

SIGNATURE BLOCK

Project Application: *1000441* CASE NO. *00450-00000*
00910

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

SITE DEVELOPMENT PLAN

Rubal Dook 7/24/09
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

William E. Carabeira 6/27/00
PARKS & RECREATION DEPARTMENT DATE

Bradley S. Bringham 7/25/00
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

Paul J. Aguirre 6/27/00
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

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

Janet [Signature] 8/3/00
CITY PLANNER, ALBUQUERQUE DATE

PNZ(10700) 4/98

BUILDING CRITERIA

PROJECT: LEE-SURE POOLS
NEW OFFICE WAREHOUSE

OWNER: LEE S. FOFER
4109 HAWKINS NE
ALBUQUERQUE, NEW MEXICO 87109

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
805 TIJERAS NW
ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION: LOTS 50 & 51
ZONING ATLAS MAP: C-16-Z
CURRENT ZONING CLASSIFICATION:
BU-2, SPECIAL NEIGHBORHOOD ZONE, REDEVELOPING AREA
IP, INDUSTRIAL PARK ZONE

CONSTRUCTION TYPE: TYPE II-IV
OCCUPANT LOAD: 50
OCCUPANCY GROUP: B, 8-2
NUMBER OF FLOORS: ONE
GROSS SQUARE FOOTAGE: 16,621 SF.
NET USEABLE SQUARE FOOTAGE: 15,059 TOTAL SQ. FT.

OFFICE AREA:	WAREHOUSE:
ENHANCEMENT = 616 SQ. FT.	BRKRM ROOM = 227 SQ. FT.
OFFICE = 1209 SQ. FT.	HEATED STORAGE = 620 SQ. FT.
CONFERENCE ROOM = 165 SQ. FT.	WORKROOM 100 = 635 SQ. FT.
STORAGE = 83 SQ. FT.	WORKROOM 110 = 204 SQ. FT.
COTTER ROOM = 88 SQ. FT.	WAREHOUSE = 11,243 SQ. FT.
TOTAL = 2,321 SQ. FT.	TOTAL = 12,737 SQ. FT.

ALLOWABLE AREA:

B & 2 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.
 SEPERATION ON FOUR SIDES = 50%
 TOTAL = 18,000 SQ. FT.

EXIT WIDTH REQUIRED: 10', 32" MIN.
EXIT WIDTH PROVIDED: 3'-0" MIN.
NUMBER OF EXITS PROVIDED: 6

PARKING ANALYSIS:

OFFICE AREA = 2321/2000	= 11
WAREHOUSE AREA = 12737/2000	= 6
TOTAL REQUIRED	= 17
TOTAL PROVIDED	= 33 REGULAR SPACES 2 ACCESSIBLE SPACES

PARKING SPACE SIZES:

REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.
 VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

TOTAL LOT AREA: 68,765 SQUARE FEET, 1.59 ACRES
NET LOT AREA: 52,144 SQUARE FEET
TOTAL PARKING/PAVED AREA: 41231 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 1822 SF.
TOTAL LANDSCAPE AREA PROVIDED: 9309 SF.
LANDSCAPE TO PARKING AREA RATIO: 2 TO 1

SITE PLAN

JUNE 9, 2000 SCALE: 1" = 20'-0"

Administrative DEVELOPMENT PLAN AMENDMENT
 FILE NO. AA-1000441
 Location of the dumpster modified
 PLANNING DIRECTOR NORTH DATE 2/2/01

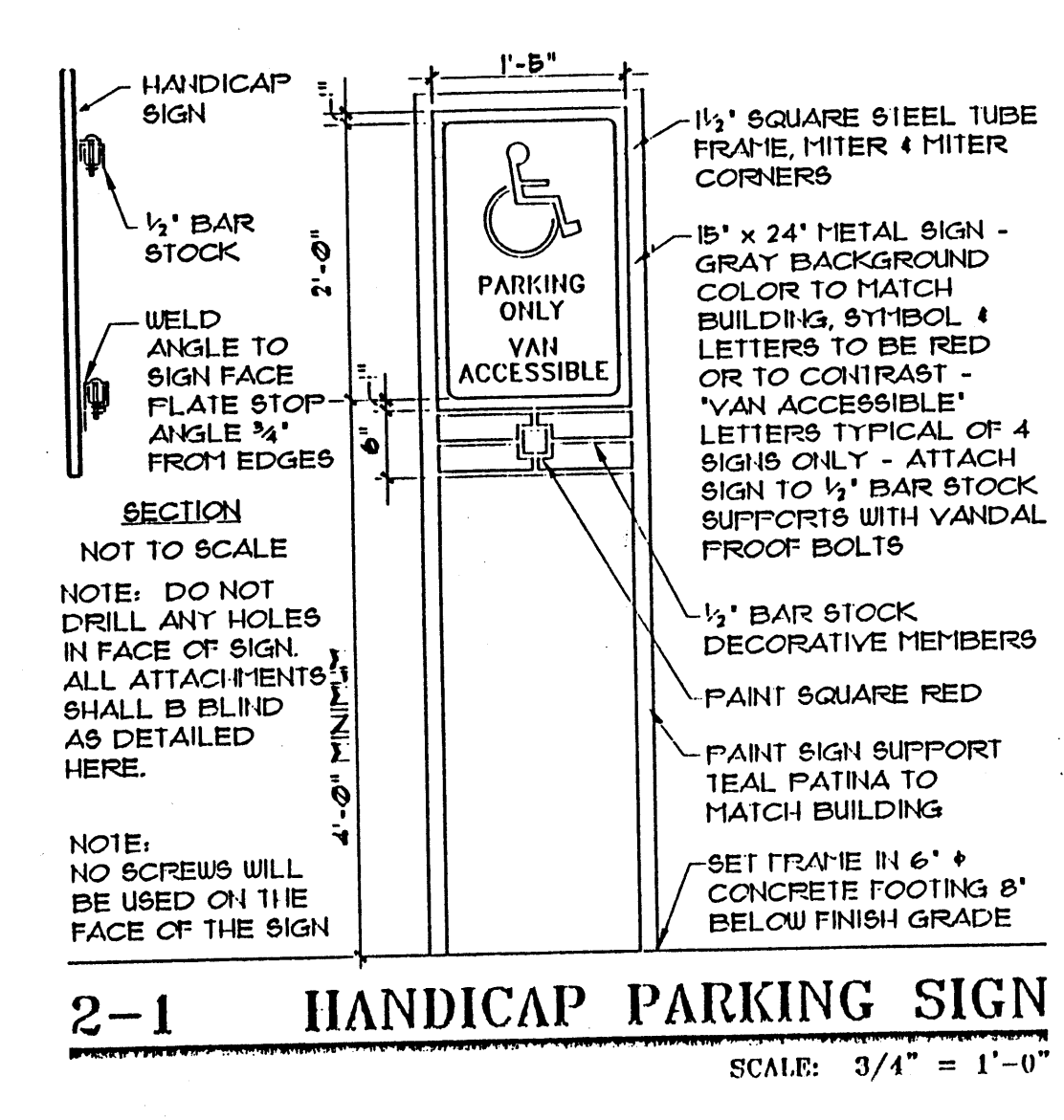
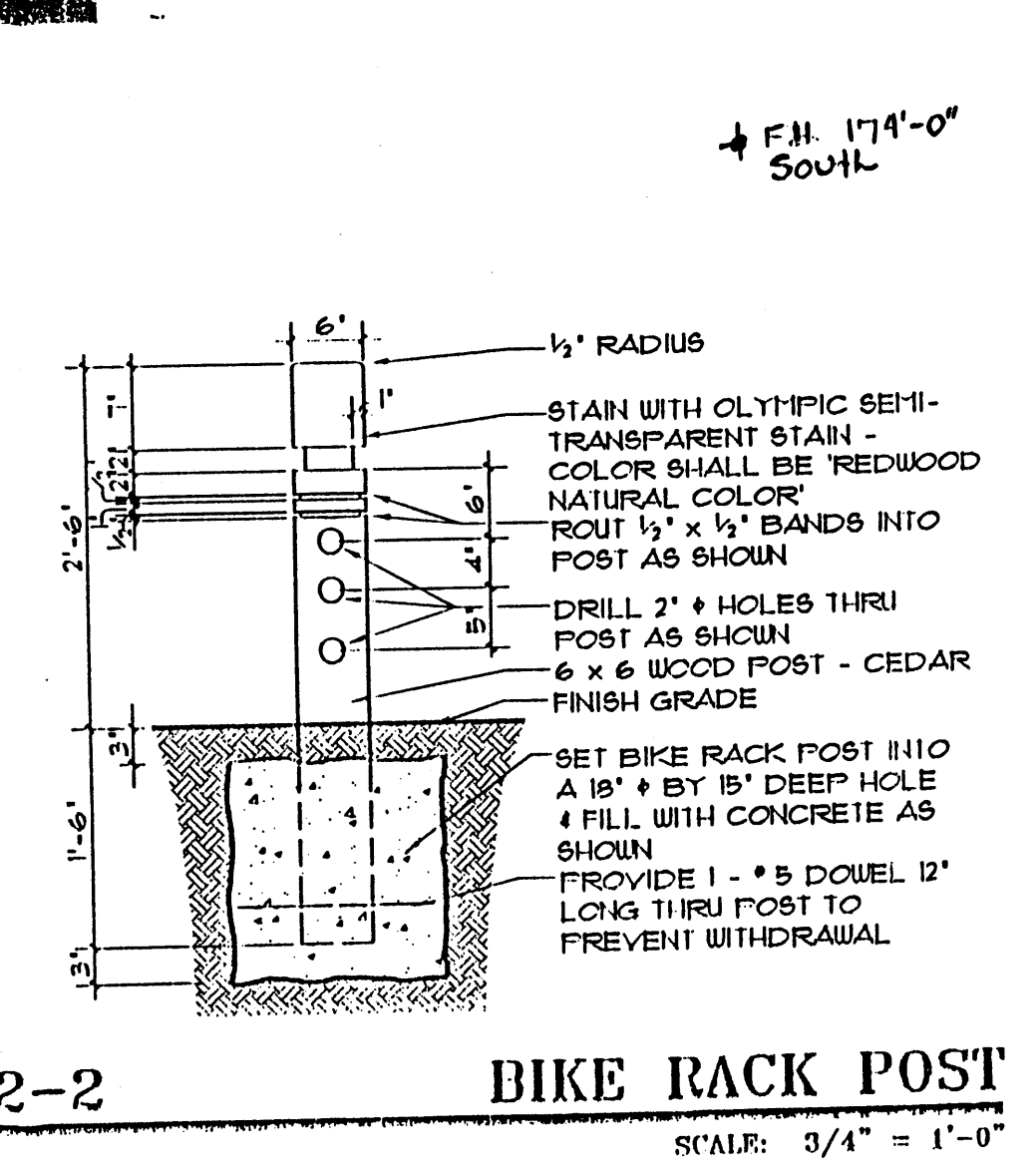
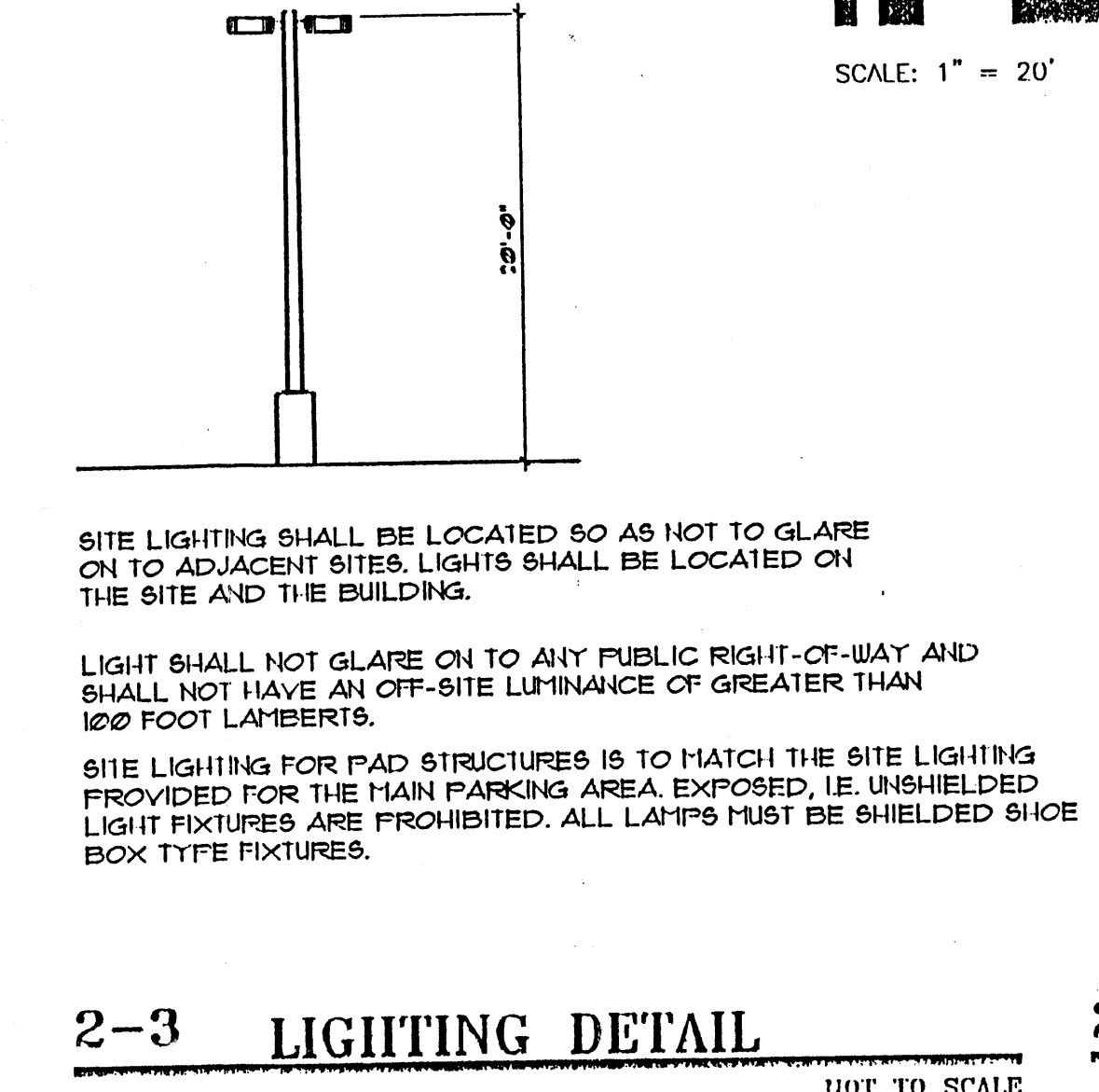
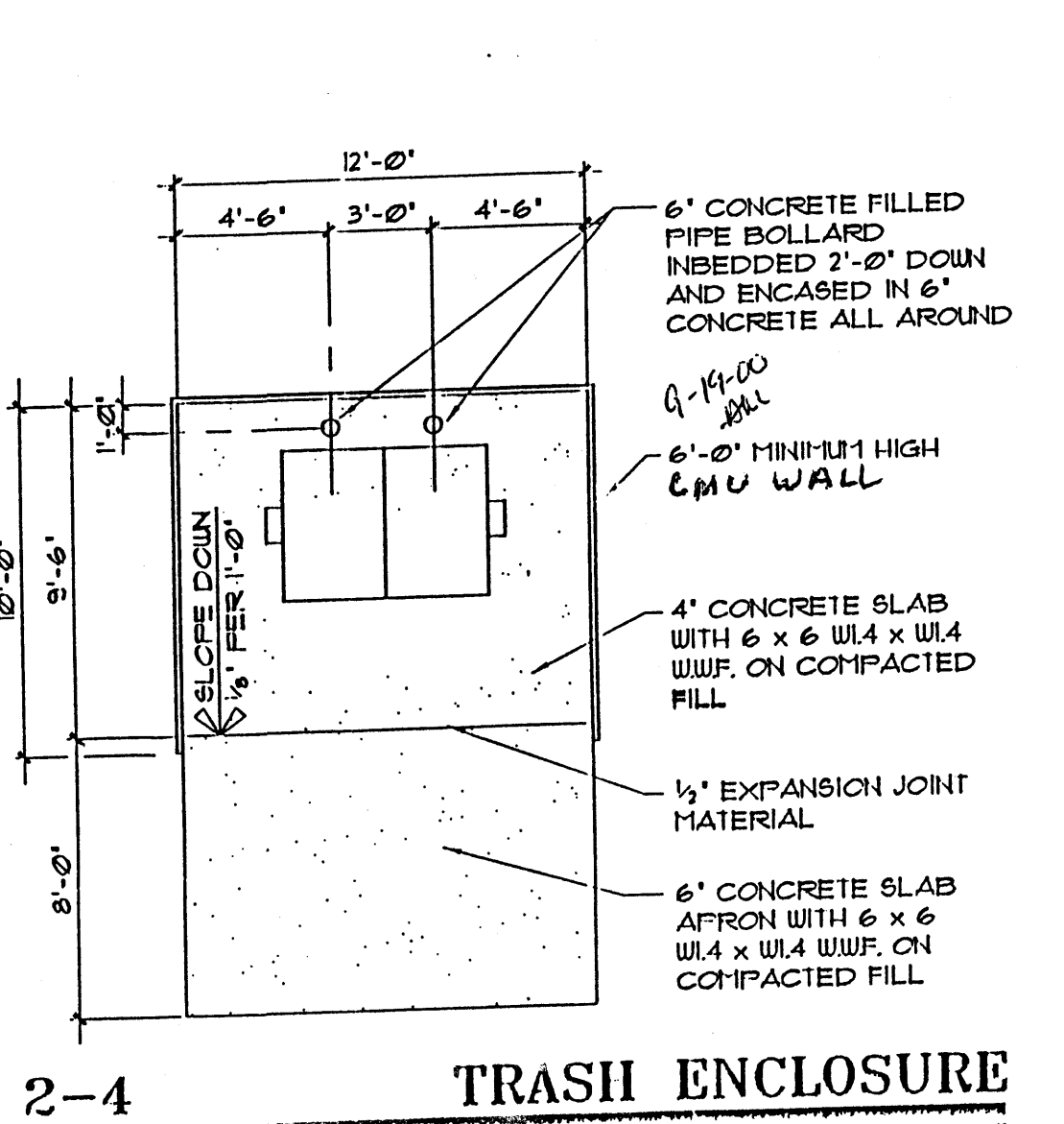
CLAUDIO VIGIL ARCHITECTS

LEE-SURE POOLS
NEW OFFICE WAREHOUSE
CALE ALAMEDA
ALBUQUERQUE, NEW MEXICO

ALBUQUERQUE BLDG & SAFETY
AUG 11 2000
U.B.C.
PLAN CHECK SECTION

1305 Tijeras NW Albuquerque, NM 87102
Phone: 505/842-1113 Fax: 505/842-

PROJECT SP-1R SHEET 00



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