

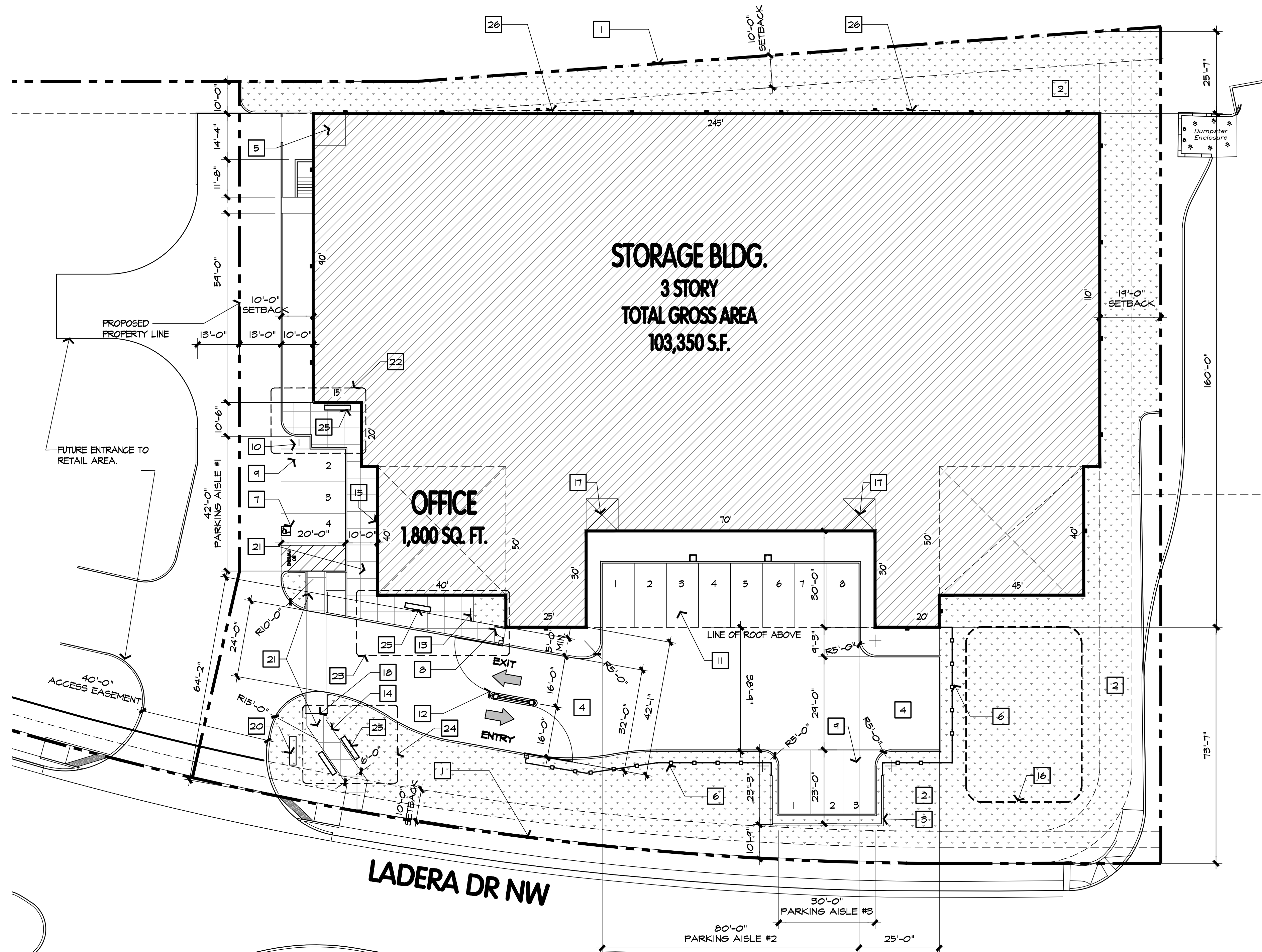
**KEYNOTES**

- 1 PROPERTY LINE.
- 2 LANDSCAPE AREA.
- 3 FENCE 1 - PARKING AREA. SEE ENLARGED DETAIL.
- 4 PAVED AREA.
- 5 TRASH & RECYCLING ENCLOSURE. SEE ENLARGED DETAIL.
- 6 FENCE 2 - BUILDING PERIMETER. SEE ENLARGED DETAIL.
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- 9 TYPICAL PARKING SPACE 9'X20'. STRIPING PER CITY STANDARDS
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- 12 SWING GATE.
- 13 BICYCLE RACK.
- 14 PROPOSED ACCESSIBLE SIDEWALK.
- 15 OFFICE ENTRANCE.
- 16 RETENTION AREA.
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- 20 MONUMENT SIGN.
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- 22 PUBLIC SPACE/SEATING AREA, 321 SQ.FT.
- 23 PUBLIC SPACE/SEATING AREA, 257 SQ.FT.
- 24 PUBLIC SPACE/SEATING AREA, 622 SQ.FT.
- 25 SEATING BENCH.
- 26 8" ARCHITECTURAL PROJECTION.

**GENERAL NOTE:**

1. ALL RAMPS LOCATED WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY MUST HAVE TRUNCATED DOMES.
  2. "LIGHTING WILL FOLLOW ALL REGULATIONS FOR ZONING CODE SECTION 14-16-3-9 AND THE DESIGN STANDARDS OF THE SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR LADERA CROSSING."
  3. PUBLIC SPACE: ONE PUBLIC SPACE AREA OF MIN. 400 SQ.FT. SHALL BE PROVIDED FOR EVERY 30,000 SQ.FT. OF BUILDING SPACE." - A TOTAL OF 1200 SQ.FT. IS BEING PROVIDED. SEE KEYNOTES 22, 23 AND 24.
- SEATING CALCULATION:  
 $40' \times 25' \times 70' \div 20' \times 45' = 200' \div 25'$   
 $= 8' \times 24'$   
 $= 16'$  OF SEATING

**VICINITY MAP**



**PROJECT INFORMATION**

<b>TOTAL SITE AREA:</b>	± 141,057 SQ. FT. 3.23 ACRES
<b>RETAIL SITE AREA:</b>	± 69,198 SQ. FT. 1.59 ACRES
<b>SELF STORAGE SITE AREA:</b>	± 71,866 SQ. FT. 1.64 ACRES
<b>ZONING:</b>	SU-1/SU-2 FOR CI USE
<b>USE:</b>	SELF STORAGE

**PROPOSED STORAGE BUILDING AREAS:**

FIRST LEVEL:	32,350 SQ. FT.
SECOND LEVEL:	34,150 SQ. FT.
THIRD LEVEL:	36,850 SQ. FT.
<b>TOTAL STORAGE:</b>	<b>103,350 SQ. FT.</b>
<b>APPROX. NET RENTABLE (±75%):</b>	<b>±77,512 SQ. FT.</b>

<b>OFFICE:</b>	<b>1,800 SQ. FT.</b>
<b>TOTAL GROSS BUILDING AREA:</b>	<b>105,150 SQ. FT.</b>

**LOT COVERAGE**

<b>PROPOSED LOT COVERAGE (51%):</b>	<b>34,150 SQ. FT.</b>
<b>FLOOR AREA RATIO PROPOSED:</b>	<b>0.75</b>
<b>FLOOR AREA RATIO REQUIRED:</b>	<b>CUSTOM</b>

**LANDSCAPE**

<b>REQUIRED (15%):</b>	<b>10,780 SQ. FT.</b>
<b>PROPOSED (±24%):</b>	<b>17,164 SQ. FT.</b>
<b>PUBLIC SPACE AREA REQUIRED:</b>	<b>1,200 SQ.FT.</b>
<b>PUBLIC SPACE AREA PROPOSED:</b>	<b>1,200 SQ.FT.</b>

**PARKING**

<b>PARKING STALLS AISLE 1:</b>	<b>4 STALLS</b>
- ACCESSIBLE PARKING:	1 STALL
- MOTORCYCLE PARKING:	1 STALL
<b>PARKING STALLS AISLE 2:</b>	<b>8 STALLS</b>
<b>PARKING STALLS AISLE 3 :</b>	<b>3 STALLS</b>

<b>BICYCLE PARKING:</b>	<b>1 RACK</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>15 STALLS</b>

<b>SOLID WASTE TRASH &amp; RECYCLING ENCLOSURE:</b>	<b>1 TOTAL</b>
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PROJECT NUMBER:  
APPLICATION NUMBER:

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED \_\_\_\_\_ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

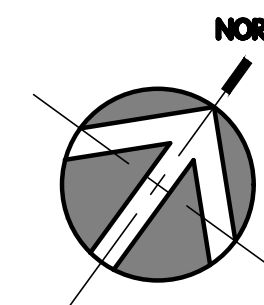
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**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**SITE PLAN**

0 20' 40'  
SCALE: 1"=20'-0"



**TITAN DEVELOPMENT**

**LADERA CROSSING SELF STORAGE**

**ALBUQUERQUE, NM**

**SITE PLAN FOR BUILDING PERMIT**

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**JOB NUMBER:** 17-424  
**SCALE:** 1" = 20'-0"  
**DATE:** 09/11/2017



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SAN CLEMENTE,  
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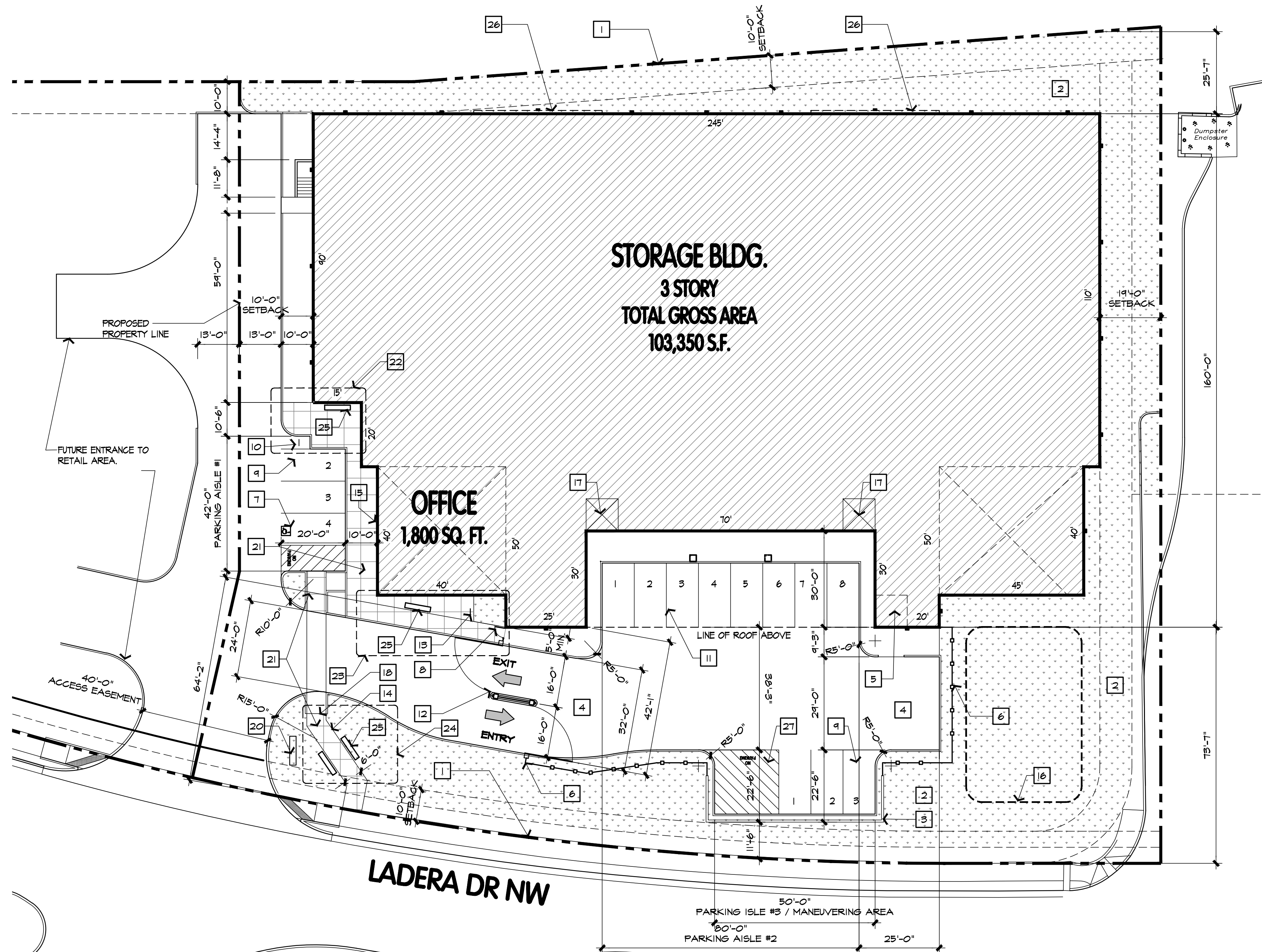
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- 24 PUBLIC SPACE/SEATING AREA, 622 SQ.FT.
- 25 SEATING BENCH.
- 26 8" ARCHITECTURAL PROJECTION.
- 27 MANEUVERING AREA.

**GENERAL NOTE:**

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 $40' \times 25' \times 70' \times 20' \div 45' = 200' / 25'$   
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 $= 16'$  OF SEATING

### VICINITY MAP



### PROJECT INFORMATION

<b>TOTAL SITE AREA:</b>	± 141,057 SQ. FT. 3.23 ACRES
<b>RETAIL SITE AREA:</b>	± 69,198 SQ. FT. 1.59 ACRES
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<b>ZONING:</b>	SU-1/SU-2 FOR CI USE
<b>USE:</b>	SELF STORAGE

### PROPOSED STORAGE BUILDING AREAS:

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<b>TOTAL STORAGE:</b>	<b>103,350 SQ. FT.</b>
<b>APPROX. NET RENTABLE (±75%):</b>	<b>±77,512 SQ. FT.</b>

<b>OFFICE:</b>	<b>1,800 SQ. FT.</b>
<b>TOTAL GROSS BUILDING AREA:</b>	<b>105,150 SQ. FT.</b>

### LOT COVERAGE

<b>PROPOSED LOT COVERAGE (51%):</b>	<b>34,150 SQ. FT.</b>
<b>FLOOR AREA RATIO PROPOSED:</b>	<b>0.75</b>
<b>FLOOR AREA RATIO REQUIRED:</b>	<b>CUSTOM</b>

### LANDSCAPE

<b>REQUIRED (15%):</b>	<b>10,780 SQ. FT.</b>
<b>PROPOSED (±23%):</b>	<b>16,929 SQ. FT.</b>
<b>PUBLIC SPACE AREA REQUIRED:</b>	<b>1,200 SQ.FT.</b>
<b>PUBLIC SPACE AREA PROPOSED:</b>	<b>1,200 SQ.FT.</b>

### PARKING

<b>PARKING STALLS AISLE 1:</b>	<b>4 STALLS</b>
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<b>TOTAL PARKING PROVIDED:</b>	<b>15 STALLS</b>

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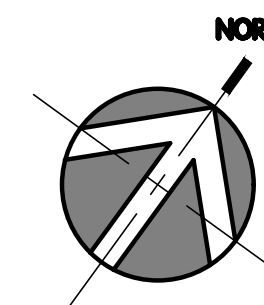
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Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
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### SITE PLAN

SCALE: 1"=20'-0"



# TITAN DEVELOPMENT

# LADERA CROSSING SELF STORAGE

# ALBUQUERQUE, NM

# SITE PLAN FOR BUILDING PERMIT

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**DATE:** 09/11/2017



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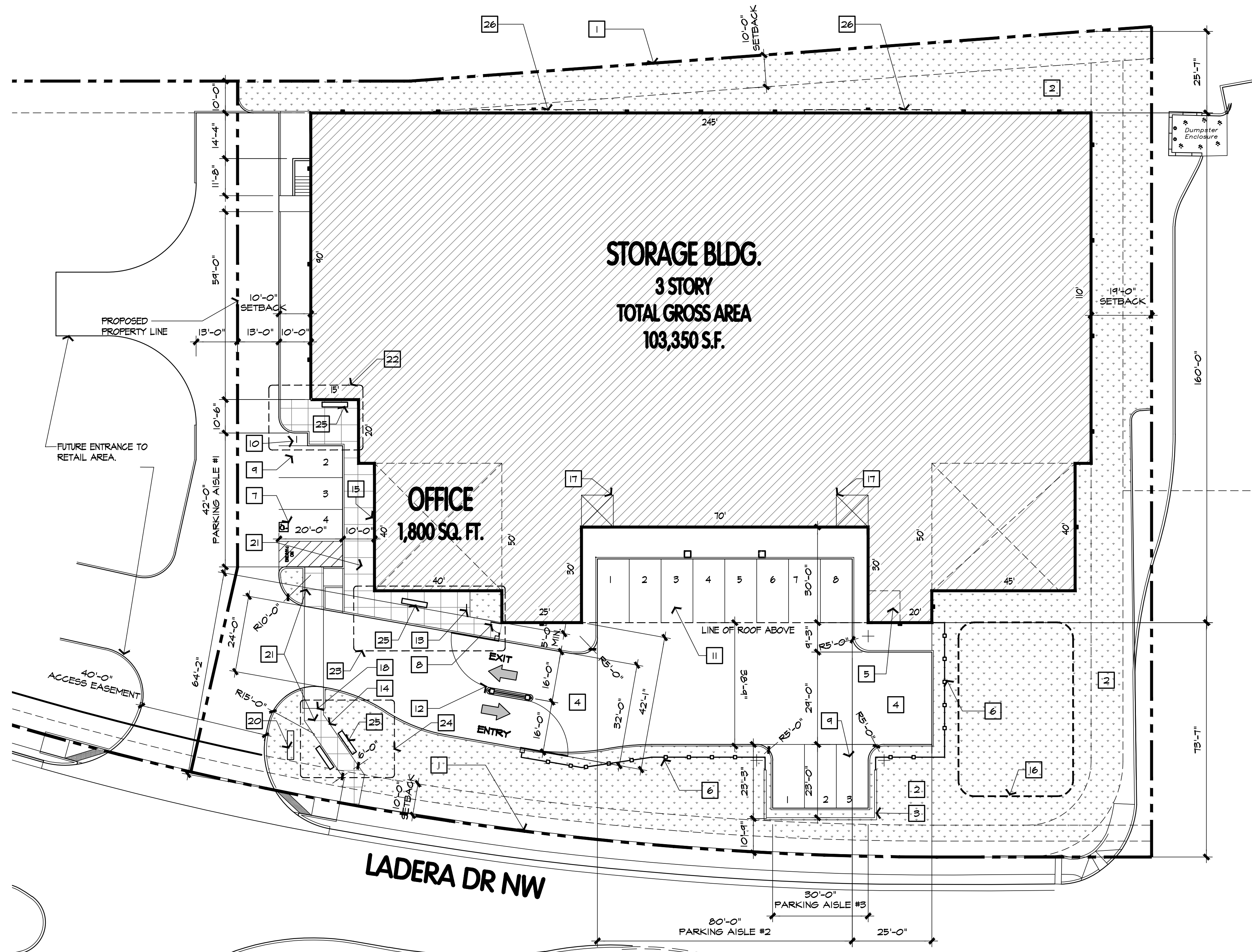
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<b>OFFICE:</b>	<b>1,800 SQ. FT.</b>
<b>TOTAL GROSS BUILDING AREA:</b>	<b>105,150 SQ. FT.</b>

**LOT COVERAGE**

<b>PROPOSED LOT COVERAGE (51%):</b>	<b>34,150 SQ. FT.</b>
<b>FLOOR AREA RATIO PROPOSED:</b>	<b>0.75</b>
<b>FLOOR AREA RATIO REQUIRED:</b>	<b>CUSTOM</b>

**LANDSCAPE**

<b>REQUIRED (15%):</b>	<b>10,780 SQ. FT.</b>
<b>PROPOSED (±18%):</b>	<b>17,164 SQ. FT.</b>
<b>PUBLIC SPACE AREA REQUIRED:</b>	<b>1,200 SQ.FT.</b>
<b>PUBLIC SPACE AREA PROPOSED:</b>	<b>1,200 SQ.FT.</b>

**PARKING**

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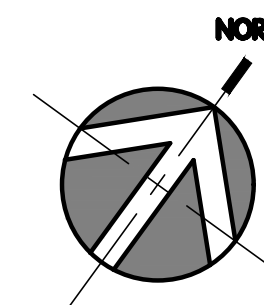
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**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**SITE PLAN**

0 20' 40'  
SCALE: 1"=20'-0"



**TITAN DEVELOPMENT**

**LADERA CROSSING SELF STORAGE**

**ALBUQUERQUE, NM**

**SITE PLAN FOR BUILDING PERMIT**

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**JOB NUMBER:** 17-424  
**SCALE:** 1" = 20'-0"  
**DATE:** 08/29/2017

**jordan**  
ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949 388-8090  
Facsimile 949 388-8290

**TRP LED ARCHITECTURAL WALLPACK**

Call # Job Type Approvals

**SPECIFICATIONS**

Applications:

- Architectural wallpack in stylish Trapezoid shape with modern contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Black box accessory available for surface condition application.
- Construction:
- Die-cast aluminum housing and door.
- Severe powder coat standard finishes, plus custom color options.
- 30 high power LEDs deliver up to 5,000 lumens.
- Up to 150 lumens per watt.
- Variety of IES distribution patterns - Type II, III, and IV (Forward Throw).
- 2000K - 40 CR, 4000K - 70 CR, and 5000K - 67 CR, CRI nominal.

Operating Temperature:

- 40°C/-40°F to 40°C/104°F for 350mA
- 30°C/-22°F to 40°C/104°F for 500mA

Electrical (Peak):

- Power factor > 0.95
- THD (Total Harmonic Distortion) < 20%
- 10 KA, 10 KV, 270 joules surge suppressor

Control:

- Dimmers are 1/10V dimming standard. Photoacoustic and occupancy sensor options available for complete control and dimming control.
- UL1598 listed for use in wet locations
- 4K and 5K models meet DALI lighting Consortium (DALI) qualifications, consult DALI website for more details: <http://www.daliproject.com>
- Zero uplight (0U), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

LED:

- 30 high power LEDs deliver up to 5,000 lumens
- Up to 150 lumens per watt
- Variety of IES distribution patterns - Type II, III, and IV (Forward Throw)
- 2000K - 40 CR, 4000K - 70 CR, and 5000K - 67 CR, CRI nominal

Operating Temperature:

- 40°C/-40°F to 40°C/104°F for 350mA
- 30°C/-22°F to 40°C/104°F for 500mA

Electrical:

- Two driver options: 34w at 350mA (1 driver) and 50w at 500mA (1 driver)
- 120-277VAC, 50/60Hz

Shipping Information

Shipping Number	Weight (LBS)	Length (in)	Width (in)	Height (in)
TRP	16 (7.3)	18.5 (47)	9.5 (24)	11.5 (29)

Weight: 13.2 lbs, 5.98 kg

Mounting Plate Dimensions

Ordering Example: TRP-30LX-653-2-U-0B

Ordering Information

Family: TRP Trapezoid

# of LEDs: 30L

CCCT: 3000K, 4000K, 5000K

Drive Current: 035 350mA, 053 500mA

Distribution: 2 Type II, 4 Type IV

Voltage: 120V-277V

Finish: BL Black, DB Bronze, FG Forest Green, GR Gray, PS Platinum, RD Red, WH White

Control Options: PC Photocell, Motion sensor, Occupancy sensor, Programmable motion control, 10% light output

Options: BBU\* Integral battery for 120 or 277V only (rated for -20°C to 55°C)

**ACCESSORIES - Order separately**

SCP-REMOTE Remote control for SCP option. Order at least one per project to program and control.

BB-6EO-XX Back box with 4 - 1/2" threaded conduit holes, specify finish, e.g. Dark Bronze - DB

BB-6EO-XX Mounted to luminaire

BB-6EO-XX 4 - 1/2" conduit entries

BB-6EO-XX Wall gasket

**PERFORMANCE DATA**

# OF LEADS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	3K (3000K nominal, 60 CR)			4K (4000K nominal, 70 CR)			5K (5000K nominal, 80 CR)			
				LUMENS	LPW*	U	LUMENS	LPW*	U	LUMENS	LPW*	U	
30	350mA	34w	2	3549	104	3161	84	2404	71	2443	72	2310	70
			3	3551	105	3161	84	2443	72	2443	72	2310	70
			4	3552	106	3161	84	2443	72	2443	72	2310	70
			5	3553	107	3161	84	2443	72	2443	72	2310	70
30	500mA	50w	2	4935	93	4498	84	3120	65	3402	65	3402	65
			3	4936	94	4498	84	3120	65	3402	65	3402	65
			4	4937	95	4498	84	3120	65	3402	65	3402	65
			5	4938	96	4498	84	3120	65	3402	65	3402	65

**ELECTRICAL DATA**

# OF LEADS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (amps)
30	1	350mA	120	34	0.29
		500mA	120	53	0.45
30	1	350mA	277	34	0.18
		500mA	277	53	0.45

**PROJECTED LUMEN MAINTENANCE**

Ambient Temp.	0	25,000	50,000	100,000	L70
25°C/77°F	1.00	0.98	0.97	0.95	>74,000
40°C/104°F	0.98	0.95	0.95	0.93	>625,000

**PHOTOMETRIC REPORTS**

TYPE II, TYPE III, TYPE IV (Forward throw)

**GEOPAK SERIES SIZE 1 LED Architectural Wallpack**

Call # Job Type Approvals

**SPECIFICATIONS**

Applications:

- Small sized architectural wallpacks in three stylish shapes with modern contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Black box accessory available for surface condition application.

Construction:

- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type III and IV distributions for a wide variety of applications.
- Zero uplight (0U), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10KA surge protector
- Photoacoustic and occupancy sensor options available for complete on/off and dimming control

Shipping Information

Shipping Number	Weight (LBS)	Length (in)	Width (in)	Height (in)
TRP1	11.5	17.0	9.9	10.0
TRP1	11.5	18.0	11.0	9.25
TRP1	10.5	17.0	9.5	10.5

**PHOTOMETRIC REPORTS**

TYPE II, TYPE III, TYPE IV (Forward throw)

**ACCESSORIES - Order separately**

SCP-REMOTE Remote control for SCP option. Order at least one per project to program and control.

BB-6EO-XX Back box with 4 - 1/2" threaded conduit holes, specify finish, e.g. Dark Bronze - DB

BB-6EO-XX Mounted to luminaire

**PERFORMANCE DATA (AC-Standard Configurations)**

# OF LEADS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	3K (3000K nominal, 70 CR)			4K (4000K nominal, 70 CR)			5K (5000K nominal, 70 CR)		
				LUMENS	LPW*	U	LUMENS	LPW*	U	LUMENS	LPW*	U
30	350mA	13.9	2	1635	118	1	1577	113	1	1497	108	1
			3	1613	116	1	1556	112	1	1477	106	1
			4	1607	116	0	1550	111	0	1471	106	0
			5	2268	114	1	2176	109	1	2077	104	1
12	500mA	19.9	2	2245	118	0	2140	108	0	2049	103	0
			3	2229	112	0	2150	108	0	2041	103	0
			4	2942	104	1	2885	102	1	2721	96	1
			5	2912	103	1	2836	101	1	2685	95	1
700mA	28.2	4	2	2892	103	1	2789	99	1	2674	95	1
			3	2892	103	1	2789	99	1	2674	95	1
			4	2892	103	1	2789	99	1	2674	95	1
			5	2892	103	1	2789	99	1	2674	95	1

**Electrical Data**

Drive Current (mA)	Type	System Power (w)	Current (amps)
350mA	120	13.9	0.12
500mA	120	19.9	0.17
700mA	120	28.2	0.24

**Projected Lumen Maintenance**

Ambient Temp.	0	25,000	50,000	60,000	100,000	L70
25°C/77°F	1.00	0.98	0.97	0.95	0.91	>345,000
40°C/104°F	1.00	0.96	0.95	0.92	0.87	>268,000

**PHOTOMETRIC REPORTS**

TYPE II, TYPE III, TYPE IV (Forward throw)

## EXTERIOR LED WALL PACK LIGHT FIXTURE

## EXTERIOR LED ACCENT LIGHT FIXTURE

**RACEWAY MOUNT CHANNEL LETTERS**

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

**ExtraSpace Storage**

3'-0" x 31'-11 1/4" x 96" 2.52 4

**SPECIFICATION**

- NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GLAZE, GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- TRIM CAP RETAINER METALLIC SILVER
- FLAT ALUMINUM BACK
- 1/2" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- VIKKO APPROVED LED MODULE WHITE
- 3/16" #728 ACRYLIC FACE WHITE WITH 157 SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/2" x 7 1/2" EXTRUDED .850 ALUM. RACEWAY SUPPORTING WIRING WORK PAINTED TO MATCH BUILDING
- VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 1/2" WEEP HOLES (2) TWO PER LETTER
- GROUNDING WALL PASS-THRU SEALED WATER TIGHT, WHIP ON LEFT SIDE.

**SECTION DETAIL**

**MOUNTING DETAILS**

**COLOR SCHEDULE**

**BRACING DETAIL**

**MANUFACTURING NOTES**

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .850 ALUMINUM RETURNS & .850 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-72" WILL BE CONSTRUCTED USING .850 ALUMINUM RETURNS & .850 ALUMINUM BACKS

**WALL CABINET SIGN FLEX FACE**

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

**ExtraSpace Storage**

3'-0" x 31'-11 1/4" x 96" 2.52 4

**CABINET DIMENSIONS**

A	B	C	D	E	RETAINER	SQ/FT	AMPS	LUMENS PER SQUARE FOOT
13'-6"	6'-3 3/8"	3'-7 5/8"	1'-7"	1'-9 3/4"	2"	82.5	2.94	3

**SPECIFICATIONS**

- 80% ALUMINUM CABINET PAINTED: 7" SHEET PAINTED SW 7607 CITY SCAPE
- FABRICATED ALUMINUM RETAINER PAINTED TO MATCH CABINET
- NON-CORROSIVE INSTALLATION HARDWARE ALL 85 WIRE CABINETS TO HAVE EXTERNAL WELDED ON ANGLE MOUNTING CLIPS
- WALL TO COUNTERGLAZE WHITE GLAZE FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
- VIKKO APPROVED LED LIGHTING SYSTEM
- STRUCTURE SUPPORT BRACKET W/WIRINGWAY
- GROUNDING WALL PASS-THRU SEALED WATER TIGHT, WHIP ON LEFT SIDE, ELECTRONIC POWER SUPPLY
- EXTERIOR ON/OFF SWITCH WITH FLIP COVER AT INSTALLED FINAL HOOD-UP BY OTHERS

**MOUNTING DETAIL**

**COLOR SCHEDULE**

**CABINET DEPTH**

PIPE SIZE: 6"  
CABINET FACE: 20"  
FACE CODE: 13"

**MONUMENT SIGN**

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

**ExtraSpace Storage**

3'-0" x 31'-11 1/4" x 96" 2.52 4

**SCOPE OF WORK:**

- Manufacture and install (1) 4'-0" 7/8" x 9' double face monument sign
- Manufacture and install (1) 4'-0" 7/8" x 9' double face monument sign

**SQUARE FEET CALCULATIONS**

Existing	Proposed
0	37

**MONUMENT DIMENSIONS**

A	B	C	D	E	F	RETAINER	SQ/FT	AMPS	LUMENS PER SQUARE FOOT
9'-0"	4'-7 7/8"	2'-6 1/2"	12 5/8"	1'-2 1/2"	4'-6 1/2"	1 3/8"	37	1.96	2

**SPECIFICATIONS**

- 80% ALUMINUM CABINET PAINTED SW 7607 CITY SCAPE
- ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET DIMENSIONS FOR EASY INSTALLATION
- POLE COVER PAINTED SW 7607 CITY SCAPE
- WHITE GLAZE FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
- VIKKO APPROVED LED LIGHTING SYSTEM
- STRUCTURE SUPPORT BRACKET W/WIRINGWAY
- ELECTRONIC POWER SUPPLY

**COLOR SCHEDULE**

**CABINET DEPTH**

PIPE SIZE: 6"  
CABINET FACE: 20"  
FACE CODE: 13"

**ExtraSpace Storage**

Address: Coltrane, 1401 N. Coltrane, Oklahoma City, OK 73104

Client: Coltrane

Design: WDMAC

Original Date: 03/28/17

Revision Date: 05/25/17

**CONSENSUS PLANNING, INC.**

Planning / Landscape Architecture

302 Eighth Street NW

Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495

e-mail: cp@consensusplanning.com

# TITAN DEVELOPMENT

# LADERA CROSSING SELF STORAGE

# ALBUQUERQUE, NM

## MONUMENT SIGN DETAILS

## WALL MOUNTED SIGN DETAILS

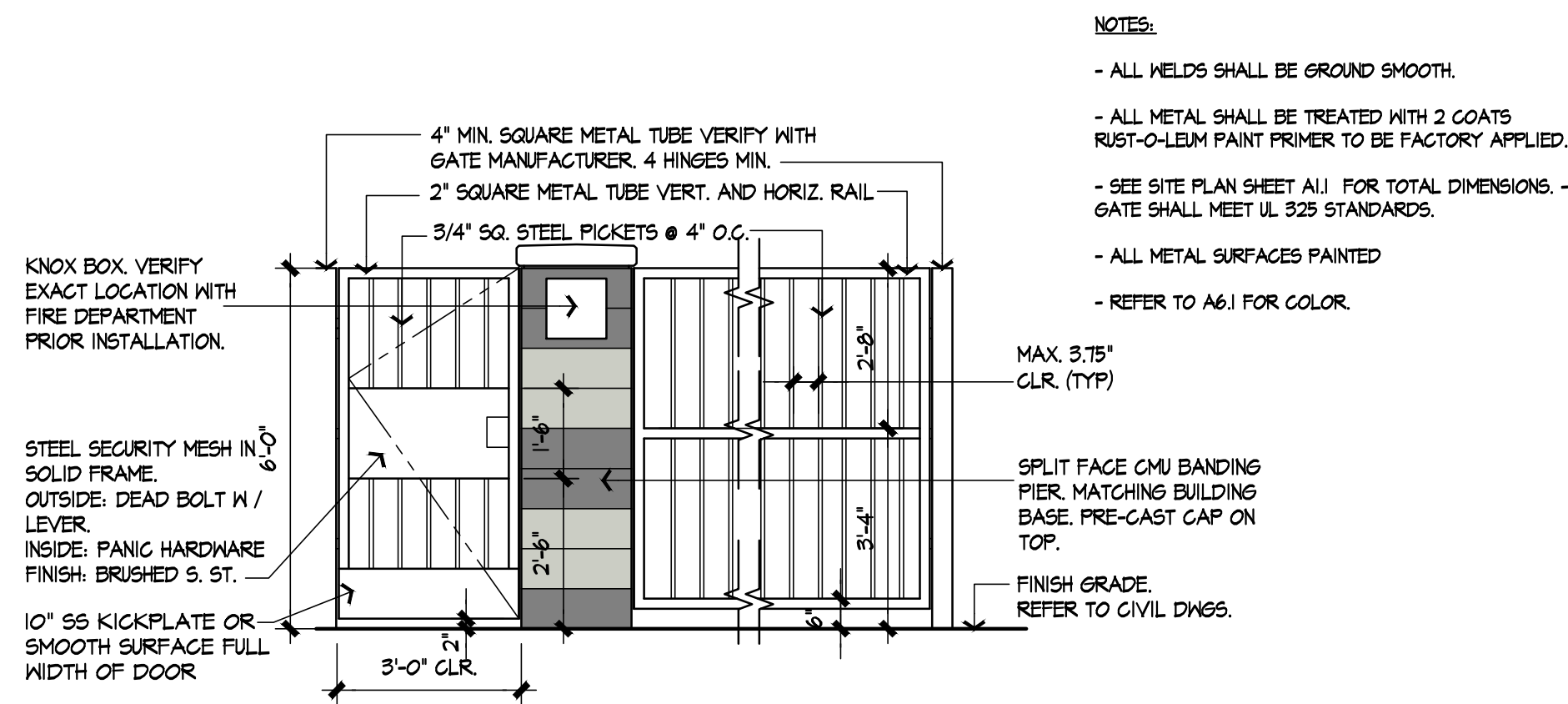
## DETAILS



131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949 388-8090  
Facsimile 949 388-9290

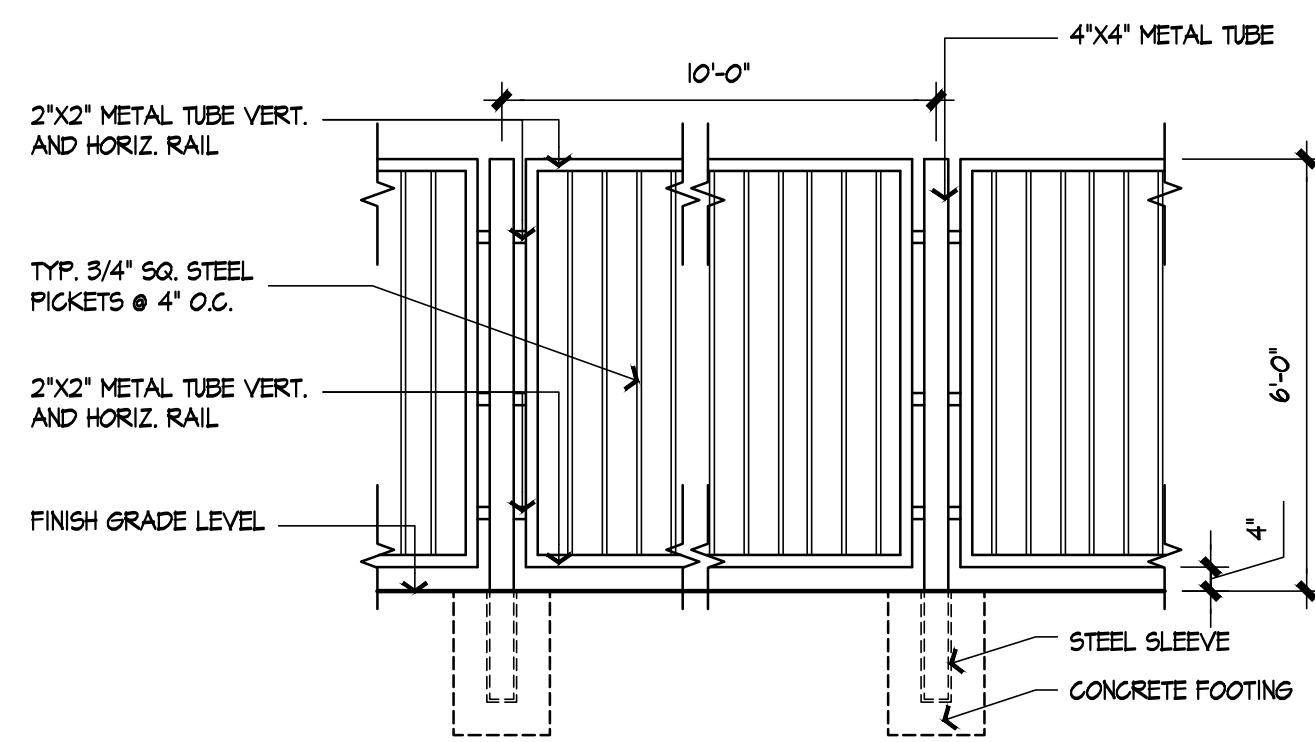
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JOB NUMBER: 17-424  
SCALE: N.T.S.  
DATE: 08/29/2017



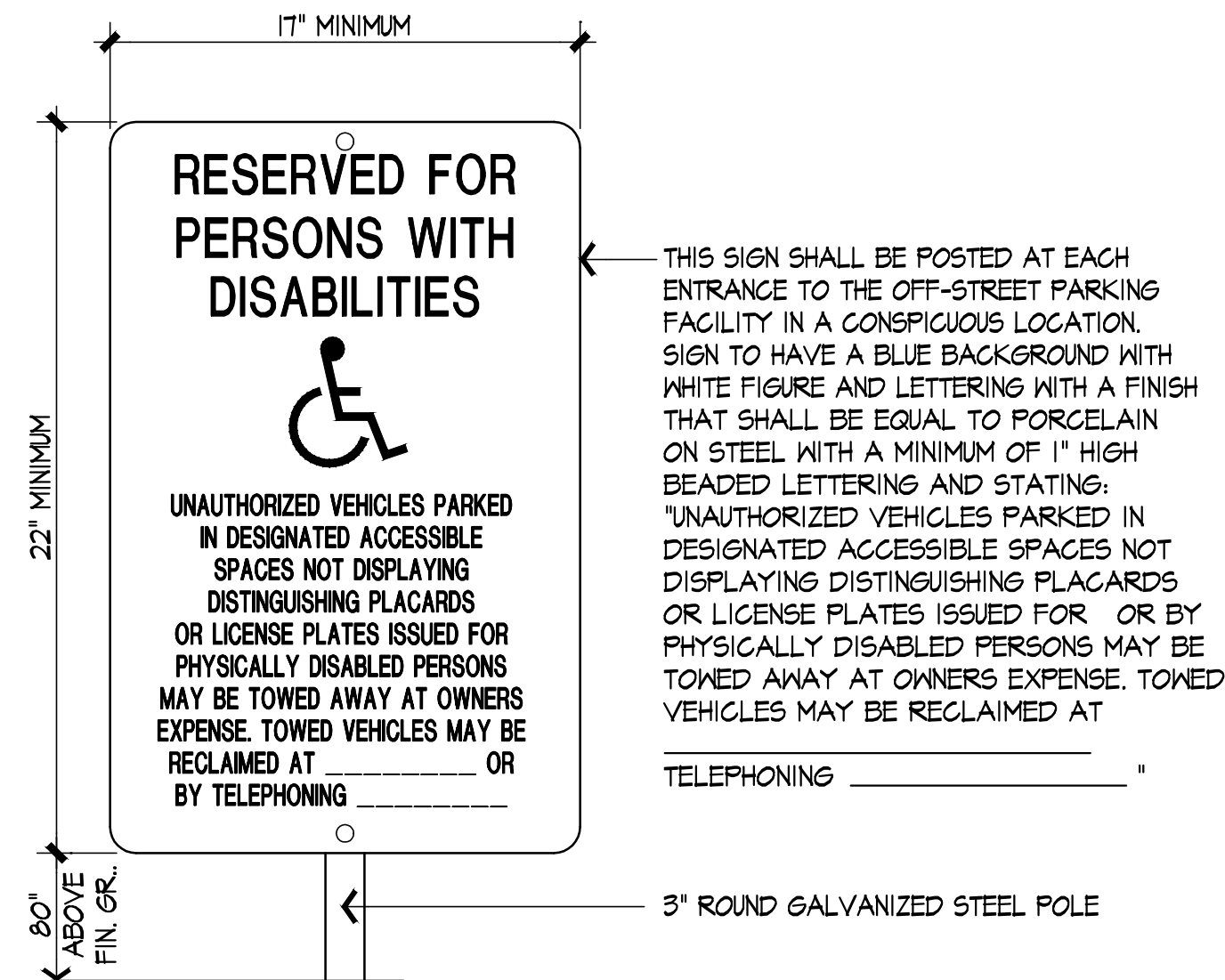
**FENCE 2 - BUILDING PERIMETER**

SCALE: 1/4"=1'-0"



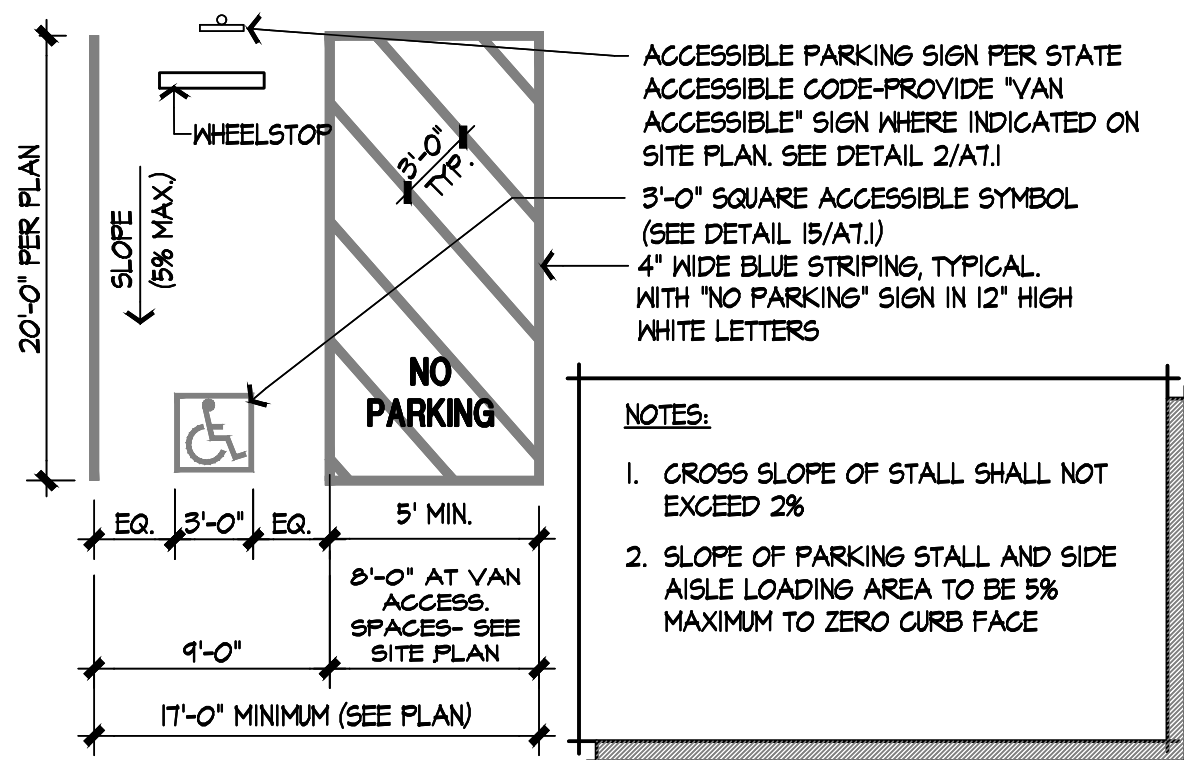
**FENCE 1 - PARKING AREA**

SCALE: 1/4"=1'-0"



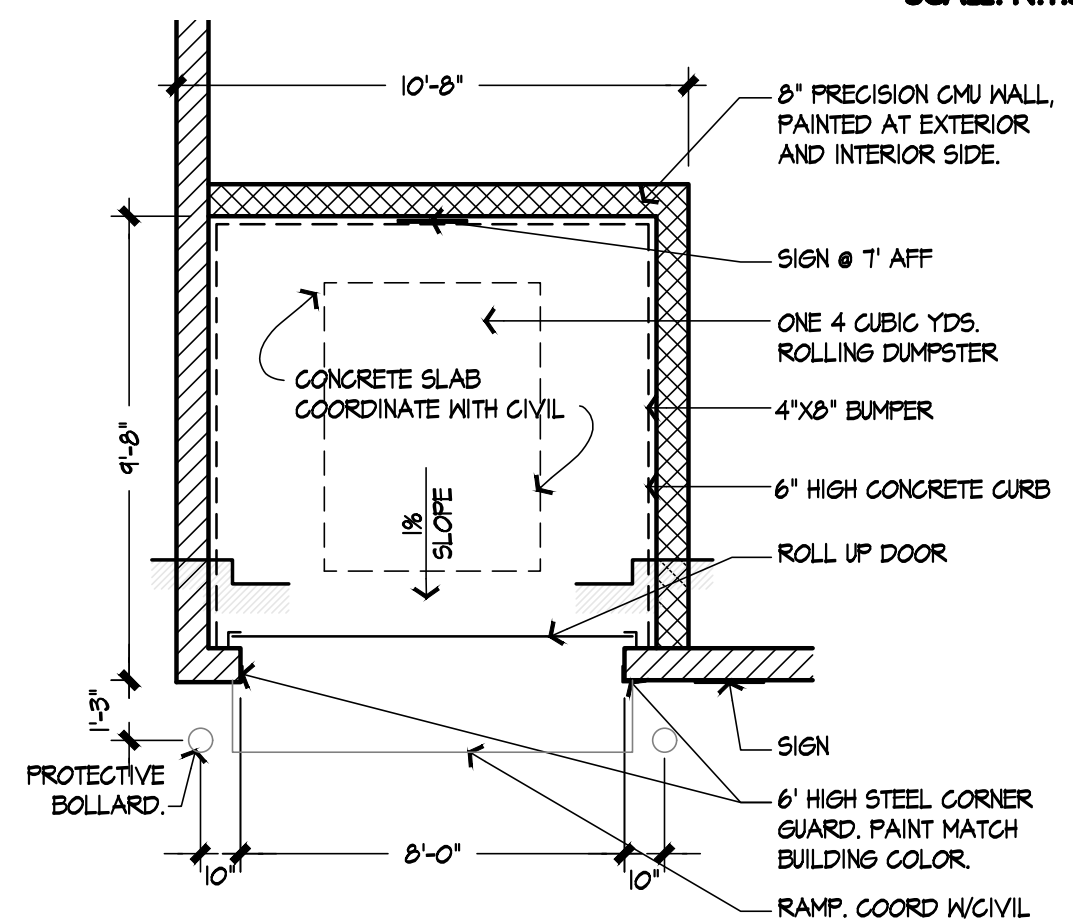
**PARKING ENTRANCE SIGNAGE**

SCALE: N.T.S.



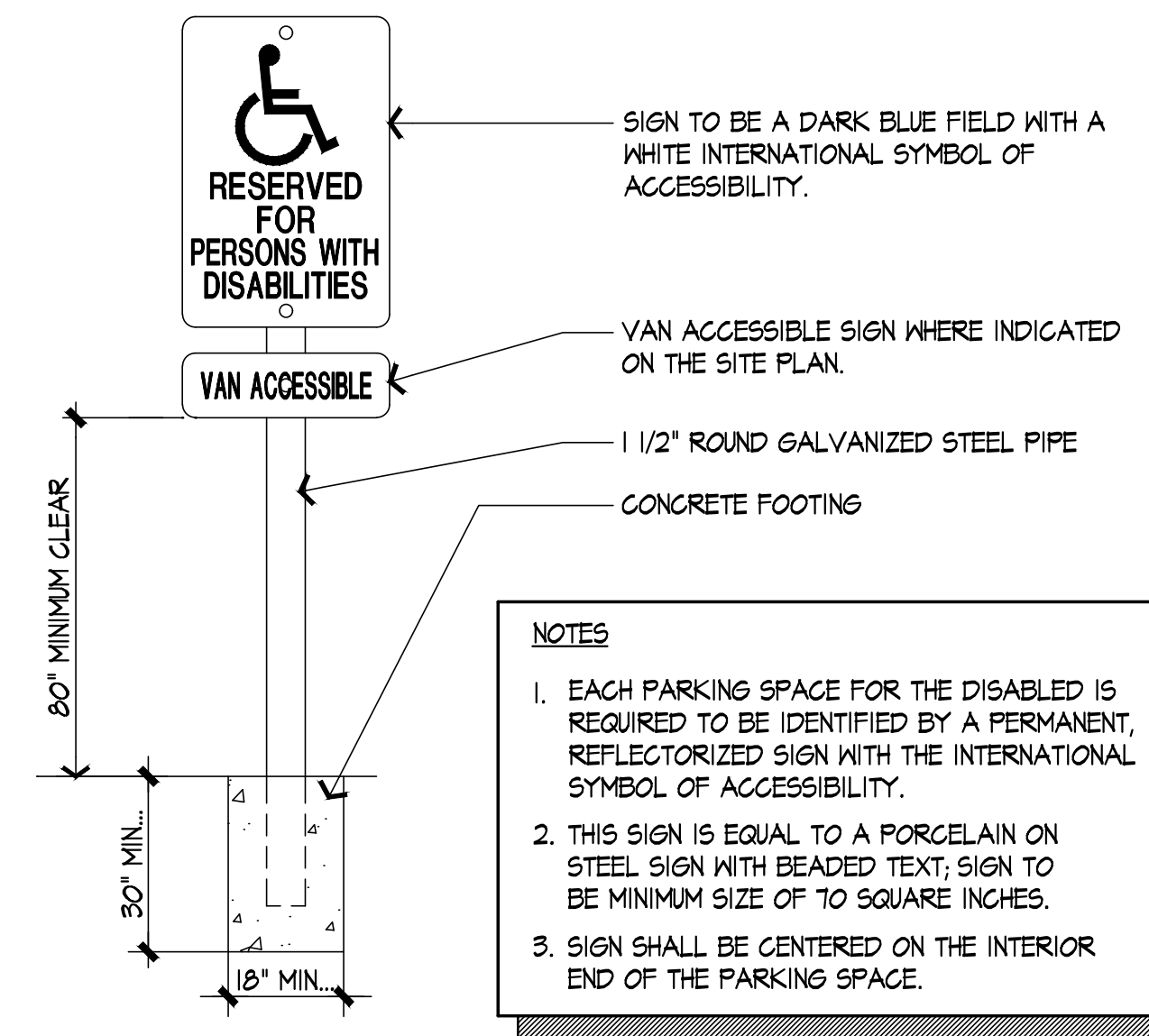
**ACCESSIBLE PARKING DETAIL**

SCALE: N.T.S.



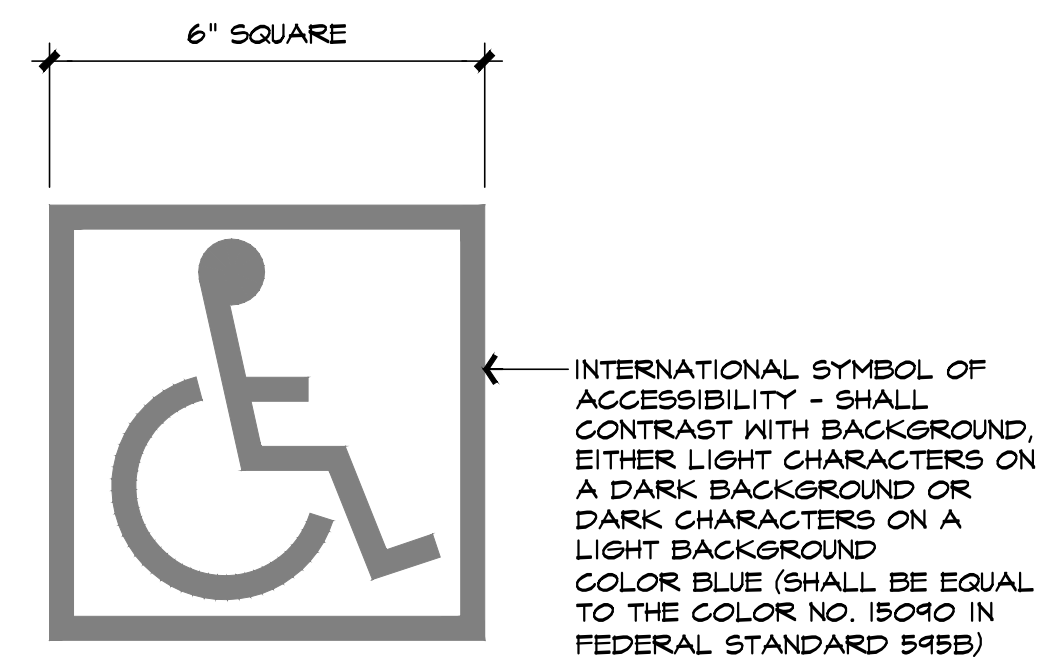
**TRASH ENCLOSURE ENLARGED PLAN**

SCALE: 1/4"=1'-0"



**ACCESSIBLE PARKING SIGNAGE**

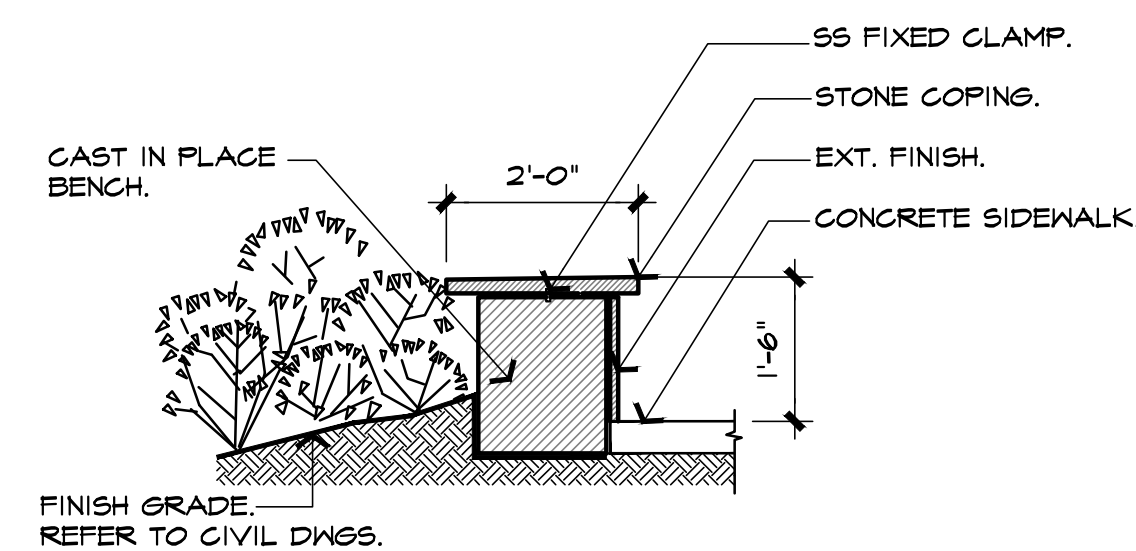
SCALE: N.T.S.



**ACCESSIBLE ENTRANCE SIGNAGE**

SCALE: N.T.S.

\*NOTE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES. MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTERLINE OF THE SIGN LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS.



**PLANTER & BENCH SECTION**

SCALE: 1/2"=1'-0"

TITAN DEVELOPMENT  
**LADERA CROSSING SELF STORAGE**  
 ALBUQUERQUE, NM

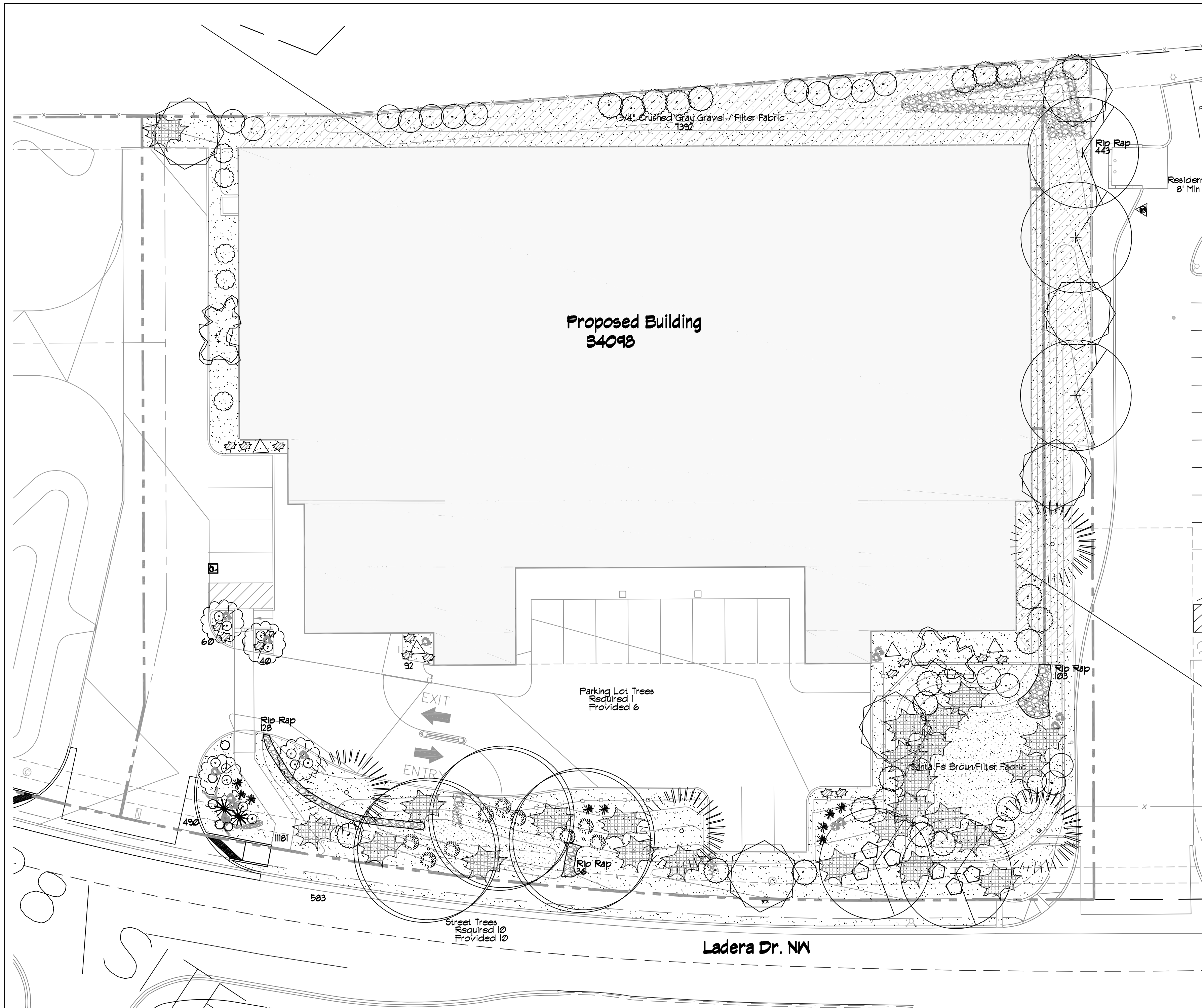
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JOB NUMBER: 17-424  
 SCALE: N.T.S.  
 DATE: 09/11/2017

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**jordan**  
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 131 CALLE IGLESIA, SUITE 100  
 SAN CLEMENTE,  
 CA 92672-7541  
 Telephone 949 388-6090  
 Facsimile 949 388-8290



**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
5	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 6125 M+
3	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 6075 M
4	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 2500 M
2	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	400 800 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	36 12 M
4	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	144 576 M
6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	625 3750 M 19838
<b>Shrubs &amp; Groundcovers</b>			
9	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	25 225 M
9	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4 36 M
6	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	25 150 M
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x5 25 100 M
16	5 Gal	Carpet Rose <i>Jasminum nudiflorum</i>	9 144 M
24	5 Gal	Buffalo Juniper <i>Juniperus sabinia "Buffalo" Female Only</i>	1x12 144 3456 M
5	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 45 M
12	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 108 M
5	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36 180 L
23	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1 49 1121 L
20	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1 49 1023 L
14	2-3cf	Boulders To be placed at contractor discretion	6600
12446		Landscape Gravel / Filter Fabric Santa Fe Brown	19838
7392		3/4" Crushed Gray	801
		Oversize Landscape Gravel / Filter Fabric 2-4" Santa Ana Tan Rip Rap Swales Yucca Accent Cobble	

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with the City of Albuquerque Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

**IRRIGATION NOTES:**  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will 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.

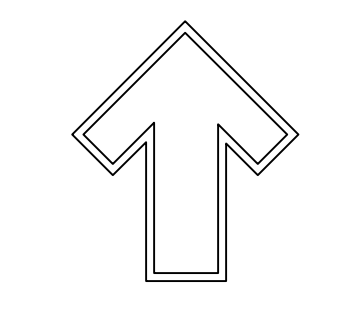
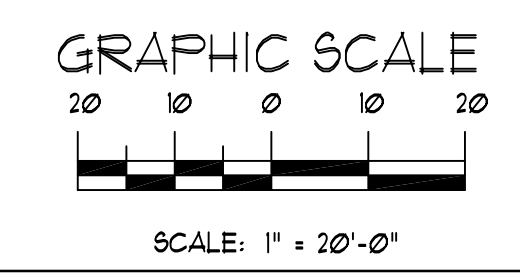
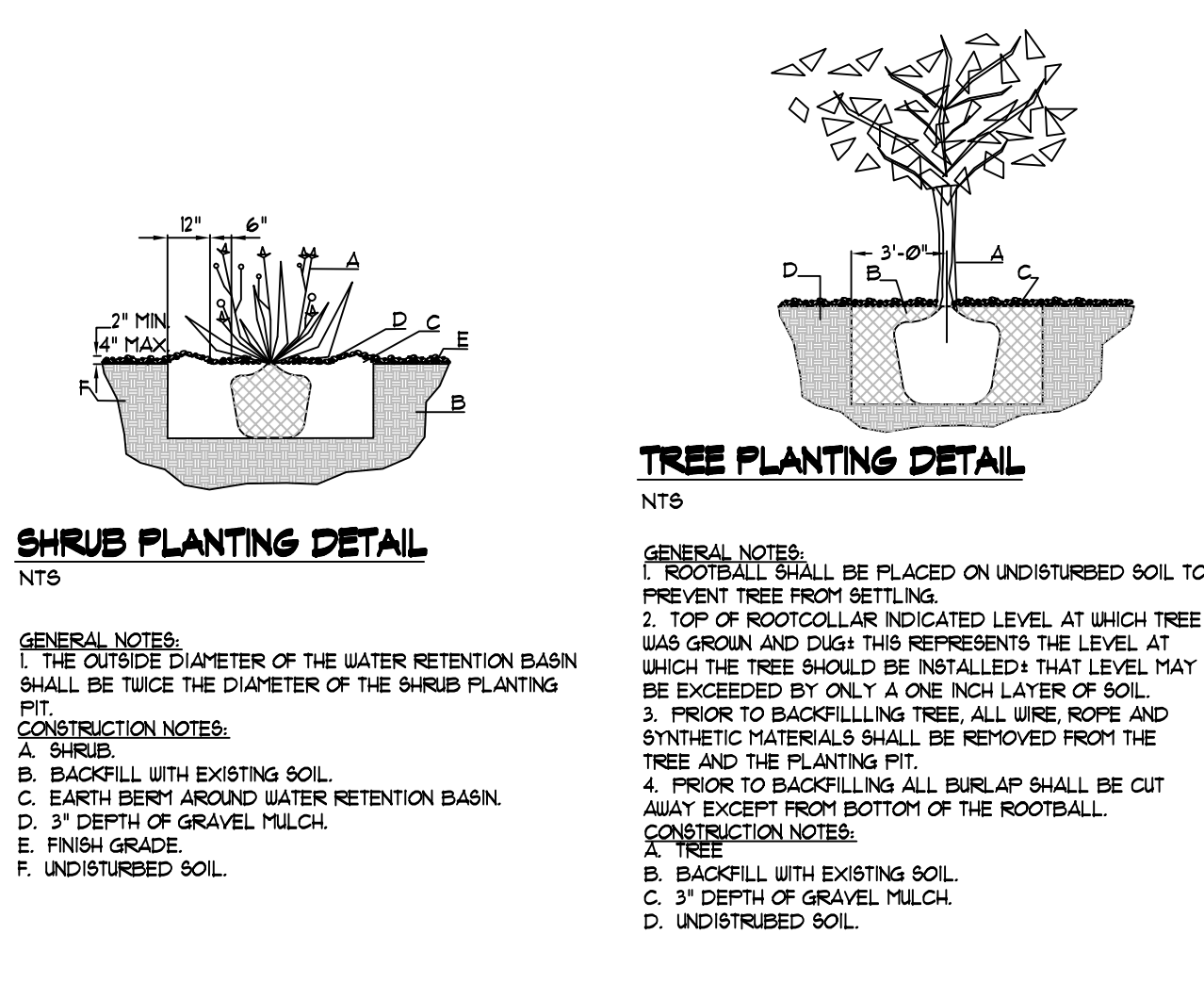
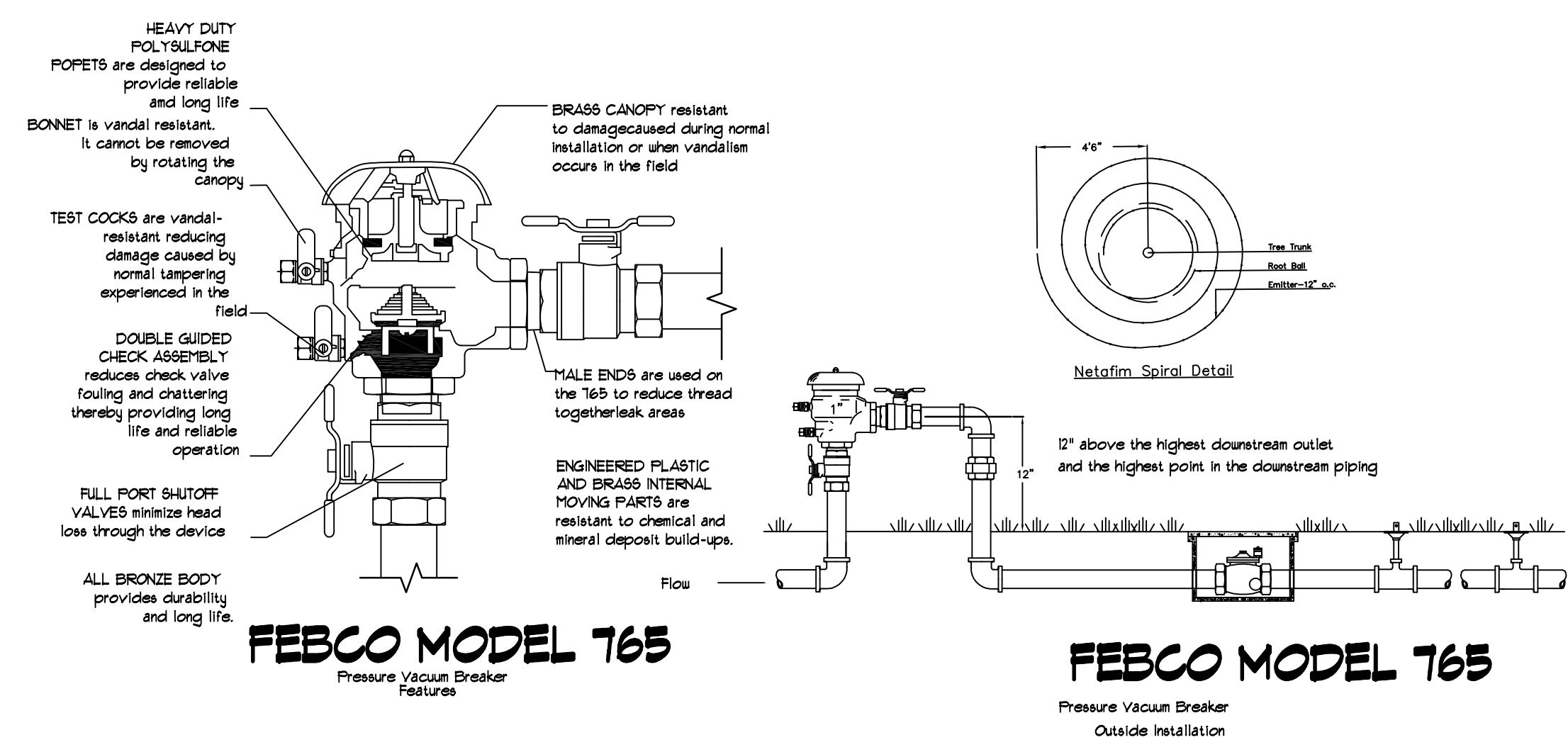
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	11172
TOTAL BUILDING AREA (sf)	-34098
TOTAL LOT AREA (sf)	37674
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	5651
TOTAL ON-SITE LANDSCAPE PROVIDED (52%)	19838
TOTAL GROUNDCOVER REQUIRED (30%)	5935
TOTAL GROUNDCOVER PROVIDED (31%)	6600
TOTAL LIVE PLANT MATERIAL REQUIRED (75%)	10384
TOTAL LIVE PLANT MATERIAL PROVIDED (165%)	26498



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1909 Edith NE  
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Ph: (505) 898-9690  
Fax: (505) 898-1131  
danny@hilltoplandscape.com

Landscape Architect



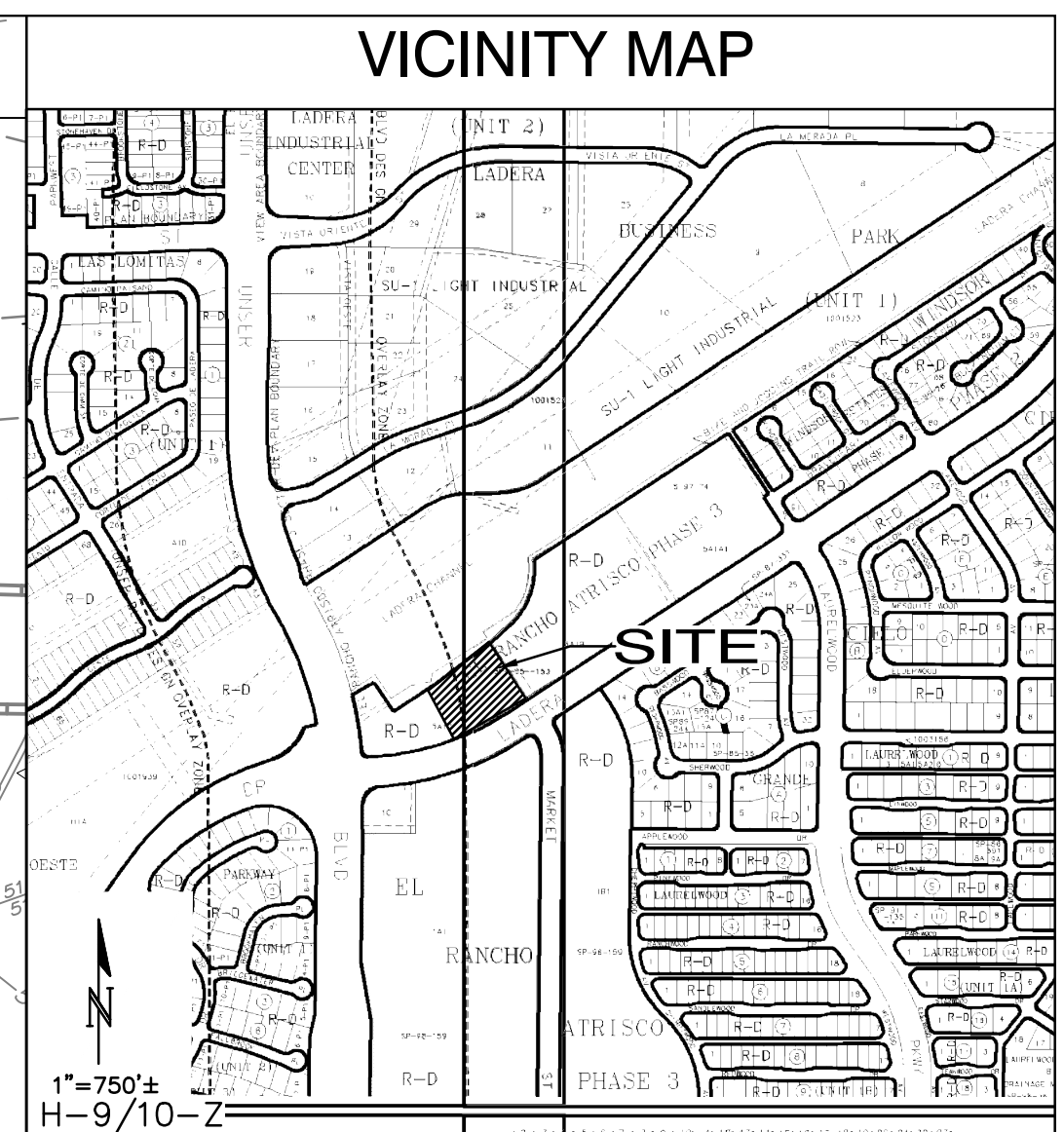
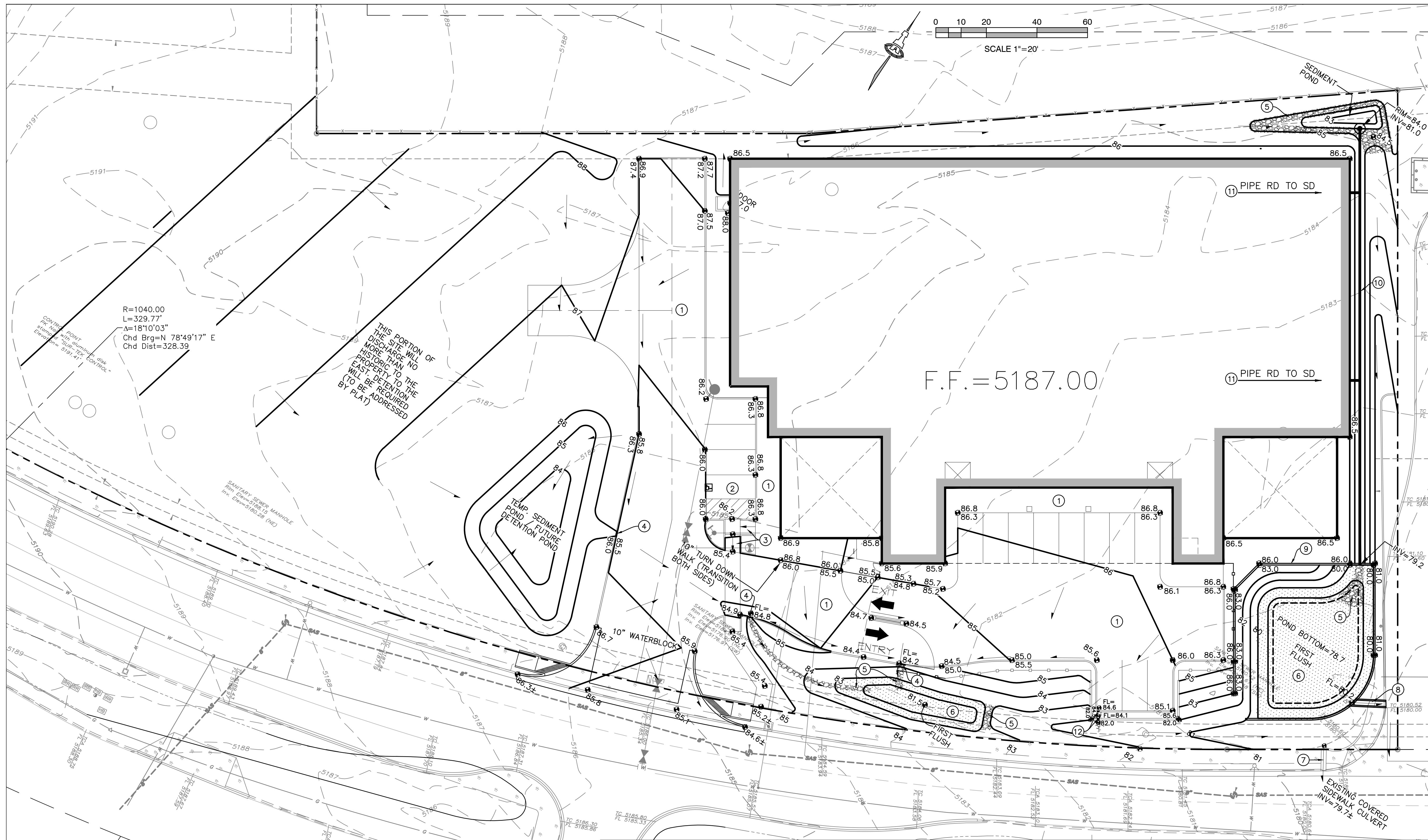
Ladera Crossing  
Ladera Rd. NW  
Albuquerque, NM

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DRAWN BY: dm  
REVISION: 1/17/2011  
DATE: 6/17/2011

SHEET #  
LS-101



- ### KEYED NOTES
1. CONSTRUCT PROPOSED PAVING / WALKS / CURB AND GUTTER TO ELEVATIONS SHOWN. SEE PAVING PLAN FOR PAVEMENT MATERIAL, EXTENTS, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC. PROVIDE SMOOTH TRANSITION TO EXISTING.
  2. CONSTRUCT HC PARKING AREA TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
  3. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP AT ELEVATIONS SHOWN. MAX. 2% CROSS-SLOPE.
  4. PROVIDE 24" WIDE CURB OPENING AT FLOWLINE SHOWN.
  5. INSTALL ROCK EROSION PROTECTION AT CURB OPENING, WITHIN FLOWLINES CARRYING CONCENTRATED FLOW (3' WIDE) AND LIMITS HATCHED PER LEGEND.
  6. DOT HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
  7. EXISTING COVERED SIDEWALK CULVERT. CONTRACTOR TO CLEAN AND REMOVE ANY MATERIAL BLOCKING ACCESS TO FLOW.
  8. CONSTRUCT 24" WIDE (BOTTOM WIDTH) CONCRETE RUNDOWN COVERED.
  9. CONSTRUCT RETAINING WALL TO ACHIEVE GRADE TRANSITIONS SHOWN. GRADES PROVIDED EACH SIDE REFLECT FINISH GRADES. SEE ARCHITECTURAL FOR INFORMATION RE: STRUCTURAL DESIGN, ADDITIONAL WALL HEIGHT, CONSTRUCTION DETAILS, WEEPHOLES, ETC.
  10. INSTALL PRIVATE STORM DRAIN SYSTEM TO DELIVER ROOF DISCHARGE TO SOUTHEAST POND. SEE CG-2.
  11. ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
  12. PROVIDE 12" WIDE CURB OPENING AT FLOWLINE SHOWN. PROVIDE TURNED BLOCK IN WALL AT FLOWLINE SHOWN TO PASS MINOR BASIN FLOW.

### CONSTRUCTION STAKING

UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING.

**ISAACSON & ARFMAN, P.A.**  
*Consulting Engineering Associates*  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isaacson.com

2228 CG-101.dwg Jun 27, 2017

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### LADERA CROSSING SELF STORAGE

CONCEPTUAL GRADING AND DRAINAGE PLAN	
Date: JUNE '17	Job No. 2228
Drawn By: BJB	CG-101
Ckd By: FCA	SH. OF

### CALCULATIONS: Unser & Ladera Self Storage : June 27, 2017

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	71866.1 SF = 1.6
ALLOWABLE DISCHARGE:	100-year, 6-hour
DEVELOPED FLOWS:	EXCESS PRECIP:
Area A = Treatment SF %	Area A = Treatment SF % Precip. Zone 1
Area B = 48868.948 68%	Area B = 11499 16% EA = 0.44
Area C = 21559.83 30%	Area C = 7187 10% EB = 0.67
Area D = 1437.322 2%	Area D = 53181 74% EC = 0.99
Total Area = 71866.1 100%	Total Area = 71866.1 100% ED = 1.97

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Allowable E = 0.79 in.	Developed E = 1.66 in.
------------------------	------------------------

On-Site Volume of Runoff: V<sub>360</sub> = E<sup>2</sup>A / 12

Allowable V <sub>360</sub> = 4743 CF	Developed V <sub>360</sub> = 9965 CF
--------------------------------------	--------------------------------------

On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>PA</sub>A<sub>A</sub> + Q<sub>PB</sub>A<sub>B</sub> + Q<sub>PC</sub>A<sub>C</sub> + Q<sub>PD</sub>A<sub>D</sub> / 43,560

For Precipitation Zone 1

Q <sub>PA</sub> = 1.29	Q <sub>PC</sub> = 2.87
Q <sub>PB</sub> = 2.03	Q <sub>PD</sub> = 4.37
Allowable Q <sub>p</sub> = 3.8 CFS	Developed Q <sub>p</sub> = 6.3 CFS

### PROJECT DATA

PROPERTY: THE SITE IS A PORTION OF AN UNDEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP H-9/10. THE SITE IS BOUND TO THE WEST BY UNSER BLVD., TO THE EAST BY DEVELOPED MULTI-FAMILY, TO THE NORTH BY AMAFCA REGIONAL PONDS AND TO THE SOUTH BY LADERA BLVD.

SITE AREA: TOTAL SITE = 3.2 ACRES. PORTION TO BE DEVELOPED = 1.7± ACRES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-STORY SELF STORAGE FACILITY WITH ASSOCIATED PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS AND LANDSCAPING.

LEGAL: TRACT 5-A-1C EL RANCHO ATRISCO PHASE III CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "3-H10", ELEVATION = 5196.15 (NAVD 1988)

OFF-SITE: A SMALL STRIP OF OPEN SPACE ALONG THE NORTH PROPERTY LINE WILL CONTINUE TO DRAIN INTO THIS PROPERTY. THIS FLOW WILL BE DIRECTED TO A SHALLOW SEDIMENT POND AT THE NORTHEAST CORNER OF THE PROPERTY. A STORM DRAIN INLET WILL BE CONSTRUCTED 1' ABOVE POND BOTTOM TO ACCEPT FLOW IN EXCESS OF POND CAPACITY.

FLOOD HAZARD: THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0326 J, EFFECTIVE DATE 11-04-2016.

FIRST FLUSH: STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

FIRST FLUSH RETENTION PONDS WILL BE CONSTRUCTED WITHIN THE LANDSCAPE AREAS AS DESIGNATED BY DOT HATCH. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE PONDS. STORMWATER WILL THEN DISCHARGE TO LADERA BLVD. TO FOLLOW THE HISTORIC FLOWPATHS.

ENGINEER: FRED C. ARFMAN, NMPE 7322 ISAACSON & ARFMAN, PA 128 MONROE NE, 87111 TELEPHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 SURV-TEK, INC. 9384 VALLEY VIEW DR. NW, 87114 TELEPHONE: (505) 897-3366

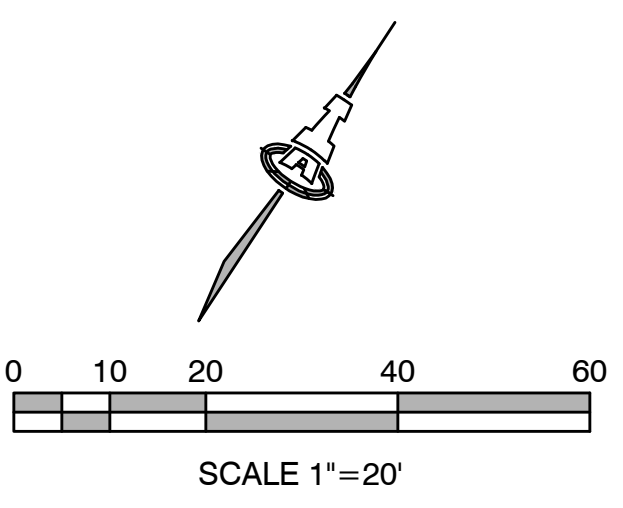
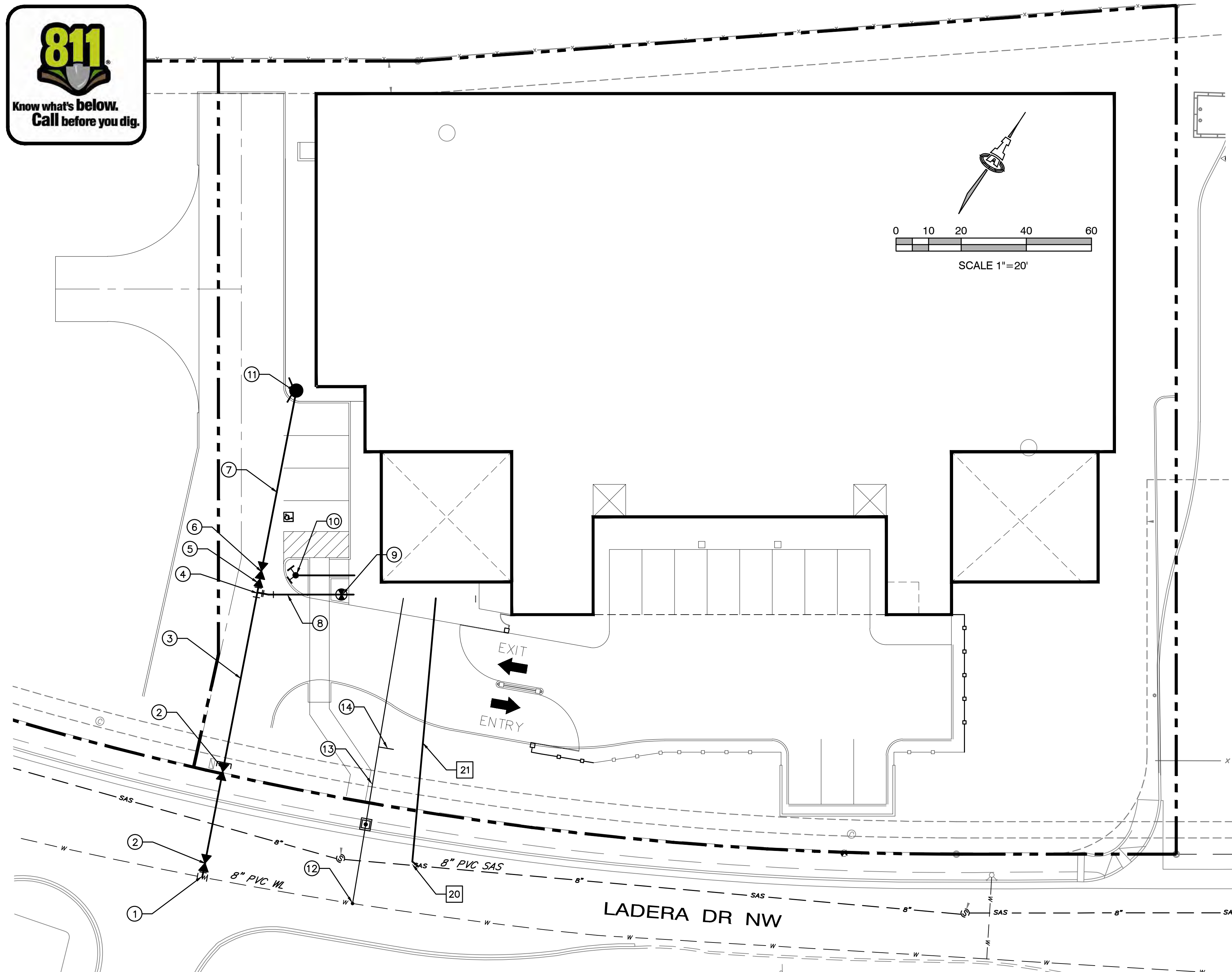
### LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR (1' INCREMENT)
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- GRADE BREAK
- PROPOSED FIRST FLUSH RETENTION PONDING AREA
- PERCOLATION TRENCH
- LIMITS OF EROSION CONTROL

**DRAINAGE PLAN CONCEPT:** FLOW FROM THE UNDEVELOPED PORTION OF THE PROPERTY TO THE WEST WILL PASS THROUGH A SEDIMENT CONTROL POND. EXCESS WILL OVERFLOW TO THE PAVEMENT TO CONTINUE ALONG THE HISTORIC FLOWPATH.

THE AREA TO BE DEVELOPED CONSISTS OF TWO DRAINAGE BASINS. FLOW FROM IMPERVIOUS AREA WILL PASS THROUGH FIRST FLUSH RETENTION PONDS AS REQUIRED. EXCESS WILL DISCHARGE TO LADERA BLVD. VIA THE EXISTING COVERED SIDEWALK CULVERT OR THE PROPOSED CONCRETE RUNDOWN.





**GENERAL NOTES**

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**KEYED NOTES**

**WATER KEYED NOTES**

- 8"x8" TEE.
- 8" GATE VALVE W/ BOX. PER ABCWUA STD DWG 2326 & 2329. (LT=60')
- 8" WATERLINE.
- 8"x4" TEE.
- 8"x6" REDUCER. (LT=31')
- 6" GATE VALVE W/ BOX PER ABCWUA STD DWG 2326 & 2329. (LT=46')
- 6" WATERLINE.
- 4" WATER LINE.
- POST INDICATOR VALVE (PIV). (LT=32')
- FIRE DEPARTMENT CONNECTION (FDC).
- FIRE HYDRANT PER ABCWUA STD DWG 2340.
- 1" METERED SERVICE LINE INSTALLATION PER ABCWUA STD. DWGS. 2362, 2368.
- 1" WATER SERVICE LINE.
- 3/4" IRRIGATION STUB.

**SEWER**

- CONNECT NEW SAS SERVICE LINE TO EXISTING SAS MAIN PER ABCWUA STD DWG. 2125.
- 4" SANITARY SEWER LINE, AT 2% MIN. SLOPE.

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM

1.50 FACTOR OF SAFETY:

MATERIAL: PVC

SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.

TEST PRESSURE: 150 PSI

TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

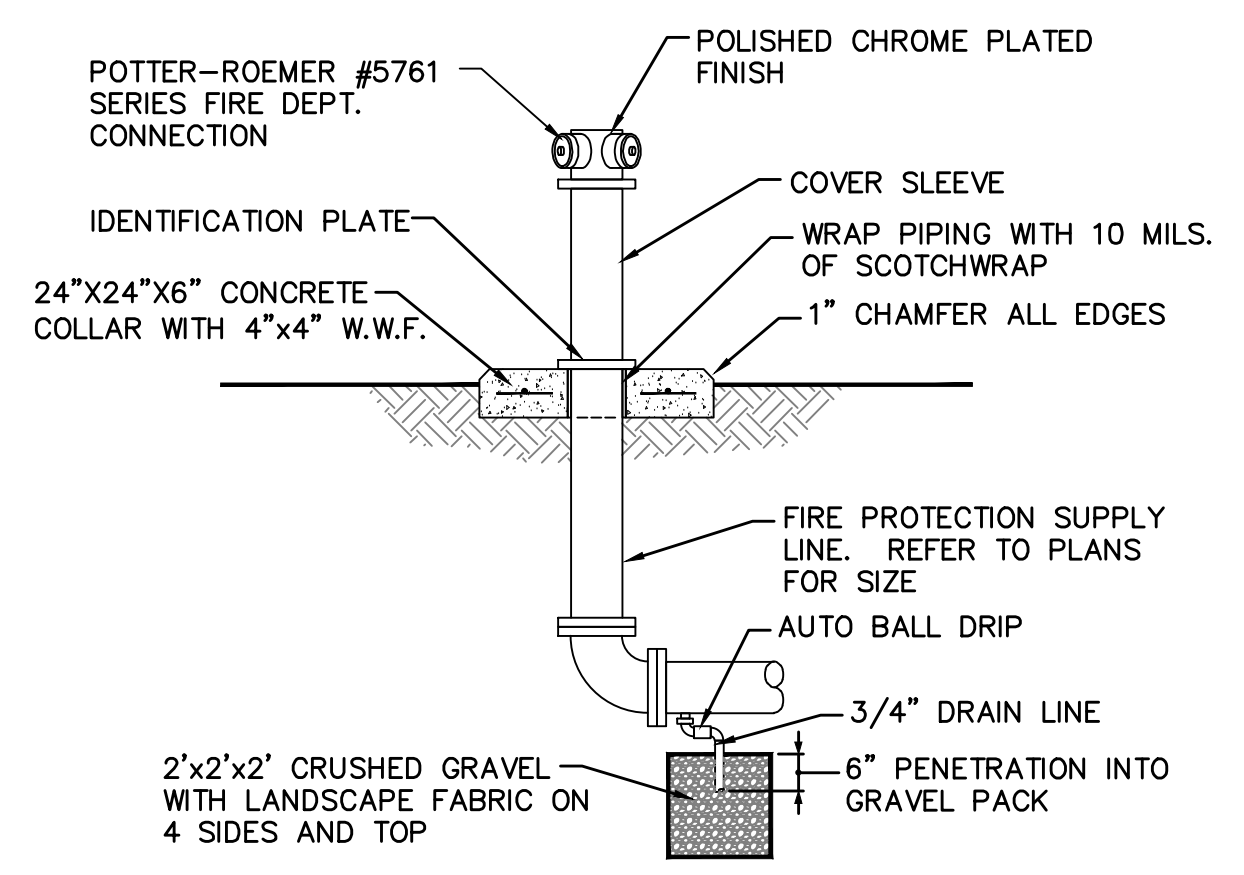
DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

**RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS**

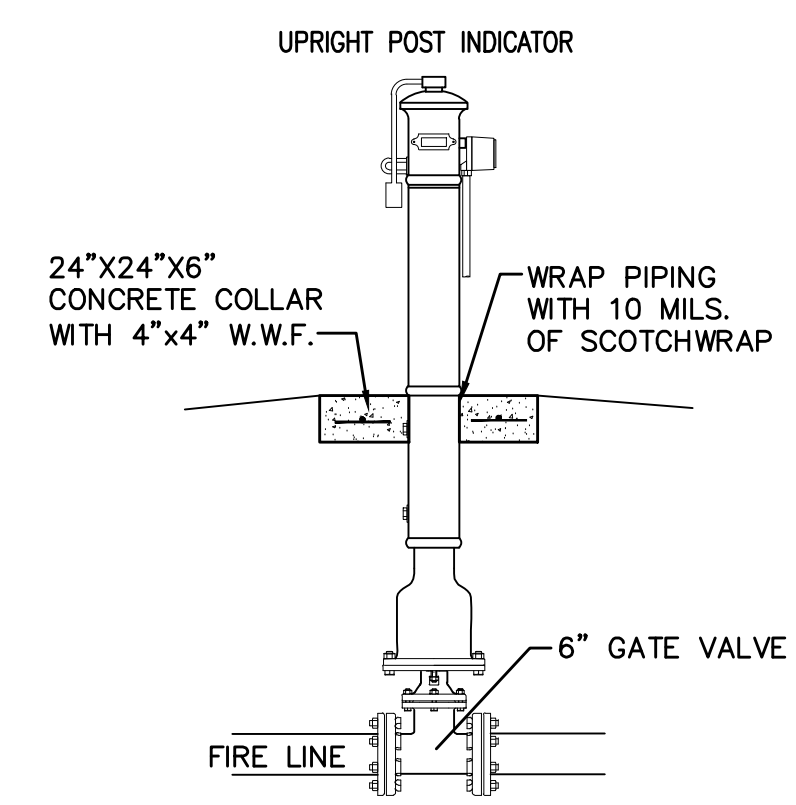
**UTILITY GENERAL NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER



**FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL**  
NTS



**POST INDICATOR VALVE**  
NTS

**LEGEND**

- SAS SINGLE CLEANOUT
- WATER METER & BOX
- WL - EXISTING WATERLINE
- SAS - EXISTING SEWER LINE

**ISAACSON & ARFMAN, P.A.**  
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2228 CU-101.dwg Jun 27,2017

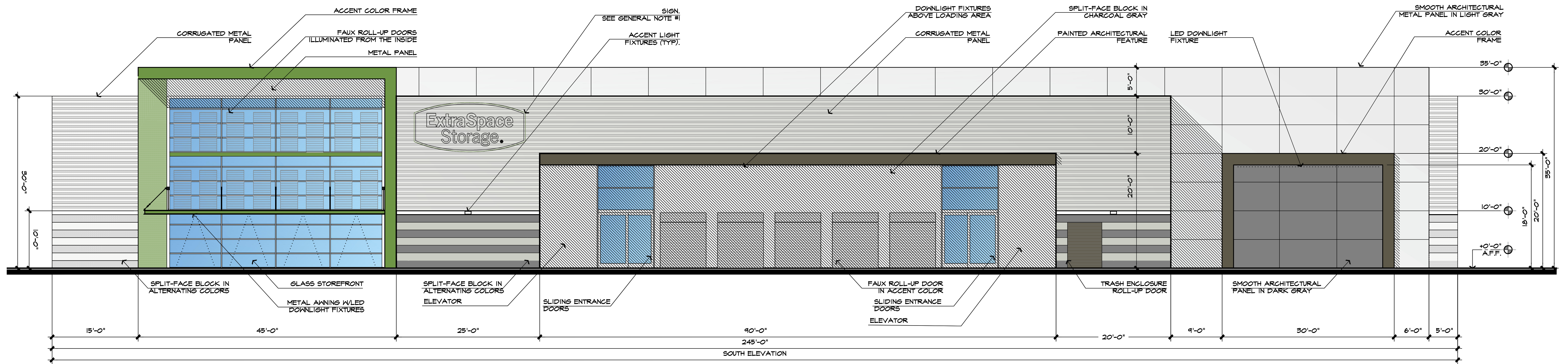
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**LADERA CROSSING SELF STORAGE**

**UTILITY PLAN**

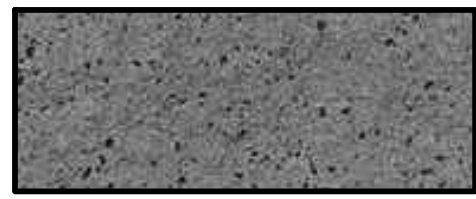
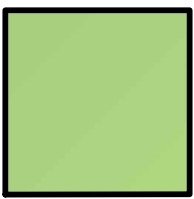


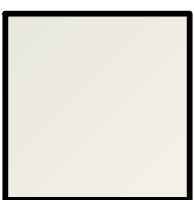

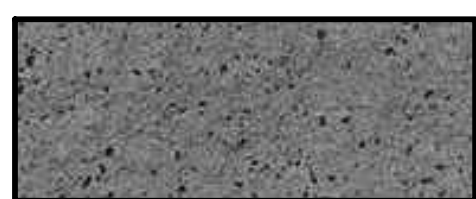
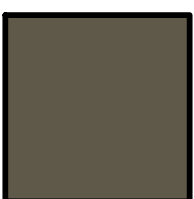
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Chd By:			SH. OF



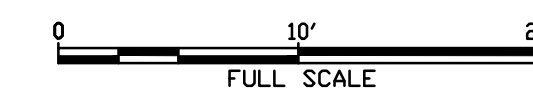


## MAIN ELEVATION - SOUTH

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

GENERAL NOTES	CMU (ALTERNATING COLORS)	PAINT	ARCHITECTURAL METAL
<p>I. "SIGNAGE TO BE UNDER A SEPARATE PERMIT PER C-1 REGULATIONS AND THE UNSER BOULEVARD DESIGN OVERLAY STANDARDS WHICH LIMITS FREE-STANDING SIGNS TO ONE PER STREET FRONTAGE (LADERA DRIVE NW AND ONE ON UNSER BOULEVARD NW) AND LIMITS WALL SIGNS TO ONE PER FACADE."</p>	 <p>ORGO BLOCK, 8x8x16 SPLIT FACE COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE5578 "WASABI"</p>	 <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p>
	 <p>ORGO BLOCK, 8x8x16 BURNISHED COLOR: "GRAY", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE6267 "DOVE'S WING"</p>	 <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p>
	 <p>ORGO BLOCK, 8x4x16 BEVELED CAP PRECISION, COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p>	

# TITAN DEVELOPMENT LADERA CROSSING SELF STORAGE ALBUQUERQUE, NM



## ELEVATIONS

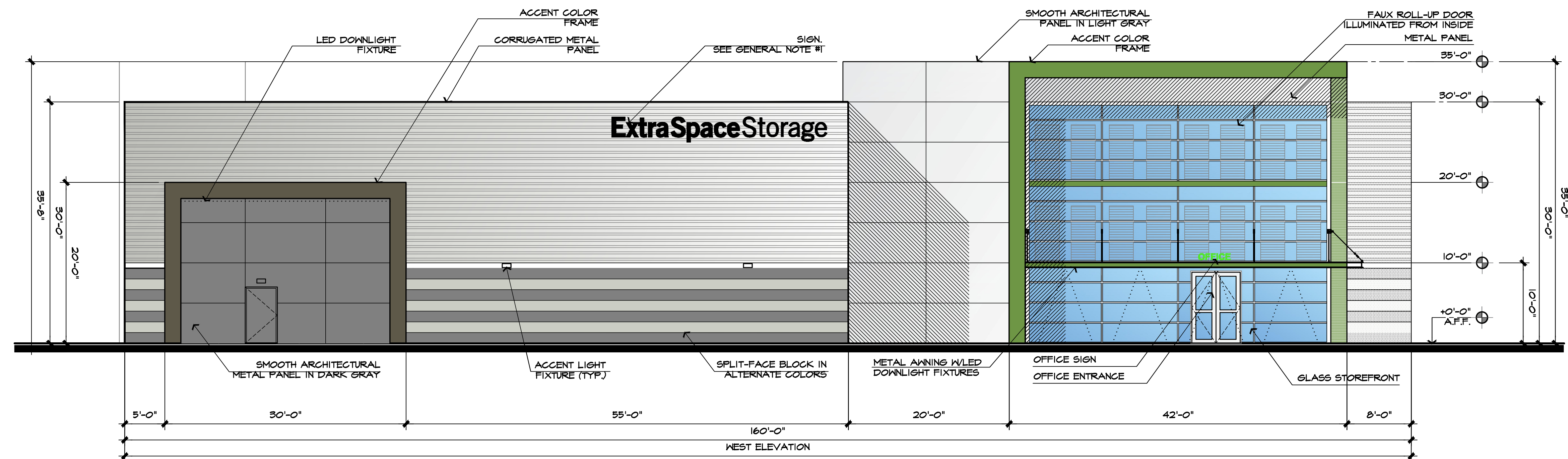
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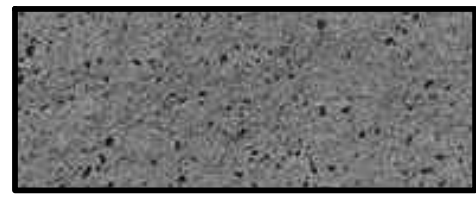
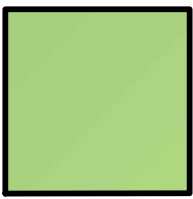




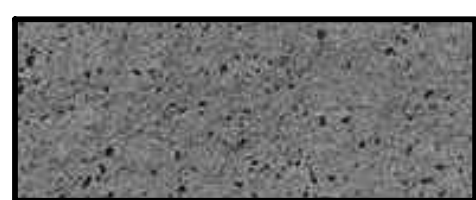
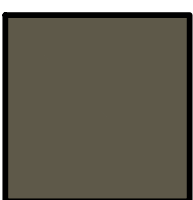
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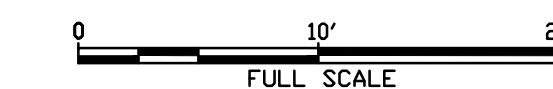
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Telephone 949 388-8090  
Facsimile 949 388-8290



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

GENERAL NOTES	CMU (ALTERNATING COLORS)	PAINT	ARCHITECTURAL METAL
<p>I. SIGNAGE TO BE UNDER A SEPARATE PERMIT PER C-1 REGULATIONS AND THE UNSER BOULEVARD DESIGN OVERLAY STANDARDS WHICH LIMITS FREE-STANDING SIGNS TO ONE PER STREET FRONTAGE (LADERA DRIVE NW AND ONE ON UNSER BOULEVARD NW) AND LIMITS WALL SIGNS TO ONE PER FACADE.</p>	 <p>ORGO BLOCK, 8x8x16 SPLIT FACE COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE5578 "WASABI"</p>	 <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p>
	 <p>ORGO BLOCK, 8x8x16 BURNISHED COLOR: "GRAY", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE6267 "DOVE'S WING"</p>	 <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p>
	 <p>ORGO BLOCK, 8x4x16 BEVELED CAP PRECISION, COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p>	

# TITAN DEVELOPMENT LADERA CROSSING SELF STORAGE ALBUQUERQUE, NM



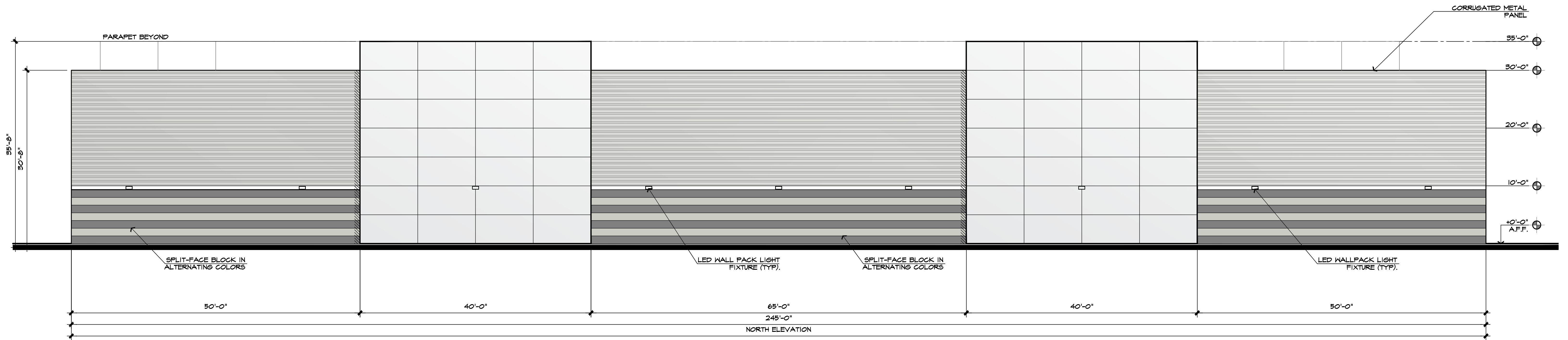
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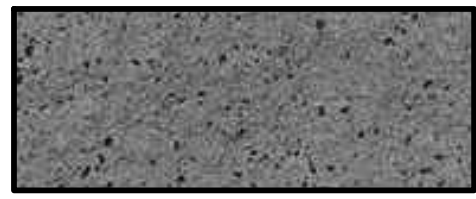

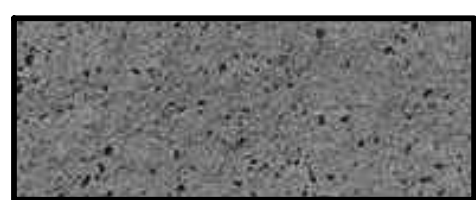





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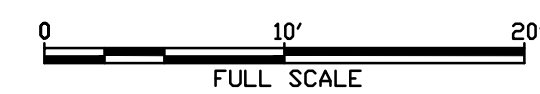


## NORTH ELEVATION

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

GENERAL NOTES	CMU (ALTERNATING COLORS)	PAINT	ARCHITECTURAL METAL
<p>I. SIGNAGE TO BE UNDER A SEPARATE PERMIT PER C-1 REGULATIONS AND THE UNSER BOULEVARD DESIGN OVERLAY STANDARDS WHICH LIMITS FREE-STANDING SIGNS TO ONE PER STREET FRONTAGE (LADERA DRIVE NW AND ONE ON UNSER BOULEVARD NW) AND LIMITS WALL SIGNS TO ONE PER FACADE.</p>	 <p>ORGO BLOCK, 8x8x16 SPLIT FACE COLOR: "BLACK 50", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x8x16 BURNISHED COLOR: "GRAY", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x4x16 BEVELED CAP PRECISION, COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE5578 "WASABI"</p>  <p>PAINT: DUNN EDWARDS DE6267 "DOVE'S WING"</p>  <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p>	 <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p>  <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p>

# TITAN DEVELOPMENT LADERA CROSSING SELF STORAGE ALBUQUERQUE, NM



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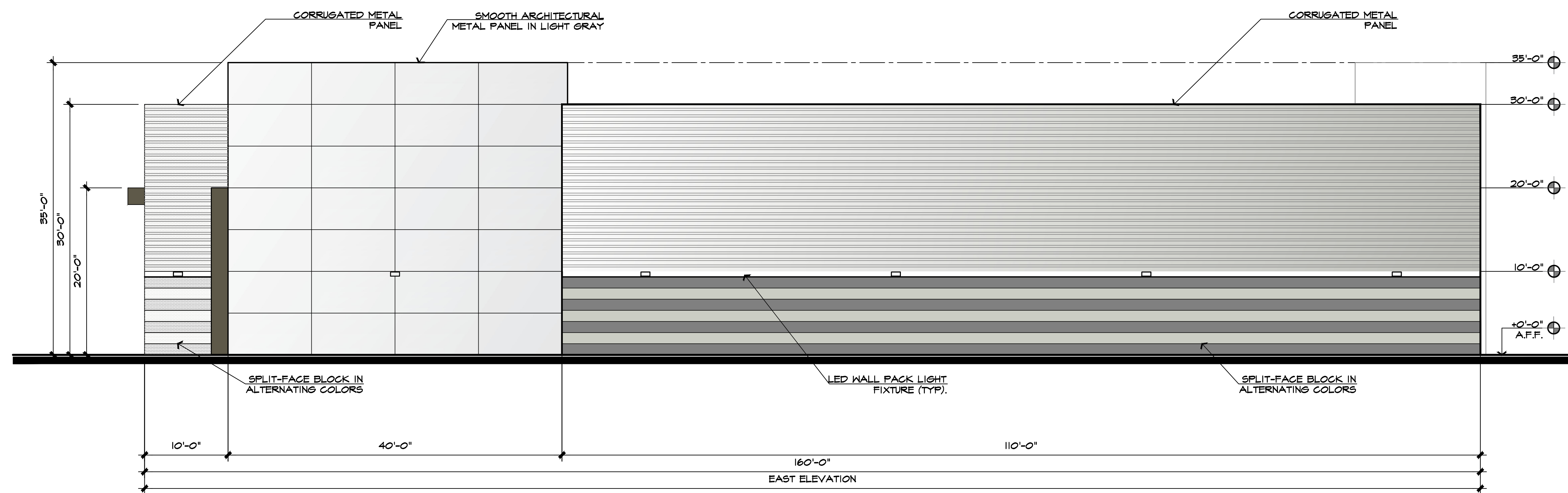
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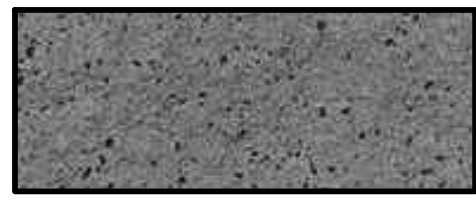

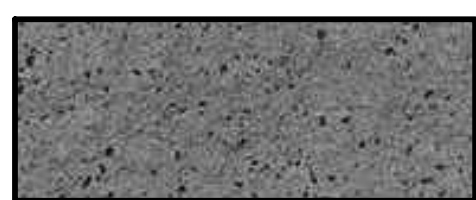


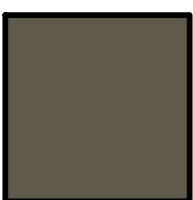


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**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

GENERAL NOTES	CMU (ALTERNATING COLORS)	PAINT	ARCHITECTURAL METAL
<p>I. SIGNAGE TO BE UNDER A SEPARATE PERMIT PER C-1 REGULATIONS AND THE UNSER BOULEVARD DESIGN OVERLAY STANDARDS WHICH LIMITS FREE-STANDING SIGNS TO ONE PER STREET FRONTAGE (LADERA DRIVE NW AND ONE ON UNSER BOULEVARD NW) AND LIMITS WALL SIGNS TO ONE PER FACADE.</p>	 <p>ORGO BLOCK, 8x8x16 SPLIT FACE COLOR: "BLACK 50", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x8x16 BURNISHED COLOR: "GRAY", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x4x16 BEVELED CAP PRECISION, COLOR: "BLACK 50", WEIGHT: MEDIUM</p>	 <p>PAINT: DUNN EDWARDS DE5578 "WASABI"</p>  <p>PAINT: DUNN EDWARDS DE6267 "DOVE'S WING"</p>  <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p>	 <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p>  <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p>

# TITAN DEVELOPMENT LADERA CROSSING SELF STORAGE ALBUQUERQUE, NM



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SCALE: 1/8" = 1'-0"  
DATE: 08/29/2017

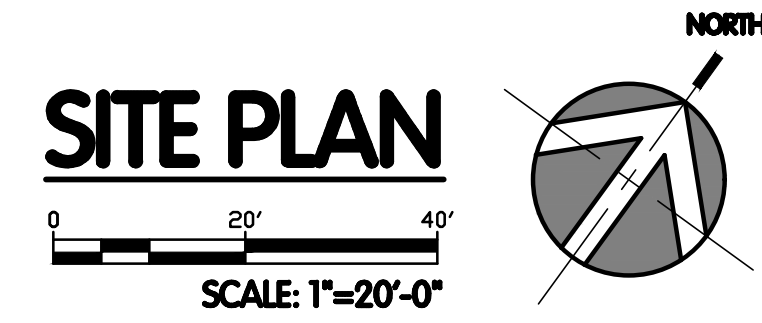
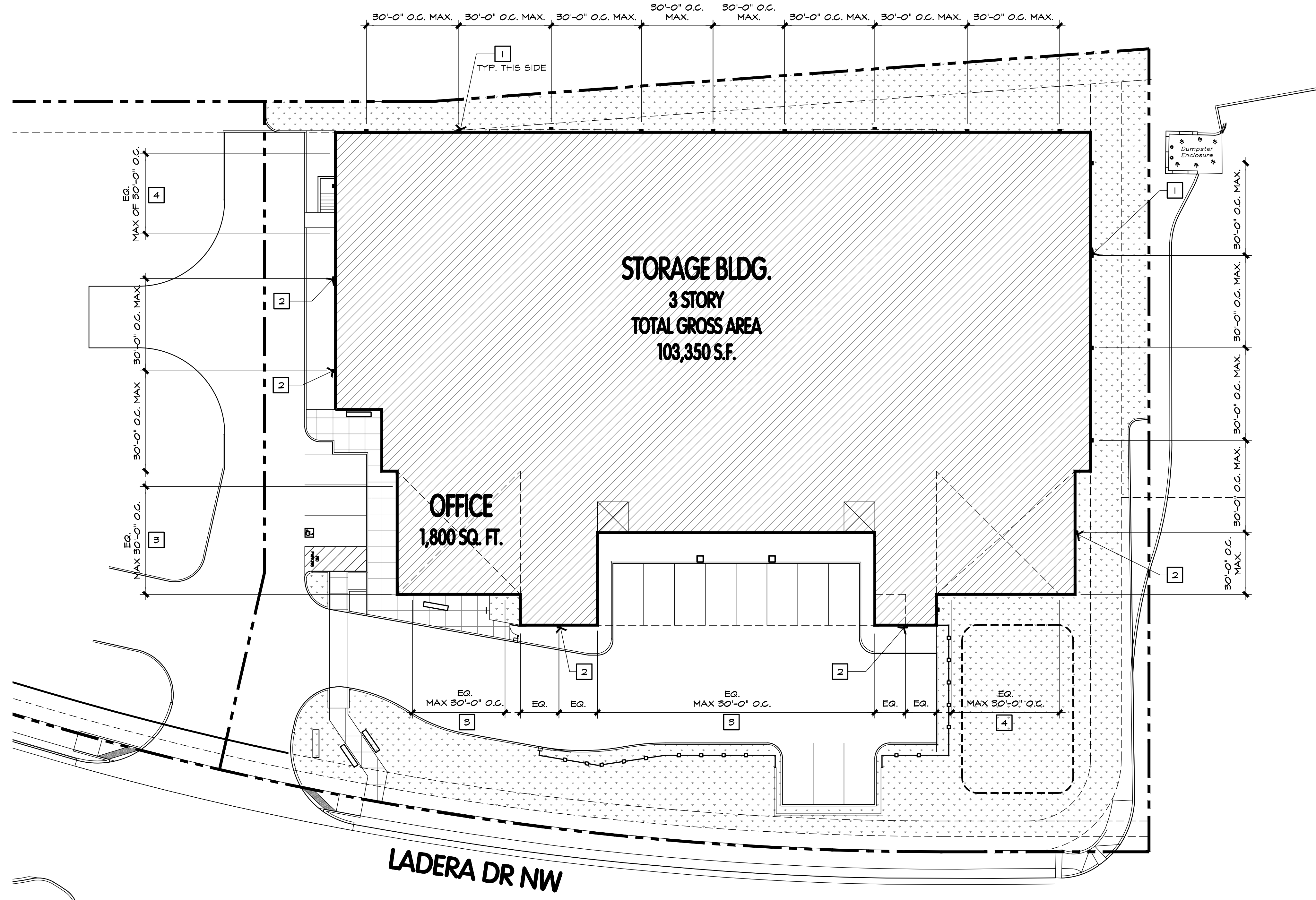
**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
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(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

**jordan**  
ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949 388-8090  
Facsimile 949 388-8290

**KEYNOTES**

- 1 SITE WALL PACK LIGHT MOUNTED ON BUILDING WALL @ 30'-0" O.C. MAX.
- 2 ACCENT LIGHTING FIXTURE WALL MOUNTED.
- 3 DOWN LIGHT FIXTURE, EQUALLY SPACED UNDER CANOPY/CEILING.
- 4 STRIP LIGHT FIXTURE.



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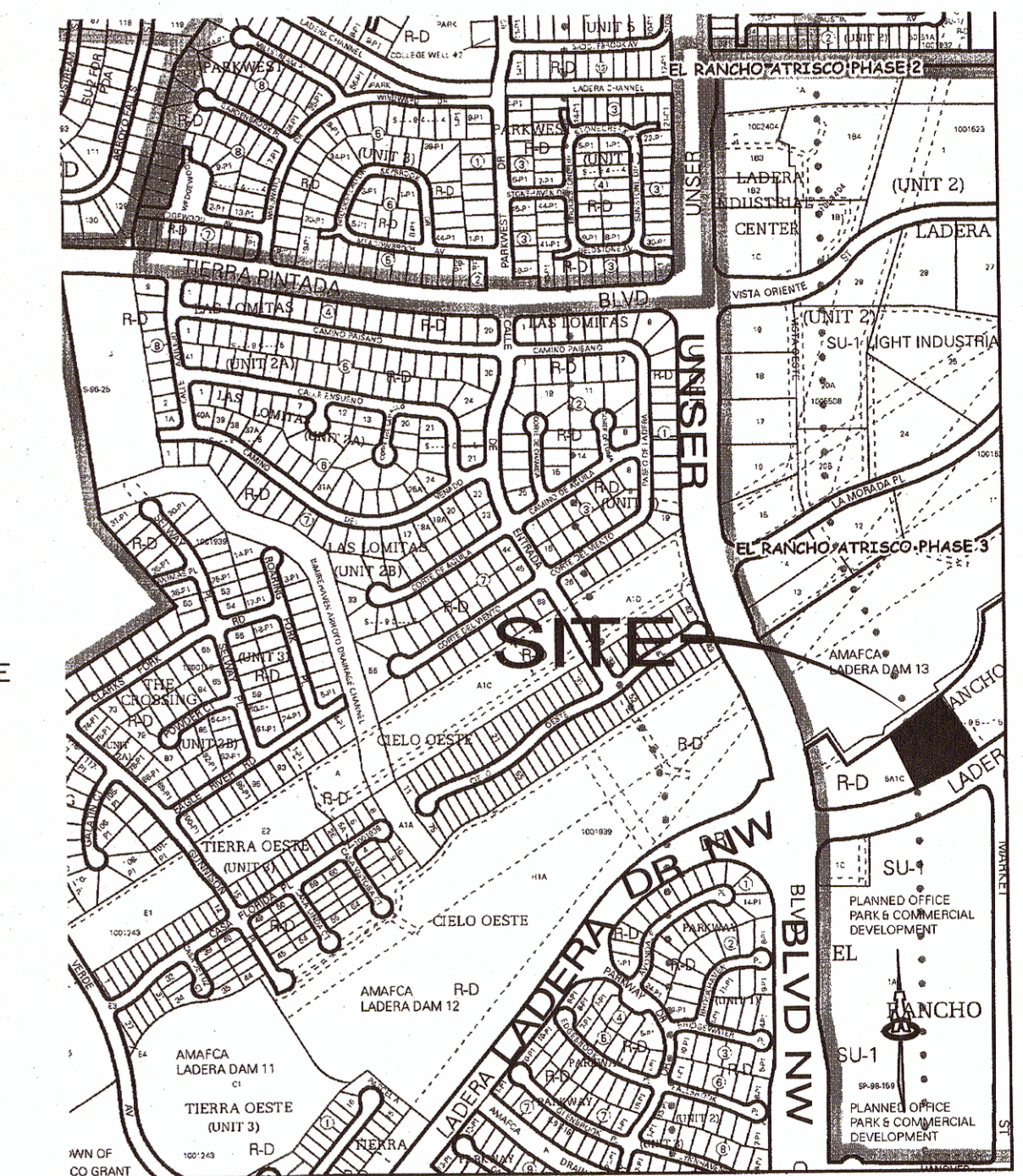
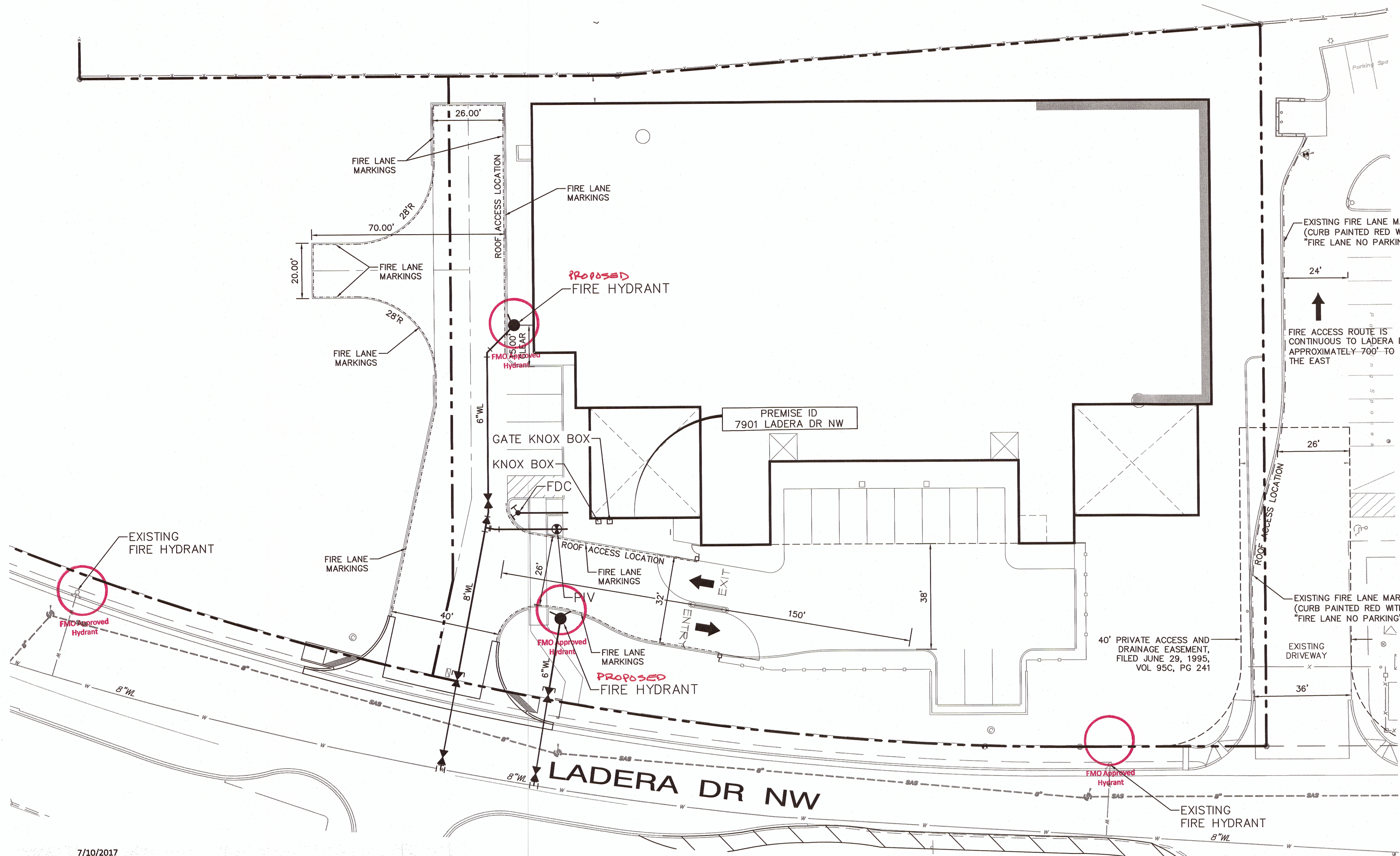
TITAN DEVELOPMENT  
**LADERA CROSSING SELF STORAGE**  
 ALBUQUERQUE, NM

**PRELIMINARY LIGHTING PLAN**

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**JOB NUMBER:** 17-424  
**SCALE:** 1" = 20'-0"  
**DATE:** 08/29/2017

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7901 LADERA DR. N.W.,  
ALBUQUERQUE, NM 87120

105,150 SQ. FT BUILDING  
TYPE 2B CONSTRUCTION  
SPRINKLED  
35'-0" BUILDING HEIGHT

2 EXISTING FIRE HYDRANT NEAR SITE

ALL ACCESS ROADS AND FIRE LANES  
HAVE GRADES LESS THAN 10% AND A  
LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE LANES  
WILL ACCOMMODATE A 28' MINIMUM  
TRUCK TURNING RADIUS

--- FIRE LANE MARKINGS (PROPOSED)  
--- FIRE LANE MARKINGS (EXISTING)

7/10/2017

Rio Volcan Apartments  
1919 Ladera Dr NW  
Albuquerque, NM 87120

Re: City of Albuquerque Fire Department Fire Safety

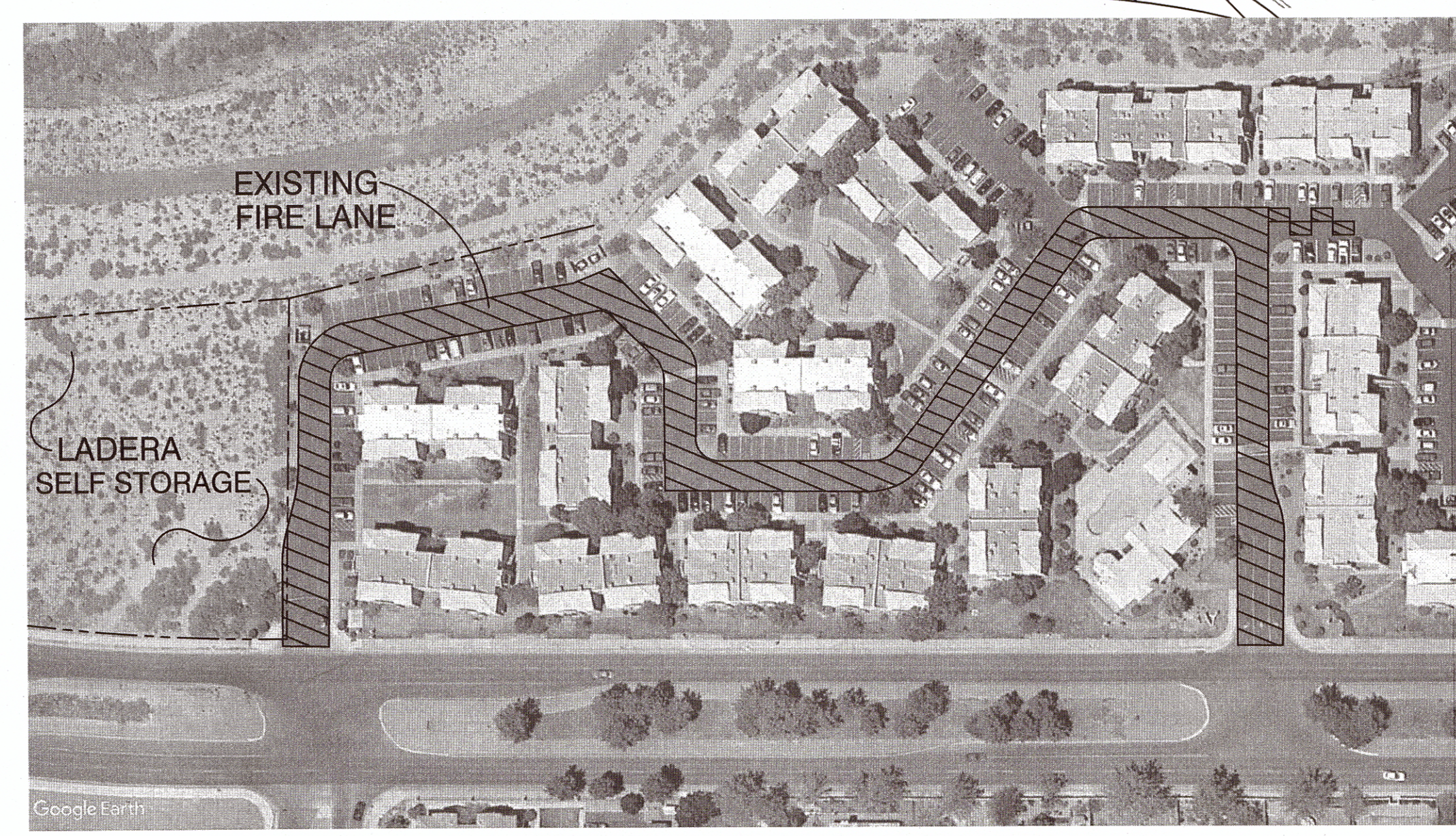
Subject: Access to Apartment Property

It is our understanding that the property immediately to the west of Rio Volcan Apartments, located on Tract 5-A-1C, El Rancho Atrisco Phase III, is currently going through the development process with the City of Albuquerque to develop a climate-controlled self-storage facility. It is also our understanding that the City of Albuquerque's Fire Marshal's Office has requested our written permission to allow access onto our property along our western boundary in the event of a fire to allow for fire vehicles access to fight the fire and roof access to the future self-storage facility.

This letter serves as our written permission to allow access onto our property in the event of an emergency.

Sincerely,

*Carol Pina*  
Name/Title  
*[Signature]*  
Signature



OFFSITE (APARTMENTS) FIRE LANE  
NTS

3573-17  
HYDRANT AND FIRE ACCESS  
ALBUQUERQUE FIRE MARSHAL'S OFFICE  
PLANS CHECKING DIVISION  
SOFT 105,150 CONSTRUCTION TYPE 2B S  
GPM 2275 NUMBER OF HYDRANTS 4  
APPROVED  
7/5/17  
SIGNATURE / MAIN NUMBER / DATE

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isaacson.com

2228 FIRE 1.dwg Aug 17, 2017

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LADERA CROSSING  
SELF STORAGE

FIRE HYDRANT LOCATION/ ACCESS PLAN

Date:	No.:	Revision:	Date:	Job No.:
				2228
Drawn By:	FIRE 1			
Ckd By:	SH. OF			

