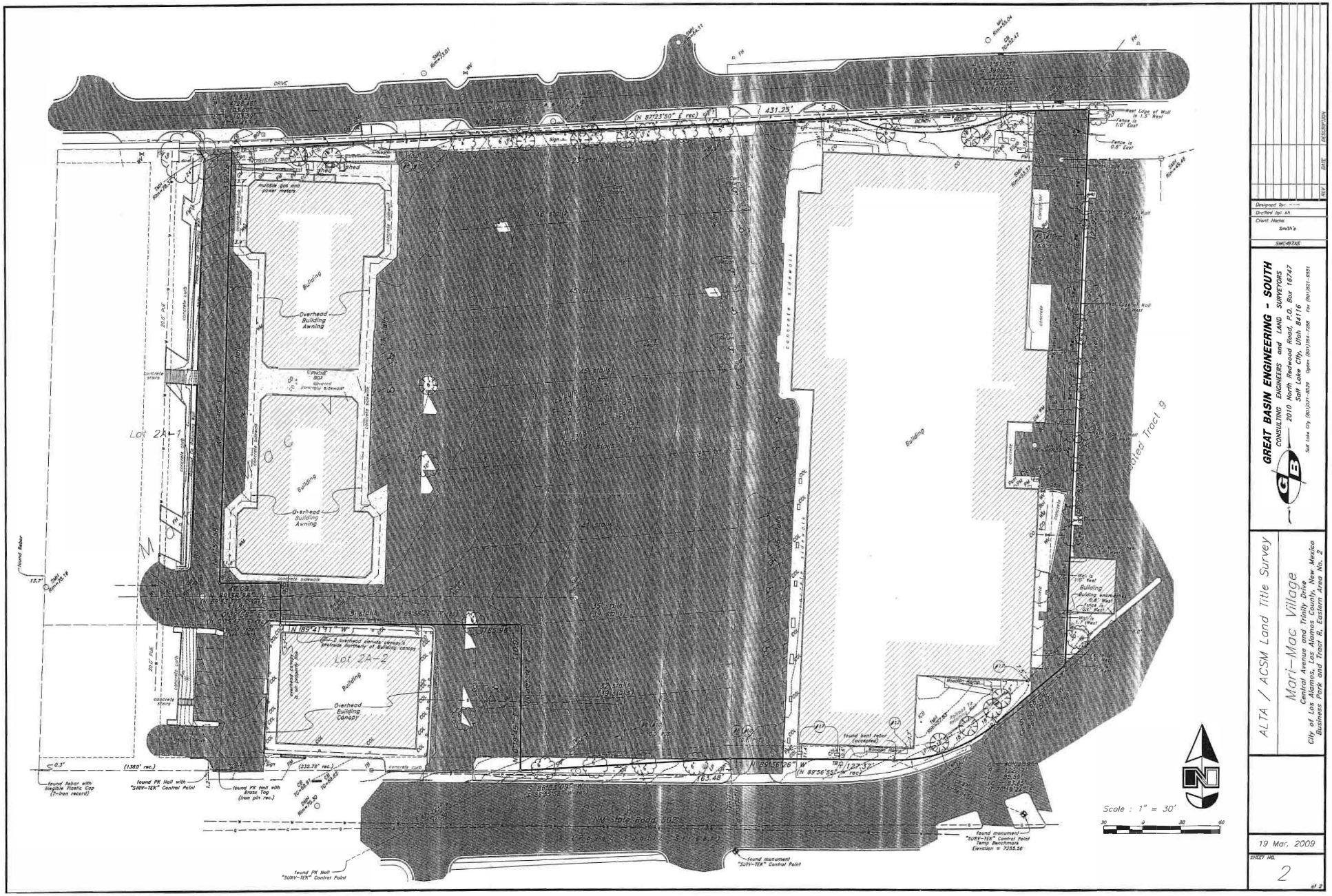
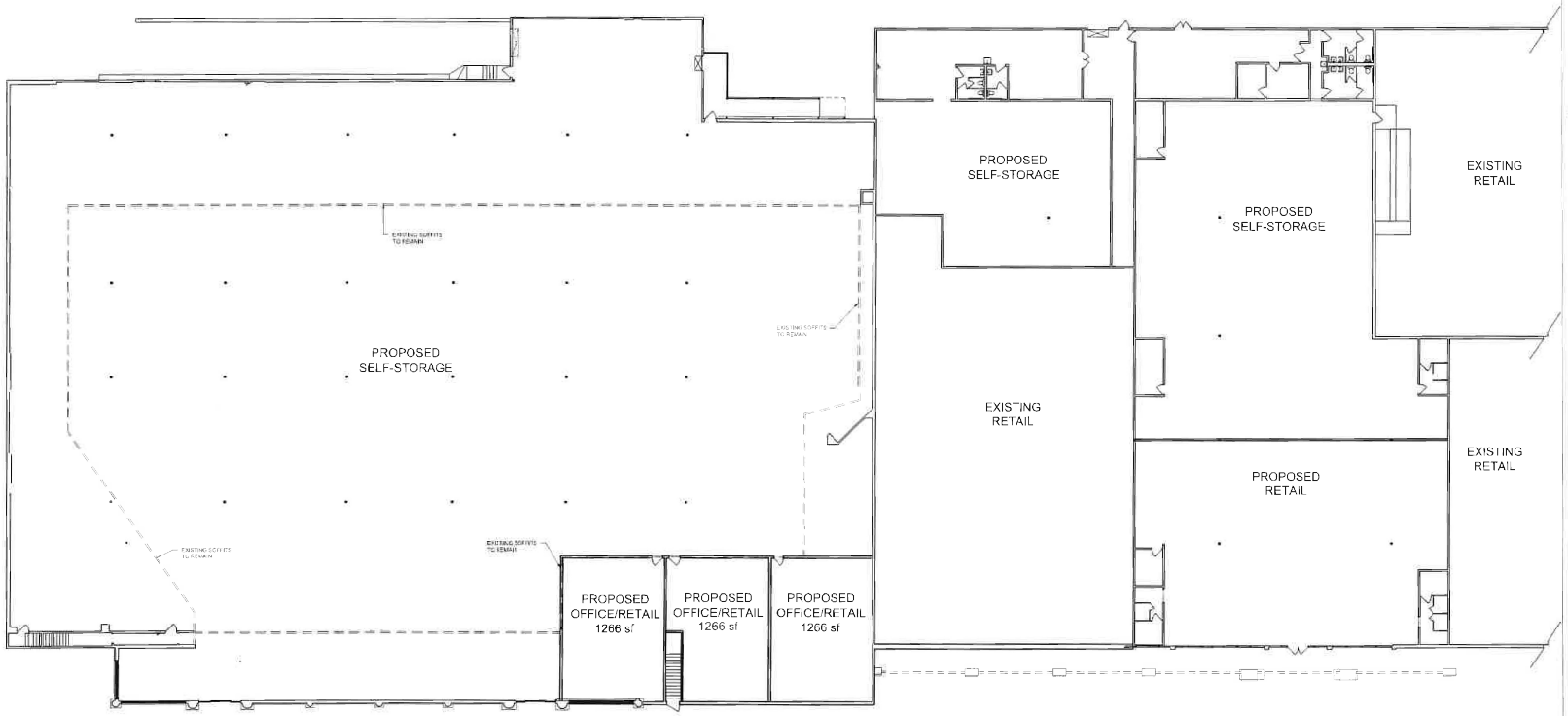


Attachment - B



PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

PROPOSED SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

JAP ARCHITECT
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EXISTING BUILDING
MERI-MAC VILLAGE SHOPPING CENTER
LOS ALAMOS, N.M.

Attachment - B

PROJECT NO:	MERI-MAC
ISSUE DATE:	08/26/2022
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

PROPOSED FLOOR PLANS

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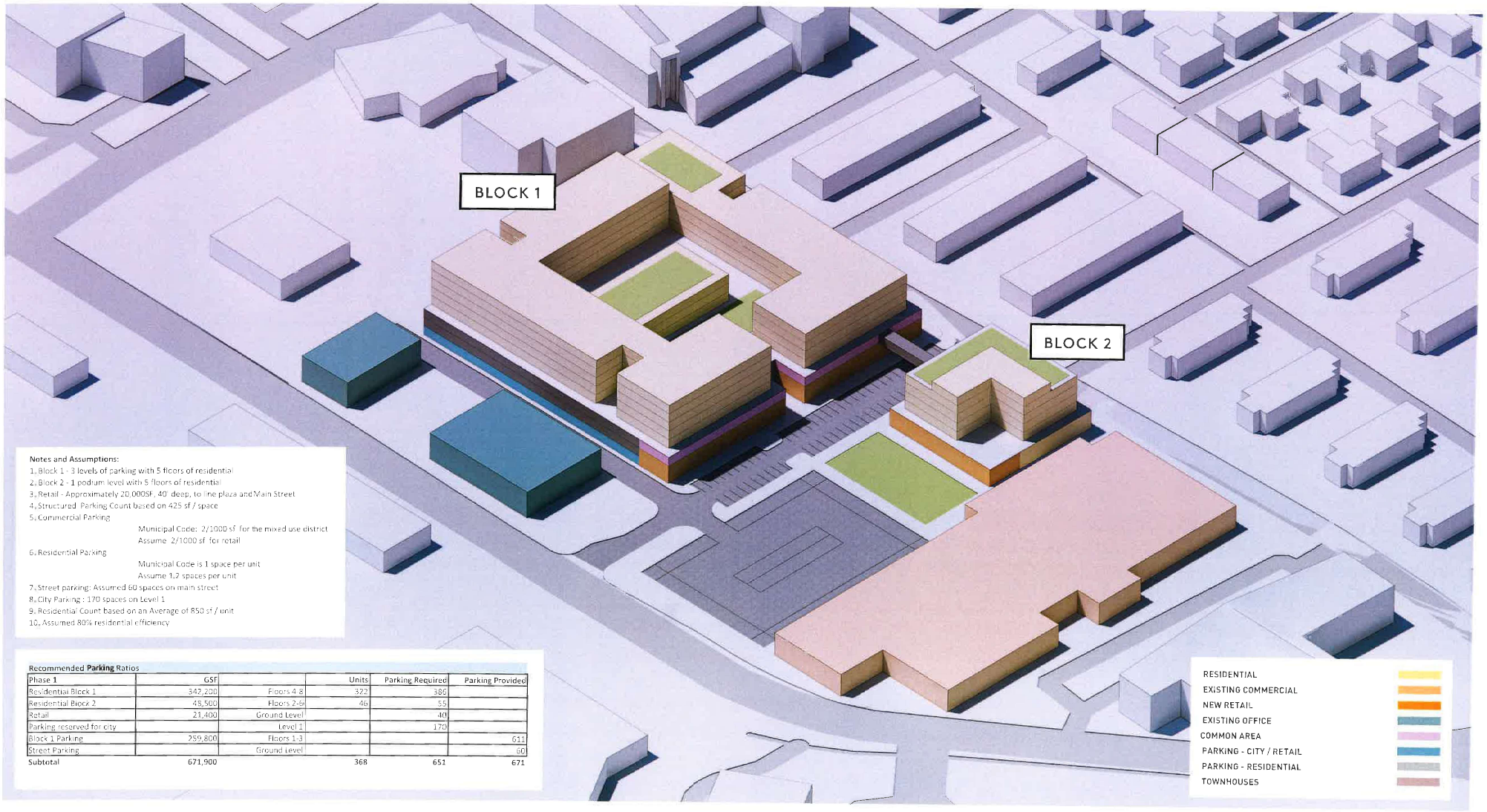
SHEET NO.

A-0

AERIAL MASSING DIAGRAM

FUTURE DEVELOPMENT

PHASE 01



Notes and Assumptions:

1. Block 1 - 3 levels of parking with 5 floors of residential
2. Block 2 - 1 podium level with 5 floors of residential
3. Retail - Approximately 20,000SF, 40' deep, to line plaza and Main Street
4. Structured Parking Count based on 425 sf / space
5. Commercial Parking
   - Municipal Code: 2/1000 sf for the mixed use district
   - Assume 2/1000 sf for retail
6. Residential Parking
   - Municipal Code is 1 space per unit
   - Assume 1.2 spaces per unit
7. Street parking: Assumed 60 spaces on main street
8. City Parking : 170 spaces on Level 1
9. Residential Count based on an Average of 850 sf / unit
10. Assumed 80% residential efficiency

Recommended **Parking** Ratios

Phase 1	GSF		Units	Parking Required	Parking Provided
Residential Block 1	347,200	Floors 4-8	322	386	
Residential Block 2	48,500	Floors 2-6	46	55	
Retail	21,400	Ground Level		40	
Parking reserved for city		Level 1		170	
Block 1 Parking	259,800	Floors 1-3			611
Street Parking		Ground Level			60
Subtotal	671,900		368	651	671

AERIAL MASSING DIAGRAM

FUTURE DEVELOPMENT

PHASE 01

FUTURE DEVELOPMENT

PHASE 02

PHASE: CONCEPT PACKAGE