

PROJECT INFORMATION

PROJECT: MERIDIAN BUSINESS PARK
NEW OFFICE WAREHOUSE BUILDING

LOCATION: 7301 MERIDIAN PLACE NW
ALBUQUERQUE, NEW MEXICO
LOCATED BETWEEN AIRPORT ROAD AND
LICER BOULEVARD

OWNER: G & A LTD. CO.
1400 MERIDIAN PLACE NW, SUITE D
ALBUQUERQUE, NEW MEXICO 81121

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIG GRANDE BOULEVARD NW
ALBUQUERQUE, NEW MEXICO 81104

LEGAL DESCRIPTION: LOT 9, MERIDIAN BUSINESS PARK

ZONING: K-10-Z

ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE

BUILDING FUNCTION: OFFICE WAREHOUSE

CONSTRUCTION TYPE: TYPE II-N CONSTRUCTION WITH
100% AUTOMATIC FIRE SUPPRESSION
SYSTEM (TYPE II-N)
B (OFFICE) / S-1 (WAREHOUSE)

OCCUPANCY TYPE: TYPE II-N CONSTRUCTION WITH
100% AUTOMATIC FIRE SUPPRESSION
SYSTEM (TYPE II-N)
B (OFFICE) / S-1 (WAREHOUSE)

ALLOWABLE AREA:
GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION,
ALLOWABLE BASE AREA = 124,800 SF
ALLOWABLE INCREASE FOR SPRINKLER SYSTEM = 33,600 SF
TOTAL ALLOWABLE AREA = 158,400 SF

- NOTES:**
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CERTIFICATE OF OCCUPANCY.
 - AN AS-BUILT COPY OF THE APPROVED T.C.L. (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY THE TRANSPORTATION DEVELOPMENT (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY C.O.
 - OVERHEAD DOCK DOORS MUST BE INSTALLED ON THE INTERIOR SIDE. THE RETRACTING EQUIPMENT MUST NOT APPEAR ON THE EXTERIOR.
 - NO FUGITIVE LIGHT WILL BE ALLOUED TO ESCAPE THE SITE.
 - SITE LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMP GLASS SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.
FIRE ACCESS ROADS SHALL BE MIN 20'-0" WIDTH WITH PROVISIONS OF COMPACTION TO CARRY A TRUCK DURING ALL WEATHER CONDITIONS

TOTAL BUILDING AREA: 50,400 SQUARE FEET

BUILDING HEIGHT: 35'-0" AFF.

OCCUPANCY LOAD: OFFICE = 2,400 SF / 100 SF = 24
WAREHOUSE = 40,000 SF / 150 SF = 267
TOTAL = 291

TOTAL LOT AREA: 124,800 SQUARE FEET, 2.875 ACRES

NET LOT AREA: 14,300 SF.

TOTAL PARKING/PAVED AREA: 26,000 SF.

TOTAL LANDSCAPE AREA REQUIRED: 10,200 SF.

TOTAL LANDSCAPE AREA PROVIDED: 45,800 SF.

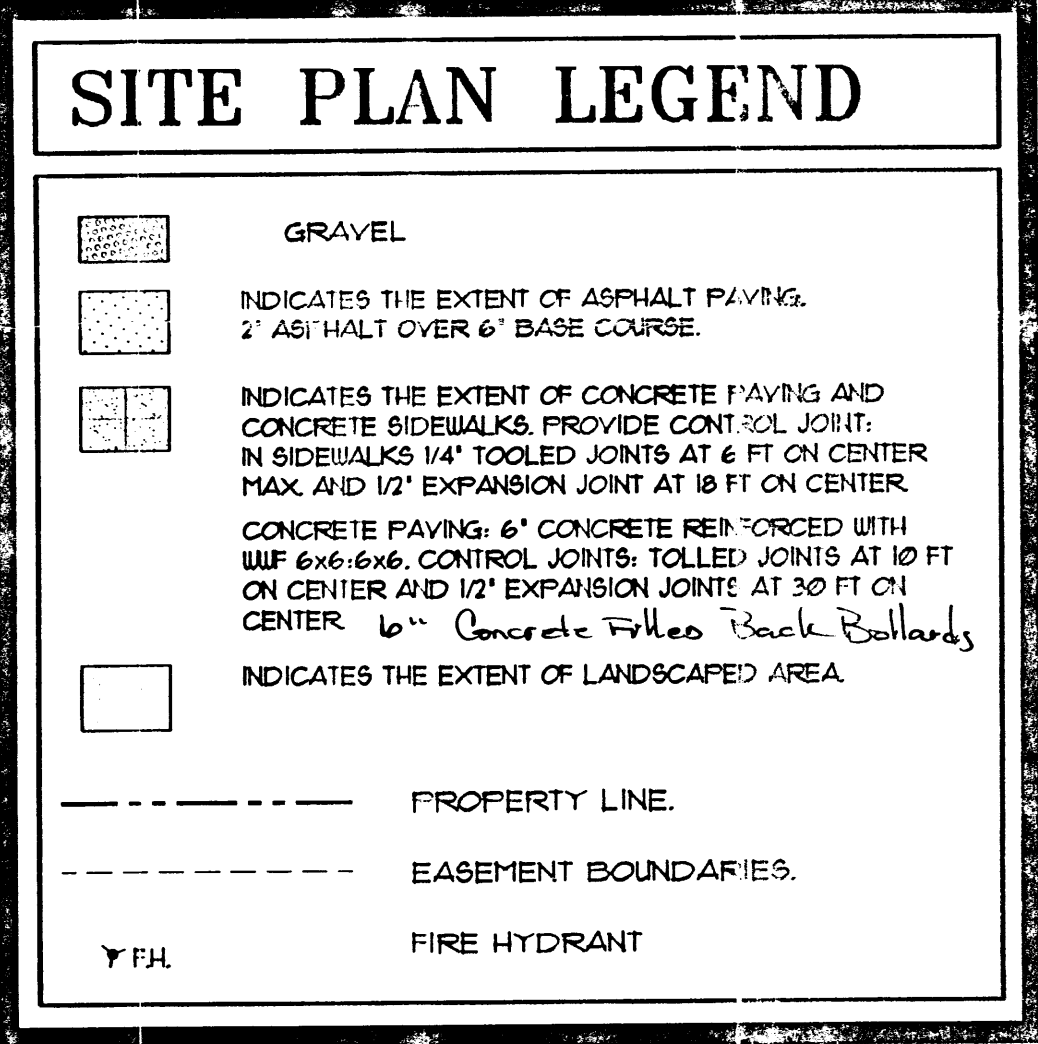
LANDSCAPE TO PARKING AREA RATIO: 0.61

PARKING ANALYSIS: OFFICE AREA - 24,000 SF = 12 SPACES
WAREHOUSE AREA - 40,000 SF = 267 SPACES
TOTAL = 281 SPACES

TOTAL PARKING SPACES REQUIRED: 36 PARKING SPACES
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERLAP.
ACCESSIBLE = 9'-6" x 18'-0" WITH A 2'-0" OVERLAP.
HANDICAP PARKING SPACE = 12'-0" x 18'-0" WITH A 5'-0" WIDE ACCESSIBLE TRIP.

BICYCLE SPACES:
REQUIRED PARKING = 36/20 = 1.8 BICYCLES
TOTAL BICYCLE SPACES REQUIRED = 2 BICYCLE SPACES
TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES
(POSTS AT 4 BICYCLES PER POST)



SIGNATURE BLOCK

PROJECT# 1002354 E.P.C. CASE NO. 018-0446, PROJECT # 000004
D.R.B. CASE NO. 02-070-01762

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON [DATE] AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

David Flores 12-06-02 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

David Flores 11/28/02 DATE
PARKS & RECREATION DEPARTMENT

David Flores 12/06/02 DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

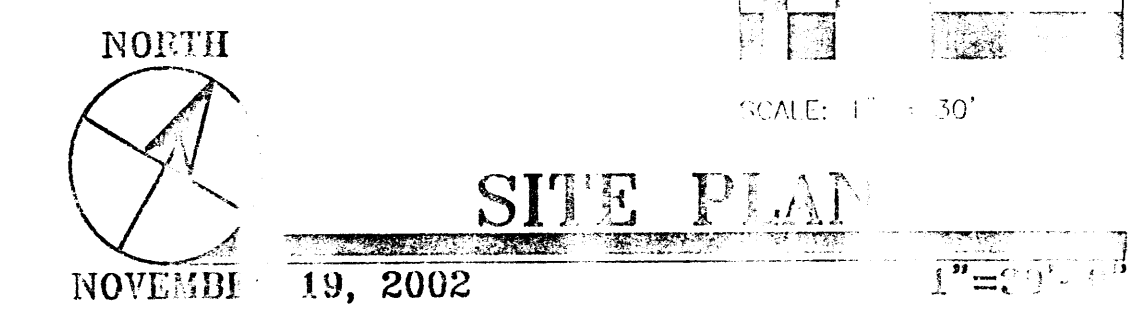
David Flores 11/28/02 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMATECA

David Flores 7 Nov 2002 DATE
SOLID WASTE DEPARTMENT / REFUSE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Sheran Matson 11/27/2002 DATE
CITY PLANNER, ALBUQUERQUE

PLN2(10706) 4/90



CLAUDIO VIGIL ARCHITECTS

MYGRANT GLASS

MERIDIAN LOT 9

7301 MERIDIAN PLACE N.W.
ALBUQUERQUE, NEW MEXICO

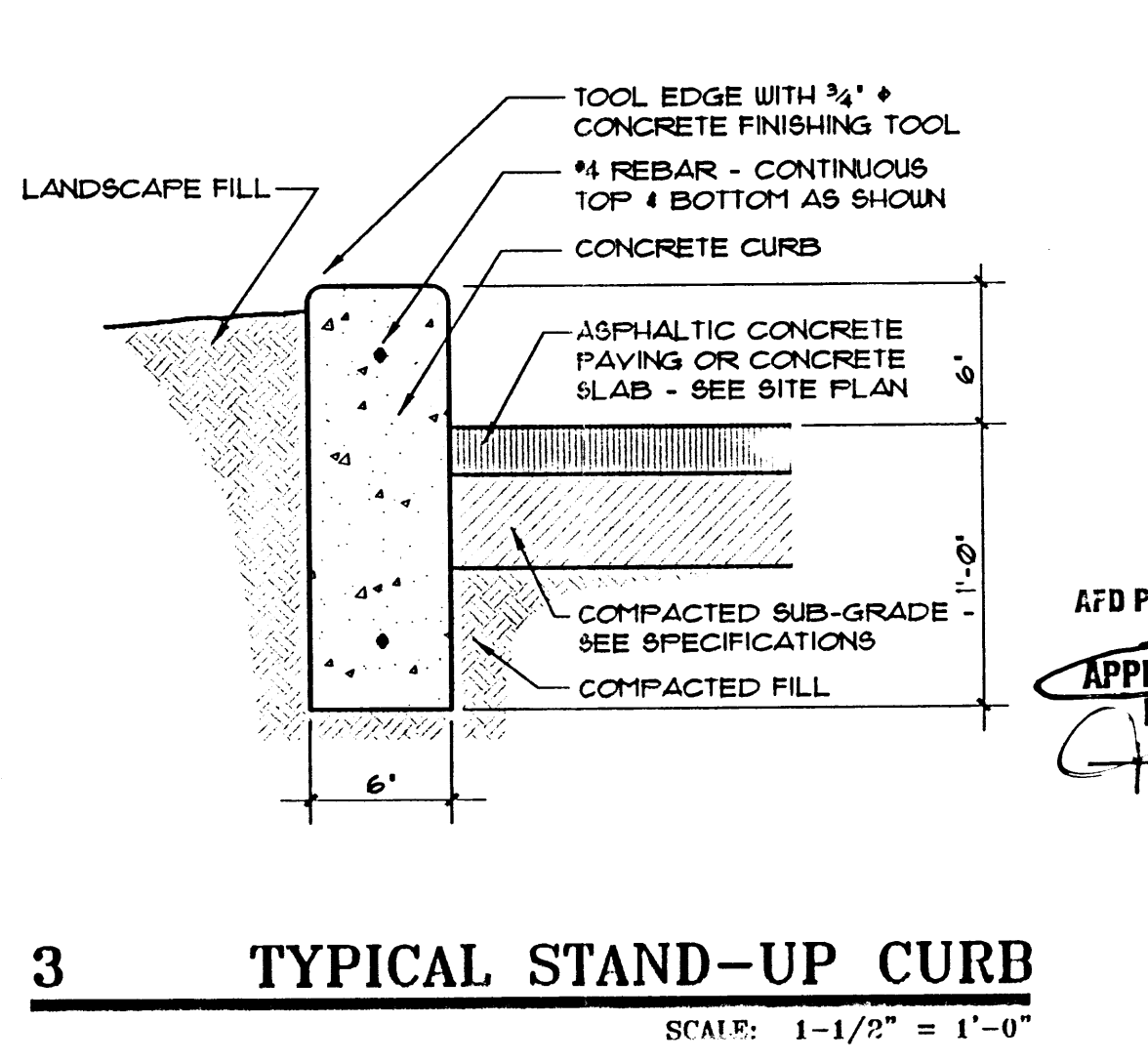
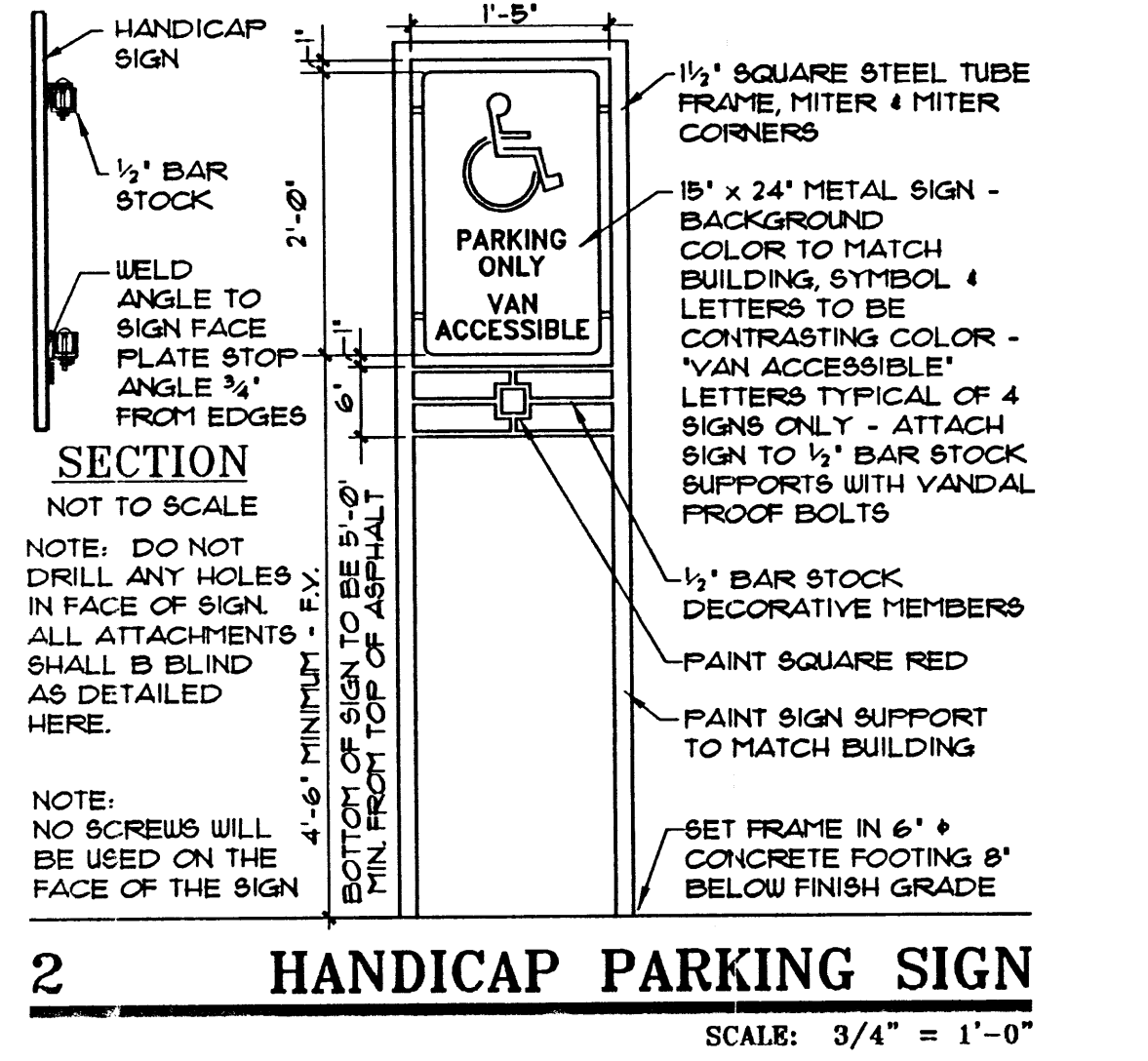
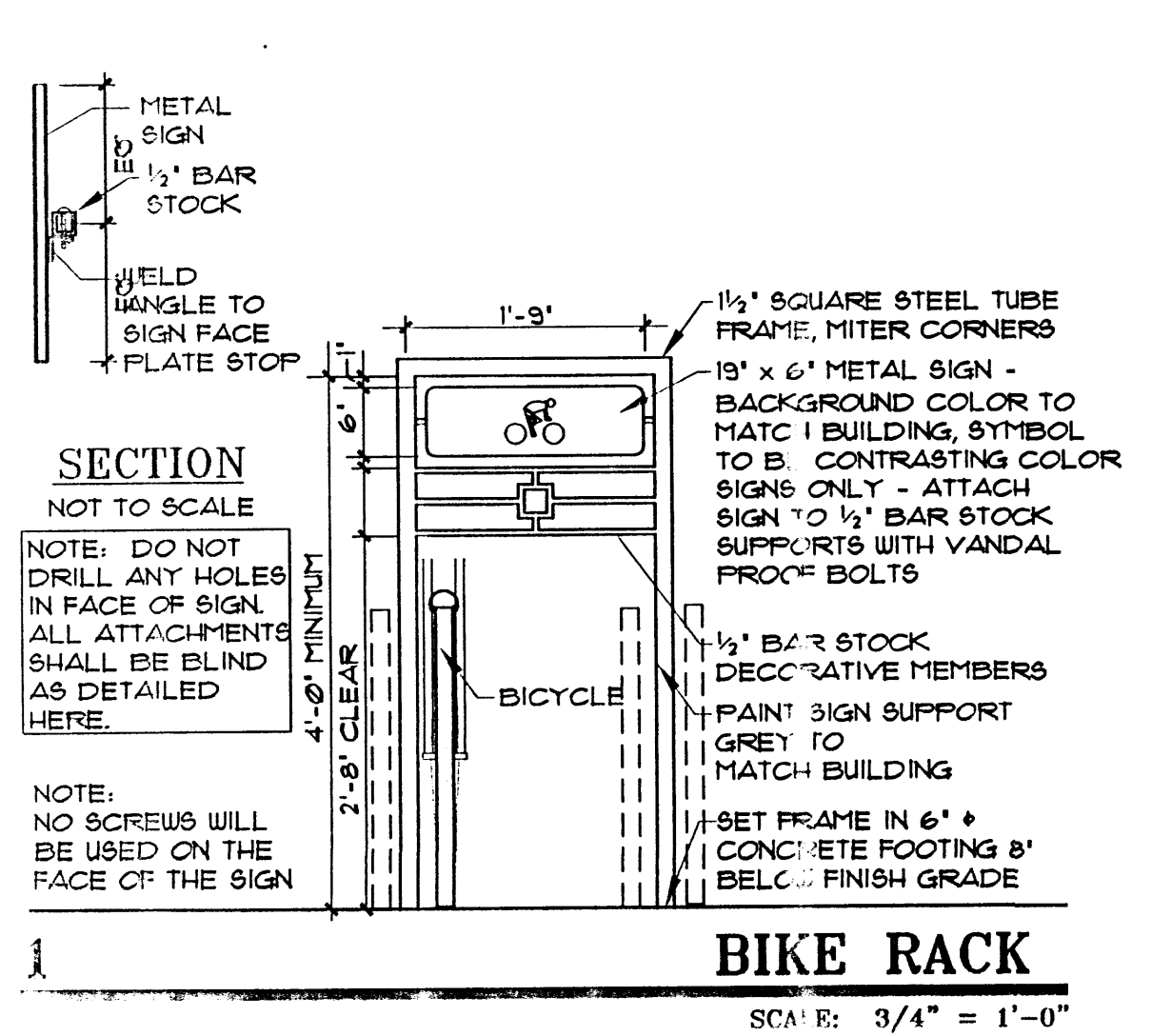
SECTION

SP

PROJECT SHEET # 000004

OWNSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, and notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and reserved rights, including the copyright in the instruments of service.

1801 Rig Grande NW, #1, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1114



PROJECT 1002354