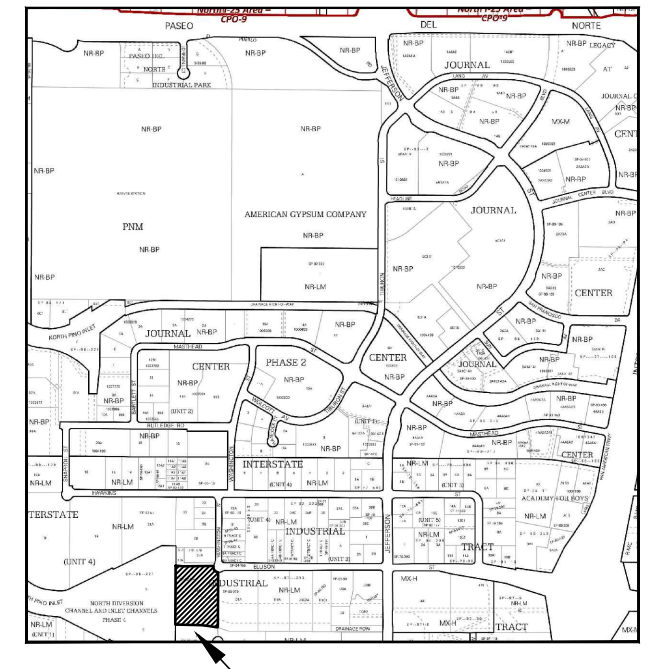
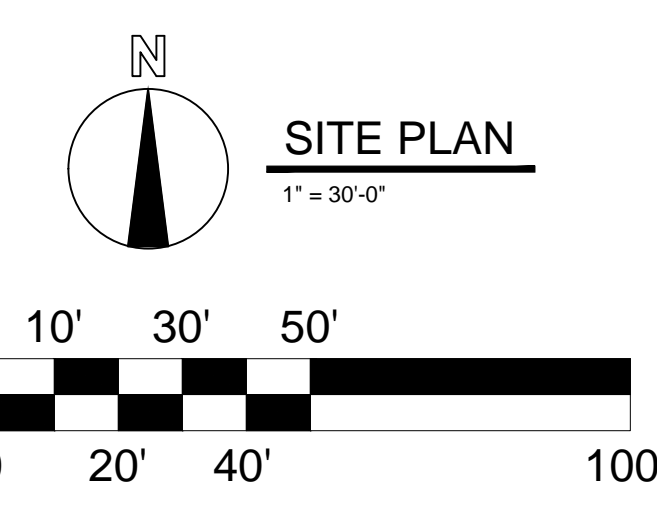


KEYED NOTES:

- EXIST. CONCRETE DRAINWAY.
- 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 6" 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 GURADRAIL (PAINTED CHARCOAL).
- MONUMENT SIGN - 6' HIGH x 8' 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 x 6' TALL STEEL MAN GATE (PAINTED CHARCOAL).
- EXIST. 6" CHAINLINK FENCE ON PROPERTY LINE.
- PROPOSED NEW FIRE HYDRANT.
- 6" BOLLARD x 4' 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 x 24'-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).
- CRUSHED AGGREGATE DRIVING SURFACE.
- LOADING SPACE, 12' x 65' PER IDO REQ'TS.
- (1) MOTORCYCLE PARKING SPACE, MIN. 4'x8' SIZE.
- (2) MOTORCYCLE PARKING SPACES, MIN. 4'x8' SIZE EACH.
- P.N.M. TRANSFORMER ON CONCRETE PAD.
- 6' LONG PRE-CAST CONCRETE PARKING STOP, CENTERED IN PARKING SPACE, SET 24" FROM SIDEWALK EDGE, CURB OR PROPERTY LINE.
- PARKING SPACES DELINEATED BY PAINTED MARKINGS ON CONCRETE BLOCK WALL, 4" WIDE x 48" TALL PAINTED STRIPE.
- 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 5" DIA. OUTDOOR TABLE, BENCHES AND UMBRELLA.



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)):
10% OF BLDG. IS OFFICE = 8,286 SF
60% OF BLDG. IS MANUFACTURING = 49,714 SF
30% 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 div. by 1,000 = 8.286 x 3.5 = 29 SPACES
LIGHT MANUFACTURING (1 SPACE PER 1000 GFA)
49,714 SF div. by 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 x .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 10% OF REQ'D. AUTO PARKING
10% 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 SPACES 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-2019-002SI

IS AN INFRASTRUCTURE LIST REQUIRED () YES () NO IF YES, THEN A SET OF APPROVED DRC 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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

SITE PLAN