DRB Case Action Log

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project # PR-2019-003076
SI-2019-00367 - SITE PLAN

MODULUS ARCHITECTS INC. agent(s) for **GYPSUM FLOORING** request(s) the aforementioned action(s) for all or a portion of: **LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B,** zoned NR-BP, located at **6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE** containing approximately 1.78 acre(s). (C-18) *[Deferred from 12/4/19, 1/15/20]*

Type: ☐ PP ☐ FP ☐ PP/FP ☐ Site Plan ☐ Other as described above

This application(s) was approved on 3-4-20 by the DRB with delegation as follows:

TRANSPORTATION:

- ☐ Dimensional exhibit
- ☐ _____

CODE ENFORCEMENT:

- ☐ _____

ABCWUA:

- ☐ Availability Statement
- ☐ _____

CITY ENGINEER/Hydrology:

- ☐ Easement Language
- ☐ _____

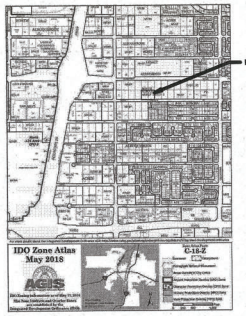
PLANNING:

- ☐ Utility company/AMAFCA signatures
- ☐ AGIS DXF
- ☐ Recorded IIA
- ☐ Check for lighting notes comments
- ☑ DELEGATION DURATION: 4 week

After final step after sign off of site plan or recording of the plat, the applicant must bring a copy of the approved site plan to be signed off by Planning. Planning will keep one signed off copy or a copy of the recorded plat. A pdf of the signed off set will be emailed to: PLNDRS@cabq.gov

☐ The hard copy of the recorded/approved plat/site plans was submitted on

_____



PROJECT NUMBER: PR-2019-003076
APPLICATION NUMBER: SI-2019-00367

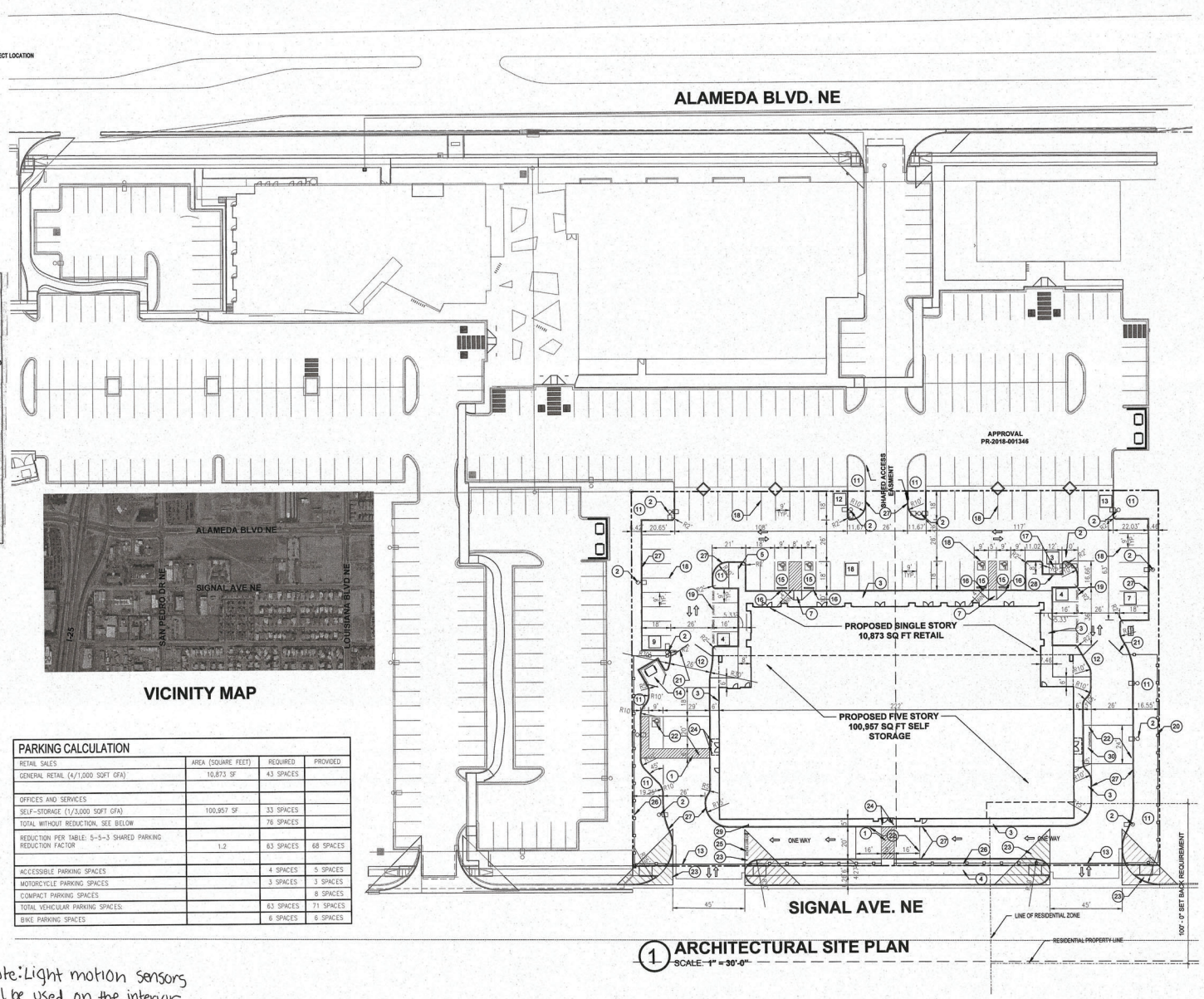
Is an Infrastructure List required? ( ) YES ( ) NO If yes, then is not of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	03-09-20 Date
DRB Project Review	03-09-20 Date
Parks and Recreation Department	03-04-20 Date
City Engineer	3-9-2020 Date
NA* Environmental Health Department	Date
Solid Waste Management	1-9-20 Date
DRB Chairperson, Planning Department	3-12-20 Date

* Environmental Health, if necessary

3/4/2020
CODE ENFORCEMENT



VICINITY MAP

KEYED NOTE:

1. 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A1.1
2. LIGHT POLE LOCATION RE: DETAIL 3/A1.1
3. CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
4. CONC. SIDEWALK RE: DET 7/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
5. INDICATES BIKE RACK LOCATION. (8 BIKE CAPACITY) RE: DETAIL 13/A1.2
6. BENCH LOCATION RE: DETAIL 10/A1.2
7. HANDICAP RAMP RE: 15/A1.1
8. HANDICAP RAMP RE: 16/A1.1
9. HANDICAP RAMP RE: 5/A1.1
10. HANDICAP RAMP RE: 17/A1.1
11. INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
12. GATE LOOP DETECTOR
13. CANTILEVERED SLIDING GATE - TO REMAIN LOCKED OPEN DURING BUSINESS HOURS (7AM TO 7PM) RE: SITE GRADING PLAN FOR INFO
14. REFUSE ENCLOSURE RE: DET 4/A1.3
15. H.C PARKING STALL RE: DET 2/A1.2 & 3/A1.2 FOR STRIPING & SIGN DETAILS
16. WHEELSTOP RE: DET 4/A1.2
17. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
18. PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
19. "COMPACT CAR" PAVEMENT MARKING: LETTERS TO BE 12" IN HEIGHT 2" WIDE PLACED AT REAR OF EACH COMPACT SPACE
20. EXISTING RETAINING WALL/FENCE. FENCE HEIGHT TO BE ADJUSTED AS REQUIRED BY IDO 4-3(D)(2)(b)(b)
21. SWING GATES
22. PAVING ELEVATION THIS AREA TO BE SAME ELEVATION AS SIDEWALK.
23. INDICATES CLEAR SIGHT TRIANGLE: NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
24. BOLLARD PAINTED SAFETY YELLOW - MIN. 18" FROM FACE OF CURB RE: DET. 1/A1.3
25. "DO NOT ENTER" RE: DET 8/A1.2
26. 3'-0" HIGH WROUGHT IRON FENCE FENCE TO MEET IDO TABLE 5-7-1 & 5-7(E)(1)(a), 5-7(E)(1)(b)
27. TYPICAL CONCRETE CURB, RE: DET 10/A1.1
28. MOTORCYCLE PARKING SIGN, RE: DET 12/A1.3
29. "DO NOT ENTER" SIGN, RE: DET 12/A1.3
30. LOADING/UNLOADING ZONE

GENERAL NOTE:

1. EXTERIOR SIGNAGE: SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TENANT UNDER A SEPARATE PERMIT.

PARKING CALCULATION

RETAIL SALES	AREA (SQUARE FEET)	REQUIRED	PROVIDED
GENERAL RETAIL (4/1,000 SQFT GFA)	10,873 SF	43 SPACES	
OFFICES AND SERVICES			
SELF-STORAGE (1/3,000 SQFT GFA)	100,957 SF	33 SPACES	
TOTAL WITHOUT REDUCTION, SEE BELOW		76 SPACES	
REDUCTION PER TABLE: 5-5-3 SHARED PARKING REDUCTION FACTOR	1.2	63 SPACES	68 SPACES
ACCESSIBLE PARKING SPACES		4 SPACES	5 SPACES
MOTORCYCLE PARKING SPACES		3 SPACES	3 SPACES
COMPACT PARKING SPACES			8 SPACES
TOTAL VEHICULAR PARKING SPACES:		63 SPACES	71 SPACES
BIKE PARKING SPACES		6 SPACES	6 SPACES

Note: Light motion sensors will be used on the interior of the storage facility. SW

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

30 0 30 60 120

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED DW 1-9-20

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PALADIN SELF STORAGE
6321 & 6221 SIGNAL AVE. NE
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: -
DRAWN BY: CDC

SHEET TITLE: DRB SITE PLAN

DATE: 03/03/2020
SCALE: AS NOTED
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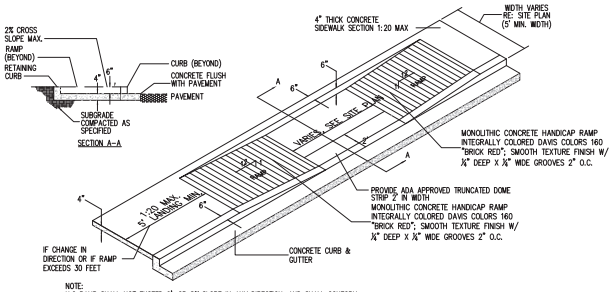
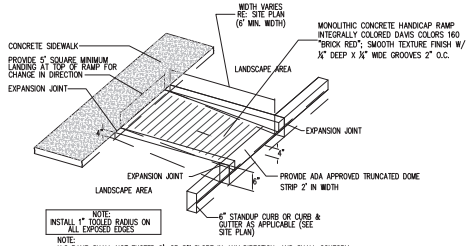
of-



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

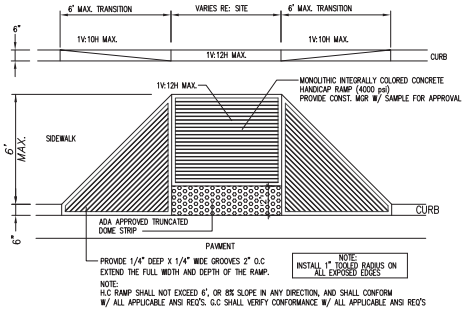
17 TAPERED RAMP DETAIL
N.T.S



NOTE:
INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES

NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

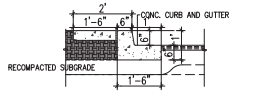
16 CURBED RAMP DETAIL
N.T.S



NOTE:
INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES

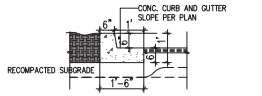
NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

15 FLARED H.C RAMP
N.T.S



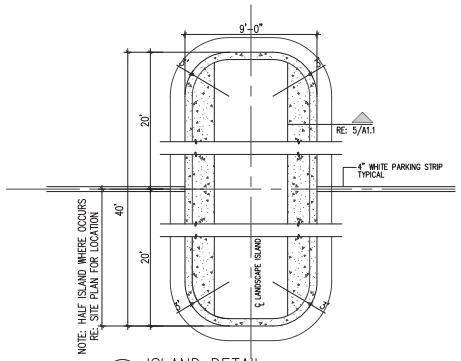
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION

11 ISLAND CURB DETAIL
N.T.S



NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION

10 TYPICAL CURB DETAIL
N.T.S



9 ISLAND DETAIL
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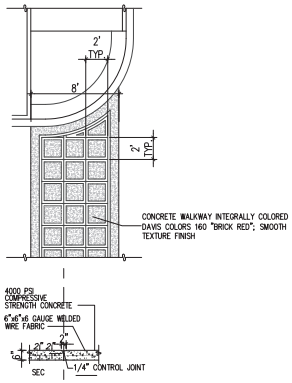
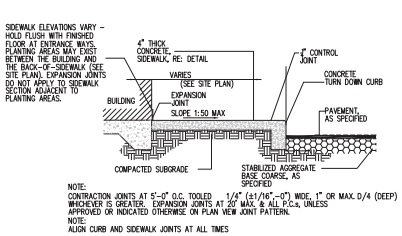
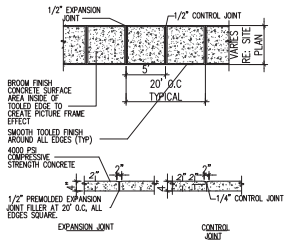


6 TYPICAL CONC. CROSSWALK
N.T.S

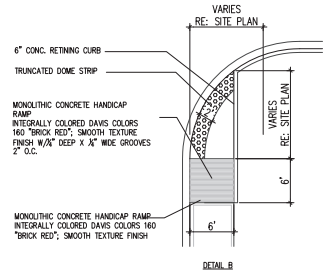


NOTE:
CONTRACTION JOINTS AT 5'-0" O.C. TOOLED 1/8" (±1/16"-0") WIDE, 1" OR MAX. D/4 (DEEP) WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.
NOTE:
ALIGN CURB AND SIDEWALK JOINTS AT ALL TIMES

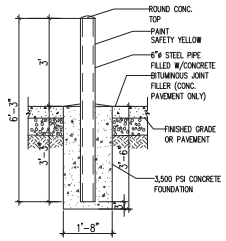
8 SIDEWALK WITH TURNDOWN CURB SEC.
N.T.S



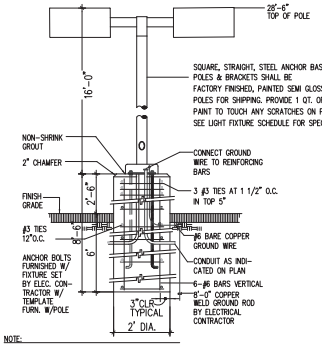
7 TYPICAL SIDEWALK
N.T.S



5 END ISLAND WITH WALK RAMP
N.T.S



4 BOLLARD DETAIL
N.T.S



NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22'
GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL.

3 LIGHT POLE DETAIL
N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PALADIN SELF STORAGE
6217 & 6221 SIGNAL AVE. NE
ALBUQUERQUE, NEW MEXICO 87113

PROJECT MANAGER: CARLOS TORRES
JOB NO. XXXXX
DRAWN BY: S
SHEET TITLE: SITE DETAILS

DATE: 11/6/2019
SCALE: AS NOTED
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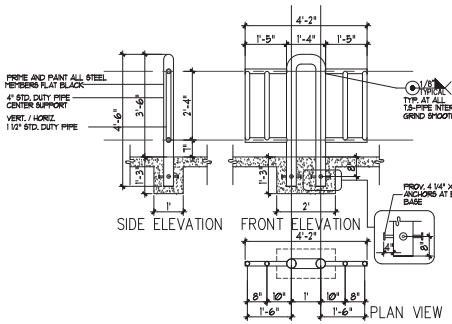

13 BIKE RACK
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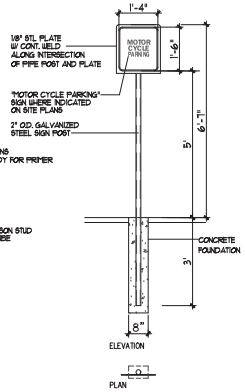

12 MISC. SIGNAGE
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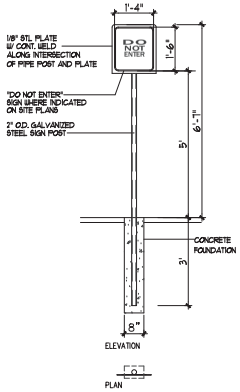

12A MISC. SIGNAGE
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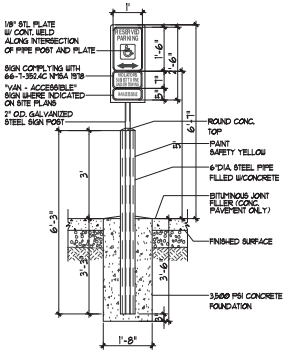

11 H.C SIGNAGE
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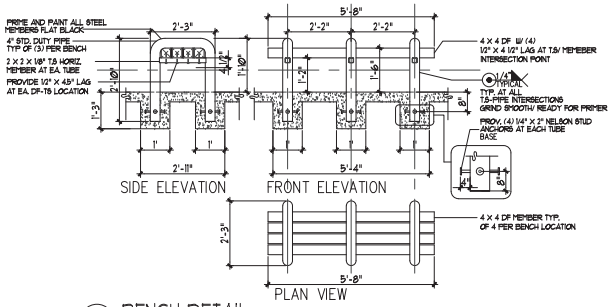

10 BENCH DETAIL
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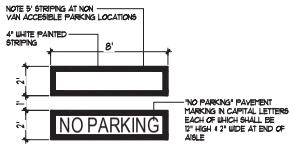

9 H.C PARKING-WALK PAINT DETAIL
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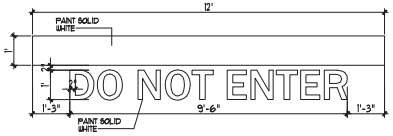

8 SITE DIRECTIONAL PAINT DETAIL
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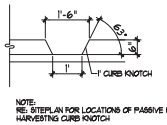

7 CURB NOTCH
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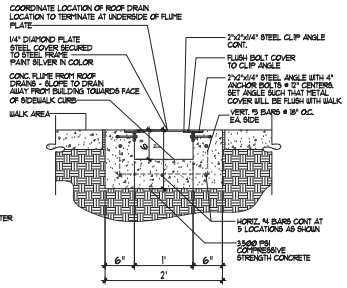

6 CONCRETE FLUME DETAIL
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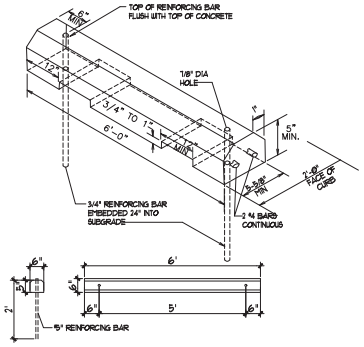

4 WHEEL STOP
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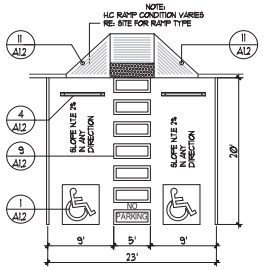

3 H.C PARKING PLAN DETAIL
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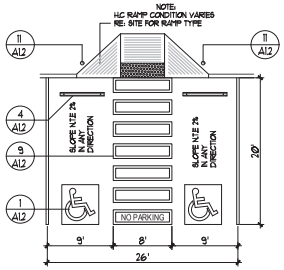

2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)
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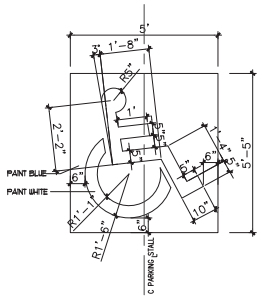


1 H.C SIGNAGE
N.T.S

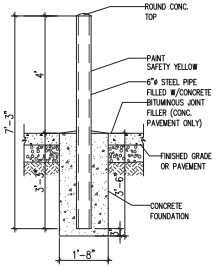
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

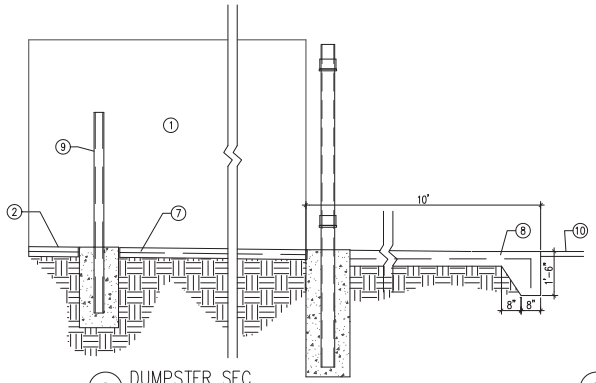
PROJECT TITLE: PALADIN SELF STORAGE
6271 & 6271 SIGNAL AVE. NE
ALBUQUERQUE NEW MEXICO 87113

PROJECT MANAGER: CARLOS TORRES
JOB NO. XXXXX
DRAWN BY: S
SHEET TITLE: SITE DETAILS

DATE: 11/6/2019
SCALE: AS NOTED
sheet A12
of-



1 BOLLARD DETAIL
N.T.S



2 DUMPSTER SEC.
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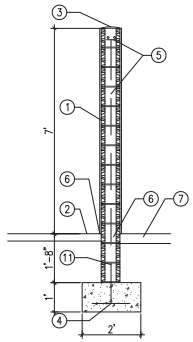
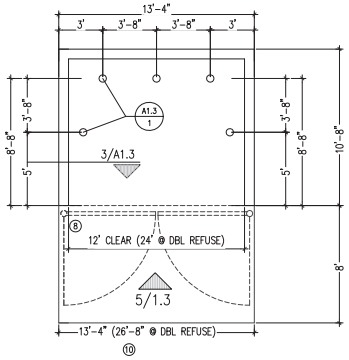
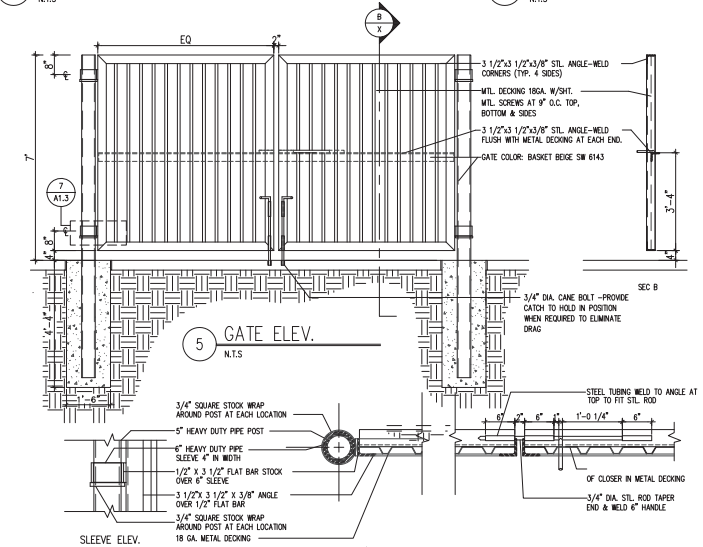


3 DUMPSTER SEC.
N.T.S



4 DUMPSTER PLAN
N.T.S



5 GATE ELEV.
N.T.S

7 GATE POST/SLIDE BOLT DETAIL
N.T.S

KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR:TO MATCH BLDG. BASE.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS; #5 BARS @ 32" O.C. VERTICAL GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
12. 2" VENT TO +6" ABOVE TOP OF ENCLOSURE WALL PROVIDE BREATHABLE VENT CAP
13. CLEAN OUT RE: DET 17/A1.3 FOR INFO
14. CATCH BASIN ZURN Z-897 6" X 20", SANI-FLO CATCH BASIN. FABRICATED #16 GAGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS "E" Z-882-DGE, DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.

6 ENCLOSURE NOTES
N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PALADIN SELF STORAGE
6217 & 6221 SIGNAL AVE. NE
ALBUQUERQUE NEW MEXICO 87113

PROJECT MANAGER: CARLOS TORRES
JOB NO. XXXXX
DRAWN BY: S

SHEET TITLE: SITE DETAILS

DATE: 11/6/2019
SCALE: AS NOTED
sheet- A1.3
of-