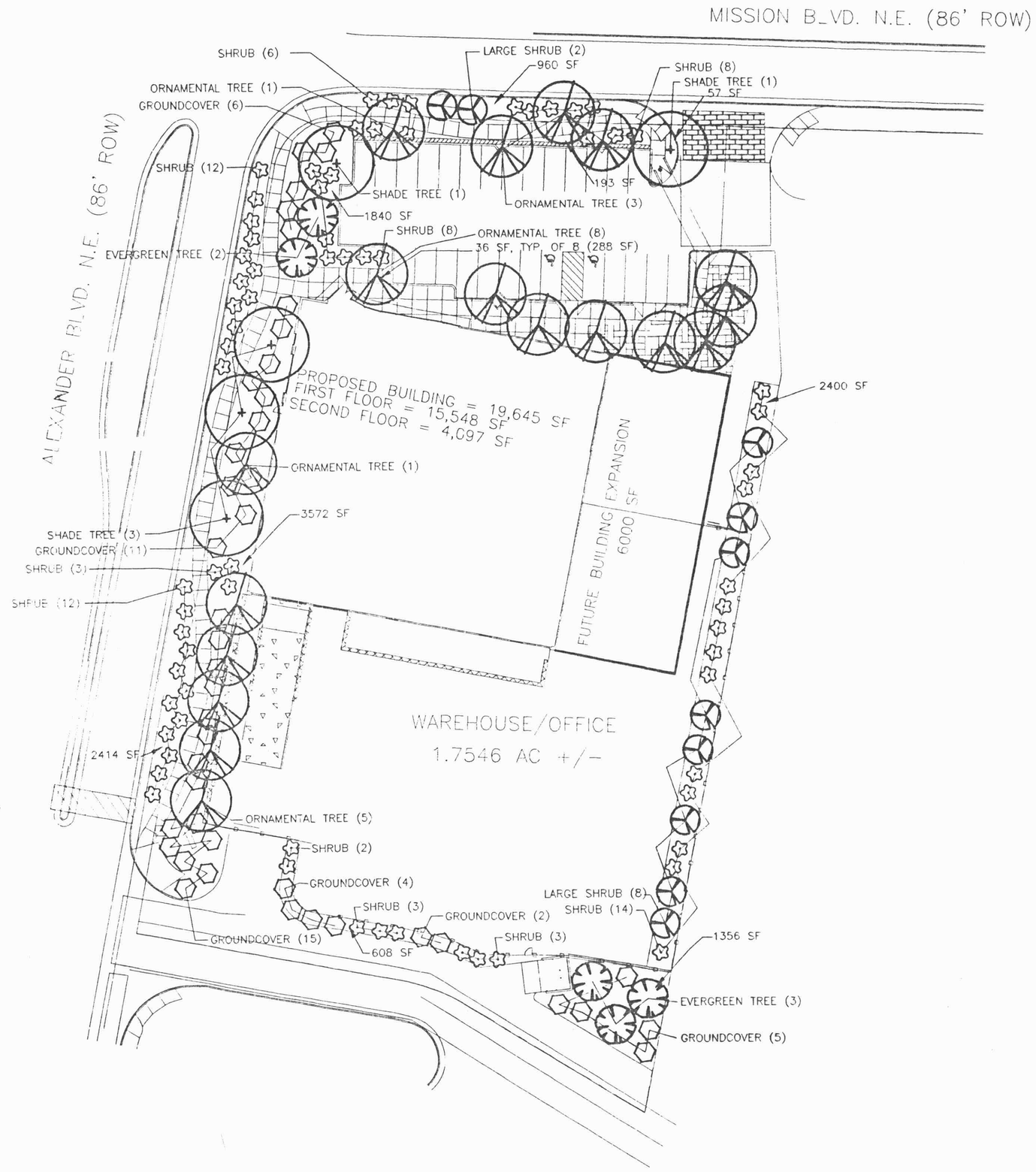


LANDSCAPE DATA

LOT AREA:	76,394 SF (1.7546 ± ACRE)
BUILDING AREA:	15,548 SF
NET LOT AREA	60, 846 SF ±
LANDSCAPING REQUIRED	(15% OF NET LOT AREA): 9,127 SF ±
LANDSCAPING PROVIDED:	13,488 SF ±
STREET TREES REQUIRED:	16
STREET TREES PROVIDED:	17

LANDSCAPE NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED.
2. OWNER ASSUMES ALL MAINTENANCE OF THE LANDSCAPE PLANTING AND IRRIGATION.
3. ALL PLANTER AREAS SHALL RECEIVE A 2" DEPTH OF 3/4" SANTA ANA TAN GRAVEL MULCH OVER FILTER FABRIC.
4. SHRUBS AND GROUNDCOVER SHALL ACHIEVE 75% VEGETATIVE COVERAGE AT MATURITY.
5. LANDSCAPE CONFORMS TO THE COA STREET TREE ORDINANCE, COA LANDSCAPE ORDINANCE, AND THE COA WATER WASTE ORDINANCE.

PLANT LIST

SHADE TREES: Qty.: 5
Honey Locust (Gleditsia triacanthos), Ash Species (Fraxinus spp.)
Min. 2" cal., 10'-12' ht.

ORNAMENTAL TREES: Qty.: 18
Flowering Pear (Pyrus calleryana) Crabapple (Malus cultivars),
Desert Willow (Chilopsis linearis), Goldenrain Tree (Koelreuteria paniculata)
Min. 2" cal., 10'-12' ht.

LARGE SHRUBS: Qty.: 10
New Mexico Olive (Forestiera neomexicana), Vitex (Vitex agnus-castus)
Min. 5 gal. container

EVERGREEN TREES: Qty.: 5
Austrian Pine (Pinus nigra), Pinon Pine (Pinus edulis)
b&b, 4'-6' ht.

SHRUBS: Qty.: 68
Butterfly Bush (Buddleia davidii), Bird of Paradise (Poinciana spp.),
Chamisa (Chrysothamnus nauseosus), Russian Sage (Perovskia atriplicifolia),
Tuscan Blue Rosemary (Rosmarinus officinalis 'Tuscan Blue')
Min. 1 Gallon Container

GROUNDCOVER: Qty.: 43
Buffalo Juniper (Juniperus sabina 'Buffalo'), Raphiolepis (Raphiolepis indica),
Cotoneaster Species (Cotoneaster spp.), Catmint (Nepeta mussini),
Creeping Rosemary (Rosmarinus officinalis 'Prostrata')
Min. 1 Gallon Container

N

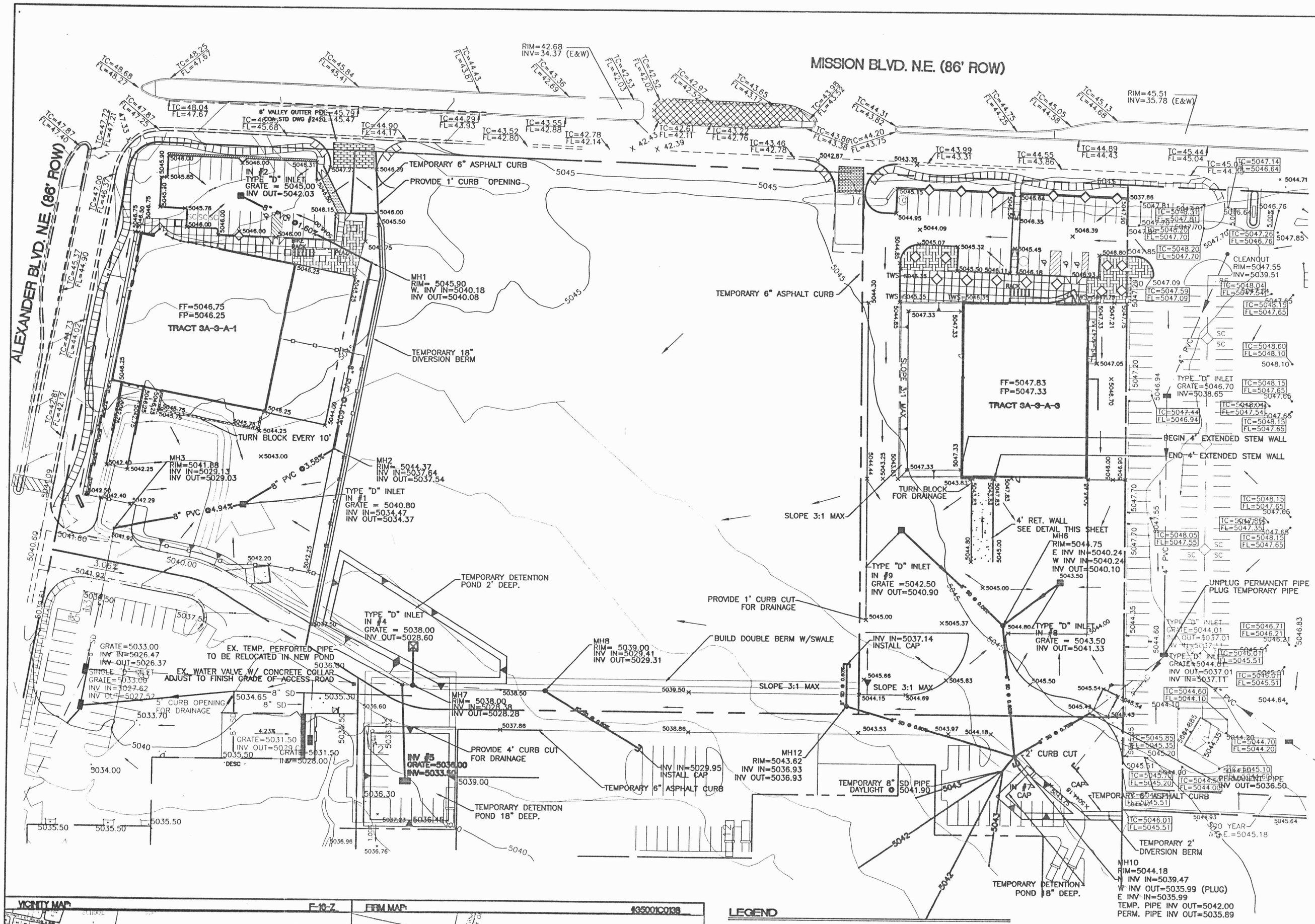
GRAPHIC SCALE

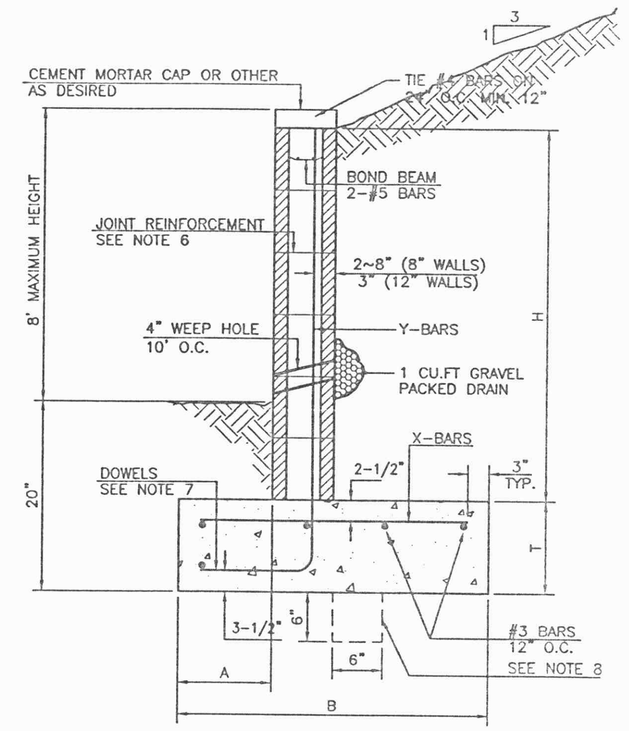
30 15 0 15 30

SCALE: 1"=30'

REVISED: JAN. 19, 2001

Landscape Architect's Seal STATE OF NEW MEXICO 800 REGISTERED LANDSCAPE ARCHITECT	TRACT 3A-3-A-1 Warehouse/Office LANDSCAPE PLAN for Building Permit	DRAWN BY eac DATE 11-22-00 haplantepc.dwg
	WESTWIND LANDSCAPE CONSTRUCTION, INC. 2739 VASSAR PLACE NE ALBUQUERQUE, NEW MEXICO 87107 505-881-8925 VOICE 505-883-7052 FAX	SHEET # 3 OF 8 JOB # 990078





RETAINING WALL DETAIL

NTS

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.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @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"	12"	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.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL 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 PILASTERS 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".

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

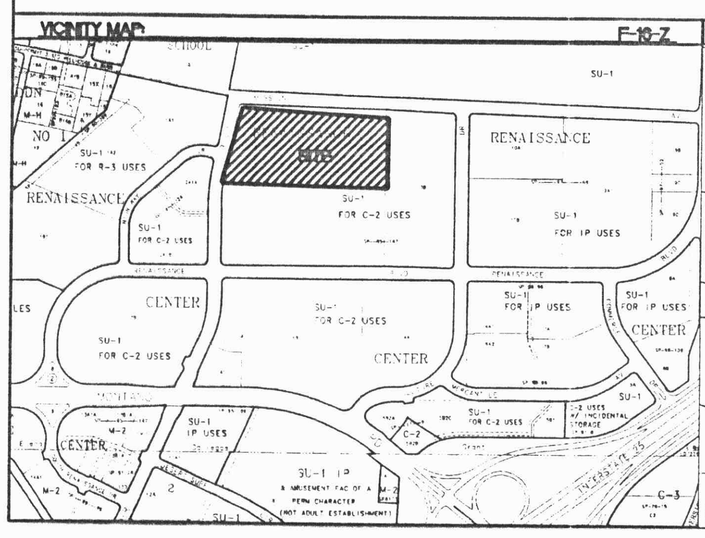
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

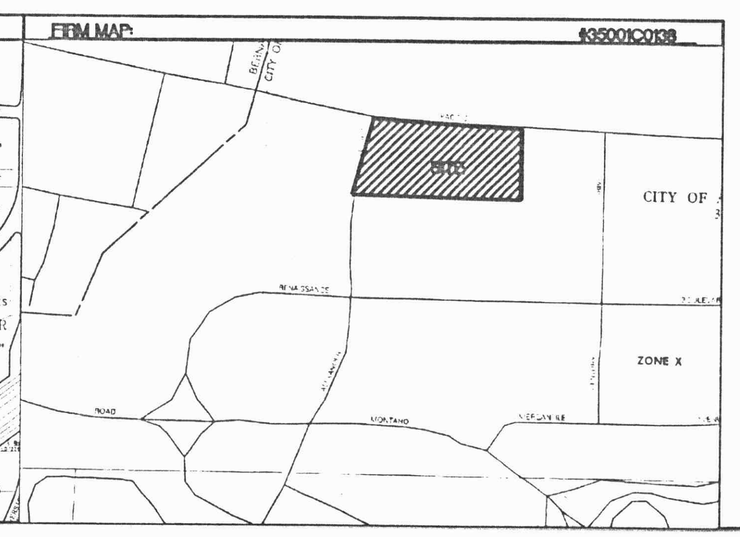
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ROUGH GRADING APPROVAL DATE

VICINITY MAP: F-16-Z



FIRM MAP: #35001C0138



LEGEND

	EXISTING STORM SEWER MANHOLE
EX. 8" PVC	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
8" PVC	PROPOSED STORM SEWER LINE
	BOUNDARY LINE
	PROPOSED RETAINING WALL
5011	EXISTING CONTOUR
5010	EXISTING INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
× 5048.25	EXISTING SPOT ELEVATION
× 5048.25	PROPOSED SPOT ELEVATION

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

N

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

TRACT 3
RENAISSANCE CENTER

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

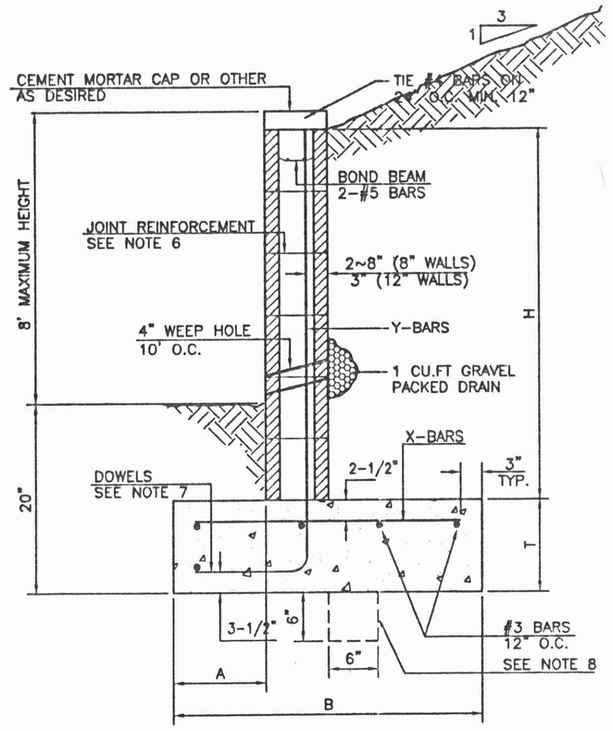
DRAWN BY WCWJ

DATE 4-10-01

9978TR3OVGR.dwg

SHEET # 4 OF 8

JOB # 99097B



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
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4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	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.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
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6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

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7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
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10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
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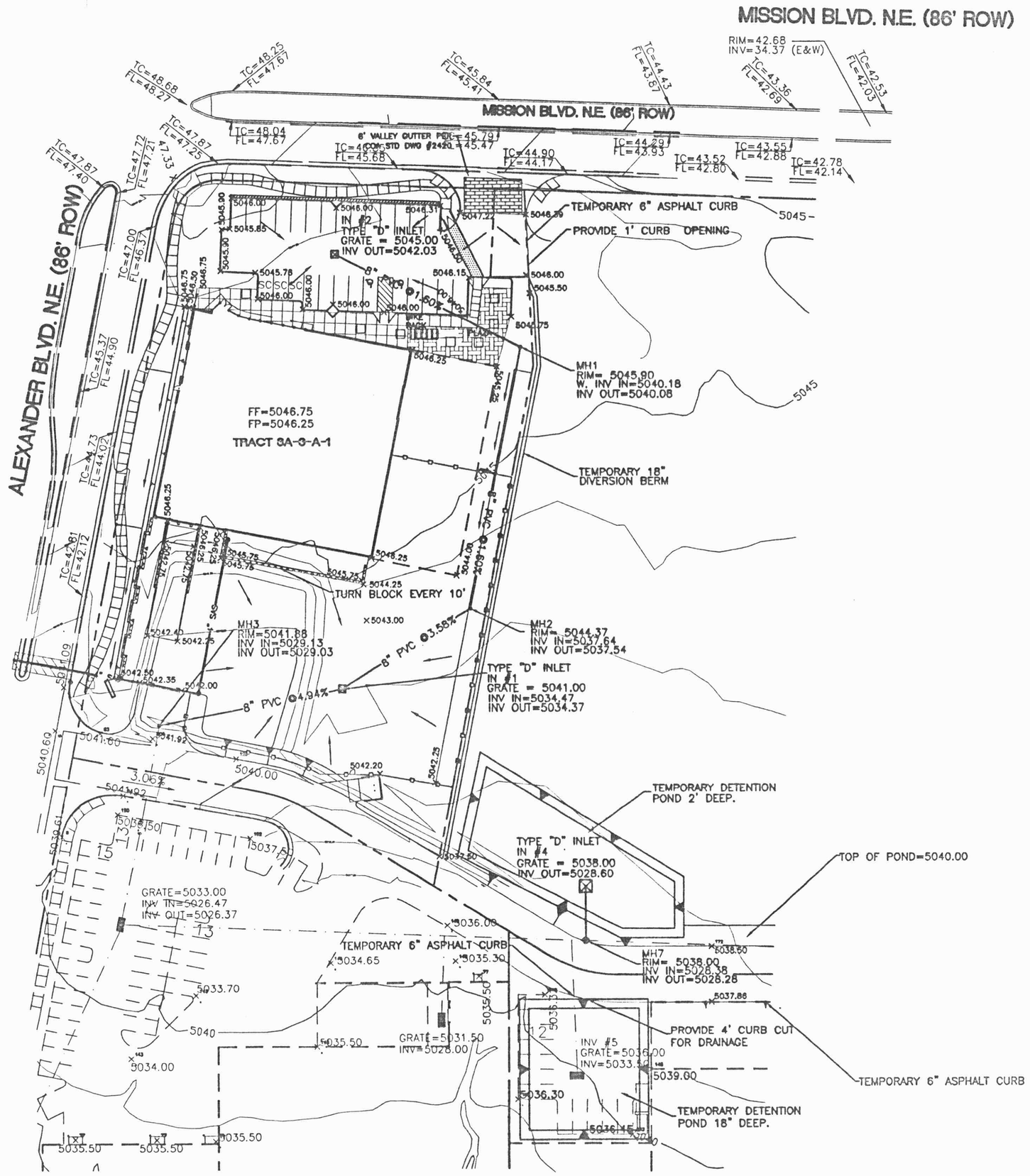
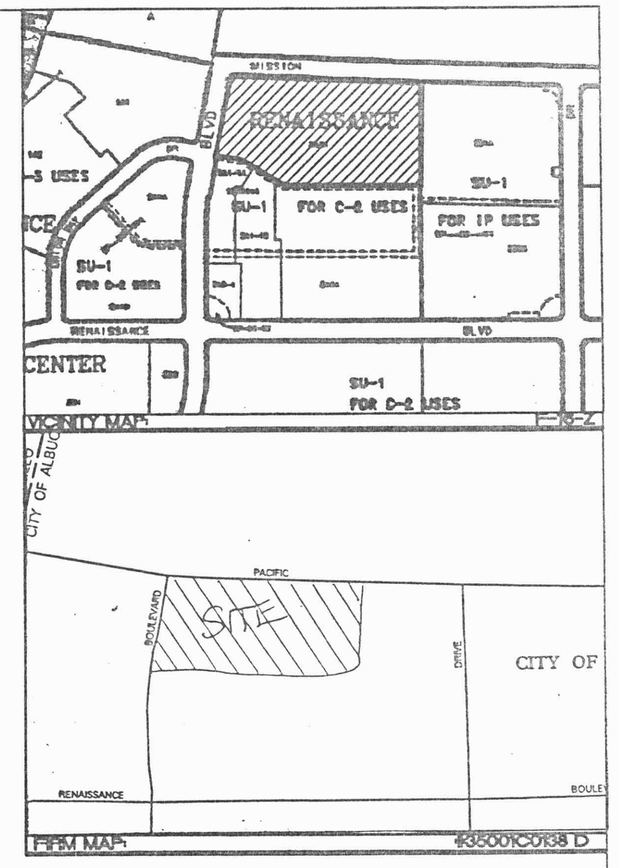




GENERAL NOTES

1. ALL PROPOSED STORM PIPE WILL BE 8" SDR-35 PVC PIPE.

LEGEND

- SLOPE TIE
- FLOW ARROW
- ×5044.18 15 — PROPOSED SPOT ELEVATION
- ×5045.64 — EXISTING SPOT ELEVATION
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- PROPOSED SD LINE
- PROPOSED BUILDING
- PROPOSED PARKING SPACE
- CURB
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK

N

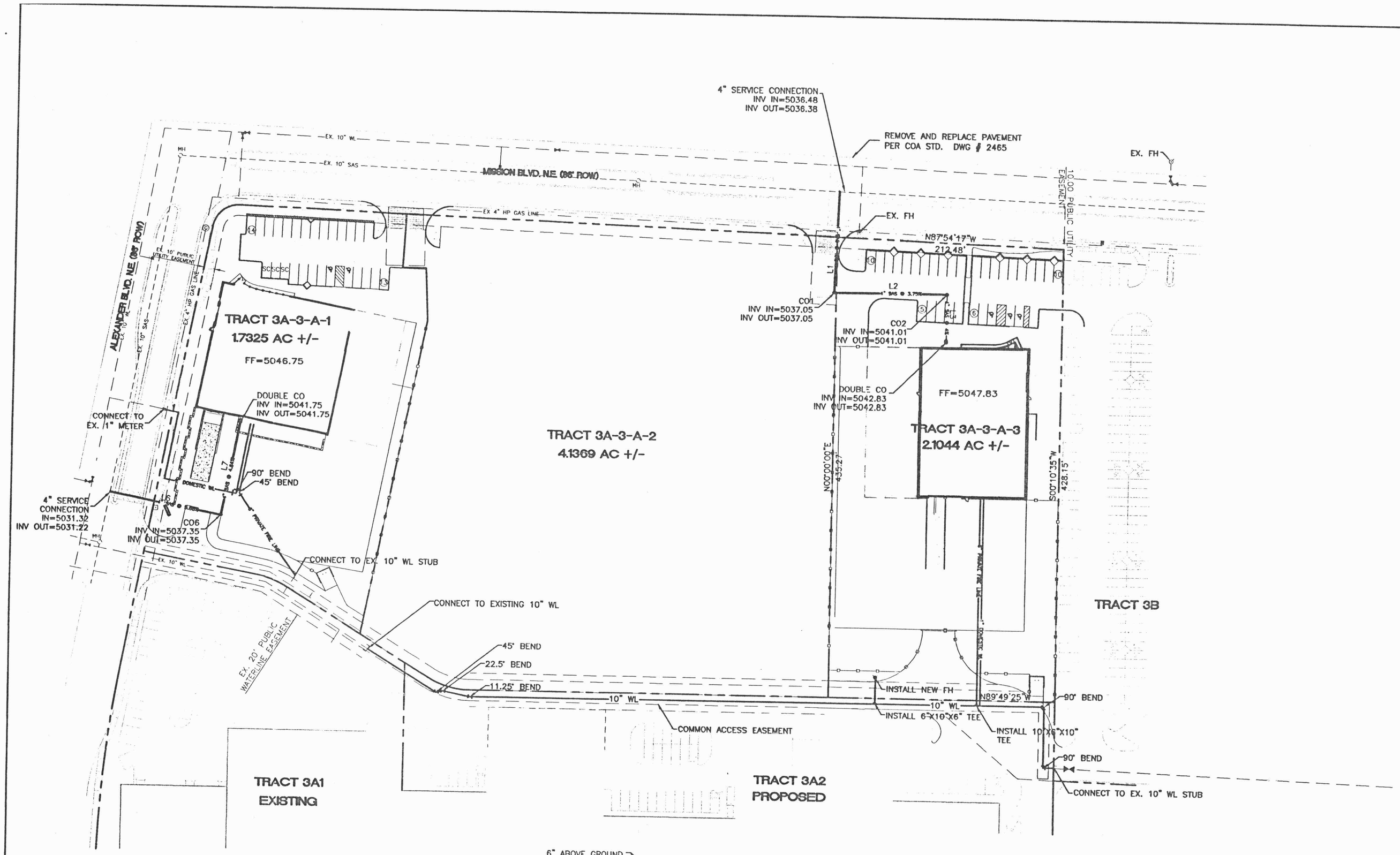
GRAPHIC SCALE

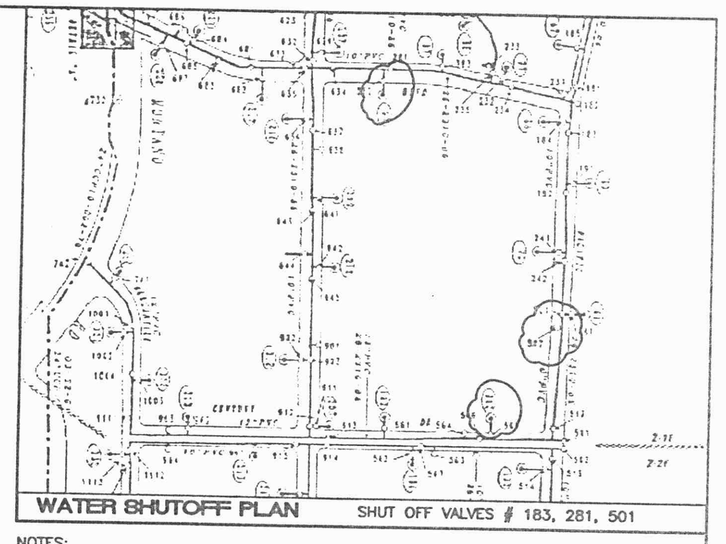
40 20 0 20 40

SCALE: 1"=40'

ROUGH GRADING APPROVAL

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 3-15-01 RONALD R. BOHANNAN P.E. #7868	TRACT 3A-3-A-1 RENAISSANCE CENTER GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY WCWJ DATE 3-15-01 9978GRTR3A3A1.DWG SHEET # 5 OF 8 JOB # 990078





NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN

3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

5. ALL 1" WATER SERVICE LINES WILL BE COPPER.

6. ALL 4" SAS SERVICE WILL BE SCH-40.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

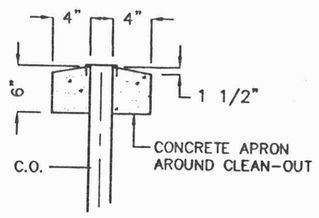
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

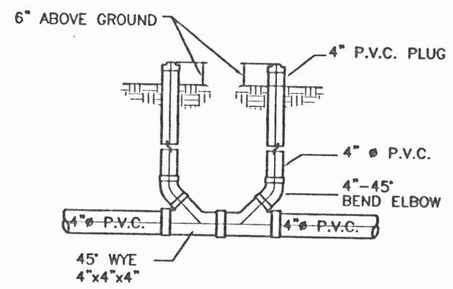
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

LEGEND

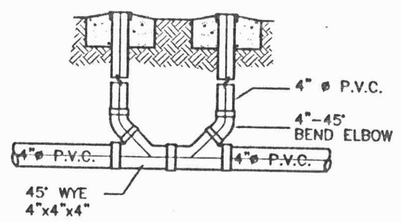
	EXISTING SAS MANHOLE
EX. 8" SAS	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
8	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
8" SAS	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 16" WL	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
	PROPOSED REDUCER
	PROPOSED IRRIGATION SERVICE
8" WL	PROPOSED WATER LINE



CLEAN-OUT
NTS



TYPICAL CLEANOUT AND SERVICE CONNECTION
NTS



TYPICAL CLEANOUT AND SERVICE CONNECTION
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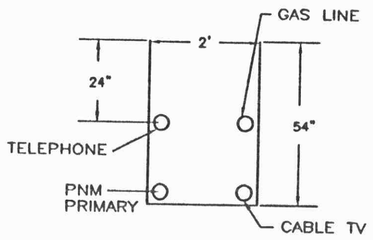

UTILITY TRENCH DETAIL
NTS

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.

3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.

5. ALL PIPE MATERIAL TO BE USED PER UPC.

LINE TABLE

LINE	LENGTH	BEARING
L1	95.44	S02°05'10"W
L2	105.73	N90°00'00"E
L3	45.61	S00°00'00"E
L6	106.19	N79°11'13"W
L7	90.83	N10°52'46"E

CAUTION:

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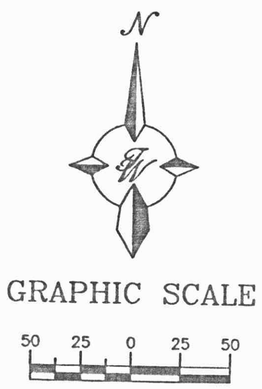


ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

TRACT 3A-3-A
RENAISSANCE CENTER

MASTER UTILITY PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

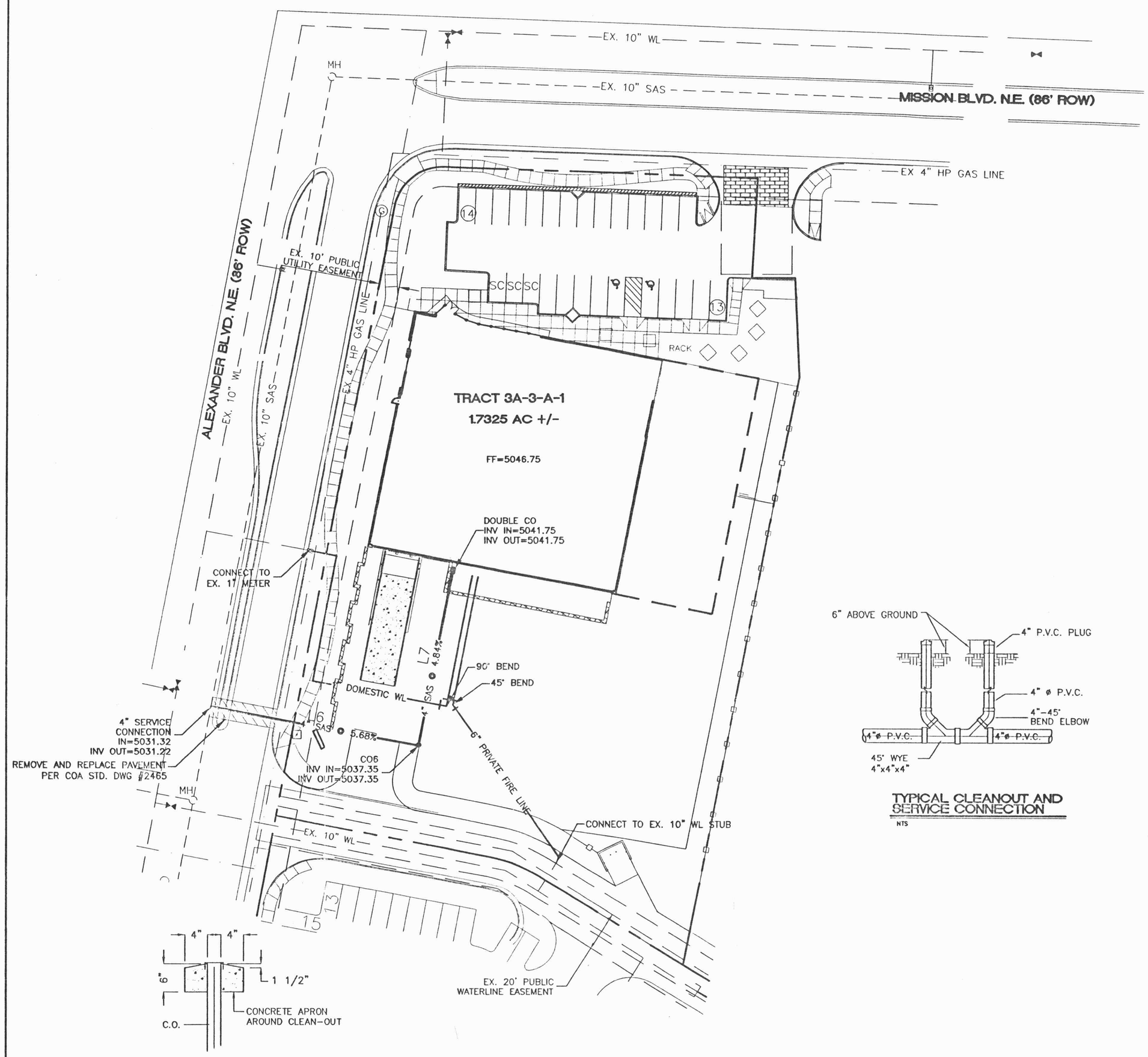
DRAWN BY WCWJ

DATE 4-10-01

997BMUepc.DWG

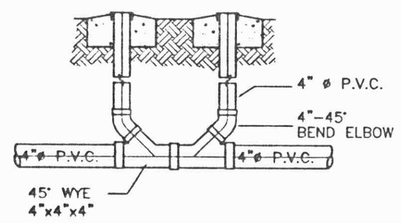
SHEET # 6 OF 8

JOB # 990078

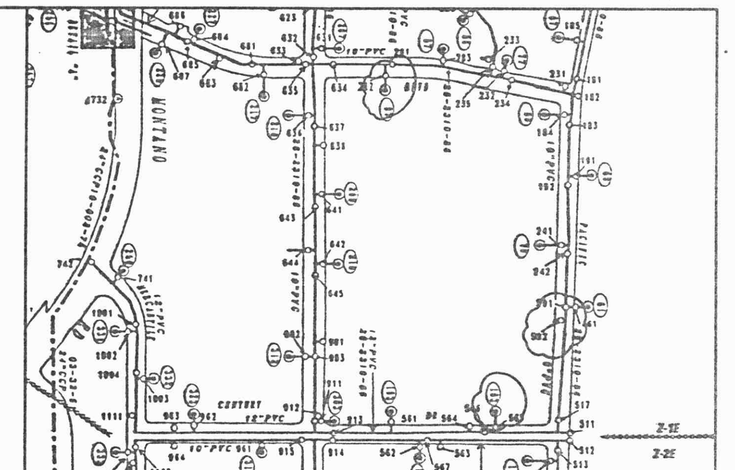


CLEAN-OUT
NTS

TYPICAL CLEANOUT AND SERVICE CONNECTION
NTS



TYPICAL CLEANOUT AND SERVICE CONNECTION
NTS



WATER SHUTOFF PLAN
SHUT OFF VALVES # 183, 281, 501

NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN

3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

5. ALL 1" WATER SERVICE LINES WILL BE COPPER.

6. ALL 4" SAS SERVICE WILL BE SCH-40.

NOTICE TO CONTRACTORS

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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

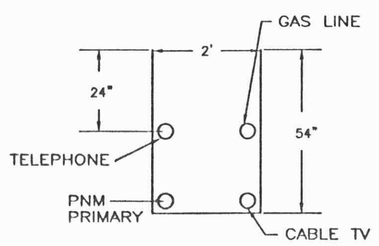
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

LEGEND

	EXISTING SAS MANHOLE
—EX. 8" SAS—	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
—8" SAS—	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
—EX. 16" WL—	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
	PROPOSED REDUCER
	PROPOSED IRRIGATION SERVICE
—8" WL—	PROPOSED WATER LINE



UTILITY TRENCH DETAIL
NTS

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.

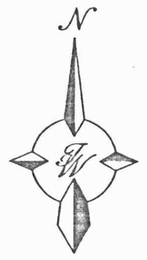
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.

5. ALL PIPE MATERIAL TO BE USED PER UPC.

LINE TABLE		
LINE	LENGTH	BEARING
L6	106.53	S79°28'51"E
L7	90.83	N10°52'46"E

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

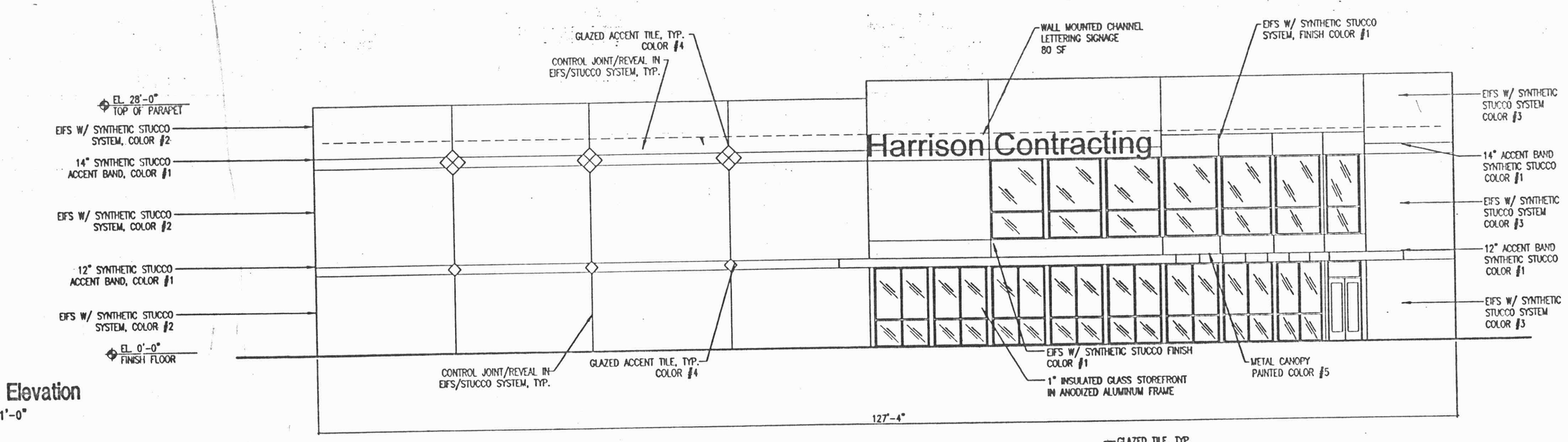


GRAPHIC SCALE

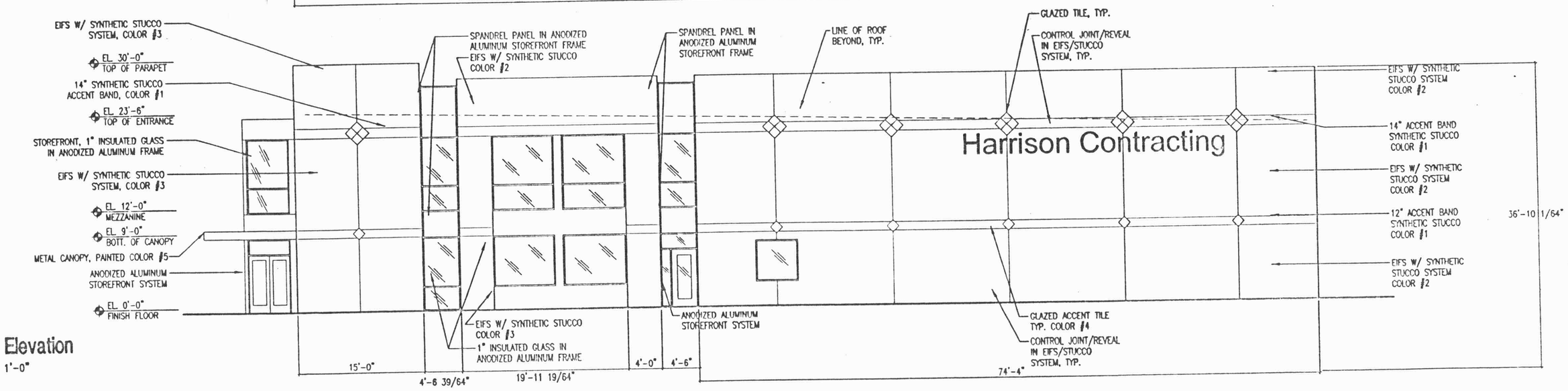
30 15 0 15 30

SCALE: 1"=30'

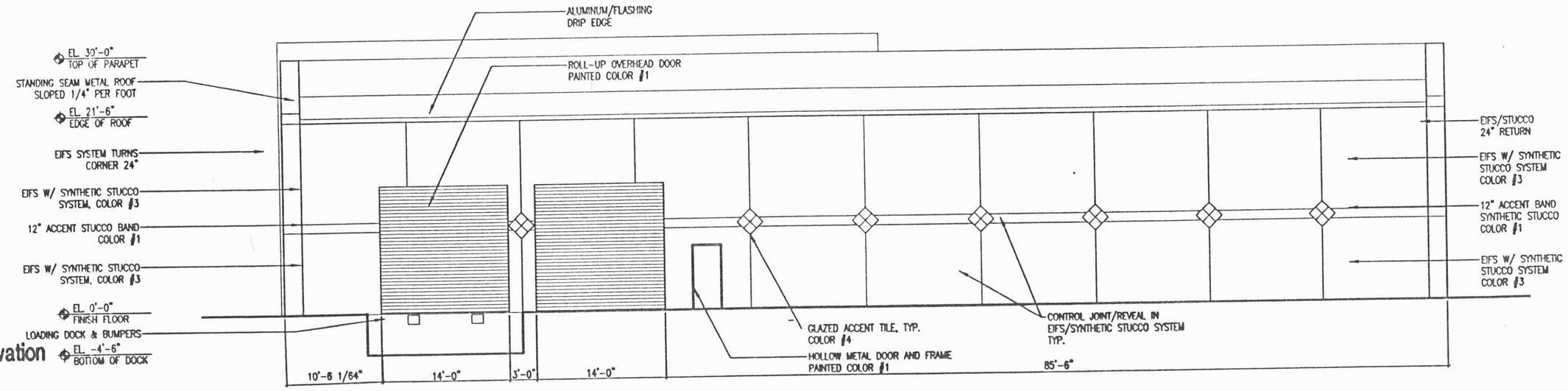
ENGINEER'S SEAL	TRACT 3A-3-A-1 RENAISSANCE CENTER	DRAWN BY WCWJ
		DATE 3-15-01
	MASTER UTILITY PLAN	9978MUTR3A3A1.DWG
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 7 OF 8
		JOB # 990078



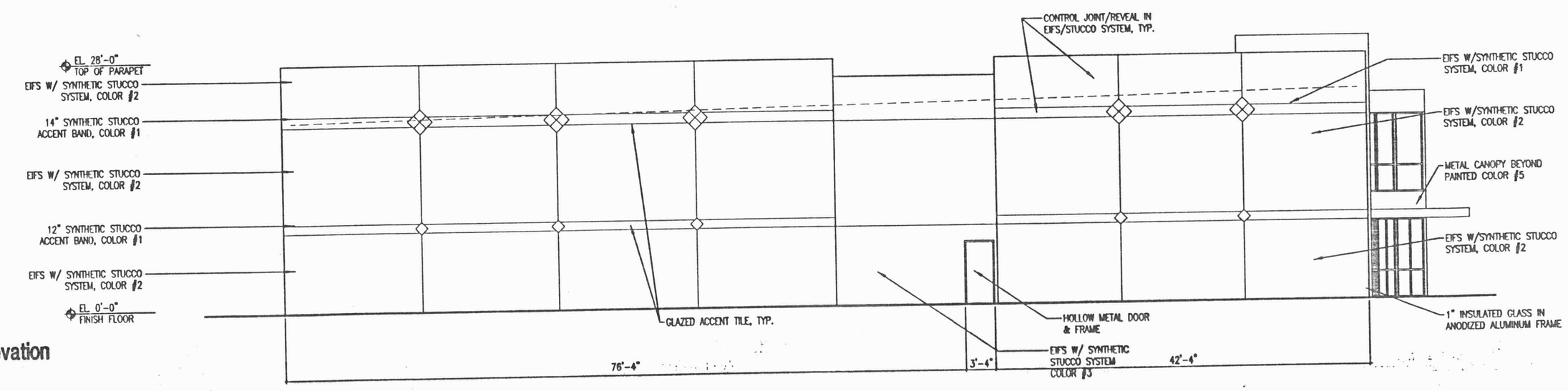
A1 North Elevation
1/8" = 1'-0"



B1 East Elevation
1/8" = 1'-0"



C1 South Elevation
1/8" = 1'-0"



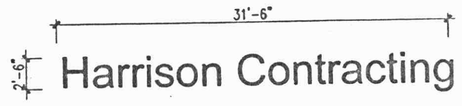
D1 West Elevation
1/8" = 1'-0"

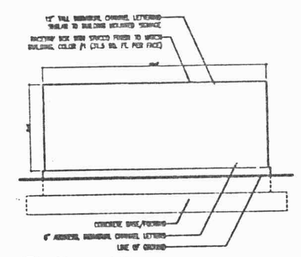
General Notes

1 COLOR #1 – LIGHT BEIGE
2 COLOR #2 – BEIGE
3 COLOR #3 – DARK BEIGE
4 COLOR #4 – GLAZED RED ACCENT TILE
5 COLOR #5 – BLUE PAINTED METAL
6 ALL GLAZING TO BE 1" INSULATED, NON-REFLECTIVE, U.N.O.
7 ALL WINDOW AND DOOR FRAMES TO BE ANODIZED ALUMINUM, U.N.O.
8 ALL FLASHING TO BE ALUMINUM, UNFINISHED, U.N.O.

Signage

1 SIGNAGE SHALL BE INDIVIDUAL CHANNEL TYPE LETTERING
2 LETTERS SHALL NOT PROTRUDE OFF FACE OF BUILDING MORE THAN 3 INCHES
3 SIGNAGE LETTERING SHALL BE THE COLOR BLUE





Monument Sign
1/2"=1'-0"

FOR PRICING ONLY
NOT FOR CONSTRUCTION

Harrison Construction
Alexander Blvd. & Mission Ave.
Albuquerque, NM

08-24-2000 3:32P
Q:\99083 HARRISON\03 CD\01 ARCH\99083A301.DWG

ERH
TQ
99083

8' 4' 0 4' 8'
SCALE: 1/8"=1'-0"

Exterior Building Elevations

Dekker/Perich/Sabatini
architecture = interiors = planning = engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222

08-24-2000 3:32P Q:\99083 HARRISON\03 CD\01 ARCH\99083A301.DWG