

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. NO NEW ACCESS DRIVES WILL BE INTRODUCED TO THE SITE FROM EITHER SAN MATEO OR ACADEMY.
- 2 THIS SUBMITTAL DOES NOT SEEK ANY RE-ZONING OF THE SITE

**Parking Requirements**

EXISTING BUILDING AREA:	131,633 SF
PROPOSED BUILDING AREA:	27,185 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: 75 SPACES	
15,001-60,000 SF = 1/250 REQUIRED: 180 SPACES	
OVER 60,000 SF = 1/300 REQUIRED: 288 SPACES	
TOTAL PARKING SPACES REQUIRED:	668 SPACES
TOTAL PARKING SPACES PROVIDED:	745 SPACES
ACCESSIBLE SPACES REQUIRED	
18 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**

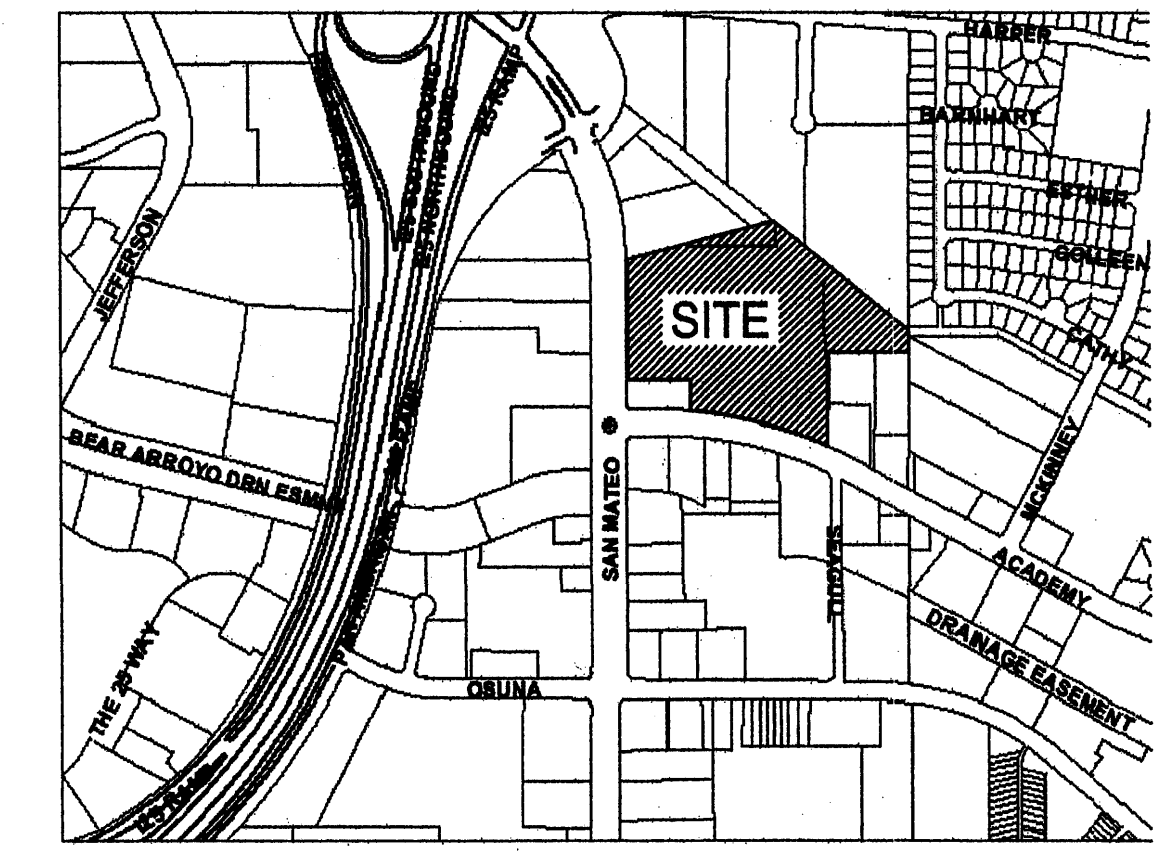
OWNER'S REPRESENTATIVE: BRENTON WATSON  
 VINTAGE CAPITAL GROUP  
 11611 SAN VICENTE BLVD, SUITE 1000  
 LOS ANGELES, CA 90049  
 310.979.9090

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 B12, 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 / 07DRB-00123

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 (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.

**DRB Site Development Plan Signoff Approval:**

*[Signature]* 9-24-07 DATE  
 Traffic Engineering, Transportation Division

*[Signature]* 5-2-07 DATE  
 Utilities/Development

*[Signature]* 5/2/07 DATE  
 Parks and Recreation Department

*[Signature]* 5/2/07 DATE  
 City Engineer

*[Signature]* DATE  
 Environmental Health Department (conditional)

*[Signature]* 3/27/07 DATE  
 Solid Waste Management

*[Signature]* 9/24/07 DATE  
 DRB CHAIR

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

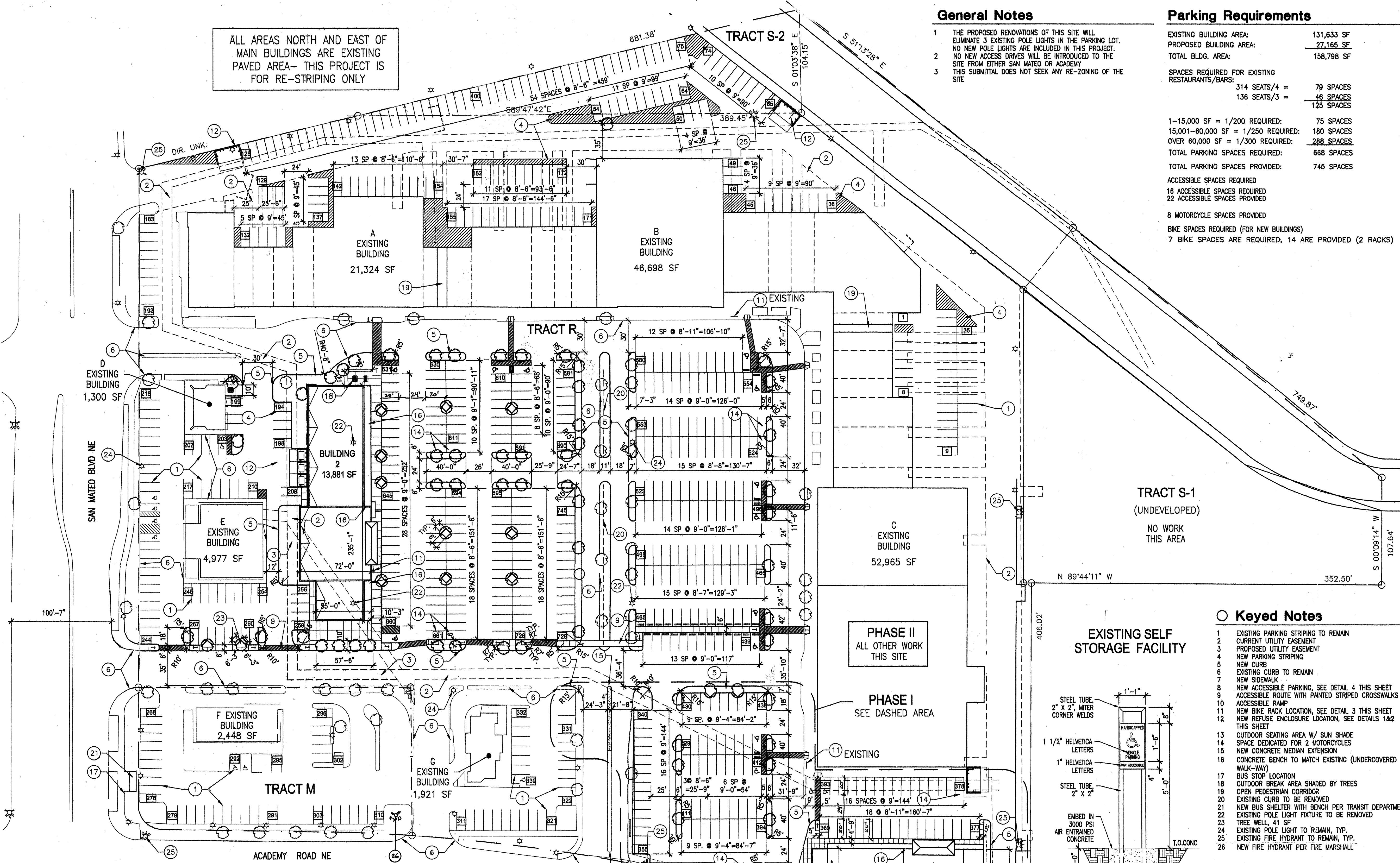
**Briscoe Architects, p.c.**  
 ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY

2001 CARLISLE BLVD. NE, SUITE A  
 ALBUQUERQUE, NM 87110-4843  
 V: 505.262.0193 F: 505.861.9114 E: briscoe@man.com

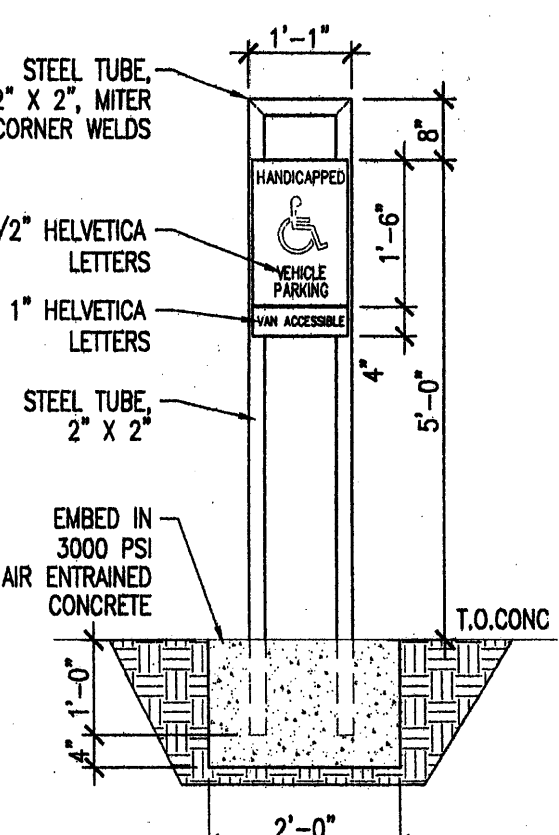
**Far North Shopping Center**  
 Academy and San Mateo  
 Albuquerque, NM

**Site Plan for Building Permit**

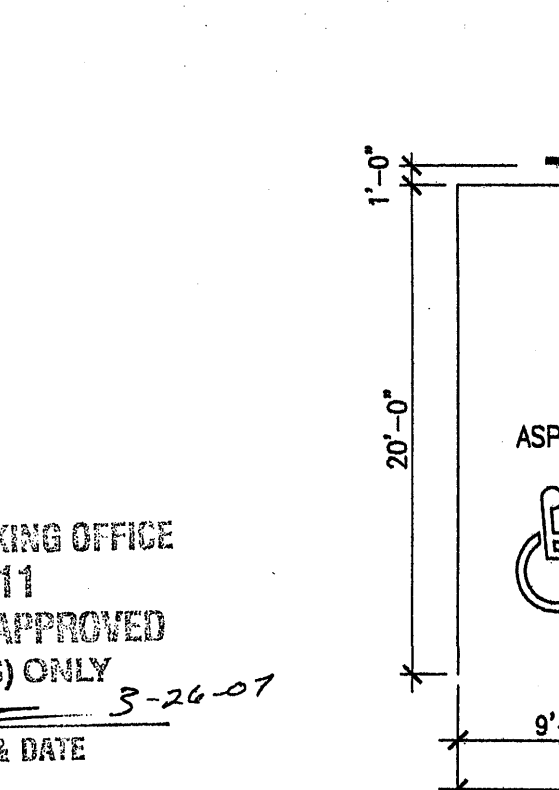
SHEET NO. **1**



**EXISTING SELF STORAGE FACILITY**

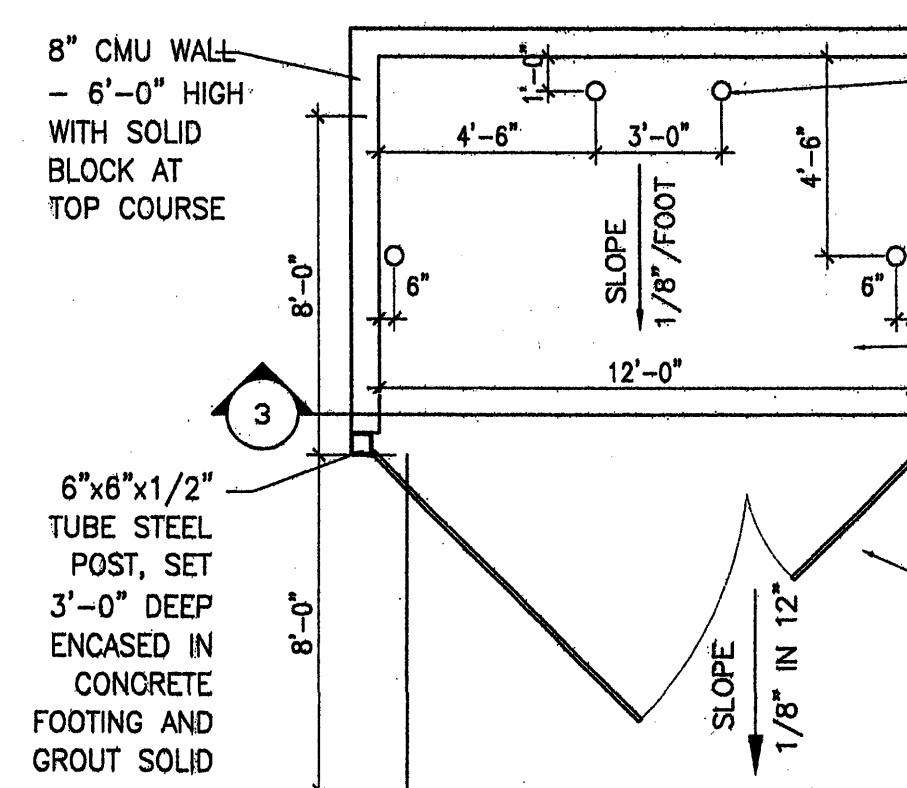


**Accessible Signage**

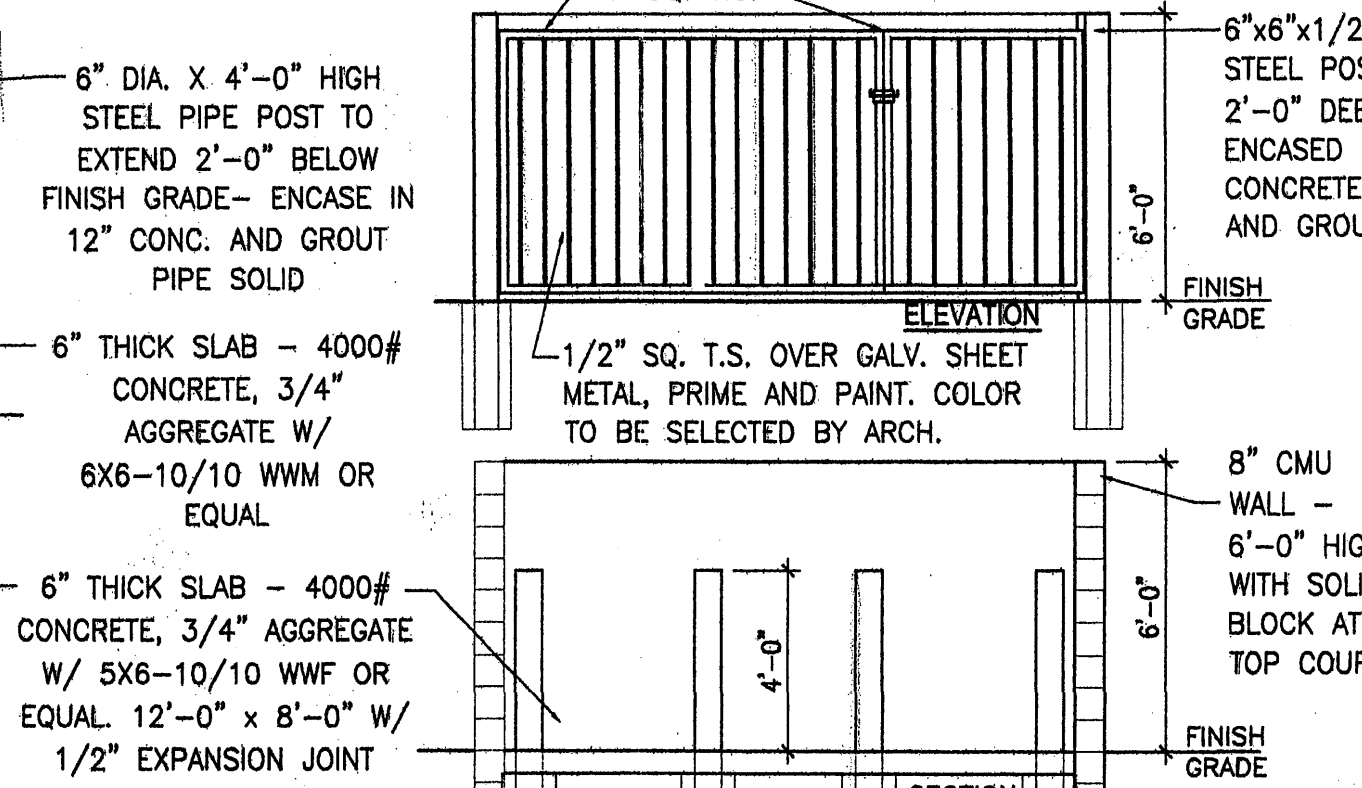


**Keyed Notes**

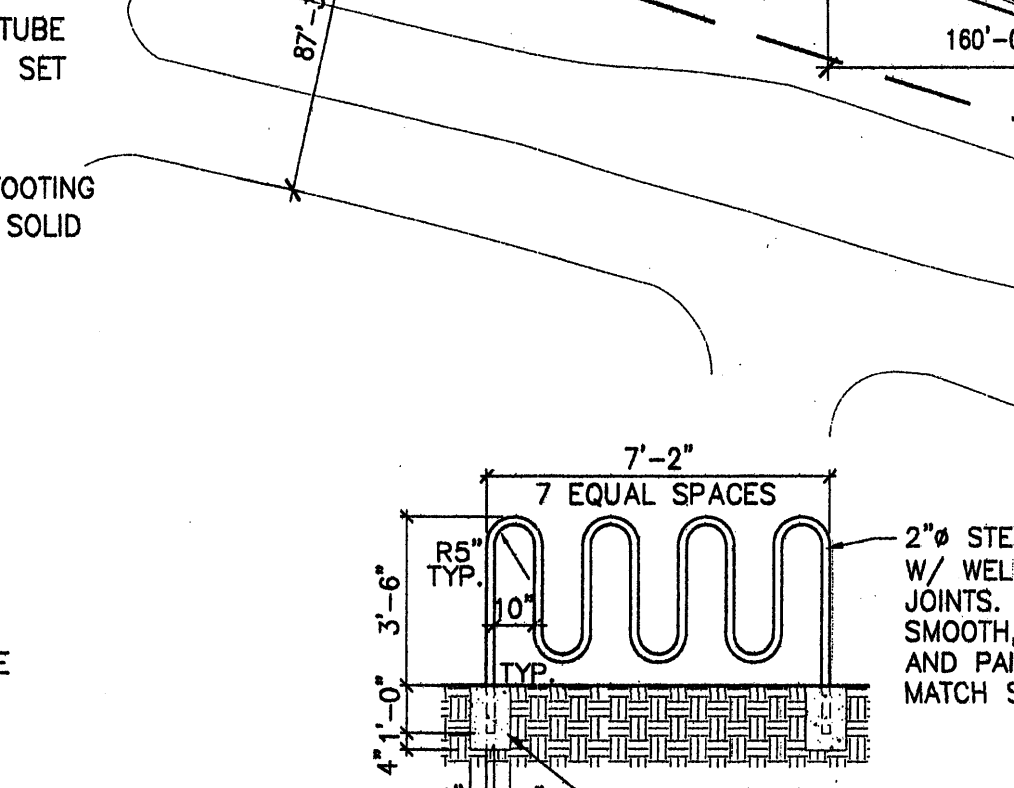
- 1 EXISTING PARKING STRIPING TO REMAIN
- 2 CURRENT UTILITY EASEMENT
- 3 PROPOSED UTILITY EASEMENT
- 4 NEW PARKING STRIPING
- 5 NEW CURB
- 6 EXISTING CURB TO REMAIN
- 7 NEW SIDEWALK
- 8 NEW ACCESSIBLE PARKING, SEE DETAIL 4 THIS SHEET
- 9 ACCESSIBLE ROUTE WITH PAINTED STRIPED CROSSWALKS
- 10 ACCESSIBLE 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.
- 25 EXISTING FIRE HYDRANT TO REMAIN, TYP.
- 26 NEW FIRE HYDRANT PER FIRE MARSHALL



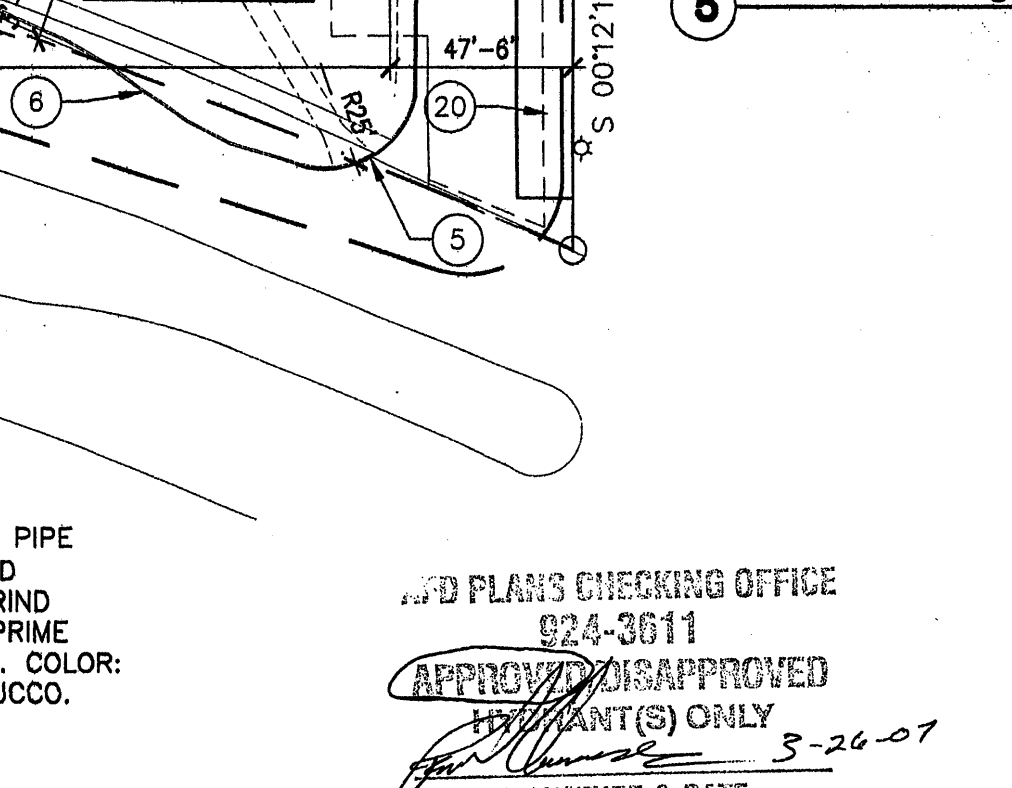
**1 Single Refuse Container Enclosure Plan**  
 1/4"=1'-0"



**2 Single Refuse Container Enclosure**  
 1/4"=1'-0"



**3 Bicycle Rack**  
 Typical of 2  
 1/4"=1'-0"



**4 Accessible Parking Plan**  
 1/8"=1'-0"

PLANS CHECKING OFFICE  
 924-3611  
 APPROVED  
 SIGNATURE & DATE  
 5-26-07

1005049