

PROJECT INFORMATION

PROJECT: MERIDIAN BUSINESS PARK LOT 14
NEW OFFICE WAREHOUSE BUILDING.

LOCATION: 7301 BLUEWATER RD NW
ALBUQUERQUE, NEW MEXICO
LOCATED BETWEEN AIRPORT ROAD AND
UNSER BOULEVARD

OWNER: G & A LTD. CO.
7400 MERIDIAN PLACE NW, SUITE D
ALBUQUERQUE, NEW MEXICO 87121

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: IP, INDUSTRIAL PARK ZONE

BUILDING FUNCTION: OFFICE WAREHOUSE

CONSTRUCTION TYPE: TYPE II-N CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM.

OCCUPANCY TYPE: B (OFFICE) / S-1 (WAREHOUSE)

ALLOWABLE AREA:
GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION.
ALLOWABLE BASE 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 / 500' = 80
TOTAL = 120

TOTAL LOT AREA: 109,600 SQUARE FEET, 2.518 ACRES

NET LOT AREA: 109,600 - 43,200 = 66,400 SF.

TOTAL PARKING/PAVED AREA: 46,825 SF.

TOTAL LANDSCAPE AREA REQUIRED: 9,972 SF.

TOTAL LANDSCAPE AREA PROVIDED: 14,096 SF.

LANDSCAPE TO PARKING AREA RATIO: 0.3 TO 1

PARKING ANALYSIS: OFFICE AREA (10%) - 4320/100 = 43 SPACES
WAREHOUSE AREA - 38880/1000 = 38 SPACES
TOTAL = 81 SPACES

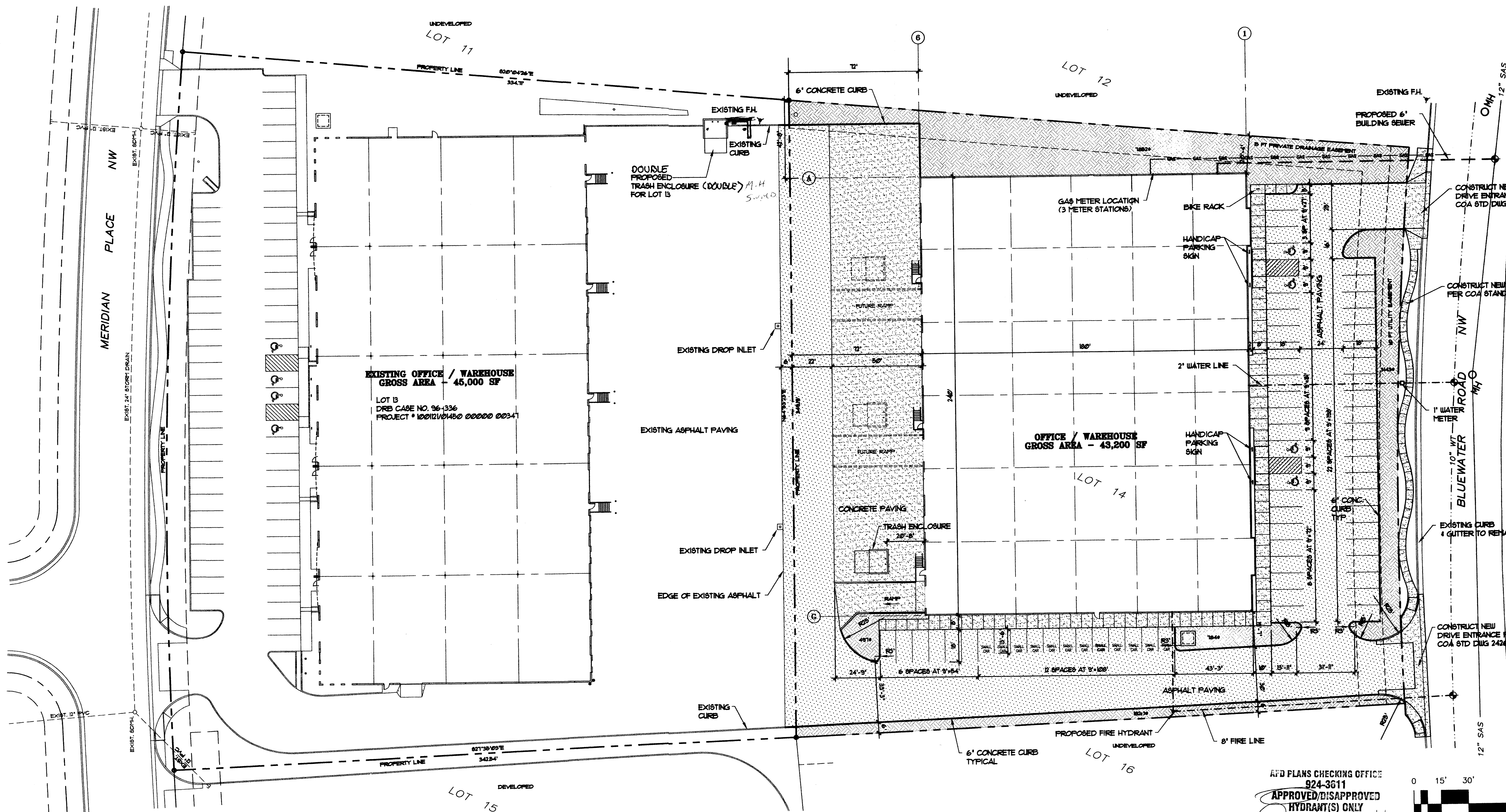
TOTAL PARKING SPACES PROVIDED
48 REGULAR CAR SPACES + 12 SMALL CAR = 64 PARKING SPACES
(INCLUDES - 2 VAN ACCESSIBLE PARKING SPACES)

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 3'-0"
WIDE ACCESS STRIP.

BICYCLE SPACES:
REQUIRED PARKING - 64/20 = 32 BICYCLES (4 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES
(1 BIKE RACK POSTS AT 4 BICYCLES PER POST)

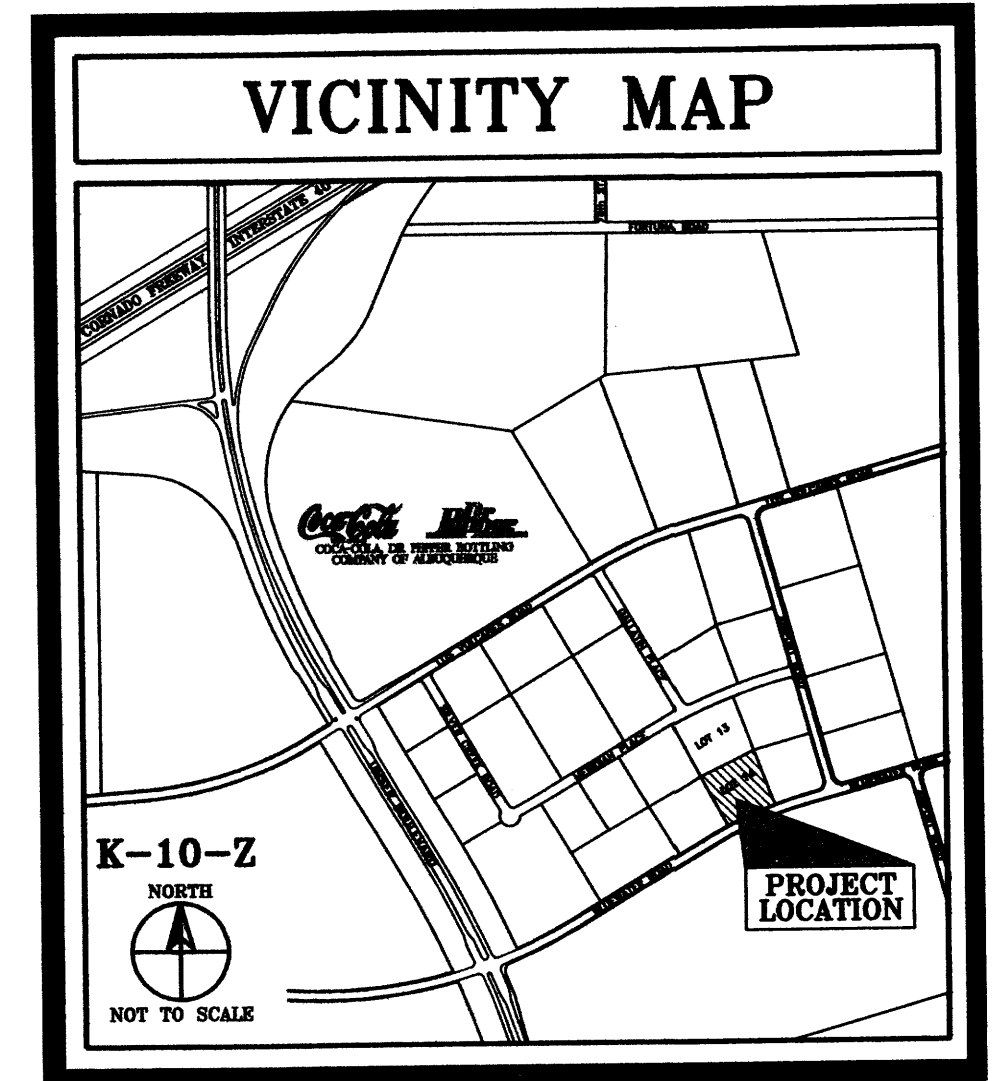
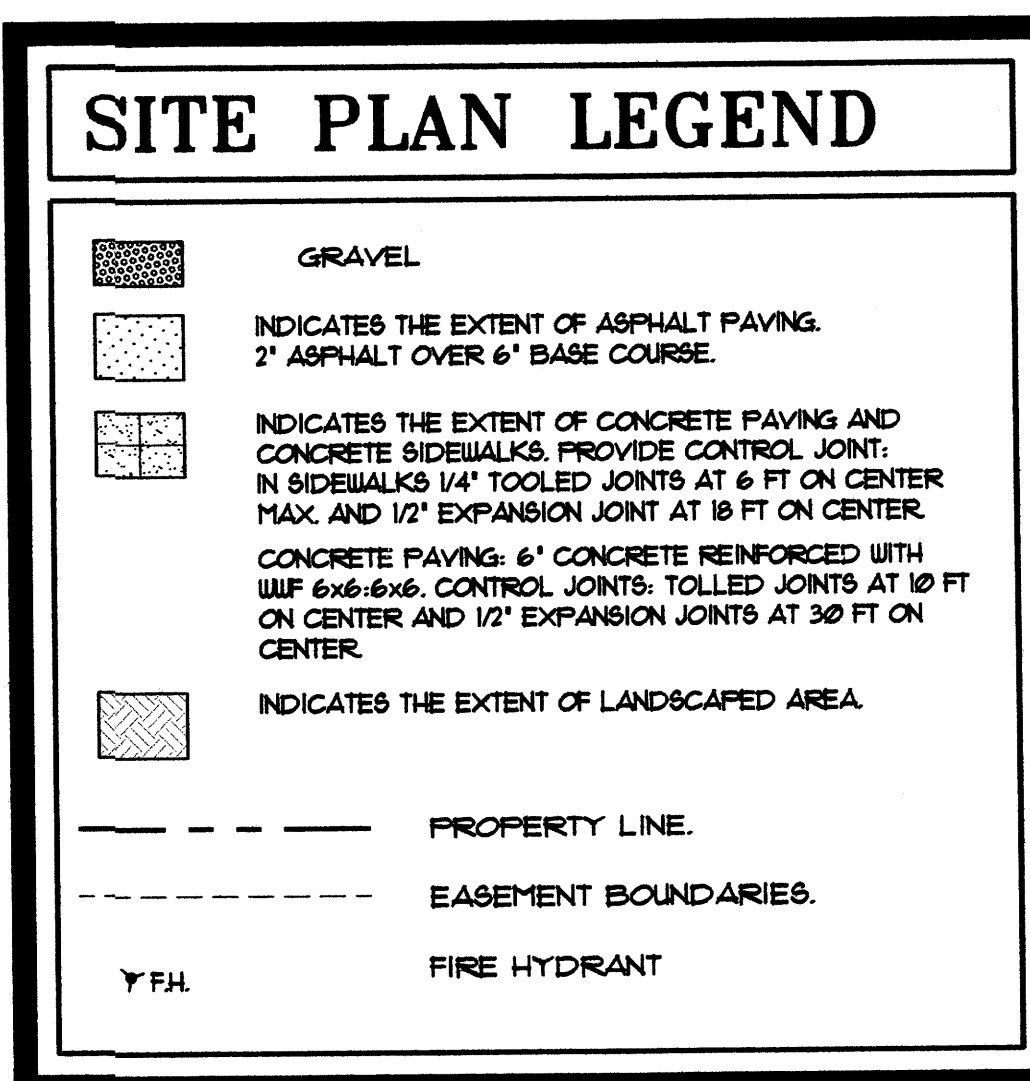
NORTH SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SITE PLAN

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



APPROVED/DISAPPROVED
HYDRANT(S) ONLY
10/3/03
SIGNATURE & DATE

SCALE: 1" = 30'



SIGNATURE BLOCK

E.P.C. CASE NO. 2-03-01
D.R.B. CASE NO.

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

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
SOLID WASTE DEPARTMENT / REFUSE	DATE

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

CITY PLANNER, ALBUQUERQUE DATE

PLNZ(10706) 4/96

CLAUDIO VIGIL ARCHITECTS

OFFICE / WAREHOUSE

MERIDIAN LOT 14

7301 BLUEWATER RD NW

ALBUQUERQUE, NEW MEXICO

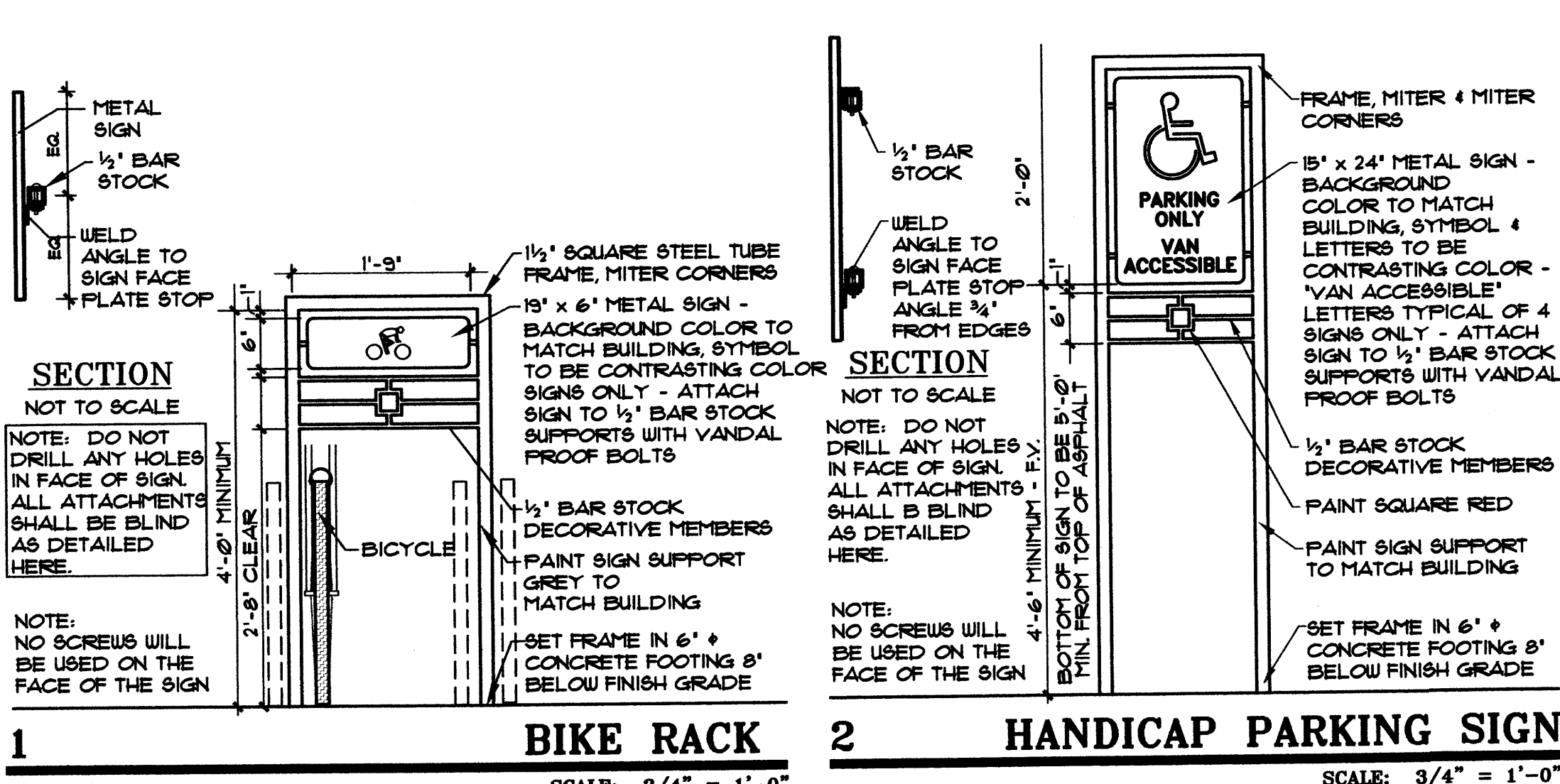
SHEET SP-1

PROJECT NUMBER 03265

OWNERSHIP OF INSTRUMENTS OF SERVICE

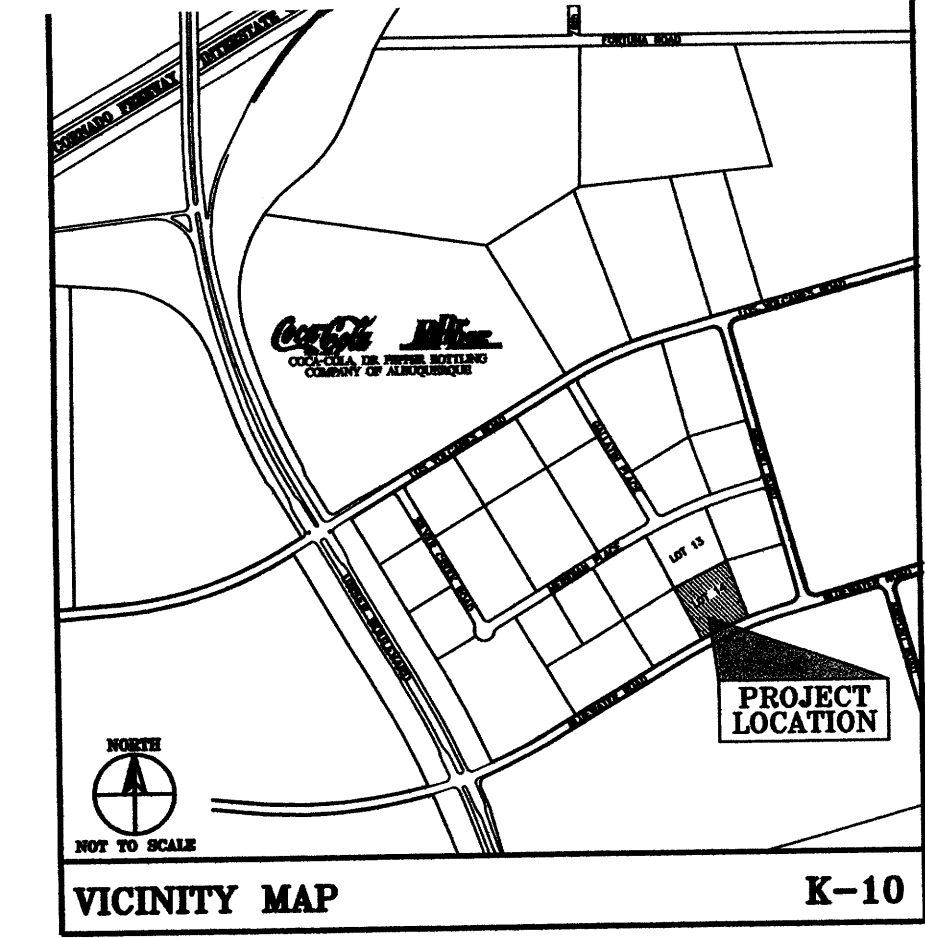
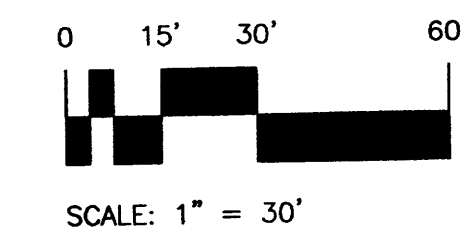
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Phone: 505/842-1113 Fax: 505/842-1330



NOTES:

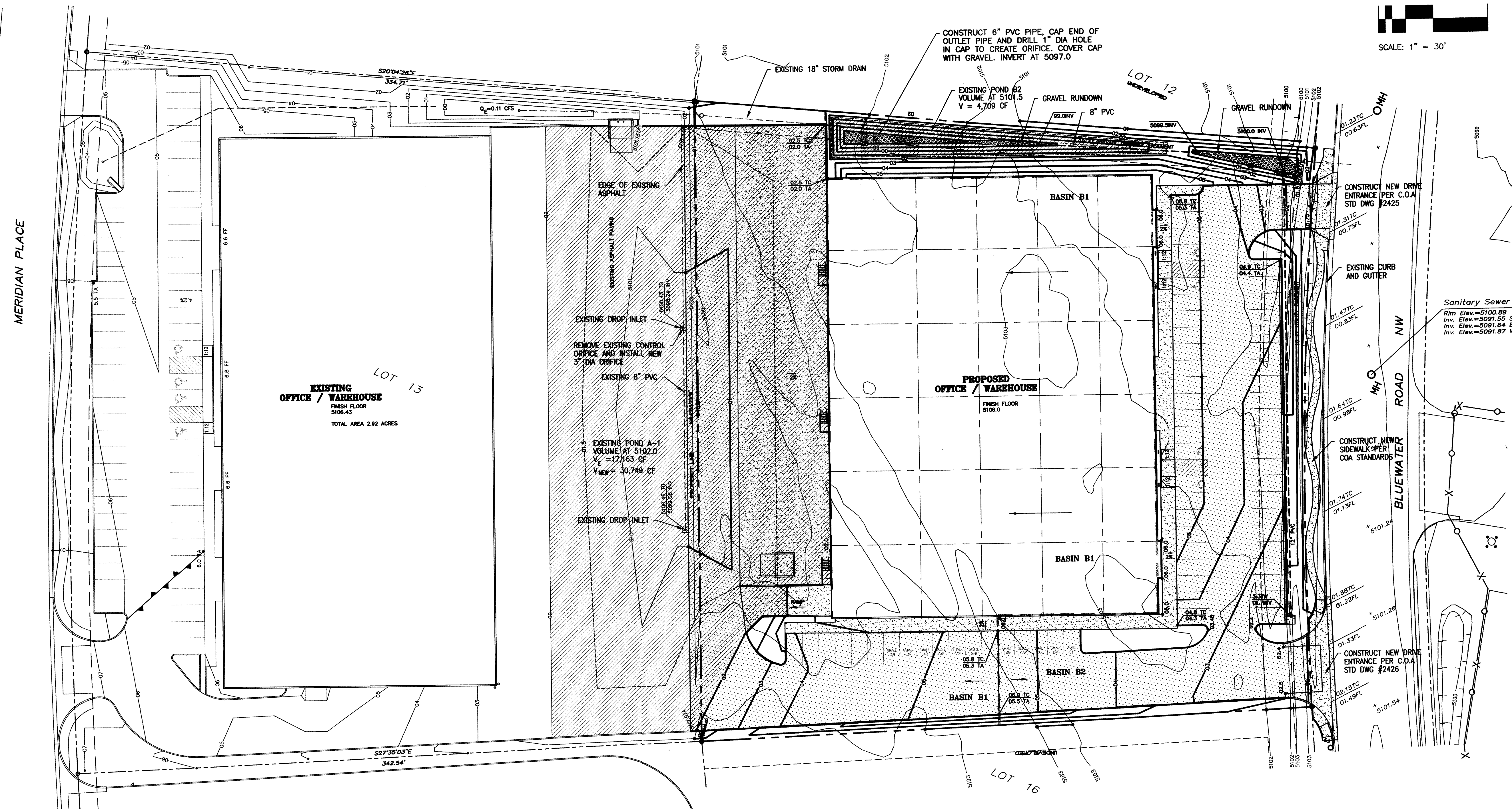
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CERTIFICATE OF OCCUPANCY.
- AN AS-BUILT COPY OF THE APPROVED TCL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY THE TRANSPORTATION DEVELOPMENT (INCLUDING RANDOM FIELD 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.
- 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 LAMPS SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.



ADDRESS: 7301 BLUEWATER RD, NW
 LEGAL DESCRIPTION: LOT 14, MERIDIAN BUSINESS PARK

BENCH MARK: ACS MONUMENT 10-K10 LOCATED AT THE SOUTHEAST CORNER OR UNSER BOULEVARD AND LOS VOLCANES ROAD ELEVATION = 5142.79 FT.

- CONSTRUCTION NOTES**
- TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 - ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
 - THE OWNER SHALL VERIFY LOCATIONS OF PONDS WITH GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK ON THIS PROJECT, AND INFORM THE ARCHITECT / ENGINEER OF ANY ADDITIONAL REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.



GRADING AND DRAINAGE PLAN - LOT 14

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOT-14, MERIDIAN BUSINESS PARK GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

- VICINITY MAP
- GRADING PLAN
- CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE SOUTH SIDE OF BLUEWATER RD, N.W. THE SITE IS UNDEVELOPED. THE LAND SLOPES FROM WEST TO EAST AT AN APPROXIMATE SLOPE OF 2.0%. THE SITE WAS IN A FLOOD HAZARD ZONE, BUT THE CONSTRUCTION OF THE UNSER DIVERSION CHANNEL REMOVED THE SITE FROM THE FLOOD HAZARD ZONE.

THE MASTER DRAINAGE PLAN FOR THIS SUBDIVISION WAS PREPARED BY EASTLER AND ASSOCIATES. THE MASTER PLAN ESTABLISHED A DISCHARGE RATE OF 0.10 CFS/ACRE AND REQUIRES TEMPORARY DIVERSION DITCHES AND PONDS TO CONTROL THE RUNOFF BE CONSTRUCTED ON EACH LOT.

THIS SITE IS HIGHER THAN THE LAND TO THE EAST. THE EXISTING STREET TO THE SOUTH PREVENTS OFF SITE FLOWS FROM THAT DIRECTION. THE SITE TO THE NORTH HAS BEEN DEVELOPED. RUNOFF FROM THE UNDEVELOPED LANDS TO THE WEST ARE CONTAINED WITHIN AN EXISTING TEMPORARY DRAINAGE POND, THEREFORE OFFSITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENT CONSIST OF AN OFFICE / WAREHOUSE WITH THE ASSOCIATED PARKING AND LANDSCAPING. THE SITE IS DIVIDED INTO TWO SUB-BASINS. THE RUNOFF FROM BASIN B1 (THE ROOF AND LOADING DOCK AREAS) WILL BE COMBINED WITH THE RUNOFF FROM LOT 13. THE COMBINED RUNOFF WILL BE STORED IN THE MODIFIED POND A-1. THE RUNOFF FROM BASIN B2 WILL BE STORED IN POND B, ALONG THE EAST PROPERTY LINE.

AS SHOWN BY THE ANALYSIS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE, HOWEVER, THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THE TOTAL DISCHARGE FROM LOTS 13 AND 14 IS 0.54 CFS. (0.54/5.17 = 0.1 CFS/ACRE). THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN WHICH LIMITS THE DISCHARGE FROM THE SITE TO 0.1 CFS PER ACRE.

CALCULATIONS

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

PRECIPITATION ZONE = 1
 TOTAL SITE AREA = 2.518 ACRES

BASIN B2
 AREA = 0.851 ACRES
 EXISTING CONDITIONS
 LAND TREATMENT A=100%
 $E = 0.44(1.00) = 0.44$ INCHES
 $V = 0.44(0.851) / 12 = 0.031$ ACRE FEET
 $Q = 1.29(1.00)(0.851) = 1.10$ CFS

DEVELOPED CONDITIONS
 LAND TREATMENT B=35% D=65%
 $E = 0.67(0.35) + 1.97(0.65) = 1.52$ INCHES
 $V = 1.52(0.851) / 12 = 0.108$ ACRE FEET
 $Q = [2.03(0.35) + 4.37(0.65)](0.851) = 3.03$ CFS
 INCREASE IN VOLUME OF RUNOFF = 0.077 ACRE FT
 INCREASE IN RATE OF RUNOFF = 1.93 CFS

ADDITIONAL POND VOLUME FROM BASIN B2
 $T_p = 0.2$ HR
 $T_p = 2.107 E At / Qp - 0.25 Ad / At = 0.736$ HR
 $T_p = (0.7 Tc) + ((1.6 - Ad / At) / 12) = 0.219$ HR
 $V_{required} = 4,802$ CF

DISCHARGE RATE 0.04 CFS
 $Q = 0.25 Ad / At = 0.25(0.65) = 0.1625$ HR
 $T_p = 2.107 E At / Qp - 0.25 Ad / At = 0.736$ HR
 $T_p = (0.7 Tc) + ((1.6 - Ad / At) / 12) = 0.219$ HR
 $V_{required} = 12,038$ CF
 $V_{required} = 12,001$ CF + 17163 CF = 29,164 CF

MODIFIED POND VOLUME POND A-1
 VOLUME @ ELEV 5101.5
 $V = [0.5(2666 + 2134) * 0.5 + (0.5(2134) + 1392 + 752 + 298) * 1.0] = 4709$ CF

DISCHARGE PIPE SIZES AT POND B2
 USE 1" DIA ORIFICE
 $Q = 0.60 A \sqrt{2(32.2)(2.5)} = .04$ CFS

BASIN B1
 AREA = 1.667 ACRES
 EXISTING CONDITIONS
 LAND TREATMENT A=100%
 $E = 0.44(1.00) = 0.44$ INCHES
 $V = 0.44(1.667) / 12 = 0.061$ ACRE FEET
 $Q = 1.29(1.00)(1.667) = 2.15$ CFS

DEVELOPED CONDITIONS
 LAND TREATMENT B=0% D=100%
 $E = 0.67(0.00) + 1.97(1.00) = 1.97$ INCHES
 $V = 1.97(1.667) / 12 = 0.274$ ACRE FEET
 $Q = [2.03(0.00) + 4.37(1.00)](1.667) = 7.28$ CFS
 INCREASE IN VOLUME OF RUNOFF = 0.213 ACRE FT
 INCREASE IN RATE OF RUNOFF = 5.13 CFS

ADDITIONAL POND VOLUME FROM BASIN B1
 $T_p = 0.2$ HR
 $T_p = 2.107 E At / Qp - 0.25 Ad / At = 0.700$ HR
 $T_p = (0.7 Tc) + ((1.6 - Ad / At) / 12) = 0.190$ HR
 $V_{required} = 12,038$ CF
 $V_{required} = 12,001$ CF + 17163 CF = 29,164 CF

MODIFIED POND VOLUME POND A-1
 VOLUME @ ELEV 5102.0 (EXISTING WATER LINE)
 $V = [0.5(48636 + 9769) * 1.0 + 0.5(9769 + 18) * 0.5] = 30,749$ CF

DISCHARGE PIPE SIZES AT POND A-1
 $Q_{ALLOWABLE} = (0.252 + 0.292) - (0.04 + 0.11) = 0.39$
 $Q = 0.39 = 0.60 A \sqrt{2(32.2)(3.0)}$
 DIA = 3.08 INCHES USE 3" DIA ORIFICE

- LEGEND:**
- 51.0 EXISTING SPOT ELEVATION
 - 51.00 NEW SPOT ELEVATION
 - 51 EXISTING CONTOUR
 - 51 NEW CONTOUR
 - SWALE
 - ✓ VERIFIED ELEVATION
 - 54.0 AS BUILT ELEVATION
 - BASIN BOUNDARY
 - PROPERTY LINE
 - FL FLOW LINE
 - GND GROUND
 - INV INVERT
 - TA TOP OF ASPHALT
 - TC TOP OF CURB
 - TG TOP OF GATE
 - TS TOP OF CONCRETE SLAB
 - TW TOP OF WALL
 - TBM TEMPORARY BENCH MARK
 - GRAVEL
 - ASPHALT PAVING
 - CONCRETE

NORTH SITE PLAN FOR BUILDING PERMIT ACTION BY DRB GRADING PLAN
 OCTOBER 3, 2003 1"=30'-0"

CLAUDIO VIGIL ARCHITECTS

OFFICE / WAREHOUSE

MERIDIAN LOT 14

7301 BLUEWATER RD NW

ALBUQUERQUE, NEW MEXICO

SHEET

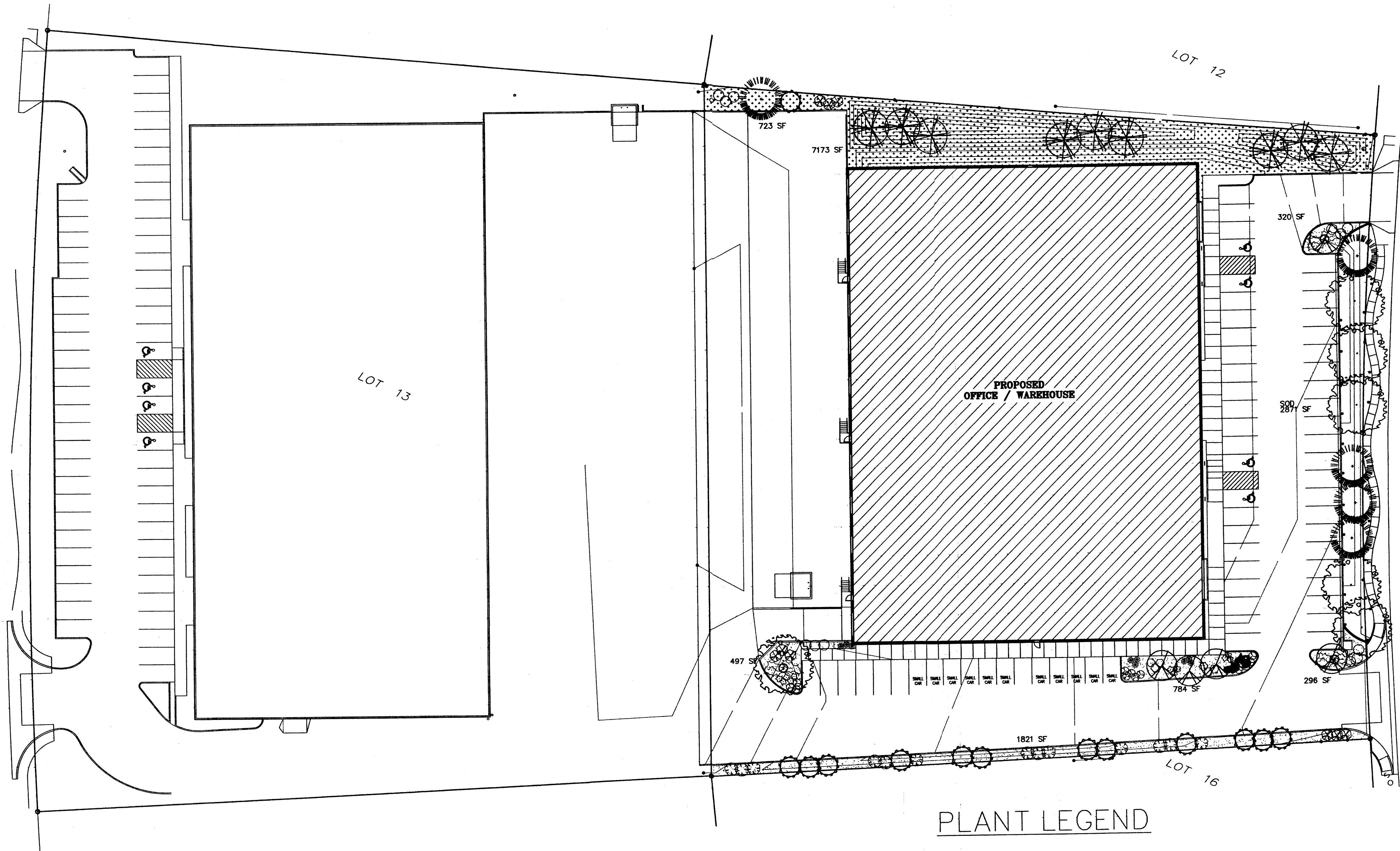
C-1

PROJECT NUMBER
03265

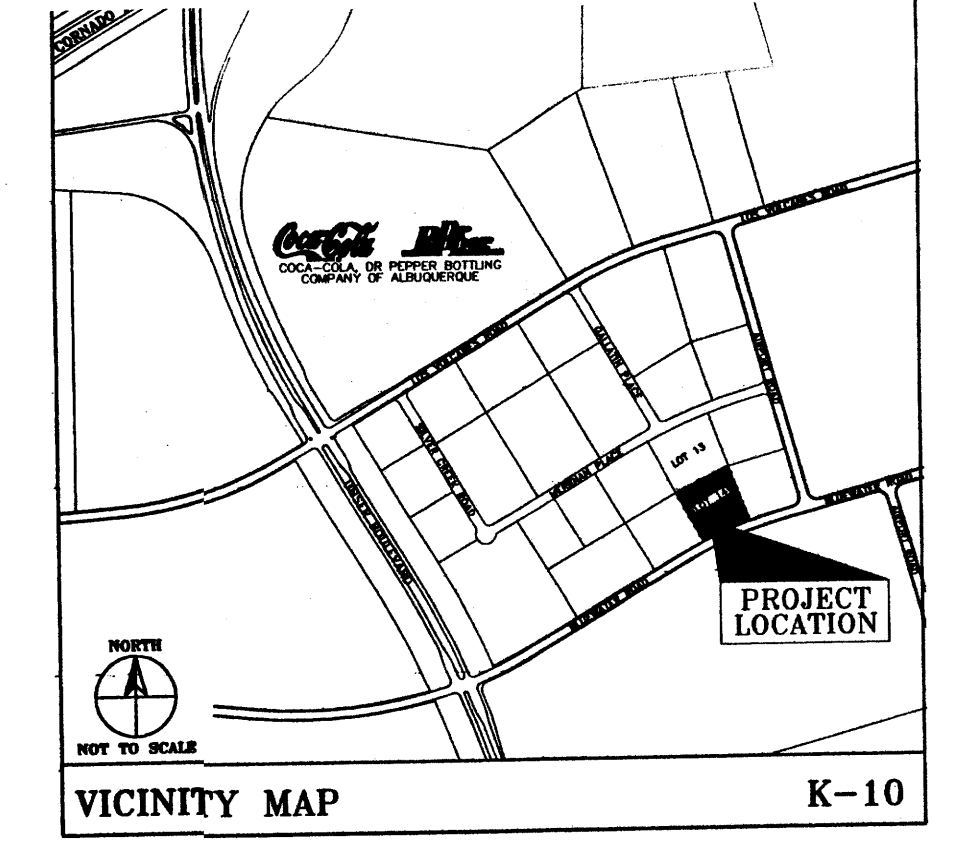
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MERIDIAN PLACE



SCALE: 1" = 30'



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	109684	square feet
TOTAL BUILDINGS AREA	43200	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	66484	square feet
LANDSCAPE REQUIREMENT	20%	
TOTAL LANDSCAPE REQUIREMENT	13297	square feet
TOTAL LANDSCAPE PROVIDED	14485	square feet
MINUS PONDING AREA	-7173	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	5484	square feet
TOTAL GROUNDCOVER PROVIDED	6140	square feet
TOTAL BED PROVIDED	3718	square feet
TOTAL SOD PROVIDED	2871	square feet
TOTAL NATIVE SEED PROVIDED	7896	square feet

PLANT LEGEND

- HONEY LOCUST (H) - 6
Gleditsia triacanthos
2" Cal.
- NEW MEXICO OLIVE (M) 9
Forestiera neomexicana
15 Gal. 225sf
- DESERT WILLOW (L) 13
Chilopsis linearis
15 Gal. 225sf
- APACHE PLUME (L) 12
Fallugia paradoxa
5 Gal. 25sf
- GOLDEN CURRANT (H) 9
Ribes aureum
5 Gal. 36sf
- TAM JUNIPER (M) 9
Juniperus sabina
5 Gal. 225sf
Symbol indicates 3 plants
- COMMERCIAL GRADE
STEEL EDGING
- EARTHTONE GRAVEL
WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED
- AUSTRIAN PINE (M) 5
Pinus nigra
6'-8'
- FLOWERING PLUM (M) 5
Pyrus calleryana
2" Cal.
- POTENTILLA (M) 11
Potentilla fruticosa
2 Gal. 9sf
- AUTUMN SAGE (M) 6
Salvia greggii
2 Gal. 9sf
- CREEPING MAHONIA (M) 9
Mahonia repens
1 Gal. 4sf
- CHAMISA (L) 13
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 13
1 Gal. 4sf
- OVERSIZED GRAVEL
& 3 BOULDERS
- SPRINKLER HEAD
- SOD SOD

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Earthytone Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.


Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

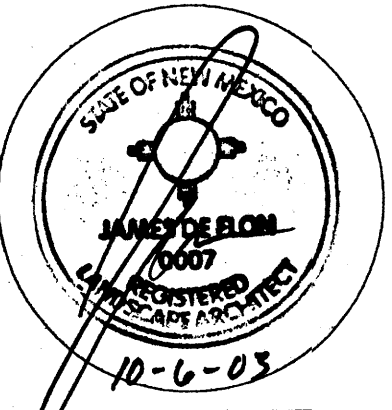
Irrigation maintenance shall be the responsibility of the Property Owner.

NORTH
LANDSCAPE PLAN
OCTOBER 3, 2003 1"=30'-0"



CLAUDIO VIGIL ARCHITECTS

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



SHEET
L-1
PROJECT NUMBER
03265

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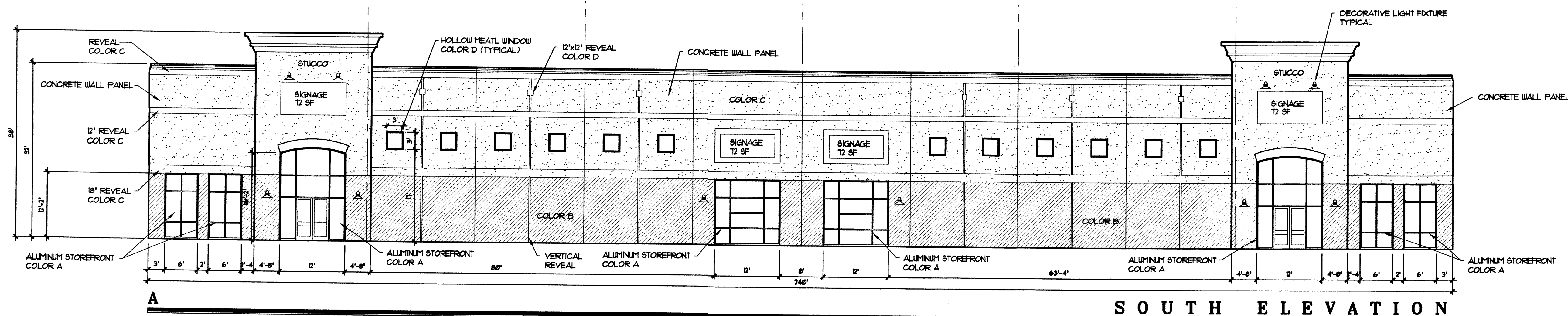
The Hilltop
LANDSCAPE ARCHITECTS & CONSTRUCTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7337
cma@hilltoplandscaping.com

COLOR SELECTIONS

COLOR A: WHITE-STOREFRONT
 COLOR B: APPLE TAFFY 18191
 COLOR C: IVORY POWDER 1800W
 COLOR D: LUMINOUS WHITE SATIN
 GLAZING: BLUE GREEN (REFLECTED AT STORE FRONT, TINTED AT HOLLOW METAL)
 *COLORS ARE TO MATCH SHERWIN WILLIAMS

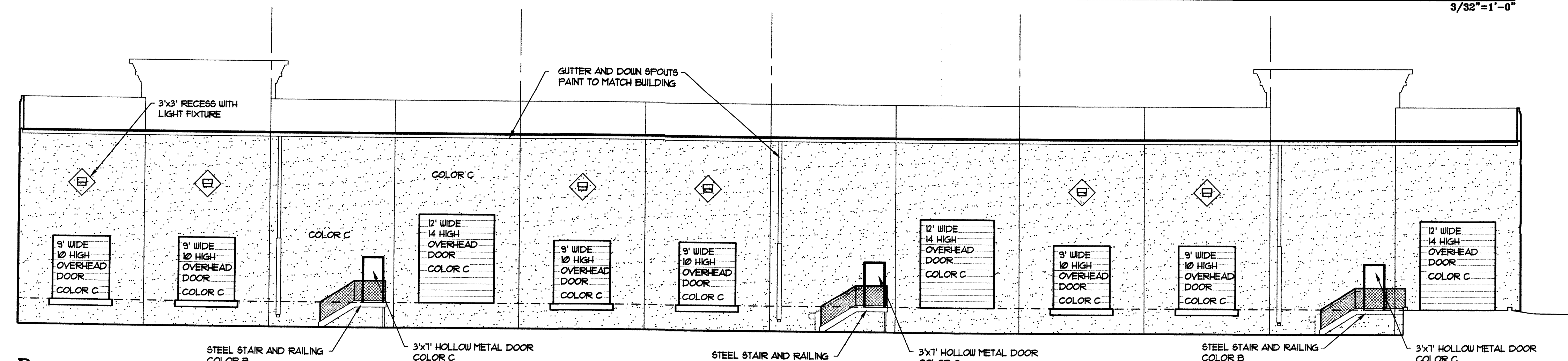
GENERAL NOTES

- A. SITE LIGHTING SHALL BE BUILDING MOUNTED AS SHOWN. SIGHT 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 MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.
- B. SIGNAGE MAY BE ILLUMINATED WITH BACK LIT CHANNLED LETTERS



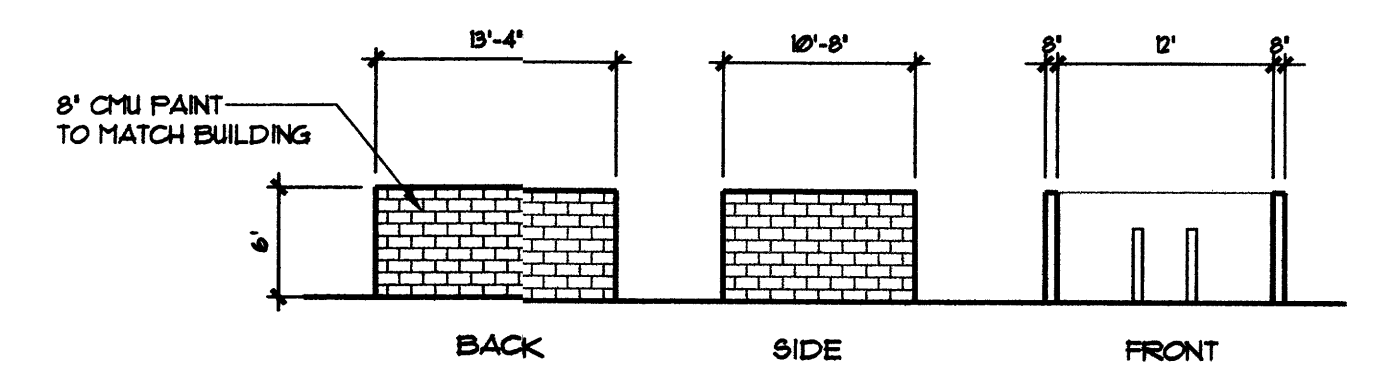
SOUTH ELEVATION

3/32" = 1'-0"

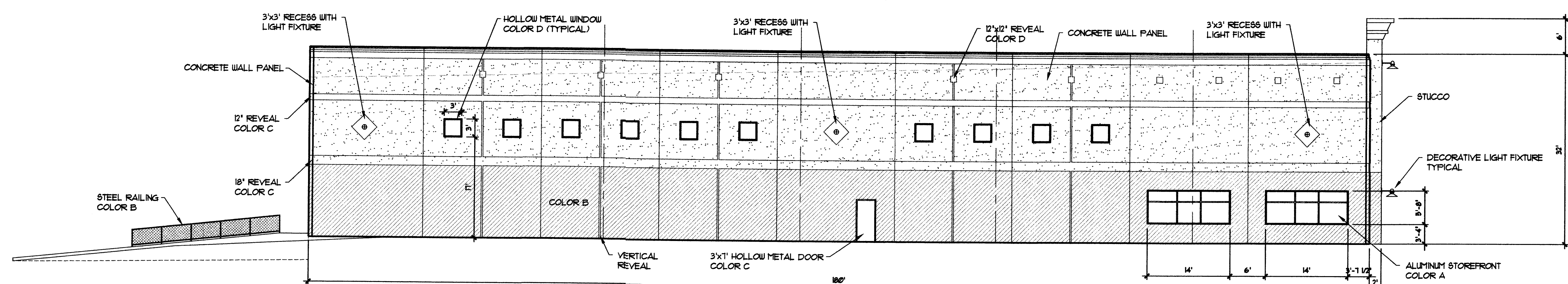


NORTH ELEVATION

3/32" = 1'-0"

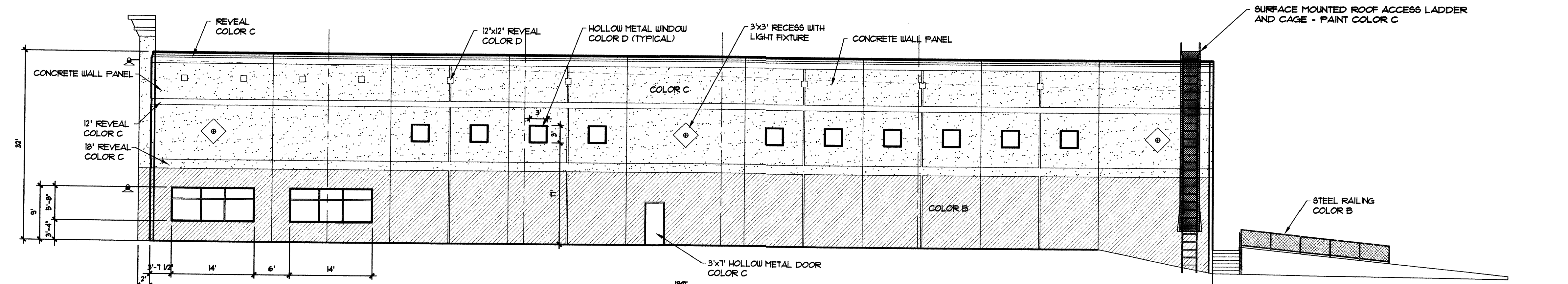


TRASH ENCLOSURE ELEVATIONS



WEST ELEVATION

3/32" = 1'-0"




EAST ELEVATION

3/32" = 1'-0"

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS

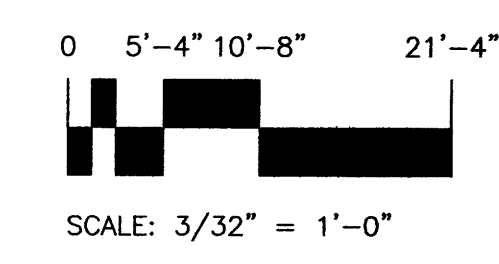
OCTOBER 3, 2003 3/32" = 1'-0"


CLAUDIO VIGIL ARCHITECTS
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SHEET
A-2
 PROJECT NUMBER
 03265

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F:\2003\03265 - Brunacini_Meridian Business Park Lot 14\LOT14-ELEV-DWG.dwg 307

PROJECT INFORMATION

PROJECT: MERIDIAN BUSINESS PARK LOT 14
NEW OFFICE WAREHOUSE BUILDING.

LOCATION: 7301 BLUEWATER RD NW
ALBUQUERQUE, NEW MEXICO
LOCATED BETWEEN AIRPORT ROAD AND
UNGER BOULEVARD

OWNER: G & A LTD. CO.
1400 MERIDIAN PLACE NW, SUITE D
ALBUQUERQUE, NEW MEXICO 87121

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: IP, INDUSTRIAL PARK ZONE

BUILDING FUNCTION: OFFICE WAREHOUSE

CONSTRUCTION TYPE: TYPE II-N CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM.

OCCUPANCY TYPE: B (OFFICE) / S-1 (WAREHOUSE)

ALLOWABLE AREA:
GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION,
ALLOWABLE BASE 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 / 1,000 = 24
WAREHOUSE = 48,000 SF / 1,500 = 36
TOTAL = 120

TOTAL LOT AREA: 109,600 SQUARE FEET, 2.518 ACRES

NET LOT AREA: 109,600 - 43,200 = 66,400 SF.

TOTAL PARKING/PAVED AREA: 46,875 SF.

TOTAL LANDSCAPE AREA REQUIRED: 9,972 SF.

TOTAL LANDSCAPE AREA PROVIDED: 14,296 SF.

LANDSCAPE TO PARKING AREA RATIO: 0.3 TO 1

PARKING ANALYSIS: OFFICE AREA (10%) - 4320/1000 = 43 SPACES
WAREHOUSE AREA - 38880/10000 = 3888 SPACES
TOTAL = 42 SPACES

TOTAL PARKING SPACES PROVIDED:
48 REGULAR HC + 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.

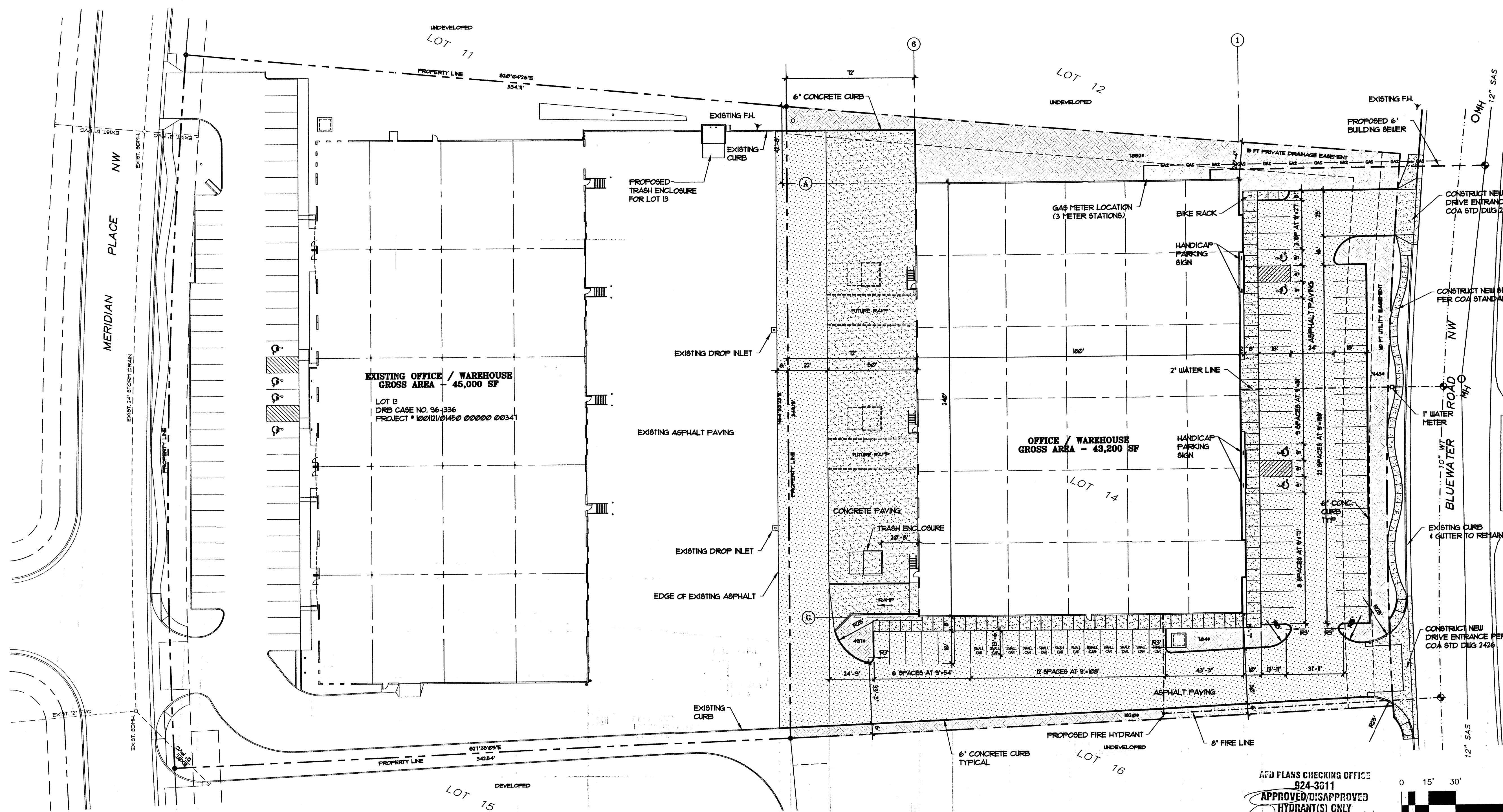
VAN ACCESSIBLE
HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0"
OVERHANG AND A 9'-0"
WIDE ACCESS STRIP.

BICYCLE SPACES:
REQUIRED PARKING - 64/20 = 32 BICYCLES (4 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES
1 BIKE RACK POSTS AT 4 BICYCLES PER POST.

For PLANNING

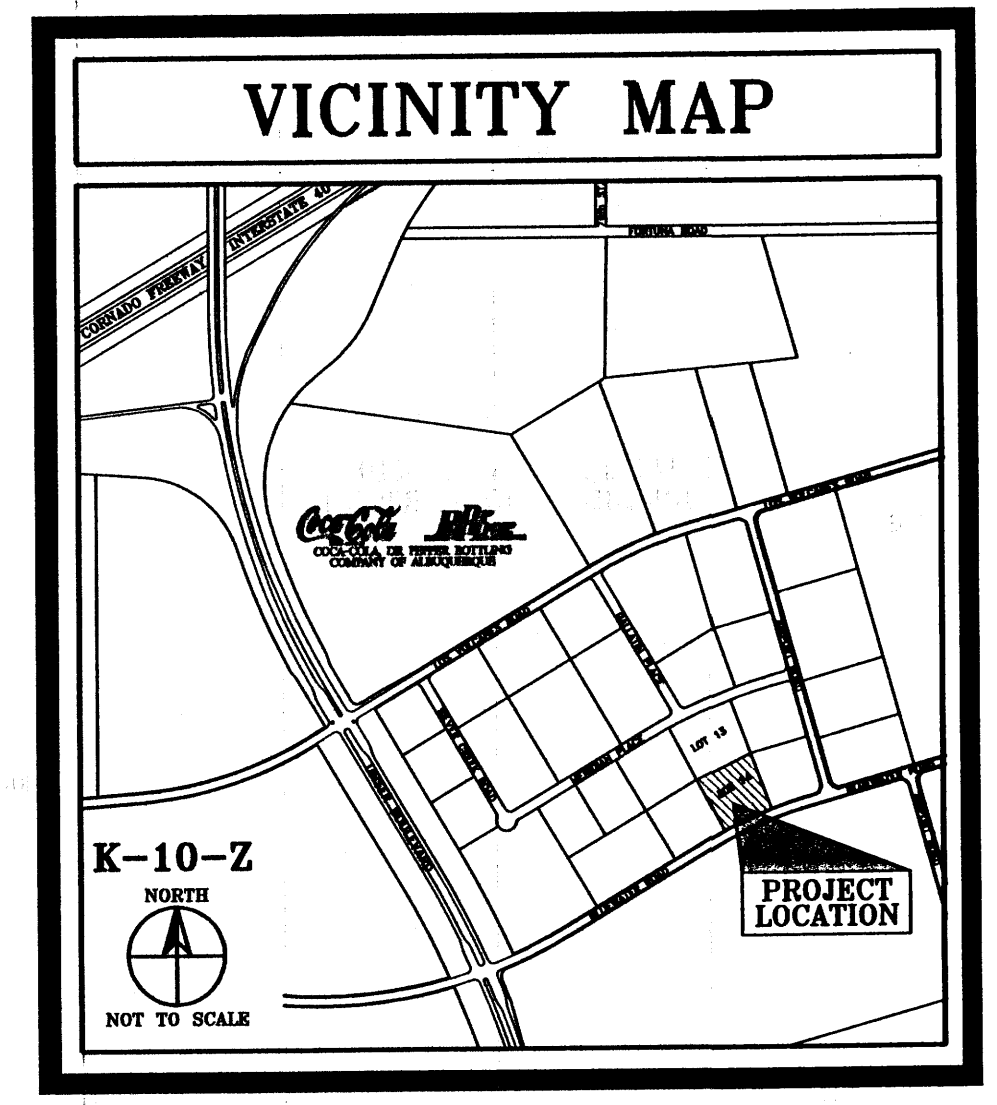
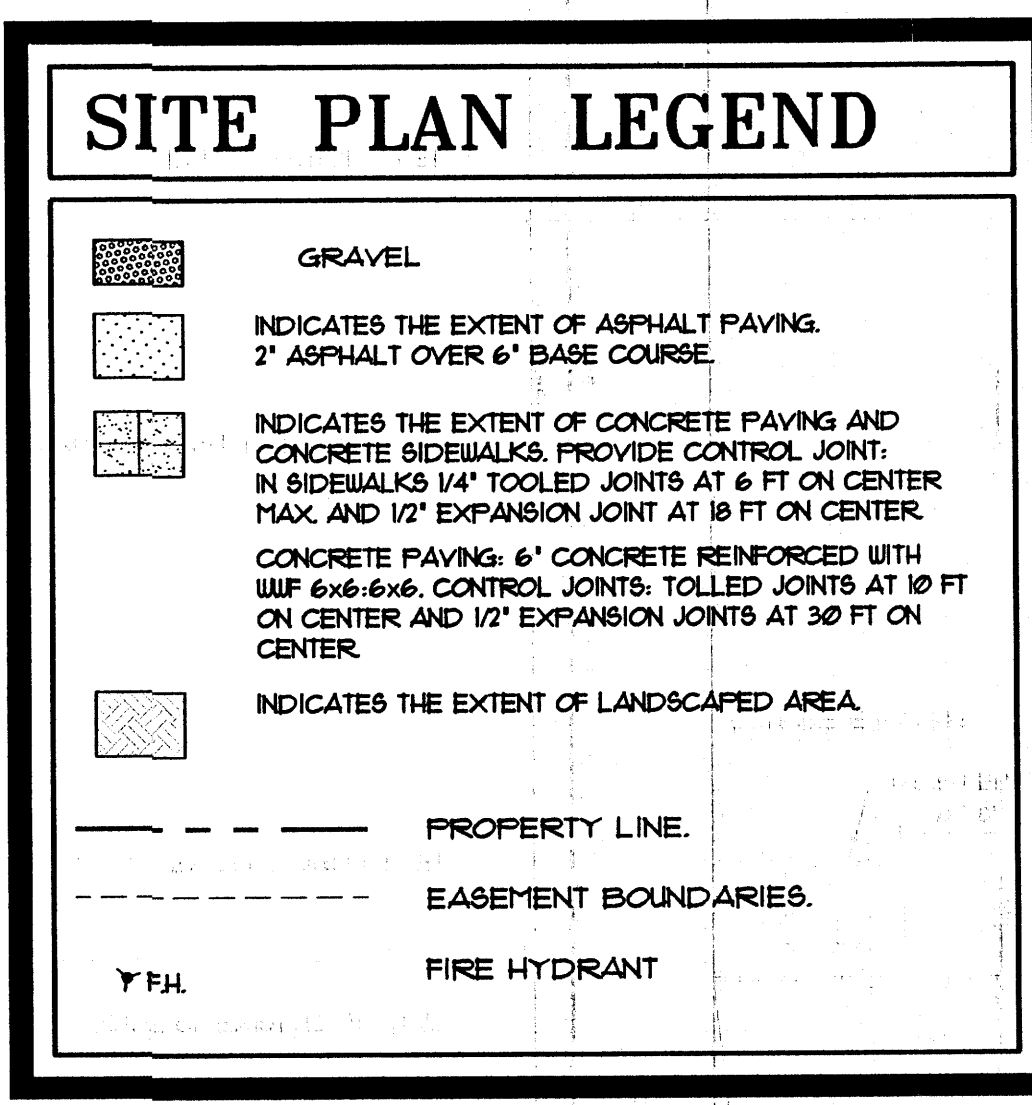
**NORTH SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
SITE PLAN**

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



A&P PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
10/3/03
SIGNATURE G. D. PACE

SCALE: 1" = 30'



SIGNATURE BLOCK

E.P.C. CASE NO. 2-03-01
D.R.B. CASE NO.

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

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
SOLID WASTE DEPARTMENT / REFUSE	DATE

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

CITY PLANNER, ALBUQUERQUE	DATE
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PLN2(10708) 4/98

CLAUDIO VIGIL ARCHITECTS

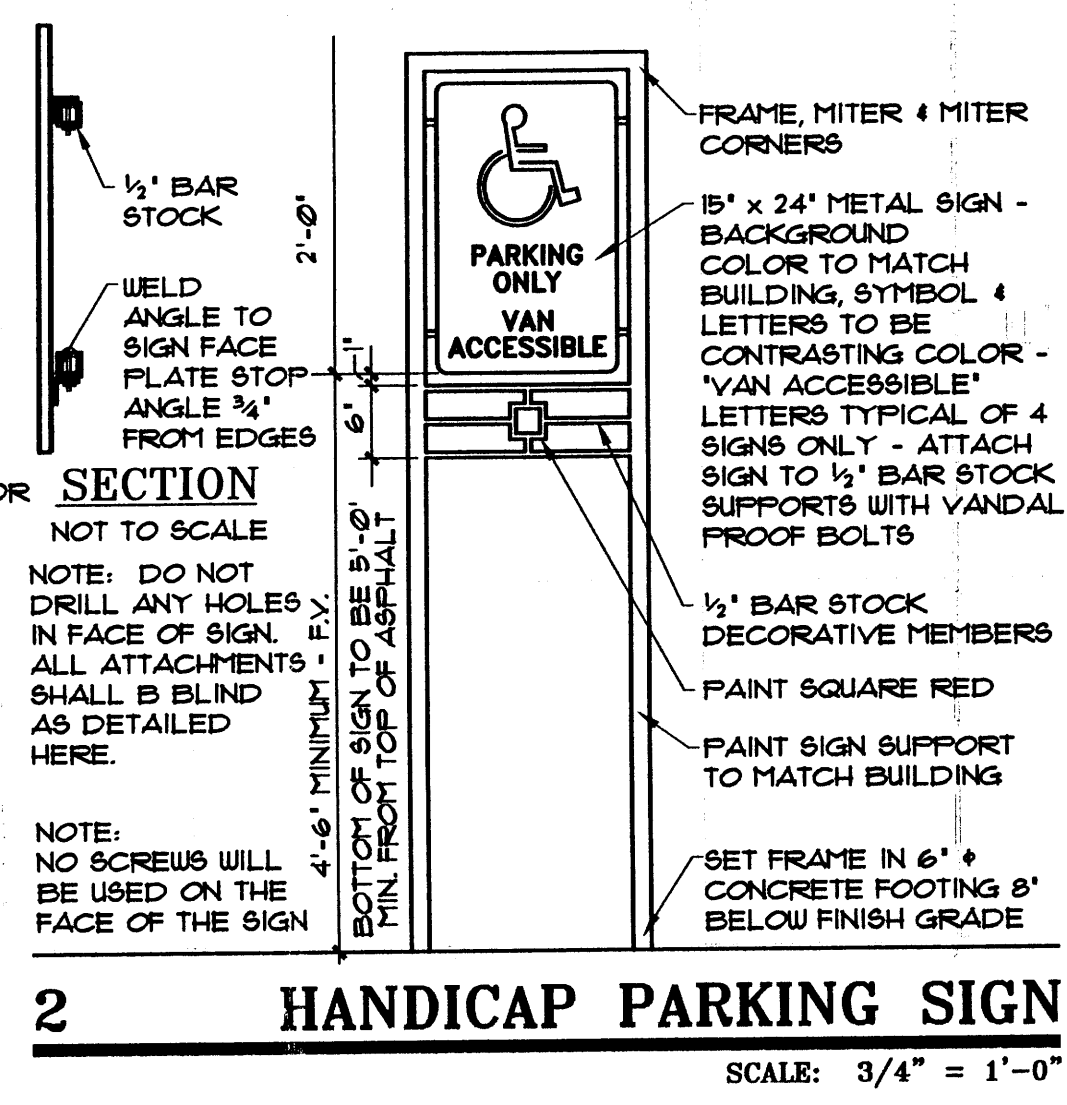
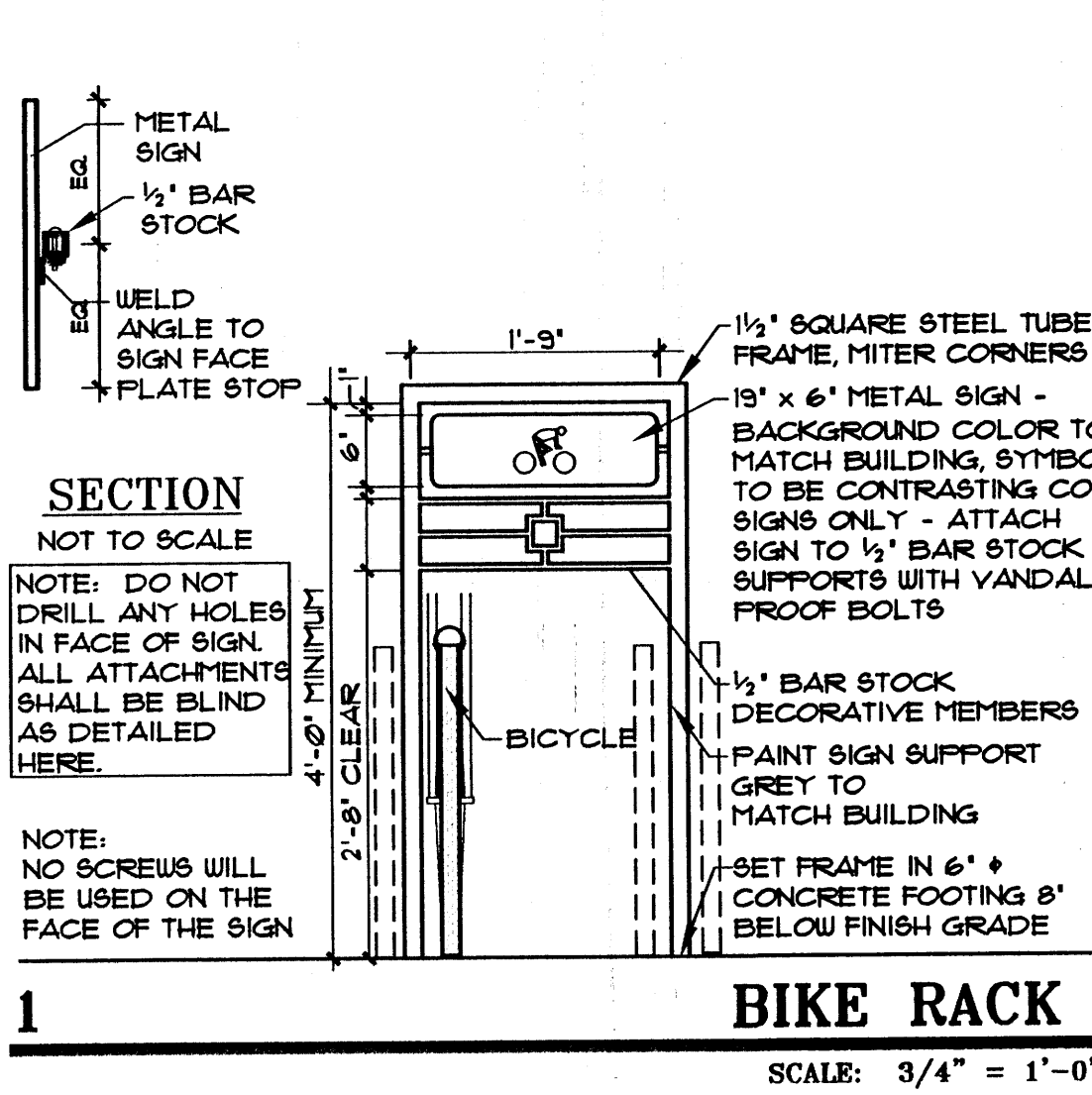
OFFICE / WAREHOUSE
MERIDIAN LOT 14
7301 BLUEWATER RD NW
ALBUQUERQUE, NEW MEXICO

**SHEET
SP-1**

PROJECT NUMBER
03265

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



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 TCL (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.
- SITE LIGHTING SHALL NOT SHINE 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'S SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.