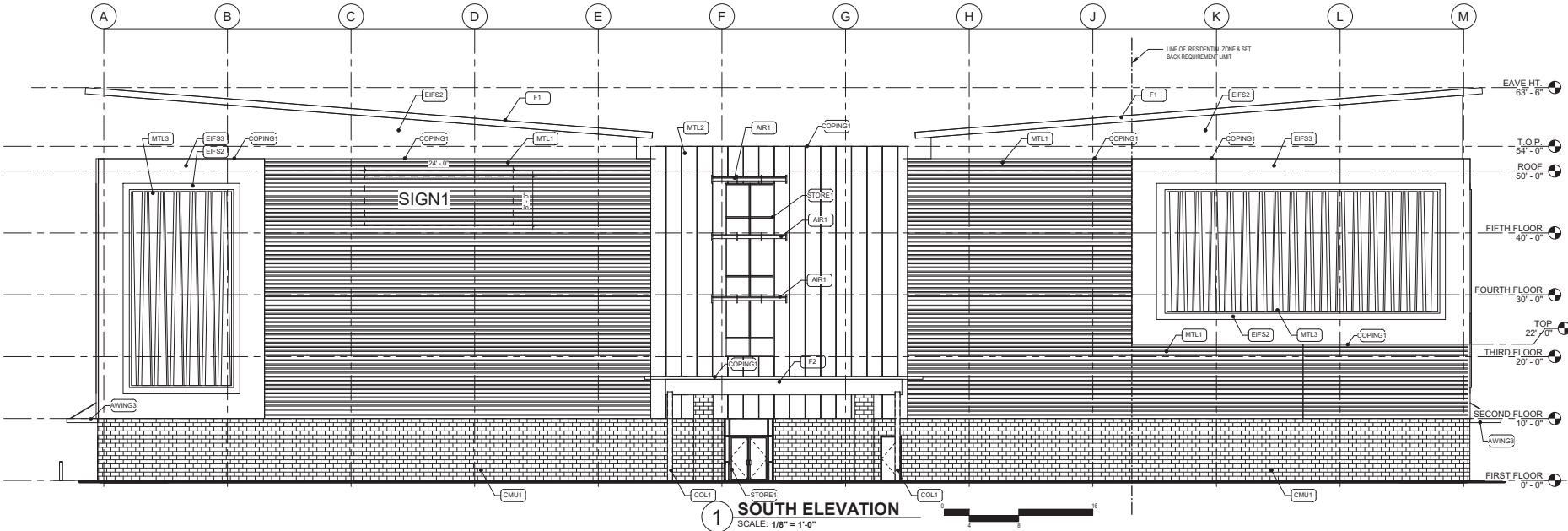




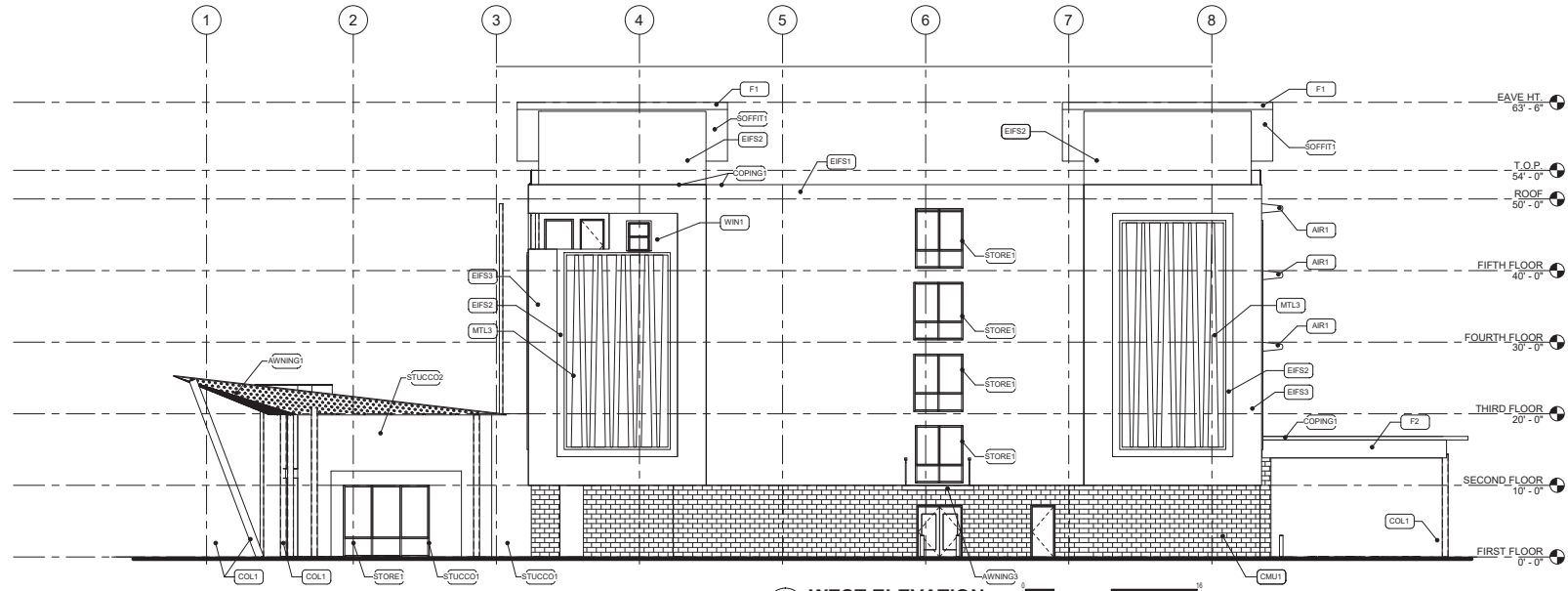
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11/02/2019 9:46:55 PM

PALADIN SELF STORAGE



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



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

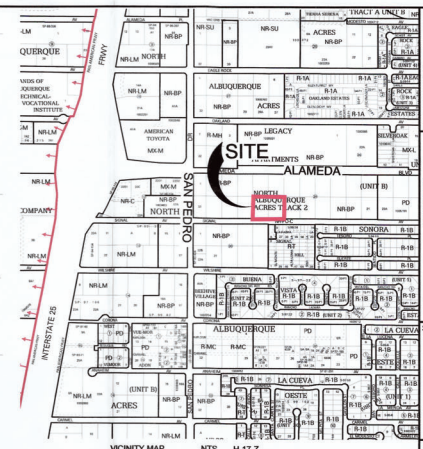
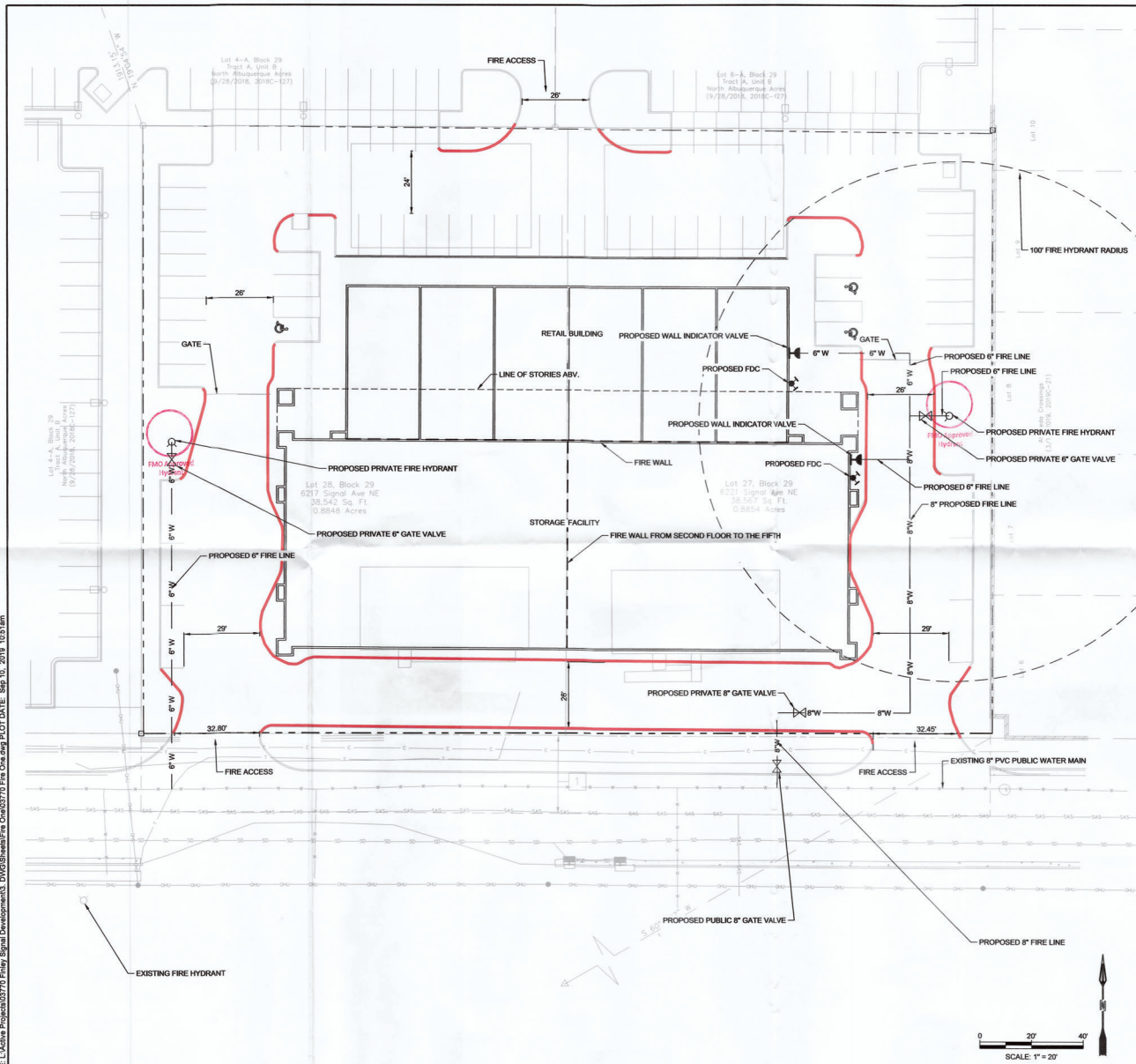
EXTERIOR FINISH LEGEND	
CMU1	4" SPLIT FACE CMU BLOCK, COLOR ONYX
STUCCO1	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #S1903 LAY GRAY
STUCCO2	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #S9070 CYBERSPACE
EFS1	EFS SYSTEM, COLOR SHERWIN WILLIAMS #S1054 LAY GRAY
EFS2	EFS COLOR SHERWIN WILLIAMS #S1070 CYBERSPACE
EFS3	EFS COLOR SHERWIN WILLIAMS #S1008 EXTRA WHITE
MTL1	BERRIDGE HW-18 METAL PANEL, COLOR ZINC GREY
MTL2	BERRIDGE FW-12 METAL PANEL, COLOR ZINC GREY
MTL3	DECORATIVE METAL PLATE & FRAME, COLOR SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
COL1	STEEL COLUMN, COLOR SHERWIN WILLIAMS #S1070 CYBERSPACE
AWNING1	PERFORATED METAL AWNING, COLOR SHERWIN WILLIAMS #S1708 EXTRA WHITE
STORE1	1" INSUL. LOW E GLAZING STOREFRONT SYSTEM, CLEAR ANODIZED
WIN1	DOUBLE HUNG INSUL. WINDOW, COLOR SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
AR1	ALUM. ARJOK SUNSHADE, COLOR, SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
COPING1	PREFINISHED COPING SYSTEM, COLOR TO MATCH ADJACENT WALL FINISH
AWNING2	EXPOSED STEEL WIDE FLANGE AWNING, COLOR SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
AWNING3	ALUM. CANOPY SYSTEM, COLOR SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
SOFFIT1	BERRIDGE METAL SOFFIT PANEL FW-12, COLOR SHASTA WHITE
F1	BERRIDGE METAL PANEL FW-12, COLOR SHASTA WHITE
LIGHT1	DECORATIVE SURFACE MOUNTED SCENE LIGHTING
F2	BERRIDGE METAL PANEL FW-2, COLOR SHERWIN WILLIAMS #S1019 HUMOROUS GREEN
SIGN1	BUILDING SIGNAGE TO MEET CO-REQUIREMENTS 15% ALLOWED, PROVIDE POWER AS REQUIRED FOR SIGNLIGHTING

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVENUE NE SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2161

PROJECT TITLE	PALADIN SELF STORAGE
PROJECT ADDRESS	6217 & 6221 SIGNAL AVE. ALBUQUERQUE, NM
PROJECT MANAGER	JOB NO.
SHEET TITLE	BUILDING ELEVATIONS

DATE	11-6-19	SHEET	A21
SCALE:			



**FIRE ONE NOTES:**

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDING IS 65'.
2. BUILDING TYPE IS B-B.
3. THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
4. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
5. THE MINIMUM DRIVE ISLE WIDTH SHALL BE 24' UNLESS OTHERWISE SPECIFIED.
6. BUILDINGS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM STREET.
8. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
9. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
10. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
11. A KEY BOX WILL BE PROVIDED AT THE MAIN ENTRANCE TO EACH BUILDING AND AT ALL GATES.
12. STANDPIPE WILL BE INSTALLED INTERNALLY ACCORDING TO THE ARCHITECT'S DESIGN.
13. RISER ROOM LOCATION AND ACCESS SHALL BE FROM THE EXTERIOR.

**PROJECT SUMMARY:**

THE PROPOSED DEVELOPMENT IS A SELF STORAGE FACILITY WITH RETAIL PADS ON THE NORTH SIDE OF THE BUILDING. THE STORAGE FACILITY WILL BE 5 STORES WHILE THE RETAIL PADS WILL BE A SINGLE STORY.

THE FIRST FLOOR OF THE STORAGE FACILITY HAS AN AREA OF 17889 SQ FT AND IS SEPARATED FROM THE RETAIL BUILDING WITH A VERTICAL FIRE SEPARATION. THE FIRST FLOOR OF THE STORAGE FACILITY IS ALSO SEPARATED FROM THE 2ND FLOOR BY A HORIZONTAL FIRE SEPARATION. THE 2ND FLOOR THRU THE 5TH FLOOR ARE ALL SEPARATED BY VERTICAL FIRE SEPARATIONS, THUS SEPARATING THE AREA OF THESE FLOORS INTO TWO SECTIONS. EACH OF THESE SECTIONS WILL HAVE AN AREA OF 44,564 SQ FEET.

THE RETAIL BUILDING IS A SINGLE STORY BUILDING, SEPARATED FROM THE STORAGE FACILITY BY A VERTICAL AND HORIZONTAL FIRE SEPARATION. THE TOTAL AREA IS FOR THE RETAIL BUILDING IS 10204 SQ FT. BOTH THE RETAIL AND STORAGE BUILDINGS ARE SPRINKLED. THE GROSS AREA OF BOTH BUILDINGS COMBINED IS 117204 SQ FT. SEE SUMMARY OF BUILDING AREAS BELOW.

PART OF THE BUILDING	AREA IN SQUARE FEET
STORAGE FACILITY 1ST FLOOR	17889
STORAGE FACILITY 2ND TO 5TH FLOOR EAST SIDE	44564
STORAGE FACILITY 2ND TO 5TH FLOOR WEST SIDE	44564
RETAIL BUILDING	10204

**LEGEND**

6" W	PROPOSED 6" FIRE LINE
8" W	PROPOSED 8" FIRE LINE
---	PROPERTY LINE
---	PROPOSED MARKED FIRE LANE
---	EXISTING 8" PVC PUBLIC WATER MAIN
---	PROPOSED FIRE WALL

19-000517  
 HYDRANT AND FIRE ACCESS  
 ALSO AVAILABLE FIRE MARSHAL'S OFFICE  
 PLANS CHECKING DIVISION  
 807 ARCADE, CONCORD, CA 94520  
 925-482-2100 NUMBER OF HYDRANTS: 2  
 APPROVED BY: [Signature]  
 DATE: 8/10/2019

NAME: L:\Active Projects\03770 Final Signal Development\03\_DWG\Sheet\Fire One.dwg PLOT DATE: Sep 10, 2019 10:51 am

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<p>DESIGNED BY: DM          CHECKED BY: JS          DATE: 8/10/2019</p> <p>RESPEC          807 ARCADE, CONCORD, CA 94520          925-482-2100</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> </table>								
<p>STAMP</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p> <p>www.nm811.com          Call before you dig.</p>									
<p>PROJECT NAME: SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT</p>									
<p>SHEET TITLE: FIRE ONE PLAN</p>									
<p>REVIEW</p>									
<p>SHEET NUMBER: F-100</p>									



\* 100 YEAR RAINFALL TABLE  
 RAINFALL TYPE=13 RAIN QUARTER=0.0 IN  
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN  
 RAIN DAY=3.10 IN DT=05 HR

\*5 EXISTING CONDITIONS  
 \*5 COMPUTE HYD BASIN EX  
 COMPUTE NM HYD ID=1 HYDNO=101 DA=0.002765922722 SQ MI  
 PER A=0 PER B=0 PER C=16 PER D=60  
 TP=0.13333333 RAIN=1  
 PRINT HYD ID=1 CODE=20

\*5 PROPOSED CONDITIONS  
 \*5 COMPUTE HYD BASIN 1  
 COMPUTE NM HYD ID=2 HYDNO=102 DA=0.002314046 SQ MI  
 PER A=0 PER B=0 PER C=30 PER D=59.8  
 TP=0.13333333 RAIN=1  
 PRINT HYD ID=2 CODE=20

\*5 PROPOSED CONDITIONS  
 \*5 COMPUTE HYD BASIN 2  
 COMPUTE NM HYD ID=3 HYDNO=103 DA=0.0004518767218 SQ MI  
 PER A=0 PER B=0 PER C=9.0 PER D=81.9  
 TP=0.13333333 RAIN=1  
 PRINT HYD ID=3 CODE=20

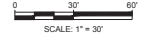
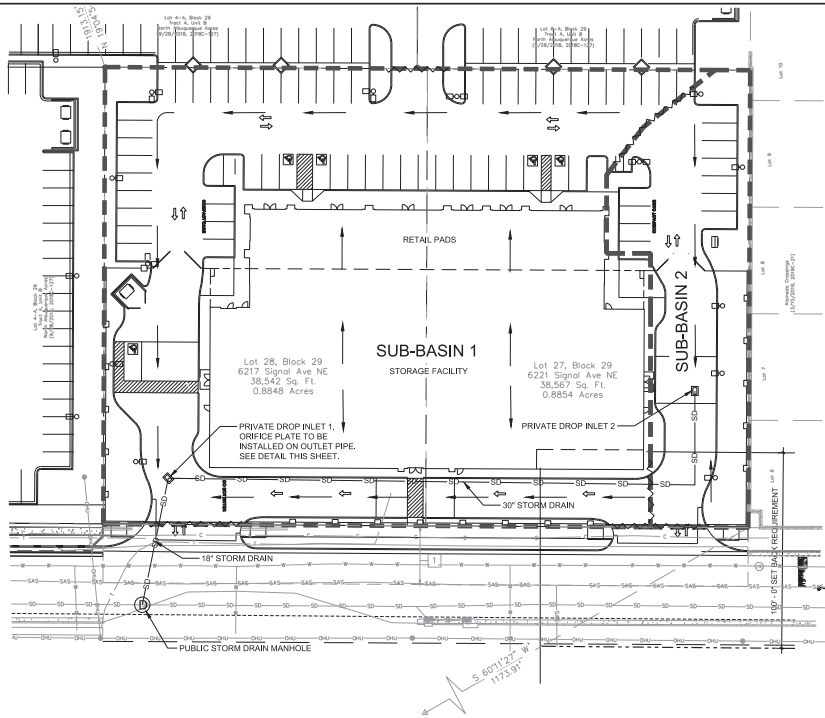
ADD HYD ID=4 HYD=104 ID=1+2+3  
 PRINT HYD ID=4 CODE=10

\*5 SUBBASIN A STORAGE

ROUTE RESERVOIR	D=9	HYD-STRG-III	INFLOW ID=4	CODE=1
OUTFLOW(CFS)	STORAGE(AC FT)			ELEV(FT)
0.001	0			0.0
1.23	0.000193568			0.5
2.81	0.000612514			1.0
3.77	0.001482217			1.5
4.54	0.003028054			2.0
5.19	0.005475405			2.5
5.77	0.008448638			3.0
6.29	0.011425252			3.5
6.78	0.01399612			4.0
6.94	0.025320689			4.5

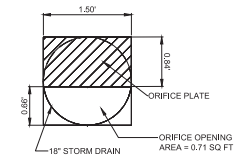
PRINT HYD ID=9 CODE=20  
 FINISH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE NOTATION
*5	PROJECT NAME: Finley Signal Deve.opment									
*5	DATE: August 25, 2019									
*5	INPUT FILE NAME: FinleySignal									
*5	OUTPUT FILE NAME: FinleySignal.out									
*5	RAINFALL TYPE=13								RAIN24=	3.100
*5	*5 EXISTING CONDITIONS									
*5	*5 COMPUTE HYD BASIN EX									
*5	COMPUTE NM HYD	101.00	- 1	0.00277	6.90	0.286	1.94076	1.500	3.896 PER IMP=	50.00
*5	*5 PROPOSED CONDITIONS									
*5	*5 COMPUTE HYD BASIN 1									
*5	COMPUTE NM HYD	102.00	- 2	0.00231	7.12	0.337	2.72987	1.500	4.806 PER IMP=	92.80
*5	*5 PROPOSED CONDITIONS									
*5	*5 COMPUTE HYD BASIN 2									
*5	COMPUTE NM HYD	103.00	- 3	0.00045	1.34	0.061	2.53854	1.500	4.648 PER IMP=	81.98
*5	ADD HYD	104.00	2+ 3 4	0.00277	8.46	0.398	2.69843	1.500	4.780	
*5	*5 SUBBASIN A STORAGE									
*5	ROUTE RESERVOIR STRG. III	4	9	0.00277	6.86	0.413	2.79718	1.500	3.876 AC-FT=	0.020
*5	FINISH									



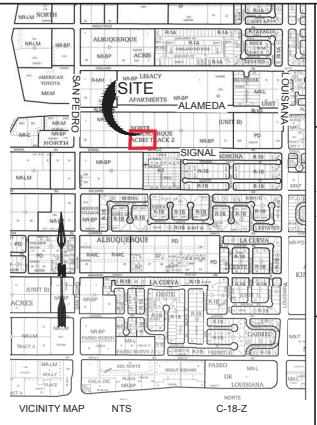
GENERAL NOTES

- NOT FOR CONSTRUCTION INFORMATION ONLY.
- THIS SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN. THE ALLOWABLE DISCHARGE FOR THIS SITE IS 6.76 CFS.
- ORIFICE EQUATION:  $Q=C_d A \sqrt{2GH} + 0.5$



LEGEND

- PROPERTY BOUNDARY
- - - - - PROPOSED STORM DRAIN
- - - - - EXISTING STORM DRAIN
- — — FLOW LINE
- - - - - BASIN BOUNDARY LINE
- ▲ HIGH POINT
- PROPOSED PRIVATE STORM DRAIN DROP INLET
- ⊙ PROPOSED STORM DRAIN MANHOLE



BACKGROUND

LOT 27 AND 28, TRACT A, BLOCK 29, NORTH ALBUQUERQUE ACRES CONTAINS APPROXIMATELY 1.77 TOTAL ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED ON SIGNAL AVE BETWEEN SAN PEDRO DRIVE AND LOUISIANA BOULEVARD. THE SITE IS CURRENTLY DEVELOPED AS TWO RESIDENTIAL PROPERTIES. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN ON THE SITE. THIS AREA IS INCLUDED IN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN (NAMDP).

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. HYDRO WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THIS SITE IS A REDEVELOPMENT, SO THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.28". ALL HYDROLOGICAL CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

CURRENTLY TWO RESIDENTIAL BUILDINGS ARE LOCATED ON THE PROPERTY. IN GENERAL, THE AREA SLOPES FROM NORTHEAST TO SOUTHWEST AT VARYING SLOPES BETWEEN 2% - 4%. THE STORM WATER RUNOFF GENERATED BY THE SITE CURRENTLY FREELY DISCHARGES INTO THE SIGNAL AVENUE RIGHT-OF-WAY AND FLOWS WEST ALONG THE NORTHERN EDGE OF PAVEMENT. PER THE NAMDP, THIS SITE HAS AN ALLOWABLE DISCHARGE RATE OF 3.82 CFS/AC. THEREFORE, THE ALLOWABLE DISCHARGE IS 6.76 CFS.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL CONSIST OF ASPHALT AND CONCRETE PAVING FOR PARKING AND DRIVING SURFACES WITH A LARGE SELF STORAGE FACILITY AND RETAIL BUILDING. THERE WILL BE TWO NEW ACCESS DRIVEWAYS TO SIGNAL AVE AND ALSO A NEW DRIVEWAY ACCESS TO THE MIXED USE DEVELOPMENT TO THE NORTH. THE PROPERTY HAS BEEN SPLIT INTO TWO SUB-BASINS.

SUB-BASIN 1 ENCOMPASSES A MAJORITY OF THE PROPERTY HAVING AN AREA OF 1.48 ACRES AND GENERATING 7.12 CFS OF STORM WATER RUNOFF. THIS SUB-BASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE PARKING LOT AND ROOF RUNOFF. FLOWS GENERATED BY SUB-BASIN 1 WILL FLOW, IN GENERAL, FROM THE NORTHEAST TO SOUTHWEST ALONG THE DRIVE AISLE RUNOFF DRAINS TO DROP INLET 1 THAT IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY. AN ORIFICE PLATE WILL BE INSTALLED ON THE OUTLET PIPE OF INLET 1. THE ORIFICE PLATE COMBINED WITH THE STORAGE IN THE INLET, STORM DRAIN, AND PARKING LOT WILL REDUCE THE FLOW RATE DISCHARGING FROM THE SITE TO BE COMPLIANT WITH THE NAMDP. ONCE RUNOFF EXITS THE DROP INLET, WATER FLOWS TO THE SOUTH INTO THE EXISTING STORM DRAIN LOCATED ON SIGNAL AVENUE. THE FLOW RATE LEAVING THE PROPERTY IS 6.76 CFS THROUGH THIS STORM DRAIN OUTFALL.

SUB-BASIN 2 IS LOCATED ON THE EAST SIDE OF THE PROPERTY. IT HAS AN AREA OF 0.29 ACRES AND GENERATES 1.34 CFS OF STORM WATER RUNOFF. THIS SUB-BASIN CONSISTS OF A SMALL PORTION OF THE PARKING LOT ON THE EAST SIDE OF THE BUILDING. THE PARKING LOT WITHIN SUB-BASIN 2 WILL FLOW INTO DROP INLET 2. THE WATER WILL THEN FLOW IN A STORM DRAIN TO INLET 1 AT THE SOUTH WEST CORNER OF THE SITE.

THERE IS NO WATER QUALITY STORAGE PROPOSED FOR THIS SITE. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE TOTAL STORM WATER QUALITY VOLUME. THE SITE HAS AN IMPERVIOUS AREA OF 70,164 SQ FT. THEREFORE, THE REQUIRED WATER QUALITY VOLUME IS 1,520 CF. THE PAYMENT AMOUNT IS: 1,520 CF X \$81CF = \$123,120

DESIGNED BY: JIM  
 CHECKED BY: JIM  
 DATE: 11.13.2020

RESPEC  
 5970 ALBERKORBEN STREET SUITE 101  
 ALBUQUERQUE, NM 87113  
 WATER & NATURAL RESOURCES  
 WWW.RESPEC.COM (800)527-8778

STAMP  
 N.M. W. FLOOD CONTROL DISTRICT  
 1983  
 PROFESSIONAL ENGINEER

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PROJECT NAME: SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

DRB SITE PLAN

SHEET NUMBER: C-100

NAME: \\hokaweb\respec\602772\Finley Signal Deve.opment\3 DNS\Sheets\313\Drainage\Plan\Drp 24\_10\Plan\_Plot.DWG, Jun 30, 2020 7:28am  
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