

ARCHITECT



ENGINEER

PROJECT



SHEET INDEX

COVER
COVER

UTILITY PLAN
CU-101 - UTILITY PLAN

SITE
SDP1.1 - SITE PLAN
SDP1.2 - SITE DETAILS
SDP1.3 - SITE PLAN
SDP2.1 - ALTERNATIVE LANDSCAPE PLAN
SDP5.1 - EXTERIOR ELEVATIONS

VENTURA PLAZA

PROJECT TEAM

OWNER

DXD CAPITAL
1718 CENTRAL AVE. SW
SUITE B
ALBUQUERQUE, NM 87104

ARCHITECT

DEKKER/PERICH/SABATINI, LTD.
7601 JEFFERSON ST. NE, SUITE 100
ALBUQUERQUE, NM 87109
PHONE: 505.761.9700
FAX: 505.761.4222

CIVIL ENGINEER

ISAACSON & ARFMAN, INC.
128 MONROE ST NE
ALBUQUERQUE, NM 87108
PHONE: 505.268.8828

DATE 08/22/2023

PROJECT NO. 22-0129

ISSUE PURPOSE

**DFT
RESUBMITTAL**

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING. PARKING LOT LIGHT POLES WILL NOT EXCEED 16'-0" HEIGHT PER 14-16-5-8(D)(3). INTERIOR LIGHTING VISIBLE FROM THE NORTHEAST CORNER WILL BE DIMMED BY 50% OF MAXIMUM FOOT LAMBERTS FROM 10:00 PM TO 7:00 AM.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- H. FACILITY HOURS OF OPERATION WILL BE MONDAY - FRIDAY, 9:00 AM - 6:00 PM, SATURDAY AND SUNDAY, 9:00 AM - 5:30 PM. TENANTS WILL HAVE ACCESS TO FACILITIES FROM 7:00 AM - 10:00 PM. **FACILITY WILL BE CLOSED AND INACCESSIBLE FROM 10:00 PM - 7:00 AM.**
- I. A PARKING REDUCTION STUDY FOR THE SELF-STORAGE FACILITY FROM 29 SPACES TO 15 SPACES, WHICH WAS APPROVED ON APRIL 20, 2023.
- J. MOTION SENSOR LIGHTS SHALL BE UTILIZED WITHIN THE NORTHEAST TOWER ELEMENT TO LIMIT LIGHT TRESPASS BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- K. REFER TO CU-101 UTILITY PLAN FOR INFORMATION ABOUT PUBLIC AND PRIVATE INFRASTRUCTURE AND CONNECTIONS.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES BETWEEN 6'-0" H - 11'-8" H
4	EXISTING ASPHALT TO REMAIN
5	EXISTING SPECIALTY PAVEMENT CROSSWALK TO REMAIN
6	EXISTING MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
7	ASPHALT PAVING, SEE CIVIL
8	PONDING/DRAINAGE AREA, SEE CIVIL
9	CURB AND GUTTER, SEE A2/SDP1.2
10	CURB CUT, SEE CIVIL AND D2/SDP1.2
11	TIE INTO EXISTING CURB
12	6" DIA BOLLARD, SEE C3/SDP1.2
13	ASPHALT SPEED BUMP, SEE B4/SDP1.2
14	CONCRETE SIDEWALK, SEE A1/SDP1.2
15	GUARDRAIL, SEE D5/SDP1.2
16	LOADING AREA, NO PARKING, LOADING AND UNLOADING ONLY
17	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
18	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
19	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
20	DECORATIVE METAL FENCE, SEE C4/SDP1.2
21	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
22	STOP SIGN, SEE C1/SDP1.2
23	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
24	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
25	ACCESSIBLE PARKING, SEE B2/SDP1.2
26	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
27	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
28	MOTORCYCLE PARKING AND SIGNAGE, SEE C1/SDP1.2
29	BICYCLE RACK, SEE C2/SDP1.2
30	1,200 SF GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
31	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
32	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
33	LOCATION FOR SOLID WASTE PICKUP
34	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER
35	

PROJECT DATA

ZONING: MIXED-USE - MEDIUM LOW ZONE DISTRICT (MX-L)
LEGAL DESCRIPTION: PARCEL A-2-A PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC.
SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-Z
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'
BUILDING HEIGHT: MAXIMUM ALLOWED: 38'-0" ACTUAL HEIGHT: 26'-0"
BUILDING SIZE: 96,000 GROSS SF, 32,000 NET SF
SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB

PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
 (1 SPACE / 3,000 SQ.FT. GFA: 96,000 GFA/3,000 = 32 SPACES, MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES)
REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1
 A PARKING REDUCTION STUDY THAT ALLOWED A REDUCTION OF 14 PARKING SPACES TO THE REQUIRED 29 SPACES FOR A TOTAL OF 15 SPACES PROVIDED ON-SITE WAS APPROVED ON APRIL 20, 2023.

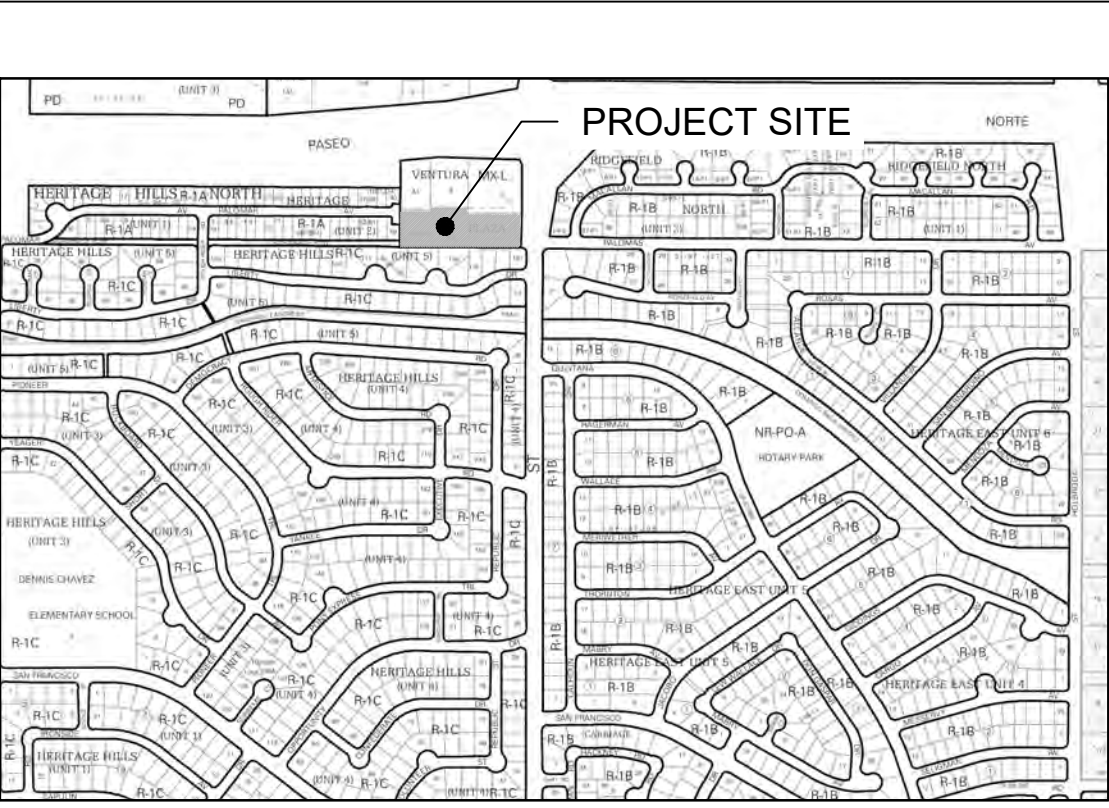
ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
 ADA PARKING PROVIDED = 2 SPACES
 MOTORCYCLE PARKING REQUIRED: 2 SPACES
 (TABLE 5-5-4 REQUIRED OFF-STREET VEHICLE PARKING SPACES 26-50 = 2 MOTORCYCLE SPACES REQUIRED)
 MOTORCYCLE PARKING PROVIDED = 2 SPACES
 BICYCLE PARKING REQUIRED = 3 SPACES
 BICYCLE PARKING PROVIDED = 4 SPACES
 LOADING SPACES PROVIDED = 2 SPACES

GATHERING AREA REQUIREMENTS: PER 5-11(E)(3)
 1,286 SF PROVIDED ALONG NORTH FACADE AT BUILDING ENTRANCE, INCLUDING 25%+ SHADE COVERAGE, BENCHES, BIKE RACKS AND LITTER RECEPTACLES. SEE KEYNOTE 31 AND SDP1.3.

LEGEND

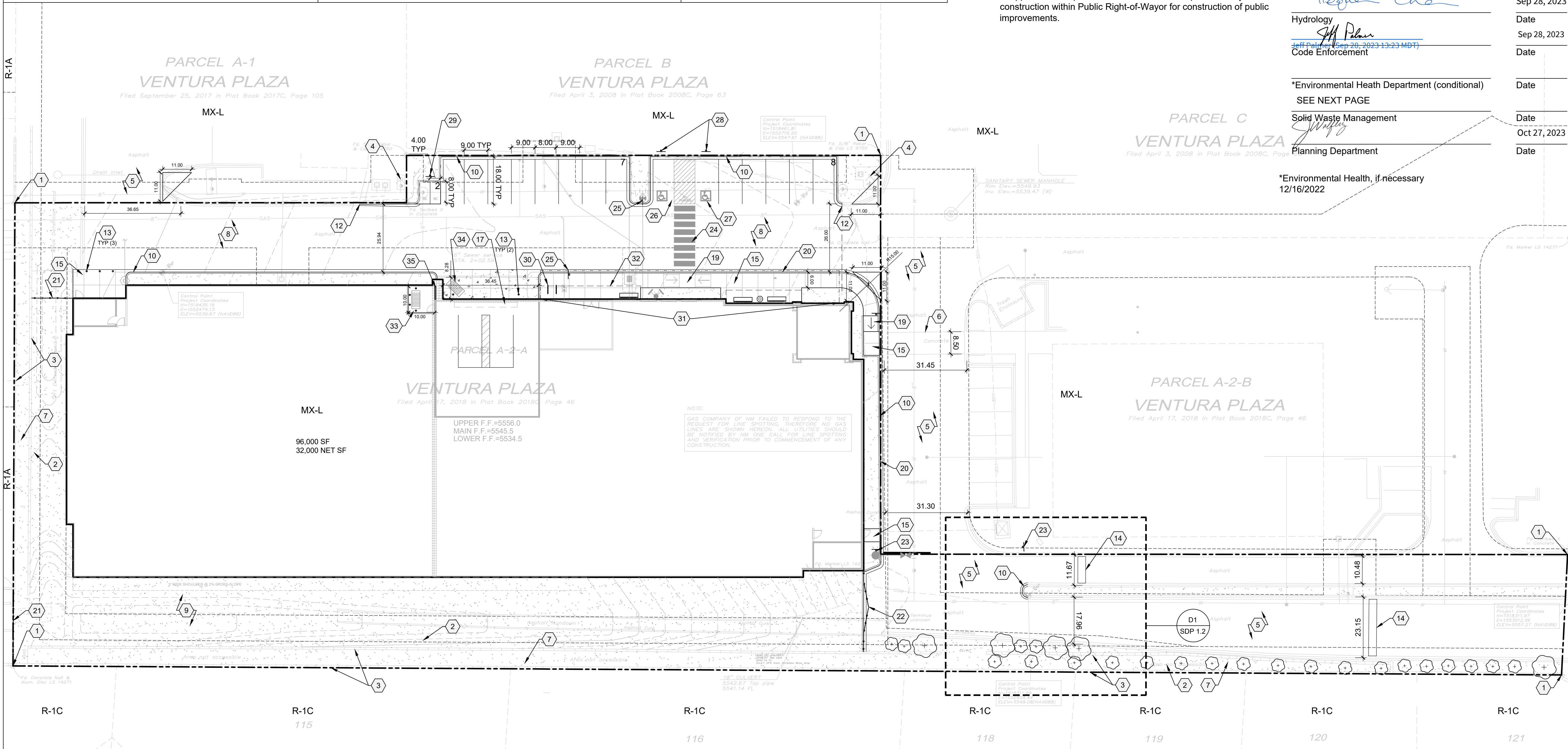
- LANDSCAPE AREA, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE DURING CONSTRUCTION AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



DRB SITE DEVELOPMENT PLAN APPROVAL:

Signature	Date
Ernest Armijo	Sep 28, 2023
Traffic Engineering, Transportation Division	Date
Oct 10, 2023	Date
ABCWUA	Date
Sep 29, 2023	Date
Parks and Recreation Department	Date
Sep 28, 2023	Date
Hydrology	Date
Sep 28, 2023	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
SEE NEXT PAGE	Date
Solid Waste Management	Date
Oct 27, 2023	Date
Planning Department	Date
*Environmental Health, if necessary	Date
12/16/2022	Date



SITE PLAN
 1" = 20'-0"
 NORTH
 A1

DEKER PERICH SABATINI
 Architecture in Progress
 ARCHITECT
 REGISTERED ARCHITECT
 ENGINEER

PROJECT

VENTURA PLAZA
 8041 VENTURA ST NE
 ALBUQUERQUE, NM 87122

DFT RESUBMITTAL

REVISIONS

- ▲
- ▲
- ▲
- ▲

DRAWN BY: MM
 REVIEWED BY: DS/CM
 DATE: 09/21/2023
 PROJECT NO.: 22-0129
 DRAWING NAME: SITE PLAN

SHEET NO.: **SDP1.1**
 OF

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- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

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7	EXISTING ROCK MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
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13	6" DIA. BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMP, SEE B4/SDP1.2
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20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
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35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

PROJECT DATA

ZONING:
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LEGAL DESCRIPTION: PARCEL A-2-2 PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC

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ZONE ATLAS: D-20-2
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 26'-0"

SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB

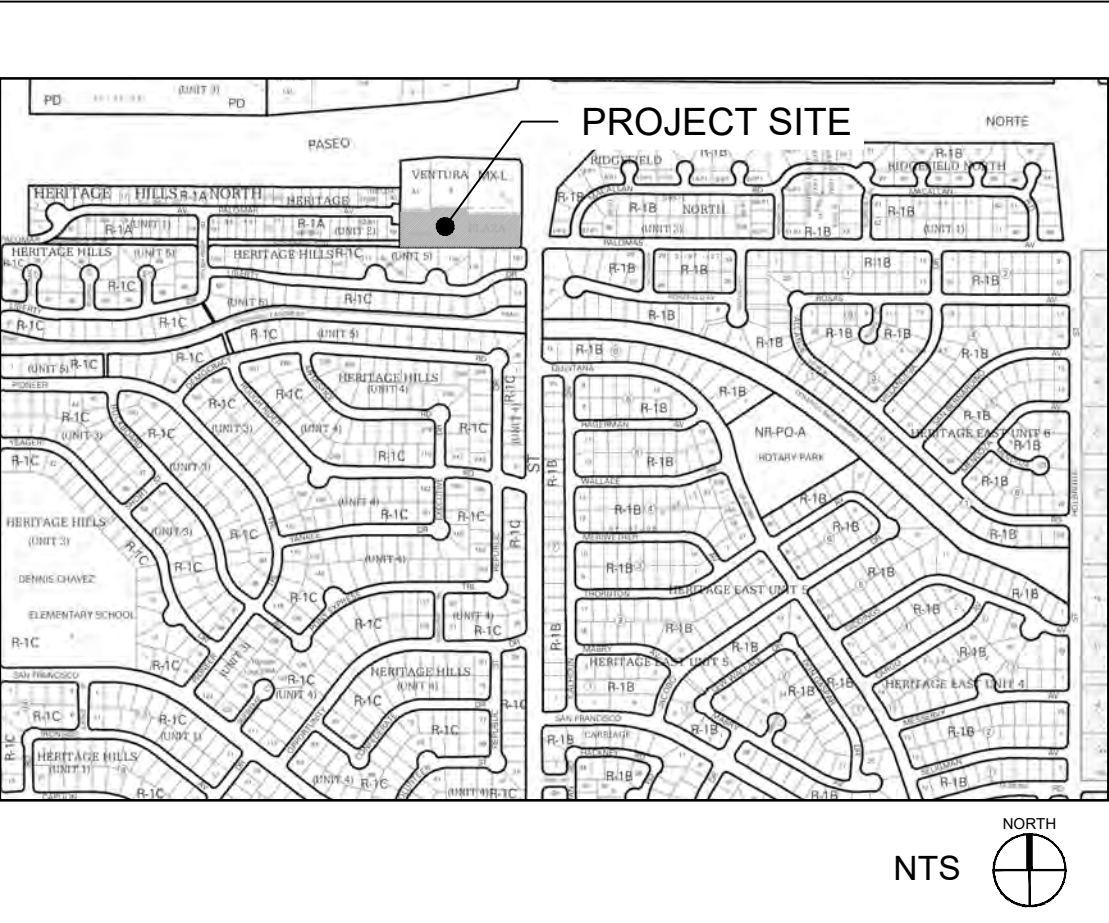
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MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES

LEGEND

- LANDSCAPE AREA, SEE SDP2.1
- FIRE LANE - CODE COMPLIANT PERMEABLE SURFACE, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

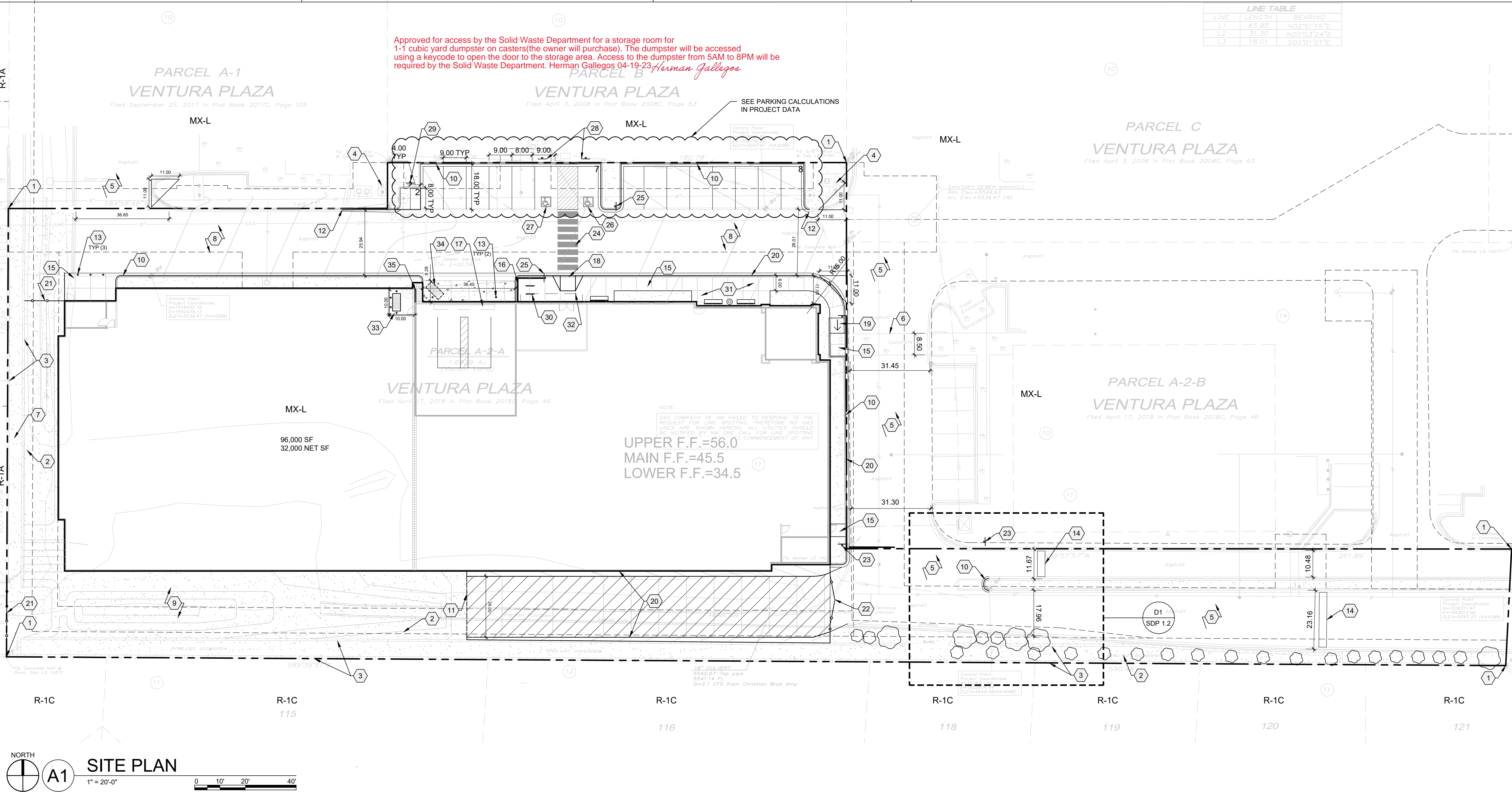
PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

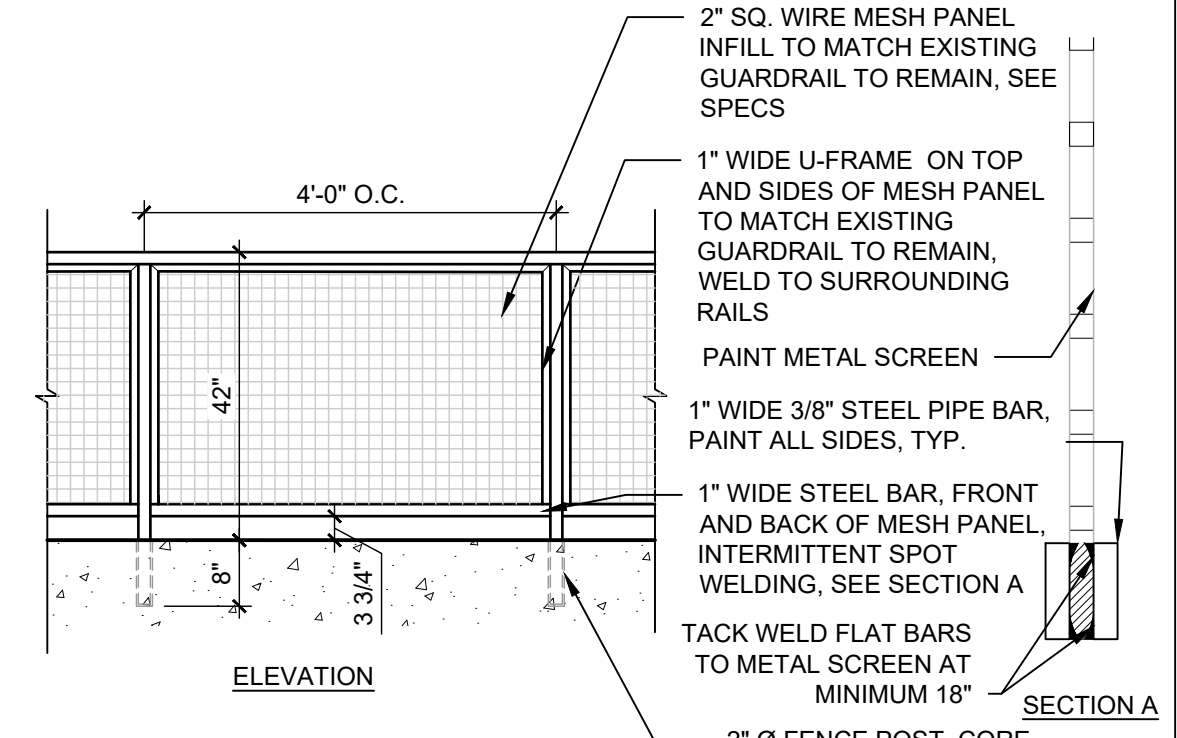
REVISIONS

DRAWN BY	MM
REVIEWED BY	DS/CM
DATE	03/10/2023
PROJECT NO.	22-0129
DRAWING NAME	SITE PLAN

SHEET NO.
SDP1.1
OF

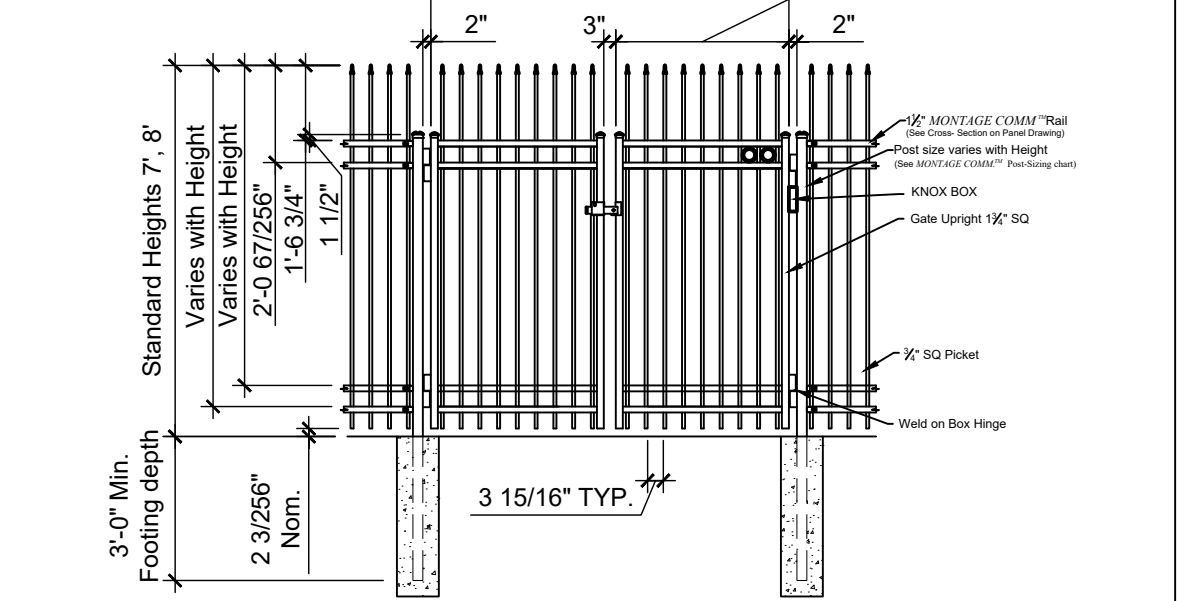


NOTES:
 1. PAINT ALL EXPOSED STEEL. SEE SPECIFICATIONS.
 2. PAINT COLOR: TBD
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.

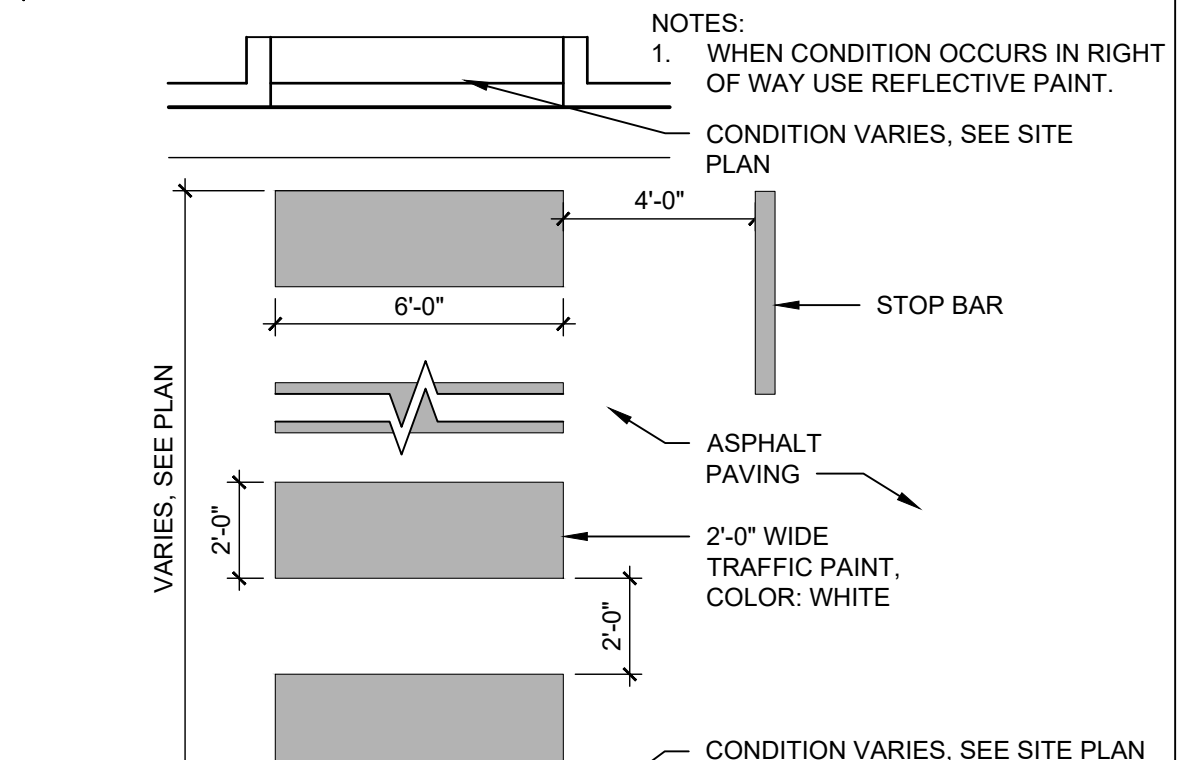


D5 GUARDRAIL
 1/2" = 1'-0"

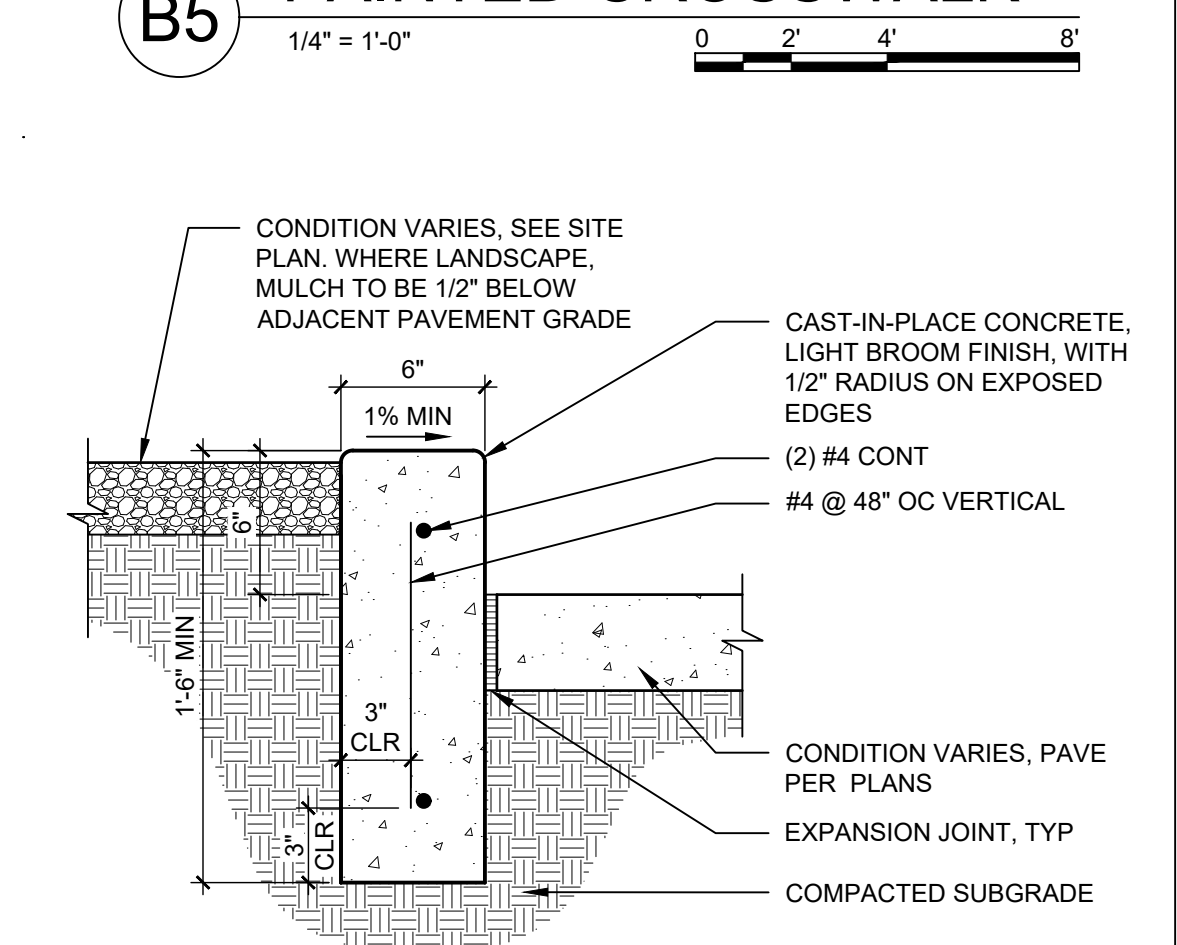
NOTES:
 1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE COMMERCIAL™ SPECIFICATIONS FOR POST SIZING CHART.
 2. SEE AMERISTAR GATE TABLE FOR STANDARD CUT TO CUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUTLEAVE WIDTHS.
 3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
 4. FORTH RAIL OPTIONAL.



C4 DECORATIVE METAL FENCE
 1/4" = 1'-0"

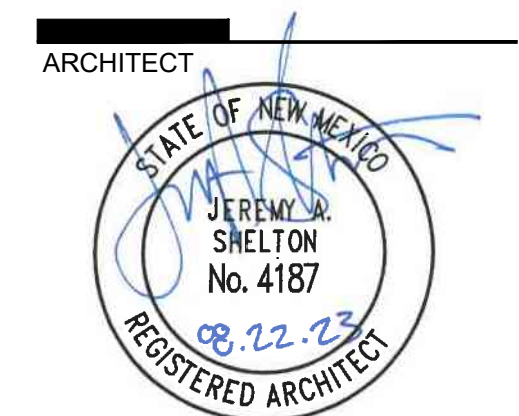


C5 FIRE ACCESS GATE
 1/4" = 1'-0"



B5 PAINTED CROSSWALK
 1/4" = 1'-0"

DEKER PERICH SABATINI
 Architecture in Progress



ARCHITECT
 ENGINEER
 PROJECT

VENTURA PLAZA
 8041 VENTURA ST NE
 ALBUQUERQUE, NM 87122

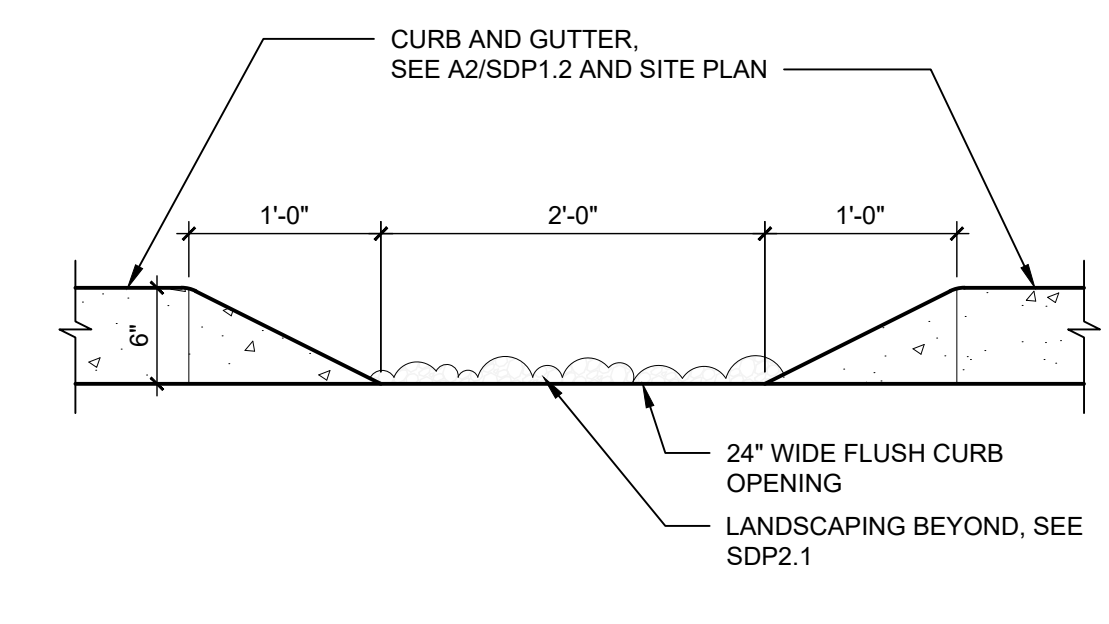
DFT RESUBMITTAL

REVISIONS
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DRAWN BY MM
 REVIEWED BY DS/CM
 DATE 08/22/2023
 PROJECT NO. 22-0129
 DRAWING NAME

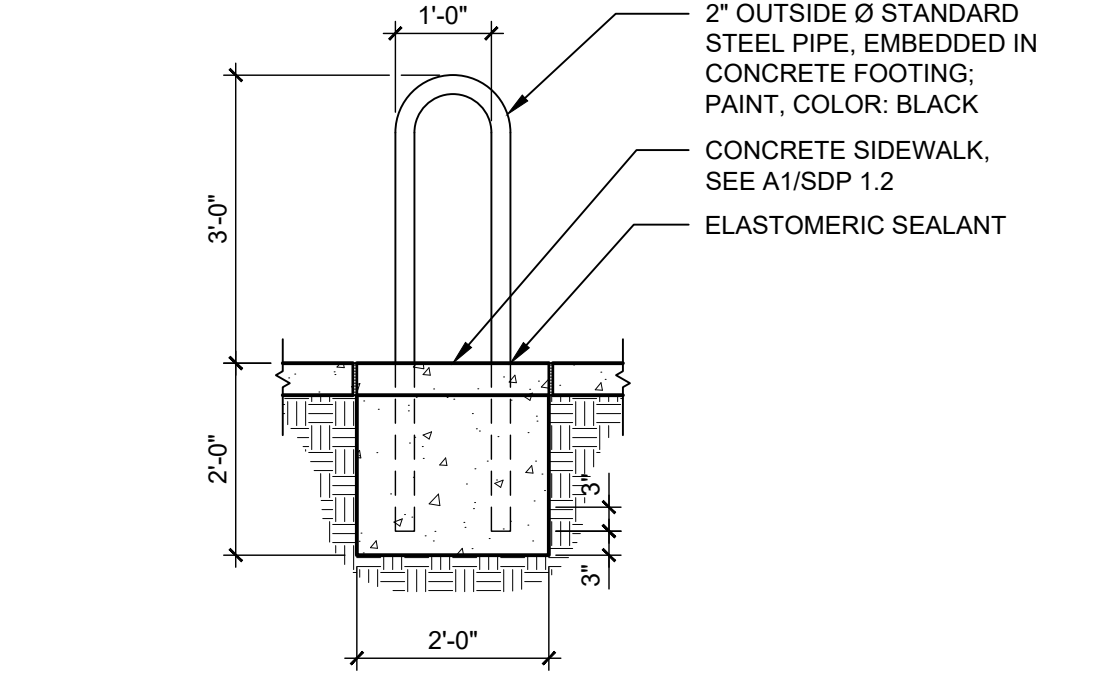
SITE DETAILS
 SHEET NO. SDP1.2
 OF

NOTES:
 1. SEE CIVIL FOR CURB CUT LOCATIONS.

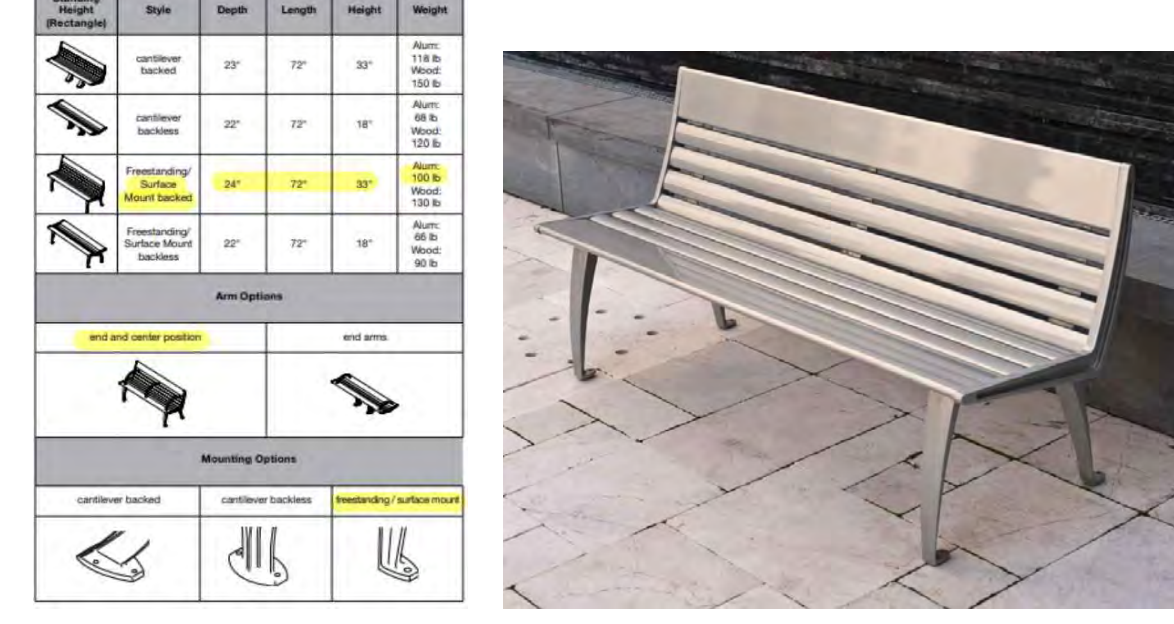


D2 CURB CUT ELEVATION
 1" = 1'-0"

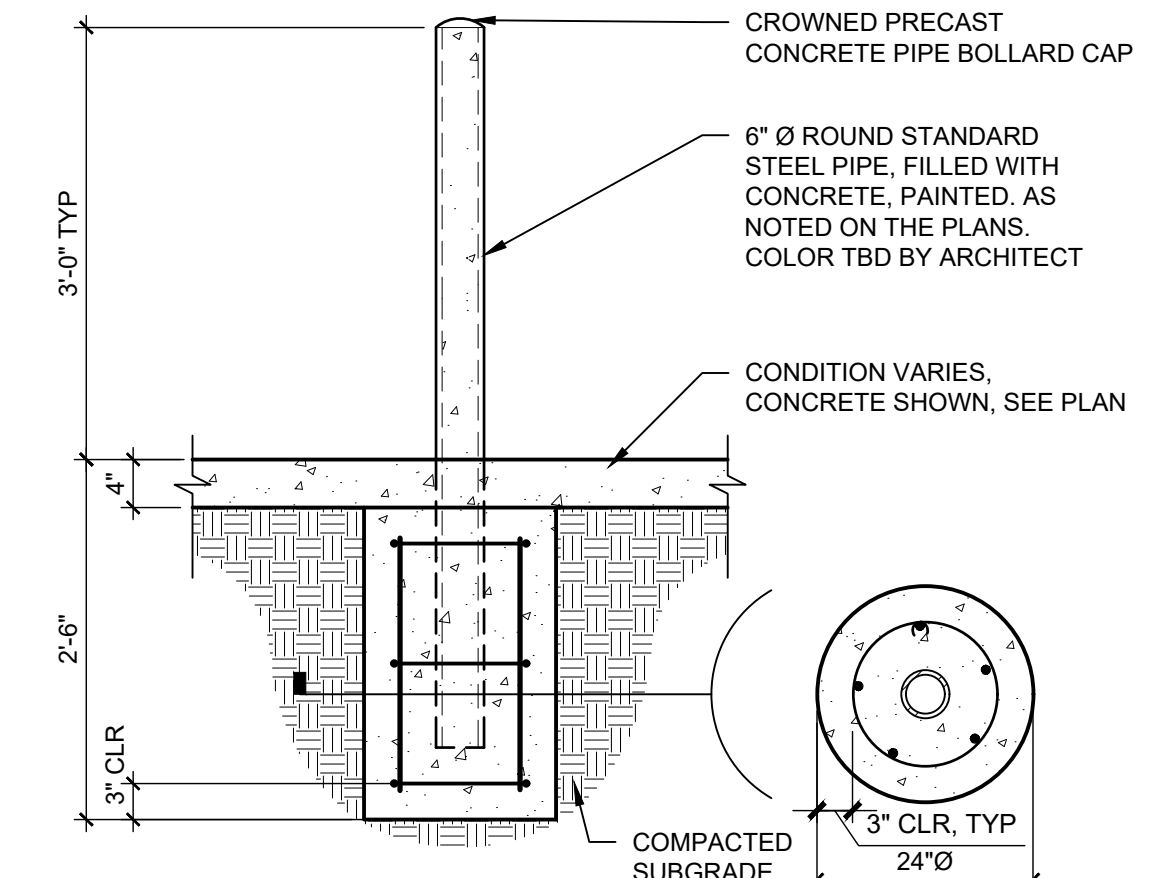
NOTE:
 1. SEE SITE PLAN FOR LOCATION, ORIENTATION AND SPACING OF BIKE RACKS



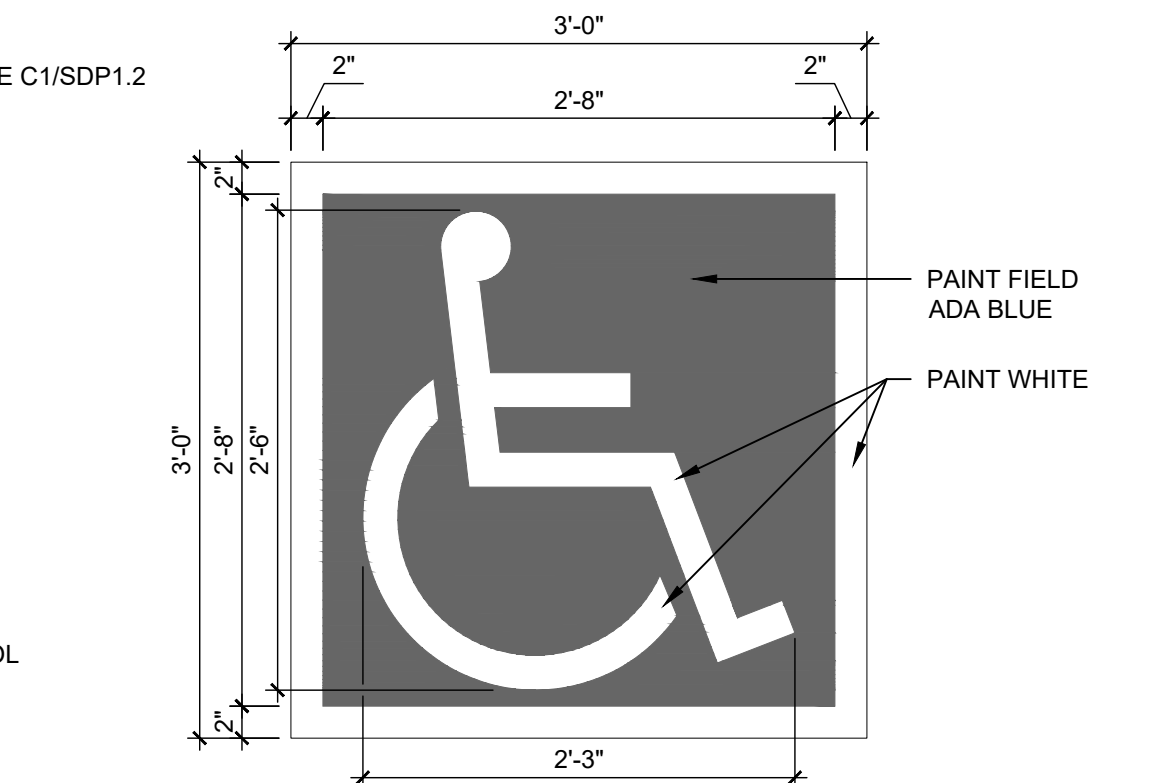
C2 BICYCLE RACK
 1/2" = 1'-0"



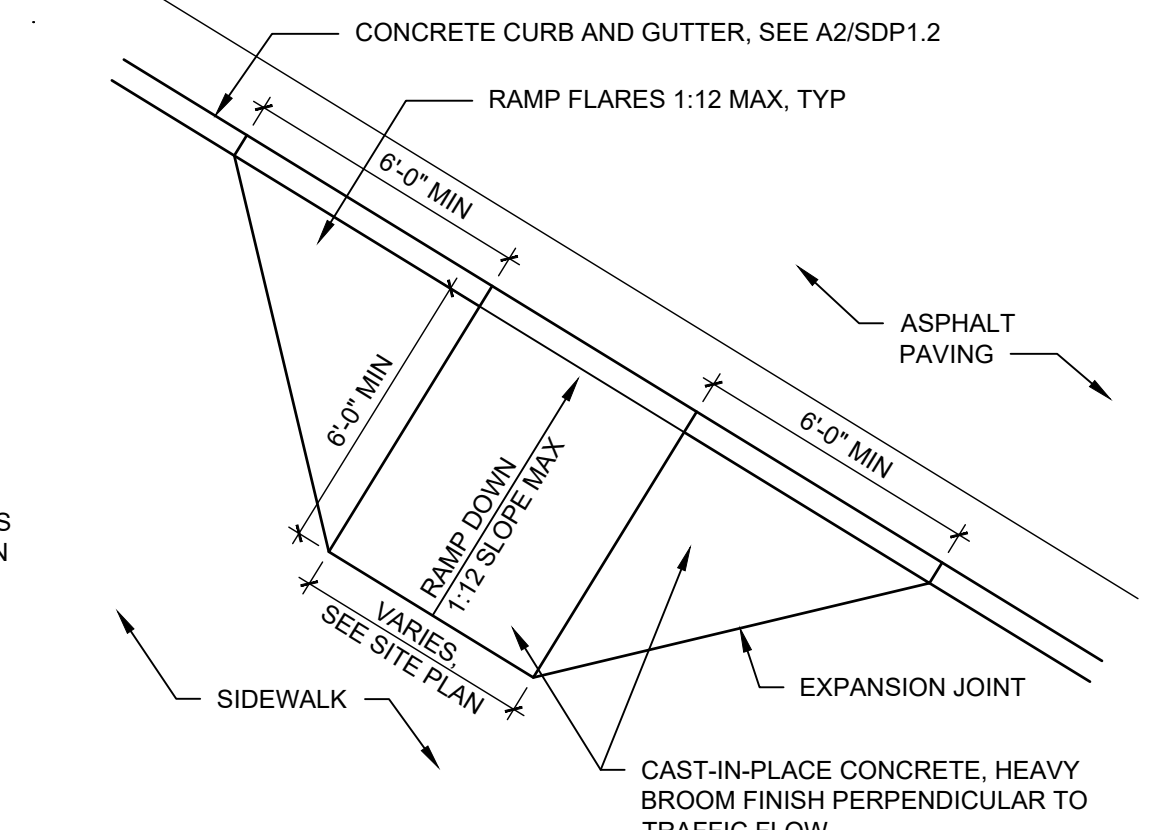
D3 AUSTIN BENCH
 1/8" = 1'-0"



C3 PIPE BOLLARD
 3/4" = 1'-0"



B3 ACCESSIBLE PAVEMENT MARKING
 1" = 1'-0"

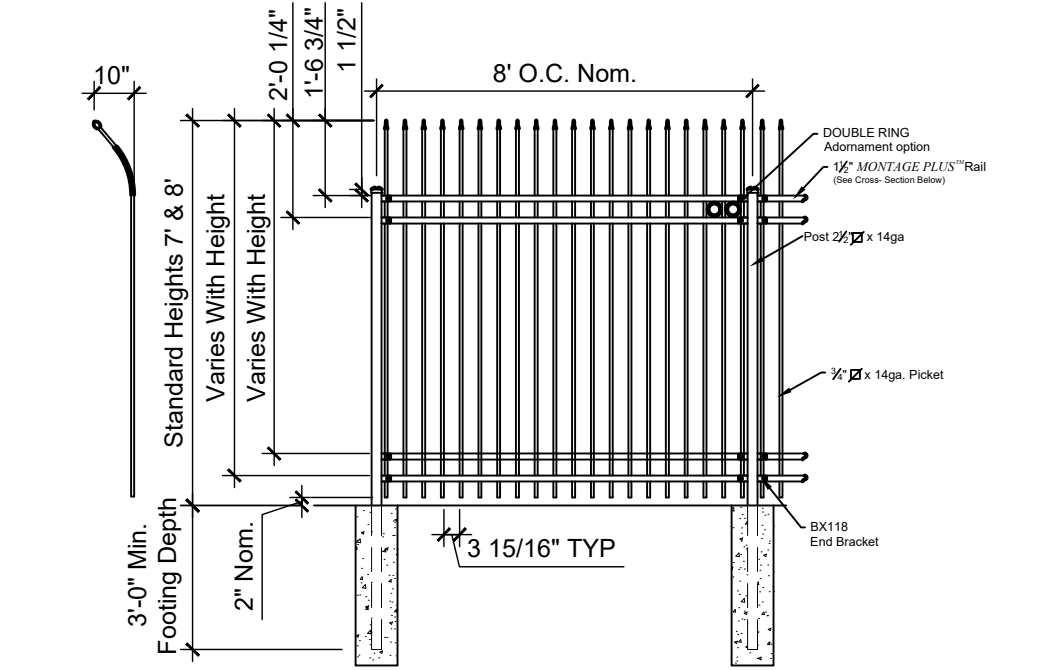


A3 CONCRETE CURB RAMP TYPE A
 1/4" = 1'-0"

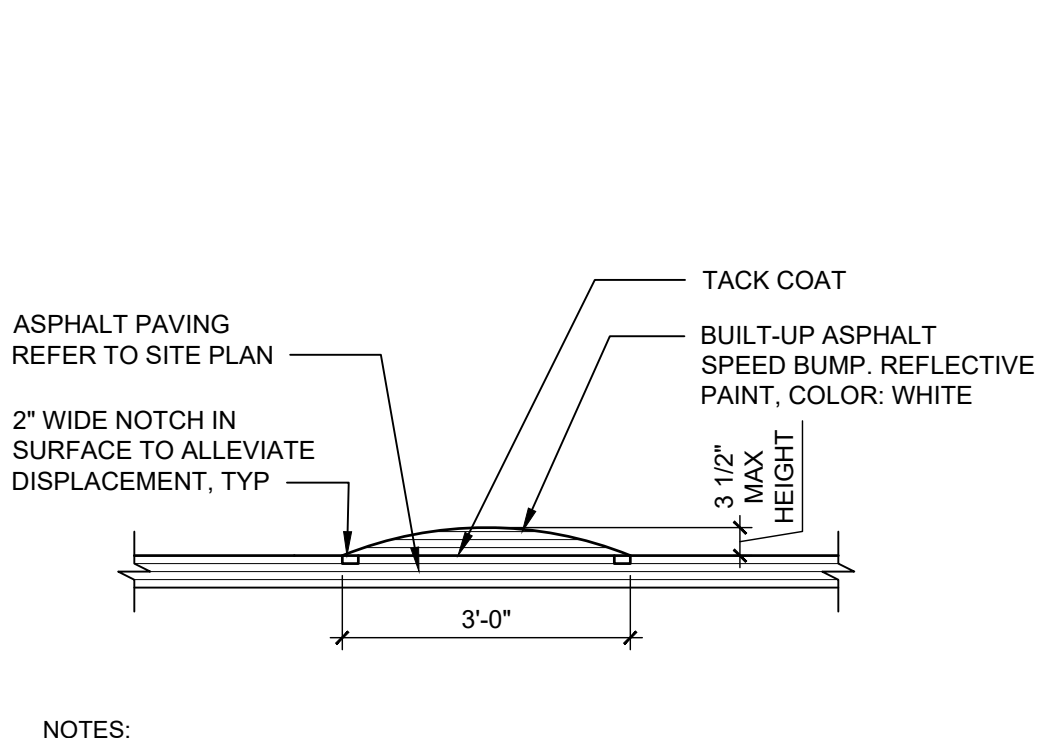


D4 AUSTIN LITTER RECEPTALE
 1/8" = 1'-0"

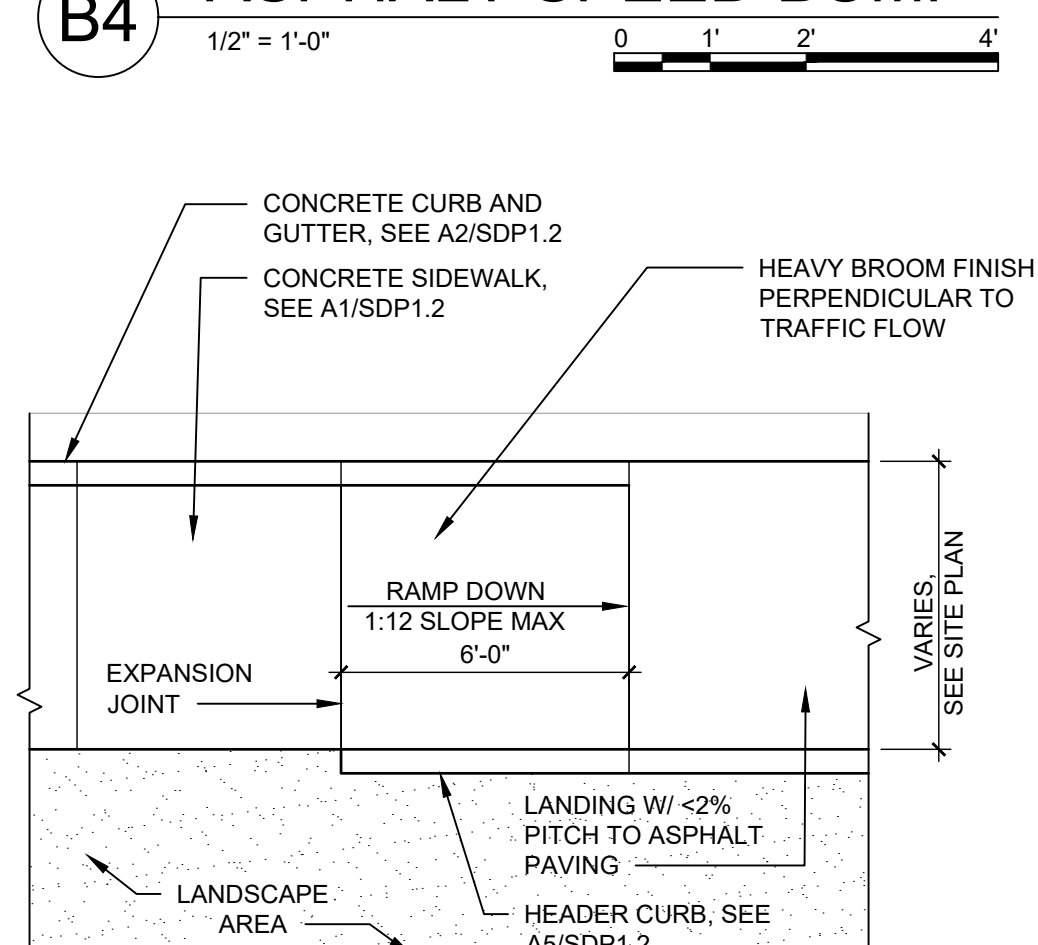
NOTES:
 1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS™ SPECIFICATION FOR POST SIZING CHART.
 2. FORTH RAIL OPTIONAL.
 3. 7' & 8' HEIGHTS WILL REQUIRE A 14GA PICKET & 14GA POST.



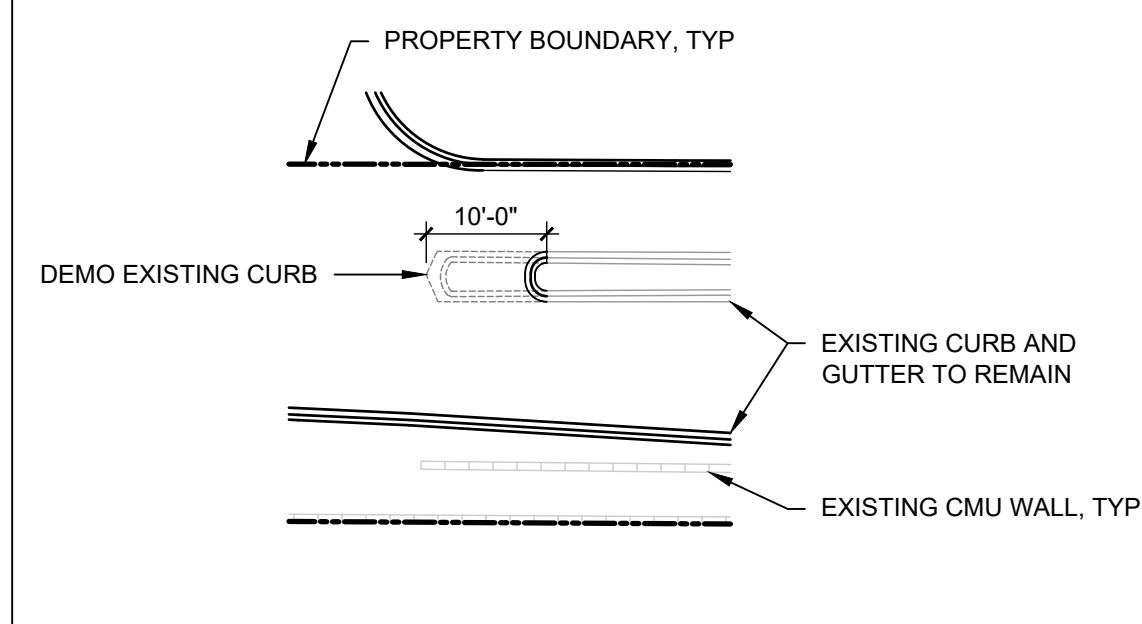
C4 DECORATIVE METAL FENCE
 1/4" = 1'-0"



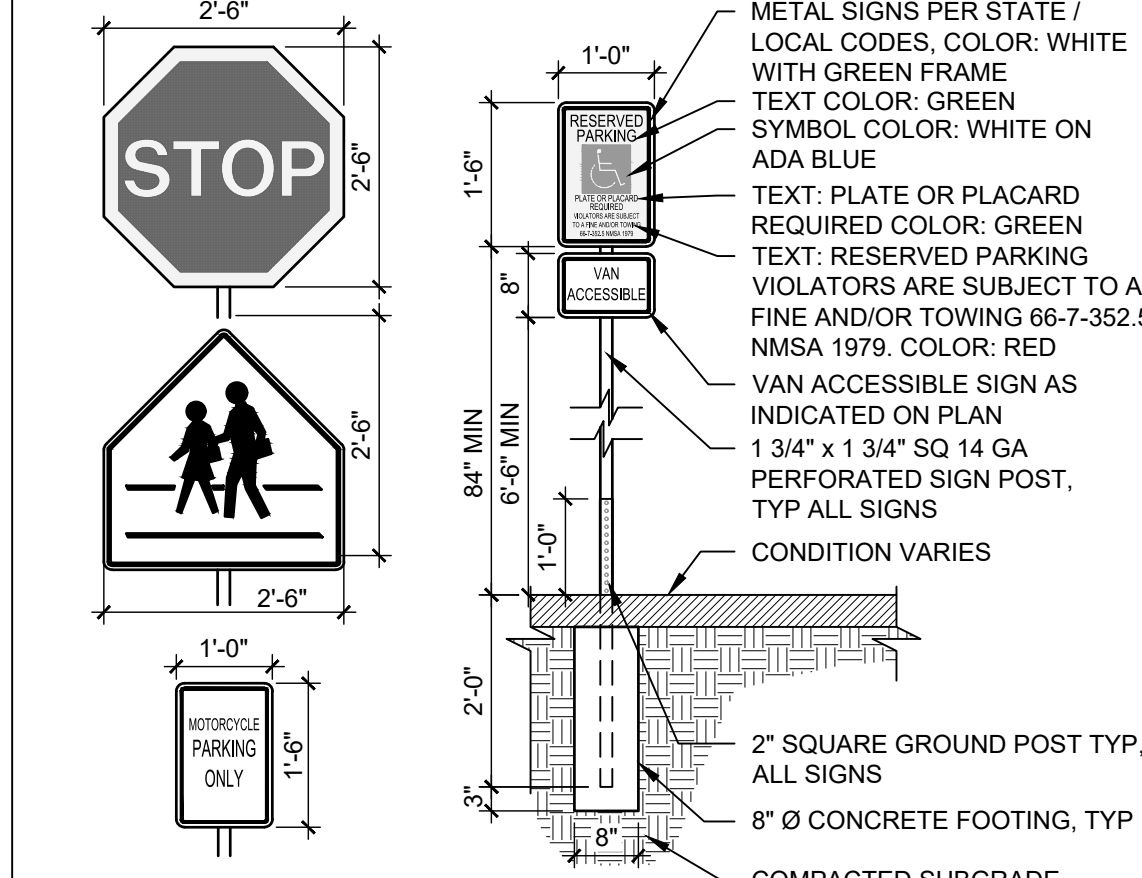
B4 ASPHALT SPEED BUMP
 1/2" = 1'-0"



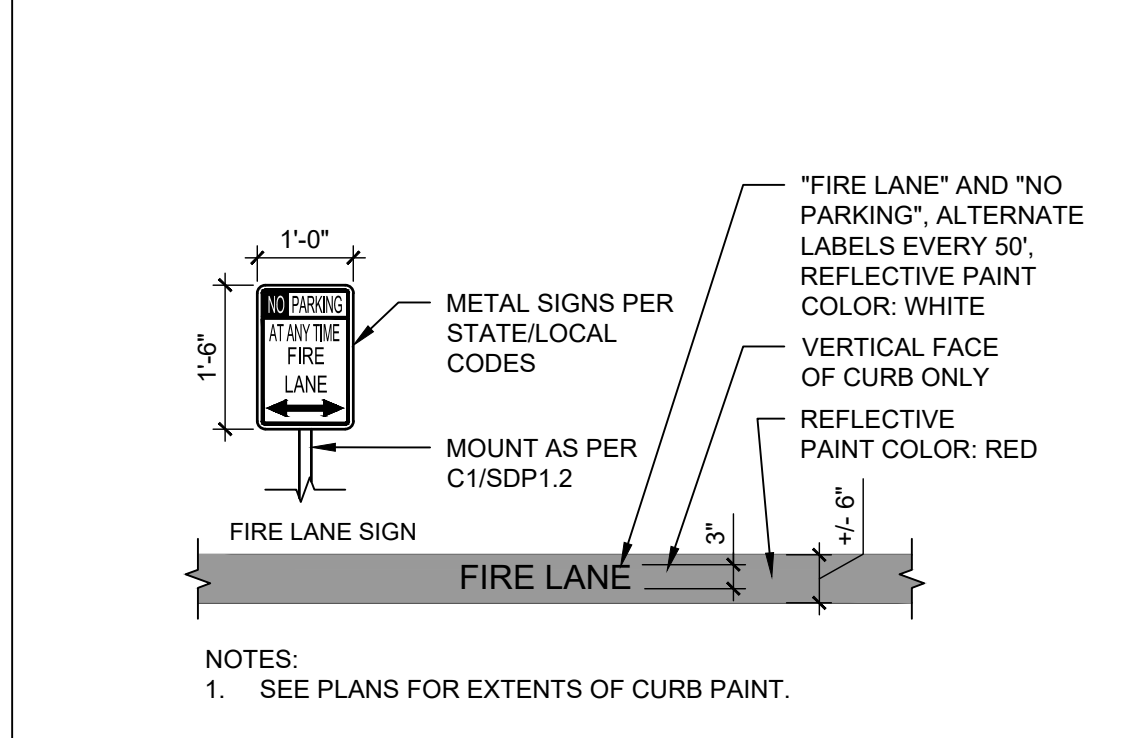
A4 CONCRETE CURB RAMP TYPE B
 1/4" = 1'-0"



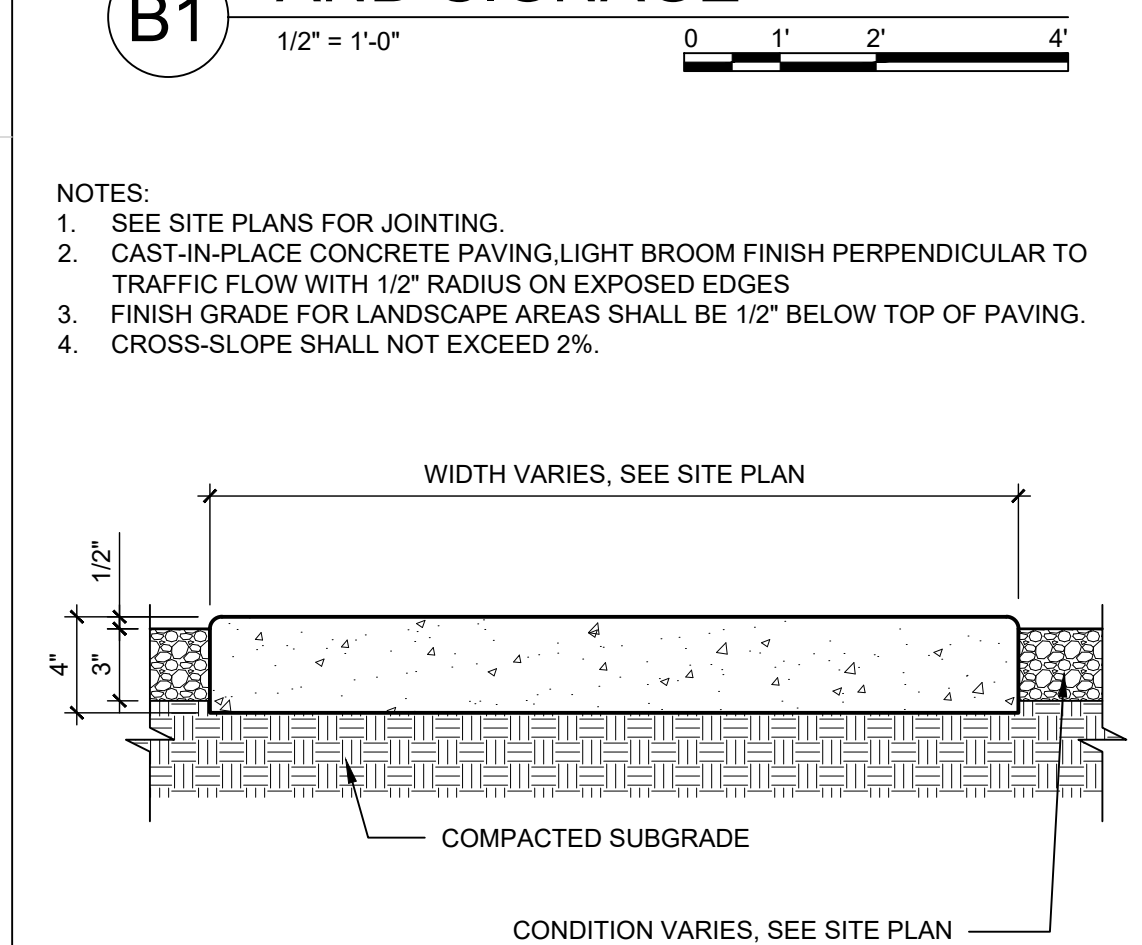
D1 ACCESS DRIVE MEDIAN
 1/2" = 1'-0"



C1 SITE SIGNS
 1/2" = 1'-0"

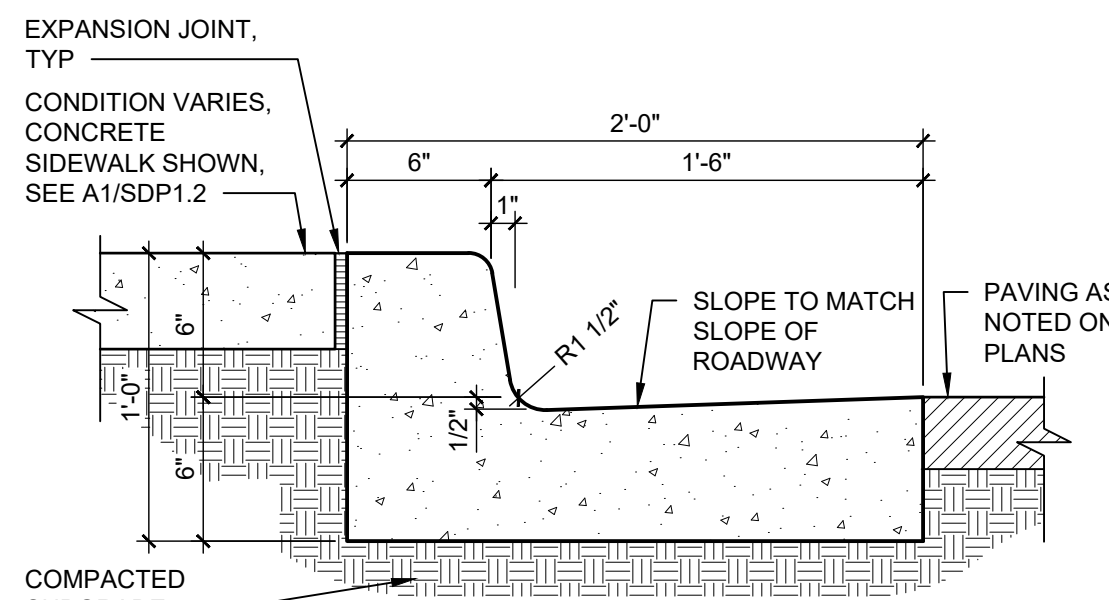


B1 FIRELANE STRIPING AND SIGNAGE
 1/2" = 1'-0"



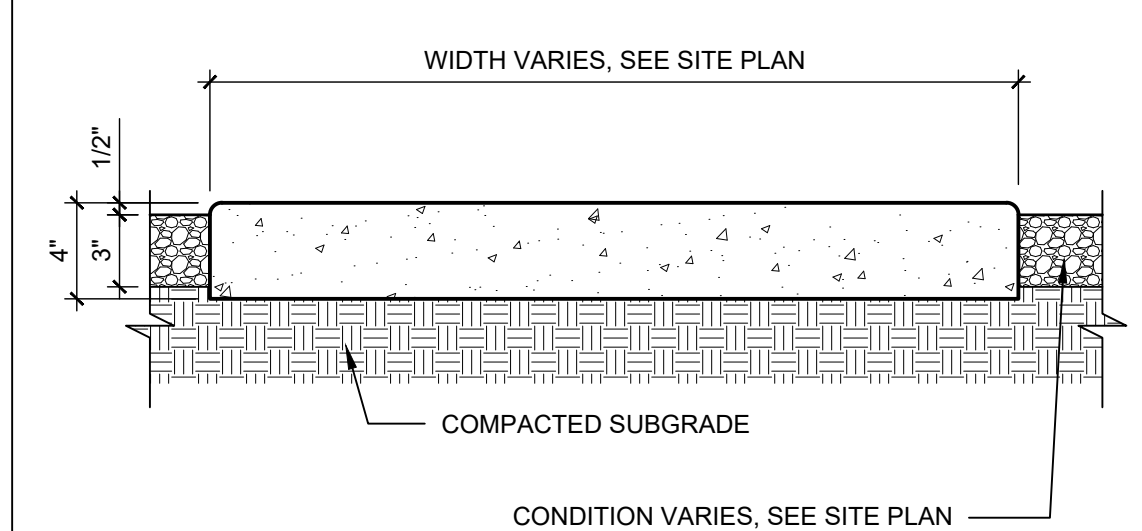
A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"

NOTES:
 1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
 2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



A2 CONCRETE CURB & GUTTER
 1 1/2" = 1'-0"

NOTES:
 1. SEE SITE PLANS FOR JOINTING.
 2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
 4. CROSS-SLOPE SHALL NOT EXCEED 2%.



A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING. PARKING LOT LIGHT POLES WILL NOT EXCEED 16'-0" HEIGHT PER 14-16-5-8(D)(3). INTERIOR LIGHTING VISIBLE FROM THE NORTHEAST CORNER WILL BE DIMMED BY 50% OF MAXIMUM FOOT CANDLE FROM 10:00 PM TO 7:00 AM.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- H. FACILITY HOURS OF OPERATION WILL BE MONDAY - FRIDAY, 9:00 AM - 6:00 PM, SATURDAY AND SUNDAY, 9:00 AM - 5:30 PM. TENANTS WILL HAVE ACCESS TO FACILITIES FROM 7:00 AM - 10:00 PM. **FACILITY WILL BE CLOSED AND INACCESSIBLE FROM 10:00 PM - 7:00 AM.**
- I. A PARKING REDUCTION STUDY FOR THE SELF-STORAGE FACILITY FROM 29 SPACES TO 15 SPACES, WHICH WAS APPROVED ON APRIL 20, 2023.
- J. MOTION SENSOR LIGHTS SHALL BE UTILIZED WITHIN THE NORTHEAST TOWER ELEMENT TO LIMIT LIGHT TRESPASS BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES BETWEEN 6'-0" H - 11'-8" H
4	EXISTING FIRE HYDRANT TO REMAIN
5	EXISTING ASPHALT TO REMAIN
6	EXISTING SPECIALTY PAVMENT CROSSWALK TO REMAIN
7	EXISTING MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
10	CURB AND GUTTER, SEE A2/SDP1.2
11	CURB CUT, SEE CIVIL AND D2/SDP1.2
12	TIE INTO EXISTING CURB
13	6" DIA BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMPS, SEE B4/SDP1.2
15	CONCRETE SIDEWALK, SEE A1/SDP1.2
16	GUARDRAIL, SEE D5/SDP1.2
17	LOADING AREA, NO PARKING, LOADING AND UNLOADING ONLY
18	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
19	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
22	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
23	STOP SIGN, SEE C1/SDP1.2
24	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
25	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
26	ACCESSIBLE PARKING, SEE B2/SDP1.2
27	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
28	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
29	MOTORCYCLE PARKING SIGN AND SIGNAGE, SEE C1/SDP1.2
30	BICYCLE RACK, SEE C2/SDP1.2
31	1,200 SF GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
32	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
33	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
34	LOCATION FOR SOLID WASTE PICKUP
35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

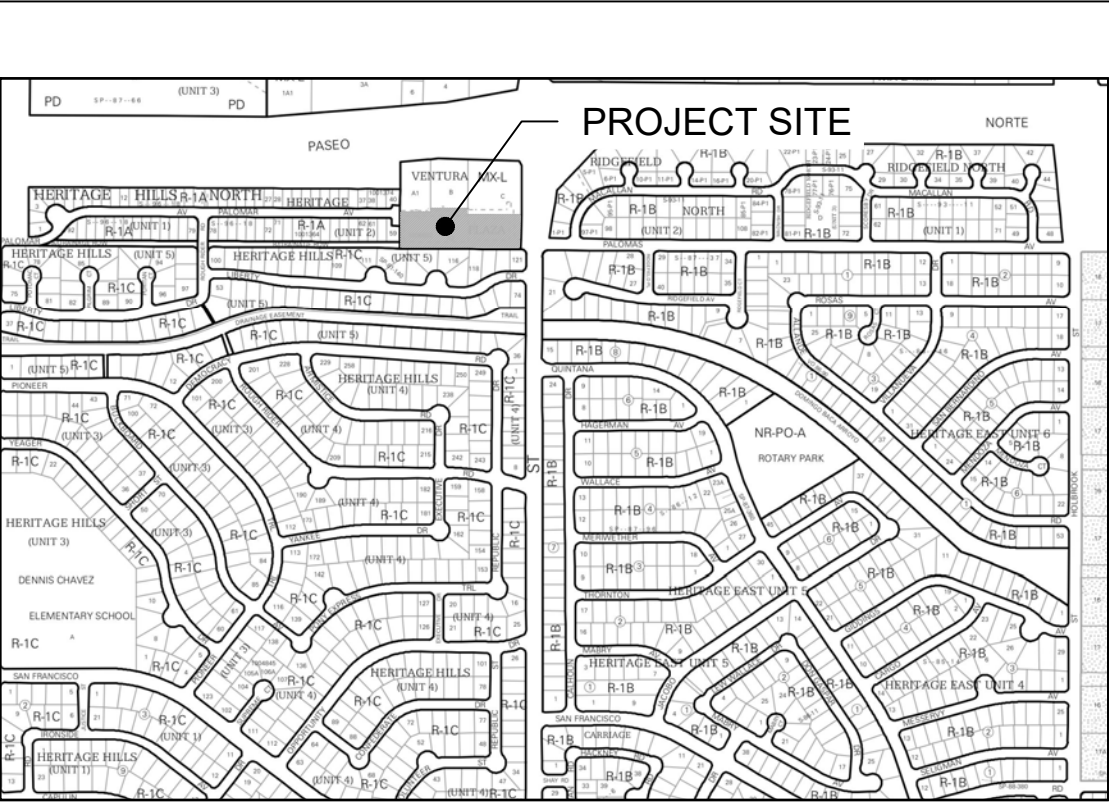
PROJECT DATA

ZONING: MIXED-USE - MEDIUM LOW ZONE DISTRICT (MX-L)
LEGAL DESCRIPTION: PARCEL A-2-A PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC
SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-Z
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'
BUILDING HEIGHT: MAXIMUM ALLOWED: 38'-0" ACTUAL HEIGHT: 28'-0"
BUILDING SIZE: 96,000 GROSS SF, 32,000 NET SF
SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB
PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
 (1 SPACE / 3,000 SQ.FT. GFA: 96,000 GFA/3,000 = 32 SPACES, MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES)
REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1
 A PARKING REDUCTION STUDY THAT ALLOWED A REDUCTION OF 14 PARKING SPACES TO THE REQUIRED 29 SPACES FOR A TOTAL OF 15 SPACES PROVIDED ON-SITE WAS APPROVED ON APRIL 20, 2023.
ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
ADA PARKING PROVIDED = 2 SPACES
MOTORCYCLE PARKING REQUIRED: 2 SPACES
(TABLE 5-5-4: REQUIRED OFF-STREET VEHICLE PARKING SPACES 26-50 = 2 MOTORCYCLE SPACES REQUIRED)
MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES
GATHERING AREA REQUIREMENTS: PER 5-11(E)(3)
 1,286 SF PROVIDED ALONG NORTH FACADE AT BUILDING ENTRANCE, INCLUDING 25%+ SHADE COVERAGE, BENCHES, BIKE RACKS AND LITTER RECEPTACLE, SEE SHEETS 21 AND SDP1.3

LEGEND

- LANDSCAPE AREA, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE DURING CONSTRUCTION AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



PROJECT NUMBER: **2023_008086**

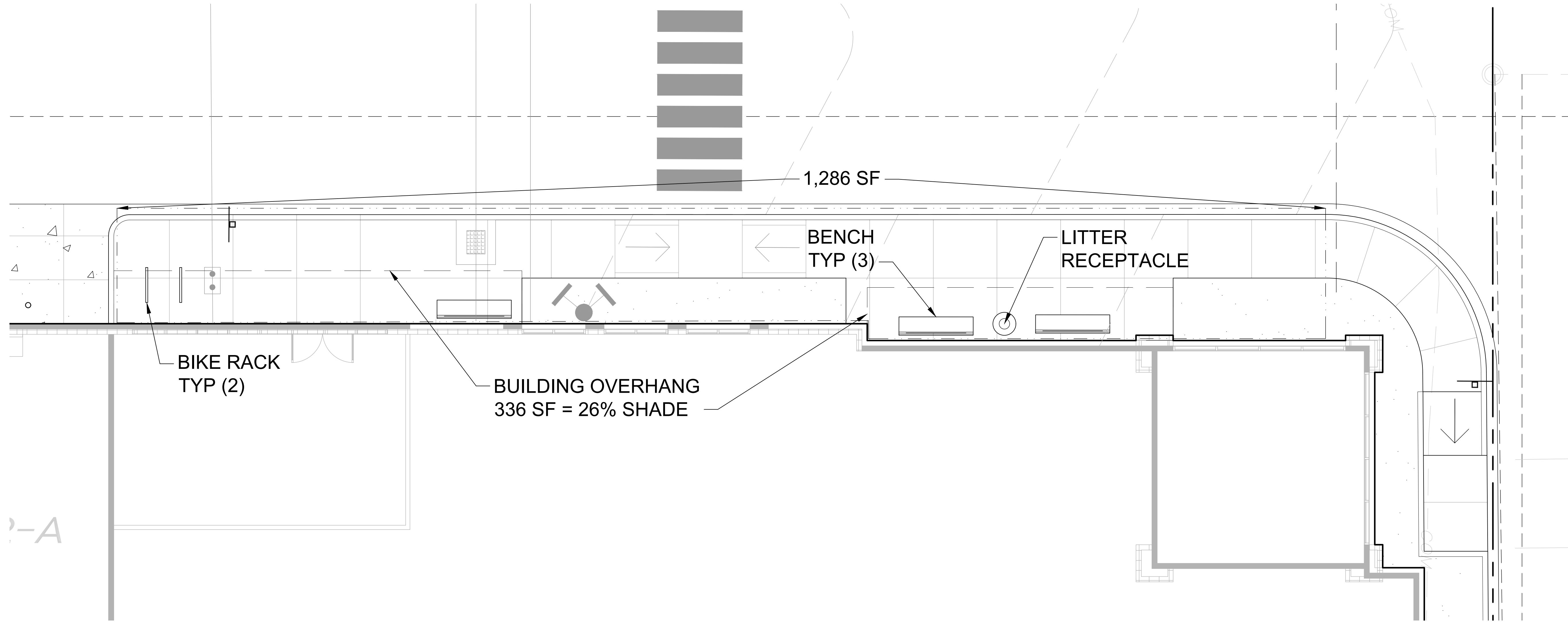
Application Number: **SI-2023-01123**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 16, 2023, and the Findings and Conditions in the Official Notification of Decision are satisfied.

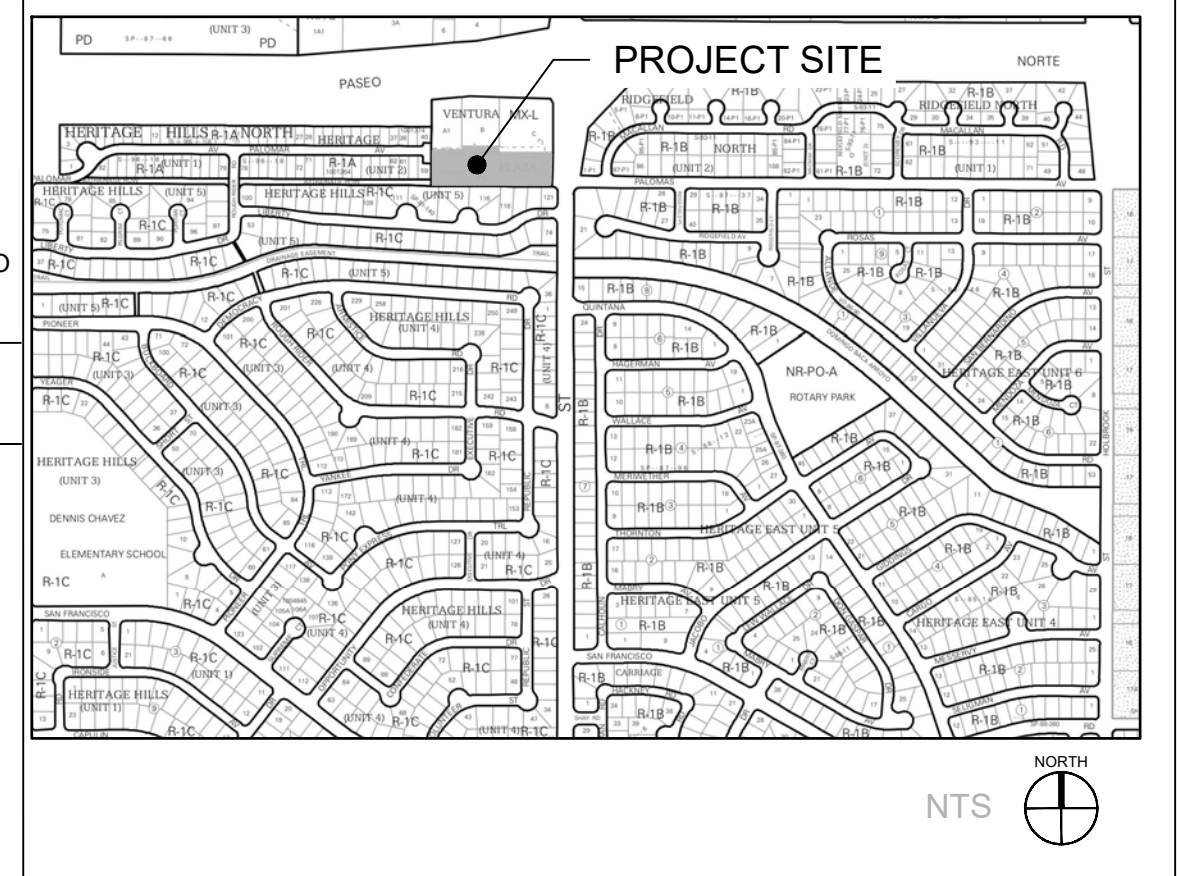
Is an Infrastructure List required? () Yes (X) No If yes, then a set

DRB SITE DEVELOPMENT PLAN APPROVAL:

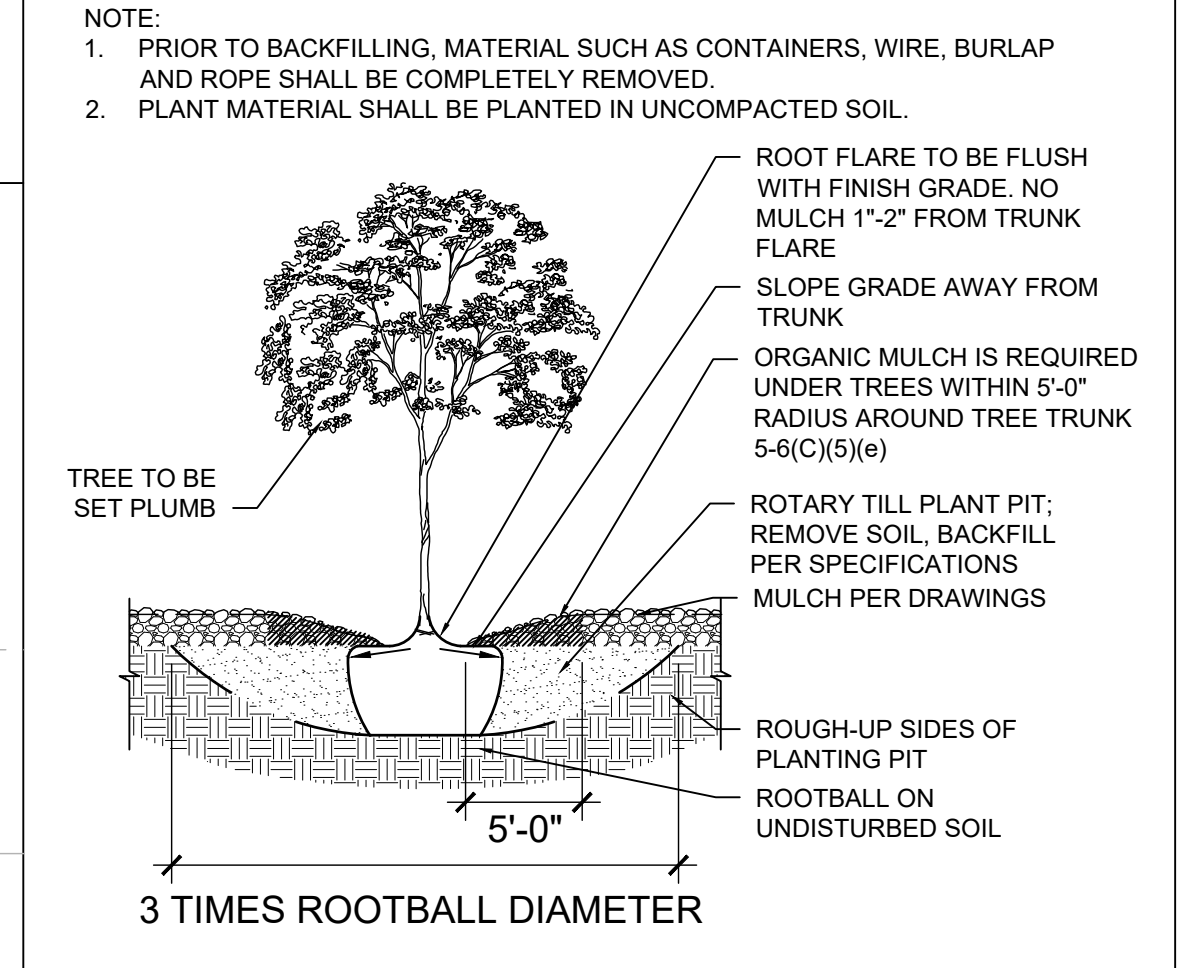
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date



VICINITY MAP



TREE PLANTING DETAIL



IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

LEGEND

	EXISTING ROCK MULCH, PROTECT IN PLACE	770 SF
	EXISTING ORGANIC MULCH, PROTECT IN PLACE	3,562 SF
	2' - 4" ANGULAR ROCK MULCH, 4" DEPTH	10,990 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	1,296 SF
	ORGANIC MULCH, 3" DEPTH, NO WEED BARRIER FABRIC	1,226 SF

GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- E. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- F. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- G. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- H. EXISTING TREES WILL BE REPLACED IF DEAD OR DYING DURING CONSTRUCTION. EXISTING TREES WILL BE MAINTAINED FOR OPTIMUM HEALTH.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.69 AC = 73,740 SF
 AREA OF LOT COVERED BY BUILDING = 32,700 SF
 NET LOT AREA = 41,040 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 6,156 SF
 PROVIDED LANDSCAPE AREA = 17,844 SF = 43%

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 15 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 2 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 3 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = N/A

REQUIRED VEGETATIVE COVERAGE
 REQUIRED VEGETATIVE COVERAGE = 13,383 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL VEGETATIVE COVERAGE = 13,524 SF = 76% OF TOTAL PROVIDED LANDSCAPE AREA
 TREE CANOPY COVERAGE = 10,168 SF = 75% OF REQUIRED COVERAGE
 GROUND PLANT COVERAGE = 3,356 SF = 25% OF REQUIRED COVERAGE

REQUIRED EDGE BUFFER LANDSCAPING (TABLE 5-6-4; 14-16-5-6(E)) = 11,505 SF
 PROVIDED EDGE BUFFER LANDSCAPING = 15,322 SF
 REQUIRED EDGE BUFFER TREES (5-6 (E)(2)(a)(1)): 1 TREE PER 15 FT = 52 TREES PER 787 FT - 27 EXISTING TREES = 24 TREES. 28 NEW TREES PROVIDED IN LANDSCAPE BUFFER.

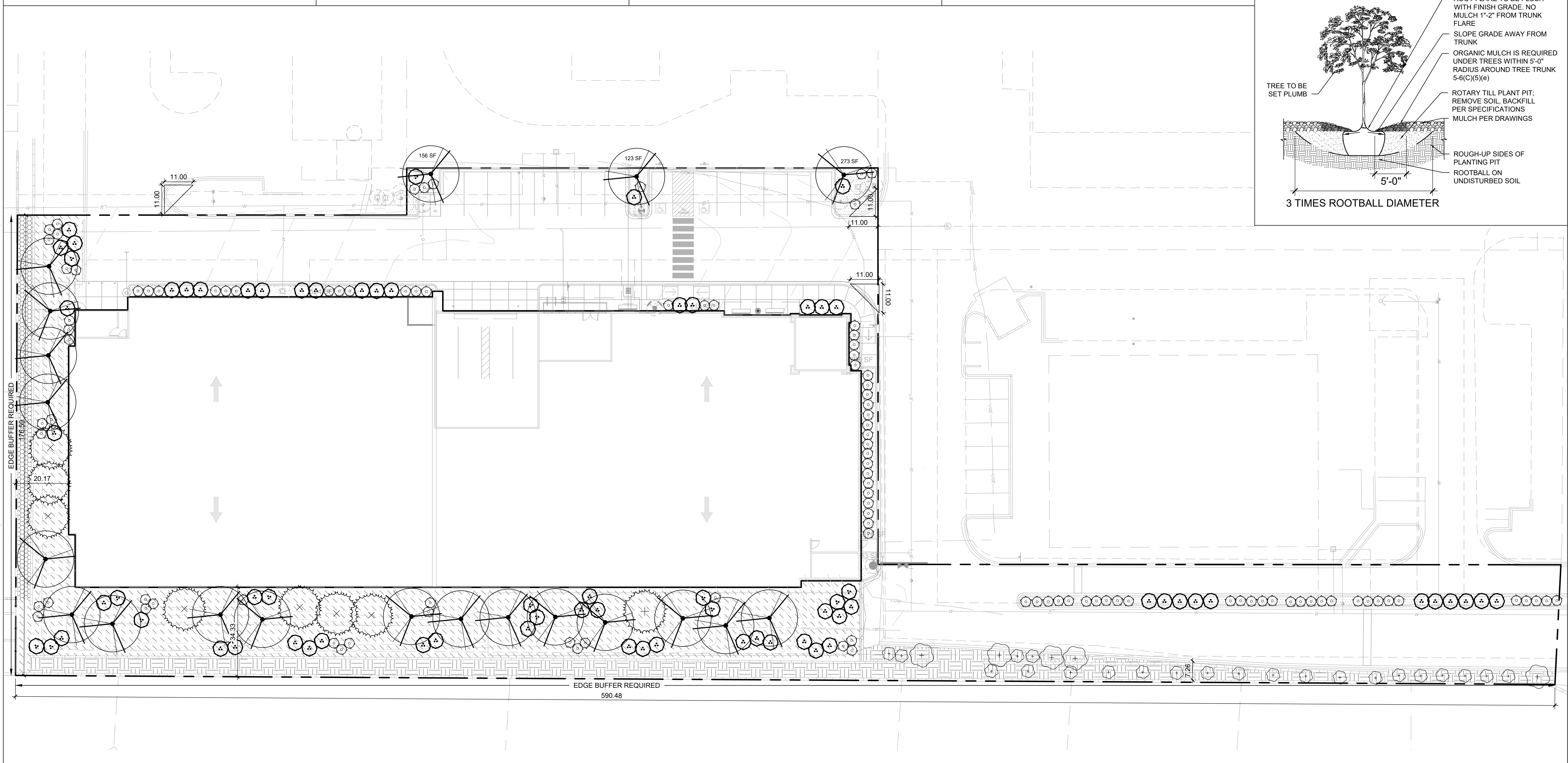
PARKING LOT AREA = 3,382 SF = 1 TREE / 15 FT
 PARKING LOT LANDSCAPING PROVIDED = 654 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 13,056 SF = 73%
 TOTAL ORGANIC MULCH GROUND COVER = 4,788 SF = 27%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE NETLEAF HACKBERRY DESERT WILLOW CHINESE PISTACHE CHINKAPIN OAK	20	2" CAL B&B
	EVERGREEN TREE ROCKY MOUNTAIN JUNIPER BRISTLECONE PINE TEXAS LIVE OAK	8	8' HEIGHT
	MEDIUM SHRUB SMOOTH AGAVE GIANT HESPERALOE CHINESE HIBISCUS CREOSOTE BUSH RIO BRAVO LANGMAN'S SAGE JOJOBA	105	1 GAL MIN
	LARGE SHRUB DESERT ROSE OCTOPUS AGAVE GREEN DESERT SPOON MEXICAN GRASS TREE DESERT PRICKLY PEAR	72	5 GAL MIN
	EXISTING TREE TO REMAIN 27 EA		

DIAMETER	QUANTITY	CREDIT
LESS THAN 4"	14	14
4" - 8"	11	22
8" - 13"	2	8
PRESERVATION CREDIT		44



1

2

3

4

5

GENERAL SHEET NOTES





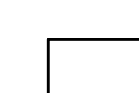


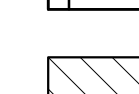
- A. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON ROOF; SIZE AND LOCATION TO BE DETERMINED.
- B. WALL MOUNTED SIGNAGE WILL NOT EXCEED 10% OF THE TOTAL FAÇADE AREA PER IDO TABLE 5-12-2.

SHEET KEYNOTES

- 0-01 COLLECTOR BOX AND 6" DOWNSPOUT

REFERENCE KEYNOTES

LEGEND

-  STUCCO_LIGHT BROWN
-  STUCCO_MEDIUM BROWN
-  STUCCO_DARK BROWN
-  STUCCO_DARKEST BROWN
-  STONE
-  METAL COPING
-  ARCHITECTURAL FLAT METAL PANEL
-  BUILDING MOUNTED SIGNAGE, LIGHTING, MATERIALS AND COLORS TO BE DETERMINED.

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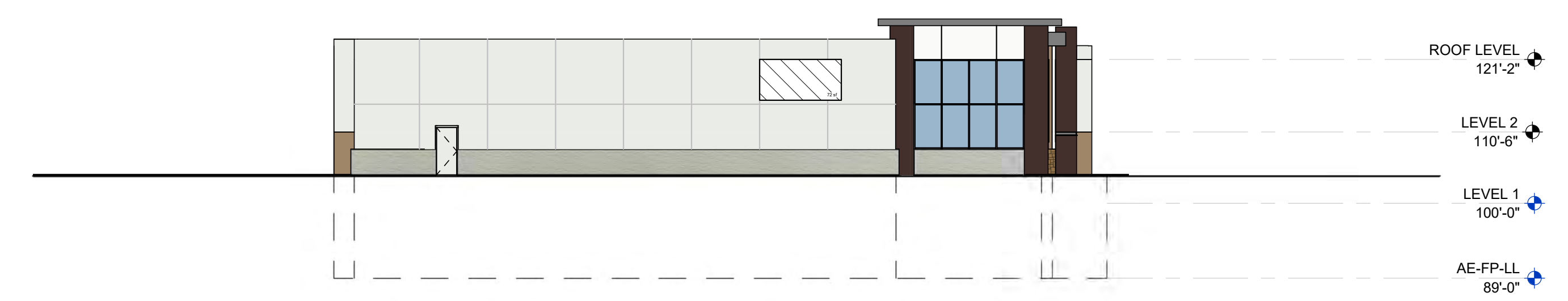
VENTURA STORAGE

REVISIONS	
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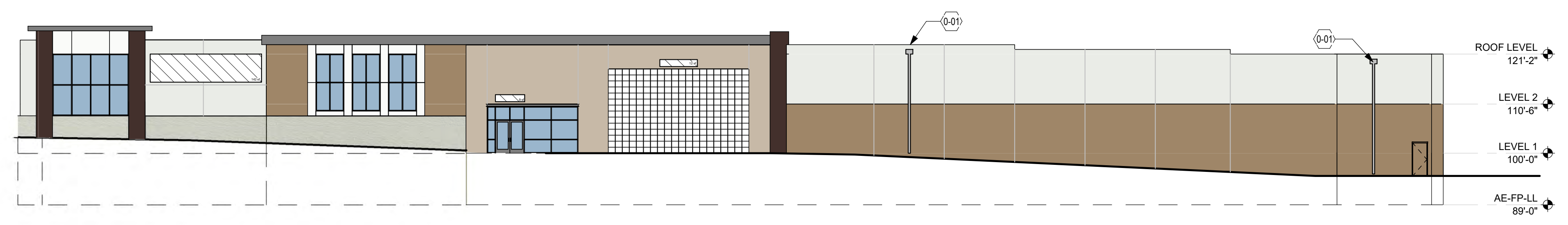
DRAWN BY	RJ
REVIEWED BY	KK
DATE	
PROJECT NO:	22-0129

DRAWING NAME
EXTERIOR ELEVATIONS

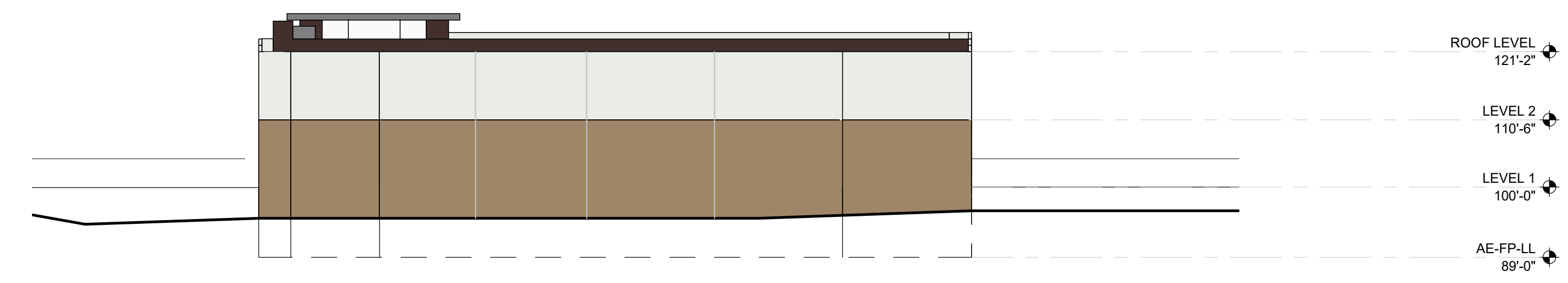
SHEET NO
SDP5.1



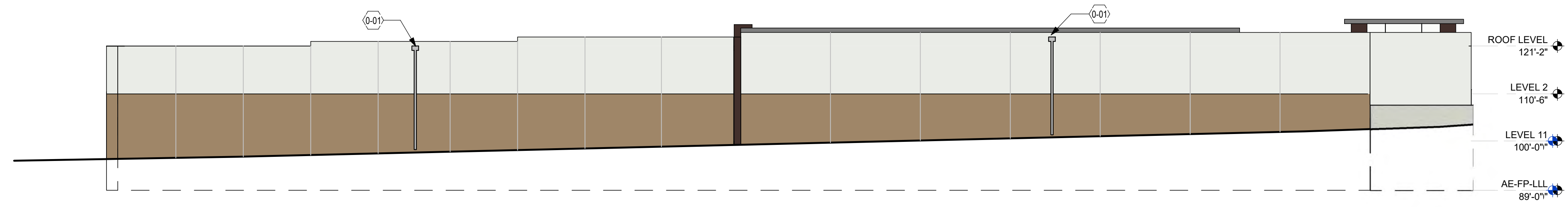
D5 EAST ELEVATION
1/16" = 1'-0"



C5 NORTH ELEVATION
1/16" = 1'-0"

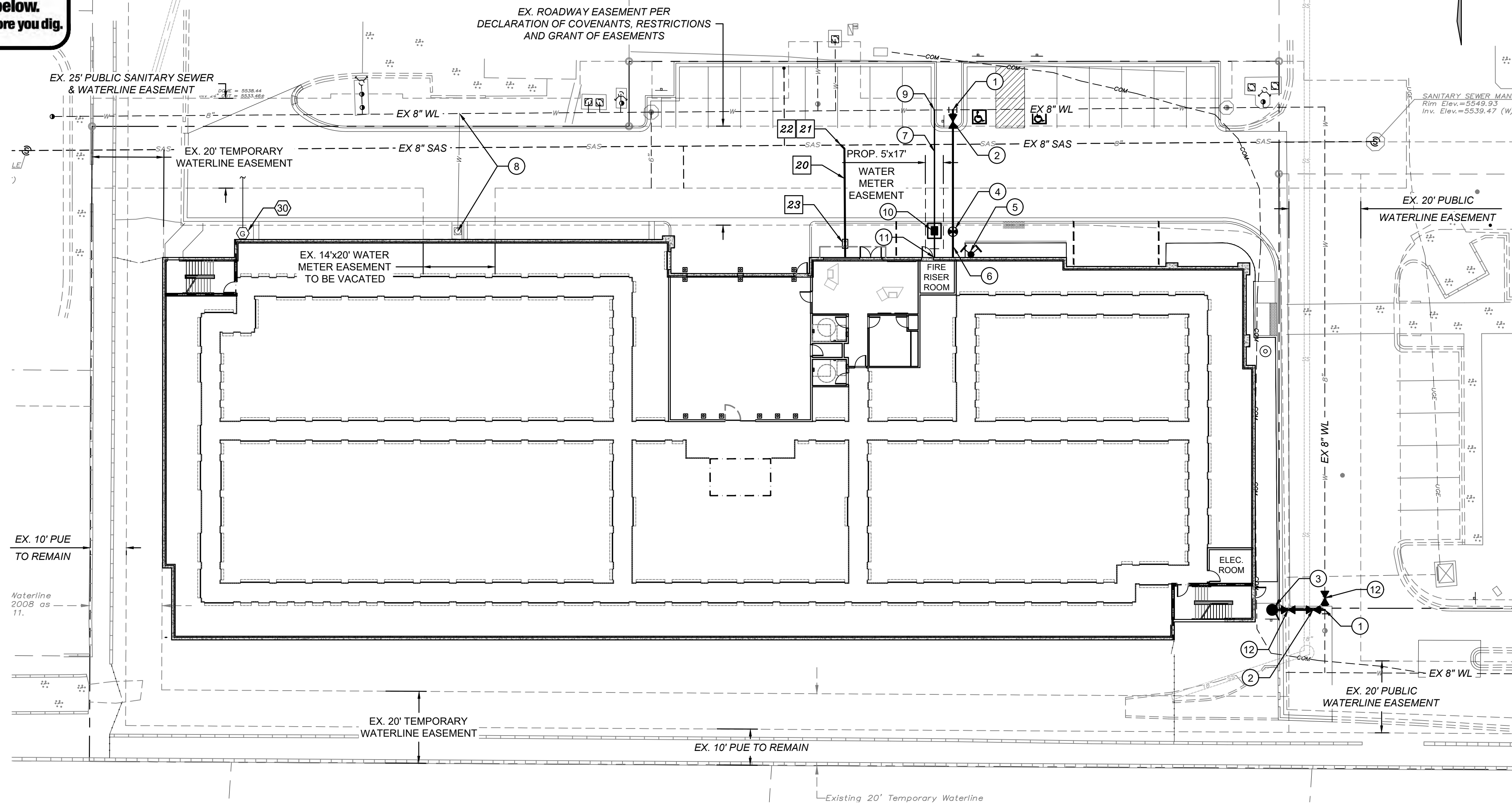
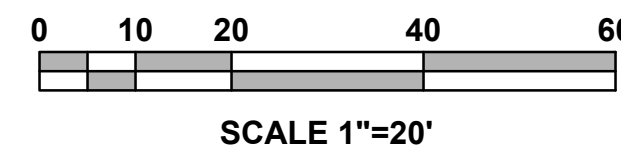


B5 WEST ELEVATION
1/16" = 1'-0"



A5 SOUTH ELEVATION
1/16" = 1'-0"

9/6/2023 8:23:58 AM



KEYED NOTES

- WATER KEYED NOTES**
- * 1. INSERT 8"x8"x6" TEE WITH TRANSITION COUPLING (NON-PRESSURE CONNECTION) PER ABCWUA STD DWG 2301.
 - * 2. PUBLIC 6" GATE VALVE. (LT=60") PER ABCWUA STD DWG 2326, 2328 & 2329.
 - * 3. PRIVATE FIRE HYDRANT. PAINTED SAFETY ORANGE PER ABCWUA STD DWG 2340.
 - 4. 6" POST INDICATOR VALVE (PIV). (LT=46"), SEE DETAIL BELOW
 - 5. WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC). REFER TO ARCH / MEP SHEETS FOR DETAIL.
 - 6. 3/4" CONDUIT WITH PULL CORD FROM PIV TO FIRE RISER ROOM.
 - * 7. 1" WATER SERVICE LINE.
 - * 8. REMOVE AND DISPOSE EXISTING WATER METER BOX. CLOSE CORP STOP AT MAIN
 - * 9. CONNECT PROPOSED 1" WATER SERVICE LINE TO EXISTING 8" WATER LINE W/ TAPPING SADDLE (PRESSURE CONNECTION) PER ABCWUA STD DWG 2362
 - * 10. PROPOSED 1" WATER METER BOX PER ABCWUA STD DWG 2362, 2366, & 2368.
 - 11. CONNECTION TO INTERNAL 1" DOMESTIC SERVICE LINE. REFER TO MEP SHEETS FOR CONTINUATION.
 - * 12. PRIVATE 6" GATE VALVE. (LT=60") PER ABCWUA STD DWG 2326, 2328 & 2329
- SEWER**
- * 20. 4" SANITARY SEWER SERVICE LINE, MINIMUM 2% SLOPE.
 - * 21. 8"x4" WYE/TEE. (INV = 5534.91±)
 - * 22. 4" - 45" BEND.
 - 23. DOUBLE SANITARY SEWER CLEAN OUT (INV = 5535.35). REFER TO MEP SHEETS FOR CONTINUATION.
- GAS**
- * 30. GAS METER, REFER TO PLUMBING PLAN SHEET P2.1 FOR CONTINUATION.
- * PUBLIC UTILITY INSTALLATIONS PER CONNECTION PERMIT PROCESS.

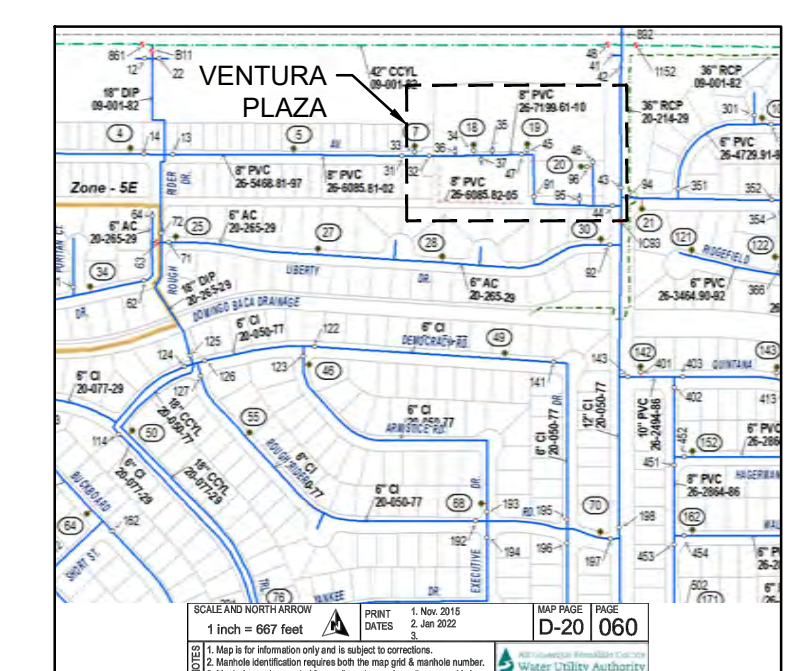
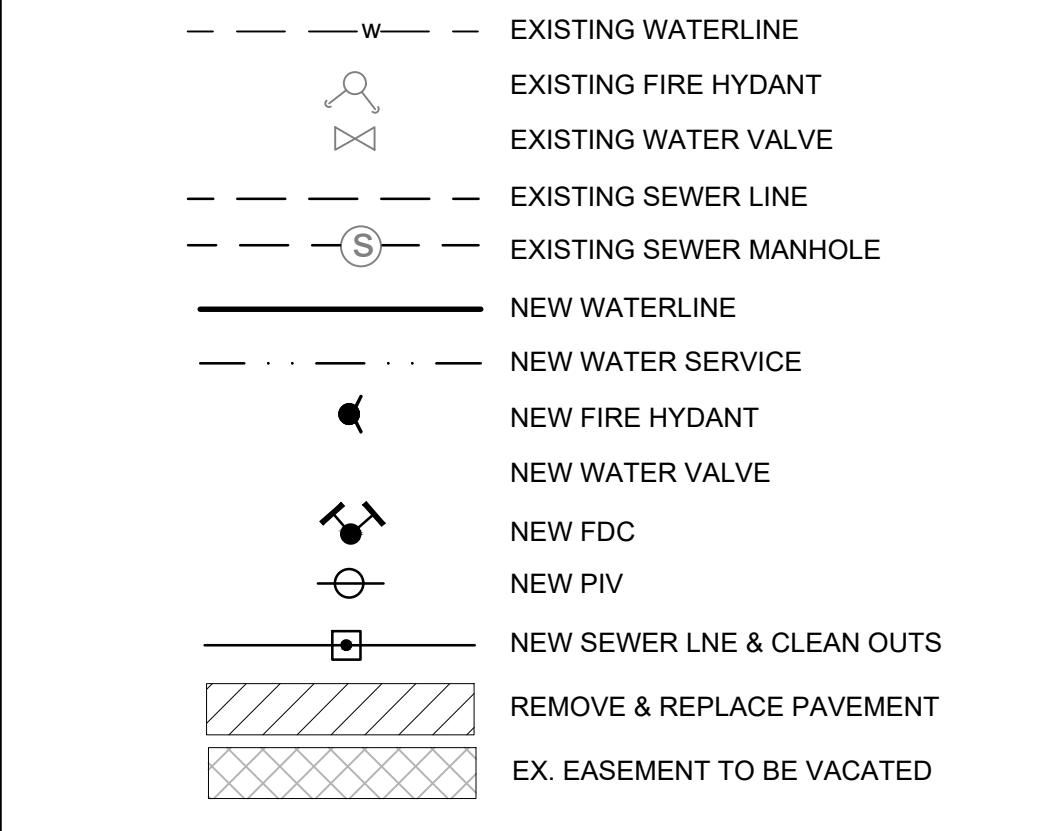
GENERAL NOTES

- A. 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.
- B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- C. 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.
- D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- F. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- G. SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- H. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- J. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
 2. 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.
 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
 4. 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
 FACTOR OF SAFETY: 1.5
 MATERIAL: PVC
 SOIL TYPE: GMSM - 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.

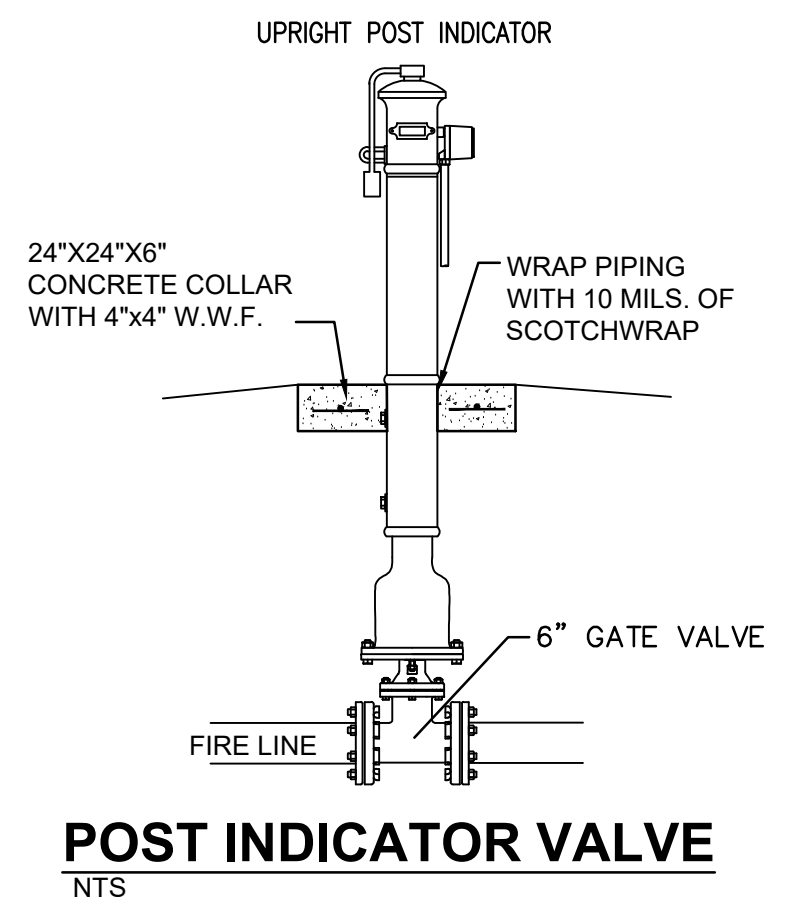
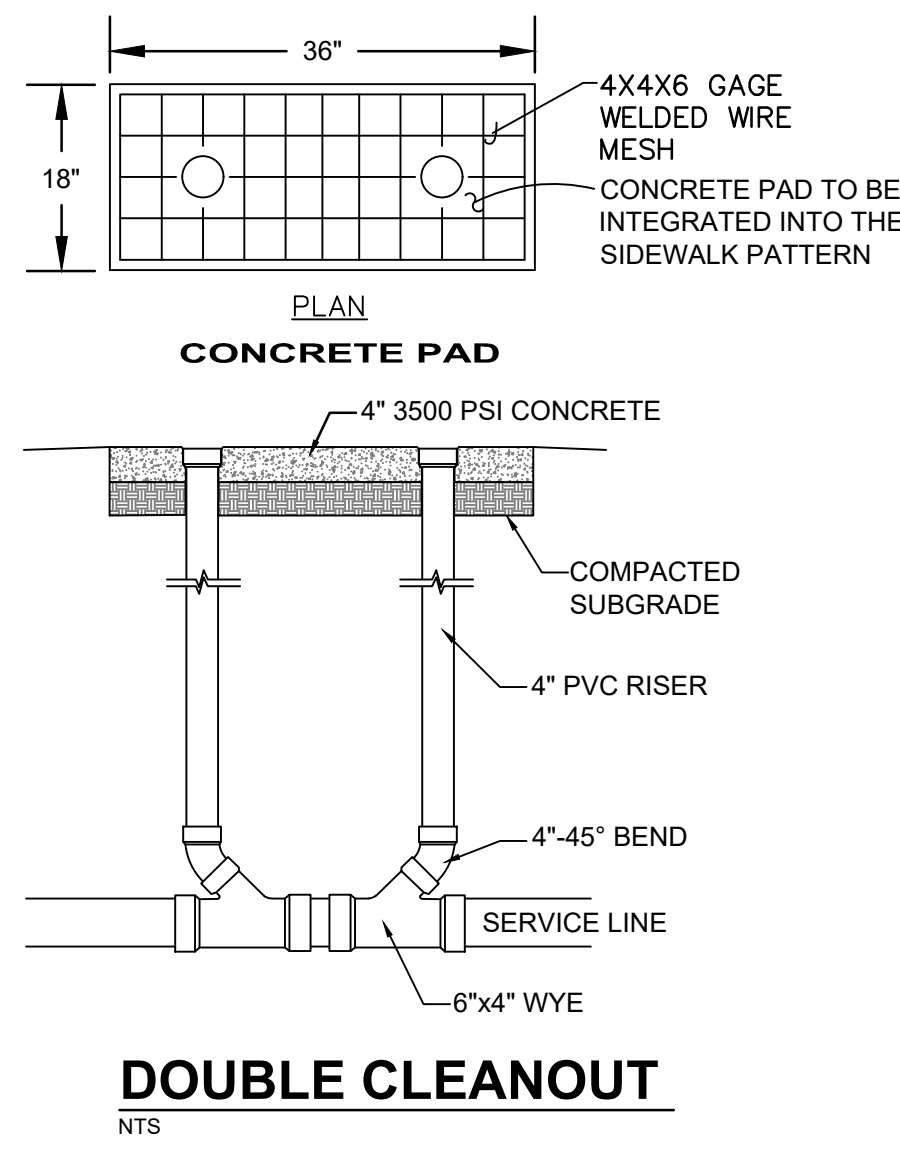
LEGEND



WATER SHUT-OFF PLAN

1 - NON-PRESSURE CONNECTION IN VENTURA PLAZA (BOXED ABOVE) SHUT OFF VALVES 32, 34-37, 44-47, 91, 95, & 96.

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.



CONSULTING ENGINEERS

MECHANICAL: ISAACSON & ARFMAN, INC. 111 S INDEPENDENCE MALL E. SUITE 607 PHILADELPHIA, PA (P) 215 583 4038

ELECTRICAL: ISAACSON & ARFMAN, INC. 111 S INDEPENDENCE MALL E. SUITE 607 PHILADELPHIA, PA (P) 215 583 4038

PLUMBING: ISAACSON & ARFMAN, INC. 111 S INDEPENDENCE MALL E. SUITE 607 PHILADELPHIA, PA (P) 215 583 4038

CONTRACTOR

ARCHITECT: GMA ARCHITECTS 7930 CLAYTON ROAD ST. LOUIS, MISSOURI 63117 (P) 314 867 0714 WWW.GMA-ARCHITECTS.COM

CONTRACTOR: ARCO MURRAY DESIGN BUILD 4625 GREENVILLE AVE. STE. 915 DALLAS, TX 75206 (P) 817 268 2245 WWW.ARCOCONTRACTOR.COM

DXD CAPITAL
 REAL ESTATE DRIVEN BY DATA
VENTURA PLAZA SELF STORAGE
 ADDRESS
 ALBUQUERQUE, NEW MEXICO 87109

NOT FOR CONSTRUCTION FOR REVIEW ONLY

JOB NO : IA2512
 PE : FCA / IA
 DATE : 08.04.2023

REVISIONS

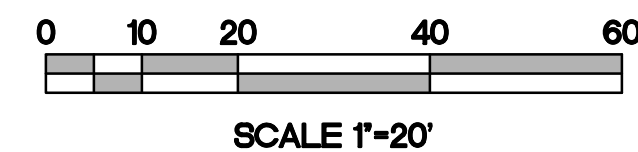
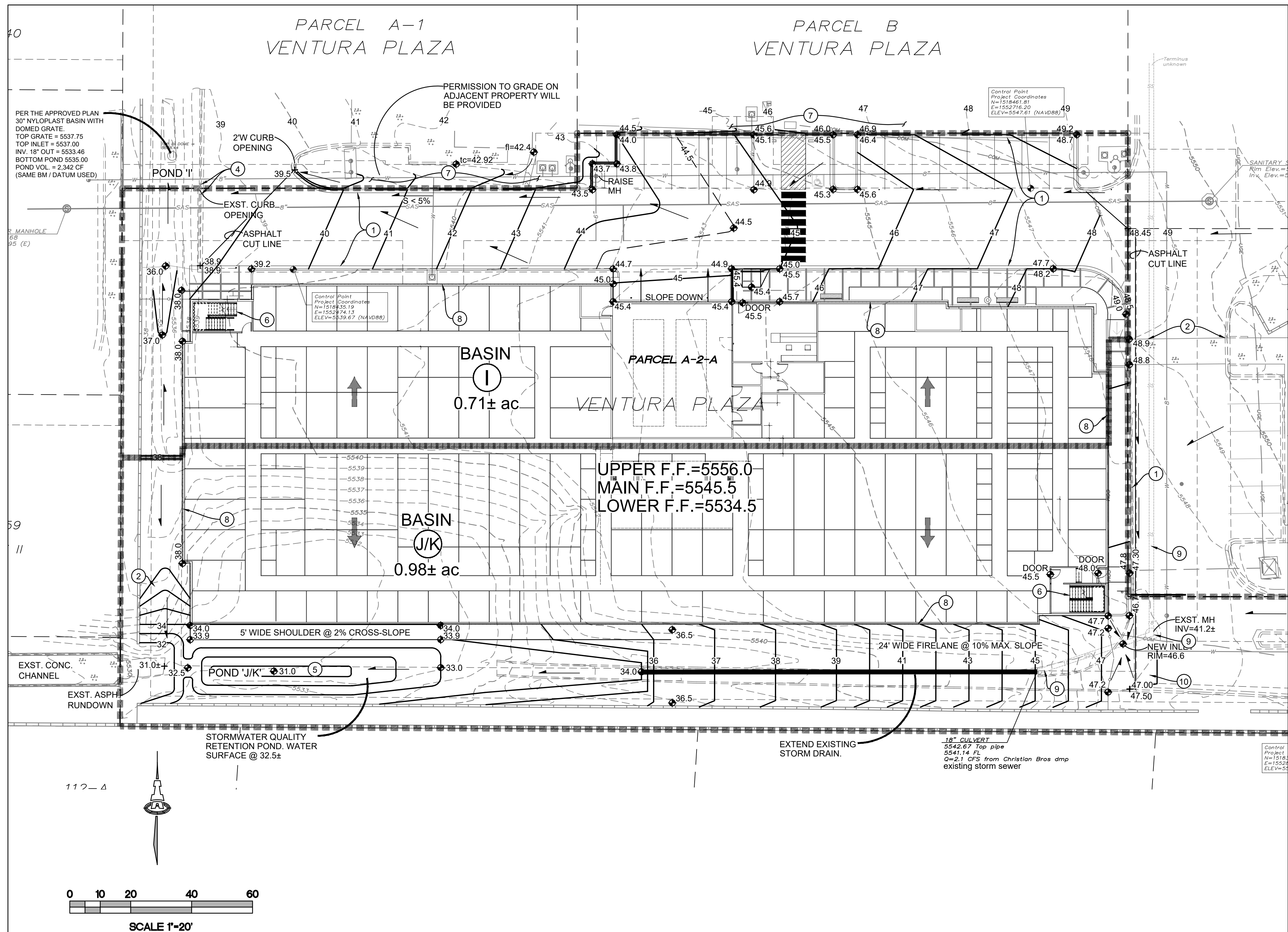
SHEET NUMBER
CU-101
 UTILITY PLAN

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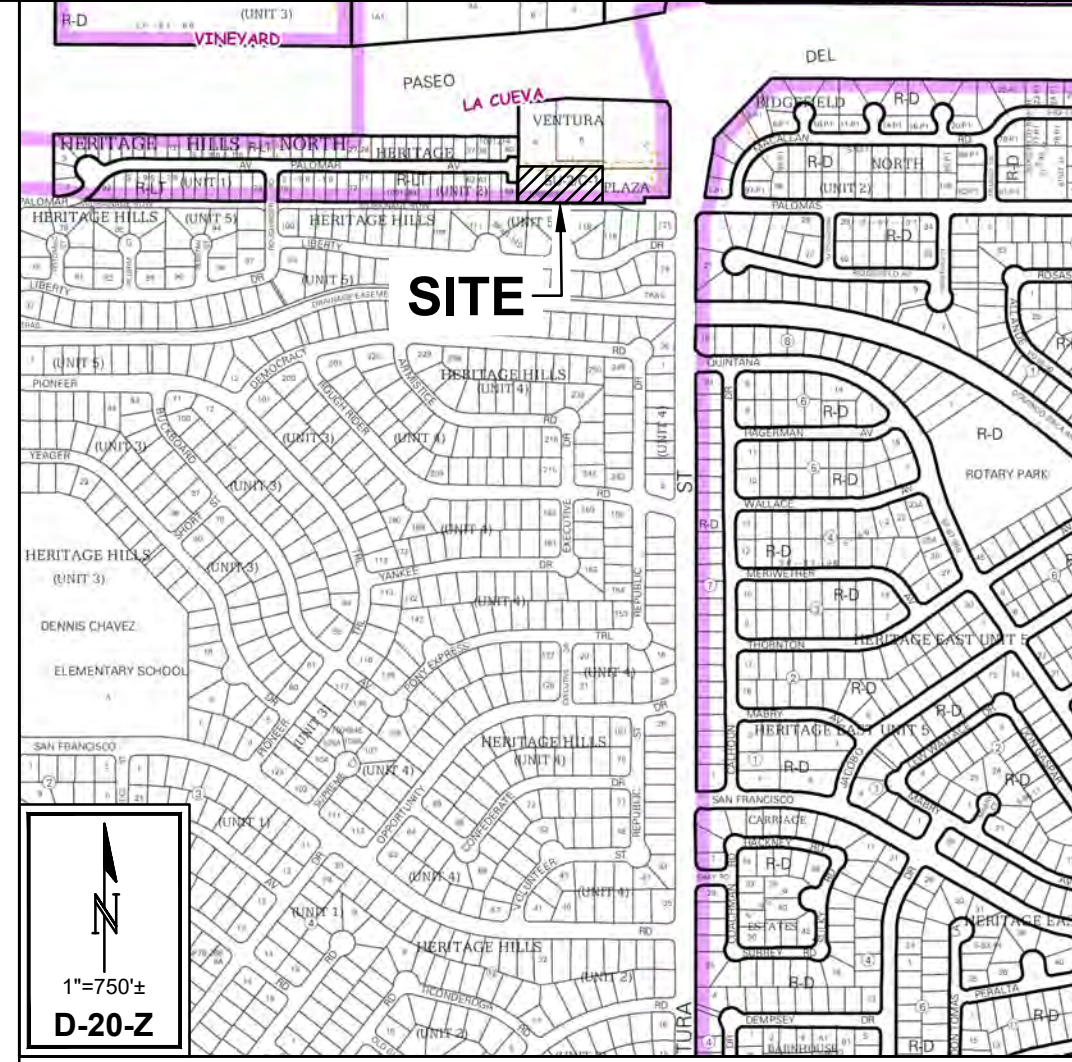


KEYED NOTES

- REMOVE / REPLACE PAVEMENT, AND CURB & GUTTER TO NEW ELEVATIONS.
- HIGH POINT / GRADE BREAK LOCATION.
- ROOF DISCHARGE TO BE RELEASED AT GRADE. CONSTRUCT 3'X3'12" DEEP GROUTED COBBLE PAD AT OUTLET WITHIN LANDSCAPED AREAS.
- EXISTING OPENING IN CURB.
- CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR).
- INTERIOR STAIRS TO ACHIEVE REQUIRED GRADE DIFFERENCE SHOWN.
- MINOR REGRADING ON ADJACENT PROPERTY TO TRANSITION. PROPERTY OWNER'S TO COORDINATE AND PROVIDE LETTER TO COA HYDROLOGY.
- BUILDING RETAINING STEMWALLS REQUIRED TO ACHIEVE GRADES SHOWN. ALL SIDES.
- EXISTING 18" Ø STORM DRAIN (APPROXIMATE LOCATION).
- INSTALL STORM DRAIN INLET AND CONNECT TO EXISTING STORM DRAIN.



VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-20. THE SITE IS BOUND ON THE NORTH AND EAST BY DEVELOPED COMMERCIAL PROPERTIES, AND TO THE WEST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW MULTISTORY SELF-STORAGE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: PARCEL A-2-A, VENTURA PLAZA, CITY OF ALBUQUERQUE

PROJECT AREA: 1.6929 ACRE

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "5-D21", ELEVATION = 5653.331 FEET (NAVD 88).

OFF-SITE: OFF-SITE FLOW FROM ADJACENT VENTURA PLAZA PROPERTIES WILL CONTINUE TO BE ROUTED THROUGH THIS PROPERTY.

FLOOD HAZARD: PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0141 G, EFFECTIVE DATE 9/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE MANAGEMENT CONCEPT: THE ORIGINAL DRAINAGE MANAGEMENT PLAN FOR THE PASEO DEL NORTE & VENTURA BLVD. DEVELOPMENT, WAS PREPARED BY BHI, INC. (COA HYDROLOGY FILE D20D010) AND WAS UPDATED FOR CHRISTIAN BROTHERS AUTOMOTIVE, PREPARED BY WOOTEN ENGINEERING, WITH STAMP DATE 10/10/2017 (D20D010B).

THE PROPOSED DEVELOPMENT LIES WITHIN BASINS I AND J/K.

BASIN I (THE NORTH BASIN) WILL CONTINUE TO DRAIN TO AN EXISTING 30" DIA. INLET WITH DOME GRATE CONNECTED TO THE STORM DRAIN SYSTEM DRAINING TO THE PASEO DEL NORTE BLVD. RW. THE SYSTEM WAS DESIGNED BASED ON 80% IMPERVIOUS WITH ALLOWABLE DISCHARGE OF 4.71 CFS/ACRE.

BASIN J/K (THE SOUTH BASIN) WILL CONTINUE TO DRAIN TO THE EXISTING CONCRETE CHANNEL AT THE SOUTHWEST CORNER OF THE SITE. ALLOWABLE DISCHARGE IS 4.86 PER ACRE.

A PREVIOUSLY CONSTRUCTED STORMWATER QUALITY POND (POND 'I') PROVIDES THE REQUIRED VOLUME FROM BASIN 'I' BASED ON 80% IMPERVIOUS. A NEW STORMWATER QUALITY POND (POND 'J/K') WILL BE CONSTRUCTED TO RETAIN THE REQUIRED VOLUME FROM THE PORTION OF THIS PROPERTY THAT DRAINS TO THE SOUTHWEST.

SURVEYOR: RUSS P. HUGG NMPS NO. 9750, SURV-TEK, INC.

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7322
CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION
12-22-2022

Engineer

**VENTURA PLAZA
SELF STORAGE
VENTURA &
PASEO DEL NORTE**

DESIGN DEVELOPMENT
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2512
FILE:
DRAWN BY: BJB/DEC
CHECKED BY: FCA
DATE: 12-2022

CALCULATIONS

100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	73742.7	SF	= 1.69 ACRE
DEVELOPED FLOWS:			
	Treatment SF	%	PRECIP. ZONE
Area A	0	0%	E _A = 0.67
Area B	0	0%	E _B = 0.86
Area C	15486	21%	E _C = 1.09
Area D	58257	79%	E _D = 2.58
Total Area	73743	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$E_A A_A + E_B A_B + E_C A_C + E_D A_D$		
	$A_A + A_B + A_C + A_D$		
Developed E	= 2.27 in.		
On-Site Volume of Runoff: V ₃₆₀ =			
	$E * A / 12$		
Developed V ₃₆₀	= 13932 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 3			
Q _{pA}	= 1.84	Q _{pC}	= 3.17
Q _{pB}	= 2.49	Q _{pD}	= 4.49
Developed Q _p	= 7.1 CFS		

STORMWATER QUALITY

ESTIMATED DISCHARGE FROM THE PROPERTY:
PORTION OF PROPERTY WITHIN NORTH BASIN 'I' = 0.71 AC.
100-YR 6-HR. Q=3.0 CFS

• @ 80% IMPERVIOUS (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 701 CF

• TOTAL BASIN 'I' STORMWATER QUALITY VOLUME REQUIRED 2,108 CF.

• POND 'I' WAS CONSTRUCTED WITH A VOLUME OF 3,239 CF.

PORTION OF PROPERTY WITHIN SOUTH BASIN 'J/K' = 0.98 AC.
100-YR 6-HR Q=4.1 CFS

• @ 80% IMPERVIOUS, (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 988 CF

• POND 'J/K' (NEW) WILL BE CONSTRUCTED TO ACCOMMODATE THE REQUIRED VOLUME.

±4.2 CFS PER ACRE

LEGEND

- 51.80 --- EXISTING MAJOR CONTOUR
- 51.83 --- EXISTING MINOR CONTOUR
- 82 --- PROPOSED 1.0' CONTOUR
- 82.5 --- PROPOSED 0.5' CONTOUR
- ◆ 83.2 --- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5187.50 FINISH FLOOR ELEVATION

ADA COMPLIANCE

SIDEWALK(S):
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE PARKING:
TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

No	Date	Description

SHEET TITLE

**CONCEPTUAL
GRADING &
DRAINAGE
PLAN**

SHEET NUMBER

CG-101



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-22-011013
APPROVED DATE: 08/11/22
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1875GPM 2HYDRANTS



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Engineer

**VENTURA PLAZA
SELF STORAGE
8041 VENTURA ST NE**

BUILDING INFORMATION

8041 VENTURA ST. NE
ALBUQUERQUE, NM

32,502 SQ. FT BUILDING
29' - 8" BUILDING HEIGHT
OCCUPANCY GROUP - S-1
TYPE IIB CONSTRUCTION
SPRINKLED
FLOWS = 6500 GPM / 2 = 3250 GPM
= 4 FH

3 EXISTING FIRE HYDRANTS NEAR SITE
1 NEW FIRE HYDRANT

BUILDING TO HAVE PREMISE ID SIGN VISIBLE FROM VENTURA ST. AND PASEO DEL NORTE.

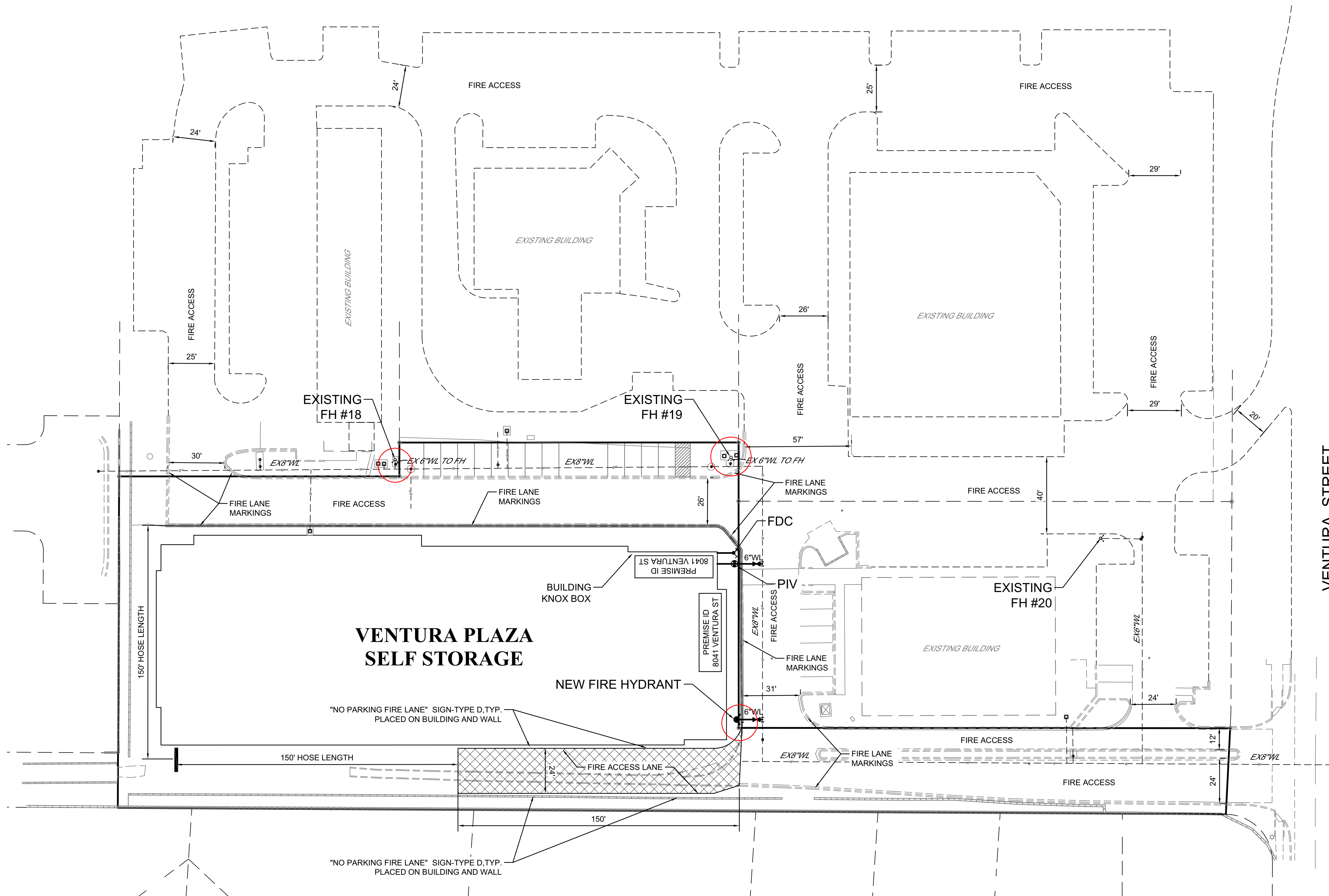
ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

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

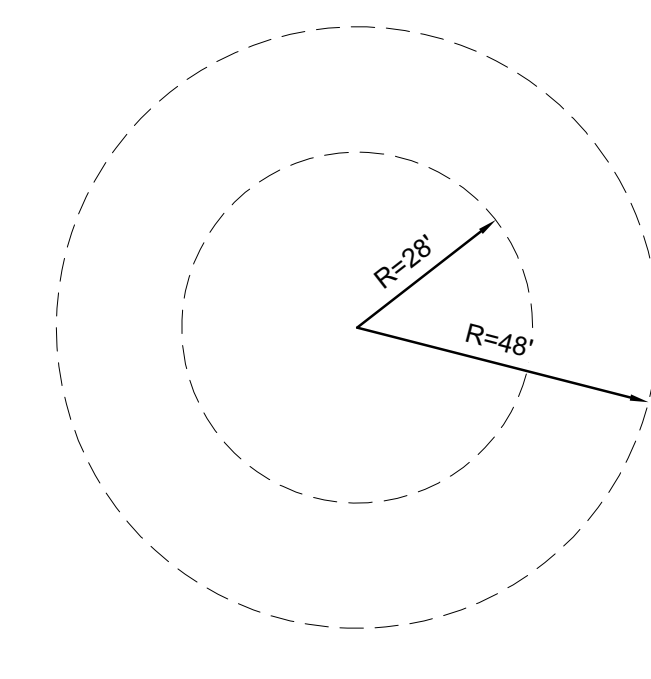
FIRE ACCESS LANE DOES NOT EXCEED 150' PER IFC 503.2.5

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS



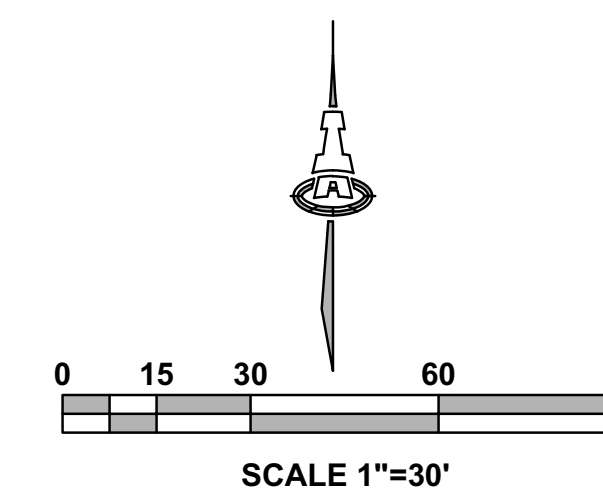
VICINITY MAP



FIRE APPARATUS TURNING RADIUS
1"=30'



NO PARKING FIRE LANE SIGN



SCALE 1"=30'

No	Date	Description

SHEET TITLE
**FIRE
HYDRANT
LOCATION
& ACCESS
PLAN**

SHEET NUMBER

FIRE 1











PR-2023-008086_SI-2023-01123_Site_Plan_Aproved_9-21-23


Final Audit Report

2023-10-27

Created:	2023-09-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0-79RabrkUIpWrzzJeuwBdVvrPdCvdV1

"PR-2023-008086_SI-2023-01123_Site_Plan_Aproved_9-21-23" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-09-28 - 7:15:21 PM GMT- IP address: 143.120.132.76
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-09-28 - 7:20:08 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2023-09-28 - 7:20:08 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2023-09-28 - 7:20:08 PM GMT
-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature
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-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
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-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
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-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
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 Agreement completed.

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