

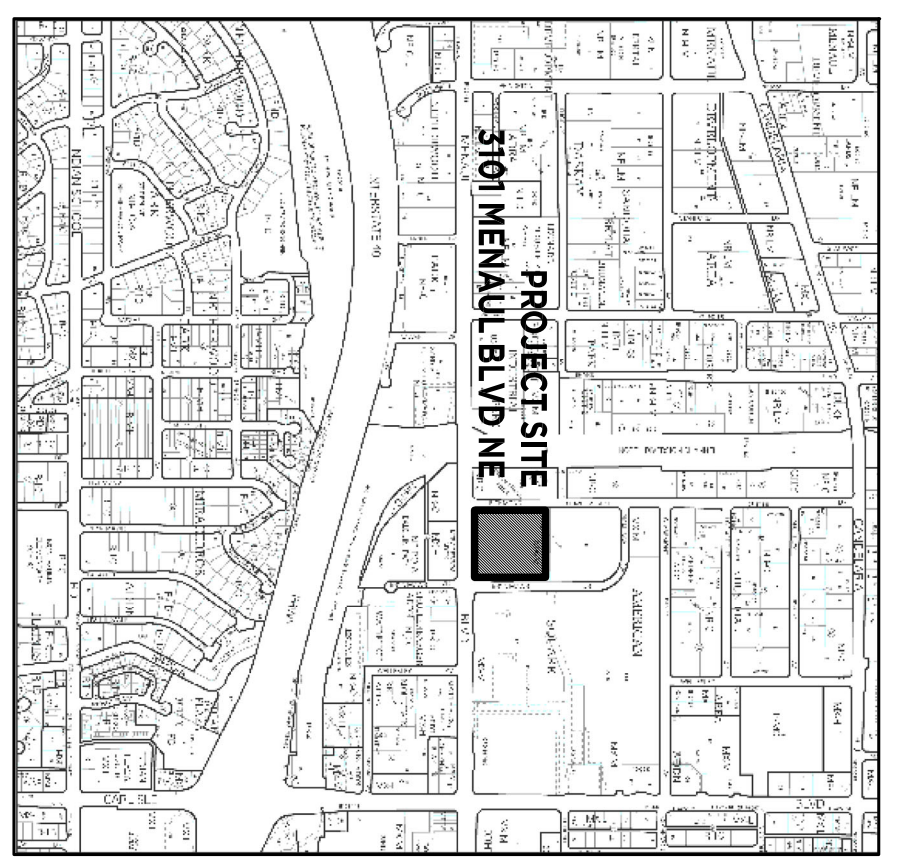
PROJECT DATA

STREET ADDRESS: 3101 MENAULL 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. [EBC LEVEL, 2 ALTERATION]
 LEGAL DESCRIPTION: TRACT C, AMERICAN SQUARE
 URC: 106093463020110
 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: IIB (FULLY SPRINKLERED)
 EXISTING OCCUPANCY CLASSIFICATION: H (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

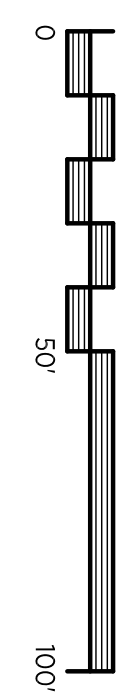
EXISTING MEDICAL CLINIC (UNIT B + UNOCCUPIED AREA) 8,942 SF
 5 SPACES PER 1000 SF = 45 SPACES
 EXISTING COFFEEHOUSE (PAD BLDG) 2,666 SF
 8 SPACES PER 1000 SF = 22 SPACES
 EXISTING WAREHOUSE (UNIT C) 4,910 SF
 1 SPACE PER 2,000 SF = 25 SPACES
 EXISTING RETAIL (PAD BLDG) 3,230 SF
 1 SPACE PER 200 SF = 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% REDUNDANT SPACES 12 SPACES
 TOTAL REQUIRED PARKING REQUIREMENT = 108 SPACES
 TOTAL AVAILABLE PARKING REQUIREMENT = 109 SPACES
 TOTAL PARKING SPACES PROVIDED = 264 SPACES
 (INCLUDES 14 ACCESSIBLE SPACES AND 57 SMALL CAR SPACES)



VICINITY MAP
 ZONE ATLAS PAGE HH-6-Z

SITE PLAN
 SCALE: 1" = 30'-0"



	<p>AMERICAN CROSSING UNIT A 3101 MENAULL BLVD NE ALBUQUERQUE, NEW MEXICO 87107</p>	<p>DATE: 04-18-2024</p> <p>REVISIONS:</p>	<p>mark weaver architecture + design</p> <p>marchitecture.net (505) 255-8046</p>	
<p>SHEET NUMBER 1 OF 1</p>		<p>THE ARCHITECT AND HIS CONSULTANTS RETAIN OWNERSHIP OF THESE DRAWINGS AND THE DESIGNS DEPICTED HEREIN. THE CLIENT IS GRANTED A NONEXCLUSIVE LICENSE TO USE THESE DOCUMENTS FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING THE PROJECT. COPYING OR USING THESE DRAWINGS WITHOUT THE PERMISSION OF THE ARCHITECT IS AN INFRINGEMENT OF COPYRIGHT.</p>		