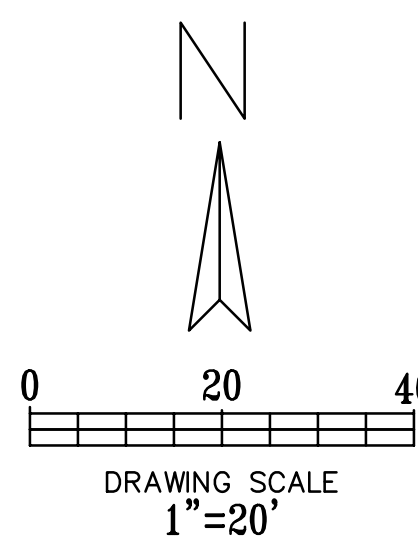


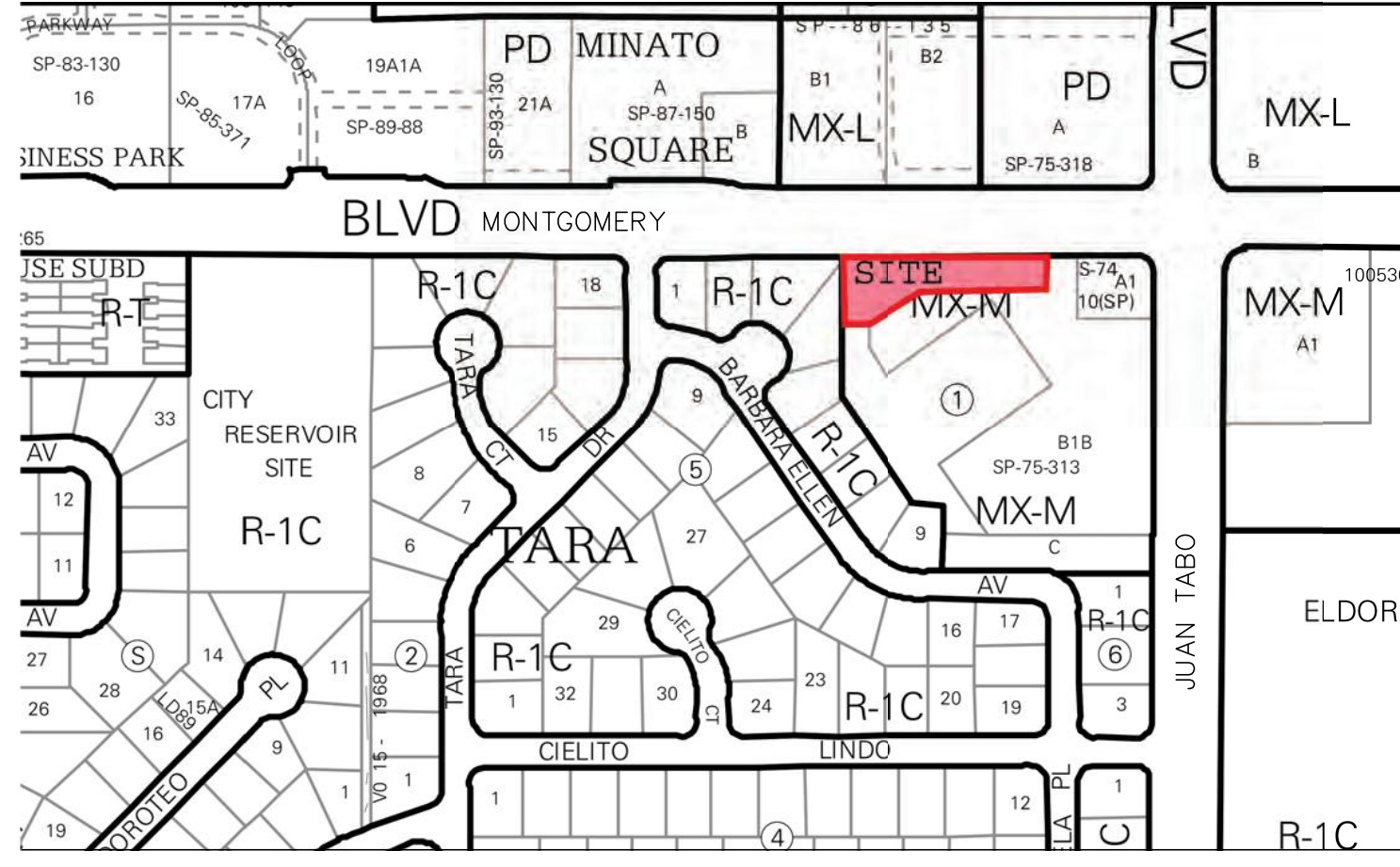
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-007405
APPROVED DATE: 09/03/21
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND
APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN
ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL
FIRE CODE, AND THE NATIONAL FIRE PROTECTION ASSOCIATION
STANDARD. THESE PERMITS ARE VALID FOR 180
DAYS. FINAL INSPECTION IS REQUIRED.

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PARKING COUNT
- PROPOSED LANDSCAPE AREA



SITE PLAN	
EXISTING ZONING: MX-M/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.356 ACRES (15,512 SQ. FT.)
BUILDING FOOT PRINT (TOTAL):	±3,150 SQUARE FEET
OPEN SPACE PROVIDED:	±418 SQUARE FEET (2.7%)
BUILDING COVERAGE:	3,150/15,512: 20.3%
APPROX EX. IMPERVIOUS AREA:	±15,194 SQUARE FEET (98.0%)
APPROX PROPOSED IMPERVIOUS AREA::	±15,094 SQUARE FEET (97.3%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	10 SPACES
PARKING PROVIDED:	14 SPACES
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PARKING PROVIDED (ACCESSIBLE):	2 SPACES
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/1 SPACES



VICINITY MAP
ZONE ATLAS MAP G-21 NTS



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

!!! CAUTION !!!

UNDERGROUND UTILITIES
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CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

EXISTING CONDITIONS PARKING ANALYSIS	
EXISTING ZONING: MX-M/MIXED USE	
TENANT ESTABLISHMENTS	
WECK'S	8 PARKING PER 1,000 SQ. FT. GFA
CLUB PILATES	2.5 PARKING PER 1,000 SQ. FT. GFA
VERIZON	4 PARKING PER 1,000 SQ. FT. GFA
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BASKIN ROBINS	4 PARKING PER 1,000 SQ. FT. GFA
REQUIRED PARKING	204 PARKING SPACES
PROVIDED PARKING	267 PARKING SPACES

PROPOSED CONDITIONS PARKING ANALYSIS	
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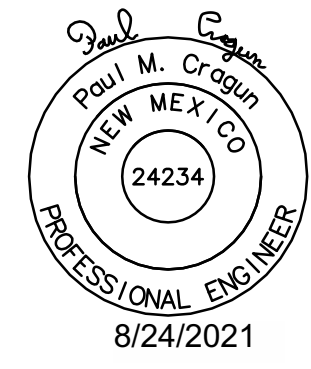
NOTE:
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NOTE:
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NOTE:
"LANDSCAPING AND SIGNAGE WILL NOT
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THEREFORE, SIGNS, WALLS, TREES, AND
SHRUBBERY BETWEEN 3 AND 8 FEET TALL
(AS MEASURED FROM THE GUTTER PAN) WILL
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TRIANGLE."

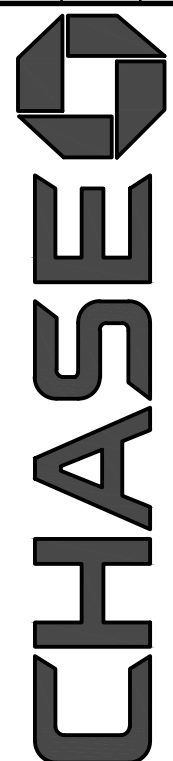
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Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



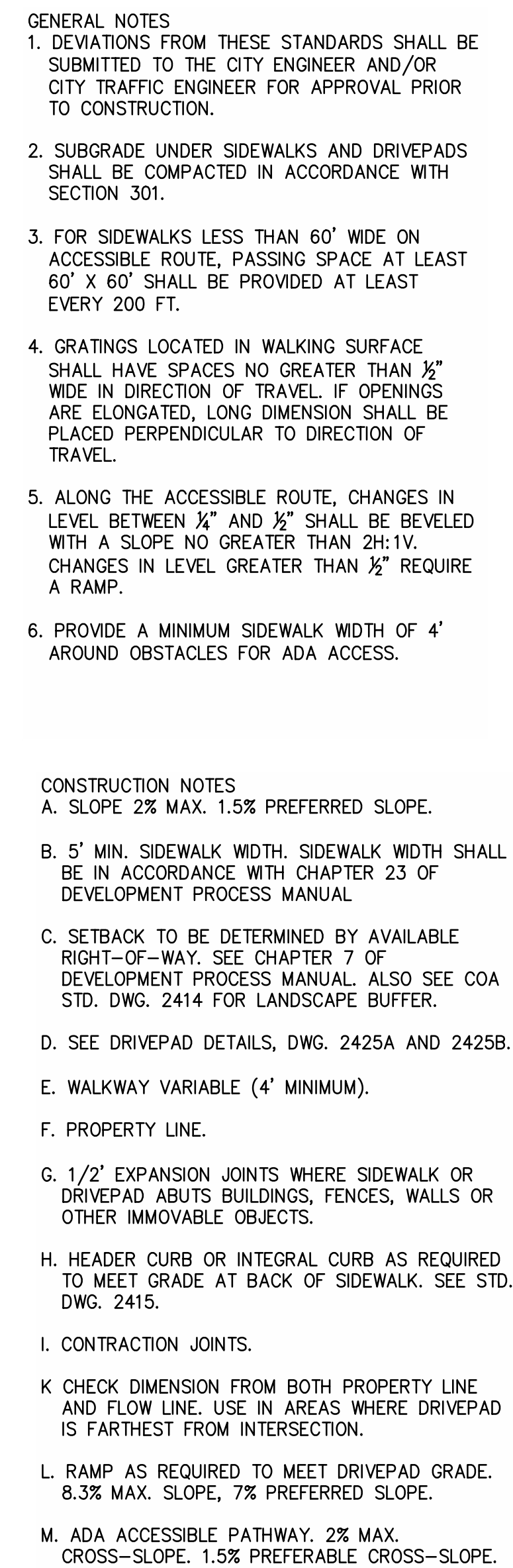
SITE PLAN

11004 MONTGOMERY BOULEVARD NE
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY



PLOT DATE
08/21/21
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CD21003
SHEET NUMBER

C1.01



SITE PLAN	
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LEASE ACREAGE:	0.356 ACRES (15,512 SQ. FT.)
BUILDING FOOT PRINT (TOTAL):	±1,150 SQUARE FEET
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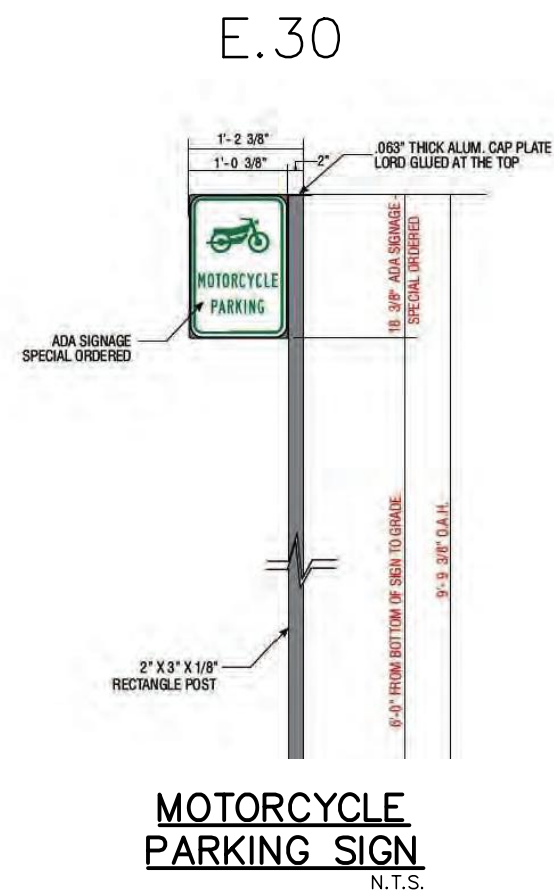
CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

PROPOSED CONDITIONS PARKING ANALYSIS	
EXISTING ZONING: MX--M/MIXED USE	
TENANT ESTABLISHMENTS	
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CLUB PILATES	2.5 PARKING PER 1,000 SQ. FT. GFA
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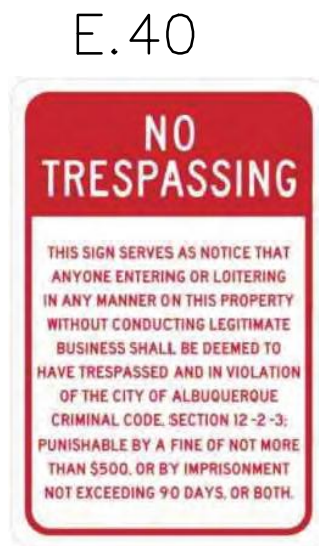
NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE
REPLACED WITH SIDEWALK AND CURB & GUTTER.

**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**

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MOTORCYCLE
PARKING SIGN
N.T.S.



NO TRESPASSING
SIGN
N.T.S.



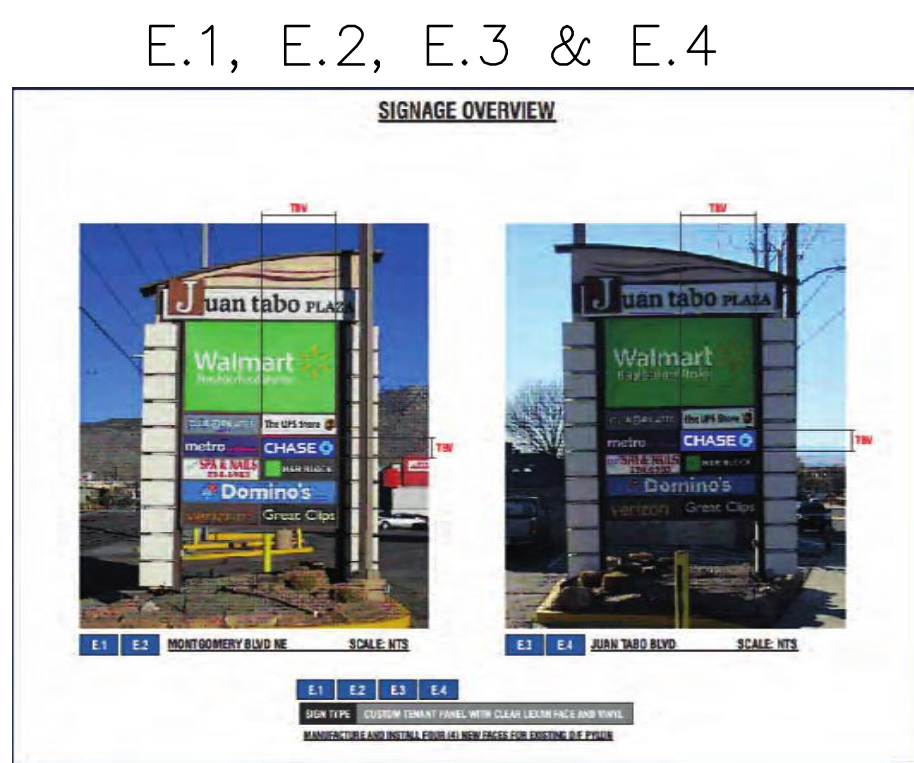
ADA SIGNAGE FOR VAN
ACCESSIBLE SPACES
N.T.S.



ADA SIGNAGE FOR STANDARD
ACCESSIBLE SPACES
N.T.S.



PARKING FOR BANK
PATRONS ONLY SIGNAGE
N.T.S.

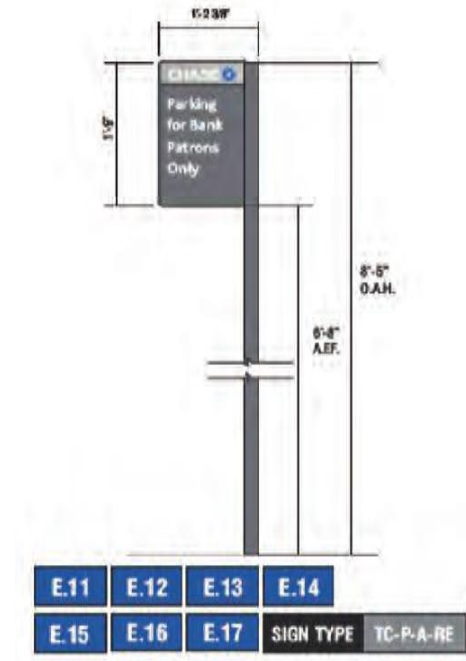


MONUMNET SIGNAGE
N.T.S.



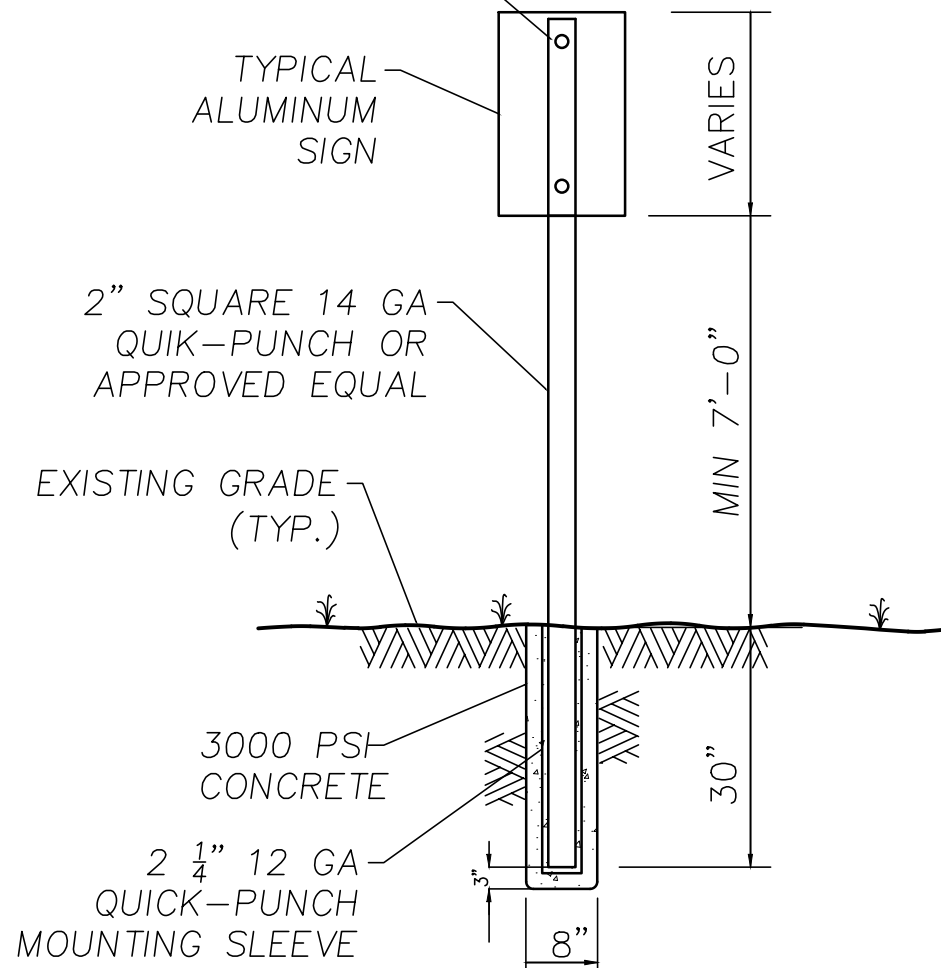
BUILDING SIGNAGE
N.T.S.

E.11, E.12, E.13, E.14
E.15, E.16, E.17



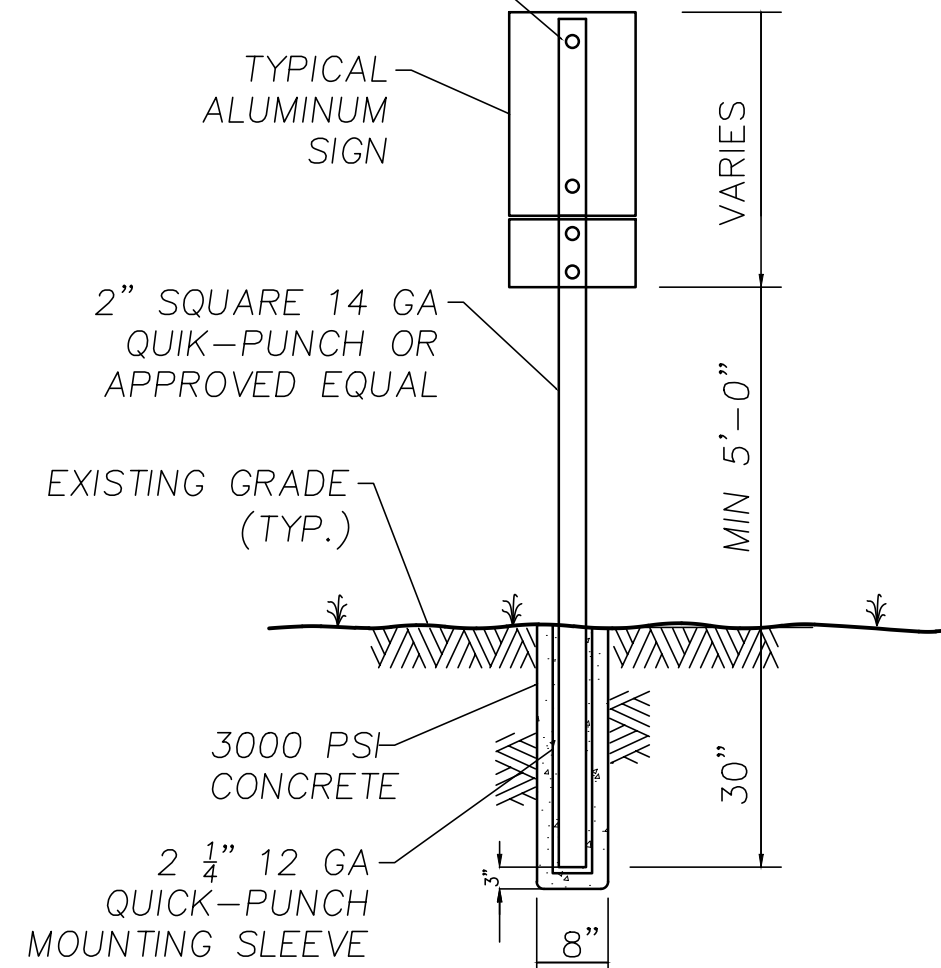
PARKING FOR BANK
PATRONS ONLY SIGNAGE
N.T.S.

MOUNT W/ CORROSION RESISTANT
STOVE BOLT (DEFORM THREADS
AFTER INSTALLATION)

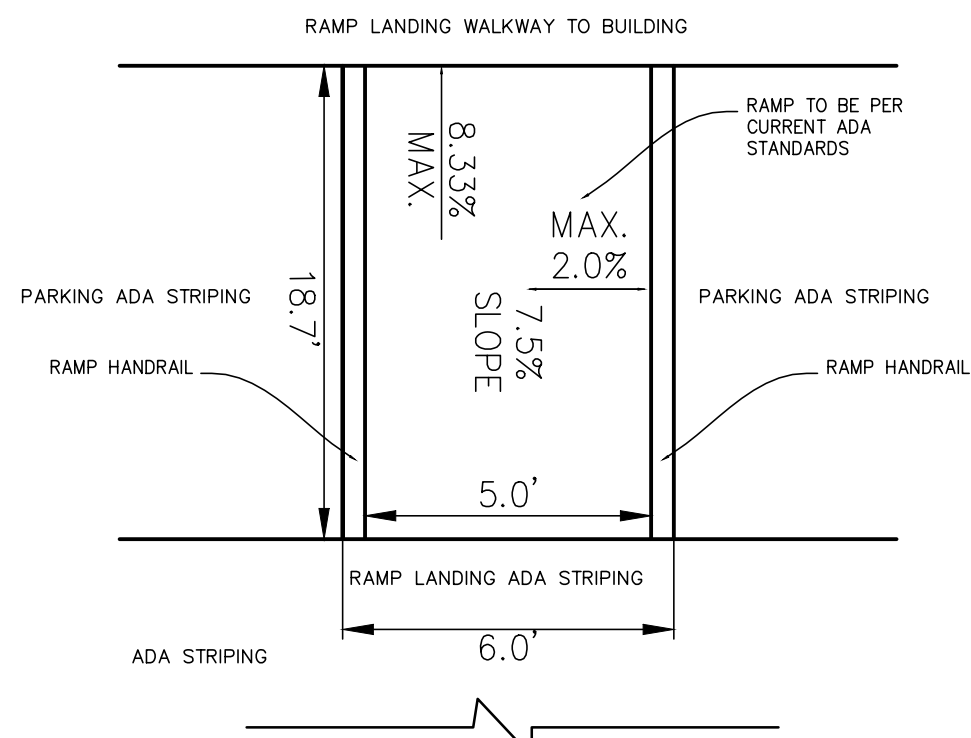


TYPICAL SIGNAGE
MOUNTING DETAIL
N.T.S.

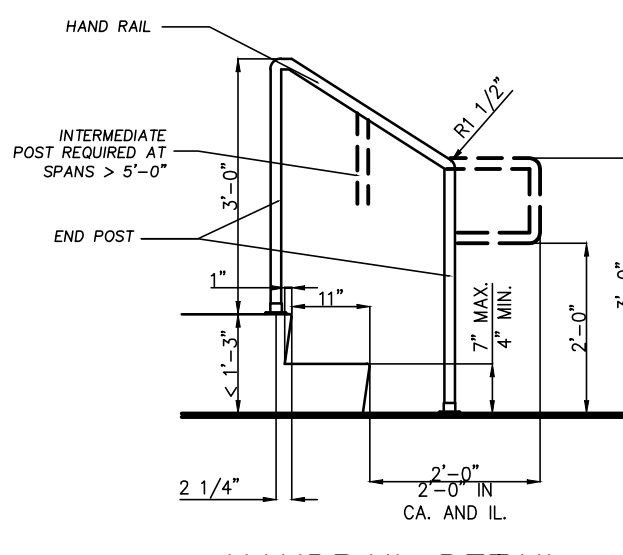
MOUNT W/ CORROSION RESISTANT
STOVE BOLT (DEFORM THREADS
AFTER INSTALLATION)



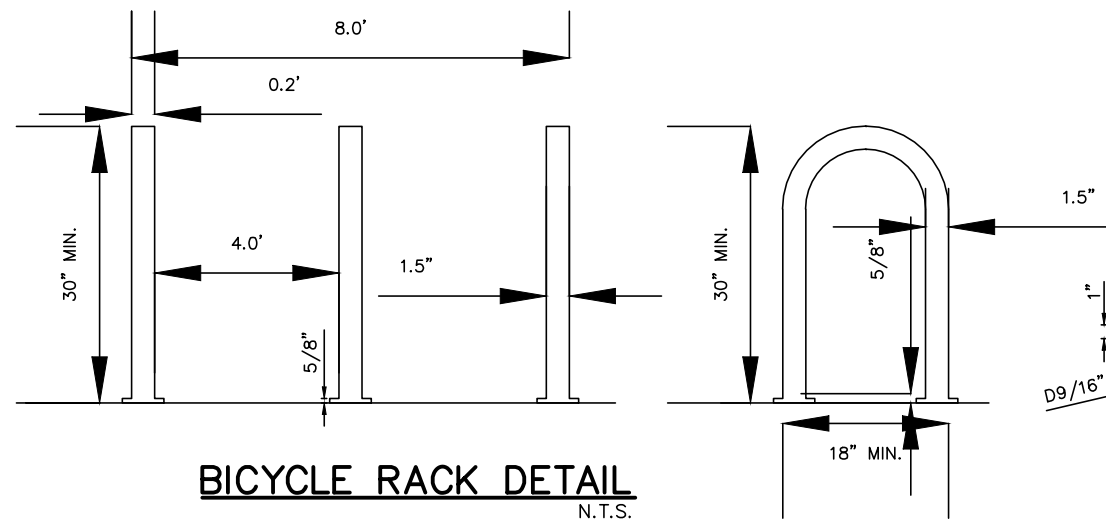
ADA DUAL SIGNAGE
MOUNTING DETAIL
N.T.S.



ADA RAMP DETAIL
N.T.S.

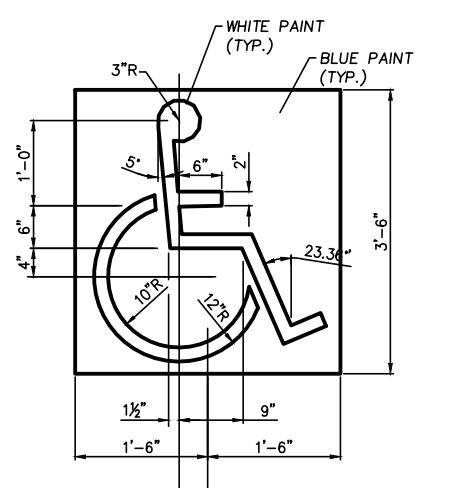


HANDRAIL DETAIL
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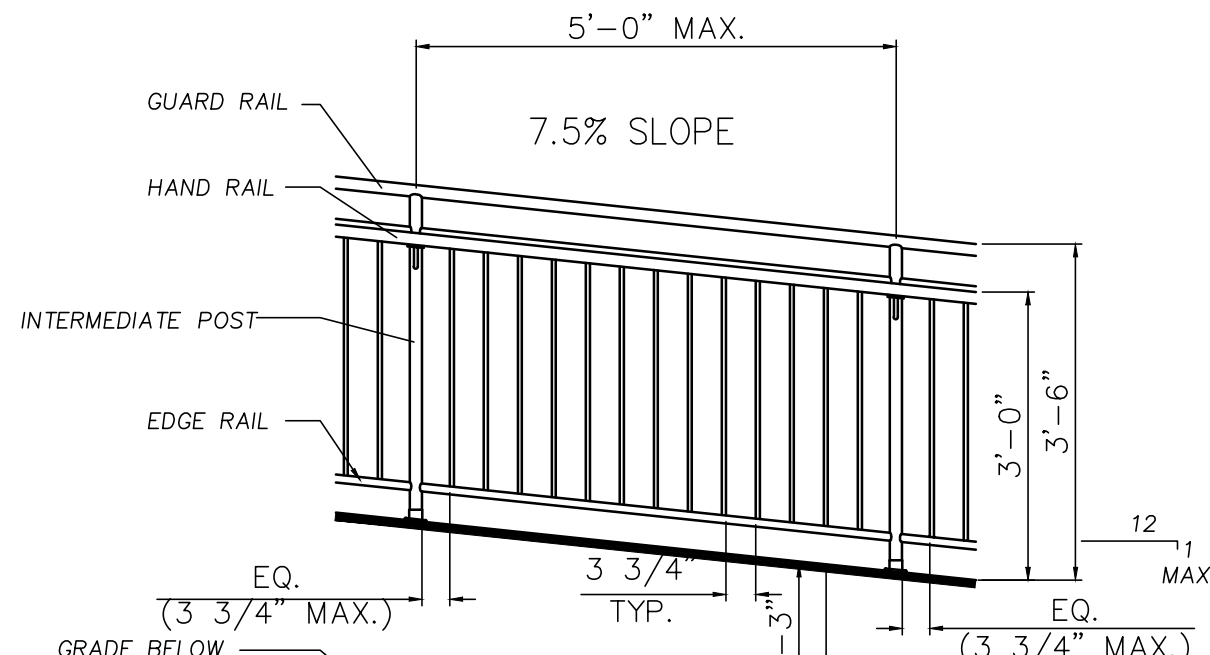


BICYCLE RACK DETAIL
N.T.S.

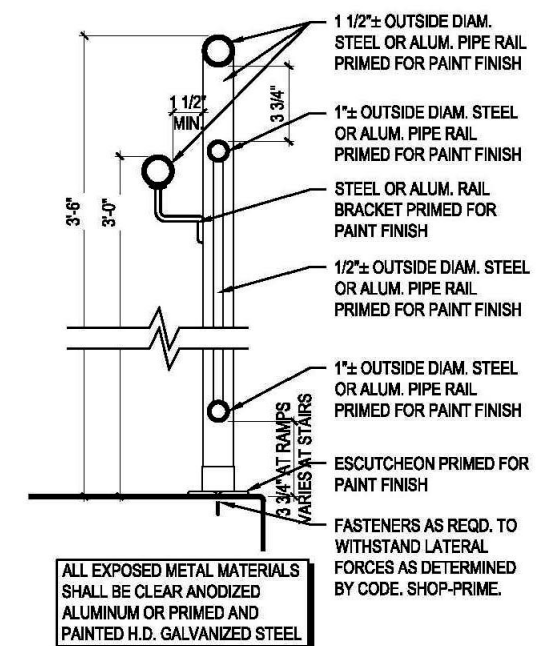
NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



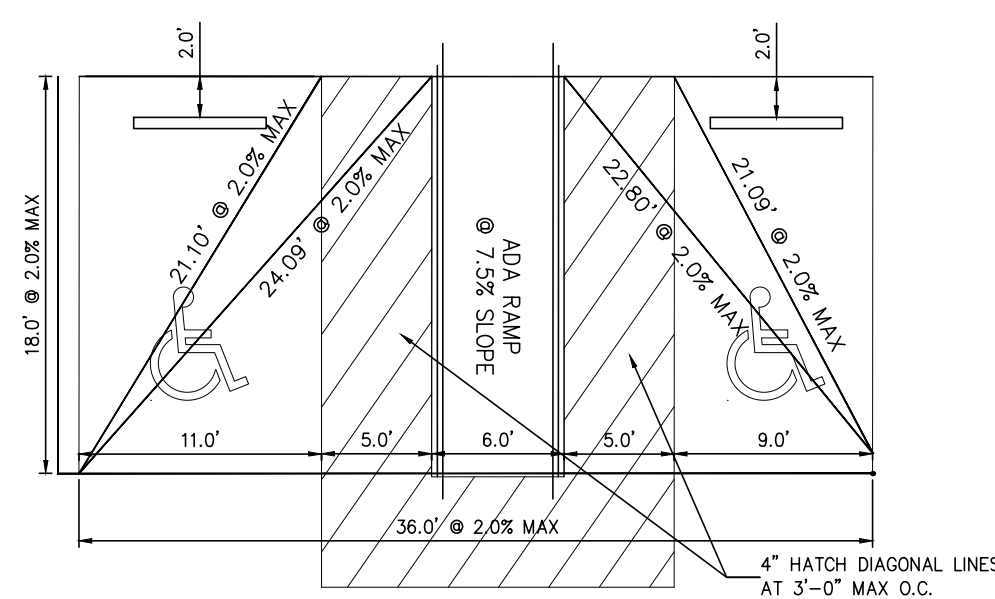
HANDICAP PARKING SYMBOL DETAIL
N.T.S.



RAMP HANDRAIL
DETAIL
N.T.S.



ADA RAMP
HANDRAIL DETAIL
N.T.S.



ADA PARKING STALLS AND AISLE DETAIL
N.T.S.

TRAFFIC CIRCULATION PLAN

11004 MONTGOMERY BOULEVARD NE
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

CHASE

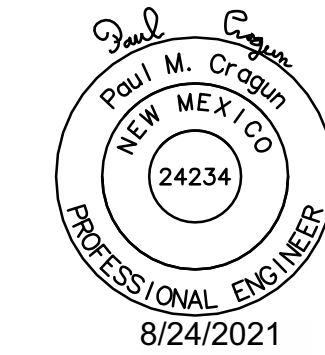
PLOT DATE
08/21/21

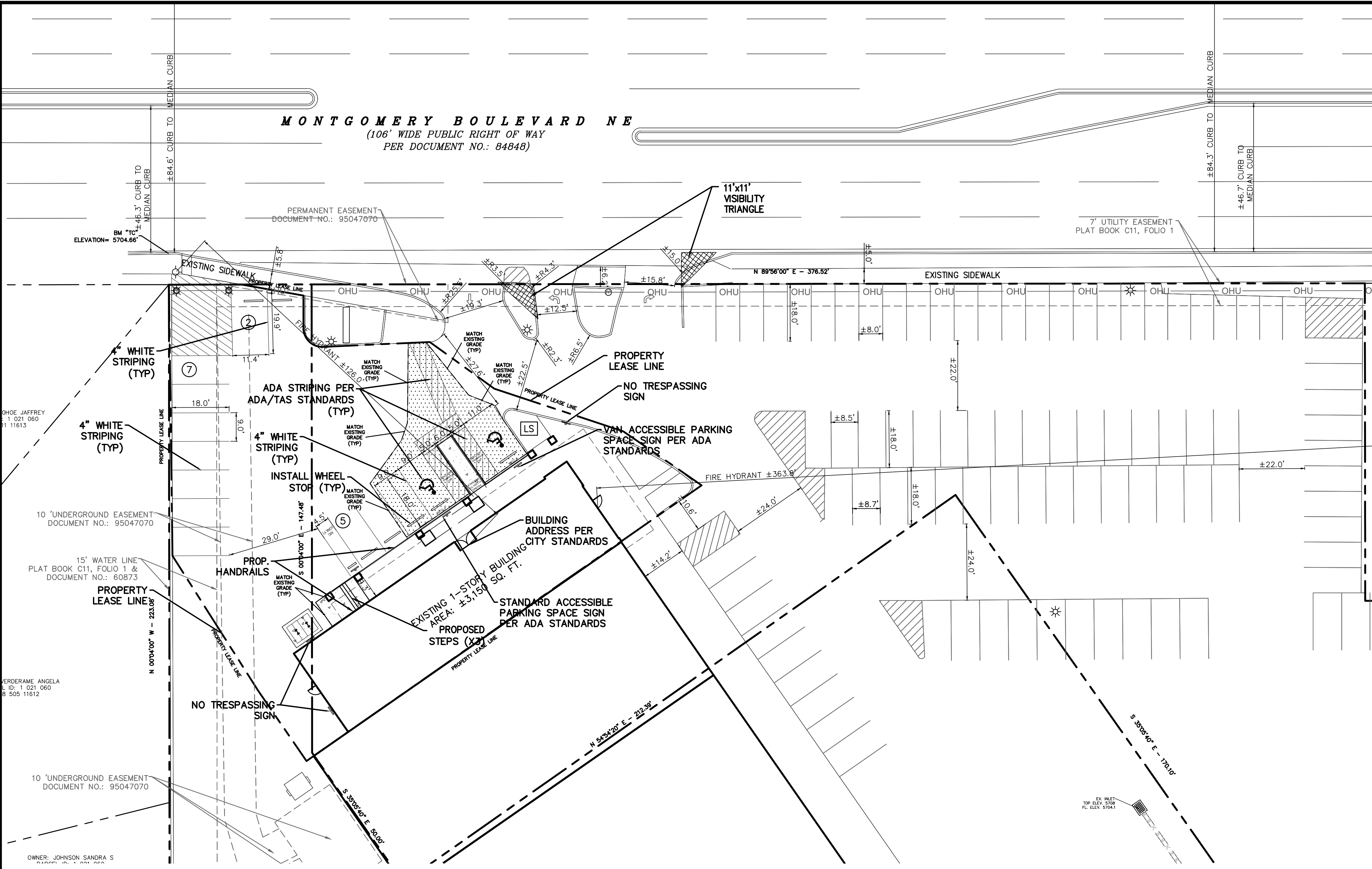
DRAWING SCALE

PROJECT NUMBER
CDC21003

SHEET NUMBER
C1.03

Cumulus Design
DESIGN
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367





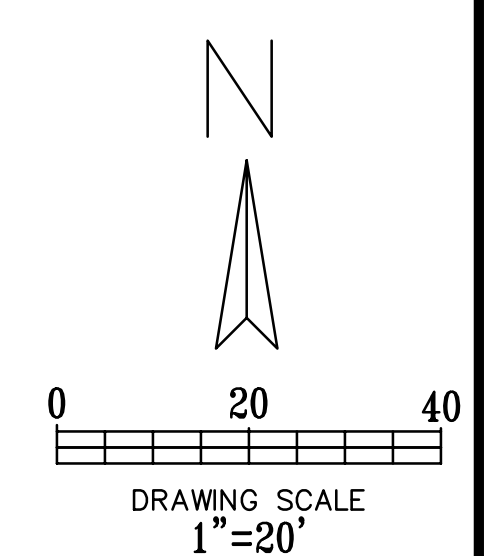
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-007405
APPROVED DATE: 09/03/21
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

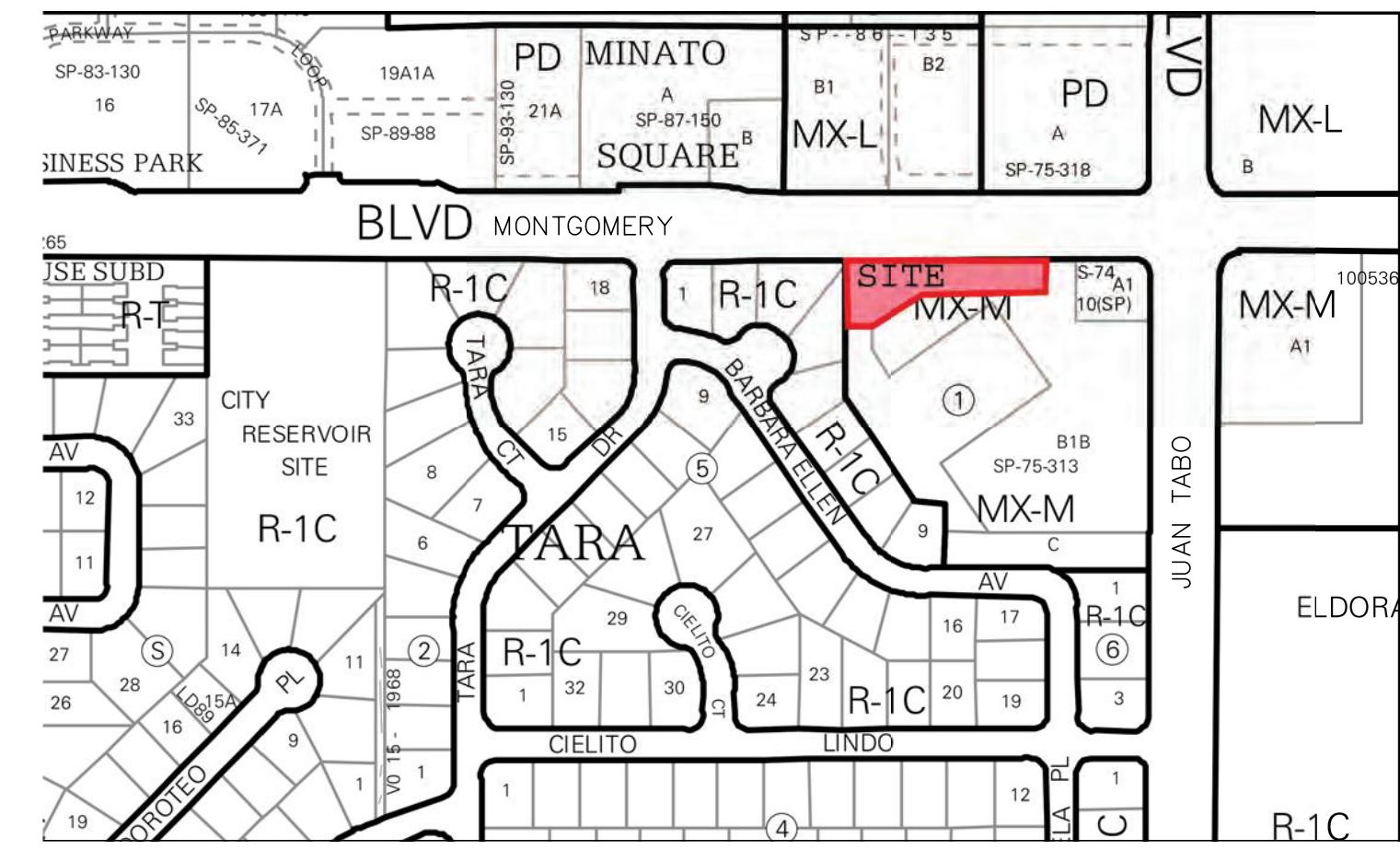
PROPOSED SIDEWALK

10 - PARKING COUNT

LS - PROPOSED LANDSCAPE AREA



SITE PLAN	
EXISTING ZONING: MX-M/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.356 ACRES (15,512 SQ. FT.)
BUILDING FOOT PRINT (TOTAL):	±3,150 SQUARE FEET
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MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/1 SPACES



VICINITY MAP
ZONE ATLAS MAP G-21 NTS

BUILDING SUMMARY

GROSS BLDG AREA: 3,150 SF
OCCUPANCY: GROUP "B" - BUSINESS
CONSTRUCTION TYPE: V-B
MIXED OCCUPANCY: NO
SPRINKLERED: NO
FIRE DISTRICT: NO
NUMBER OF STORIES: 1

MEZZANINE: NO
HIGH RISE: NO

LIFE SAFETY SYSTEM: YES
EMERGENCY LIGHTING AND EXITS: YES
FIRE ALARM AND SMOKE DETECTION SYSTEMS: NO
PANIC HARDWARE: YES

EXIT REQUIREMENTS:
DEAD END LIMIT - 20'-0"
TRAVEL DISTANCE TO EXIT - MAX CONDITION 75'-0"

NUMBER OF EXITS:
BUSINESS AREA: 1076 S.F. / 100 GROSS S.F. = 10.76=11
UNCONCENTRATED: 135 S.F. / 15 S.F. NET = 9
STANDING SPACE: 100 S.F. / 5 S.F. NET = 20
ACCESSORY FUNCTION 1,839 S.F. / 300 S.F. GROSS = 6.13 = 7
TOTAL AREA: 3,150 S.F.
TOTAL OCCUPANTS: 47

EXITS PROVIDED: 2
EXITS REQUIRED: 1

PLUMBING FIXTURES:
47 TOTAL OCCUPANTS
24 WOMEN
23 MEN
1 WC/25 OCCUPANTS = 1 MENS WC & 1 WOMENS WC
1 LAV/40 OCCUPANTS= 1 MENS LAV & 1 WOMENS LAV

DRINKING FOUNTAINS 1/100 OCC.= 1 DRINKING FOUNTAIN

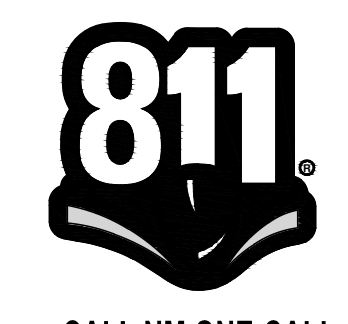
1 SERVICE SINK REQUIRED.
1 FIRE HYDRANT REQUIRED

NOTE:
ALL DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT

NOTE:
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NOTE:
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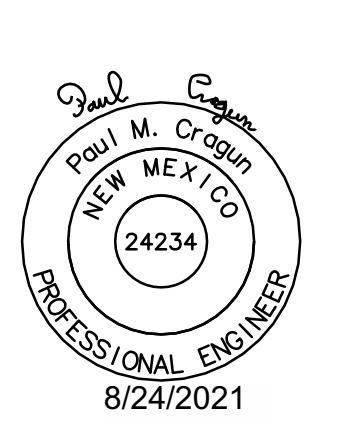
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Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



FIRE 1 PLAN
11004 MONTGOMERY BOULEVARD NE
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

CHASE

PLOT DATE	08/21/21
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD021003
SHEET NUMBER	C1.04