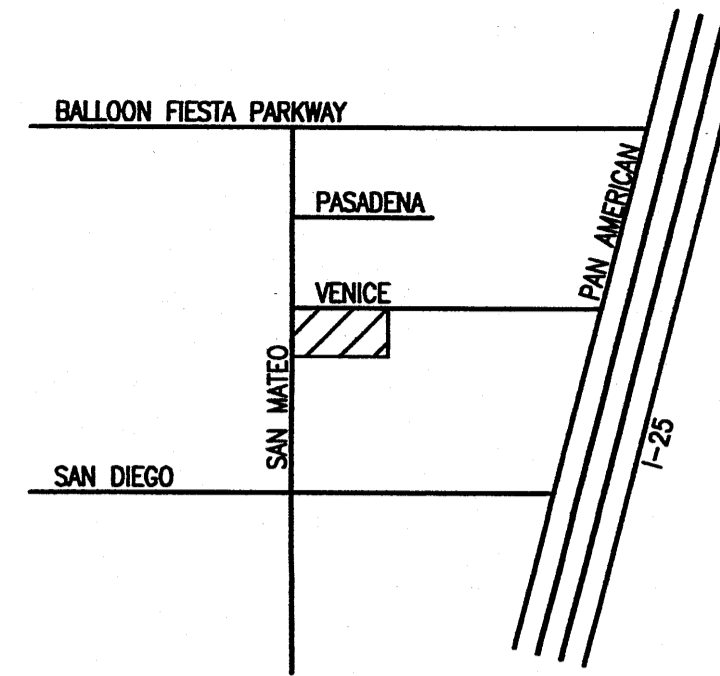


VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE NOTED
3. PATCH & REPAIR OR REPLACE EXISTING CURBS & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

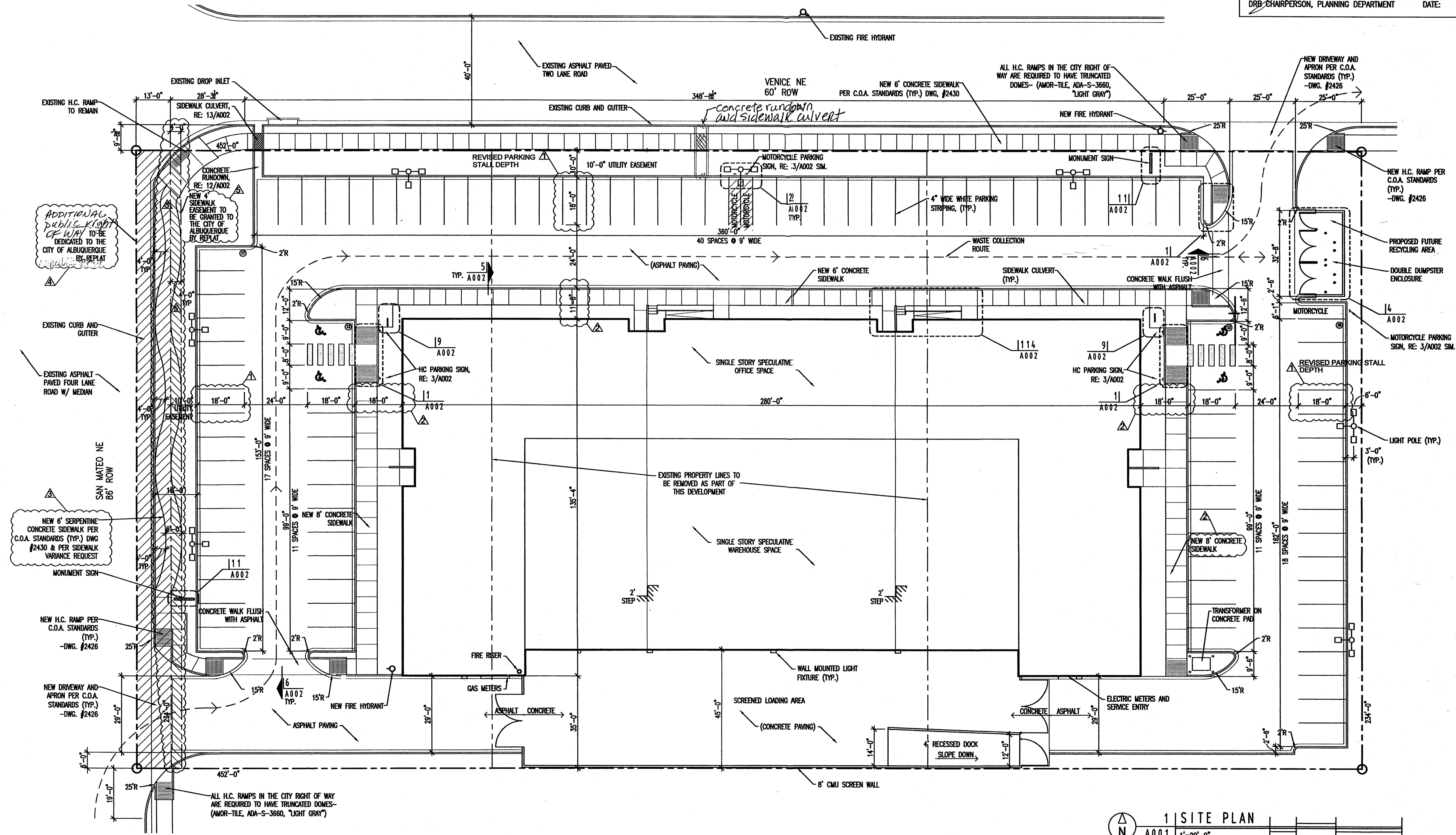
SIGNATURE BLOCK

PROJECT NUMBER	1003815
APPLICATION NUMBER	ORDR-70208 11288-70243
Is an infrastructure list required? () Yes (X) No	If Yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE: 9-9-11
UTILITIES DEVELOPMENT	DATE: 9/9/11
PARKS AND RECREATION	DATE: 9/2/11
CITY ENGINEER	DATE: 9-7-11
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
SOLID WASTE MANAGEMENT	DATE: 9-12-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:

SITE DATA

LOCATION:	9550 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-5 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 3A, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101808502425030926
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2.428 AC) 105,788 S.F.
BUILDING FOOTPRINT AREA:	35,430 S.F.
NET LOT AREA:	70,338 S.F.
PAVED AREA:	58,969 S.F.
LANDSCAPE AREA:	11,369 S.F.
LANDSCAPE % NET LOT AREA:	16.2 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 5.19
REQUIRED PARKING:	94 SPACES
OFFICE:	(20,390 X 0.8) / 200 = 82 SPACES
WAREHOUSE:	(15,040 X 0.8) / 1000 = 12 SPACES
PARKING PROVIDED:	100 SPACES
REQUIRED H.C. PARKING:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
REQUIRED MOTORCYCLE PARKING:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES

1003815

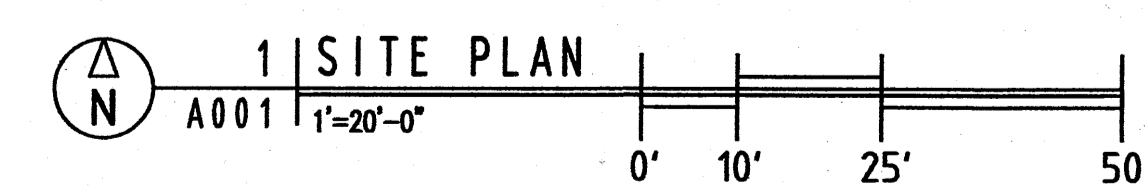


MECHENBIER CONSTRUCTION INC.
OFFICE WAREHOUSE DEVELOPMENT AT SAN MATEO & VENICE

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HERR
Architects
1600 rio grande nw
albuquerque
new mexico 87104
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fax 505.246.0437
slagleherr.com

SITE PLAN CODE DATA

- revisions:
- 8-26-11 REVISED PARKING STALL DEPTHS
 - 8-26-11 2' GAINED FROM REVISED PARKING STALL DEPTHS ADDED TO LANDSCAPE WALK AREA AT BUILDING
 - 8-26-11 REVISED SERPENTINE SIDEWALK AT WEST SIDE OF PROPERTY PER SIDEWALK VARIANCE REQUEST
 - 8-26-11 ADDITIONAL PUBLIC RIGHT OF WAY DEDICATED TO CITY OF ALBUQUERQUE BY REPLAT
 - 8-26-11 NEW 4' EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY REPLAT



date: 5/1/08
sheet: A001