

VICINITY MAP No. A & B - 13



LEGAL DESCRIPTION

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBERED FIVE (5) OF THE PLAT OF HUNTERS RUN SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 19, 1994 IN VOLUME 94-C, FOLIO 353

Barcode and registration information:
 2886122267
 6569776
 Page 1 of 1
 08/14/2006 03:04P
 Bk-2886C Pa-247
 Maru Herrera Bern. Co. PLAT R 7.39

**PLAT OF
 LOTS 5-A AND 6-A, BLOCK 5
 HUNTERS RUN SUBDIVISION, UNIT 1**

WITHIN
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 6 AND 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2006

PROJECT NUMBER: 1005044
 APPLICATION NUMBER: 06DRB-01092

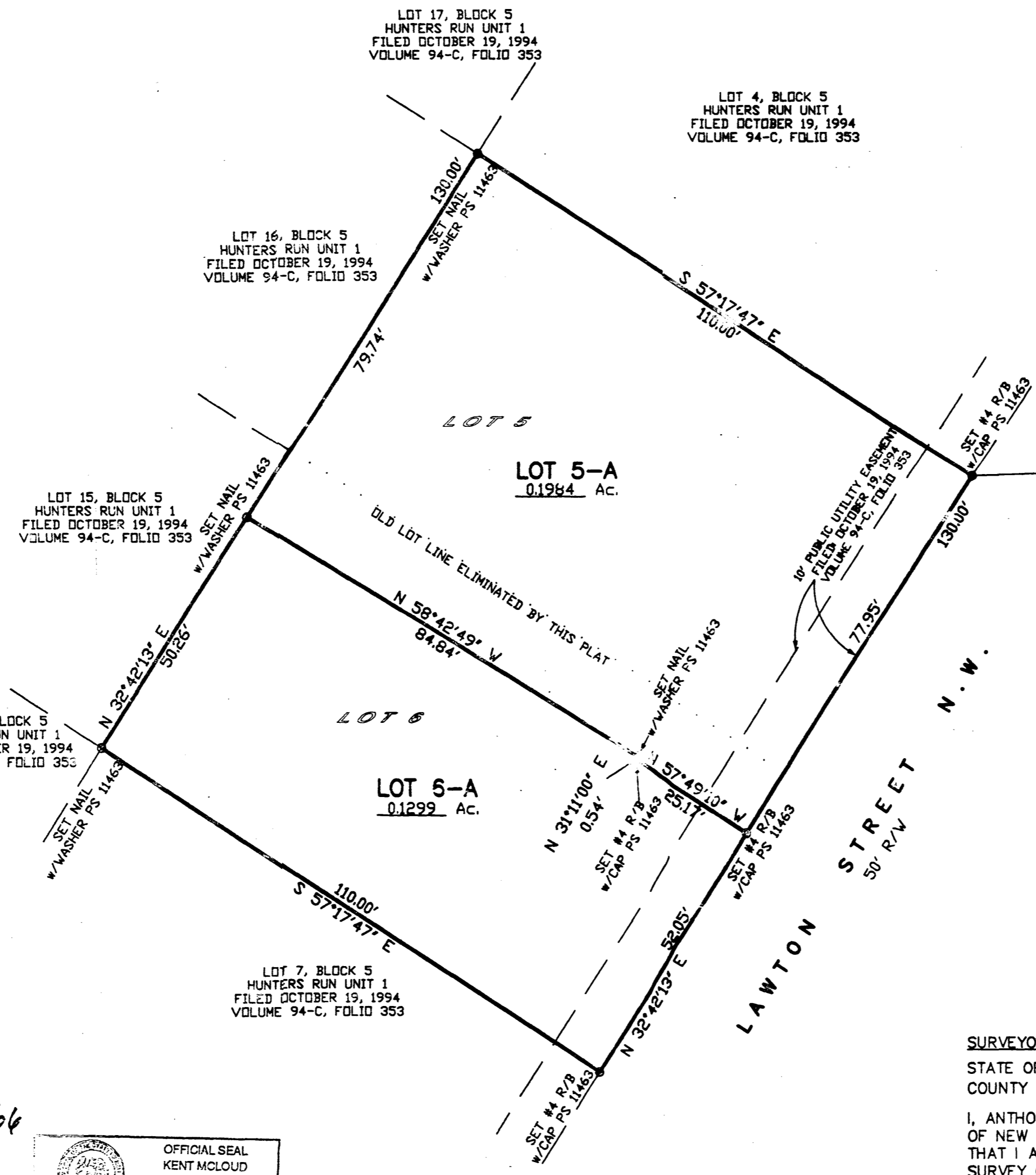
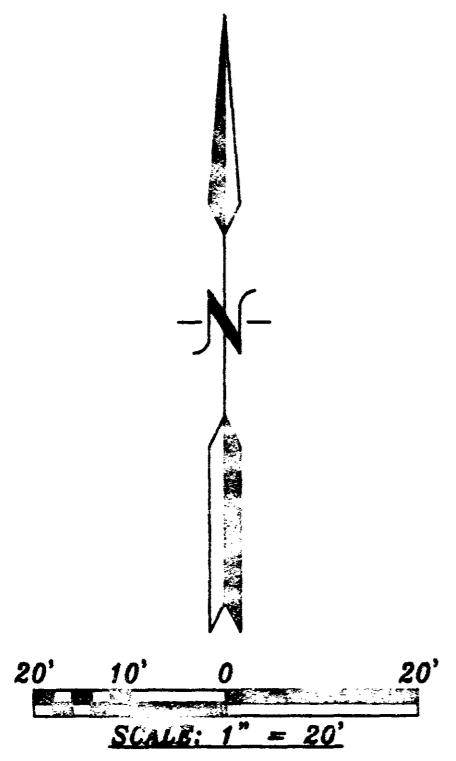
UTILITY APPROVALS:

Lead 23 Marks	8-08-06
PNM ELECTRIC SERVICES	DATE
Lead 20 Marks	8-08-06
PNM GAS SERVICES	DATE
Daniel Ralab	8/9/06
WEST TELECOMMUNICATIONS	DATE
Juan Buba	8.9.06
COMCAST	DATE
N/A	8/11/06
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:
 City Surveyor: [Signature] 7-28-06
 DATE

NMSHC MONUMENT "NM448-N12"
 X=381,108.54
 Y=1,528,910.94
 GRD TO GRID=0.99967595
 Δα = -00° 13' 46"
 CENTRAL ZONE, NAD 1927

N/A	8/11/06
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
N/A	8/11/06
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
[Signature]	8-9-06
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
[Signature]	8-9-06
UTILITIES DEVELOPMENT	DATE
Christin Sandoval	8/9/06
PARKS AND RECREATION DEPARTMENT	DATE
Bradley R. Bingham	8/9/06
AMAFCA	DATE
Bradley R. Bingham	8/9/06
CITY ENGINEER	DATE
[Signature]	8/14/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

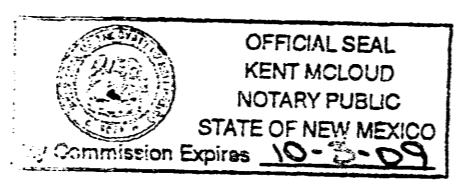


PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINE BETWEEN LOTS 5 AND 6 AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.3283 ACRES.
 - TALOS LOG NO. 2006711358
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY, 2006
 - CURRENT ZONING: R-1

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

William A. Ford Edith Ailene Ford 07/27/06
 DATE



ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 27th DAY OF July 2006
 BY: William A. Ford Edith Ailene Ford
 OWNERS NAME
 MY COMMISSION EXPIRES: 10-3-09 BY: [Signature]
 NOTARY PUBLIC

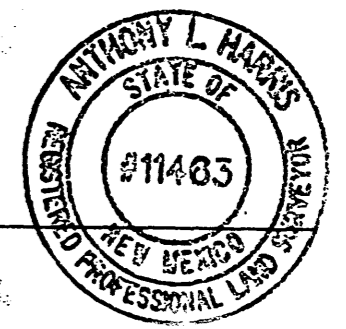
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 102005120424116
 PROPERTY OWNER OF RECORD: Ford William Jr. & Ailene
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 01/11/06

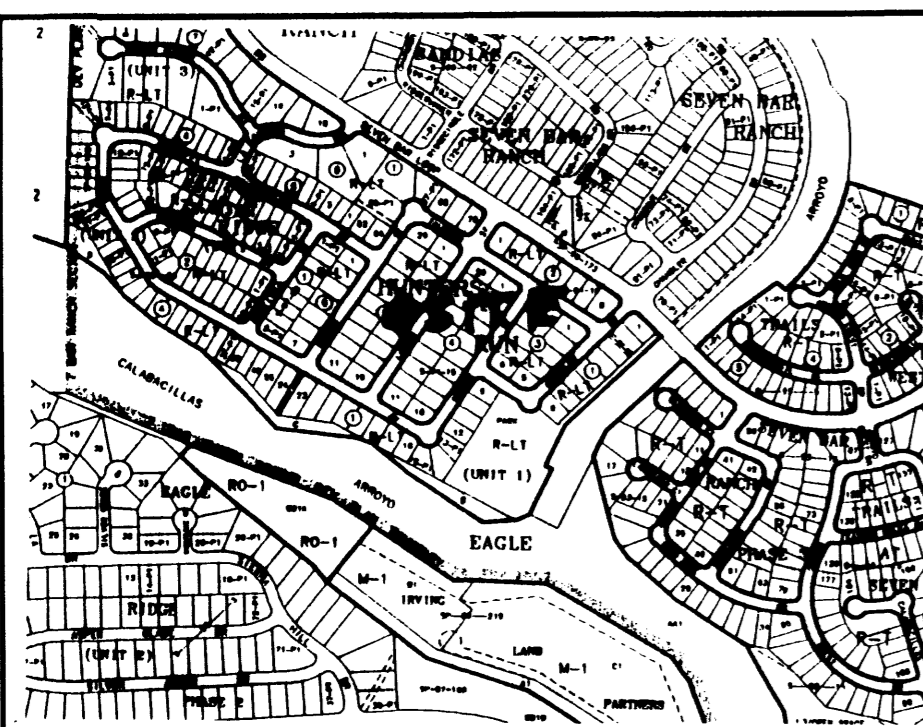
SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 26th DAY OF July, 2006.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 2412-D WILSON STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8066
 FAX: (505) 889-8045





VICINITY MAP No. A & B - 13



LEGAL DESCRIPTION

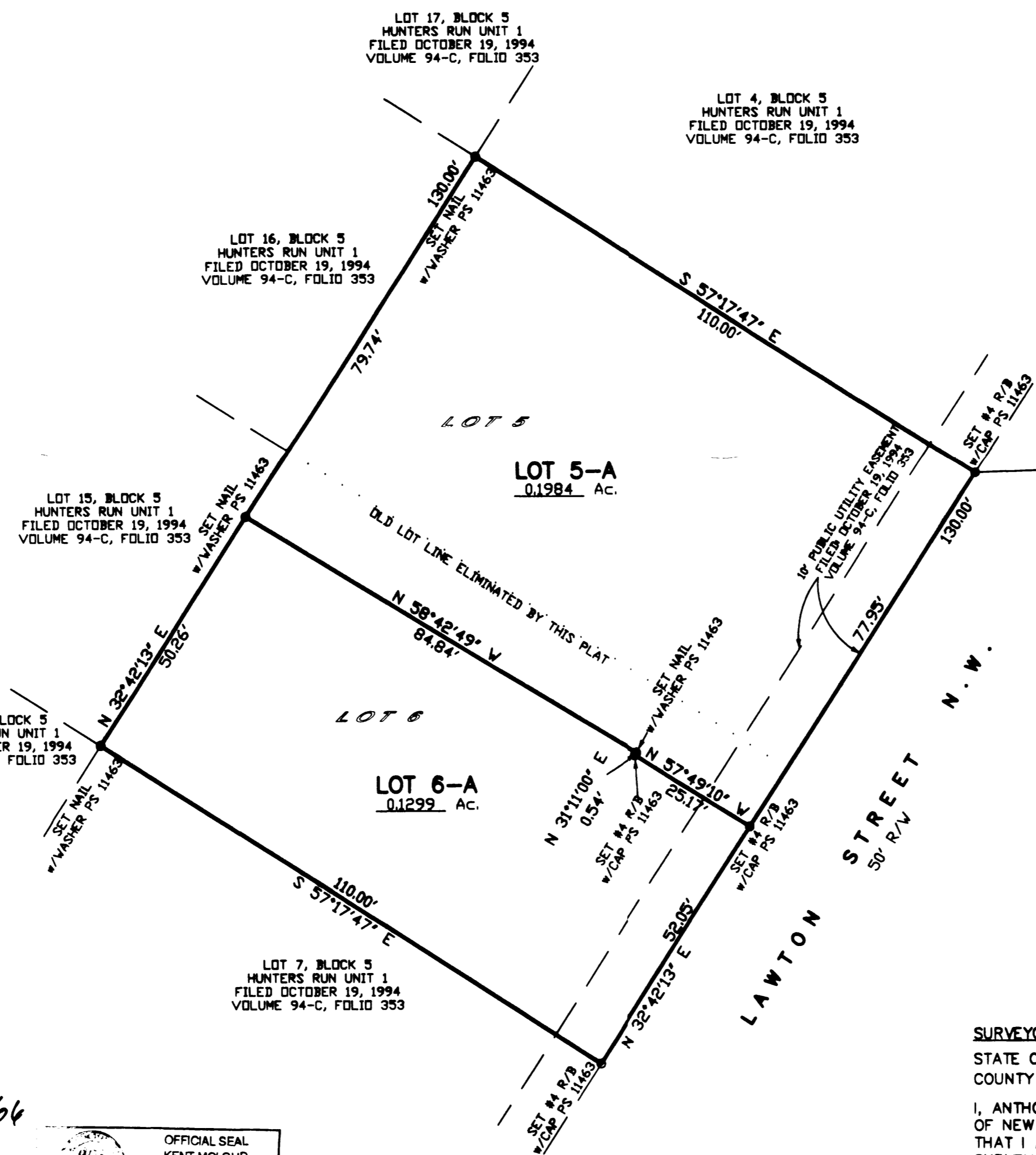
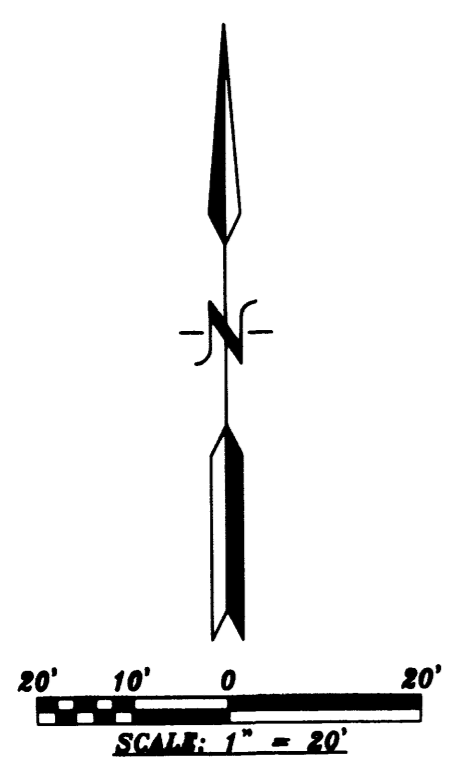
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**PLAT OF
LOTS 5-A AND 6-A, BLOCK 5
HUNTERS RUN SUBDIVISION, UNIT 1**

WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 6 AND 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR: [Signature] DATE: 7-28-06

**PRELIMINARY PLAT
APPROVED BY DRB
ON 8/09/06**



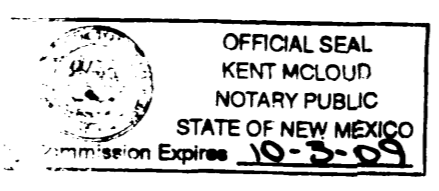
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 X=381,108.54
 Y=1,528,910.94
 GRD TO GRID=-0.99967595
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 CENTRAL ZONE, NAD 1927

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William A. Ford Edith Ailene Ford 07/27/06
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 COUNTY OF BERNALILLO)
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 NOTARY PUBLIC

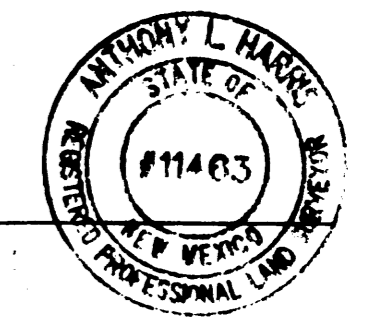
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 UTILITIES DEVELOPMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 26th DAY OF July 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463
 HARRIS SURVEYING, INC. PHONE: (505) 888-8858
 1417 S. BURNHAM STREET, N.E. FAX: (505) 888-8845
 ALBUQUERQUE, NEW MEXICO 87110



06-1541.DWG(JULY, 2006)

ALL AREAS NORTH AND EAST OF MAIN BUILDINGS ARE EXISTING PAVED AREA- THIS PROJECT IS FOR RE-STRIPING ONLY

General Notes

- 1 THE PROPOSED RENOVATIONS OF THIS SITE WILL ELIMINATE 3 EXISTING POLE LIGHTS IN THE PARKING LOT. NO NEW POLE LIGHTS ARE INCLUDED IN THIS PROJECT.
- 2 NO NEW ACCESS DRIVES WILL BE INTRODUCED TO THE SITE FROM EITHER SAN MATEO OR ACADEMY.
- 3 THIS SUBMITTAL DOES NOT SEEK ANY RE-ZONING OF THE SITE.

Parking Requirements

EXISTING BUILDING AREA:	131,633 SF
PROPOSED BUILDING AREA:	27,165 SF
TOTAL BLDG. AREA:	158,798 SF
SPACES REQUIRED FOR EXISTING RESTAURANTS/BARS:	
314 SEATS/4 =	79 SPACES
136 SEATS/3 =	46 SPACES
	125 SPACES
1-15,000 SF = 1/200 REQUIRED:	
15,001-60,000 SF = 1/250 REQUIRED:	75 SPACES
OVER 60,000 SF = 1/300 REQUIRED:	180 SPACES
	288 SPACES
TOTAL PARKING SPACES REQUIRED:	668 SPACES
TOTAL PARKING SPACES PROVIDED:	745 SPACES
ACCESSIBLE SPACES REQUIRED	
16 ACCESSIBLE SPACES REQUIRED	
22 ACCESSIBLE SPACES PROVIDED	
8 MOTORCYCLE SPACES PROVIDED	
BIKE SPACES REQUIRED (FOR NEW BUILDINGS)	
7 BIKE SPACES ARE REQUIRED, 14 ARE PROVIDED (2 RACKS)	

Project Data

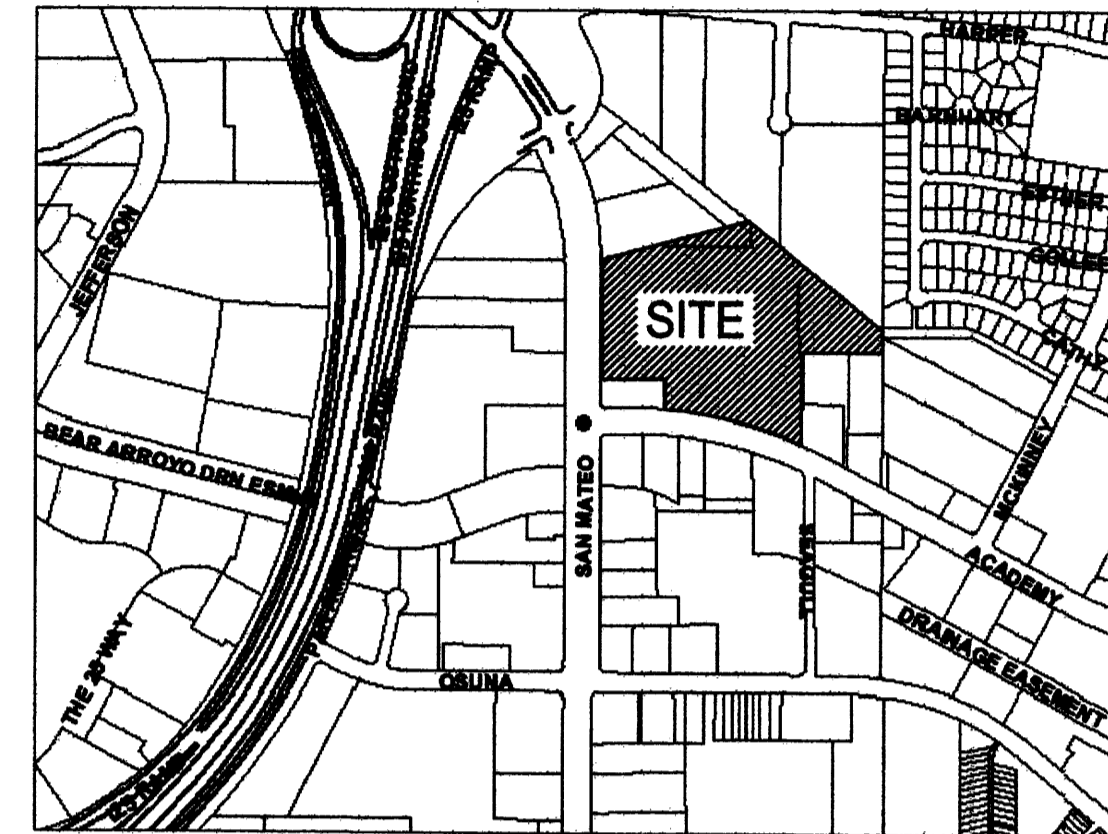
OWNER'S REPRESENTATIVE: BRENTON WATSON VINTAGE CAPITAL GROUP 11811 SAN VICENTE BLVD. SUITE 1000 LOS ANGELES, CA 90049 310.979.9090

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

BUILDING ADDRESS: ACADEMY AND SAN MATEO NE ALBUQUERQUE - NM

LEGAL DESCRIPTION: TRACTS M, R, S-1 AND S-2 OF THE SUMMARY PLAT OF THE FAR NORTH SHOPPING CENTER, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE SUMMARY PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 1977 IN PLAT BOOK 812, PAGE 192.

ZONE ATLAS PAGE: E-18
ZONING: C-2 AND C-3 / Retail Use
USAGE: RETAIL



Location Map

Index of Drawings

- 1 SITE PLAN FOR BUILDING PERMIT
- 2 LANDSCAPING PLAN - OVERALL SITE IMPROVEMENTS
- 3 PRELIMINARY GRADING PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 BUILDING ELEVATIONS - BUILDING 1
- 6 BUILDING ELEVATIONS - BUILDING 2

Project Number: 1005049
Application Number: 06-01109 **ERC**

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION DATED **October 20, 2006** 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 DRC 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 Approval:

Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE

REVISED OCTOBER 25, 2006
5 September 2006
REVISED MARCH 21, 2007
© 2006 Briscoe Architects, P.C.

Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY

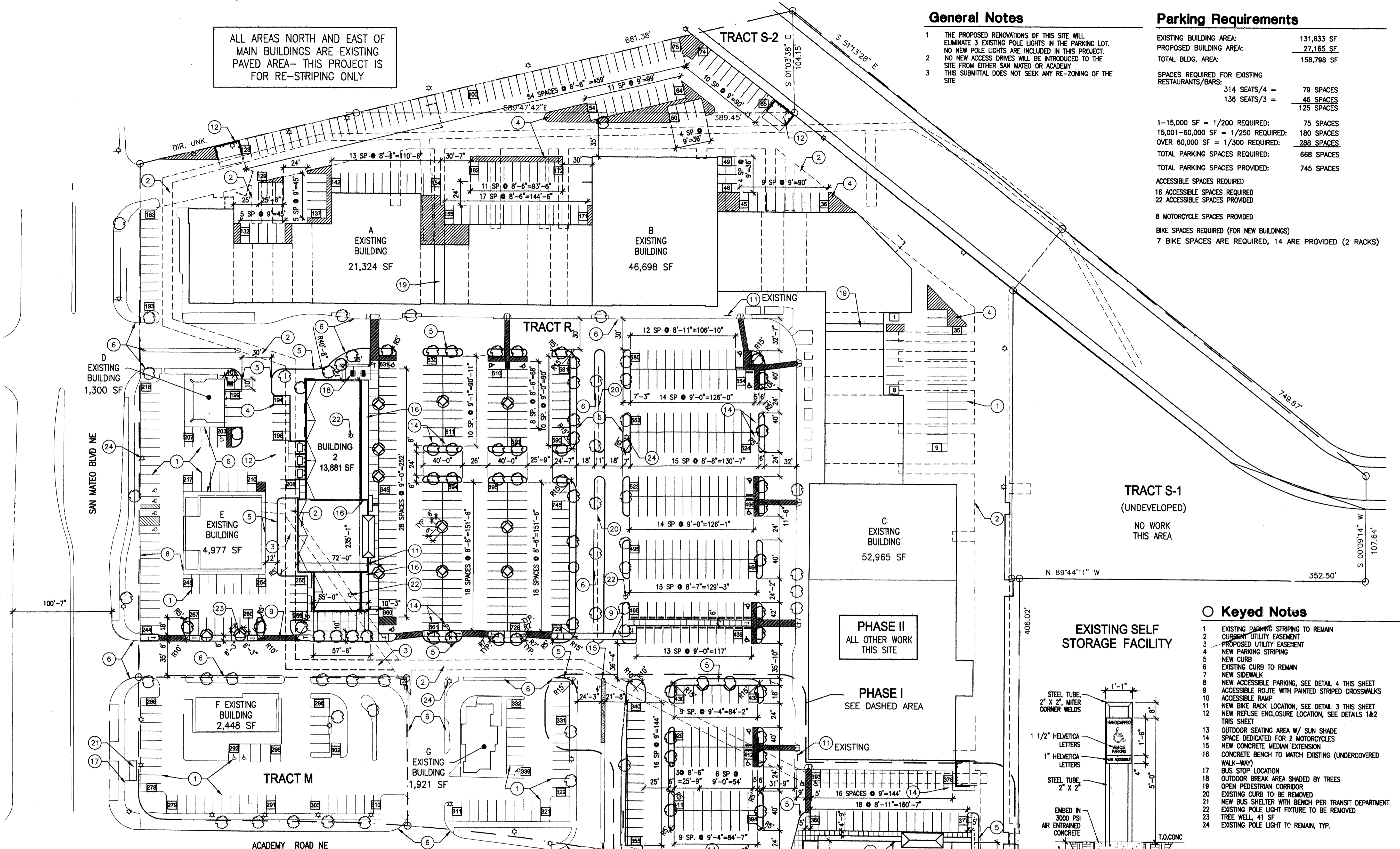
2001 CARLISLE BLVD. NE, SUITE A
ALBUQUERQUE, NM 87110-4943
V: 505.262.0193 F: 505.881.9114 E: briscoe@briscoe.com

Far North Shopping Center

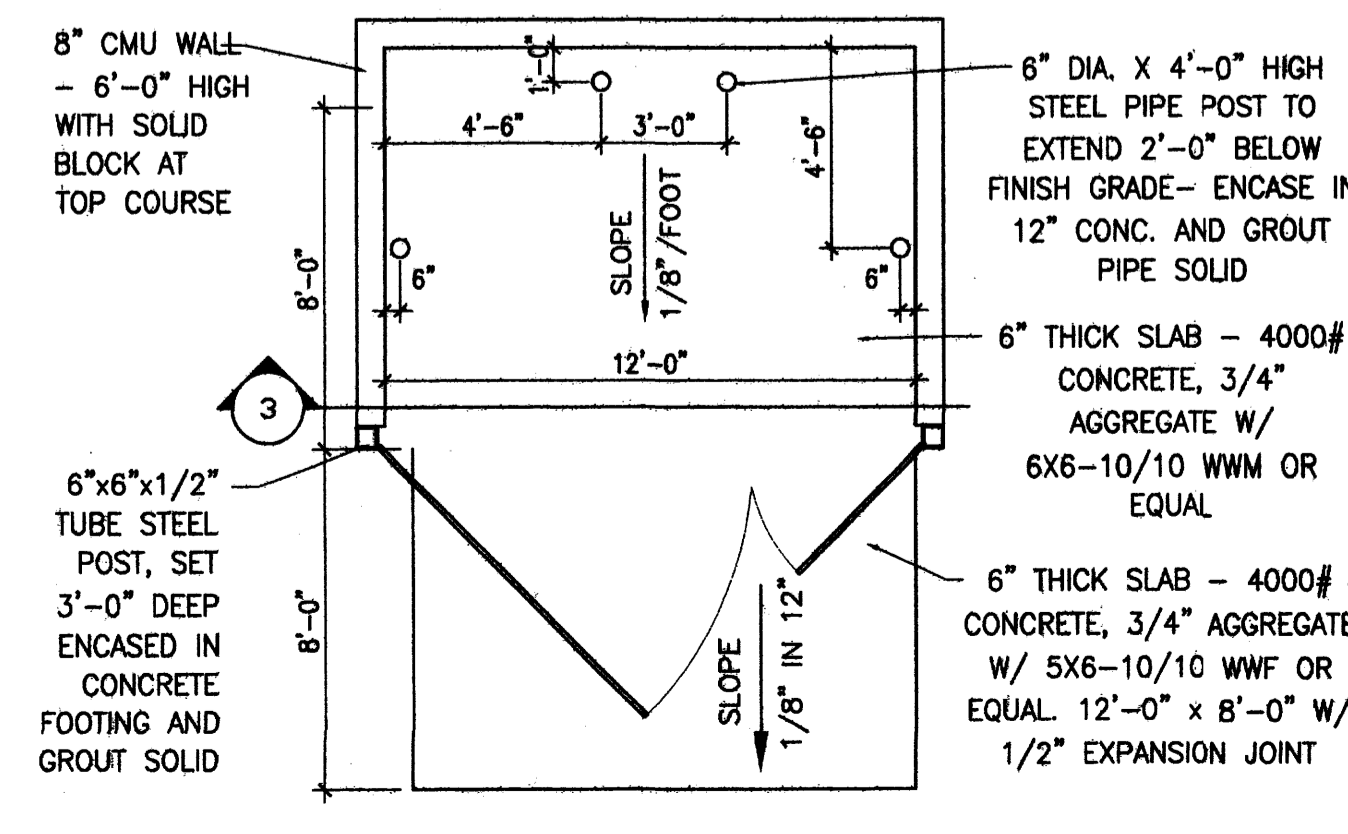
Academy and San Mateo
Albuquerque, NM

PRELIMINARY SITE PLAN FOR DRB REVIEW ONLY

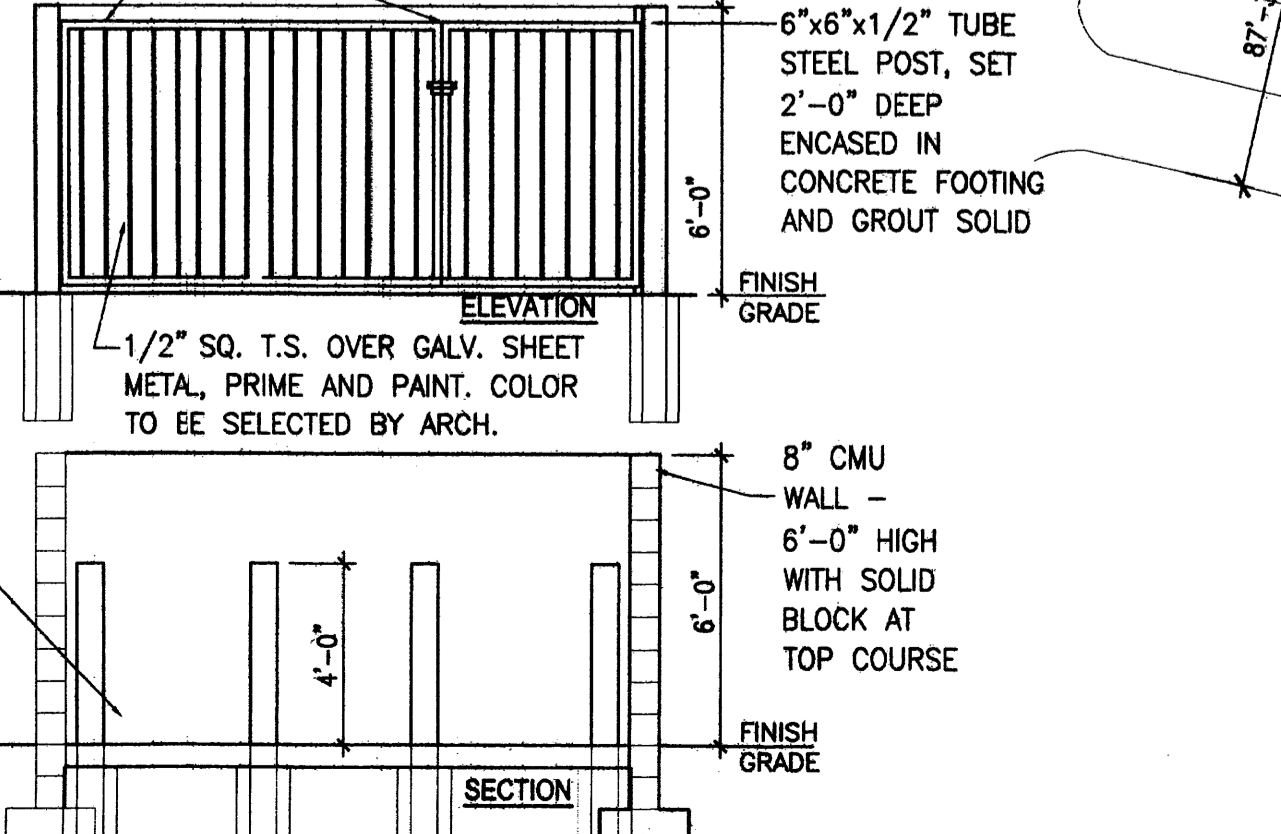
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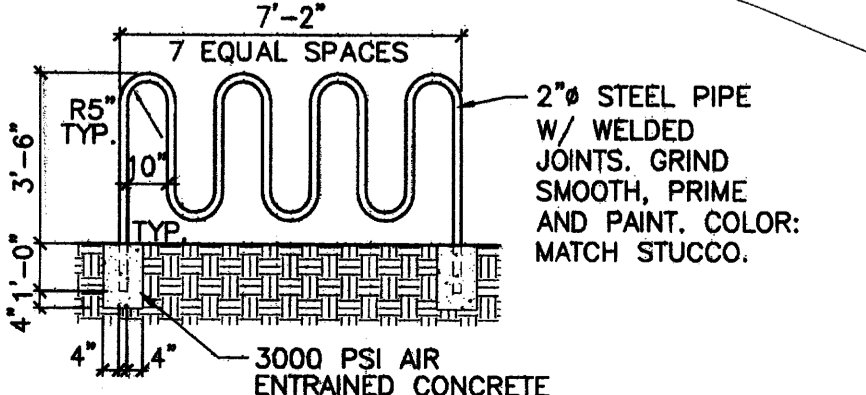
Site Plan



1 Single Refuse Container Enclosure Plan

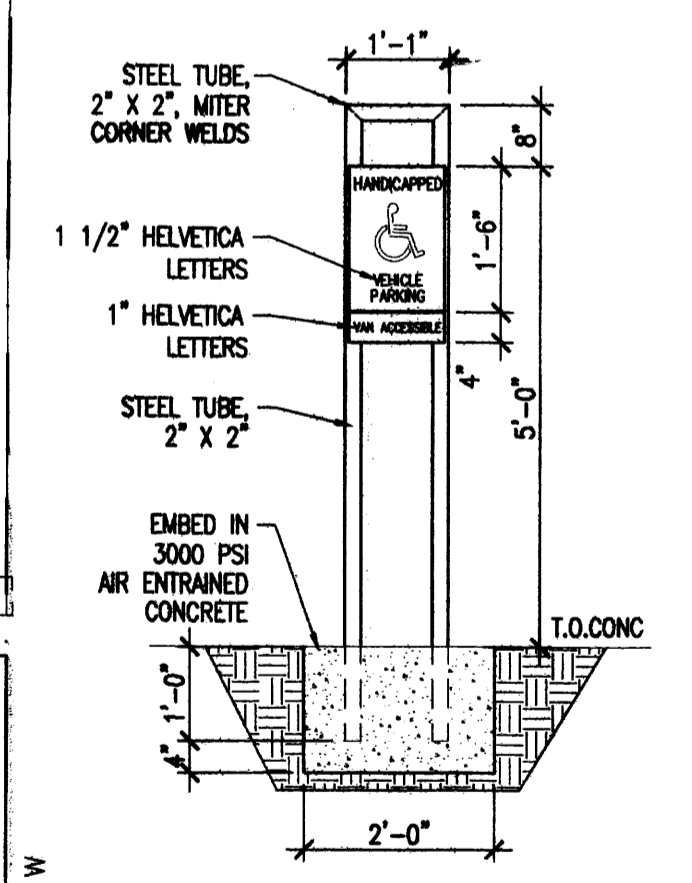


2 Single Refuse Container Enclosure

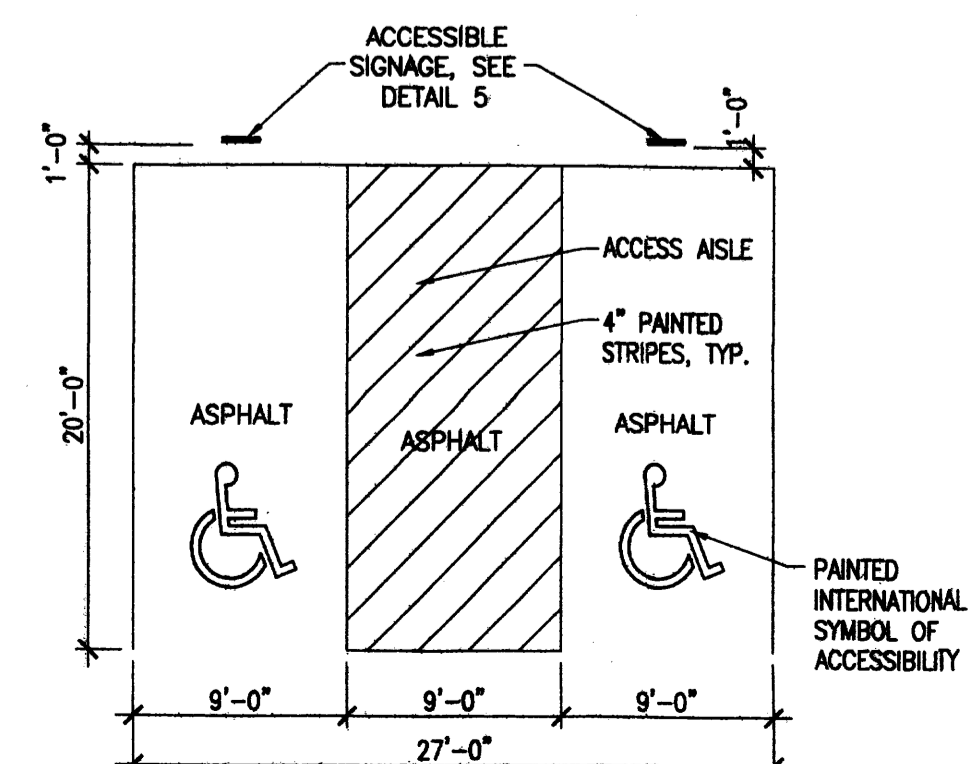


3 Bicycle Rack Typical of 2

EXISTING SELF STORAGE FACILITY



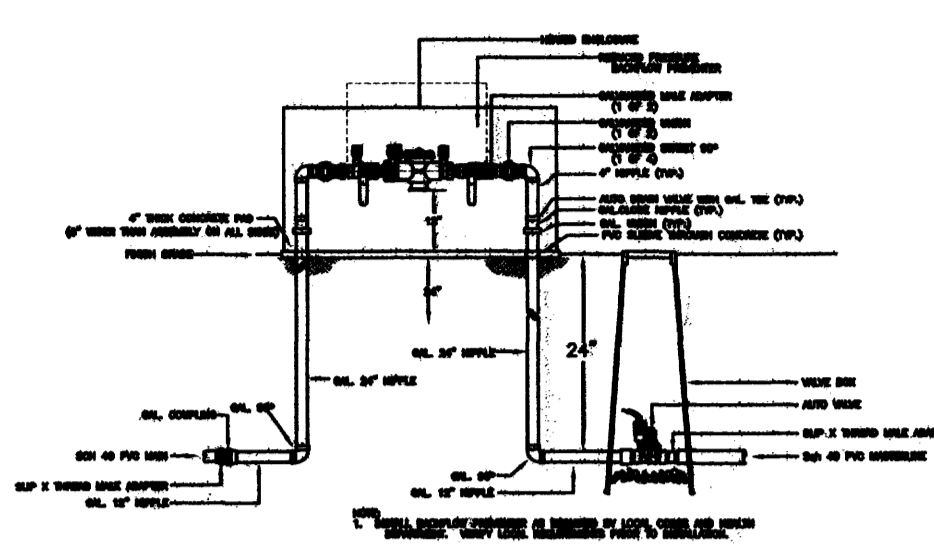
6 Accessible Signage



4 Accessible Parking Plan

Keyed Notes

- 1 EXISTING PARKING STRIPING TO REMAIN
- 2 CURBENT UTILITY EASEMENT
- 3 PROPOSED UTILITY EASEMENT
- 4 NEW PARKING STRIPING
- 5 NEW CURB
- 6 EXISTING CURB TO REMAIN
- 7 NEW SIDEWALK
- 8 NEW ACCESSIBLE PARKING, SEE DETAIL 4 THIS SHEET
- 9 ACCESSIBLE ROUTE WITH PAINTED STRIPED CROSSWALKS
- 10 ACCESSIBLE RAMP
- 11 NEW BIKE RACK LOCATION, SEE DETAIL 3 THIS SHEET
- 12 NEW REFUSE ENCLOSURE LOCATION, SEE DETAILS 1&2 THIS SHEET
- 13 OUTDOOR SEATING AREA W/ SUN SHADE
- 14 SPACE DEDICATED FOR 2 MOTORCYCLES
- 15 NEW CONCRETE MEDIAN EXTENSION
- 16 CONCRETE BENCH TO MATCH EXISTING (UNDERCOVERED WALK-WAY)
- 17 BUS STOP LOCATION
- 18 OUTDOOR BREAK AREA SHADED BY TREES
- 19 OPEN PEDESTRIAN CORRIDOR
- 20 EXISTING CURB TO BE REMOVED
- 21 NEW BUS SHELTER WITH BENCH PER TRANSIT DEPARTMENT
- 22 EXISTING POLE LIGHT FIXTURE TO BE REMOVED
- 23 TREE WELL, 41 SF
- 24 EXISTING POLE LIGHT TO REMAIN, TYP.



Mastervalue w/RPBA

SITE DATA

GROSS LOT AREA	670,320 SF
LESS BUILDING(S)	156,714 SF
NET LOT AREA	514,606 SF
REQUIRED LANDSCAPE	77,191 SF
15% OF NET LOT AREA	51,536 SF
PROPOSED LANDSCAPE	32,134 SF
WALKWAYS	83,670 SF
TOTAL	163 %

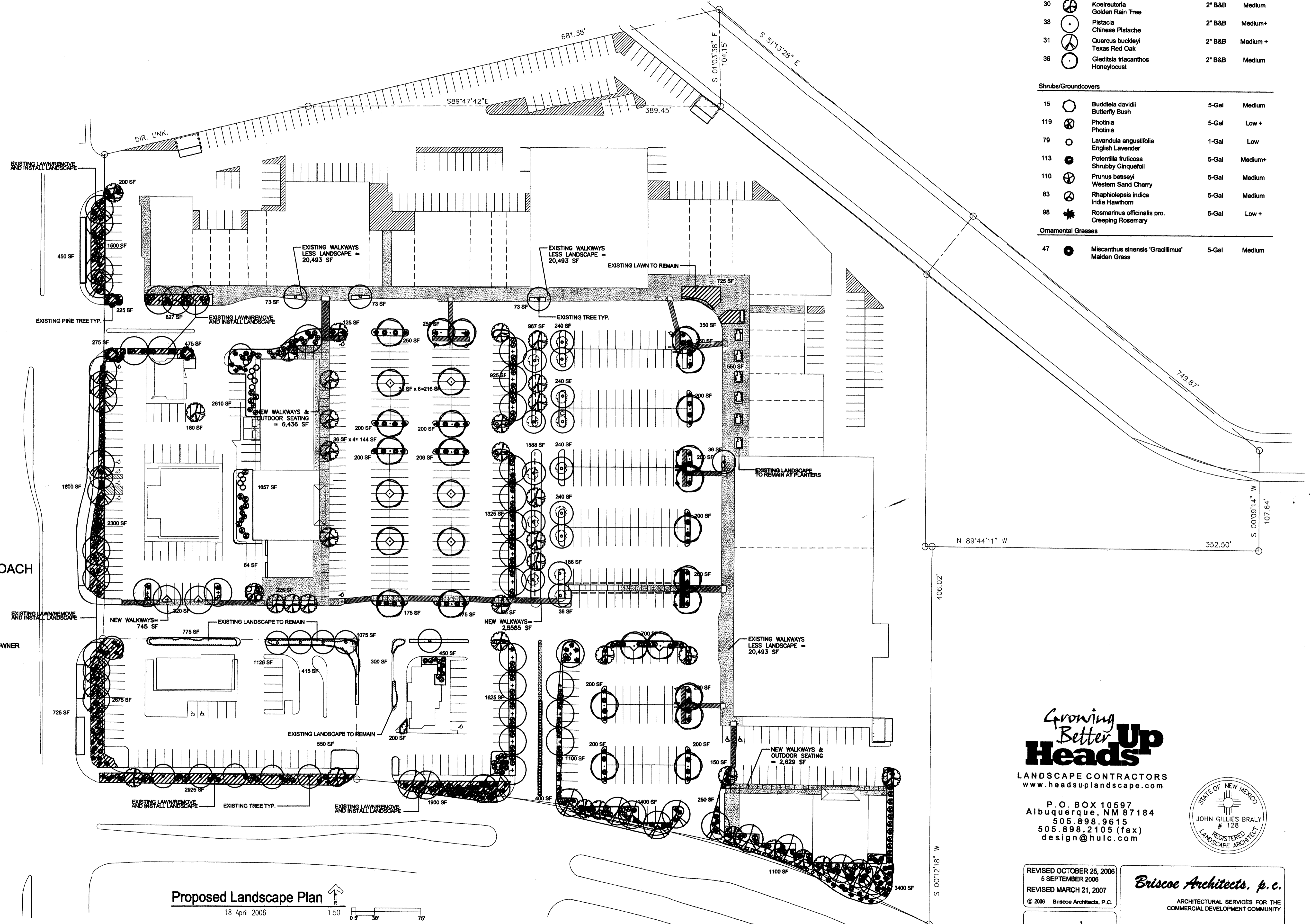
REQUIRED STREET TREES	51
PROVIDED AT 30' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	75
PROVIDED AT 1 PER 10 SPACES (729 SPACES/10)	
TOTAL TREES REQUIRED	126
TOTAL TREES PROVIDED	135

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS



Proposed Landscape Plan
 18 April 2006
 1:50 scale

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
30	(Symbol)	Koeleruteria Golden Rain Tree	2" B&B	Medium
38	(Symbol)	Pistacia Chinese Pistache	2" B&B	Medium+
31	(Symbol)	Quercus buckleyi Texas Red Oak	2" B&B	Medium +
36	(Symbol)	Gleditsia triacanthos Honeylocust	2" B&B	Medium
Shrubs/Groundcovers				
15	(Symbol)	Buddleia davidii Butterfly Bush	5-Gal	Medium
119	(Symbol)	Photinia Photinia	5-Gal	Low +
79	(Symbol)	Lavandula angustifolia English Lavender	1-Gal	Low
113	(Symbol)	Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
110	(Symbol)	Prunus besseyi Western Sand Cherry	5-Gal	Medium
83	(Symbol)	Rhaphiolepis indica India Hawthorn	5-Gal	Medium
98	(Symbol)	Rosmarinus officinalis pro. Creeping Rosemary	5-Gal	Low +
Ornamental Grasses				
47	(Symbol)	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium

Growing Better Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

P.O. BOX 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



REVISED OCTOBER 25, 2006
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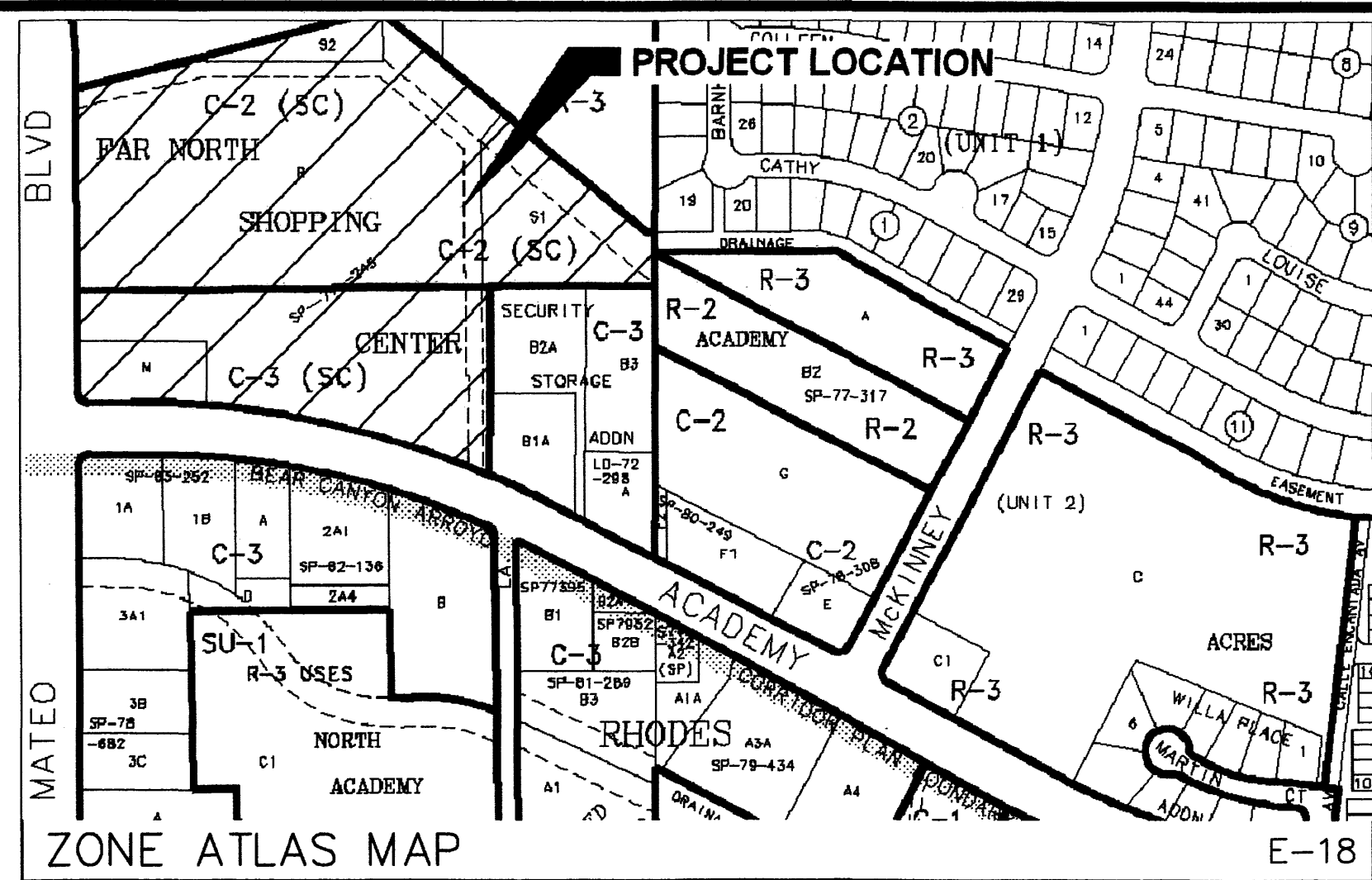
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 V: 505.262.0193 F: 505.881.9114 E: briscoe@msn.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Far North Shopping Center
 Academy and San Mateo
 Albuquerque, NM

SHEET NO.
2



DRAINAGE NARRATIVE

DRAINAGE NARRATIVE

THIS CONCEPTUAL GRADING AND DRAINAGE PLAN DOCUMENTS THE PROPOSED CHANGES TO THE EXISTING SITE FOR THE FAR NORTH SHOPPING CENTER. WITH THIS PROJECT, TWO NEW BUILDINGS ARE PROPOSED: THE FIRST APPROXIMATELY 16,000 SQUARE FEET TOWARD THE WEST END OF THE SITE, AND THE SECOND APPROXIMATELY 10,000 SQUARE FEET TOWARD THE SOUTHEAST END OF THE SITE.

THE APPROVED GRADING AND DRAINAGE PLAN FOR THE FAR NORTH SHOPPING CENTER ALLOWS FREE DISCHARGE OF THE DEVELOPED FLOWS INTO A STORM DRAIN INLET THAT IS ADJACENT TO AN EXISTING CHANNEL TO THE NORTH OF THE SITE. THE EXISTING SITE CURRENTLY DRAINS AS PER THE PLAN. WITH THE DESIGN AND CONSTRUCTION OF THE TWO BUILDINGS, THE HISTORIC AND APPROVED DRAINAGE PATTERN WILL BE MAINTAINED. THERE IS NO NET INCREASE IN RUNOFF DUE TO THE FACT THAT THE AREA TO BE OCCUPIED BY THE BUILDINGS IS AN EXISTING PAVED PARKING LOT.

ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

MARTIN J. GARCIA, NMPE #11767

BENCHMARK

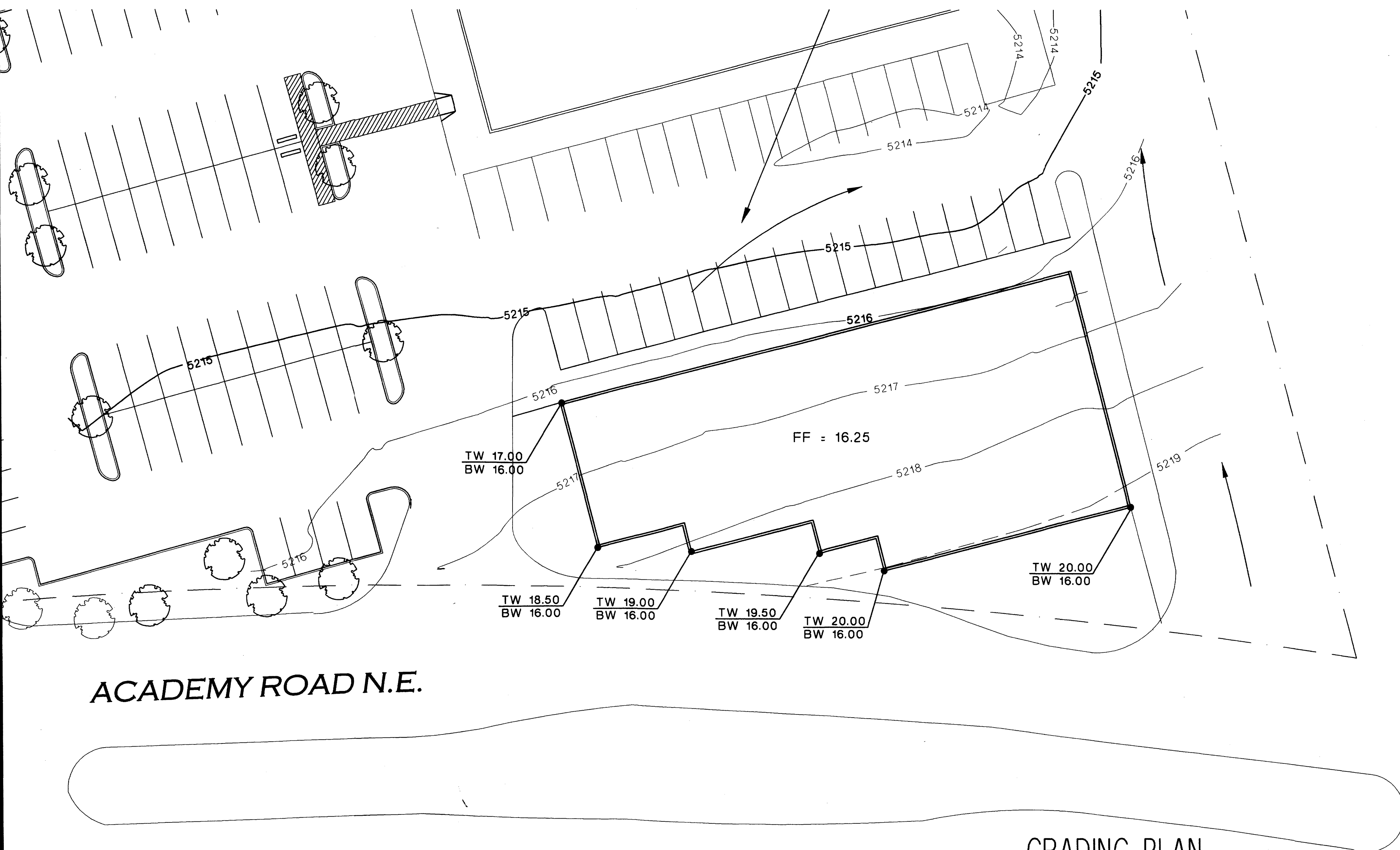
ACS BRASS TABLET "1-E18A"
 X = 400558.60
 Y = 1509126.55
 EL = 5222.411
 (NGVD 1929)

LEGAL DESCRIPTION

Far North Shopping Center, Albuquerque, Bernalillo County, New Mexico as the same as is shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico

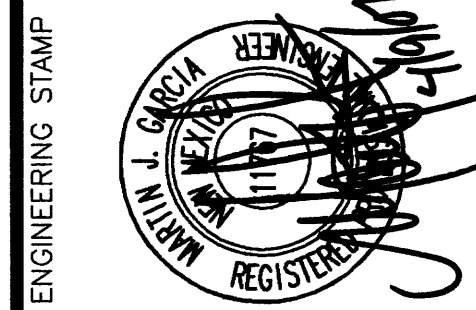
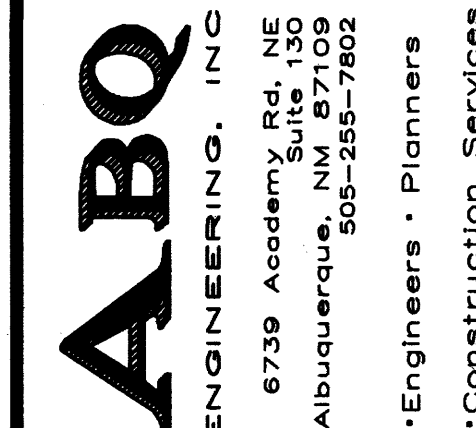
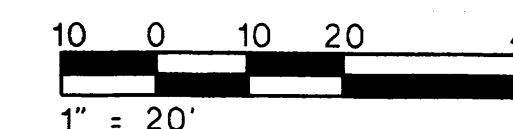
UPC NUMBER

1018-062-055-145-303-01



GRADING PLAN

SCALE: 1" = 20'



DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

FAR NORTH SHOPPING CENTER
 SAN MATEO N.E.
 ALBUQUERQUE, NEW MEXICO

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 26160 DATE: APRIL 9, 2007
 DESIGNED BY: M. GARCIA
 DRAWN BY: F. PHILLIPS
 CHECKED BY: M. GARCIA
 CAD FILE NAME: 160GRADNOTES.DWG

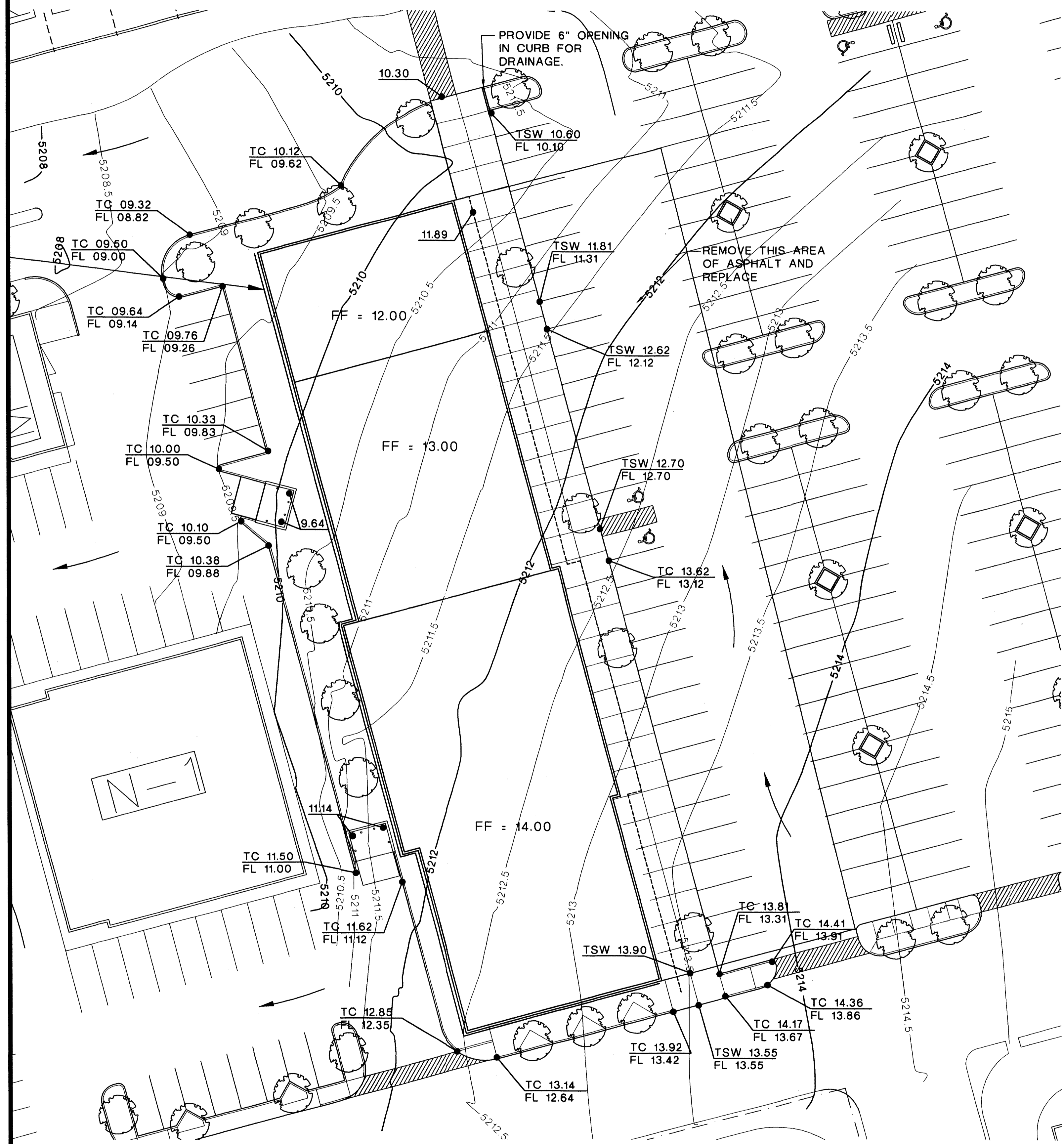
SHEET TITLE

GRADING AND DRAINAGE PLAN

1 OF 2

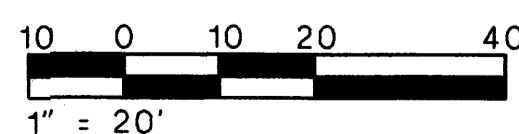
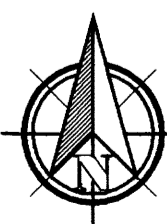
C-103

SHEET of



GRADING PLAN

SCALE: 1" = 20'



ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location

MARTIN J. GARCIA, NMPE #11767

BENCHMARK

ACS BRASS TABLET "1-E18A"
 X = 400558.60
 Y = 1509126.55
 EL = 5222.411
 (NGVD 1929)



DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS AND
 DIMENSIONS- NOTIFY
 ENGINEER/ARCHITECT OF ANY
 DISCREPANCIES PRIOR TO
 BEGINNING CONSTRUCTION

FAR NORTH SHOPPING CENTER
 SAN MATEO N.E.
 ALBUQUERQUE, NEW MEXICO

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DESIGNED BY:	M. GARCIA		
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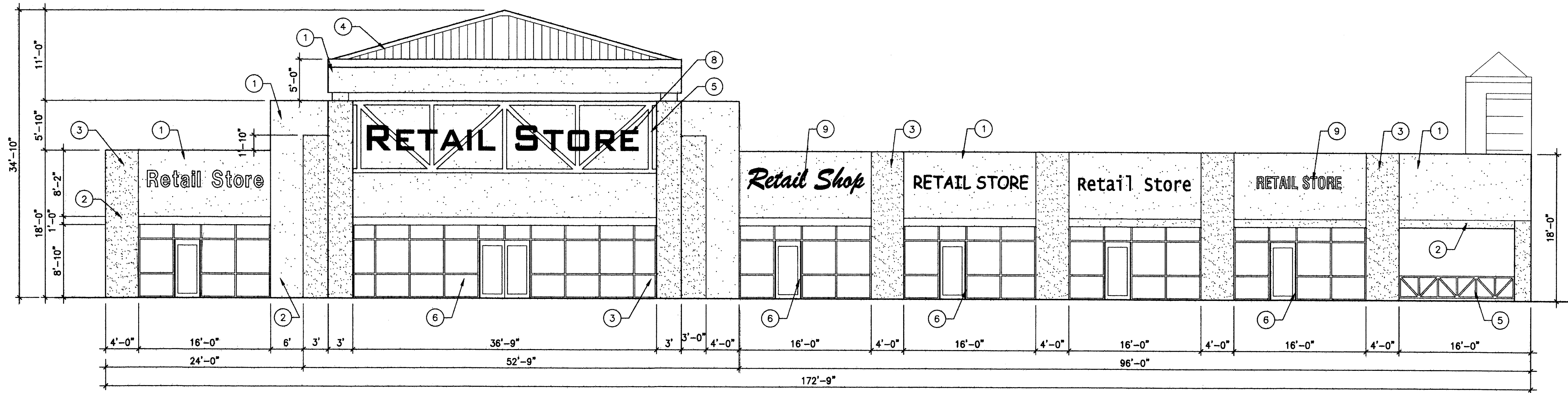
SHEET TITLE

**GRADING AND
 DRAINAGE PLAN**

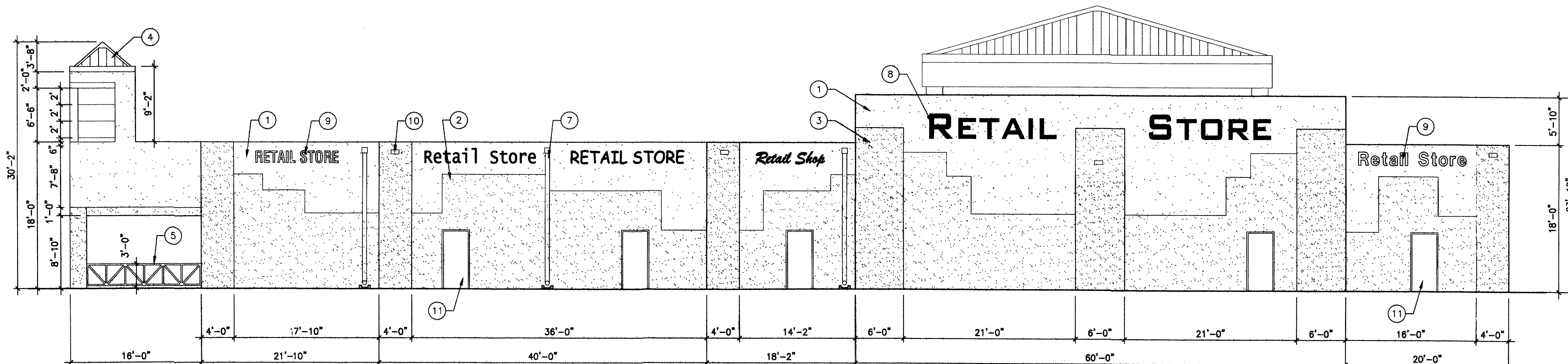
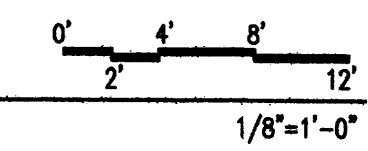
2 of 2

C-104

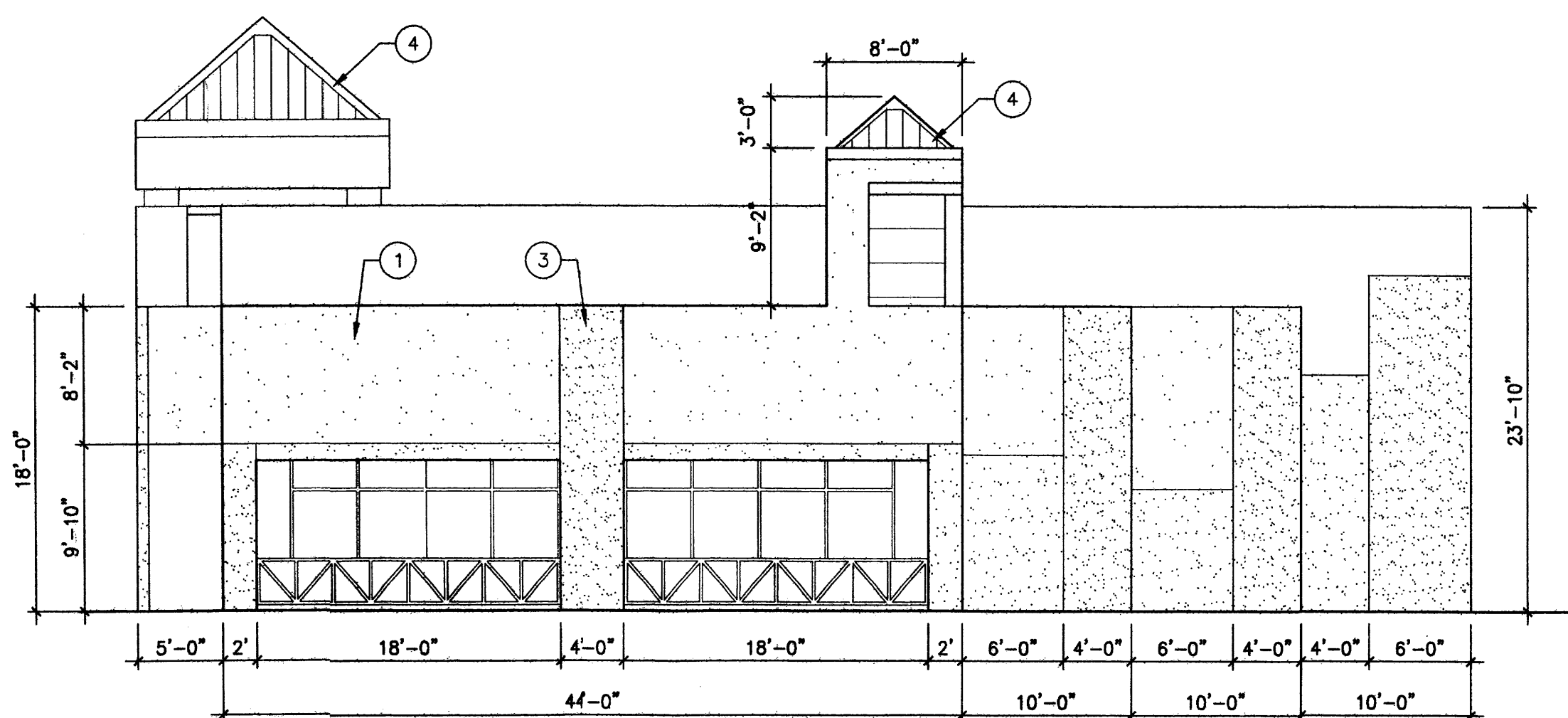
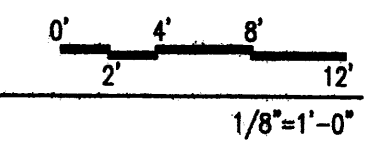
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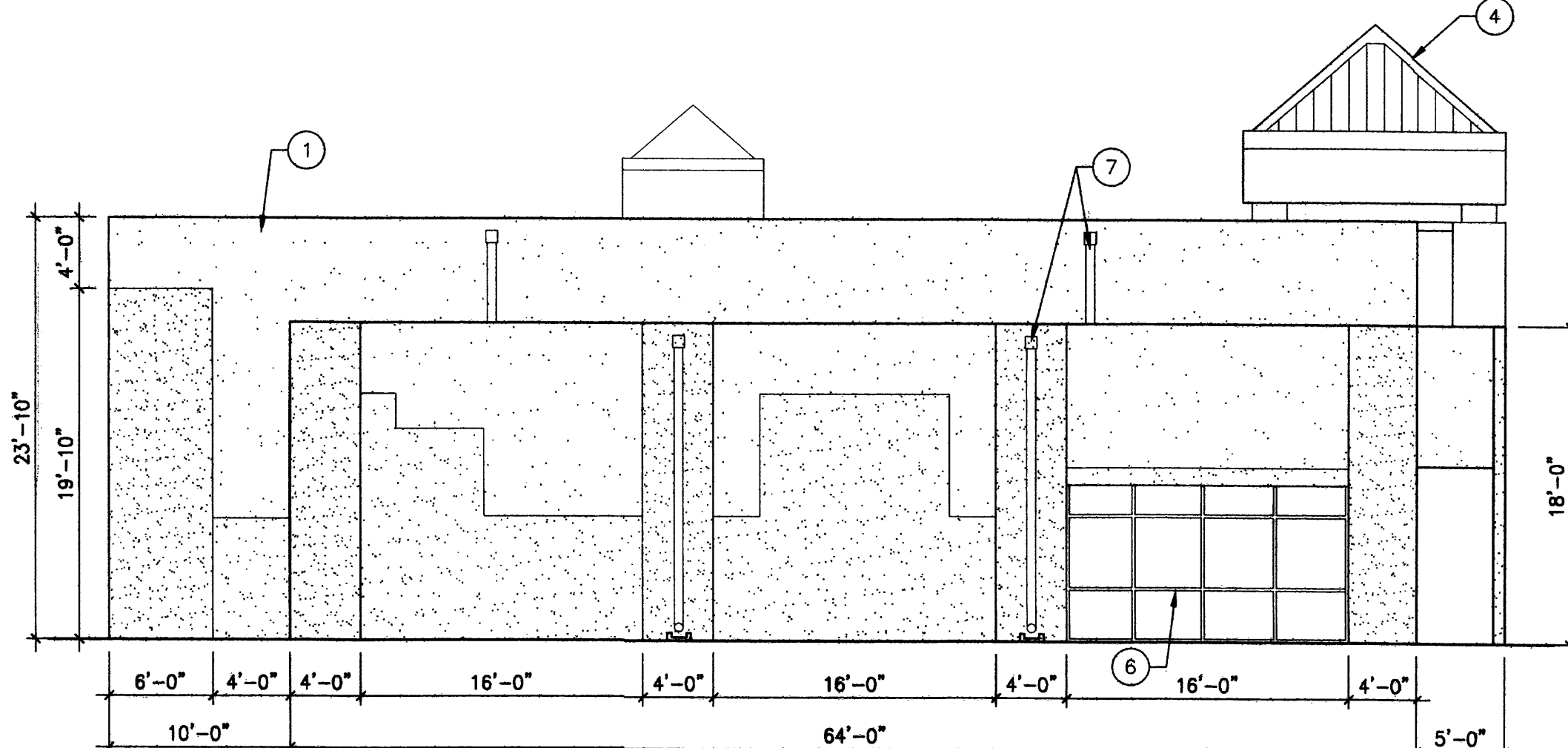
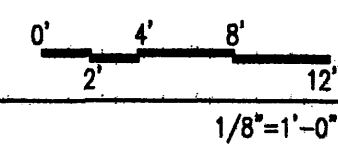
4 North Elevation - Building 1



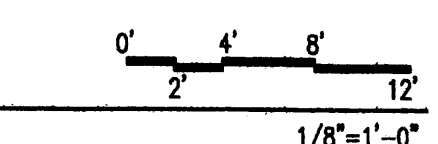
3 South Elevation - Building 1



2 West Elevation - Building 1

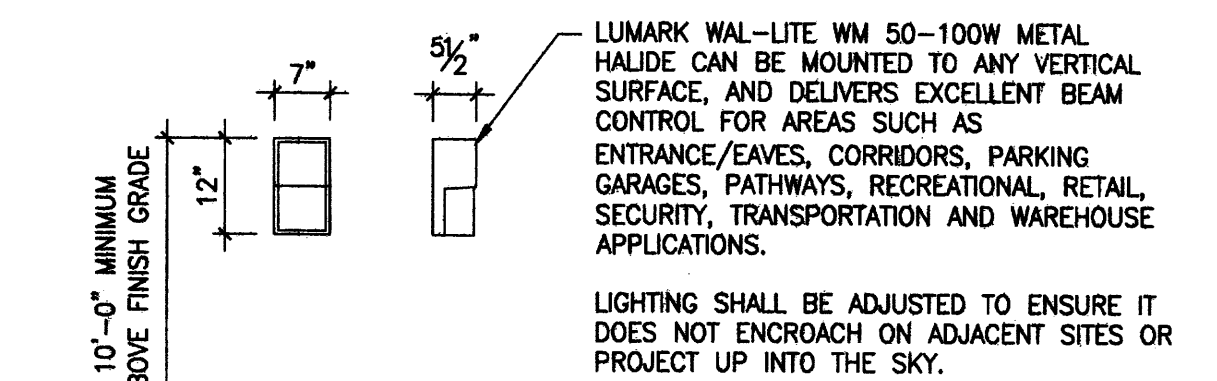


1 East Elevation - Building 1



Keyed Notes

- P1 1 THREE COAT STUCCO SYSTEM TYPICAL, COLOR #1 TO MATCH EXISTING LIGHT TAN COLOR
- P2 2 THREE COAT STUCCO SYSTEM TYPICAL, COLOR #2 TO MATCH EXISTING MEDIUM RED COLOR
- P3 3 THREE COAT STUCCO SYSTEM TYPICAL, COLOR #3 TO MATCH EXISTING DEEP PURPLE COLOR
- 4 METAL ROOF TO MATCH EXISTING, LIGHT BLUE/GRAY COLOR
- 5 PAINTED TUBE STEEL, COLOR TO MATCH EXISTING LIGHT BLUE/GRAY
- 6 ALUMINUM STOREFRONT SYSTEM WITH CLEAR ANNOZIDIZED FINISH
- 7 METAL COLLECTOR HEAD AND DOWNSPOUT PAINTED MEDIUM RED. PROVIDE SPLASH BLOCK BELOW EACH DOWNSPOUT WHERE DRAINAGE OCCURS AT LANDSCAPED AREA
- 8 MAXIMUM HEIGHT OF WALL MOUNTED SIGNAGE/LETTERS TO BE 3'-0" WITH A MAXIMUM SIGN AREA OF APPROXIMATELY 60 SF. LETTERS TO BE INTERNALLY OR EXTERNALLY ILLUMINATED AS PER CITY ZONING CODE REQUIREMENTS
- 9 MAXIMUM HEIGHT OF WALL MOUNTED SIGNAGE/LETTERS TO BE 1'-6" WITH A MAXIMUM SIGN AREA OF APPROXIMATELY 60 SF. LETTERS TO BE INTERNALLY OR EXTERNALLY ILLUMINATED AS PER CITY ZONING CODE REQUIREMENTS
- 10 BUILDING MOUNTED SITE LIGHTING, SCREENED TO PREVENT LIGHT ENCRoACHMENT OFF SITE, SEE DETAIL THIS SHEET
- 11 INSULATED METAL DOOR AND FRAME PAINTED MEDIUM RED TO MATCH EXISTING



5 Building Mounted Lighting

1/2"=1'-0"

REVISED OCTOBER 25, 2006
5 SEPTEMBER 2006
REVISED MARCH 21, 2007
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Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE
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PRELIMINARY
FOR DRB REVIEW
ONLY

Far North Shopping Center

Academy and San Mateo
Albuquerque, NM

SHEET NO.

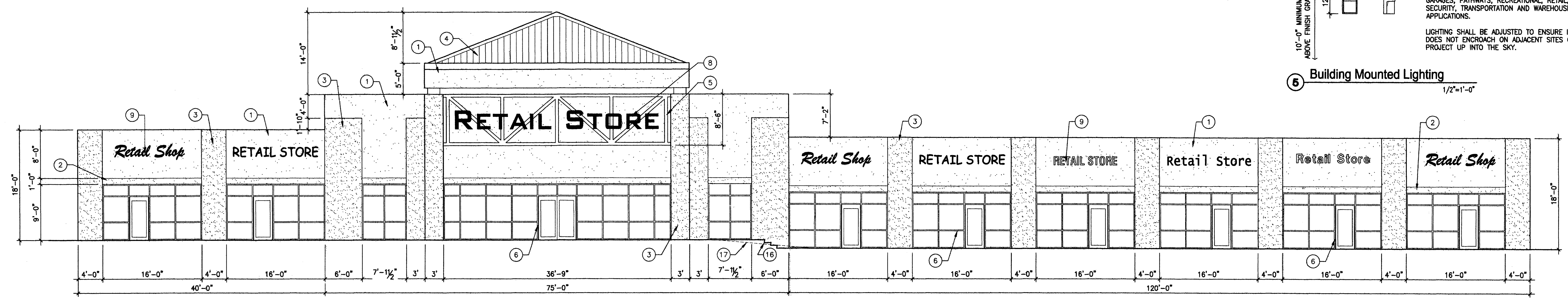
5

10'-0" MINIMUM ABOVE FINISH GRADE

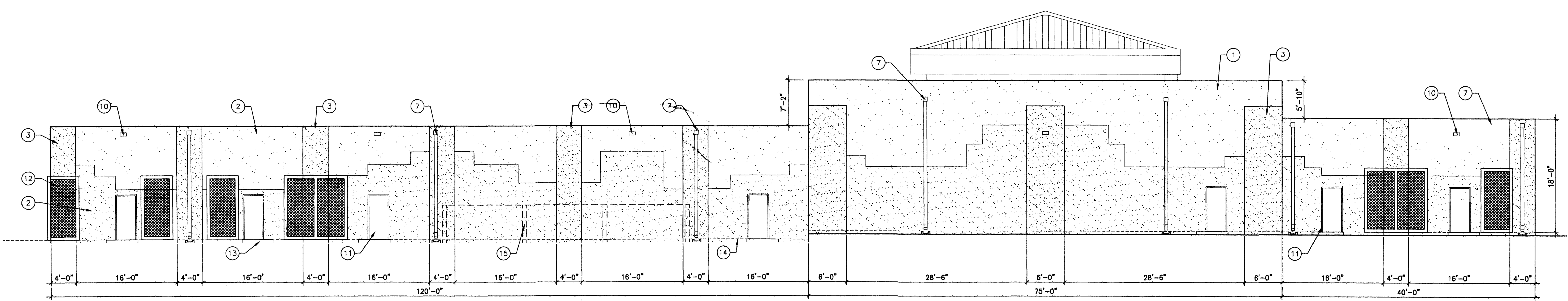
LUMARK WAL-LITE WM 50-100W METAL HALIDE CAN BE MOUNTED TO ANY VERTICAL SURFACE AND DELIVERS EXCELLENT BEAM CONTROL FOR AREAS SUCH AS ENTRANCE/EAVES, CORRIDORS, PARKING GARAGES, PATHWAYS, RECREATIONAL, RETAIL SECURITY, TRANSPORTATION AND WAREHOUSE APPLICATIONS.

LIGHTING SHALL BE ADJUSTED TO ENSURE IT DOES NOT ENCRANCH ON ADJACENT SITES OR PROJECT UP INTO THE SKY.

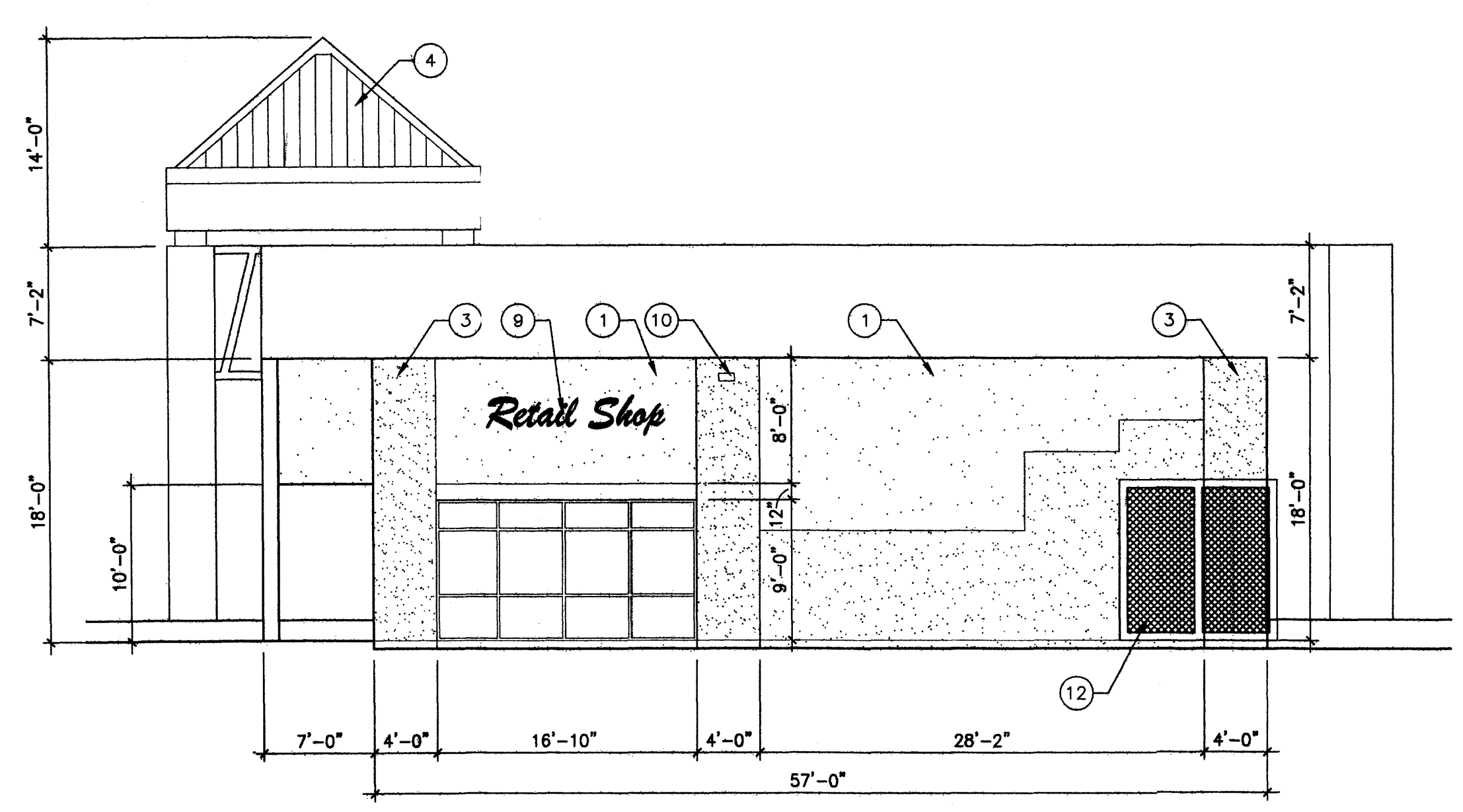
6 Building Mounted Lighting
1/2"=1'-0"



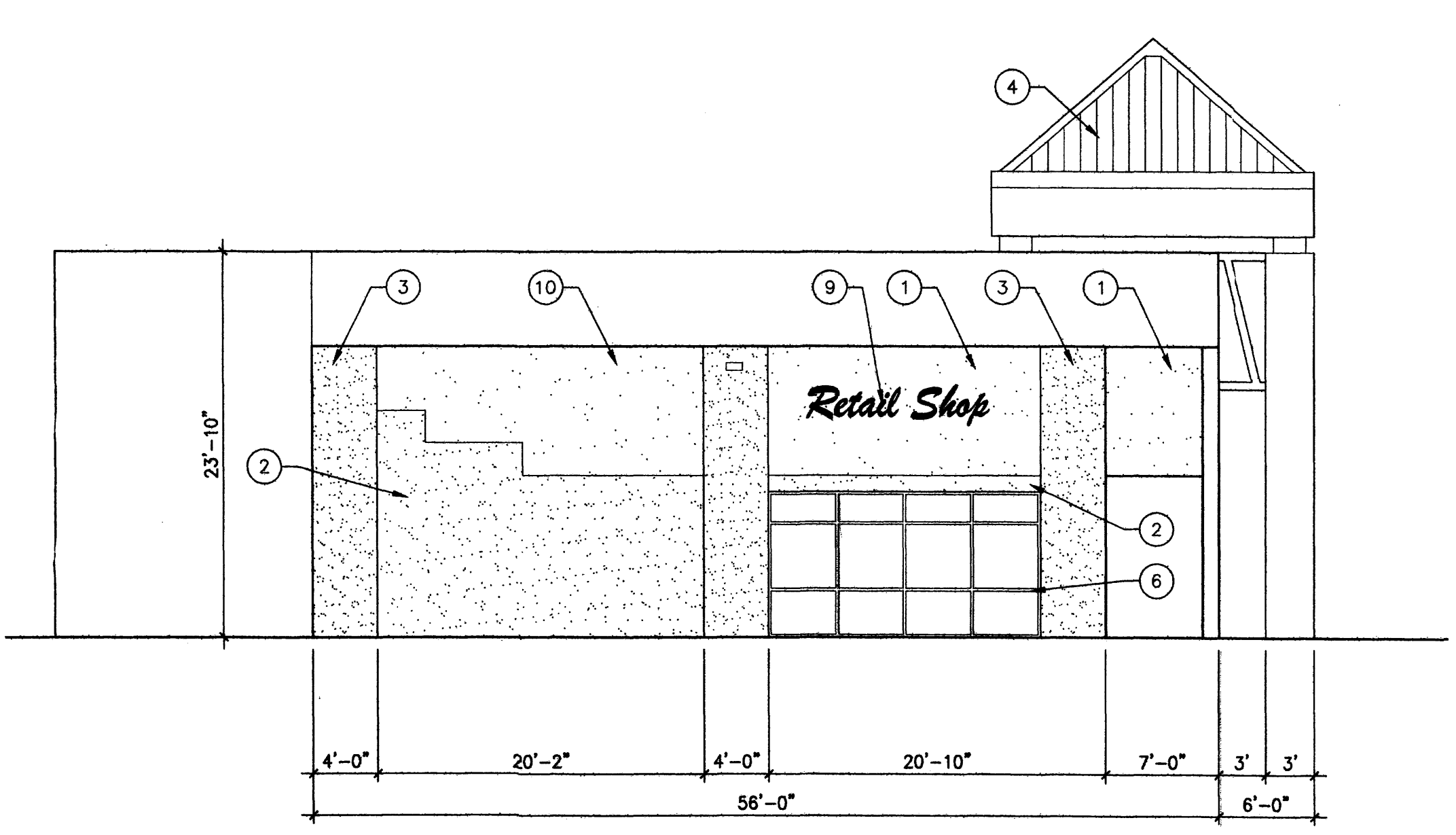
4 East Elevation - Building 2
1/8"=1'-0"



3 West Elevation - Building 2
1/8"=1'-0"



2 North Elevation - Building 2
1/8"=1'-0"



1 South Elevation - Building 2
1/8"=1'-0"

- Keyed Notes**
- P1 1 THREE COAT STUCCO SYSTEM TYPICAL, COLOR #1 TO MATCH EXISTING LIGHT TAN COLOR
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 - 10 BUILDING MOUNTED SITE LIGHTING, SCREENED TO PREVENT LIGHT ENCRANCHMENT OFF SITE
 - 11 INSULATED METAL DOOR AND FRAME
 - 12 METAL TRELLIS, 5'X10'
 - 13 CONCRETE PAD, SEE SITEPLAN
 - 14 LINE OF FINISH FLOOR BEYOND
 - 15 OUTLINE OF TRASH ENCLOSURE, SEE SITE PLAN
 - 16 CONCRETE STEPS, SEE SITE PLAN
 - 17 CONCRETE RAMP BEYOND, SEE SITE PLAN

27 FEBRUARY 2007
REVISED MARCH 21, 2007
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ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY

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SHEET NO. **6**