17. EXISTING (+/-)6.5-FT HIGH CHAINLINK FENCE

SHOWN, TO REMAIN, PROTECT DURING

DETAIL N/AS-2.0.

CONSTRUCTION AND REPAIR ANY DAMAGE.

18. INSTALL 20-FT WIDE GATE TO MATCH EXISTING

FENCING. GATE SHALL BE EQUIPPED WITH KNOX PADLOCK PER FIRE MARSHAL'S REQUIREMENT, SEE

WITH CONCERTINA TOP OR OTHER, ALL AROUND AS

PARKING AS SHOWN. SEE DETAIL E/AS-2.0.

REQUIRED TO VISUALLY ELIMINATE.

6"H LETTERS AS SHOWN AT VAN SPACE.

31. TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING

(YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP.

AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS

32. ACCESSIBLE PARKING SYMBOL PER COABQ STANDARD DETAIL 2426. SEE DETAIL D/AS-2.0. PAINTED "VAN"

48. RAISED PLANTER, SEE DETAIL G/AS-2.0.

AREA, SEE DETAIL J/AS-2.0.

49. TRENCH DRAIN AT ROOF DOWN SPOUT TO LANDSCAPE



SITE DATA

AS REQ'D TO INSTALL PLANTER

> ADDRESS: 3320 2nd STREET NW, ALBUQUERQUE, 87107 PROPERTY: TRACT 97b-1-a M.R.G.C.D. MAP 33 LOT 1, BLOCK 1, CACY ADDITION

ZONING: NR-LM (LIGHT MANUFACTURING USES) LAND USE: COMMUNITY SERVICES

UPC: 101406046200840304

LOT AREA: 44,261 SF (1.0161 ACRES) PROJECT BUILDING AREA: 10,783 SF (AFTER BUILDING DEMO & REPLACEMENT) 12,342 (TOTAL EXISTING) -1,683 (EAST METAL BLDG) - 680 (WALK-IN COOLER) + 804 (REPLACEMENT BLDG)

STREET R.O.W 20-FT. (MILDRED AVE.): 5,537

NET SITE: 44,250-10,783 (PROJECT BLDG AREA) -5,537 (MILDRED AVE R.O.W.) = 27,930 SFREQUIRED LANDSCAPE (15% NET): $27,930 \times 0.15 = 4,190 \text{ SF}$ LANDSCAPE PROVIDED: (+/-)4,630 SF

REQUIRED PARKING: 17 OFFICE: $2,586/1,000 \times 3.5 = 9$ RETAIL: $1,060/1,000 \times 3.5 = 4$ WAREHOUSE: 7,137/2000=4

PARKING PROVIDED: 17, (INCLUDES 1 ACCESSIBLE VAN) BICYCLE PARKING REQUIRED MIN 3: 3 PROVIDED ~~~~~~ MOTORCYCLE PARKING REQUIRED (1 PER 25): 1 PROVIDED

TABLE 2-5-5 NR-LM ZONE ALLOWABLE BUILDING HEIGHT:

PROJECT BUILDING INFO

PROJECT DESCRIPTION: OCCUPANCY CHANGE, PREVIOUS OCCUPANT F-1 (BAKERY), THIS PROJECT IS AN INTERIOR REMODEL FOR NEW OWNER/OCCUPANT, (OCCUPANCIES: B-OFFICE, M-MERCANTILE, S1-WAREHOUSE). THE OWNER, "MALLORY SAFETY AND SUPPLY", PROVIDES EQUIPMENT AND TRAINING TO CONSTRUCTION AND INDUSTRIAL BUSINESSES.

EXISTING BUILDING CONSTRUCTION TYPE VB (NO CHANGE): CONSTRUCTED WITH CONCRETE MASONRY EXTERIOR WALLS, ROOF AND SUPPER-STRUCTURE ARE STEEL BEAMS, JOISTS, AND DECK. EXISTING DIVIDING WALLS AT WAREHOUSE AREAS ARE CONCRETE MASONRY, INTERIOR WALLS AT FRONT OFFICE AREAS ARE WOOD FRAMED.

EXISTING METAL BUILDING (1667 SF) SHALL BE REMOVED AND REPLACED AS SHOWN. EXISTING WALK-IN COOLER (680 SF) SHALL BE REMOVED, SLAB

<u>INTERIOR ALTERATION/RECONFIGURATION AND CODE</u> COMPLIANCE UPDATE: (OCCUPANCY CHANGE) NEW CONSTRUCTION WOOD STUD FRAMING WITH GYPSUM BOARD. NEW FINISHES THROUGHOUT AS SHOWN. MECHANICAL, PLUMBING, AND ELECTRICAL AS SHOWN.

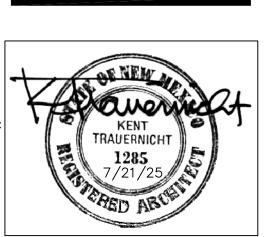
GENERAL NOTES:

- THE GRADE AT ALL LANDSCAPE OR PLANTED AREAS THAT ABUT CONCRETE WALKS OR CURBS SHALL BE DEPRESSED SO THAT THE LANDSCAPING SOIL AND/OR ROCK MATERIAL WILL BE FLUSH WITH THE TOP OF ADJOINING CONCRETE.
- REMODEL LANDSCAPE AND PAVED AREAS SHALL CONFORM TO EXISTING SITE DRAINAGE FLOW. NO SITE RUN-OFF SHALL FLOW TOWARD THE BUILDING. INSTALL OR CUT OPENINGS IN CURBS AS REQUIRED TO ALLOW THROUGH-DRAINAGE.
- . THE CONTRACTOR SHALL REMOVE ALL EXISTING SITE IMPROVEMENTS, UTILITIES, AND PLANT MATERIALS AND SHALL DISPOSE OF THEM AS REQUIRED.
- . PROVIDE LEVEL CONCRETE HOUSE KEEPING SLAB AT ALL OUTDOOR EQUIPMENT LOCATIONS. RAISE A MINIMUM OF 1-1/2" ABOVE THE SURROUNDING CONCRETE WALKS WHERE EQUIPMENT IS LOCATED. COORDINATE SIZE OF PAD WITH EQUIPMENT SUPPLIERS.
- . SITE LIGHTING: SHALL BE BUILDING MOUNTED, SEE ELEVATIONS AND ELECTRICAL. EXTERIOR FIXTURES ARE EXISTING AND SHALL REMAIN. FIXTURES SHALL BE SHIELDED WITH CUT OFFS PER CABQ NIGHT SKY ORDINANCE.
- . SIGNAGE: NOT IN CONTRACT AND SHALL BE BY SEPARATE PERMIT.



P.O. BOX 3366 ALBUQUERQUE,NM 87190 T: (505) 281-9560 C: (505) 259-7919

CONSULTANT



PROJECT

TENANT IMPROVEMENT

> MALLORY SAFETY & SUPPLY

PROJECT ADDRESS 3320 2nd STREET NW,

ALBUQUERQUE 87107

	\triangle	7/29/25	CITY REVISIONS (CLOUDED)
	MARK	DATE	DESCRIPTION
	ISSUE	E DATE:	

PROJECT NO: 0635 COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

TRAFFIC **CIRCULATION** LAYOUT