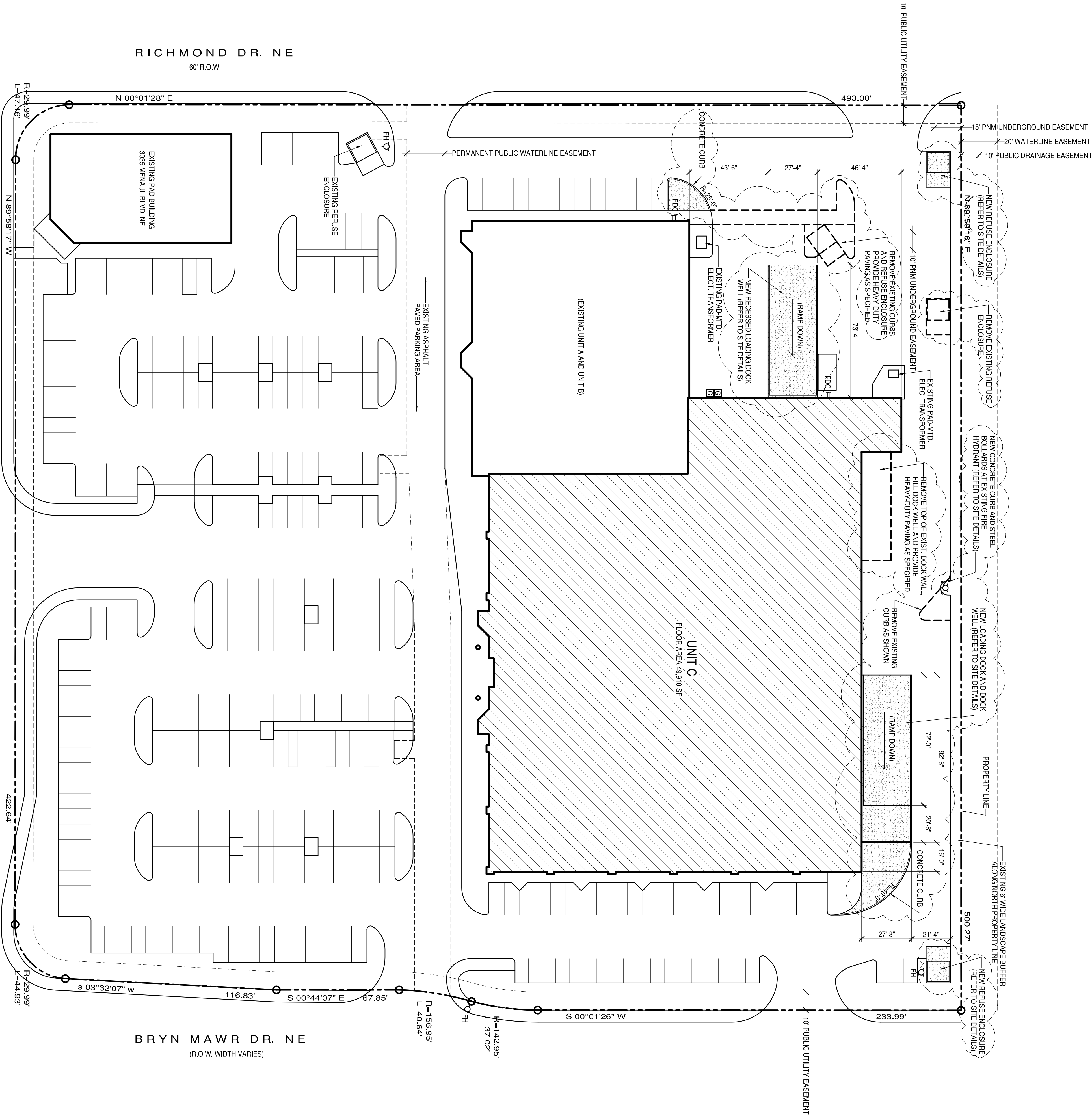




PROJECT DATA

STREET ADDRESS: 3101 MENAUL BLVD NE, ALBUQUERQUE, NM 87107

PROJECT DESCRIPTION: CHANGES TO THE REAR TRUCK LOADING AREA INCLUDING CONCRETE AND MASONRY STRUCTURES, ASPHALT PAVING, EXTERIOR OVERHEAD DOORS, PROJECT INCLUDES NEW INTERIOR AND EXTERIOR BLDG/INT. LIGHTING FIXTURES.

LEGAL DESCRIPTION: TRACT C, AMERICAN SQUARE

UPC: 1016859480210110

LOT SIZE: 3,9217 AC

IDO ZONE INSTRCT: NR-C

FEMA FLOOD ZONE: X

APPROVED SITE DEVELOPMENT PLAN: Z-96-129

CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)

PARKING ANALYSIS

EXISTING RETAIL: 10,200 SF @ 4 SPACES PER 1000 SF = 41 SPACES

EXISTING MEDICAL CLINIC: 6,620 SF @ 5 SPACES PER 1000 SF = 34 SPACES

EXISTING COFFEEHOUSE: 2,886 SF @ 8 SPACES PER 1000 SF = 22 SPACES

EXISTING OFFICE: 2,975 SF @ 3.5 SPACES PER 1000 SF = 11 SPACES

UNIT C (PROJECTED FOR OFFICE/WAREHOUSE USE): 18 SPACES

TOTAL BASIC PARKING REQUIREMENT: 126 SPACES

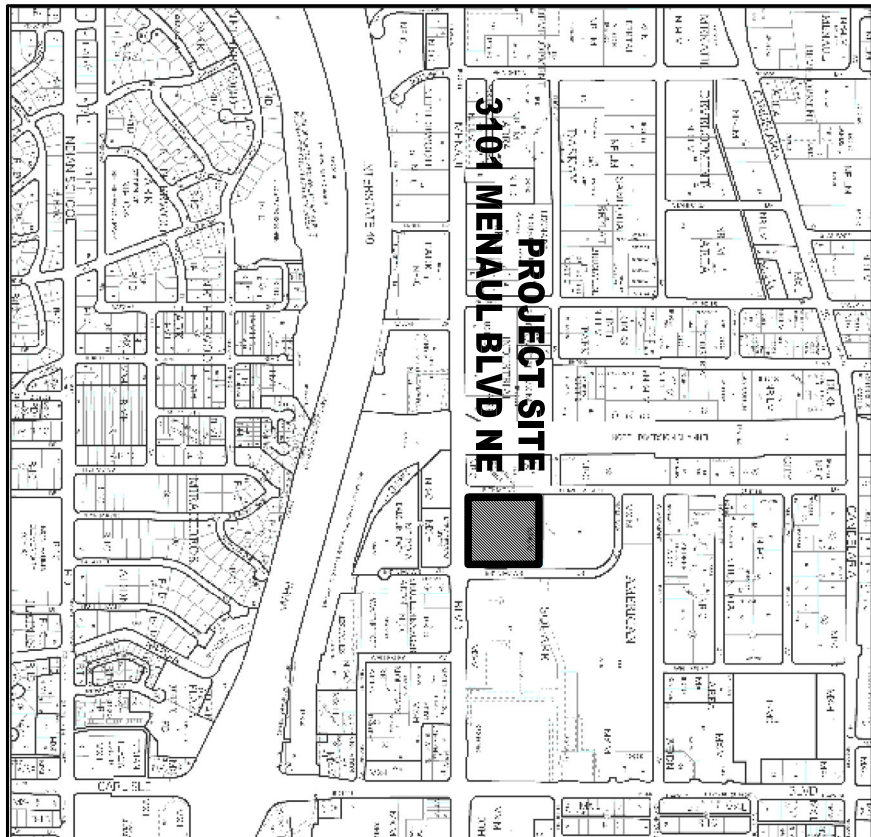
LESS 10% REDUCTION FOR TRANSIT SYSTEM PROXIMITY < 12 SPACES >

TOTAL VEHICLE PARKING REQUIREMENT: 114 SPACES

TOTAL EXISTING PARKING SPACES PROVIDED: 272 SPACES
(INCLUDES 14 ACCESSIBLE SPACES AND 57 SMALL CAR SPACES)

GENERAL NOTES

1. ALL EASEMENTS SHOWN ARE EXISTING.
2. STRUCTURES AND SITE IMPROVEMENTS ARE EXISTING, PROPOSED NEW WORK IS SHOWN IN CLOUDED AREAS.

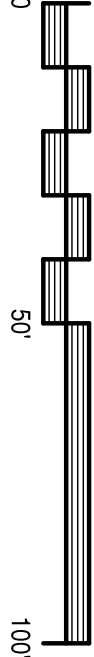


VICINITY MAP

ZONE ATLAS PAGE H-16-Z

SITE PLAN

SCALE: 1" = 30'-0"



AMERICAN CROSSING UNIT C
3101 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO 87107

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DATE: 07-06-2021

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A1

SHEET NUMBER

1 OF 1