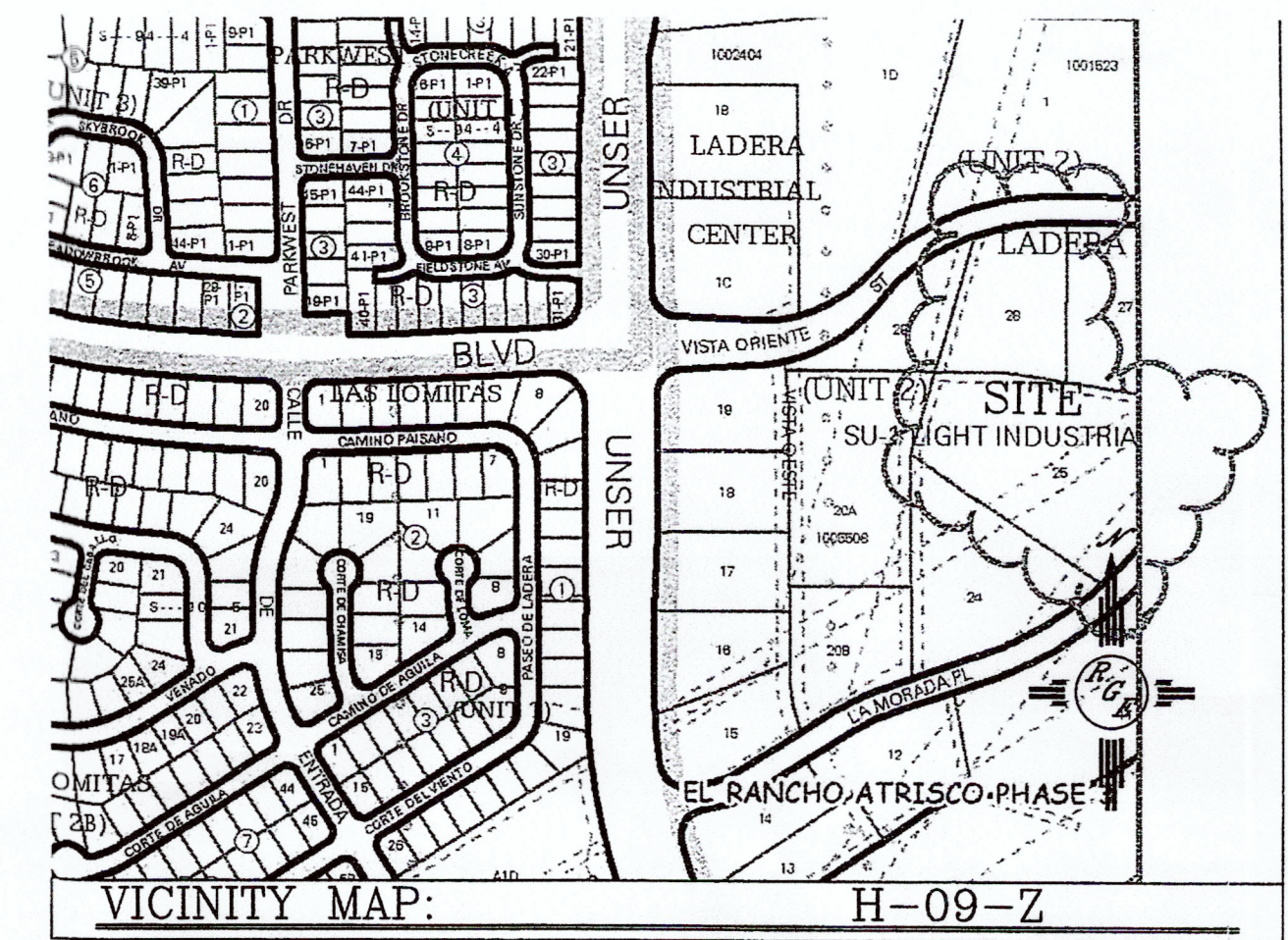
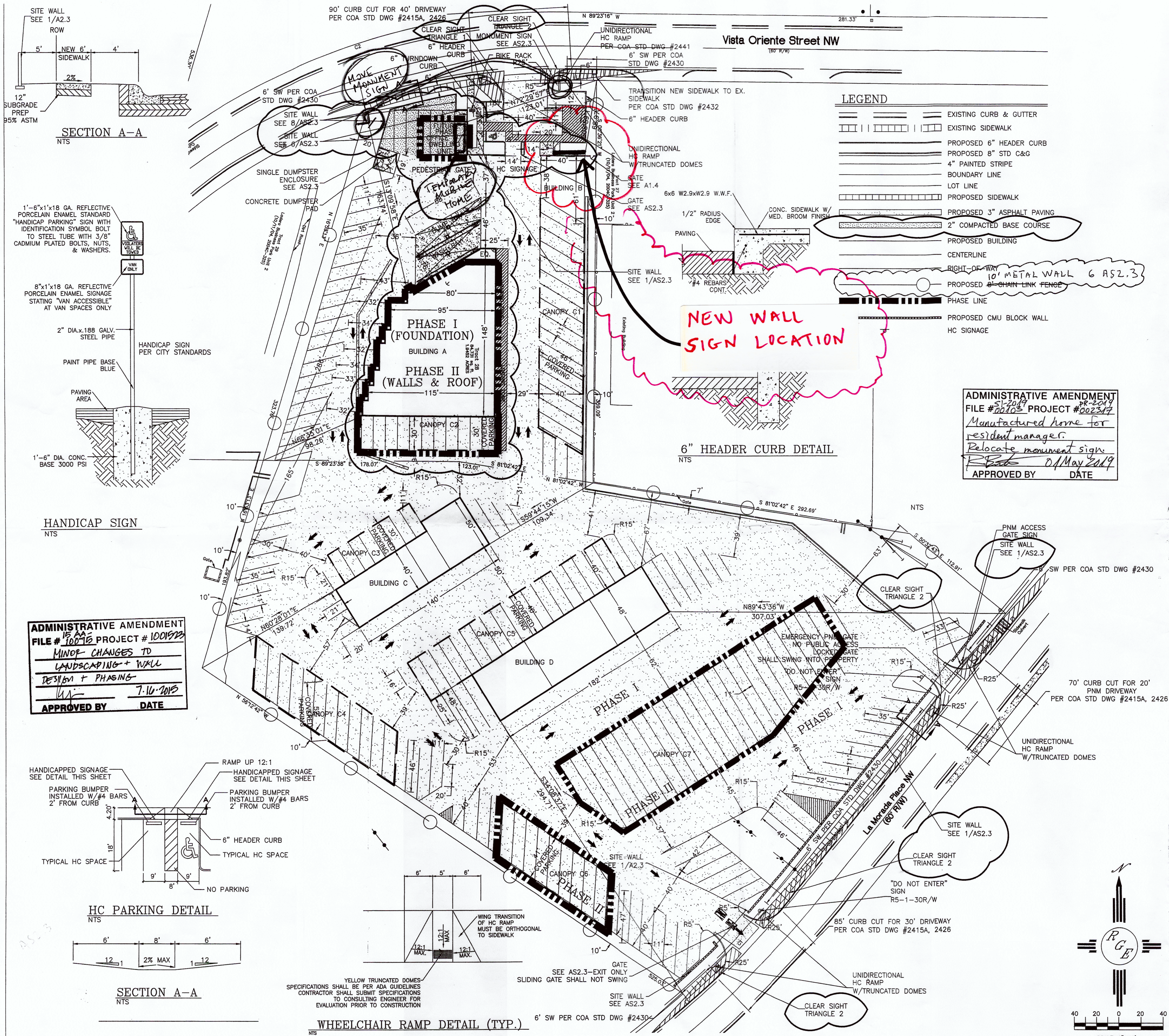




LEGAL DESCRIPTION:
TR. 25, 28, UNIT 2-LADERA LIGHT INDUSTRIAL

- GENERAL NOTES:**
1. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER DETAIL THIS SHEET.
 2. ALL PRIVATE CURBS SHALL BE 6" TALL UNLESS OTHERWISE NOTED SEE DETAIL SHEET. ALL COA ROW CURBS SHALL BE STD 8" PER COA STD DWG #2415A.
 3. ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT.
 4. ALL DRIVABLE SURFACES SHALL BE 3" THICK ASPHALT PAVING.
 5. ALL LANDSCAPING WITHIN THE COA ROW WILL BE GOVERNED BY APPROVED STREET TREE AGREEMENT.
 6. CROSS LOT ACCESS EASEMENT WILL BE REQUIRED PRIOR TO BUILDING PERMIT.
 7. PHASE I WILL INCLUDE ALL LANDSCAPING AND PERIMETER SITE FENCING/WALLS.

SITE DATA:

PROJECT: ALBUQUERQUE RV AND BOAT STORAGE
LOCATION: 2210 VISTA ORIENTE NW
OWNER: DAN RICH
ARCHITECT: JUNO ARCHITECTS
LEGAL DESCRIPTION: TRACTS 26 AND 27 UNIT 2 LADERA INDUSTRIAL CENTER
ZONING ATLAS MAP: H-9-Z
CURRENT ZONING CLASSIFICATION: SU-1 LIGHT INDUSTRIAL
BUILDING TYPE: II-B, NON-SPRINKLERED

TOTAL BUILDING AREA:

FUTURE OFFICE	=	1200 SF
FUTURE DWELLING	=	1560 SF
FUTURE SELF-STORAGE (BLDG. A)	=	13370 SF
RV-STORAGE (PART OF BLDG. B + C & D)	=	16081 SF
OFFICE (PORTION OF BLDG. B)	=	650 SF
TOTAL	=	32861 SF

TOTAL LOT AREA: 6.7575 AC.

PARKING ANALYSIS:

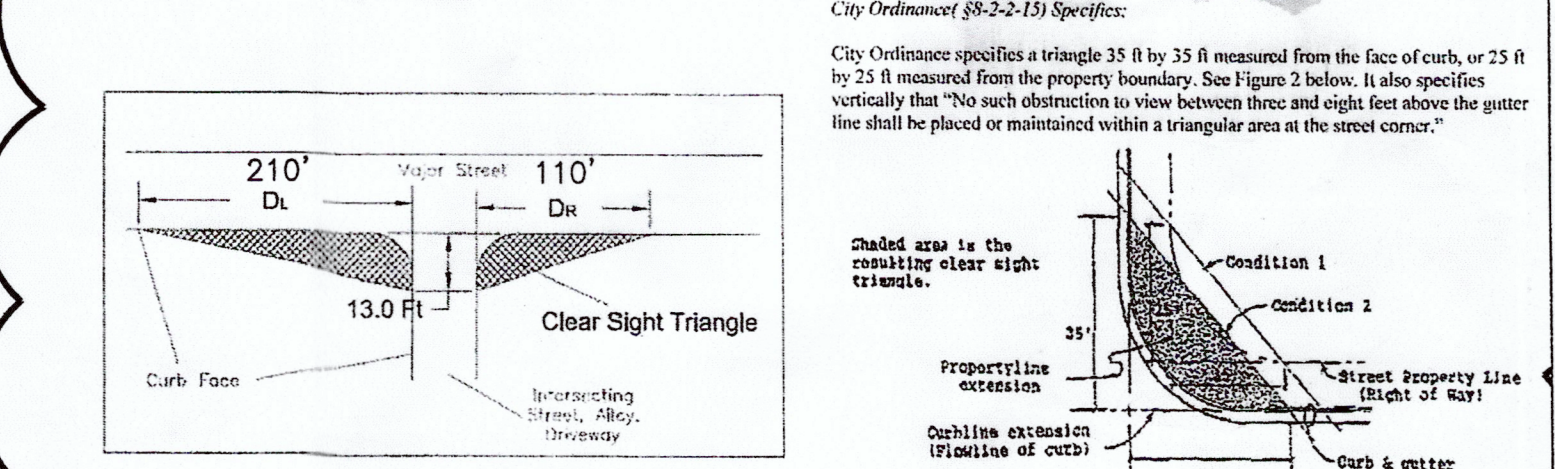
OFFICE:	1850 SF/200	=	10
DWELLING:	1 SPACE/BATH	=	2
SELF-STORAGE	13370/2000SF	=	7
RV-STORAGE		=	N/A
TOTAL		=	21
10% CREDIT		=	2
TOTAL REQUIRED		=	19

ACCESSIBLE PARKING (1 REQUIRED): 1 (PROVIDED)
MOTORCYCLE PARKING (1 REQUIRED): 1 (PROVIDED)
TOTAL PARKING PROVIDED: 19

PARKING SPACE SIZES:
REGULAR 8'-6" X 20'-0" MIN.
ACCESSIBLE 8'-6" X 20'-0" + 8' ISLE MIN.
MOTORCYCLE 4' X 8' MIN.

REQUIRED BICYCLE SPACES: 1 SPACE/20 PARKING SP. = 1

NUMBER OF SELF-STORAGE UNITS: 175
NUMBER OF RV-STORAGE SPACES: 221
MAXIMUM BUILDING HEIGHT: 32 FEET
MINIMUM BUILDING SETBACK: 10' FROM ROAD R.O.W.
10' FROM PROPERTY LINES
MAXIMUM TOTAL DWELLING UNITS: 1



CLEAR SIGHT TRIANGLE 1 NTS
CLEAR SIGHT TRIANGLE 2 NTS

ADMINISTRATIVE AMENDMENT

ENGINEER'S SEAL 	ALBUQUERQUE RV AND BOAT STORAGE DIMENSIONED SITE PLAN	DRAWN BY WCWJ DATE 12-2-14 21349-LAYOUT-10-31-13
7/9/15 DAVID SOULE P.E. #14522	 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0989	SHEET # C1 JOB # 21349