

# LADERA SELF STORAGE

LADERA & 72ND STREET

**PROJECT INFORMATION:**  
 TOTAL SITE AREA: 1.904 ACRE  
 82,938 S.F.

**CURRENT ZONING:** C-1  
**PROPOSED ZONING:** SU-1 FOR C-1 USES TO INCLUDE STORAGE FACILITY W/ DIRECT ACCESS TO INDIVIDUAL UNITS FROM OUTSIDE.

**PROPOSED BUILDING AREA:**  
 LEASING OFFICE: 440 S.F.  
 SELF STORAGE UNITS: 20,400 S.F.  
 TOTAL BUILDING AREA: 22,040 S.F.

**LOT COVERAGE:**  
 PROPOSED LOT COVERAGE: 22,040 S.F.  
 FLOOR AREA RATIO: 27

**PARKING ANALYSIS:**  
 REQUIRED WAREHOUSE (1 / 2,000 S.F.) = 11 SPACES REQUIRED  
 10% TRANSIT CREDIT = 1 SPACE  
 10 REQUIRED

**PROVIDED:** = 10 PROVIDED  
 \* 8 SPACES PROVIDED AT LEASING OFFICE  
 \* 2+ SPACES PROVIDED AT UNITS. (APPROVED BY EPC)

**ACCESSIBLE SPACES:** 1 REQUIRED / 1 PROVIDED  
**MOTORCYCLE SPACES:** 1 REQUIRED / 1 PROVIDED  
**BICYCLE SPACES:** 1 REQUIRED / 1 PROVIDED  
**BENCH SEATING:**

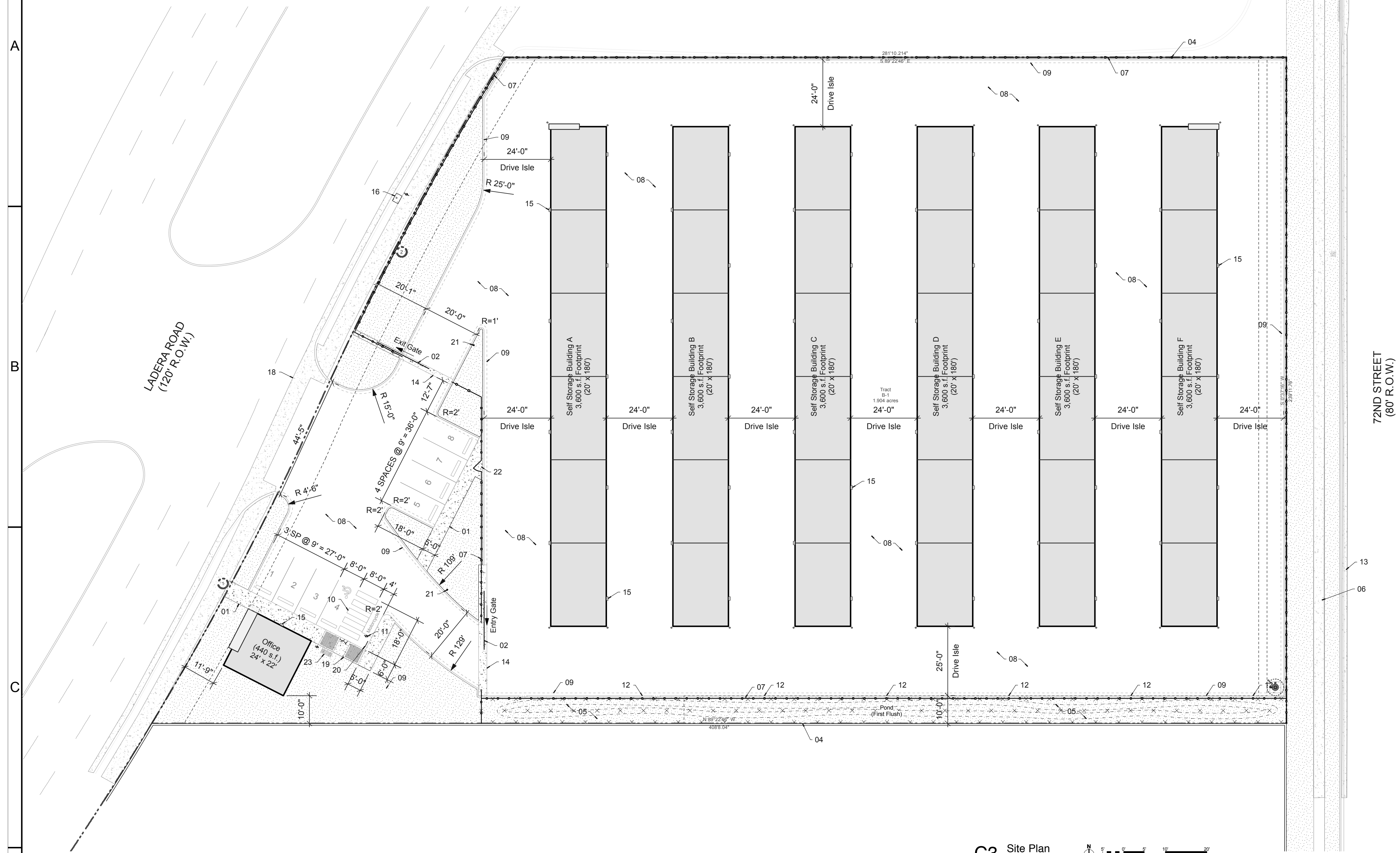
**SOLID WASTE:**  
 TRASH & RECYCLING ENCLOSURE: 1 REQUIRED / 1 PROVIDED  
 \* SHARED DUMPSTER AGREEMENT WITH TRACT A-1 AS FILED WITH COUNTY CLERKS OFFICE ON JUNE 1ST, 1994.

**SITE PLAN GENERAL NOTES:**  
 - PARKING LOT DIMENSIONS ARE GIVEN FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.  
 - ALL PAVEMENT MARKINGS SHALL BE MADE WITH WHITE ALKYD STRIPING AND INSTALLED PER ALL GOVERNMENTAL TRAFFIC STANDARDS AND DETAILS.  
 - ALL EXTERIOR CONCRETE SHALL HAVE A ROCK SALT FINISH UNLESS SPECIFIED OTHERWISE.  
 - PROVIDE ACCESS AT GATES FOR FIRE DEPT.

**SITE PLAN KEYED NOTES:**  
 [01] CONCRETE PEDESTRIAN CROSSWALK.  
 [02] CONTROLLED ACCESS GATE.  
 [03] FIRE TRUCK TURNING RADIUS DIAGRAM.  
 [04] PROPERTY LINE.  
 [05] DRAINAGE POND / FIRST FLUSH REQUIREMENTS.  
 [06] EXISTING SIDEWALK IN PUBLIC RIGHT-OF-WAY.  
 [07] 8' HIGH DESIGN MASTER FENCING. TYP. AROUND PERIMETER OF SITE.  
 [08] ASPHALT DRIVE SURFACE.  
 [09] CONCRETE CURB & GUTTER, REFER TO SITE DETAILS SHEET.  
 [10] ACCESSIBLE PARKING STALL W/ SIGN AND PAINTED GRAPHICS, TYP. - SIGNAGE SHALL INCORPORATE TEXT "VIOLATORS SHALL BE SUBJECT TO A FINE AND/OR TOWING"  
 [11] MOTORCYCLE PARKING STALL W/ SIGN.  
 [12] CONCRETE CURB INLET LOCATIONS, COORDINATE W/ GRADING AND DRAINAGE PLAN.  
 [13] EXISTING CURB & GUTTER IN PUBLIC RIGHT-OF-WAY.  
 [14] CONCRETE ROLLER GATE PAD, REFER TO SITE PLAN DETAILS SHEET.  
 [15] BUILDING MOUNTED WALL PAK. COORDINATE WITH ELECTRICAL SHEETS.  
 [16] EXISTING BUS STOP. PROVIDE SECTION OF INFILL CONCRETE IN PARK STRIP APPROPRIATE TO ASSIST WITH ACCESSIBLE BUS LOADING / UNLOADING.  
 [17] BUILDING MOUNTED SITE LIGHTING.  
 [18] EXISTING CURB CUT W/ CONCRETE APRON FOR INGRESS / EGRESS.  
 [19] ACCESSIBLE RAMP. REFER TO SITE PLAN DETAILS SHEET.  
 [20] BICYCLE RACK, REFER TO SITE PLAN DETAILS SHEET.  
 [21] GATE ACCESS SYSTEM.  
 [22] PEDESTRIAN ACCESS GATE.  
 [23] SITE BENCH. PROVIDE FURNITURE PIECE AS SELECTED BY ARCHITECT.

**CANNADY**  
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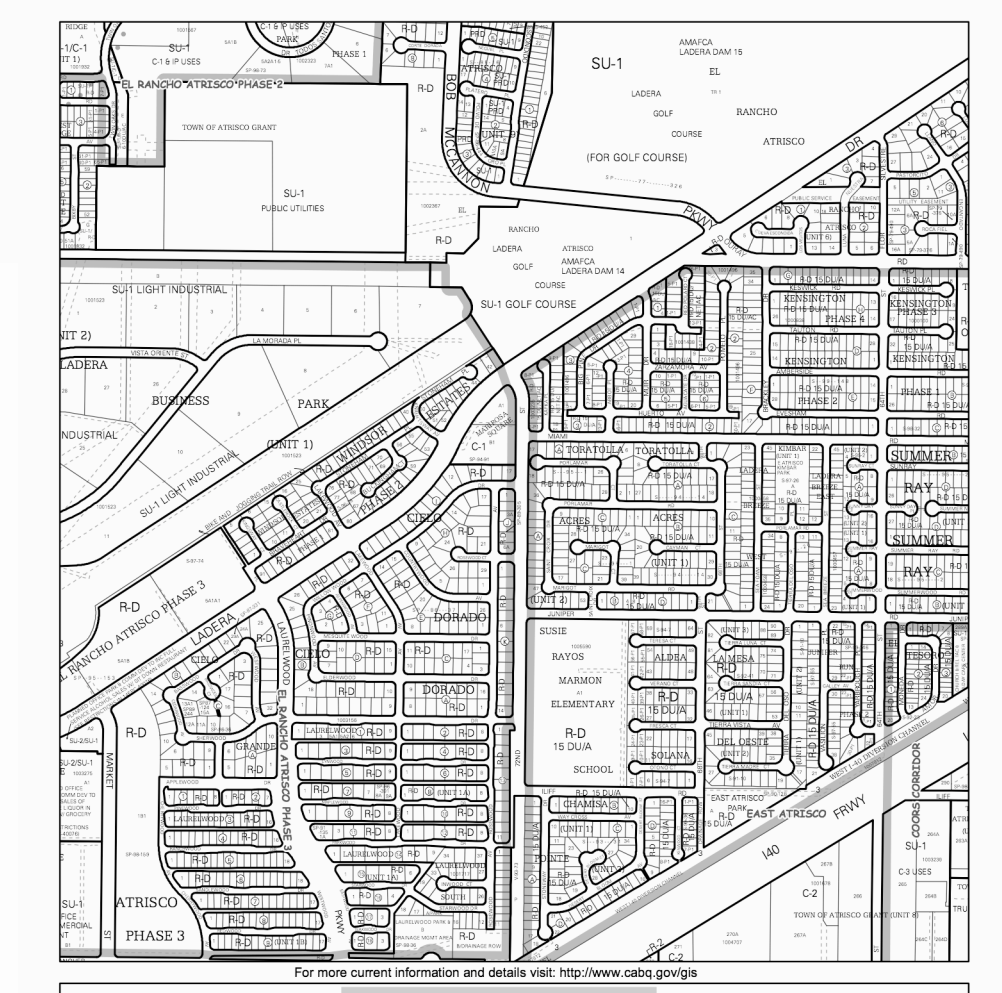
**C3** Site Plan  
 Scale: 1" = 20 ft

Project Number: **2018-001344**  
 Application Number: **SI-2018-00072**

Is an Infrastructure List required? ( ) Yes (X) 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>Rosand M. ...</i>	8/14/18
Traffic Engineering, Transportation Division	Date
<i>Tom ...</i>	7/25/18
APRWUA	Date
<i>...</i>	7/25/18
Parks and Recreation Department	Date
<i>...</i>	7/25/18
City Engineer / Hydrology	Date
<i>...</i>	7/25/18
Code Enforcement	Date
<i>...</i>	4-23-18
Environmental Health Department (Conditional)	Date
<i>...</i>	8-14-18
Solid Waste Management	Date
<i>...</i>	
DRB Chairperson, Planning Department	Date



**AGIS**  
 Map amended through: 12/9/2016

**H-10-Z**  
 Related Symbols:  
 - Design Overlay Zone  
 - 2 Mile Airport Zone  
 - 5 Mile Airport Zone  
 - 10 Mile Airport Zone  
 - 15 Mile Airport Zone  
 - 20 Mile Airport Zone  
 - 25 Mile Airport Zone  
 - 30 Mile Airport Zone  
 - 35 Mile Airport Zone  
 - 40 Mile Airport Zone  
 - 45 Mile Airport Zone  
 - 50 Mile Airport Zone  
 - 55 Mile Airport Zone  
 - 60 Mile Airport Zone  
 - 65 Mile Airport Zone  
 - 70 Mile Airport Zone  
 - 75 Mile Airport Zone  
 - 80 Mile Airport Zone  
 - 85 Mile Airport Zone  
 - 90 Mile Airport Zone  
 - 95 Mile Airport Zone  
 - 100 Mile Airport Zone

Project Name: **Ladera Self Storage**  
 Tract B1 of Tracts A1 & B1, Mariposa Square Subdivision  
 Albuquerque, NM 87120

Site Development Plan for Building Permit

Documents Issued For:  
 Site Development Plan for Building Permit

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Print Date: 07.11.18  
 Job Number: 17.08

Drawing No: **DRB.01**