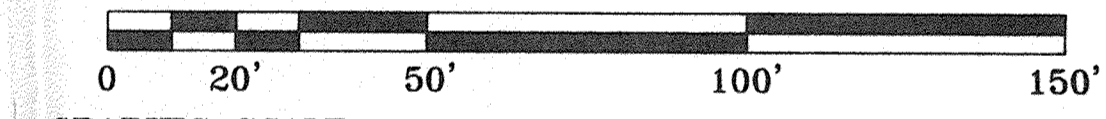


SITE CRITERIA

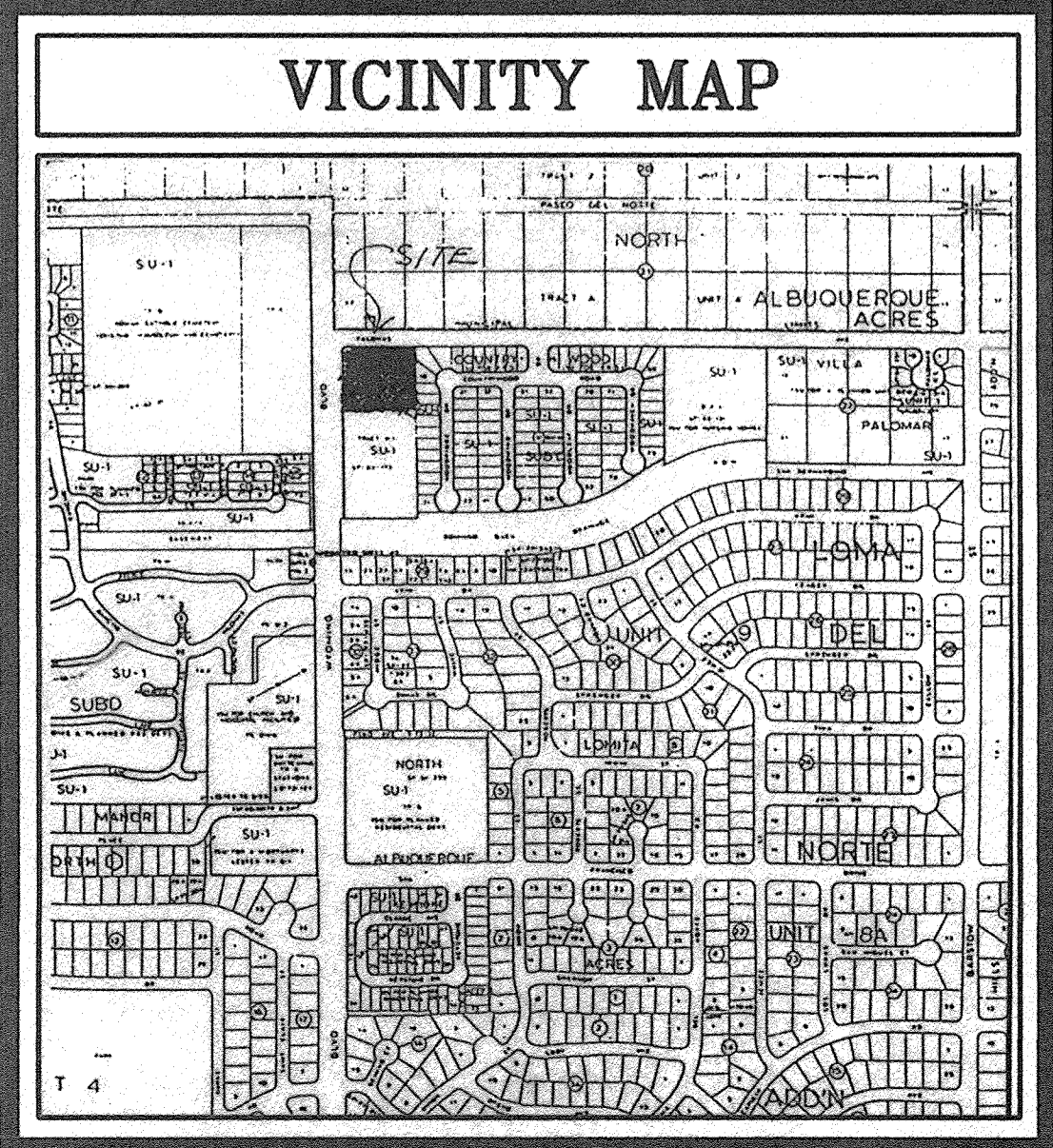
PROJECT: NEW OFFICE BUILDING & BANK
OWNER: BRUNACINI CONSTRUCTION CO.
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION:
 LOT X-1-A OF LOTS 1 THRU 5 BLOCK 22, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES.
ZONING ATLAS MAP: D-19-Z
ZONING CLASSIFICATION: SU-1 FOR OFFICE AND BANK
BUILDING TYPE: OFFICE
CONSTRUCTION TYPE: V-N SPRINKLERED
OCCUPANT LOAD:
 OFFICE BUILDING - 107 OCCUPANTS
 BANK - 50 OCCUPANTS
OCCUPANCY GROUP: B2
NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE:
 OFFICE BUILDING - 10,651 SF.
 BANK - 4,833 SF.
BUILDING HEIGHT ABOVE GRADE: 25'-0"
SEISMIC ZONE: 2B
PARKING ANALYSIS:
 OFFICE AREA = 10,651 SF / 200 = 18 REQ'D SPACES
 SPACES PROVIDED = 26
 HANDICAP SPACES PROVIDED = 4
PARKING SPACES SIZES:
 REGULAR SPACES - 9'-0" X 18'-0"
 HANDICAP SPACES - 9'-0" X 18'-0"
 2 SPACES W/ A 5'-0" ACCESS AISLE - 2 SPACES W/ AN 8'-0" AISLE
BICYCLE SPACES:
 1 BICYCLE SPACE PER 20 REQ'D AUTO PARKING SPACES
 PARKING SPACES REQ'D = 20/20 = 4
 TOTAL BICYCLE PARKING REQ'D = 4
 TOTAL BICYCLE PARKING PROVIDED = 4
 (2 POSTS W/ 2 HITCHES EACH)
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.
 ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF LIGHTING AND BE ANGLED TO PREVENT AS MUCH FUGITIVE LIGHT AS POSSIBLE. SITE LIGHTING SHALL BE NO HIGHER THAN TWENTY FEET, AND NO HIGHER THAN SIXTEEN FEET ALONG THE EASTERN EDGE OF THE SITE ADJACENT TO THE EXISTING RESIDENTIAL LOTS.
TOTAL LOT AREA: 87,120 SF. = 2 ACRES (PROPOSED LOT)
 FLOOR AREA RATIO = 10,651 / 87,120
 FAR = 12%
CASE REFERENCE NUMBERS- Z-89-121
 Z-98-121



SITE DEVELOPMENT PLAN FOR SUBDIVISION & SITE PLAN

FEBRUARY 2, 1999 SCALE: 1" = 30'-0" (U.N.O.)

NOTES:
 E.P.C. CONDITION #4 REQUESTED A DIRECT PATH BETWEEN THE TWO SITES WITH AN ACCESSIBLE RAMP ACROSS THE RETAINING WALL. WHILE NOT IMPOSSIBLE TO DO, WE FEEL IT IS NOT PRACTICABLE BECAUSE OF THE SIGNIFICANT ADDITIONAL COST TO CONSTRUCT, THE SIGNIFICANT LOSS OF LANDSCAPING AND PARKING, AND THE RELATIVELY SMALL LIKELIHOOD THAT IT WILL EVER BE USED BY RESIDENTS OF THE ASSISTED LIVING CENTER. WE FEEL THAT PROPER AND SAFE PEDESTRIAN ACCESS TO THE SITE SHOULD BE FROM ABOUT THE CENTER OF THE SITE ALONG PALOMAS WHERE WE HAVE SHOWN IT.
 E.P.C. CONDITION #6 REQUESTED THAT THE PATH ALONG WYOMING BE SET BACK FROM THE STREET 5'-0". AT THE TIME OF THE ORIGINAL HEARING, THE CONSTRUCTION AS SHOWN ON THIS PLAN HAD JUST RECENTLY BEEN COMPLETED AS PART OF THE PASO DEL NORTE IMPROVEMENTS. BECAUSE THIS IS BRAND NEW CONSTRUCTION WE FEEL IT SHOULD BE LEFT AS IT IS.



DRB 97-367

SIGNATURE BLOCK

SITE PLAN APPROVAL

E.P.C. CASE NO. Z-98-121

THIS SITE IS ZONED SU-1 OFFICE & BANK AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 10-15-99

<i>[Signature]</i> PLANNING DIRECTOR	3/3/99 DATE
<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	2-02-99 DATE
<i>[Signature]</i> CITY ENGINEER	2-2-99 DATE
<i>[Signature]</i> DESIGN & DEV. CH.	2-2-99 DATE
<i>[Signature]</i> UTILITY DEVELOPMENT	2-2-99 DATE
<i>[Signature]</i> SOLID WASTE	2-2-99 DATE

CLAUDIO VIGIL ARCHITECTS

PALOMAS OFFICE PARK
 SITE DEVELOPMENT PLAN
 WYOMING BLVD. & PALOMAS AVE. N.E.
 ALBUQUERQUE, NEW MEXICO

SHEET
10F2

1305 Tijeras NW Albuquerque, NM 87102-2882
 Phone: 505/842-1113 Fax: 505/842-1330