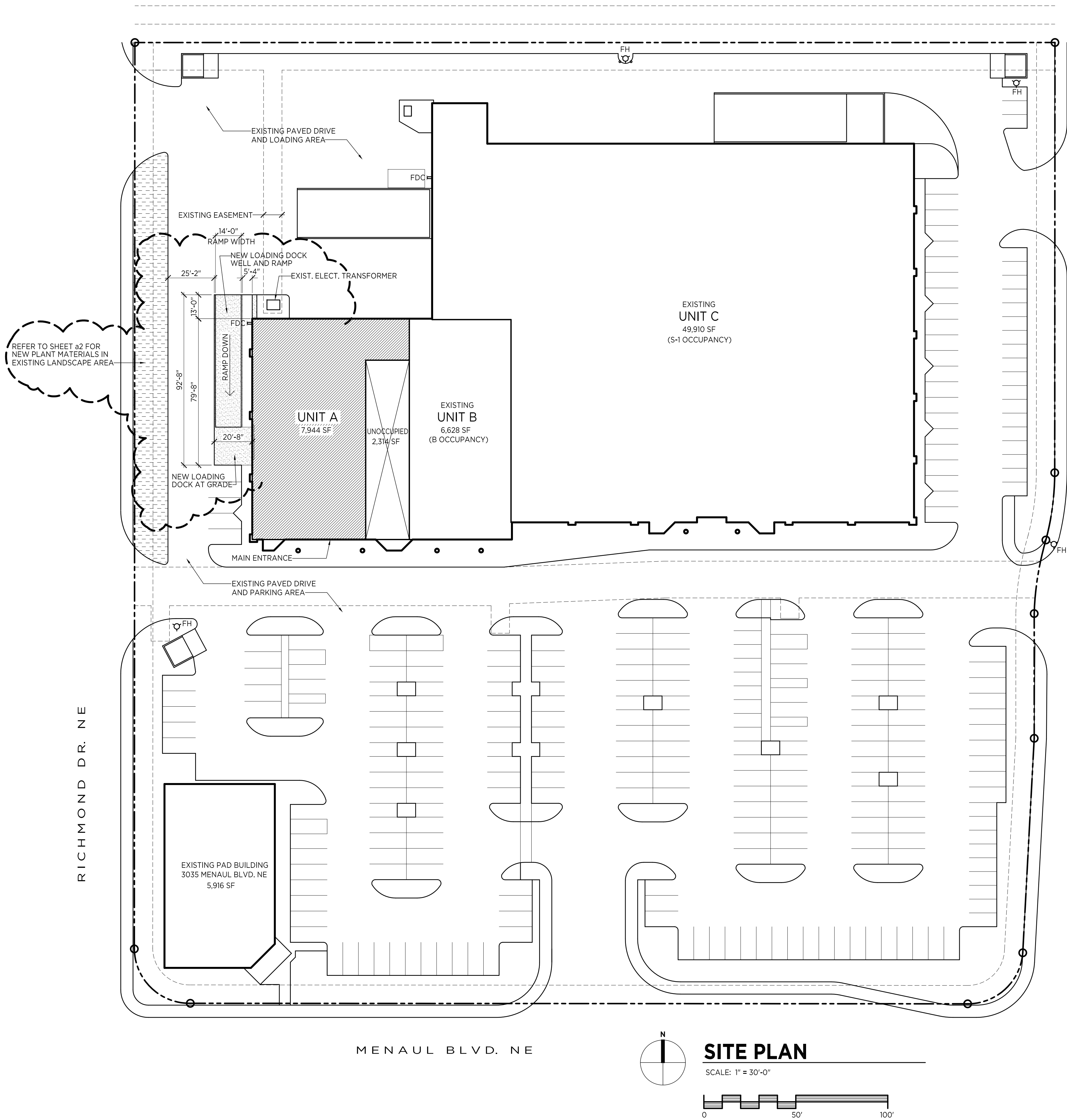




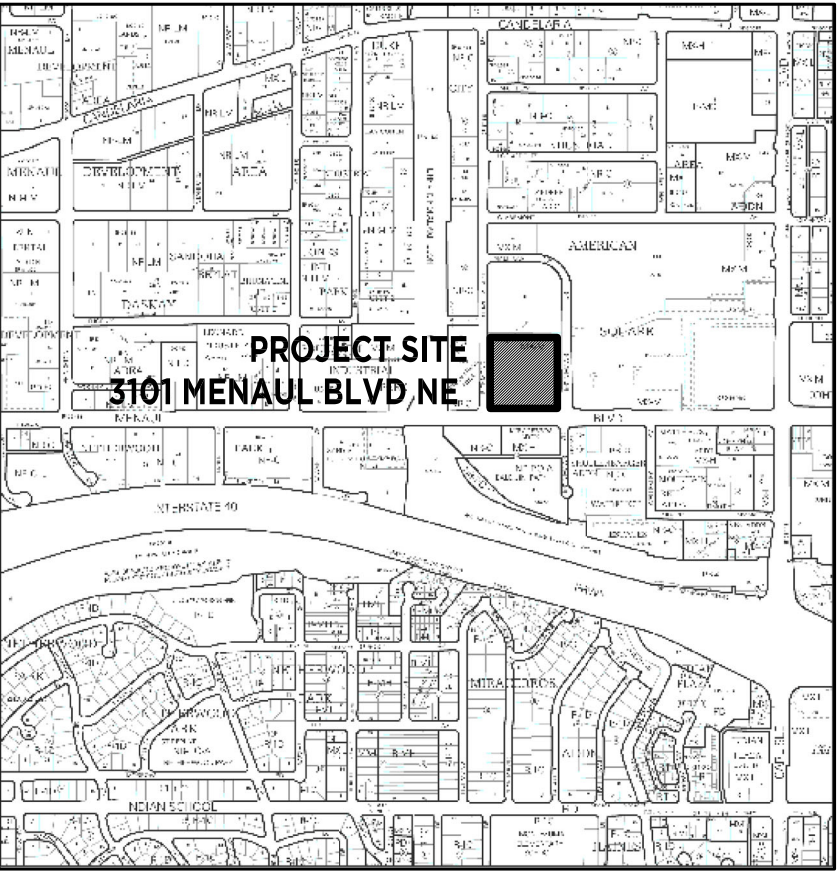
PROJECT DATA

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

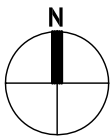
PARKING ANALYSIS

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