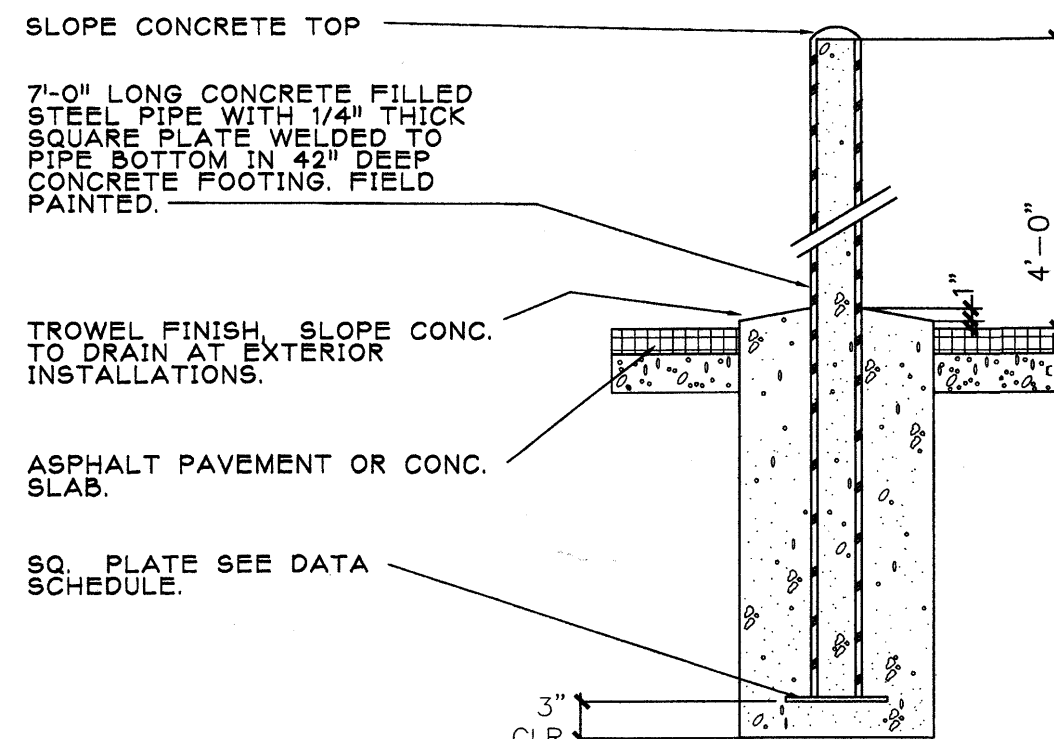
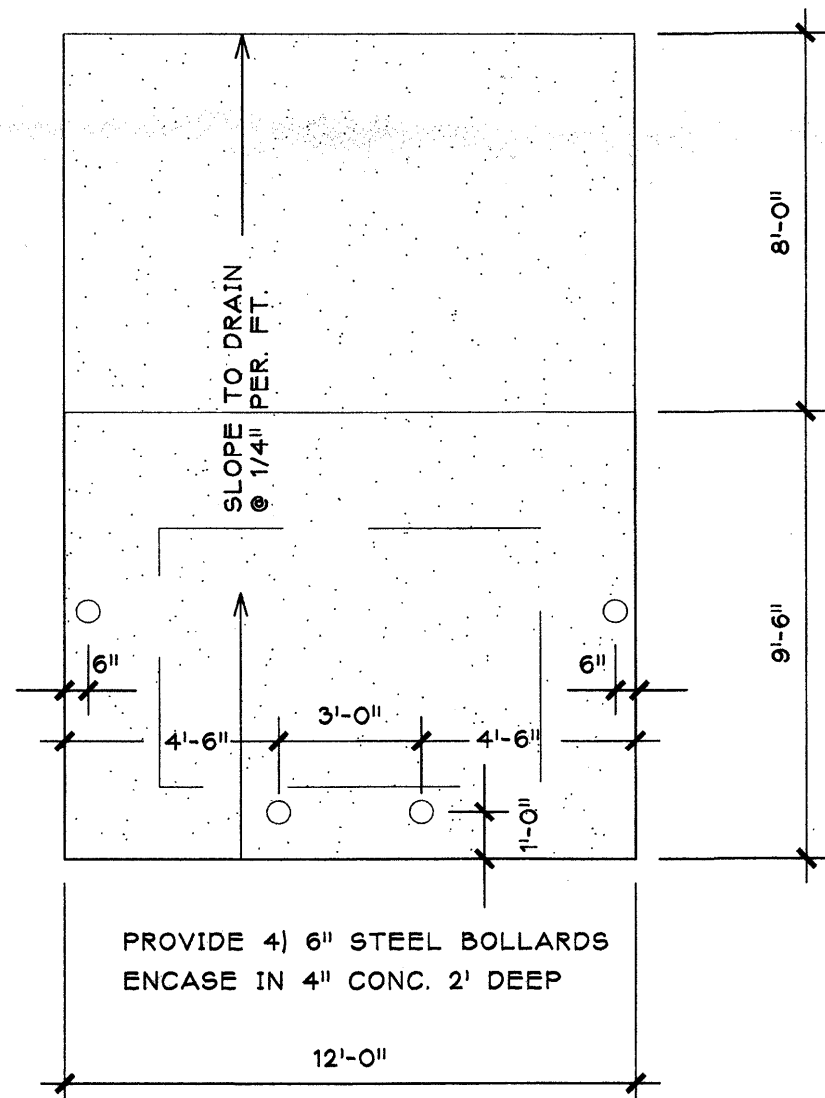




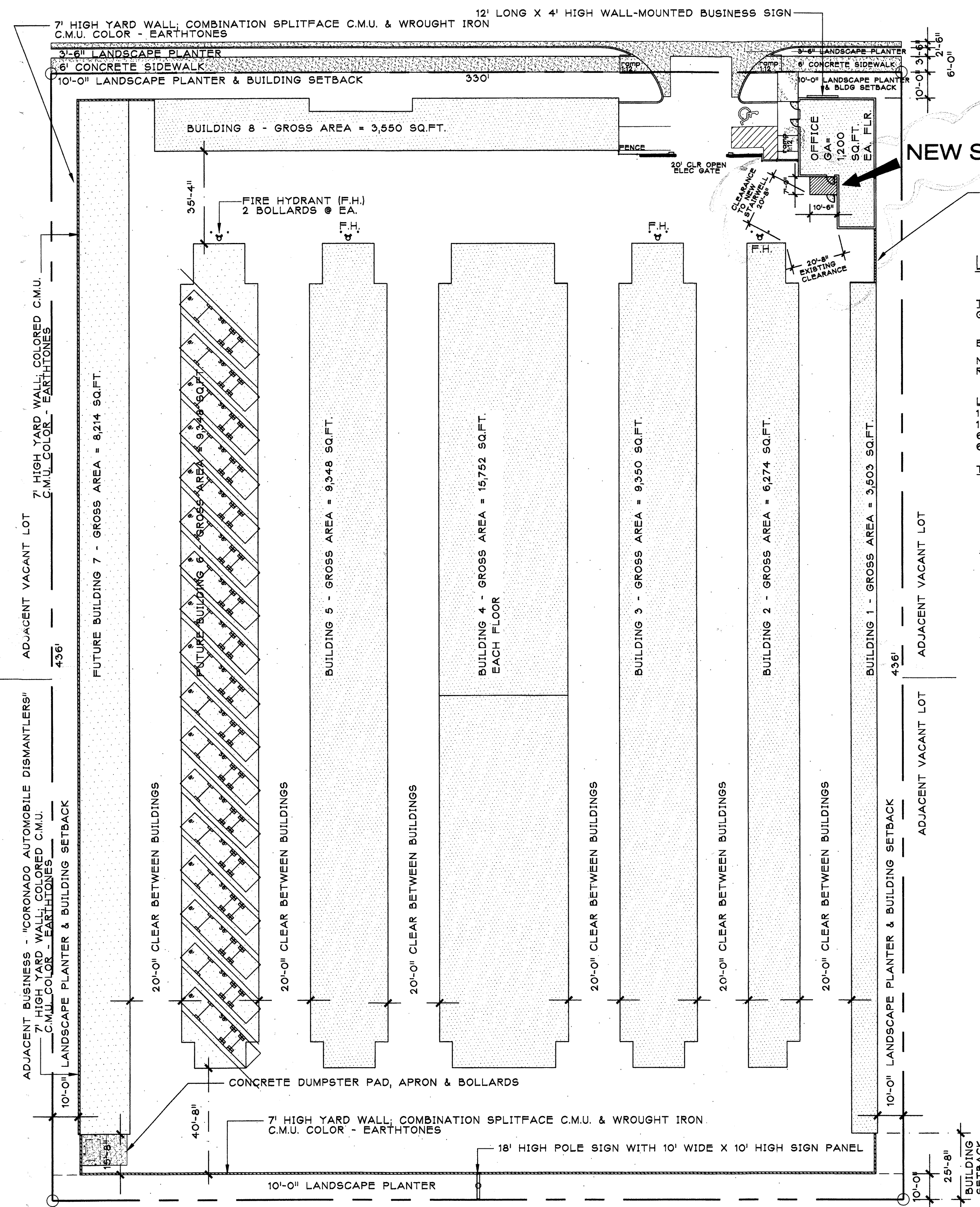
TYPICAL BOLLARDS
SCALE: N.T.S.

CONCRETE DUMPSTER SLAB, 6" THK. 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.
CONCRETE APRON SLAB, 6" THK X 12' X 8' 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.
C.M.U. WALL: SEE YARD WALL & BUILDING FACE



PLAN VIEW
SCALE 1/4"=1'-0"

TRASH DUMPSTER PAD, APRON & BOLLARD DETAILS
SCALE: 1/4" = 1'-0"



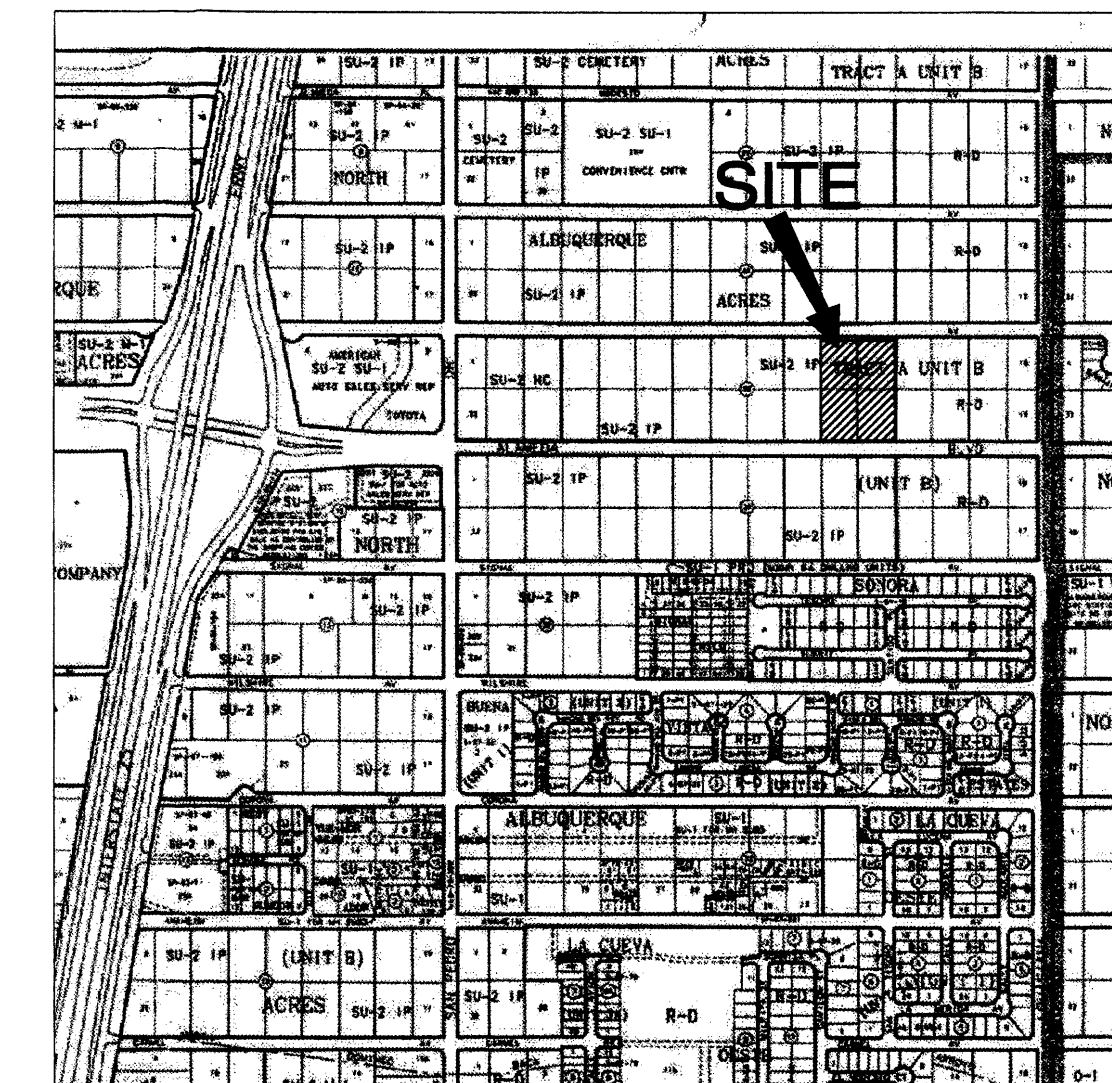
SITE PLAN
SCALE: 1" = 30'-0"

LAND USE DATA

TOTAL LOT AREA =	143,880
GROSS AREA OF ALL BUILDINGS, PHASE 1 & PHASE 2 =	66,528
BUILDING LOT DENSITY RATIO =	46%
NET LOT AREA =	77,352
REQUIRED 15% LANDSCAPE AREA =	11,602 - 15%
LANDSCAPE PLANTER AREAS PROVIDED:	
10' WIDE NORTH STREET FRONTAGE PLANTER =	2,934
10' WIDE SOUTH STREET FRONTAGE PLANTER =	3,300
6' WIDE EAST SIDE YARD PLANTER =	4,210
6' WIDE WEST SIDE YARD PLANTER =	4,210
TOTAL LANDSCAPE PLANTER AREAS PROVIDED =	14,654 - 15%

SITE PLAN LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	BUILDING AREA PHASE ONE CONSTRUCTION
	BUILDING AREA FUTURE CONSTRUCTION



SITE LOCATION
1" = 1000'
0 500 1000 FEET

PROJECT DATA

LEGAL DESCRIPTION: LOT 22A, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES SUBDIVISION, BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.

ZONE ATLAS: C-18-Z
ZONE CLASSIFICATION: SU-2, IP

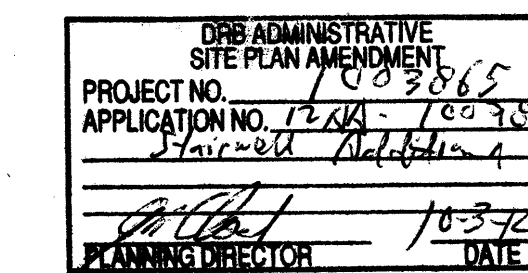
OFFSTREET PARKING REQUIREMENTS- AS PER PLANNING DIRECTOR'S APPROVAL OF THE SITE PLAN. PARKING IS NEEDED FOR THE PUBLIC CLIENTELE ONLY. CLIENTELE USE THE OFFICE PARKING ONLY WHEN SIGNING UP FOR OR TERMINATING SERVICE CONTRACTS. ACCESS TO THE STORAGE UNITS BY THE CLIENTELE SHALL BE THROUGH THE AUTOMATED GATE. OFFICE STAFF SHALL USE STORAGE UNIT PARKING GARAGE SPACES.

PROVIDED PUBLIC PARKING STALLS - 3 STALLS, INCLUDES 1 REQ'D VAN ACCESSIBLE STALL.
PRIVATE PARKING STALLS SHALL BE AT STORAGE UNIT PARKING GARAGE SPACES.

SITE LIGHTING: SHALL BE PROVIDED BY LIGHT-SHIELDED BUILDING-MOUNTED WALL FIXTURES ONLY. THERE WILL NOT BE ANY POLE LIGHTS.

SIGNAGE: A 12' WIDE X 4' HIGH WALL-MOUNTED INTERNALLY ILLUMINATED SIGN SHALL BE PROVIDED AT THE OAKLAND AVE. BUILDING FRONTAGE.

AN 18' HIGH POLE SIGN WITH AN INTERNALLY ILLUMINATED 10' WIDE X 10' HIGH SIGN PANEL SHALL BE PROVIDED AT THE CENTER OF THE LOT, SOUTH FRONTAGE, INSIDE THE PROPERTY LINE.



PROJECT NO. 1003865
APPLICATION NO. 05DRB-00304

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? (YES) (NO) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

TRAFFIC ENGINEERING DATE:
TRANSPORTATION DIVISION

UTILITY DEVELOPMENT DIVISION DATE:
0442

PARKS RECREATION DATE:
6/28/05

CITY ENGINEER DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:

SOLID WASTE MANAGEMENT DATE:

DRB CHAIRPERSON, PLANNING DEPT. DATE:

DORMAN and BREEN
LAURENCE BREEN F.A.I.A.
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940
LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196

ALAMEDA STORAGE
6800 Oakland Ave. NE
ALBUQUERQUE, NM 87113



SHEET TITLE:
SITE PLAN

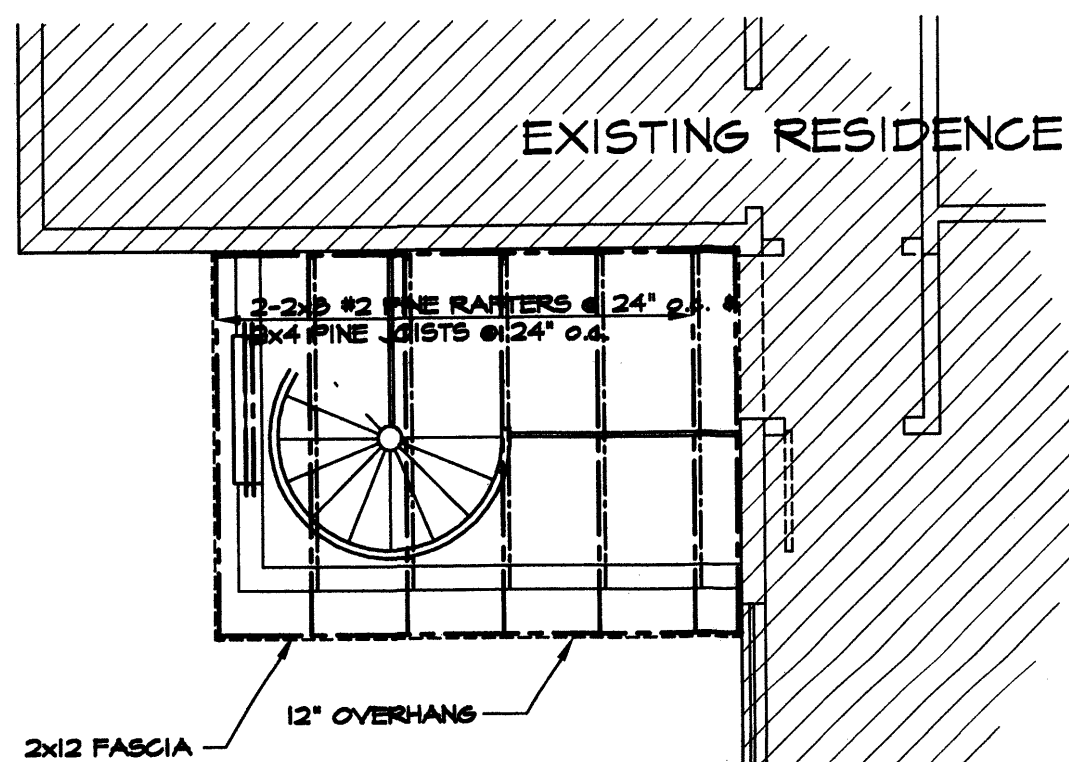
JOB NUMBER:
0442

DATE:
6/28/05

REVISIONS: DATE:
ALAMEDA GATE 8/18/07
STAIRWELL ADDITION 8/18/12

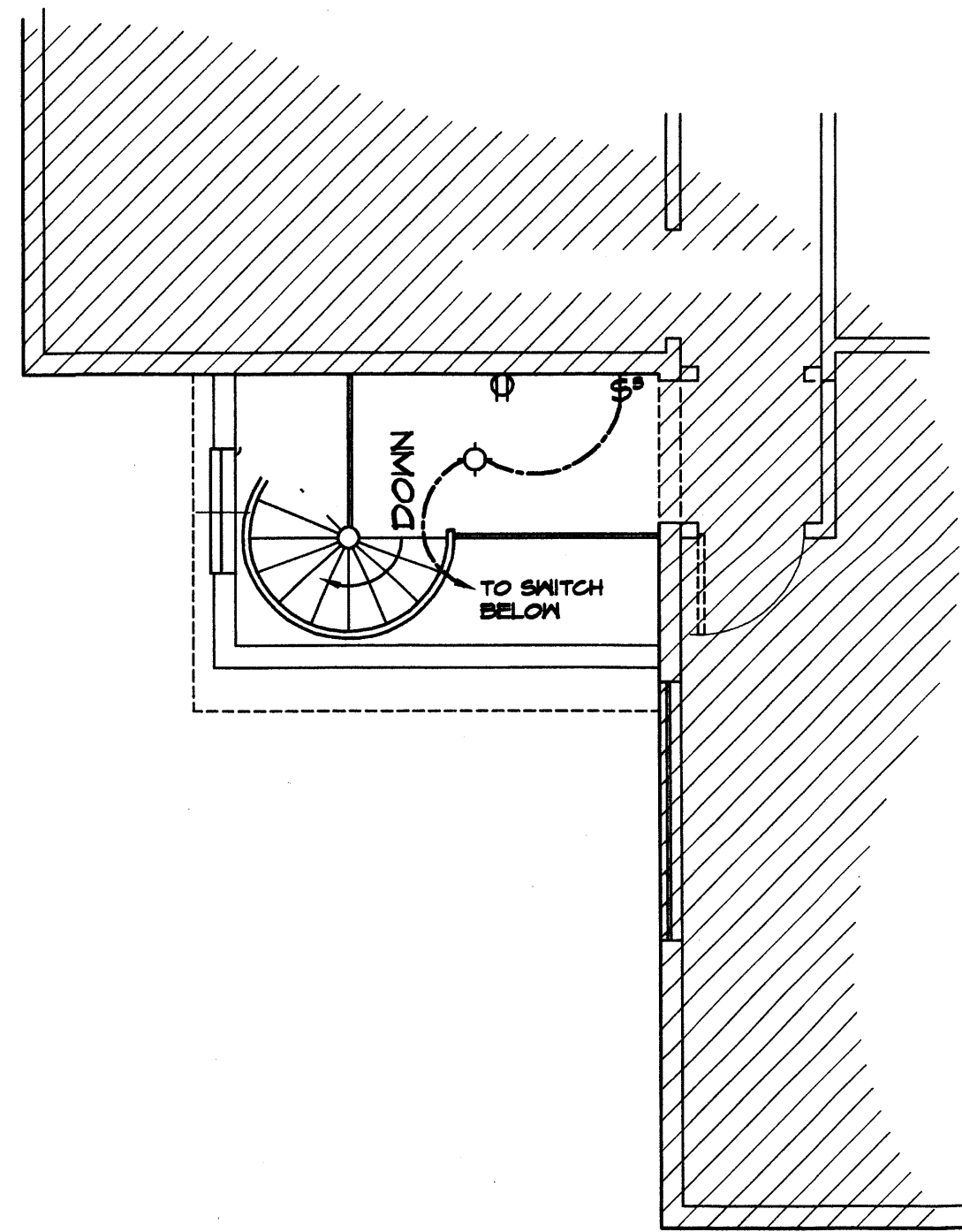
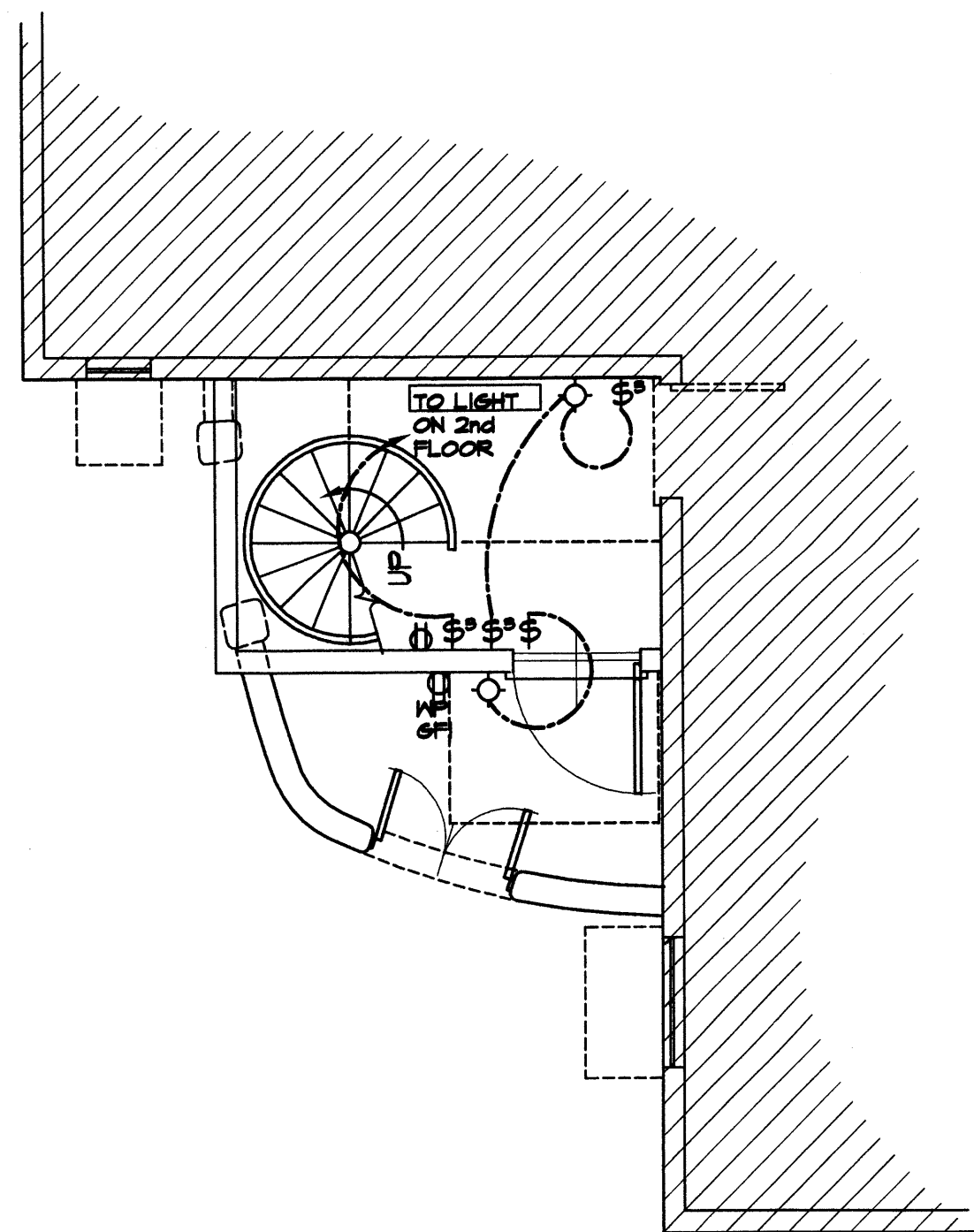
SHEET:
C-1.1
1 OF 29

1003865



ROOF FRAMING NOTES:

1. ROOF LOADS: LIVE = 20 lbs., DEAD = 20 lbs.
2. EXTERIOR WALLS SHALL HAVE 2x6 STUDS @ 12" O.C.
3. BEARING WALL STUDS INTERIOR OR EXTERIOR ARE 16" O.C.
4. INTERIOR NON-BEARING WALL STUDS ARE 16" O.C.
5. INTERIOR NON-BEARING HEADERS 1-2x4 UP TO 3'-6".
6. INTERIOR BEARING HEADERS 2-2x6 UP TO 3'-6".
7. INTERIOR BEARING HEADERS 2-2x12 OVER 3'-6".
8. EXTERIOR HEADERS MAX. SPANS
1'-0" - 3'-0" 2-2x6
3'-7" OR OVER 2-2x12 UNLESS NOTED OTHERWISE.
9. INSULATION IN EXTERIOR WALLS TO BE R-19.
10. INSULATION IN CEILING TO BE R-38.
11. ALL FRAMING MEMBERS TO BE #2 PINE OR BETTER.



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

1st FLOOR ELECTRICAL PLAN

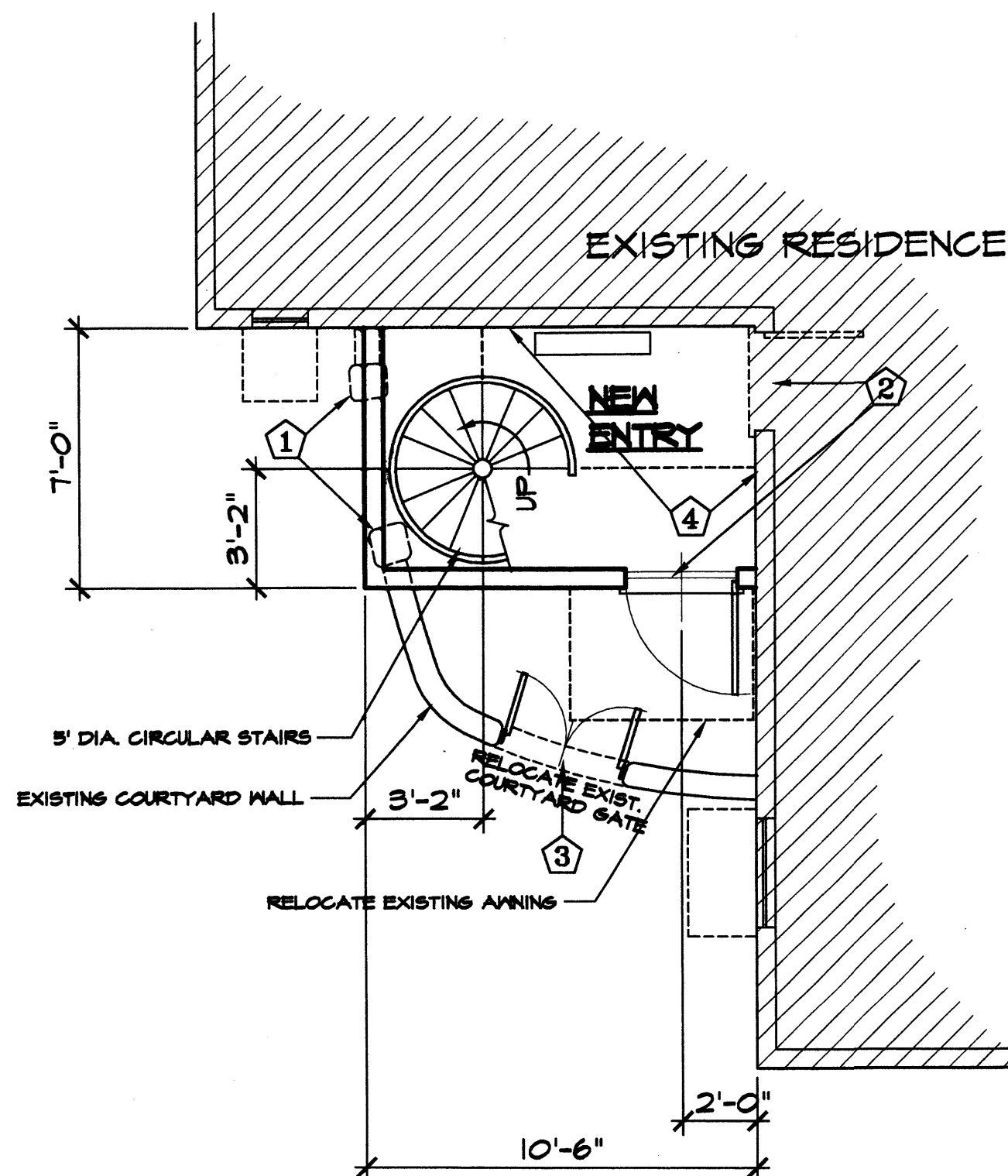
SCALE: 1/4" = 1'-0"

2nd FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

KEYED REMODEL NOTES:

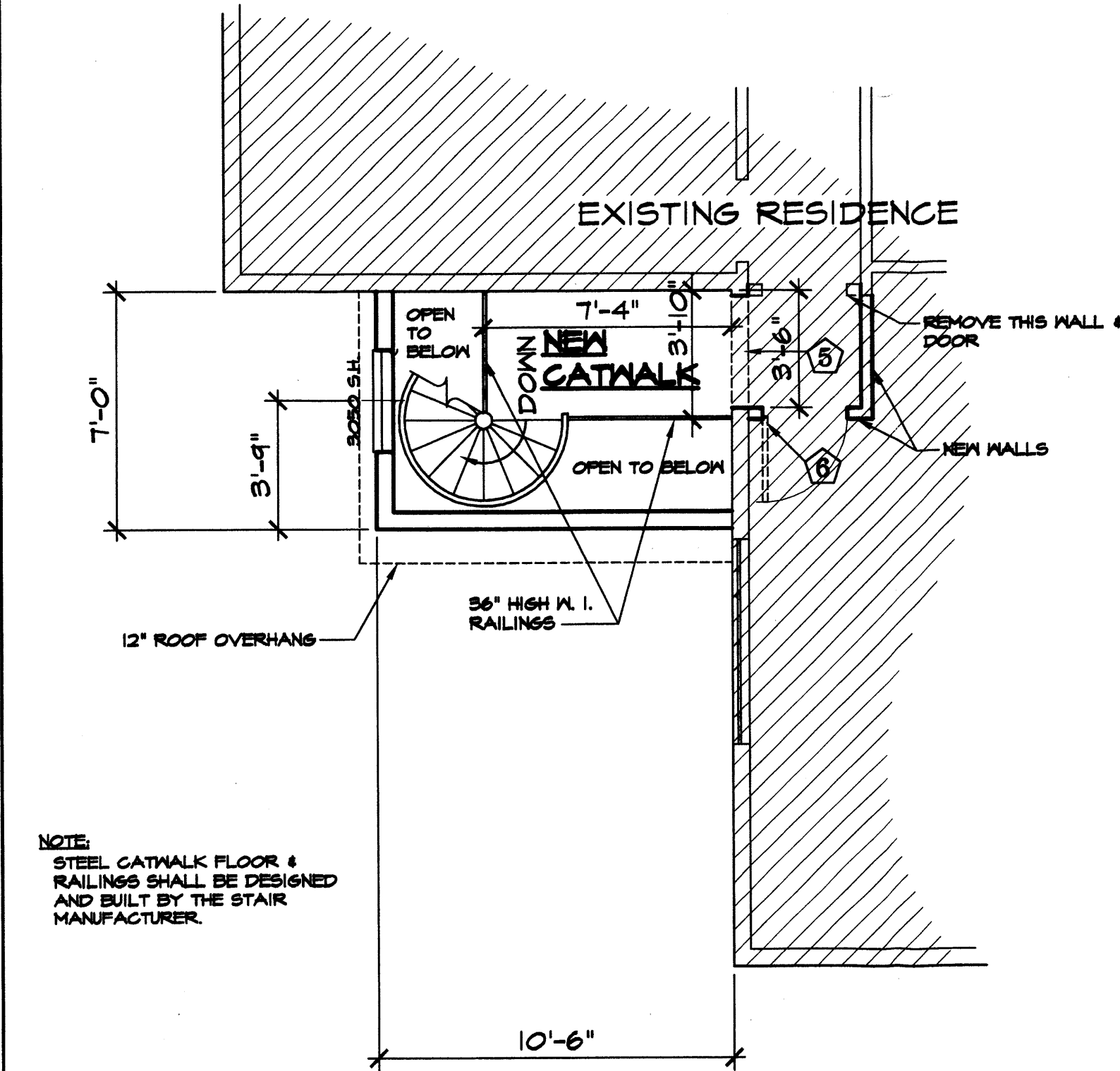
- 1 DEMOLISH AND REMOVE THIS PORTION OF THE EXISTING COURTYARD WALL AND SAVE AND RE-USE THE WOOD GATES (SEE NOTE #3).
- 2 REMOVE THIS EXISTING DOOR AND RELOCATE IT TO SERVE AS THE ENTRY DOOR IN THE NEW ADDITION. CREATE A NEW DRYWALL OPENING IN ITS PLACE.
- 3 CUT OUT AN OPENING IN THE EXISTING COURTYARD WALL TO RELOCATE THE EXISTING WOOD GATES HERE.
- 4 REMOVE STUCCO & SHEATHING MATERIALS FROM THE WALLS WHICH ARE TO BE INSIDE THE NEW ADDITION AND REPLACE WITH DRYWALL.
- 5 CUT OUT AN OPENING TO CREATE A 3470 DRYWALL OPENING FOR ACCESS TO THE EXISTING SECOND FLOOR HALL.
- 6 MOVE THE EXISTING BEDROOM DOOR AND WALL TO THIS LOCATION.



NEW ADDITION AREA = 735 SQ. FT.

1st FLOOR PLAN

SCALE: 1/4" = 1'-0"



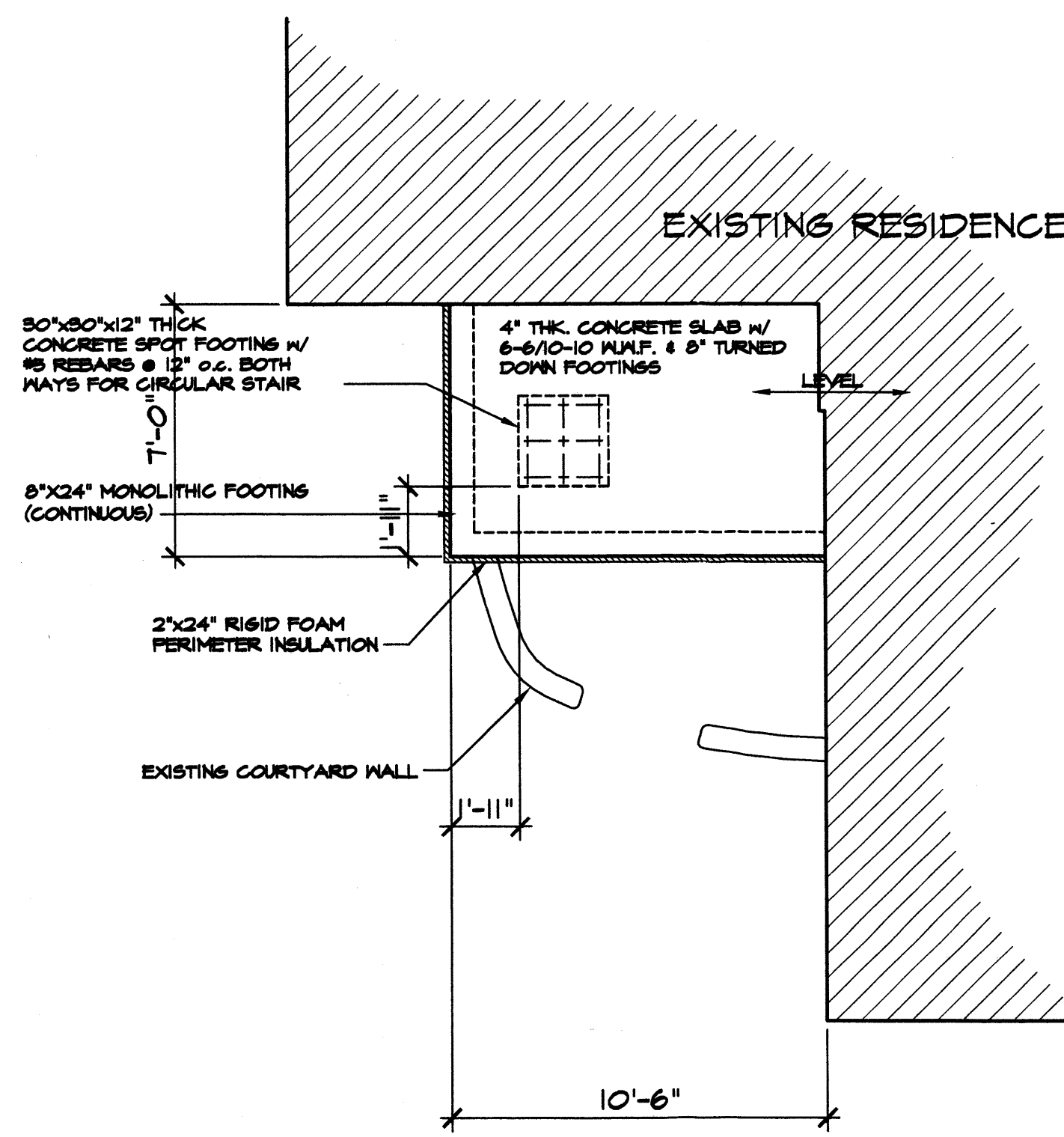
NOTE:
STEEL CATWALK FLOOR &
RAILINGS SHALL BE DESIGNED
AND BUILT BY THE STAIR
MANUFACTURER.

2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL CONCRETE SLABS ON GRADE TO BE MINIMUM 2500 lbs. PER SQUARE INCH OVER COMPACTED SUB GRADE W/ 1500 lbs. PER FOOT MINIMUM BEARING CAPACITY.
2. BOTTOM OF ALL EXTERIOR FOOTINGS PLACED MINIMUM 18" BELOW FINISHED GRADE WITH TOP OF STEM WALL AND HOUSE SLAB MINIMUM 6" ABOVE FINISHED GRADE.
3. PROVIDE 2"x 24" RIGID PERIMETER INSULATION PER CODE FOR UNHEATED SLAB.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DATE DRAWN: 8.22.2012
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PROJECT PHASE: REVISIONS:

C.D.S.

SHEET NO. 1

OF 2

AN ENTRY ADDITION CUSTOM-DESIGNED FOR:

ALAMEDA STORAGE

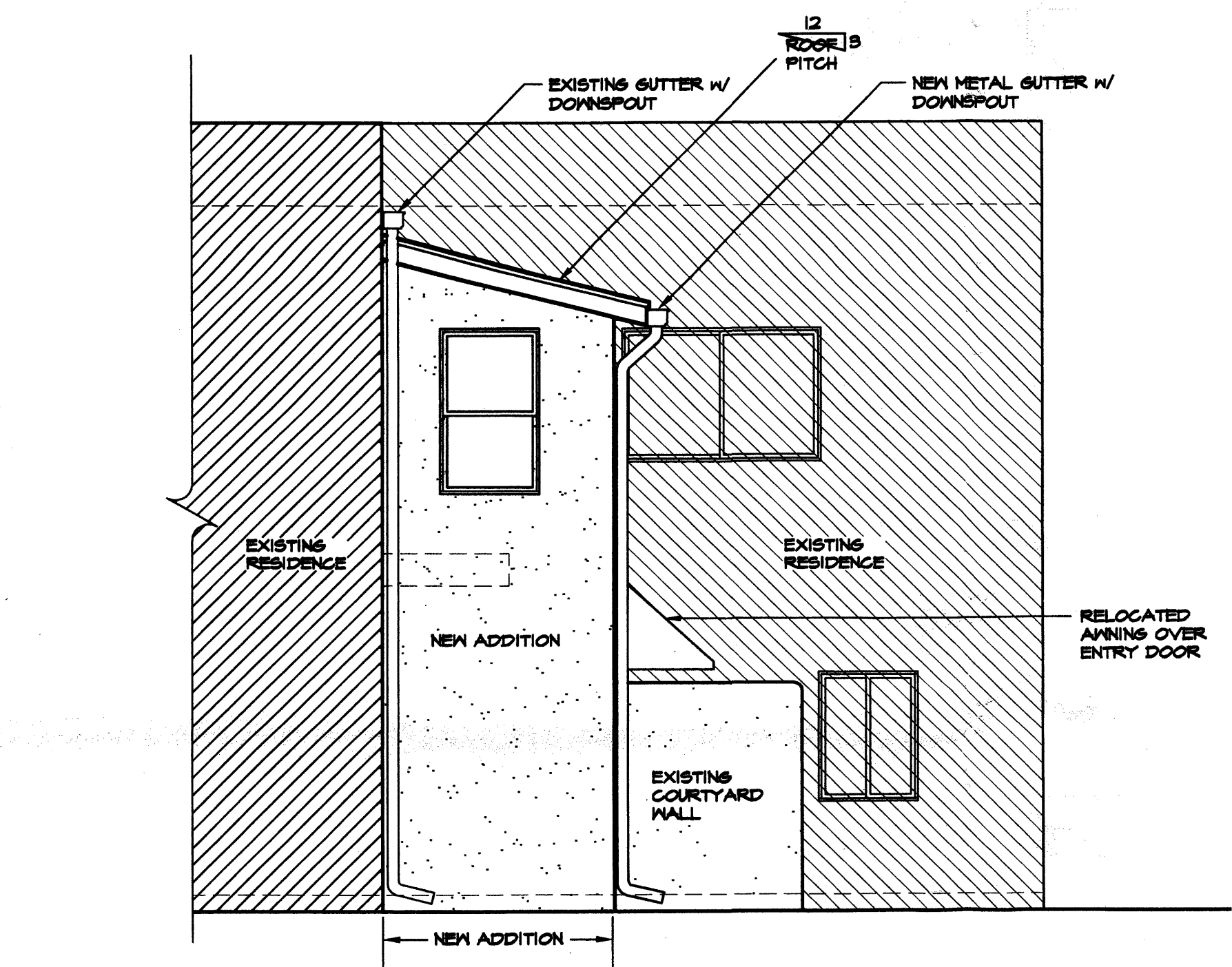
ALL FLOOR TYPE PLANS

6800 OAKLAND AVE. N.E.
ALBUQUERQUE, NEW MEXICO

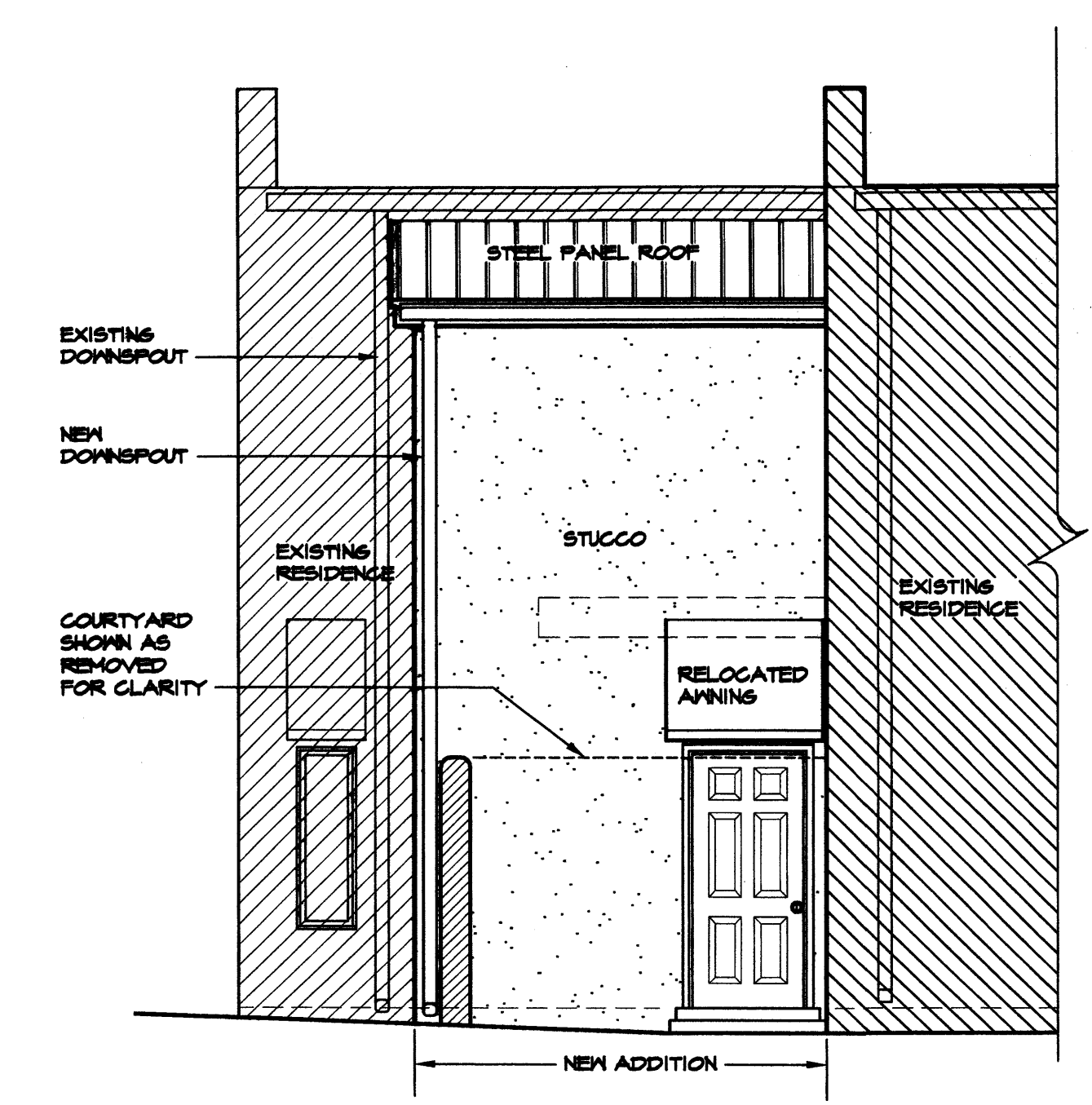
2 Ogaz Loop
Edgewood, New Mexico 87015
(505) 281-0604 or 284-0576
Fax: (505) 286-7166
E-Mail: johnsilvesterdesigns@gmail.com

Quality by Design

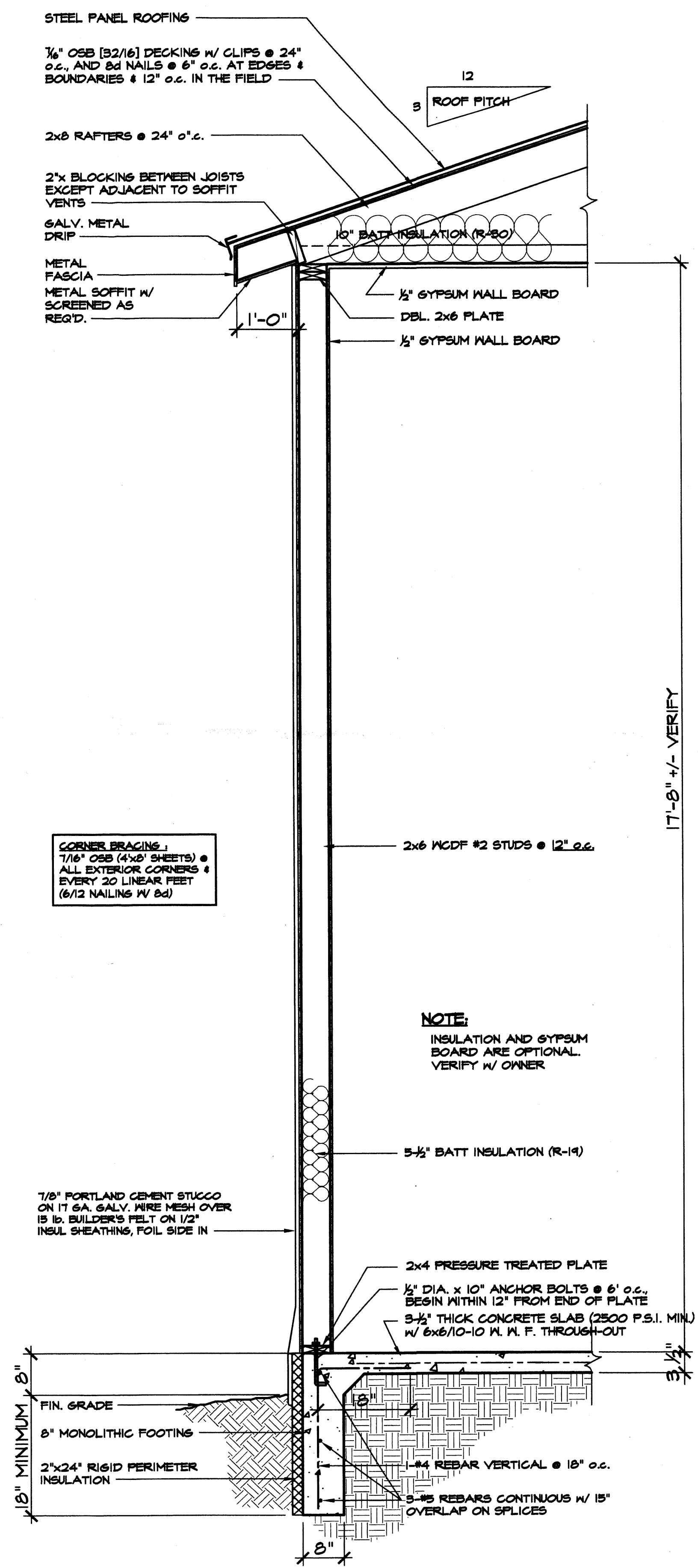
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WEST ELEVATION



SOUTH ELEVATION



CORNER BRACING:
7/16\"/>

NOTE:
INSULATION AND GYPSUM BOARD ARE OPTIONAL. VERIFY W/ OWNER

JOHN SILVESTER

AN ENTRY ADDITION CUSTOM-DESIGNED FOR:

ALAMEDA STORAGE

ELEVATIONS, WALL SECTION

PROJECT PHASE: C.D.S

PROJECT ADDRESS: 6800 OAKLAND RD. N.E. ALBUQUERQUE, NEW MEXICO

2 Ogaz Loop
Edgewood, New Mexico 87015
(505) 281-0601 or 284-0916
Fax: (505) 286-1166
Email: johnsilvesterdsgns@gmail.com

The Contractor or Homeowner shall assume responsibility for all characteristics of this structure and notified in writing of any deviations from dimensions and specifications appearing on these documents.