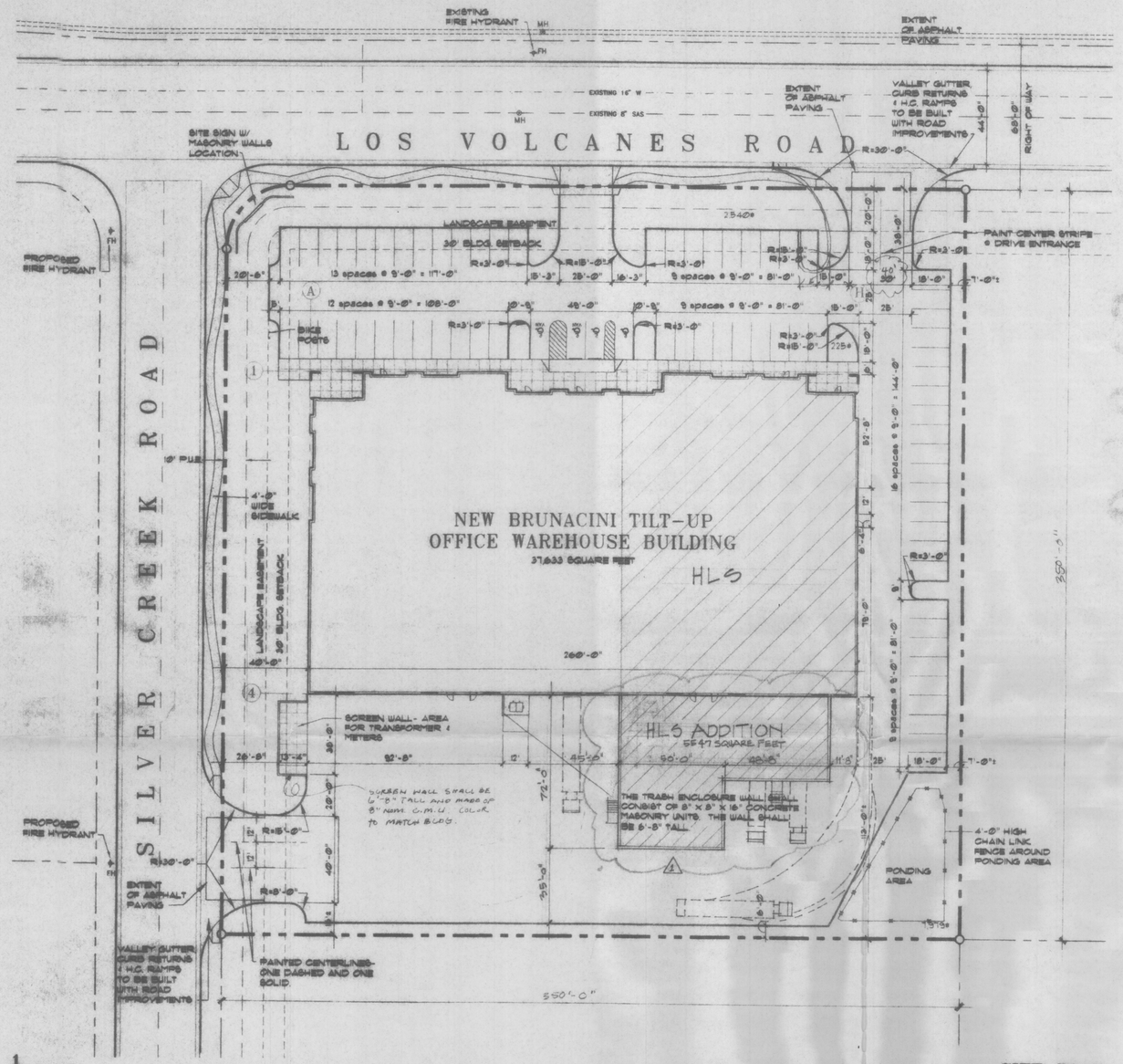
PLANNING

#10



1

SITE PLAN

1/30" = 1'-0"

Project Number: 1004112

Application Number: 05DRB-00603

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environment Health Dept. (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

5 5,547 SQUARE FEET ADDITION OF EXISTING WAREHOUSE TO BE USED AS WAREHOUSE SPACE FOR HEALTHCARE LAUNDRY SERVICES.

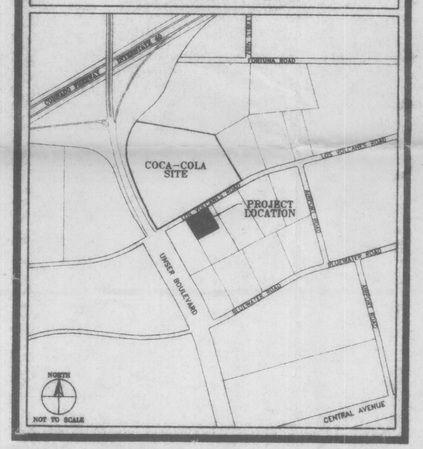
DRB-97-59

FIRE DEPARTMENT	DATE
SOLID WASTE DEPARTMENT	6-26-97 DATE

AMENDED SITE CRITERIA

PROJECT: WAREHOUSE ADDITION FOR HEALTHCARE LAUNDRY SERVICES
OWNER: BRUCE BESSER
ARCHITECT: CHARLIE M. OTERO ARCHITECT INC.
LEGAL DESCRIPTION: LOT 1 MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: IP
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II N - SPRINKLERED
OCCUPANT LOAD: OFFICE AREA - 2071 SF X 100 = 9 (EXISTING SPACE)
WAREHOUSE - 18,720 / 200 = 93.6
TOTAL LOAD - = 103
OCCUPANCY GROUP: B - LAUNDRY
GROSS SQ. FT. 21,760 SF
ALLOWABLE AREA 48,000 SF
EXIT WIDTH REQ'D (OCC. LOAD = 103 (0.2) = 20.6"
EXIT WIDTH PROVIDED = 108"
NUMBER EXITS PROVIDED - 5
BUILDING ADDITION HT. ABOVE GRADE - 24'-0"
PARKING ANALYSIS (SEE EXISTING)
SEISMIC ZONE: 2B
PARKING ANALYSIS: (EXISTING)
OFFICE AREA = 5,688 S.F./200 = 29 REQ'D SPACES
WAREHOUSE AREA = 17,445 S.F./2,000 = 19 REQ'D SPACES
TOTAL SPACES REQUIRED = 48
TOTAL SPACES PROVIDED = 72
HANDICAP SPACES REQUIRED = 3
HANDICAP SPACES PROVIDED = 4
PARKING SPACES SIZES:
REGULAR SPACES - 9'-0" X 18'-0"
HANDICAP SPACES - 9'-0" X 18'-0"
2 SPACES W/ A 5'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE
BICYCLES SPACES:
1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES
PARKING SPACES REQ'D = 48/20 = 2.40
TOTAL BICYCLE PARKING REQ'D = 8
TOTAL BICYCLE PARKING PROV'D = 4

VICINITY MAP



SIGNATURE BLOCK

SITE PLAN APPROVAL

E.P.C. CASE NO. Z-92-57
D.R.B. CASE NO. 97059

THIS SITE IS ZONED IP, INDUSTRIAL PARK ZONE AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 15, 1992.

PLANNING DIRECTOR	6/27/97 DATE

APPROVED AS TO THE REQUIREMENTS:

TRANSPORTATION DEVELOPMENT	5-20-97 DATE
CITY ENGINEER	6-25-97 DATE
AMAFCA	6-25-97 DATE
PARKS & GENERAL SERVICES	5-20-97 DATE
UTILITY DEVELOPMENT	5-20-97 DATE

SITE CRITERIA

PROJECT: NEW SPEC. OFFICE/WAREHOUSE
OWNER: BRUNACINI CONSTRUCTION CO.
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: LOT 1 MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: IP
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II N - SPRINKLERED
OCCUPANT LOAD:
FUTURE OFFICE AREA = 5,688#/100 = 57
WAREHOUSE AREA = 31,945#/500 = 64
TOTAL OCCUPANT LOAD = 121
OCCUPANCY GROUP: B2
NUMBER OF FLOORS: 1 S.B.P.
GROSS SQUARE FOOTAGE:
ALLOWABLE AREA:
BASE AREA FOR [illegible]
WITH SPRINKLER [illegible] (2) = 24,000#
SEPARATION ON THREE SIDES WITH 30' [illegible] = 50(25%)=100%
24,000#(2) = 48,000#
48,000# TOTAL ALLOWABLE AREA
EXIT WIDTH REQUIRED: (OCCUPANT LOAD) 121(.2) = 24.4'
EXIT WIDTH PROVIDED: 54'-0"
NUMBER OF EXITS PROVIDED: 18
BUILDING HEIGHT ABOVE GRADE: 29'-0"
SEISMIC ZONE: 2B
PARKING ANALYSIS:
OFFICE AREA = 5,688# SF/200 = 29 REQ'D SPACES
WAREHOUSE AREA = 31,945 SF/2,000 = 16 REQ'D SPACES
TOTAL SPACES REQUIRED = 45
TOTAL SPACES PROVIDED = 72
HANDICAP SPACES REQUIRED = 3
HANDICAP SPACES PROVIDED = 4

PRELIMINARY PLAT APPROVED BY DRB ON 12/10/96

PARKING SPACES SIZES:
REGULAR SPACES - 9'-0" X 18'-0"
HANDICAP SPACES - 9'-0" X 18'-0"
2 SPACES W/ A 5'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE

BICYCLE SPACES:
1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES
PARKING SPACES REQ'D = 48/20 = 2.45
TOTAL BICYCLE PARKING REQ'D = 3
TOTAL BICYCLE PARKING PROV'D = 4
(2 POSTS W/ 2 HITCHES EACH)

SITE LIGHTING:
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.
LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 1000 FOOT LAMBERTS.

TOTAL LOT AREA: 122,303 = 2.8 ACRES

0 20' 50' 100' 150'
GRAPHIC SCALE

NORTH

SITE PLAN & BUILDING CRITERIA

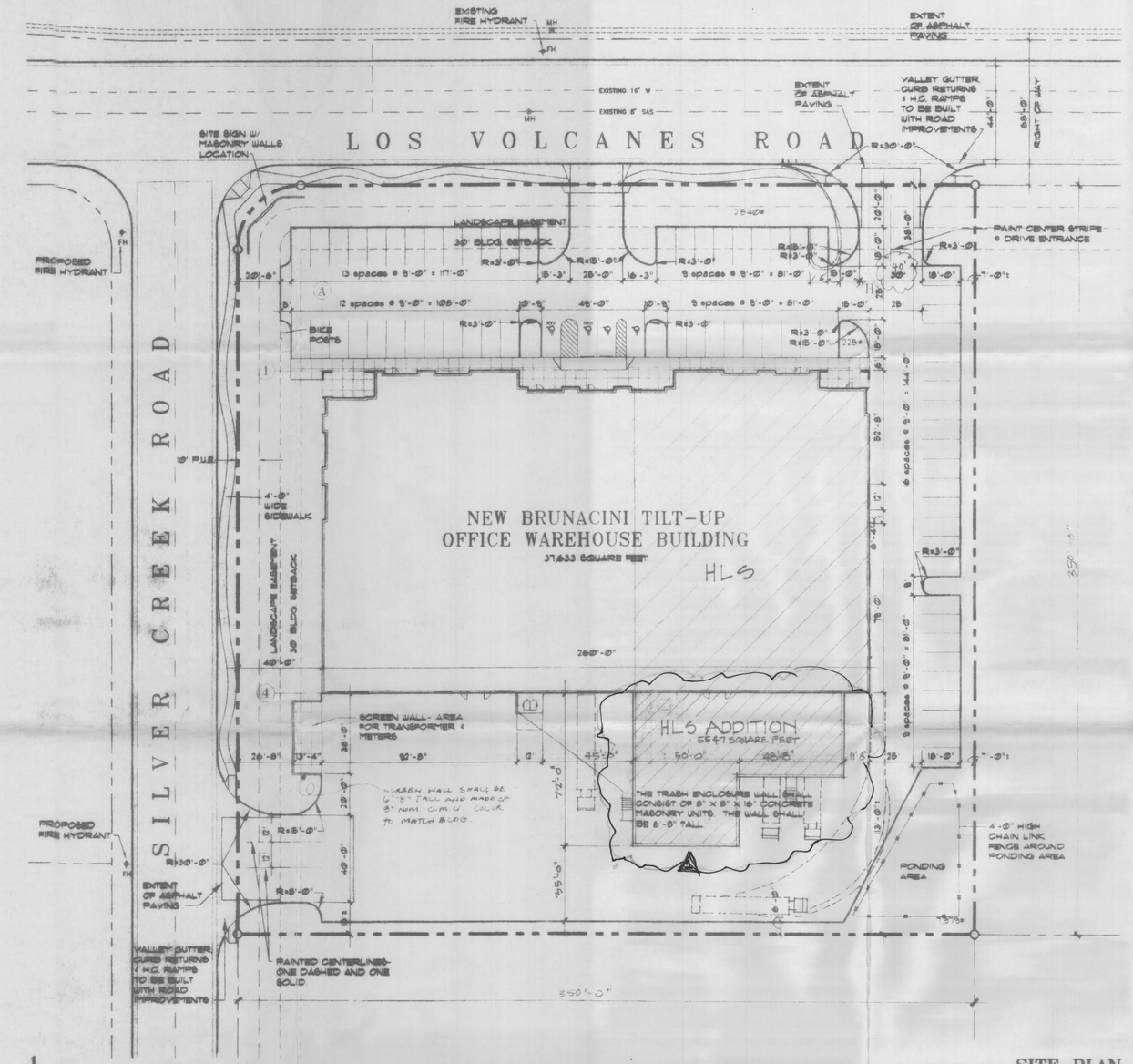
May 13, 1997 SCALE: 1" = 30'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

MERIDIAN BUSINESS PARK
BRUNACINI TILT-UP
OFFICE WAREHOUSE
LOS VOLCANES ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

SHEET 10F3

1305 Tijeras NW Albuquerque, NM 87102-2862
Phone: 505/842-1113 Fax: 505/842-1330



1 **SITE PLAN**

1/30" = 1'-0"

5,547 SQUARE FEET ADDITION OF EXISTING WAREHOUSE TO BE USED AS WAREHOUSE SPACE FOR HEALTHCARE LAUNDRY SERVICES

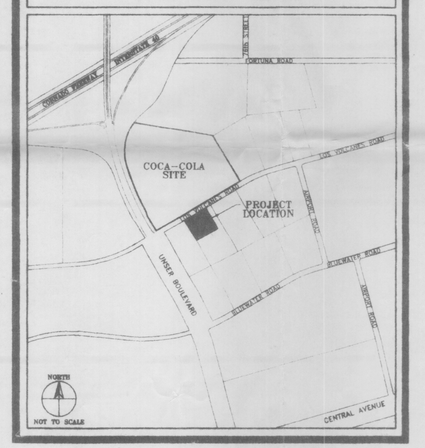
DRB-97-59

FIRE DEPARTMENT	DATE
SOLID WASTE DEPARTMENT	DATE

AMENDED SITE CRITERIA

PROJECT: WAREHOUSE ADDITION FOR HEALTHCARE LAUNDRY SERVICES
OWNER: BRUCE BESSER
ARCHITECT: CHARLIE M. OTERO ARCHITECT INC.
LEGAL DESCRIPTION: LOT 1 MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: IP
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II N - SPRINKLERED
OCCUPANT LOAD: OFFICE AREA - 807 SF X 100 = 9 (EXISTING SPACE)
WAREHOUSE - 18,700 / 200 = 93.5
TOTAL LOAD = 103
OCCUPANCY GROUP - B - LAUNDRY
GROSS SQ. FT. 21,760 SF
ALLOWABLE AREA 48,000 SF
EXIT WIDTH REQ'D (OCC. LOAD • 103 (0.2) = 20.6"
EXIT WIDTH PROVIDED - 108"
NUMBER EXITS PROVIDED - 5
BUILDING ADDITION HT. ABOVE GRADE - 24'-0"
PARKING ANALYSIS (SEE EXISTING)

VICINITY MAP



SIGNATURE BLOCK

SITE PLAN APPROVAL

E.P.C. CASE NO. Z-92-57
D.R.B. CASE NO. 97-059

THIS SITE IS ZONED IP, INDUSTRIAL PARK ZONE AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 15, 1992.

PLANNING DIRECTOR	6/27/97 DATE

APPROVED AS TO THE REQUIREMENTS:

TRANSPORTATION DEVELOPMENT	5-20-97 DATE
CITY ENGINEER	6-25-97 DATE
AMAFCA	6-25-97 DATE
PARKS & GENERAL SERVICES	5-20-97 DATE
UTILITY DEVELOPMENT	5-20-97 DATE

SITE CRITERIA

PROJECT: NEW SPEC. OFFICE/WAREHOUSE
OWNER: BRUNACINI CONSTRUCTION CO.
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: LOT 1 MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: IP
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II N - SPRINKLERED
OCCUPANT LOAD:
FUTURE OFFICE AREA = 5,688#/100 = 57
WAREHOUSE AREA = 31,945#/500 = 64
TOTAL OCCUPANT LOAD = 121
OCCUPANCY GROUP: B2
NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE: 37,633#
ALLOWABLE AREA: 48,000#
BASE AREA FOR II N = 12,000#
WITH SPRINKLERS = 12,000#(2) = 24,000#
SEPARATION ON THREE SIDES WITH 70'-0" MIN. = 50(25%)•100% 24,000#(2) = 48,000#
48,000# TOTAL ALLOWABLE AREA
EXIT WIDTH REQUIRED: (OCUPANT LOAD) 121(.2) = 24.4"
EXIT WIDTH PROVIDED: 54'-0"
NUMBER OF EXITS PROVIDED: 18
BUILDING HEIGHT ABOVE GRADE: 29'-0"
SEISMIC ZONE: 2B
PARKING ANALYSIS:
OFFICE AREA = 5,688# SF / 200 = 29 REQ'D SPACES
WAREHOUSE AREA = 31,945 SF / 2,000 = 16 REQ'D SPACES
TOTAL SPACES REQUIRED = 45
TOTAL SPACES PROVIDED = 72
HANDICAP SPACES REQUIRED = 3
HANDICAP SPACES PROVIDED = 4
PARKING SPACES SIZES:
REGULAR SPACES - 9'-0" X 18'-0"
HANDICAP SPACES - 9'-0" X 18'-0"
2 SPACES W/ A 5'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE
BICYCLE SPACES:
1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES
PARKING SPACES REQ'D = 49/20 = 2.45
TOTAL BICYCLE PARKING REQ'D = 3
TOTAL BICYCLE PARKING PROV'D = 4
(2 POSTS W/ 2 HITCHES EACH)
SITE LIGHTING:
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.
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.
TOTAL LOT AREA: 122,303 = 2.8 ACRES

0 20' 50' 100' 150'
GRAPHIC SCALE

NORTH

SITE PLAN & BUILDING CRITERIA

May 13, 1997 SCALE: 1" = 30'-0" (U.N.O.)

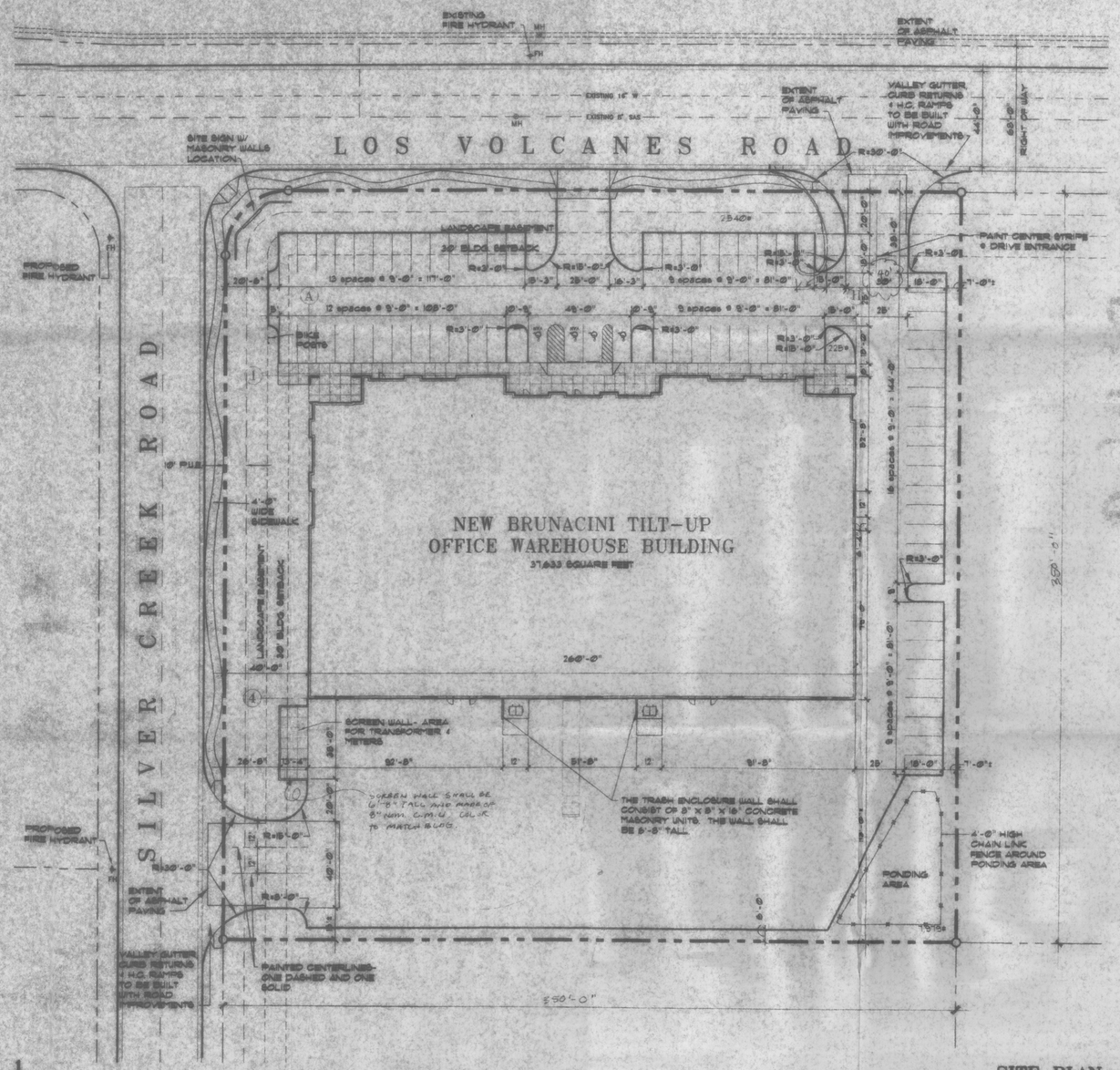
CLAUDIO VIGIL ARCHITECTS

MERIDIAN BUSINESS PARK
BRUNACINI TILT-UP
OFFICE WAREHOUSE
LOS VOLCANES ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

~~AMENDED SITE PLAN~~
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON

SHEET 1 OF 3

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330



1

SITE PLAN

1/30" = 1'-0"

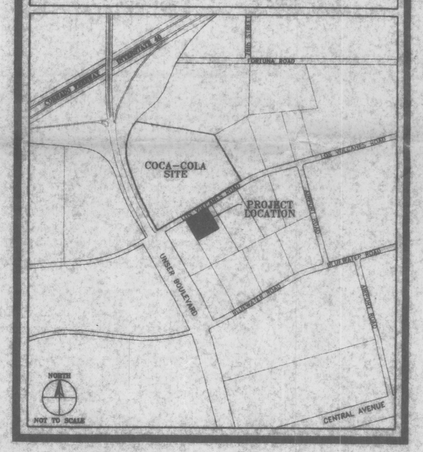
DRB-97-59

FIRE DEPARTMENT	DATE
SOLID WASTE DEPARTMENT	6-26-97 DATE

SITE CRITERIA

PROJECT: NEW SPEC. OFFICE/WAREHOUSE
OWNER: BRUNACINI CONSTRUCTION CO.
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: LOT 1 MERIDIAN BUSINESS PARK
ZONING ATLAS MAP: K-10-Z
ZONING CLASSIFICATION: IP
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II N - SPRINKLERED
OCCUPANT LOAD:
FUTURE OFFICE AREA = 5,688#/100 = 57
WAREHOUSE AREA = 31,945#/500 = 64
TOTAL OCCUPANT LOAD = 121
OCCUPANCY GROUP: B2
NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE: 37,633#
ALLOWABLE AREA: 48,000#
BASE AREA FOR II N = 12,000#
WITH SPRINKLERS = 12,000#(2) = 24,000#
SEPARATION ON THREE SIDES WITH 100'-0" MIN. = 50(25%)+100% 24,000#(2) = 48,000#
48,000# TOTAL ALLOWABLE AREA
EXIT WIDTH REQUIRED: (OCCUPANT LOAD) (.2)(.2) = 24.4"
EXIT WIDTH PROVIDED: 54'-0"
NUMBER OF EXITS PROVIDED: 6
BUILDING HEIGHT ABOVE GRADE: 29'-0"
SEISMIC ZONE: 2B
PARKING ANALYSIS:
OFFICE AREA = 5,688# SF/ 300 = 29 REQ'D SPACES
WAREHOUSE AREA = 31,945 SF/2,000 = 16 REQ'D SPACES
TOTAL SPACES REQUIRED = 45
TOTAL SPACES PROVIDED = 52
HANDICAP* SPACES REQUIRED = 3
HANDICAP SPACES PROVIDED = 4
PARKING SPACES SIZES:
REGULAR SPACES - 9'-0" X 18'-0"
HANDICAP SPACES - 9'-0" X 18'-0"
2 SPACES W/ A 5'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE
BICYCLE SPACES:
1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES
PARKING SPACES REQ'D = 45/20 = 2.25
TOTAL BICYCLE PARKING REQ'D = 3
TOTAL BICYCLE PARKING PROV'D = 4
(2 POSTS W/ 2 HITCHES EACH)
SITE LIGHTING:
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.
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.
TOTAL LOT AREA: 122,365 = 2.8 ACRES

VICINITY MAP



0 20' 50' 100' 150'
GRAPHIC SCALE

NORTH

SITE PLAN & BUILDING CRITERIA

May 13, 1997 SCALE: 1" = 30'-0" (U.N.O.)

SIGNATURE BLOCK

SITE PLAN APPROVAL

E.P.C. CASE NO. Z-92-57
D.R.B. CASE NO. 97-059

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TRANSPORTATION DEVELOPMENT	5-20-97 DATE
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PARKS & GENERAL SERVICES	5-20-97 DATE
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CLAUDIO VIGIL ARCHITECTS

MERIDIAN BUSINESS PARK
BRUNACINI TILT-UP
OFFICE WAREHOUSE
LOS VOLCANES ROAD, N.W.
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SHEET
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