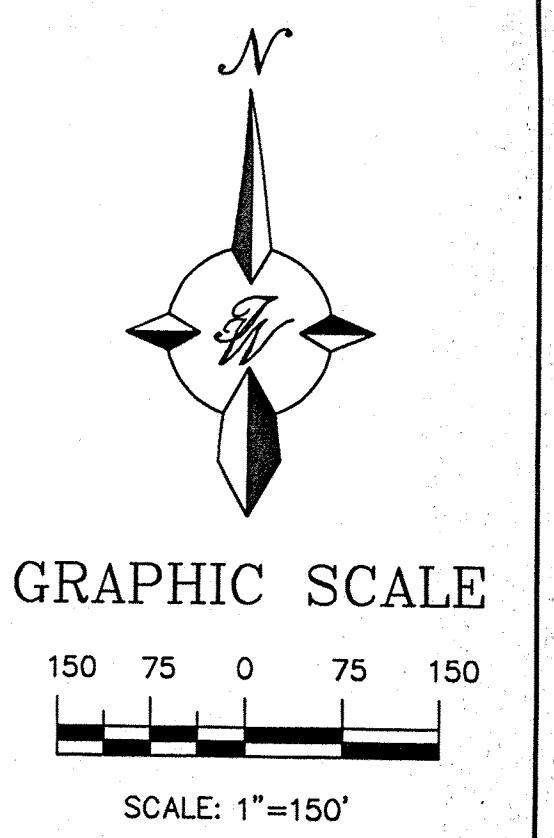
CASE NUMBER: Z - 97 - 143

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on May 21, 1998, and that the findings and conditions in the Official Notice of Decision have been complied with:

**SITE DEVELOPMENT PLAN**  
 Traffic Engineer, Transportation Division Date **7-27-98**  
 Parks & General Services Department Date **8-14-98**  
 Public Works, Water Utilities Division Date **7-7-98**

City Engineer, Engineering Division / AAFAC Date  
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.  
 City Planner, Albuquerque / Bernalillo County Planning Division Date  
 Solid Waste  
 PLNZ (10706) 4/96

NOTE: THE PARK LOCATIONS IS A CONCEPTUAL LOCATION ONLY. THE FINAL LOCATION WILL BE APPROVED BY PARKS & GENERAL SERVICES. ANY CHANGES TO THE LOCATION WILL BE SUBMITTED TO THE DRB FOR APPROVAL.



|                                  |   |              |
|----------------------------------|---|--------------|
| ENGINEER'S SEAL                  | <b>PARADISE SKIES SUBDIVISION</b>   | DRAWN BY JDN |
|                                  | <b>SITE PLAN FOR SUBDIVISION PURPOSES</b>   | DATE 6-3-98  |
|                                  | <b>TERRA WEST, LLC</b><br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 | 9825SPS.DWG  |
| RONALD R. BOHANNAN<br>P.E. #7868 |   | SHEET #      |
|                                  |   | JOB # 980025 |



McMAHON BLVD. NW

UNIT II UNIT I

FUTURE LOTS  
PARADISE HEIGHTS  
UNIT 4

FUTURE DEVELOPMENT  
NOT PART OF THIS CONTRACT

LANDSCAPE NOTES:  
Landscape maintenance shall be the responsibility of the Property Owner.

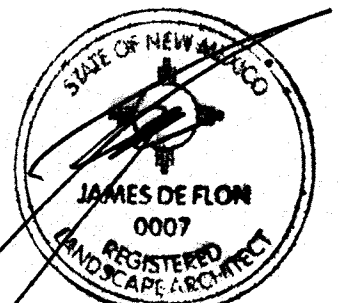
It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

PLANT LEGEND

- ASH(H) OR HONEY LOCUST (H) 159  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2' Cal
- ⊗ FLOWERING PEAR (H) 96  
Pyrus calleryana  
2' Cal
- ⊙ PINON PINE 5  
6'-8'
- WASHINGTON HAWTHORN (H) 8  
Crataegus phoenopyrum  
MUHGO PINE 25  
7 GAL
- APACHE PLUME 39  
5 GAL
- OCOTILLO 12  
INDIAN HAWTHORN 88  
5 GAL
- MAIDEN GRASS 63  
5 GAL
- RUSSIAN SAGE (M) 171  
Perovskia atriplicifolia  
5 gal
- AUTUMN SAGE (M) 122  
Salvia greggii  
5 gal
- CHAMISA (L) 42  
Chrysanthemum nauseosus  
1 gal
- WILDFLOWER 128  
1 gal
- TAM JUNIPER (M) 201  
JUNIPERUS SABINA  
5 gal

GREY GRAVEL WITH FILTER FAB



6-24-98

The Hilltop

6-25-98

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of

THE HILLTOP

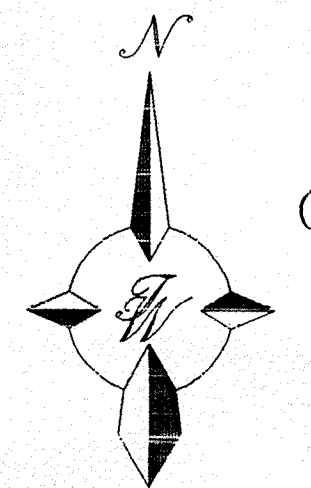
IRRIGATION NOTES:  
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPM Drip Emitters  
Shrubs to receive (1) 1.0 GPH Drip Emitters  
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

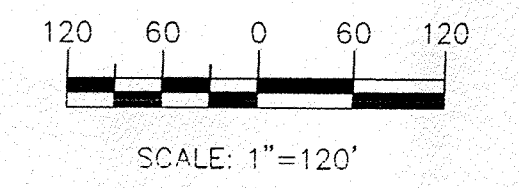
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

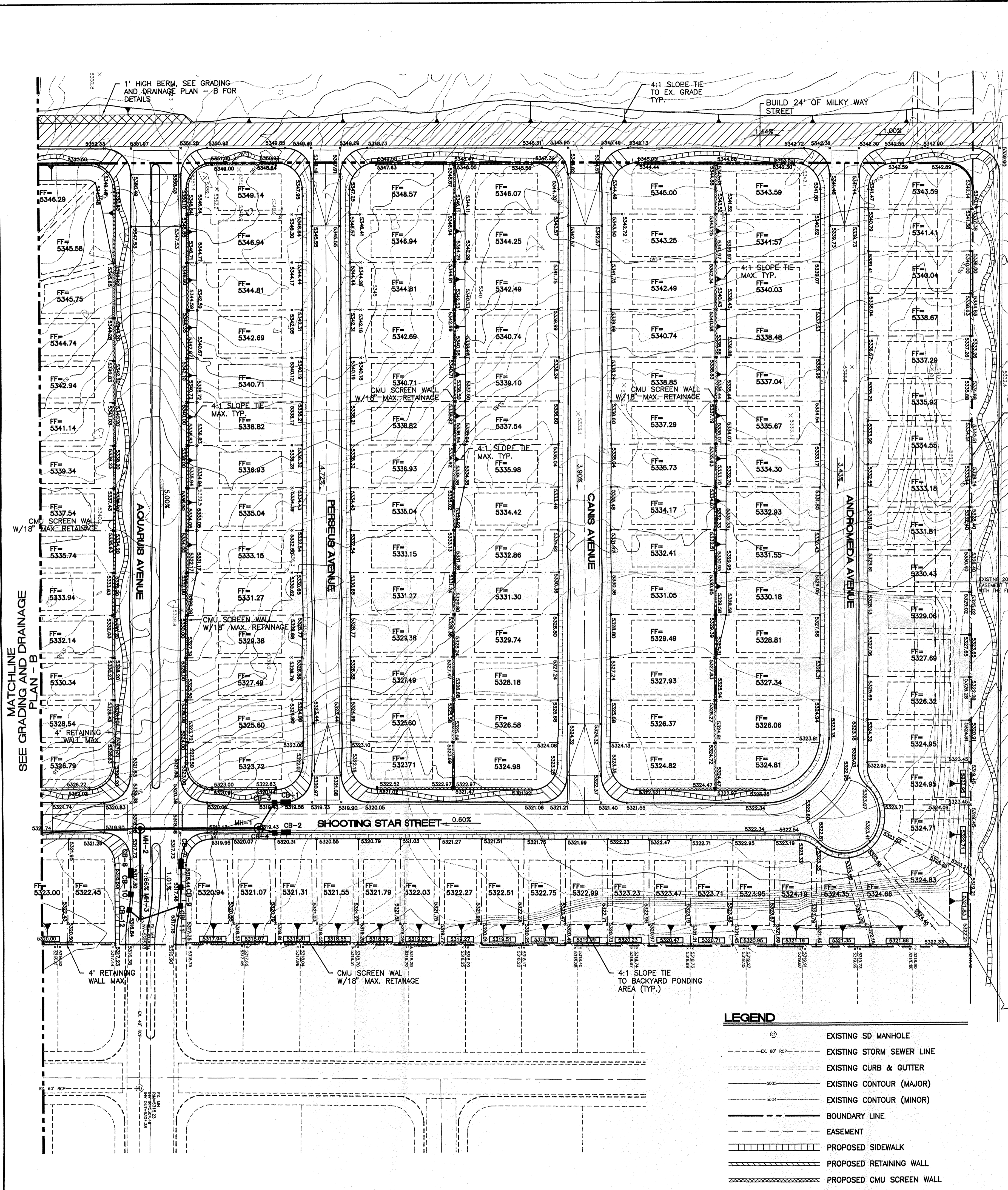


GRAPHIC SCALE



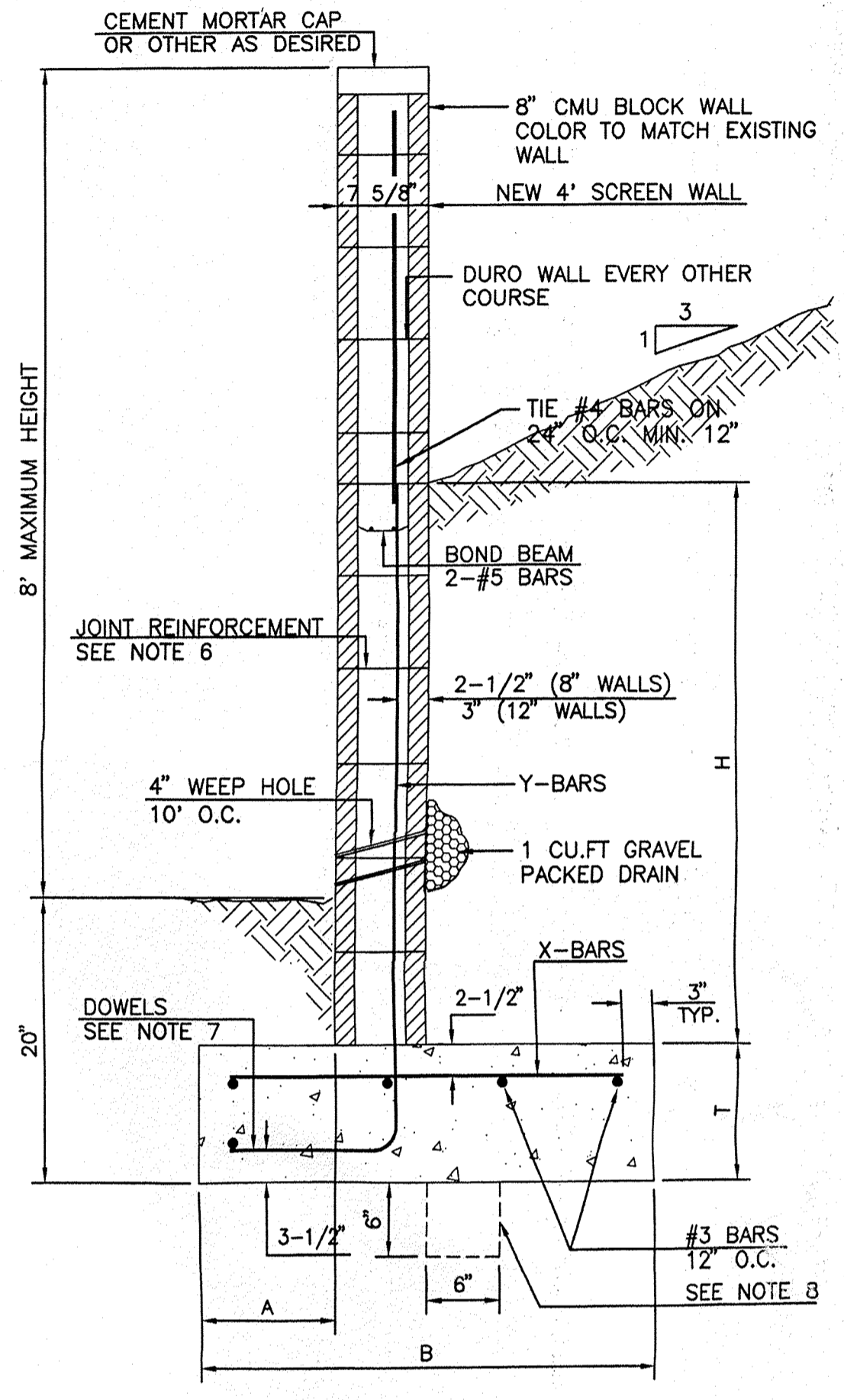
|   |   |              |
|---|---|--------------|
| LANDSCAPE ARCHITECT'S SEAL  | PARADISE SKIES SUBDIVISION OVERALL SITE | DRAWN BY DAB |
|   | OVERALL SITE PLAN                       | DATE 6-25-98 |
| TIERRA WEST, LLC<br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 |   | 9825SP1.DWG  |
|   |   | SHEET #      |
|   |   | 2            |
|   |   | JOB # 980925 |





**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.



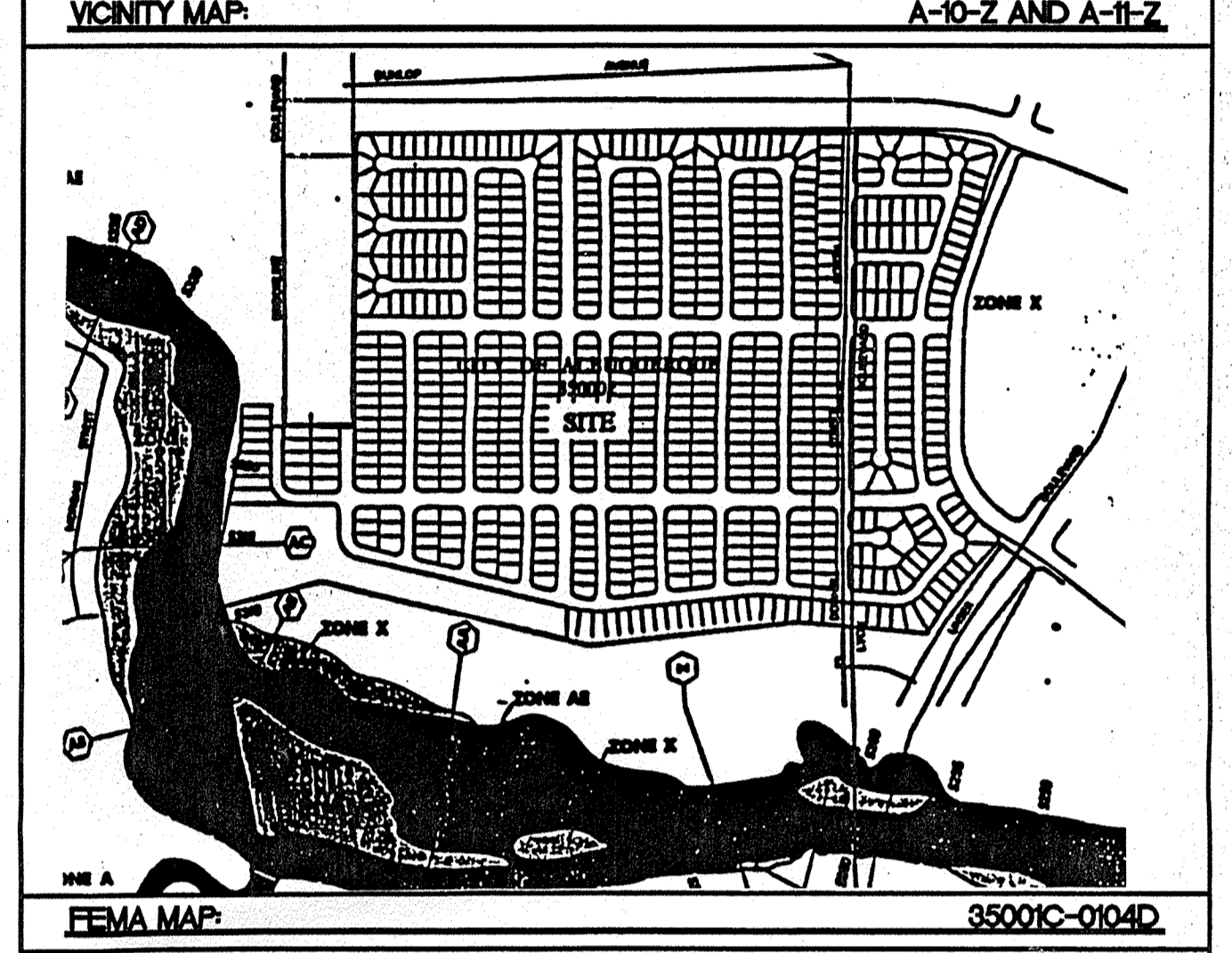
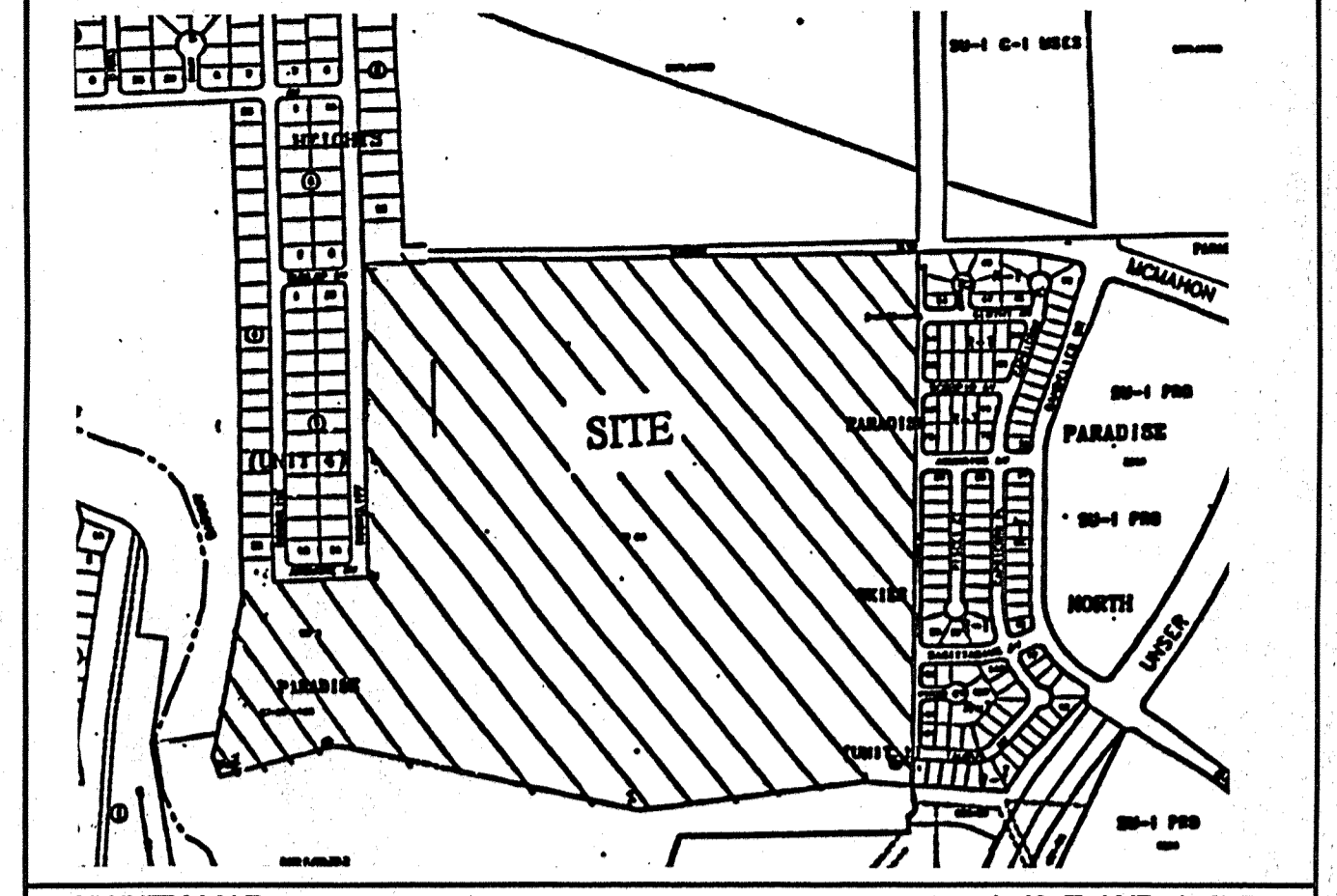
**RETAINING WALL DETAIL**  
NOT TO SCALE

**8 INCH REINFORCED CONCRETE MASONRY WALL**

| H       | X       | A   | B       | T   | Y-BARS       | X-BARS       |
|---------|---------|-----|---------|-----|--------------|--------------|
| ft.-in. | ft.-in. | in. | ft.-in. | in. |              |              |
| 2'-0"   | 1'-1"   | 8"  | 2'-4"   | 9"  | #3 @32" O.C. | #3 @27" O.C. |
| 2'-8"   | 1'-9"   | 8"  | 2'-9"   | 9"  | #4 @32" O.C. | #3 @27" O.C. |
| 3'-4"   | 2'-5"   | 8"  | 2'-4"   | 9"  | #4 @32" O.C. | #3 @27" O.C. |
| 4'-0"   | 3'-1"   | 10" | 2'-9"   | 9"  | #4 @32" O.C. | #3 @27" O.C. |
| 4'-8"   | 3'-10"  | 10" | 3'-4"   | 10" | #5 @32" O.C. | #3 @27" O.C. |
| 5'-4"   | 4'-6"   | 14" | 3'-8"   | 10" | #4 @16" O.C. | #4 @30" O.C. |
| 6'-0"   | 5'-3"   | 16" | 4'-2"   | 12" | #6 @24" O.C. | #4 @25" O.C. |

**WALL NOTES:**

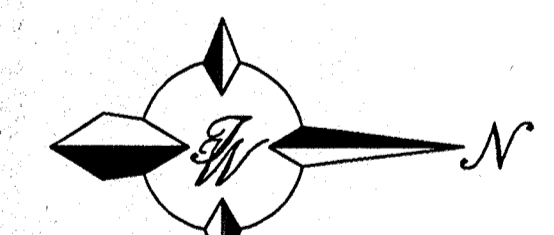
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



**LEGAL DESCRIPTION:**  
TRACT AAA PARADISE SKIES SUBDIVISION

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED
  2. SEE GRADING AND DRAINAGE PLAN - B FOR DESILTING PONDING
  3. SEE GRADING AND DRAINAGE PLAN - C FOR TYPICAL LOT LAYOUT
  4. SEE MASTER STORM SEWER PLAN FOR STORM SEWER DATA
  5. PAD ELEVATION IS THE FINISH FLOOR ELEVATION MINUS 0.50 FEET.

**ROUGH GRADING APPROVAL** \_\_\_\_\_ DATE \_\_\_\_\_



**GRAPHIC SCALE**

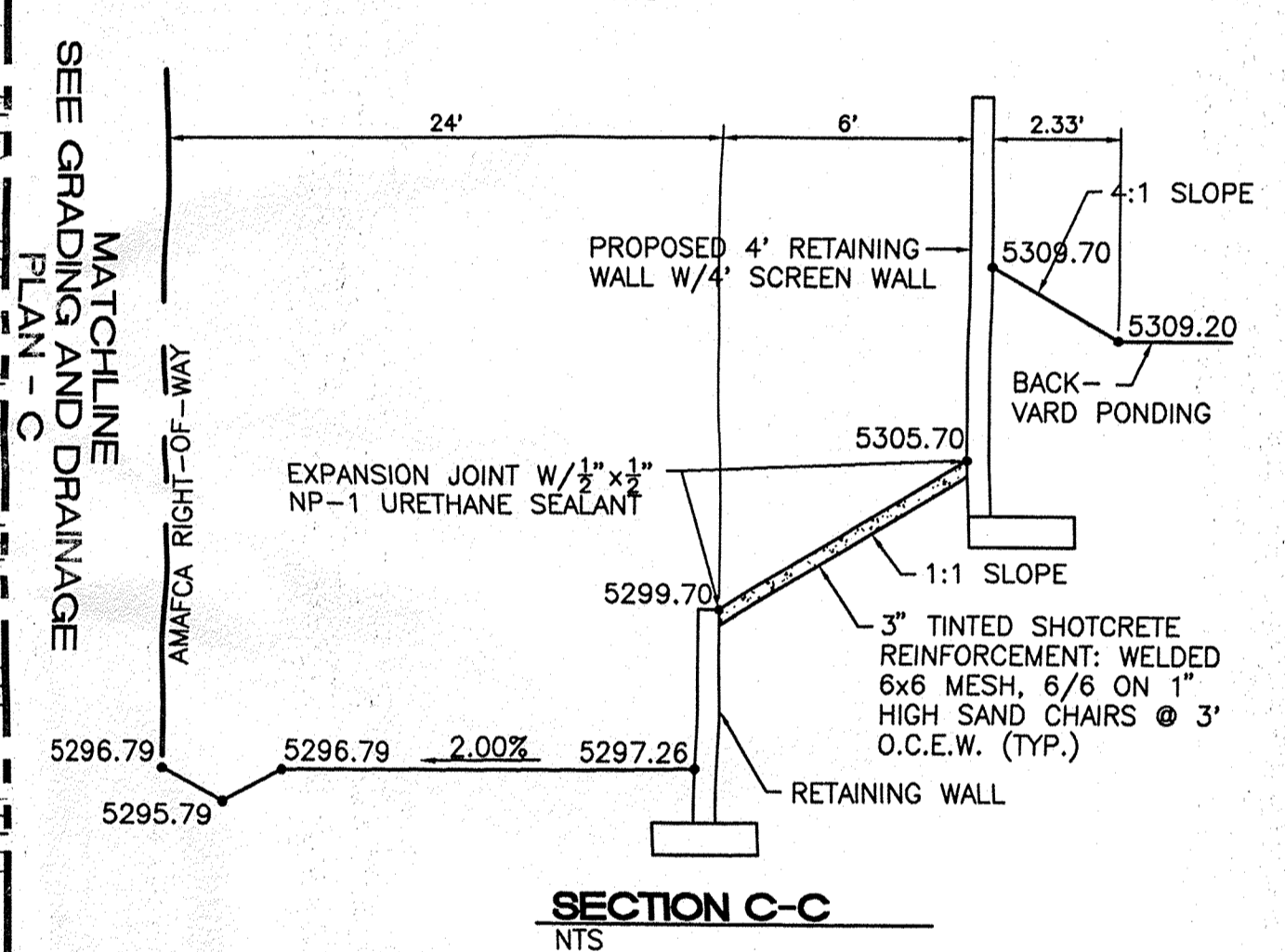
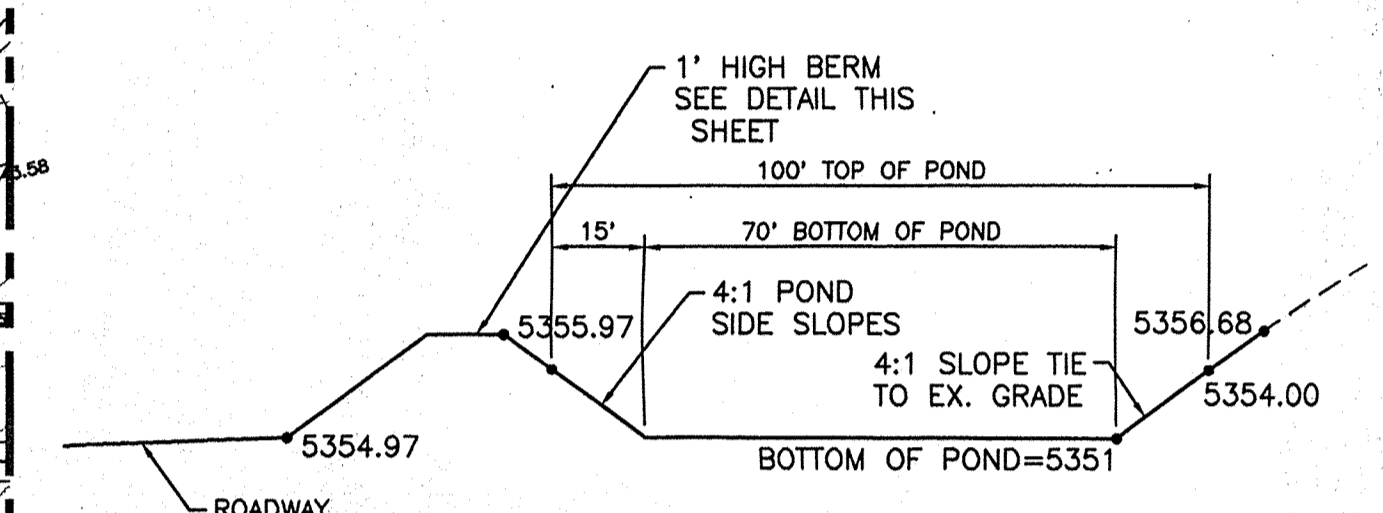
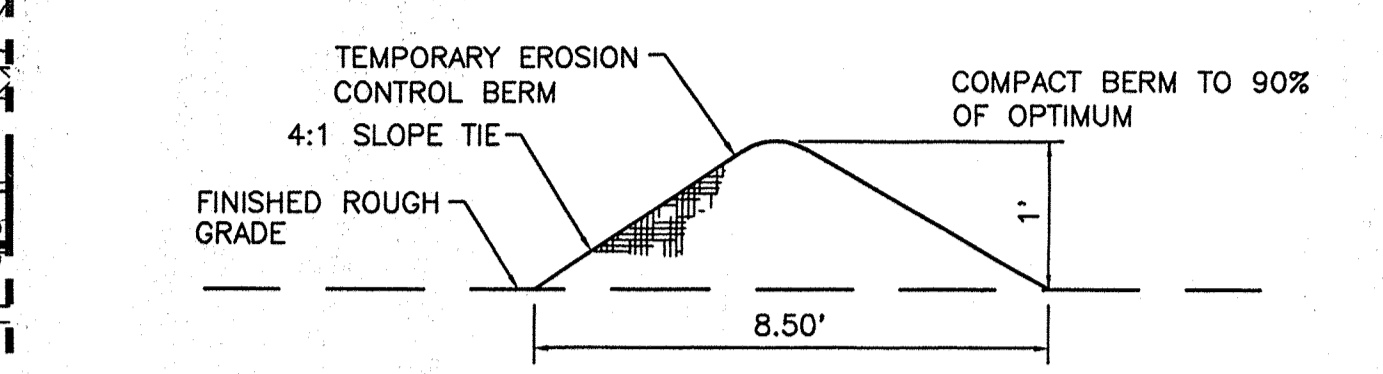
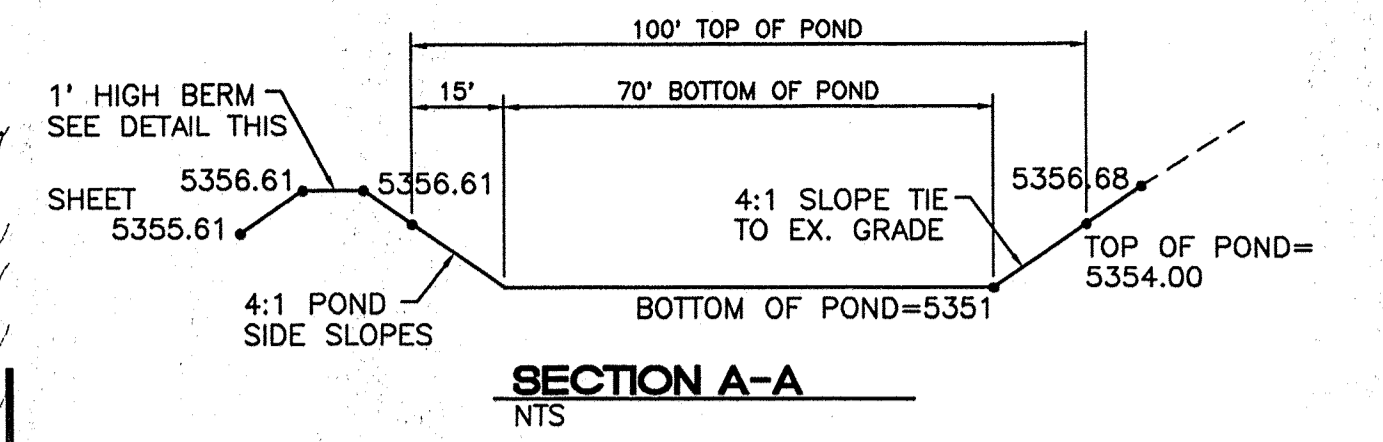
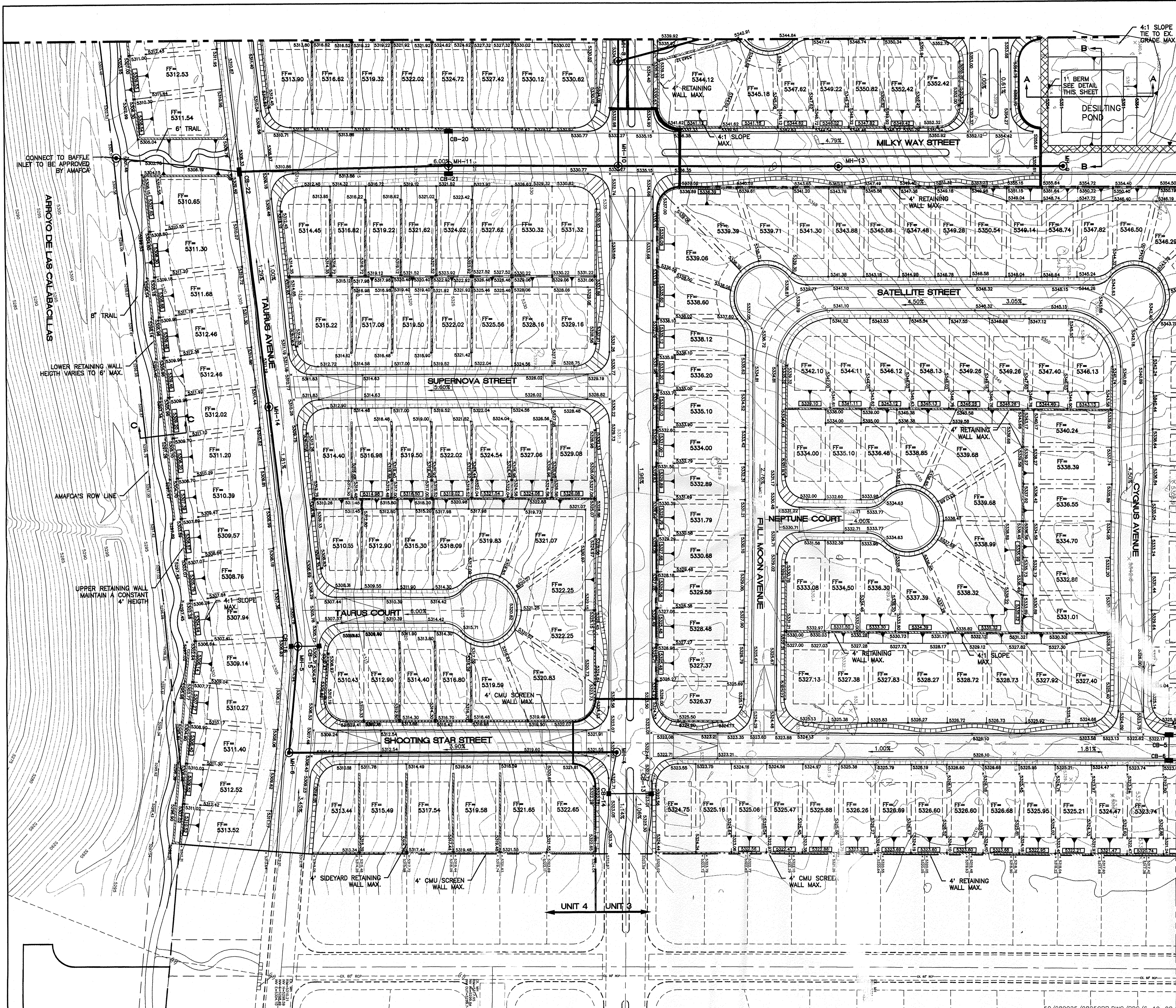
SCALE: 1"=50'

- LEGEND**
- EXISTING SD MANHOLE
  - - - - - EXISTING STORM SEWER LINE
  - - - - - EXISTING CURB & GUTTER
  - EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - BOUNDARY LINE
  - EASEMENT
  - PROPOSED SIDEWALK
  - PROPOSED RETAINING WALL
  - PROPOSED CMU SCREEN WALL

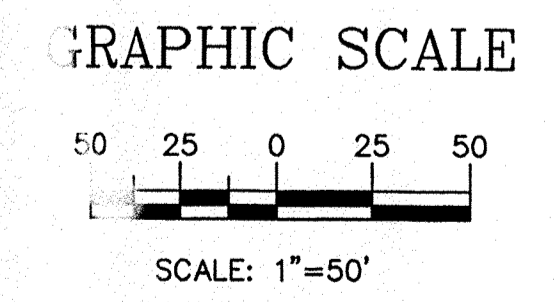
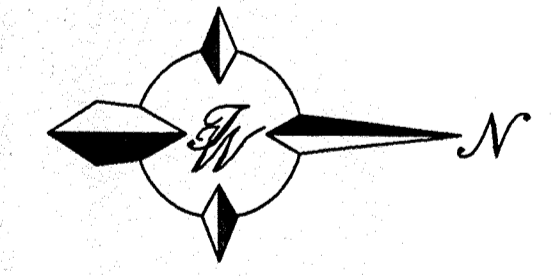
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Y=1,534,676.72  
X=366,738.57  
DELTA=-0015'26"  
CENTRAL ZONE  
(NAD 1927)

|  |   |  |
|--|---|--|
|  | <b>PARADISE SKIES SUBDIVISION</b><br><b>GRADING AND DRAINAGE PLAN - A</b>                                   | DRAWN BY<br>BDG<br>DATE<br>6-2-98<br>9825GRA.DWG |
|  | <b>TERRA WEST, LLC</b><br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 | SHEET #<br><b>3</b>                              |



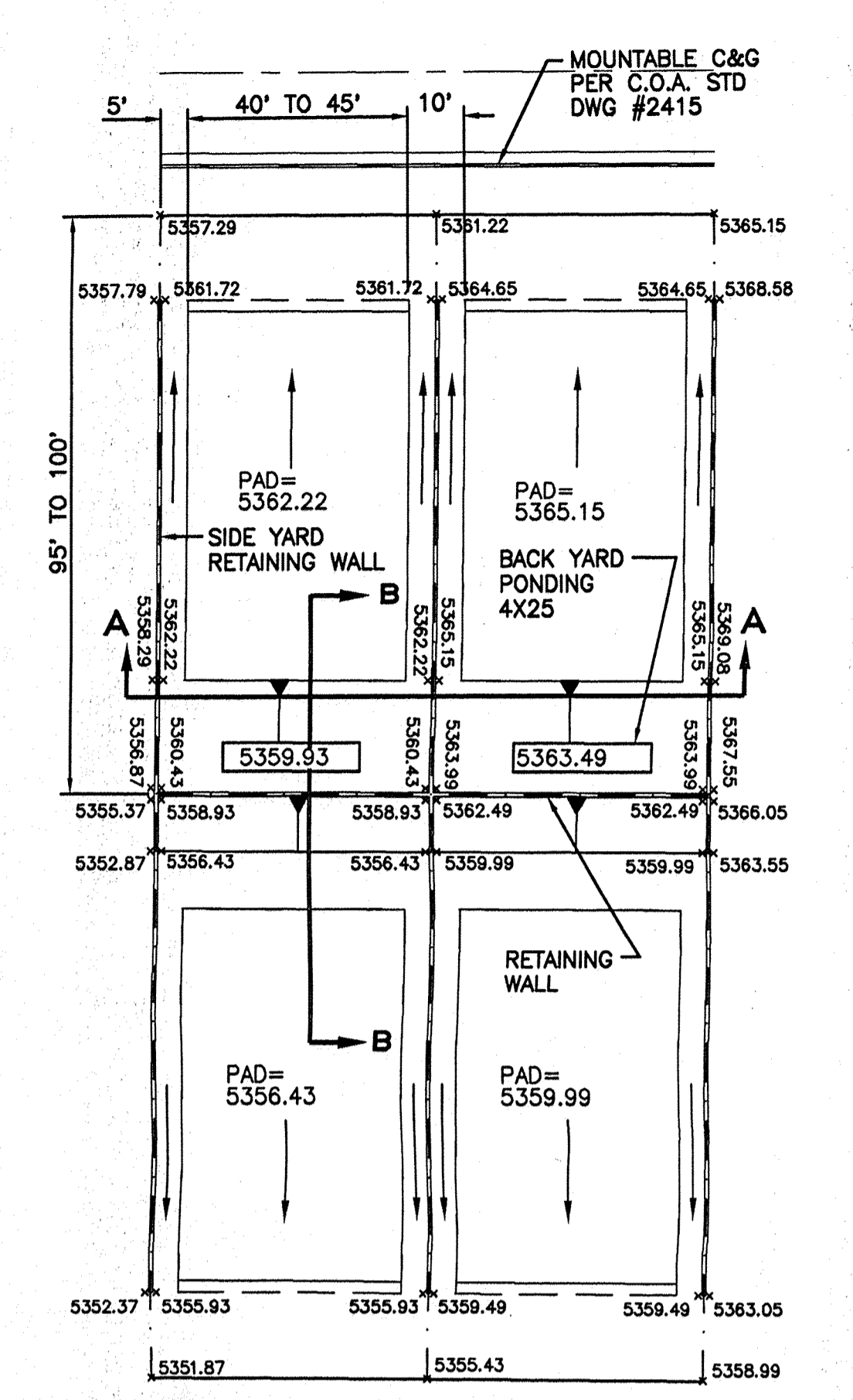
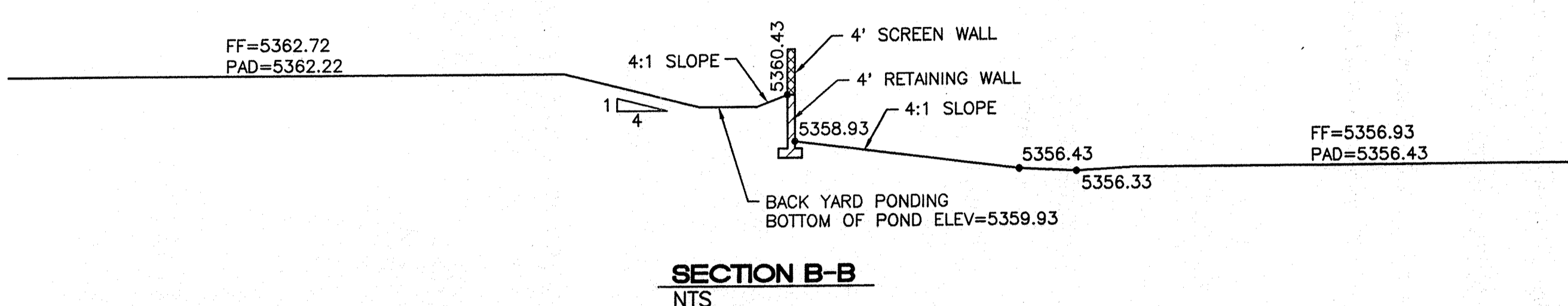
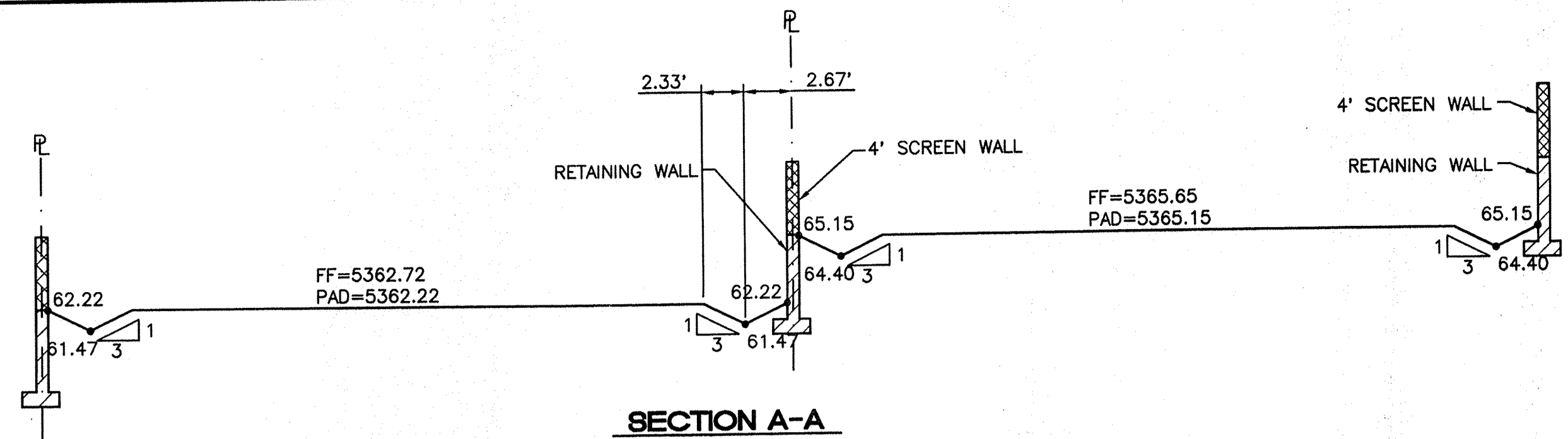


- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED
  2. SEE GRADING AND DRAINAGE PLAN - A FOR RETAINING WALL DETAILS
  3. SEE GRADING AND DRAINAGE PLAN - C FOR TYPICAL LOT LAYOUT
  4. SEE MASTER STORM SEWER PLAN FOR STORM SEWER DATA
  5. PAD ELEVATION IS THE FINISH FLOOR ELEVATION MINUS 0.50 FEET.



|   |   |  |
|---|---|--|
| ENGINEER'S SEAL<br><br>RONALD R. BOHANNAN<br>P.E. #7868 | <b>PARADISE SKIES SUBDIVISION</b><br><b>GRADING AND DRAINAGE PLAN - B</b>                                     | DRAWN BY<br>BDG<br>DATE<br>6-3-98<br>9825GRB.DWG |
|   | <b>TIER 1A WEST, LLC</b><br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 | SHEET #<br><b>4</b><br>JOB #<br>980025           |

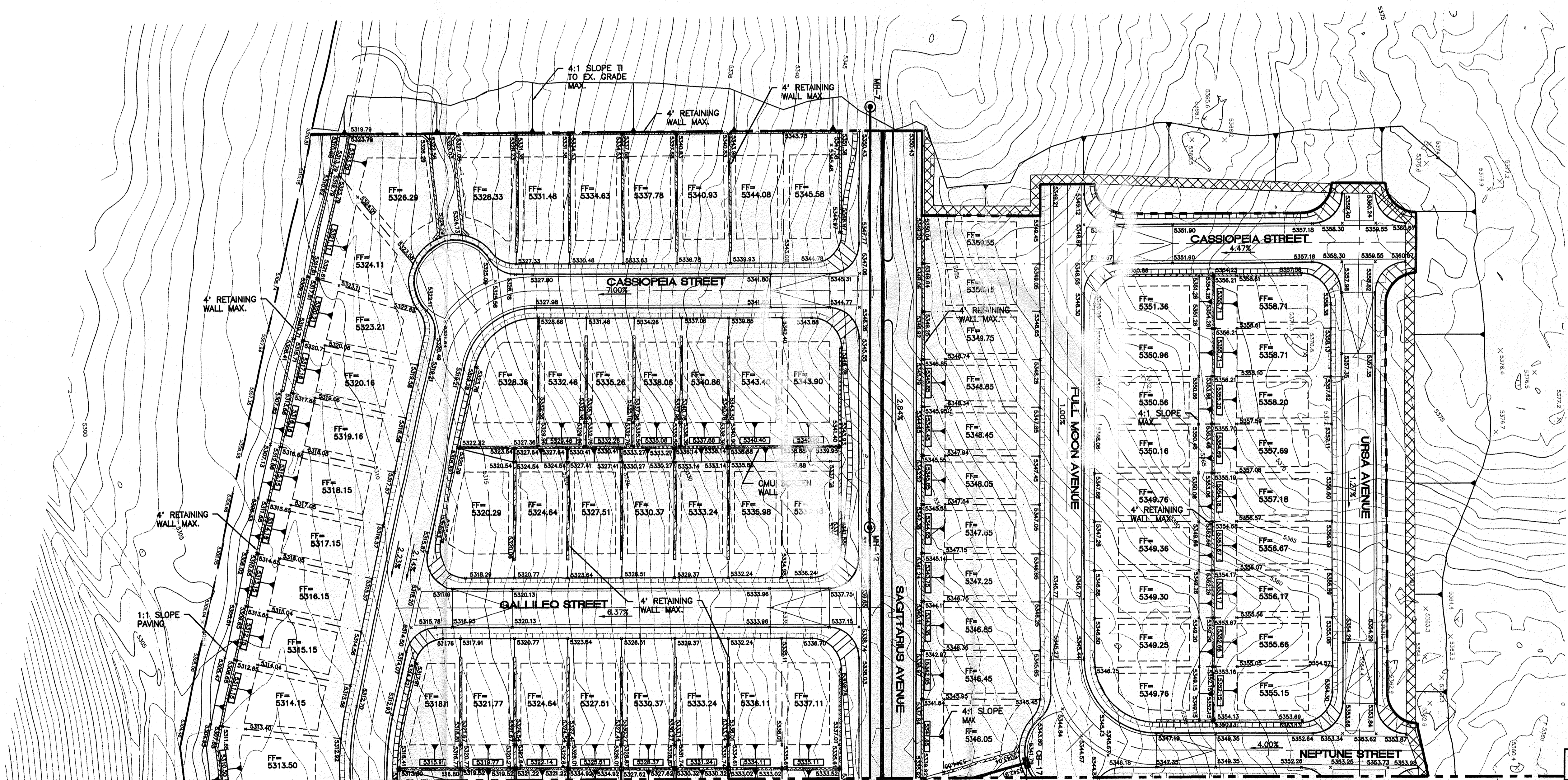




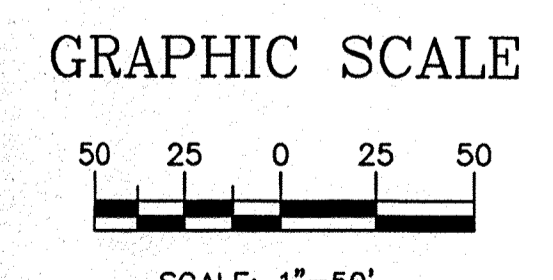
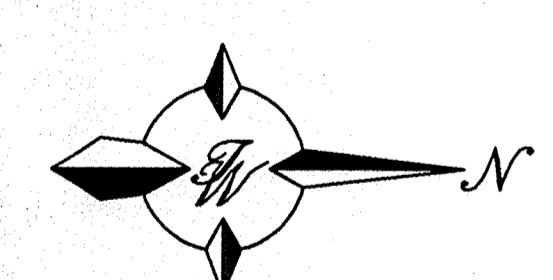
MOUNTABLE C&G PER C.O.A.-STD DWG #2415

**TYPICAL LOT LAYOUT**  
NTS

MOUNTABLE C&G PER C.O.A.-STD DWG #2415



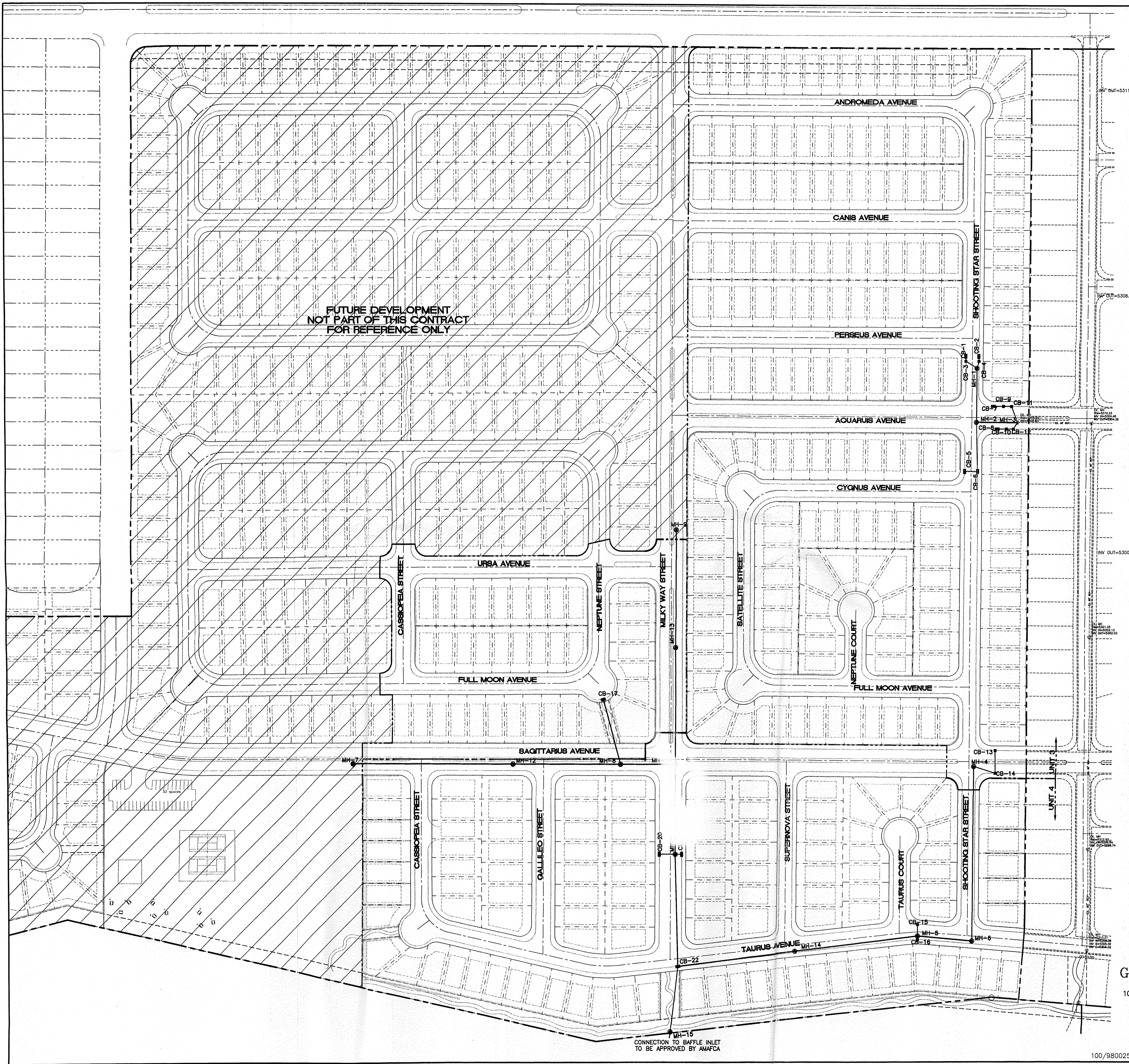
- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT TH FLOWLINE ELEVATION UNLESS OTHERWISE NOTED
  2. SEE GRADING AND DRAINAGE PLAN - B FOR DESILTING PONDING
  3. SEE GRADING AND DRAINAGE PLAN - A RETAINING WALL DETAIL
  4. SEE MASTER STORM SEWER PLAN FOR STORM SEWER DATA
  5. PAD ELEVATION IS THE FINISH FLOOR ELEVATION MINUS 0.50 FEET.



MATCHLINE  
SEE GRADING AND DRAINAGE  
PLAN - B

|  |  |                               |
|--|--|-------------------------------|
| <br>RONALD R. BOHANNAN<br>P.E. #7985   | <b>PARADISE SKIES</b><br><b>SUBDIVISION</b>    | DRAWN<br>BY BDG               |
|  | <b>GRADING AND</b><br><b>DRAINAGE PLAN - C</b> | DATE<br>6-3-98<br>9825GRC.DWG |
| <b>TIERRA WEST, LLC</b><br>4421 McLEOD ROAD, N.E., SUITE D<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505)883-7592 | SHEET #<br><b>5</b>                            | JOB #<br>980025               |





**STORM SEWER PIPE INFORMATION**

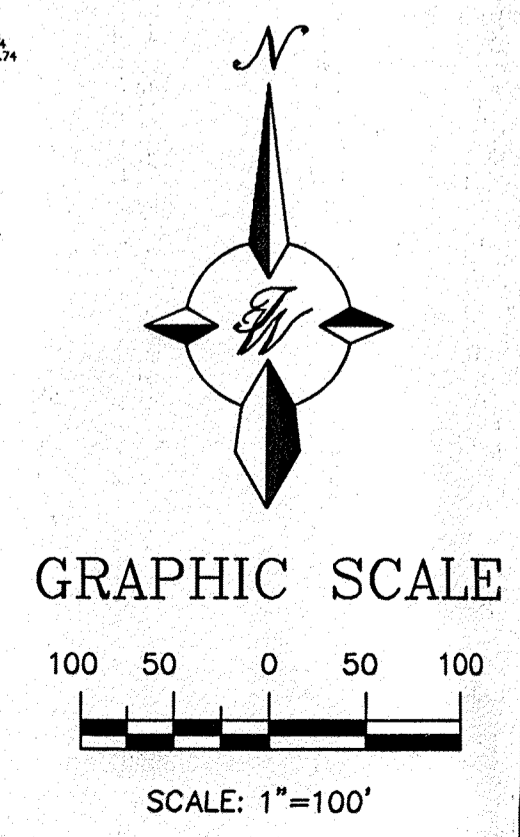
| LOCATION       | PIPE SIZE | TYPE          | SLOPE  | Q (cfs) | V (ft/s) | H.G.L. |
|----------------|-----------|---------------|--------|---------|----------|--------|
| CB-1 TO CB-3   | 24"       | CLASS III RCP | 1.00%  | 11.50   | 7.25     | 1.01   |
| CB-2 TO CB-4   | 24"       | CLASS III RCP | 1.00%  | 11.50   | 7.25     | 1.01   |
| CB-3 TO MH-1   | 24"       | CLASS III RCP | 1.00%  | 17.10   | 7.93     | 1.30   |
| CB-4 TO MH-1   | 24"       | CLASS III RCP | 1.80%  | 17.10   | 9.97     | 1.07   |
| MH-1 TO MH-2   | 30"       | CLASS III RCP | 1.00%  | 34.20   | 9.37     | 1.74   |
| CB-5 TO CB-6   | 15"       | CLASS III RCP | 1.00%  | 4.10    | 5.59     | 0.72   |
| CB-6 TO MH-2   | 18"       | CLASS III RCP | 4.20%  | 8.20    | 11.38    | 0.64   |
| MH-2 TO MH-3   | 36"       | CLASS III RCP | 7.62%  | 42.40   | 21.20    | 0.98   |
| CB-7 TO CB-9   | 18"       | CLASS III RCP | 3.04%  | 7.60    | 9.50     | 0.67   |
| CB-8 TO CB-10  | 18"       | CLASS III RCP | 4.65%  | 7.60    | 11.57    | 0.60   |
| CB-9 TO CB-11  | 24"       | CLASS III RCP | 1.00%  | 11.60   | 7.26     | 1.01   |
| CB-10 TO CB-12 | 24"       | CLASS III RCP | 1.07%  | 11.60   | 7.45     | 0.99   |
| CB-11 TO MH-3  | 24"       | CLASS III RCP | 18.06% | 14.10   | 21.91    | 0.52   |
| CB-12 TO MH-3  | 24"       | CLASS III RCP | 50.78% | 14.10   | 31.61    | 0.40   |
| CB-13 TO CB-14 | 24"       | CLASS III RCP | 1.00%  | 15.13   | 7.73     | 1.19   |
| CB-14 TO MH-4  | 30"       | CLASS III RCP | 4.72%  | 30.26   | 9.16     | 1.59   |
| MH-4 TO MH-6   | 30"       | CLASS III RCP | 3.43%  | 30.26   | 14.63    | 1.10   |
| CB-15 TO MH-14 | 24"       | CLASS III RCP | 3.08%  | 11.67   | 11.01    | 0.74   |
| CB-16 TO MH-14 | 24"       | CLASS III RCP | 9.25%  | 11.67   | 16.35    | 0.56   |
| MH-5 TO MH-14  | 36"       | CLASS III RCP | 0.70%  | 53.60   | 2.35     | 9.01   |
| MH-14 TO CB-22 | 36"       | CLASS III RCP | 0.61%  | 23.33   | 7.13     | 9.01   |
| MH-6 TO MH-5   | 30"       | CLASS III RCP | 2.79%  | 30.36   | 13.55    | 1.16   |
| MH-7 TO MH-12  | 36"       | CLASS III RCP | 2.70%  | 50.14   | 15.19    | 1.42   |
| MH-12 TO MH-8  | 36"       | CLASS III RCP | 3.43%  | 50.14   | 16.60    | 1.33   |
| CB-17 TO MH-8  | 42"       | CLASS III RCP | 5.47%  | 69.26   | 21.31    | 1.30   |
| MH-8 TO MH-10  | 48"       | CLASS III RCP | 1.69%  | 119.40  | 15.79    | 2.32   |
| MH-9 TO MH-13  | 42"       | CLASS III RCP | 4.47%  | 69.02   | 20.21    | 1.35   |
| MH-13 TO MH-10 | 42"       | CLASS III RCP | 4.60%  | 69.02   | 19.99    | 1.36   |
| MH-10 TO MH-11 | 54"       | CLASS III RCP | 6.31%  | 188.42  | 29.02    | 1.92   |
| CB-20 TO MH-11 | 24"       | CLASS III RCP | 8.26%  | 10.74   | 15.33    | 0.55   |
| CB-21 TO MH-11 | 24"       | CLASS III RCP | 35.78% | 10.74   | 25.78    | 0.38   |
| MH-11 TO CB-22 | 66"       | CLASS III RCP | 1.90%  | 288.15  | 15.93    | 3.92   |

**CATCH BASIN DATA**

| CB | TYPE       | GRATE   | INV IN  | INV OUT |
|----|------------|---------|---------|---------|
| 1  | DOUBLE "A" | 5319.58 |         | 5315.58 |
| 2  | DOUBLE "A" | 5319.58 |         | 5315.58 |
| 3  | SINGLE "C" | 5319.52 | 5315.47 | 5315.37 |
| 4  | SINGLE "C" | 5319.52 | 5315.47 | 5315.37 |
| 5  | DOUBLE "A" | 5322.08 |         | 5318.58 |
| 6  | DOUBLE "A" | 5322.08 | 5318.32 | 5318.22 |
| 7  | DOUBLE "A" | 5317.73 |         | 5314.23 |
| 8  | DOUBLE "A" | 5317.53 |         | 5314.23 |
| 9  | SINGLE "C" | 5317.46 | 5313.56 | 5313.46 |
| 10 | SINGLE "C" | 5317.20 | 5313.30 | 5313.20 |
| 11 | SINGLE "C" | 5317.27 | 5313.28 | 5313.18 |
| 12 | SINGLE "C" | 5316.94 | 5313.04 | 5312.94 |
| 13 | SINGLE "A" | 5322.87 |         | 5318.87 |
| 14 | SINGLE "A" | 5322.90 | 5318.39 | 5318.29 |
| 15 | SINGLE "A" | 5305.78 |         | 5301.78 |
| 16 | SINGLE "A" | 5305.78 |         | 5301.78 |
| 17 | (2)DBL "A" | 5341.79 |         | 5336.29 |
| 20 | DOUBLE "A" | 5321.65 |         | 5317.65 |
| 21 | DOUBLE "A" | 5321.65 |         | 5317.65 |
| 22 | DOUBLE "A" | 5308.52 | 5297.30 | 5297.20 |

**MANHOLE DATA**

| MH | TYPE | RIM     | INV IN  | INV OUT |
|----|------|---------|---------|---------|
| 1  |      | 5319.51 | 5315.09 | 5314.99 |
| 2  |      | 5319.36 | 5313.85 | 5313.75 |
| 4  |      | 5322.76 | 5317.82 | 5317.72 |
| 5  |      | 5306.10 | 5301.04 | 5300.94 |
| 6  |      | 5309.45 | 5300.31 | 5300.21 |
| 7  |      | 5351.12 | 5346.22 | 5346.12 |
| 8  |      | 5334.58 | 5328.68 | 5328.58 |
| 9  |      | 5355.37 | 5349.87 | 5349.87 |
| 10 |      | 5332.99 | 5326.59 | 5326.49 |
| 11 |      | 5321.83 | 5314.43 | 5314.33 |
| 12 |      | 5341.56 | 5336.66 | 5336.56 |
| 13 |      | 5343.51 | 5338.11 | 5338.01 |
| 14 |      | 5312.30 | 5299.24 | 5299.14 |



|                           |   |               |
|---------------------------|---|---------------|
| ENGINEER'S SEAL           | <b>PARADISE SKIES SUBDIVISION</b>   | DRAWN BY: BDG |
|                           | <b>MASTER STORM SEWER PLAN</b>  | DATE: 6-1-98  |
|                           | TERRA WEST DEVELOPMENT MANAGEMENT SERVICES                                | 9825MSSP.DWG  |
|                           | 4421 McLEODD ROAD NE, SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592 | SHEET #       |
| SHAHAB BIAZAR P.E. #13479 |   | JOB # 980025  |

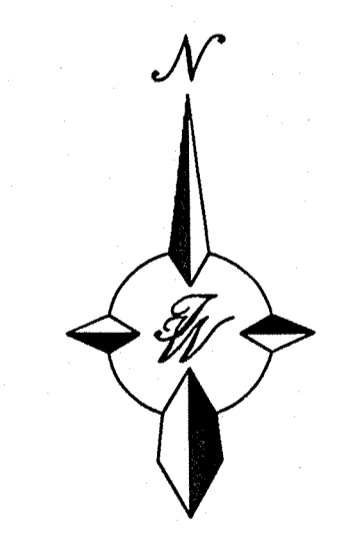




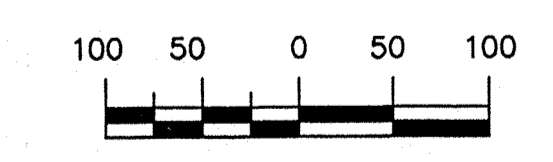
NOTE:  
 ALL WATERLINES ARE TO BE 8" UNLESS OTHERWISE NOTED.  
 ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

**GENERAL NOTES:**

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. SEE SHEET MASTER UTILITY PLAN-A FOR WATER SHUTOFF PLAN AND TEMPORARY PAVING SECTION.
5. ALL WATERLINE SERVICES ARE TO BE COPPER PIPING.



GRAPHIC SCALE



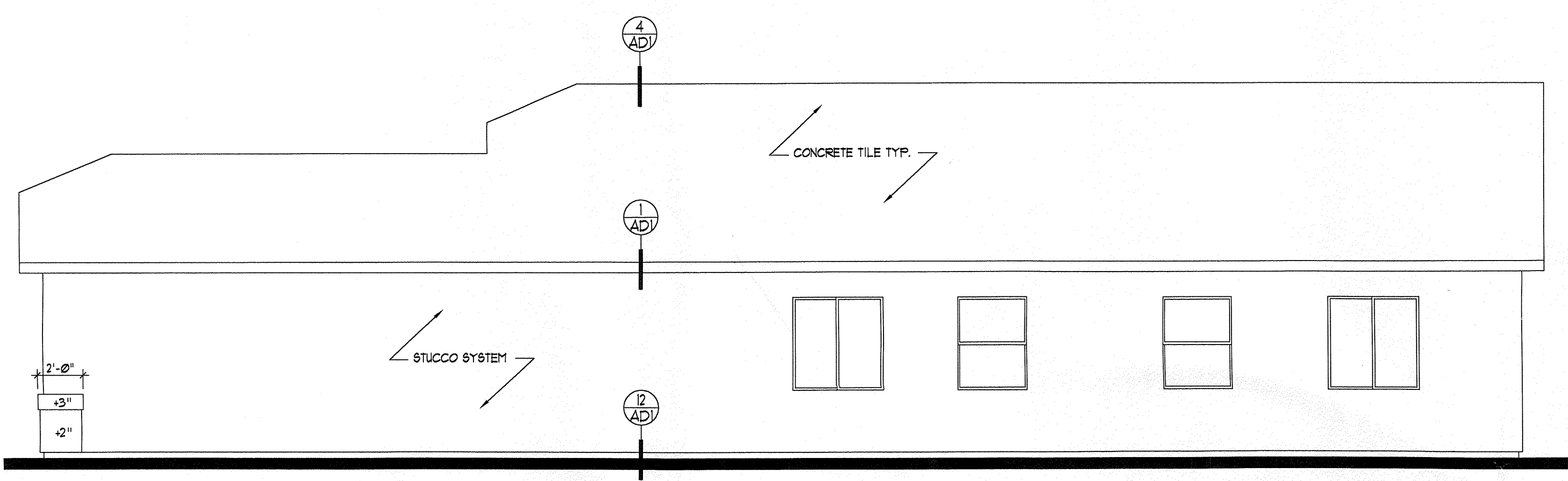
SCALE: 1"=100'

|                              |  |                         |
|------------------------------|--|-------------------------|
| ENGINEER'S SEAL              | <b>PARADISE SKIES SUBDIVISION</b>  | DRAWN BY<br>BDG         |
|                              | <b>OVERALL MASTER UTILITY PLAN</b>   | DATE<br>6-24-98         |
|                              | TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES                                | SHEET #<br>98250MU1.DWG |
|                              | 4421 McLEDD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592 | JOB #<br>980025         |
| SHAHAB BIAZAR<br>P.E. #13479 |  |                         |

CONNECTION TO BAFFLE WILL BE DESIGNED IN THE FUTURE.

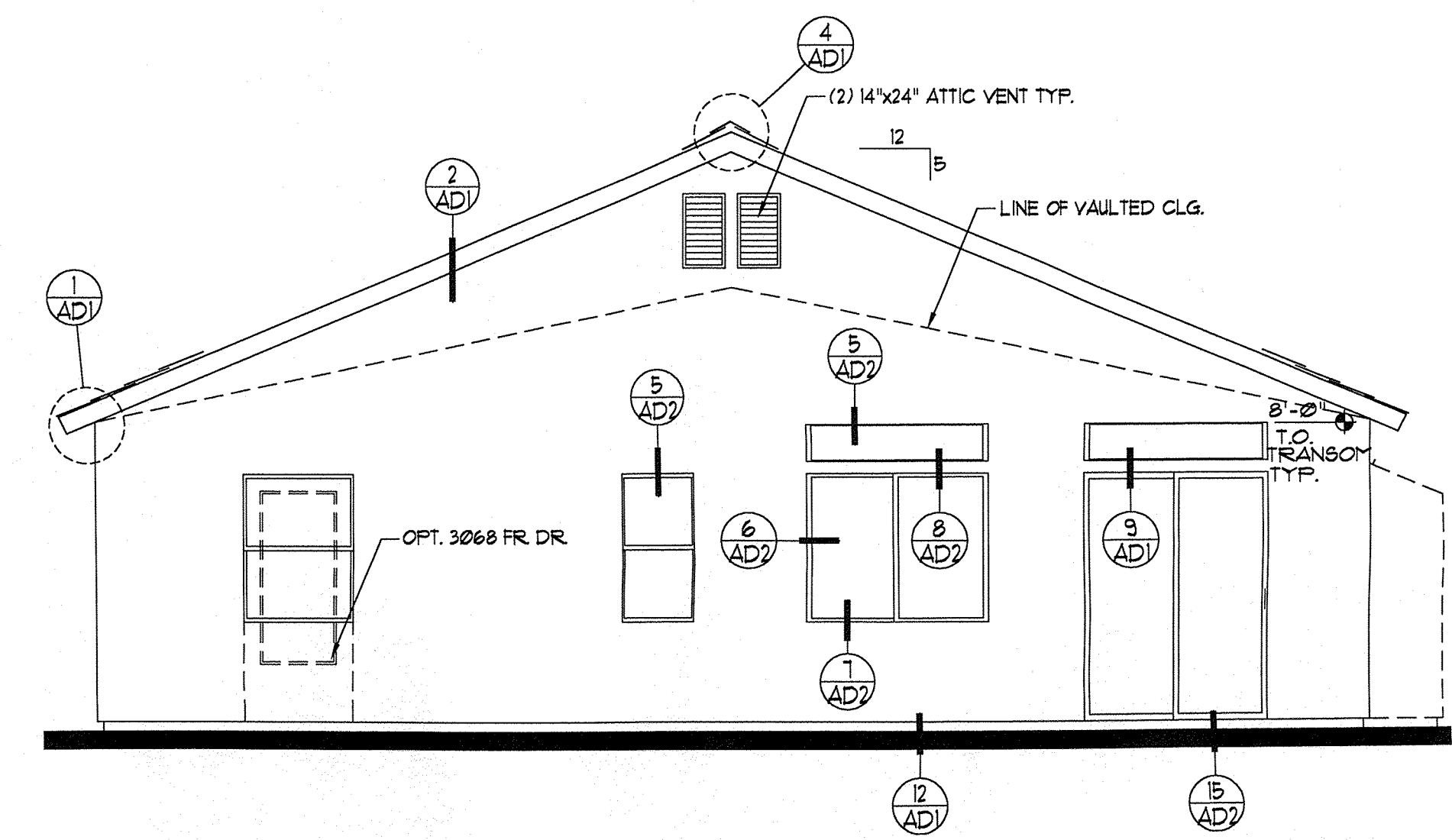


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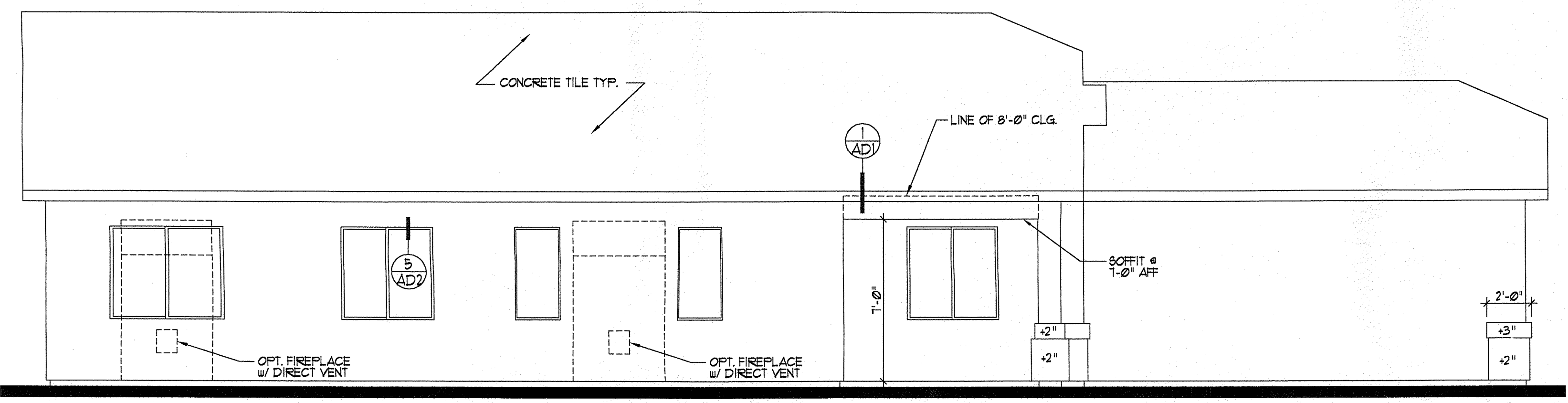
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **370-STD, 370-2, 370-3**



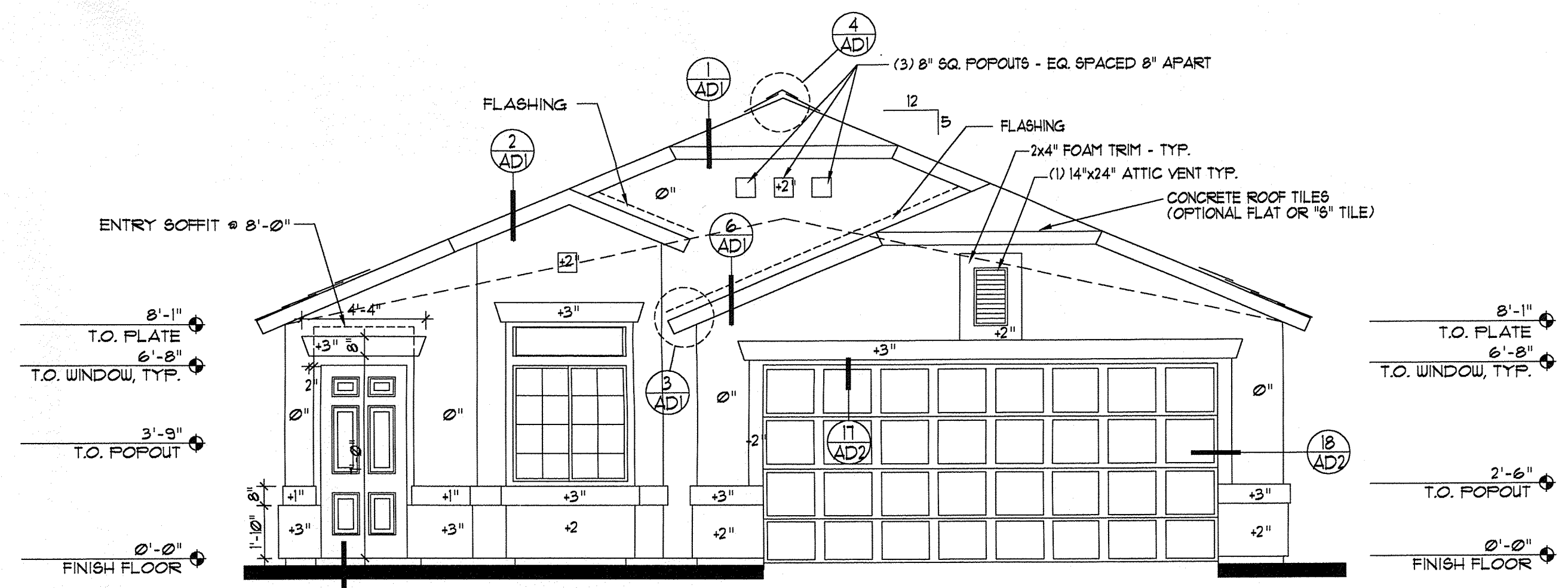
**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **TYP. ALL PLANS**



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **370-STD, 370-3**



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0" **370-STD, 370-2, 370-3**

| Rev. | Date | By | Description |
|------|------|----|-------------|
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |

**LONGFORD HOMES**  
of **NEW MEXICO**

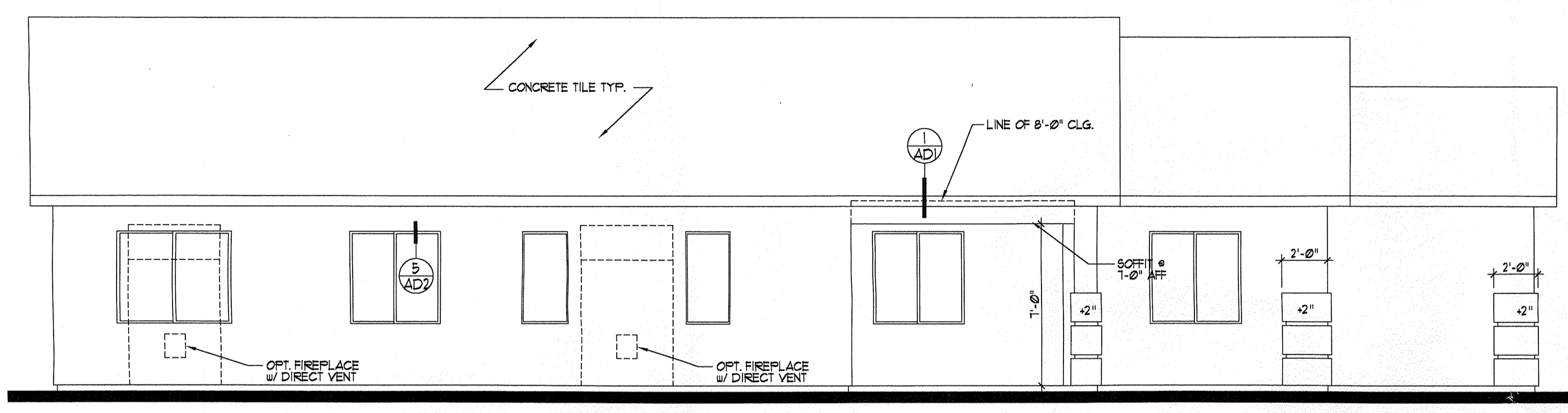
Sheet Title  
**PLAN 370-STD  
EXTERIOR  
ELEVATIONS  
ELEVATIONS**

Project No. **98124.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-15-99**  
Sheet No.

**370.A3**  
PLAN 370

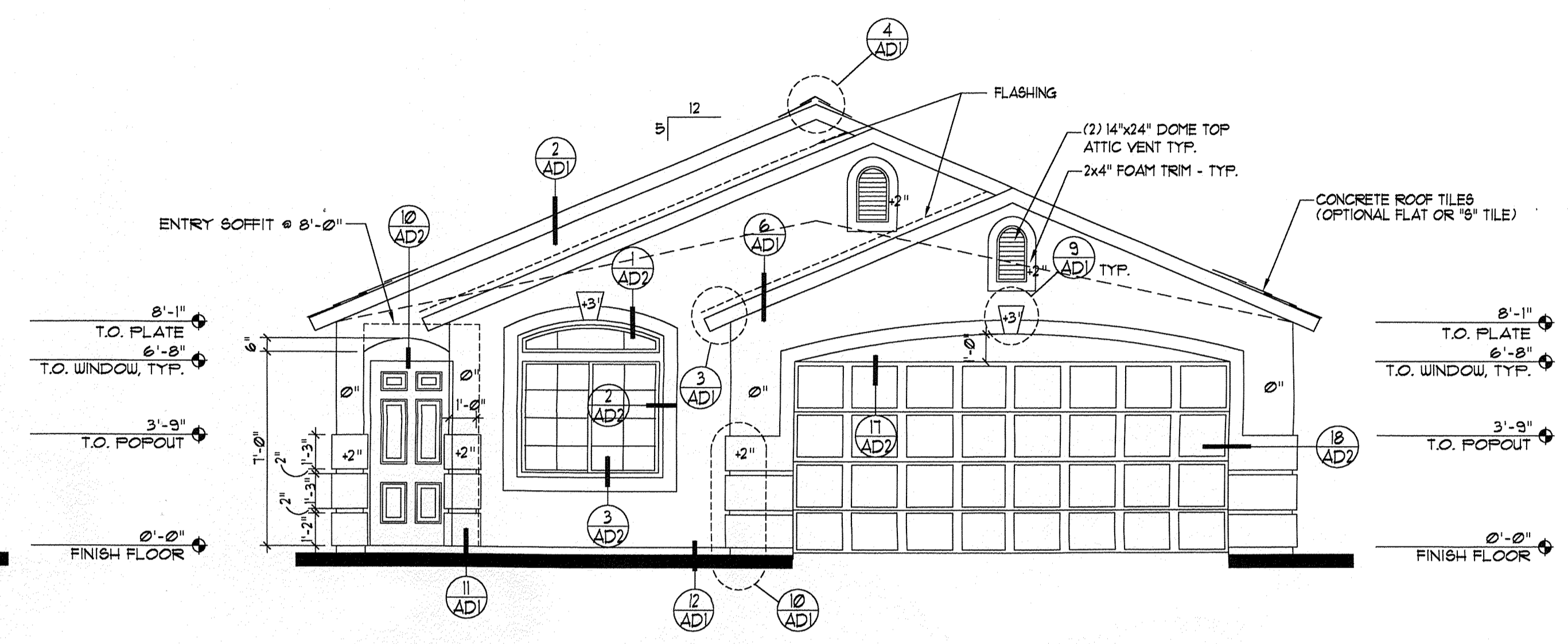


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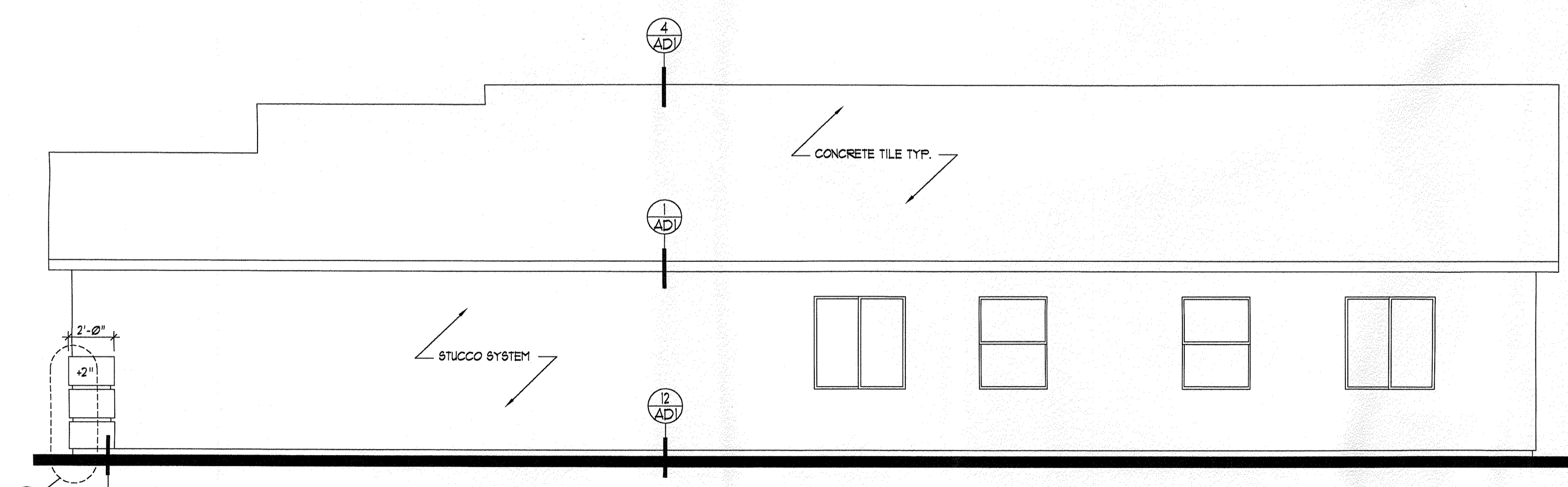
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **370-1**



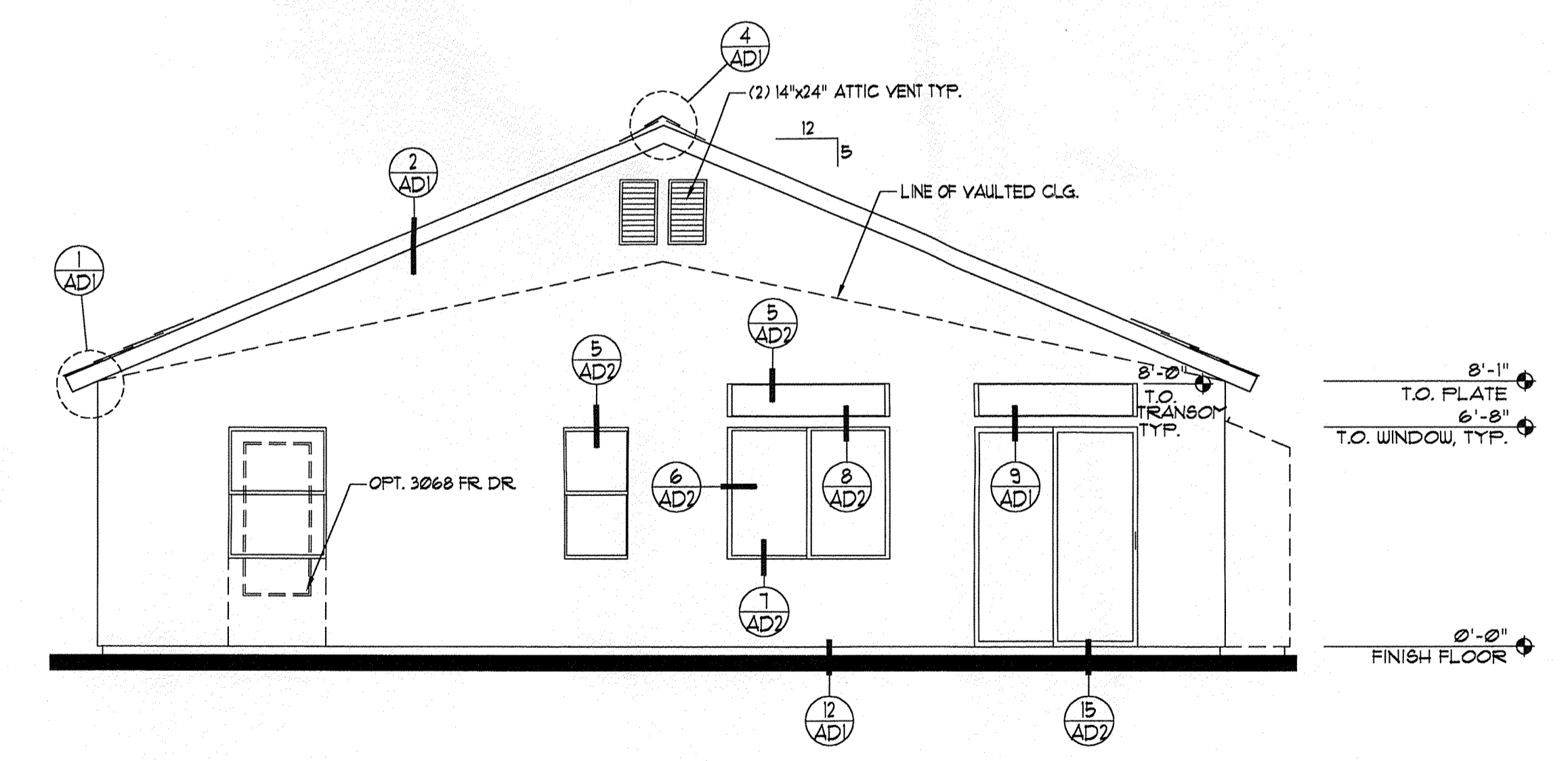
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0" **370-1, 370-4, 370-5**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **370-1, 370-4, 370-5**



**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **TYP. ALL PLANS**

|             |   |
|-------------|---|
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| Description |   |
| By          |   |
| Date        |   |
| Rev.        |   |

**LONGFORD HOMES**  
**of**  
**NEW MEXICO**

Sheet Title  
**PLAN 370-1**  
**EXTERIOR ELEVATIONS**

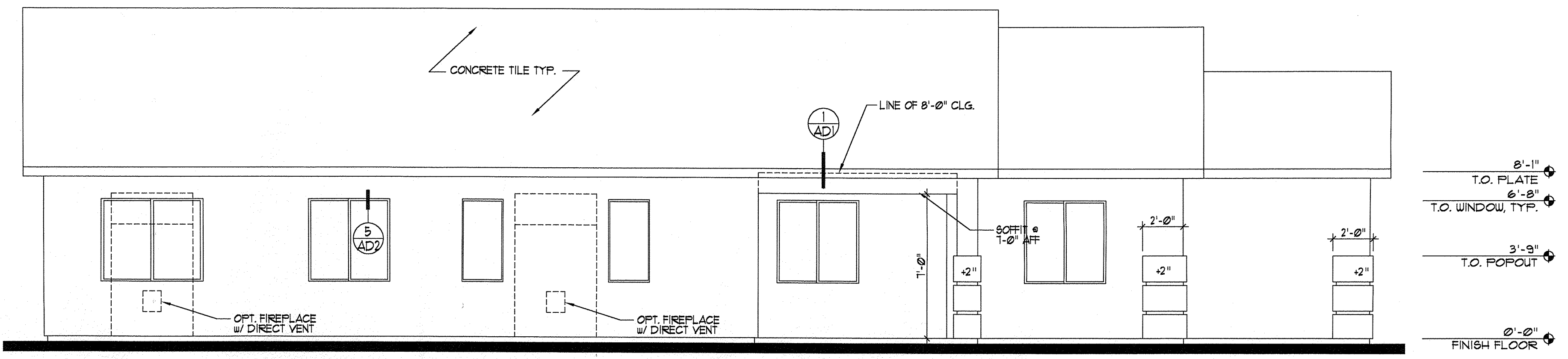
Project No. **98124.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-15-99**  
Sheet No.

**370.A3.1**  
**PLAN 370**

R:\1998 Residential\Projects\98124-2\370\K\SET\370-a3.1.dwg Wed Apr 07 13:50:10 1999 Perlman Architects Copyright 1999 S.P.D.

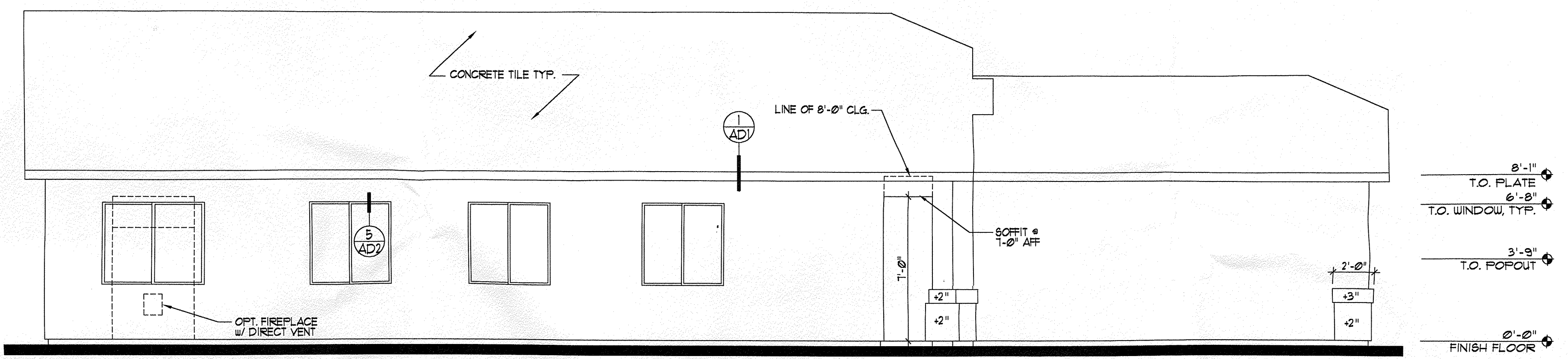


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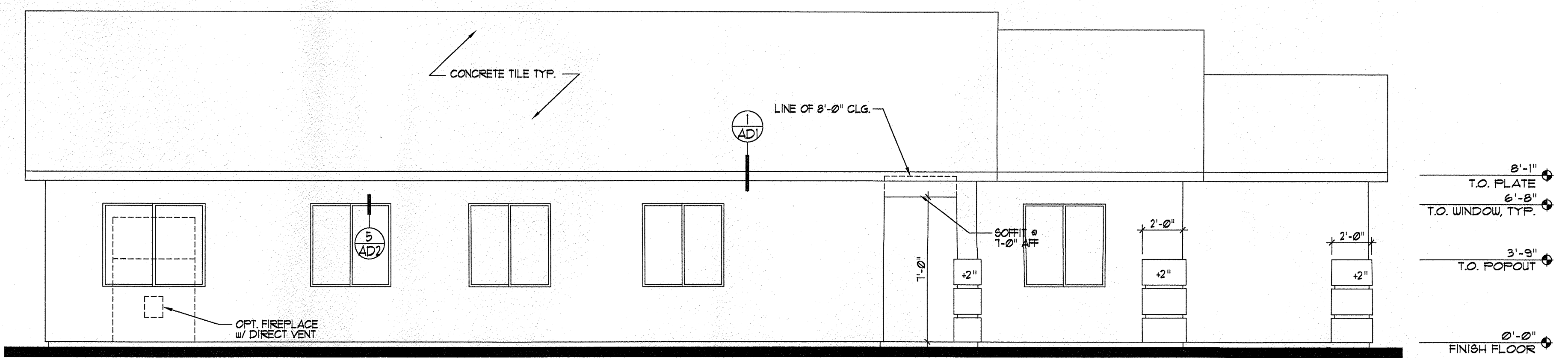
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **370-1**



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **370-2**



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **370-4, 370-5**

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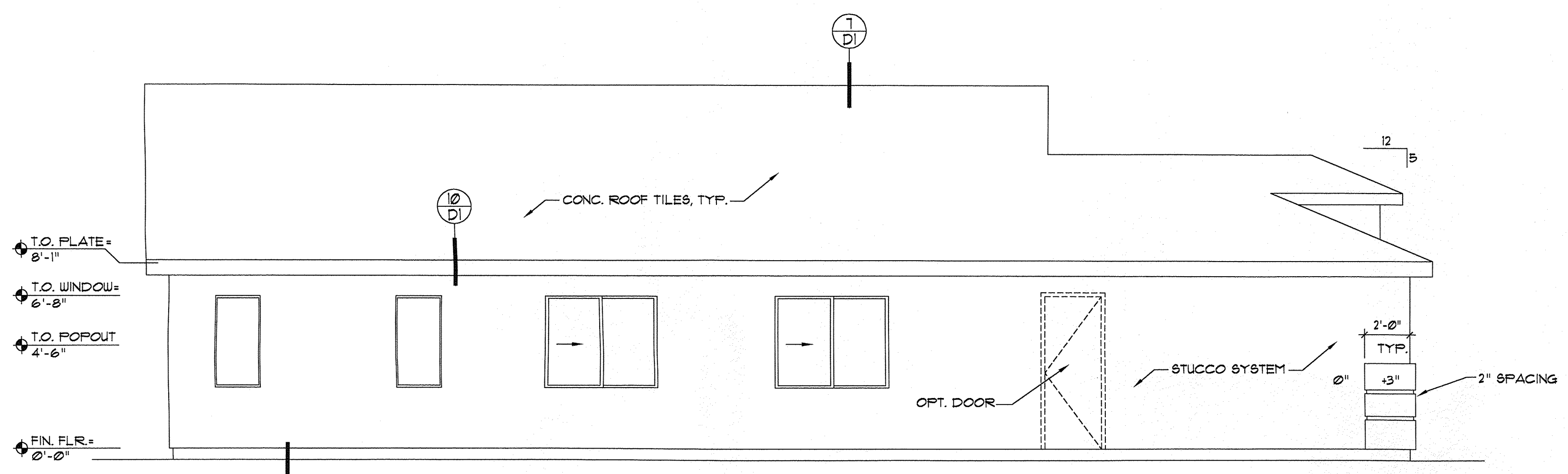
**LONGFORD HOMES**  
**of NEW MEXICO**

Sheet Title  
**PLAN 370**  
**OPTIONAL**  
**LEFT**  
**ELEVATIONS**

Project No. **98124.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-15-99**

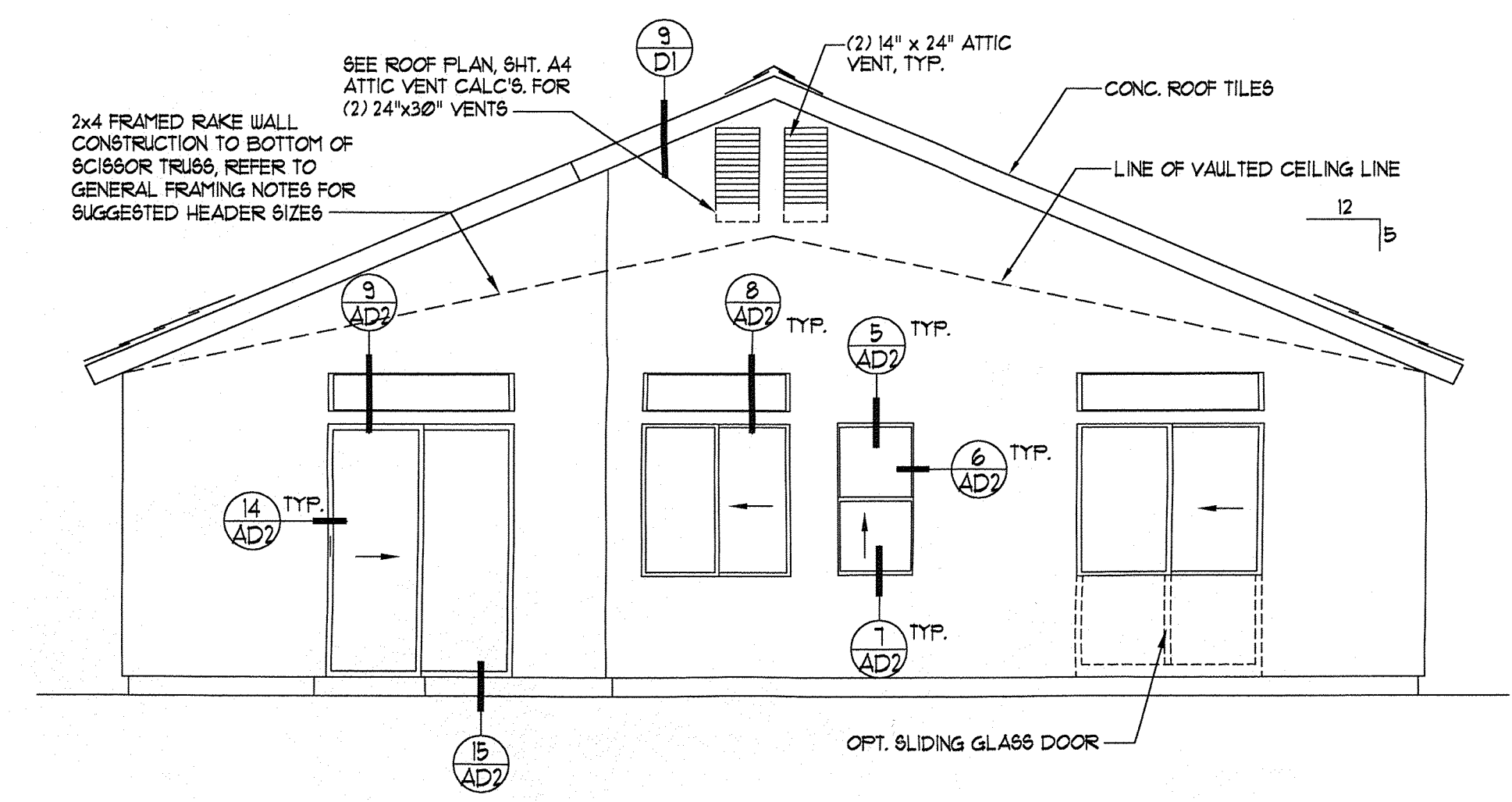
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**370.A3.2**  
**PLAN 370**





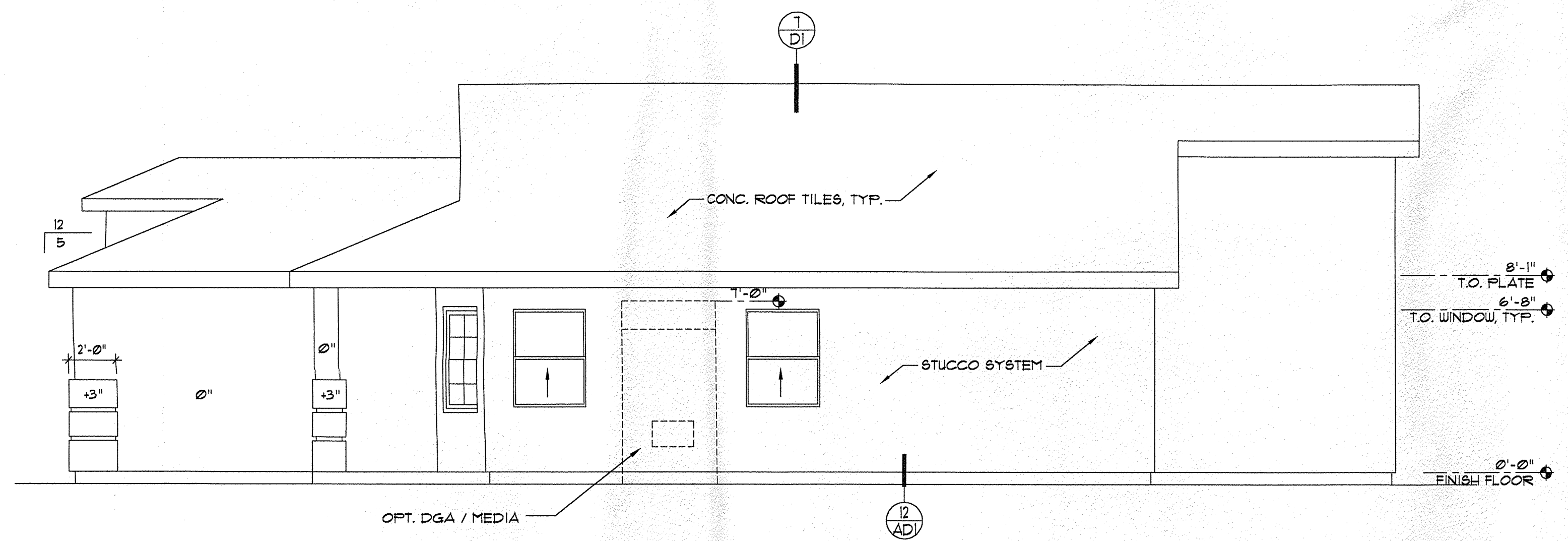
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **360-STD, 360-1, 360-1-3, 360-3**



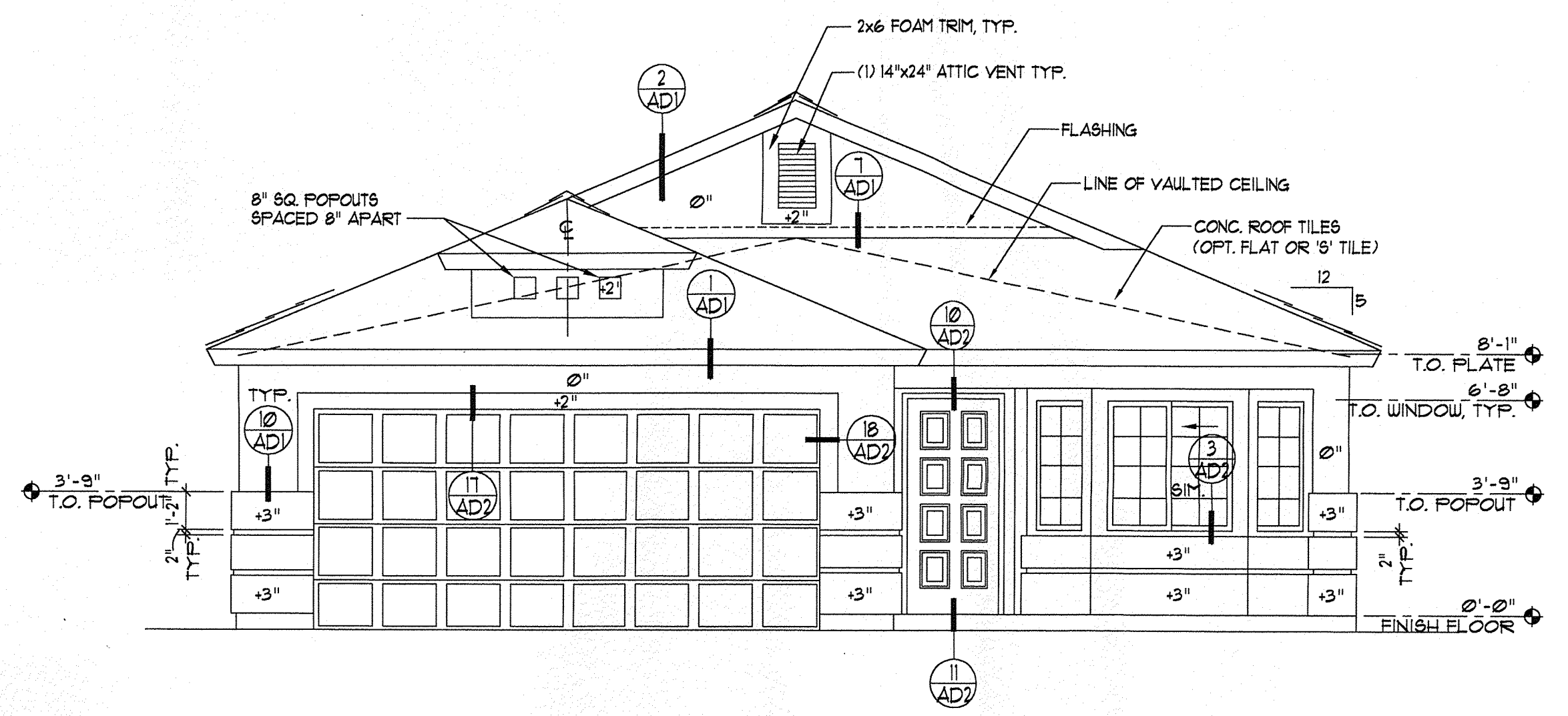
**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **360-STD, 360-3**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-STD**



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0" **360-TYP. ALL PLANS**

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of NEW MEXICO**

Sheet Title  
**PLAN 360  
EXTERIOR  
ELEVATIONS**

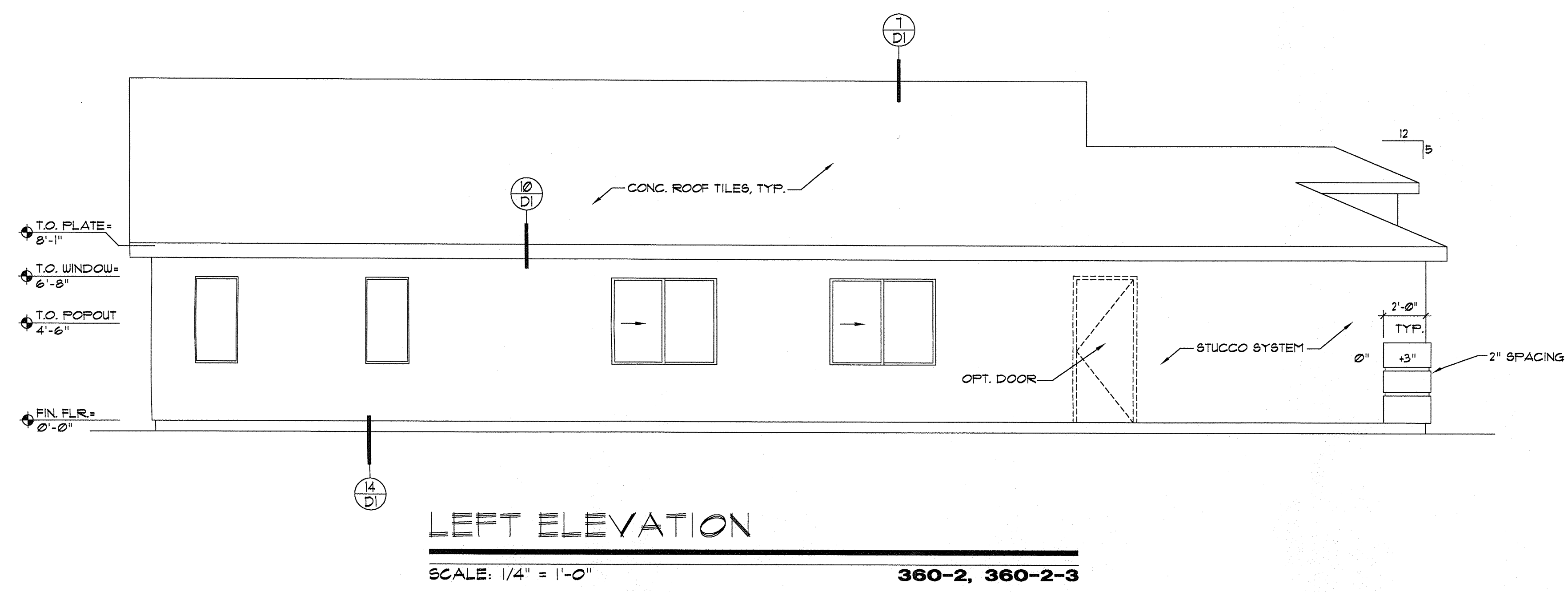
Project No. **98175.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-10-99**

Sheet No.  
**360.A3**  
**PLAN 360**



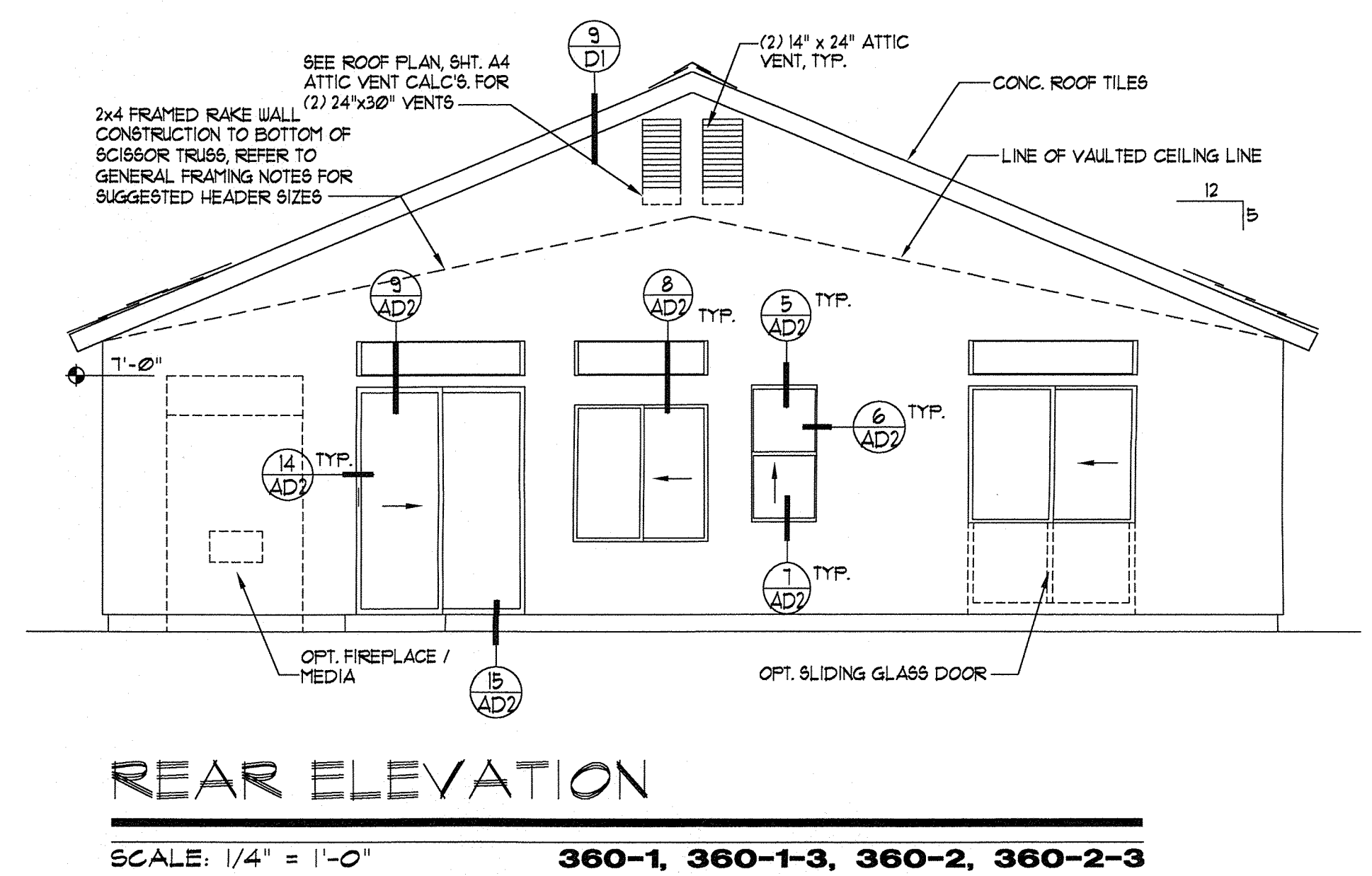
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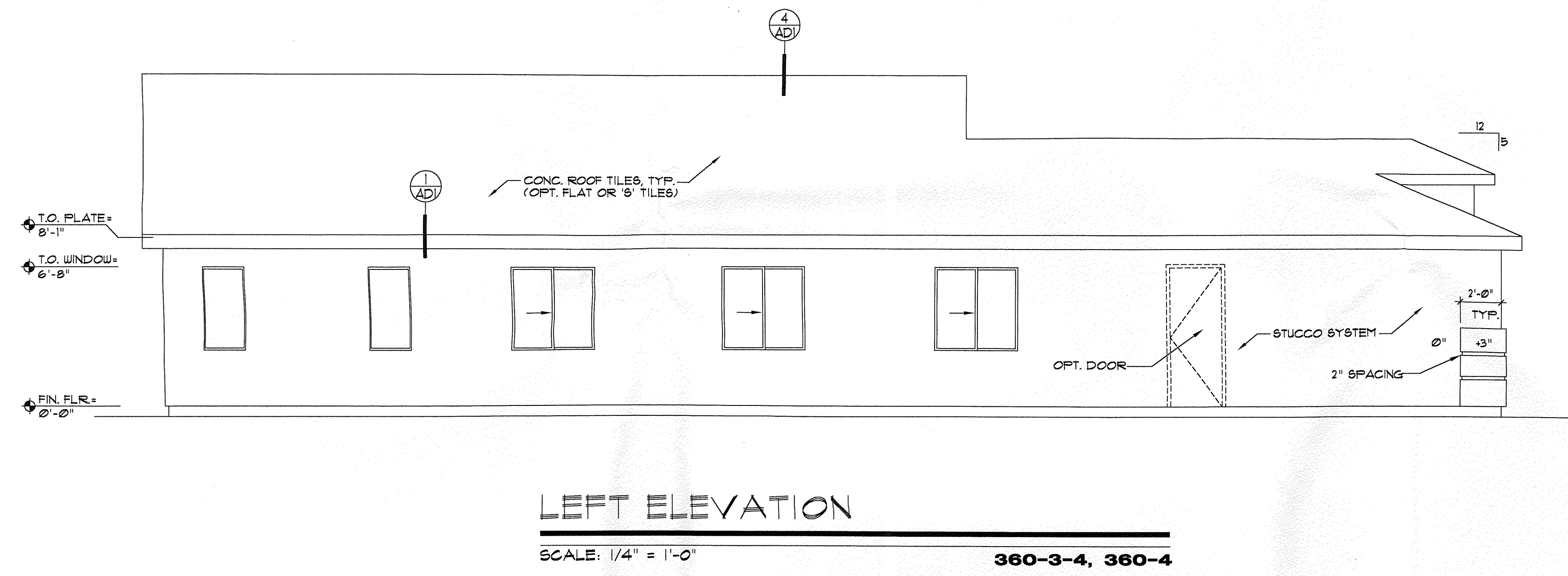
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **360-2, 360-2-3**



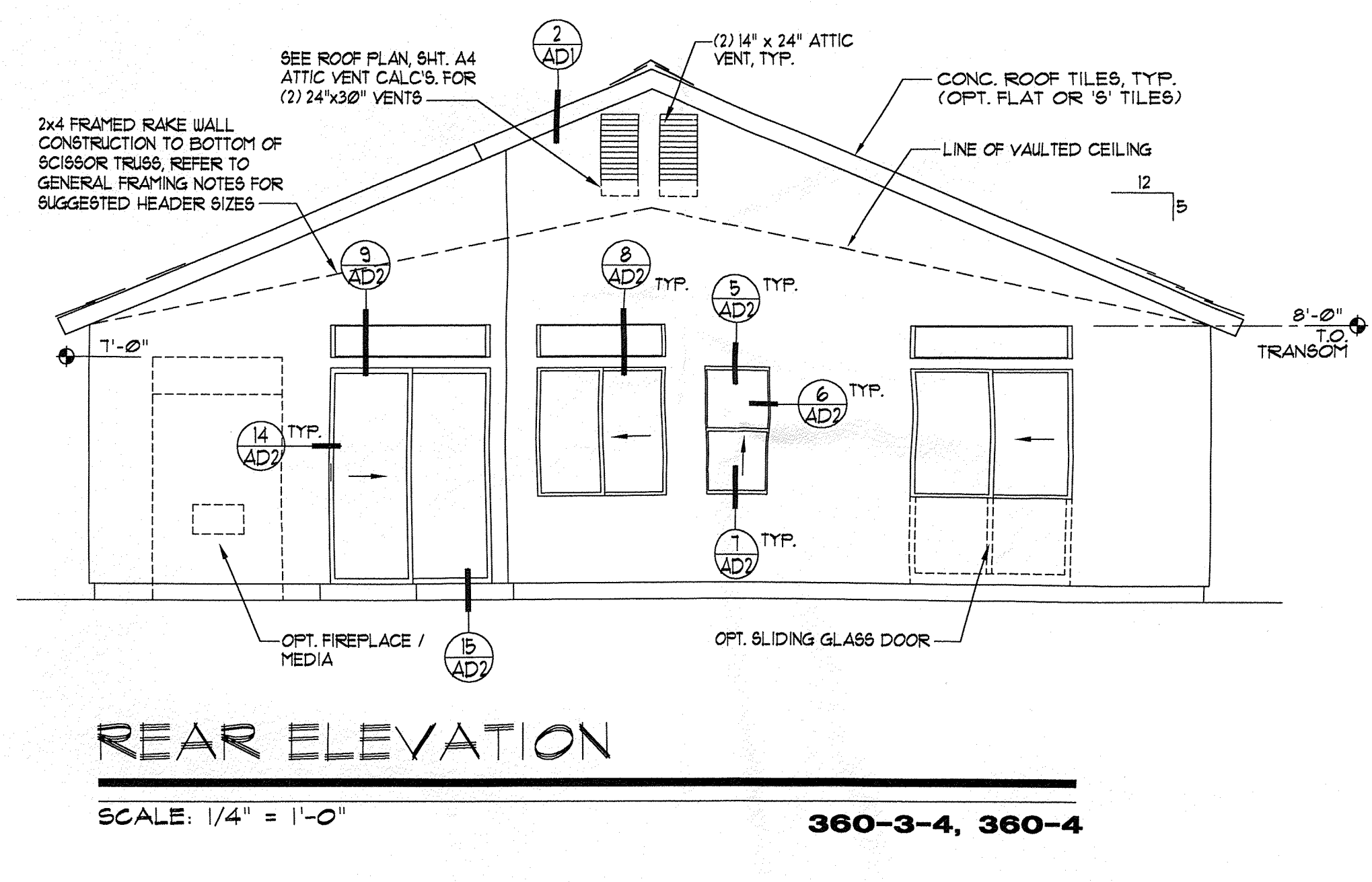
**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **360-1, 360-1-3, 360-2, 360-2-3**



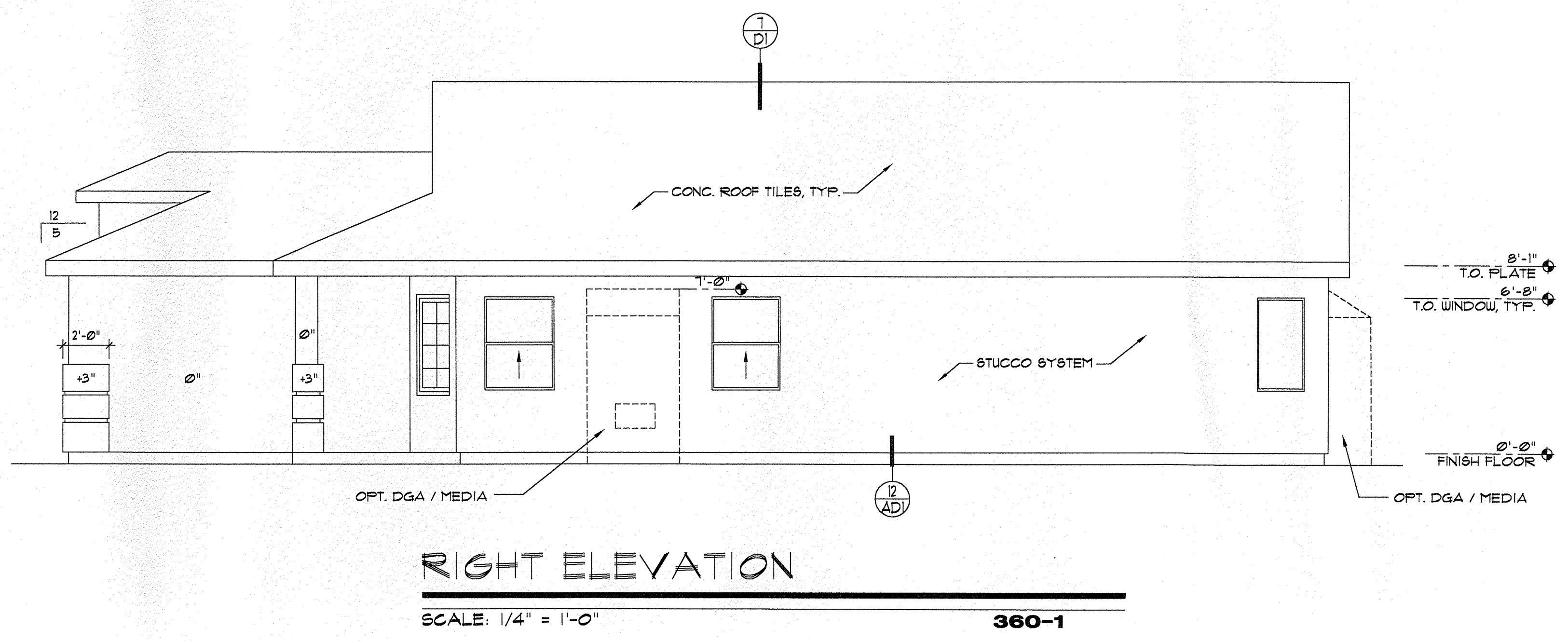
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **360-3-4, 360-4**



**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **360-3-4, 360-4**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-1**

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of **NEW MEXICO**

Sheet Title  
**PLAN 360**  
**EXTERIOR**  
**ELEVATIONS**

Project No. **98175.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-10-99**

Sheet No.  
**360.A3.1**  
**PLAN 360**



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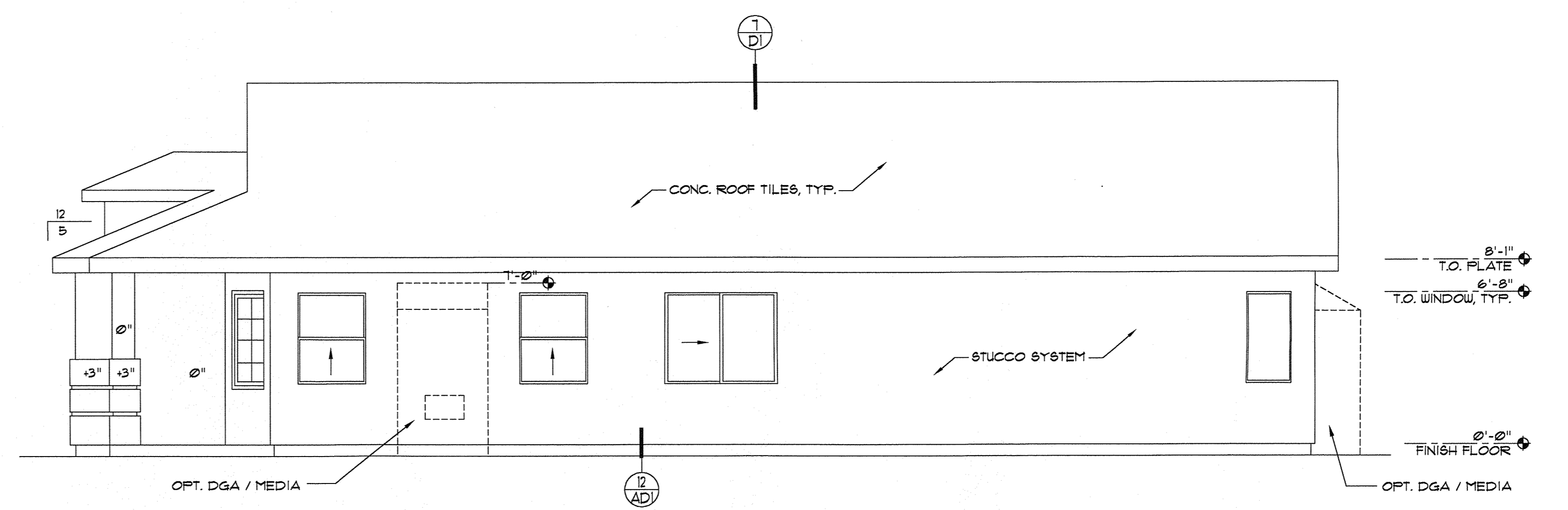
| Rev. | Date | By | Description |
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**LONGFORD HOMES  
of NEW MEXICO**

Sheet Title  
**PLAN 360  
EXTERIOR  
ELEVATIONS**

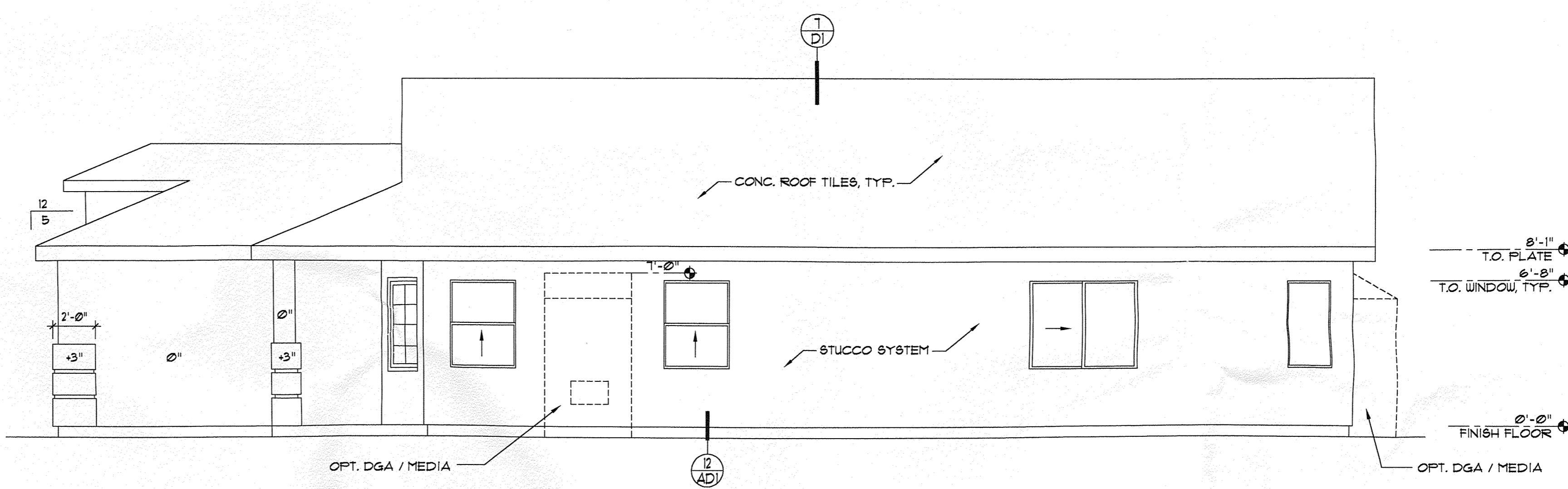
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| Project No. | 98175.2 |
| Drawn By    | SPD     |
| Checked By  | DFA     |
| Date        | 3-10-99 |
| Sheet No.   |         |

**360.A3.2**  
PLAN 360



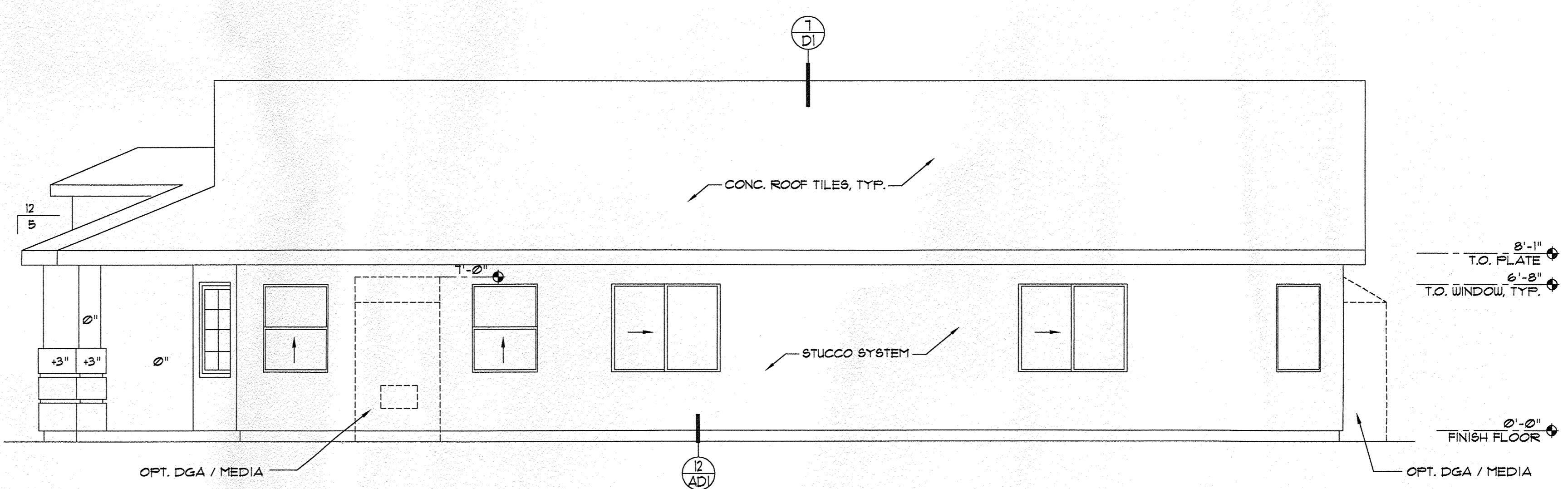
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-1-3**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-2**



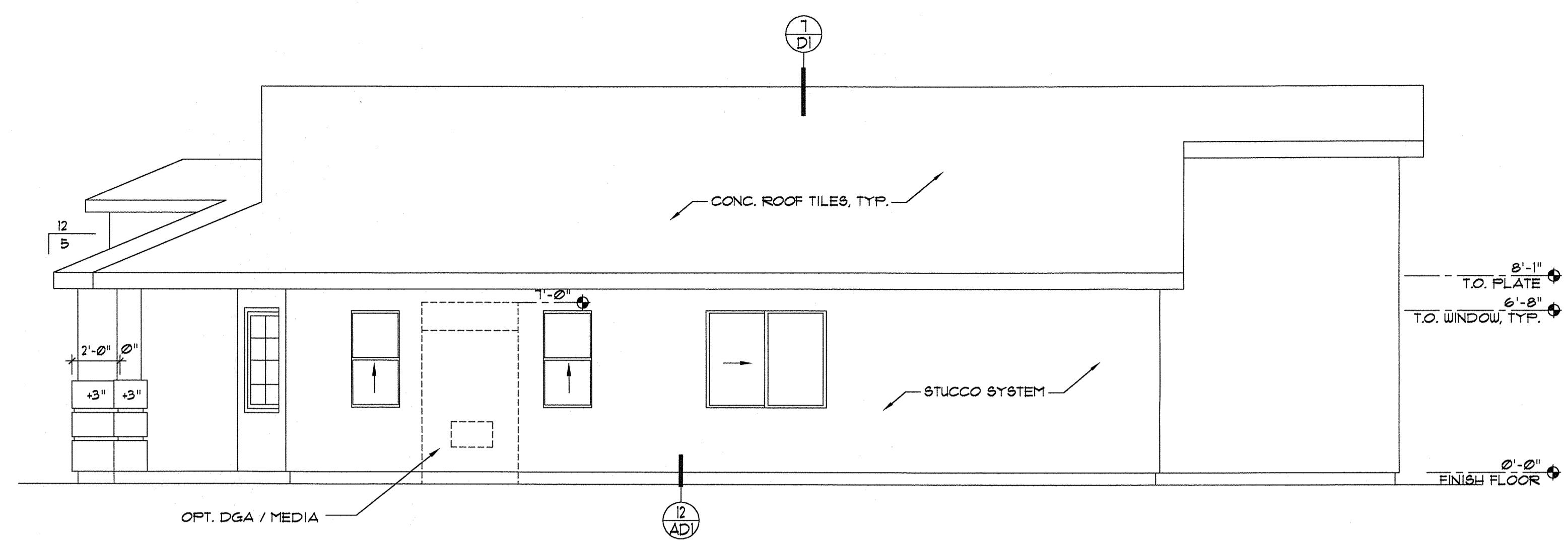
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-2-3**



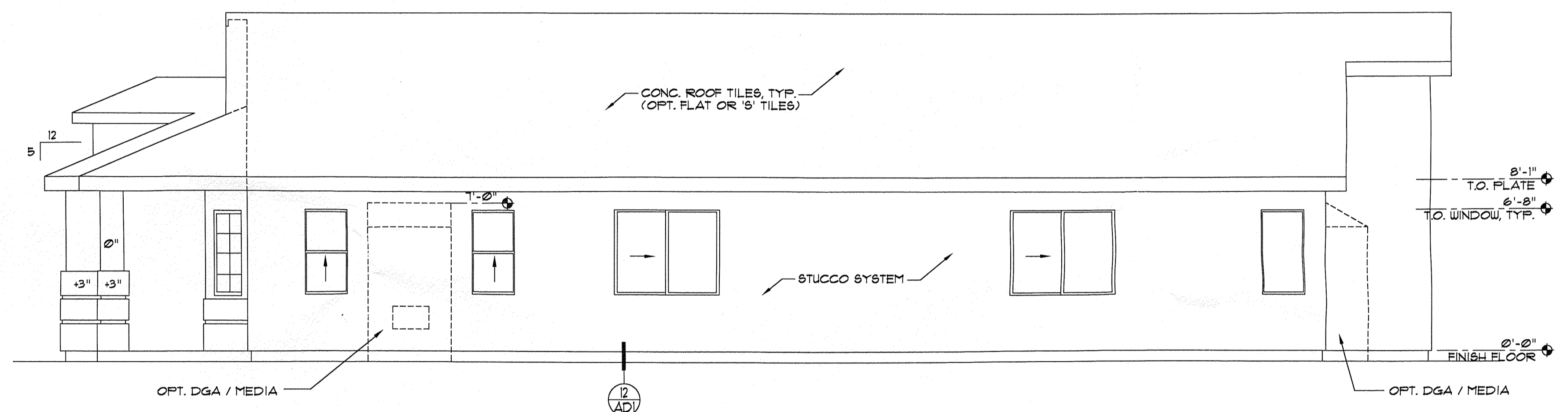
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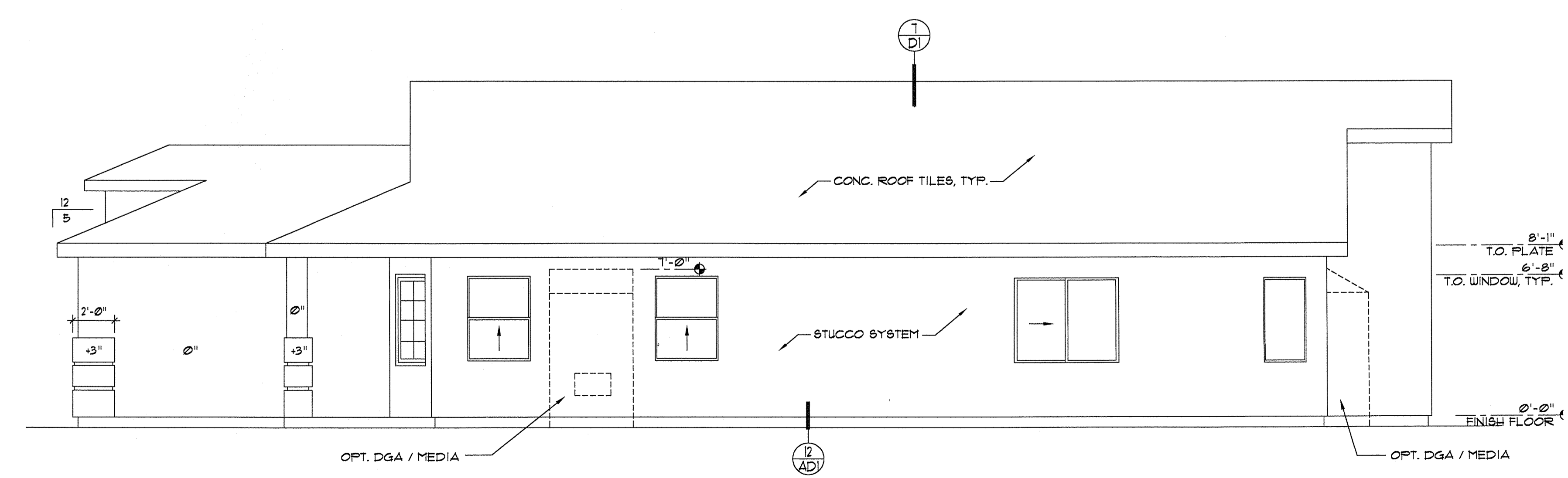
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-3**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-3-4**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0" **360-4**

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By  
Date  
Rev.

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of  
**NEW MEXICO**

Sheet Title  
**PLAN 360**  
**EXTERIOR**  
**ELEVATIONS**

Project No. **98175.2**  
Drawn By **SPD**  
Checked By **DFA**  
Date **3-10-99**  
Sheet No.

**360.A3.3**

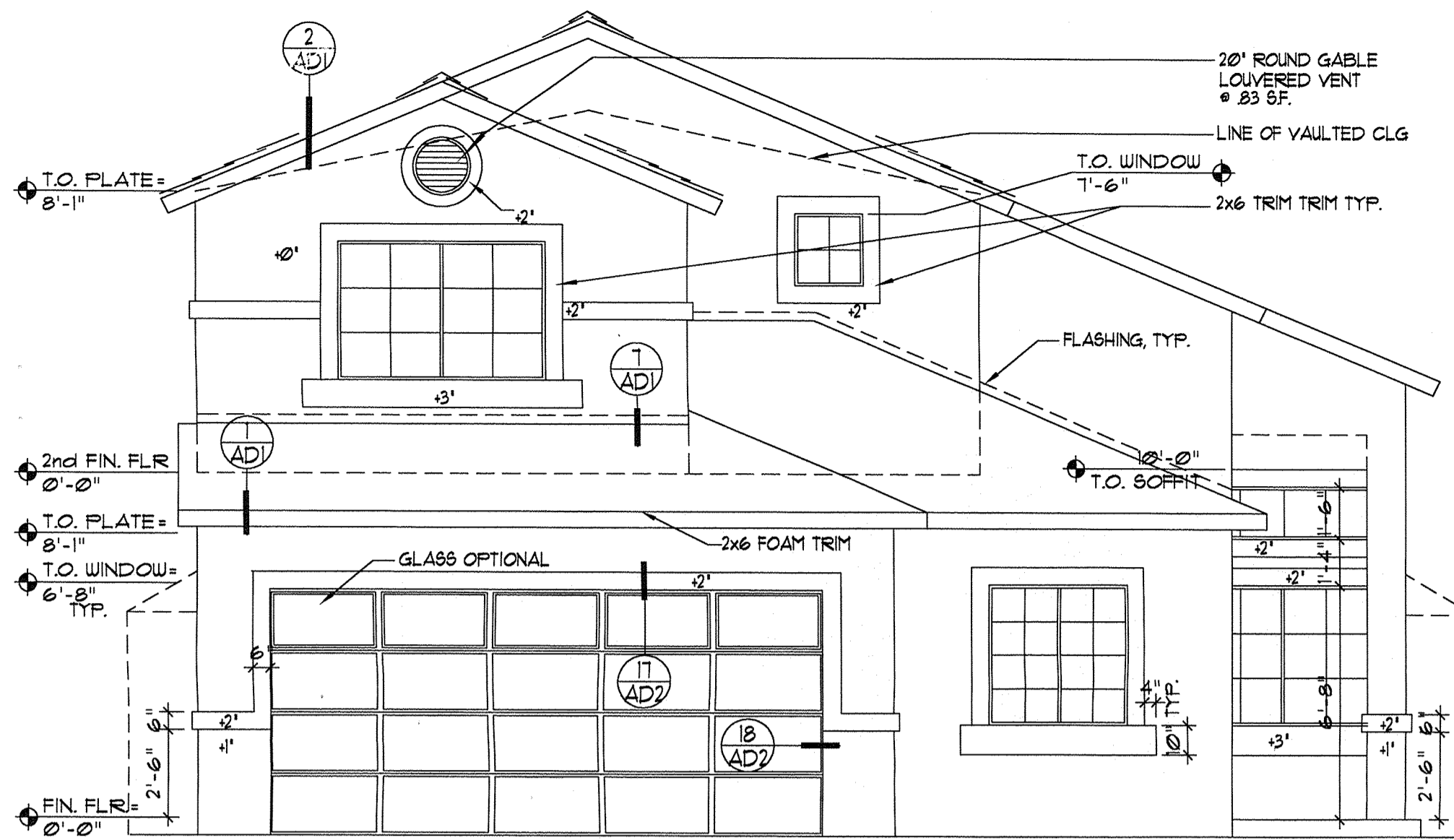
**PLAN 360**



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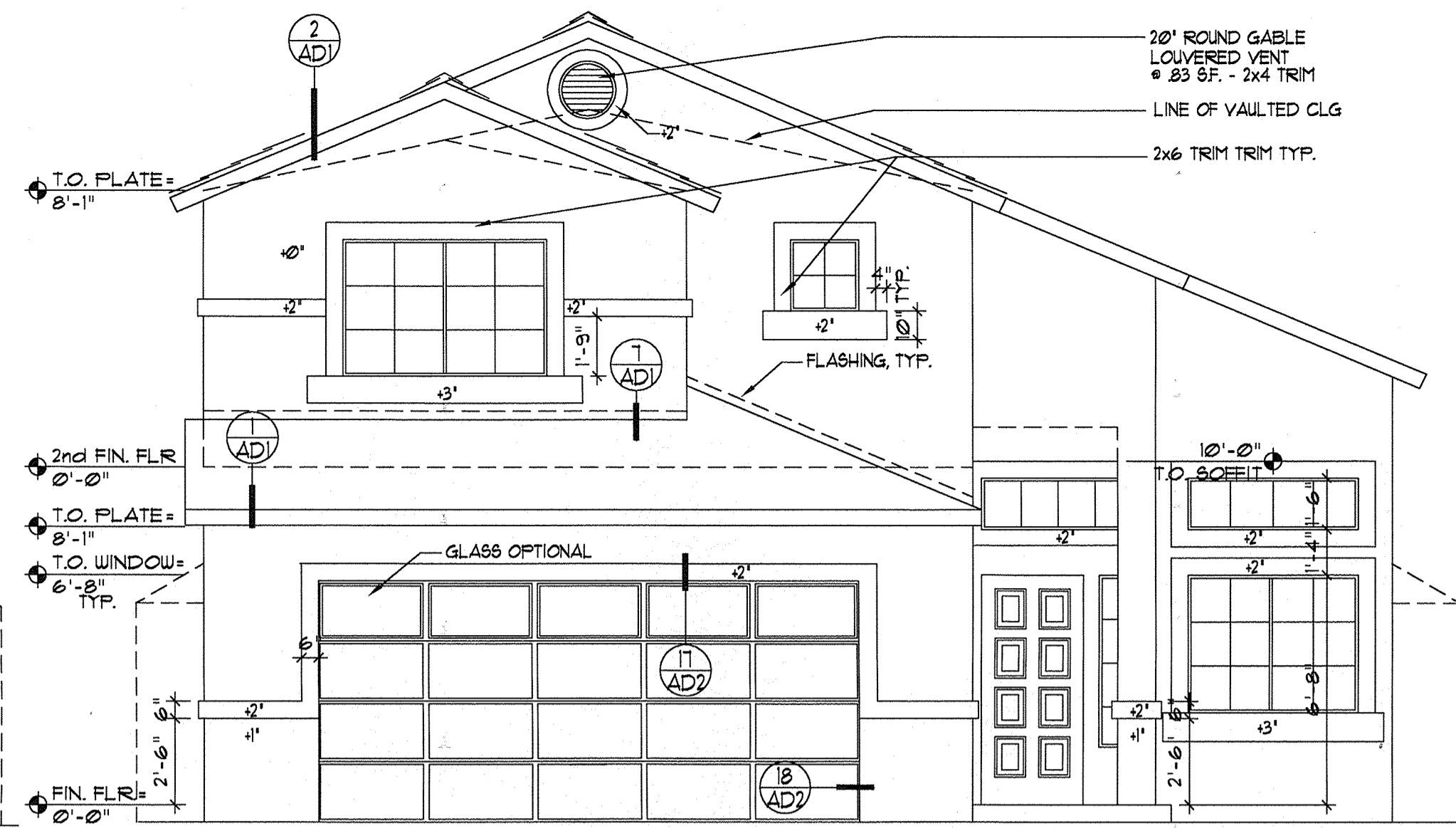
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FRONT ELEVATION

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

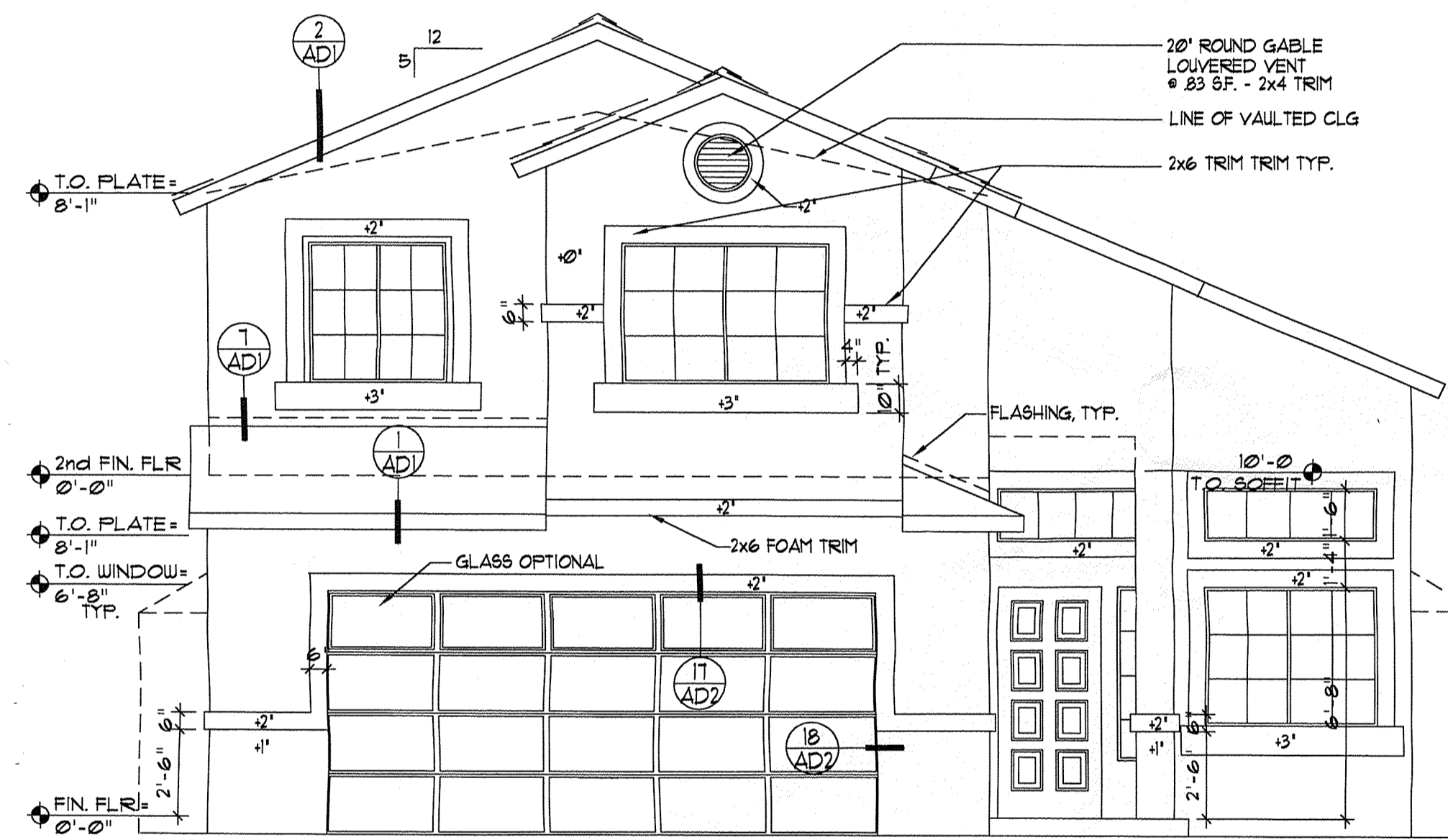
330-1-2



FRONT ELEVATION

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

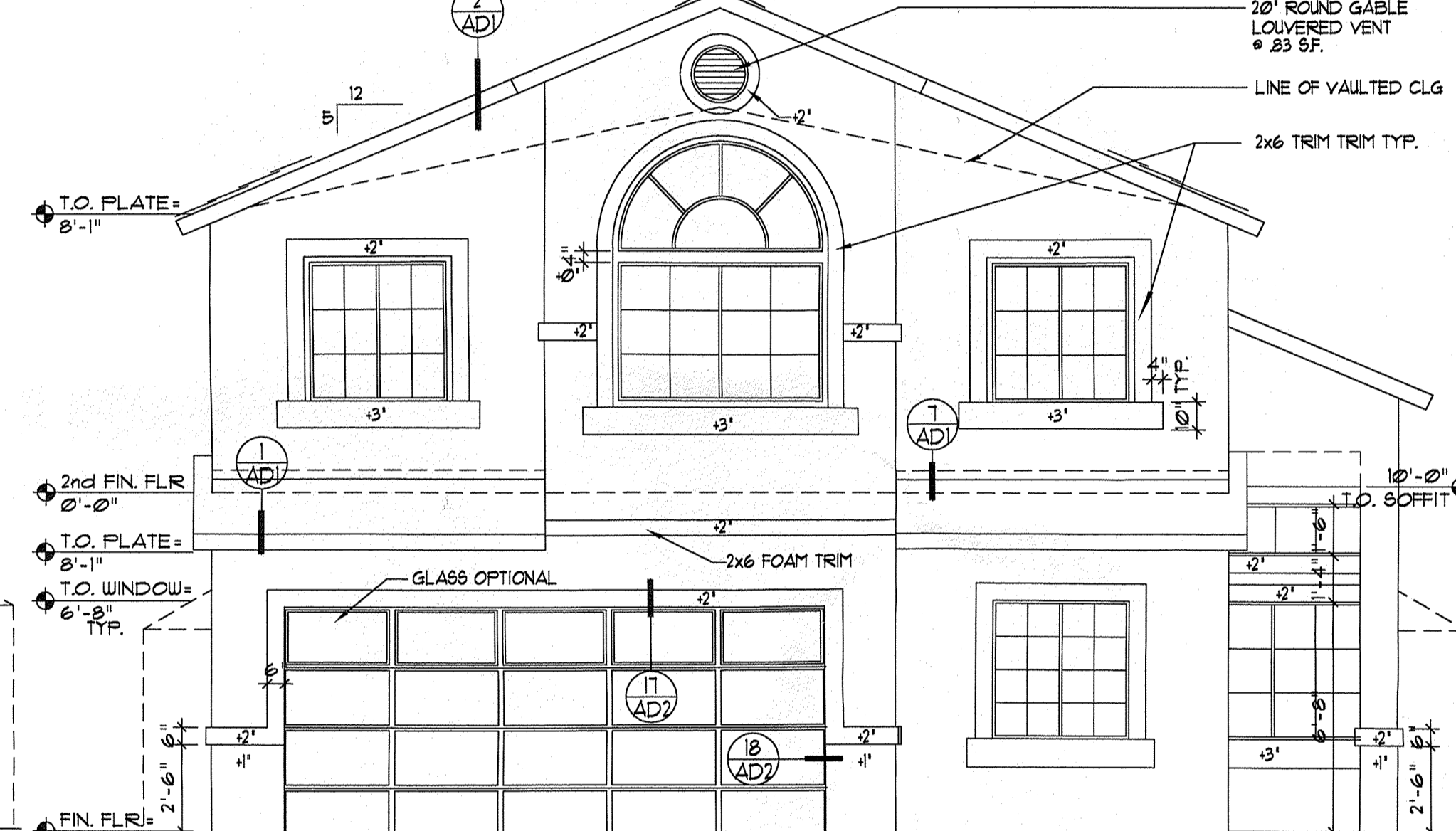
330-STD, 330-1



FRONT ELEVATION

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

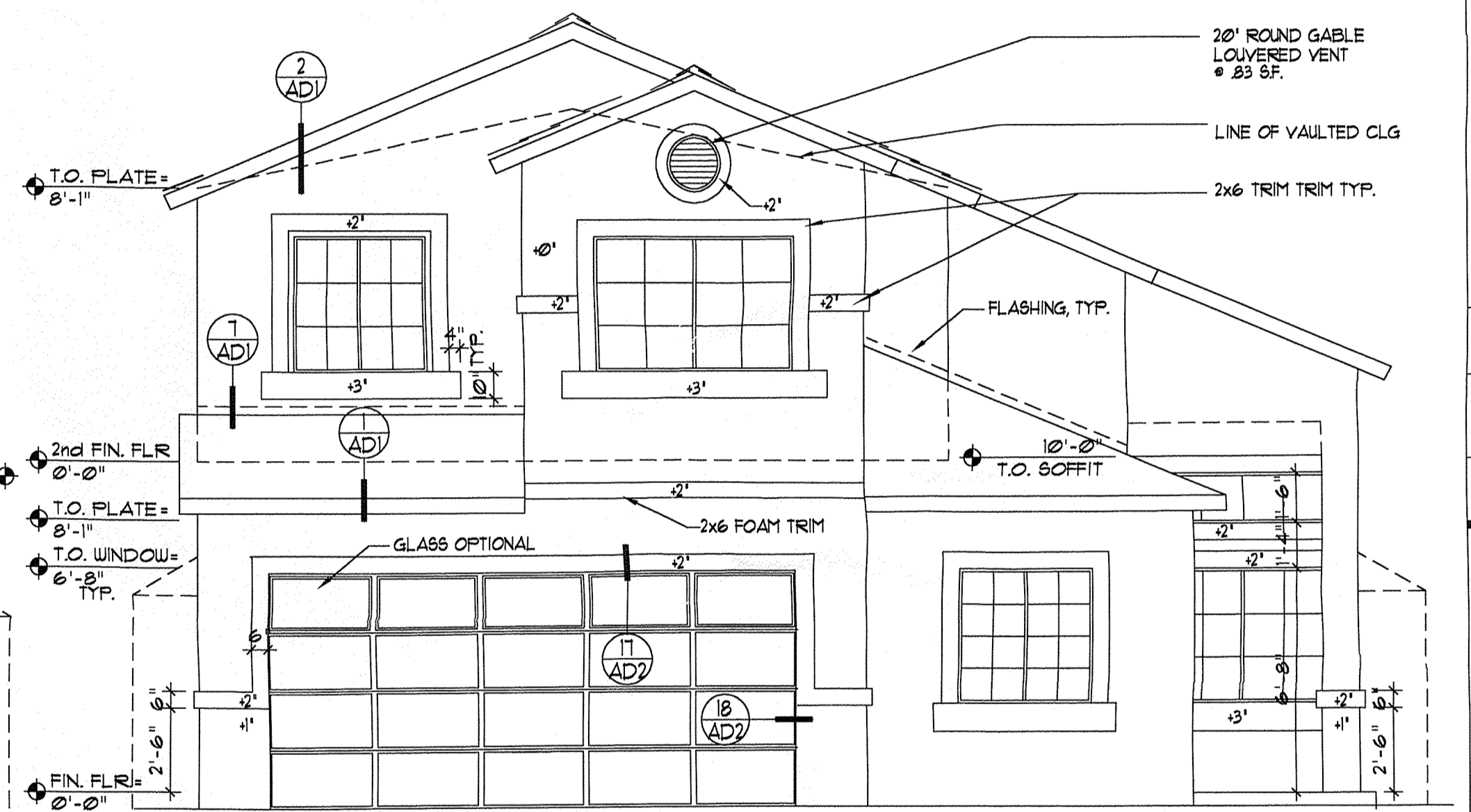
330-1-4



FRONT ELEVATION

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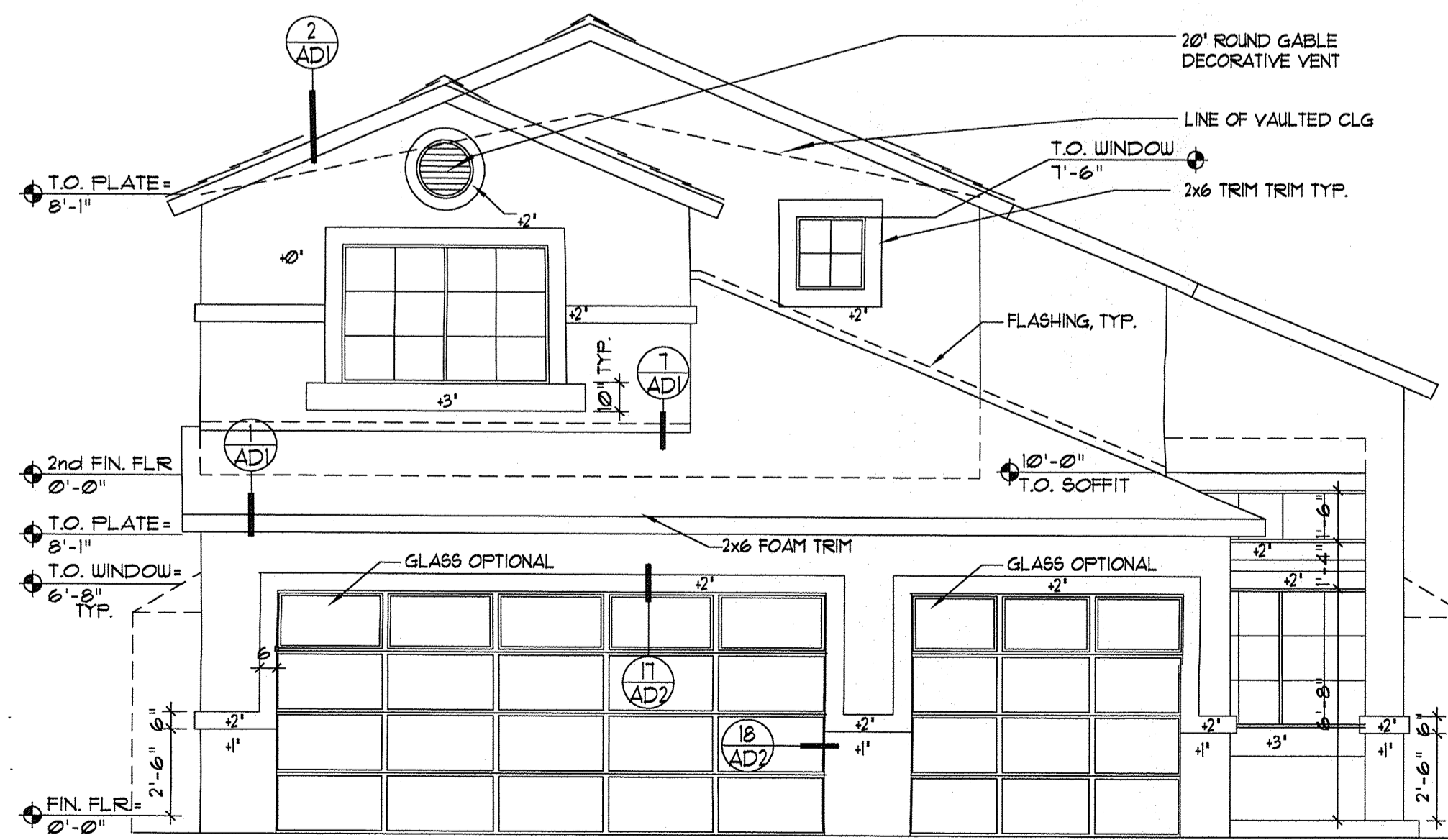
330-1-2-5



FRONT ELEVATION

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

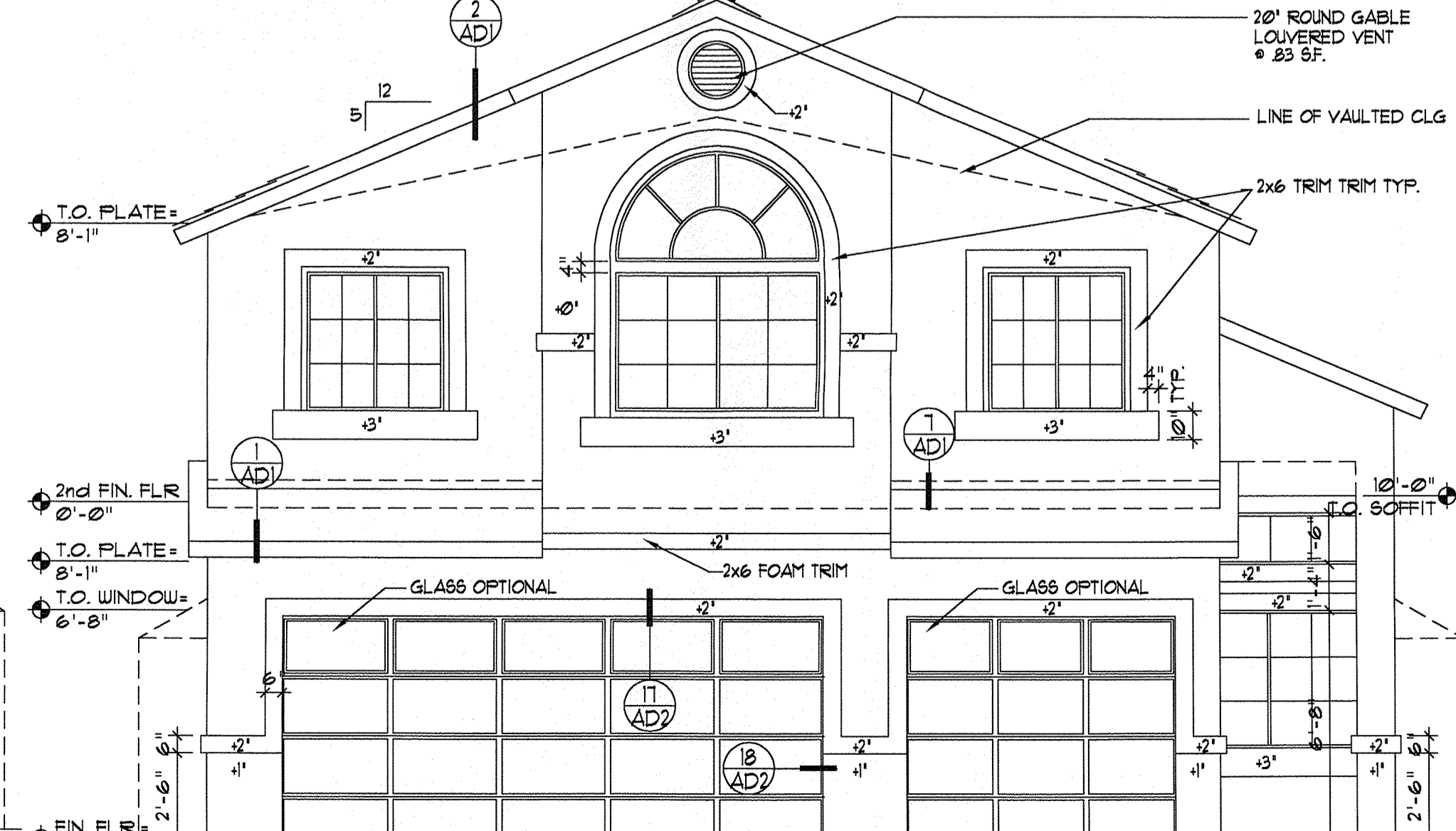
330-1-2-4



FRONT ELEVATION

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

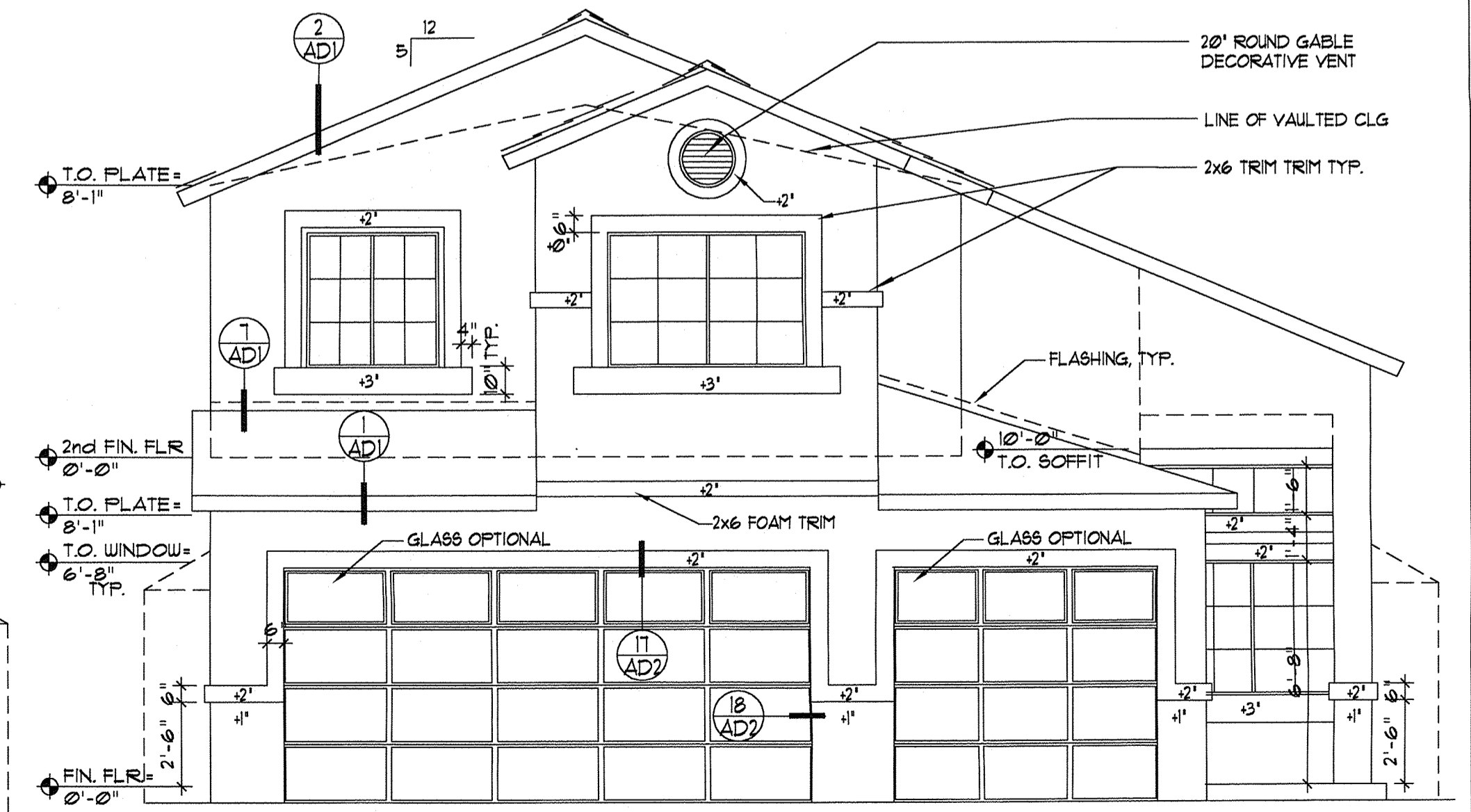
330-1-6



FRONT ELEVATION

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

330-1-5-6



FRONT ELEVATION

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

330-1-4-6

Rev. Description

By  
Date  
Rev.

Sheet Title  
**MODEL 330  
EXTERIOR  
ELEVATIONS**

Project No. 98124.2  
Drawn By JDS  
Checked By SPD  
Date 4-7-99  
Sheet No.

**330.A5**  
MODEL 330

LONGFORD HOMES  
of  
NEW MEXICO



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Description

By

Date

Rev.

**LONGFORD HOMES  
of  
NEW MEXICO**

Sheet Title

**MODEL 330  
EXTERIOR  
ELEVATIONS**

Project No. 98124.2

Drawn By JDS

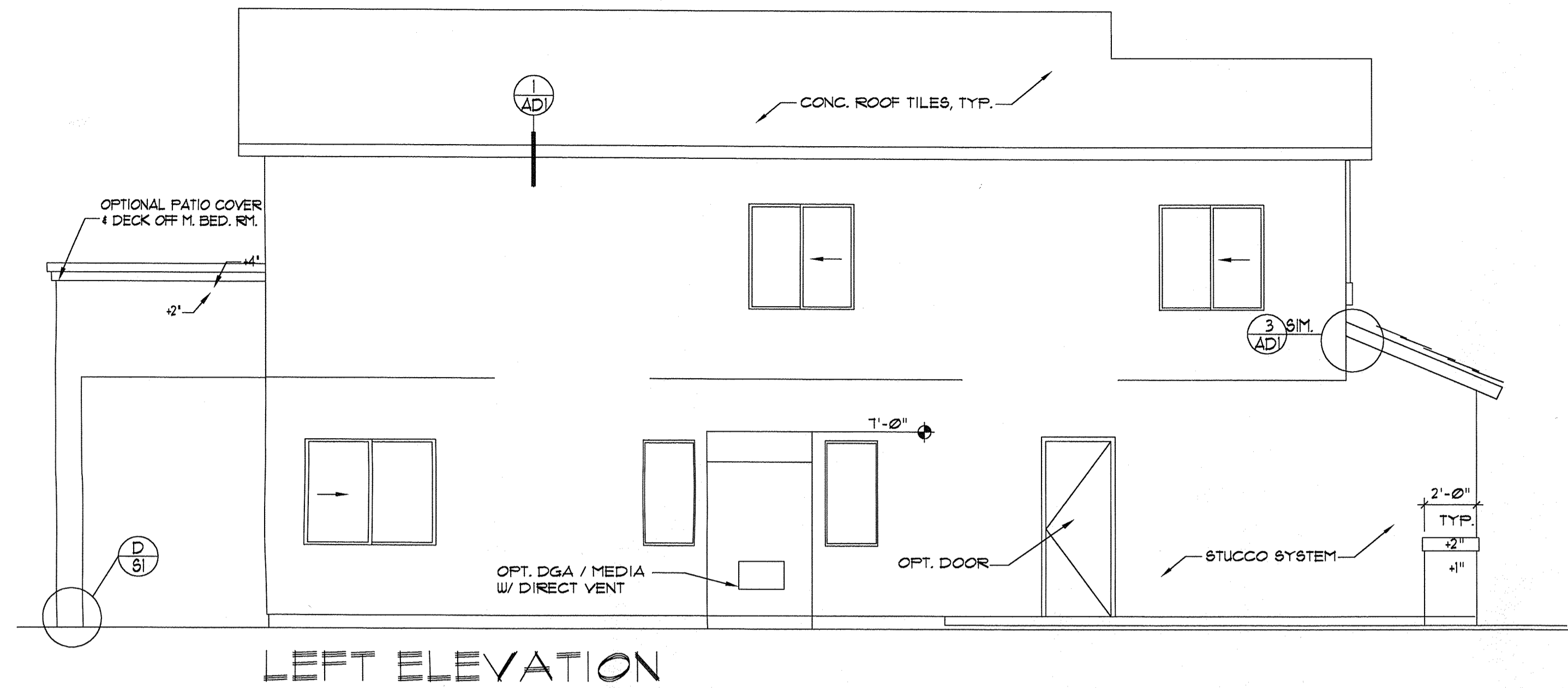
Checked By SPD

Date 4-7-99

Sheet No.

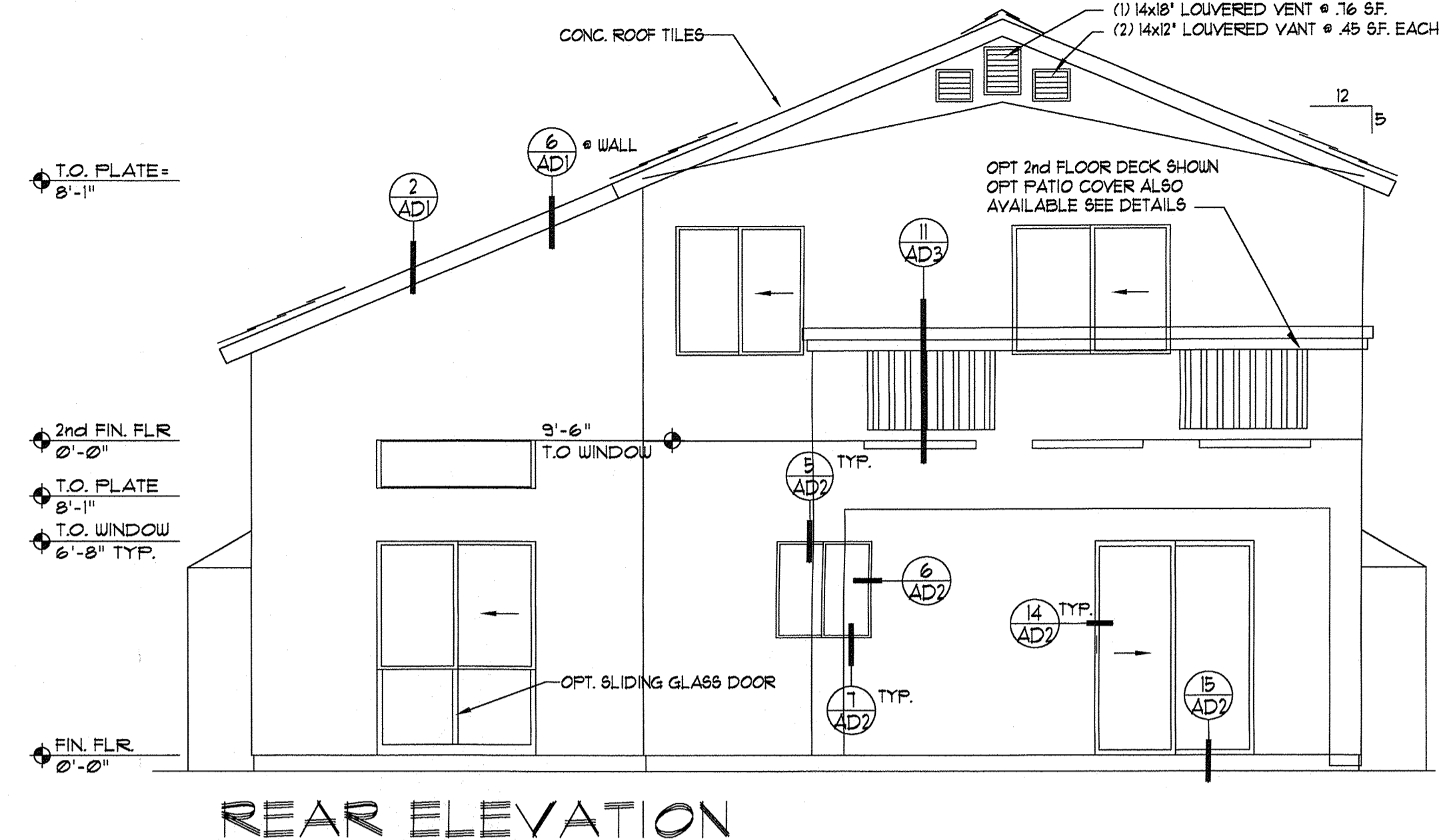
**330.A6**

**MODEL 330**



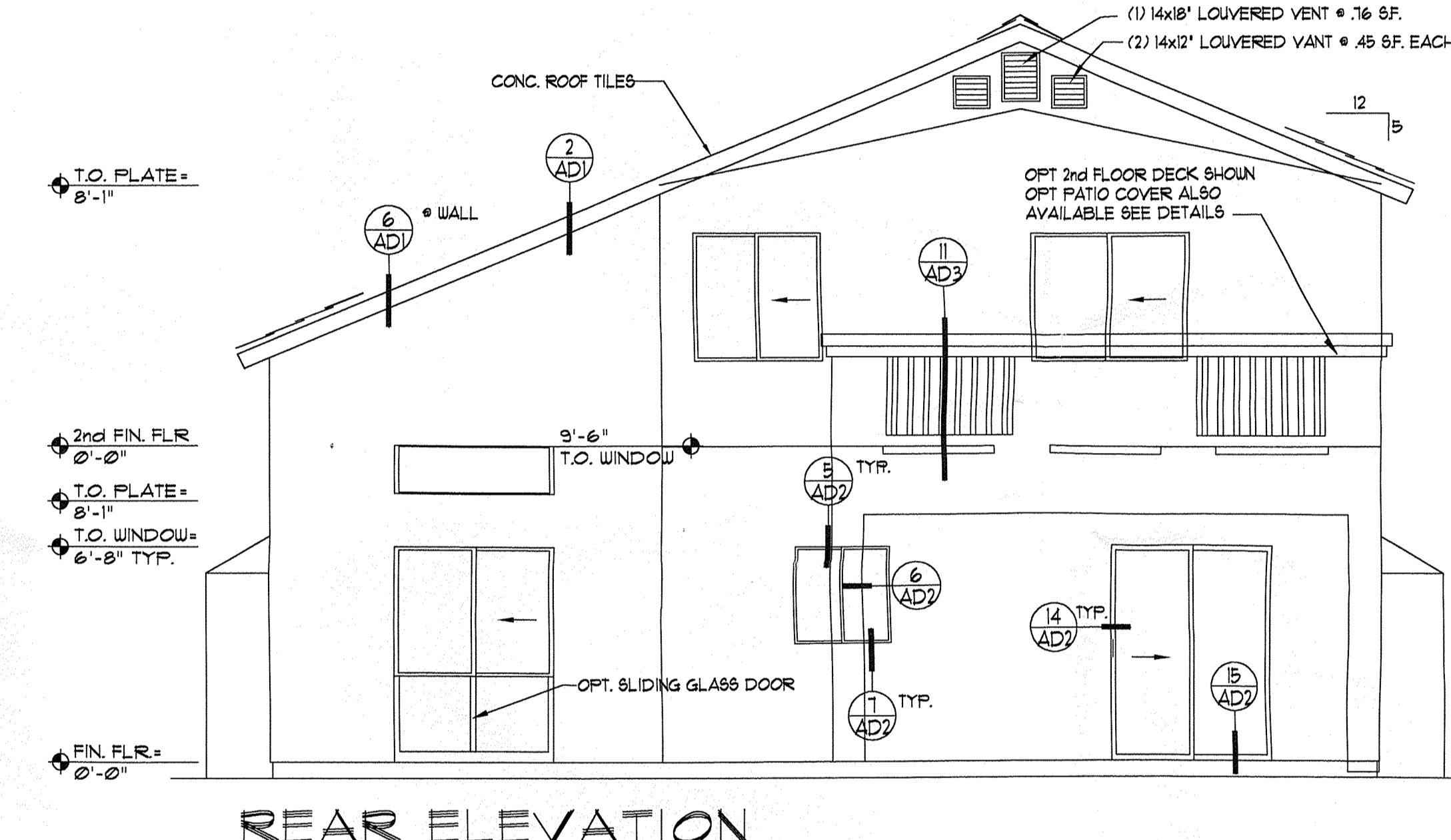
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **330-STD, 330-1, 330-1-2, 330-1-6**



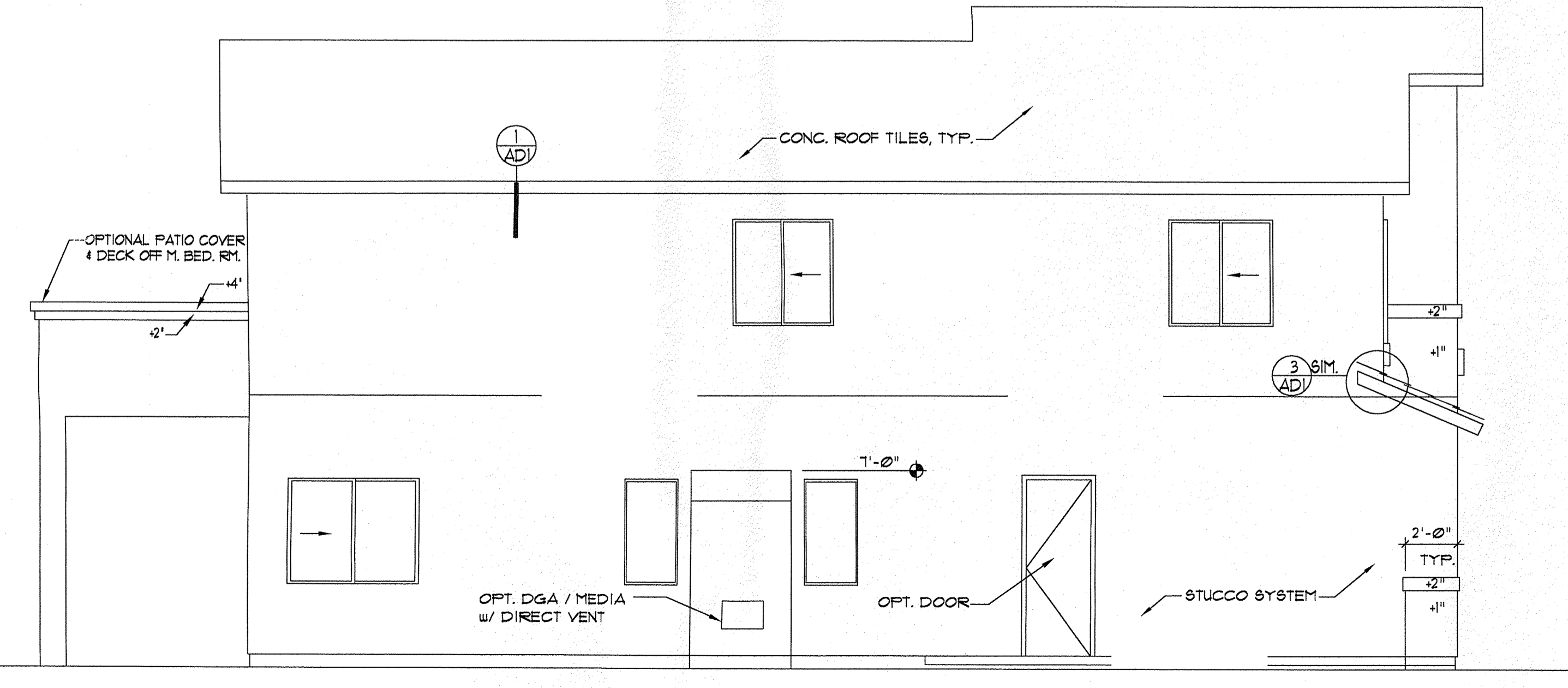
**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **330-STD**



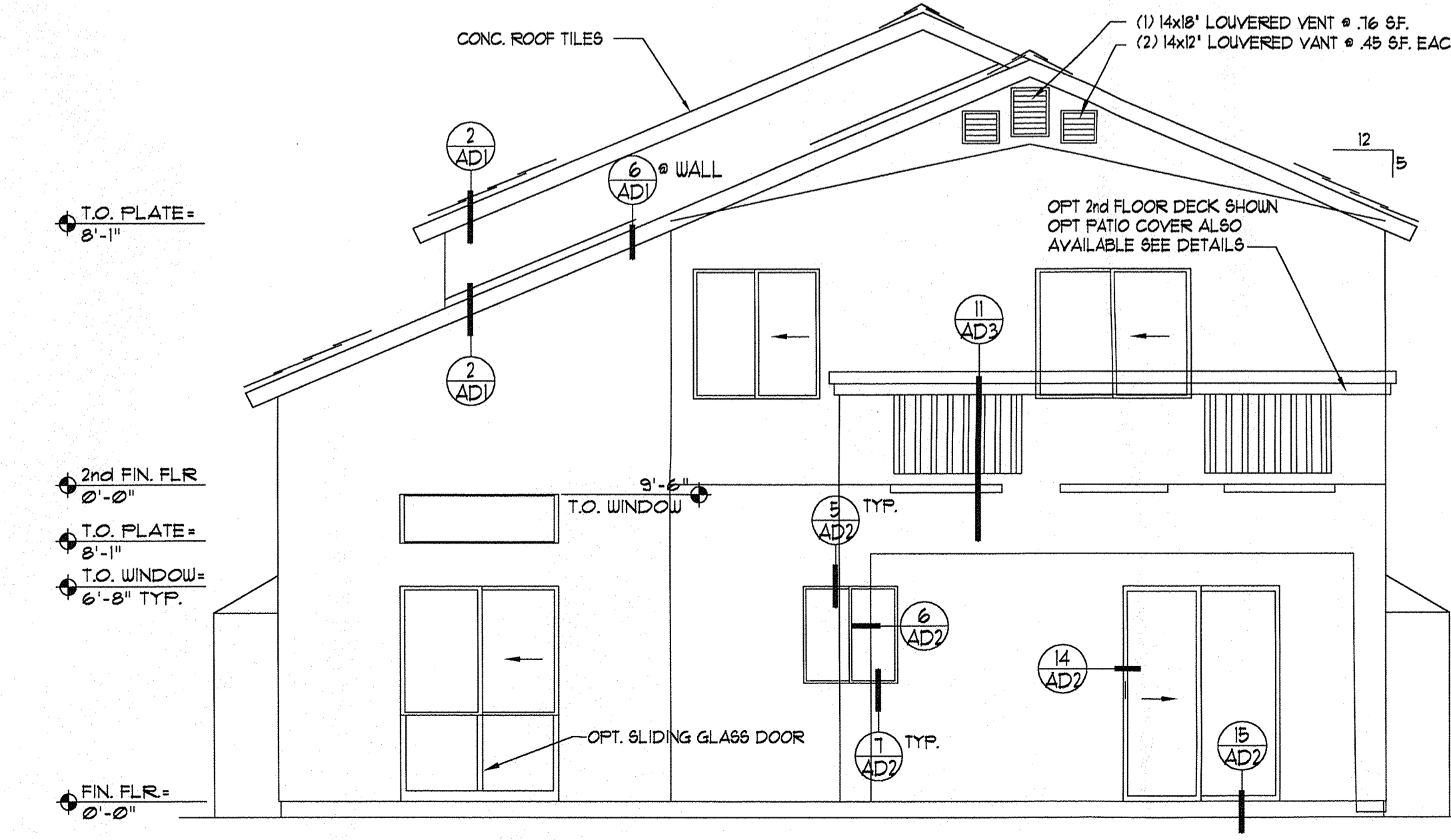
**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **330-1, 330-1-2, 330-1-2-4**



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0" **330-1-2-4, 330-1-2-4, 330-1-4  
330-1-4-6, 330-1-5-6**



**REAR ELEVATION**

SCALE: 1/4" = 1'-0" **330-1-2-5, 330-1-5-6**



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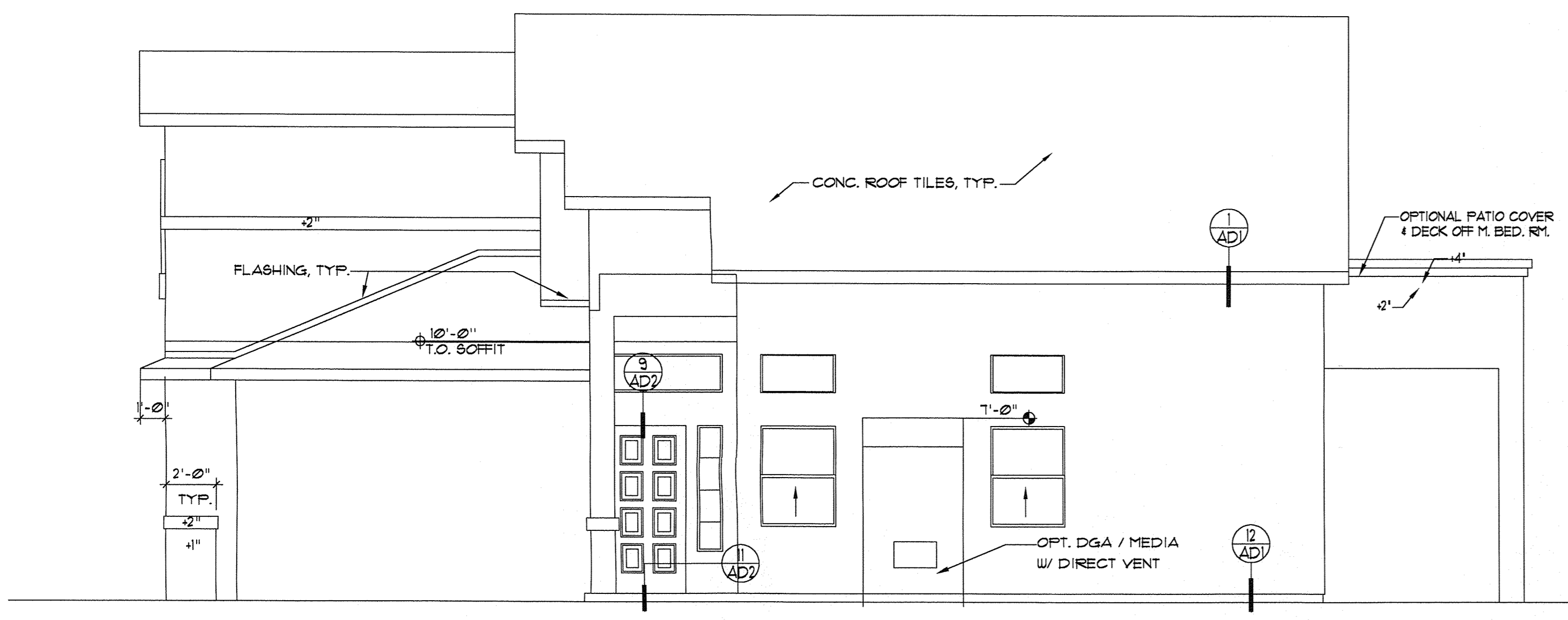
Description  
By  
Date  
Rev.

**LONGFORD HOMES**  
of **NEW MEXICO**

Sheet Title  
**MODEL 330**  
**EXTERIOR**  
**ELEVATIONS**

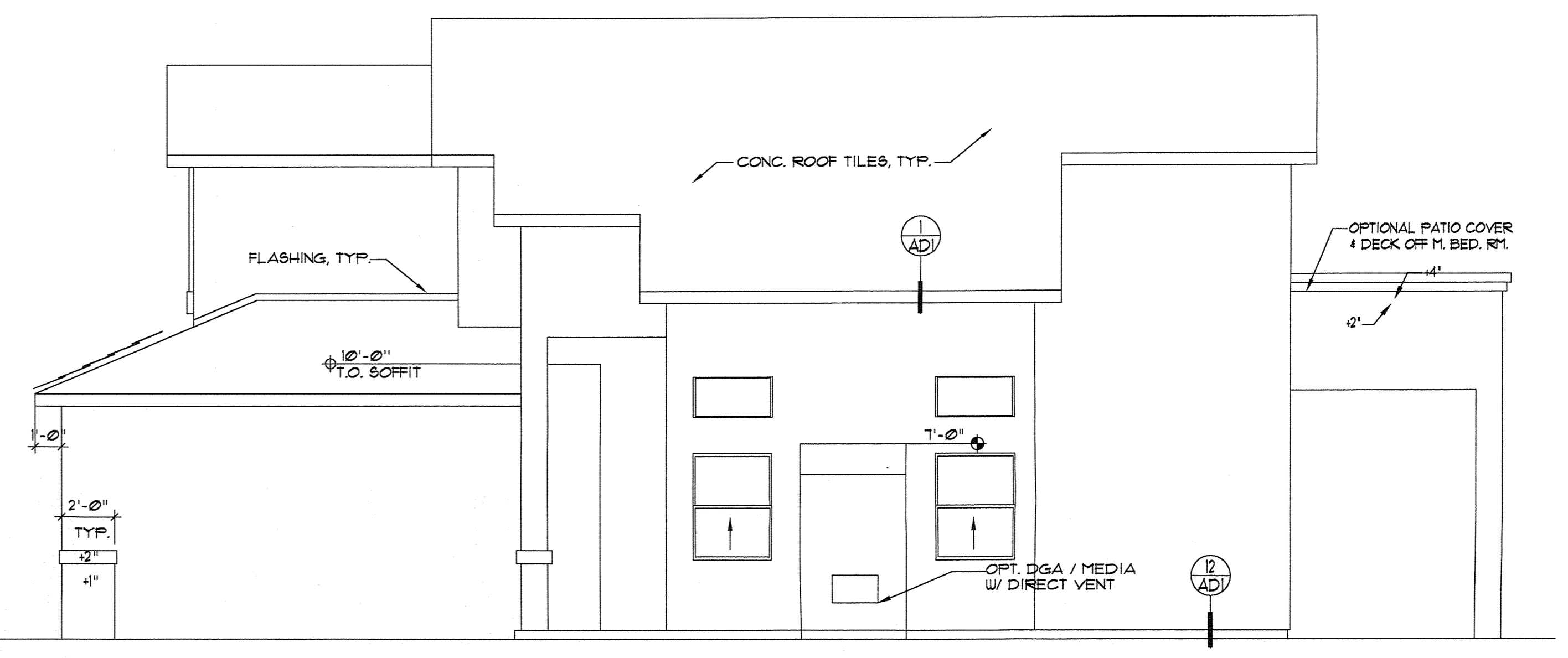
Project No. **98124.2**  
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Checked By **SPD**  
Date **4-7-99**  
Sheet No.

**330.A7**  
**MODEL 330**



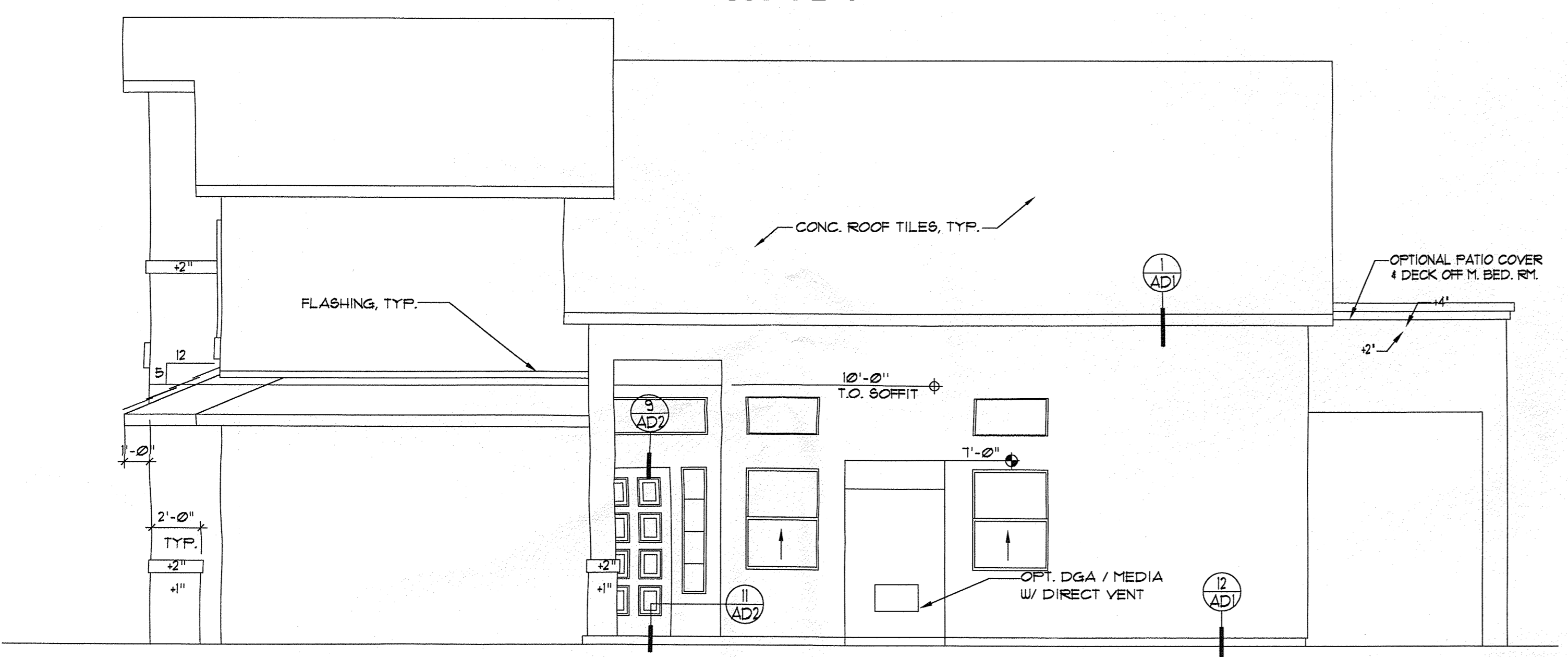
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"  
**330-1-2-4**



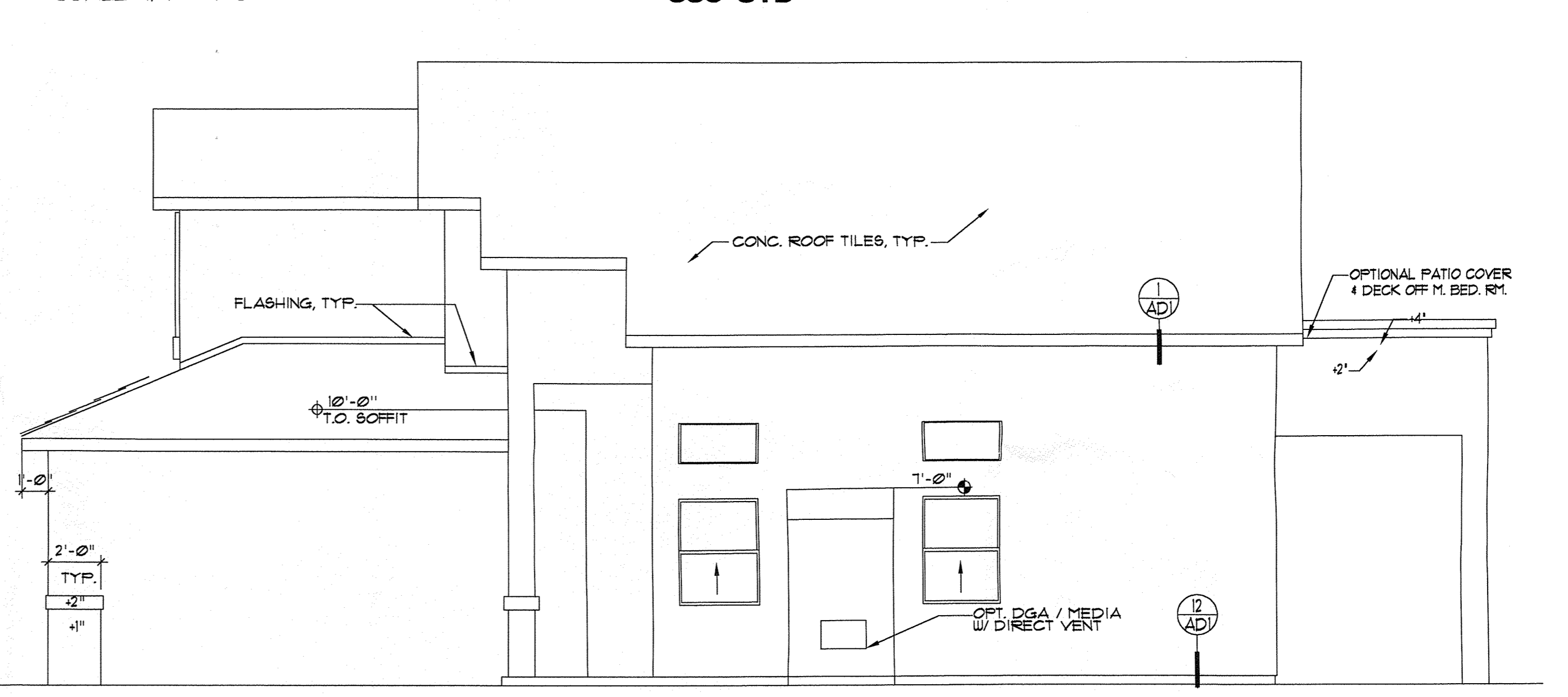
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"  
**330-STD**



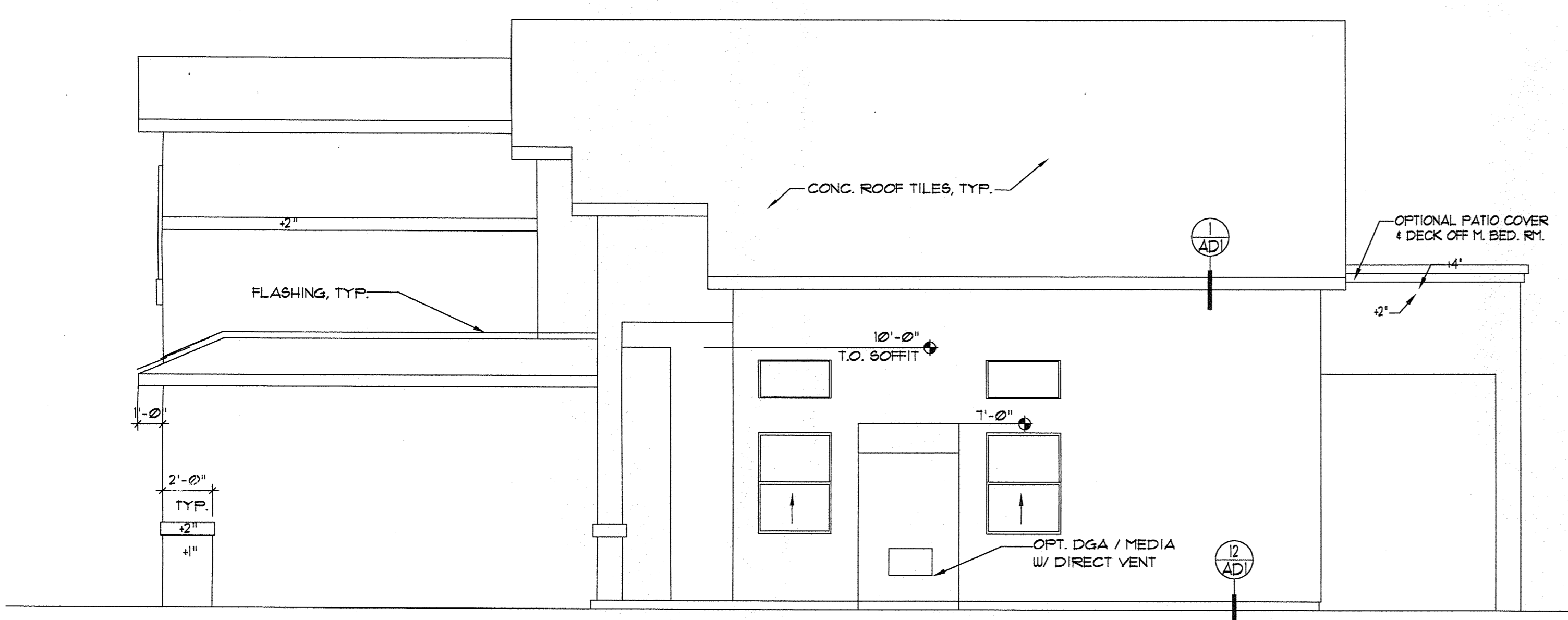
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SCALE: 1/4" = 1'-0"  
**330-1-2-5**



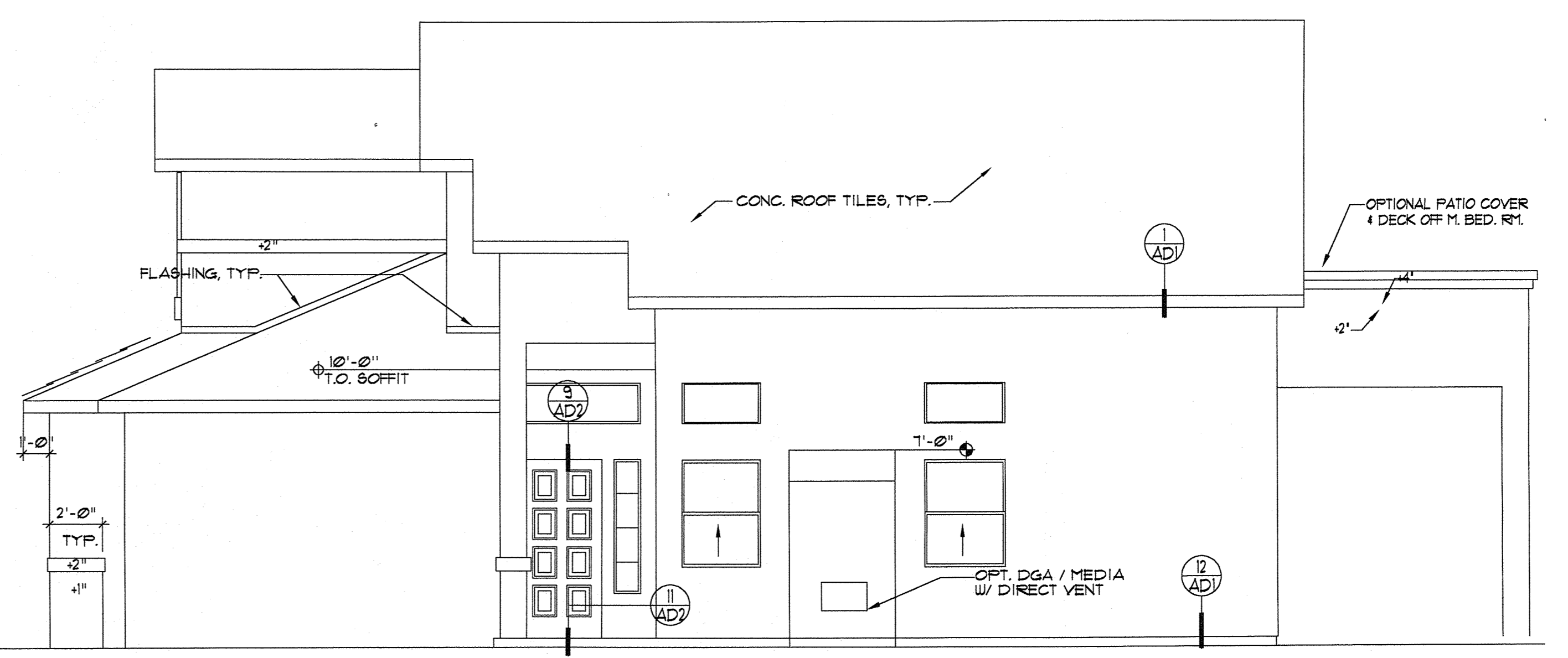
**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"  
**330-1**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"  
**330-1-4**



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"  
**330-1-2**

R:\1998 Residential Projects\98124-2\330\Keyset\330-a7.dwg Thu Apr 08 11:21:48 1999 Perlman Architects Copyright 1999 S.P.D.



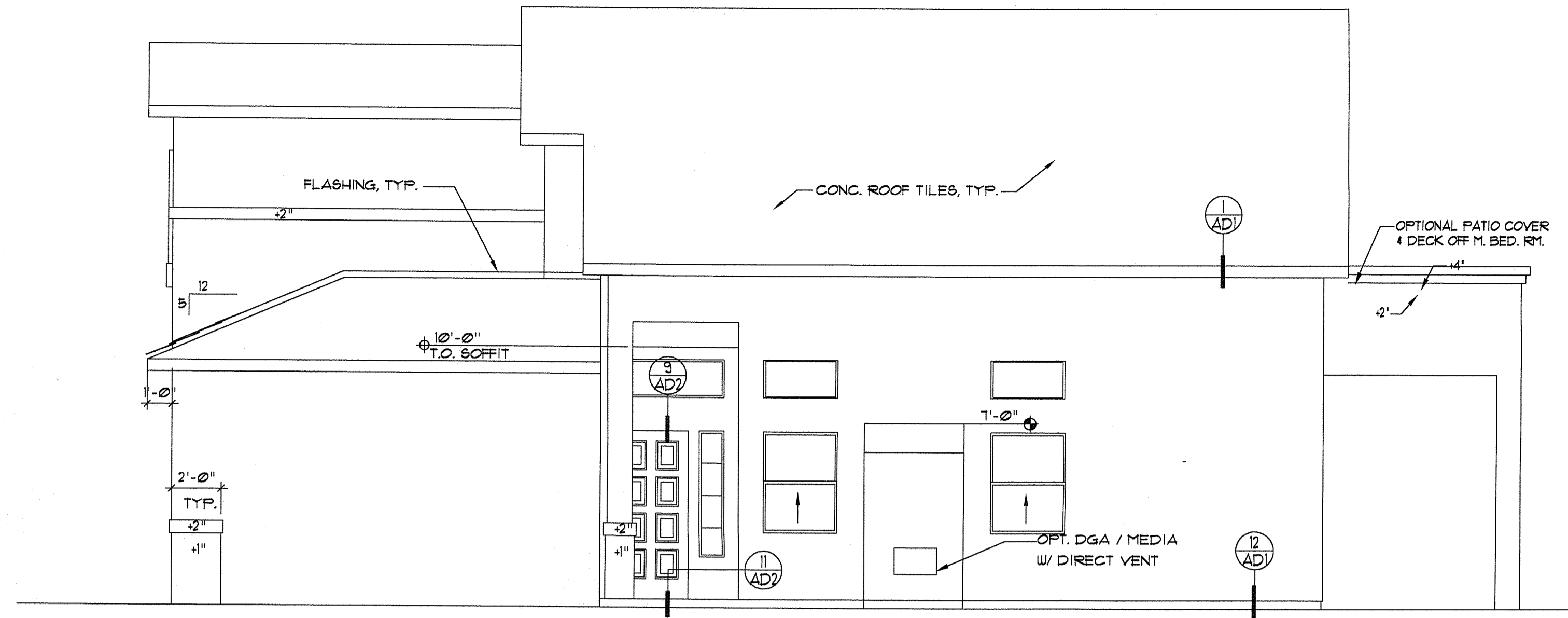
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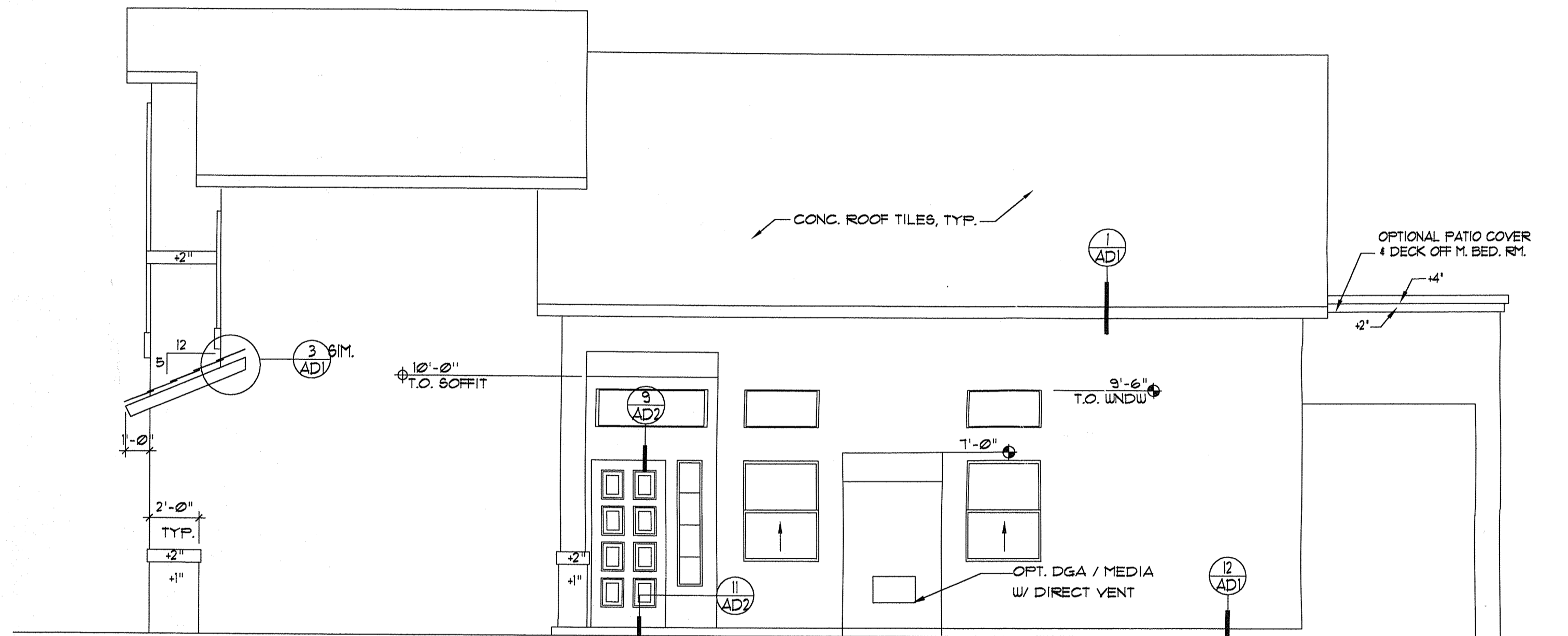
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**RIGHT ELEVATION**

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

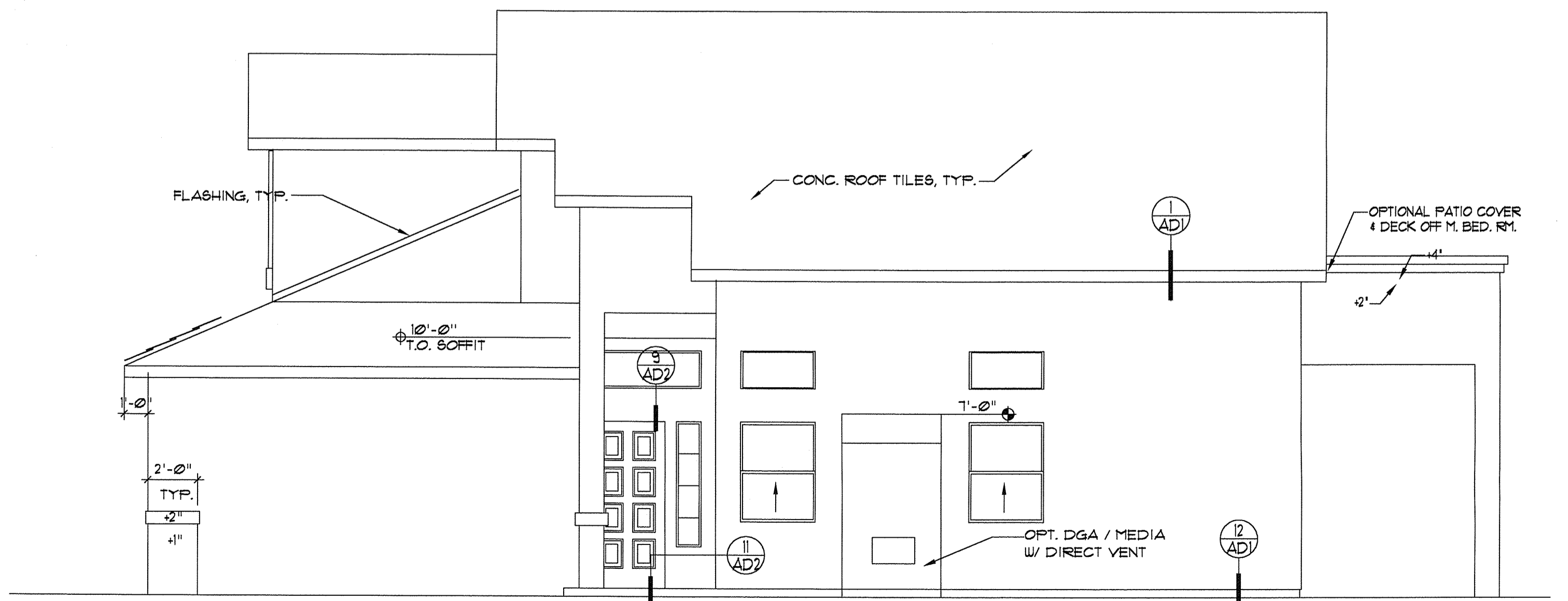
**330-1-4-6**



**RIGHT ELEVATION**

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

**330-1-5-6**



**RIGHT ELEVATION**

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

**330-1-6**

Description

By

Date

Rev.

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of **NEW MEXICO**

Sheet Title

**MODEL 330**  
**EXTERIOR**  
**ELEVATIONS**

Project No. **98124.2**

Drawn By **JDS**

Checked By **SPD**

Date **4-7-99**

Sheet No.

**330.A8**

**MODEL 330**