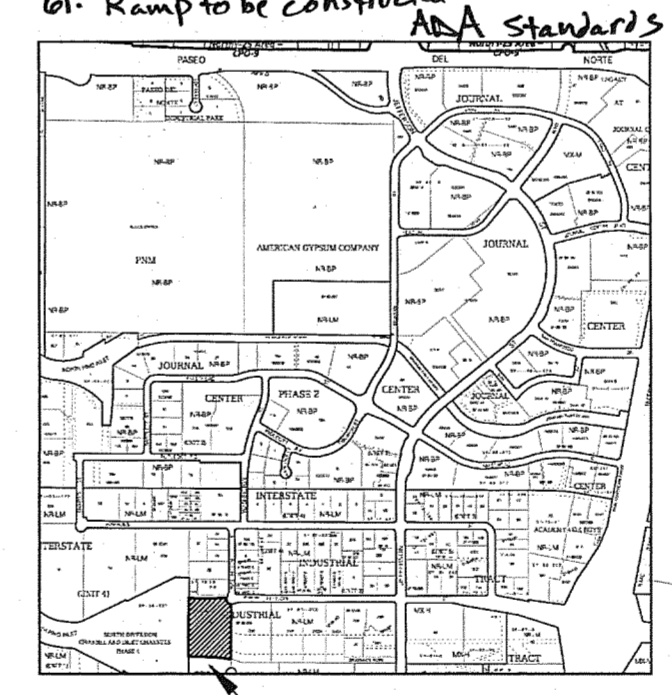
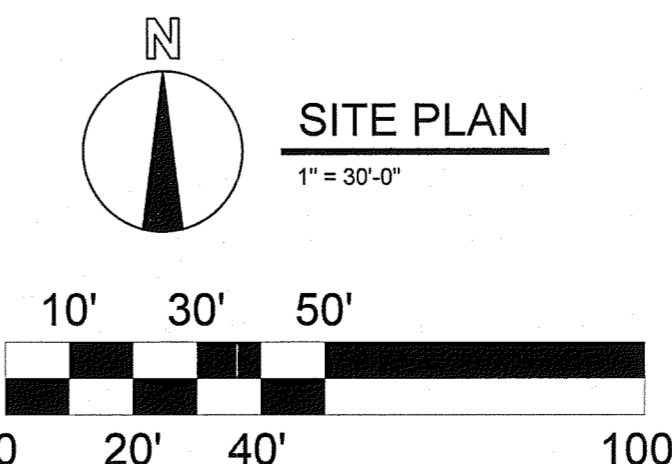


KEYED NOTES:

- EXIST. CONCRETE DRAINAGE WALL.
- EXIST. 2'-6" HIGH CAST-IN-PLACE CONCRETE DRAINAGE WALL.
- BUFFER LANDSCAPING.
- NEW WATER METER.
- EXIST. CURB & GUTTER.
- EXIST. 4' WIDE CONCRETE SIDEWALK.
- CLEAR SIGHT TRIANGLE.
- NEW 8' WIDE STAMPED CONCRETE WALK (ACCESSIBLE ROUTE TO PUBLIC WAY).
- EXIST. CONCRETE DRIVE APRON AND CURB CUT.
- LANDSCAPING.
- 6" HIGH STAND-UP CONCRETE CURB.
- CONCRETE PAVING.
- 42" HIGH STEEL PIPE GUARDRAIL (PAINTED CHARCOAL).
- MONUMENT SIGN - 8' HIGH 18" LONG, 8" CONCRETE BLOCK WITH STUCCO FINISH (SEE DTL. 3/A002).
- 4" THICK CONCRETE SIDEWALK.
- NEW 6' HIGH STEEL FENCE (PAINTED CHARCOAL).
- NEW 6' HIGH STEEL SWING GATES (PAINTED CHARCOAL), 24' OPENING.
- NEW 3' WIDE 36" TALL STEEL MAN GATE (PAINTED CHARCOAL).
- EXIST. 6' CHAINLINK FENCE ON PROPERTY LINE.
- PROPOSED NEW FIRE HYDRANT.
- 6" BOLLARD 14" TALL (PAINTED CHARCOAL COLOR).
- POST INDICATOR VALVE (P.I.V.).
- PAVEMENT MARKINGS.
- FIRE RISER.
- FIRE DEPARTMENT CONNECTION (F.D.C.).
- END OF SIDEWALK.
- 6" HIGH SIDEWALK CURB.
- EXIST. POWER POLES (6 TOTAL).
- REFUSE CONTAINER CONCRETE PAD, APRON AND BOLLARDS (SEE DTL. 1/A002).
- EXIST. 6' HIGH CHAINLINK FENCE.
- NEW 6' HIGH CONCRETE BLOCK WALL (REPLACES EXIST. 6' HIGH CHAINLINK FENCE).
- EXIST. CONCRETE RETAINING WALL.
- EXIST. CONCRETE DRAINAGE CHANNEL.
- CONCRETE TRUCK RAMP.
- (9) 9'-0" WIDE 124'-0" LONG PARALLEL PARKING SPACES.
- 6' LONG BENCH.
- ADA ACCESSIBLE PARKING SIGN ON POST, CENTERED ON PARKING SPACE, WITH LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING", SEE DTL. 5/A002.
- PREMISE I.D. ON BUILDING WALL.
- 4-STALL BICYCLE PARKING RACK, SEE DTL. 2/A002.
- KNOX BOX.
- INGRESS/EGRESS LOCATION, 26' WIDE DRIVE AISLE.
- POLE LIGHT, 25' TALL POLE (10 TOTAL POLE LIGHTS).
- WALL PACK LIGHT, MOUNTED AT 28' A.F.F. (18 TOTAL WALL PACKS).
- RECESSED CAN LIGHT FIXTURE IN SOFFIT (12 TOTAL).
- GROUND-MOUNTED LIGHT FOR MONUMENT SIGN.
- 24" HIGH ROOFTOP HVAC UNITS (32 TOTAL).
- CONCRETE CURB & GUTTER.
- PAVEMENT LETTERING "COMPACT" OR "NO PARKING" IN MIN. 12" LETTER HEIGHT, 2" MIN. LETTER WIDTH AND ALL CAPITAL LETTERS, LOCATED AT BACK END OF PARKING SPACE, H.C. ACCESS AISLE OR AS SHOWN.
- MOTORCYCLE PARKING SIGN ON POST, SEE DTL. 6/A002.
- CONCRETE SIDEWALK RAMP, SEE DTL. 4/A002.
- NOT USED.
- 10'x10'x4" THICK CONCRETE PAD WITH 6" DIA. OUTDOOR TABLE, BENCHES AND UMBRELLA.
- RETENTION POND AND CHANNEL RUNDOWN, SEE GRADING & DRAINAGE PLAN.



VICINITY MAP: D-17-Z
SCALE: N.T.S.



ZONING DATA:

ADDRESS: 4000 ELLISON ST. NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION: LOT 28A, INTERSTATE INDUSTRIAL TRACT
OWNER: SECURITY SELF STORAGE 8500 WASHINGTON ST. NE, SUITE A-5, ABQ., NM 87113
UPC: 101706315101030212
ZONE MAP: D-17
ZONING: NR-LM (M-1 OLD ZONING)
TOTAL SITE AREA: 4.91 ACRES
GROSS BUILDING AREA: 82,857 SF
NET FLOOR AREA: 81,917 SF
BUILDING USE: OFFICE LIGHT MANUFACTURING WAREHOUSE

BUILDING USE (GROSS FLOOR AREA (GFA)):
100' OF BLDG. IS OFFICE = 8,286 SF
600' OF BLDG. IS MANUFACTURING = 49,714 SF
300' OF BLDG. IS WAREHOUSE = 24,857 SF
82,857 SF

OFF-STREET AUTO PARKING REQ'D. (IDO TABLE 5-5-1)
OFFICE (3.5 SPACES PER 1000 GFA)
8,286 SF ÷ 1,000 = 8.286 × 3.5 = 29 SPACES

LIGHT MANUFACTURING (1 SPACE PER 1000 GFA)
49,714 SF ÷ 1,000 = 49.714 = 50 SPACES

WAREHOUSE (NO REQUIREMENT) 0 SPACES

TOTAL SPACES REQUIRED 79 SPACES

ACCESSIBLE SPACES REQUIRED = 3
COMPACT CAR SPACES ALLOWED (25% OF TOTAL)
79 SPACES × .25 = 20 MAXIMUM ALLOWABLE

OFF-STREET AUTO PARKING PROVIDED
REGULAR SIZE SPACES 67 SPACES
COMPACT SIZE SPACES 14 SPACES
(18% OF TOTAL SPACES REQ'D.)

TOTAL SPACES PROVIDED = 81 SPACES

INCLUDES 3 REQUIRED ACCESSIBLE SPACES

MOTORCYCLE SPACES REQUIRED (IDO TABLE 5-5-4)
3 MOTORCYCLE SPACES REQ'D. AND PROVIDED

BICYCLE PARKING REQUIRED (IDO TABLE 5-5-5)
1 SPACE PER 100' OF REQ'D. AUTO PARKING
100' OF 79 REQ'D. SPACES = 8 BICYCLE SPACES
(2) 4-STALL BICYCLE RACKS PROVIDED

OFF-STREET LOADING SPACES REQ'D. (IDO TABLE 5-5-7)
1 SPACE PER 50,000 SF = 2 LOADING SPCS. REQ'D.
(12' x 65' - SEE SITE PLAN FOR LOCATION)

ON-STREET PARKING SPACES - NOT APPLICABLE

BUILDING DATA:

BUILDING CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE), FULLY-SPRINKLERED
NUMBER OF OCCUPANTS (BASED ON NET FLOOR AREA):
OFFICE 8,192 SF @ 100 SF/OCC. = 82
MANUFACTURING 49,150 SF @ 200 SF/OCC. = 246
WAREHOUSE 24,575 SF @ 500 SF/OCC. = 49 OCC.
TOTAL OCCUPANT LOAD 377 OCC.
BUILDING HEIGHT: 37'-8"

PROJECT NUMBER: PR-2019-002668

APPLICATION NUMBER: SI-2019-00251

IS AN 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 APPROVAL: 10-2-19
10-2-19
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE 10-2-19

PARKS AND RECREATION DEPARTMENT DATE 10-24

CITY ENGINEER DATE 10/7/19

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

SOLID WASTE MANAGEMENT DATE 10/10/19

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE 10-24-19

ENVIRONMENTAL HEALTH, IF NECESSARY NA DATE

SITE PLAN