

**SITE CRITERIA**

PROJECT: NEW OFFICE BUILDING  
 COTTONWOOD PARK, N.W.  
 OWNER: WRANGLER PROPERTIES  
 ARCHITECT: CLAUDIO VIGIL ARCHITECTS  
 LEGAL DESCRIPTION: TRACT G-1A-2D  
 SEVEN BAR RANCH  
 ZONING ATLAS MAP: A-14  
 ZONING CLASSIFICATION: C-2  
 BUILDING TYPE: OFFICE  
 CONSTRUCTION TYPE: V N - SPRINKLERED  
 OCCUPANT LOAD:  
 TOTAL OCCUPANT LOAD = 124

OCCUPANCY GROUP: B  
 NUMBER OF FLOORS: 1  
 GROSS SQUARE FOOTAGE: 12,322<sup>sq</sup>  
 NET SQUARE FOOTAGE: 10,714<sup>sq</sup>  
 ALLOWABLE AREA: 16,000<sup>sq</sup>  
 BASE AREA FOR V N = 8,000<sup>sq</sup>  
 WITH SPRINKLERS = 8,000(2) = 16,000<sup>sq</sup>  
 16,000<sup>sq</sup> TOTAL ALLOWABLE AREA

EXIT WIDTH REQUIRED: (OCCUPANT LOAD) 124(0.2) = 24.8'  
 EXIT WIDTH PROVIDED: 144'  
 NUMBER OF EXITS PROVIDED: 4 MINIMUM  
 BUILDING HEIGHT ABOVE GRADE: 17'-0"  
 SEISMIC ZONE: 2B

PARKING ANALYSIS:  
 OFFICE AREA = 10,714<sup>sq</sup> SF / 200 = 54 REQ'D SPACES

TOTAL SPACES REQUIRED = 54  
 TOTAL SPACES PROVIDED = 51  
 HANDICAP SPACES REQUIRED = 4  
 HANDICAP SPACES PROVIDED = 4

PARKING SPACES SIZES:

REGULAR SPACES - 9'-0" X 18'-0"  
 HANDICAP SPACES - 9'-0" X 18'-0"  
 2 SPACES W/ AN 8'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE

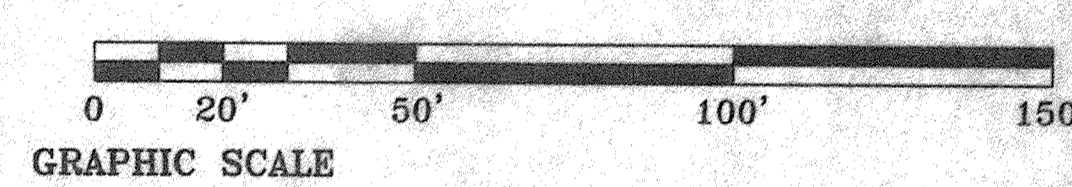
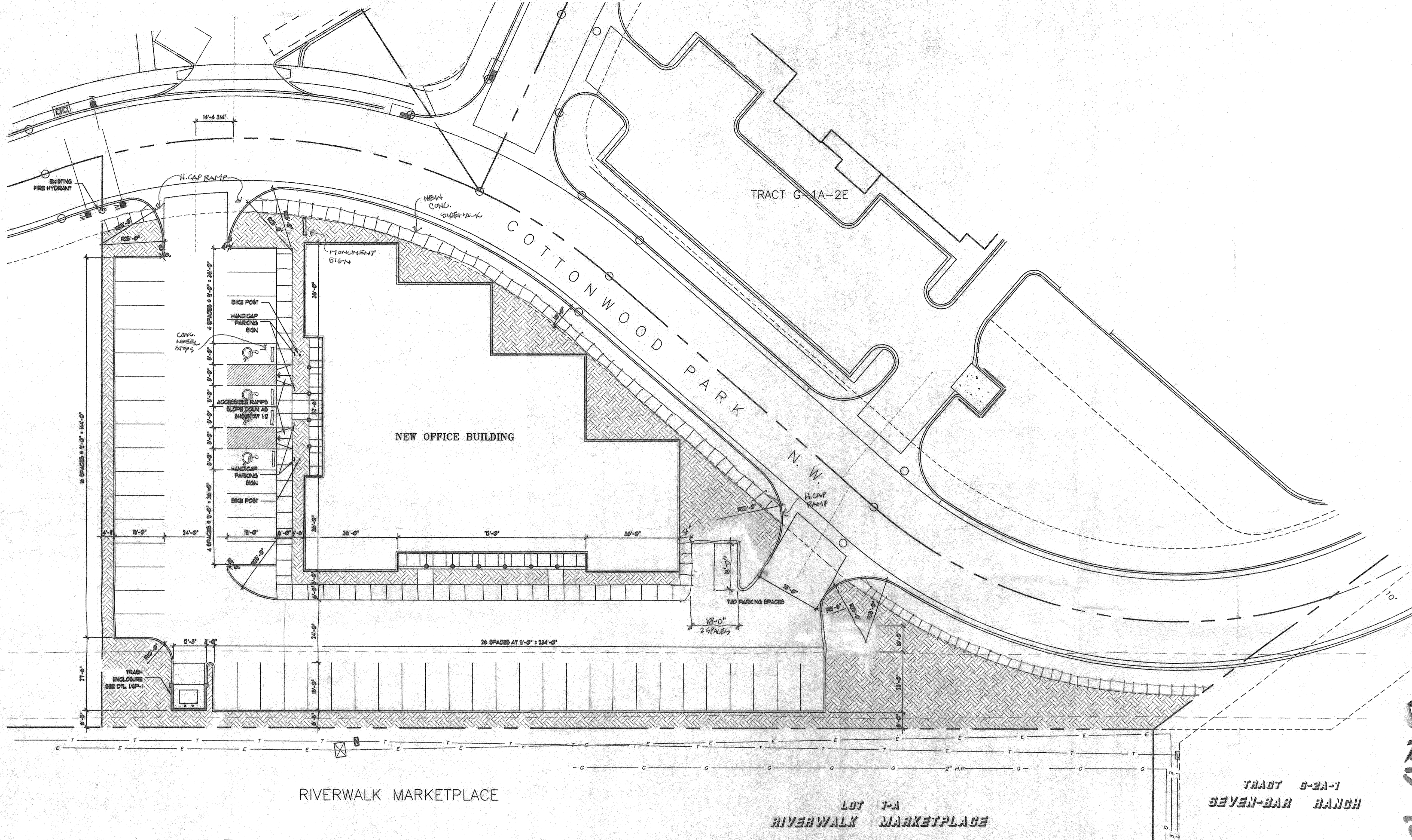
BICYCLE SPACES:

TOTAL BICYCLE PARKING REQ'D = 2  
 TOTAL BICYCLE PARKING PROVIDED = 2

TOTAL LOT AREA: 2.41 ACRES

SITE LIGHTING:

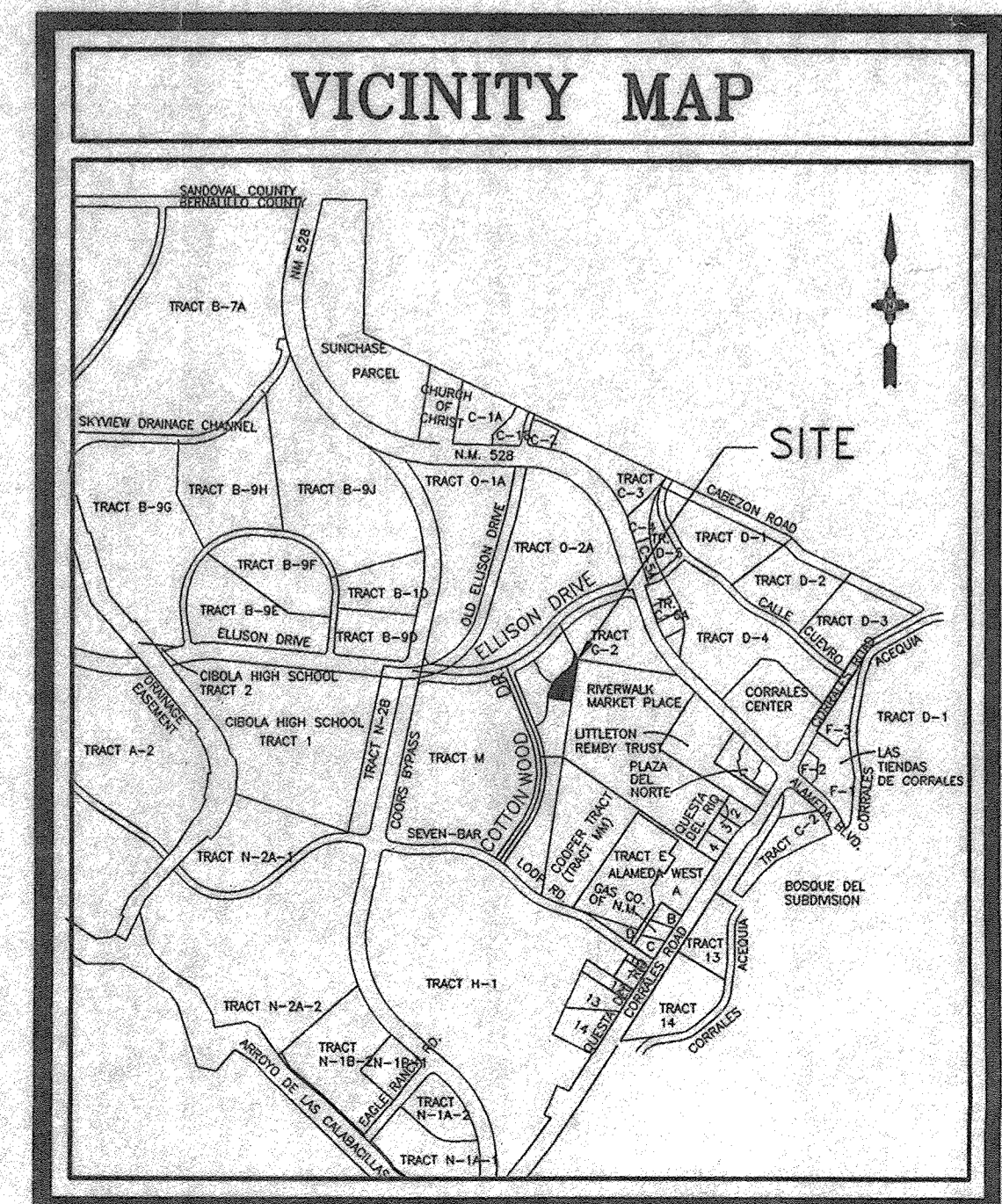
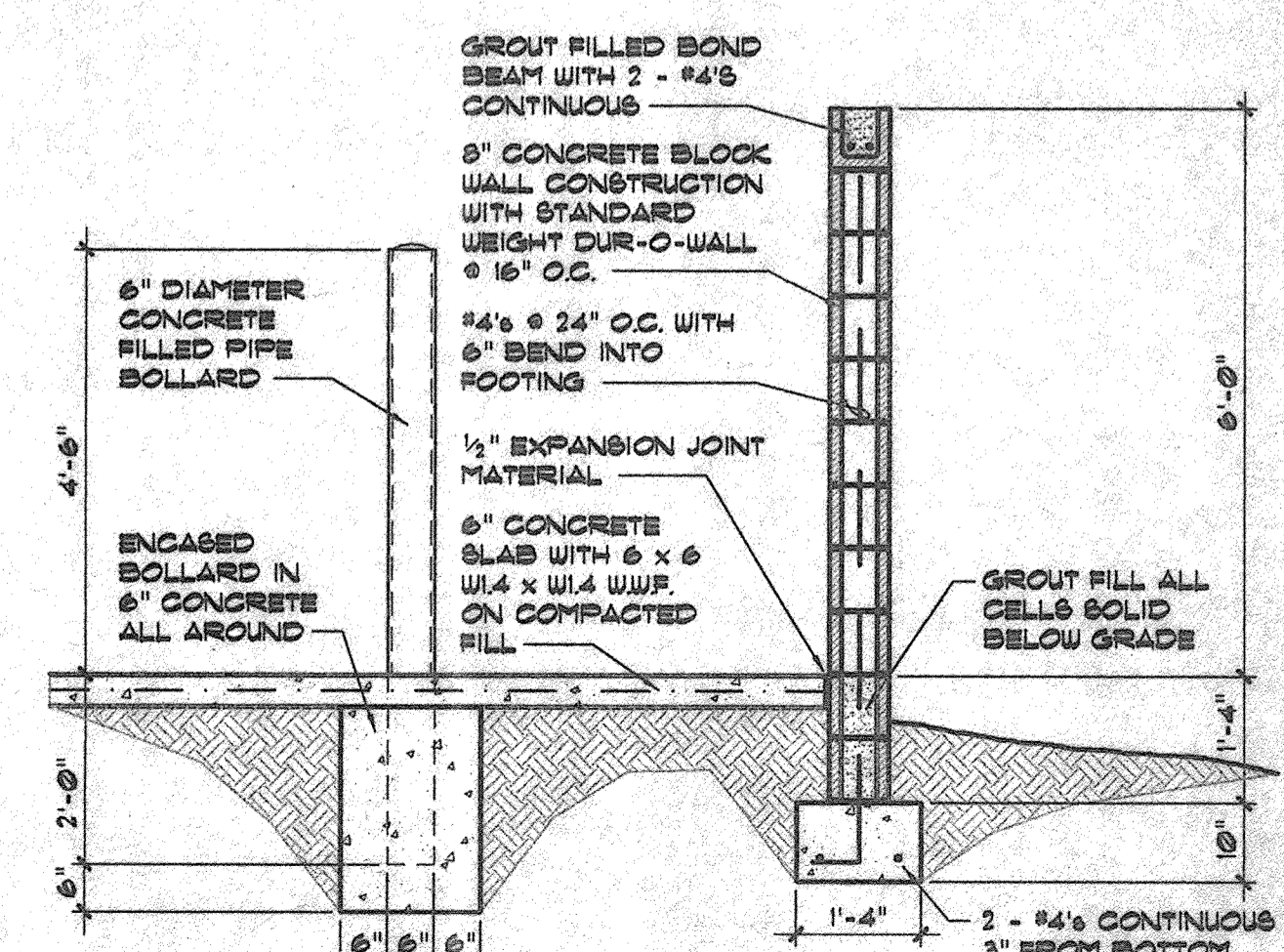
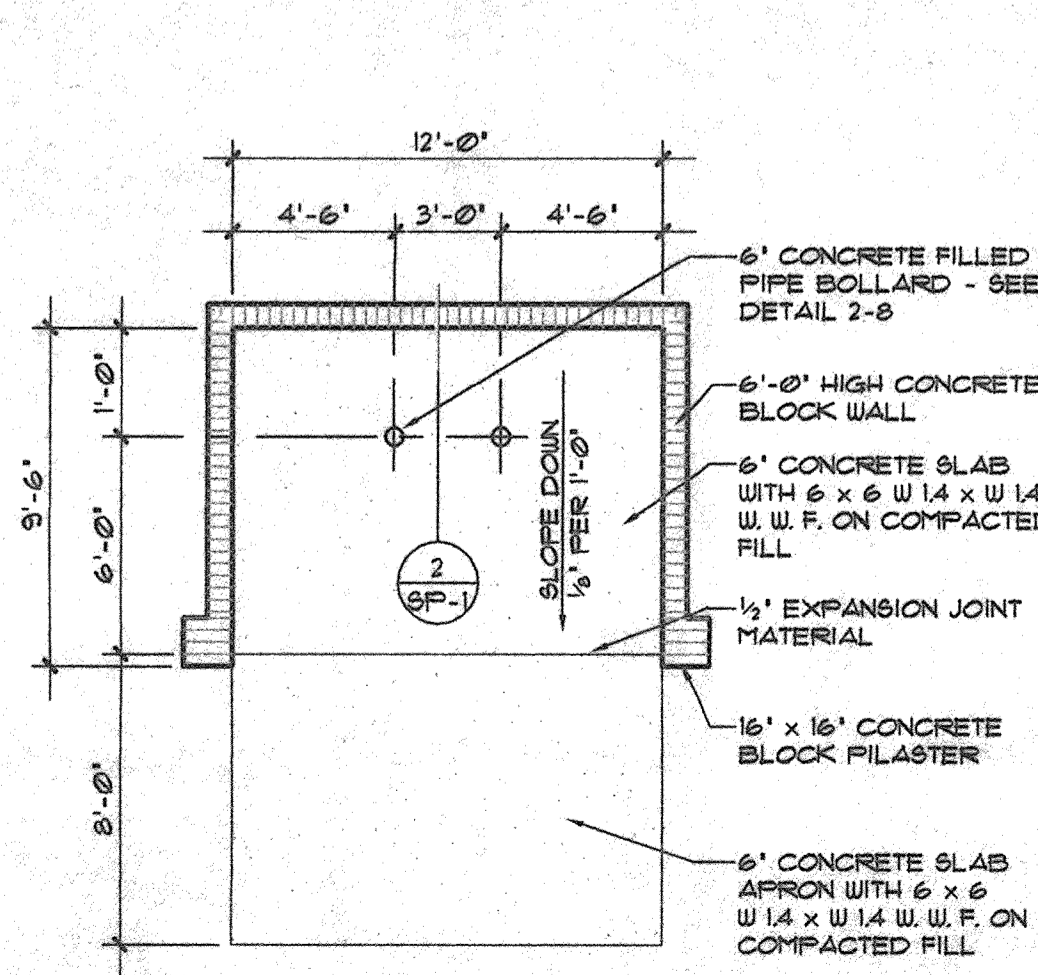
SITE LIGHTING SHALL BE LOCATED 60 AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.  
 LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS.



**SITE PLAN**

NOVEMBER 2, 1998 SCALE: 1" = 20'-0" (U.N.O.)

DRB. 96. 353



**SIGNATURE BLOCK**

SITE PLAN APPROVAL DRB-96-353  
 E.P.C. CASE NO. 2-96-92

THIS SITE IS ZONED AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON

*Armando Gomez* 11/27/98  
 PLANNING DIRECTOR DATE

APPROVED AS TO THE REQUIREMENTS:

*Robert D. ...* 11-17-98  
 TRANSPORTATION DEVELOPMENT DATE

*...* 11-10-98  
 CITY ENGINEER DATE

*...* 11-10-98  
 DESIGN & DEV., CIP DATE

*Roger ...* 11-17-98  
 UTILITY DEVELOPMENT DATE

*Shirley ...* 11-20-98  
 SOLID WASTE DATE

**CLAUDIO VIGIL ARCHITECTS**

**NEW OFFICE BUILDING**  
 COLDWELL BANKER PARNEGG METRO  
 ADDRESS  
 ALBUQUERQUE, NEW MEXICO

**SHEET**  
 SP-1

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