

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM 87121

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VICINITY MAP J-10Z

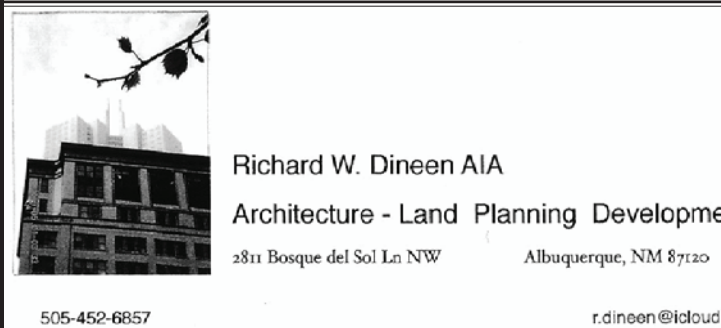
1" = 300'



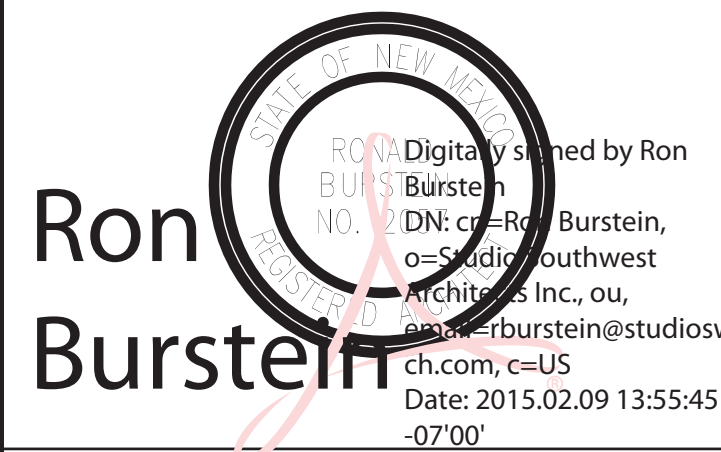
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS



Architect Engineer



Digitally signed by Ron Burstein
DN: cn=Ron Burstein, o=Studio Southwest Architects Inc., ou, email=rburstein@studioswarch.com, c=US
Date: 2015.02.09 13:55:45 -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-G001.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE

COVER SHEET
VICINITY MAP

G-001

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:

Allen Pata Traffic Engineering-Transportation Division Date: 02-03-15

Carol S. Diment Parks and Recreation Department Date: 01/21/15

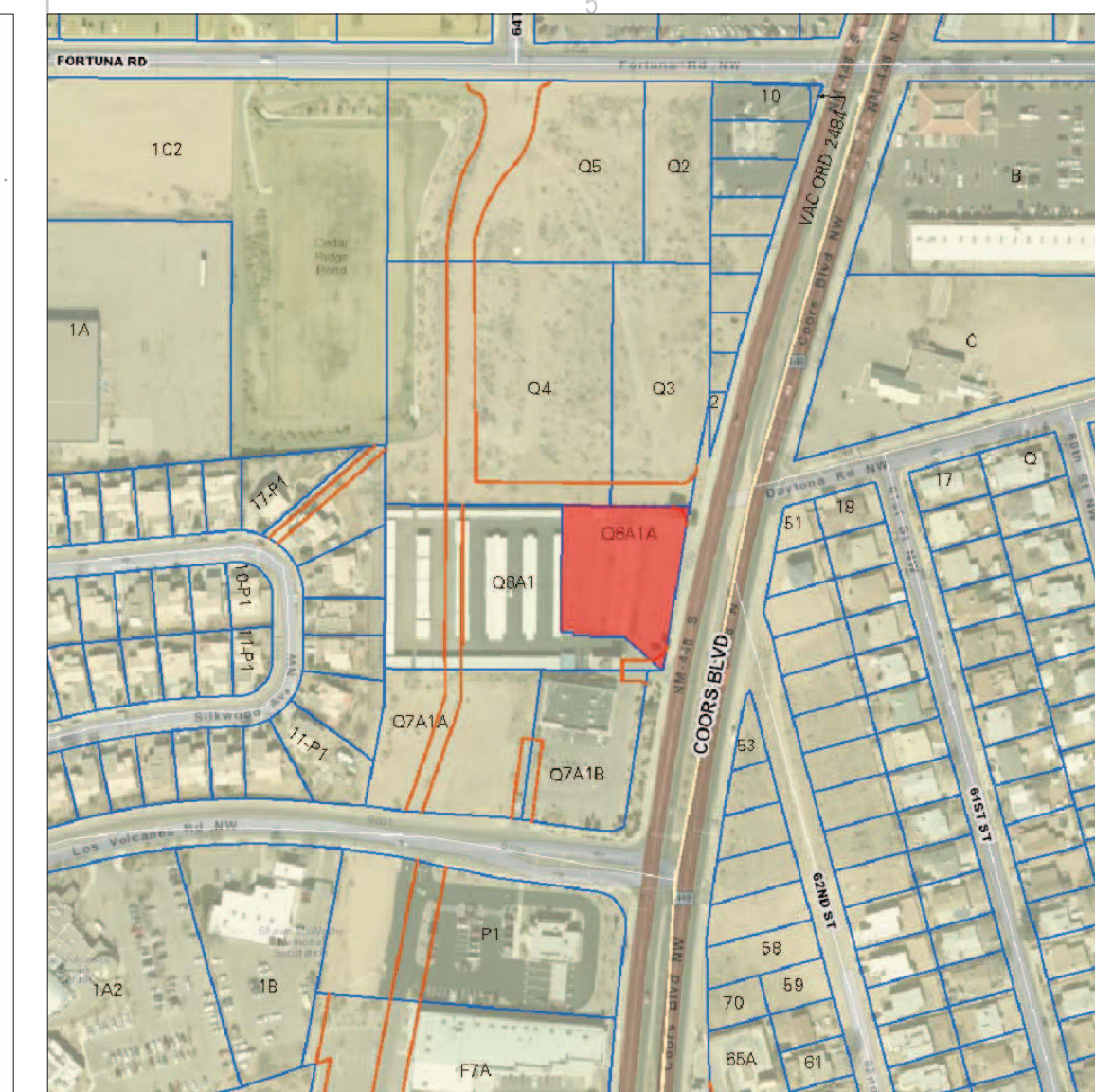
City Engineer Date: 1-21-15

Soild Waste Management Date: 01-21-15

Environmental Health Department (conditional) Date:

DRB Chairperson, Planning Department Date:

*Environmental Health, if necessary 02507



VICINITY MAP J-10Z

1" = 300'

Table with project data including construction type (S-2 STORAGE), allowable height (TABLE 503), square footage (9,400 S.F.), and design loads (20 PSF ROOF, 90 MPH WIND).

Table with landscaping requirements and parking calculations. Includes zoning (SU-1), lot area (34,805 S.F.), and parking spaces (5 SPACES PROVIDED).



STUDIO SOUTHWEST ARCHITECTS, INC. 2101 Mountain Rd. NW, Albuquerque, NM 87104

CONSULTANTS

Richard W. Dineen AIA Architecture - Land Planning Development

Architect Engineer

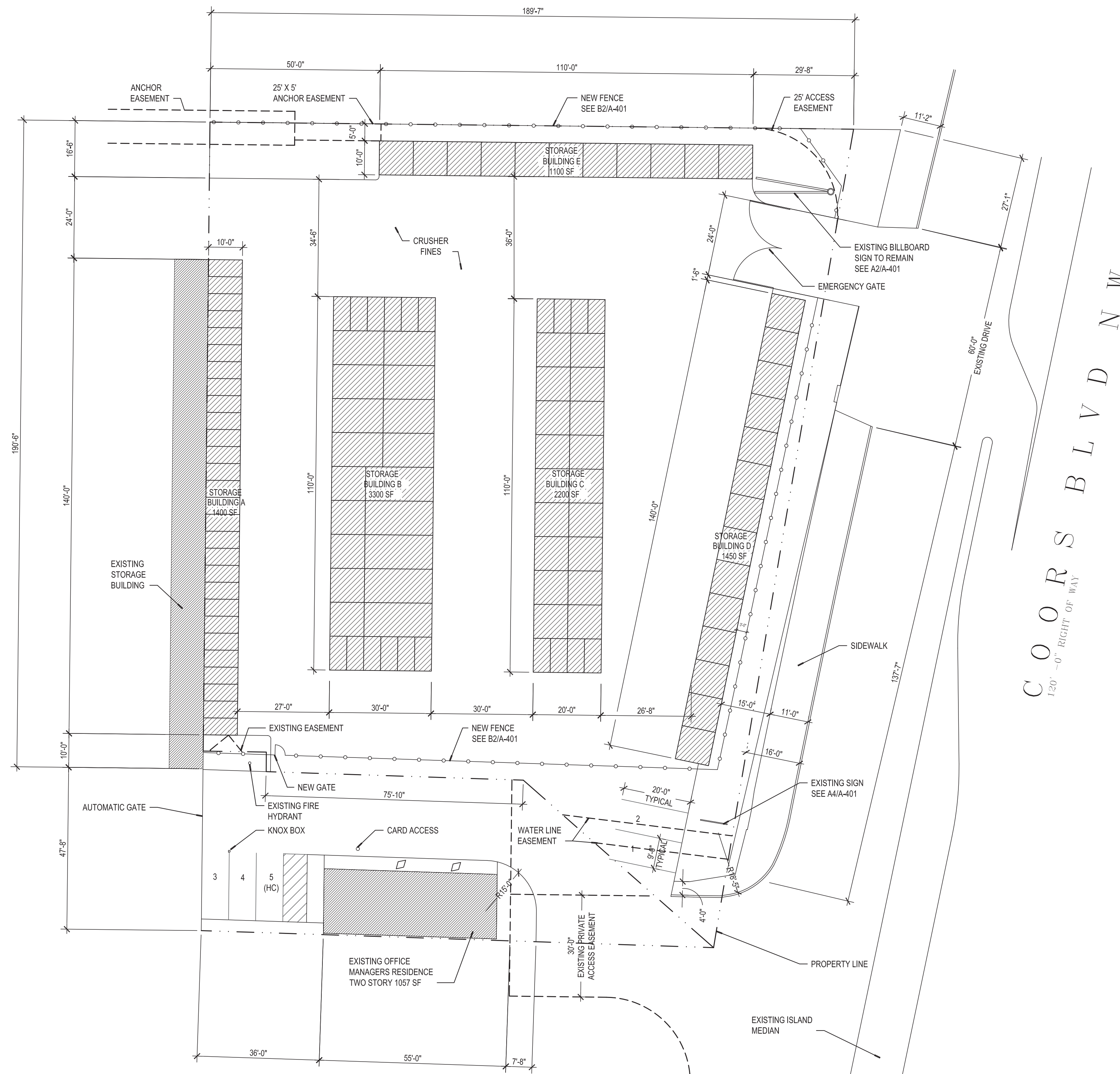
Digital signed by Ron Burstein. Includes a circular seal and contact information for Ron Burstein.

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

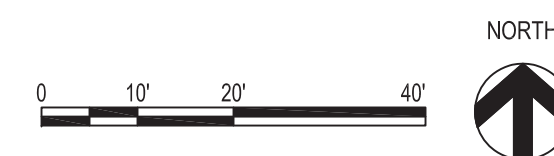
Table with columns: MARK, DATE, DESCRIPTION. Includes issue and project information.

SHEET TITLE SITE PLAN

AS-101



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



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 Bubblers 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.

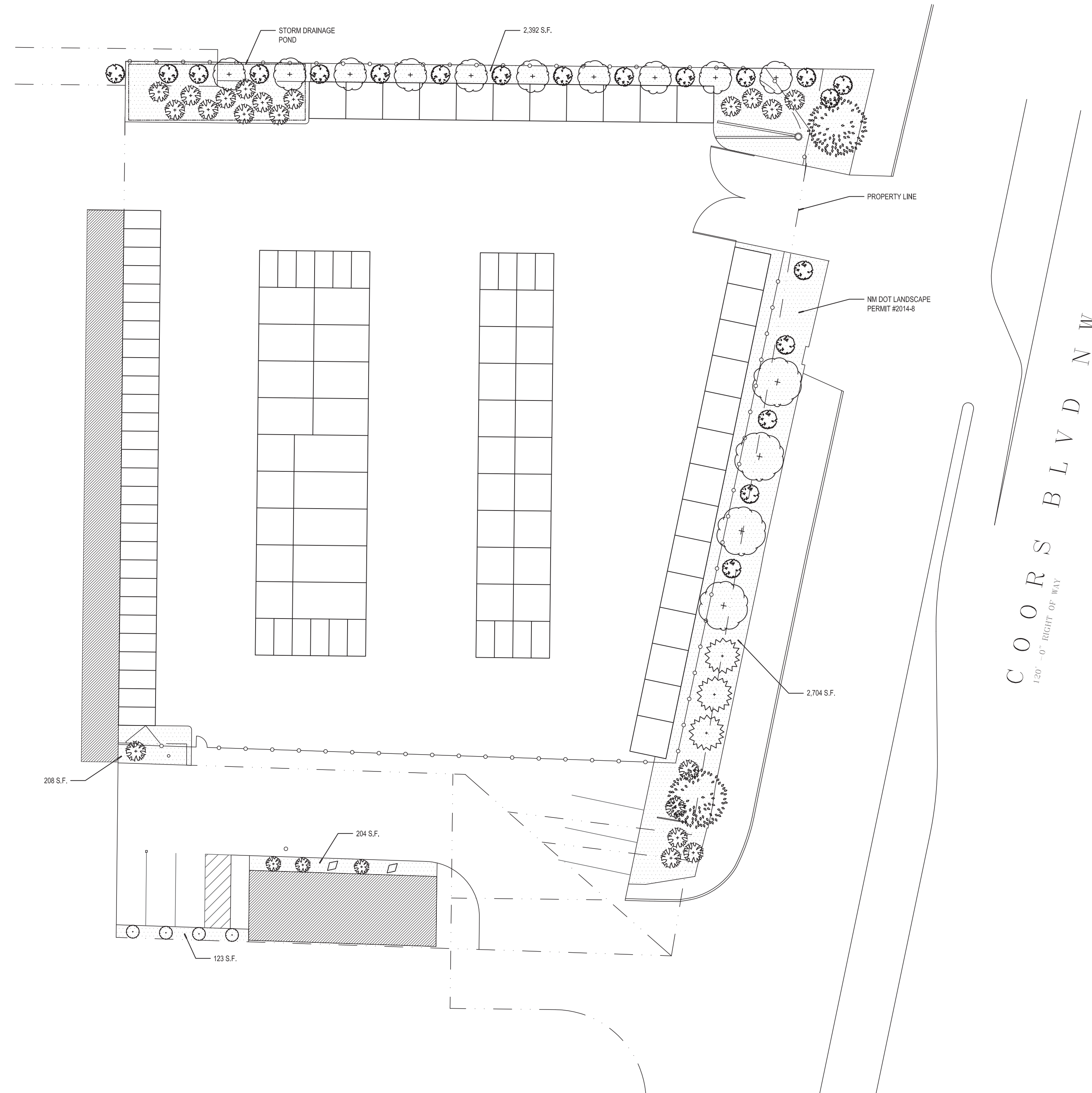
Irrigation maintenance shall be the responsibility of the Property Owner.

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



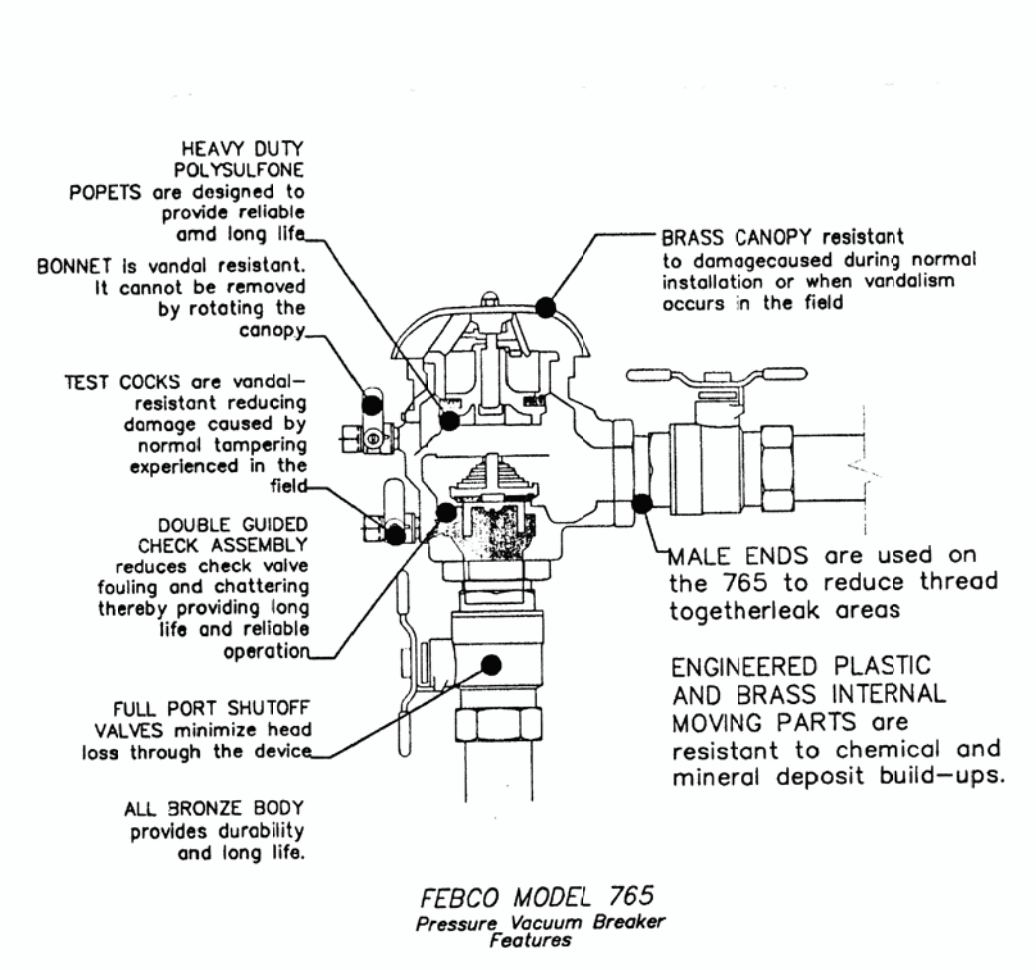
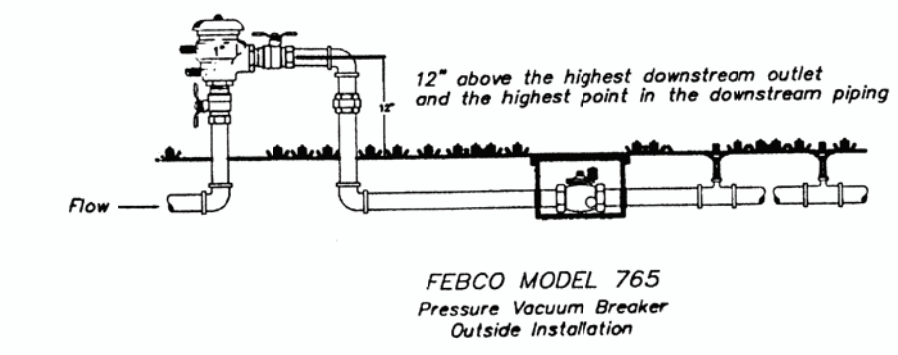
VICINITY MAP J-10Z

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	= 5,091 S.F.
TOTAL BED PROVIDED	= 5,091 S.F.
GROUND COVER RGD.	75%
TOTAL GROUND COVER REQUIREMENT	= 3,819 S.F.
TOTAL GROUND COVER PROVIDED	= 3,819 S.F.
TOTAL LANDSCAPE PROVIDED	= 5,091 S.F.



STUDIO
SW
ARCHITECTS

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CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development
1811 Avenue del Sol Ln NW Albuquerque, NM 87120
505-450-6857 rdineen@tdout.com

Architect Engineer

Digitally signed by Ron Burstein
DN: cn=Ron Burstein, o=Studio Southwest Architects Inc., ou=Southwest Architects Inc., email=rburstein@studioswarch.com, c=US
Date: 2015.02.09 13:55:17 -07'00'

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SHEET TITLE

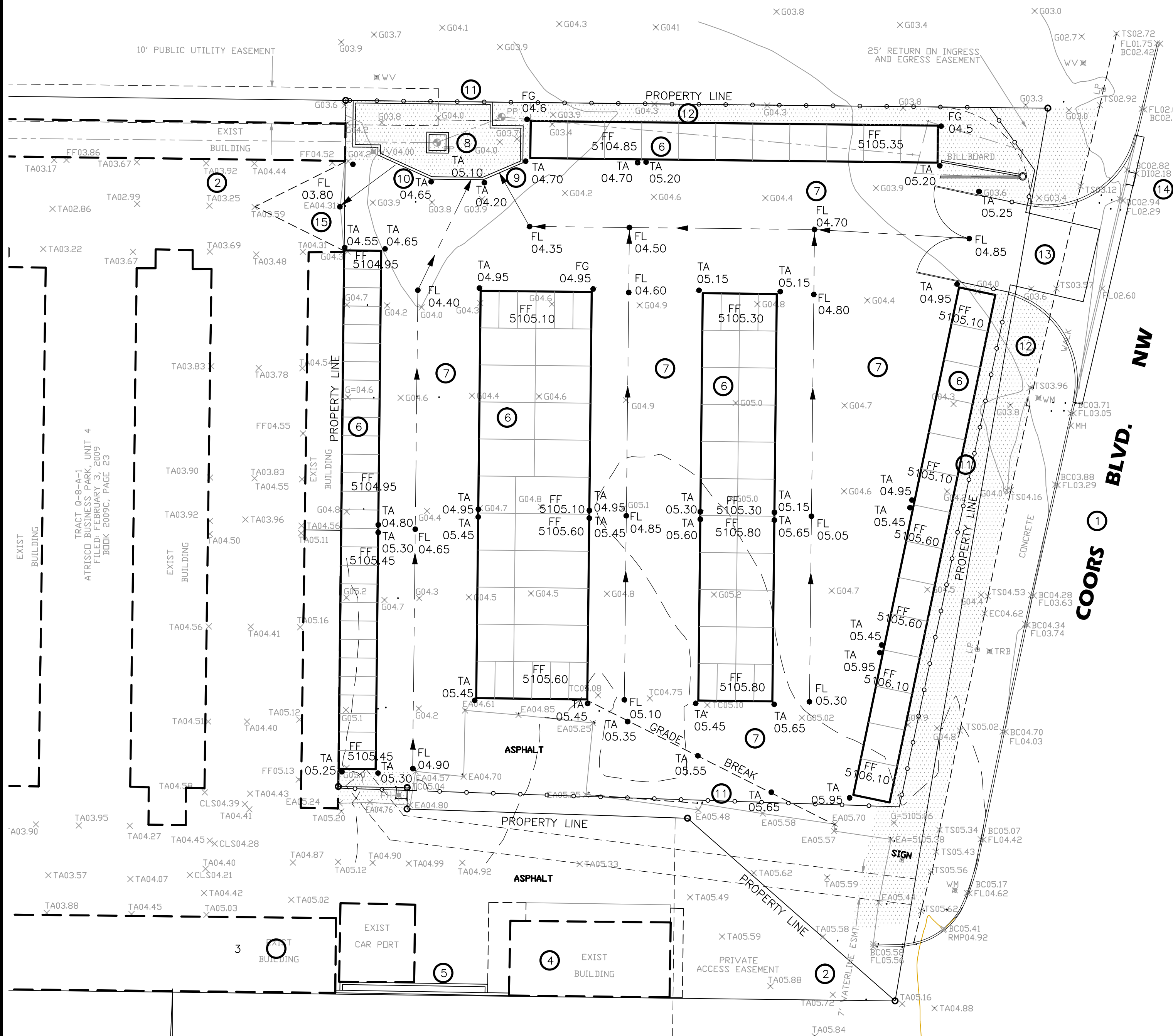
LANDSCAPING PLAN

AS-102

A1 SITE PLAN SCALE: 1" = 20'



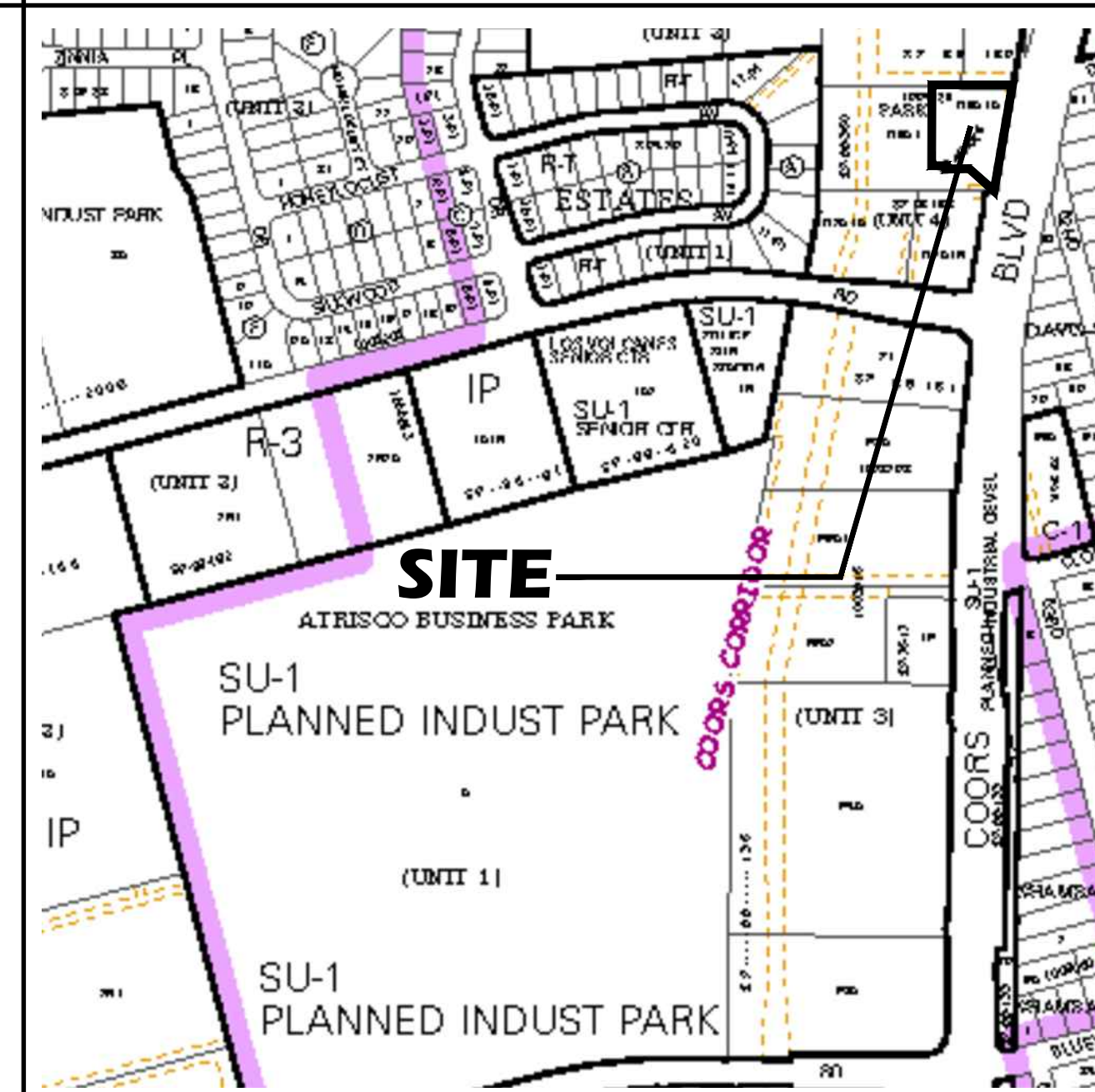
GRADING PLAN



KEYED NOTES

- EXISTING PAVED PUBLIC STREET w/ STD. CURB & GUTTER AND SIDEWALK
- EXISTING ASPHALT DRIVE TO MULTIPLE LOTS.
- EXISTING STORAGE UNIT FACILITY.
- EXISTING OFFICE FOR BOTH EXISTING AND NEW STORAGE UNIT FACILITY.
- EXISTING CMU YARD/RETAINING WALL.
- NEW STORAGE UNITS.
- NEW ASPHALT PAVEMENT.
- POND FOR INITIAL RUNOFF RETENTION. 8" CMU RETAINING WALL AT PERIMETER AND AROUND POWER POLE. ALL CELLS SHALL BE FILLED WITH CONCRETE. TOP OF WALL ELEVATION 5104.70. BOTTOM OF POND ELEVATION 5102.70.
- 7' OPENING FOR STORM WATER ENTRY TO POND. ELEVATION OF ENTRY 5104.20.
- 7' OPENING FOR STORM WATER EXIT FROM POND. ELEVATION OF EXIT 5104.20.
- NEW WROUGHT IRON FENCE. SEE LANDSCAPING PLAN.
- LANDSCAPED AREA. SEE LANDSCAPING PLAN.
- 24' WIDE PRIVATE ENTRANCE DETAIL PER COA STD DETAIL 2426 w/ 25' RADIUS RETURNS.
- REMOVE SINGLE 'C' CATCH BASIN. CONSTRUCT DOUBLE 'D' CATCH BASIN ON EXISTING OUT PIPE.
- REMOVE EXISTING ASPHALT, REGRADE AND REPLACE ASPHALT.

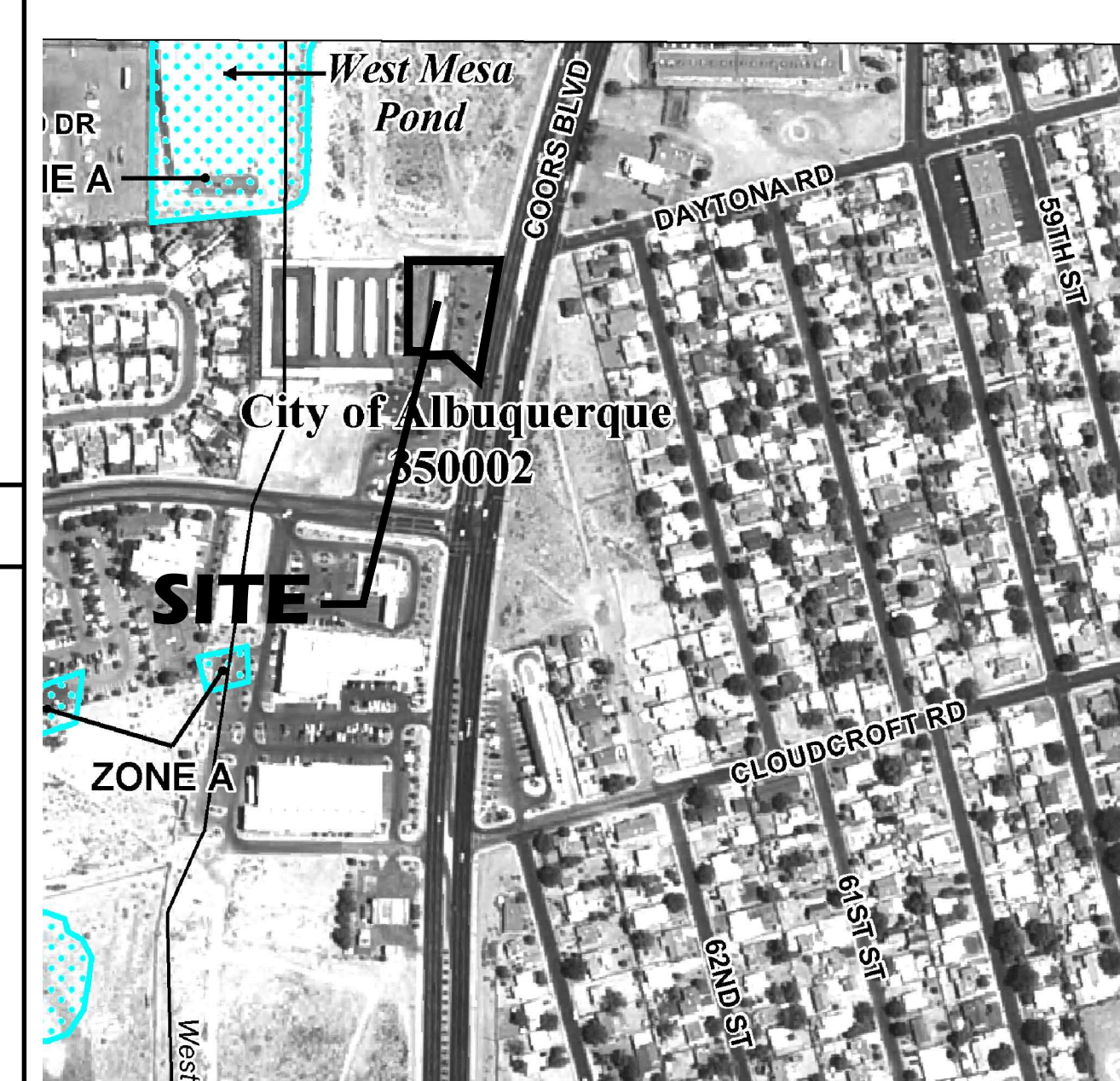
VICINITY MAP J-10



GRADING NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

FEMA FIRM PANEL NO. 329H



EROSION CONTROL NOTES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	0	0.22	0.76	0	0.00
		C	0	0.44	1.49	0	0.00
		D	34905	1.24	2.89	3607	2.32
		TOTAL	34905			3607	2.32
		TOTAL					
PROPOSED	10	A	0	0.08	0.24	0	0.00
		B	3873	0.22	0.76	0	0.00
		C	0	0.44	1.49	1138	1.06
		D	31032	1.24	2.89	3207	2.06
		TOTAL	34905			4344	3.12
		TOTAL					
PROPOSED	100	A	0	0.44	1.29	0	0.00
		B	0	0.67	2.03	0	0.00
		C	0	0.99	2.87	0	0.00
		D	34905	1.97	4.37	5730	3.50
		TOTAL	34905			5730	3.50
		TOTAL					

OFFSITE DRAINAGE DATA

THERE ARE NO OFFSITE FLOWS ENTERING THE PROPERTY.

LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TC	TOP OF CONCRETE	RD OR C	ROOF DRAINAGE POINT
BC	TOP OF CURB		
TP	TOP OF EARTH PAD		
TS	TOP OF SIDEWALK		
TW	TOP OF WALL		
FH	FIRE HYDRANT		
WM	WATER METER		
WV	WATER VALVE	XX.XX	EXISTING SPOT ELEVATION
MH	MANHOLE	XX.XX	PROPOSED SPOT ELEVATION
CB	CATCH BASIN GRATE	XX.XX	RECORD SPOT ELEVATION

DRAINAGE NOTES

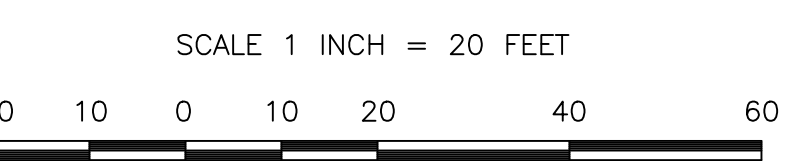
- THE SITE WAS PREVIOUSLY DEVELOPED AS A CAR WASH. THE BUILDINGS HAVE BEEN REMOVED AS HAS MOST OF THE ASPHALT. THE SITE PREVIOUSLY DISCHARGED STORM RUNOFF TO THE VACANT PROPERTY TO THE NORTH OF THE SITE. THE PROPOSED DESIGN WILL ENLARGE THE EXISTING STORAGE UNIT FACILITY. THE EXISTING AND PROPOSED STORAGE UNIT FACILITIES ARE IN COMMON OWNERSHIP. STORM WATER RUNOFF WILL BE DIRECTED TO THE EXISTING STORAGE FACILITY WHICH DISCHARGES TO VACANT PROPERTY TO THE NORTH AND A LARGE STORMWATER INLET WHICH DISCHARGES TO THE WEST MESA POND.
- THE SITE IS LOCATED IN RAINFALL ZONE 1. MOST OF THE SITE IS ROUTED VIA ASPHALT SWALES TO A FIRST FLUSH RETENTION POND. OVERFLOW FROM THE POND IS ROUTED VIA ASPHALT SWALES TO OFFSITE STORMWATER COLLECTION AND STORAGE FACILITIES.
- THE SITE IS LOCATED IN 'ZONE X' PER FEMA FIRM MAP NO. 329H, DATED AUGUST, 2012.
- TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY HARRIS SURVEYING, INC. IN DECEMBER, 2014.

LEGAL DESCRIPTION

TRACT Q-6-A-1-A. ATRISCO BUSINESS PARK, UNIT 4

PERMANENT BENCHMARK

ACS 13-K10 ELEVATION 5146.610 (NAVD 1988)



NEW PARKING AREA FIRST FLUSH STORAGE VOLUME
 REQUIRED (31032)(0.44-0.1)/12 = 879 C.F.
 PROVIDED DEPTH = 87%70 = 1.31 ft. USE 18" DEPTH

STUDIO SW ARCHITECTS
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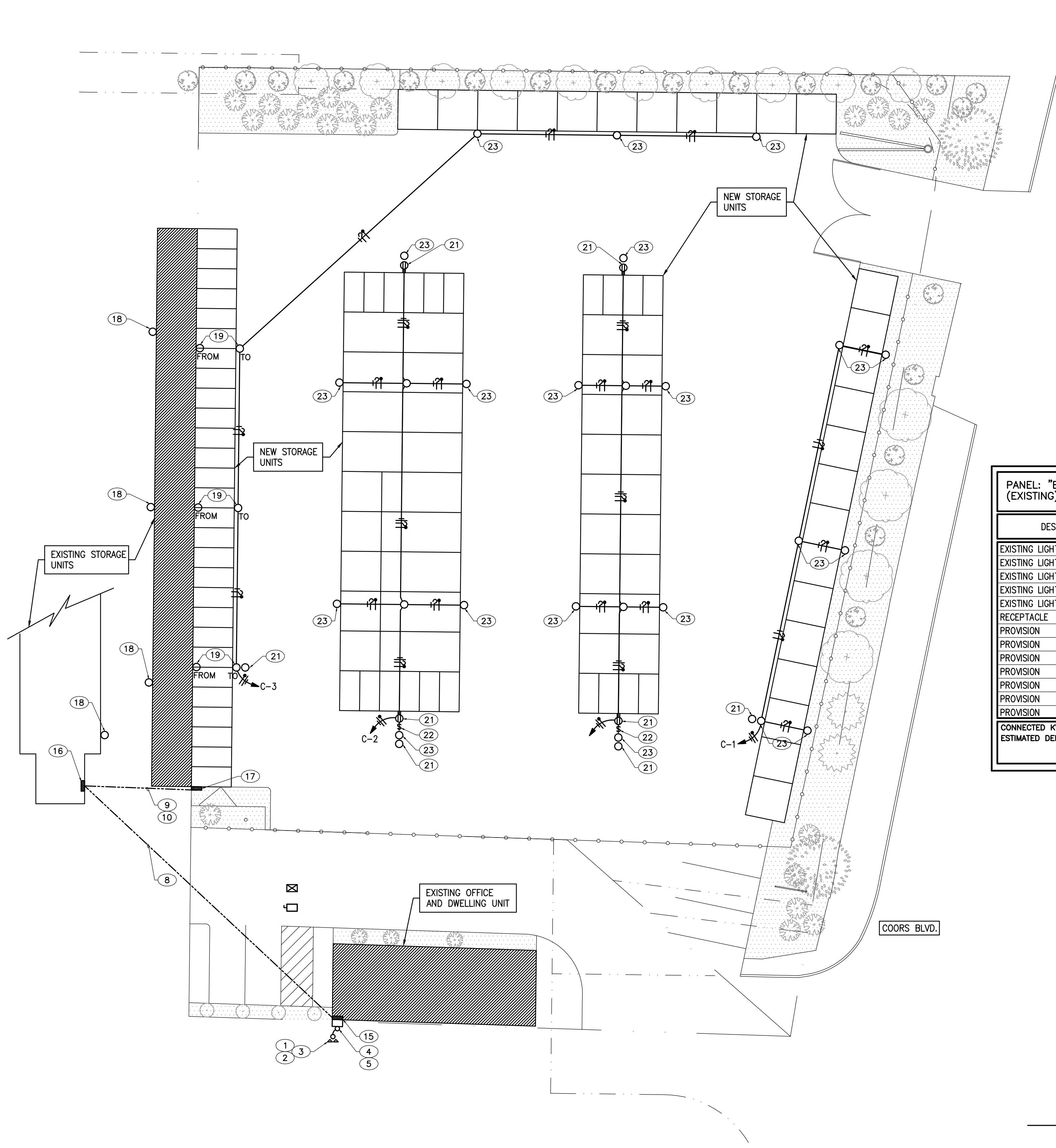
BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199-1194
 PH (505)823-1344 FAX (505)821-9105
 CELL 480-6812 jakebordenave@mindspring.com

01/15/15

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-C001.DWG
DRAWN BY:		METO
CHECKED BY:		JJB
DATE:		12/12/2014

GRADING AND DRAINAGE
 SHEET TITLE
 C-001



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	
DRYER	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	EXISTING PANEL "B"	

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

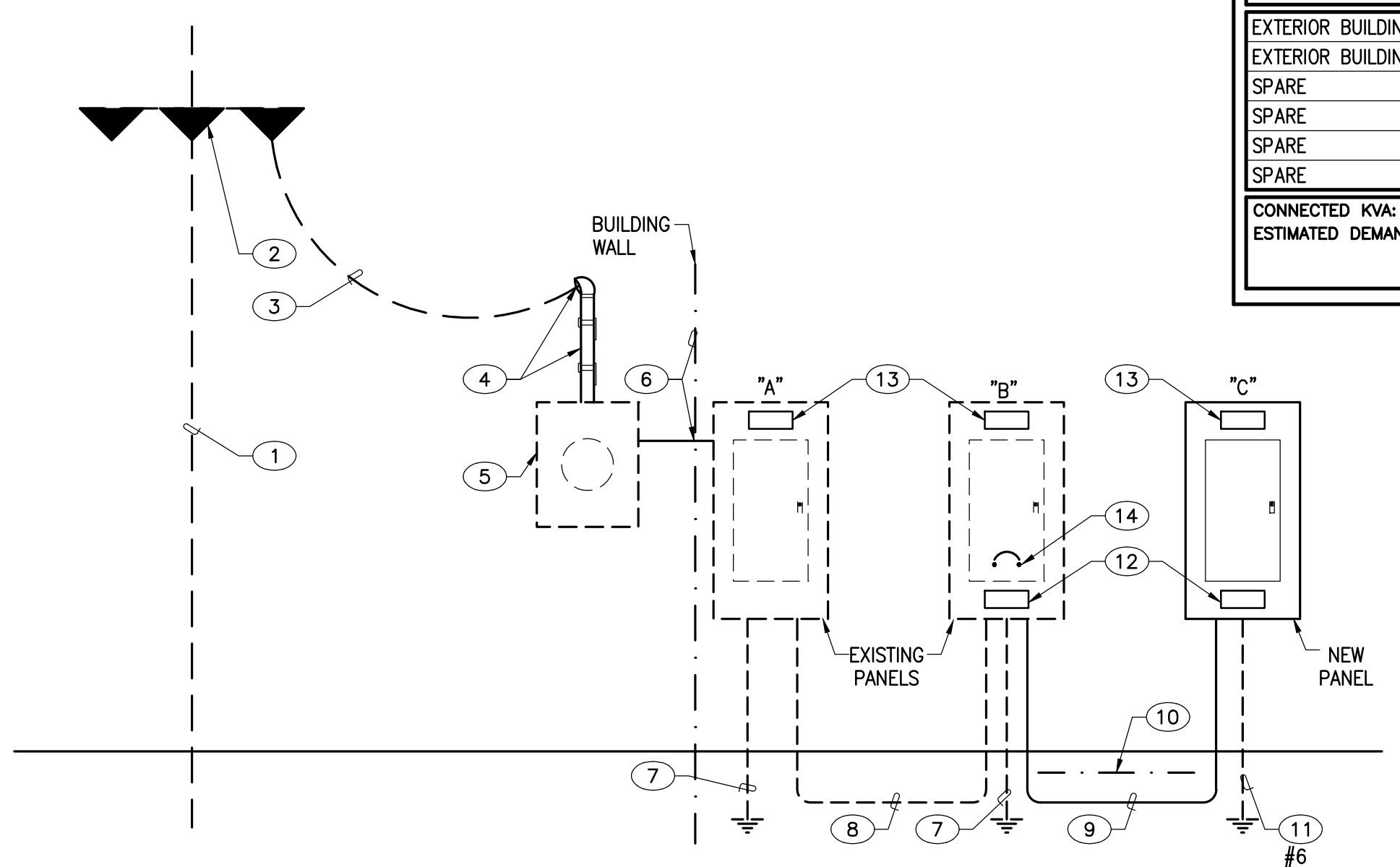
DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA)		CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
				#A	#B				
EXTERIOR BUILDING LIGHTING	20A-1P	600	1	1860	2	1080	20A-1P	RECP.T. EXTERIOR BUILDING LIGHTING	
EXTERIOR BUILDING LIGHTING	20A-1P	900	3	1860	4	960	20A-1P	RECP.T. EXTERIOR BUILDING LIGHTING	
SPARE	20A-1P	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: _____

1860 1860 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.



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.

INTERNATIONAL ENERGY CONSERVATION CODE (2009 ED)

EXTERIOR LIGHTING 505.6
 LIGHTING ZONE 2 = 600VA

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 6FT/DOOR = 7,440VA
 TOTAL ALLOWANCE = 12,440VA
 CONNECTED VOLT AMPERE (VA) = 3,520VA

CODE COMPLIANT

REV.	DATE	DESCRIPTION	INT.

06 DECEMBER 2014
 DATE

eng3group llc

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

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

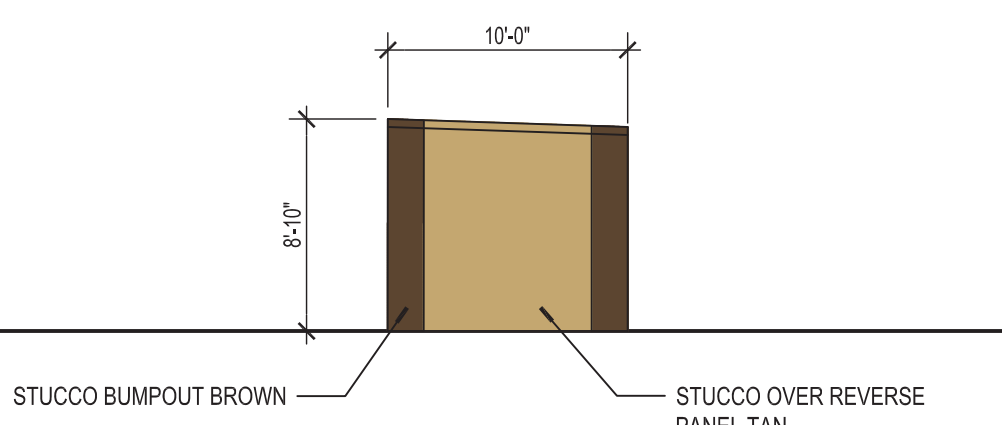
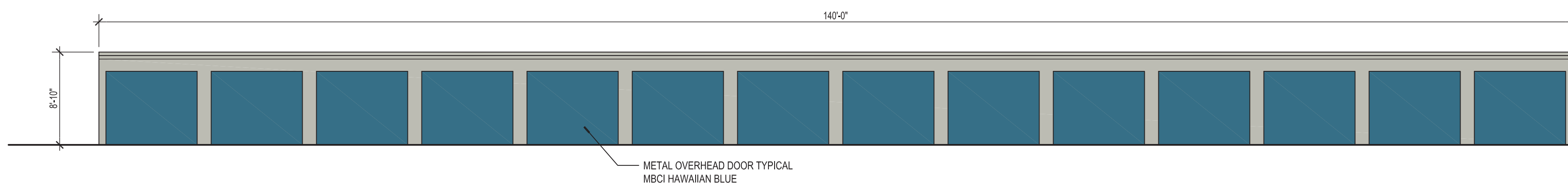
CELL (505) 350-6383
 (505) 798-0103
 FAX (505) 798-0102

HARVEY A. PEEL
 NEW MEXICO
 REGISTERED PROFESSIONAL ENGINEER

06 DECEMBER 2014

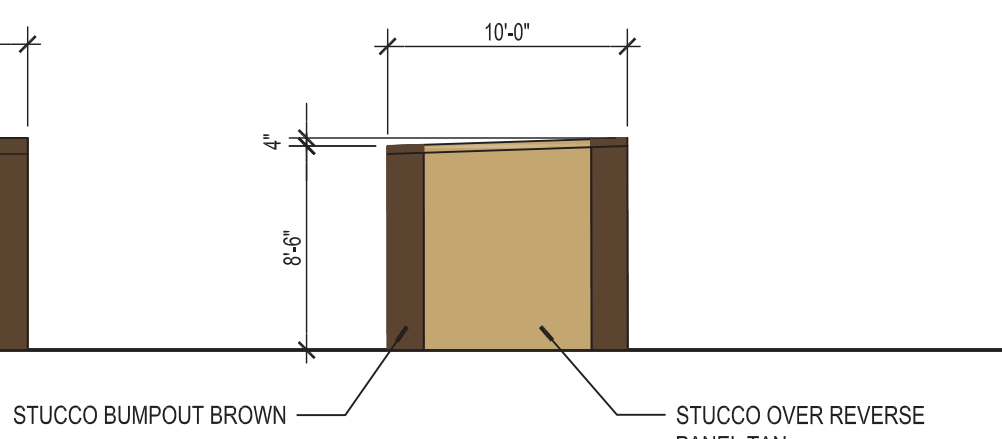
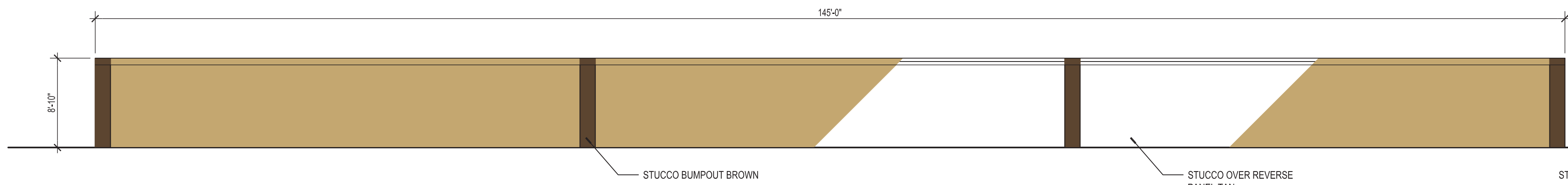
PARTIAL ELECTRICAL
 UTILITY PLAN & SCHEDULES

SHEET NO.
 E-001
 -of -



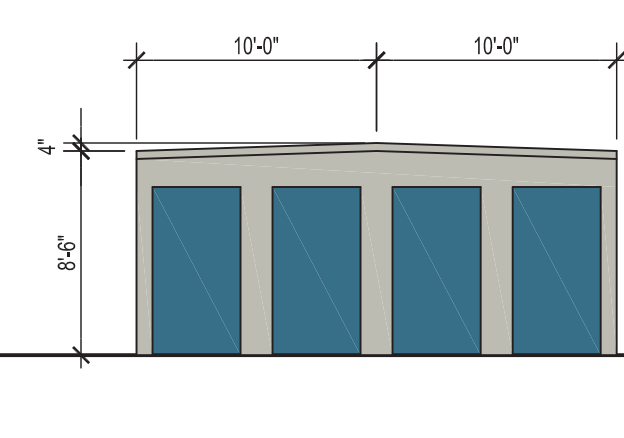
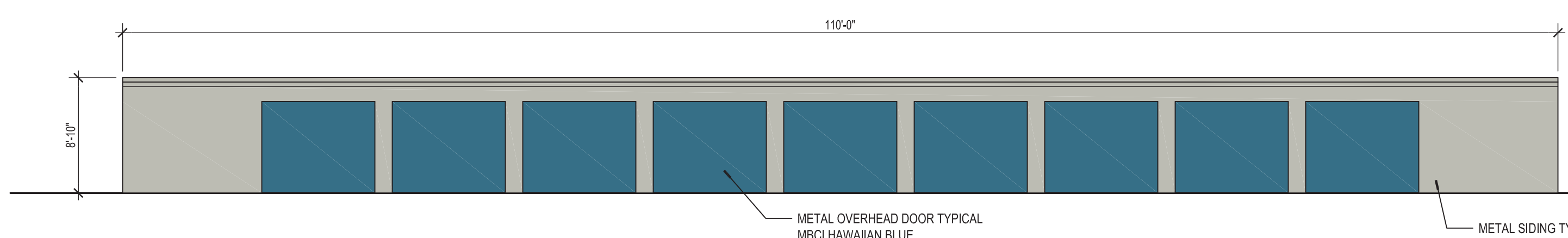
F1 BUILDING D-WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



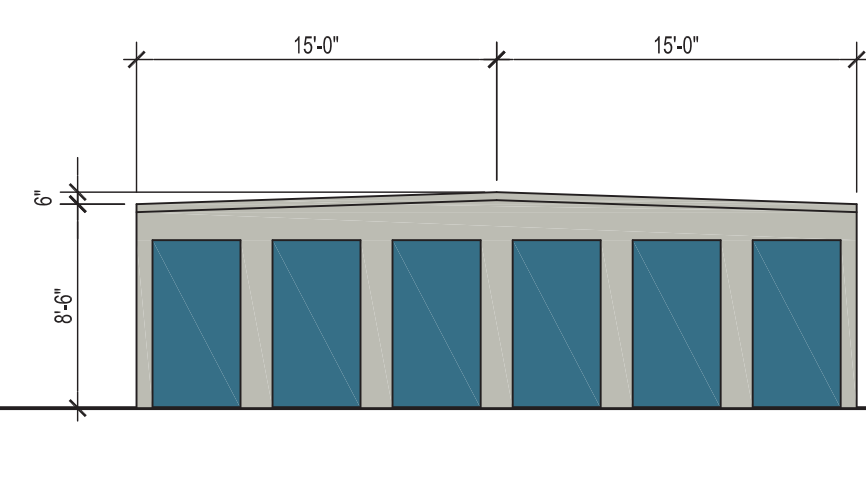
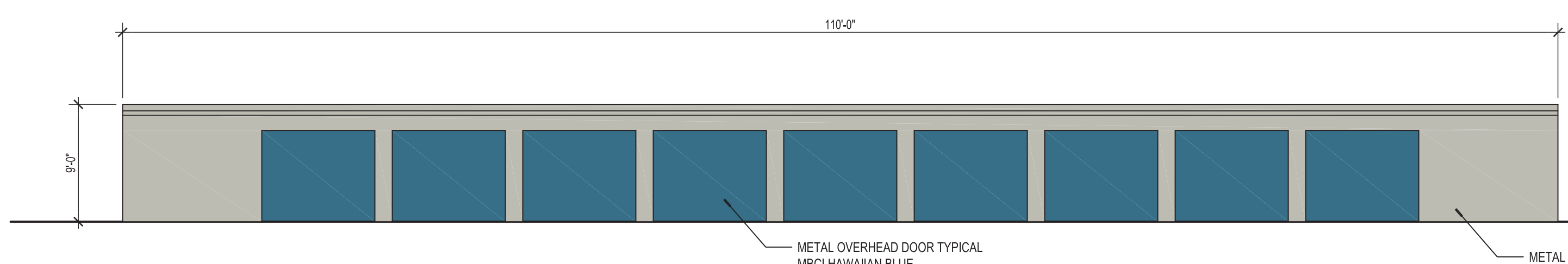
E1 BUILDING D-EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



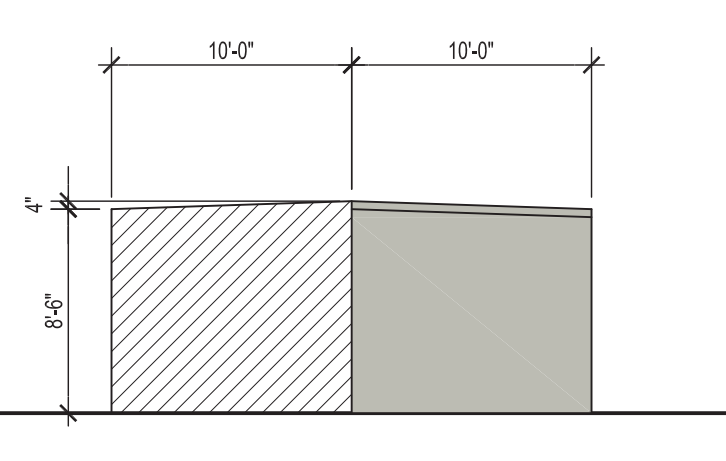
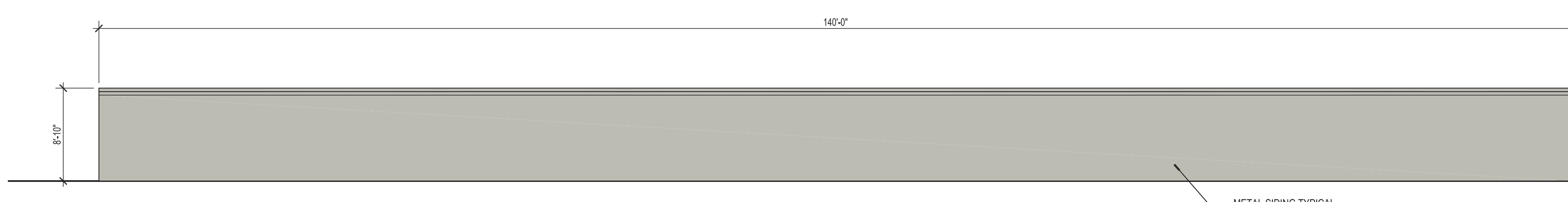
D1 BUILDING C-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



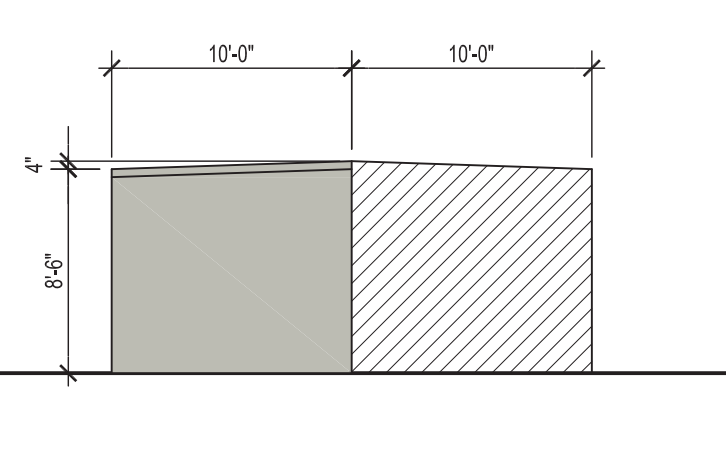
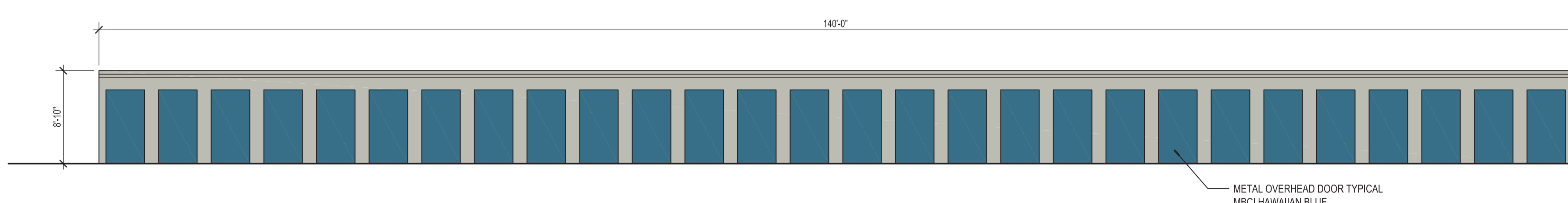
C1 BUILDING B-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



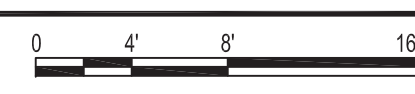
B1 BUILDING A-WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development
2111 Boque del Sol Ln NW Albuquerque, NM 87120
505-450-6857 rdineen@tdout.com

Architect Engineer

Ron Burstein
Digitally signed by Ron Burstein
DN: cn=Ron Burstein, o=Studio Southwest Architects Inc., ou, 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



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CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development
2110 Ikegami del Sol Ln NW Albuquerque, NM 87120
505-450-6857 rdineen@kdout.com

Architect Engineer

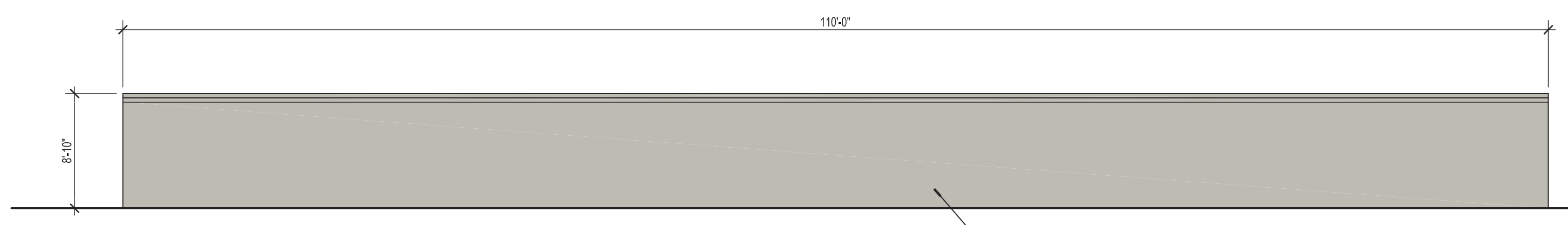
Digitally signed by Ron Burstein
DN: cn=Ron Burstein, o=Studio Southwest Architects Inc., ou, email=rburstein@studioswarch.com, c=US
Date: 2015.02.09 13:53:37 -07'00'

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

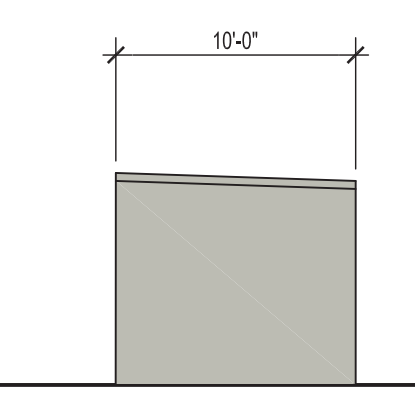
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CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE
BUILDING ELEVATIONS

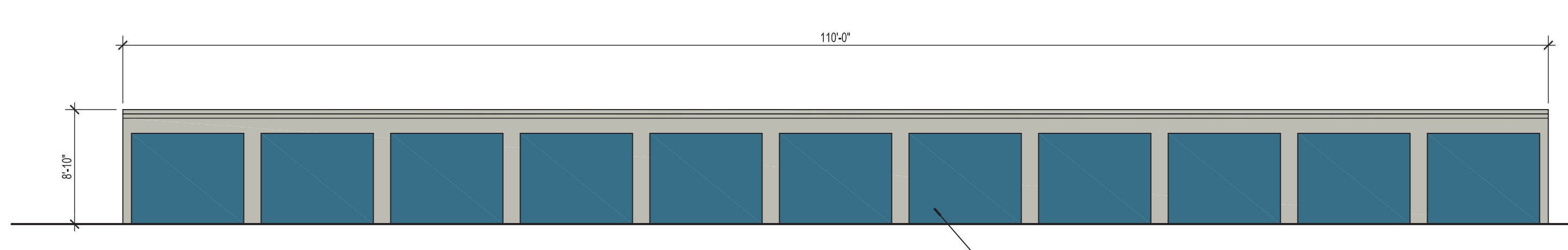
A-202



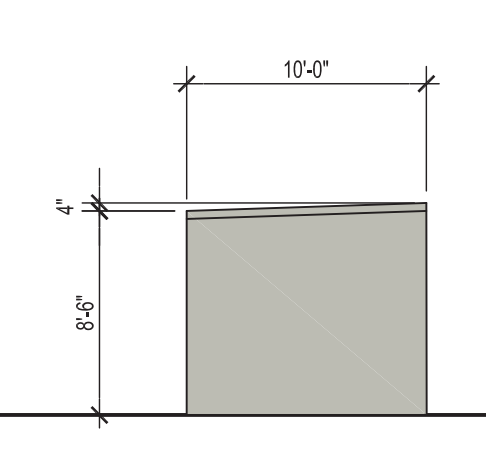
B1 BUILDING E-NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



STUDIO SOUTHWEST ARCHITECTS, INC.
 2101 Mountain Rd. NW, Albuquerque, NM 87104
 505.843.9639 fax 505.843.9683
 Web Site: www.studioswarch.com
 E-Mail: mail@studioswarch.com

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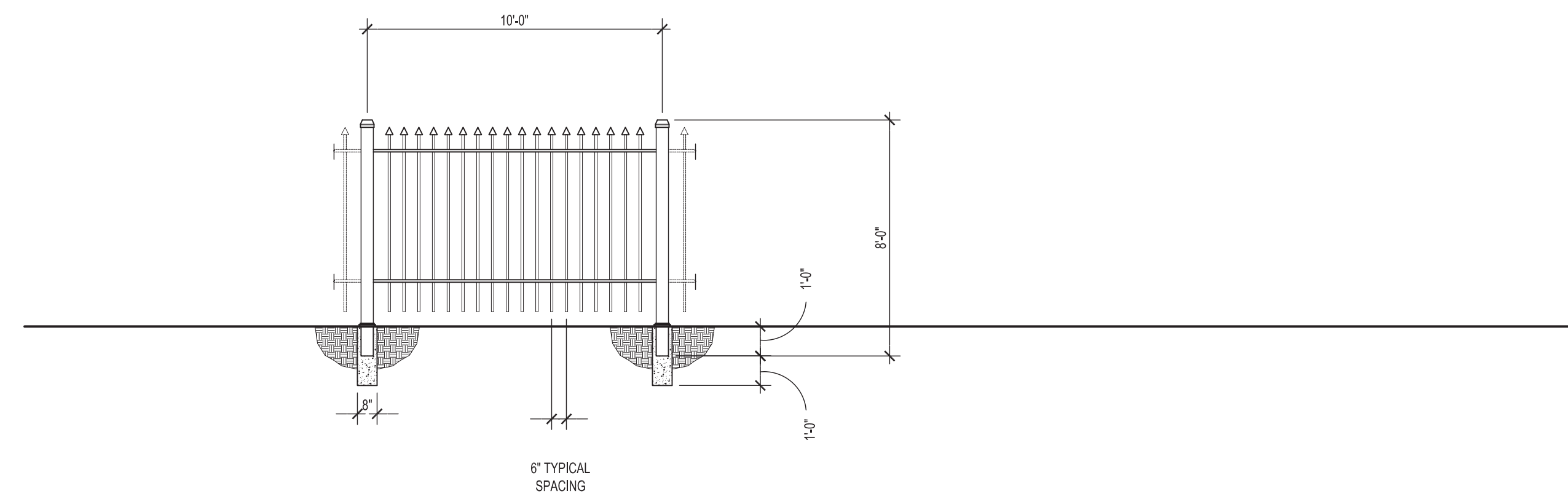
CONSULTANTS

Richard W. Dineen AIA
 Architecture - Land Planning Development
 3811 Boquete del Sol, Lx, NW Albuquerque, NM 87110
 505-482-6857 r.dineen@rdkous.com

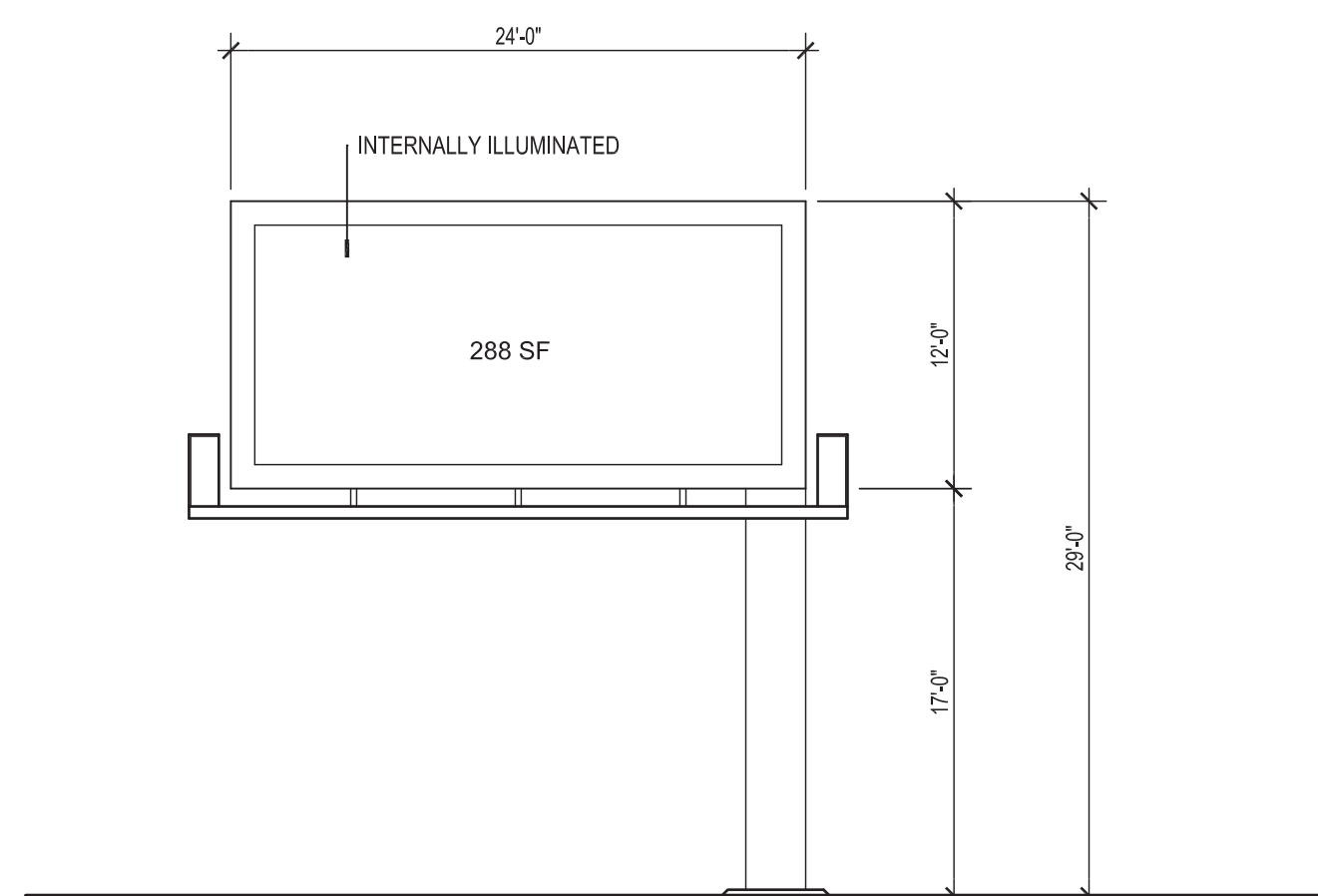
Architect Engineer

Ronald Burstein
 No. 7 Digital signed by Ron Burstein
 DN: c=US, o=Studio Southwest Architects Inc., ou, email=burstein@studioswarch.com, cn=Ronald Burstein
 Date: 2015.02.09 13:54:06 -0700

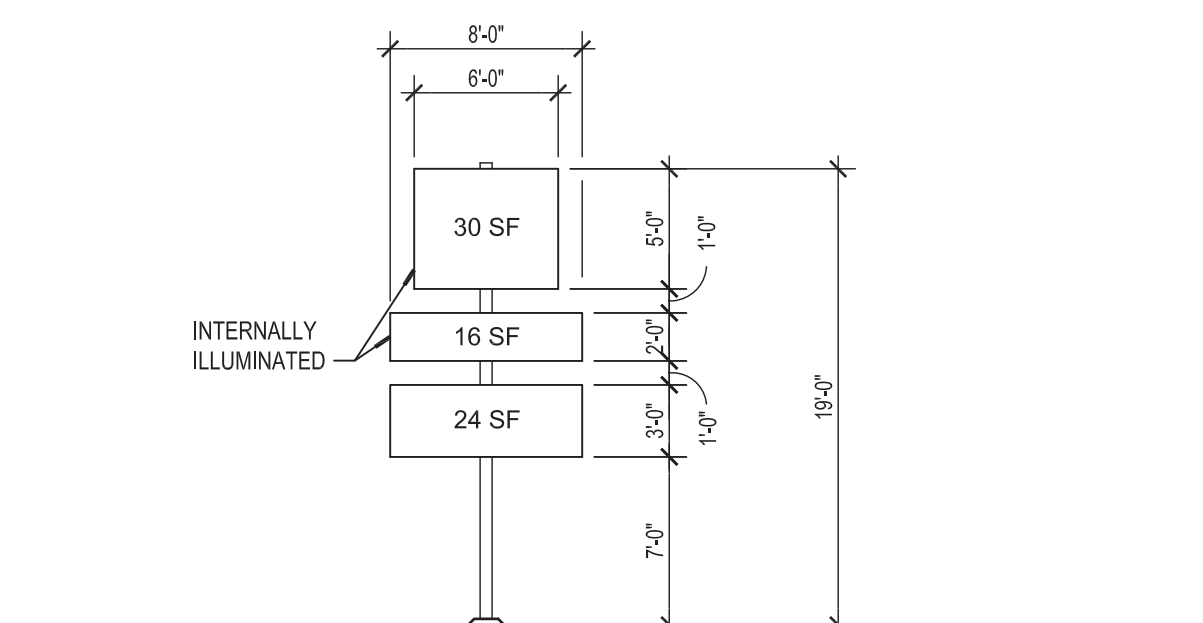
**NORTH COORS
 SELF STORAGE
 PHASE 3**
 615B COORS BLVD NW
 ALBUQUERQUE, NM



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



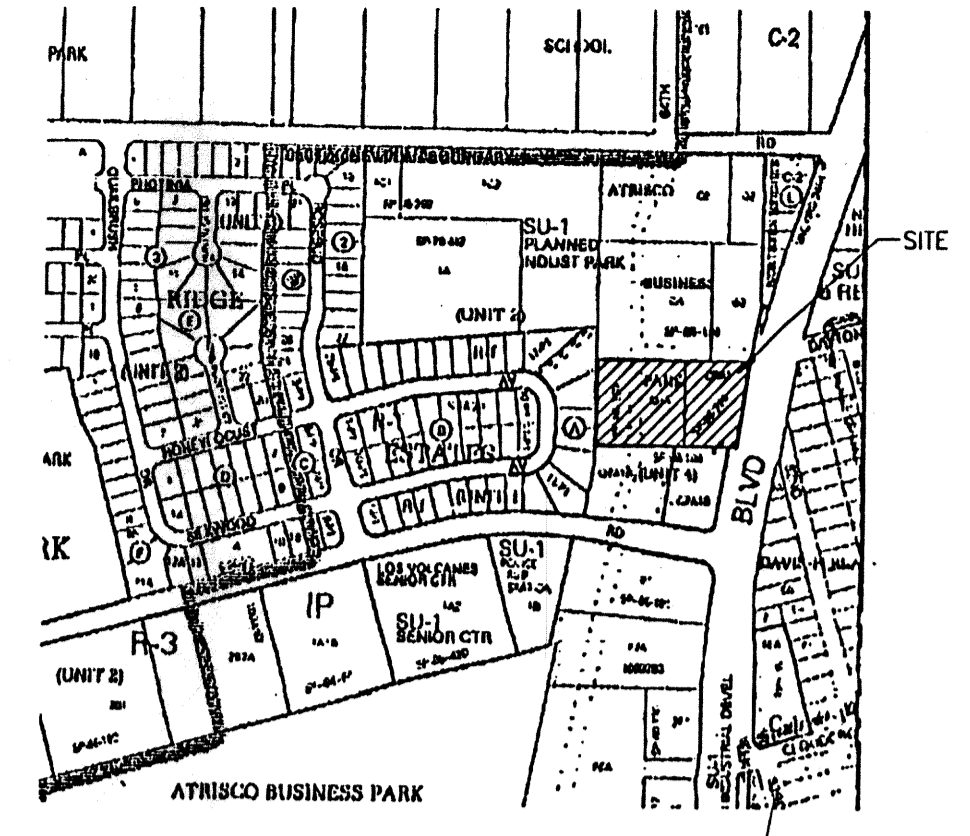
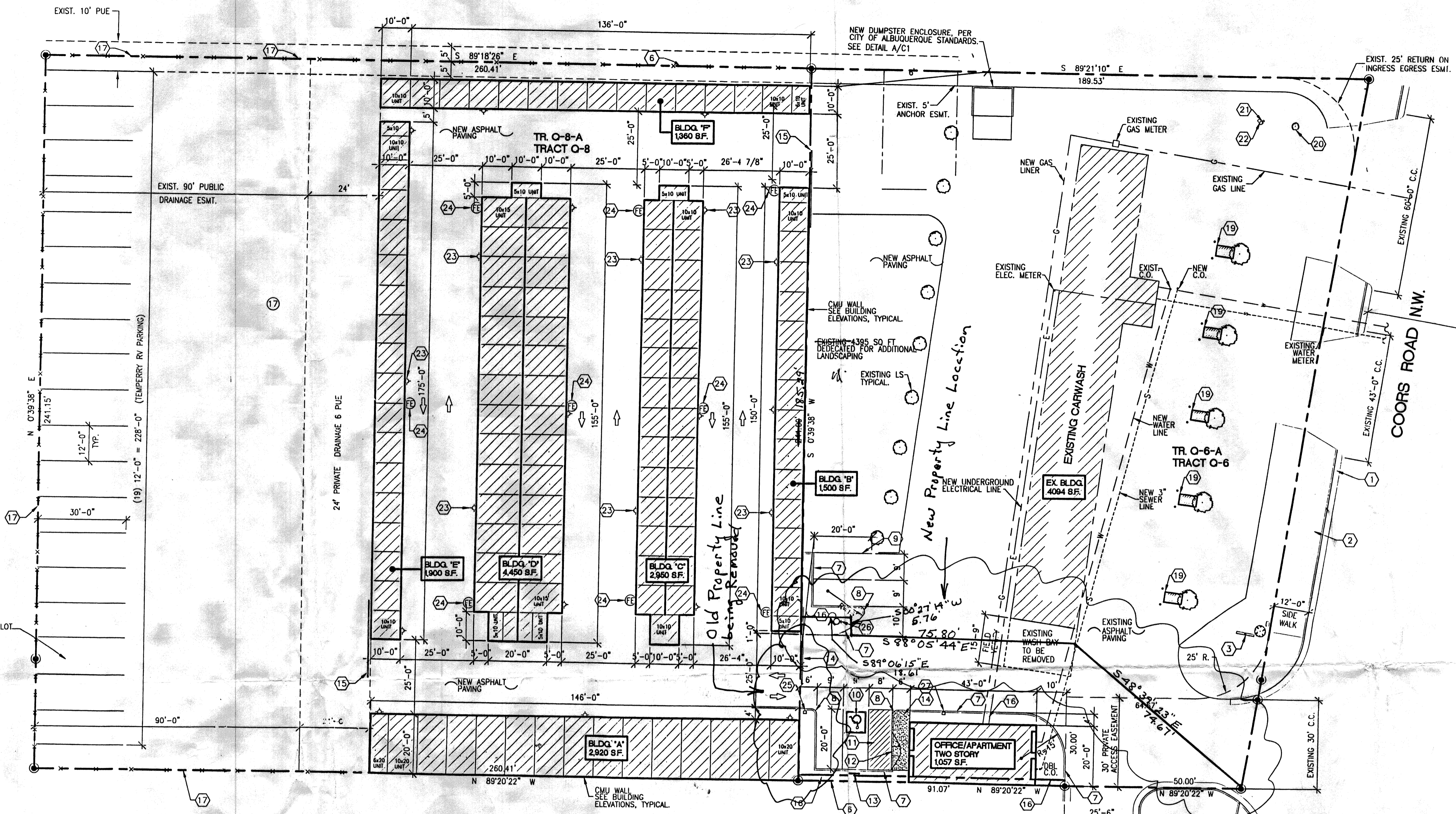
A2 BILLBOARD ELEVATION
 SCALE: 1/8" = 1'-0"



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

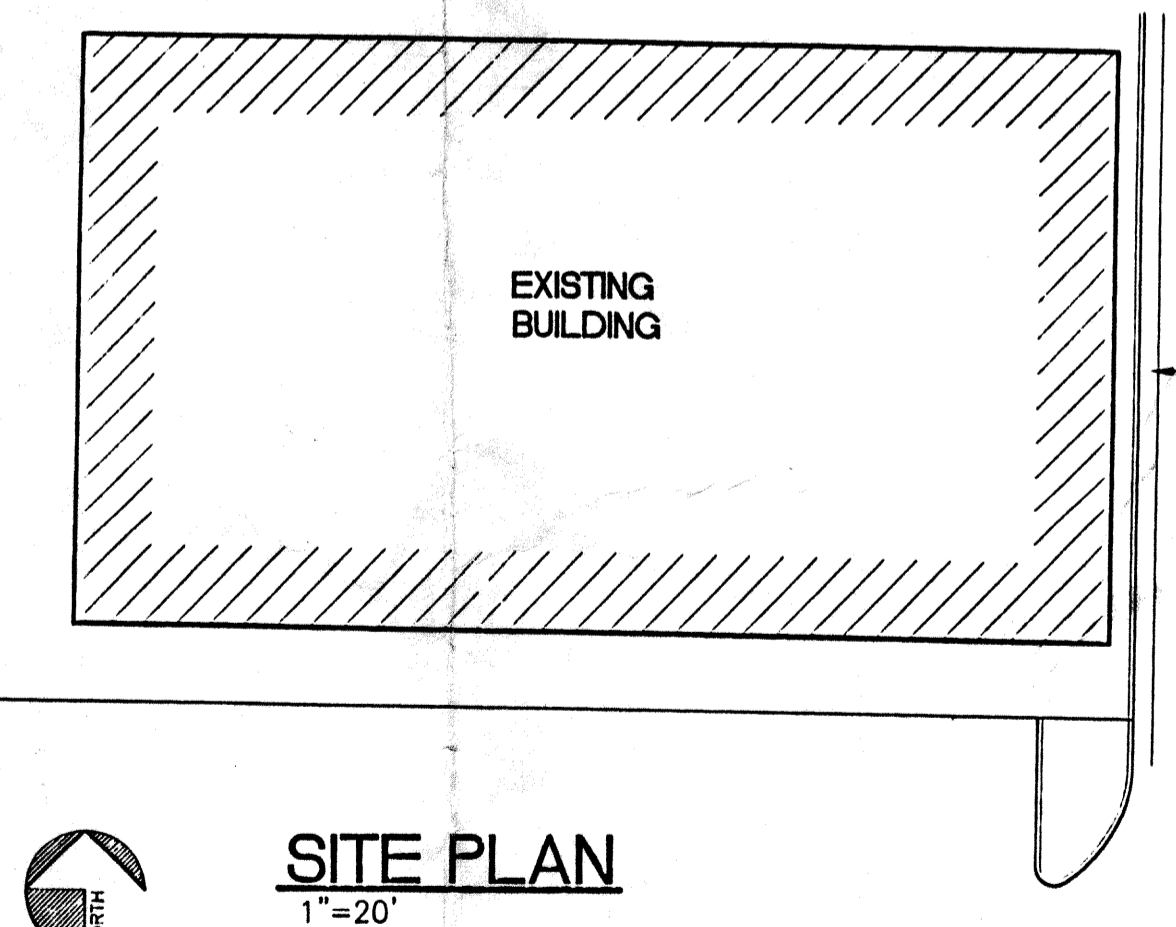
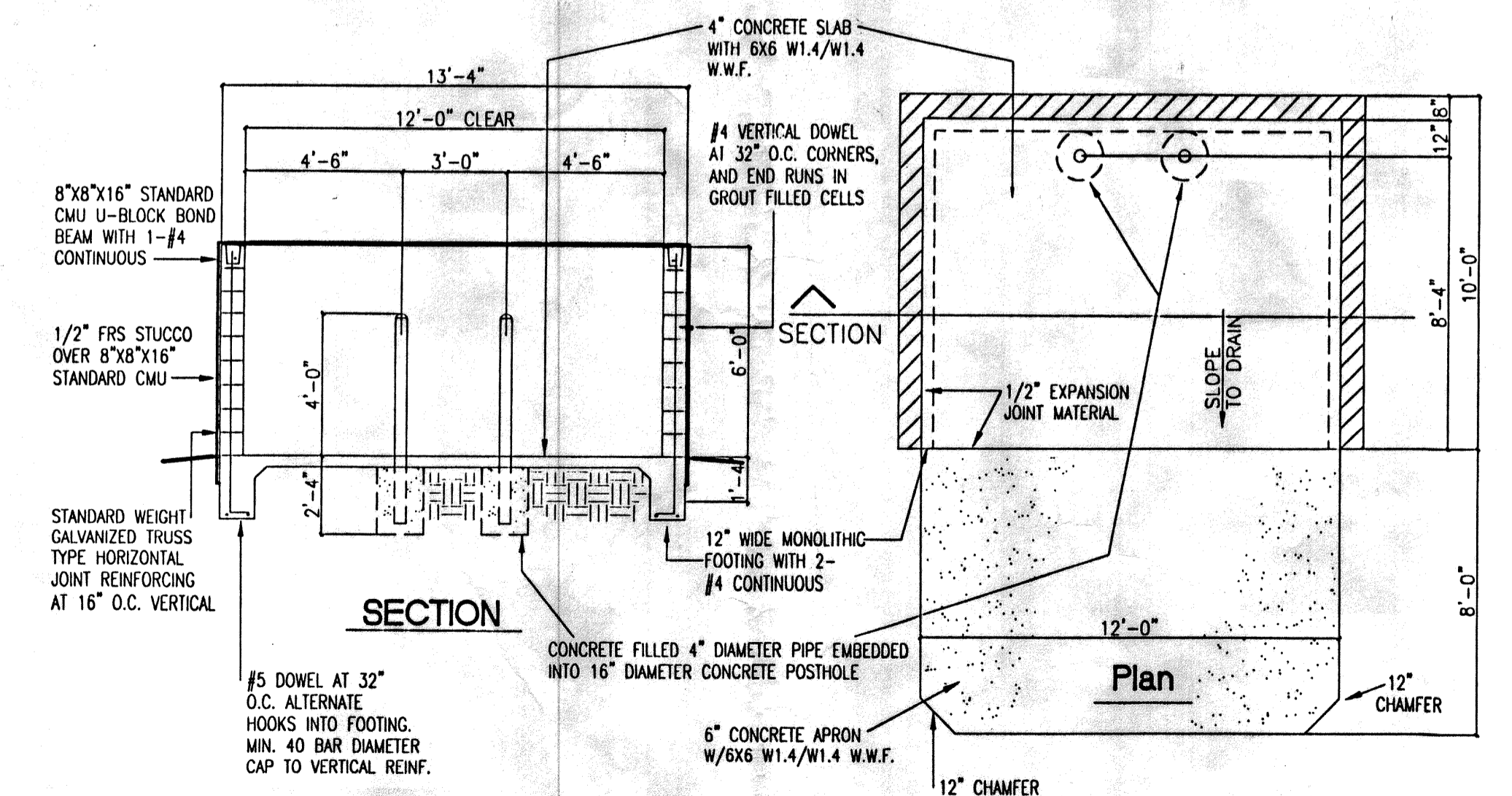
MARK	DATE	DESCRIPTION
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PROJECT NO:		1452.1
CAD DWG FILE:		1452-A401.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE
ENLARGED ELEVATIONS



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 2 STORY, 7,000 S.F.
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)	= 62,779 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 L.S. (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.	



PROJECT NUMBER: 1004725
APPLICATION NUMBER: 060828-00429

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:

<i>Bill Dault</i> Engineering, Transportation Division Water Utility Department	Date: 6/21/06
<i>Christina Sandoval</i> Parks and Recreation Department	Date: 4/26/06
<i>Bradley S. Bingham</i> City Engineer	Date: 4/26/06
<i>Michael Holton</i> Solid Waste Management	Date: 4/22/06
<i>Michael Holton</i> DRB Chairperson, Planning Department	Date: 6/29/06

APPROVED BY: *Michael Holton* DATE: 6/29/06

WATER WORLD CARWASH - STORAGE
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #0542

615 Coors Blvd. NW
 STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 RICHARD P. BENNETT
 JUN 9 2006
 REVISION DATE: 04-13-06, 12-24-08
 DATE: 02-02-2006
 SHEET NUMBER: C-1