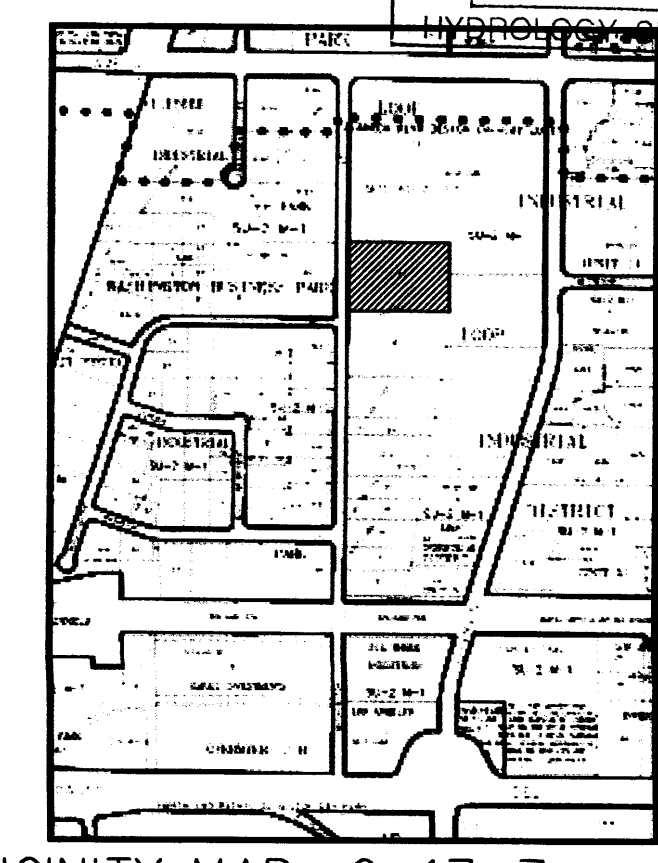
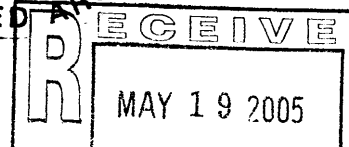


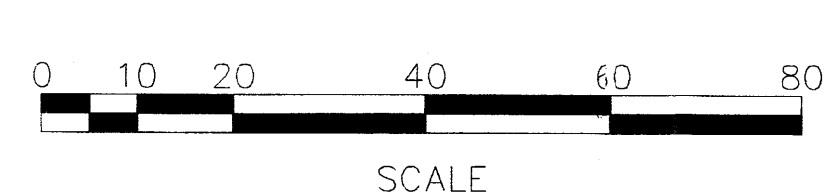
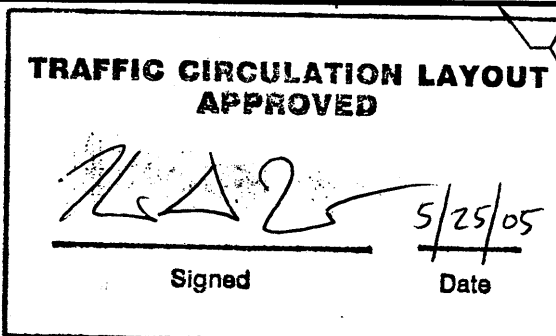
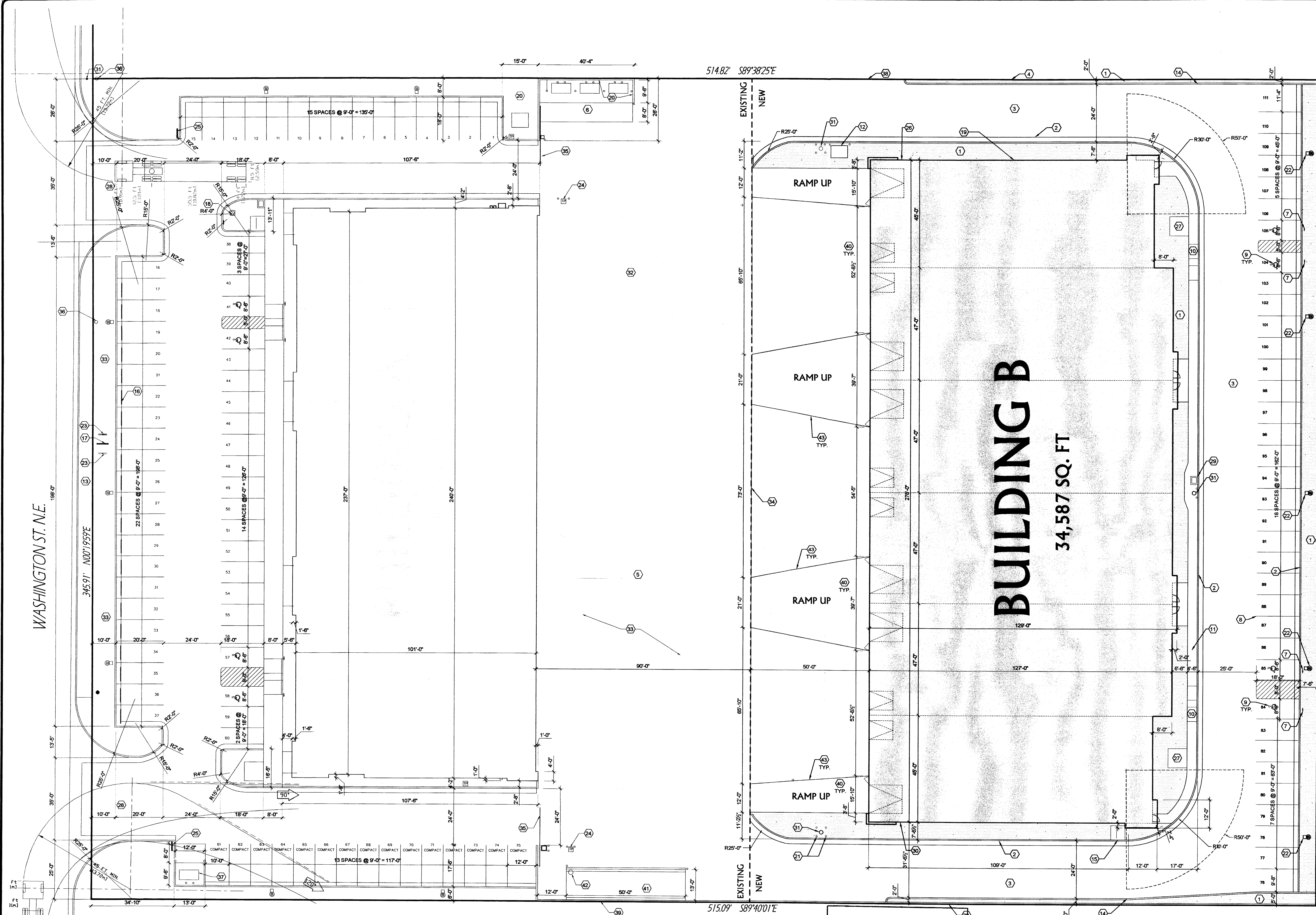
KEYED NOTES:

- 1.) LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
- 2.) STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
- 3.) 3" ASPHALT PAVING @ DRIVELANES, 2" ASPHALT PAVING @ PARKING STALLS.
- 4.) PROPERTY LINE.
- 5.) 6" THICK CONCRETE PAVING, 3600 PSI WITH STEEL FIBER MESH WITH CONTROL JOINTS 12' O.C. EACH WAY, ON 4" BASE COURSE. SEE DRAINAGE PLAN FOR ELEVATION AND MORE INFORMATION. (EXISTING)
- 6.) REFUSE PAD, APRON, AND ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS. (EXISTING)
- 7.) POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS.
- 8.) PARKING STALL STRIPING.
- 9.) PAINTED HANDICAP PARKING SYMBOL.
- 10.) HANDICAP RAMPS PER CITY STANDARDS. 1:12 MAX. SLOPE.
- 11.) CONCRETE SIDEWALK.
- 12.) TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
- 13.) 6'-0" CITY SIDEWALK. (EXISTING)
- 14.) STACKED STONE RETAINING WALL.
- 15.) BIKE RACK ON 6" X 6" CONCRETE PAD. SEE DETAIL EA1.2.
- 16.) PARKING BUMPER SET 2'-0" FROM CURB. (EXISTING)
- 17.) MONUMENT SIGN. (EXISTING)
- 18.) FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH. (EXISTING)
- 19.) GAS METER LOCATIONS. (6 TOTAL).
- 20.) 7' HIGH CMU WALL. (EXISTING)
- 21.) 6" STEEL BOLLARDS. FILLED W/ CONCRETE. SEE DETAIL C/A1.2.
- 22.) POLE LIGHT SEE DETAIL D/A1.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
- 23.) MONUMENT SIGN LIGHTING. (EXISTING)
- 24.) TOUCH PAD FOR ROLLING GATE. (EXISTING)
- 25.) DIRECTIONAL SIGNAGE.
- 26.) ELECTRICAL METERS LOCATION, 4 HIGH, 2 WIDE.
- 27.) PICNIC TABLE ON 8'X8' CONCRETE PAD.
- 28.) DRIVE ENTRY PER CITY STANDARDS. (EXISTING)
- 29.) MAIL BOXES ON 3' X BALANCE CONCRETE PAD.
- 30.) TELEPHONE DEMARCATION PANEL.
- 31.) FIRE HYDRANT. (EXISTING)
- 32.) DROP INLET, SEE GRADING & DRAINAGE PLAN FOR DETAILS. (EXISTING)
- 33.) PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
- 34.) EXISTING #4 DOWELS AT 24" O.C. AT NEW TO EXISTING CONCRETE PAVING.
- 35.) ROLLING GATE. (EXISTING)
- 36.) NEW PNM POLE. (EXISTING)
- 37.) REFUSE PAD, APRON, AND ENCLOSURE, PER CITY OF ALBUQUERQUE STANDARDS, WITH TILT-UP PANEL WALLS AND GATE. (EXISTING)
- 38.) EXISTING CHAIN LINK FENCE.
- 39.) EXISTING CMU FENCE.
- 40.) CONCRETE PAVING TO MATCH ALL DOOR SILL ELEVATIONS.
- 41.) TRUCK WELL. (EXISTING)
- 42.) PUMP IN SUMP. (EXISTING)
- 43.) RAMP. SEE DETAIL A/A1.2.

PERMIT SET



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



PROJECT DESCRIPTION:

BUILDINGS 23,860 S.F. & 34,587 S.F. FOR TENANT LEASE. TENANT SPACES SHALL BE SUBDIVIDED INTO OFFICE AND WAREHOUSE APPROXIMATELY 30% & 70% BUILDING A, & 15% & 85% BUILDING B.

TRAFFIC CIRCULATION CONCEPT:
PARKING AREAS NEAR EAST OR WEST PROPERTY LINE WOULD BE USED PRIMARILY BY PASSENGER VEHICLES. THE AREA BETWEEN BUILDINGS WOULD BE USED BY PICKUP/DELIVERY VEHICLES FOR BUILDING A AND SEMI TRUCKS FOR BUILDING B. GATES WOULD TYPICALLY BE OPEN DURING BUSINESS HOURS AND CLOSED FOR SECURITY DURING NON-BUSINESS HOURS.

ADDRESS:	8500 WASHINGTON STREET NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOT H-1, LANDS OF LOS ANGELES INVESTORS
ZONE MAP:	C-17-Z
ZONING:	1-P
TOTAL SITE AREA:	178,065 SF
DEVELOPED AREA:	PHASE 1 95,614 SF PHASE 2 82,473 SF

REQUIRED PARKING:	PHASE 1	PHASE I & II
OFFICE	= 35	61
WAREHOUSE	= 9	24
		85
PARKING PROVIDED:	75	111

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

SITE PLAN & TRAFFIC CONTROL LAYOUT