

PROJECT INFORMATION

PROJECT: MERIDIAN BUSINESS PARK LOT 14
NEW OFFICE WAREHOUSE BUILDING

LOCATION: 1801 BLUEWATER RD NW
ALBUQUERQUE, NEW MEXICO
LOCATED BETWEEN AIRPORT ROAD AND
UNSER BOULEVARD

OWNER: G & A LTD. CO.
1400 MERIDIAN PLACE NW, SUITE D
ALBUQUERQUE, NEW MEXICO 87101

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, NW
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: LOT 14, MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: I.P. INDUSTRIAL PARK ZONE
BUILDING FUNCTION: OFFICE WAREHOUSE
CONSTRUCTION TYPE: TYPE II-N CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM
B (OFFICE) / S-1 (WAREHOUSE)

OCCUPANCY TYPE:
ALLOWABLE AREA:
GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION
ALLOWABLE GROSS AREA = 12,000 SF
ALLOWABLE INCREASE FOR SPRINKLER SYSTEM x3
SEPARATION ON 3 SIDE OVER 40 FT 100% x2
12,000 SF

TOTAL BUILDING AREA: 43,200 SQUARE FEET
BUILDING HEIGHT: 32'-0" AFF.
OCCUPANCY LOAD: OFFICE = 2,400 SF / 100 = 24
WAREHOUSE = 40,000 SF / 100 = 400
TOTAL = 420

TOTAL LOT AREA: 103,600 SQUARE FEET, 2.36 ACRES
NET LOT AREA: 103,600 - 43,200 = 60,400 SF
TOTAL PARKING/PAVED AREA: 46,825 SF
TOTAL LANDSCAPE AREA REQUIRED: 9,572 SF
TOTAL LANDSCAPE AREA PROVIDED: 14,026 SF
LANDSCAPE TO PARKING AREA RATIO: 0.3 TO 1
PARKING ANALYSIS: OFFICE AREA (10%) - 4320/100 = 43 SPACES
WAREHOUSE AREA - 38880/2000 = 19 SPACES
TOTAL = 62 SPACES

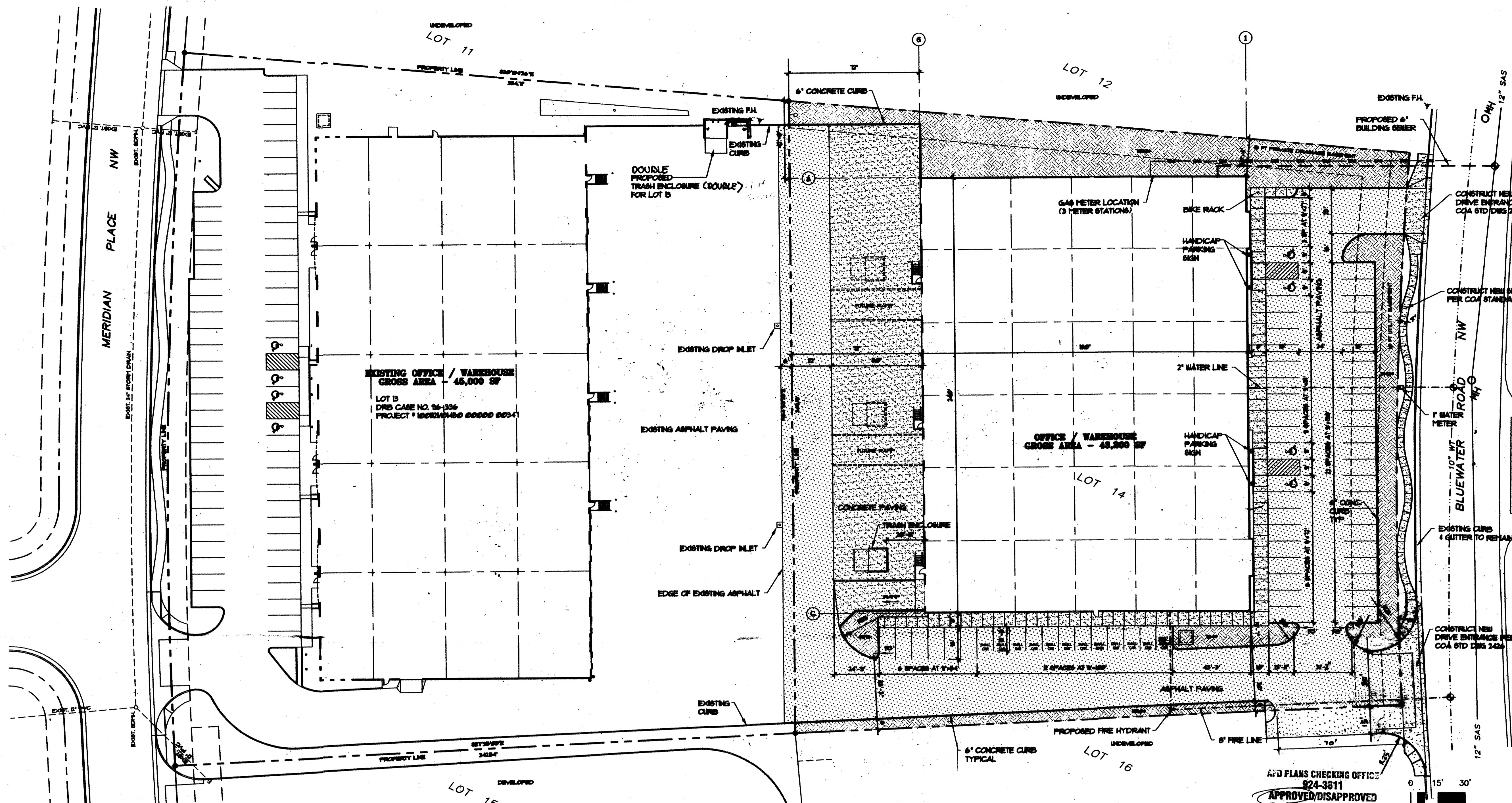
TOTAL PARKING SPACES PROVIDED:
48 REGULAR CAR - 12 SMALL CAR = 64 PARKING SPACES
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

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"
WIDE ACCESS STRIP.

BICYCLE SPACES:
REQUIRED PARKING - 94/20 = 32 BICYCLES (4 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES
(1 BIKE RACK POSTS AT 4 BICYCLES PER POST)

NORTH SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SITE PLAN

OCTOBER 3, 2003 1" = 30'-0"



APD PLANS CHECKING OFFICE
824-3011
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
10/3/03
SIGNATURE & DATE

SITE PLAN LEGEND

- GRAVEL
- INDICATES THE EXTENT OF ASPHALT PAVING
2" ASPHALT OVER 6" BASE COURSE
- INDICATES THE EXTENT OF CONCRETE PAVING AND
CONCRETE SIDEWALKS. PROVIDE CONTROL JOINTS:
IN SIDEWALKS 1/4" TOOLED JOINTS AT 6 FT ON CENTER
MAX. AND 1/2" EXPANSION JOINT AT 18 FT ON CENTER
CONCRETE PAVING: 6" CONCRETE REINFORCED WITH
W/6 #4@6". CONTROL JOINTS TOOLED JOINTS AT 18 FT
ON CENTER AND 1/2" EXPANSION JOINTS AT 30 FT ON CENTER.
- INDICATES THE EXTENT OF LANDSCAPED AREA.
- PROPERTY LINE
- EASEMENT BOUNDARIES
- F.H. FIRE HYDRANT

VICINITY MAP

SIGNATURE BLOCK

E.P.C. CASE NO. 2003-0025
D.E.S. CASE NO. 1003025

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 OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

[Signature] 11/3/03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

[Signature] 10/15/03
PARKS & RECREATION DEPARTMENT DATE

[Signature] 10-15-03
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

[Signature] 10-15-03
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA DATE

[Signature] 10-6-03
MICHAEL HOLTZ
SOLID WASTE DEPARTMENT / REFUSE DATE

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

[Signature] 11/3/03
CITY PLANNER, ALBUQUERQUE DATE

PLN(10790) 4/03

CLAUDIO VIGIL ARCHITECTS

OFFICE / WAREHOUSE
MERIDIAN LOT 14
7301 BLUEWATER RD NW
ALBUQUERQUE, NEW MEXICO

SHEET
SP-1
PROJECT NUMBER
03265

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1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

1 BIKE RACK

SCALE: 3/4" = 1'-0"

NOTE: DO NOT DRILL ANY HOLES IN FACE OF SIGN. ALL ATTACHMENTS SHALL BE BLIND AS DETAILED HERE.

NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN.

2 HANDICAP PARKING SIGN

SCALE: 3/4" = 1'-0"

NOTE: DO NOT DRILL ANY HOLES IN FACE OF SIGN. ALL ATTACHMENTS SHALL BE BLIND AS DETAILED HERE.

NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN.