

LEGAL DESCRIPTION: LOTS 19 & 20 BLOCK 9, NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3
 PROPOSED USE: 3-STORY STORAGE BUILDING WITH ONE BUILDING MOUNTED SIGN ALONG HOLLY AVE. WITH SINGLE STORY 6,536 S.F. RETAIL ALONG SOUTH SIDE OF BUILDING WITH FACADE MOUNTED SIGNS. STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIAL.
 MAXIMUM BUILDING HEIGHT: 36'-0" (MAX. ALLOWED IN SECTOR DEVELOPMENT PLAN)
 MINIMUM BUILDING SETBACK: 20'-0" ALONG HOLLY AVE.
 MAXIMUM FLOOR AREA RATIO: 77,026 / 30,736 = 39% FLOOR AREA RATIO

PARKING REQUIREMENTS:
 RETAIL AREA = 6,536 S.F. / 7,200 = 33 REQUIRED SPACES
 STORAGE BUILDING IS BASED ON TRIP GENERATION STUDY C.O. 179 TRIPS PER WEEKDAY. PARKING HAS BEEN DETERMINED BY NEEDS OF THIS FACILITY. ONE EMPLOYEE AND NO PERMANENT OCCUPANTS CONSTITUTES THE NEED FOR ONLY 4 REGULAR SPACES, 1 HANDICAPPED AND 1 MOTORCYCLE SPACE, WHICH HAVE BEEN PROVIDED.

PARKING PROVIDED = 37 SPACES INCLUDING 3 HANDICAPPED
 SITE LIGHTING: WILL BE COMPLIANT WITH THE ZONING CODE § 14-16-3-9 & ALSO MAINTAIN COMPLIANCE WITH THE LA CUEVA SDP. BUILDING MOUNTED SIGNS ARE TO BE BACKLIT VINYL SIGNS.
 BUILDING WILL COMPLY WITH SECTION 14-16-3-8(6) & 11R-3 OF THE ZONING CODE AND ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

PROJECT NUMBER: 1009245
 Application Number: 13 DRB-70331

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 6/14/2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.

is an Infrastructure List required? (x) 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 SIGNOFF APPROVAL:

<i>[Signature]</i>	09-12-12
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	09/12/12
ABCWUA	Date
<i>[Signature]</i>	9/12/12
Parks and Recreation Department	Date
<i>[Signature]</i>	2-20-13
City Engineer	Date
<i>[Signature]</i>	
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	10-2-2012
Solid Waste Management	Date
<i>[Signature]</i>	2-20-13
DRB Chairperson, Planning Department	Date

ARCHITECTURAL SITE PLAN FOR BUILDING PERMIT GUARDIAN SELF STORAGE

Prepared for: Guardian Storage VI, LLC
 9221 Eagle Ranch Rd NW
 Albuquerque, NM 87114

Prepared by: Rick Bennett Architects
 1104 Park Ave. SW
 Albuquerque, NM 87102

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/ASAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE
 Scale: 1" = 20'

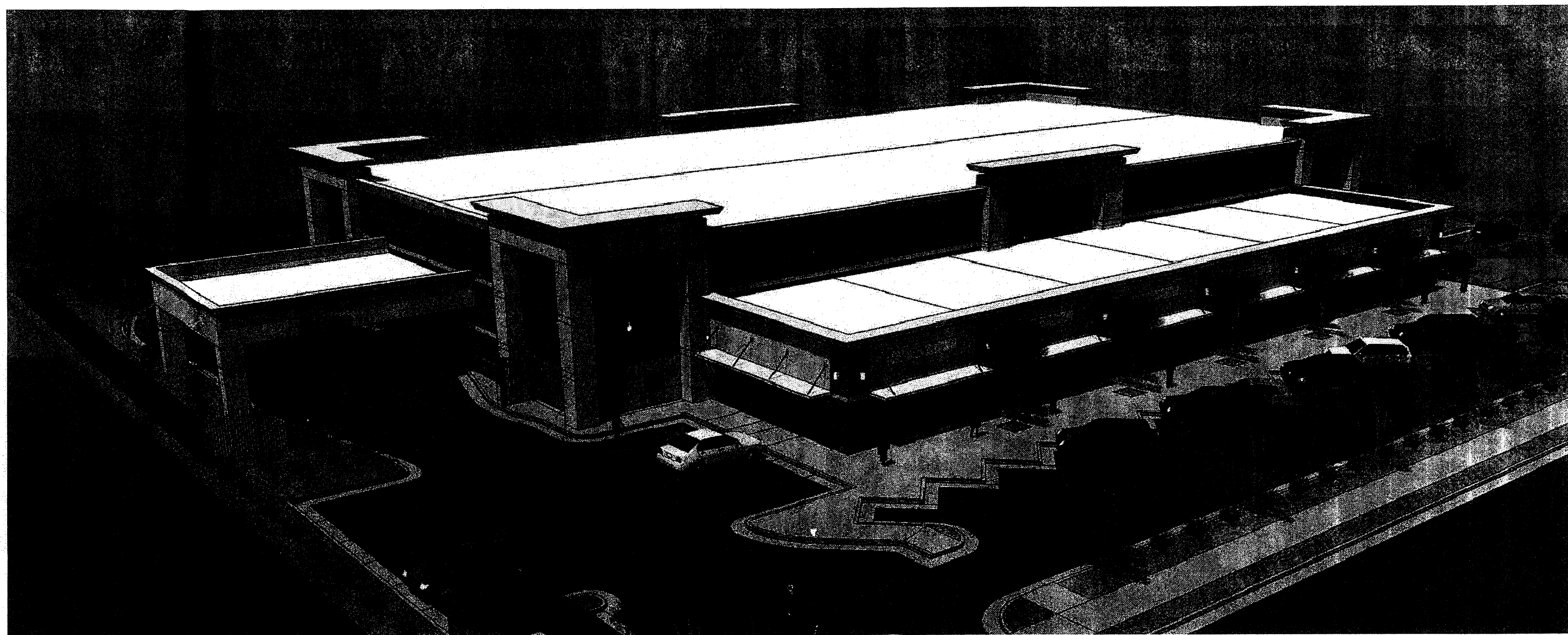
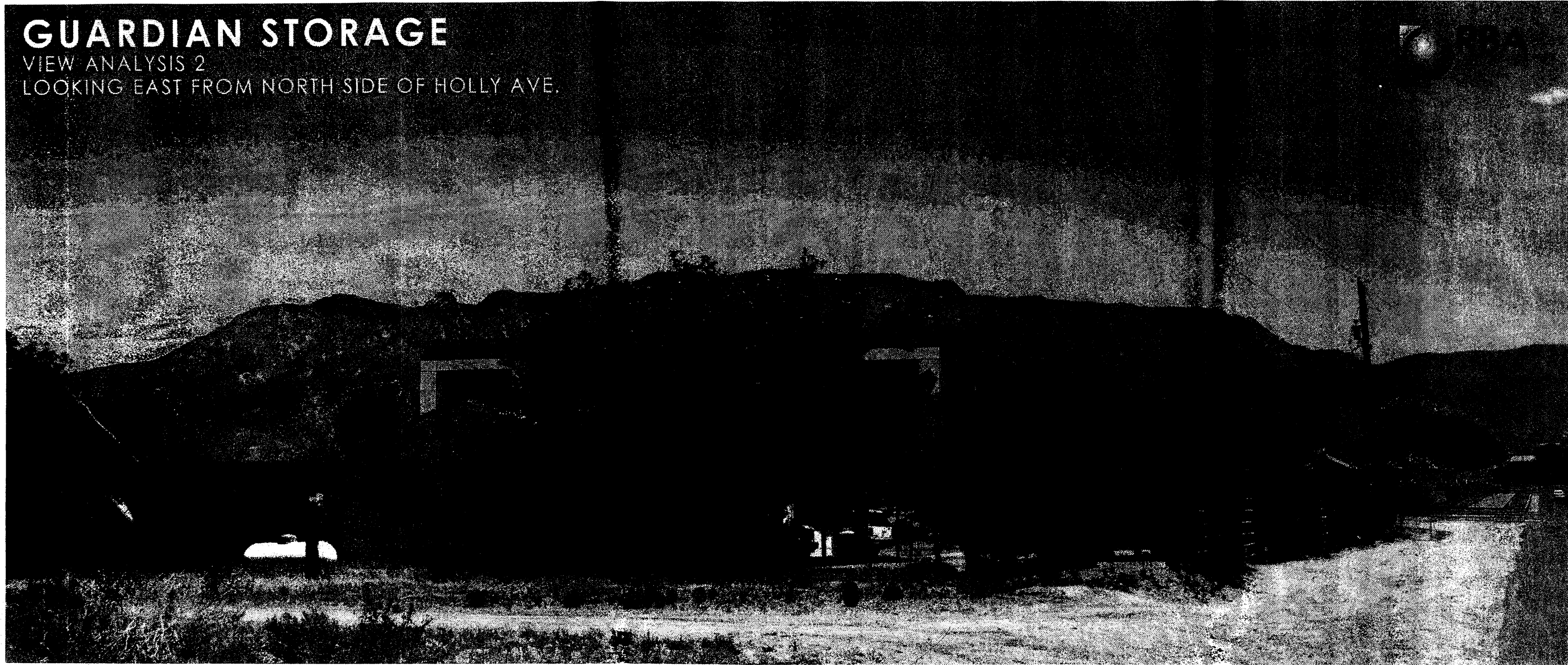
REVISION DATE: SEPTEMBER 6, 2012

RBA ARCHITECTURE PLANNING DESIGN

SHEET 1 OF 6

10009245

GUARDIAN STORAGE
 VIEW ANALYSIS 2
 LOOKING EAST FROM NORTH SIDE OF HOLLY AVE.



VIEW SHOWING CORRECT COLORS

GUARDIAN STORAGE
 VIEW ANALYSIS
 LOOKING NORTHEAST FROM HOLLY AVE.



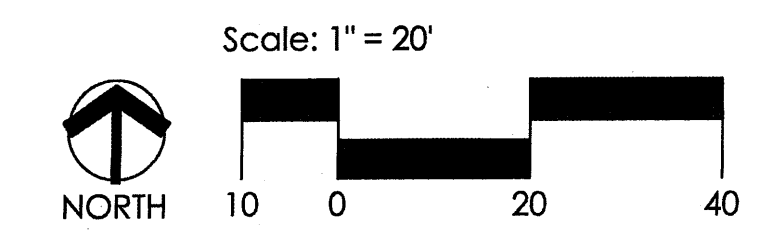
CORNER ELEMENTS TO BE BEIGE

SITE VIEW ANALYSIS
GUARDIAN SELF STORAGE

Prepared for:
 Guardian Storage VI, LLC
 9221 Eagle Ranch Rd NW
 Albuquerque, NM 87114

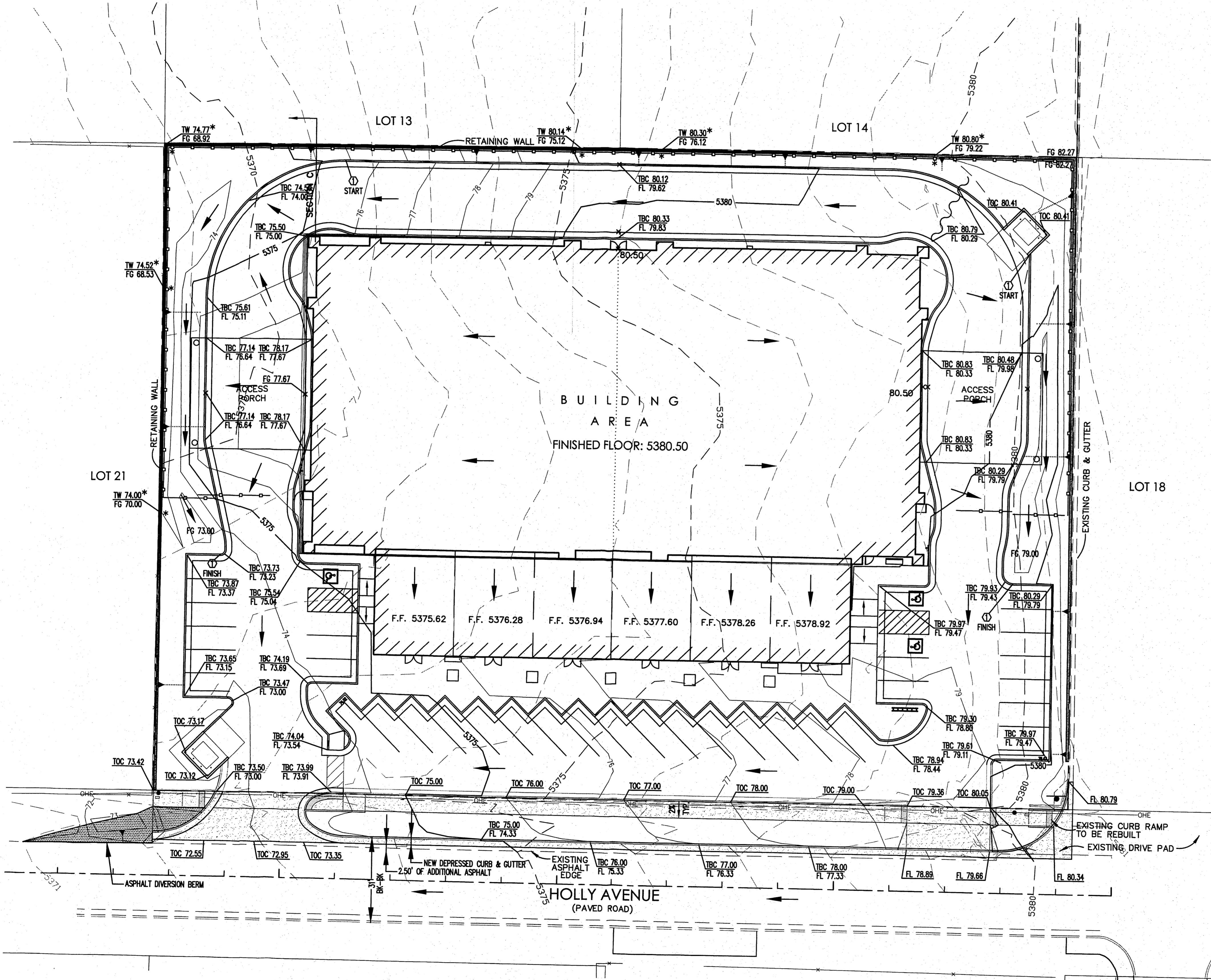
Prepared by:
 Rick Bennett Architects
 1104 Park Ave. SW
 Albuquerque, NM 87102

REVISION DATE:
 JUNE 7, 2012

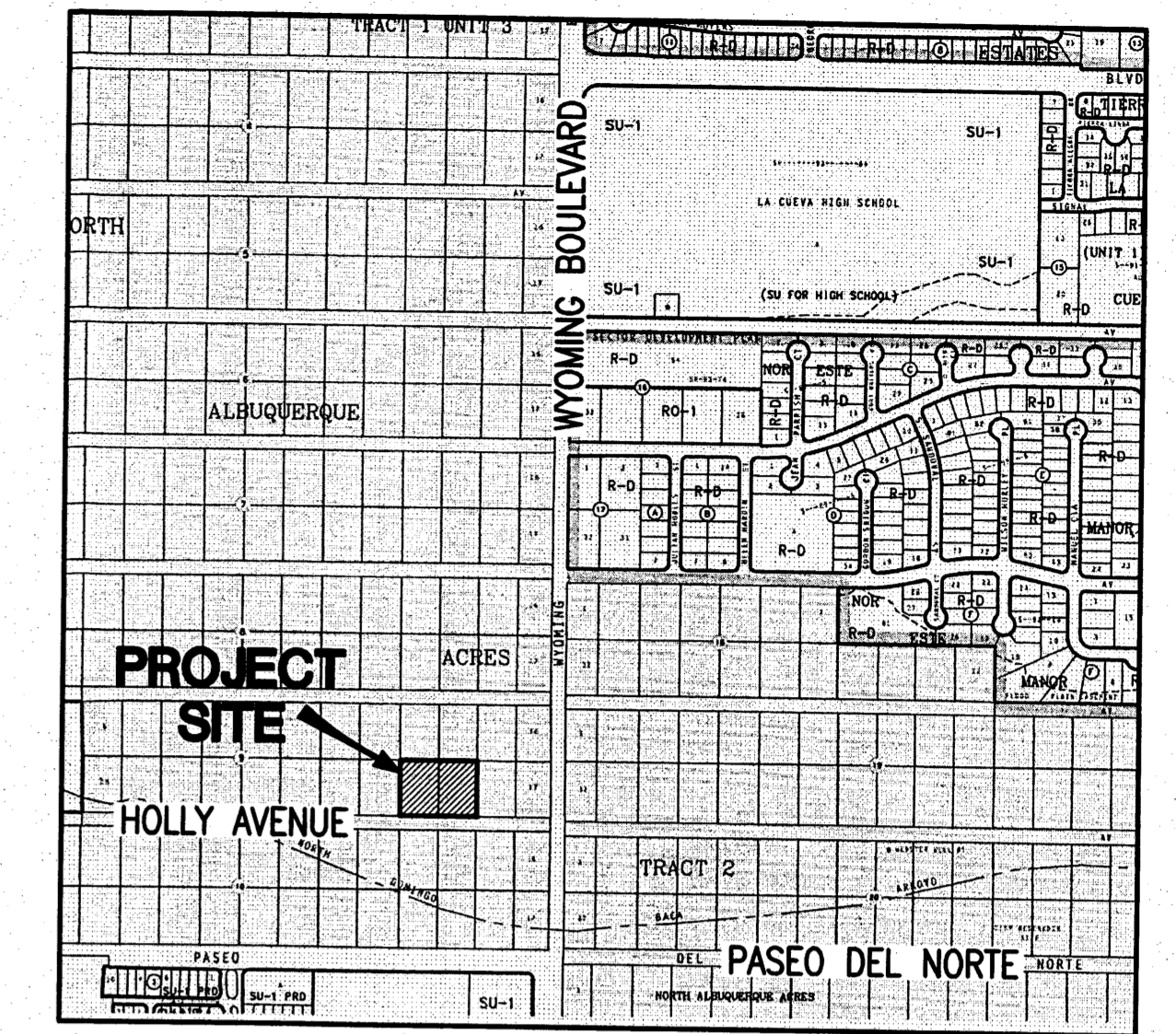


RUNOFF CALCULATIONS				
ZONE 3				
LAND TREATMENT	EXISTING CONDITIONS			
	C - COEFFICIENT	I - IN/HR	A - AC	Q - CFS
A	0.35	5.38	1.77	3.33
PROPOSED CONDITIONS				
C	0.64	5.38	0.23	0.79
D	0.93	5.38	1.54	7.71
TOTAL				8.5
VOLUME CALCULATIONS				
LAND TREATMENT	EXISTING CONDITIONS			
	E - EXCESS PRECIPITATION	A - AC	V - AC-FT	
A	0.66	1.77	0.10	
PROPOSED CONDITIONS				
C	1.29	0.23	0.03	
D	2.36	1.54	0.30	
TOTAL			0.33	

RUNOFF CALCULATIONS



GRADING & DRAINAGE PLAN



VICINITY MAP
ZONE ATLAS MAP C-19-Z

DRAINAGE PLAN

THE SUBJECT PROPERTY IS LOCATED ON HOLLY AVENUE BETWEEN WYOMING BLVD. AND LOUISIANA BLVD. ON LOTS 19 AND 20, BLOCK 9, OF NORTH ALBUQUERQUE ACRES, ON ZONE ATLAS PAGE C-19-Z. THE PLANNED IMPROVEMENTS TO THE PROPERTY INCLUDE THE CONSTRUCTION OF A NEW CLIMATE CONTROLLED STORAGE FACILITY. AS SHOWN ON PANEL 35001001416 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 26, 2008, THIS SITE DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD HAZARD AREA.

THIS SITE IS LOCATED WITHIN THE DOMINGO BACA DRAINAGE AREA AND NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THE SITE GENERALLY FLOWS FROM THE EAST TO THE WEST. THERE ARE NO OFFSITE FLOWS THAT ENTER THIS SITE FROM THE EAST DUE TO THE CONSTRUCTION OF A DEVELOPMENT DIRECTLY TO THE EAST.

THE SITE IS COMMERCIAL TOTALING 1.77 ACRES. THE SITE IS 87% LAND TREATMENT 'D' (1.54 AC) AND 13% 'C' (0.23 AC). USING THE RATIONAL METHOD FOR SMALL WATERSHEDS THE SITE WILL DISCHARGE 8.5 CFS WITH A TOTAL VOLUME OF 0.33 AC-FT. CURB CUTS WILL BE PROVIDED TO ALLOW FOR WATER HARVESTING WITHIN THE LANDSCAPE AREAS. ANY STORM WATER THAT IS NOT HARVESTED WILL DISCHARGE ONTO HOLLY AVENUE AND SHOULD BE DIVERTED ACROSS HOLLY TO THE SOUTH SIDE OF THE ROADWAY.

CONSTRUCTION NOTES

1. PROVIDE 6" WIDE CURB CUTS EVERY 10' TO ALLOW STORM WATER INTO THE LANDSCAPED AREAS.

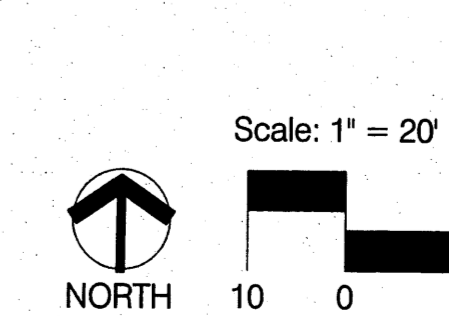
LEGEND

- RETAINING WALL
- FENCE
- SIDEWALK
- CURB AND GUTTER
- FLOW DIRECTION ARROW
- WATERBLOCK (HIGH POINT)
- SLOPE INDICATOR (SLOPE VARIES)
- FF** FINISHED FLOOR
- TOC** TOP OF CONCRETE
- TBC** TOP BACK OF CURB
- FG** FINISHED GRADE
- FL** FLOW LINE

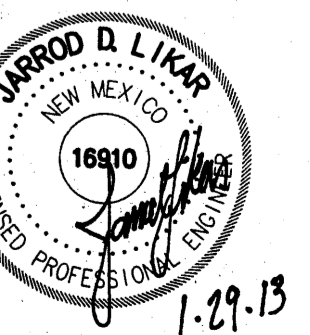
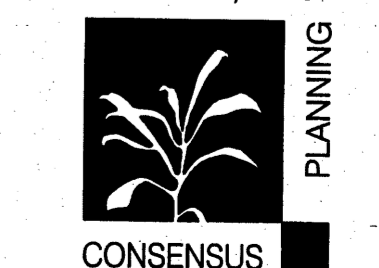
GRADING AND DRAINAGE PLAN GUARDIAN SELF STORAGE

Prepared for:
Guardian Storage VI, LLC
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

Prepared by:
HUITZ-ZOLIARS
6501 Americas Parkway NE, Suite 550
Albuquerque, NM 87110

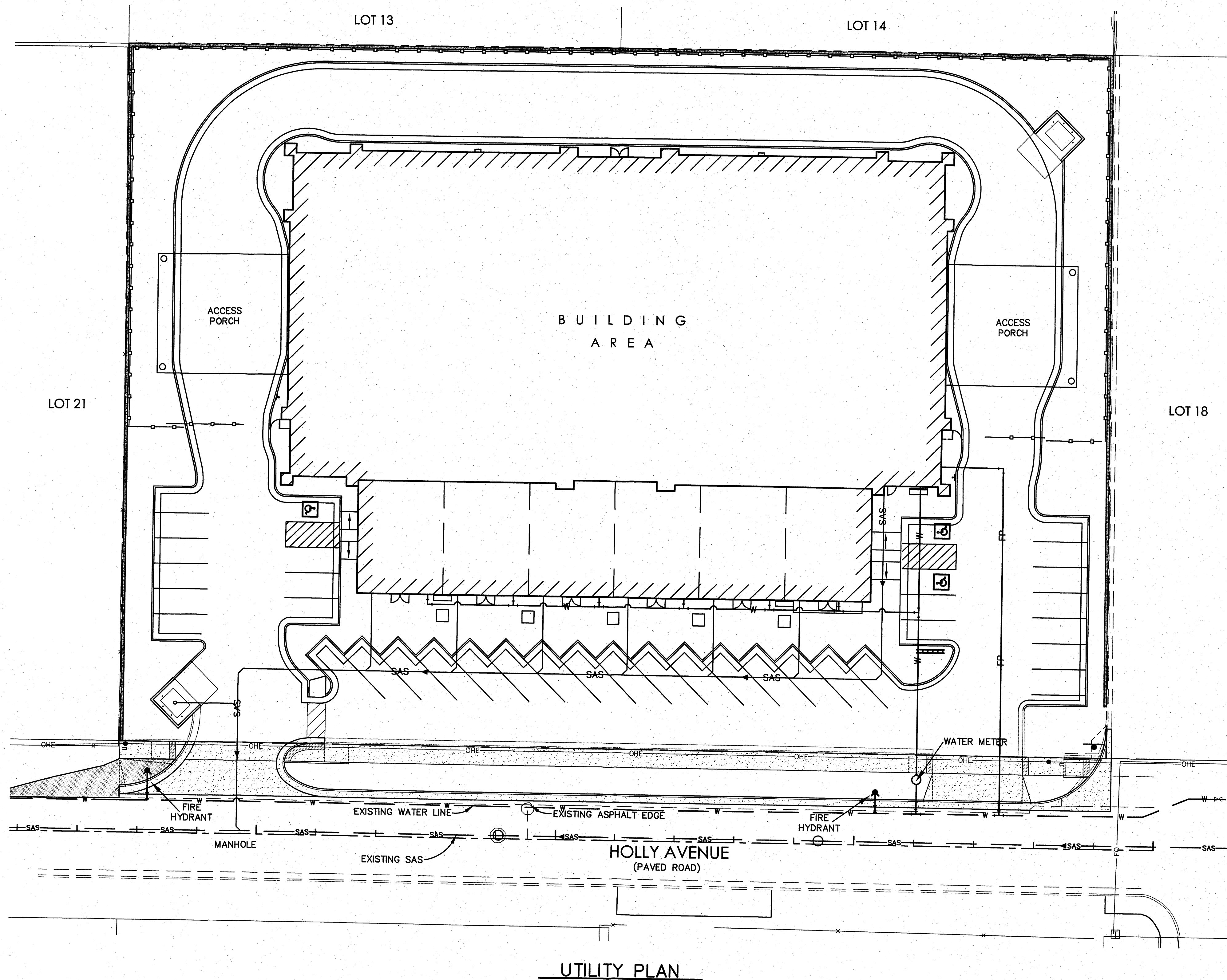


JANUARY 29, 2013



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1-29-13



LEGEND

	RETAINING WALL
	FENCE
	SIDEWALK
	CURB AND GUTTER
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	EXISTING WATER SUPPLY LINE
	PROPOSED WATER SUPPLY LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT

NOTE:
THERE ARE NO PROPOSED UNDERGROUND STORM DRAIN STRUCTURES WITHIN THIS SITE.

UTILITY PLAN GUARDIAN SELF STORAGE

Prepared for:
Guardian Storage VI, LLC
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

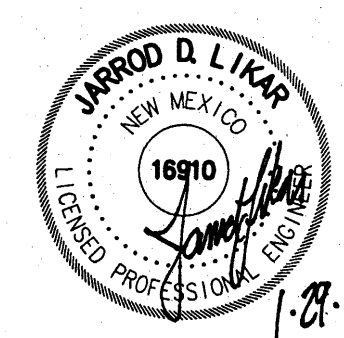
Prepared by:
HUETT-ZOLLARS
6501 Americas Parkway NE, Suite 550
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NORTH

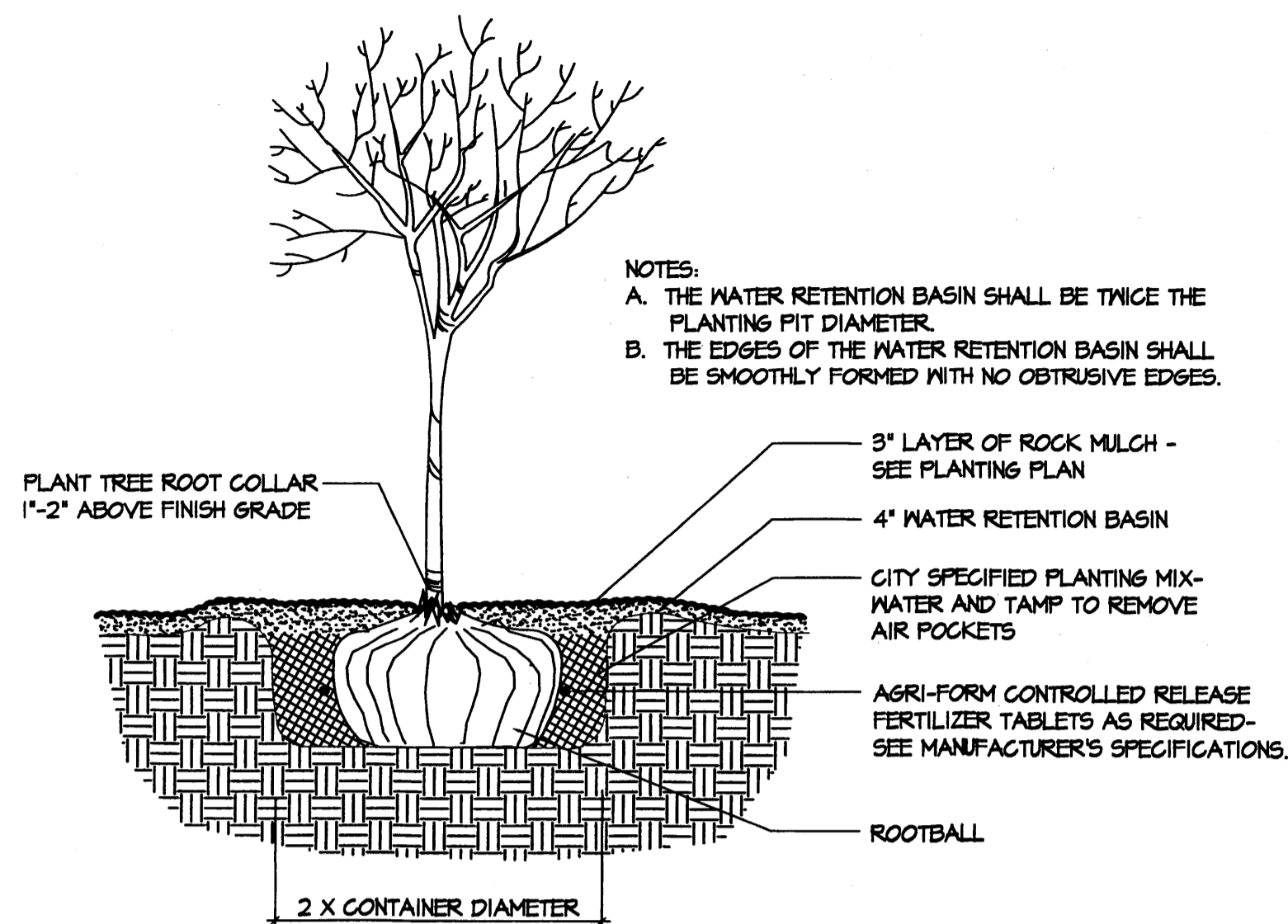
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JANUARY 29, 2013

CONSENSUS
PLANNING

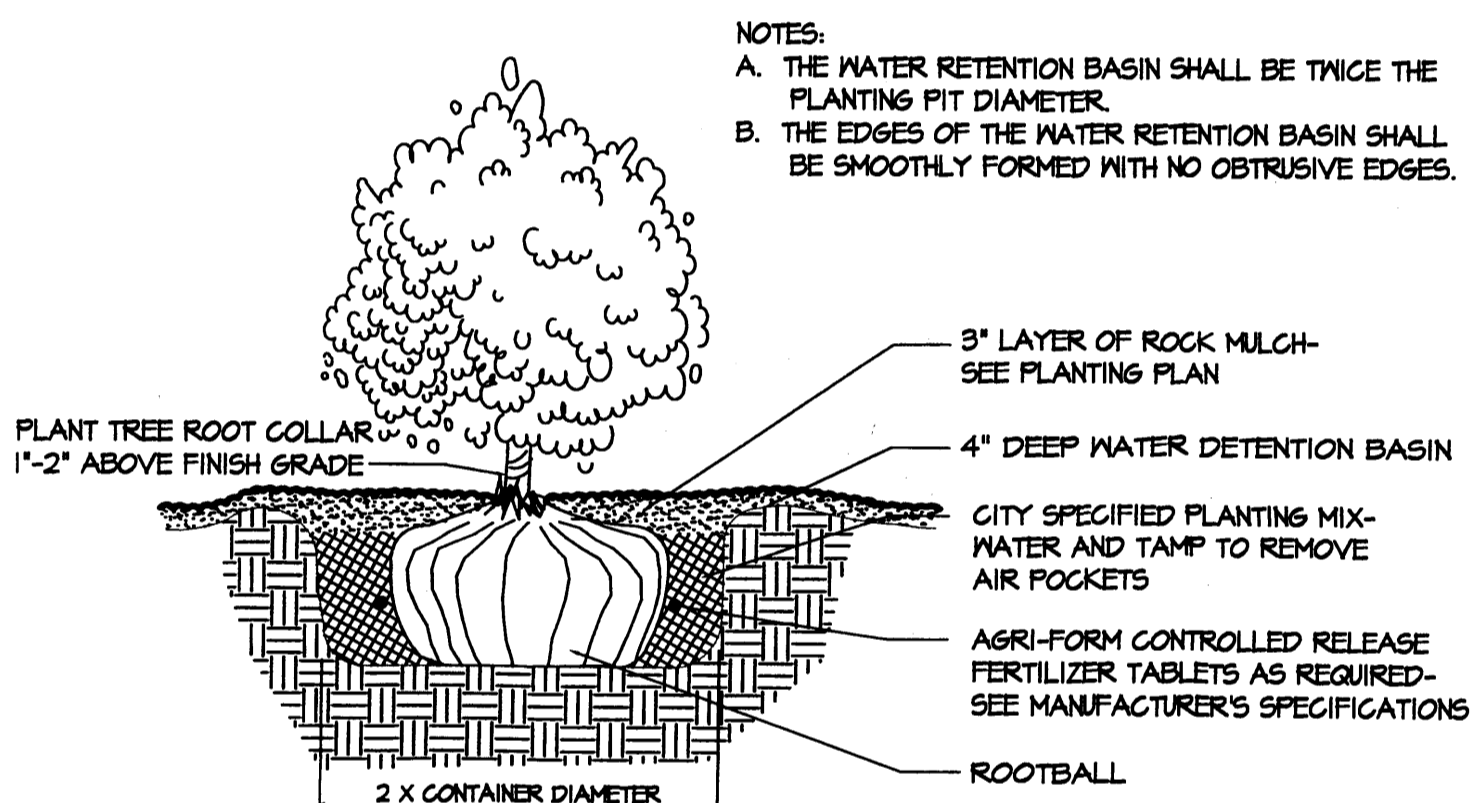


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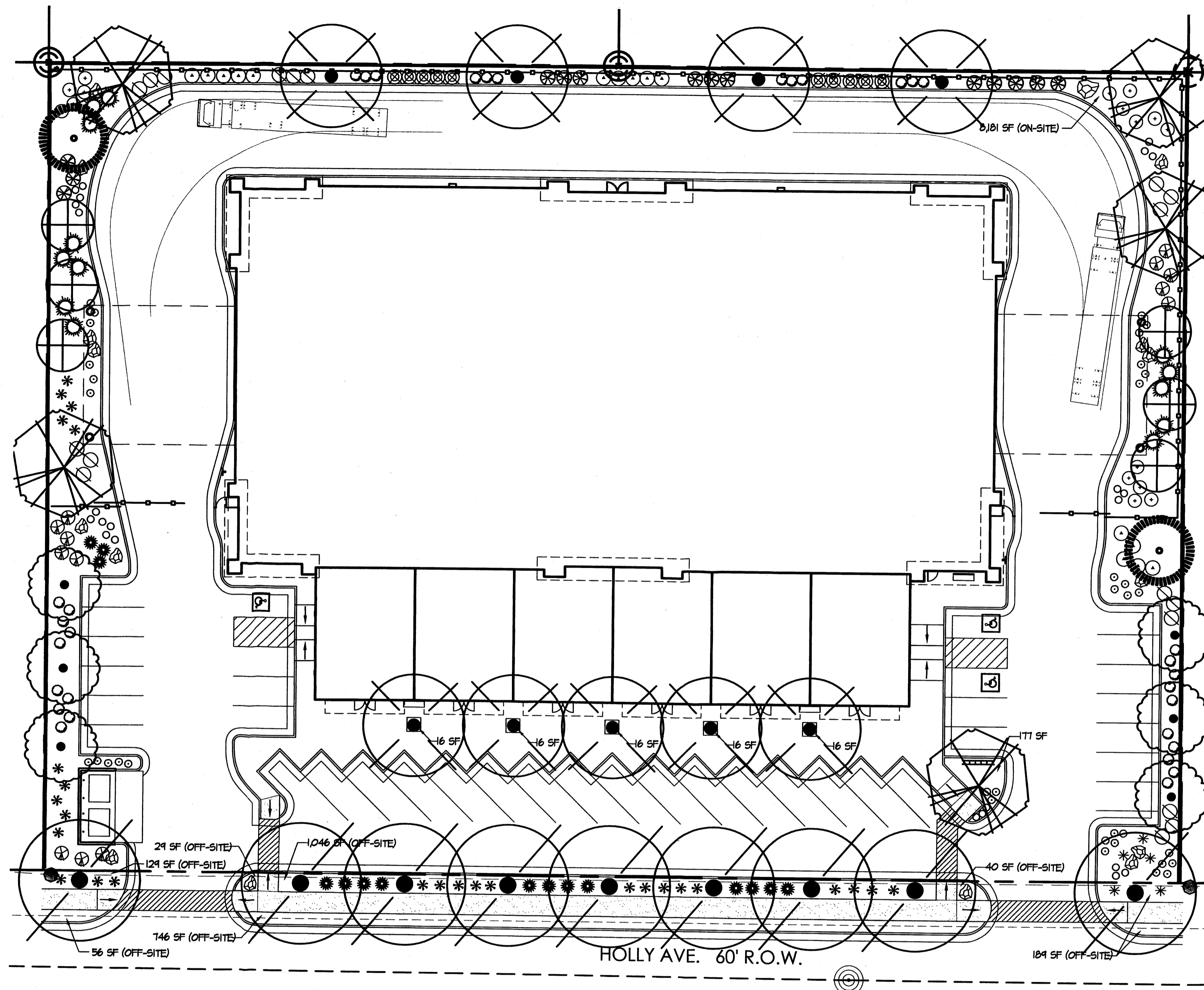
1 TREE PLANTING @ GRADE

N.T.S.

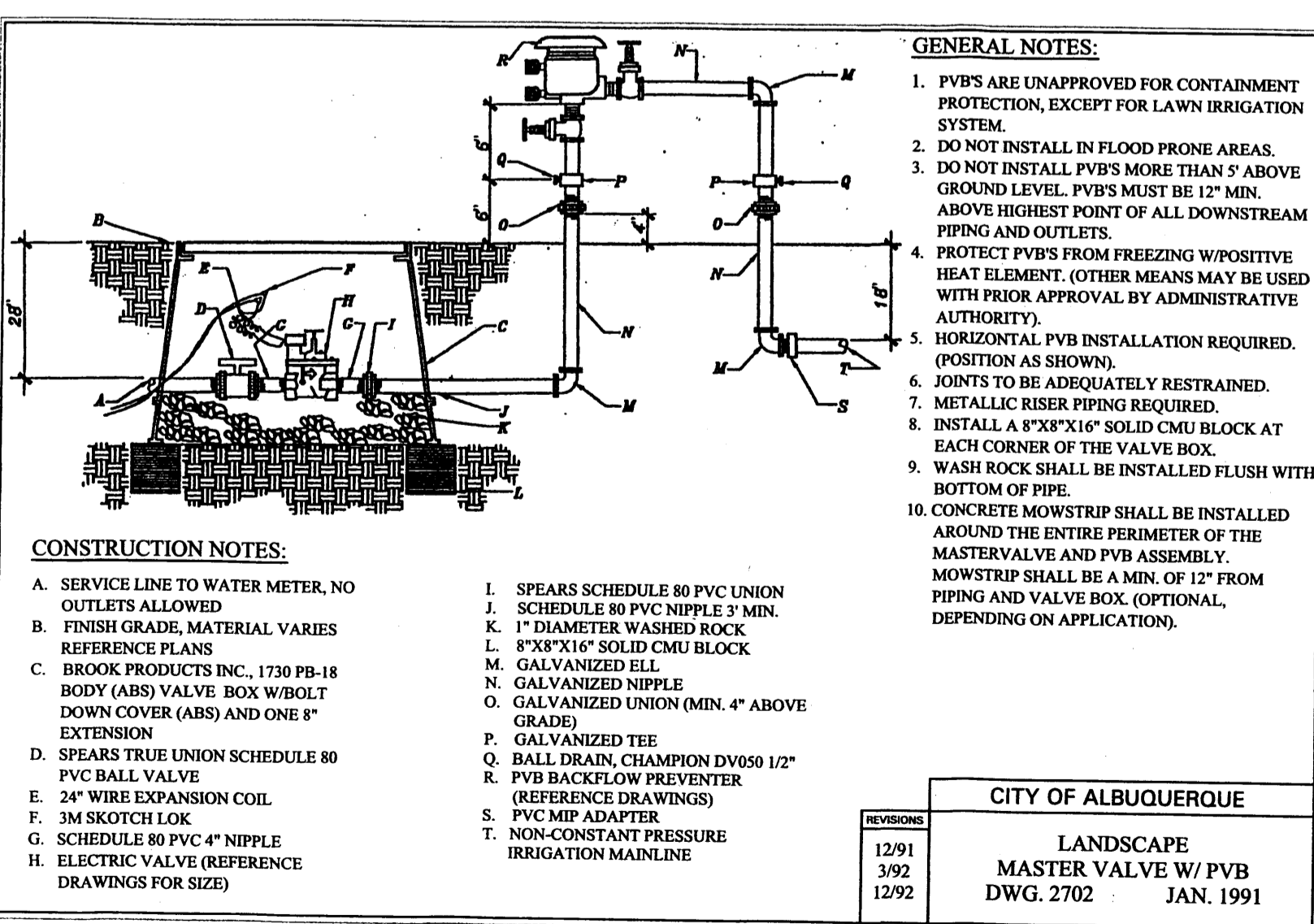


2 SHRUB PLANTING @ GRADE

N.T.S.



PLANT LEGEND					
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
5	⊗	CHILOPSIS X GATALPA CHITALPA	2'B4B	8' HT. X 6' SPR. 30' HT. X 30' SPR.	MEDIUM
6	⊕	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15 GAL.	8' HT. X 5' SPR. 15' HT. X 15' SPR.	LOW +
9	⊗	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH	2.5' B4B	14' HT. X 6' SPR. 40' HT. X 35' SPR.	MEDIUM +
2	⊗	FINUS ELGARICA AFGHAN FINE	B4B	8' MIN HT. 30' HT. X 20' SPR.	MEDIUM
6	⊗	PYRUS CALLERYANA 'CLEVELAND' FLOWERING PEAR	2' B4B	14' HT. X 5' SPR. 25' HT. X 20' SPR.	MEDIUM +
9	⊗	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2' B4B	16' HT. X 6' SPR. 30' HT. X 30' SPR.	MEDIUM
SHRUBS/GROUNDCOVERS					
16	⊙	CHRYSOETHAMNUS NAUSEOSUS CHAMISA	1-GAL.	5' O.G. 4' HT. X 4' SPR.	LOW
14	⊙	CYTISUS SCOP. 'LENA'S BROOM' LENA'S BROOM	1-GAL.	4' O.G. 4' HT. X 4' SPR.	LOW
35	⊙	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1-GAL.	2' O.G. 2' HT. X 2' SPR.	LOW
23	⊙	ERYSIMUM 'BOULES MAUVE' BOULES MAUVE WALLFLOWER	1-GAL.	2' O.G. 1' HT. X 2' SPR.	LOW +
13	⊕	FALLUGIA PARADOXA APACHE PLUME	1-GAL.	5' O.G. 4' HT. X 4' SPR.	LOW
32	⊙	LAVENDULA ANGSTIFOLIA ENGLISH LAVENDER	1-GAL.	4' O.G. 3' HT. X 3' SPR.	MEDIUM
10	⊕	PEROVSKIA A. 'LITTLE SPIRE' DWARF RUSSIAN GAGE	5-GAL.	5' O.G. 3' HT. X 4' SPR.	MEDIUM
18	⊕	RAPHIOLEPIS INDICA INDIA HANTHORN	5-GAL.	5' O.G. 3' HT. X 4' SPR.	MEDIUM
15	⊙	RHUS TRILOBATA 'AUTUMN AMBER' THREE-LEAF SUMAC	5-GAL.	4' O.G. 4' HT. X 4' SPR.	LOW +
13	⊕	ROSMARINUS OFFICINALIS 'PROSTRATA' CREEPING ROSEMARY	5-GAL.	5' O.G. 3' HT. X 5' SPR.	LOW +
ORNAMENTAL GRASSES					
28	*	CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5-GAL.	3' O.G. 3' HT. X 3' SPR.	LOW +
15	*	MISCANTHUS SIN. 'GRACILLIMUS' MAIDEN HAIR GRASS	5-GAL.	4' O.G. 8' HT. X 4' SPR.	LOW
DESERT ACCENTS					
5	*	AGAVE PARRYI PARRY'S AGAVE	5-GAL.	2' O.G. 2' HT. X 2' SPR.	LOW
GRAVEL MULCH AND ACCENT BOULDERS					
10,242 SF	⊠	3/4" SANTA FE BROWN GRAVEL MULCH (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)			
13	⊕	MOSS ROCK BOULDERS (3'X3' MINIMUM)			



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 1/8" SANTA FE BROWN GRAVEL MULCH.

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE IRRIGATION WILL BE DESIGNED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

WATER CONSERVATION ORDINANCE COMPLIANCE
THE LANDSCAPE PLAN FOR THIS SITE EXCLUDES HIGH WATER USE TURF. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PERM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

LANDSCAPE COVERAGE

PLANTING BEDS SHALL HAVE 75% LIVING GROUNDCOVER AT FULL MATURITY.

LANDSCAPE CALCULATIONS	
SITE AREA (1.11 AC.)	71,026 SF
BUILDING FOOTPRINT:	-30,846 SF
NET LOT AREA:	46,180 SF
IMPERVIOUS AREA:	37,742 SF
REQUIRED LANDSCAPE (15%)	6,927 SF
PROVIDED LANDSCAPE	2,235 SF
OFF-SITE/R.O.W.:	8,438 SF
TOTAL PROVIDED:	10,673 SF

PROVIDED ON-SITE LANDSCAPE:	8,438 SF
REQUIRED LIVE VEGETATIVE COVER (75%)	6,075 SF
PROVIDED LIVE VEGETATIVE COVER	6,471 SF

PARKING LOT TREES
GUARDIAN SELF STORAGE IS PROVIDING 31 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED:	4
PARKING LOT TREES PROVIDED:	5

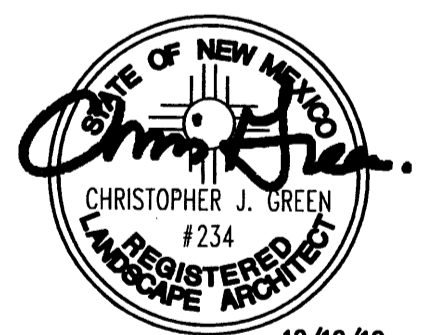
STREET TREES
HOLLY AVENUE FRONTAGE IS 210' (330' INCLUDING INGRESS/EGRESS). STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

STREET TREES REQUIRED:	4
STREET TREES PROVIDED:	4

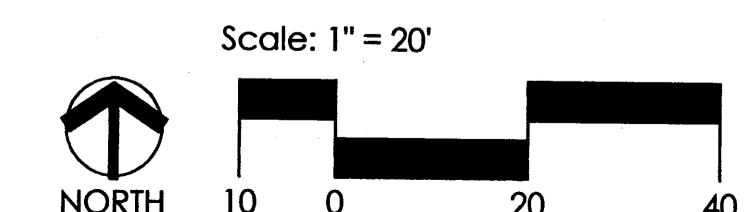
LANDSCAPE PLAN
GUARDIAN SELF STORAGE

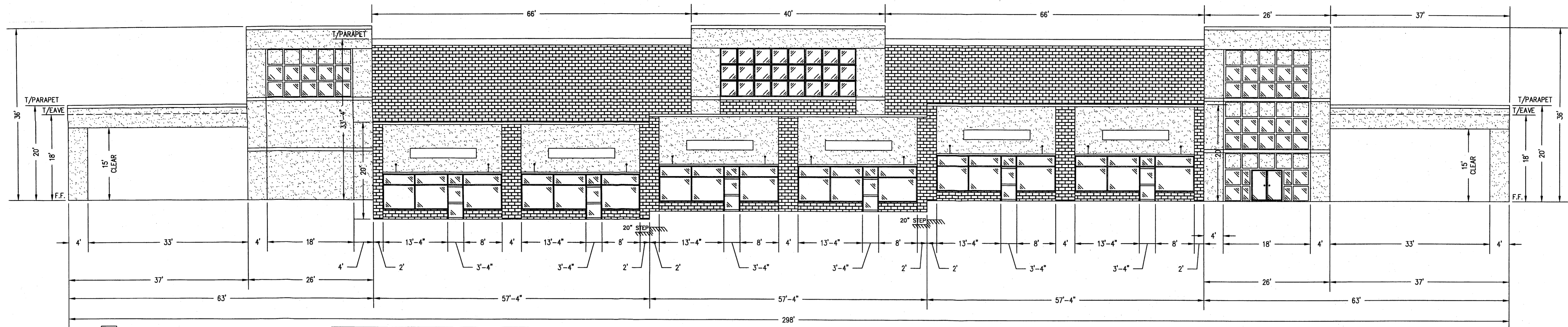
Prepared for:
Guardian Storage VI, LLC
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



12/10/12

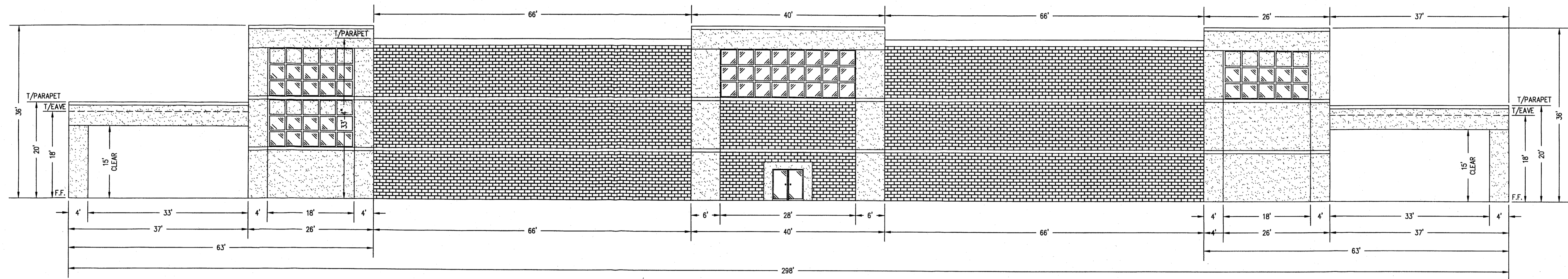




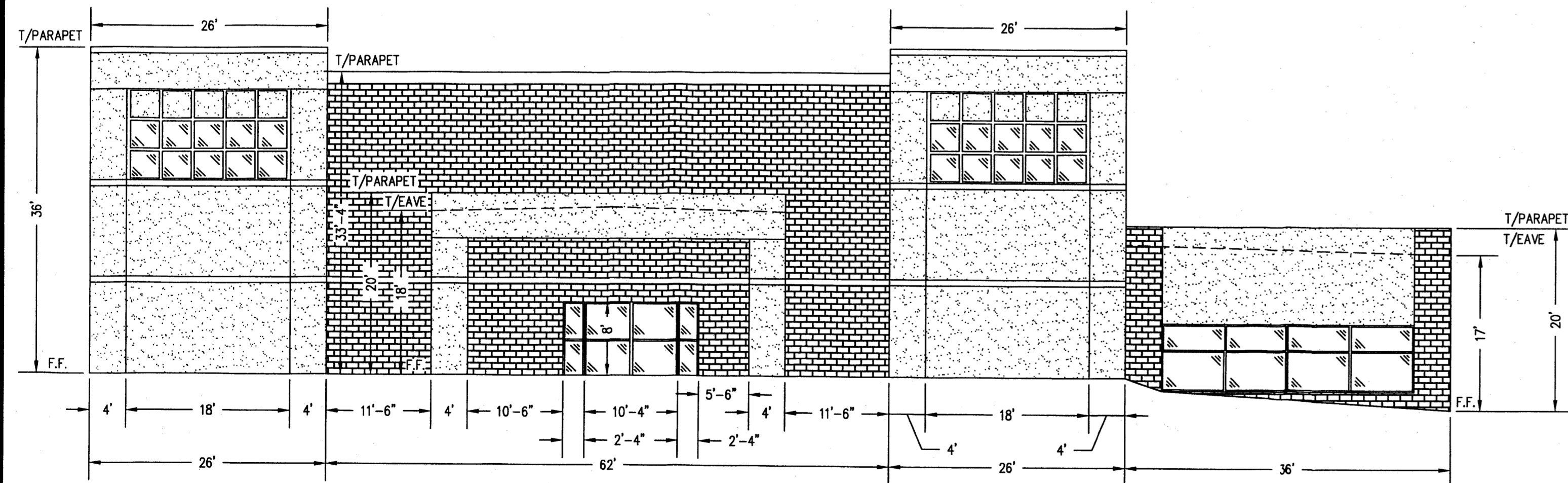
- DENOTES STUCCO FINISH-BY CUSTOMER
- DENOTES STOREFRONT GLAZING SYSTEM-BY CUSTOMER
- DENOTES SPANDREL GLASS-BY CUSTOMER
- DENOTES SPLIT-FACE CMU WALL-BY CUSTOMER

6" DOWNSPOUTS SHALL BE INSTALLED AT ENDS OF INTERNAL GUTTER SYSTEM AND AT A MAXIMUM OF 30'-0" o.c. COORDINATE WITH PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS. IN ADDITION, THROUGH WALL OVERFLOW SCUPPERS SHALL BE PLACED AT EACH DOWNSPOUT LOCATION.

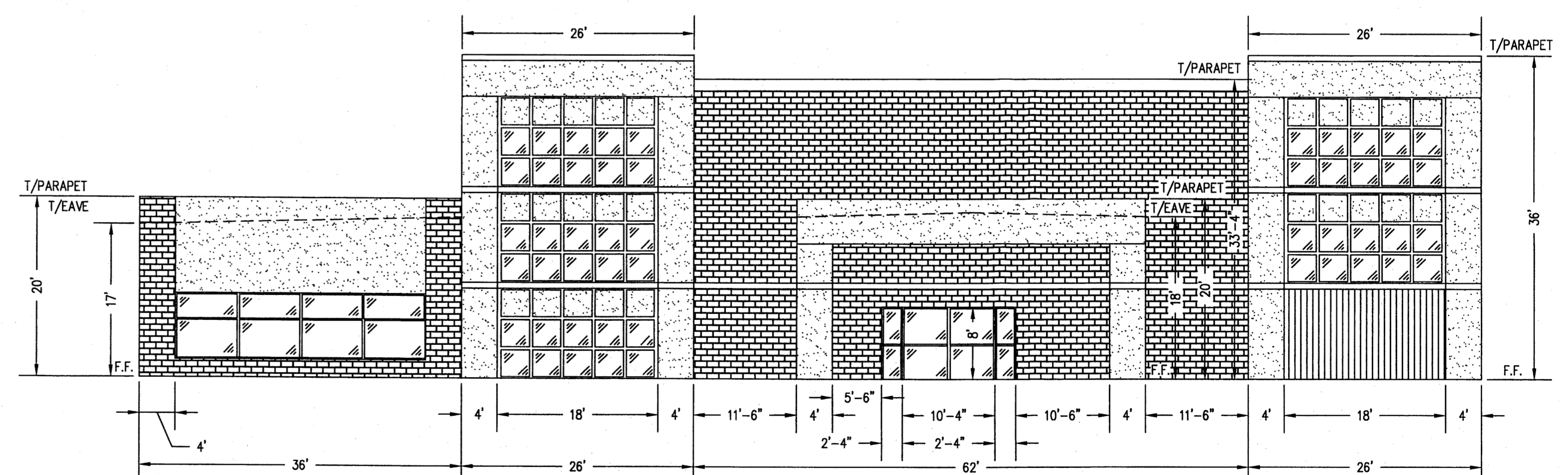
RETAIL FRONT ELEVATION VIEW (SOUTH)



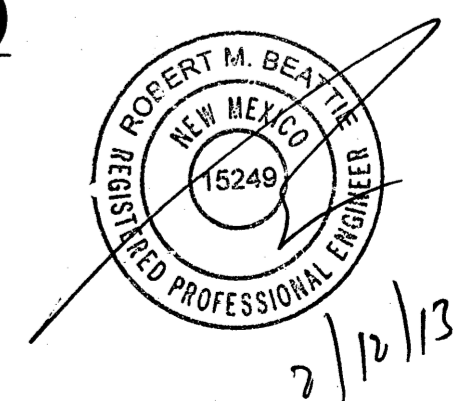
REAR ELEVATION VIEW (NORTH)



LEFT ELEVATION VIEW (WEST)



RIGHT ELEVATION VIEW (EAST)



CLIENT RED LINE
#1 BY: DATE:

REVISIONS PER CITY
A BY: DATE:

GUARDIAN
SELF STORAGE
HOLLY AVE.
ALBUQUERQUE, NM

ELEVATIONS

FINAL APPROVED DRAWINGS
MANUFACTURING RELEASE
OWNER'S SIGNATURE

THE RABCO CORPORATION
1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787
800/989-0220 CB C047783 Fax: 407/877-9065



ROBERT M. BEATTIE, PE
NEW MEXICO
LICENSED PROFESSIONAL ENGINEER
15249

DRAWN BY: RMB DATE: 10-5-12

SCALE: 3/16" = 1'
JOB NUMBER: 1533
FILE NAME: 12-RABCO-1533 SDWGS.dwg

SHEET
S4