

401 N MESILLA ST

LAS CRUCES, NEW MEXICO 88005

EXISTING CONDITIONS DRAWING SET - FOOTPRINT AND SITE PER ALTA SURVEY, HEIGHTS PER OWNER
THREE 1950 BUILDINGS, 7,096 SF (RECORD) ON 0.28 AC (SURVEY) - ALAMEDA DEPOT RAILROAD CORRIDOR OVERLAY (ADO-6)

SHEET INDEX

G-001	COVER, INDEX, PROJECT DATA
C-101	VICINITY PLAN
C-102	BOUNDARY & IMPROVEMENTS PER ALTA SURVEY
A-101	SITE PLAN
A-102	FLOOR PLAN (SHELL)
A-103	ROOF PLAN
A-201	EXTERIOR ELEVATIONS - EAST & WEST
A-202	EXTERIOR ELEVATIONS - SOUTH & NORTH
A-301	BUILDING SECTIONS
A-401	WALL SECTIONS & DETAILS
A-501	AXONOMETRIC VIEWS
A-601	SCHEDULES & ASSUMPTIONS REGISTER

PROJECT DATA

PARCEL	4-006-135-473-220 (ACCT R0200311), S13 T23S R1E
LOT (SURVEY)	77.50' x 156.61' x 77.52' x 156.59' = 0.28 AC; N66-38-54E / S23-38-56E / S66-39-47W / N23-39-22W
LAND (ASSESSOR)	0.30 AC / 13,068 SF ON THE TAX ROLL - THE SURVEY GOVERNS
IMPROVEMENTS	7,096 SF RECORD, BUILT 1950, CONDITION AVERAGE, M&S OCC. 407 DISTRIBUTION WAREHOUSE
FOUNDATION	ALL STRUCTURES ON A 4'-0" FOUNDATION; F.F. +4'-0" = LOADING DOCK HEIGHT (OWNER)
QUONSET	41'-6" SPAN x 100'-4", 18'-0" F.F. TO CEILING, RIDGE +22'-0" ABOVE GRADE
COUNTY ZONING CODE	HVY-MANUFACT (ASSESSOR LAND RECORD)
CITY OVERLAY	ADO-6 ALAMEDA DEPOT OVERLAY - RAILROAD CORRIDOR (ORD. 2597, ZCA-10-02, 2011)
FLOOD / OZ	FEMA ZONE X (OUTSIDE SFHA); FEDERAL OPPORTUNITY ZONE
UTILITIES	CITY WATER, CITY SEWER, GAS; OVERHEAD ELECTRIC + TELEPHONE CROSS THE LOT - NO EASEMENT OF RECORD (PLAT NOTE)
PERMITS	20123103 RE-ROOF COMM 2012 (\$4,000); 20134410 ALT COMM 2013 (\$3,000) - BOTH COMPLETE
2026 VALUE	ACTUAL \$258,711 (LAND \$22,869 / IMPR. \$235,842); TAXABLE \$86,237; TAX \$2,880.24
CHAIN OF TITLE	SOUTHWEST DISTRIBUTING CO 1986 -> AT&SF RY STRIP 1993 -> 2000 -> 2005 -> FLYING TOMATO LLC 2017

MASSING FROM THE STREET (SE)

SCALE: 1" = 28.2'

PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1950. Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

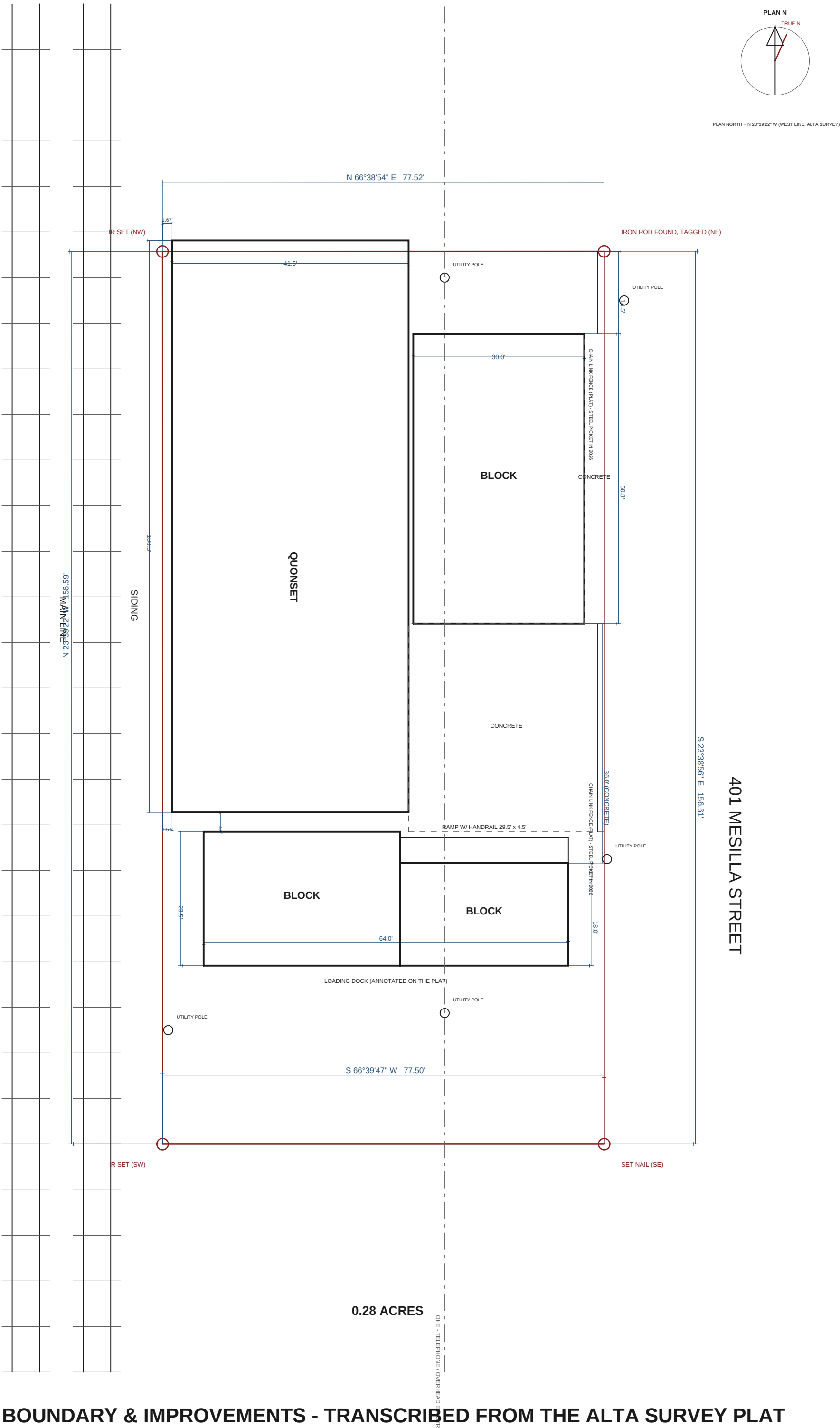
SHEET TITLE
COVER & INDEX

SHEET
G-001



PROJECT 401 N MESILLA ST LAS CRUCES, NM 88005
OWNER OF RECORD FLYING TOMATO LLC PARCEL 4-006-135-473-220 ACCT R0200311
DRAWING SET EXISTING CONDITIONS ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS
ISSUED 2026-09-05 NOT FOR CONSTRUCTION
PREPARED BY HOODCAD / WAREHOUSE MODULE GENERATED - REGENERATE, DO NOT HAND EDIT
NOTES Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access. Rail: BNSF El Paso Subdivision main line and a siding immediately west of the west lot line (both on the plat). The 1993 AT&SF conveyance in the chain of title is the railroad strip along that line. Neighboring addresses from the county parcel layer; neighbour outlines are NOT surveyed.
SHEET TITLE VICINITY PLAN
SHEET C-101

REDRAWN FROM THE OWNER'S COPY OF THE ALTA SURVEY PLAT BY WALTER C. BLACK, NEW MEXICO PROFESSIONAL SURVEYOR (SCALE 1" = 20'). FIGURES TRANSCRIBED, NOT A COPY OF THE PLAT.
NOTE ON THE PLAT: NO EASEMENTS OF RECORD WERE FOUND BY THE TITLE COMPANY FOR THE OVERHEAD UTILITY LINES.
QUONSET NORTH END WALL TICKS 1.94' / 1.77' BEYOND THE NORTH LINE - ENCROACHMENT TO VERIFY.



PROJECT

401 N MESILLA ST

LAS CRUCES, NM 88005

OWNER OF RECORD

FLYING TOMATO LLC

PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET

EXISTING CONDITIONS

ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED

2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY

HOODCAD / WAREHOUSE MODULE

GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Transcribed from the owner's copy of the ALTA survey plat by Walter C. Black, New Mexico Professional Surveyor (scale 1" = 20'). Every figure on this sheet is the plat's; the plat itself is not reproduced. Plat date not legible on the copy - obtain the recorded plat for the record date.

The plat labels the two flat-roofed structures BLOCK and the arch QUONSET, shows a RAMP W/ HANDRAIL 29.5 x 4.5 on the north side of the south block, "Loading Dock" along its south face, CONCRETE at the apron and along the street beside the north block, CHAIN LINK FENCE at the street in two runs, and TELEPHONE / OVERHEAD ELECTRIC running north-south through the lot with utility poles.

Plat note: no easements of record were found by the title company for the overhead utility lines.

Ticks of 1.94' and 1.77' at the north line beside the Quonset road as the north end wall standing beyond the lot line - verify on the recorded plat.

SHEET TITLE

BOUNDARY PER ALTA SURVEY

SHEET

C-102

LAS CRUCES, NM 88005

PARCEL 4-006-135-473-220 ACCT R0200311

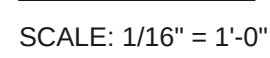
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

2026-09-05 NOT FOR CONSTRUCTION

GENERATED - REGENERATE, DO NOT HAND EDIT

Fences: white steel picket, 5 ft, in the two runs the plat shows as chain link (2026 Street View); 16 ft double swing gate at the concrete apron.

4 OF 12



LAS CRUCES, NM 88005

PARCEL 4-006-135-473-220 ACCT R0200311

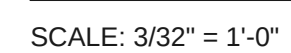
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

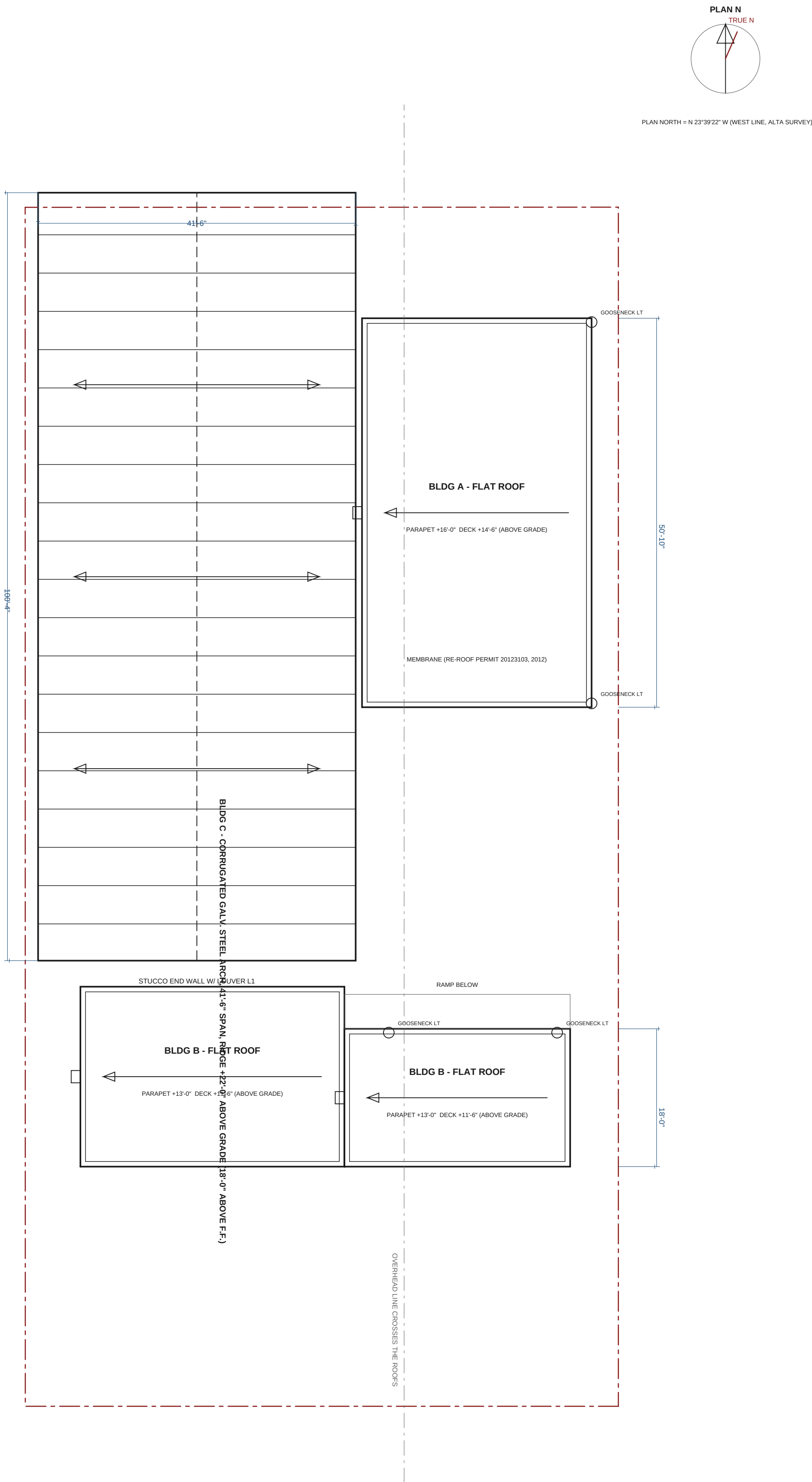
2026-09-05 NOT FOR CONSTRUCTION

GENERATED - REGENERATE, DO NOT HAND EDIT

Wall thicknesses: 8" block (stucco finish) at Bldgs A and B; 4" arch shell at Bldg C on a 4 ft foundation wall. Interior partitions, restrooms, mezzanines and finishes are NOT shown - not surveyed. Bldg B is drawn as its two surveyed rectangles (29.5 x 18.0 and 34.5 x 23.5) sharing a wall.

5 OF 12





ROOF PLAN

SCALE: 3/32" = 1'-0"

PROJECT

401 N MESILLA ST

LAS CRUCES, NM 88005

OWNER OF RECORD

FLYING TOMATO LLC

PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET

EXISTING CONDITIONS

ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED

2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY

HOODCAD / WAREHOUSE MODULE

GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1960.

Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

Flat roofs assumed to drain west to scuppers (not seen). The overhead electric/telephone line crosses the roofs on the plat - clearance to be checked before any roof work.

SHEET TITLE

ROOF PLAN

SHEET

A-103

PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1960.

Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

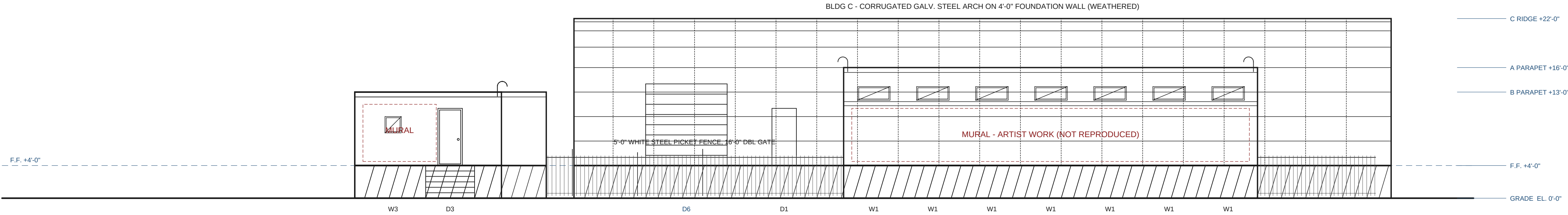
Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

Parapets: Bldg A +16 ft and Bldg B +13 ft above grade (12 ft and 9 ft above F.F.), proportioned from Street View - verify.

Quonset ridge +22 ft above grade is from the owner's 18 ft floor-to-ceiling.

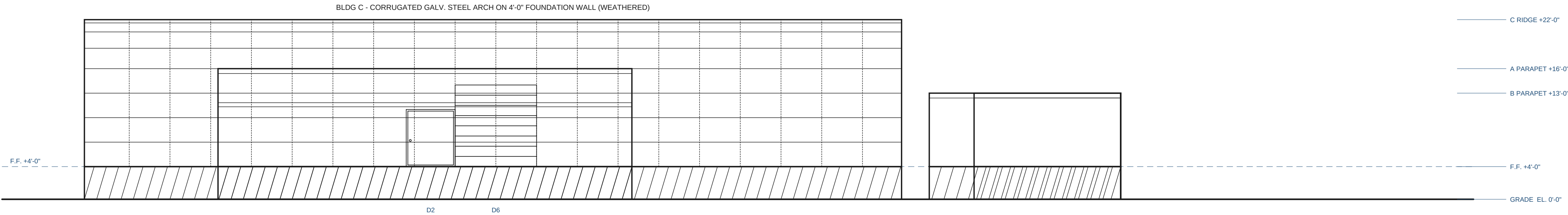
SHEET TITLE
ELEVATIONS E & W

SHEET
A-201



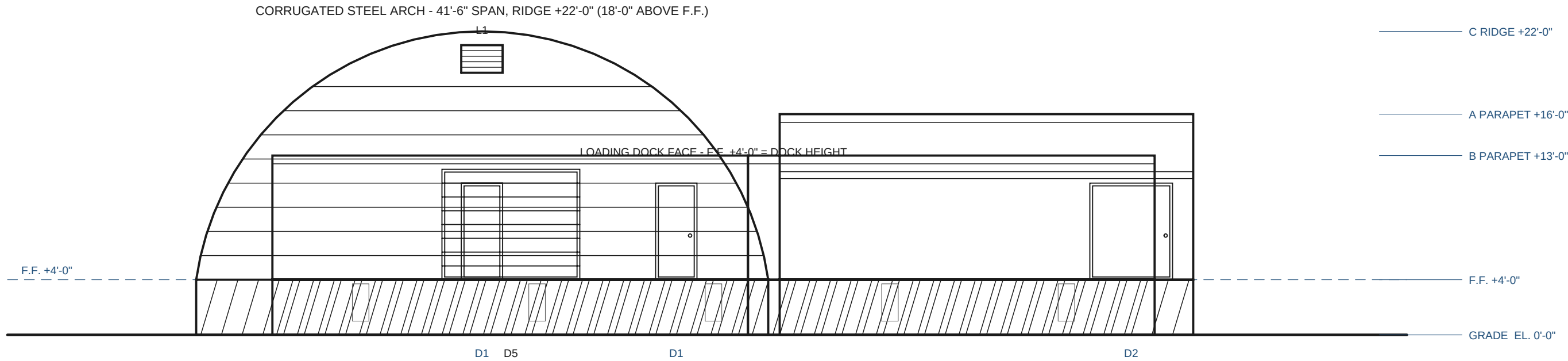
EAST ELEVATION - N MESILLA ST (STREET) FACADE

SCALE: 1/8" = 1'-0"



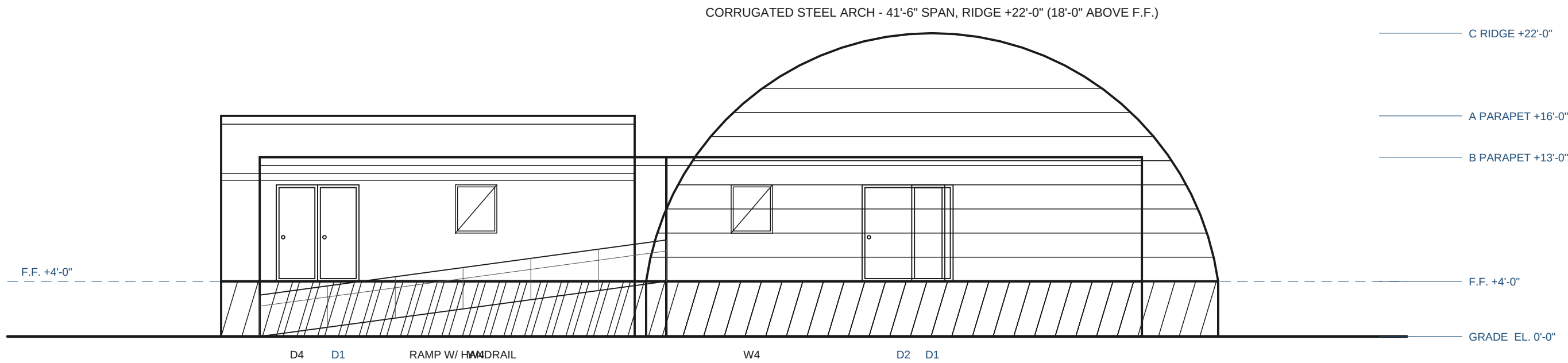
WEST ELEVATION - FROM THE BNSF SIDING

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - FROM THE SOUTH YARD / VACANT LOT

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - FROM 421 N MESILLA

SCALE: 1/8" = 1'-0"

PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1960. Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

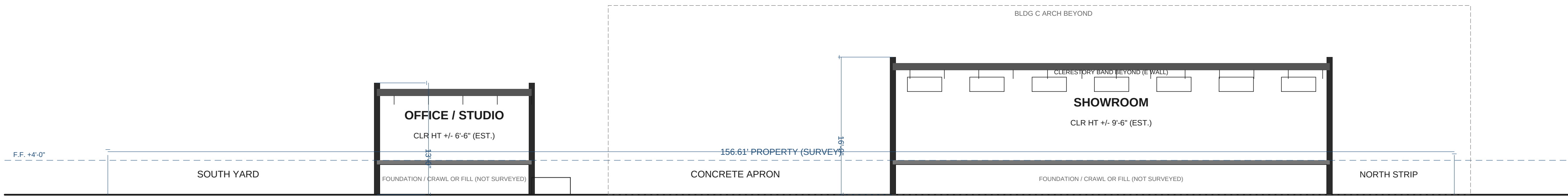
F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

South: the loading-dock face of Bldg B at F.F. +4 ft and the Quonset's stuccoed end wall with its high louver. North: the ramp with handrail rises 4 ft to the Bldg B door along its north wall.

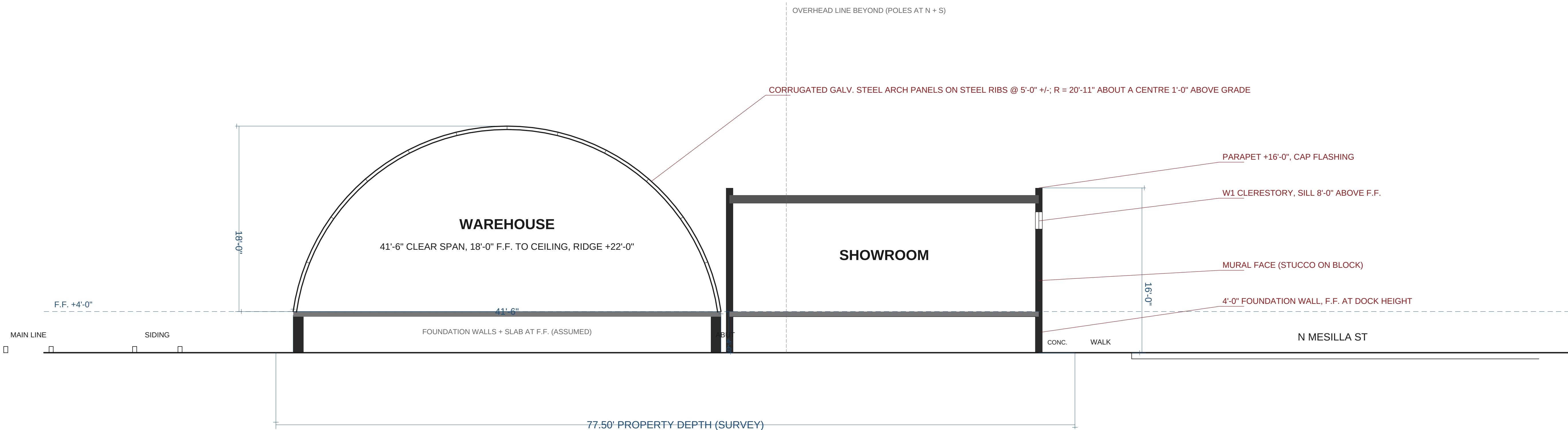
SHEET TITLE
ELEVATIONS S & N

SHEET
A-202



SECTION 1 - LONGITUDINAL, LOOKING WEST (CUT 20'-0" BEHIND STREET LINE)

SCALE: 1/8" = 1'-0"



SECTION 2 - CROSS SECTION, LOOKING NORTH (CUT AT 116'-0" N OF THE SOUTH LINE)

SCALE: 3/16" = 1'-0"

PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1960. Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

The Quonset arch is a circular segment: 41.5 ft chord, 18 ft rise above F.F. -> R = 20.96 ft about a centre 1.04 ft above grade, springing from the top of the 4 ft foundation wall. Roof/floor construction shown schematically.

SHEET TITLE
BUILDING SECTIONS

SHEET
A-301

PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

Building record: Dona Ana County Assessor R0200311 - B1 4,200 sf metal frame (Bldg C), B2 1,396 sf masonry (Bldg A), B3 1,500 sf frame/block (Bldg B) = 7,096 sf, all 1960. Survey footprints: C 41.5 x 100.3 = 4,162 sf, A 30.0 x 50.8 = 1,524 sf, B 64.0 x 18.0 + 34.5 x 5.5 = 1,342 sf.

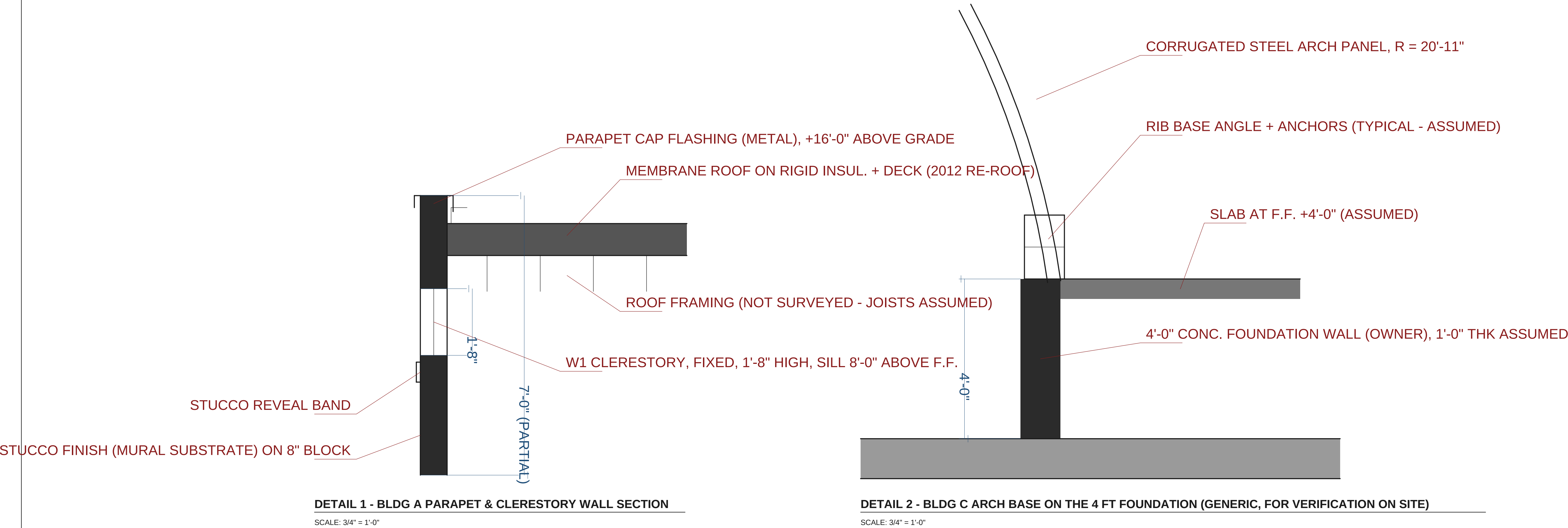
F.F. is +4'-0" above grade on every structure (dock height). Elevations and sections are dimensioned from GRADE; window sills and door heights are given from F.F.

Blue tags/text mark assumed openings and elements. Murals are the work of their artists and are shown as zones only.

Details are TYPICAL for the building types and are drawn to guide a field survey, not from opened-up construction.

SHEET TITLE
WALL SECTIONS & DETAILS

SHEET
A-401



PROJECT
401 N MESILLA ST
LAS CRUCES, NM 88005

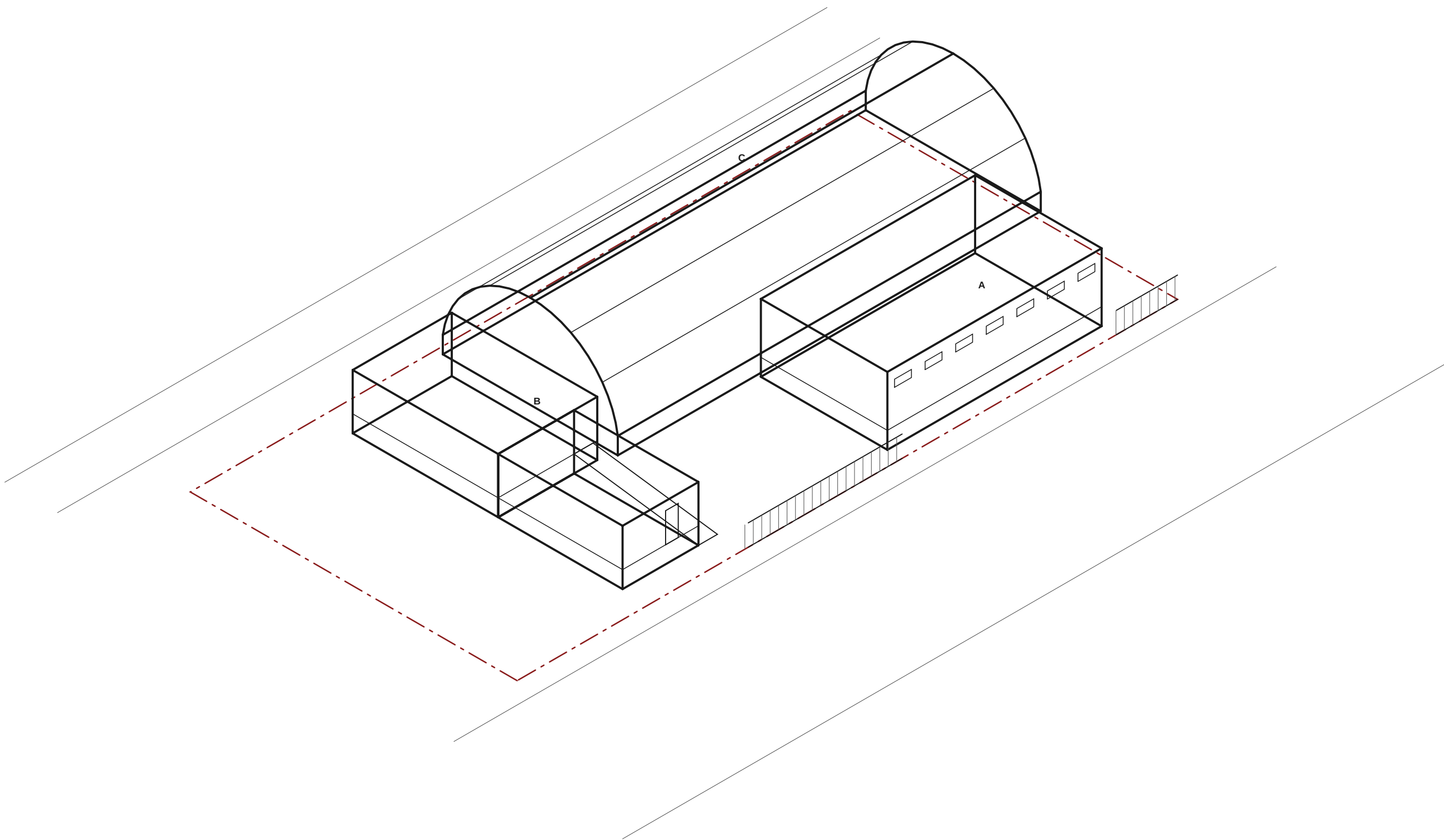
OWNER OF RECORD
FLYING TOMATO LLC
PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET
EXISTING CONDITIONS
ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

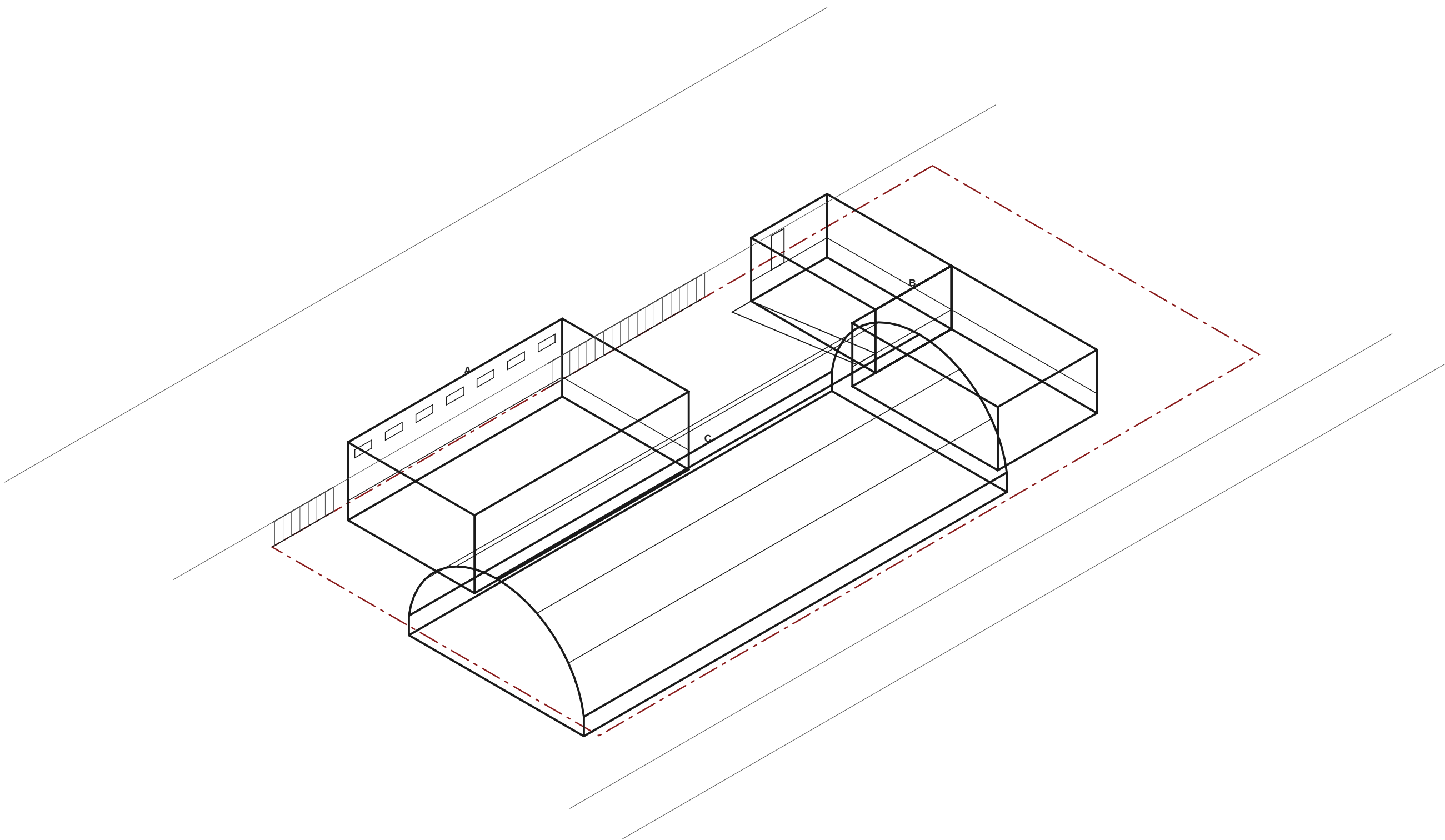
ISSUED
2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY
HOODCAD / WAREHOUSE MODULE
GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES
Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.
See the interactive 3D walkaround in the Warehouse module for the same massing with materials, the 4 ft plinths, the ramp and the sun.



AXONOMETRIC MASSING FROM THE SOUTH-EAST (STREET)
SCALE: 1" = 21.9'



AXONOMETRIC MASSING FROM THE NORTH-WEST (TRACKS)
SCALE: 1" = 21.9'

SHEET TITLE
AXONOMETRIC VIEWS

SHEET
A-501

DOOR SCHEDULE (ALL AT F.F. +4'-0")

TAG	BLDG/WALL	SIZE	TYPE	STATUS / NOTE
D1	A / N	3'-0" x 7'-0"	SWING	ASSUMED
D1	B / S	3'-0" x 7'-0"	SWING	ASSUMED
D1	C / E	3'-0" x 7'-0"	SWING	SEEN FROM R.O.W.
D1	C / N	3'-0" x 7'-0"	SWING	ASSUMED
D1	C / S	3'-0" x 7'-0"	SWING	ASSUMED
D2	A / S	6'-0" x 7'-0"	SWING	ASSUMED
D2	A / W	6'-0" x 7'-0"	SWING	ASSUMED - TO QUONSET
D2	B / N	6'-0" x 7'-0"	SWING	ASSUMED - TO QUONSET
D3	B / E	3'-0" x 7'-0"	SWING + STEPS TO GRADE	SEEN FROM R.O.W.
D4	B / N	3'-0" x 7'-0"	SWING	SEEN FROM R.O.W. - AT RAMP LANDING
D5	B / S	10'-0" x 8'-0"	OVERHEAD ROLL-UP	SEEN FROM R.O.W. - DOCK DOOR
D6	C / E	10'-0" x 10'-0"	OVERHEAD ROLL-UP	ASSUMED - TO CONCRETE APRON
D6	C / W	10'-0" x 10'-0"	OVERHEAD ROLL-UP	ASSUMED - TO SIDING

WINDOW / LOUVER SCHEDULE (SILLS ABOVE F.F.)

TAG	BLDG/WALL	SIZE	SILL	QTY	STATUS
L1	C / S	3'-0" x 2'-0"	15'-0"	1	SEEN FROM R.O.W.
W1	A / E	4'-0" x 1'-8"	8'-0"	7	SEEN FROM R.O.W.
W3	B / E	2'-0" x 2'-0"	4'-0"	1	SEEN FROM R.O.W.
W4	B / N	3'-0" x 3'-6"	3'-6"	2	SEEN FROM R.O.W.

AREA SCHEDULE (COUNTY RECORD vs. SURVEY FOOTPRINT)

BLDG	ASSESSOR	RECORD SF	SURVEY FOOTPRINT	MODEL SF	HEIGHT (GRADE)
A	B2	1,396	50'-10" x 30'-0"	1,524	+16'-0"
B	B3	1,500	18'-0" x 29'-6"	531	+13'-0"
B	B3	1,500	23'-6" x 34'-6"	811	+13'-0"
C	B1	4,200	100'-4" x 41'-6"	4,162	+22'-0"
TOTAL		7,096		7,028	

ASSUMPTIONS REGISTER

1. SURVEYED (no longer assumed): lot lines, bearings, distances, monuments; the three footprints and their offsets; ramp, dock, concrete, fences, poles and the overhead line - all from the ALTA plat.
2. OWNER-STATED: 4 ft foundation under every structure (F.F. +4 ft); 18 ft floor-to-ceiling in the Quonset (ridge +22 ft above grade).
3. Parapets +16 ft (A) and +13 ft (B) above grade are proportioned from Street View against the 4 ft plinth and 7 ft doors; +/- 1 ft.
4. Openings tagged blue are placed for a working shell plan only - not observed. Bldg B's dock door D5, the A/B doors into the Quonset (D2) and the rail-side roll-up D6 are the least certain.
5. Interior partitions, floor structure over the foundation (slab on fill vs. framed floor), roof structure, MEP: not surveyed. Interior photos turn the shell plan into a floor plan.
6. Survey plat date and any recorded revisions: not legible on the copy - pull the recorded plat. Footprint

PROJECT

401 N MESILLA ST

LAS CRUCES, NM 88005

OWNER OF RECORD

FLYING TOMATO LLC

PARCEL 4-006-135-473-220 ACCT R0200311

DRAWING SET

EXISTING CONDITIONS

ALTA SURVEY FOOTPRINT + OWNER HEIGHTS + R.O.W. VIEWS

ISSUED

2026-09-05 NOT FOR CONSTRUCTION

PREPARED BY

HOODCAD / WAREHOUSE MODULE

GENERATED - REGENERATE, DO NOT HAND EDIT

NOTES

Footprints, lot lines and site improvements per the ALTA survey plat (Walter C. Black, NM PS, 1" = 20'), transcribed from the owner's copy. Heights from the owner (4 ft foundation; 18 ft floor-to-ceiling in the Quonset) and Street View proportions. No interior access.

SHEET TITLE

SCHEDULES & ASSUMPTIONS

SHEET

A-601

12 OF 12