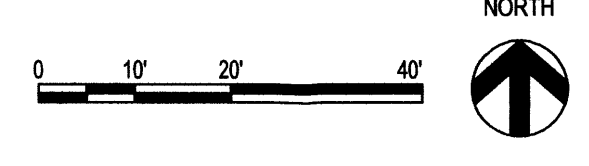


A1 SITE PLAN
SCALE: 1" = 20'-0"



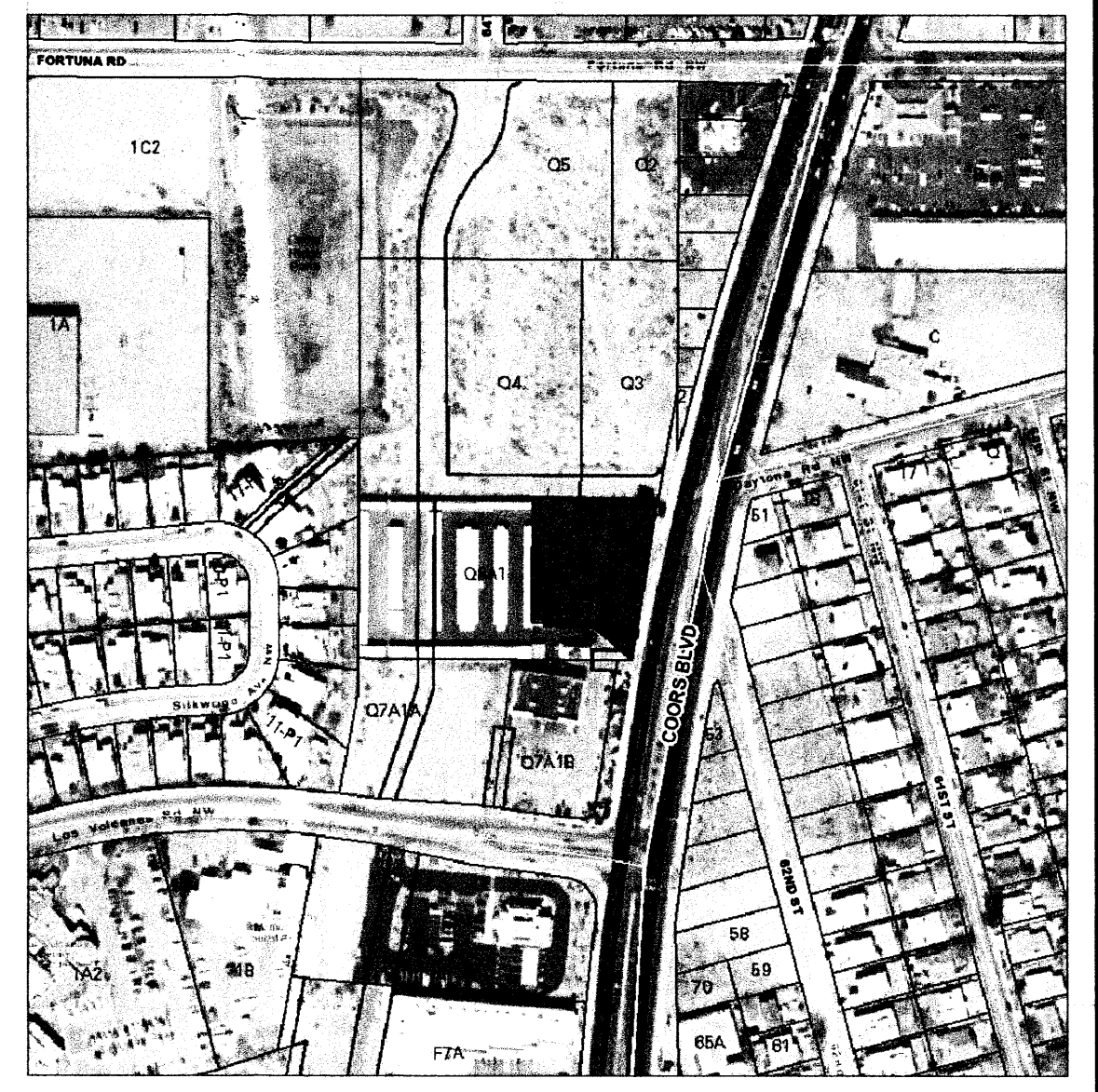
PROJECT NUMBER: 1004725
 Application Number: 14 DRB-20413

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering - Transportation Division	02-03-15 Date
<i>[Signature]</i> ABCWUA	01-21-15 Date
<i>[Signature]</i> Parks and Recreation Department	1-21-15 Date
<i>[Signature]</i> City Engineer	1-21-15 Date
<i>[Signature]</i> Solid Waste Management	01-21-15 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2-10-15 Date

*Environmental Health, if necessary
#2807



VICINITY MAP J-10Z
1" = 300'

PROJECT DATA:	
CONSTRUCTION TYPE AND CLASSIFICATION	S-2 (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY: 7,000 S.F.
SQUARE FOOTAGE	STORAGE: 9,400 S.F. TOTAL: 9,400 S.F.
FIRE RESISTANT RATING REQUIREMENTS OCC. S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES
OCCUPANT LOAD	
STORAGE:	N/A
DESIGN LOADS	
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)
WIND LOAD	90 MPH
EXPOSURE	C
SEISMIC ZONE	2B

LANDSCAPING REQUIREMENTS	
ZONING	SU-1 FOR PLANNED INDUSTRIAL PARK
LOT AREA (TRACT 06)	= 34,805 S.F., .8013 ACRES
TOTAL LOT AREA	= 34,805 S.F., .8013 ACRES
NET BUILDING AREA	= 9,400 S.F.
NET LOT AREA	= 25,405 S.F.
REQUIRED	25,405 x 20% = 5,081 S.F. OF LANDSCAPING
PROVIDED	
25,405 x 20% =	5,081 S.F. OF LANDSCAPING
PARKING CALCULATIONS	
OFFICE = 106 S.F./200	= 1 SPACES
APARTMENT = 1 1/2 PER BATH	= 3 SPACES
TOTAL PARKING REQUIRED	= 4 SPACES
PROVIDED	= 5 SPACES (1 HC VAN)
LEGAL DESCRIPTION	
	- TR 0-6-A-1-A ATRISCO BUSINESS PARK UNIT 4 CONT. 0.8013 AC ML OR 34,905 S.F.
NOTE:	PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
	ALL EXTERIOR LIGHTING TO BE SHIELDED DOWN LIGHTING.

STUDIO SW ARCHITECTS

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 E-Mail: mail@studioswarch.com

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[Signature]
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Architect Engineer

Ron Burstein

Professional Seal: Ron Burstein, No. 20812, State of New Mexico, Registered Professional Architect. Digitally signed by Ron Burstein, DN: cn=Ron Burstein, o=Studio Southwest Architects, Inc., ou=Architects, email=ron.burstein@studioswarch.com, c=US, Date: 2015.02.09 14:38:28 -0700

NORTH COORS SELF STORAGE PHASE 3
 615B COORS BLVD NW
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:		1452.1
CAD DWG FILE:		1452-AS101.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE

SITE PLAN

AS-101

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from the water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

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

Plant beds shall achieve 75% live ground cover at maturity.

Grey gravel over Filter Fabric shall be placed in all landscaping area which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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

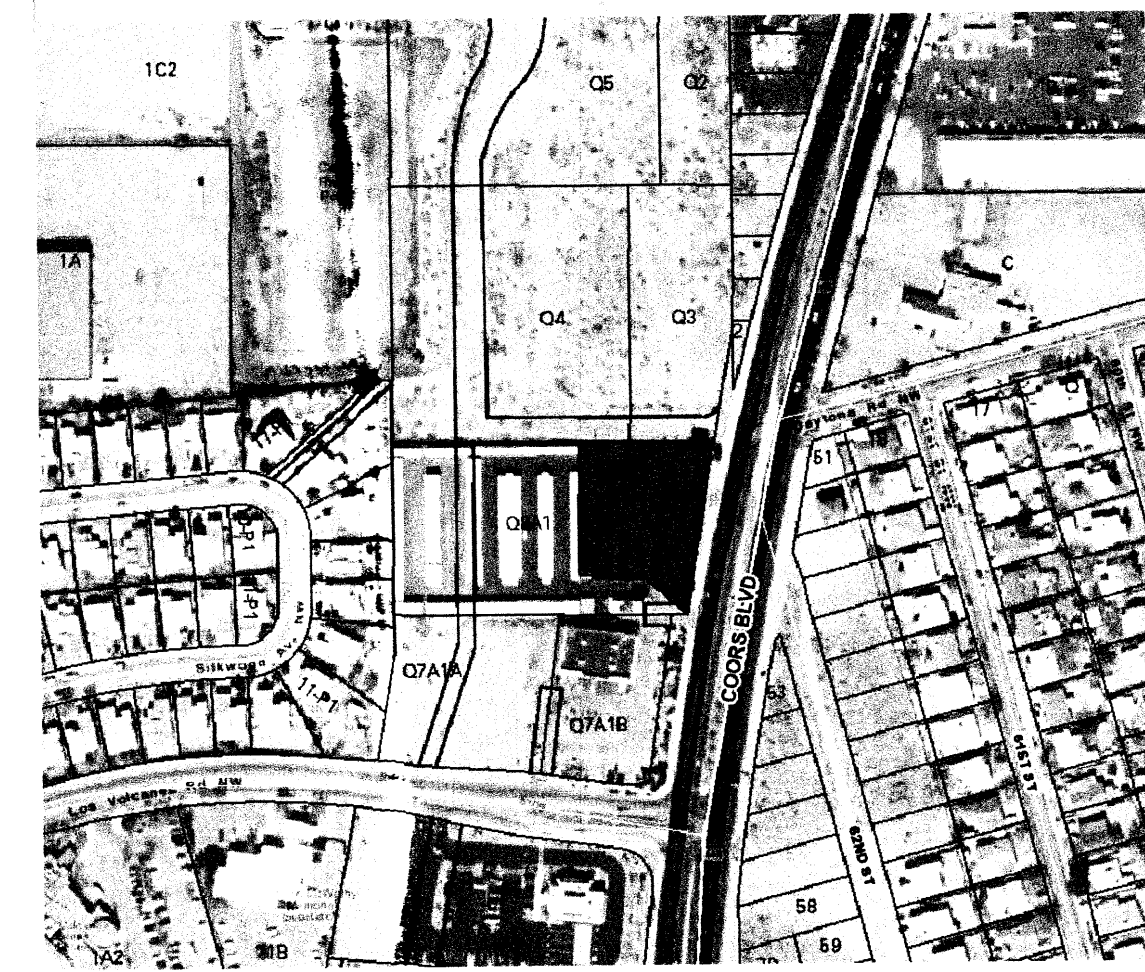
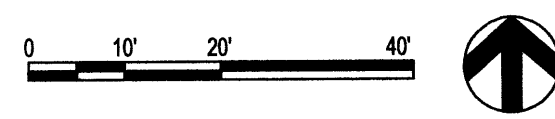
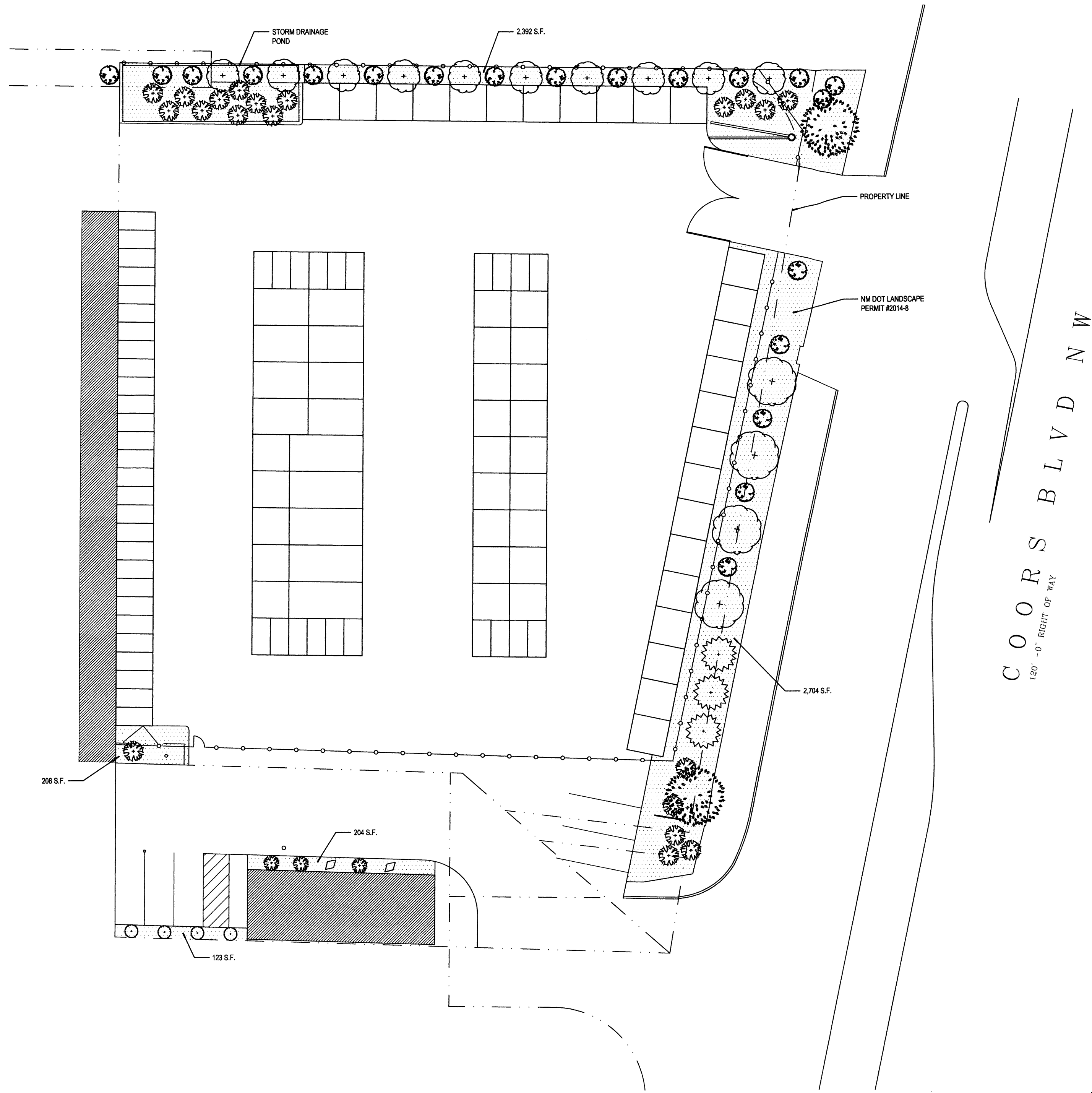
Irrigation maintenance shall be the responsibility of the Property Owner.

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

STREET TREE REQUIREMENTS:

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Coors Road
 Required: 7 Provided: 7



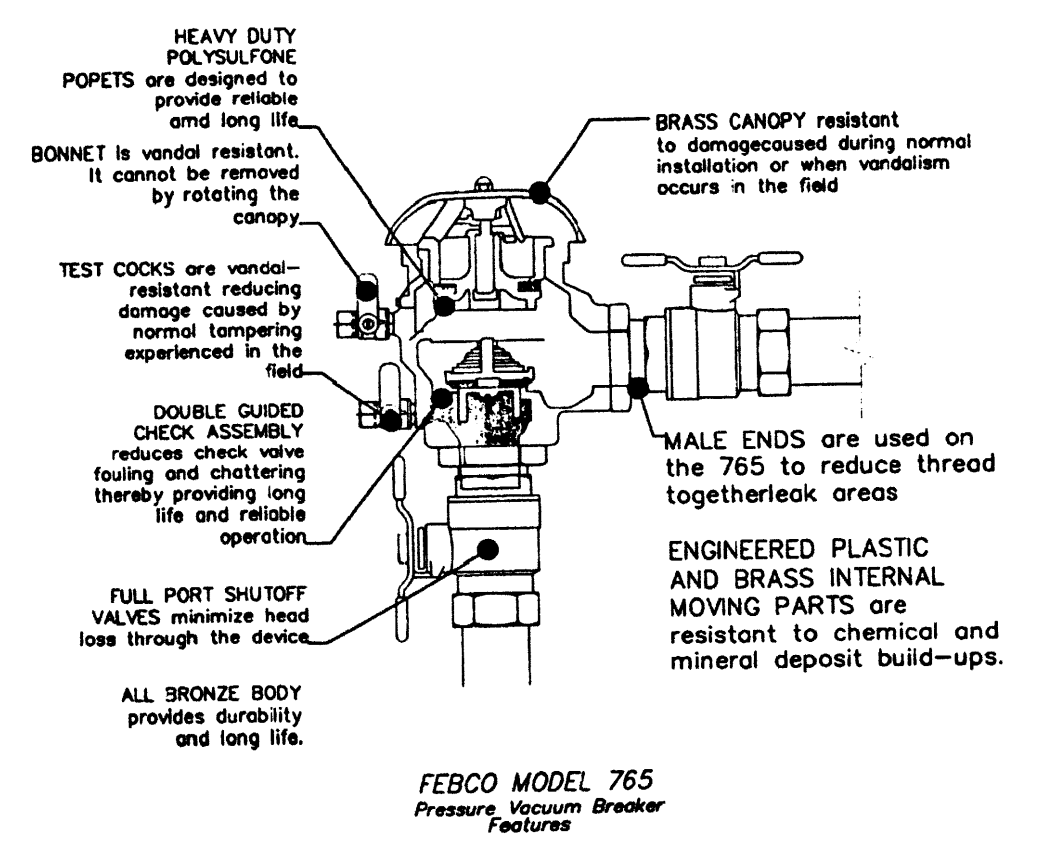
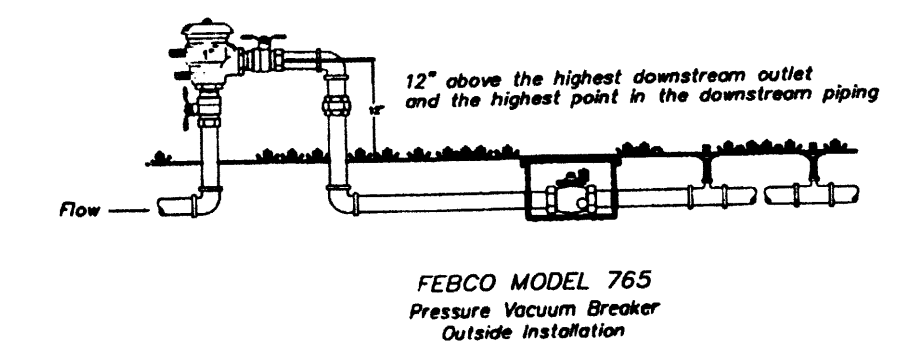
VICINITY MAP J-10Z

1" = 300'

PLANT LEGEND

- EXISTING PINON VERDE PINUS EDULIS 2
- EXISTING ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS 3
- PURPLE LEAF PLUM PRUNUS CERASIFERA 14
- BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS WILTONII 21
- EUONYMUS FORTUNEI GREEN, EMERALD, AND GOLD 6' SPREAD 20
- HALLS HONEYSUCKLE JAPONICA HALLIANA 4
- 3" TAN GRAVEL WITH FILTER FABRIC
- BOULDER 2

LANDSCAPING CALCULATIONS	
TOTAL LOT AREA	= 34,805 S.F.
TOTAL BUILDINGS AREA	= 9,400 S.F.
OFFSITE AREA	= 0 S.F.
NET LOT AREA	= 25,405 S.F.
LANDSCAPE REQUIREMENT	= 20%
TOTAL LANDSCAPE REQUIREMENT	= 5,081 S.F.
TOTAL BED PROVIDED	= 5,091 S.F.
GROUND COVER REQ.	75%
TOTAL GROUND COVER REQUIREMENT	= 3,819 S.F.
TOTAL GROUND COVER PROVIDED	= 3,819 S.F.
TOTAL LANDSCAPE PROVIDED	= 5,081 S.F.



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Architect Engineer

Ron Burstein
 Digitally signed by Ron Burstein
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 Date: 2015.02.09 13:55:17 -07'00'

NORTH COORS SELF STORAGE PHASE 3
 615B COORS BLVD NW
 ALBUQUERQUE, NM

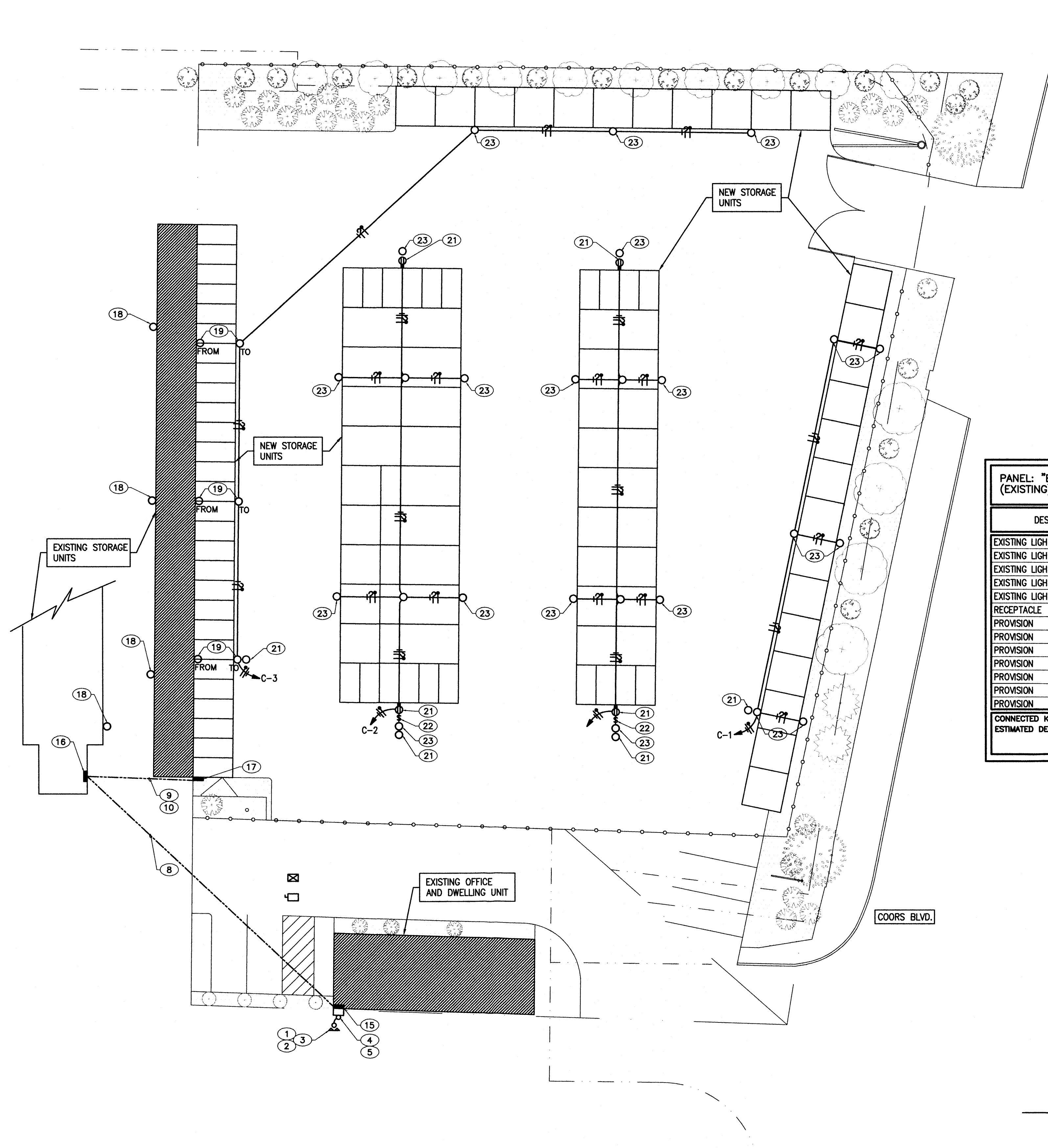
MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:		1452.1
CAD DWG FILE:		1452-AS102.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE

LANDSCAPING PLAN

AS-102

A1 SITE PLAN
 SCALE: 1" = 20'



PANEL: "A" (EXISTING) VOLTAGE: 240/120 MAINS: 200 AMP AIC: 10,000
 SKIRTS: NONE FEED: TOP MAIN BREAKER: 200A-2P MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA)		CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
				#A	#B				
EXISTING	20A-1P	1			2		20A-1P	EXISTING	
EXISTING	20A-1P	3			4		20A-1P	EXISTING	
EXISTING	20A-1P	5			6		20A-1P	EXISTING	
EXISTING	20A-1P	7			8		20A-1P	EXISTING	
EXISTING	20A-1P	9			10		20A-1P	EXISTING	
EXISTING	20A-1P	11			12		20A-1P	EXISTING	
EXISTING	20A-1P	13			14		20A-1P	EXISTING	
EXISTING	20A-1P	15			16		20A-1P	EXISTING	
EXISTING	30A	17			18		20A-1P	EXISTING	
EXISTING	2P	19			20		20A-1P	EXISTING	
EXISTING	30A	21			22		20A-1P	EXISTING	
EXISTING	20A	23			24		20A-1P	EXISTING	
RANGE	2P	25			26		20A-1P	EXISTING	
EXISTING	20A-1P	27			28		20A-1P	EXISTING	
EXISTING	20A-1P	29			30		20A-1P	EXISTING	
EXISTING	20A-1P	31			32		20A-1P	EXISTING	
EXISTING	20A-1P	33			34		20A-1P	EXISTING	
EXISTING	20A-1P	35			36		20A-1P	EXISTING	
EXISTING	20A-1P	37			38		20A-1P	EXISTING	
ELECTRIC HEATER	20A	39			40		100A	EXISTING PANEL "B"	
EXISTING	2P	41			42		2P		

CONNECTED KVA: _____ ESTIMATED DEMAND KVA: _____ TOTAL VA _____

PANEL: "B" (EXISTING) VOLTAGE: 240/120 MAINS: 100 AMP AIC: 10,000
 SKIRTS: NONE FEED: BOTTOM MAIN BREAKER: 100A-2P MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA)		CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
				#A	#B				
EXISTING LIGHTING	20A-1P	1			2		20A-1P	EXISTING LIGHTING	
EXISTING LIGHTING	20A-1P	3			4		20A-1P	EXISTING LIGHTING	
EXISTING LIGHTING	20A-1P	5			6		20A-1P	EXISTING LIGHTING	
EXISTING LIGHTING	20A-1P	7			8		20A-1P	EXISTING LIGHTING	
EXISTING LIGHTING	20A-1P	9			10		20A-1P	EXISTING LIGHTING	
RECEPTACLE	20A-1P	11			12		20A-1P	EXISTING LIGHTING	
PROVISION	1-POLE	13			14		1-POLE	PROVISION	
PROVISION	1-POLE	15			16		1-POLE	PROVISION	
PROVISION	1-POLE	17			18		1-POLE	PROVISION	
PROVISION	1-POLE	19			20		1-POLE	PROVISION	
PROVISION	1-POLE	21			22		60A	NEW PANEL "C" (14)	
PROVISION	1-POLE	23			24		2-POLE		

CONNECTED KVA: _____ ESTIMATED DEMAND KVA: _____ TOTAL VA _____

NOTE: UPDATED CIRCUIT DIRECTORY PER NEC 408.4 NOTE: LOAD CONSISTS OF 55 LUMINAIRES AT 100 KVA

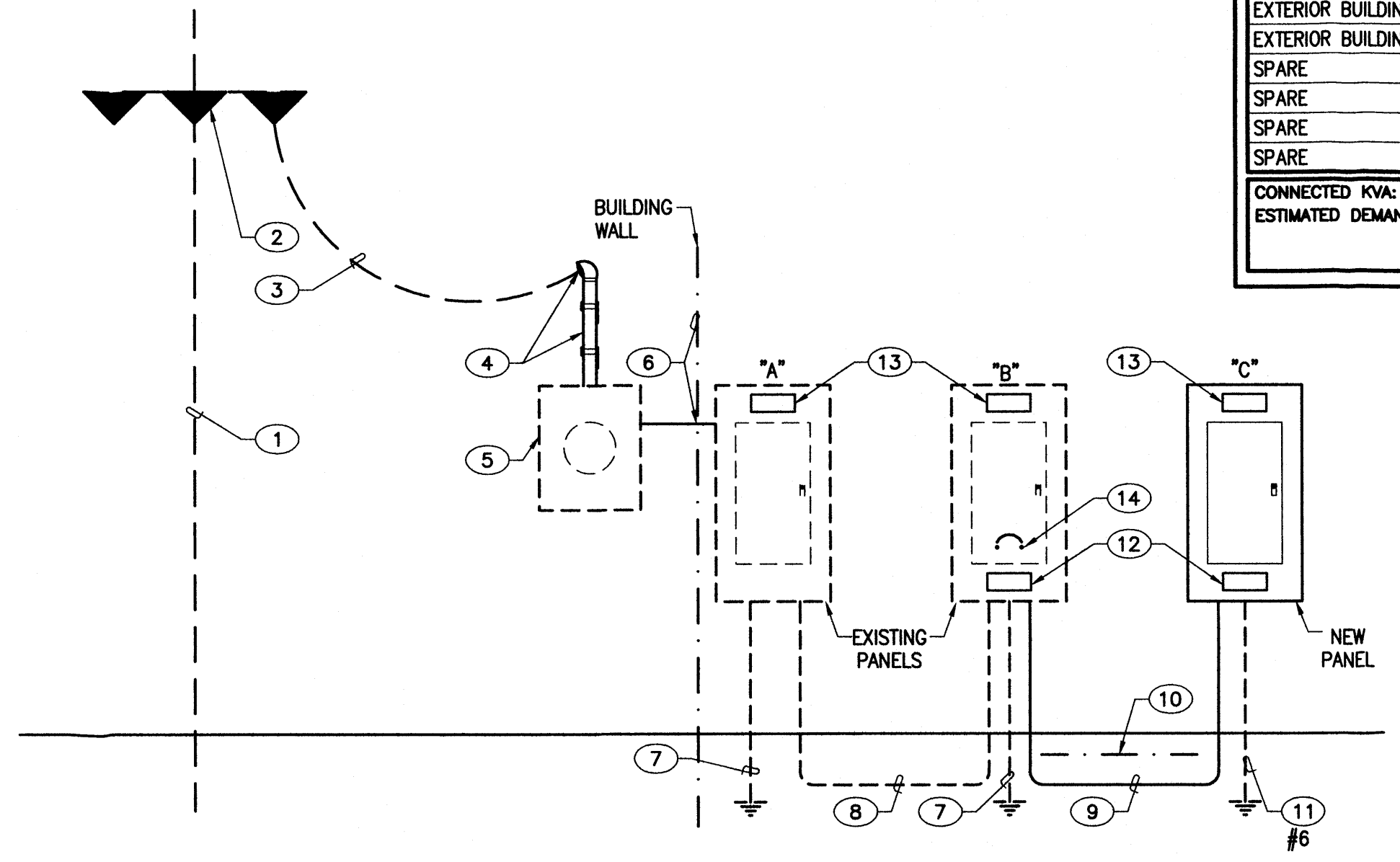
NEW PANEL: "C" VOLTAGE: 240/120 MAINS: 100 AMP AIC: 10,000
 (NEMA 3R ENCLOSURE LOCKABLE) SKIRTS: NONE FEED: BOTTOM MAIN BREAKER: 60A-2P MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA)		CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
				#A	#B				
EXTERIOR BUILDING LIGHTING	20A-1P	600	1		1660	2	1060	20A-1P	RECP.T. EXTERIOR BUILDING LIGHTING
EXTERIOR BUILDING LIGHTING	20A-1P	900	3		1860	4	960	20A-1P	RECP.T. EXTERIOR BUILDING LIGHTING
SPARE	20A-1P	5			6			1-POLE	PROVISION
SPARE	20A-1P	7			8			1-POLE	PROVISION
SPARE	20A-1P	9			10			1-POLE	PROVISION
SPARE	20A-1P	11			12			1-POLE	PROVISION

CONNECTED KVA: 3.52 ESTIMATED DEMAND KVA: _____ TOTAL VA _____

1860 / 120 = 16 AMPS

- KEYED NOTES**
- EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RISER POLE.
 - EXISTING 3-25KVA NETWORK/POLE MOUNTED PNM TRANSFORMERS; 2 TRANSFORMERS TAPPED FOR 240/120, SINGLE PHASE, 3 WIRE AERIAL SERVICE.
 - EXISTING PNM AERIAL FEEDER.
 - EXISTING RISER TO REMAIN.
 - EXISTING PNM METERING TO REMAIN.
 - EXISTING FEEDER THRU WALL DIRECTLY INTO EXISTING PANEL "A" (LESS THAN 4 FT.)
 - EXISTING SERVICE GROUNDING ELECTRODE SYSTEM TO REMAIN.
 - EXISTING 100AMP, 240/120 VOLT, 3 WIRE+GRND UNDERGROUND FEEDER TO REMAIN.
 - PROVIDE NEW (3) #6 THHN AND (1) #8 GROUND/COPPER CONDUCTORS IN 1-1/4" CONDUIT (OVERSIZED) AT 18" BURY MINIMUM.
 - PROVIDE CONTINUOUS MAGNETIC MARKING TAPE AT 12" BURY IN TRENCH.
 - PROVIDE SERVICE GROUNDING ELECTRODE PER NEC 250.32.
 - PROVIDE MARKING/IDENTIFICATION PER NEC 408.4(B) AND UPDATE CIRCUIT DIRECTORY PER 408.4(A).
 - PROVIDE MARKING/IDENTIFICATION OF ISC PER NEC 110.24.
 - PROVIDE 60AMP/2 POLE BREAKER AND CONNECT NEW PANEL "C" FEEDER.
 - EXISTING PANEL "A".
 - APPROXIMATE PANEL "B" LOCATION.
 - NEW PANEL "C" LOCATION.
 - EXISTING BUILDING LUMINAIRES TO REMAIN.
 - RELOCATED EXISTING LUMINAIRES ALONG WITH BRANCH CIRCUIT AND CONTROLS.
 - PROVIDE PHOTO-CELL CONTROLLER FOR CONTROL OF LUMINAIRES ON BRANCH CIRCUIT INDICATED.
 - PROVIDE 20 AMP/120 VOLT WEATHERPROOF/GFCI DUPLEX RECEPTACLE, UP 24" ABOVE FINISH GRADE.
 - PROVIDE SPST/120 VOLT, THERMAL DISCONNECT SWITCH IN NEMA 3R/LOCKABLE ENCLOSURE. SWITCH SHALL CONTROL DUPLEX RECEPTACLES ON RESPECTIVE BUILDING; INSTALL SWITCH UP 48" ABOVE FINISH GRADE.
 - CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER AND MATCH NEW LUMINAIRES WITH EXISTING SITE LUMINAIRES (EXISTING LUMINAIRES ARE CFL TYPE LAMPS). INSTALL LUMINAIRES AT SAME BUILDING HEIGHT AS EXISTING.



INTERNATIONAL ENERGY CONSERVATION CODE (2009 ED)

EXTERIOR LIGHTING 505.6
 LIGHTING ZONE 2
 BASIC ALLOWANCE/TABLE 505.6) = 600VA
 UNCOVERED PARKING AREAS
 ALLOWANCE = 0.6 VA/SQ. FT.
 23,400 SQ. FT. @ 0.6VA = 1,404VA
 50 DOORS @ 20VA/LN. FT. = 3,000VA
 62 DOORS @ 20VA/LN. FT. = 7,440VA
 62 DOORS @ 20VA x SET/DOOR = 7,440VA
 TOTAL ALLOWANCE = 12,440VA
 CONNECTED VOLT AMPERE (VA) = 3,520VA

CODE COMPLIANT

- REVISED PARTIAL POWER RISER DIAGRAM**
 NOT TO SCALE
- LOAD ANALYSIS:
- EXISTING PANEL "A" IS LESS THAN 24 KVA (100 AMP) DEMAND WHICH INCLUDES PANEL "B" DEMAND OF 5.5 KVA (23 AMP) FOR EXTERIOR LIGHTING ONLY.
 - NEW PANEL "C" CONNECTED LOAD IS 3.5 KVA (15 AMP).
 - EXISTING AND NEW LOADS ON PANELS "B" AND "C" ARE EXTERIOR LIGHTING.
 - ALL THE STORAGE UNITS ARE VOID OF LIGHTING AND POWER EQUIPMENT.

REV.	DATE	DESCRIPTION	INT.

06 DECEMBER 2014
 DATE

eng3 group *llc*

NORTH COORS STORAGE UNITS
 615 NORTH COORS BLVD. ALBUQUERQUE, NM

4320 PASEO DEL NORTE N.E.
 ALBUQUERQUE, NEW MEXICO 87113

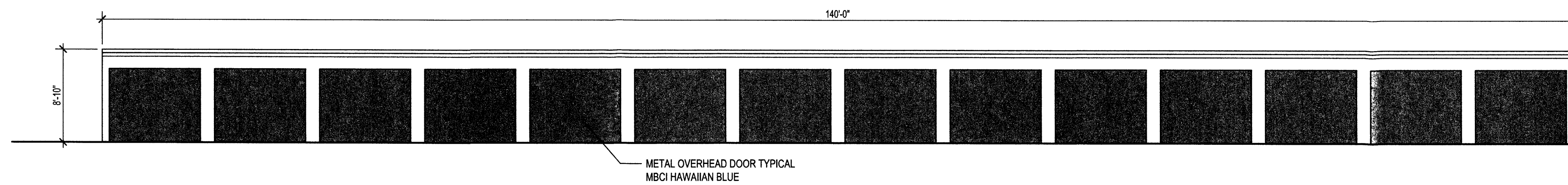
CELL (505) 350-6383
 (505) 798-0103
 FAX (505) 798-0102

HARVEY A. PEEL
 REGISTERED PROFESSIONAL ENGINEER

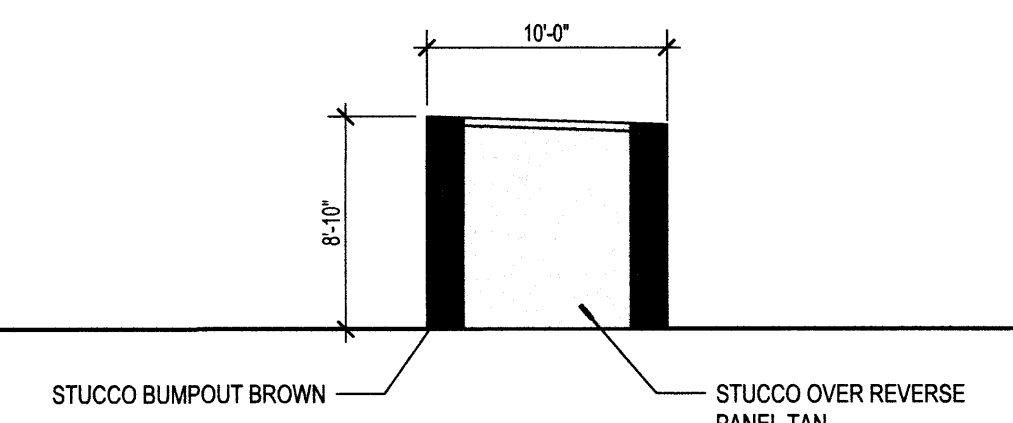
PARTIAL ELECTRICAL UTILITY PLAN & SCHEDULES

SHEET NO. **E-001**
 - of -

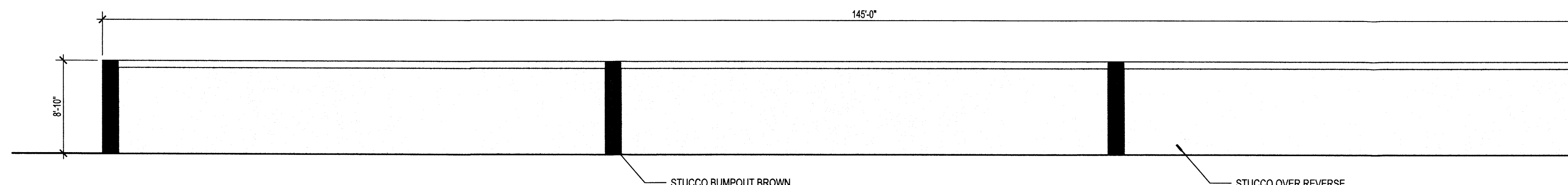
06 DECEMBER 2014



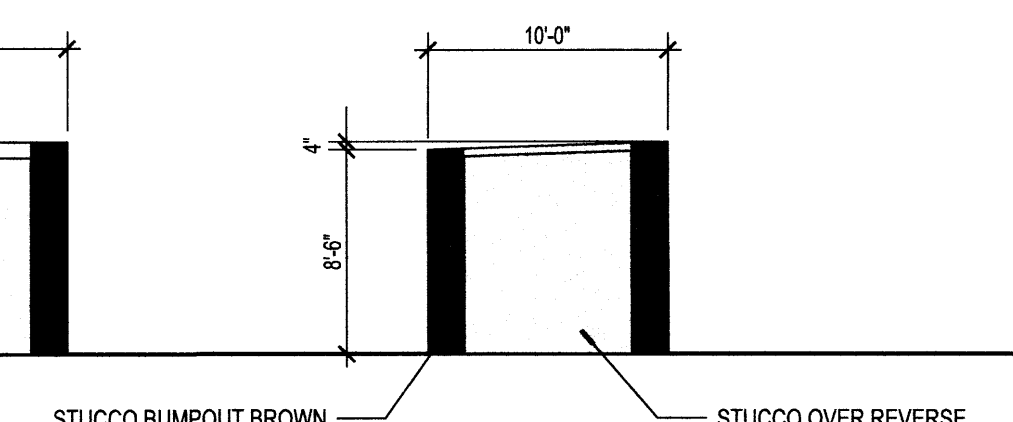
F1 BUILDING D-WEST ELEVATION
SCALE: 1/8" = 1'-0"



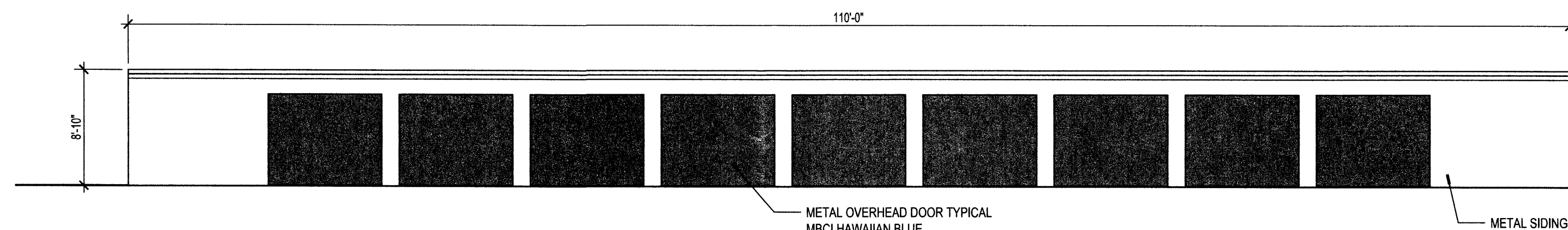
F4 BUILDING D- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



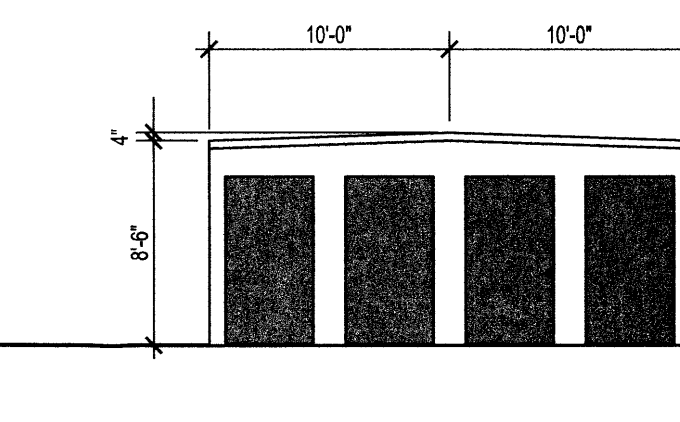
E1 BUILDING D-EAST ELEVATION
SCALE: 1/8" = 1'-0"



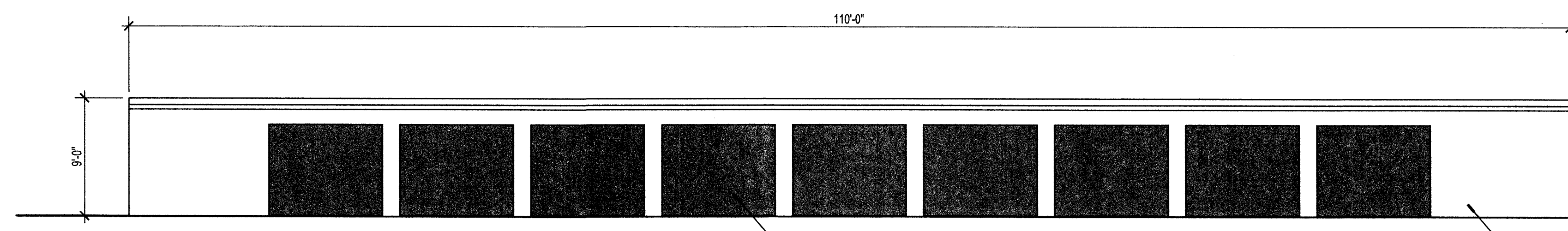
E4 BUILDING D- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



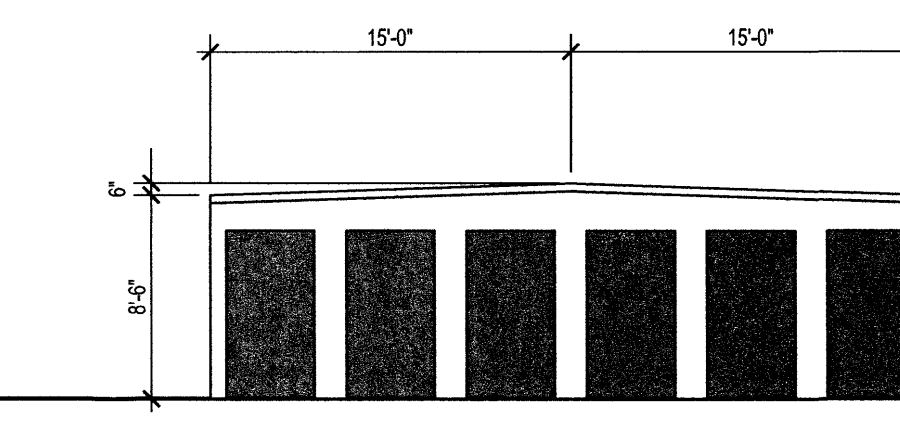
D1 BUILDING C-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



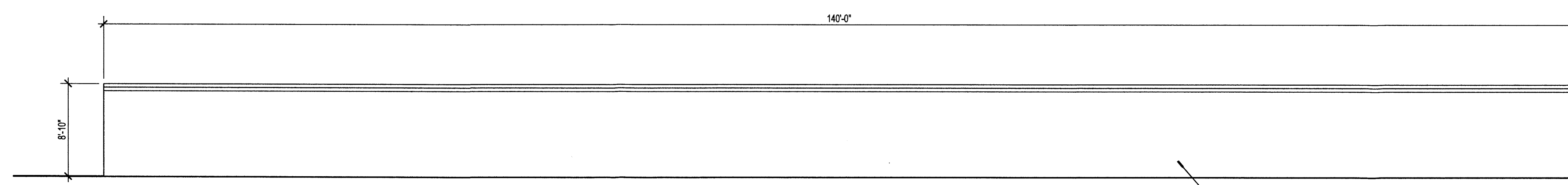
D4 BUILDING C-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



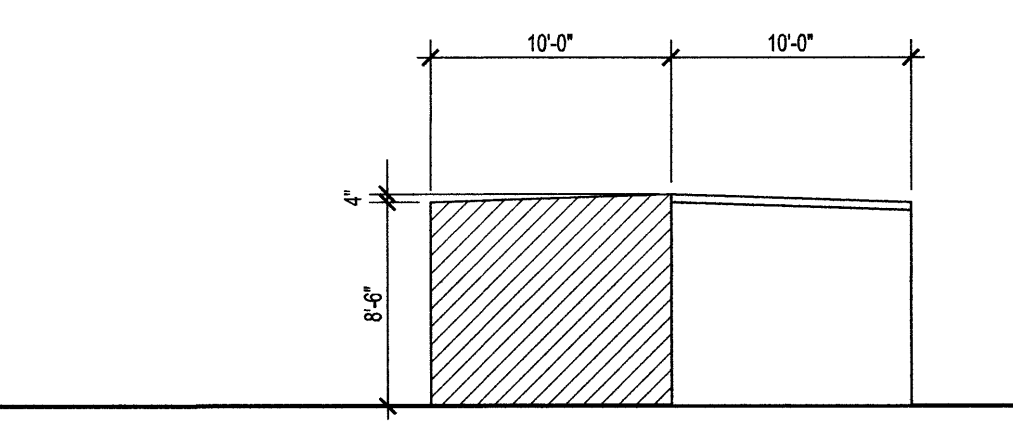
C1 BUILDING B-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



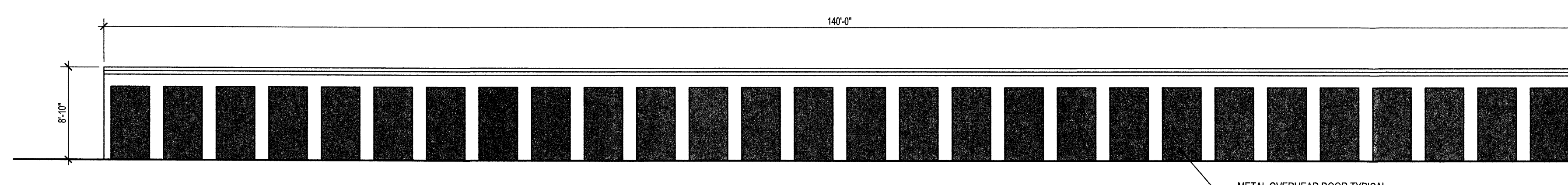
C4 BUILDING B-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



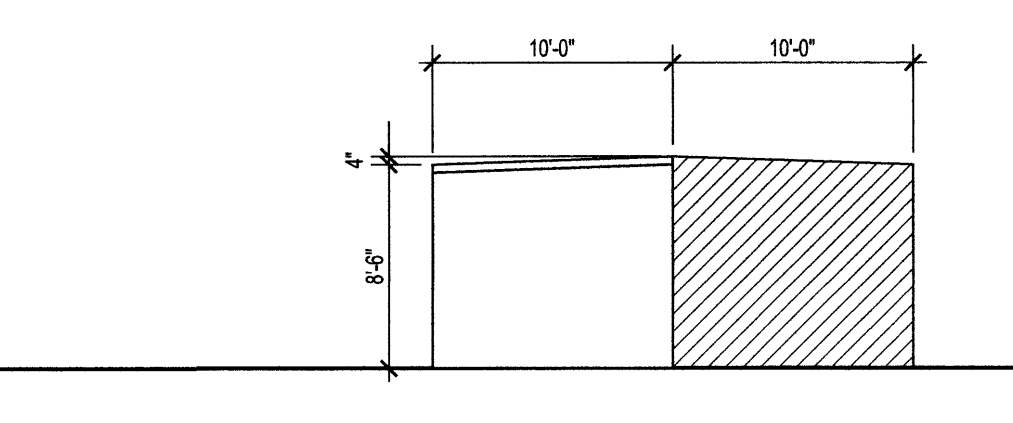
B1 BUILDING A-WEST ELEVATION
SCALE: 1/8" = 1'-0"



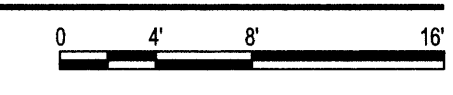
B4 BUILDING A-SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 BUILDING A-EAST ELEVATION
SCALE: 1/8" = 1'-0"



A4 BUILDING A-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

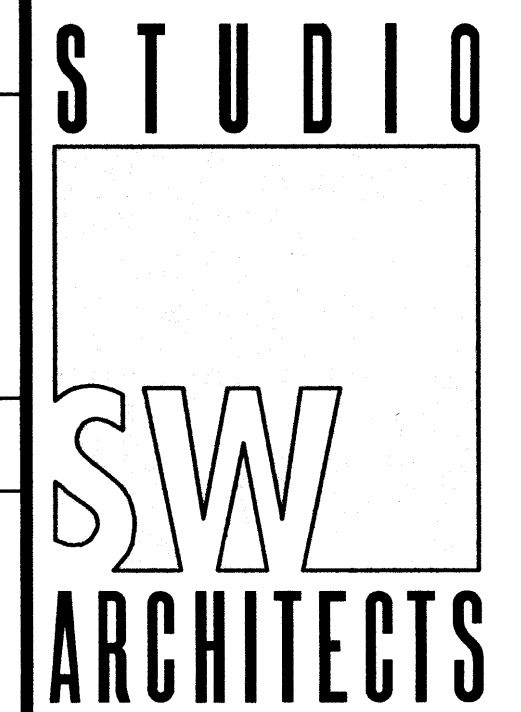


GENERAL NOTES

A. ALL SITE LIGHTING BUILDING MOUNTED. SEE ELECTRICAL

COLOR LEGEND

- MBCI SIGNATURE 200 ASH GRAY SR: 48 SRI 56
- MBCI SIGNATURE 200 HAWAIIAN BLUE SR: 32 SRI 35
- TWO COAT STUCCO TREATMENT BROWN TO MATCH EXISTING BUILDING
- TWO COAT STUCCO TREATMENT TAN TO MATCH EXISTING BUILDING



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Architect Engineer

Ron Burstein
Digital signed by Ron Burstein
No. 20150209135305
Ron Burstein, o=Studio Southwest Architects Inc., ou=Ron Burstein, email=burstein@studioswarch.com, c=US
Date: 2015.02.09 13:53:05 -07'00'

NORTH COORS SELF STORAGE PHASE 3
615B COORS BLVD NW ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:		1452.1
CAD DWG FILE:		1452-A201.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE

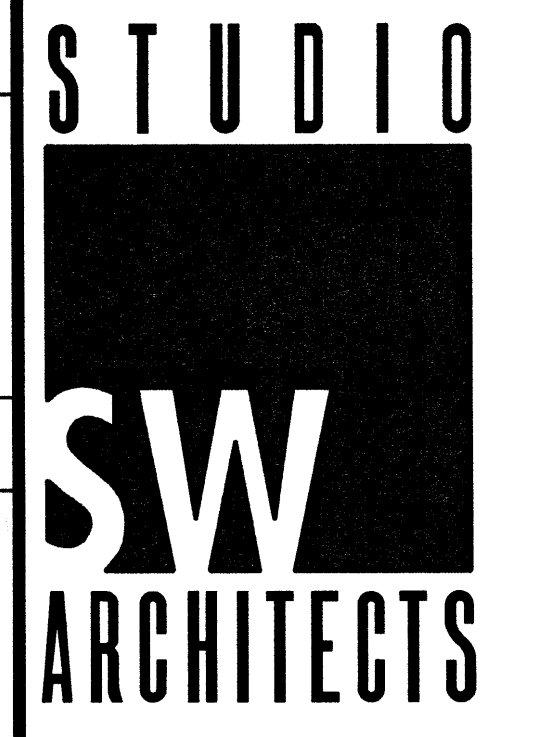
BUILDING ELEVATIONS

GENERAL NOTES

A. ALL SITE LIGHTING BUILDING MOUNTED. SEE ELECTRICAL

COLOR LEGEND

- MBCI SIGNATURE 200
ASH GRAY
SR: 48 SRI 56
- MBCI SIGNATURE 200
HAWAIIAN BLUE
SR: 32 SRI 35



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
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Architect Engineer

Ron Burstein
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Date: 2015.02.09 13:53:37 -07'00'

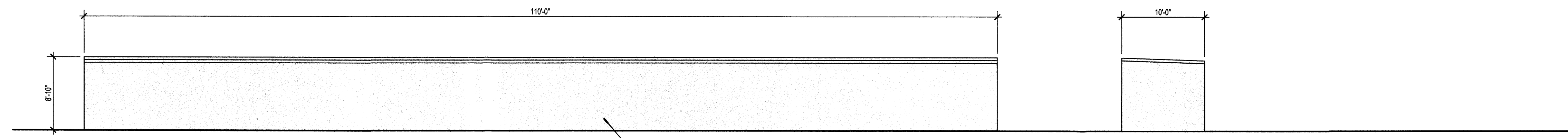
**NORTH COORS
SELF STORAGE
PHASE 3**
615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:		1452.1
CAD DWG FILE:		1452-A202.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

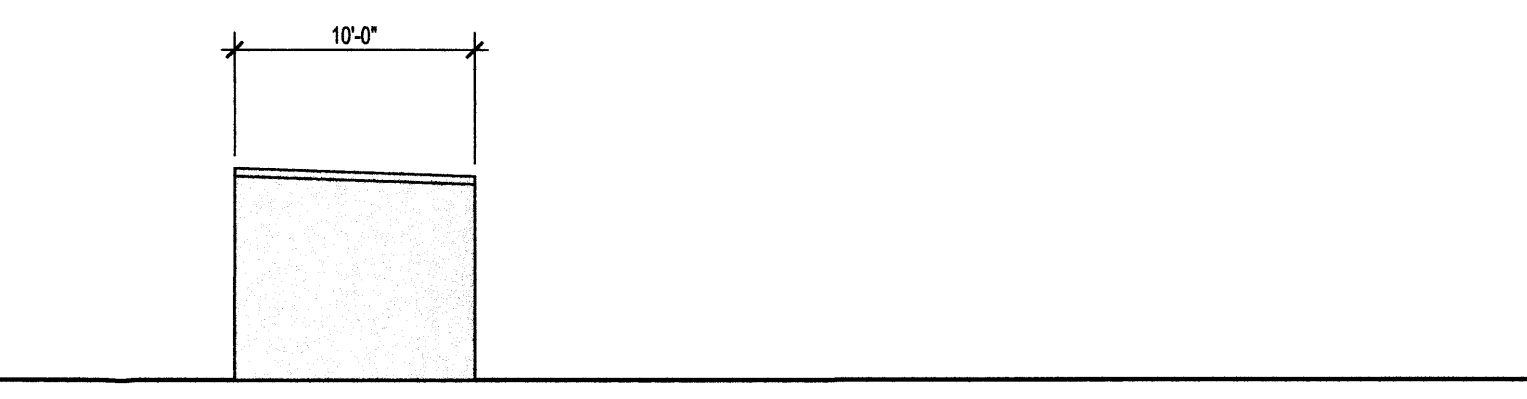
SHEET TITLE

BUILDING ELEVATIONS

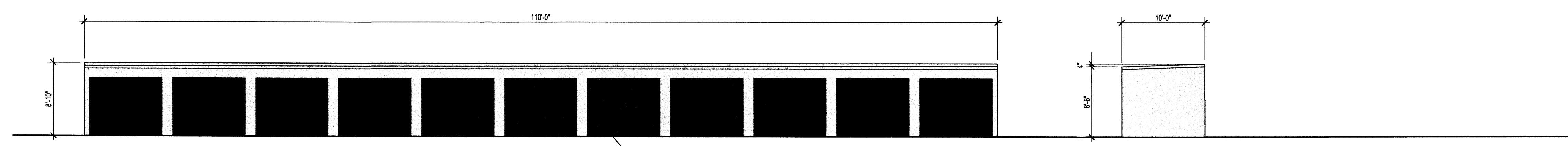
A-202



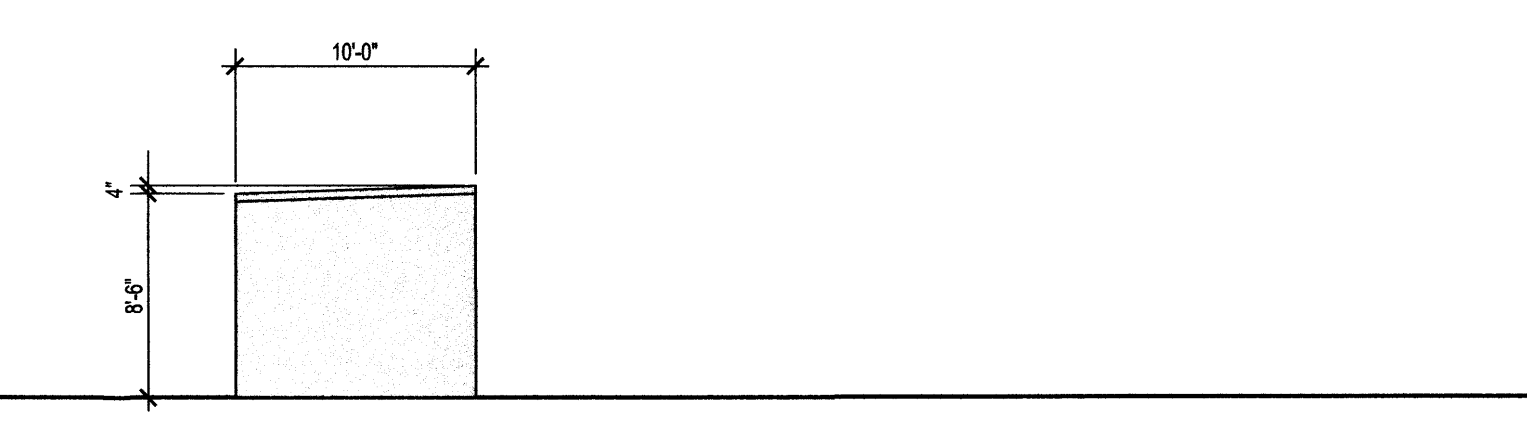
B1 BUILDING E-NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 BUILDING E-WEST ELEVATION
SCALE: 1/8" = 1'-0"



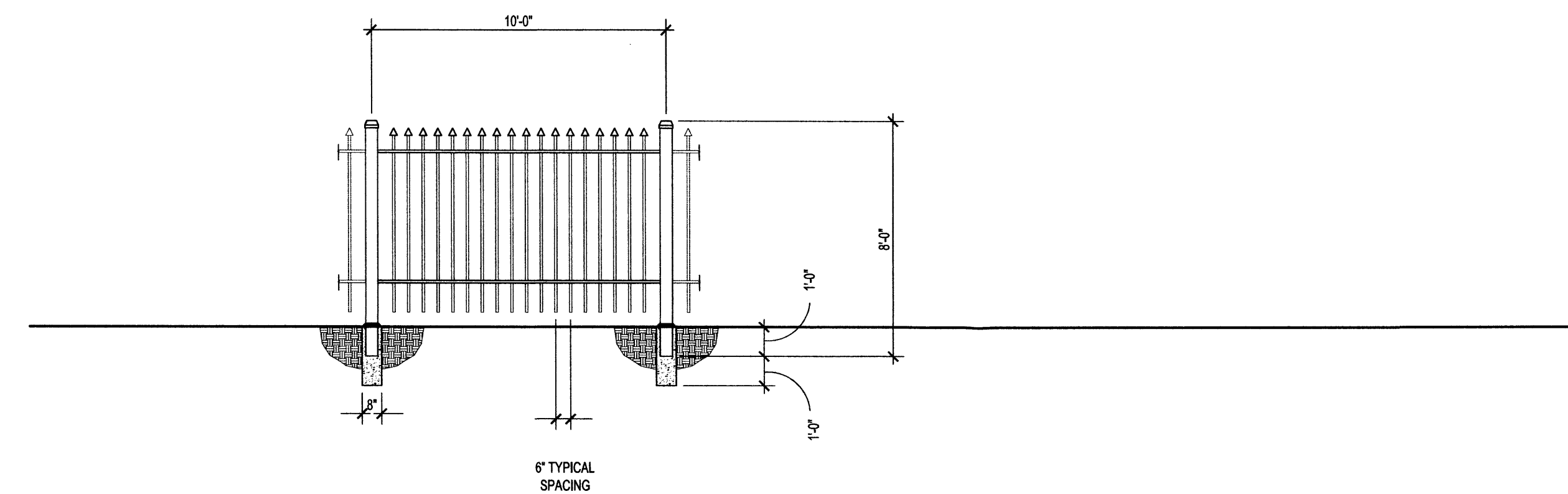
A1 BUILDING E-SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



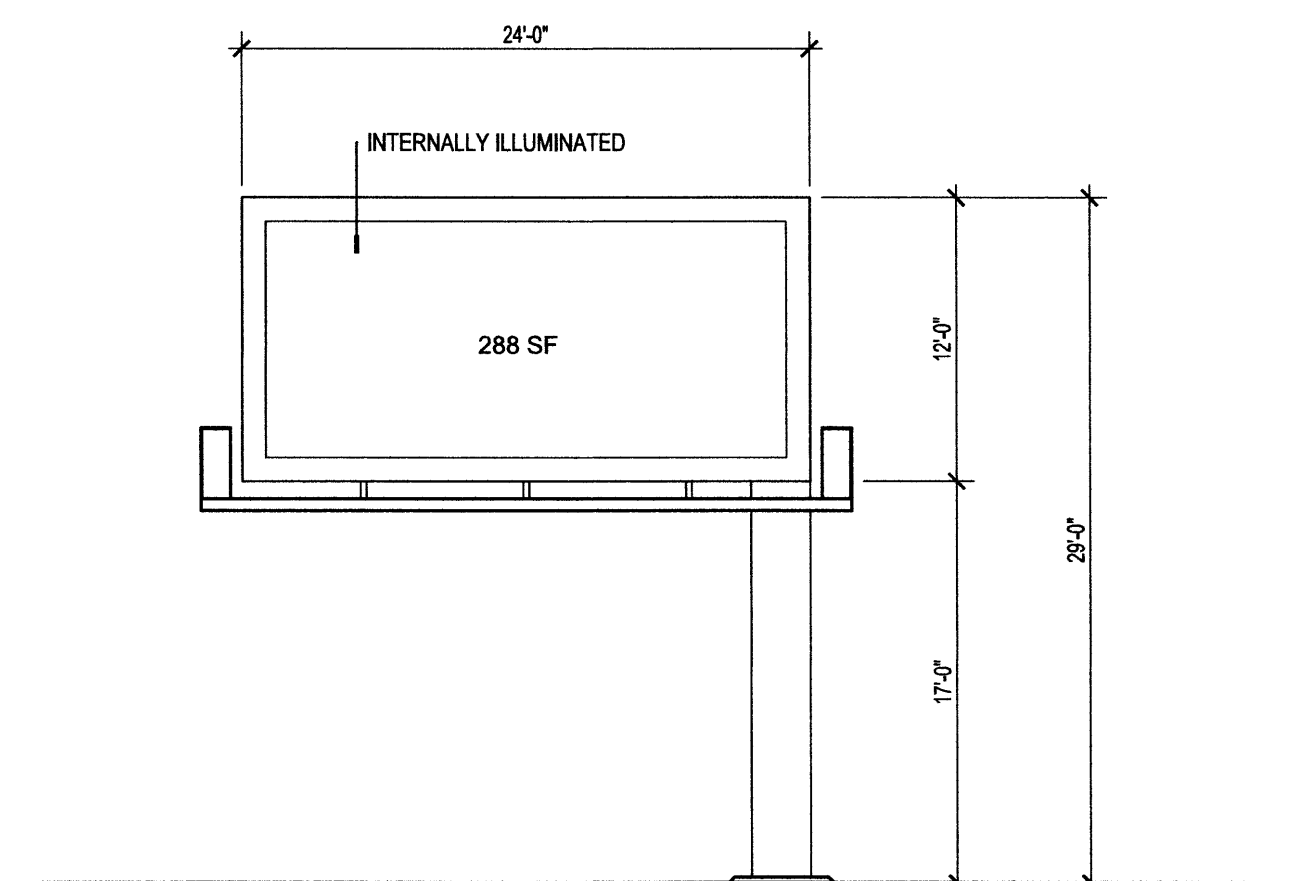
A3 BUILDING E-EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

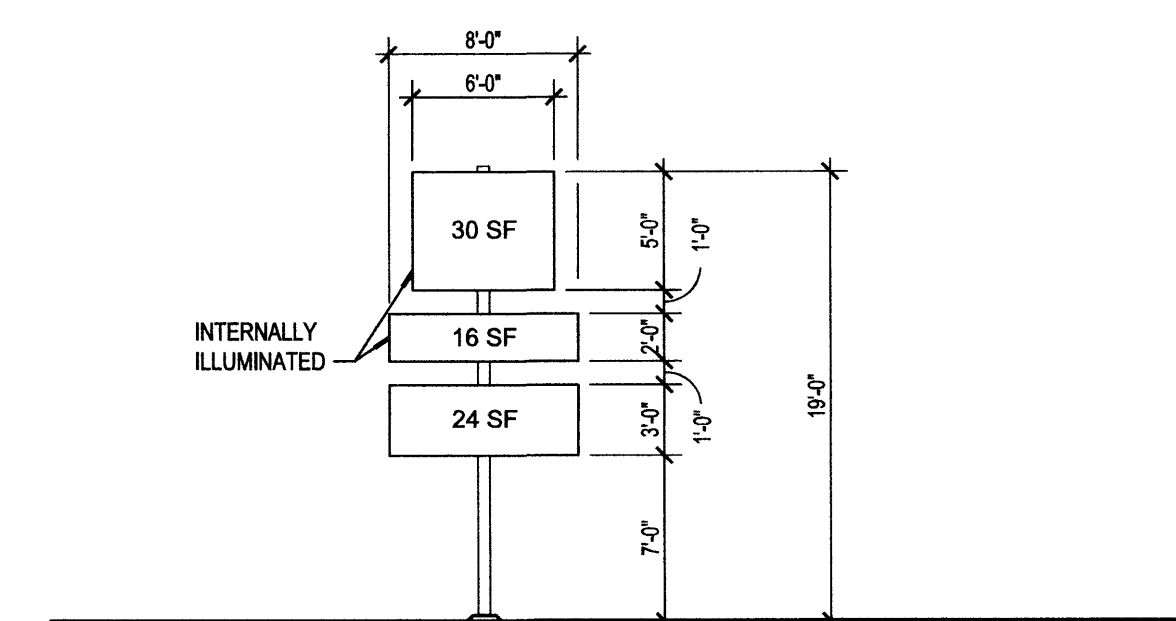
A. ALL SITE SIGNAGE IS INTERNALLY LIT



B2 FENCE DETAIL
SCALE: 1/4" = 1'-0"



A2 BILLBOARD ELEVATION
SCALE: 1/8" = 1'-0"




A4 SIGN ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO
SW
ARCHITECTS

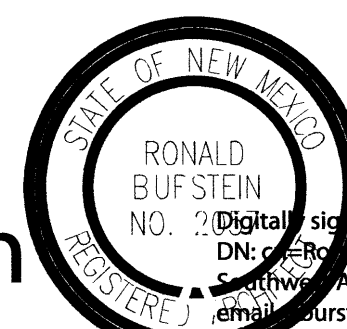
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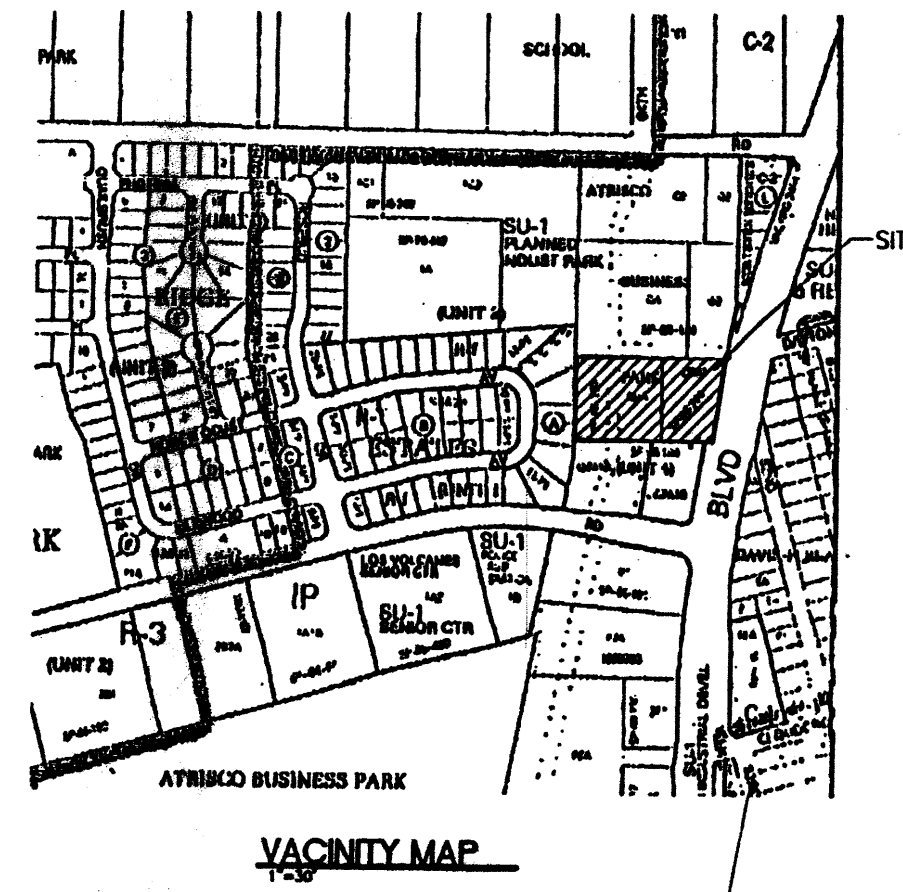
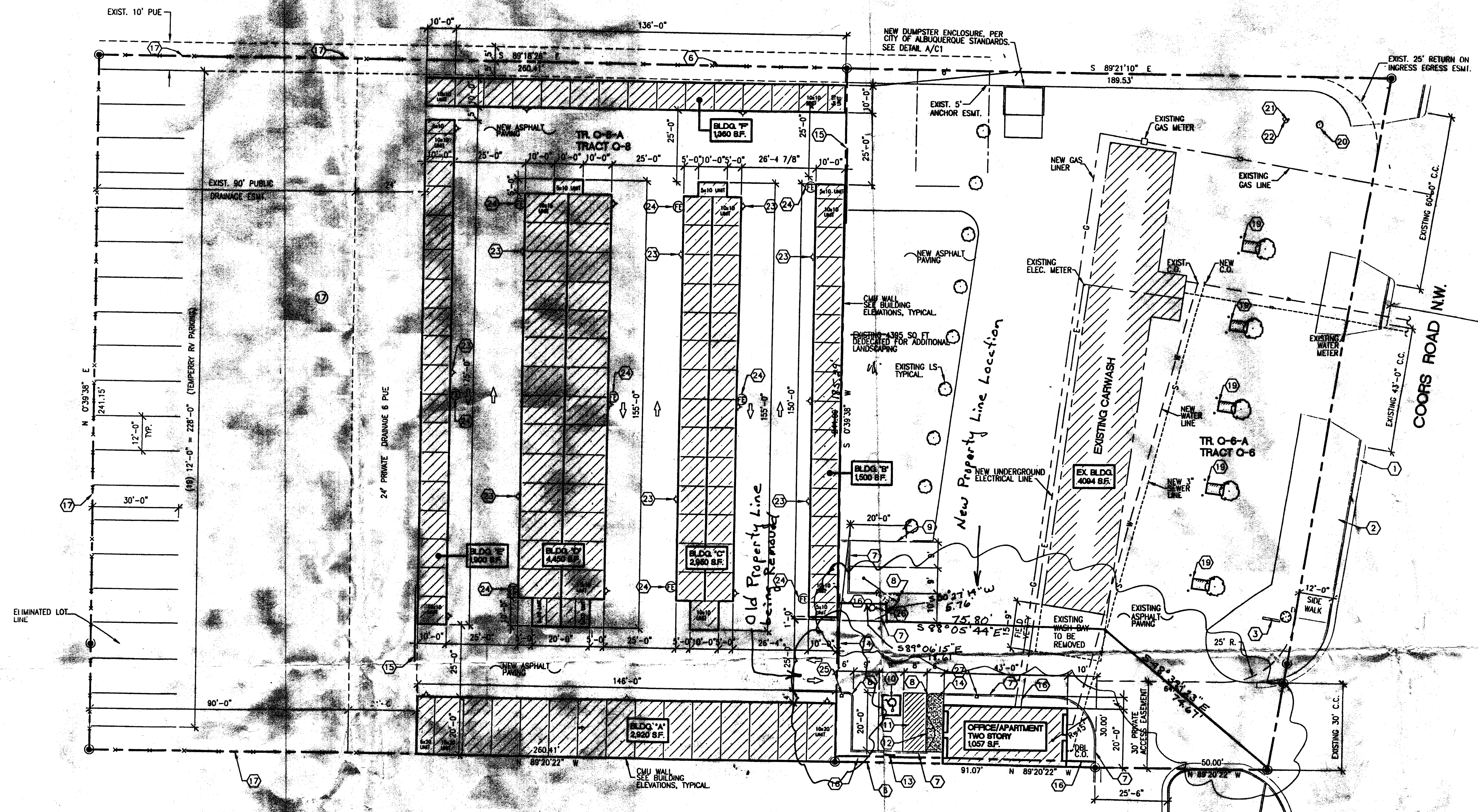

Ron Burstein
Digital signed by Ron Burstein
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Date: 2015.02.09 13:54:06 -0700

NORTH COORS
SELF STORAGE
PHASE 3
615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:		1452.1
CAD DWG FILE:		1452-A401.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE
ENLARGED ELEVATIONS

A-401



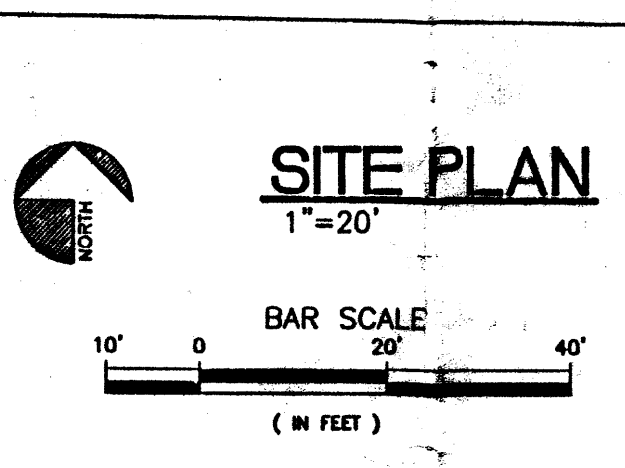
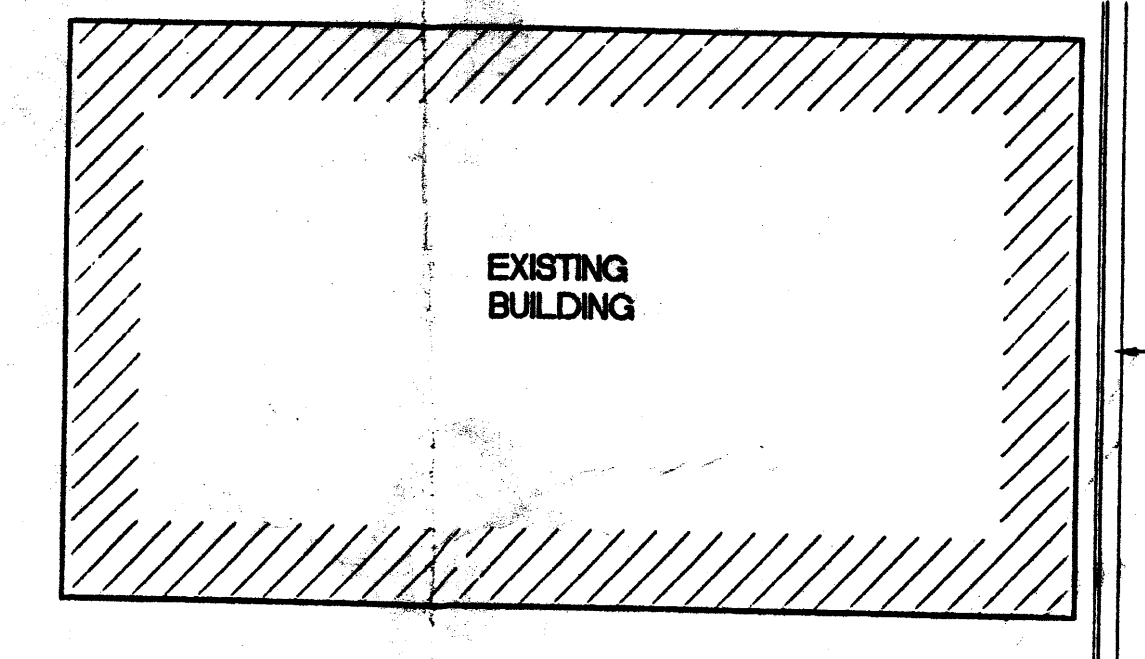
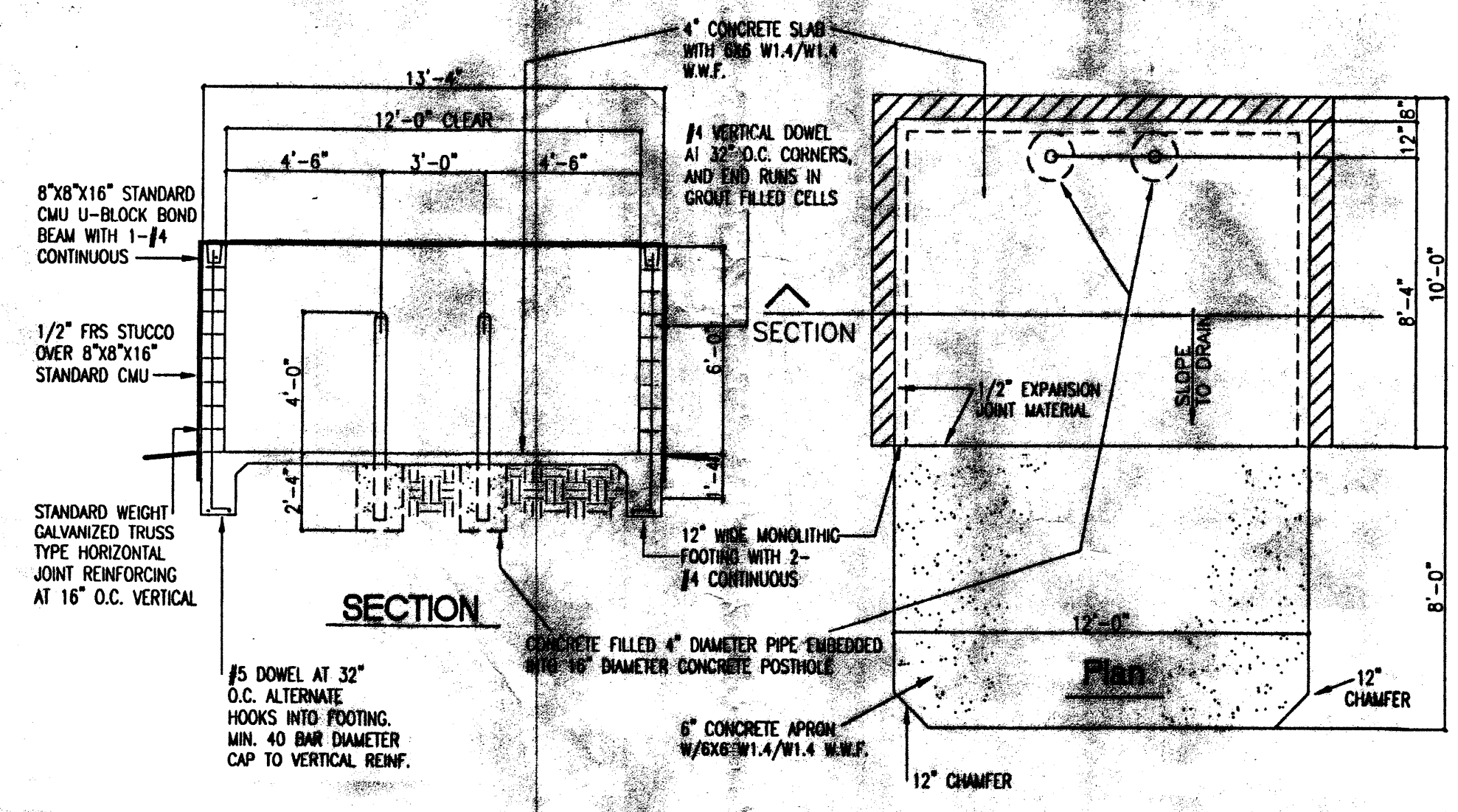
PROJECT DATA:	
CONSTRUCTION TYPE AND CLASSIFICATION	V-B, TABLE 503, B (OFFICE), R-2 (APARTMENT), S-2, (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503
SQUARE FOOTAGE	OFFICE = 106 S.F. 1ST FLOOR APARTMENT = 694 S.F. 2ND FLOOR APARTMENT = 257 S.F. STORAGE = 15,430 S.F. TOTAL = 16,487 S.F.
FIRE-RESISTANT RATING REQUIREMENTS	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES
OCCUPANT LOAD	OFFICE: 106 SF/100 = 1 OCC. APARTMENT: 1,057 SF/200 = 5 OCC. TOTAL = 9 OCCUPANTS
DESIGN LOADS	ROOF LIVE LOAD: 20 PSF (NON-REDUCABLE) WIND LOAD: 75 MPH EXPOSURE: C SEISMIC ZONE: 2B

LANDSCAPING REQUIREMENTS	
ZONING	= SU1 For IP
LOT AREA (TRACT Q6)	= 41,063 S.F., 3.23 AC.
LOT AREA (TRACT Q8)	= 82,779 S.F., 3.23 AC.
TOTAL LOT AREA	= 103,842 S.F., 2.38 ACRES
EXISTING BUILDING AREA	= 4,094 S.F.
NEW BUILDING AREA	= 16,487 S.F.
NET LOT AREA	= 83,261 S.F.
REQUIRED:	83,261 x .15% = 12,489 S.F. OF LANDSCAPING
PROVIDED:	12,489 PLUS S.F. OF LS. (REF: LANDSCAPING PLAN)
PARKING CALCULATIONS	
OFFICE	= 106 S.F./200 = 1 SPACES
APARTMENT	= 1 1/2 PER BATH = 3 SPACES
TOTAL PARKING REQUIRED	= 4 SPACES
PROVIDED	4 SPACES (1 HC VAN)

LEGAL DESCRIPTION:
 - TR Q-8-A REPL. OF TRS Q-6, Q-7 & Q-8 ATRISCO BUSINESS PARK UNIT 4 CONT 1.4412 AC +/- / 82,779 SQ. FT. +
 - TR Q-6-A-1 PLAT OF TRS Q-6-A-1 & Q-7-A-1 ATRISCO BUSINESS PARK UNIT 4 CONT 0.9416 AC M/L OR 41,016 SF M/L

NOTE:
 PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
 ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING.

- KEYED NOTES**
- EXISTING CONCRETE CURB AND GUTTER.
 - EXISTING CONCRETE SIDEWALK.
 - EXISTING POLE MOUNTED SIGNAGE.
 - EXISTING FIRE HYDRANT.
 - 6" CONCRETE SIDEWALK.
 - 6" CMU FENCE WITH CMU PILASTERS AT 10'-0" O.C. TYPICAL.
 - 6" RAISED CURB, TYPICAL.
 - 2'-0" RADIUS, TYPICAL.
 - PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
 - PAINTED HC SYMBOL, PER C.O.A. STANDARDS.
 - PAINTED HC ACCESSIBLE STRIPE ASLE, PER C.O.A. STANDARDS.
 - HC ACCESSIBLE CURB RAMP, TYPICAL.
 - HC PARKING SIGNAGE, TYPICAL.
 - 25' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
 - 25' LONG WROUGHT IRON SLIDING GATE.
 - LANDSCAPING AREA, REF: LANDSCAPING PLAN.
 - 6" HIGH CHAIN LINK FENCE (FUTURE EXPANSION IN R/W)
 - WALL MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
 - EXISTING VACUUM ISLAND.
 - EXISTING TREE/LANDSCAPING.
 - EXISTING ADVERTISEMENT SIGN.
 - EXISTING COW OPERATED AIR COMPRESSOR.
 - SHIELDED WALL PAC. LIGHT FIXTURE.
 - FIRE EXTINGUISHER 2A-10-BC EVERY 75'
 - KNOX-BOX PURCHASED AND INSTALLED BY OWNER FOR FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION BY FIRE DEPT.
 - NEW FIRE PRIVATE HYDRANT.
 - NEW GATE KEY PAD.



ADMINISTRATIVE AMENDMENT
 PROJECT # 001725
 Lot 10 & 10.5
 APPROVED BY: [Signature]
 DATE: [Date]

PROJECT NUMBER: 001725
APPLICATION NUMBER: 001725
 Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] Date: 6/21/06
 [Signature] Date: 4/26/06
 [Signature] Date: 11/26/06
 [Signature] Date: 6/29/06

• Environmental Health Department (conditional)
 [Signature] Date: 4/26/06
 [Signature] Date: 6/29/06
 • Environmental Health, if necessary

615 Coors Blvd. No. 2
WATER WORLD CARWASH - STORAGE
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0542

REVISION DATE
 04-13-06
 12-24-08

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 RICHARD P. BENNETT
 JUN 03 2005

DATE: 02-02-2006
 SHEET NUMBER: C-1