

Project Data

OWNER: THE VAUGHAN EQUITIES LLC I
ALBUQUERQUE, NEW MEXICO

ARCHITECT: BRISCOE ARCHITECTS, P.C.
2001 CARLISLE BLVD. NE, SUITE A
ALBUQUERQUE, NM 87110
JOHN BRISCOE AIA 505.262.0193

BUILDING ADDRESS: PASEO DEL NORTE AND HOLBROOK
ALBUQUERQUE - NM

LEGAL DESCRIPTION: LOTS 14, 15 & 16
NORTH ALBUQUERQUE ACRES, TRACT 3
BLOCK 20
(LOTS 15 AND 16 WILL BE REPLACED TO A
SINGLE LOT)

ZONE ATLAS PAGE: C-20-Z
ZONING: SU-2 / Mixed Use - Lots 10-16, Blk. 20,
Tract 3, Unit 3 are limited to office and
institutional uses only of O-1 and R-1.

USAGE: OFFICES

Parking Requirements

EAST - Phase 1 = 14,127 SF (NET LEASABLE SF)
WEST - Phase 2 = 9,897 SF (NET LEASABLE SF)
TOTAL BLDG. AREA = 24,024 SF @ 1/200 = 120 SPACES REQUIRED
128 SPACES PROVIDED

8 ACCESSIBLE SPACES REQUIRED AND PROVIDED, 4 PER BUILDING
BIKE SPACES REQUIRED
EAST - Phase 1 = 4 BIKE SPACES ARE REQUIRED, 5 ARE PROVIDED
WEST - Phase 2 = 3 BIKE SPACES ARE REQUIRED, 5 ARE PROVIDED

Setbacks

Paseo
5' REQUIRED, 9' PROVIDED

Holbrook
5' REQUIRED AND PROVIDED

West Sideyard
0 REQUIRED, 4' PROVIDED

Holly
10' REQUIRED (RESIDENTIAL ACROSS HOLLY TO NORTH)
10' PROVIDED
MAXIMUM SETBACK FROM HOLLY IS 30'
NO PARKING OR DRIVE AISLE WITHIN 30' OF HOLLY

Other Requirements
15' MIN. SIDEWALK AT ENTRY FACADE OF BUILDINGS

Signage

24" MAX. HT., INDIVIDUAL LETTER FOR BUILDING MOUNTED SIGNS
AND LOGOS.

Project Number: 1003761

Application Number: 05-00491

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT
PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION
DATED _____ AND THE FINDINGS AND CONDITIONS
IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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

DRB Site Development Plan Signoff Approv

<i>[Signature]</i>	5-24-05
Traffic Engineering, Transportation Division	DATE
<i>[Signature]</i>	3-30-05
Utilities Development	DATE
<i>[Signature]</i>	3/30/05
Parks and Recreation Department	DATE
<i>[Signature]</i>	5/26/05
City Engineer	DATE
NA	
Environmental Health Department (conditional)	DATE
<i>[Signature]</i>	5-24-05
Solid Waste Management	DATE
<i>[Signature]</i>	5/26/05
DRB Chairperson, Planning Department	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

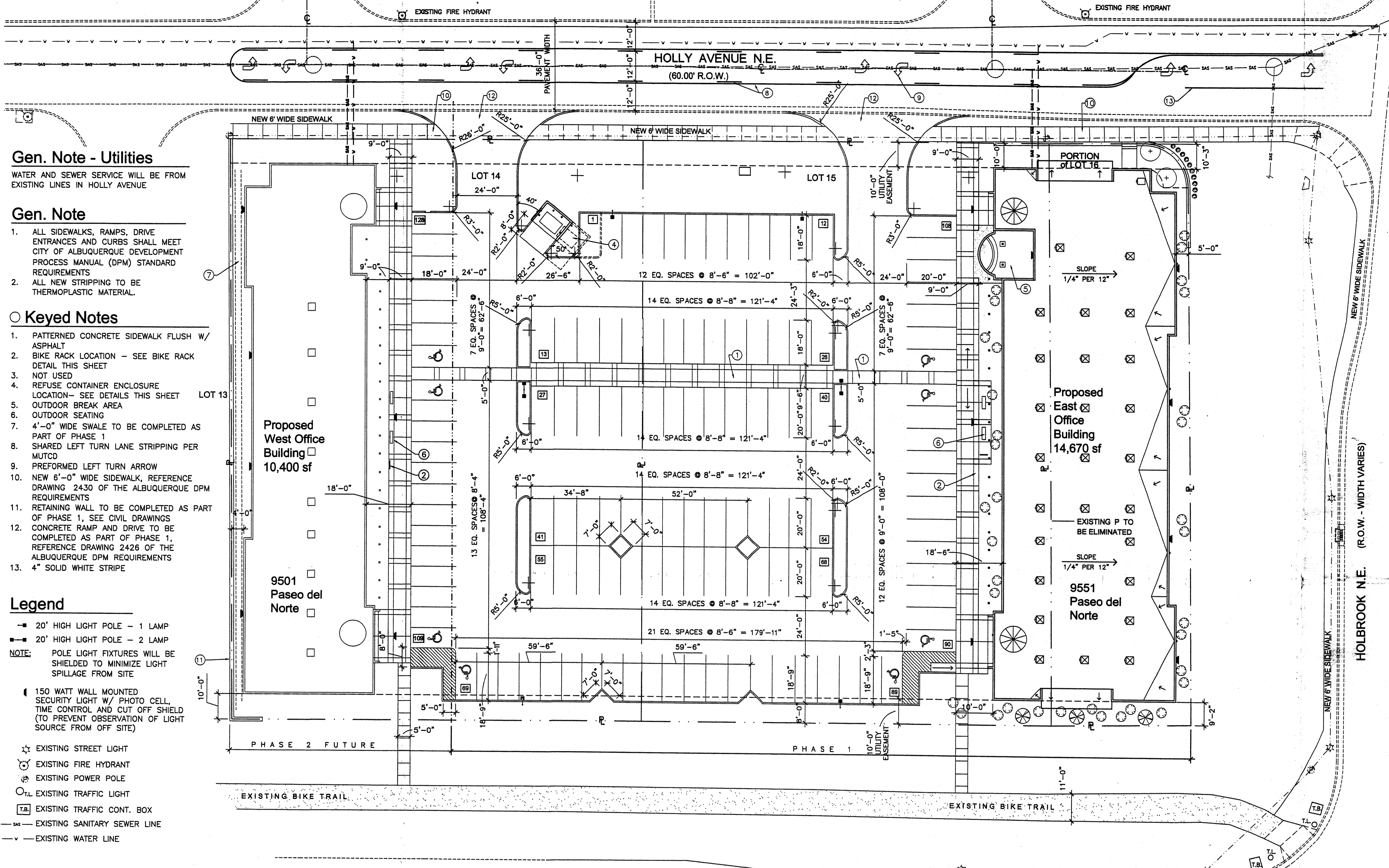
04 November 2004
REVISED 10 May 2005
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Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE
COMMERCIAL DEVELOPMENT COMMUNITY

2001 CARLISLE BLVD. NE, SUITE A
ALBUQUERQUE, NM 87110-4943
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Proposed Buildings
The Vaughan Equities LLC I
Paseo del Norte @ Holbrook, NE
Albuquerque, NM

SHEET NO. 1



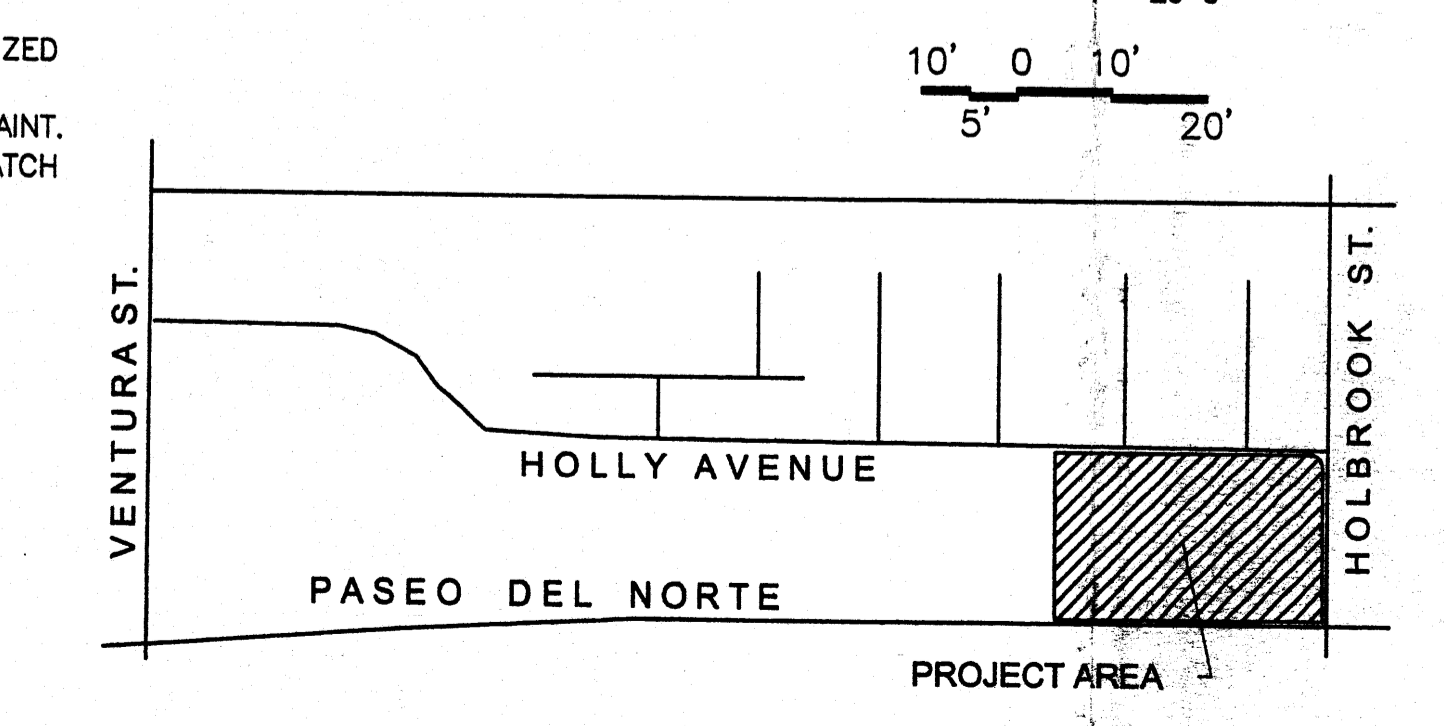
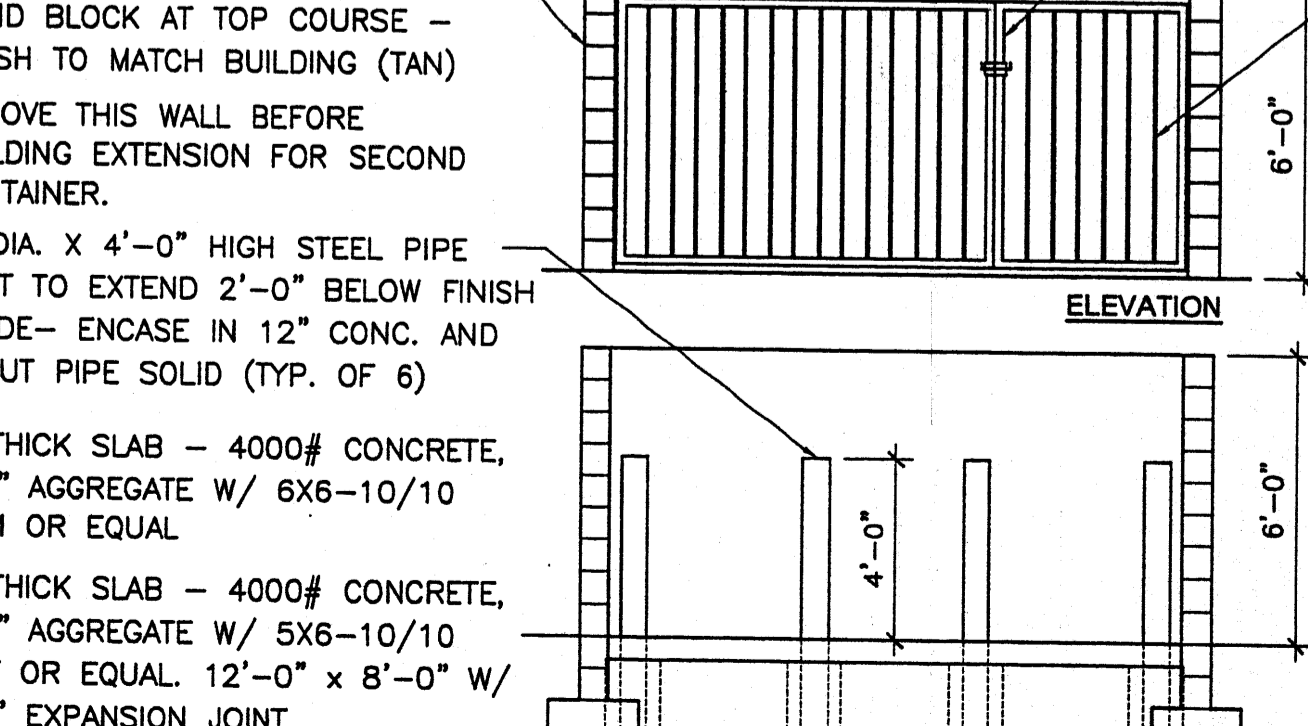
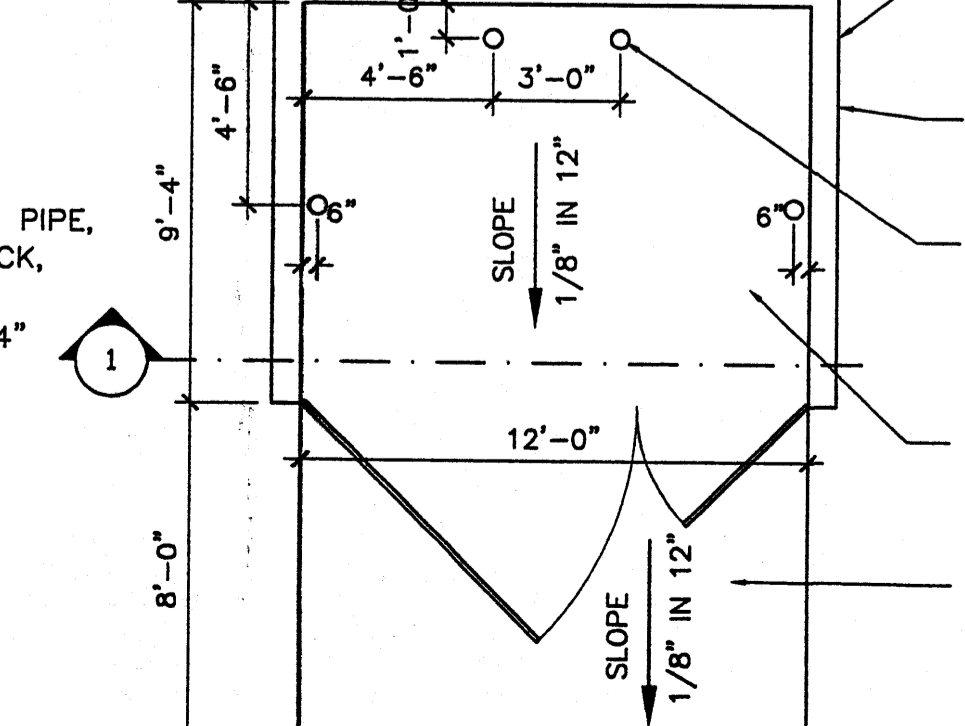
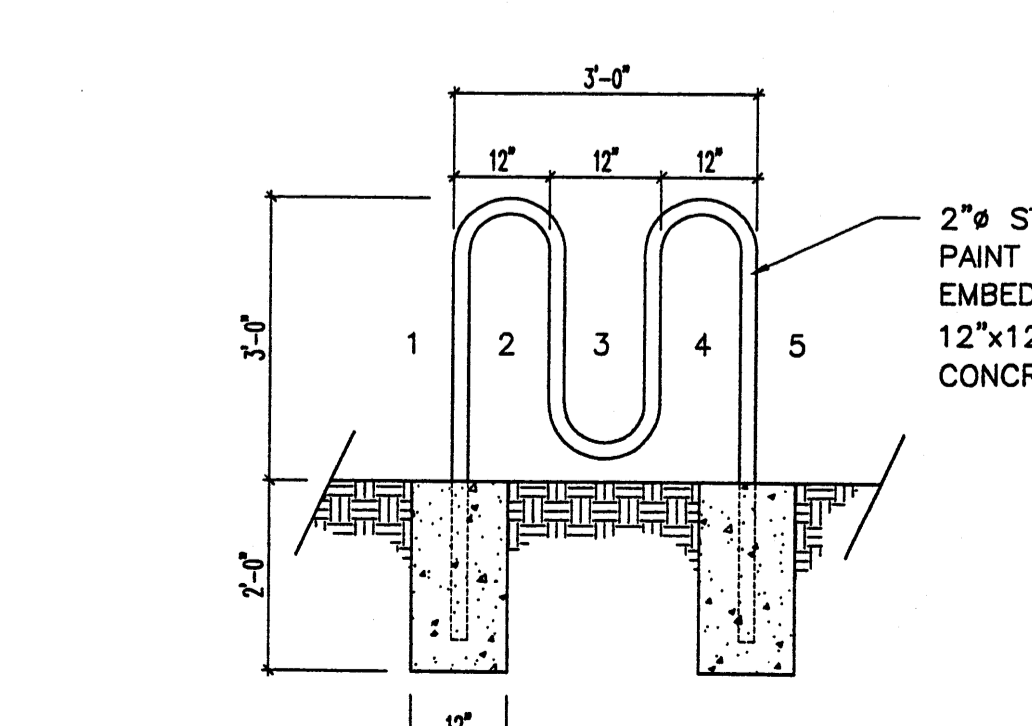
Gen. Note - Utilities
WATER AND SEWER SERVICE WILL BE FROM
EXISTING LINES IN HOLLY AVENUE

- Gen. Note**
- ALL SIDEWALKS, RAMPS, DRIVE ENTRANCES AND CURBS SHALL MEET CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) STANDARD REQUIREMENTS
 - ALL NEW STRIPPING TO BE THERMOPLASTIC MATERIAL.

- Keyed Notes**
- PATTERNED CONCRETE SIDEWALK FLUSH W/ ASPHALT
 - BIKE RACK LOCATION - SEE BIKE RACK DETAIL THIS SHEET
 - NOT USED
 - REFUSE CONTAINER ENCLOSURE LOCATION - SEE DETAILS THIS SHEET
 - OUTDOOR BREAK AREA
 - OUTDOOR SEATING
 - 4'-0" WIDE SWALE TO BE COMPLETED AS PART OF PHASE 1
 - SHARED LEFT TURN LANE STRIPPING PER MUTCD
 - PERFORMED LEFT TURN ARROW
 - NEW 6'-0" WIDE SIDEWALK, REFERENCE DRAWING 2430 OF THE ALBUQUERQUE DPM REQUIREMENTS
 - RETAINING WALL TO BE COMPLETED AS PART OF PHASE 1, SEE CIVIL DRAWINGS
 - CONCRETE RAMP AND DRIVE TO BE COMPLETED AS PART OF PHASE 1, REFERENCE DRAWING 2426 OF THE ALBUQUERQUE DPM REQUIREMENTS
 - 4" SOLID WHITE STRIPE

- Legend**
- 20' HIGH LIGHT POLE - 1 LAMP
 - 20' HIGH LIGHT POLE - 2 LAMP
 - NOTE: POLE LIGHT FIXTURES WILL BE SHIELDED TO MINIMIZE LIGHT SPILLAGE FROM SITE
 - 150 WATT WALL MOUNTED SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE)
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - EXISTING TRAFFIC LIGHT
 - EXISTING TRAFFIC CONT. BOX
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE

Proposed Site Plan
PASEO DEL NORTE and HOLBROOK



A Elevation At Bike Rack
1/2"=1'-0"

B Refuse Container Enclosure
N.T.S.

C Elev. & Section At Refuse Container
N.T.S.

Vicinity Map
1/300" = 1'-0"

PDR 1003761