

**SIGNATURE BLOCK**

PROJECT NUMBER: 1001932  
Application Number: 04DRB-00523

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/11/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRB 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:**

<i>[Signature]</i>	4-20-05
TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	DATE
<i>Christine Sandford</i>	4/20/05
PARKS & RECREATION DEPARTMENT	DATE
<i>Raja A. Shear</i>	4/20/05
UTILITIES DEVELOPMENT	DATE
<i>Bradley S. Binham</i>	4/20/05
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Hutton</i>	3-29-05
SOLID WASTE MANAGEMENT	DATE
<i>Andrew Garcia</i>	4/20/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**BUILDING CRITERIA:**

**PROJECT:** GUARDIAN SELF STORAGE  
OURAY & TWIN OAKS  
FAUL D. HEDGES  
ALBUQUERQUE, NEW MEXICO

**OWNER:** 3221 EAGLE RANCH RD. NW  
ALBUQUERQUE, NM 87114  
PH: 898-1300

**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS  
1801 RIO GRANDE BLVD. NW  
ALBUQUERQUE, NEW MEXICO

**LEGAL DESCRIPTION:** LOT C  
SUBDIVISION WEST RIDGE UNIT 1

**BUILDING TYPE:** SELF STORAGE FACILITY  
**CONSTRUCTION TYPE:** STORAGE TYPE II-B  
OFFICE TYPE V-B  
RESIDENCE TYPE V-B

**APPLICABLE CODE:** 2003 INTERNATIONAL BUILDING CODE & ICC/ANSI 1111-1999

**SEISMIC ZONE:** 2B

**OCCUPANCY GROUP:** BUILDING A: OFFICE, GROUP B  
APARTMENT, GROUP F-3  
STORAGE, GROUP S-1

**OCCUPANT LOAD:** BUILDING A:  
OFFICE: 500 SF / 100 = 5  
APARTMENT: 1500 SF / 200 = 7  
STORAGE: 205000 SF / 41  
TOTAL = 53 OCCUPANTS

**EXIT WIDTH REQUIRED:** BUILDING A: 2' / PERSON = 53 = 106 INCHES  
**EXIT WIDTH PROVIDED:** 100 INCHES  
**NUMBER OF EXITS PROVIDED:** 4  
**PLUMBING FIXTURE REQUIREMENTS:**  
BUILDING A:  
OFFICE: 1 UNISEX FACILITY FOR FEWER THAN 15 PEOPLE  
ONE SERVICE SINK AND ONE DRINKING FOUNTAIN REQUIRED  
STORAGE: 1 FACILITY PER 100 OCCUPANTS  
UNISEX FACILITY PROVIDED

**ALLOWABLE AREA:**

BUILDING A: STORAGE  
(TABLE 503) BASIC ALLOWABLE AREA: S-1, II-B = 17,000 SF.  
FRONTAGE INCREASE PER SEC. 506.2 = 25%  
TOTAL ALLOWABLE SF: 21,250

BUILDING A: OFFICE  
(TABLE 503) BASIC ALLOWABLE AREA: B, V-B = 9,000 SF.

BUILDING A: RESIDENCE  
(TABLE 503) BASIC ALLOWABLE AREA: R-3, V-B = UNLIMITED SF.

BUILDINGS B,C,D,E,F: STORAGE  
(TABLE 503) BASIC ALLOWABLE AREA: S-1, II-B = 115,000 SF.

**GROSS SQUARE FOOTAGE:** BUILDING A: 24,441 SF.  
BUILDING B: 15,000 SF.  
BUILDING C: 8,700 SF.  
BUILDING D: 9,750 SF.  
BUILDING E: 10,950 SF.  
BUILDING F: 8,900 SF.

**PARKING REQUIREMENTS:**

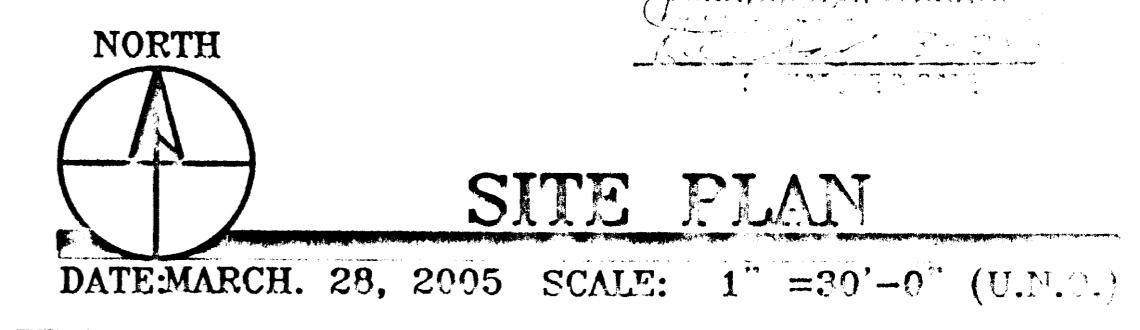
WAREHOUSE USE: 1 SPACE REQUIRED FOR EACH 2000 SF.  
OFFICE USE: 1 SPACE REQUIRED FOR EACH 200 SF.  
RESIDENTIAL USE: ONE SPACE PER BATH, NO FEWER THAN 2 SPACES

BUILDING A:  
STORAGE: 205000/2000 = 102 SPACES REQUIRED  
OFFICE: 500/200 = 2 SPACES REQUIRED  
RESIDENTIAL USE: 2 SPACES REQUIRED

1 DISABLED PARKING SPACE REQUIRED FOR UP TO 25 SPACES

**LANDSCAPE REQUIREMENTS**

GROSS LOT AREA: 158,419 SF. (3.6442 ACRES)  
NET LOT AREA: 86,250 SF.  
15% OF NET = REQUIRED LANDSCAPING = 12,937 SF.  
PROVIDED LANDSCAPING: 13,321 SF.



**CLAUDIO VIGIL ARCHITECTS**

**GUARDIAN SELF STORAGE**  
OURAY & TWIN OAKS DR.  
ALBUQUERQUE, NEW MEXICO

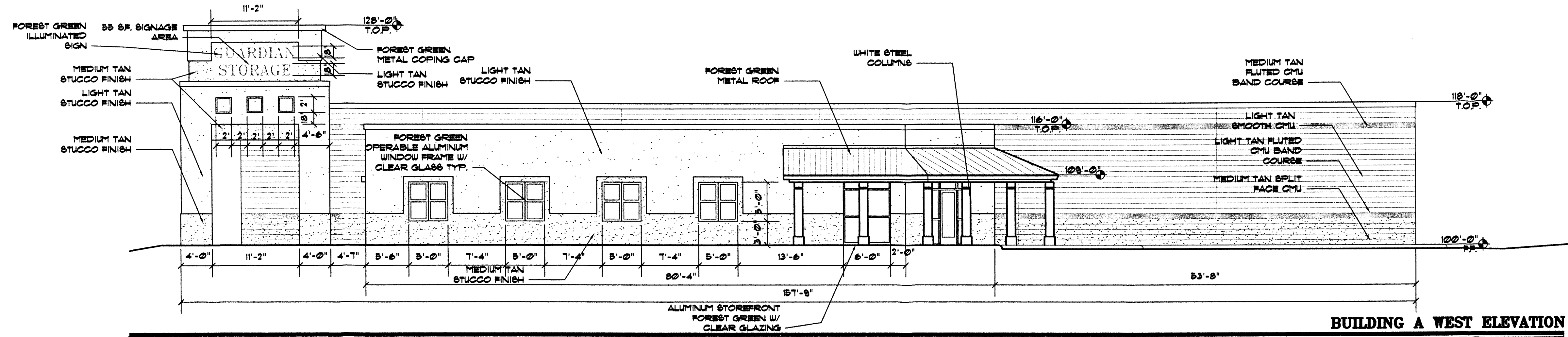
**SHEET**  
SDP-1

**PROJECT NUMBER**  
04205

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
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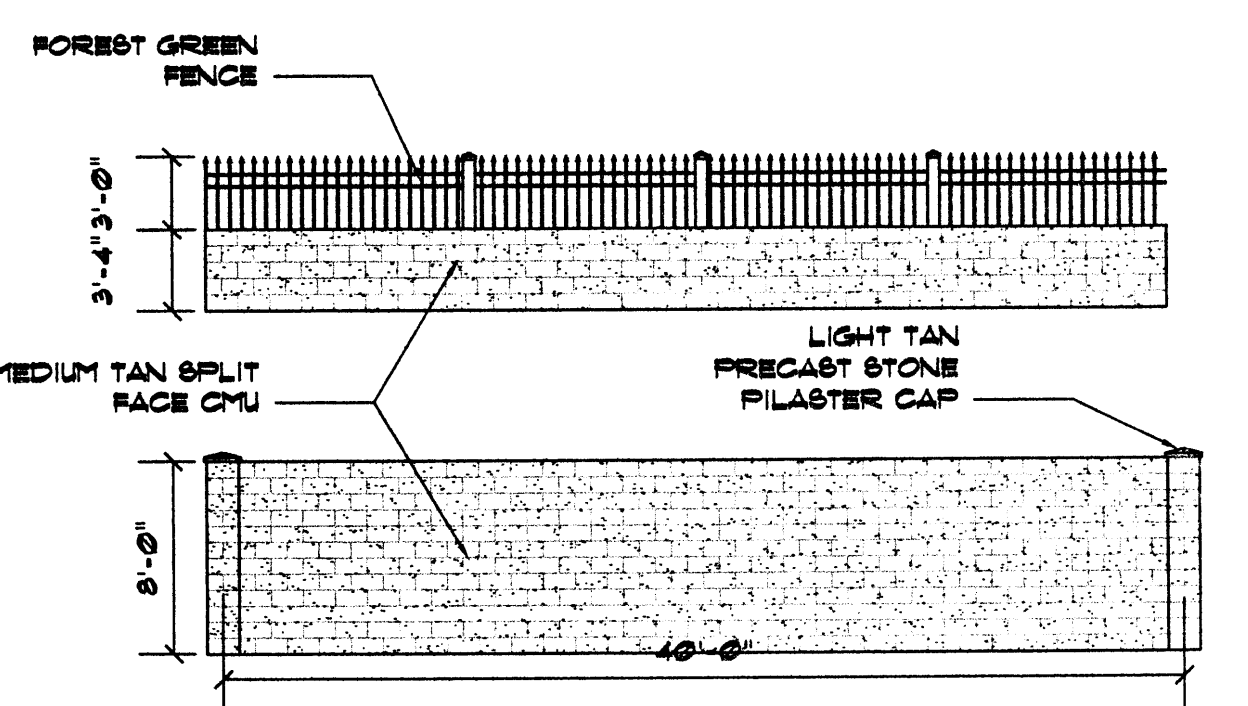
1801 Rio Grande NW, Albuquerque, NM 87104  
Phone: 895-1111 Fax: 895-1111

PROJECT 1001932



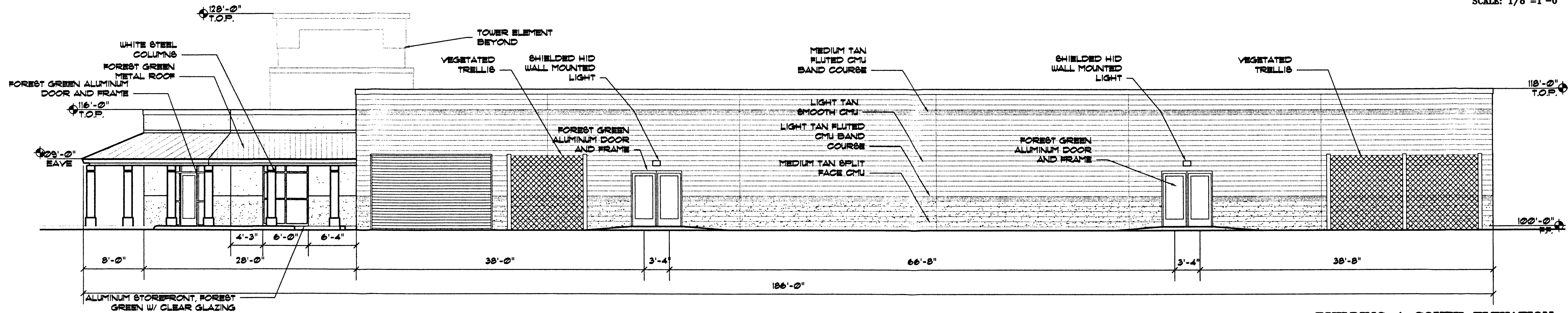
**BUILDING A WEST ELEVATION**

SCALE: 1/8"=1'-0"



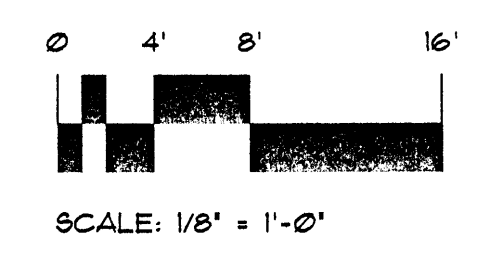
**CMU WALL DETAILS**

SCALE: 1/8"=1'-0"

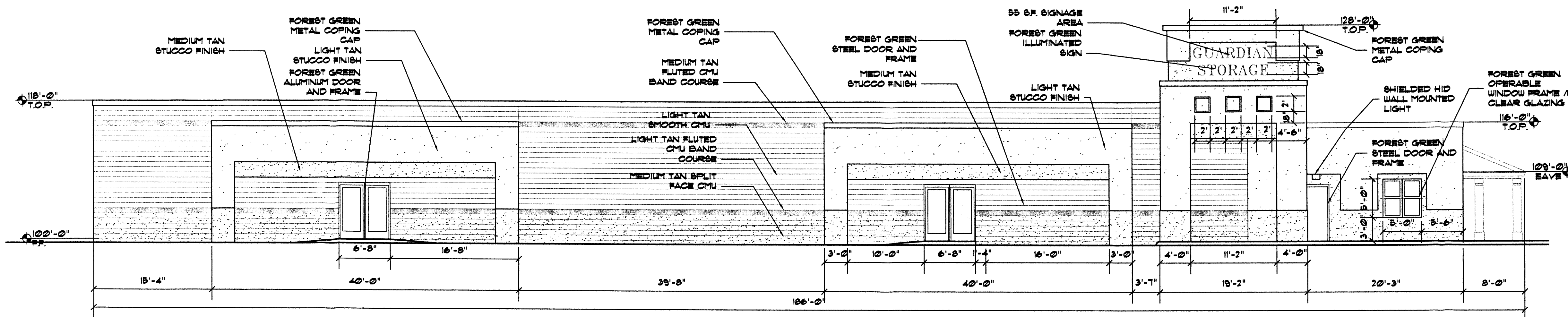


**BUILDING A SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

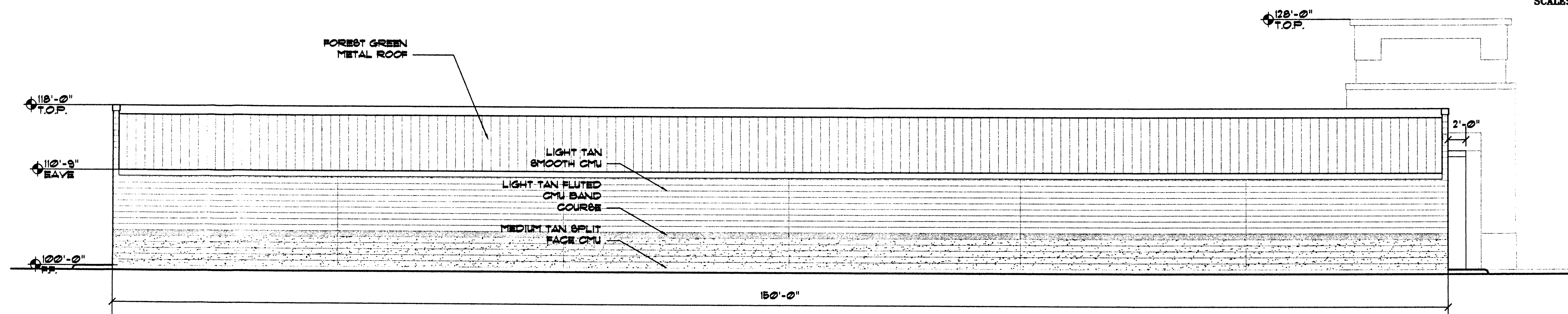


**EXTERIOR ELEVATIONS**  
 DATE: JANUARY, 17, 2005 SCALE: 1/8" = 1'-0" (U.N.O.)



**BUILDING A NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**BUILDING A EAST ELEVATION**

SCALE: 1/8"=1'-0"

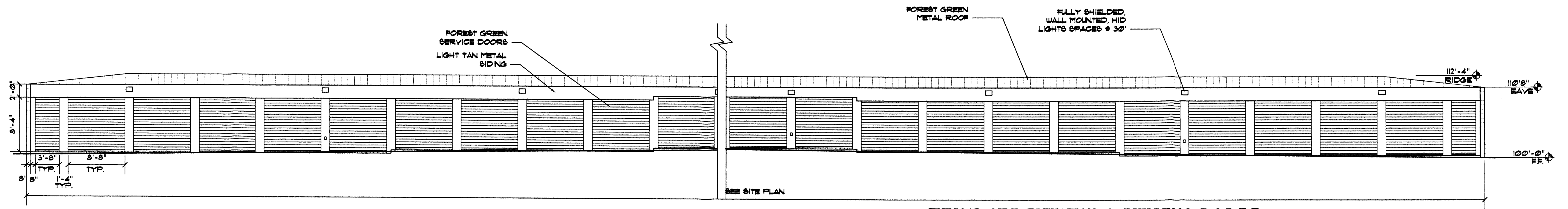
**CLAUDIO VIGIL ARCHITECTS**

**GUARDIAN SELF STORAGE**  
 OURAY & TWIN OAKS DR.  
 ALBUQUERQUE, NEW MEXICO

**SHEET A-2**  
 PROJECT NUMBER 04205

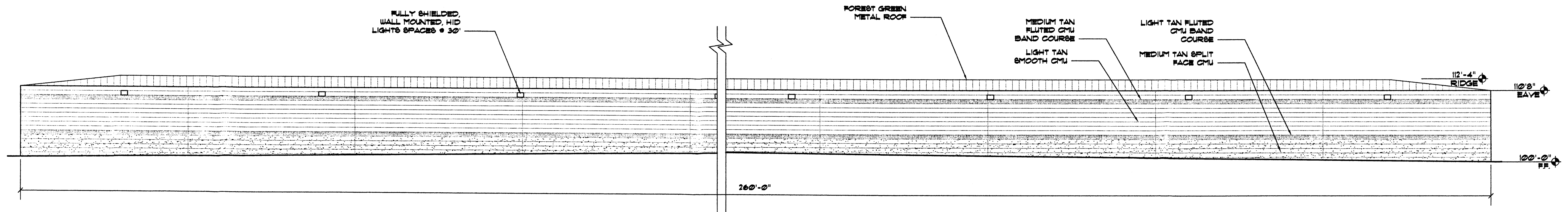
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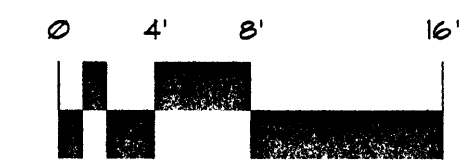
TYPICAL SIDE ELEVATION • BUILDINGS B,C,D,E,F

SCALE: 1/8"=1'-0"



NORTH ELEVATION • BUILDING B

SCALE: 1/8"=1'-0"



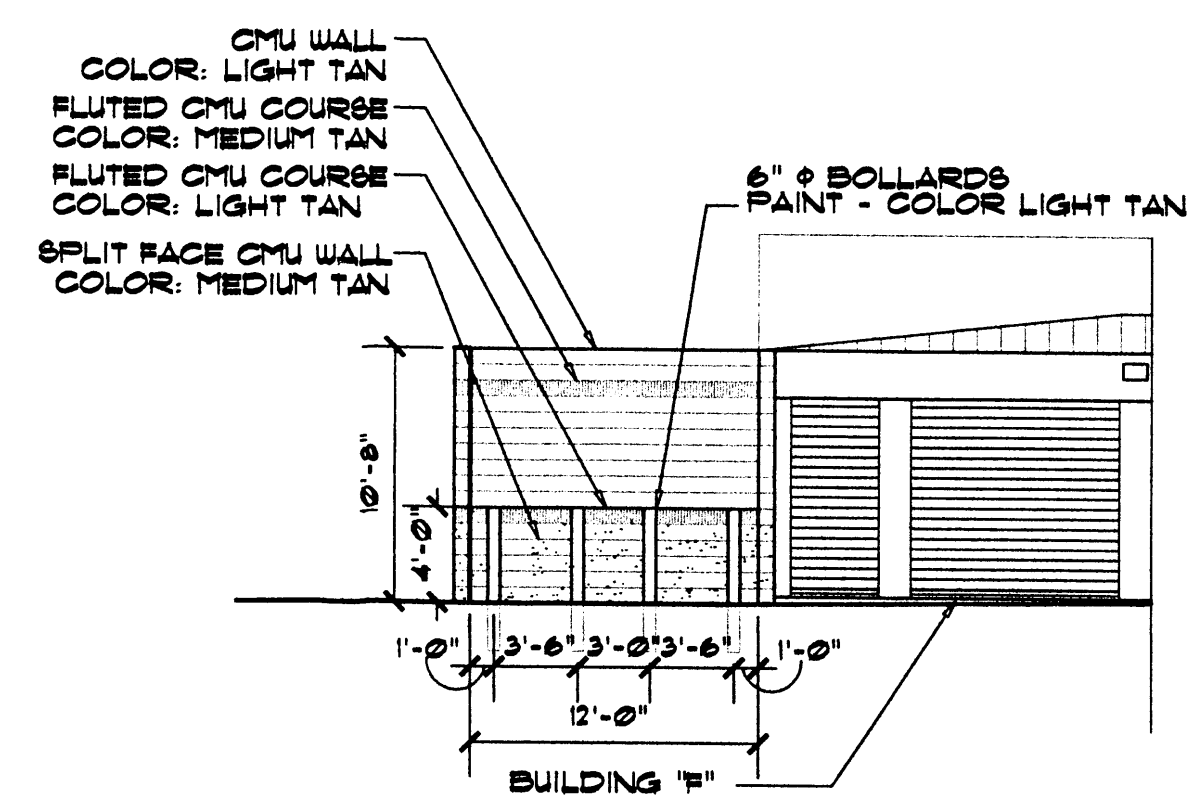
SCALE: 1/8" = 1'-0"

NORTH



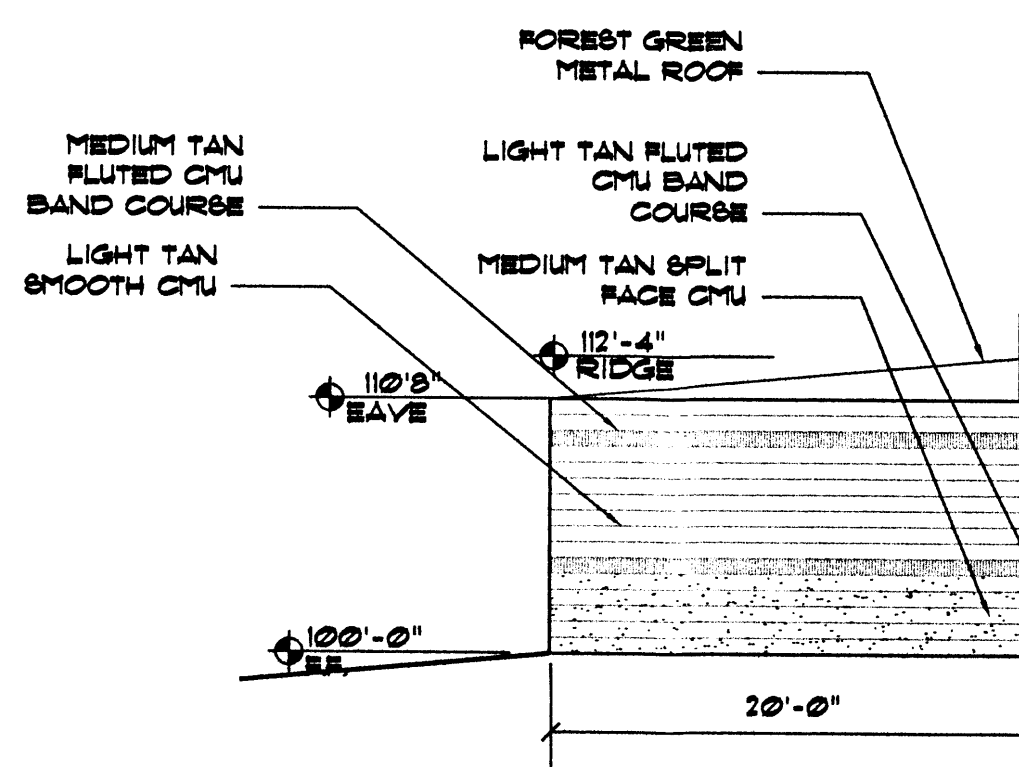
**EXTERIOR ELEVATIONS**

DATE: NOV. 2, 2004 SCALE: 1/8" = 1'-0" (U.N.O.)



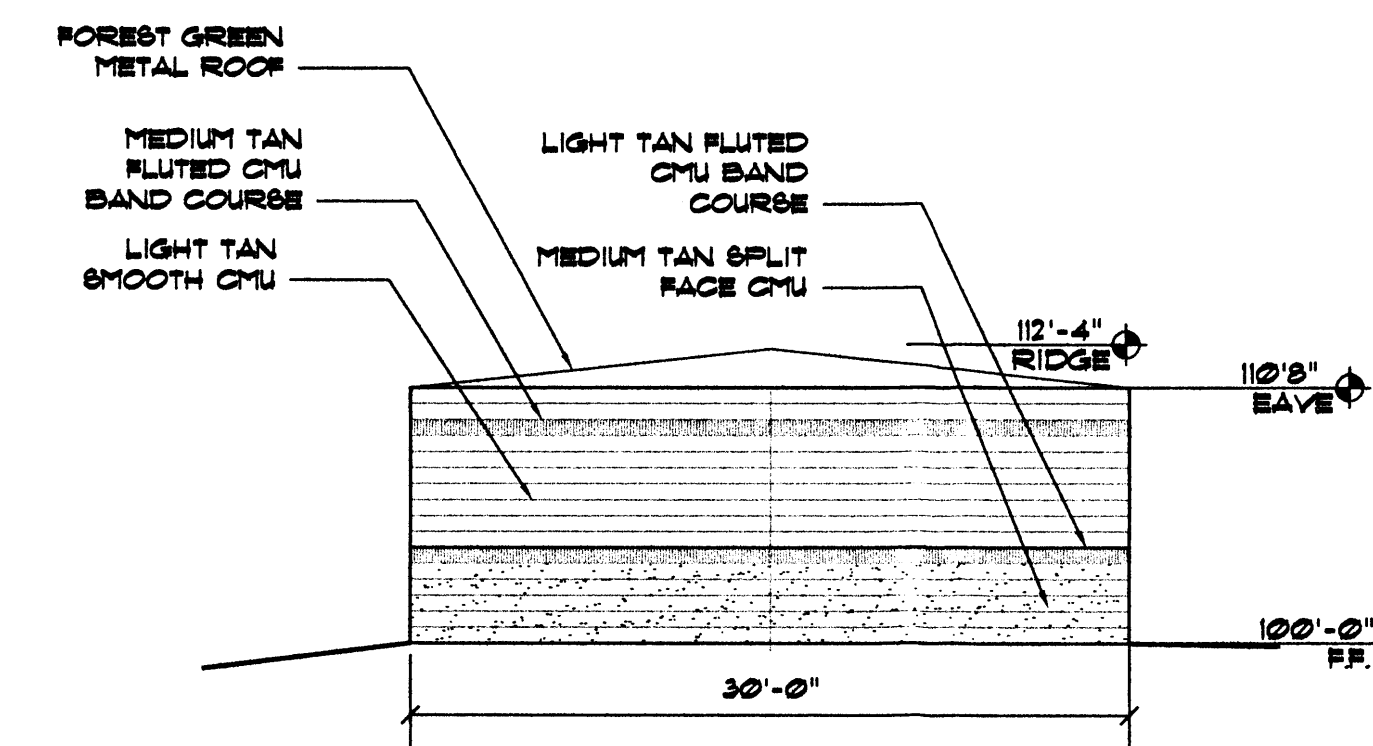
TRASH ENCLOSURE ELEVATION

SCALE: 1/8"=1'-0"



TYPICAL END ELEVATION • BLDG. F

SCALE: 1/8"=1'-0"



TYPICAL END ELEVATION • BLDGS. B,C,D,E

SCALE: 1/8"=1'-0"

**CLAUDIO VIGIL ARCHITECTS**  
**GUARDIAN SELF STORAGE**  
**OURAY & TWIN OAKS DR.**  
**ALBUQUERQUE, NEW MEXICO**

**SHEET**  
**A-3**  
 PROJECT NUMBER  
 04205

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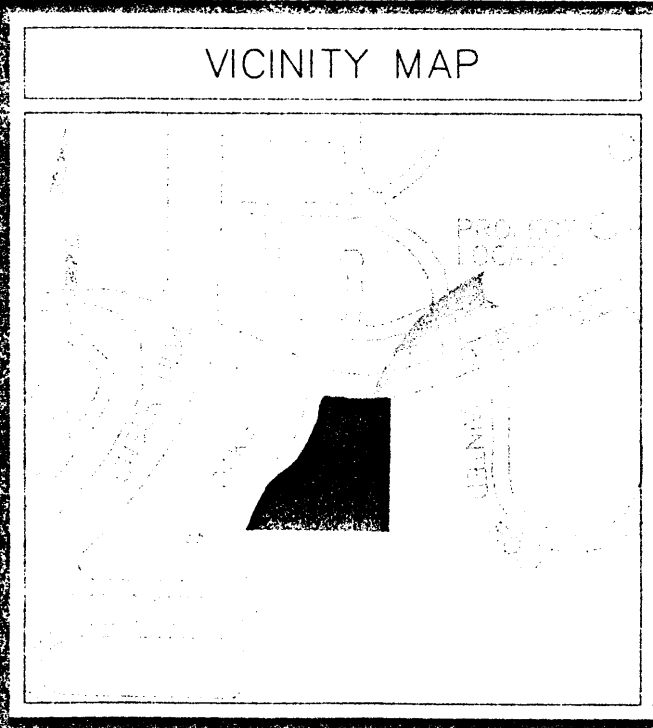
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 Phone: 505/842-1113 Fax: 505/842-1330

**EXISTING CONDITIONS**

The site is bounded on the north by OURAY ROAD NW, on the east by TWIN OAKS DRIVE NW, on the south by a CONC. BLOCK WALL W/ CHAIN LINK FENCE, and on the west by a CONC. BLOCK WALL W/ CHAIN LINK FENCE. The site is currently vacant. The existing ground surface is shown on the site plan. The site is located in the City of Albuquerque, New Mexico. The site is bounded on the north by OURAY ROAD NW, on the east by TWIN OAKS DRIVE NW, on the south by a CONC. BLOCK WALL W/ CHAIN LINK FENCE, and on the west by a CONC. BLOCK WALL W/ CHAIN LINK FENCE. The site is currently vacant. The existing ground surface is shown on the site plan. The site is located in the City of Albuquerque, New Mexico.

**PROPOSED CONDITIONS**

The proposed conditions include the construction of a storage facility. The site is bounded on the north by OURAY ROAD NW, on the east by TWIN OAKS DRIVE NW, on the south by a CONC. BLOCK WALL W/ CHAIN LINK FENCE, and on the west by a CONC. BLOCK WALL W/ CHAIN LINK FENCE. The site is currently vacant. The existing ground surface is shown on the site plan. The site is located in the City of Albuquerque, New Mexico.



**GENERAL LEGEND**

EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
UTILITY EASEMENTS	
WATER BLOCK	
EXISTING GROUND ELEVATION	
FLOW DIRECTION ARROW	
TOP OF CURB ELEVATION	TC
FLOW LINE ELEVATION	FL
TOP OF CONCRETE	TC
TOP OF ASPHALT	TA
FINISHED FLOOR	FF
INVERT	IV
TOP OF GRAVE	TO
TOP OF WALL	TW

**SOURCE OF EXISTING SURVEY**

No boundary survey was performed. Perimeter bearings and distances are as they appear on a "Boundary Survey Plot" prepared by Surveys Southwest, Ltd. and dated Sept. 8, 2004.

**FLOOD ZONE**

The above described property is located within Zone "X" (No Flood Hazards)", Community Panel No. 352005, 0229 E, dated November 10, 2005, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

**BENCHMARK**

Basis of elevations:  
 No. W4273, on the east pole of a double nylon, 1" above ground  
 ELEV. 5123.402 (NGVD 29)  
 TBM "1" chiseled in concrete at NE corner of tract.  
 ELEV. 5149.15

**LEGAL DESCRIPTION**

Tract lettered "D", Plat for West Edge Subdivision, Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003, in Plat Book 2003C, Page 133.

**S.O. 19 REQUIREMENTS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 767-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

**ENGINEER'S CERTIFICATION**

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

APPROVALS	NAME	DATE
A.C.E. DESIGN		
INSPECTOR		
A.C.E. FIELD		

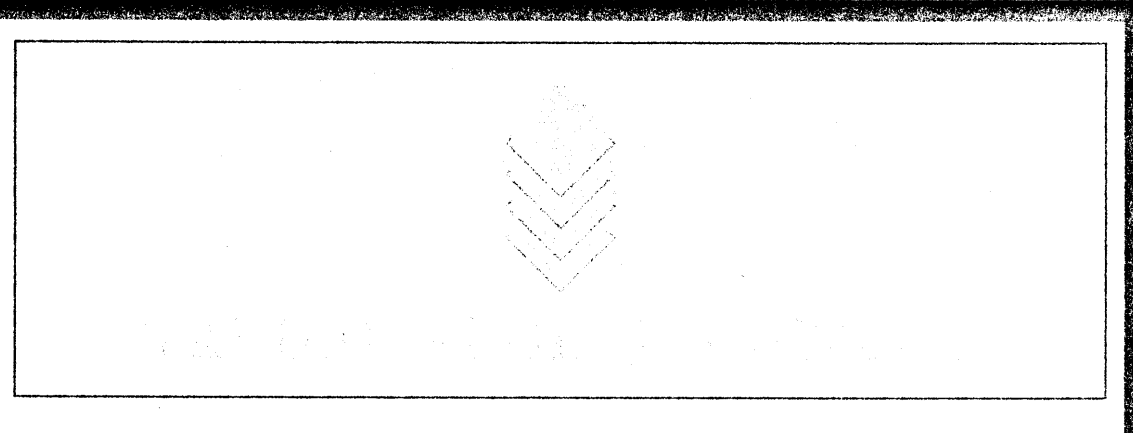
**GENERAL NOTES**

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY NOT WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OF LIABILITY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA OF ADVANCE AND DURING ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES IN PLANNING AND CONDUCTING EXCAVATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL TRACES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO ADJACENT PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AND BY SETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

**KEYED NOTES**

1. REMOVE EXISTING CURB & GUTTER AND SIDEWALK TO ACCOMMODATE ENTRANCES. CONSTRUCT DRIVEWAYS AND HANDICAP RAMPS PER COA 319.040-0420.
2. CONSTRUCT MEDIAN CONCRETE CURB & GUTTER PER CITY OF ALBUQUERQUE STD. DWG. 2415.
3. CONSTRUCT 4" HIGH CONCRETE SIDEWALK PER ARCHITECTURAL PLANS.
4. CONSTRUCT HANDICAP ACCESS RAMP PER ARCHITECTURAL PLANS.
5. CONSTRUCT STANDARD CONCRETE CURB & GUTTER PER CITY OF ALBUQUERQUE STD. DWG. 2415.

**CONCEPTUAL GRADING AND DRAINAGE**  
 MARCH, 28, 2005    SCALE: 1" = 30'-0" (U.N.O.)



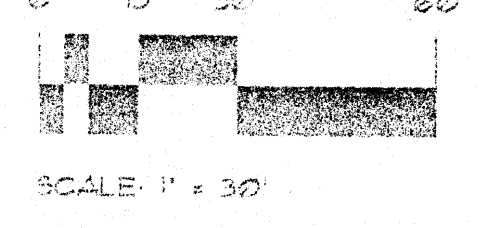
**GUARDIAN SELF STORAGE**  
 OURAY & TWIN OAKS DR.  
 ALBUQUERQUE, NEW MEXICO

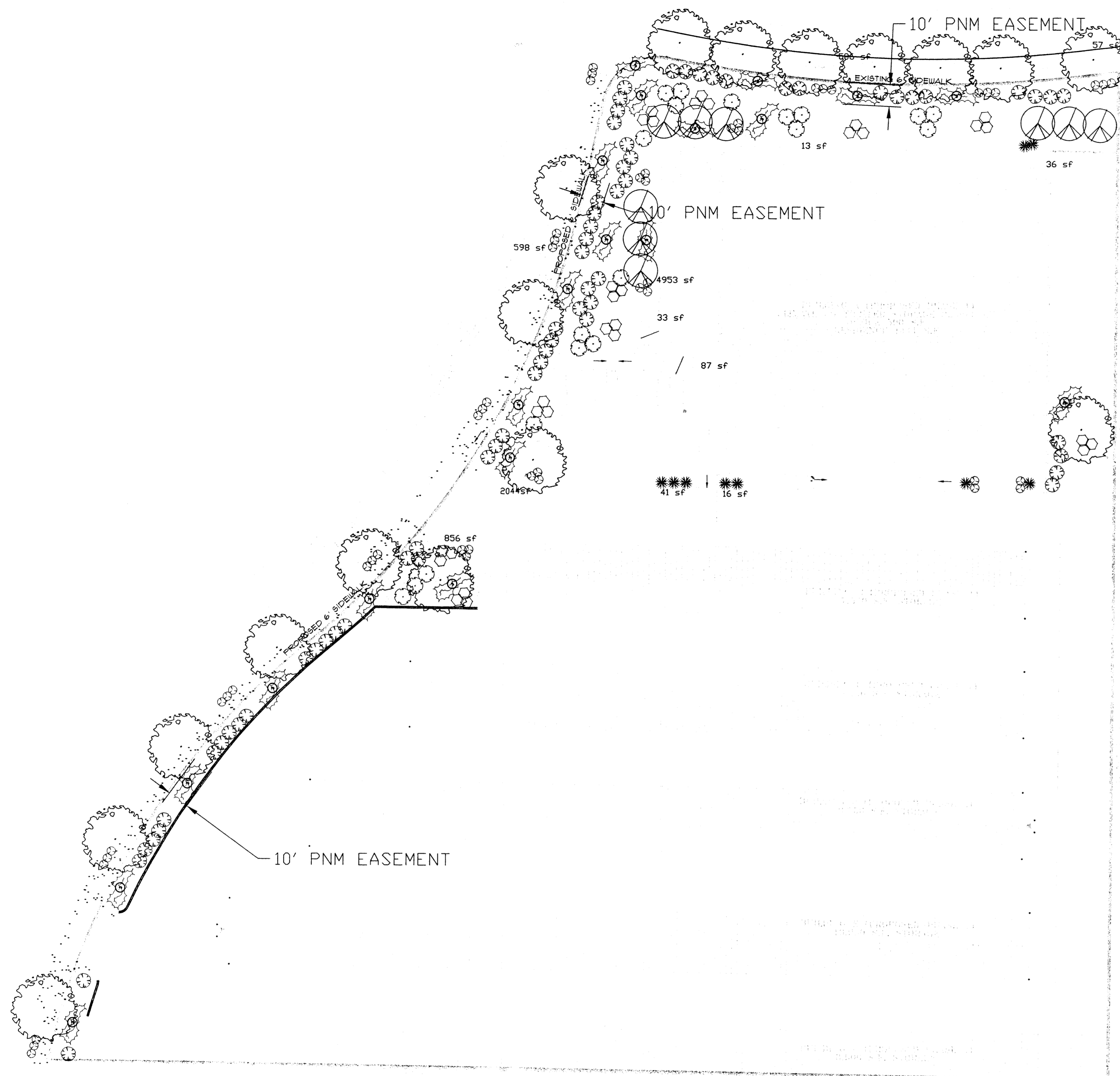
CDP-1  
PROJECT NUMBER 04205

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


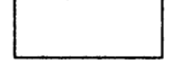
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 Phone: 505/842-1113    Fax: 505/842-1330

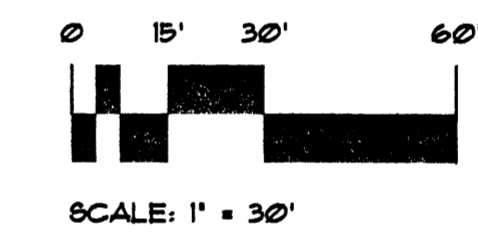
Designed By:  
  
 Huitt-Zollars, Inc.    Rio Rancho  
 333 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141    Fax (505) 892-3259





### PLANT LEGEND

-  ASH (M) OR HONEY LOCUST (M) 20  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
 2" Cal.
-  FLOWERING PEAR (M+) 6  
*Pyrus calleryana*  
 2" Cal.
-  RED YUCCA (L) 23  
*Hesperaloe parviflora*  
 5 Gal. 9sf
-  BUTTERFLY BUSH (M) 13  
*Buddleia davidii*  
 5 Gal. 100sf
-  CHAMISA (L) 56  
*Chrysothamnus nauseosus*  
 1 Gal. 25sf
-  POWIS CASTLE SAGE (L) 21  
*Artemisia x Powis Castle*  
 1 Gal. 25sf
-  HONEYSUCKLE (M) 45  
*Lonicera sempervirens*  
 1 Gal. 150sf
-  WILDFLOWER 48  
 1 Gal. 4sf
-  3/4" GRAY GRAVEL WITH FILTER FABRIC



### LANDSCAPE PLAN

DATE: NOV 1, 2004 SCALE: 1" = 30'

**The Hilltop**

LANDSCAPE ARCHITECTS + CONTRACTORS  
 Cont. Lic. #26458  
 7909 Edith N.E.  
 Albuquerque, NM 87184  
 Ph. (505) 898-9690  
 Fax (505) 898-7737  
 cmd@hilltoplandscaping.com  
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	158914	square feet
TOTAL BUILDINGS AREA	71607	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	87307	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	13096	square feet
TOTAL BED PROVIDED	13306	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	9979	square feet
TOTAL GROUNDCOVER PROVIDED	10182	square feet

### STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:  
  
 OURAY ROAD NW  
 Required # 8 Provided # 10

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

### LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

### IRRIGATION NOTES:


Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



CLAUDIO VIGIL ARCHITECTS

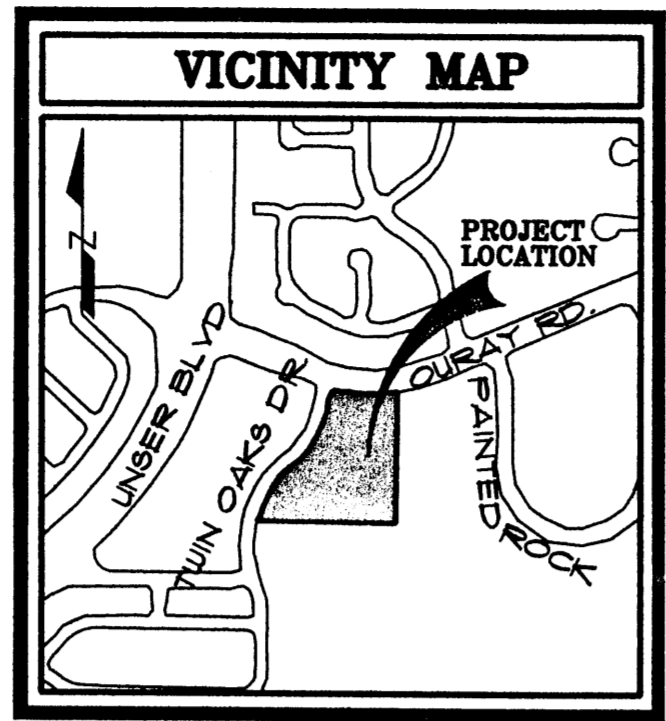
GUARDIAN SELF STORAGE  
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 ALBUQUERQUE, NEW MEXICO

PRELIMINARY  
 NOT FOR CONSTRUCTION

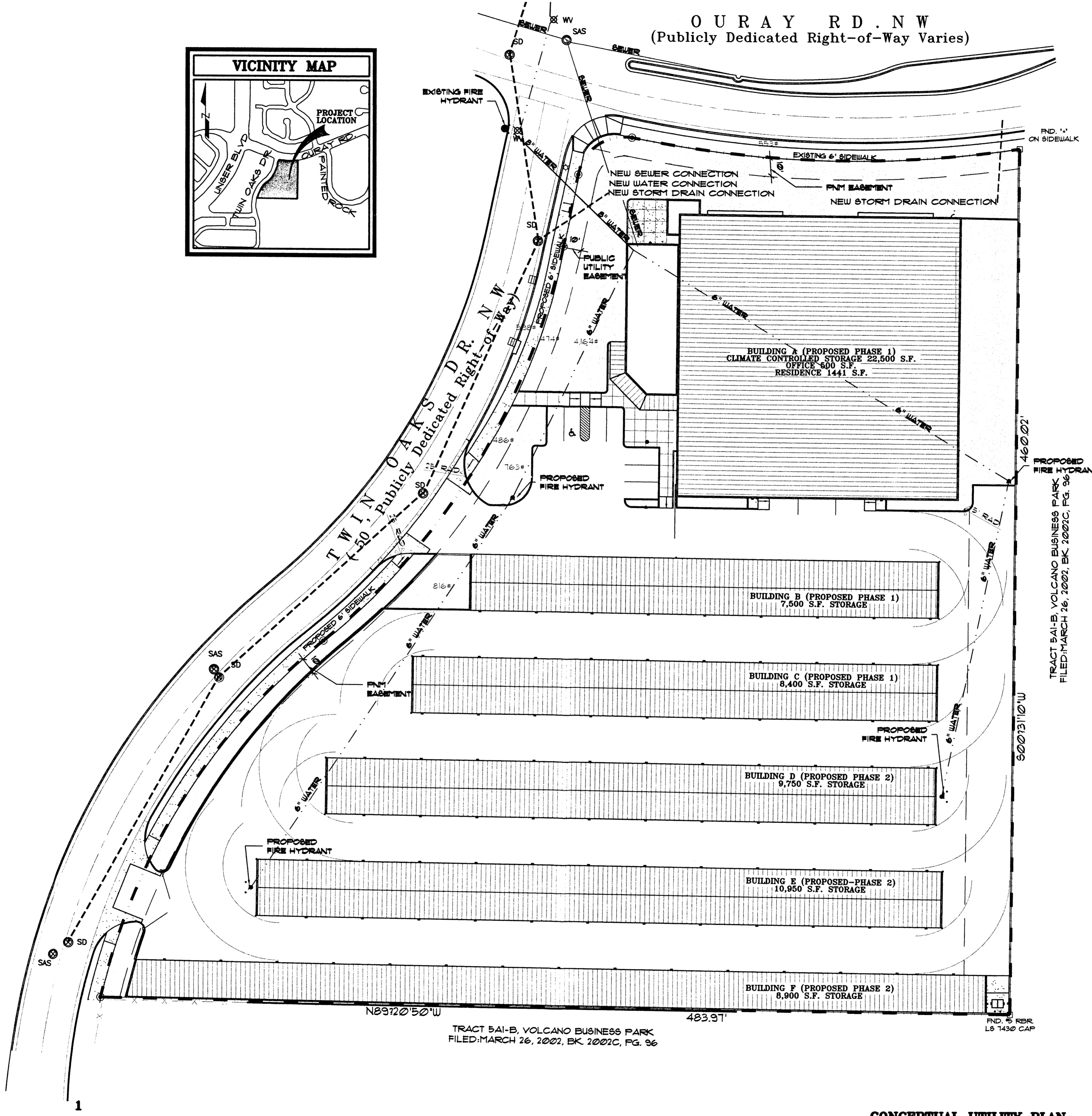
SHEET  
**SP-1**  
 PROJECT NUMBER  
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 Phone: 505/842-1113 Fax: 505/842-1330



**OURAY RD. N.W.**  
(Publicly Dedicated Right-of-Way Varies)



**BUILDING CRITERIA:**  
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 OURAY & TWIN OAKS  
 ALBUQUERQUE, NEW MEXICO  
**OWNER:** PAUL D. HEDGES  
 9221 EAGLE RANCH RD, NW  
 ALBUQUERQUE, NM 87114  
 PH: 898-1300  
**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS  
 1801 RIO GRANDE BLVD. NW,  
 ALBUQUERQUE, NEW MEXICO  
**LEGAL DESCRIPTION:** LOT: C  
 SUBDIVISION: WEST RIDGE UNIT 1  
**BUILDING TYPE:** SELF STORAGE FACILITY  
**CONSTRUCTION TYPE:** STORAGE TYPE II-B  
 OFFICE TYPE V-B  
 RESIDENCE TYPE V-B  
**APPLICABLE CODE:** 2003 INTERNATIONAL BUILDING CODE +  
 ICC/ANSI 1171-1998  
**SEISMIC ZONE:** 2B  
**OCCUPANCY GROUP:** BUILDING A: OFFICE, GROUP B  
 APARTMENT, GROUP R-3  
 STORAGE, GROUP S-1  
**OCCUPANT LOAD:** BUILDING A: OFFICE: 500 SF/ 100 = 5  
 APARTMENT: 1500 SF/ 200 = 7  
 STORAGE: 20500/500 = 41  
 TOTAL = 53 OCCUPANTS  
**EXIT WIDTH REQUIRED:** BUILDING A: 2' / PERSON \* 53 = 106 INCHES  
**EXIT WIDTH PROVIDED:** 100 INCHES  
**NUMBER OF EXITS PROVIDED:** 4  
**PLUMBING FIXTURE REQUIREMENTS:**  
 BUILDING A:  
 OFFICE: 1 UNISEX FACILITY FOR FEWER THAN 15 PEOPLE REQUIRED  
 ONE SERVICE SINK AND ONE DRINKING FOUNTAIN REQUIRED  
 STORAGE: 1 FACILITY PER 100 OCCUPANTS  
 UNISEX FACILITY PROVIDED  
**ALLOWABLE AREA:**  
 BUILDING A: STORAGE  
 (TABLE 503) BASIC ALLOWABLE AREA: S-1, II-B = 17,500 S.F.  
 FRONTAGE INCREASE PER SEC. 506.2 = 25%  
 TOTAL ALLOWABLE S.F. = 21,875  
 BUILDING A: OFFICE  
 (TABLE 503) BASIC ALLOWABLE AREA: B, V-B = 9,000 S.F.  
 BUILDING A: RESIDENCE  
 (TABLE 503) BASIC ALLOWABLE AREA: R-3, V-B = UNLIMITED S.F.  
 BUILDINGS B,C,D,E,F: STORAGE  
 (TABLE 503) BASIC ALLOWABLE AREA: S-1, II-B = 17,500 S.F.  
**GROSS SQUARE FOOTAGE:** BUILDING A: 24,441 S.F.  
 BUILDING B: 7,500 S.F.  
 BUILDING C: 8,400 S.F.  
 BUILDING D: 9,750 S.F.  
 BUILDING E: 10,950 S.F.  
 BUILDING F: 8,900 S.F.  
**PARKING REQUIREMENTS:**  
 WAREHOUSE USE: 1 SPACE REQUIRED FOR EACH 2000 S.F.  
 OFFICE USE: 1 SPACE REQUIRED FOR EACH 200 S.F.  
 RESIDENTIAL USE: ONE SPACE PER BATH, NO FEWER THAN 2 SPACES  
 BUILDING A:  
 STORAGE: 20500/2000 = 10 SPACES REQUIRED  
 OFFICE: 500/200 = 2 SPACES REQUIRED  
 RESIDENTIAL USE: 2 SPACES REQUIRED  
 1 DISABLED PARKING SPACE REQUIRED  
 FOR UP TO 25 SPACES  
**LANDSCAPE REQUIREMENTS**  
 GROSS LOT AREA: 158,479 S.F. (3.6462 ACRES)  
 NET LOT AREA: 86,250 S.F.  
 15% OF NET = REQUIRED LANDSCAPING = 12,937.5 S.F.  
 PROVIDED LANDSCAPING: 13,321 S.F.

**CONCEPTUAL UTILITY PLAN**  
 DATE: MARCH 28, 2005 SCALE: 1" = 30'-0" (U.N.O.)

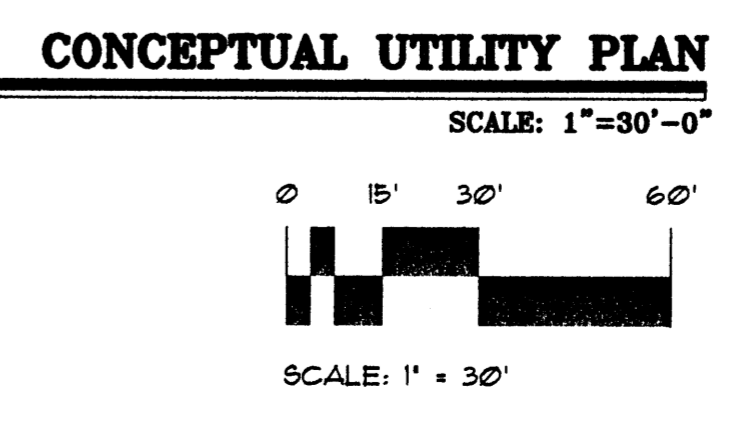
**CLAUDIO VIGIL ARCHITECTS**

**GUARDIAN SELF STORAGE**  
**OURAY & TWIN OAKS DR.**  
**ALBUQUERQUE, NEW MEXICO**

**SHEET**  
**SDP-2**  
 PROJECT NUMBER  
 04205

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