

SITE DATA

LOCATION: 5920 MIDWAY PARK BLVD NE  
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: LOT 10-A-1-A PLAT OF LOTS 10-A-1-A AND 10-A-1-B  
MIDWAYBUSINESS PARK

UPC #: 101706203910830115

OWNER: IDEAL VACUUM PRODUCTS LLC  
5910 MIDWAY PARK BLVD NE  
ALBUQUERQUE NM 8709

CURRENT ZONING: NR-BP

ZONE ATLAS PAGE: E-17

BUILDING CONSTRUCTION: 2B (SPRINKLED)

APPLICABLE CODE: 2021 IBC

TOTAL LOT AREA: (1.4741 AC) 64,211.8 S.F.

MAX. BUILDING HEIGHT ALLOWED: 65 FEET

MAX. BUILDING HEIGHT: 53 FEET

MAX. BUILDING FOOTPRINT AREA: 19,526 S.F.

BUILDING SQUARE FOOTAGE (NET): 28,452 S.F.

NET LOT AREA (GROSS LOT AREA): 64,211 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 30.4 %

PAVED AREA: 34,983 S.F.

LANDSCAPE AREA: 9,702 S.F.

LANDSCAPE % NET LOT AREA: 15.4 %

REQUIRED PARKING: (42.09) 43 SPACES

WAREHOUSE: 1 SPACES / 1,000 SF GFA  
14,208 S.F. / 1,000 SF GFA = 14.20 SPACES

OFFICE: 3.5 SPACES / 1,000 SF GFA  
6,112 S.F. / 1,000 SF GFA = 6.112 x 3.5 = 21.39 SPACES  
(1ST: 1.816 SF, 3RD: 4.296 SF)

LIGHT MANUFACTURING: 1 SPACES / 1,000 SF GFA  
2,028 S.F. / 1,000 SF GFA = 2.03 SPACES

STORAGE: 1 SPACES / 1,000 SF GFA  
2,257 S.F. / 1,000 SF GFA = 2.26 SPACES

RETAIL: 1 SPACES / 1,000 SF GFA  
2,205 S.F. / 1,000 SF GFA = 2.21 SPACES

PARKING PROVIDED: 47 ON-SITE SPACES SPACES

REQUIRED H.C. PARKING: 2 SPACES (1 VAN)

H.C. PARKING PROVIDED: 2 SPACES (1 VAN)

REQUIRED MOTORCYCLE PARKING: 2 SPACES

MOTORCYCLE PARKING PROVIDED: 2 SPACES

REQUIRED BICYCLE PARKING: 5 SPACES

BICYCLE PARKING PROVIDED: 5 SPACES

GENERAL NOTES

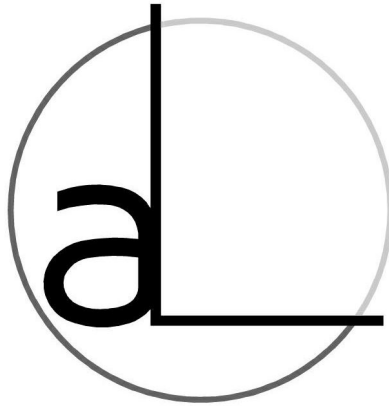
- A. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
- B. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
- C. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
- D. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
- E. LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
- F. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT.

KEYED NOTES

1. CONCRETE CURB AND GUTTER, RE: D1/AS102
2. EXISTING CURB AND GUTTER (WHERE OCCURS) TO REMAIN
3. CONCRETE SIDEWALK PER DETAIL D3/AS102
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. FIRE DEPARTMENT CONNECTION (SIAMASE CONNECTION)
6. ASPHALT PAVING, RE: SOILS REPORT.
7. LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
8. POLE MOUNTED LIGHT ON CONCRETE BASE, RE: C1/AS102
9. 7" WIDE CONCRETE PARKING BUMPER
10. ACCESSIBLE SIDEWALK RAMP, RE: B3/AS102
11. 4'x8' MOTORCYCLE PARKING WITH PAINTED "MOTORCYCLE". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACES
12. MOTORCYCLE PARKING SIGN, RE: B2/AS102
13. GAS METER.
14. ELECTRICAL GEAR WITH DISCONNECT AND METER. SEE ELECTRICAL DRAWINGS.
15. ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". RE: B2/AS102
16. BICYCLE RACK, RE: C2/AS102
17. PROPOSED NEW FIRE HYDRANT PER CITY OF ALBUQUERQUE FIRE DEPT. STANDARDS
18. 12" WIDE CONCRETE CURB
19. EXISTING ASPHALT PAVEMENT
20. EXISTING FIRE HYDRANT
21. 4" WIDE PARKING STRIPING, COLOR: SAFETY WHITE
22. HANDICAP PARKING SPACE WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: B1/AS102
23. HANDICAP VAN PARKING SPACE PER C.O.A.BQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, RE: B2/AS102
24. HANDICAP ACCESSIBLE AISLE WITH PAINTED "NO PARKING". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
25. TRASH ENCLOSURE, RE: A5/AS102
26. "KNOX BOX" INSTALLED PER ALBUQUERQUE FIRE DEPT. STANDARDS
27. LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE, RE: LANDSCAPE FOR REQUIREMENTS
28. EXISTING ELECTRICAL TRANSFORMER, RE: ELECTRICAL DRAWINGS
29. IN-GROUND COMMUNICATIONS BOX, RE: ELECTRICAL DRAWINGS
30. FIRE SUPPRESSION SYSTEM POST INDICATOR OF VALUE.
31. NEW ACCESS DRIVEWAY AND VALLEY GUTTER PER COA STANDARD DRAWING 2420.
32. ACCESSIBLE SIDEWALK RAMP PER COA DETAIL DRAWING 2445
33. NEW CONCRETE CURB AND GUTTER PER COA DETAIL DRAWING 2415A
34. NEW CONCRETE SIDEWALK PER COA DETAIL DRAWING 2430
35. RELOCATED WATER METER AND UNDERGROUND VAULT
36. CONCRETE BENCH
37. NEW PIPE BOLLARD, RE: A1/AS102

LEGEND

- NEW ASPHALT PAVING
- NEW CONCRETE PAVING
- NEW LANDSCAPING
- NO WORK THIS AREA



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REVISIONS

REV DATE DESCRIPTION

DATE 02-29-2024

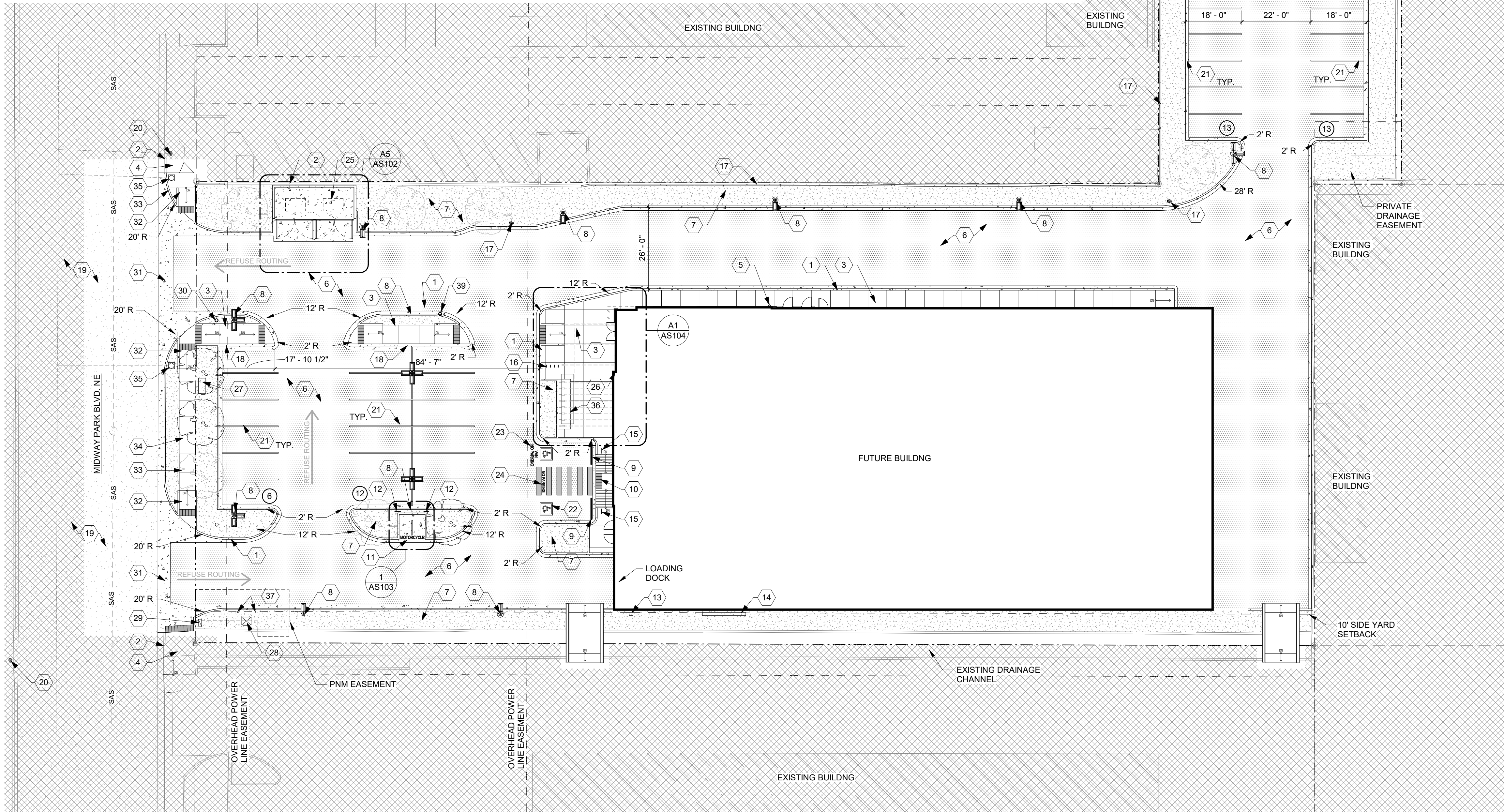
PROJECT NO. 23-011

DRAWING NAME

SITE PLAN

SHEET NO.

AS101



A1 SITE PLAN  
1" = 20'-0"

