



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-005492

Application No. SI-2021-01694

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 11/10/21 HEARING DATE OF DEFERRAL: 11/3/21

SUBMITTAL

DESCRIPTION: Revised plan set, response memo, and ACC letter.

CONTACT NAME: Michael Vos, AICP

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com



Memorandum

To: Jolene Wolfley and DRB Members, City of Albuquerque
From: Michael Vos, AICP, Consensus Planning, Inc. *MV*
Date: November 5, 2021
Re: Ladera RV & Boat Storage Comment Responses (PR-2021-005492)

This memo outlines the responses and changes made to the site plan based on the comments received and reviewed at the November 3, 2021 DRB meeting.

Code Enforcement

The Project Architect has clarified the proposed uses of the buildings and structures on the plan to reflect both outdoor and indoor RV storage spaces along with the proposed RV park spaces.

Transportation Development

Per correspondence with Transportation staff, since this is an amendment to an existing plan (that is being constructed per the original approval), and access is from a local street, a turnaround will not be required to be added at the entrance. The other requested dimensions and sidewalk have been added to the plans.

Planning

The Applicant has reviewed the changes against the Ladera Business Park Master Development Plan, and the amendment remains in compliance with the design standards. The change to the building is minimal and replacing outdoor storage spaces with RV park spaces does not affect the landscaping, screening, or other items that are covered by the Master Development Plan. The Master Development Plan, as approved by the city does not contain any specific use limitations beyond the underlying zoning. In addition, a letter regarding compliance from the Architectural Review Committee is attached to the resubmittal.

The building is located more than 30 feet away from the street, so it does not meet the definition of a street-facing façade, as well as the limited changes that are being proposed do not affect the compliance of the building with the IDO or Master Development Plan design standards compared to what was originally approved.

No new signage is proposed at this time. Any additional signage that may be added will obtain any necessary approvals and sign permits.



November 5, 2021

Architectural Design Review Committee

% Consensus Planning, Inc.
302 8th Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

RE: Recommendation to Architectural Design Review Committee
Tract 1, Unit 2 LBP – Major Site Plan Amendment to a Site Plan - DRB

302 Eighth St. NW
Albuquerque, NM 87102

Dear Sirs / Ms:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This project is an amendment to an existing approved Site Plan – DRB for a new use as permitted by the most recent City amendments to the IDO. No changes are proposed relative to setbacks, buildings, or access and circulation. Plans for the above referenced Lot have been reviewed for compliance with the 'Declaration of Covenants, Conditions and Restrictions', Article VII and Article VIII. The recommendation to the Committee for this property is as follows:

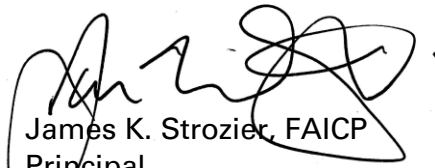
Approval

Approval pending submittal of the following: Add a note that the pole mounted lighting may not exceed 25 feet in height.

Disapproval based on the non-compliance of the following:

Please let me know if you have any questions regarding this recommendation.

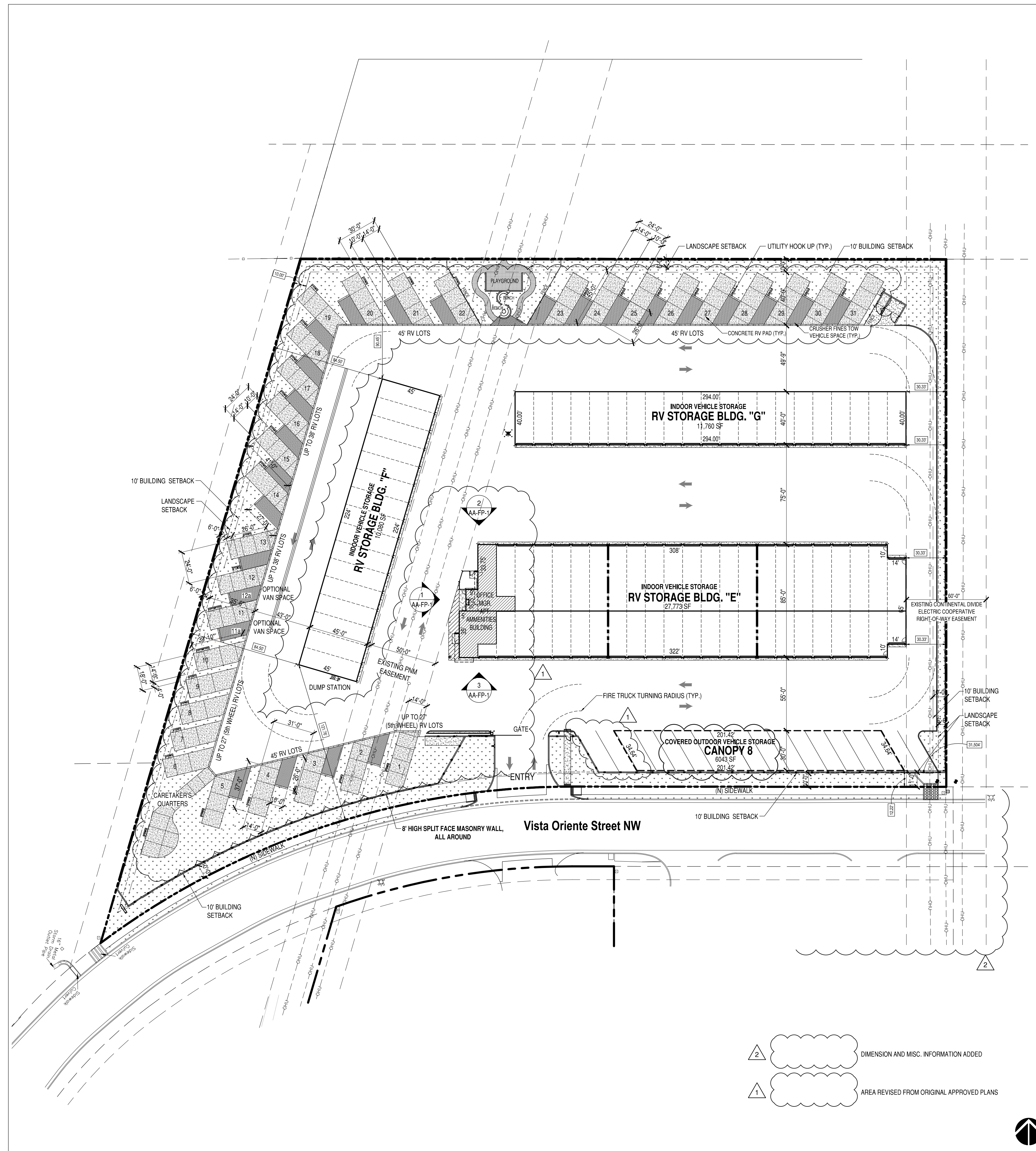
Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

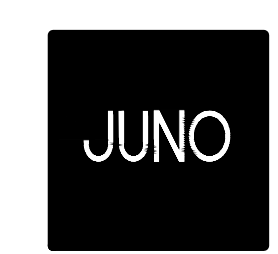
James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROPOSED SITE PLAN REVISIONS
1" = 40'

- ② DIMENSION AND MISC. INFORMATION ADDED
- ① AREA REVISED FROM ORIGINAL APPROVED PLANS

1
AA-SP-1



7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

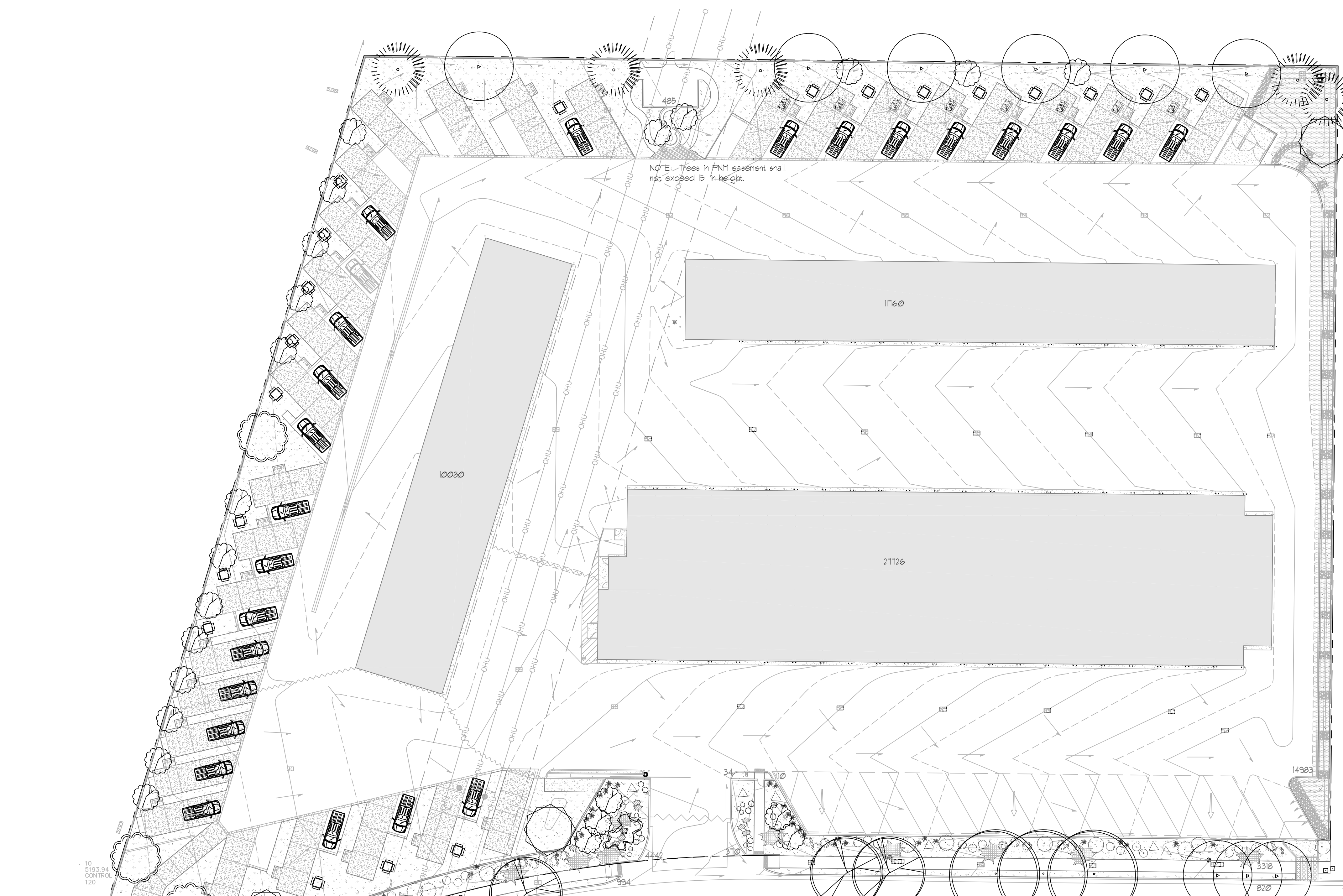
SHEET TITLE:
PROPOSED SITE PLAN REVISIONS

NO.	REVISION	DATE
1	PROPOSED SITE PLAN REVISIONS	9/28/21
2	DRB COMMENTS	11/05/21

ARCHITECT STAMP: KEVIN JUND NO. 1603
CONSULTANT STAMP
DATE: 9/29/21
PROJECT NO. 1614
SHEET NO.

Handwritten signature and date: 9.29.21

AA-SP-1



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

12	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1025	14700 M
5	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	10725 M
3	2" cal	Modesto Ash <i>Fraxinus velutina</i>	50x45	2025	6075 M
13	2" cal	Frontier Elm <i>Ulmus 'Frontier'</i>	35x25	625	8125 M
5	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	3125 M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	15x20	400	400 M
3	15 Gal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	25x25	625	1875 M
28	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	4032 M
8	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	625	5000 M
Total Tree Coverage 53451					

Shrubs & Groundcovers

21	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x6	36	156 M
43	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	2.5x3	9	381 M
14	5 Gal	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	2x3	9	126 M
8	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1	49	392 M
14	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	144	2016 M
14	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	126 M
13	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	117 M
2	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	98 L
15	5 Gal	Apache Plume <i>Follgia paradoxa</i>	6x1	49	135 L
22	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	4x6	36	192 L
9	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	12	108 L
xx	2-3cf	Boulders	To be placed at contractor discretion		
25456		Landscape Crusher Fines / Filter Fabric	To Be Determined		
x		Oversize Landscape Gravel / Filter Fabric	See Grading Plan for spec.		

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	22163
TOTAL FENCED IN STORAGE AREA	-216858
NET LOT AREA (sf)	10305
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	1545
TOTAL ON-SITE LANDSCAPE PROVIDED	25456
TOTAL LIVE PLANT COVERAGE REQUIRED	1160
TOTAL LIVE PLANT COVERAGE PROVIDED	59110

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque, Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

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

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

Irrigation shall be a complete underground system with trees to receive 1 NetAlm spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. NetAlm shall have emitters 12" o.c. with a flow of 8 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Emitter systems to be tied to 1/2" poly pipe with flush caps at each end.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas indicated on the plan.

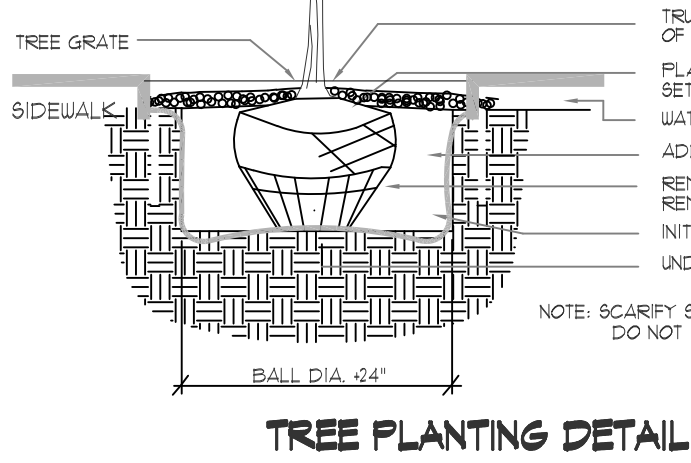
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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

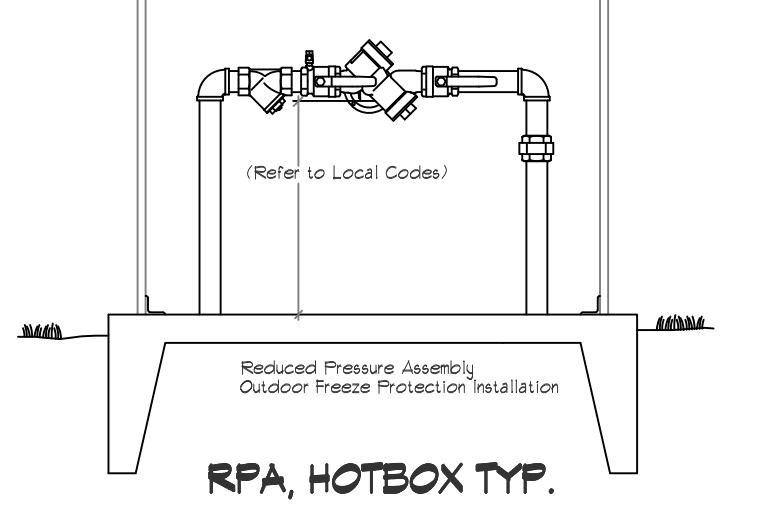
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

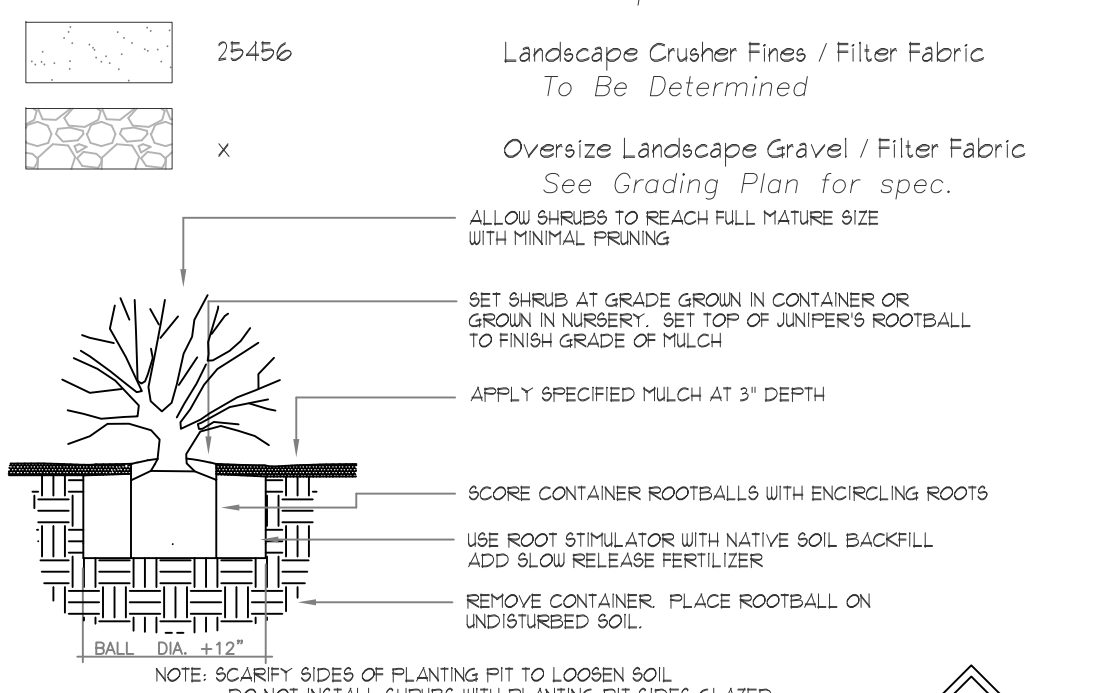
Water and Power source shall be the responsibility of the Developer/Builder.



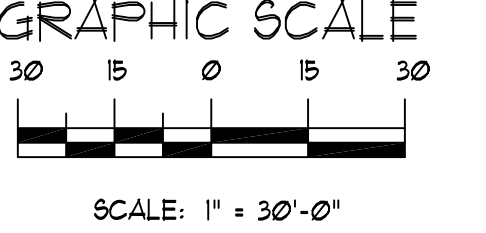
TREE PLANTING DETAIL
N.T.S.



RPA, HOTBOX TYP.
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



REVISIONS

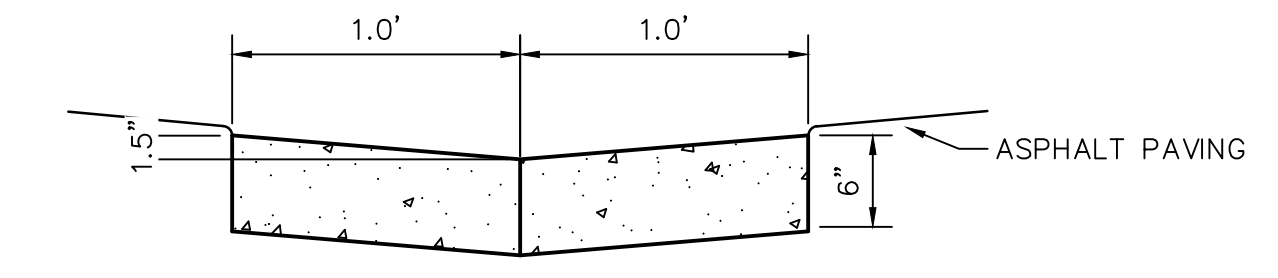
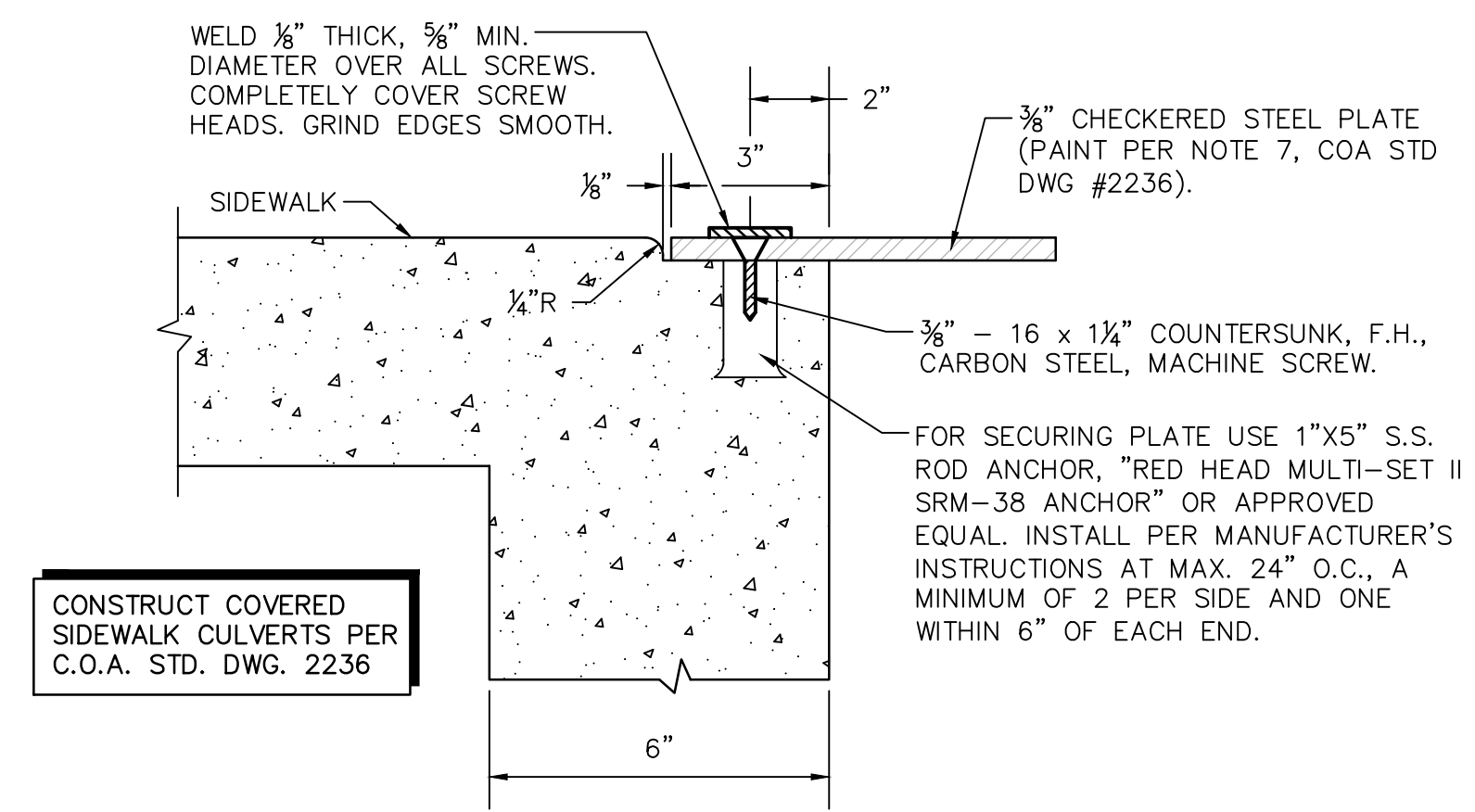
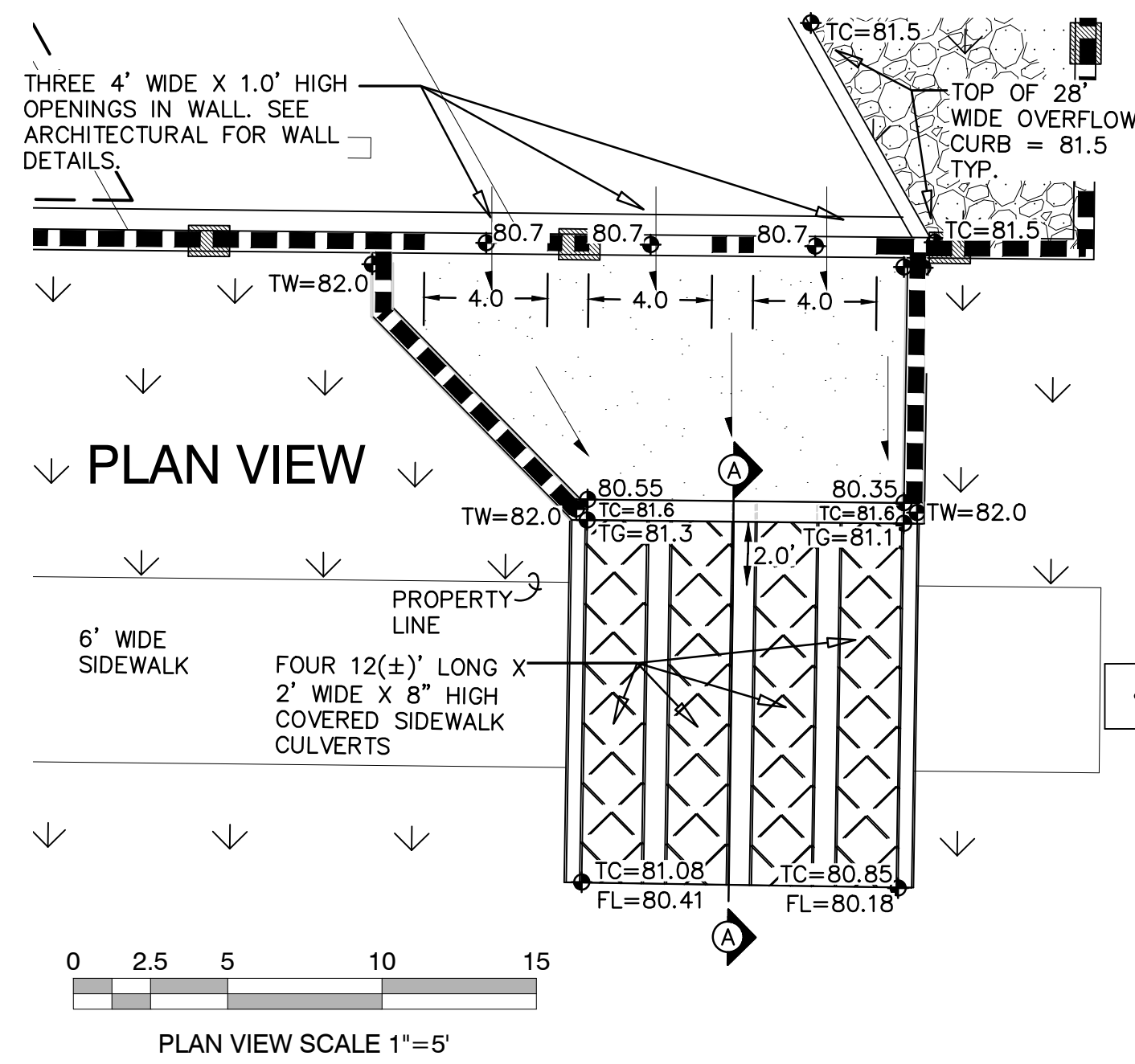
Date:	Comment:

Designed By: D. Mitchell
 Drawn By: dm
 Approved By:
 Date:
 STATEWIDE ONE CALL 811 OR 1-800-321-ALERT (2537) www.nmonecall.org Call two working days before you dig. File ID:
 LANDSCAPE ARCHITECT

**Albuquerque RV and Boat
2201 Vista Oriente NW
Albuquerque, NM 87121**

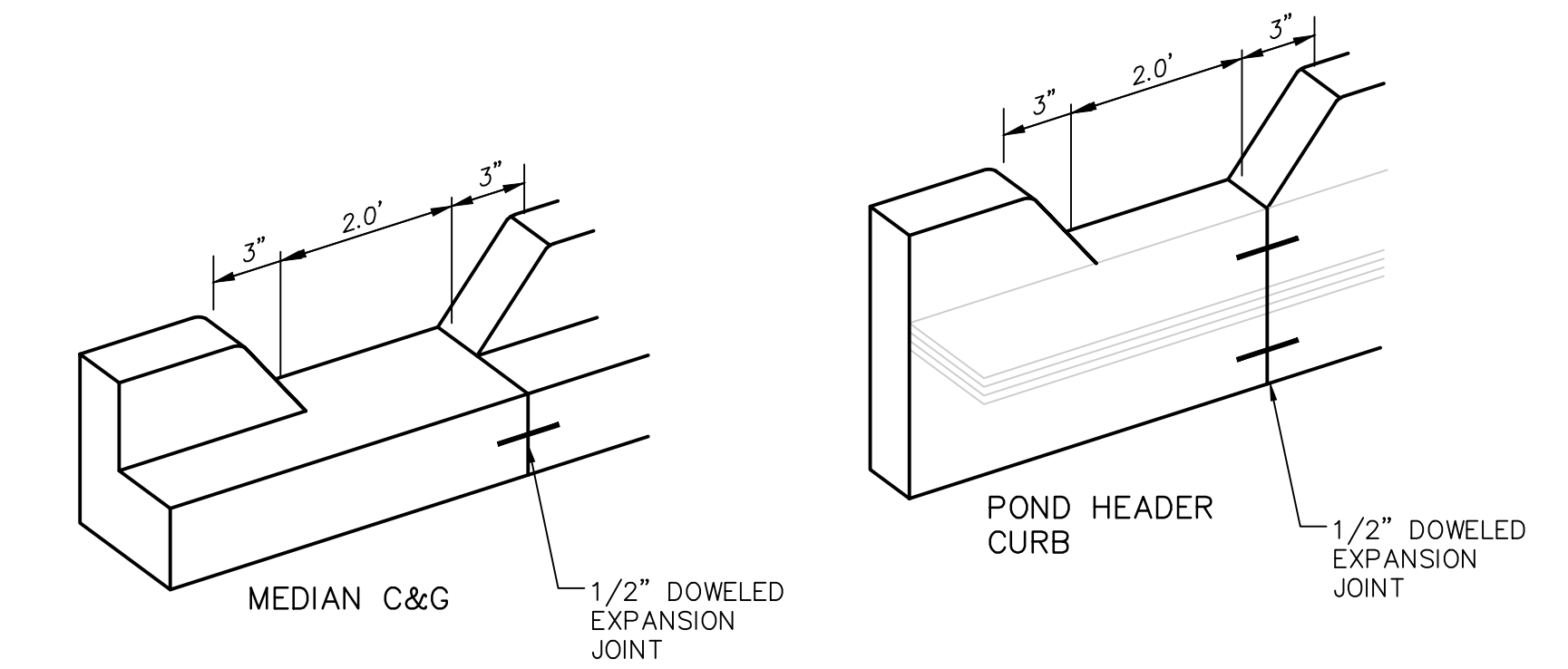


DRAWING NO: **LS-101**



- GENERAL NOTES**
1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
 2. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 3. SEALED 1/2" EXPANSION JOINTS AT 48' O.C. MAX.
 4. EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).

CONCRETE ALLEY GUTTER SCALE: N.T.S.



- GENERAL NOTES**
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

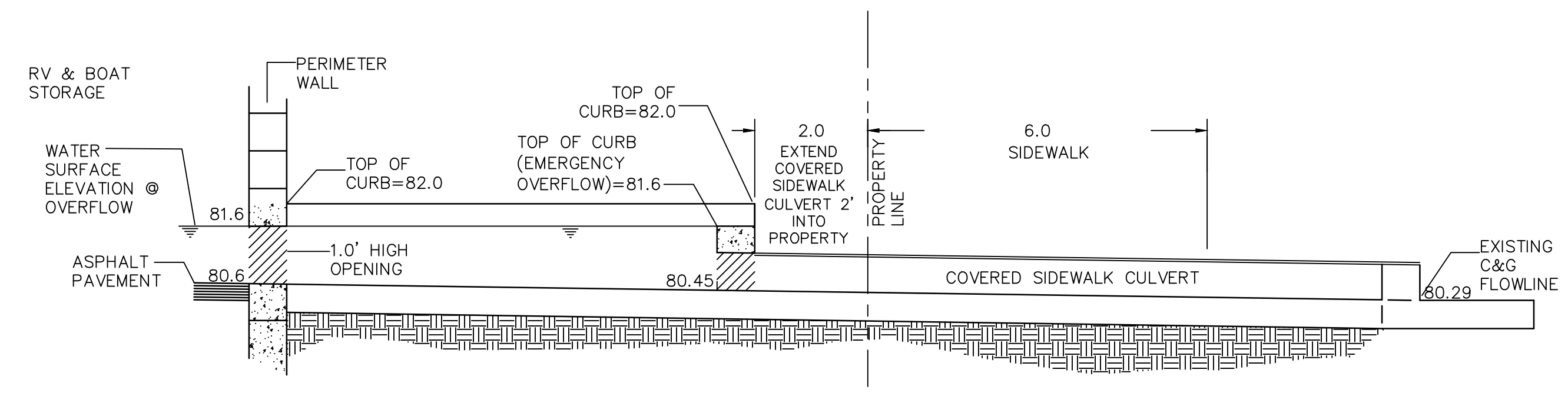
ORIFICE EQUATION - 2' WIDE CURB OPENING

The Orifice Equation is used to calculate the Flow at the opening of a Channel

$$Q = C^*A * (2*g*h)^{0.5}$$

Where

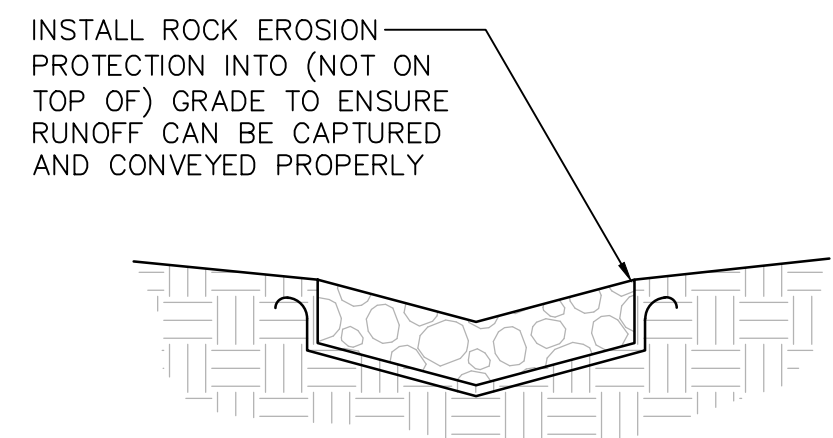
Q	=	2.71	cfs	Curb Height	0.5
C	=	0.6		Opening area	1.125
A	=	1.125	sq.ft.		
g	=	32.2	ft/sec ²		
h	=	0.25	ft	depth of flow at opening from the center of culvert	



STORMWATER OUTFALL STRUCTURE TO VISTA ORIENTE SCALE: N.T.S.

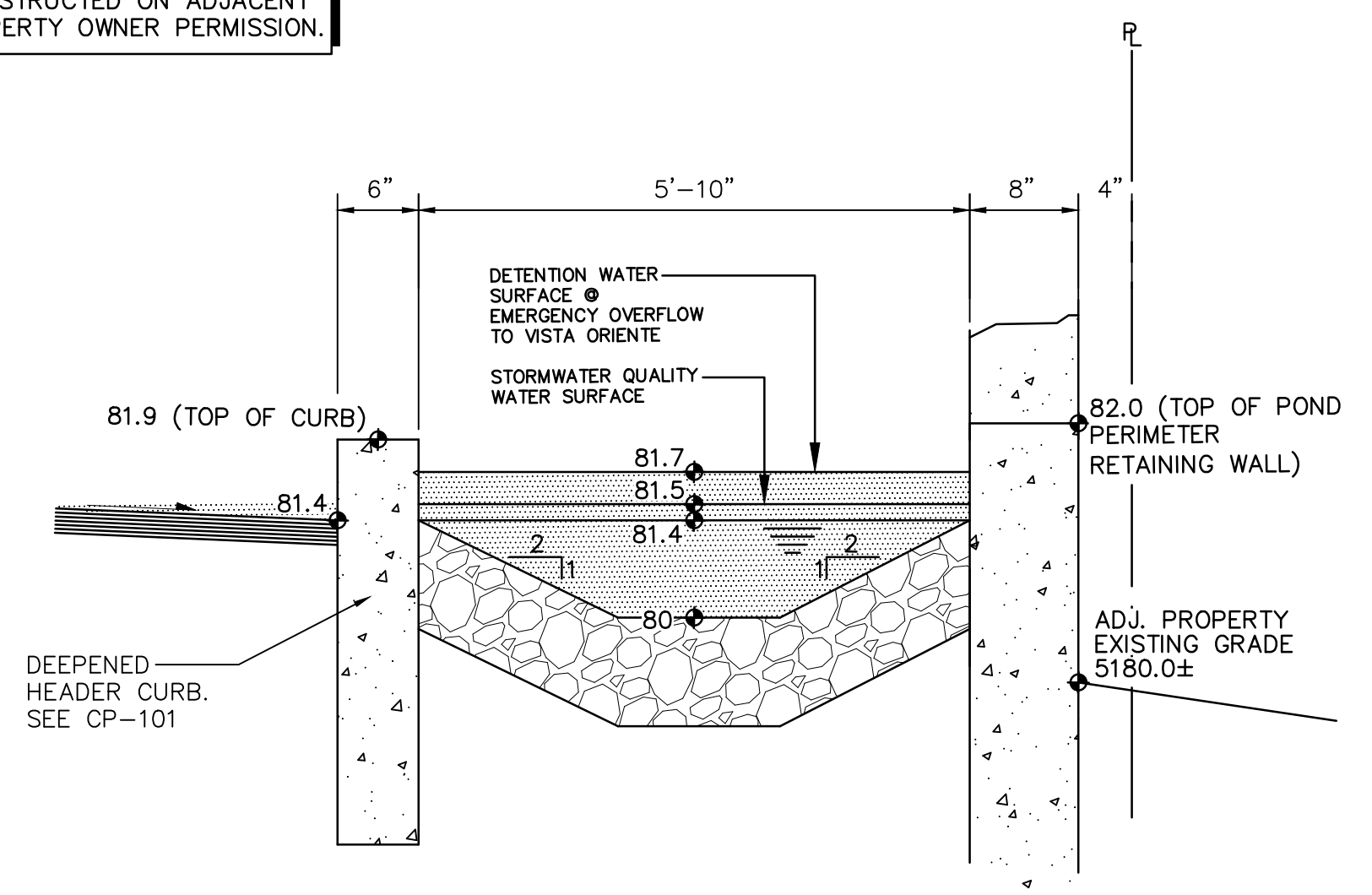
TYPICAL CURB OPENING SCALE: N.T.S.

CONSTRUCT ALL PERIMETER RETAINING WALLS TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR DETAILS INCLUDING STRUCTURAL SECTIONS, ADDITIONAL WALL HEIGHT, FOOTING, GUARDRAIL, WATERPROOFING, REINFORCING, ETC. NO STRUCTURE OR FOOTING MAY BE CONSTRUCTED ON ADJACENT PROPERTIES WITHOUT ADJACENT PROPERTY OWNER PERMISSION.



- ALL EROSION PROTECTION TO BE 8" DEEP, 4" AVG. DIA. ANGULAR FACED ROCK.
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
- ROCK SWALES TO BE 3' WIDE, 6" DEPRESSED

ROCK EROSION PROTECTION SCALE: N.T.S.



SECTION: EAST STORMWATER QUALITY POND SCALE: N.T.S.

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

2278 CG-501.dwg Sep 29, 2021

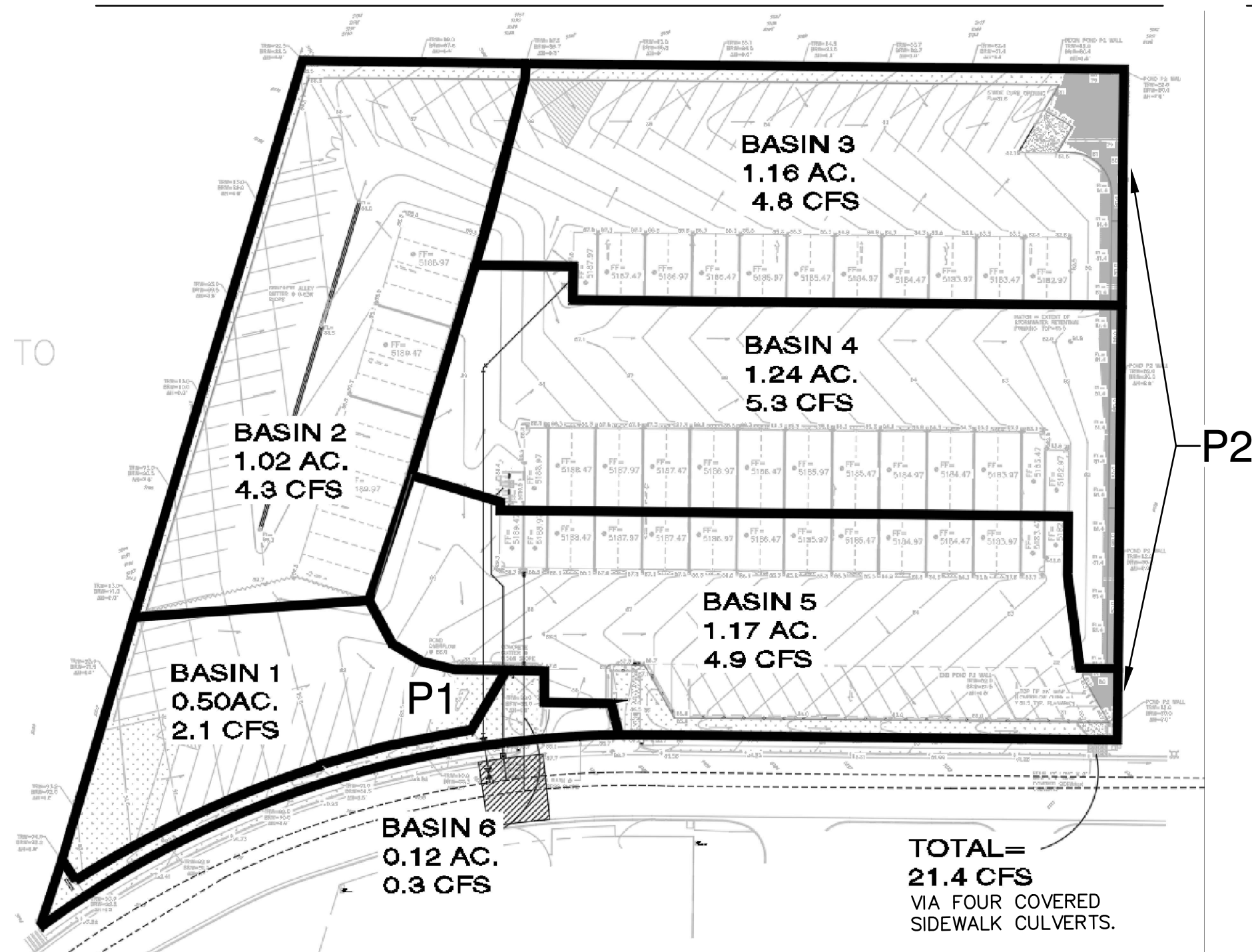
ABQ RV & BOAT STORAGE
 LADERA ENTERPRISES LLC

GRADING & DRAINAGE DETAILS

Date:	No. Revision:	Date:	Job No.
09-29-21			2278
Drawn By:			CG-501
BJB			
Ckd By:			SH. OF
FCA			

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DRAINAGE BASINS



OVERALL CALCULATIONS

CALCULATIONS: 2278 - ABQ RV & BOAT STORAGE : May 17, 2019
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE			
AREA OF SITE:	227163	SF	= 5.2
100-year, 6-hour			
PREVIOUS DEVELOPED FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIP:	
Treatment SF	%	Treatment SF	%
Area A = 0	0%	Area A = 0	0%
Area B = 113581.5	50%	Area B = 12239	5.4%
Area C = 113581.5	50%	Area C = 12119	5.3%
Area D = 0.0	0%	Area D = 202805	89.3%
Total Area = 227163	100%	Total Area = 227163	100%
Precip. Zone 1			
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$			
$A_A + A_B + A_C + A_D$			
Historic E	= 0.83 in.	Developed E	= 1.85 in.
On-Site Volume of Runoff: $V_{360} = E * A / 12$			
Historic V_{360}	= 15712 CF	Developed V_{360}	= 34977 CF
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$			
For Precipitation Zone 1			
Q_{pA}	= 1.29	Q_{pC}	= 2.87
Q_{pB}	= 2.03	Q_{pD}	= 4.37
Historic Q_p	= 12.78 CFS	Developed Q_p	= 21.7 CFS

WEIR CALCULATIONS

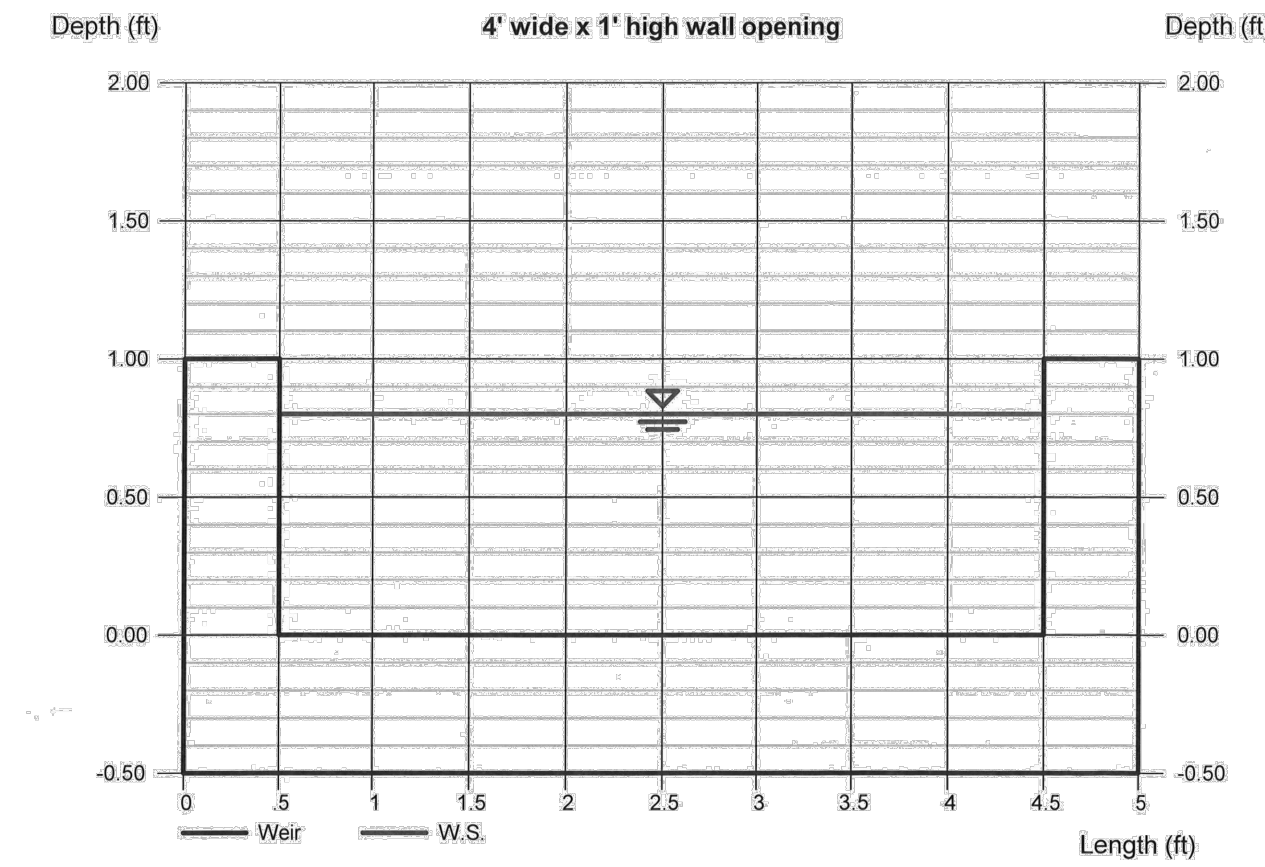
Weir Report

Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Jun 7 2019

4' wide x 1' high wall opening

Rectangular Weir	= Broad	Highlighted	= 0.80
Crest	= 4.00	Depth (ft)	= 7.442
Bottom Length (ft)	= 1.00	Q (cfs)	= 3.20
Total Depth (ft)	= 1.00	Area (sqft)	= 2.33
Calculations	= 2.60	Velocity (ft/s)	= 4.00
Weir Coeff. C_w	= 2.60	Top Width (ft)	= 4.00
Compute by:	Q vs Depth		
No. Increments	= 5		

THREE 4' WIDE X 1.0' HIGH OPENINGS IN WALL. SEE ARCHITECTURAL FOR WALL DETAILS. AT 0.8' DEEP, CAPACITY = 7.4 CFS. THREE @ 7.4 = 22.2 > REQUIRED



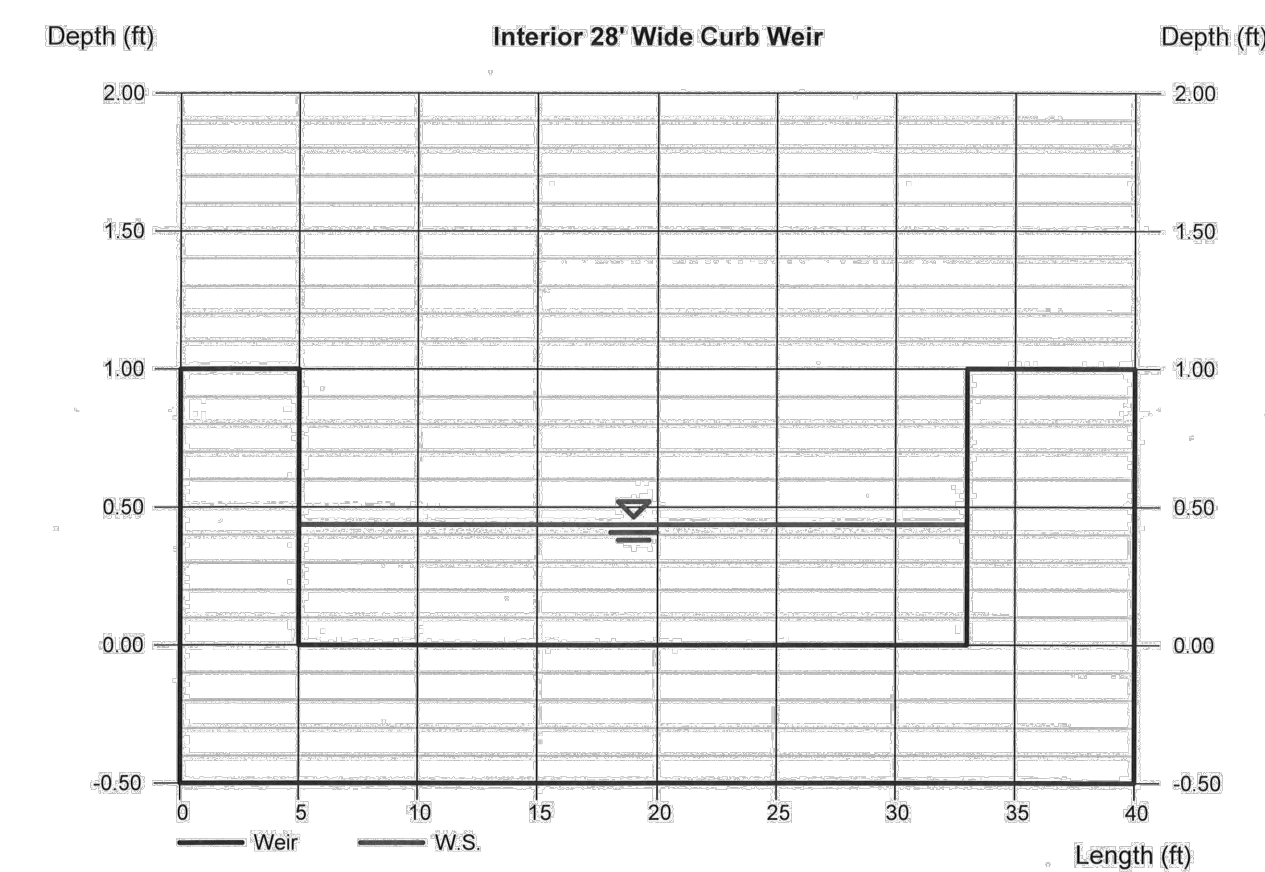
Weir Report

Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Jun 7 2019

Interior 28' Wide Curb Weir

Rectangular Weir	= Broad	Highlighted	= 0.44
Crest	= 28.00	Depth (ft)	= 21.00
Bottom Length (ft)	= 1.00	Q (cfs)	= 12.22
Total Depth (ft)	= 1.00	Area (sqft)	= 1.72
Calculations	= 2.60	Velocity (ft/s)	= 28.00
Weir Coeff. C_w	= 2.60	Top Width (ft)	= 28.00
Compute by:	Known Q		
Known Q (cfs)	= 21.00		

TOP OF 28' OVERFLOW WEIR ELEVATION = 81.5. AT 81.6, ADDITIONAL FLOW WILL BYPASS THE STORMWATER QUALITY PONDING AND DISCHARGE DIRECTLY.



BASIN CALCULATIONS

BASIN NO.	DESCRIPTION	Area of basin flows =	Weighted E	Sub-basin Volume of Runoff	Sub-basin Peak Discharge Rate	Qp	First Flush Vol.
1	0.50 Ac.	21877 SF	1.84 in.	1348 CF	2.1 cfs	557 CF	
2	1.02 Ac.	44594 SF	1.88 in.	6963 CF	4.3 cfs	1175 CF	
3	1.16 Ac.	50455 SF	1.84 in.	7733 CF	4.8 cfs	1286 CF	
4	1.24 Ac.	53828 SF	1.94 in.	9729 CF	5.3 cfs	1495 CF	
5	1.17 Ac.	51025 SF	1.88 in.	7869 CF	4.9 cfs	1344 CF	
6	0.12 Ac.	5308 SF	0.80 in.	354 CF	0.3 cfs	15 CF	

BASIN 1 DISCHARGES THROUGH STORMWATER QUALITY POND P1 WITH EXCESS FLOW PASSING TO THE SOUTHEAST COVERED SIDEWALK CULVERTS. 557 CF REQUIRED.

BASINS 2, 3 AND 4 DISCHARGE THROUGH STORMWATER QUALITY POND P2 BEFORE FREE DISCHARGING TO VISTA ORIENTE STREET. 3,956 CF REQUIRED.

TOTAL SITE STORMWATER QUALITY POND VOLUME REQUIRED = 5,872 CF.
TOTAL STORMWATER QUALITY POND VOLUME PROVIDED = 5,990 CF.

BASINS 5 AND 6 FREE DISCHARGE TO VISTA ORIENTE STREET. 1,359 CF REQUIRED.

COVERED SIDEWALK CULVERT CALCULATIONS

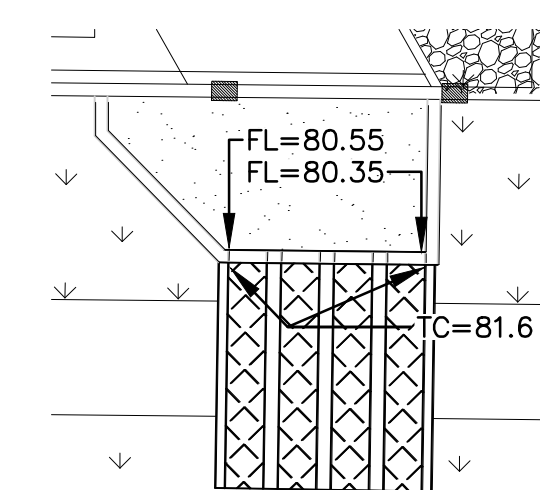
ORIFICE EQUATION - SIDEWALK CULVERT

The Orifice Equation is used to calculate the Flow at the opening of a Channel

$$Q = C * A * (2 * g * h)^{0.5}$$

Where	Q	= 5.47 cfs	Water Surface =	81.6
	C	= 0.6	Flowline =	80.45
	A	= 1.24 sq.ft.	h	= 0.84
	g	= 32.2 ft/sec ²		
	h	= 0.84 ft	depth of flow at opening from the center of culvert	

COVERED SIDEWALK CULVERT CAPACITY = 5.5 CFS EACH
FOUR REQUIRED: 4 * 5.5 CFS = 22.0 CFS > REQUIRED



FRED C. ARFMAN
NEW MEXICO
7322
09-29-21

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

2278 CG-501.dwg Sep 29, 2021

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ABQ RV & BOAT STORAGE LADERA ENTERPRISES LLC			
DRAINAGE CALCULATIONS			
Date:	No. Revision:	Date:	Job No.
09-29-21			2278
Drawn By:			CG-502
Ckd By:			SH. OF
FCA			



RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

- 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.

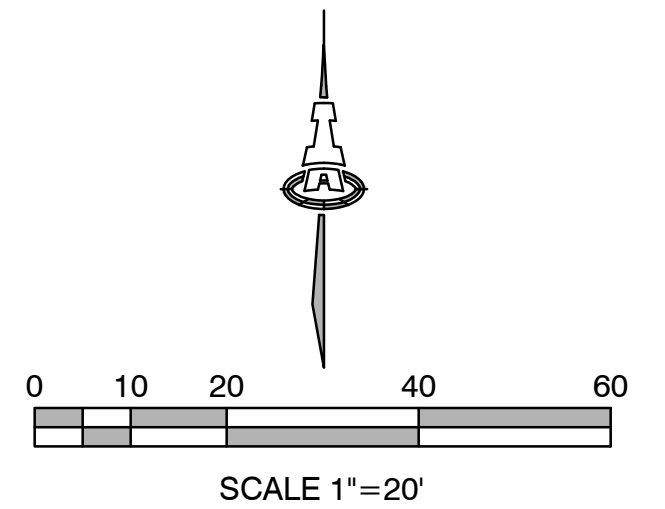
TEST PRESSURE: 150 PSI

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.

NOTES

- 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 NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.



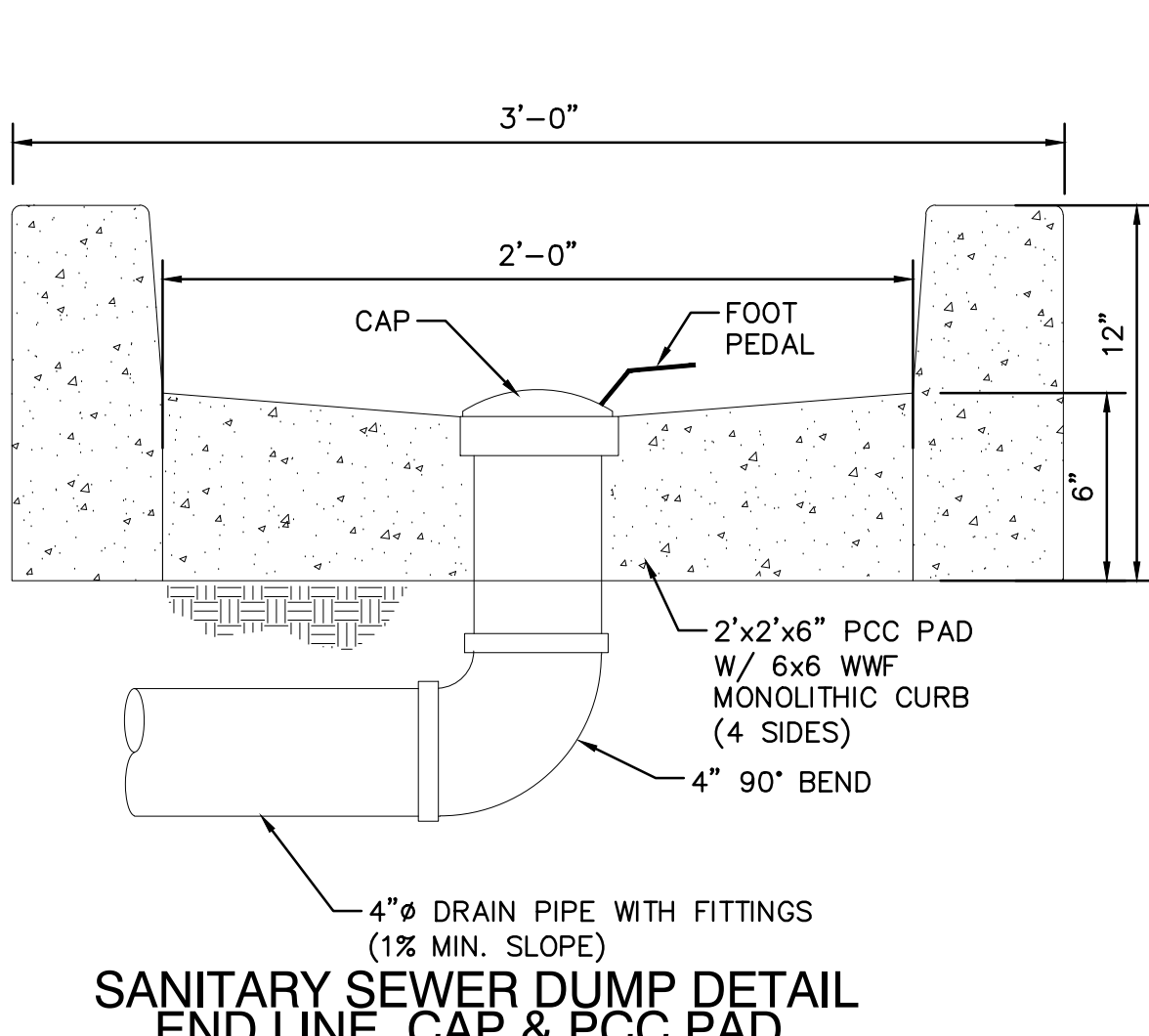
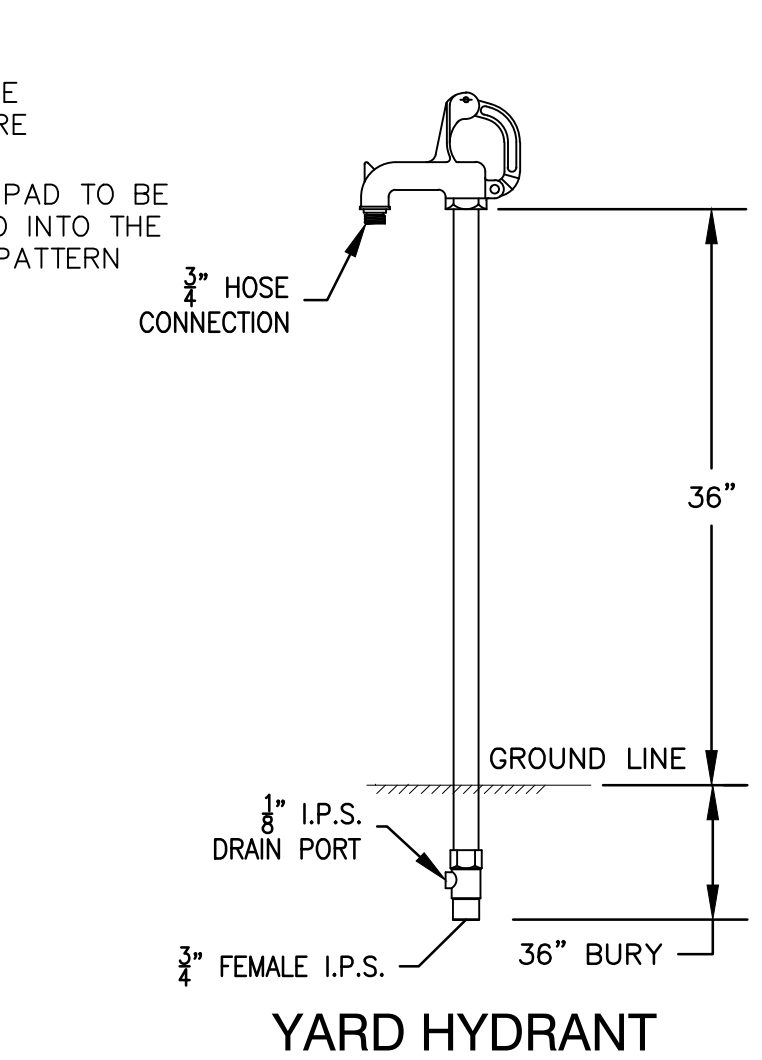
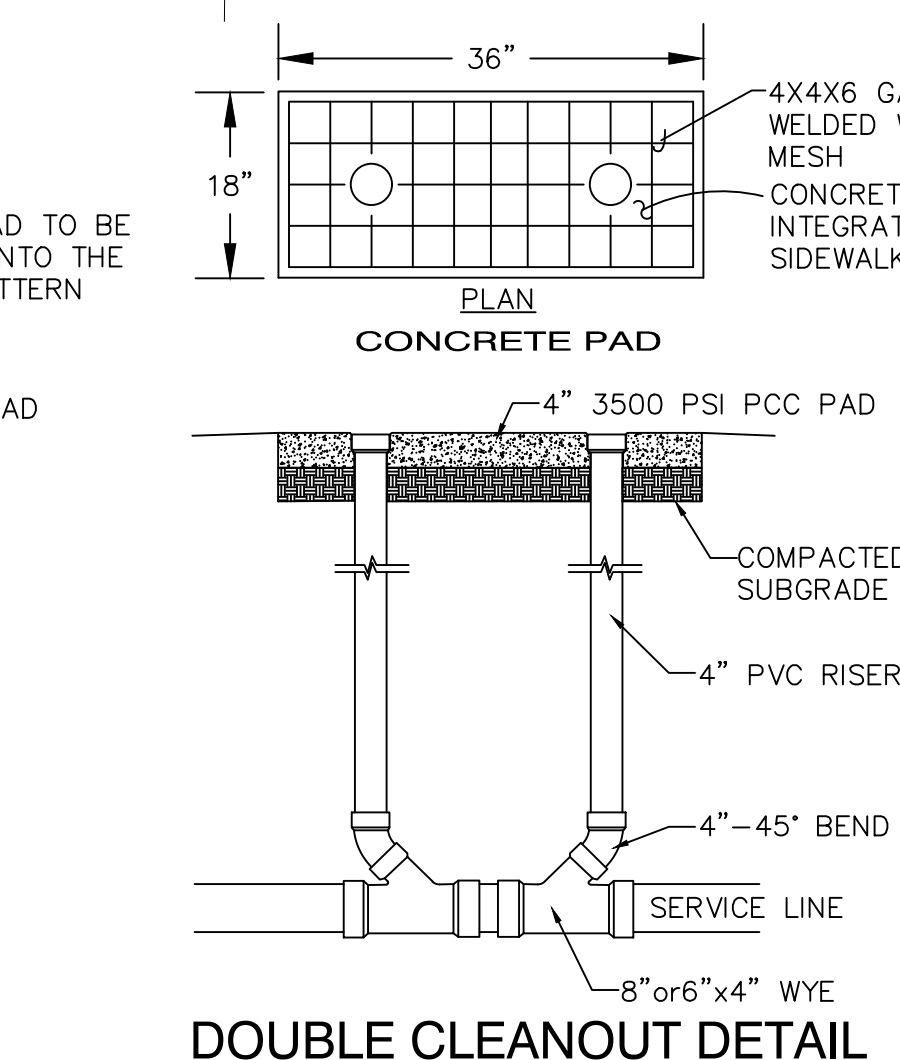
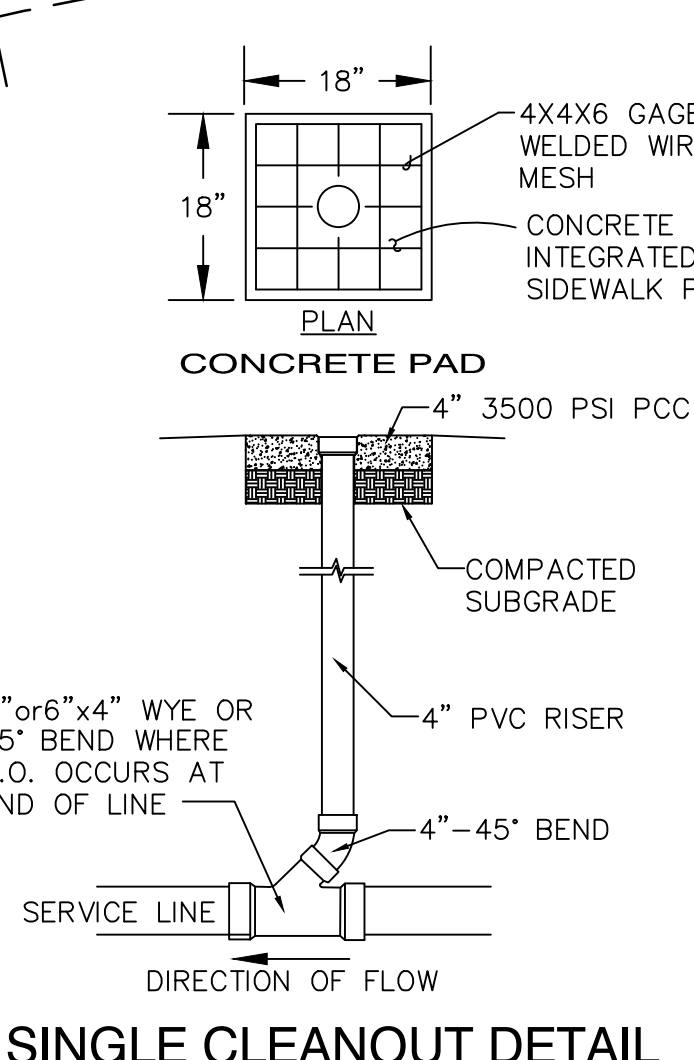
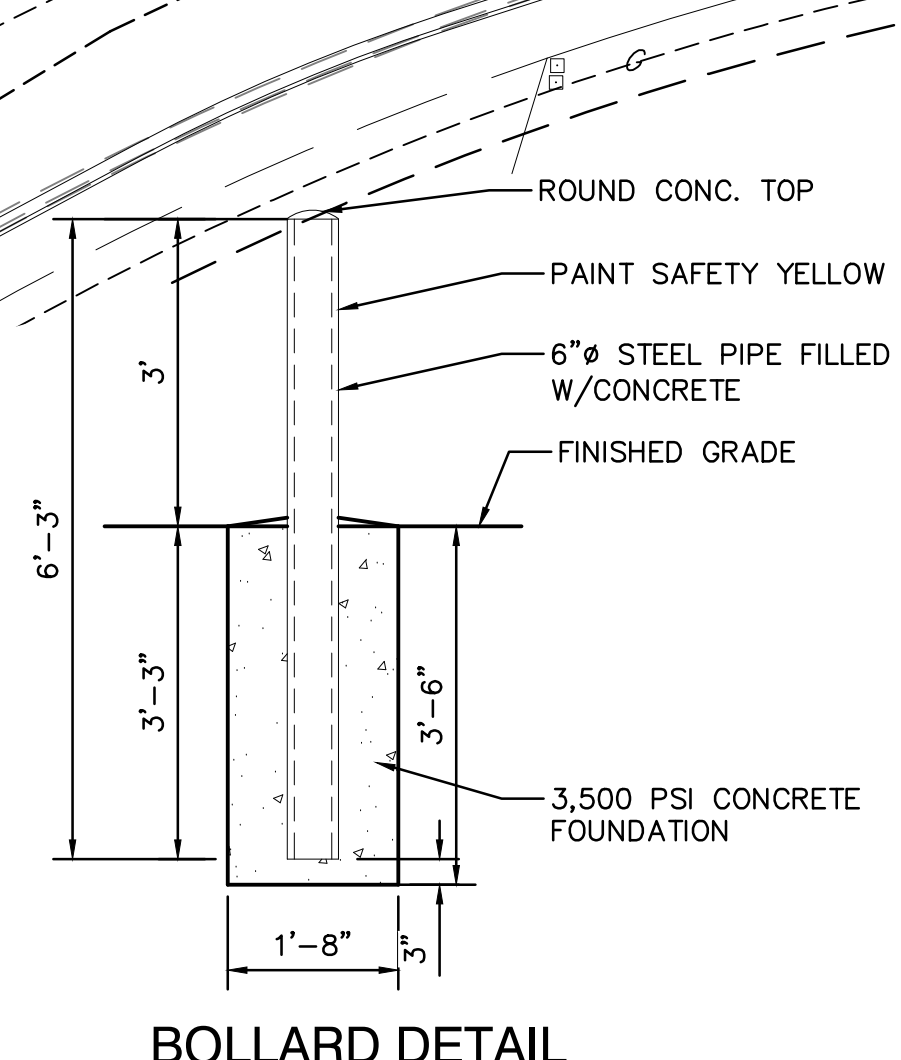
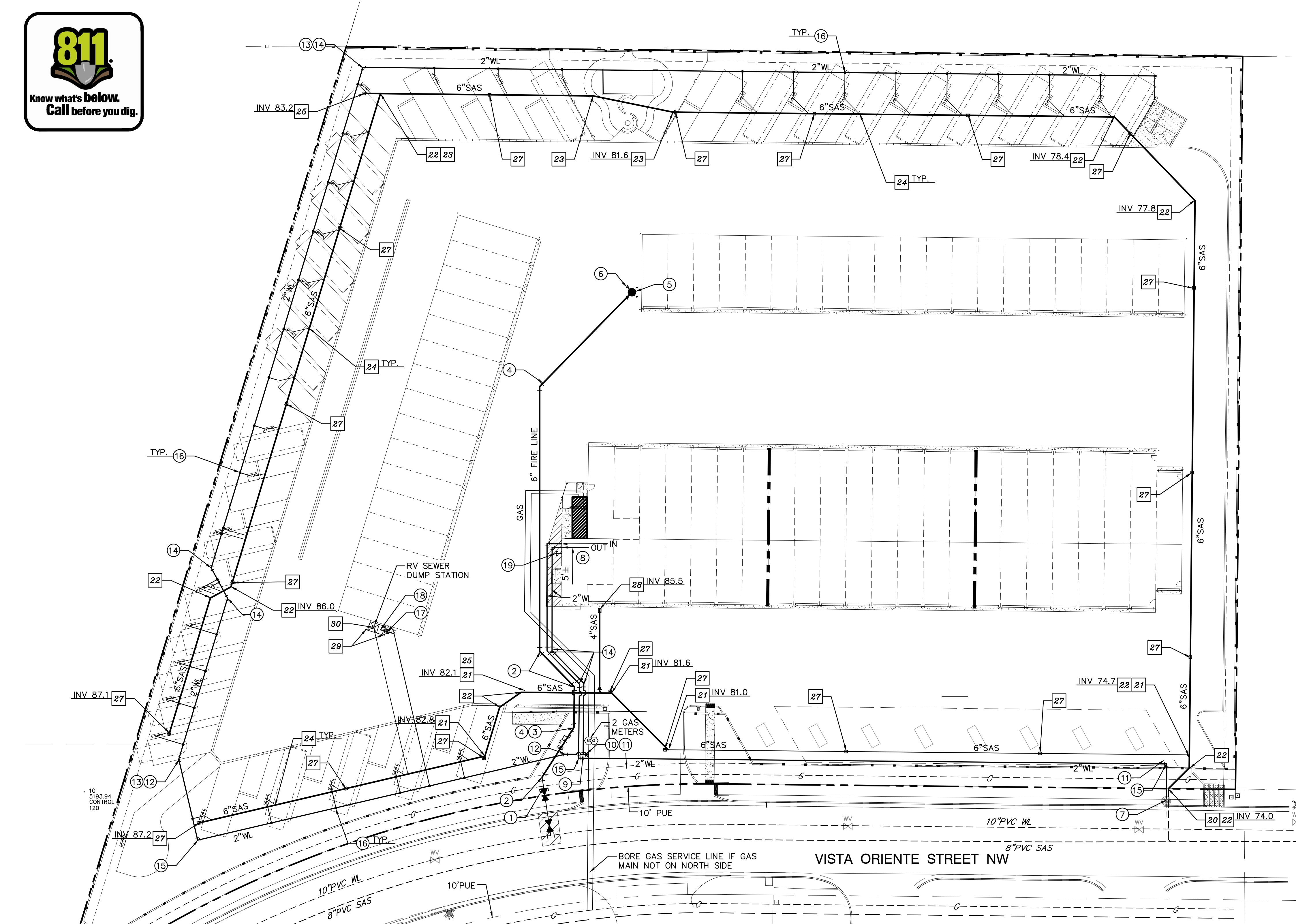
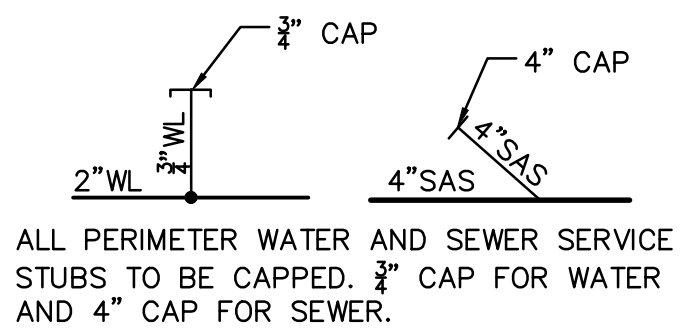
KEYED NOTES

WATER KEYED NOTES

- REMOVE EXISTING 6" CAP AND CONNECT NEW 6" WATERLINE.
- 6" 45° BEND. (LT=9')
- 6" 22 1/2° BEND. (LT=4')
- 6" 11 1/2° BEND. (LT=2')
- FIRE HYDRANT PER ABCWUA STD DWG 2340. PAINTED SAFETY ORANGE.
- 4 EA. BOLLARDS (5'X5' SQUARE AROUND FIRE HYDRANT). SEE DETAIL BELOW.
- CONNECT NEW 2" WATER SERVICE LINE TO EXISTING 1 1/2" METER SETTING.
- INTERNAL BACK FLOW PREVENTERS.
- 2" TEE.
- 2"x1 1/2" REDUCER.
- 1 1/2" CAP.
- 2" 11 1/2° BEND.
- 2" 22 1/2° BEND.
- 2" 45° BEND.
- 2" 90° BEND.
- 3/4" WATER SERVICE CONNECTION, W/ 3/4" CAP AT END.
- 3/4" PRESSURE VACUUM BREAKER.
- 3" BURY 3/4" YARD HYDRANT.
- 1" IRRIGATION STUB WITH CAP

SEWER

- CONNECT NEW 6" SAS SERVICE LINE TO EXISTING 6" SAS STUB AT ROW.
- 6"x6" WYE/TEE.
- 6" 45° BEND.
- 6" 22 1/2° BEND.
- 6"x4" SERVICE CONNECTION W/ 4" CAP AT END.
- 4" 45° BEND.
- 6"x4" REDUCER.
- SANITARY SEWER SINGLE CLEAN OUT.
- SANITARY SEWER DOUBLE CLEAN OUT.
- BOLLARD PER DETAIL THIS SHEET.
- 4" SANITARY SEWER DUMP PER DETAIL THIS SHEET.



PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE AND CONNECTION TO EXISTING WATER METER SETTING TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER

FRED C. ARFMAN
NEW MEXICO
7322
2/24/2021
LICENSED PROFESSIONAL ENGINEER

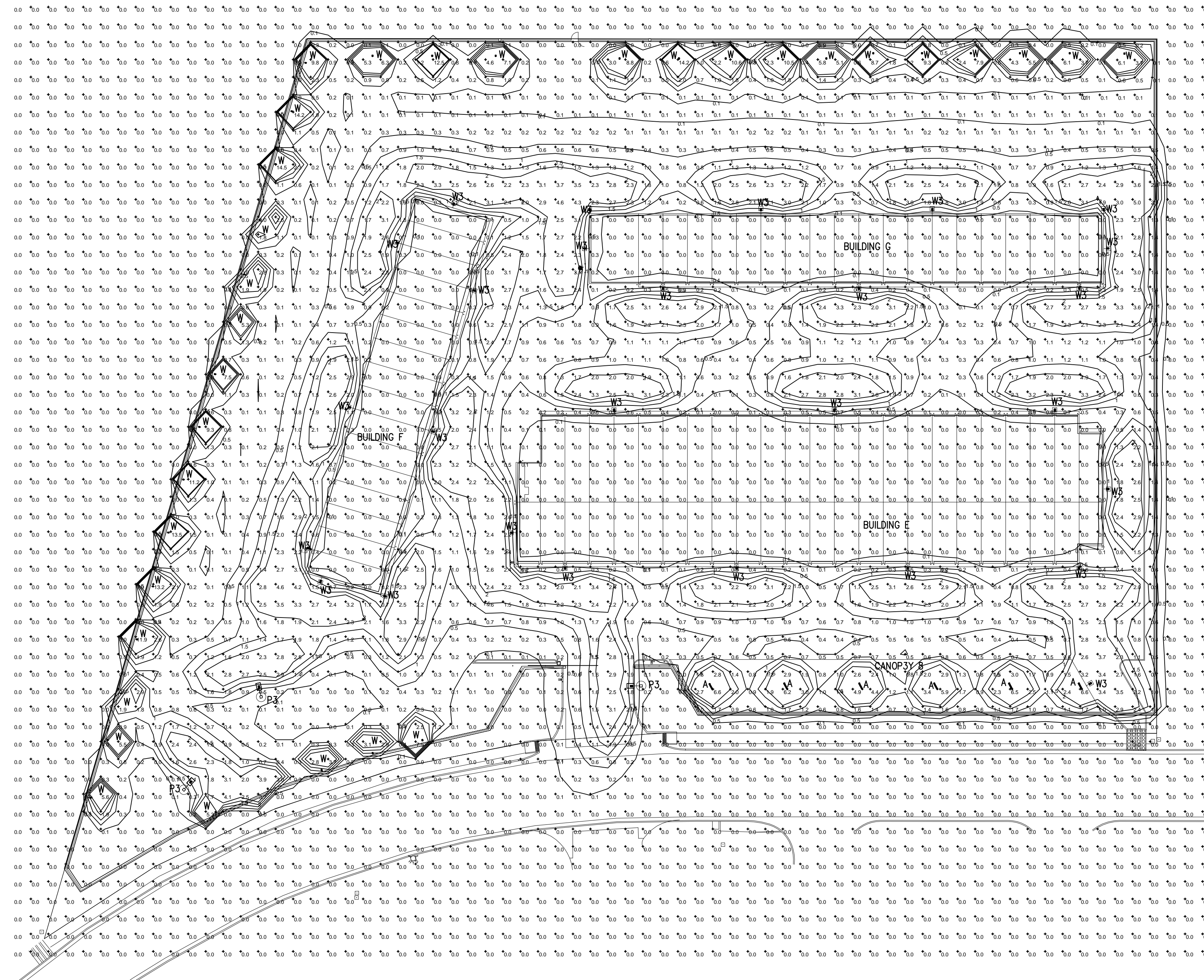
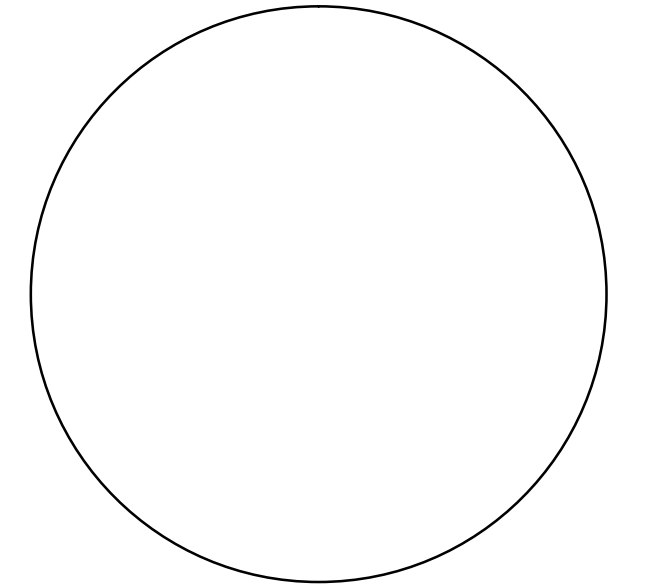
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Montrose Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com

2278 CU-101-DRB.dwg Sep 29, 2021

ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

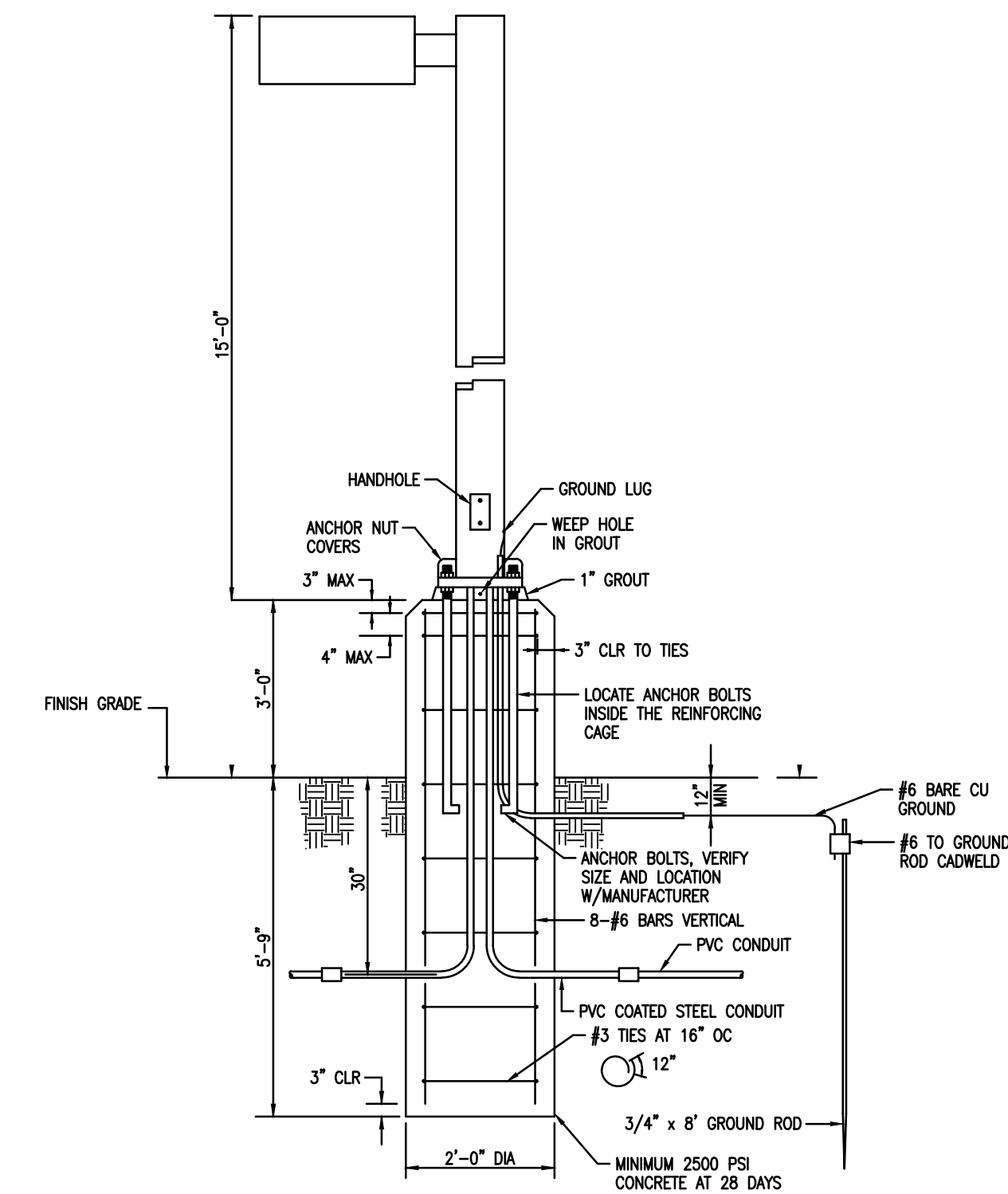
UTILITY PLAN

Date:	No. / Revision:	Date:	Job No.
9-29-21			2278
Drawn By:			CU-101
Ckd By:	FCA		SH. OF



1 SITE SPILL LIGHT CALCULATION
SCALE: 1" = 40'-0"

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS NUMBER	BALLASTS TYPE	INPUT WATTS
A	METALUX OR EQUAL SELECTED BY OWNER	4-SRL-LD5-37SL-LW-UNV-L840-CD-1-SVPD2-U	4-FOOT STRIP CEILING OR WALL MOUNT WITH FACTORY INSTALLED INTEGRATED OCCUPANCY SENSOR	1	3765 LUMEN 3500 K LED	120 29.6
P3	LUMARK OR EQUAL SELECTED BY OWNER	PFPRV-1-C15-T3-15 SSS4A155FM4 POLSSHDWC4FCHHP	COMBINATION FIXTURE AND POLE 15' POLE 80 MPH WIND ZONE TYPE 3 DISTRIBUTION	1	7111 LUMEN 4000 K 70 CRI LED	120 57
W	LUMARK OR EQUAL SELECTED BY OWNER	XTOR1B-PC1	WALL MOUNT SECURITY LIGHT WITH PHOTO CELL	1	1418 LUMEN 5000 K 70 CRI LED	120 12
W3	LUMARK OR EQUAL SELECTED BY OWNER	PRV-C15-D-UNV-T3-WM-BZ-MSP-L30	WALL MOUNT AT 16' AFG DARK SKY COMPLIANT TYPE 3 DISTRIBUTION	1	7111 LUMEN 4000 K 70 CRI LED	120 52



2 POLE BASE DETAIL
SCALE: NOT TO SCALE

Tarleton Engineering Inc.
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ARCHITECTS

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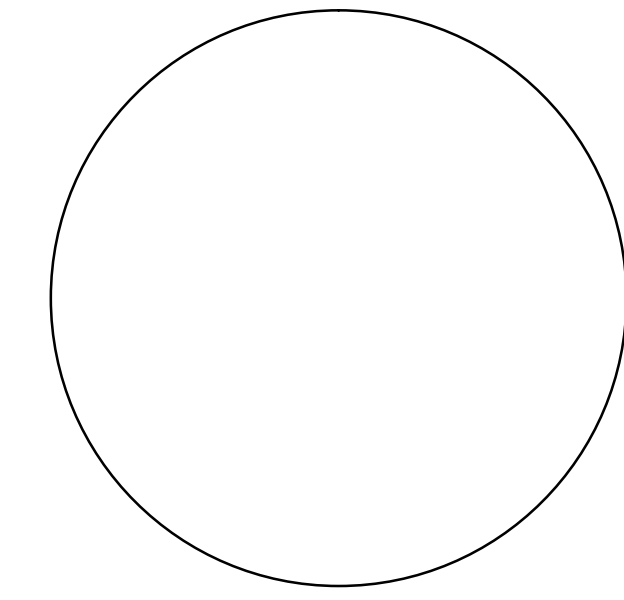
PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
SITE SPILL LIGHT CALCULATION

NO.	REVISION	DATE

ARCHITECT STAMP CONSULTANT STAMP DATE: 07/20/2021
PROJECT NO. 003-071
SHEET NO. E-901

08/02/2021



DESCRIPTION 4-SRL-LD5-3SL-LW-UNV-L840-CD-1-SVPD2-U

SRL is a narrow LED surface, wall or suspension mount luminaire which can be used in a broad range of commercial and industrial applications. This series is designed with the latest LED, electronic drivers and integrated controls for optimal performance. Offered with three different lenses and distributions, this series provides uniformity and is a versatile choice for general and special purpose lighting. Integrated controls are installed, tested and suitable for use with wired and wireless systems. The SRL improves installation and commissioning time making it an ideal choice for code compliance and to maximize energy efficiency.

SPECIFICATION FEATURES

Construction
Channel is die formed cold rolled steel with numerous KGs for ease of installation and is available in standard and continuous row options. Channel/wireway cover securely holds to the housing with sheet metal screws. Exterior end plate is used as a continuous row aligner. Decorative white injection molded end and mid-caps are provided to house the integrated controls. Wireway channel includes a groove for use the standard hanging accessories from the SN strips family.

Controls
The SRL is Powered by Fifth Light, with a standard 10% "CD" or optional 1% "HCD" 0-10V continuous dimming driver that works with many types of controls, like dimmers, occupancy sensors, daylighting controls or lighting relay panels to maximize energy savings. For individual control and out-of-the-box energy savings, the SRL is equipped with factory-installed and pre-programmed integrated sensor system "SVPD2 or SPVD3" for occupancy, daylight dimming and manual control from within the footprint of the fixture. Expand into fully-addressable systems by specifying the Digital Addressable Lighting Interface (DALI) 10% "SLTD", Or, go wireless with the WaveLine "SWPD1" (lowbay) option for code-compliance and easy installation, or the LumaWatt Pro powered by Enlighted options "LWPD1" (lowbay) for a fully integrated sensor system with internet of Things (IoT) connectivity and configurable software. See ordering information and specification supplements for details on all these control options.

Electrical
Long-Life LED system coupled with sensor enabled electronic drivers deliver optimal lighting performance. LED's available in 3000K, 3500K, 4000K, or 5000K with a CRI > 80. Projected life at 70% lumen maintenance is up to 170,000 hours with TMC1 ratings of L82 > 60,000 hours. UNV, 247V and 480V drivers are available.

Emergency Battery Pack Option
Optional 120V-277V integral emergency battery pack is available in 7-watts or 14-watts to meet critical life-safety lighting requirements. The 30-minute batteries provide constant power to the LED system, ensuring code-compliance. A test switch/indicator button can be tested safely from the ground using a laser pointer, while the patented EZkey prevents accidental discharge of the battery during construction. Emergency/generator transfer options available - see ordering information for details.

Finish
Highly reflective post painted finish (PAF) provides optimal performance and handling. Housing is treated with a multi-stage iron phosphate pretreatment, ensuring maximum bonding and rust inhibition. Opaque end and mid-caps are molded in color to match the paint and have a smooth pleasing appearance.

Channel/Wireway Cover
Die formed heavy gauge steel with end plates that can be removed for continuous rows or to enable through wiring through KG. Formed tabs retain the lenses without the need for separate lens clips. Sensor coverage patterns and application versatility is enabled by factory wiring using quick connects allowing up to three drivers to be connected to each sensor. See notes for additional details.

Shielding
Lenses are specially designed for LED with lens blends and linear optics to enable three different distributions: LC (clear for optimal efficacy), LM (semi-frost with narrow distribution) and LW (full frost with wide distribution). These lenses provide different lighting distributions allowing customers to meet their unique needs with smooth even illumination. Lens is securely held in place by removable injection-molded white end caps and onto the channel with built in lens retainers. End and mid-caps are easily removed without tools for installation and maintenance.

Installation
Fixtures may be individually or continuous row mounted on surfaces and with suspension systems or stems. The total fixture height is less than 4 inches and will comply with ADA requirements. See accessories for ordering information.

Compliance
Luminaires are cULus listed for -20° C to 40° C ambient environments, damp location listed, and comply with IESNA LM-79 and LM-80 standards. LM80 and Life values are typical values measured in laboratory at 25° C. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details. Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements.

Warranty
Five-year warranty.

Catalog # _____ **Type** _____
Project _____ **A** _____
Comments _____ **Date** _____
Prepared by _____

SRL LED
Lensed, Sensor-enabled LED Striplight

Linear Disconnect
Safe and convenient means of disconnecting power

FATON
Powering Business Worldwide

PS19143EN
October 8, 2019 8:16 AM

DESCRIPTION PPRV-1-C15-T3-15-SS4A15SFM4-POLSSHWC4FCGHP

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, temporary and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP68 and 3G vibration rated (ANSI C136.31).

Electrical
Available in 120-277V 50/60Hz, 10K/10KA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A36 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A578 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt, 4" hook for 1" bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty
Five-year warranty.

Catalog # _____ **Type** _____
Project _____ **P3** _____
Comments _____ **Date** _____
Prepared by _____

PPRV PREVAIL POLE AND FIXTURE COMBO
LED
POLE AND FIXTURE COMBO

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
UL 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
3070lm/480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Eq. P.3: 0.75
(1 Fixture)

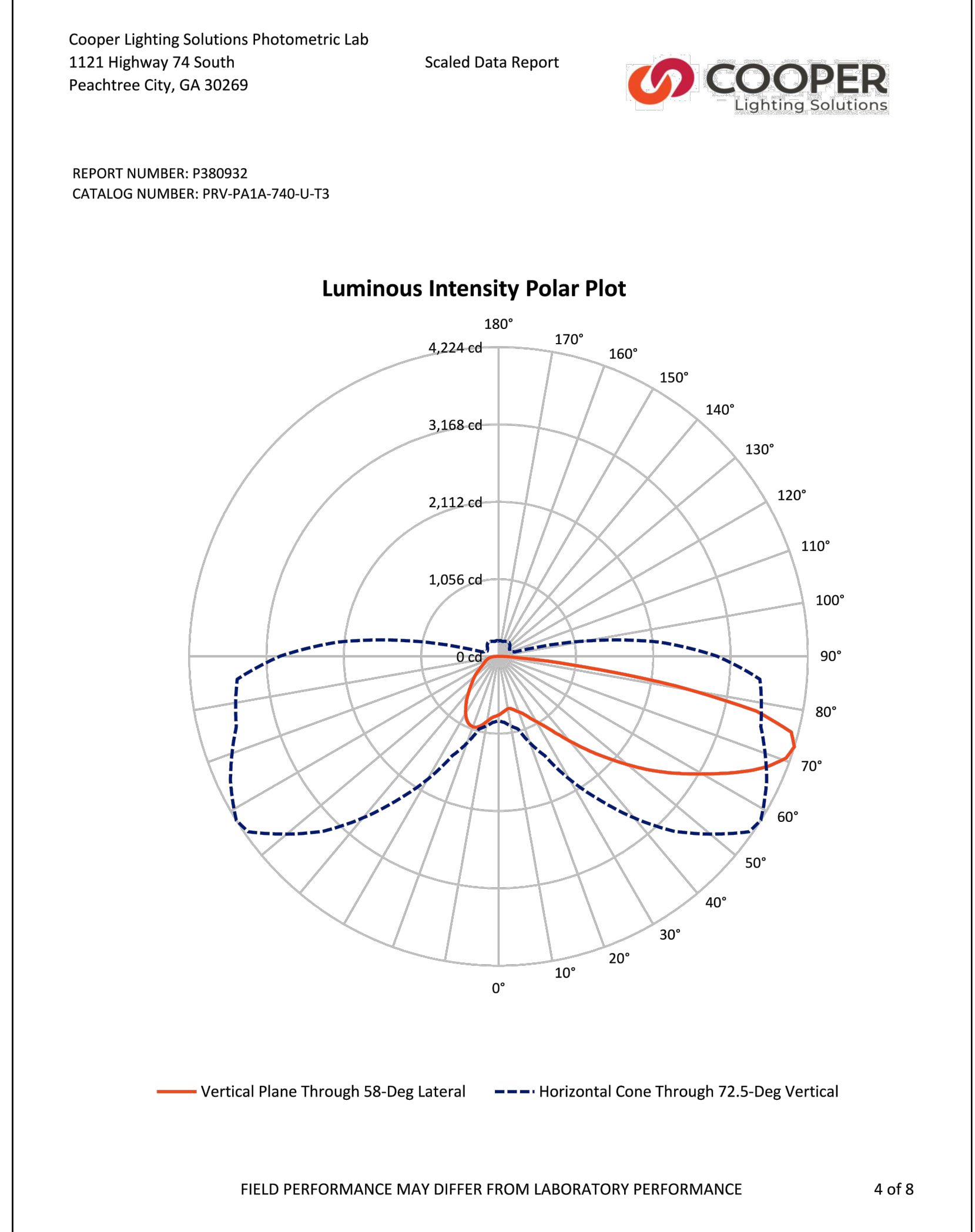
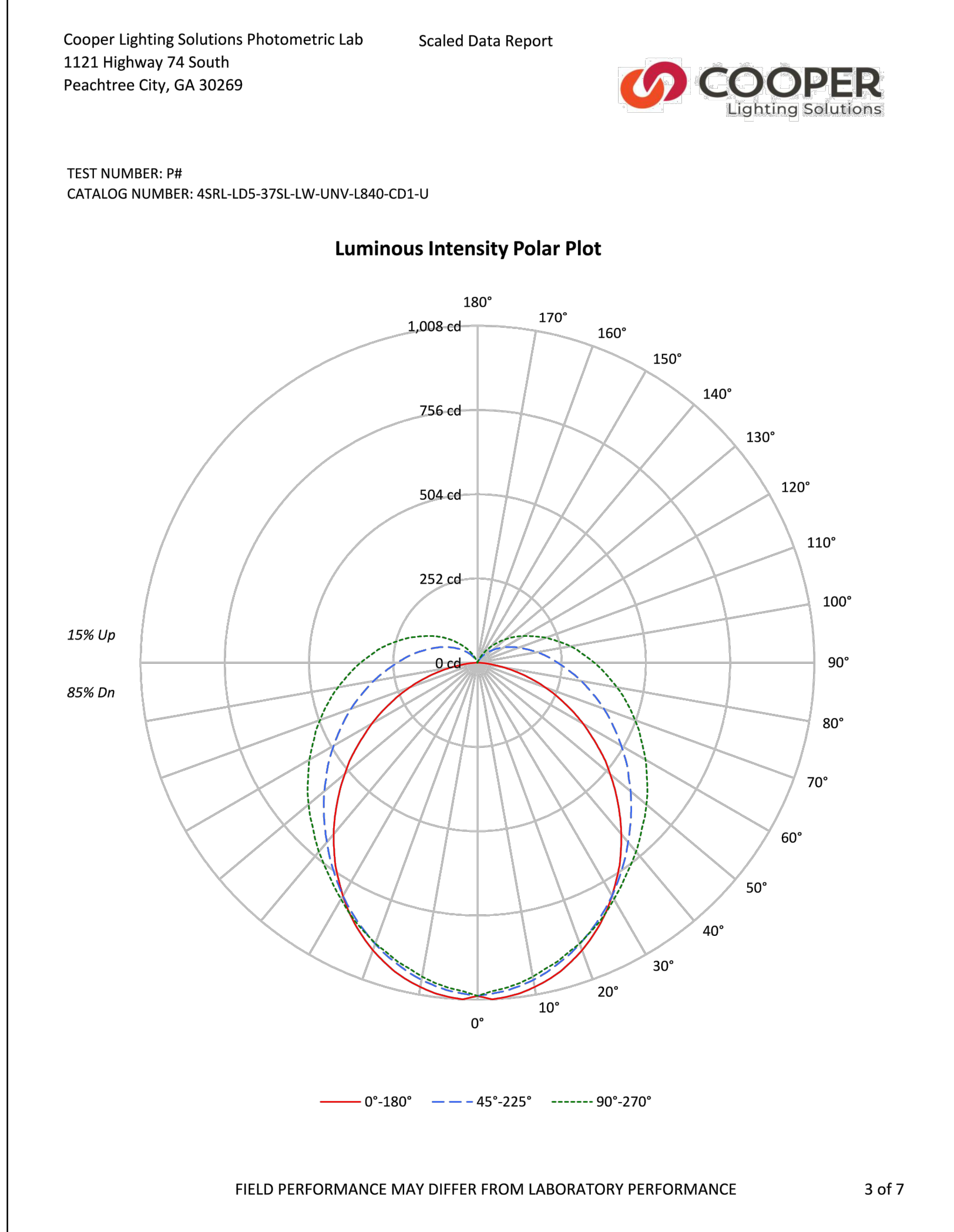
SHIPPING DATA
Approximate Net Weight:
20lbs. (9.09 kgs.) (1 Fixture)

Dimensions
2-3/4" (70mm)
13-1/16" (344mm)
26-13/16" (681mm)
15"
10"
26"
30"
6-10/16" (177mm)
1-1/4" (32mm)
4-7/8" (124mm)
1-1/2" (38mm)
4-15/16" (126mm)
3-3/4" (96mm)
9-1/4" (235mm) Dia. Hole
Base View
4"-5"

Linear Disconnect
Safe and convenient means of disconnecting power

FATON
Powering Business Worldwide

TS100229EN
October 15, 2019 11:09 AM



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ARCHITECTS

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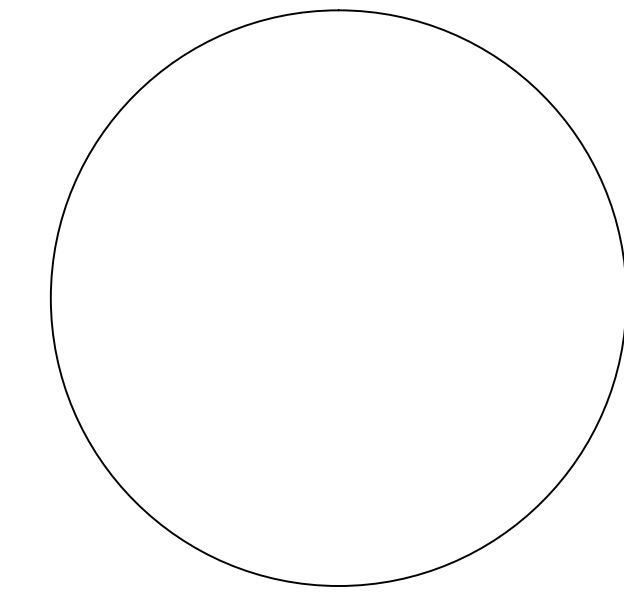
PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC FILES

NO.	REVISION	DATE

ARCHITECT STAMP CONSULTANT STAMP DATE: 07/20/2021
PROJECT NO. 003-071
SHEET NO. E-902
08/02/2021

GLEN M. TARLETON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
6601



DESCRIPTION PVR-C15-DPUNV-T3-WM-BZ-MSP-L30

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 85%, the Prevail fixture replaces 150-1,000W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

CONSTRUCTION FEATURES

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of high-efficiency LEDs mounted to metal-core circuit boards

to maximize heat dissipation and promote long life. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (High Ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

See Control Options section for more details on available offerings.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super-TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.

Lumark

Catalog #	Type
	W3
Project	
Comments	
Prepared by	
Date	



PRV / PRV-XL PREVAIL LED

DIMENSIONS

CERTIFICATION DATA

UL and cUL West Location Listed
DesignLights Consortium® Qualified*
IP66 Rated
30 Vibration Rated (PRV)
150 Vibration Rated (PRV-XL)
NEMA 3W
ISO 9001
FCC Class A

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz
347V/60Hz, 480V/60Hz
40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
PRV: 20 lbs. (9.09 kgs.)
PRV-XL: 45 lbs. (20.41 kgs.)

AREA / SITE / ROADWAY LUMINAIRE

DLG **DLG** **DLG**

FATON **FATON**

TD560008EN
September 30, 2019 9:28 AM

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount far facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

CONSTRUCTION

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 2-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.

Lumark

Catalog #	Type
	W
Project	
Comments	
Prepared by	
Date	



XTOR CROSSTOUR LED

DIMENSIONS

ESCUTCHEON PLATES

CERTIFICATION DATA

UL and cUL West Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (S_e, F_l):
XTOR18, XTOR26, XTOR36-0.24
XTOR48-0.45

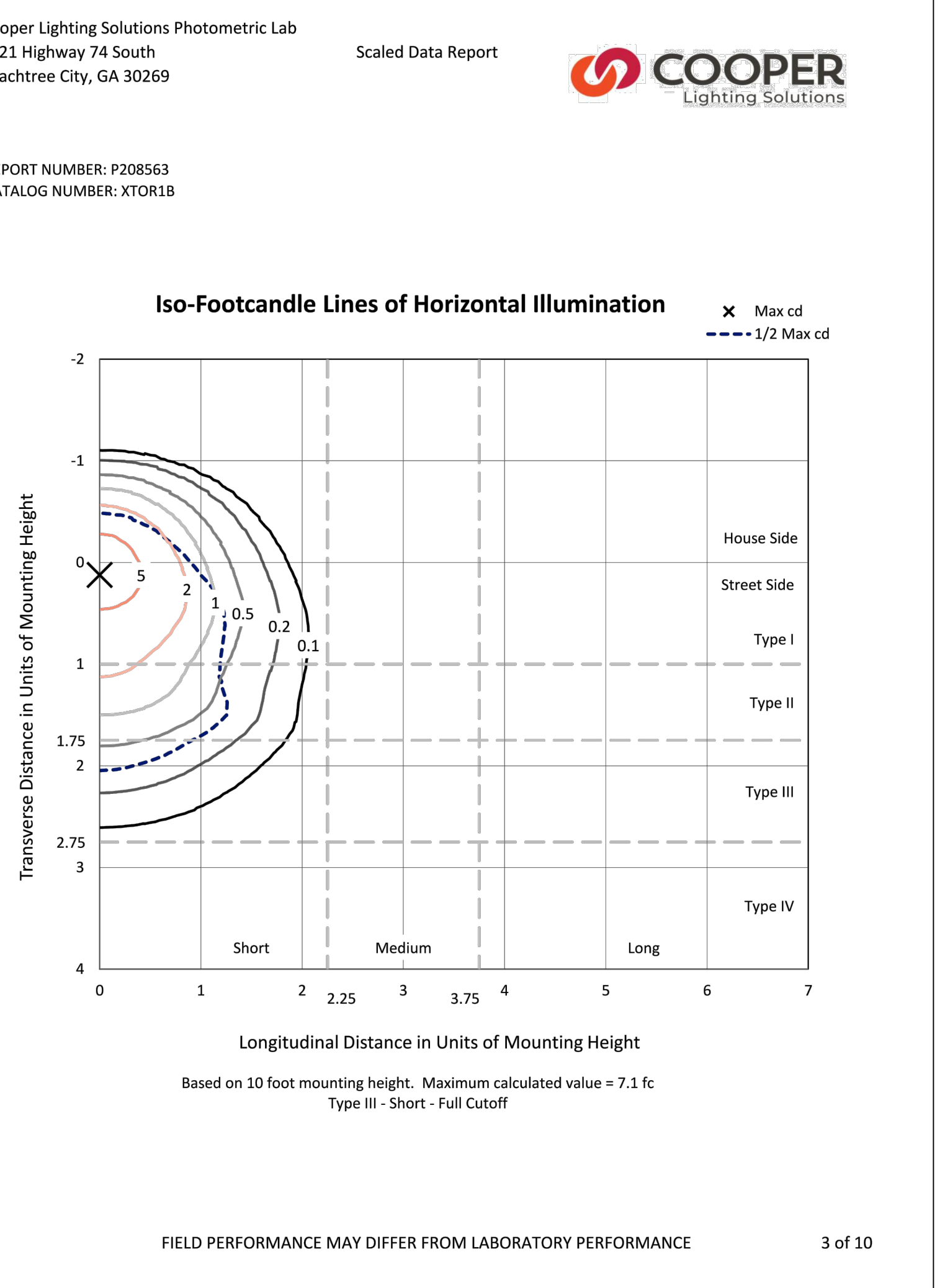
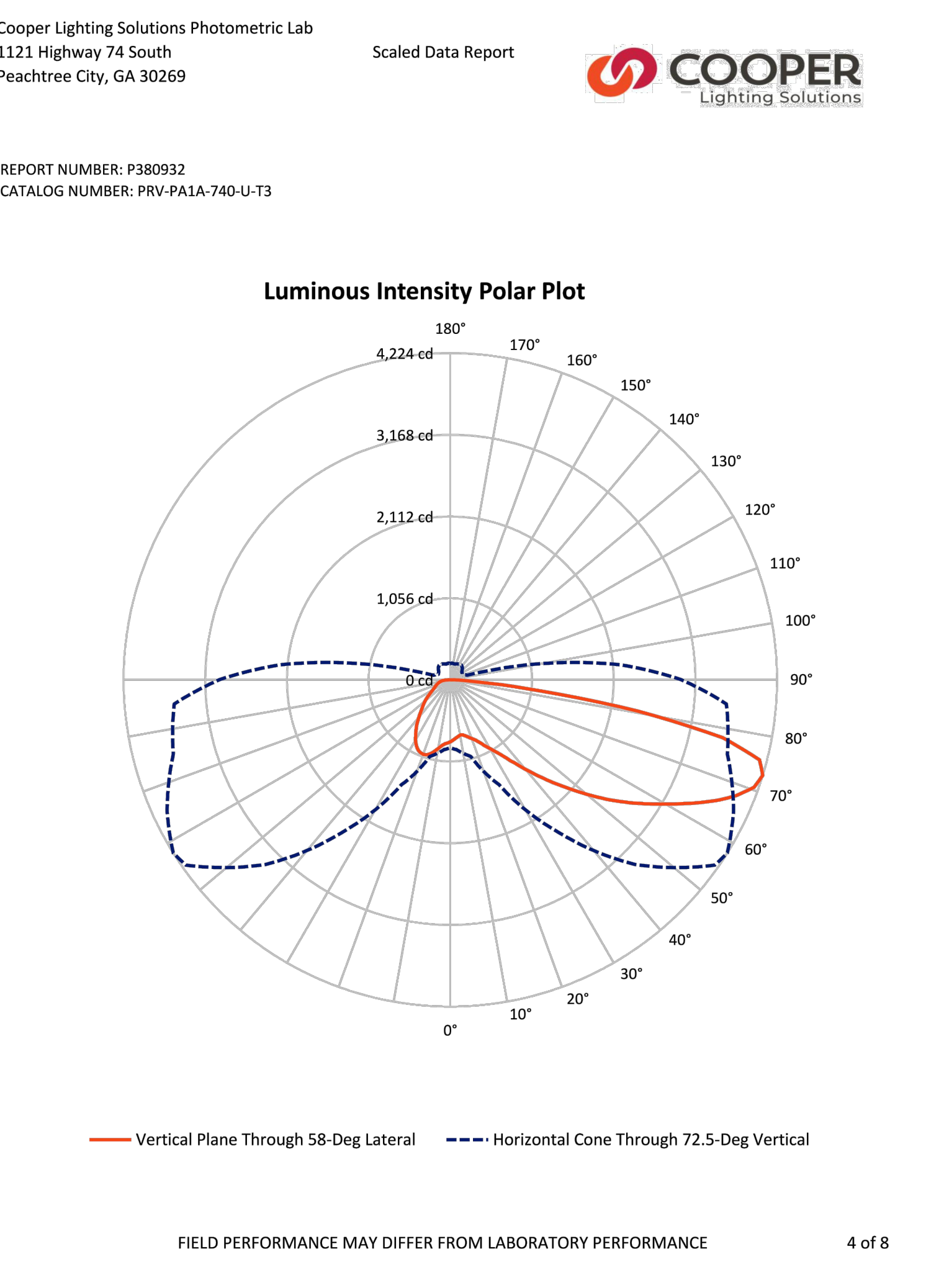
SHIPPING DATA:

Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

DLG **DLG**

FATON **FATON**

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2017-07-25 12:21:59



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ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC FILES

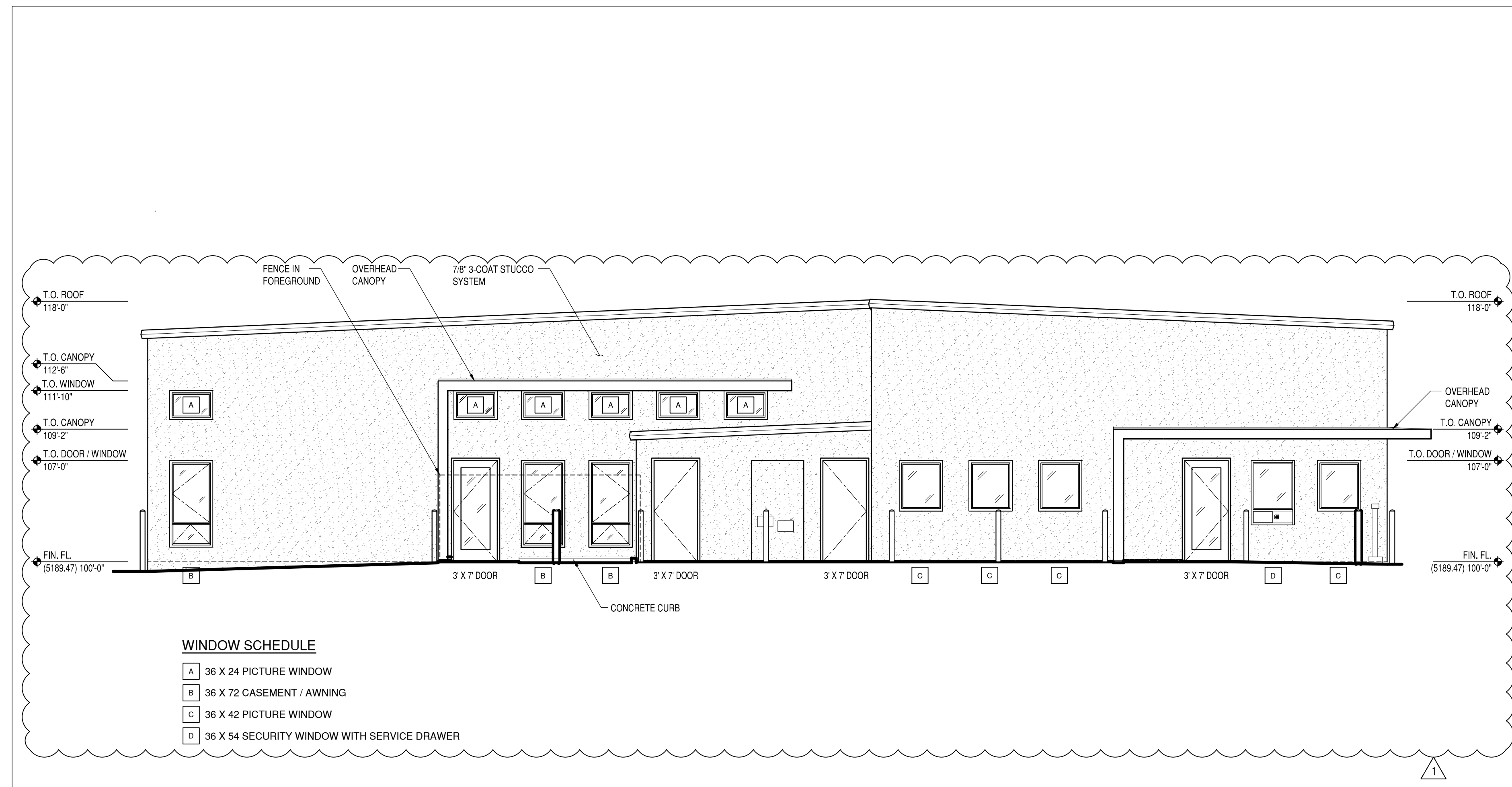
NO.	REVISION	DATE

ARCHITECT STAMP CONSULTANT STAMP DATE:

07/20/2021
PROJECT NO.
003-071
SHEET NO.

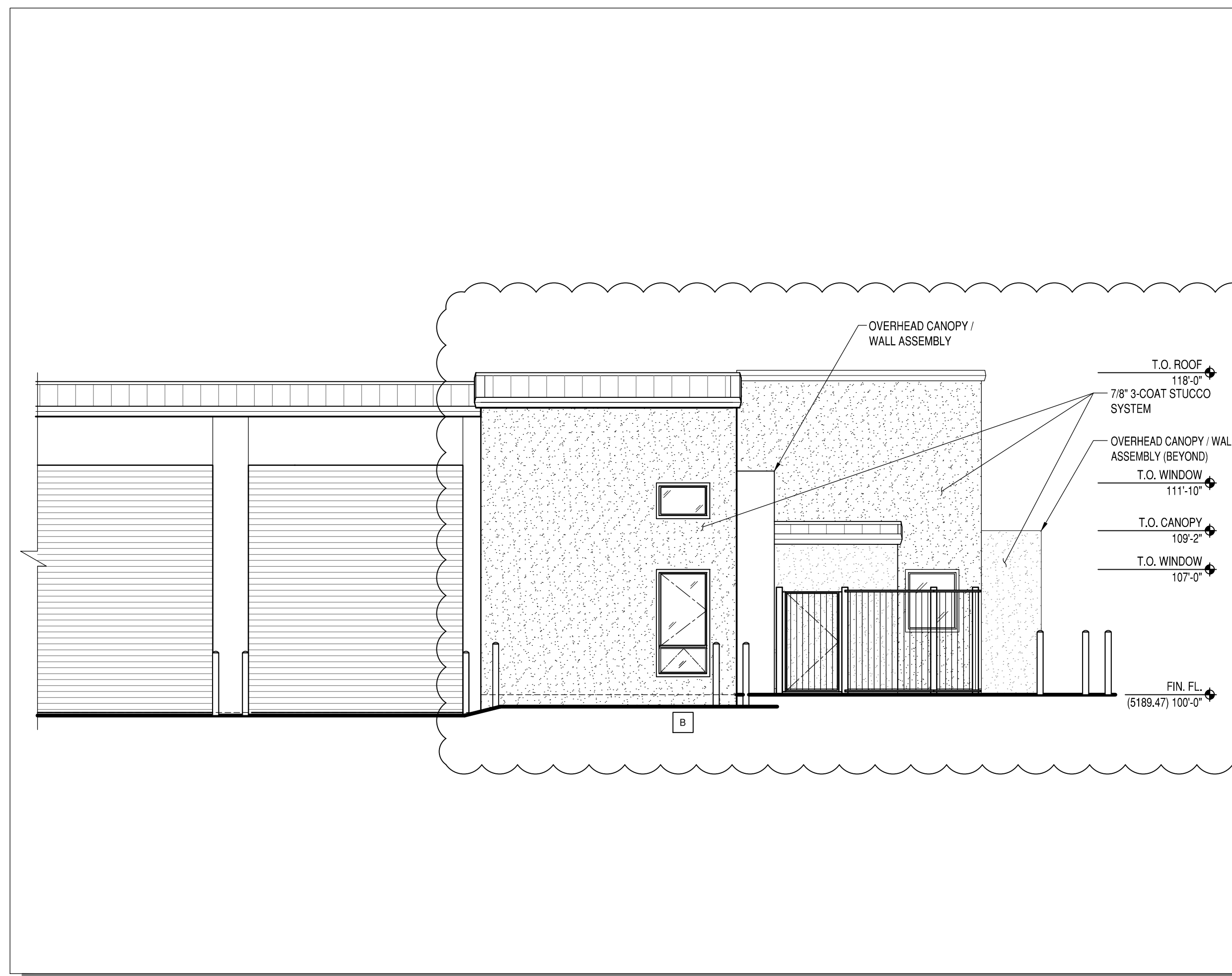
E-903

08/02/2021



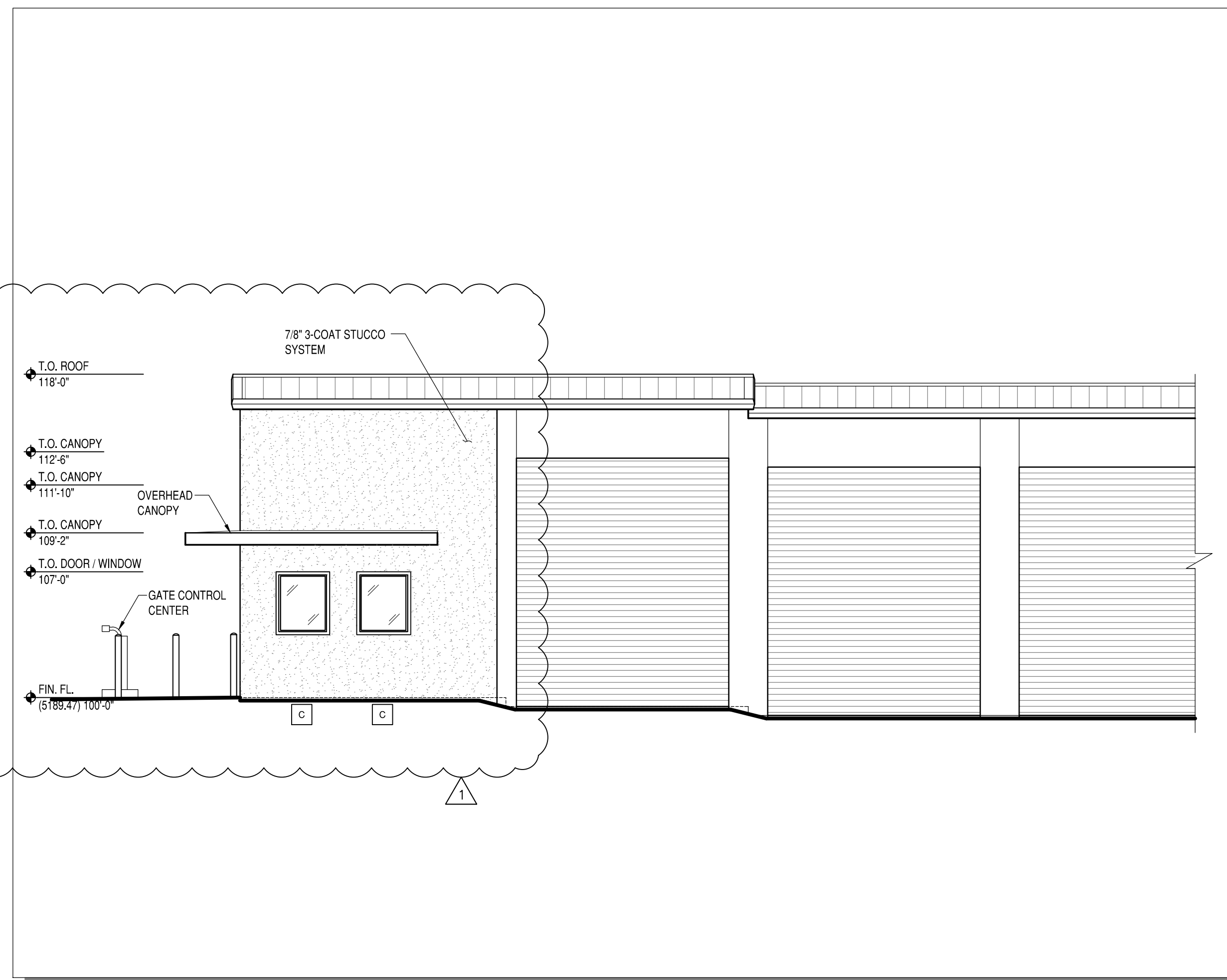
BUILDING 'E' WEST ELEVATION
3/16" = 1'-0"

1
A-201



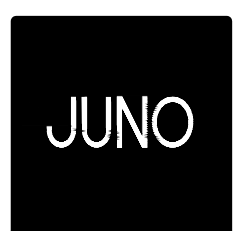
BUILDING 'E' PARTIAL NORTH ELEVATION
3/16" = 1'-0"

2
A-201



BUILDING 'E' PARTIAL SOUTH ELEVATION
3/16" = 1'-0"

3
A-201



ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
PARTIAL BUILDING 'E' ELEVATIONS OF APARTMENT-OFFICE

NO.	REVISION	DATE
1	REVISED PARTIAL BUILDING 'E' ELEVATIONS	9/28/21

ARCHITECT STAMP: KEVIN JUND NO. 1603
CONSULTANT STAMP
DATE: 9/29/21
PROJECT NO. 1614
SHEET NO.

9.29.21
AA-FP-1