

LEGAL DESCRIPTION
 TRACTS C-C AND C-D,
 RICHFIELD PARK SUBDIVISION
 8801 JEFFERSON STREET NE
 ALBUQUERQUE, NEW MEXICO 87113

ZONING INFORMATION
 CURRENT ZONING: SU-1 FOR C-1
 ZONE ATLAS PAGE: D-17-Z
 CONSTRUCTION TYPE: Y-N

SITE AREAS

TRACT C-C	71438 SF	(1.64 ACRES)
TRACT C-D	13068 SF	(0.30 ACRES)
GROSS TOTAL:	847242 SF	(1.94 ACRES)
BUILDING ONE	GR085	NET
FIRST FLOOR	17274 SF	14224 SF
SECOND FLOOR	16472 SF	14787 SF
BUILDING TWO	GR085	NET
FIRST FLOOR	1864 SF	1864 SF
SECOND FLOOR	35810 SF	30778 SF
TOTAL BUILDING AREA	35810 SF	30778 SF
NET LOT AREA	828104 SF	

PARKING

REQUIRED:

- 1 PER 300 SF (MAIN LEVEL) = 71 SPACES
- 1 PER 300 SF (LOWER LEVEL) = 50 SPACES
- SUB-TOTAL REQUIRED = 121 SPACES
- 10% BUS DISCOUNT = -12 SPACES
- TOTAL REQUIRED = 109 SPACES

PROVIDED:

- STANDARD SPACE = 83 SPACES
- SMALL CAR SPACE = 5 SPACES
- HC SPACES = 8 SPACES
- GARAGE SPACES = 7 SPACES
- TOTAL = 115 SPACES

BICYCLES

REQUIRED: 1 BICYCLE SPACE PER EACH 20
 109 (AUTOMOBILE SPACES) / 20 = 5 BICYCLE SPACES
 PROVIDED: (1) BICYCLE RACK w/ (6) BICYCLE SPACES

Schlegel Lewis Architects
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-1529
 FAX (505) 243-6701
 glaw.com

Clearbrook Investments Inc.
 Scott Henry
 908 Adams NE
 Albuquerque, NM 87109
 (505) 858-1800 FAX: (505) 858-1811

Design Center North
 8801 Jefferson NE
 Albuquerque New Mexico 87113

(N) PERSPECTIVE

OWNER Clearbrook Investments Inc.
 8908 Adams NE
 Albuquerque, NM 87113
 (505) 858-1800
 CONTACT: Scott Henry

AGENT D. Mark Goodwin & Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200
 CONTACT: John M. MacKanzie

ARCHITECT Schlegel Lewis Architects
 1620 Central Avenue SE
 Albuquerque, NM 87106
 (505) 247-1529
 CONTACT: James C. Lewis

CIVIL ENGINEER D. Mark Goodwin & Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200
 CONTACT: John M. MacKanzie

LANDSCAPE The Hilltop
 P.O. Box 10630
 Albuquerque, NM 87184
 (505) 838-9690
 CONTACT: Ivy Thomson

(6) LIGHTING FOR THE SITE SHALL PROVIDE SHARP CUT-OFF FIXTURES AT PROPERTY LINES SO THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY OTHER RESIDENTIAL PROPERTIES; NO OFF-SITE ILLUMINATION GREATER THAN 1000 C OR 200 BUILDING MOUNTED SIGNS SHALL BE LIMITED TO 20% OF THE FACADE AREA. SIGNAGE SHALL BE INDIVIDUAL CHANNELIZED LETTERS, METAL LETTERS OR NEON LETTERS AT A MAXIMUM HEIGHT OF 4'-0" FEET. IN ANY RESIDENTIAL AREA, LIGHTING STANDARDS SHALL BE A MAXIMUM OF 16 FEET.

(9) THE NEGOTIATIONS BETWEEN THE DEVELOPER AND THE CITY MUST BE COMPLETED BEFORE FINAL DRB SIGNOFF

(10) NO PRESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED; ANTENNA SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE

(11) NO PLASTIC OR VINYL BUILDING PANELS, AWINGS, OR CANOPIES ARE PERMITTED; AWINGS AND CANOPIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE

(12) NO CHAIN LINK FENCE OR CONCERNIA WIRE

(16) SIGNAGE SHALL BE LIMITED TO 8% OF THE BUILDING FACADE; SIGNAGE SHALL BE A MAXIMUM OF 2 FOOT LETTER HEIGHTS; INDIVIDUAL BAGLIT CHANNELIZED LETTERS TO BE COMPATIBLE WITH THE DESIGN CENTER TO THE SOUTH

(18) THE LANDSCAPE SHALL BE COMPATIBLE WITH THE DESIGN CENTER TO THE SOUTH

Design Center North

A Mixed Use Office, Commercial,
 and Showroom Development

8801 Jefferson Street NE
 Albuquerque New Mexico 87113

- SDP-0 GENERAL INFORMATION
- SDP-1 SITE PLAN
- SDP-2 LANDSCAPE PLAN
- SDP-3 GRADING PLAN
- SDP-4 BUILDING ELEVATIONS
- SDP-5 BUILDING ELEVATIONS

(S) PROJECT INFO.

00450-00000-01107
 FILE: 00128 00000 00584
 1055192
 SITE DEVELOPMENT PLAN FOR SUBDIVISION BUILDING PERMIT

Issue Date: 27 APR 00
 Revisions: 18 JUL 00

Signature Block:
 Traffic Engineer, TRANSPORTATION DEPT
 Parks & Recreation Dept
 Utility Development Dept
 City Engineer, ENGINEERING DIV/MAFCA
 City Planner, PLANNING DEPARTMENT

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

7-11-00

(T) DIRECTORY

(U) GENERAL NOTES

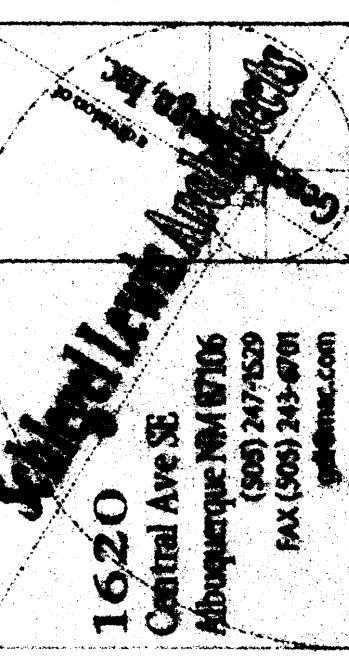
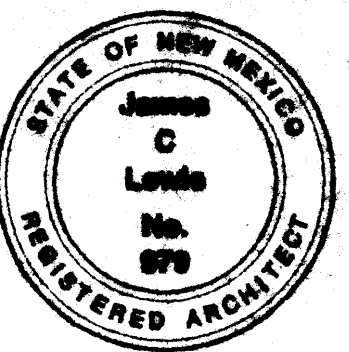
(V) PROJECT TITLE

(Y) SHEET INDEX

(Z) SIGNATURE BLOCK

GENERAL INFO
 SHEET SDP-0
 OF 6

2570001 10220
 PRD 1000492



Clearbrook Investments Inc.
1000 Adams St.
Albuquerque, NM 87102
(505) 252-1800 FAX: (505) 252-1811

Design Center North
8801 Jefferson NE
Albuquerque New Mexico 87113

ISSUE DATE:
27 APR 00

REVISIONS:
18 JUL 00

SITE PLAN
SHEET
SDP-1
OF 8

DESIGN PHILOSOPHY

The site is zoned for C-1 uses and the project is designed for low impact commercial (showroom) spaces and office uses, thereby minimizing the both the visual and traffic impacts on the surrounding areas.

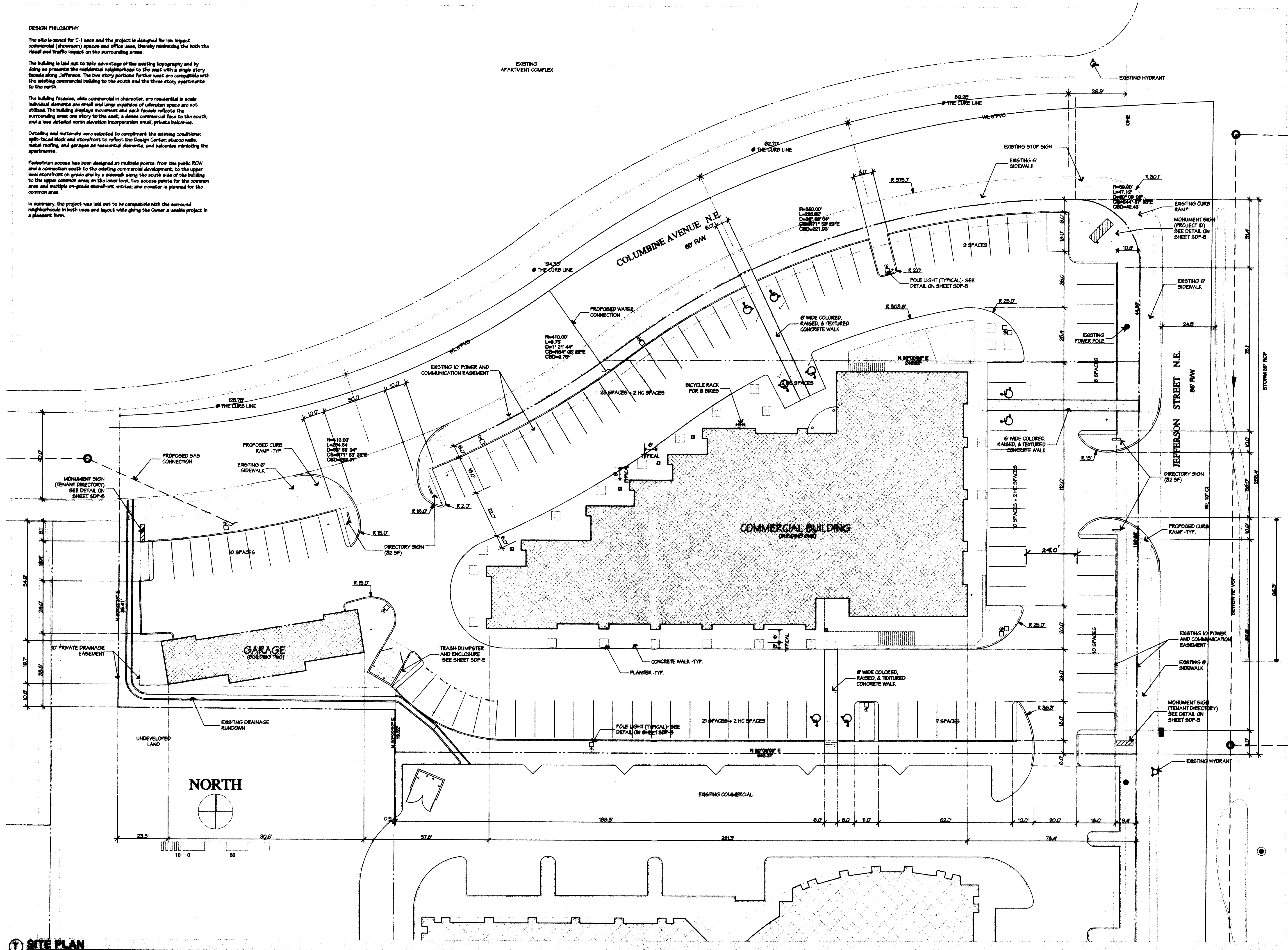
The building is laid out to take advantage of the existing topography and by doing so presents the residential neighborhood to the east with a single story facade along Jefferson. The two story portions further west are compatible with the existing commercial building to the south and the three story apartments to the north.

The building facades, while commercial in character, are residential in scale. Individual elements are small and large expanses of unbroken space are not utilized. The building display movements and each facade reflects the surrounding areas: one story to the east, a dense commercial face to the south, and a less detailed north elevation incorporating small, private balconies.

Detailing and materials were selected to compliment the existing conditions: split-faced block and storefront to reflect the Design Center; stucco walls, metal roofing, and garages as residential elements, and balconies mimicking the apartments.

Pedestrian access has been designed at multiple points: from the public ROW and a connection south to the existing commercial development; to the upper level storefront on grade and by a sidewalk along the south side of the building to the upper common area; on the lower level, two access points for the common area and multiple on-grade storefront entries; and elevator is planned for the common area.

In summary, the project was laid out to be compatible with the surround neighborhoods in both uses and layout while giving the Owner a usable project in a pleasant form.



① SITE PLAN

PLANT LEGEND

- | | | | |
|--|--|--|--|
| | ASH (H) 12
<i>Fraxinus pennsylvanica</i>
2" Cal | | CHAMISA (L) 9
<i>Chrysothamnus nauseosus</i>
1 gal |
| | HONEY LOCUST (H) 12
<i>Gleditsia triacanthos</i>
2" Cal | | AUTUMN SAGE (M) 37
<i>Salvia greggii</i>
1 gal |
| | FLOWERING PEAR (H) 22
<i>Pyrus calleryana</i>
2" Cal | | WILDFLOWER 101
1 gal |
| | AUSTRIAN PINE (M) 6
<i>Pinus nigra</i>
6"-8" | | BUFFALO JUNIPER (M) 15
<i>Juniperus sibirica</i>
5 gal |
| | PALM YUCCA (L) 5 | | OVERSIZED GRAVEL
& BOULDERS 4 |
| | INDIAN HAWTHORN (M) 21
<i>Raphirolepis indica</i>
5 gal | | SAN LAZARUS GRAVEL
W/ FILTER FABRIC |
| | RUSSIAN SAGE (M) 18
<i>Ferovskia styrilicifolia</i>
5 gal | | SAN LAZARUS CRUSHER FINES |
| | POTENTILLA (M) 19
<i>Potentilla fruticosa</i>
5 gal | | SOD |
| | ROSEMARY (M) 22
<i>Rosemarinus officinalis</i>
5 gal | | COMMERCIAL GRADE
STEEL EDGING |
| | CORAL BEAUTY COTONEASTER 21
<i>Cotoneaster dammeria</i> 1/2"
5 gal | | |
| | BLUE MIST (M) 11
<i>Caryopteris x clarionensis</i>
5 gal | | |
| | MAIDEN GRASS (L) 9
<i>Miscanthus sinensis</i>
5 gal | | |

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 water waste ordinance, planting restriction approach.

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

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Jefferson St.
Required #5 Provided #5.

IRRIGATION NOTES:

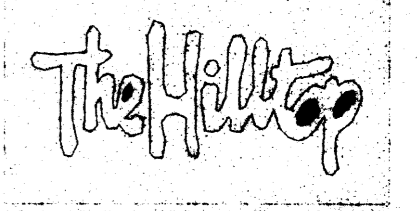
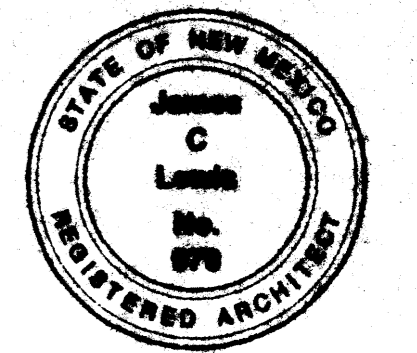
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters
Shrubs to receive (2) 1.0 GPH Drip Emitters
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each 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.

THE HILLTOP ARCHITECTS
1620 Central Ave SE
Albuquerque, NM 87106
(505) 247-5529
FAX (505) 246-0701
www.hilltop.com



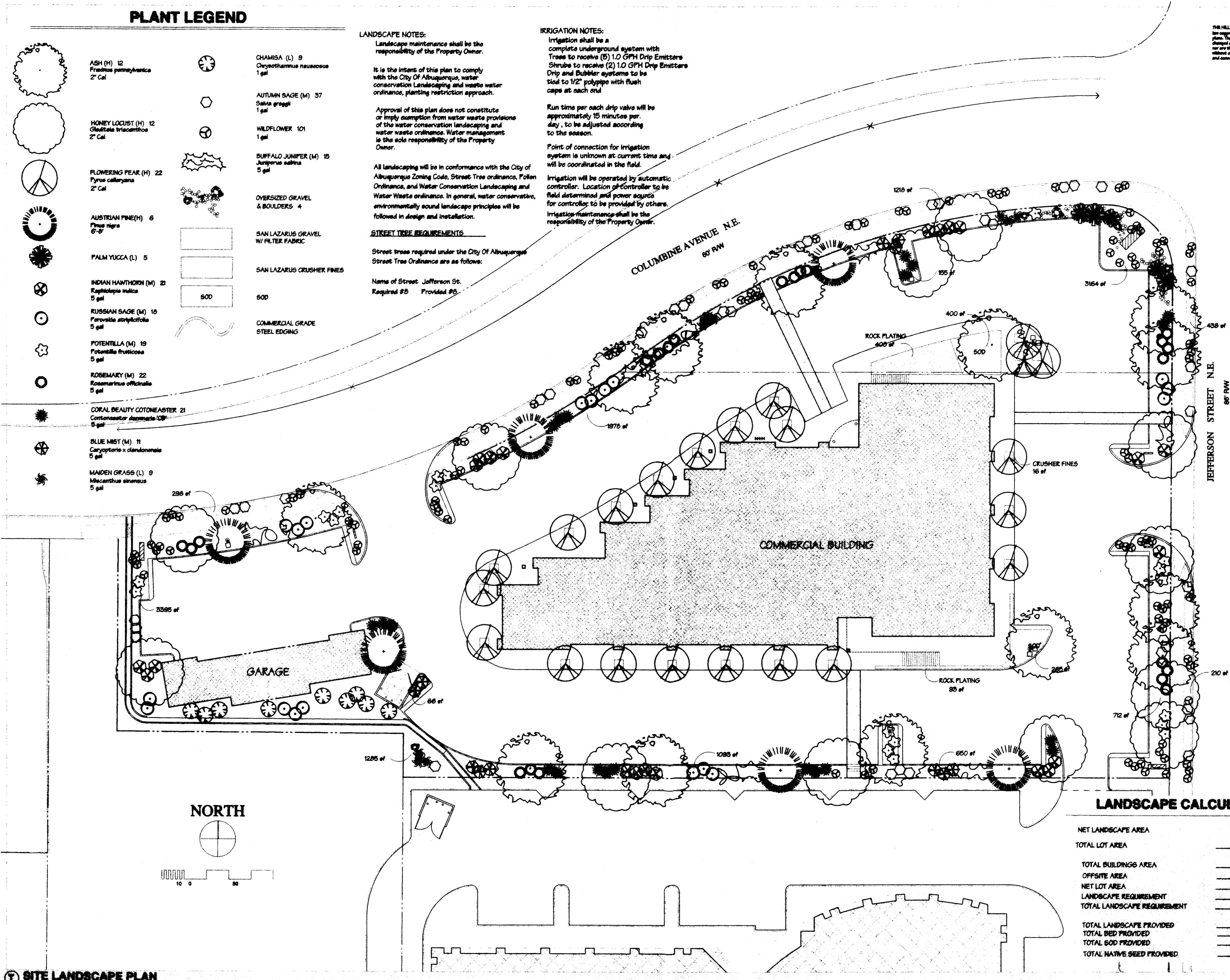
Michael Landman
1620 Central Ave SE
Albuquerque, NM 87106
(505) 247-5529
FAX (505) 246-0701
www.hilltop.com

Clearbrook Investments Inc.
1000 1st Avenue NE
Albuquerque, NM 87109
(505) 259-1880 FAX: (505) 259-1811

Design Center North
8801 Jefferson NE
Albuquerque New Mexico 87113

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18 JUL 00

LANDSCAPE PLAN
SHEET
SDP-2
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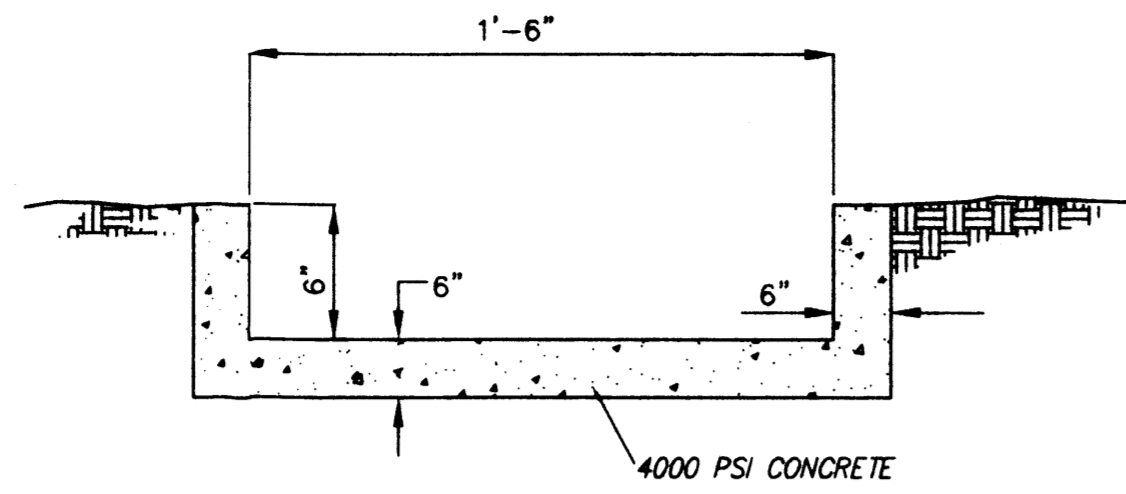
LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	84,268	square feet
TOTAL BUILDINGS AREA	18,219	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	66,049	square feet
LANDSCAPE REQUIREMENT	35	square feet
TOTAL LANDSCAPE REQUIREMENT	3,758	square feet
TOTAL LANDSCAPE PROVIDED	16,306	square feet
TOTAL BED PROVIDED	12,821	square feet
TOTAL SOD PROVIDED	825	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

HYDROLOGY NOTES:

THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN PER THE LOMR DTED 9/29/99, AS SHOWN ON THIS SHEET.
 A CONCEPTUAL GRADING AND DRAINAGE PLAN FOR TRACT C-1 WAS PREPARED BY D. MARK GOODWIN AND ASSOCIATES ON 7/21/97. THIS WAS APPROVED BY THE CITY ON 7/22/97. THE PEAK FLOW FOR TRACT C-1 (5.03 AC) WAS 22.25cfs WITH 15% TYPE B AND 85% TYPE D. THE ALLOWABLE DISCHARGE FROM TRACT C-1 WAS 4.97cfs AND C1-D WAS 0.91cfs. BASED ON THIS INFORMATION, THE PEAK FLOW FOR TRACT C1-C AND C1-D (1.94 AC) IS 8.45cfs.

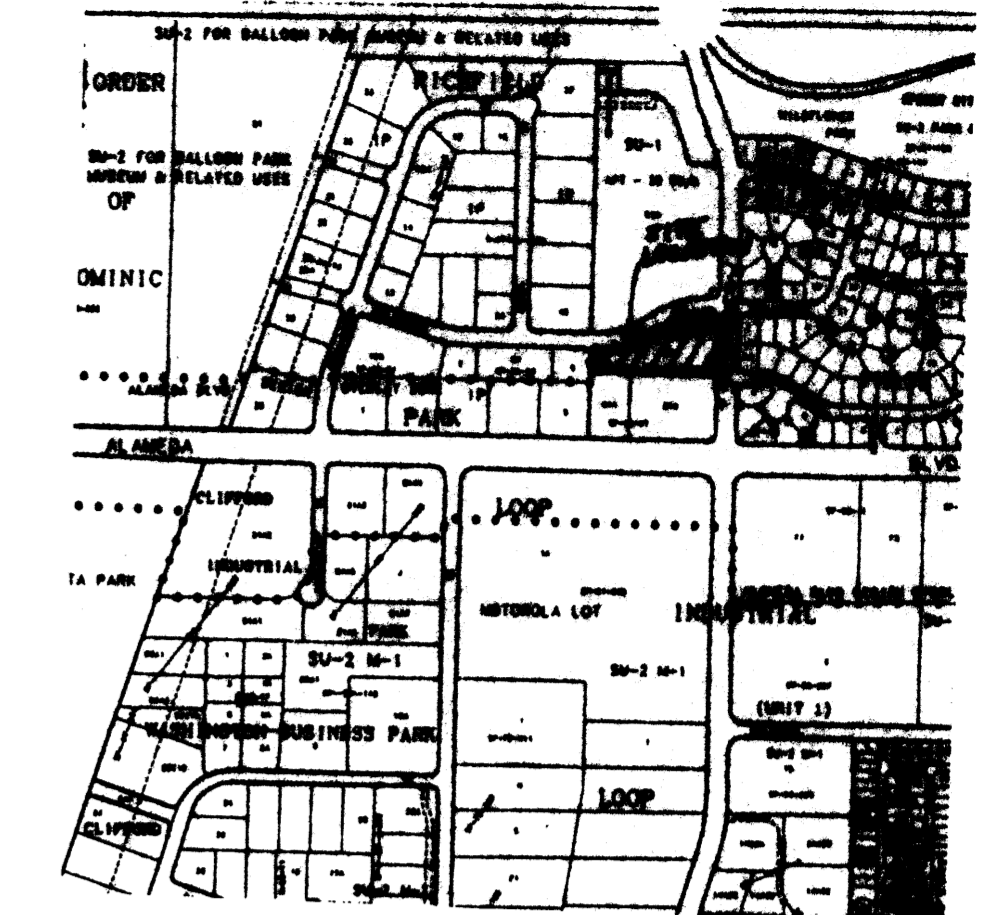
AREA= 1.94 AC
 1 HR. RAIN= 2.05
 6 HR. RAIN= 2.39
 24 HR. RAIN= 2.70
 LAND TREATMENT: B= 0.15 D= 0.85
 Q= 8.45cfs
 MAXIMUM STORAGE REQUIRED FOR DETENTION POND= 0.0438 AC-FT.
 VOLUME AVAILABLE= 0.0585 AC-FT.
 PEAK DISCHARGE FROM DETENTION POND= 6.323cfs



CONCRETE RUNDOWN SECTION
 N.T.S.

KEY NOTES

- ① 6" HEADER CURB PER COA DETAIL 2415.
- ② 8" CURB AND GUTTER PER COA DETAIL 2415
- ③ 1.5' WIDE AND 2' WIDE SIDE WALK CULVERTS PER COA DETAIL 2236.
- ④ 1.5' WIDE CONCRETE RUNDOWN PER DETAIL THIS SHEET



VICINITY MAP ZONE MAP: C-17

ACS BENCHMARK

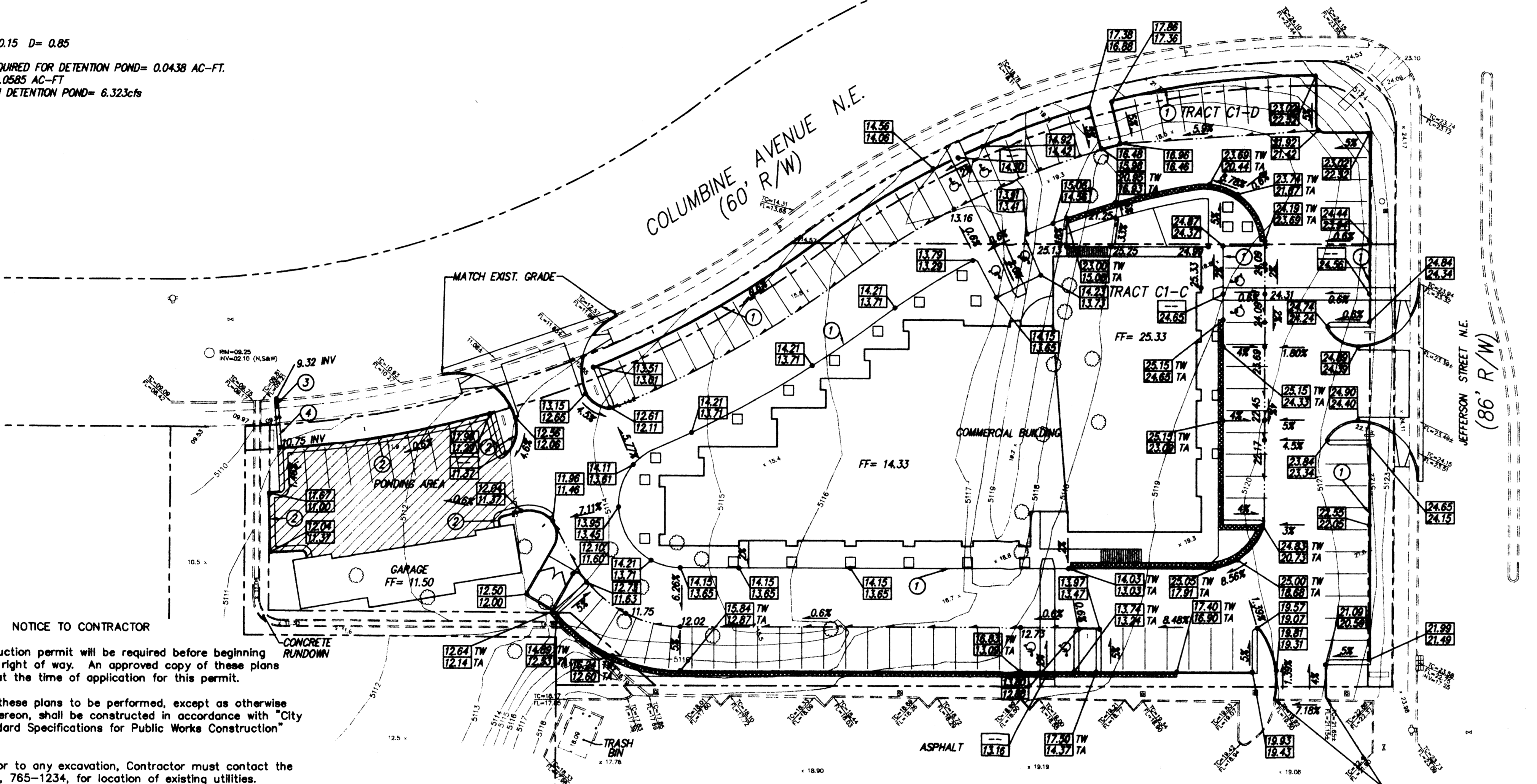
STATION IS A STANDARD NMHSC BRASS TABLET STAMPED "NMHSC 125-11,1988" SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. TO REACH THE STATION FROM THE INTERCHANGE AT US HIGHWAY I-25 AND SAN MATEO BLVD., GO EAST ON SAN MATEO 0.1 MILE TO THE EAST FRONTAGE RD., THEN NORTH ALONG EAST FRONTAGE RD., 3.20 MILES TO THE STATION ON THE RIGHT.

LEGAL DESCRIPTION

TRACT C1-C AND C1-D WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM

LEGEND

- EXISTING RIGHT-OF-WAY
- - - EXISTING CONTOURS
- - - EXISTING TOP CURB
- - - EXISTING FLOWLINE
- 00.00 EXISTING SPOT ELEVATIONS
- - - EXISTING CURB & GUTTER
- - - EXISTING SIGNS
- EXISTING SAS MANHOLE
- EXISTING TREES
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER CONTROL
- EXISTING POWER POLE
- EXISTING LOT LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING INLET
- NEW BUILDING
- - - NEW CURB & GUTTER
- - - NEW BOUNDARY
- NEW RETAINING WALL
- 21.25 PROPOSED TOP OF CURB ELEVATION
- 21.40 PROPOSED FLOWLINE ELEVATION
- 21.99 TW PROPOSED TOP OF WALL ELEVATION
- 21.49 TA PROPOSED TOP OF ASPHALT ELEVATION
- 21.99 PROPOSED SPOT ELEVATION
- PROPOSED LOW POINT
- PROPOSED GRADE

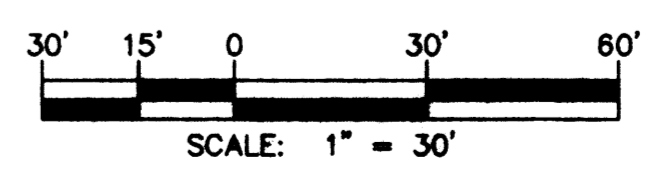
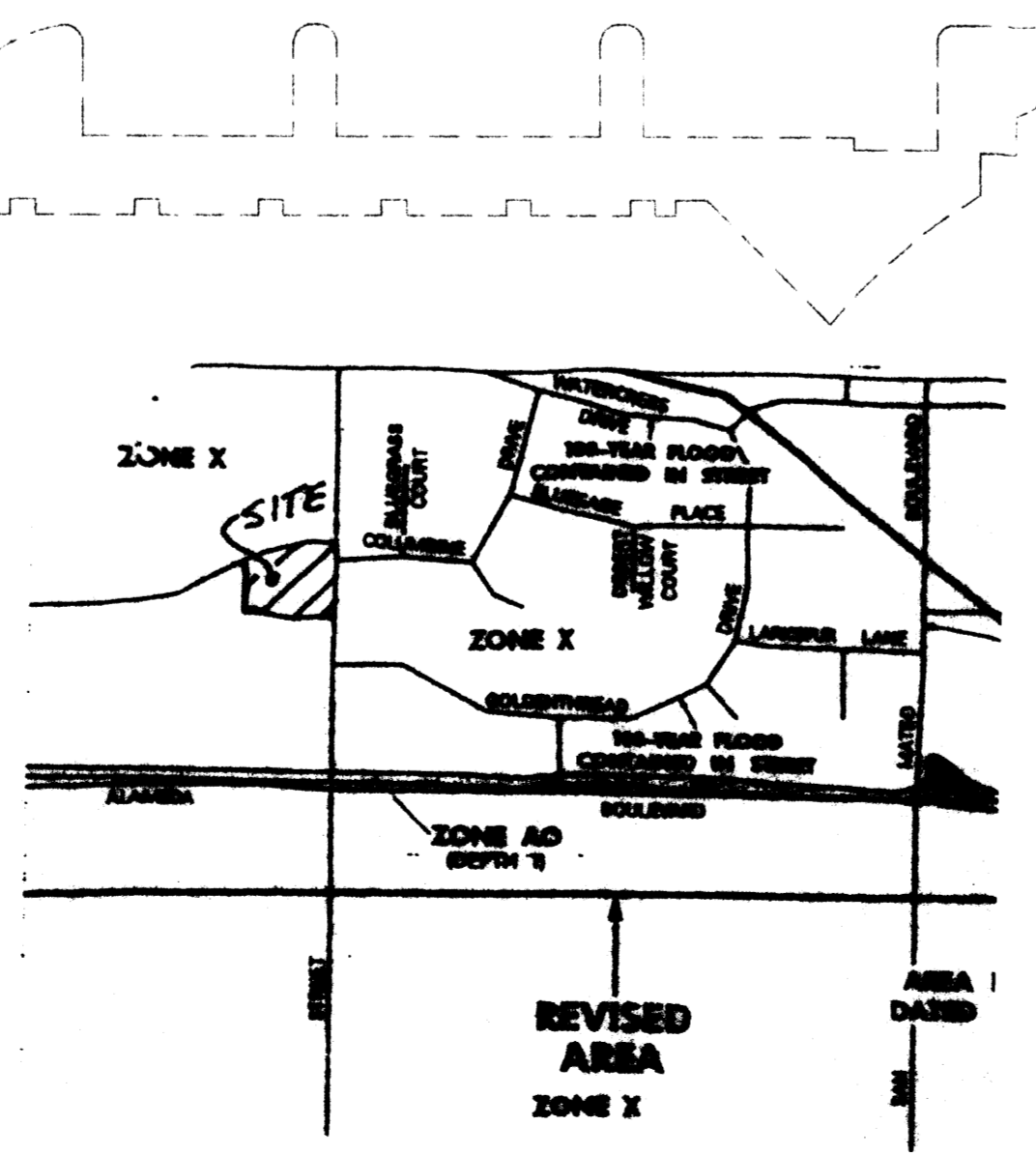


NOTICE TO CONTRACTOR

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 herein, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the 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 obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum 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. Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

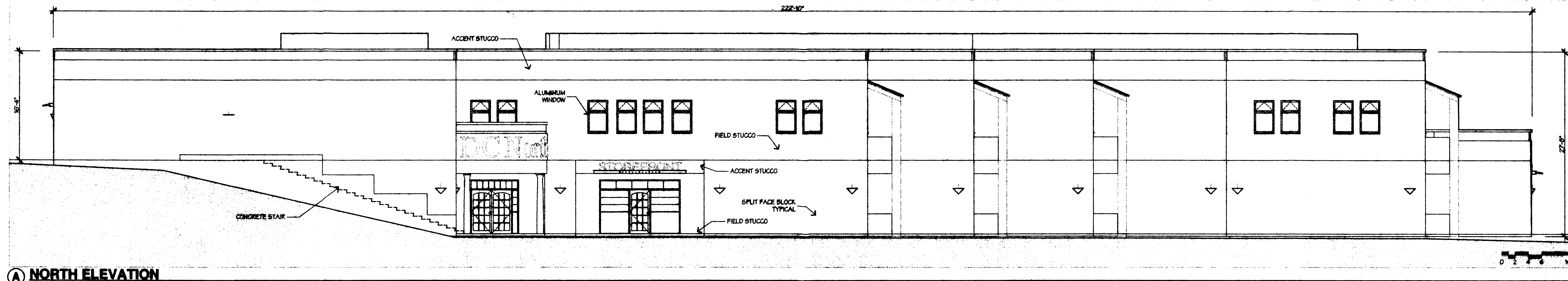
Design Approval	HYDROLOGY SECTION	DATE
Inspection Approval	CONSTRUCTION SECTION	DATE
Acceptance	CONSTRUCTION/SECTION/PERMITS	DATE



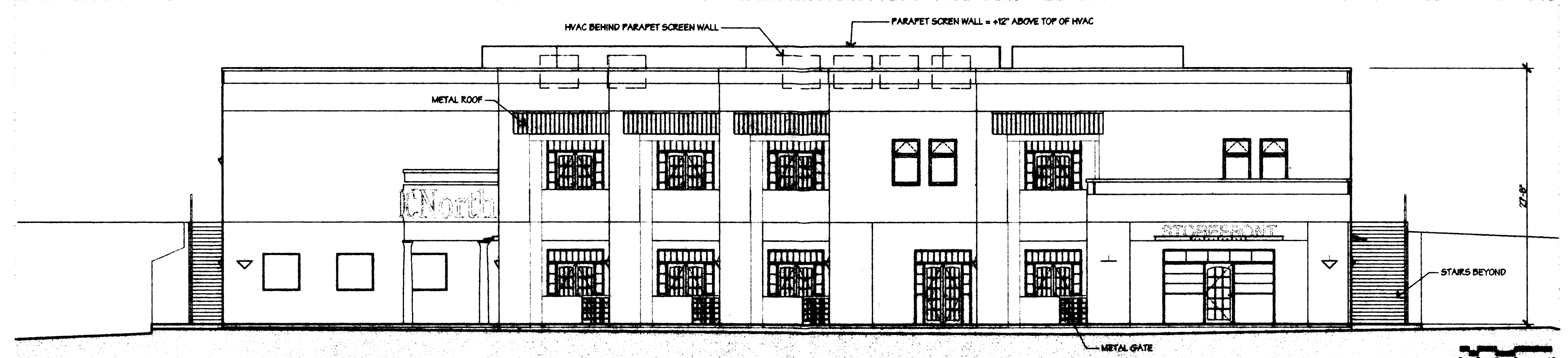
**DESIGN CENTER NORTH
 GRADING & DRAINAGE PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: ALD	Drawn: ACH	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 8/2/00	Job: A00028	3



(A) NORTH ELEVATION



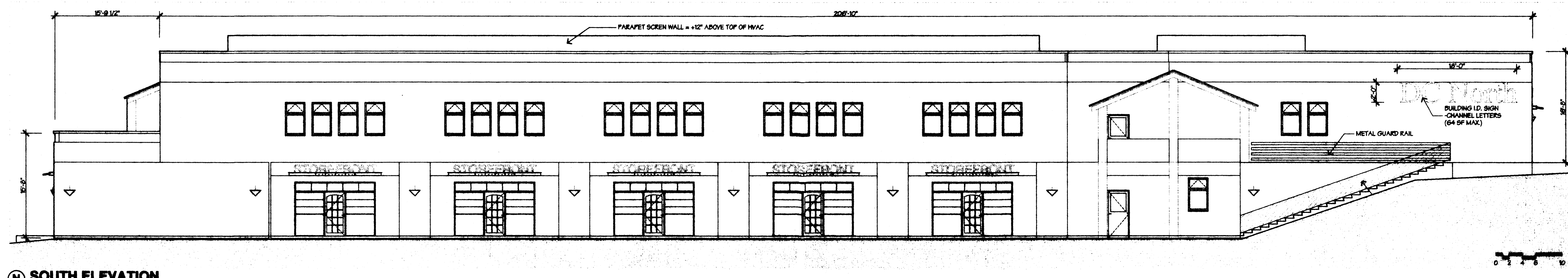
(G) WEST ELEVATION

(M) MATERIAL SCHEDULE

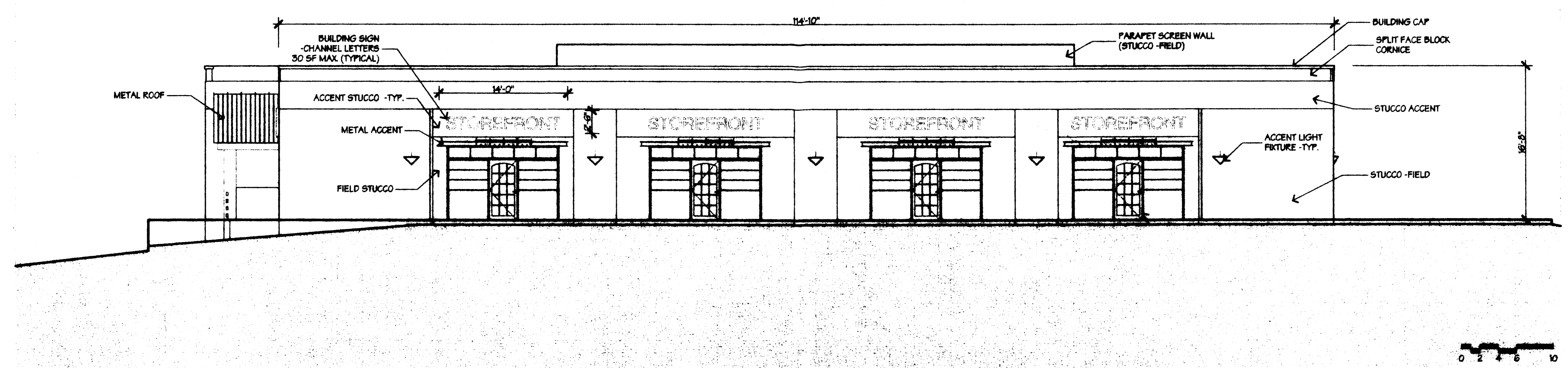
BUILDING COLORS	STUCCO-FIELD	LIGHT TAN
STUCCO-ACCENT	SPLIT FACE BLOCK	MEDIUM TAN
BUILDING CAP	METAL ACCENTS	WHITE
METAL ROOF	METAL ROOF	GLOSS GREEN PAINT
		GALVANIZED
WINDOW COLORS	CLEAR ALUMINUM FRAMES WITH DARK GREY TINTED GLASS	
DOOR COLORS	WOOD GRAIN FINISH WITH DARK GREY TINTED GLASS	

1620
 Central Ave SE
 Albuquerque, NM 87106
 (505) 241-8800
 FAX (505) 241-9001
 gah@1620.com

Clearbrook Investments Inc.
 8001 Avenue NE
 Albuquerque, NM 87110
 (505) 258-1800 FAX: (505) 258-0881



(N) SOUTH ELEVATION



(V) EAST ELEVATION

(Z) NOTES

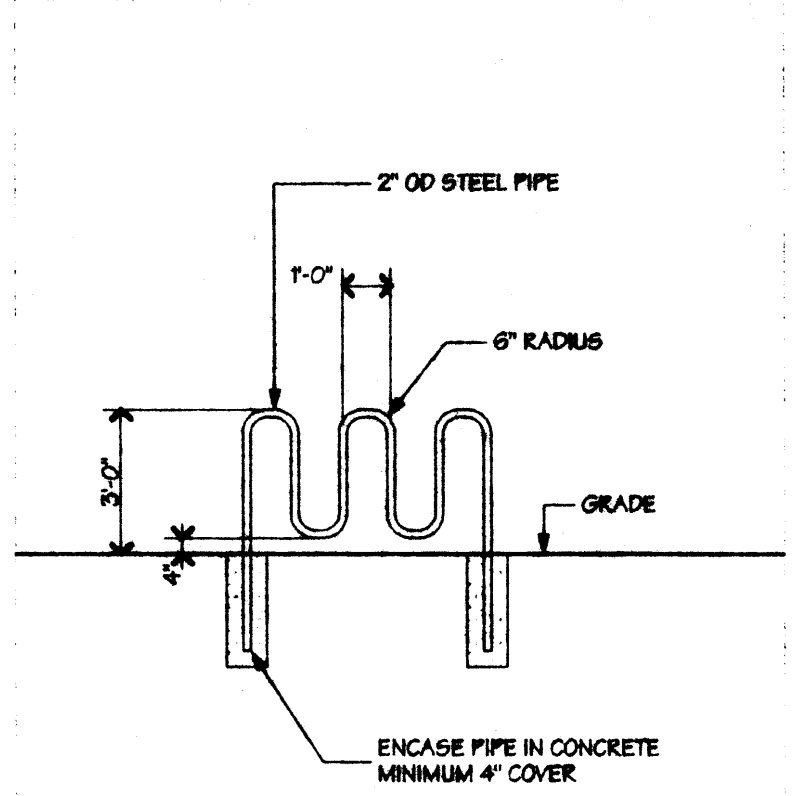
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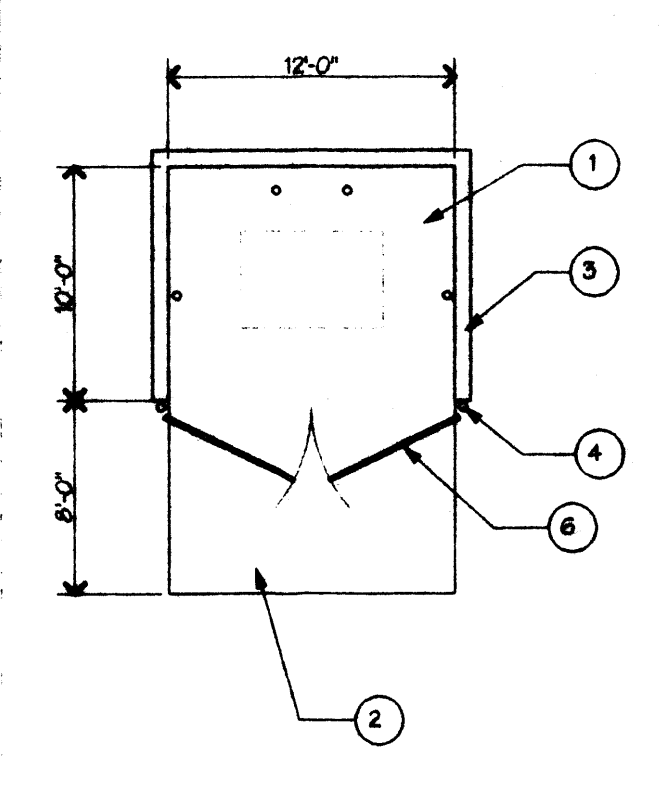
REVISIONS:
18 JUL 00

BUILDING ELEVATIONS

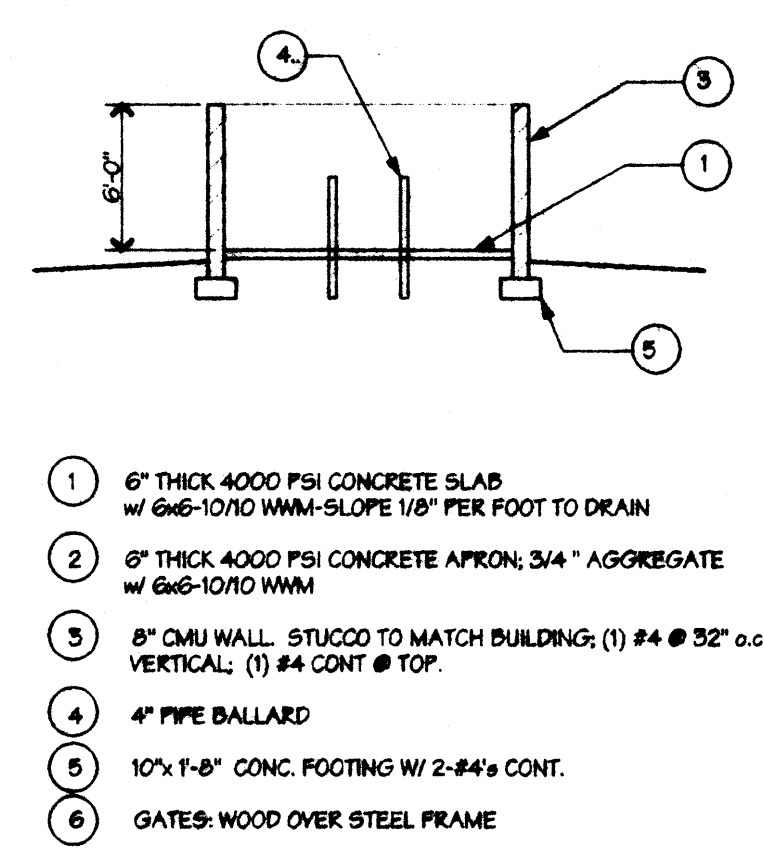
PROJECT SHEET
SDP-4
 of 4



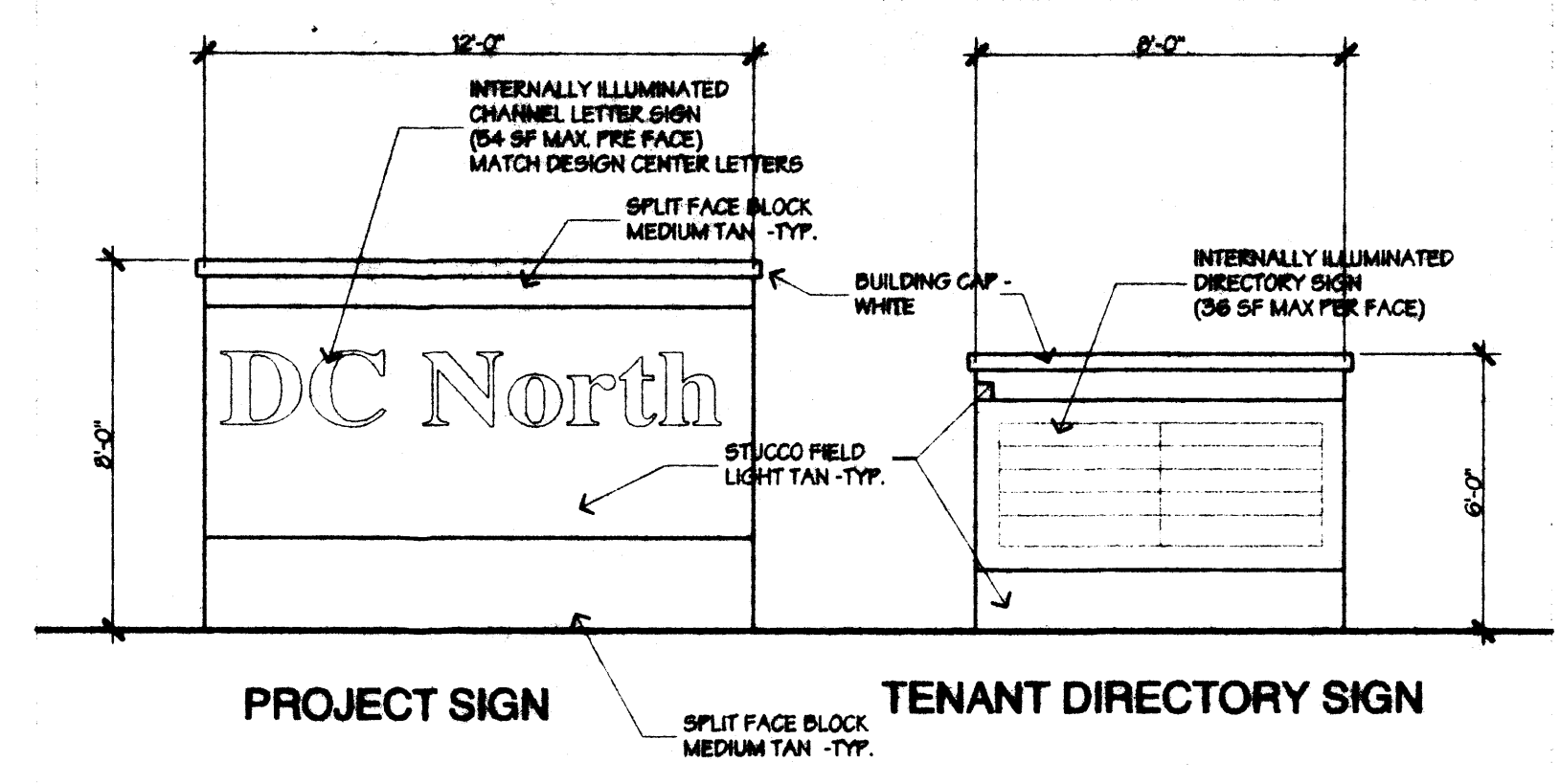
A BIKE RACK



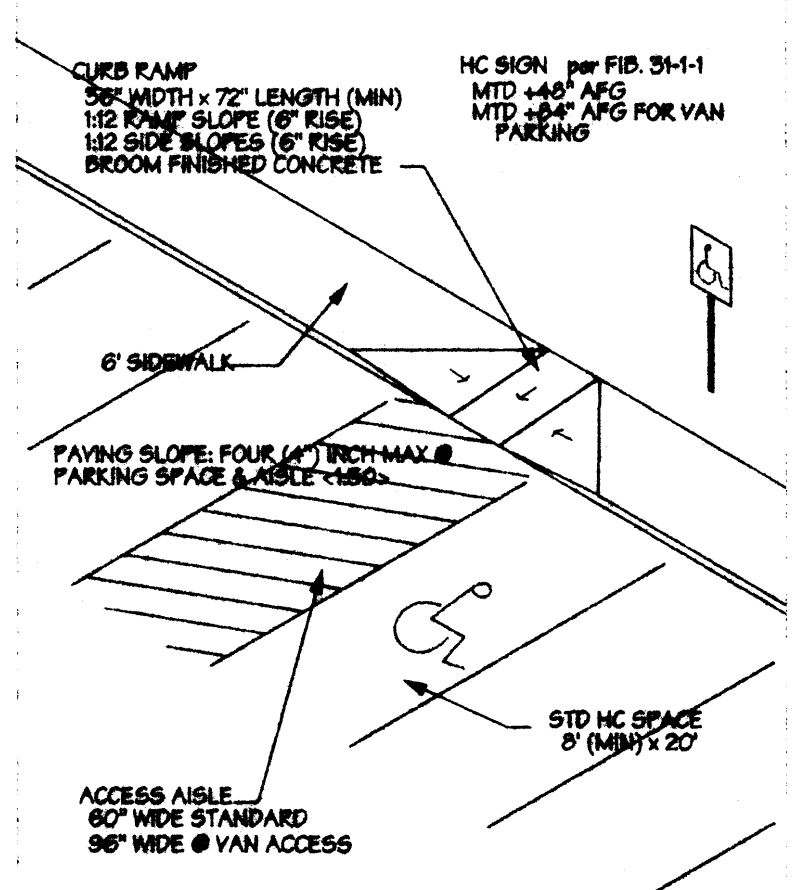
B STD TRASH ENCLOSURE



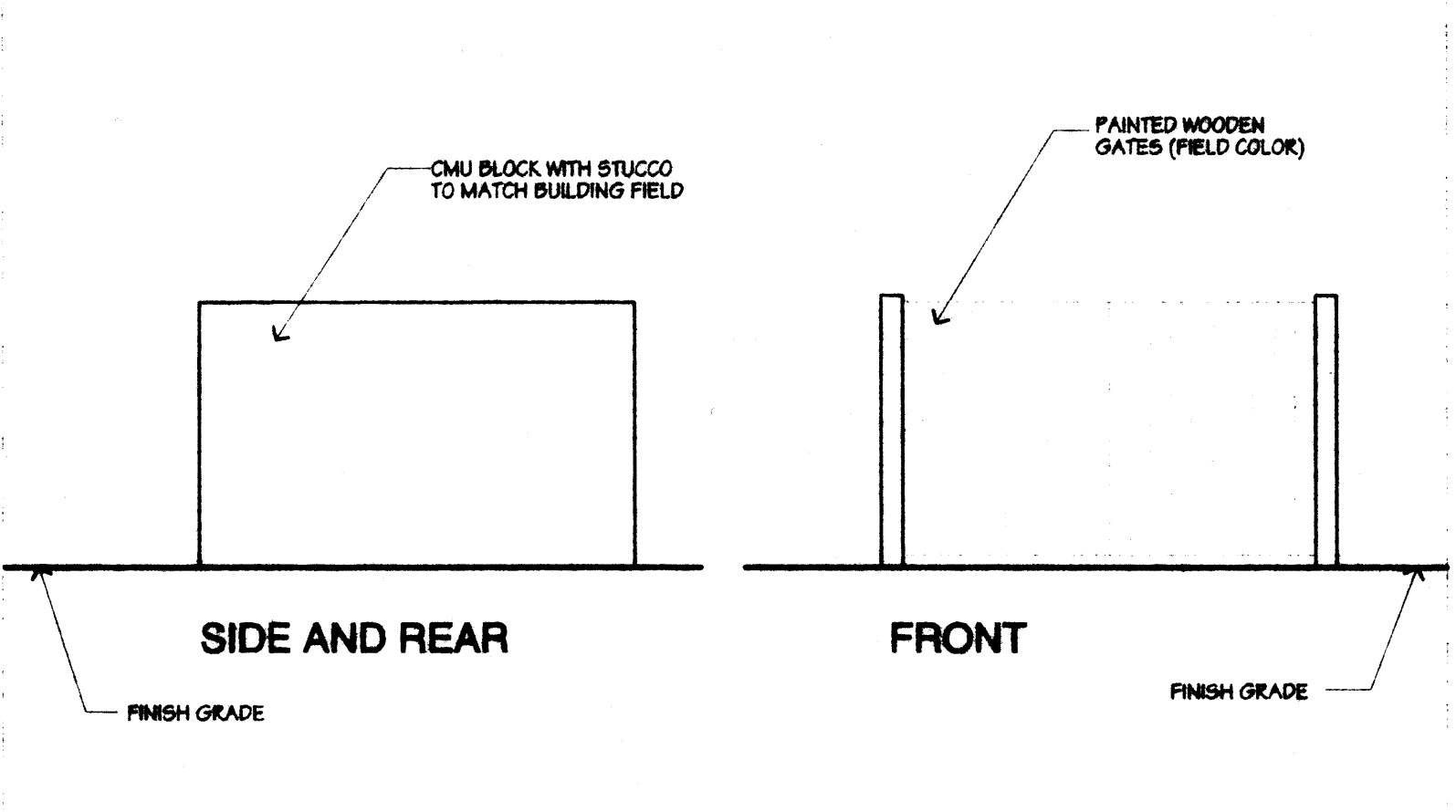
D MONUMENT SIGN



E TENANT DIRECTORY SIGN



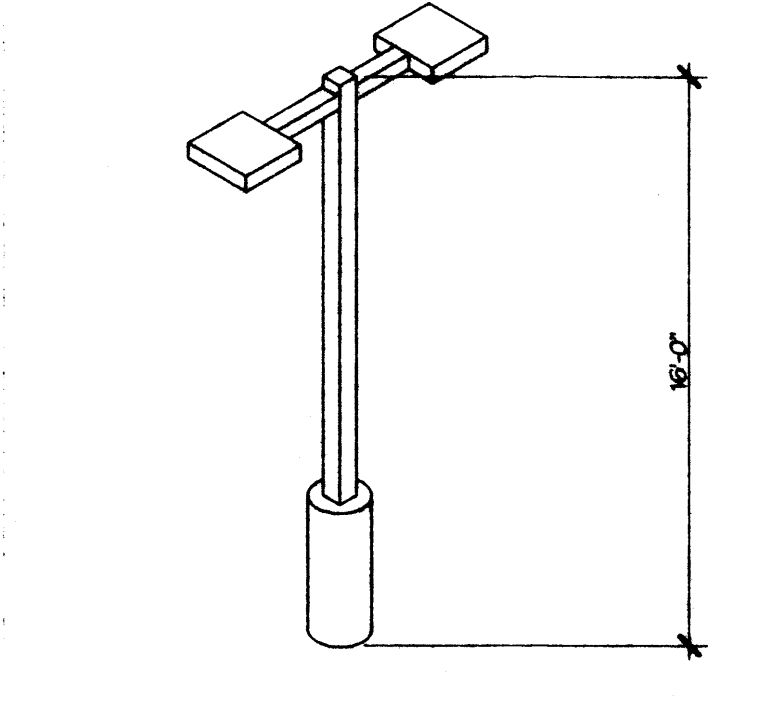
G STANDARD HC RAMP



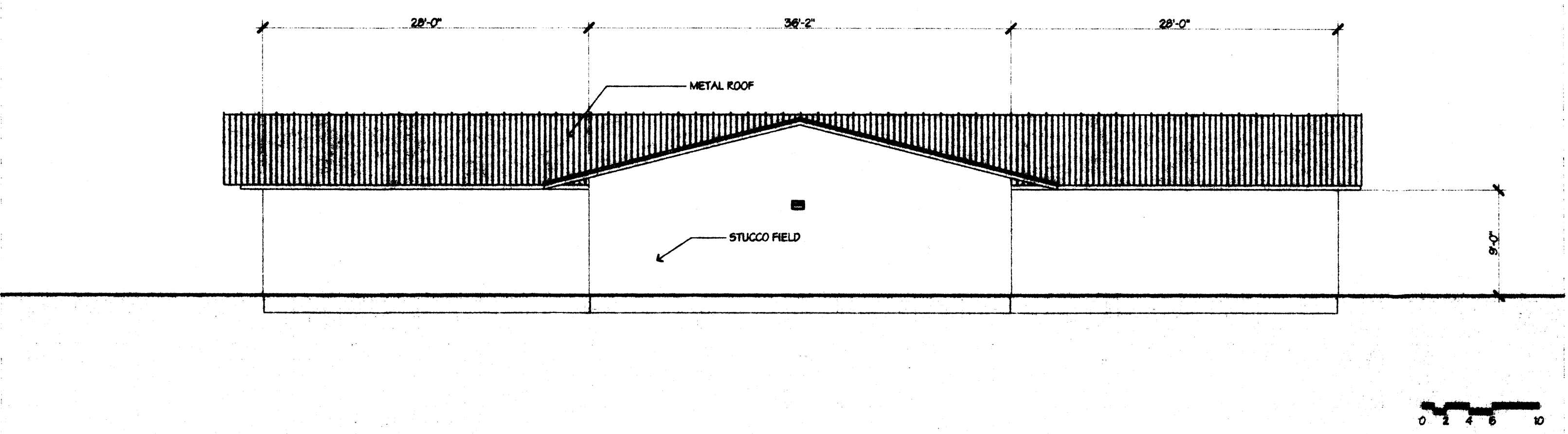
H TRSH ENCLOSURE ELEVATIONS



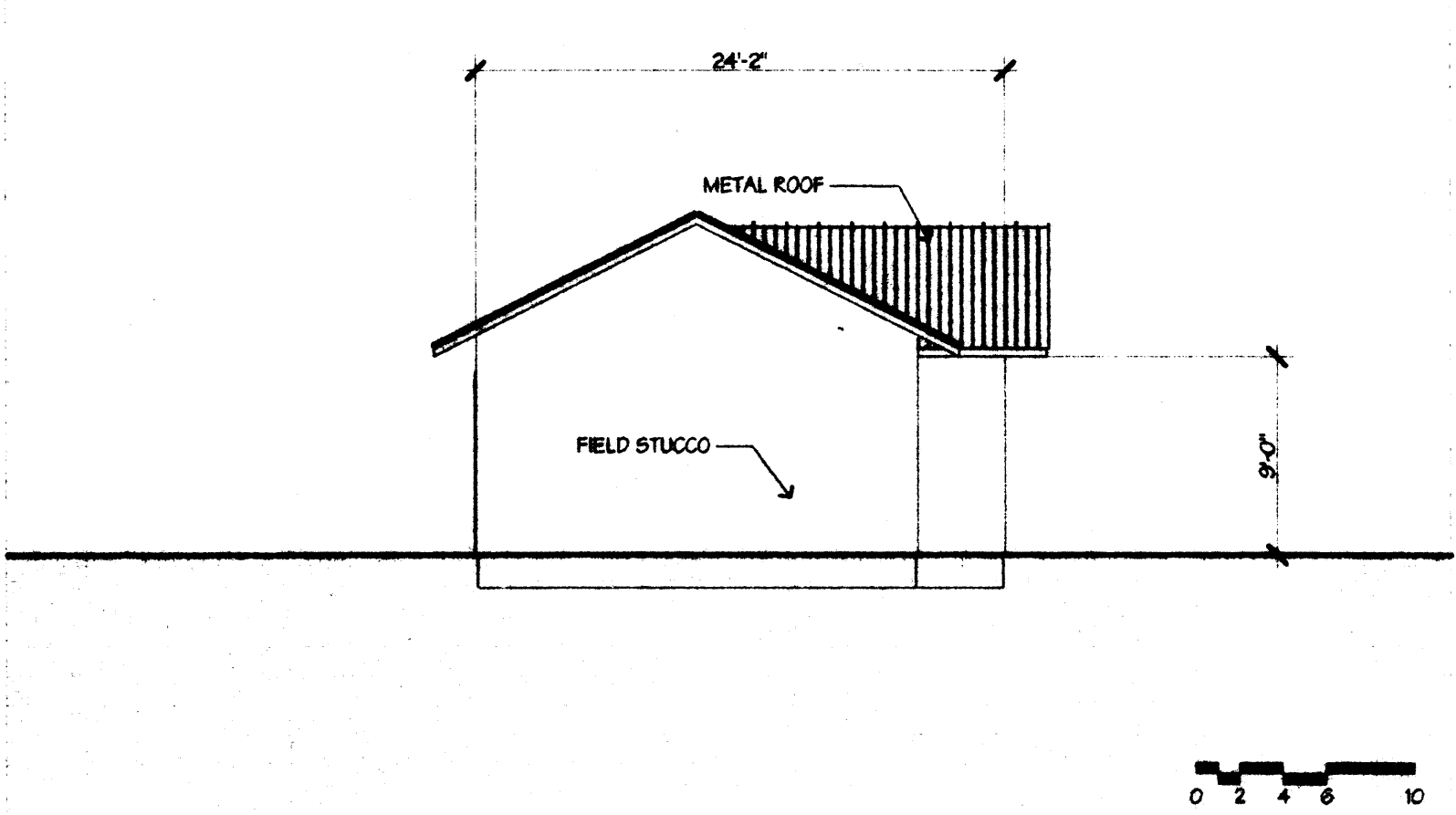
I POLE SIGN



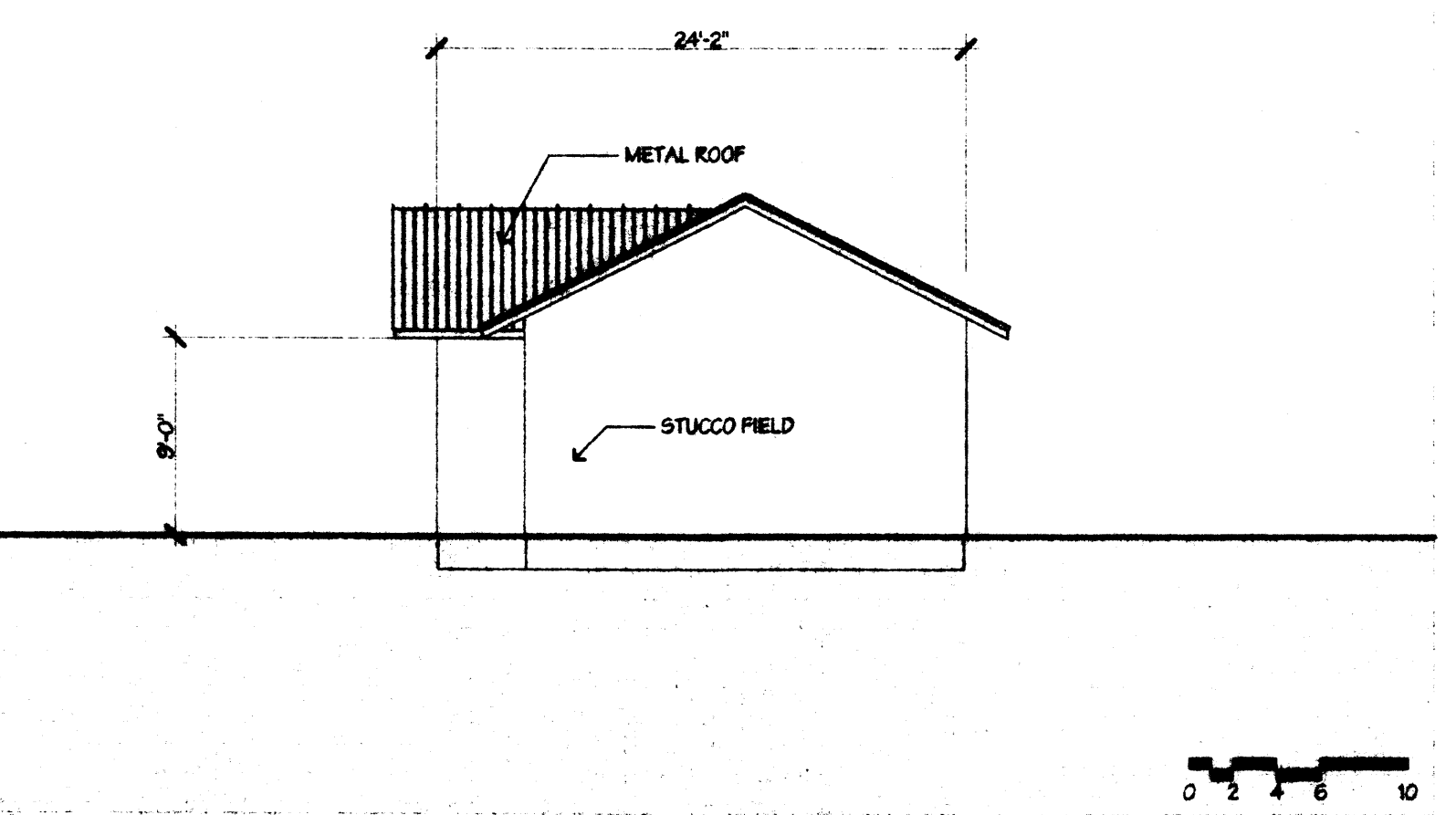
NUMBER OF LIGHT FIXTURES ON POLE VARIES. SEE SITE PLAN.
PROVIDE SHARP CUT-OFF FIXTURES AT PROPERTY LINE SO THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY OTHER RESIDENTIAL PREMISES.
NO OFF SITE LUMINANCE GRATER THAN 1000 FOOTLAMBERTS.



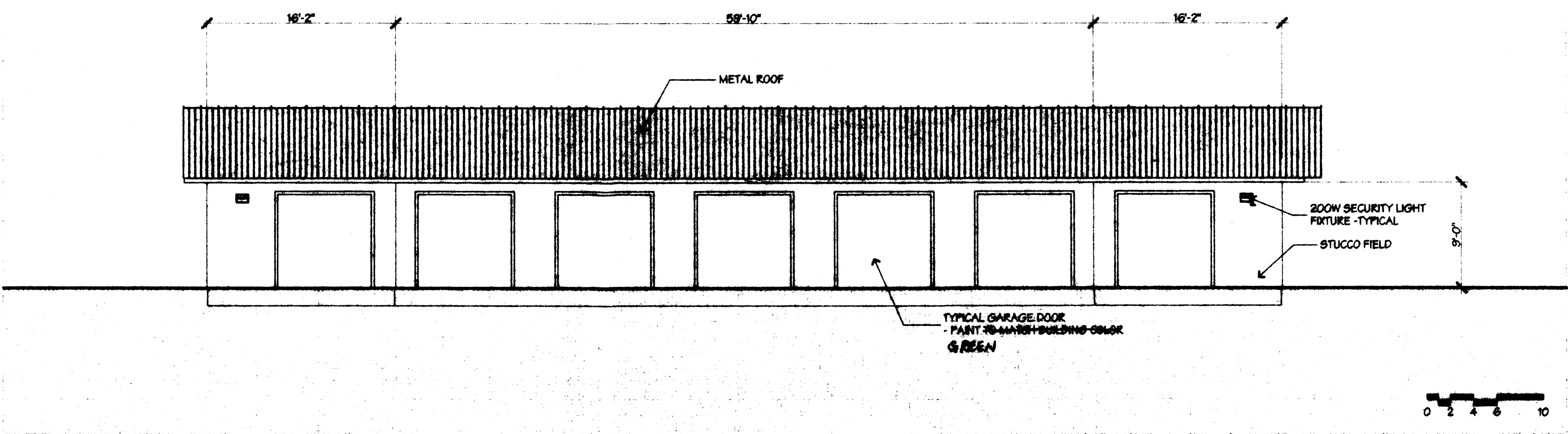
N GARAGE SOUTH ELEVATION



O GARAGE WEST ELEVATION

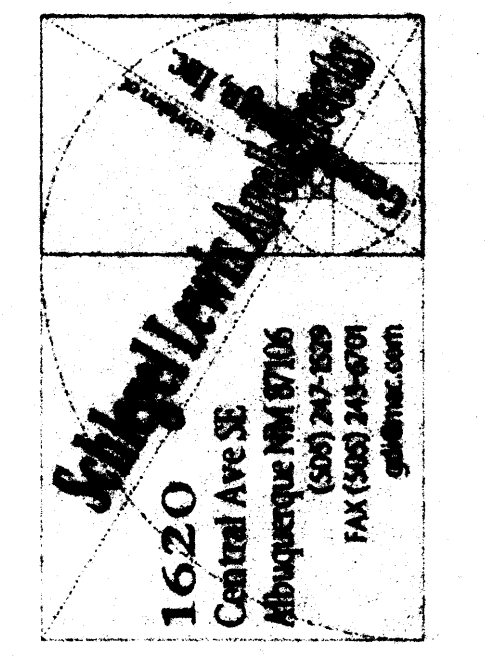
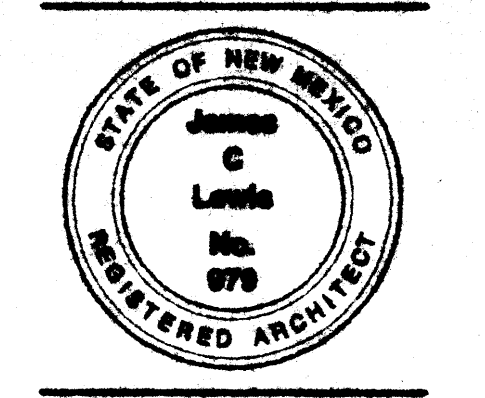


P GARAGE EAST ELEVATION



Q GARAGE NORTH ELEVATION

KEY



Clearbrook Investments Inc.
8801 Jefferson NE
Albuquerque, NM 87113
(505) 241-8800
(505) 241-8801
(505) 241-8802

Design Center North
8801 Jefferson NE
Albuquerque New Mexico 87113

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ELEVATIONS & DETAILS
PROJECT SHEET
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OF 6

NOTES