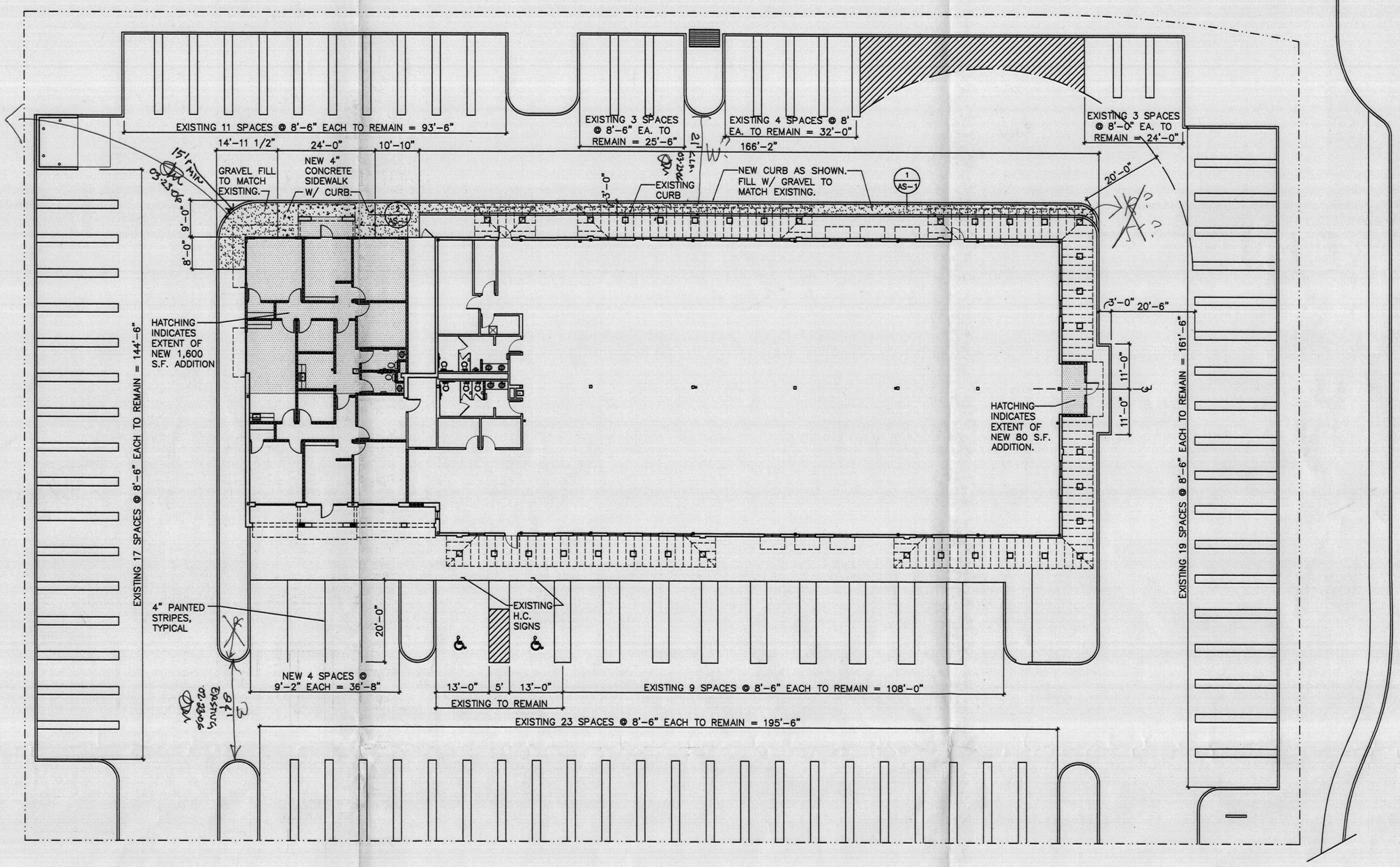
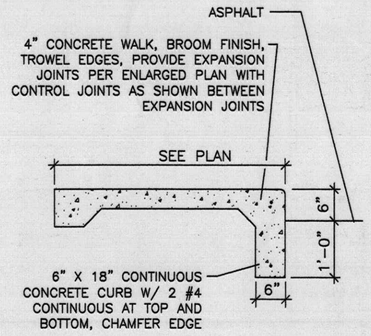
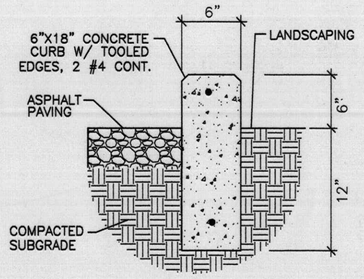


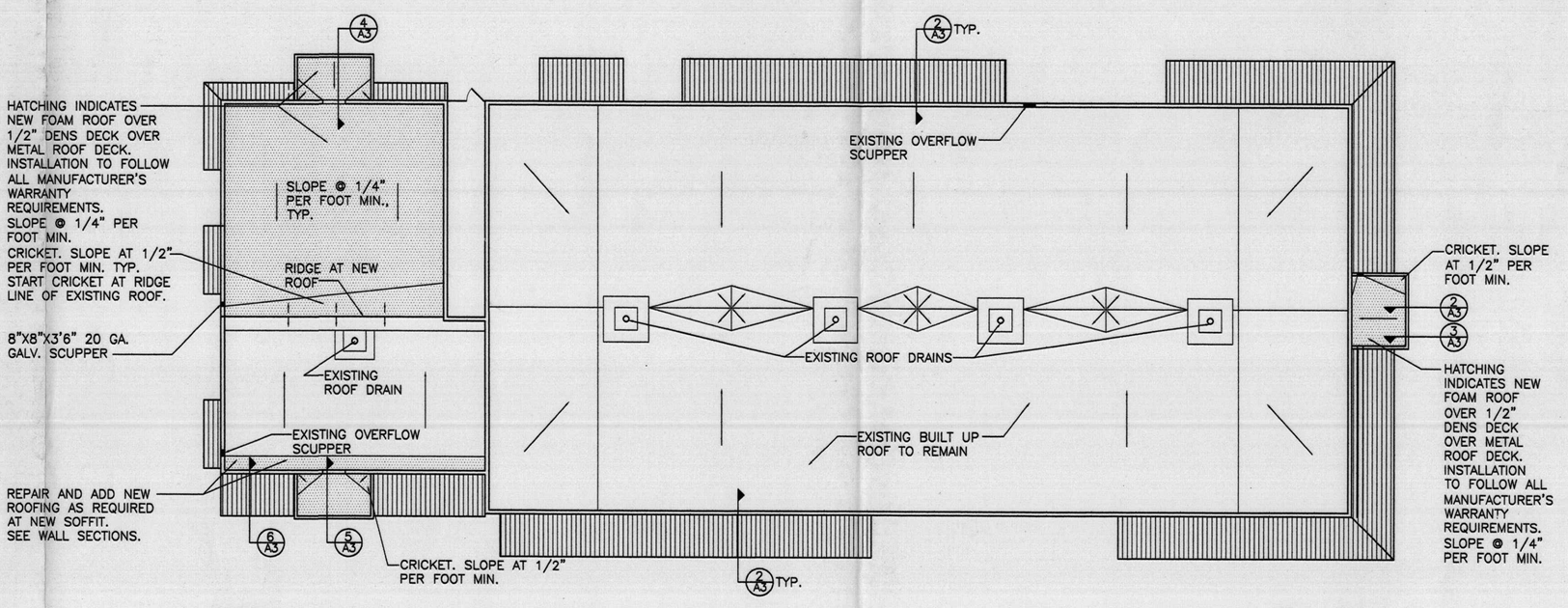
SITE PLAN 1/16"=1'-0"



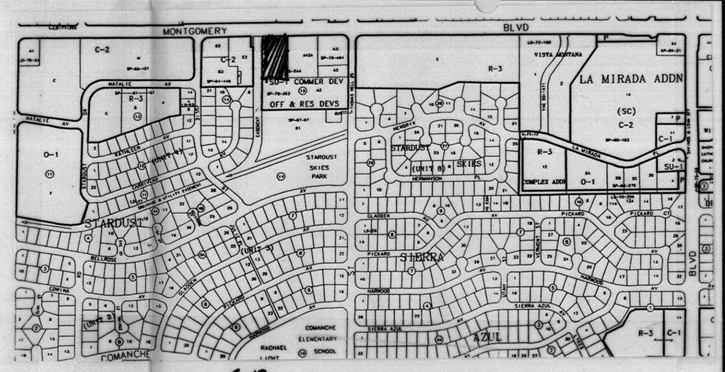
① Sidewalk N.T.S.



② Concrete curb N.T.S.



ROOF PLAN 1/16"=1'-0"



ZONE ATLAS PAGE G-19 Z ZONED: SU-1

LEGAL DESCRIPTION: TRACT A-FOUR-A (A-14A) IN BLOCK FIFTEEN (15) OF STARDUST SKIES UNIT 4, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEROF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 1985, IN VOLUME C27, FOLIO 94.

THE ABOVE DESCRIBED TRACT IS THE SAME AS DESCRIBED WITHIN THE LANDAMERICA ALBUQUERQUE TITLE COMMITMENT NO 6218000142 BEARING ON EFFECTIVE DATE OF JULY 6, 2005.

BUILDING ADDRESS:

7500 MONTGOMERY BOULEVARD NE, 87110

SCOPE OF WORK

1,680 S.F. OFFICE ADDITION, VESTIBULE ADDITION, INTERIOR AND EXTERIOR RENOVATION TO EXISTING 12,523 S.F. BUILDING. ALL NEW WORK TO BE STEEL STUD FRAMING W/ STUCCO SYSTEM FINISH.

CODE INFORMATION

EXISTING BUILDING AREA:	12,523 S.F.
NEW VESTIBULE:	80 S.F.
PROPOSED OFFICE ADDITION:	1,600 S.F.
TOTAL AREA:	14,203 S.F.
BUILDING OCCUPANCY OCCUPANCY:	B
CONSTRUCTION TYPE:	VB
MAX. ALLOWED:	9,000 S.F.
ALLOWABLE FRONTAGE INCREASE:	9,304 S.F.
	18,304 S.F.

14,203 < 18,304, SO OK

TOTAL OCCUPANTS:
OFFICE: 11,650/100 = 117
STORAGE: 270/500 = 1
TOTAL: 118 OCCUPANTS

TOILET REQUIREMENTS:
3 MALE AND 3 FEMALE REQUIRED
4 FEMALE PROVIDED, 3 MALE AND 1 URINAL PROVIDED

LAVATORY REQUIREMENTS:
3 MALE AND 3 FEMALE REQUIRED
3 FEMALE PROVIDED, 3 MALE PROVIDED

PARKING REQUIREMENTS
1 PER 200 SQUARE FEET (LEASABLE)
14,203 GSF / 200 = 71 SPACES REQUIRED
95 EXISTING SPACES, SO OK

GENERAL NOTES

A. ALL CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH ALL PORVISIONS OF APPLICABLE BUILDING CODES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S). IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND APPLICABLE CODES, OR WITHIN THE DRAWINGS THEMSELVES CONTACT ARCHITECT IMMEDIATELY.
B. VERIFY ALL DIMENSIONS PRIRO TO CONSTRUCTION.
C. PRIME AND PAINT ALL NEW GYP. BOARD.
D. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.
E. INTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FINISH.
F. EXTERIOR WALLS ARE 18 GA. 6" METAL STUD FRAMING @ 16" O.C.
G. INTERIOR FRAMING IS 3 5/8" @ 16" O.C.
H. ALL GYP. BOARD TO BE 5/8" THICK. PROVIDE WATER RESISTIVE GYP. BOARD AT ALL PLUMBING WALLS.
I. PROVIDE THE FOLLOWING INSULATION:
EXTERIOR WALLS: R=19 FIBERGLASS BATT.
CEILING/ ROOF: R=3
J. STUCCO SYSTEM - COORDINATE COLOR WITH OWNER.
K. TAPE, BED, PRIME, PAINT ALL NEW GYP. BOARD TO SMOOTH FINISH.
L. SEE SHT. A-2 FOR DOOR AND WINDOW SCHEDULES.
M. ALL NEW EXTERIOR DOORS TO BE SELF-CLOSING AND TIGHT FITTING.
N. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.

ADMINISTRATIVE AMENDMENT
File # 06AA-10355 Project # 1004763
1,680 sq. ft. bldg. addition.
APPROVED BY 3 Apr 2006 DATE

1004763

MONTGOMERY OFFICE BUILDING

7500 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO

Bob McElheney Architect AIA
Architectural Design
9232 HILTON AVE. NE
ALBUQUERQUE, NEW MEXICO
P 505 363 8920 • F 296 8036 • bobmacarch@mac.com

AS-1

DATE: 14 December 05