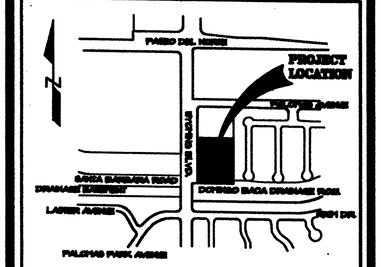
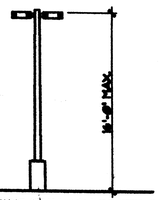
PROJECT# 1002716

## SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, MINIMUM 3" OF ASPHALT OVER 4" BASE COURSE.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE
- EASEMENT BOUNDARIES
- STORM DRAIN

## VICINITY MAP




SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 1/2 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 LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

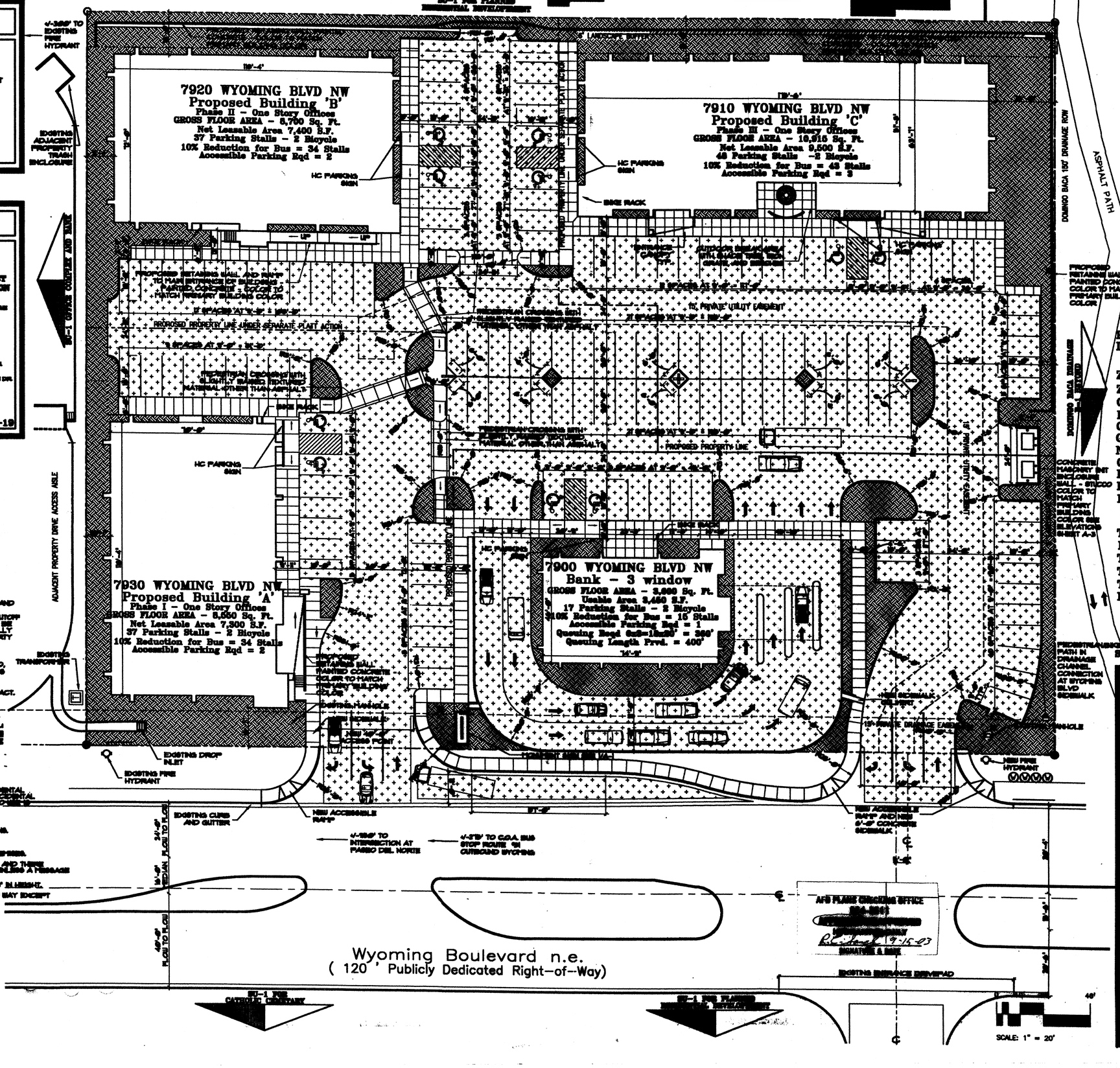
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

**1 LIGHTING DETAIL**
NOT TO SCALE

## GENERAL NOTES

1. EXTENSIVE USE SHALL INCLUDE OFFICE AND MEDICAL/DENTAL CLINICS AS WELL AS 15% OF TOTAL FLOOR AREA FOR INCIDENTAL USE AS LONG AS SIGN OR WINDOW DISPLAY RELATING TO USE IS NOT DISCERNABLE FROM PUBLIC RIGHT OF WAY.
2. LANDSCAPING SHALL BE MAINTAINED BY THE OWNER.
3. THERE SHALL BE NO LIMIT TO THE NUMBER OF WALL SIGNS. TOTAL BUILDING SIGNAGE SHALL NOT EXCEED 10% OF THE AREA OF THE FACADE.
4. THERE SHALL BE ONE FREE STANDING SIGN FOR THE PREMISES.
5. HEIGHT OF FREE STANDING SIGN SHALL NOT EXCEED 20' AND THERE SHALL BE NO PORTION OF SIGN DEVICES FOR ANY SIGN UNLESS A MESSAGE SIGN DISPLAYS TIME OR TEMPERATURE.
6. SIGN LETTERING OR CHARACTERS SHALL NOT EXCEED 9" IN HEIGHT.
7. SIGNS SHALL NOT PROTRUDE INTO THE PUBLIC RIGHT OF WAY EXCEPT A WALL SIGN WHICH MAY PROTRUDE UP TO ONE FOOT.




## SIGNATURE BLOCK

PROJECT NO. 1002716 E.P.C. CASE NO. 03EPC 00918 D.R.B. CASE NO. 03DRB 01650

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

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE 10-02-03
PARKS & RECREATION DEPARTMENT — DATE 10/1/03
PUBLIC WORKS, WATER UTILITIES DIVISION — DATE 12/22/03
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE 12/26/03
SOLID WASTE DEPARTMENT / REFUSE — DATE 9-15-03

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

CITY PLANNER, ALBUQUERQUE — DATE 10/1/03

PLNB(10798) 4/98

## BUILDING CRITERIA

**PROJECT:** WYOMING OFFICE PARK
**LEGAL DESCRIPTION:** LOTS X-1-B OF LOTS 1 THRU 9, BLOCK 22, TRACT B, UNIT B NORTH ALBUQUERQUE ACRES
**ZONING CLASSIFICATION:** EXISTING: SU-1 PROPOSED: SU-1/O-1 OFFICE AND BANK
**ZONING ATLAS MAP:** D-19
**CASE HISTORY:** DRB-97-367 & DRB-98-4 Z-99-82
**BUILDING TYPE:** OFFICE SHELL & THREE WINDOW BANK
**CONSTRUCTION TYPE:** TYPE IIN SPRINKLED
**GROSS SQUARE FOOTAGE:** 31,650 SF
**NET LEASABLE SQUARE FOOTAGE:** 27,450 SF
**OCCUPANCY GROUP:** GROUP B OCCUPANCIES
**REQUIRED PARKING:** 138 SPACES - 10% BUS ROUTE = 125 STALLS REQUIRED ACCESSIBLE = 5
**PROVIDED PARKING:** 136 STALLS : 10 ACCESSIBLE
**PARKING SPACE SIZES:** REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG. VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 5'-0" SIDE ACCESS STRIP.
**TOTAL LOT AREA:** 139,469 SQUARE FEET, 3.20 ACRES
**NET LOT AREA:** 93,788 SQUARE FEET
**TOTAL PARKING/PAVED AREA:** 64,434 SQUARE FEET
**TOTAL LANDSCAPE AREA REQUIRED:** 14,781 SF.
**TOTAL LANDSCAPE AREA PROVIDED:** 34,169 SF.
**LANDSCAPE TO PARKING AREA RATIO:** .41 TO 1

## S.D.P. FOR BUILDING PERMIT

SEPTEMBER 16, 2003 — SCALE: 1" = 20'-0"


CLAUDIO VIGIL ARCHITECTS


**WYOMING OFFICE PARK**
**OFFICE COMPLEX AND BANK**
**WYOMING BLVD. & PALOMAS AVE. N.E.**
**ALBUQUERQUE, NEW MEXICO**

SHEET SP-1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