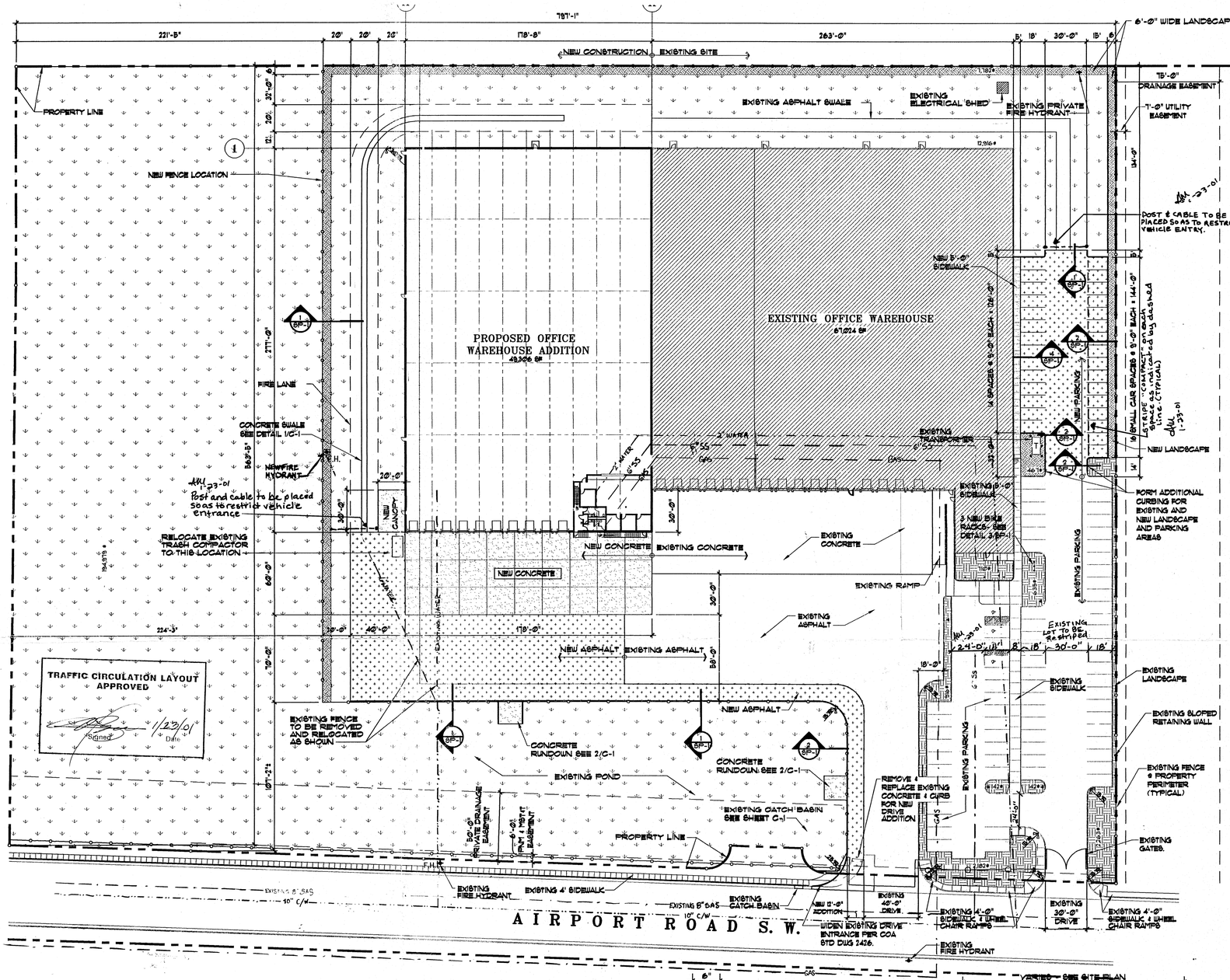
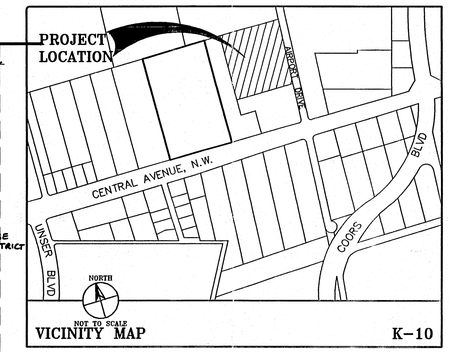




PROJECT INFORMATION

PROJECT: ZANIOS FOODS PHASE III
NEW OFFICE WAREHOUSE ADDITION

LOCATION: 221 AIRPORT ROAD N.W.

OWNER: JIM ZANIOS
221 AIRPORT ROAD N.W.
ALBUQUERQUE, NM

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1308 TIJERAS NW
ALBUQUERQUE, NM 87102

LEGAL DESCRIPTION: TRACT A-1-A, WEST 66 ADDITION

ZONING ATLAS MAP: K-10-Z

CURRENT ZONING CLASSIFICATION: SU-2/SU-1-IP/C-2

PROPOSED ZONING CLASSIFICATION: No change

BUILDING FUNCTION: OFFICE/WAREHOUSE

TOTAL BUILDING AREA: EXISTING 67,024 SF
ADDITION 48,306 SF
TOTAL = 115,346 S.F.

TOTAL LOT AREA: 10.573 ACRES, 460,551 S.F.

NET LOT AREA: 7.9 ACRES, 344,211 S.F.

TOTAL PARKING/PAVED AREA: EXISTING 50,427 S.F.
NEW 28,278 S.F.
TOTAL 78,716 S.F.

TOTAL LANDSCAPE AREA REQUIRED: 51,632 S.F.

TOTAL LANDSCAPE AREA PROVIDED:
EXISTING LANDSCAPE = 6,894 S.F.
EXISTING NATIVE GRASS = 207,895 S.F.
NEW LANDSCAPE = 8,248 S.F.
TOTAL LANDSCAPE = 223,037 S.F.

LANDSCAPE TO PARKING AREA RATIO: 2.8 TO 1

PARKING ANALYSIS:

EXISTING OFFICE 1ST FLOOR 3163/200 = 16
EXISTING 2ND FLOOR 3788/300 = 13
EXISTING WAREHOUSE 63,756/2000 = 32

1ST FLOOR OFFICE ADDITION 1,566 SF/200 = 8
2ND FLOOR OFFICE ADDITION = 2,233 SF/300 = 7
WAREHOUSE ADDITION = 47,169 SF/2000 = 24

TOTAL PARKING REQUIRED 100
TOTAL PARKING PROVIDED 100

TOTAL ACCESSIBLE PARKING REQUIRED 4
TOTAL ACCESSIBLE PARKING PROVIDED 4

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 8'-0" x 18'-0" WITH A 2'-0" OVERHANG
HANDICAP CAR PARKING SPACES = 8'-0" x 18'-0" WITH A 2'-0" OVERHANG WITH EXISTING ACCESS STRIP

BICYCLE SPACES: REQUIRED PARKING = 100/20 = 5
TOTAL BICYCLE SPACES REQUIRED = 5
TOTAL BICYCLE SPACES PROVIDED = 6
(3 POSTS AT 2 BICYCLES PER POST)

CITY REFERENCE NUMBERS: DRB 91-188
DRB 22 38?
Z-90-98-1

OCCUPANCY: B/S-1

CONSTRUCTION TYPE: TYPE V N W/100% AUTOMATIC FIRE SPRINKLER SYSTEM AND SMP ON ALL SIDES OVER 0 FEET
ALLOWABLE AREA UNLIMITED
ACTUAL BUILDING AREA = 49,2 SQ. FT

SITE PLAN LEGEND

- INDICATES EXTENT OF NEW ASPHALT
- 3,150# — INDICATES EXTENT OF EXISTING LANDSCAPE AND SIZE OF EACH AREA.
- 3,150# — INDICATES EXTENT OF NEW LANDSCAPE & SIZE OF EACH.
- 3,150# — INDICATES EXTENT OF EXISTING NATIVE GRASS GROUND COVER AND RESEEDED NATIVE GRASS AREAS. EXISTING AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED AS REQUIRED.
- INDICATES EXTENT OF NEW CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- WATER LINE.
- SEWER LINE.
- UNDERGROUND RCP OR PVC - SEE GRADING & DRAINAGE PLANS.
- ELEC — UNDERGROUND ELECTRICAL LINE

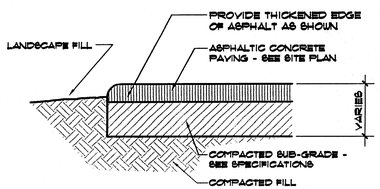
0 20' 40' 80'
1" = 40'-0"

NORTH

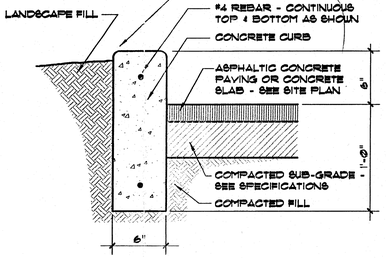
SITE PLAN

OCTOBER 5, 2000 — SCALE: 1" = 40'-0"

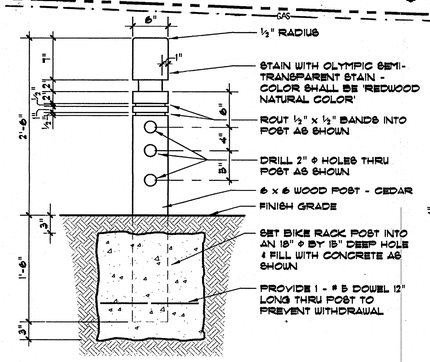
Solid Waste: Thomas Gallegos - 10-11-00



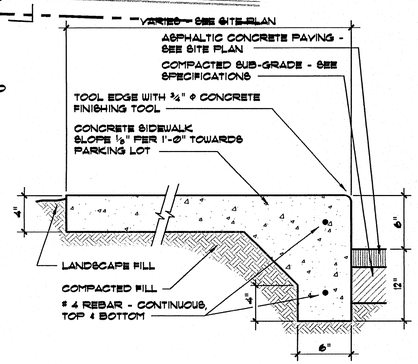
1 EDGE OF ASPHALT
SCALE: 1-1/2" = 1'-0"



2 TYPICAL STAND-UP CURB
SCALE: 1-1/2" = 1'-0"



3 BIKE RACK POST
SCALE: 1" = 1'-0"



4 TURN-DOWN SIDEWALK
SCALE: 1-1/2" = 1'-0"

SIGNATURE BLOCK

D.R.B. CASE NO._____
E.P.C. CASE NO._____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	10-17-00 DATE
PARKS & RECREATION DEPARTMENT	11/2/00 DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
CITY PLANNER, ALBUQUERQUE	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

PLNZ(10706) 4/96

RECEIVED
APR 04 2001
DEVELOPMENT & REVIEW SERVICES

CLAUDIO VIGIL ARCHITECTS

ZANIOS FOODS
WAREHOUSE ADDITION PHASE
221 AIRPORT ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

Stamped, Signed TCL.

1308 Tijeras NW Albuquerque, NM 87102
Phone: 505/842-1113 Fax: 505/842-13

K 10 - 50214