

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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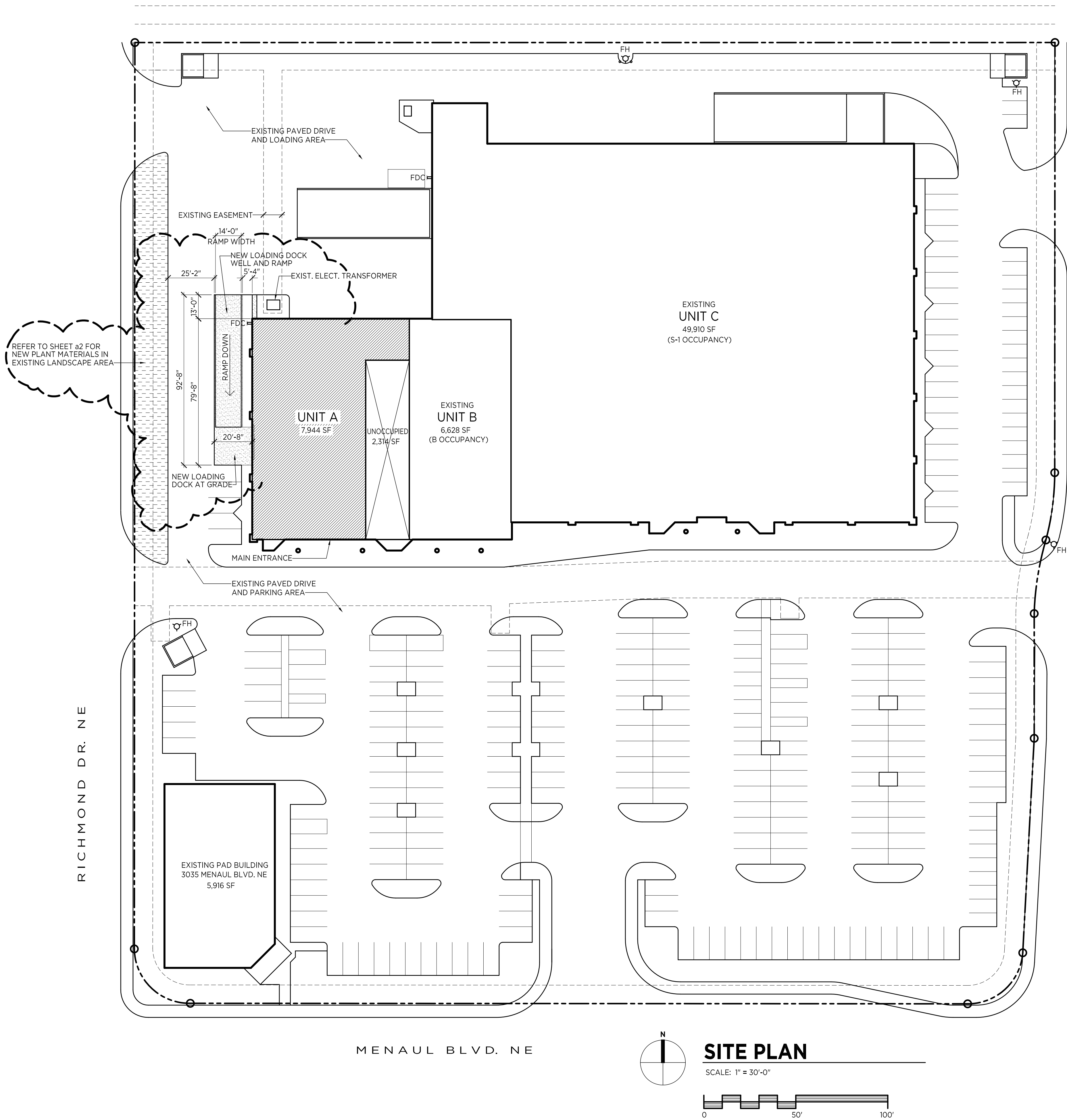
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APPROVED BY

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DATE



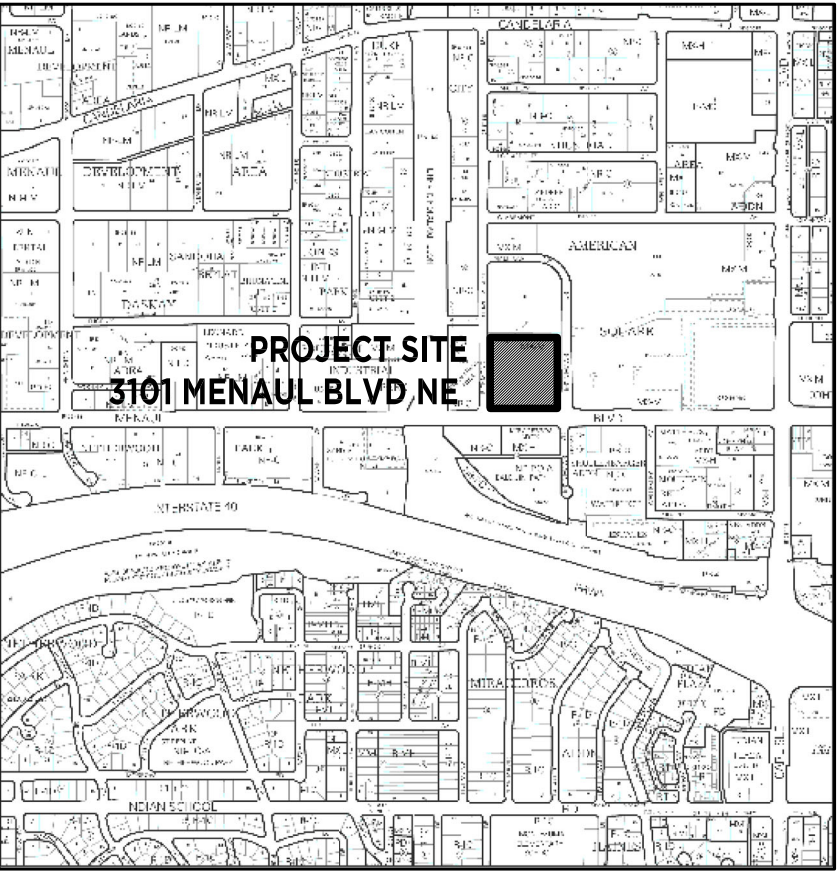
PROJECT DATA

STREET ADDRESS: 3101 MENAUL BLVD NE UNIT A, ALBUQUERQUE, NM  
PROJECT DESCRIPTION: CHANGE OF OCCUPANCY USE AND REMODEL OF EXISTING TENANT AREA. WORK INCLUDES NEW LOADING DOCK, NEW DOORS, INTERIOR FINISHES, MINOR MODIFICATIONS TO HVAC SYSTEMS. [IEBC LEVEL 2 ALTERATION]  
LEGAL DESCRIPTION: TRACT C, AMERICAN SQUARE  
UPC: 101605934830210110  
LOT SIZE: 5.9217 AC  
IDO ZONE DISTRICT: NR-C  
FEMA FLOOD ZONE: X  
APPROVED SITE DEVELOPMENT PLAN: Z-96-129  
SEISMIC DESIGN CATEGORY: C  
CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)  
EXISTING OCCUPANCY CLASSIFICATION: M (MERCANTILE), B (OFFICE)  
NEW OCCUPANCY CLASSIFICATION: S-2 (STORAGE), B (OFFICE)  
UNIT A TOTAL FLOOR AREA: 7,944 SF  
UNIT A TOTAL OCCUPANT LOAD: 38

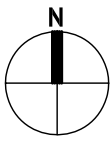
PARKING ANALYSIS

EXISTING MEDICAL CLINIC (UNIT B + UNOCCUPIED AREA)	8,942 SF
5 SPACES PER 1,000 SF = 45 SPACES	
EXISTING COFFEEHOUSE (PAD BLDG)	2,686 SF
8 SPACES PER 1,000 SF = 22 SPACES	
EXISTING WAREHOUSE (UNIT C)	49,910 SF
1 SPACE PER 2,000 SF = 25 SPACES	
EXISTING RETAIL (PAD BLDG)	3,230 SF
1 SPACE PER 200 SF = 16 SPACES	
NEW WAREHOUSE (UNIT A)	5,333 SF
1 SPACES PER 2,000 SF = 3 SPACES	
NEW OFFICE (UNIT A)	2,611 SF
3.5 SPACES PER 1,000 SF = 9 SPACES	

TOTAL BASIC PARKING REQUIREMENT = 120 SPACES  
LESS 10% REDUCTION FOR TRANSIT SYSTEM PROXIMITY <12 SPACES>  
TOTAL VEHICLE PARKING REQUIREMENT = 108 SPACES  
TOTAL PARKING SPACES PROVIDED = 264 SPACES  
(INCLUDES 14 ACCESSIBLE SPACES AND 57 SMALL CAR SPACES)



VICINITY MAP  
ZONE ATLAS PAGE H-16-Z

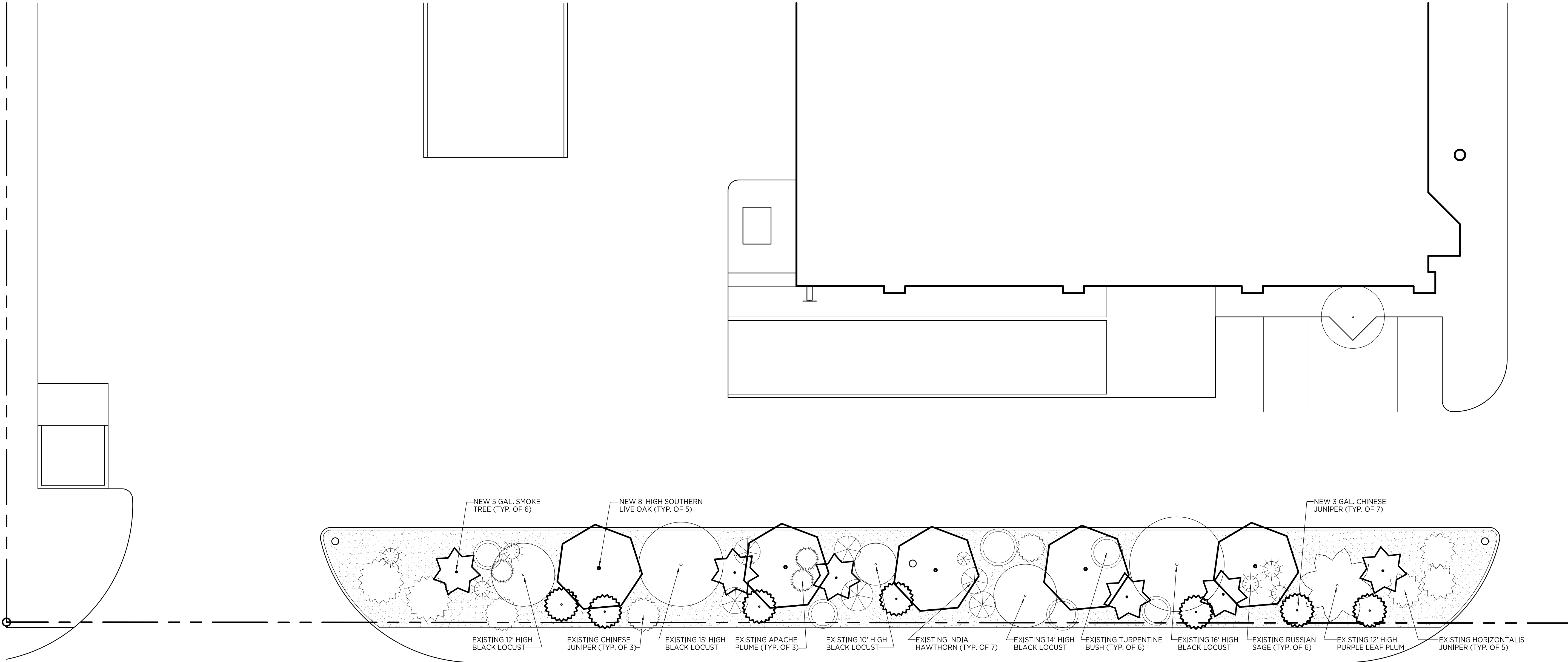


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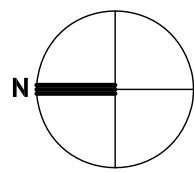
DATE: 06-18-2024  
REVISIONS:

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

SHEET NUMBER  
a1  
1 OF 1



RICHMOND DR. NE



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

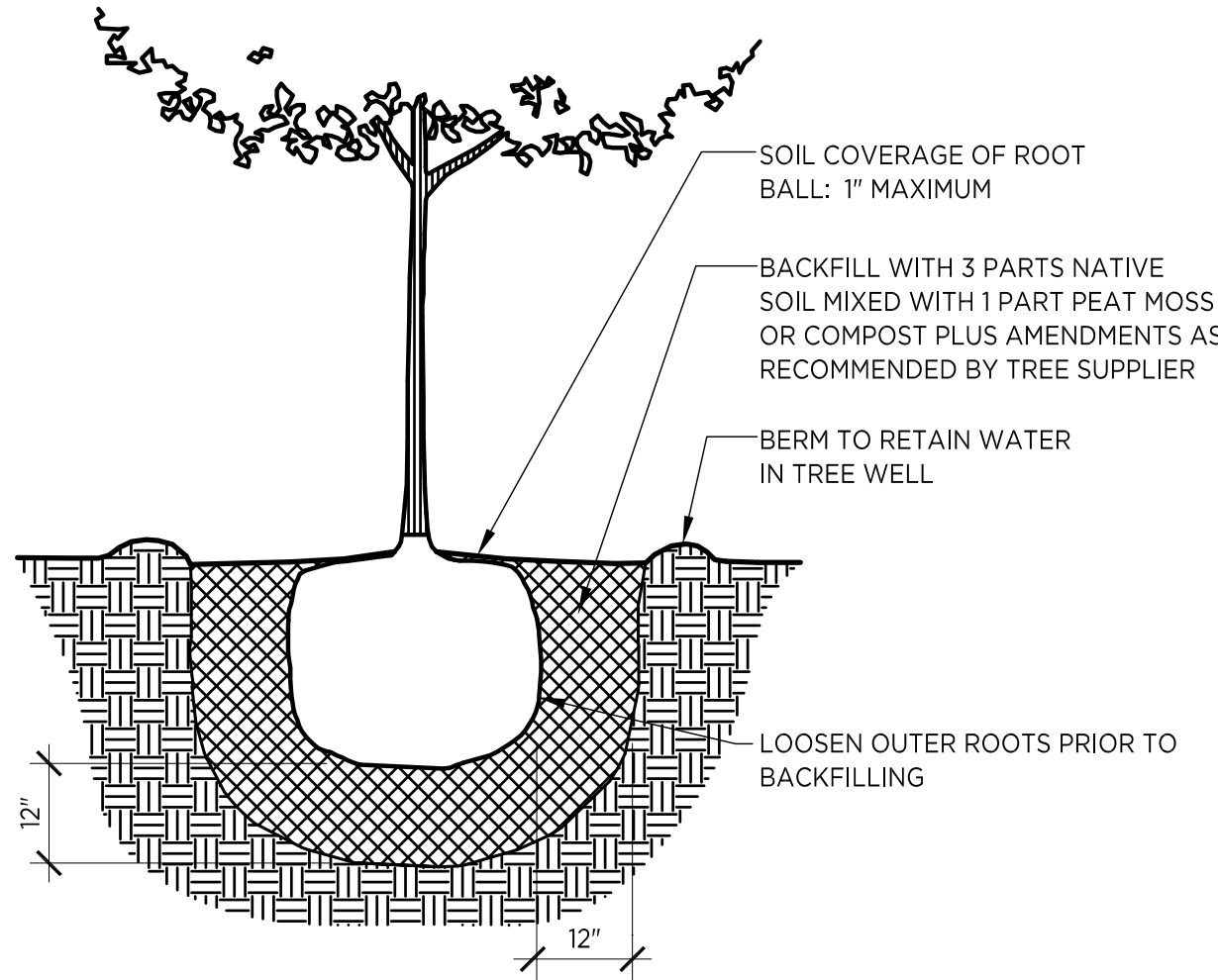


SCHEDULE OF PLANT MATERIALS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
5	QUERCAS VIRGINIANA	SOUTHERN LIVE OAK	8' MIN.	
6	COTINUS COGGYGRIA	SMOKE TREE	3 GAL.	
5	ROBINIA PSEUDOACACIA	BLACK LOCUST	(SEE PLAN)	(EXISTING)
5	JUNIPERUS HORIZONTALIS	HORIZONTALIS JUNIPER		(EXISTING)
1	PRUNUS CISTENA	PURPLE LEAF PLUM	(SEE PLAN)	(EXISTING)
6	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE		(EXISTING)
7	RAPHIOLEPIS INDICA	INDIA HAWTHORN		(EXISTING)
10	JUNIPERUS CHINENSIS	CHINESE JUNIPER	1 GAL.	(7 NEW, 3 EXISTING, REFER TO PLAN)
3	FALLUGIA PARADOXA	APACHE PLUME		(EXISTING)

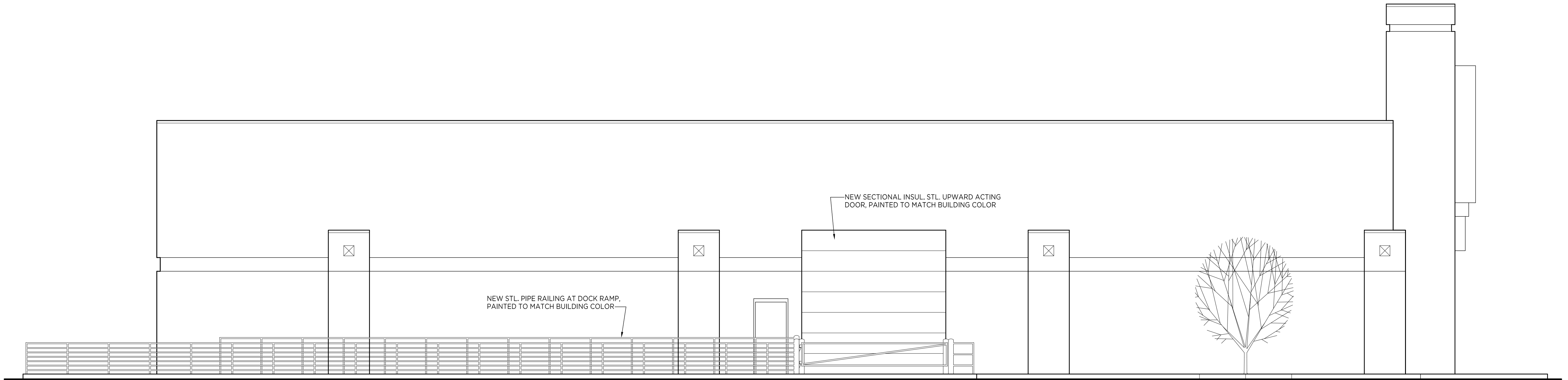
LANDSCAPING NOTES

- AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM IS EXISTING. EXTEND IRRIGATION TO NEW PLANT MATERIALS, USING (2) 1/4" POLY LINES WITH 4GPH EMITTERS FOR EACH NEW TREE, AND 1GPH EMITTER FOR EACH NEW JUNIPER. INSPECT EXISTING IRRIGATION AND REPLACE TUBING OR EMITTERS AS NECESSARY.
- MAINTENANCE OF LANDSCAPING MATERIALS AND IRRIGATION SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER, INCLUDING PROMPT REPLACEMENT OF DEAD OR DISEASED PLANTS.



TREE PLANTING DETAIL

(NOT TO SCALE)



**WEST ELEVATION - UNIT A**

SCALE: 3/16" = 1'-0"