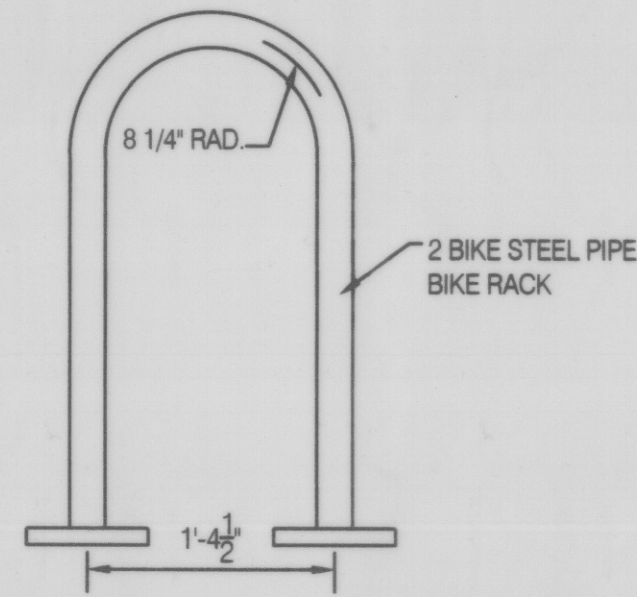


**Easement Notes**

- 1 EXISTING 10' PNM & MOUNTAIN BELL EASEMENT (08/11/87, C33-178)
- 2 EXISTING 36' JOINT ACCESS EASEMENT (9/8/06, 06C-274)
- 3 EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2308)
- 4 EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)



BICYCLE RACK Not to Scale

**SITE DATA:**

LEGAL DESCRIPTION: TRACT A-36-A, TOWN OF ATRISCO GRANT.  
 SITE AREA: 4.04 AC. / 176,180 SF  
 EXISTING ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1  
 PROPOSED ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE  
 PROPOSED LAND USE: INDOOR STORAGE FACILITY, RV STORAGE, AND A MULTI-TENANT OFFICE  
**PARKING REQUIREMENTS:**  
 WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE AREA 14  
 OFFICE: 1 SPACE PER 200 SQUARE FEET + 53  
 TOTAL PARKING REQUIRED: 67  
 PARKING SPACES PROVIDED: 71  
 HANDICAPPED PARKING REQUIRED/PROVIDED: 4/4  
 MOTORCYCLE PARKING REQUIRED/PROVIDED: 3/3  
 BICYCLE REQUIRED/PROVIDED: 4/4

**TRANSIT:** BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), AND 790 (BLUE LINE RAPID RIDE). SOUTHBOUND BUS STOPS FOR ROUTES 96, 155, AND 790 ARE LOCATED APPROXIMATELY 450 TO THE SOUTH OF THE SITE. NORTHBOUND BUS STOPS FOR ROUTES 96 AND 155 ARE LOCATED ACROSS COORS BLVD APPROXIMATELY 590 TO THE NORTH OF THE SITE. NORTHBOUND BUS STOP FOR ROUTE 790 ARE LOCATED DIRECTLY ACROSS COORS BLVD FROM THE SITE.  
**LIGHTING:** LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20 FEET FROM THE GRADE OF THE PARKING LOT.

**GENERAL NOTES:**

1. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
3. THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
4. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
5. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
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7. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
8. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2428), BUS SHELTER (2635.02), CURB AND GUTTER (2415A).
9. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

PROJECT NUMBER: 1003993  
 Application Number: 18EPC-40020

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 10, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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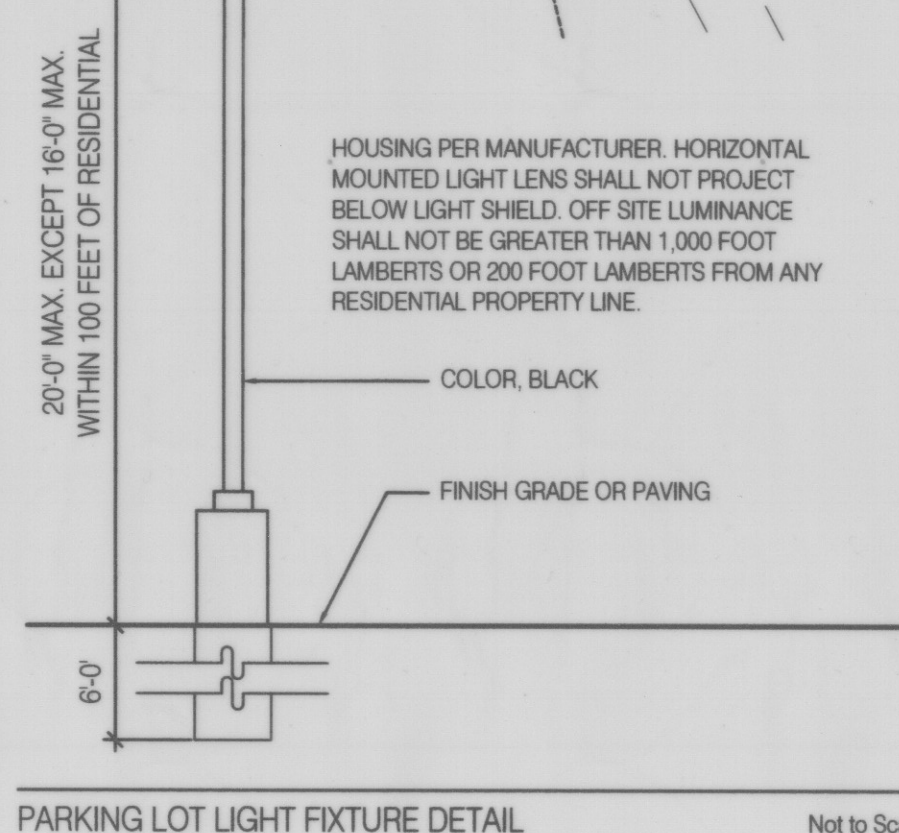
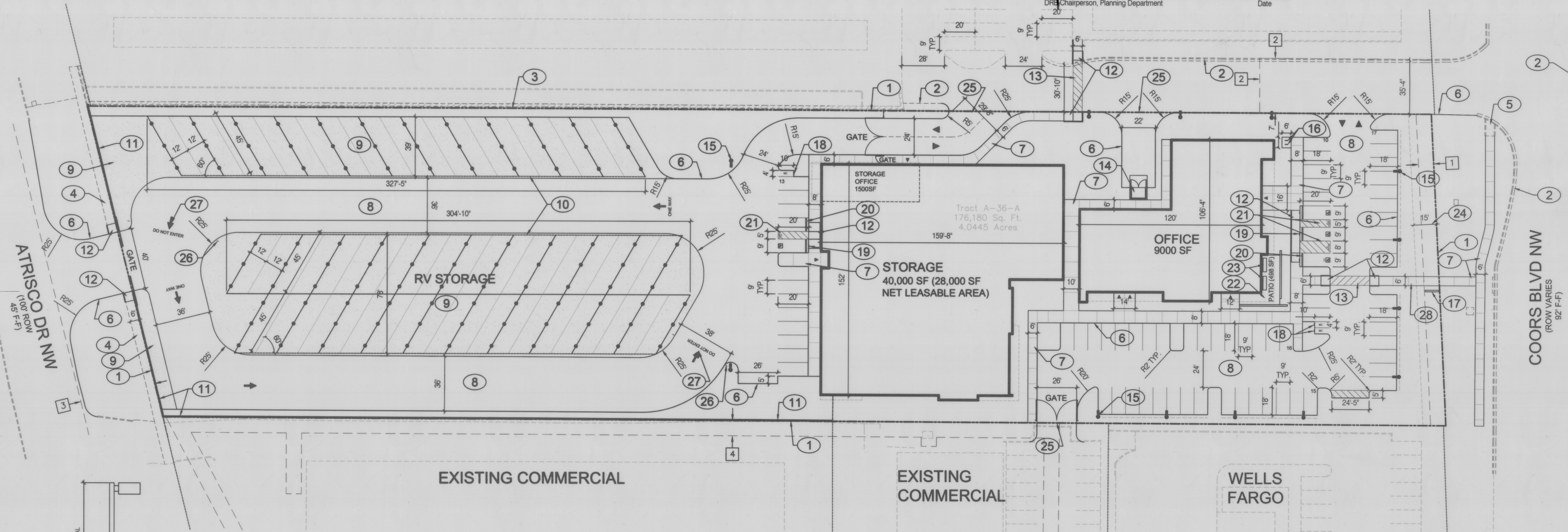
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>Ragun M. M...</i>	7/11/18
Traffic Engineering, Transportation Division	Date
<i>...</i>	7/11/18
Water Utility Department	Date
<i>...</i>	7/11/18
Parks and Recreation Department	Date
<i>...</i>	7/11/18
City Engineer/Hydrology	Date
<i>...</i>	7/11/18
Code Enforcement	Date
<i>N/A</i>	
Environmental Health Department (conditional)	Date
<i>N/A</i>	
Solid Waste Management	Date
<i>...</i>	9.6.18
DRB Chairperson, Planning Department	Date

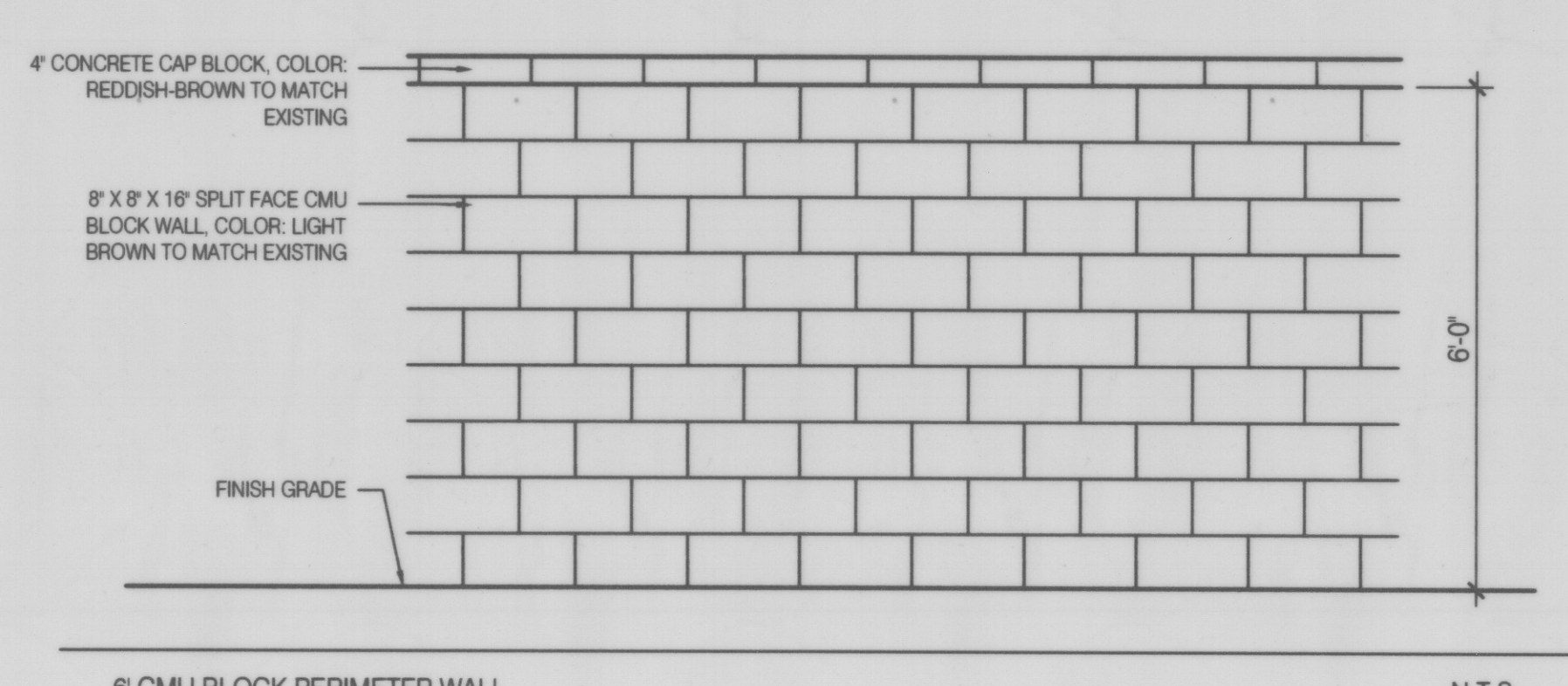
**VICINITY MAP**



SITE GRAPHIC SCALE MAP NO. E-12



PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



6' CMU BLOCK PERIMETER WALL N.T.S.

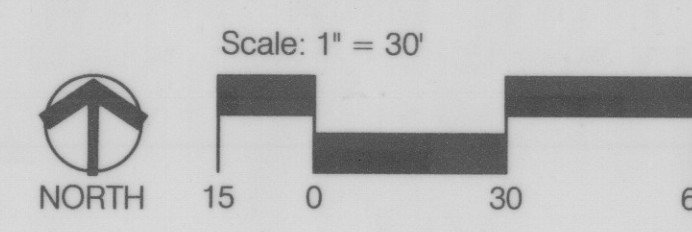
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13. STRIPED PEDESTRIAN CROSSWALK
14. REFUSE ENCLOSURE
15. SITE LIGHTING, TYP.
16. BICYCLE RACKS
17. MONUMENT SIGN
18. "MOTORCYCLE PARKING ONLY" SIGN
19. ADA "RESERVED PARKING" SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-362.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
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22. OUTDOOR PATIO - 498 SF
23. 6" BENCH
24. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
25. CROSS ACCESS AGREEMENT WILL BE PROVIDED AT FINAL SIGNOFF AT DRB.
26. "DO NOT ENTER" SIGN 12"x18" ON STEEL POST, TYP. BOTH SIDES OF DRIVE
27. PAINTED DIRECTIONAL ARROW AND 1'-6" TALL LETTERS, TYP.
28. 6" WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.

**GLOBAL STORAGE COORS**  
 SITE PLAN FOR BUILDING PERMIT

Prepared for:  
 Thakur Enterprises, LLC.  
 1501 University Boulevard NE  
 Albuquerque, NM 87102

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street SW  
 Albuquerque, NM 87102



July 2, 2018

Armando Lopez Architecture  
 221 N Main St, Studio E  
 Las Cruces, NM 88001

Isaacson & Arfman, P.A.  
 128 Monroe St. NE  
 Albuquerque, NM 87108

**Easement Notes**

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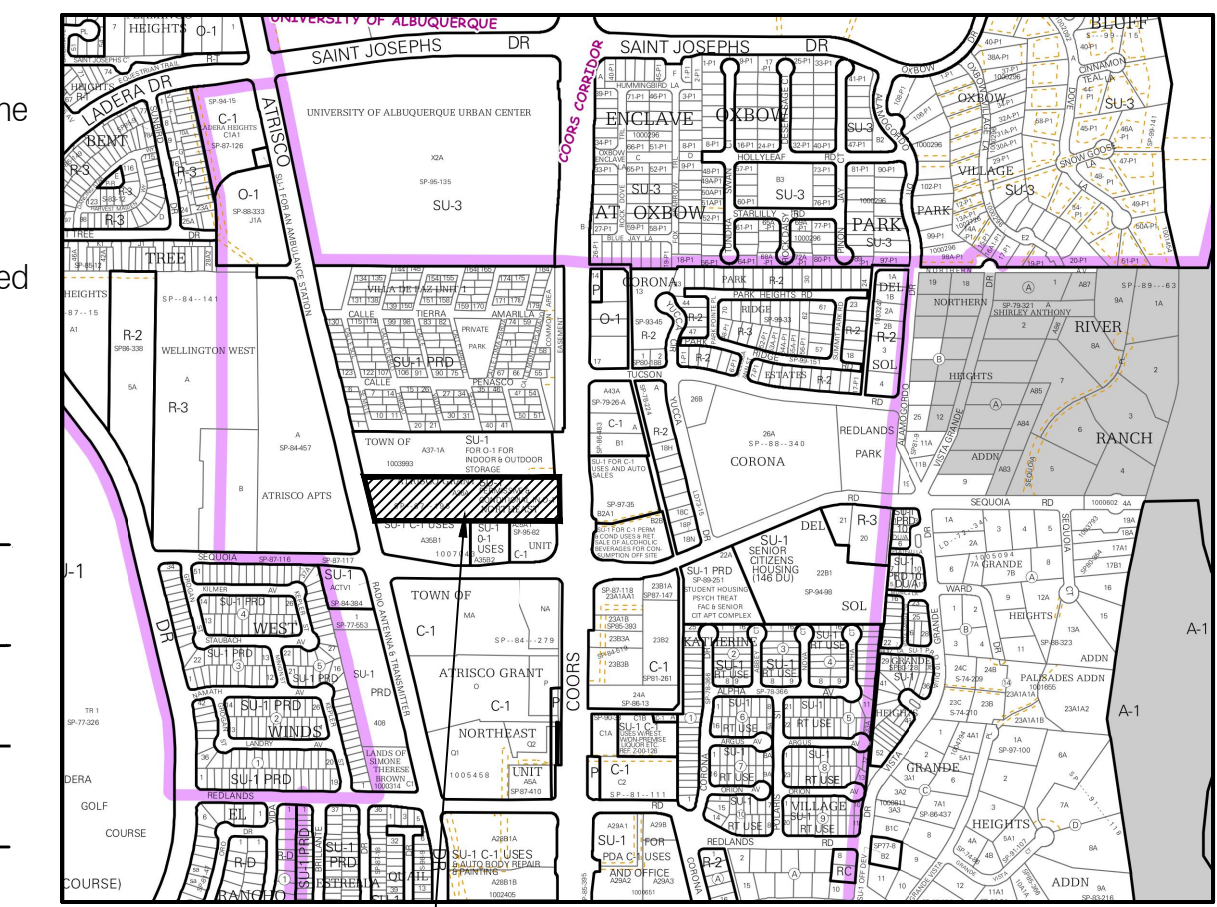
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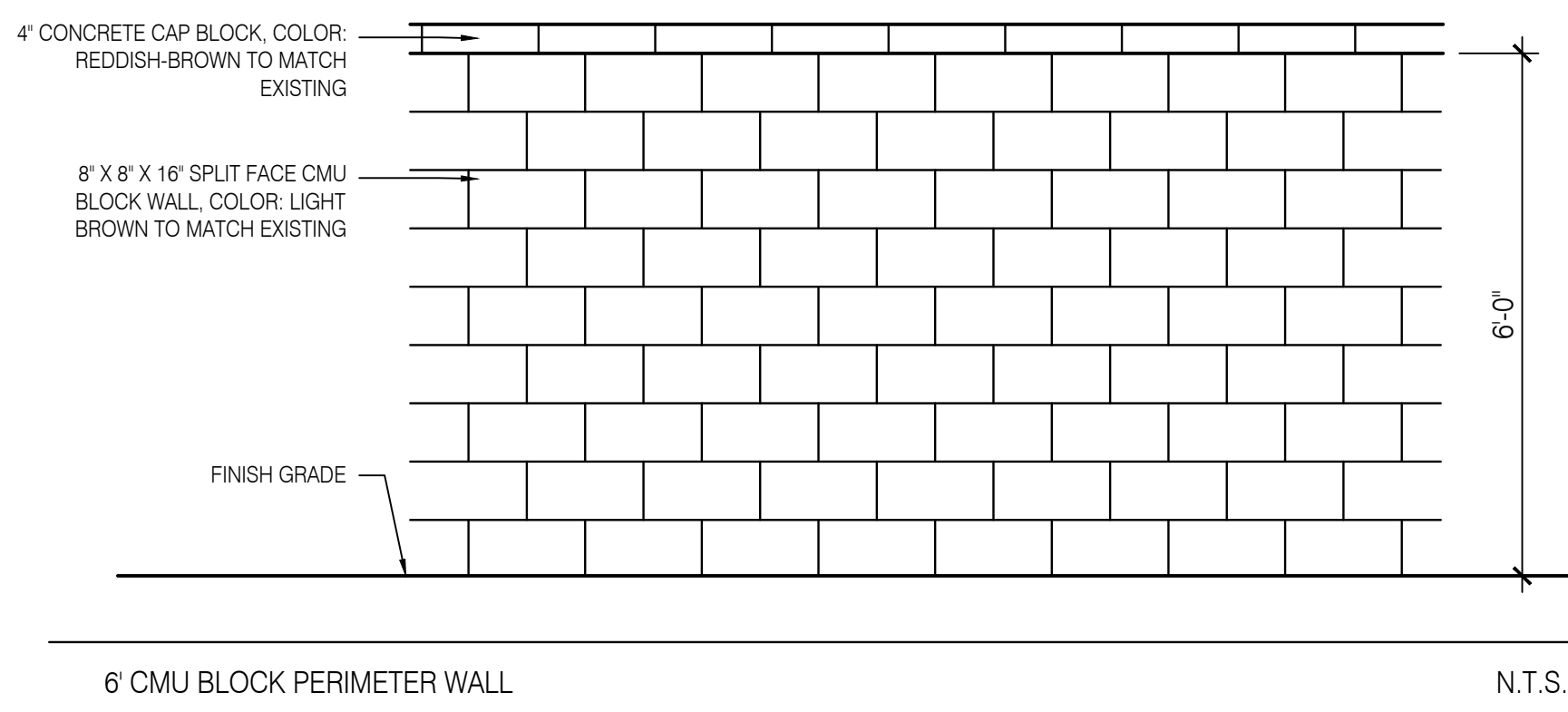
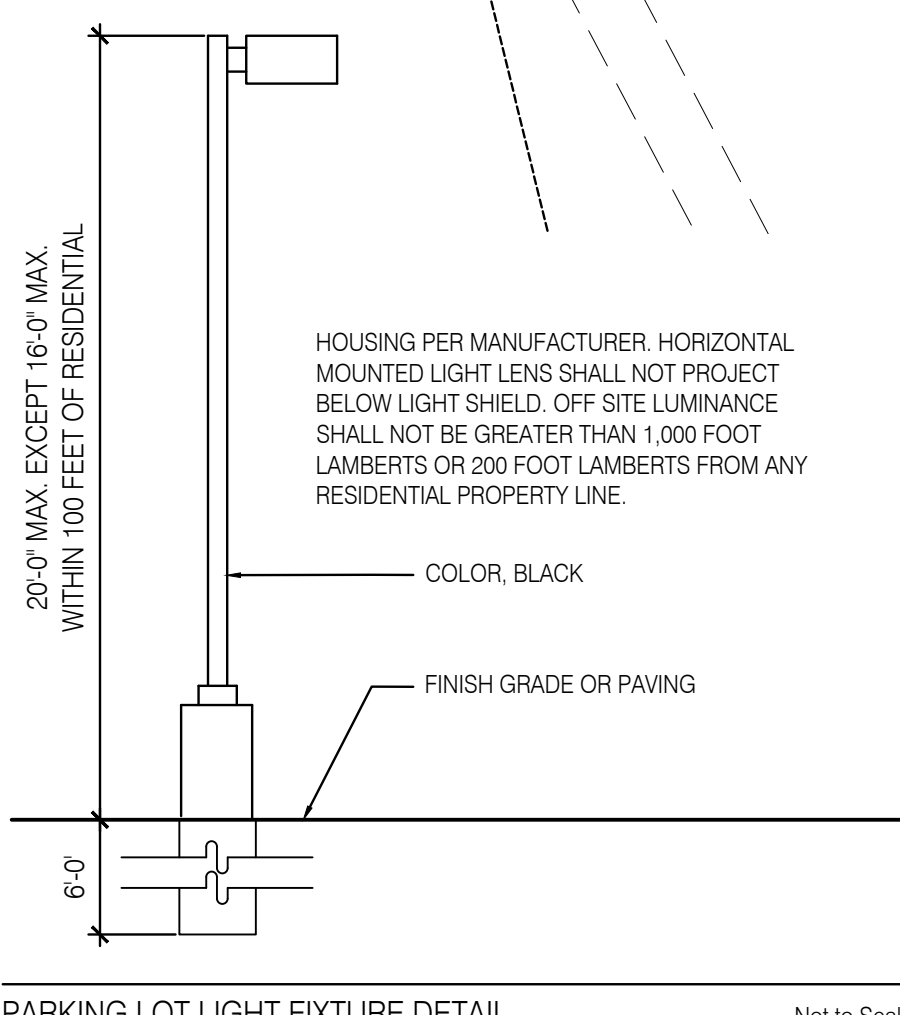
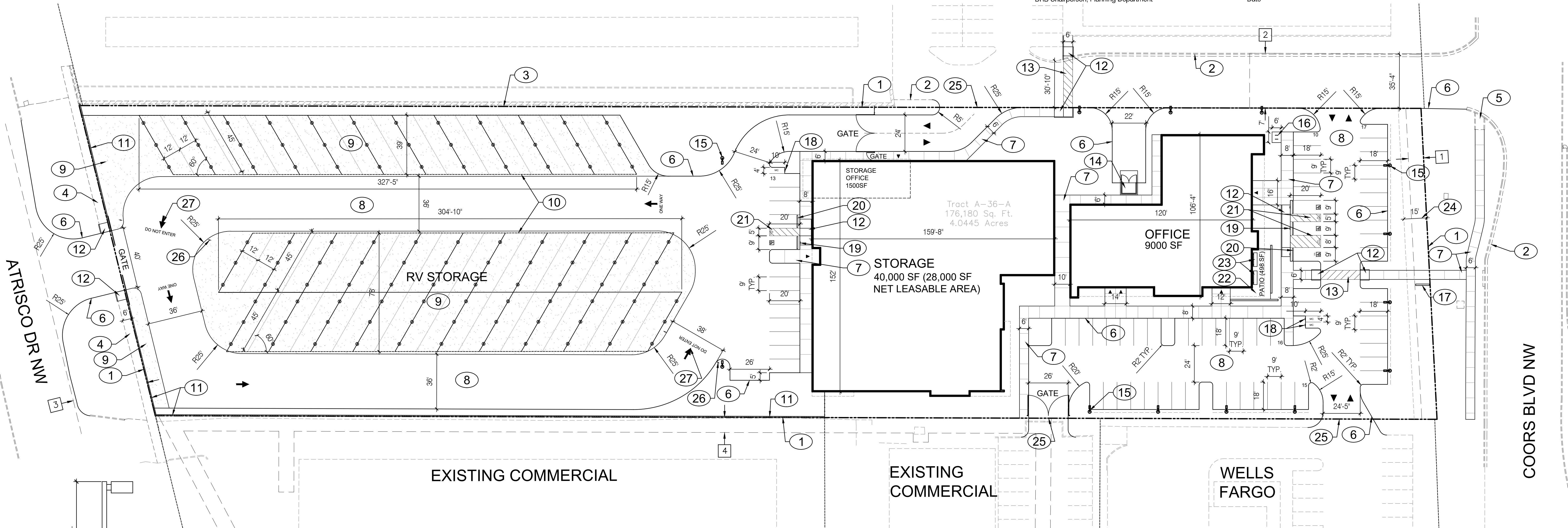
Traffic Engineering, Transportation Division	Date
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Solid Waste Management	Date 5-25-18
DRB Chairperson, Planning Department	Date

**VICINITY MAP**



**SITE**

GRAPHIC SCALE  
 MAP NO. E-12  
 0 750 1,500 FEET



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**GLOBAL STORAGE COORS**

**SITE PLAN FOR BUILDING PERMIT**

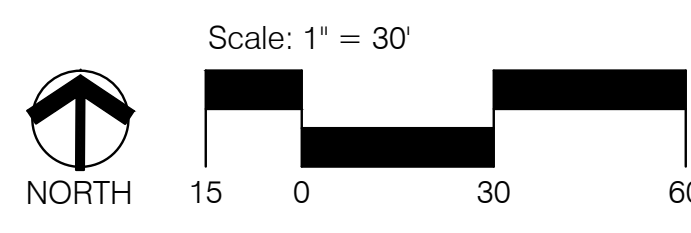
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**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
ALL NEW PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**WATER HARVESTING**  
SEE GRADING AND DRAINAGE PLAN FOR STRATEGY TO CAPTURE THE FIRST .44' OF FIRST FLUSH RAINFALL.

**LANDSCAPE AREA COVERAGE**  
TOTAL SITE AREA (4.04 AC): 176,180 SF  
BUILDING AREA: 30,560 SF  
NET AREA: 145,620 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,843 SF  
PROVIDED LANDSCAPE AREA: 35,340 SF (24%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL.  
REQUIRED LIVE VEGETATIVE COVERAGE AREA: 26,505 SF (75%)  
PROVIDED LIVE VEGETATIVE COVERAGE AREA: 82,700 SF (234%)

A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.  
REQUIRED GROUND-LEVEL COVERAGE AREA: 10,602 SF (30%)  
PROVIDED GROUND-LEVEL COVERAGE AREA: 10,665 SF (30%)

**PARKING LOT TREES**  
67 OFF-STREET PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES, AND NO PARKING SPACE BEING MORE THAN 100 FEET FROM A TREE.  
PARKING LOT TREES REQUIRED: 7  
PARKING LOT TREES PROVIDED: 15

**STREET TREES**  
COORS BOULEVARD IS AN URBAN PRINCIPAL ARTERIAL AND ATRISCO DRIVE IS AN URBAN COLLECTOR AND THEREFORE REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

COORS BOULEVARD FRONTAGE IS 204'.  
STREET TREES REQUIRED: 8  
STREET TREES PROVIDED: 8

ATRISCO DRIVE FRONTAGE IS 209'.  
STREET TREES REQUIRED: 8  
STREET TREES PROVIDED: 8

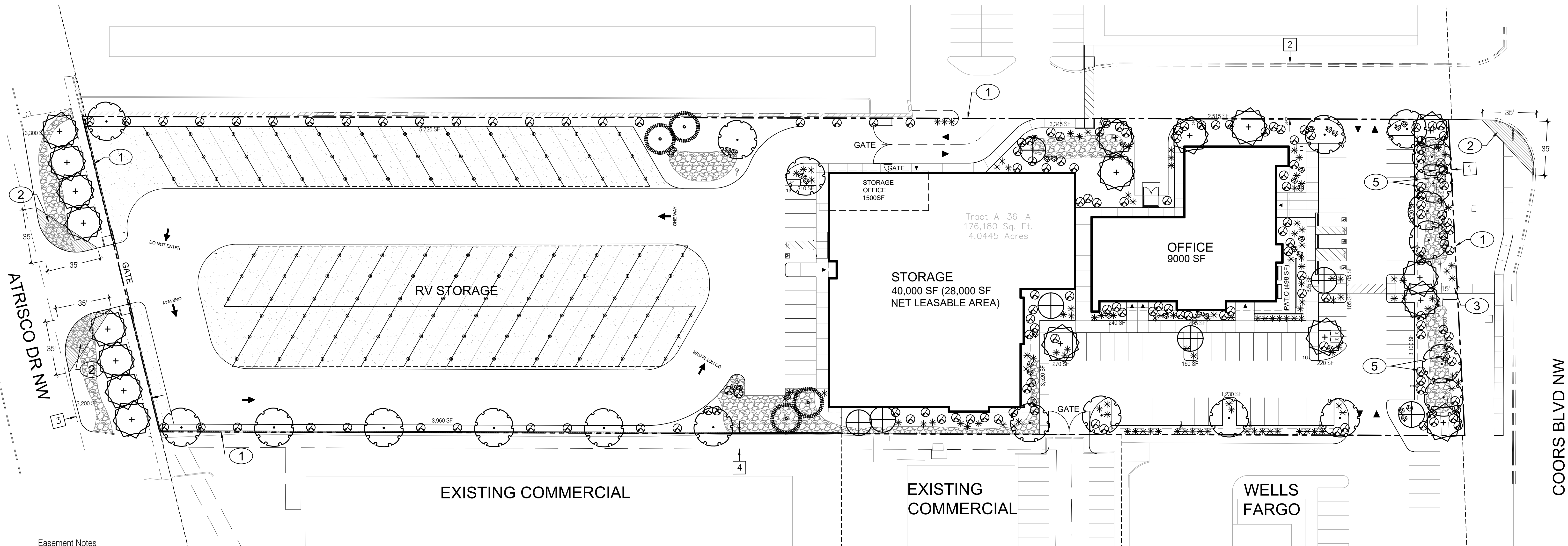
**PARKING LOT LANDSCAPE AREA**  
PARKING LOTS SHALL HAVE A MINIMUM OF 20% LANDSCAPE, PER THE COORS CORRIDOR PLAN.  
PARKING LOT AREA: 22,250 SF  
REQUIRED PARKING LOT LANDSCAPE: (20%) 4,450 SF  
PROVIDED PARKING LOT LANDSCAPE: (22%) 5,005 SF

**KEY NOTES:**

1. PROPERTY BOUNDARY
2. CLEAR SIGHT TRIANGLE
3. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
4. PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
5. EVERGREEN SCREENING, TYP.

**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>											
* SMALL SHRUBS & ACCENTS											
18	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW	2" B&B	10 HT. X 6' SPR. 20' HT. X 25' SPR.	LOW			ACHILLEA MOONSHINE MOONSHINE YARROW	1-GAL.	2 HT. X 2 SPR.	MED
21	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY	2" B&B	10 HT. X 6' SPR. 25' HT. X 25' SPR.	LOW			CALAMAGROSTIS ACUTIFLORA KARL FOERSTER GRASS	5-GAL.	3 HT. X 3 SPR.	MED
4	(Symbol)	PINUS ELDERICA AFGHAN PINE	B&B	6' MIN HT. 35' HT. X 20' SPR.	MED			HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	3 HT. X 3 SPR.	LOW
7	(Symbol)	VITEX AGNUS-CASTUS CHASTE TREE	2" B&B	6 HT. X 4 SPR. 20' HT. X 20' SPR.	LOW			NOLINA TEXANA BEARGRASS	5-GAL.	4 HT. X 4 SPR.	LOW
<b>LARGE SHRUBS</b>											
	(Symbol)	BACCHARIS STAPH THOMPSON DWARF COYOTE BUSH	5-GAL.	4 HT. X 4 SPR.	LOW			YUCCA PENDULA SOFT LEAF YUCCA	5-GAL.	5 HT. X 4 SPR.	LOW
	(Symbol)	Buddleia Davidii BUTTERFLY BUSH	5-GAL.	5 HT. X 5 SPR.	LOW						
	(Symbol)	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5-GAL.	5 HT. X 5 SPR.	LOW						
	(Symbol)	JUNIPERUS SCOPULORUM MEDORA MEDORA JUNIPER	15-GAL.	15 HT. X 5 SPR.	MED						
	(Symbol)	JUNIPERUS HORIZONTALIS BLUE CHIP JUNIPER	5-GAL.	1' HT. X 8' SPR.	LOW						
	(Symbol)	RHUS TRILOBATA THREE LEAF SUMAC	5-GAL.	6 HT. X 6' SPR.	LOW						
<b>BOULDERS AND MULCHES</b>											
	(Symbol)	MOSS ROCK BOULDERS (3X3 MIN)	37								
	(Symbol)	3/4" - 1" GRAVEL MULCH, COLOR: REDDISH-BROWN (3" DEPTH OVER WEED CONTROL FABRIC)	29,310 SF								
	(Symbol)	2"-4" COBBLE STONE, COLOR: GRAY (6" DEPTH OVER WEED CONTROL FABRIC)	6,030 SF								

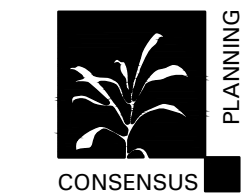


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  3. EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2008)
  4. EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

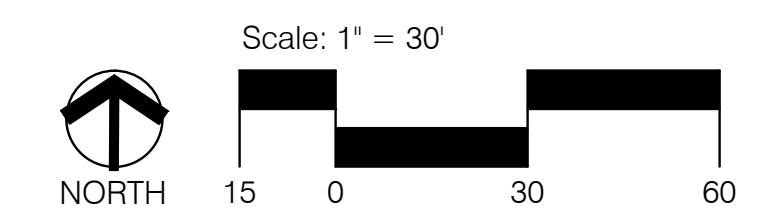
**GLOBAL STORAGE COORS**

**LANDSCAPE PLAN**

Prepared for:  
Thakur Enterprises, LLC.  
1501 University Boulevard NE  
Albuquerque, NM 87102



Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street SW  
Albuquerque, NM 87102



Armando Lopez Architecture  
221 N Main St, Studio E  
Las Cruces, NM 88001

Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**PROJECT DATA**

**PROPERTY:** THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY COORS BLVD, TO THE WEST BY ATRISCO DR., TO THE NORTH BY A STORAGE FACILITY COMPLEX AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

**LEGAL:** TRACT A-36-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

**SITE AREA:** 4.04 ACRES

**BENCHMARK:** ACS BRASS TABLET STAMPED "8-G11", ELEVATION = 5116.009 FEET (NAD 1983)

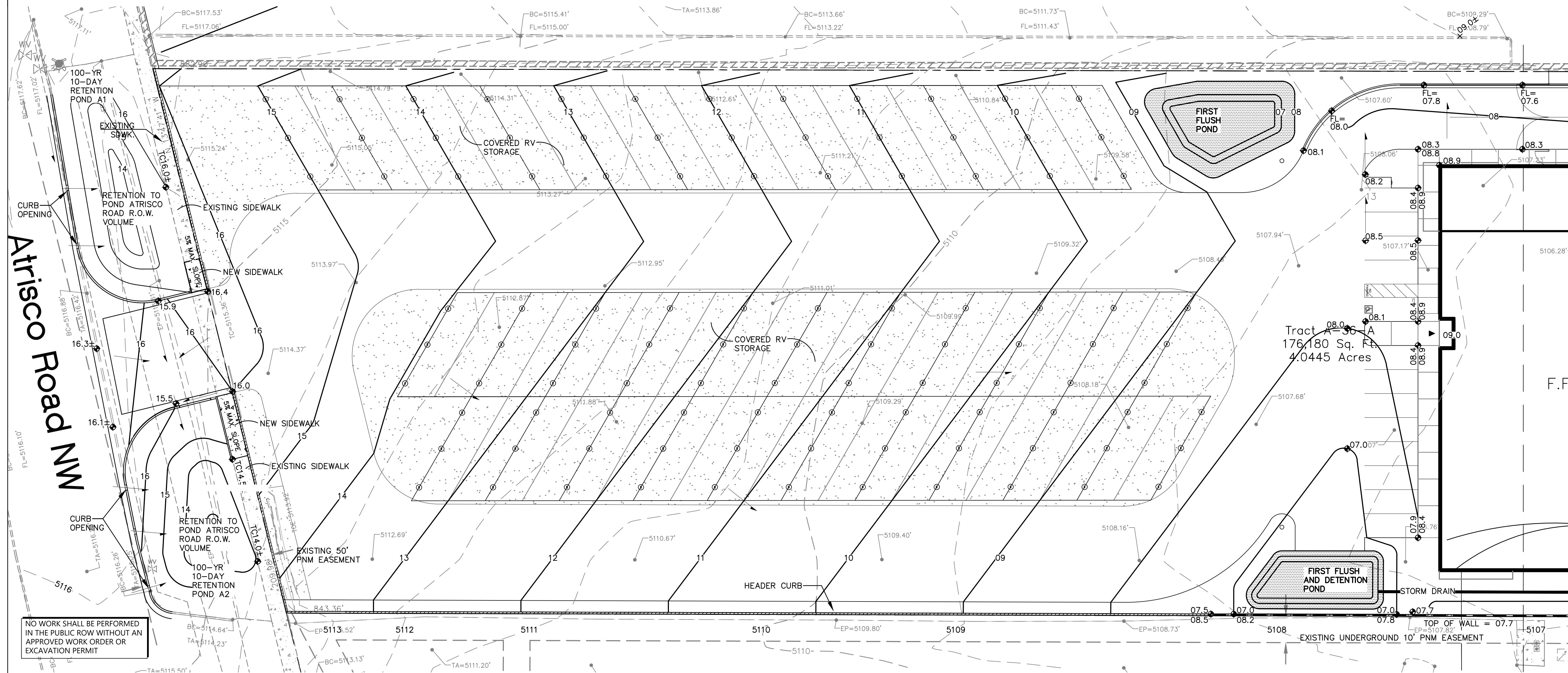
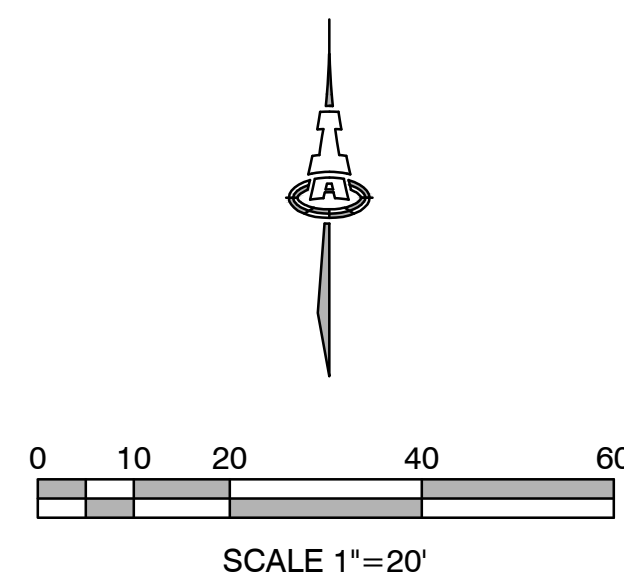
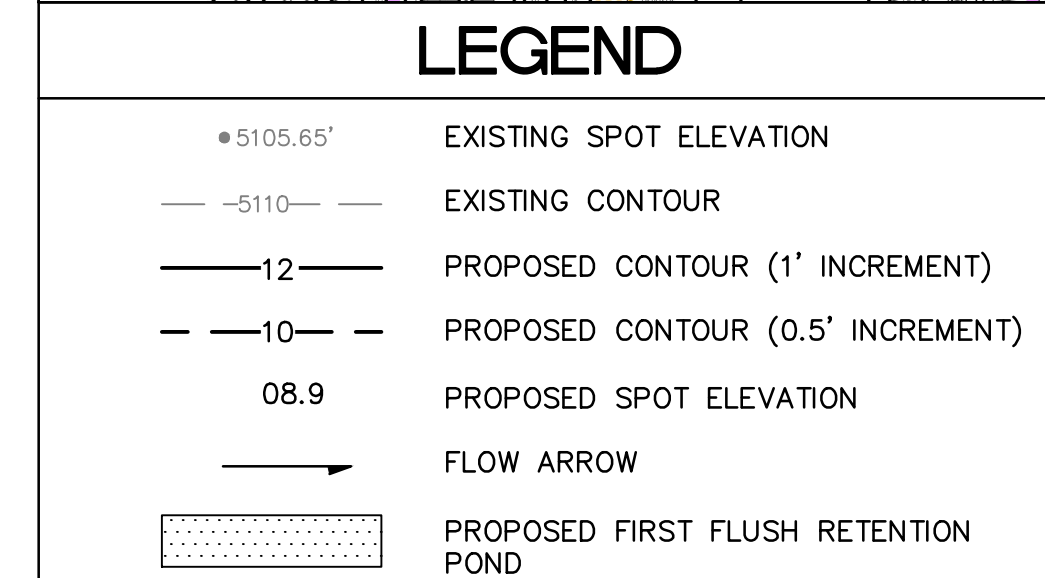
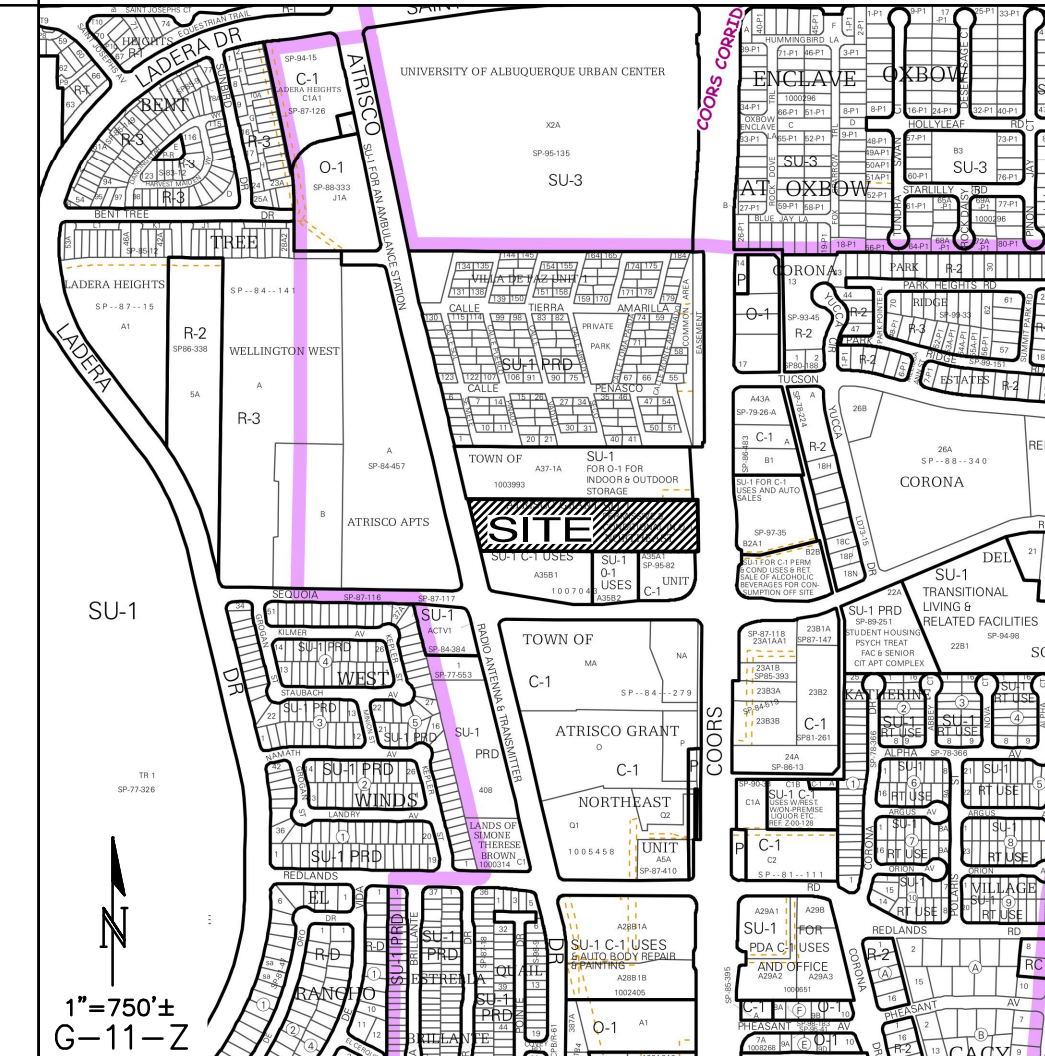
**OFF-SITE FLOW:** WEST PROPERTY R.O.W. HISTORICALLY DRAINS INTO SITE. A WATER BLOCK WILL BE PROVIDED TO CONTAIN FLOWS WITHIN ATRISCO RD. THE UNDEVELOPED R.O.W. PORTION BETWEEN THE STREET AND PROPERTY LINE WILL BE GRADED TO SELF-POND.

**FLOOD HAZARD:** PER BERNALILLO COUNTY FIRM MAP #35001C0327J, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**ENGINEER:** FRED C. ARFMAN: NMPE 7322  
ISAACSON & ARFMAN, PA  
128 MONROE NE 87108  
505-268-8828

**SURVEYOR:** WILL PLOTNER JR: NMPS NO. 14271  
CARTESIAN SURVEYS, INC  
P.O. BOX 44414 RIO RANCHO, NM 87174  
505-896-3050

**VICINITY MAP**



NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

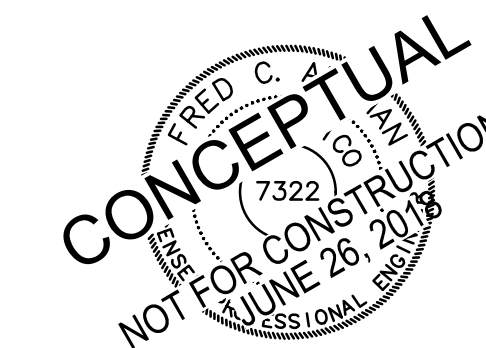
**AL : A**

armando lopez architecture

221 N Main St Studio E  
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armando@alopezarc.com

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PROJECT

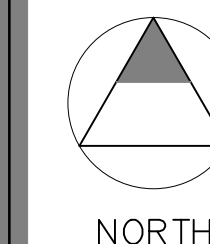
GLOBAL STORAGE - COORS

3421 Coors Road NW  
Albuquerque, New Mexico

ISSUE

REVISION

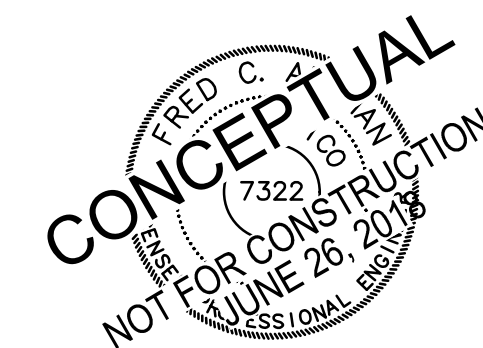
SHEET



NORTH

CONCEPTUAL  
GRADING &  
DRAINAGE PLAN  
1 OF 2

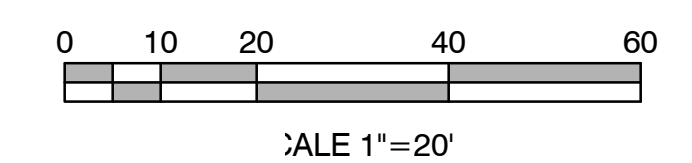
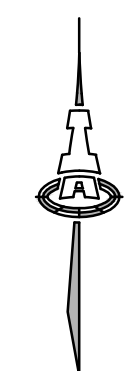
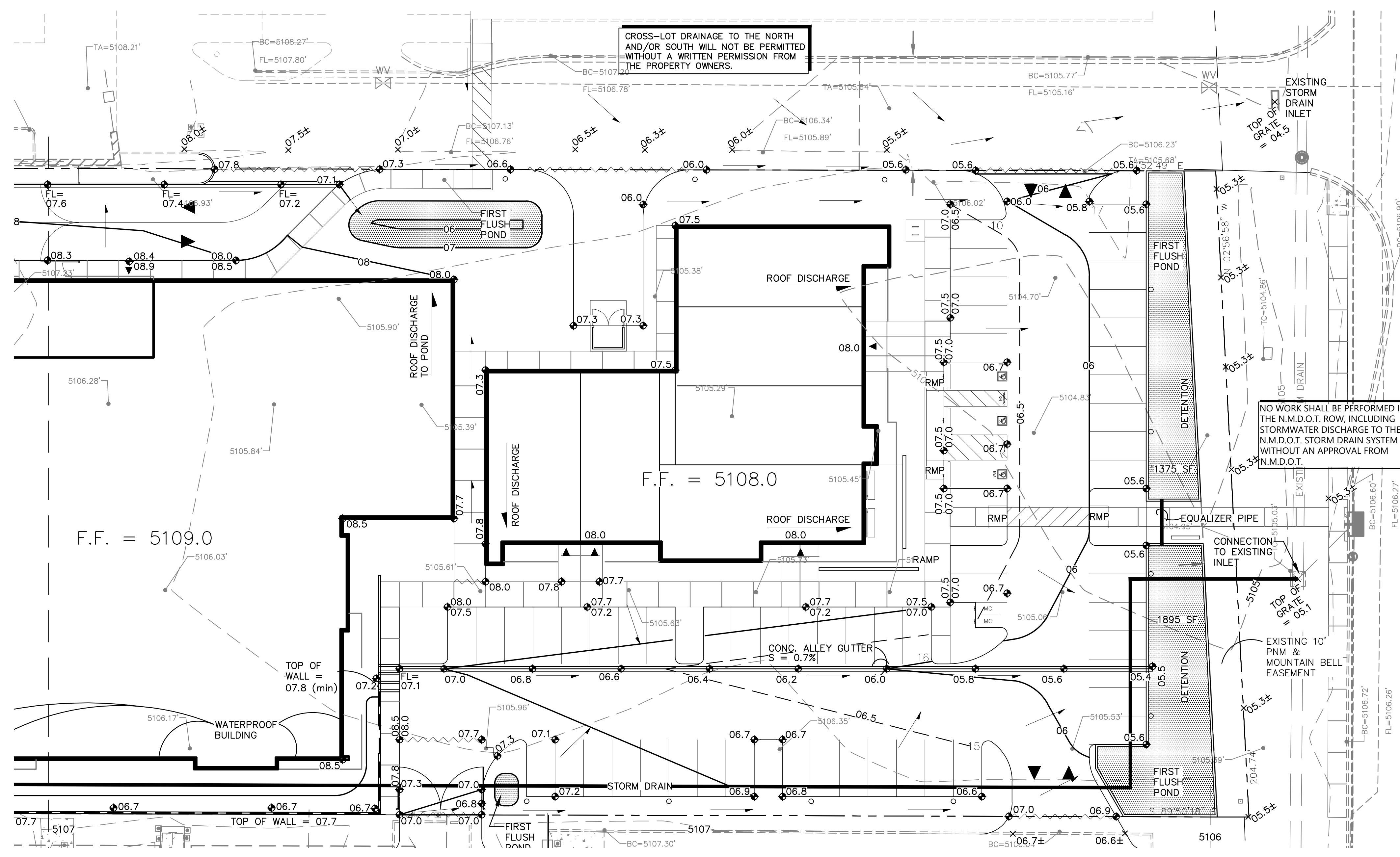
CG-101



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Coors Boulevard NW



**LEGEND**

- 5105.65' EXISTING SPOT ELEVATION
- - - 5110 - - - EXISTING CONTOUR
- - - 12 - - - PROPOSED CONTOUR (1' INCREMENT)
- - - 10 - - - PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- [Hatched Box] PROPOSED FIRST FLUSH RETENTION POND

PROJECT

GLOBAL STORAGE - COORS

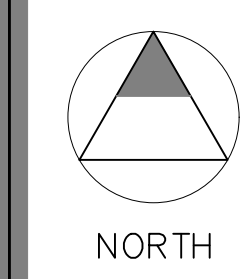
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 Albuquerque, New Mexico

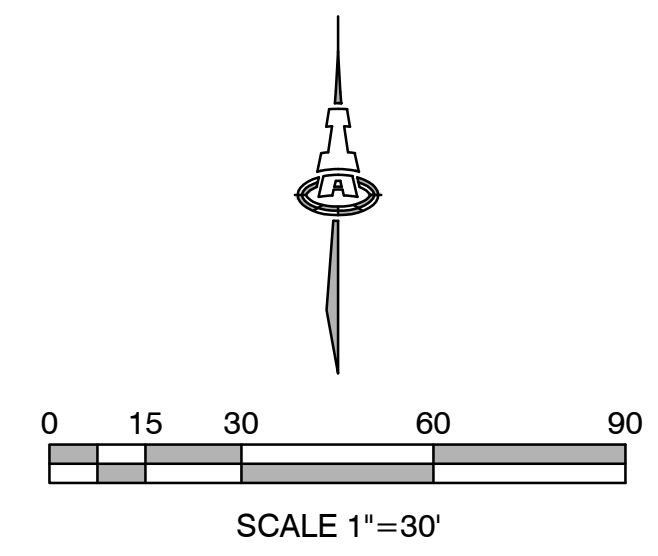
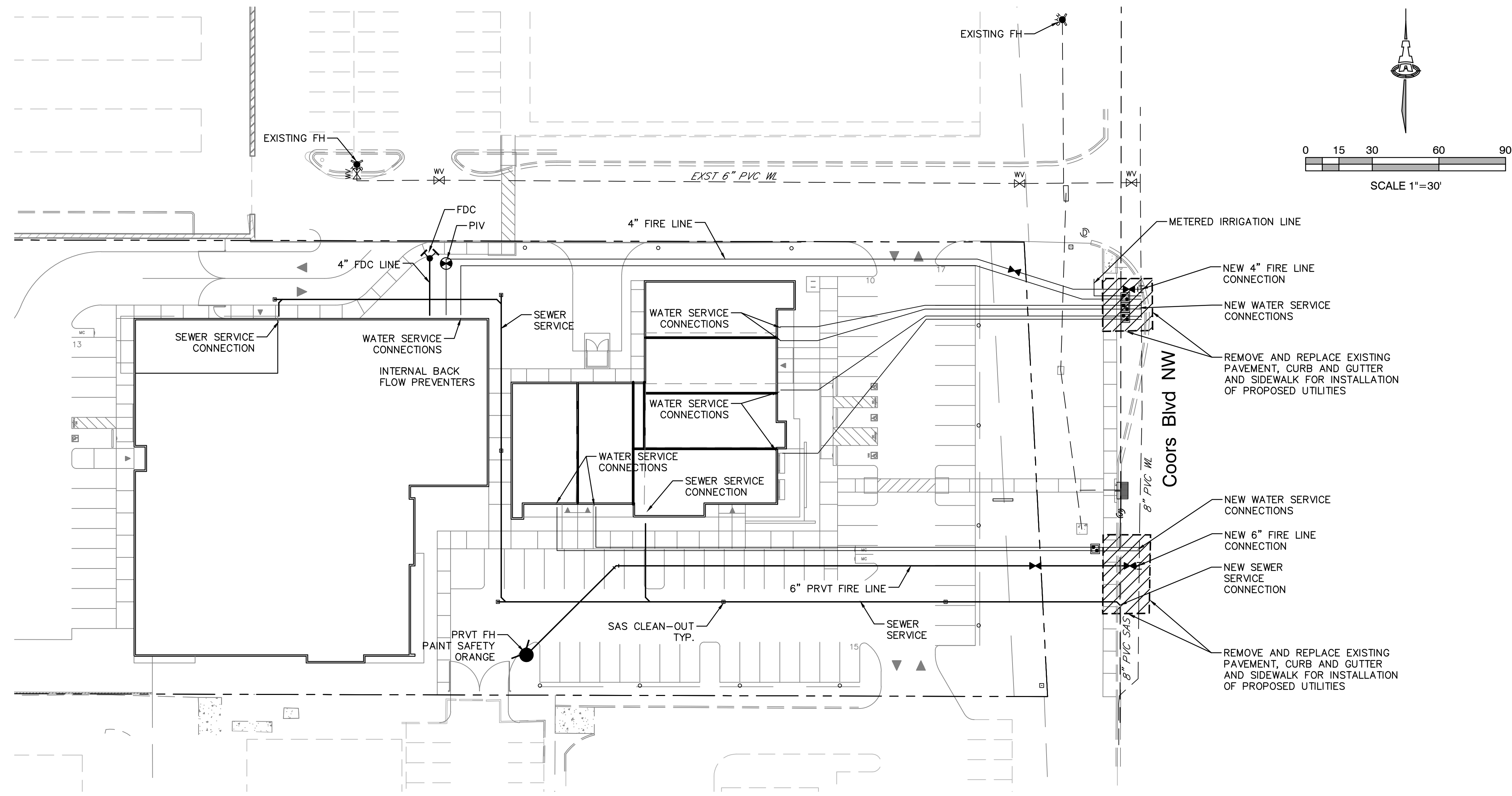
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REVISION

SHEET

CONCEPTUAL  
 GRADING &  
 DRAINAGE PLAN  
 2 OF 2





PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWA WORK ORDER

**GENERAL NOTES**

1. 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.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. 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.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**UTILITY GENERAL NOTES**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

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**PROJECT**

**GLOBAL STORAGE - COORS**

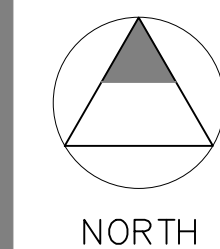
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Albuquerque, New Mexico

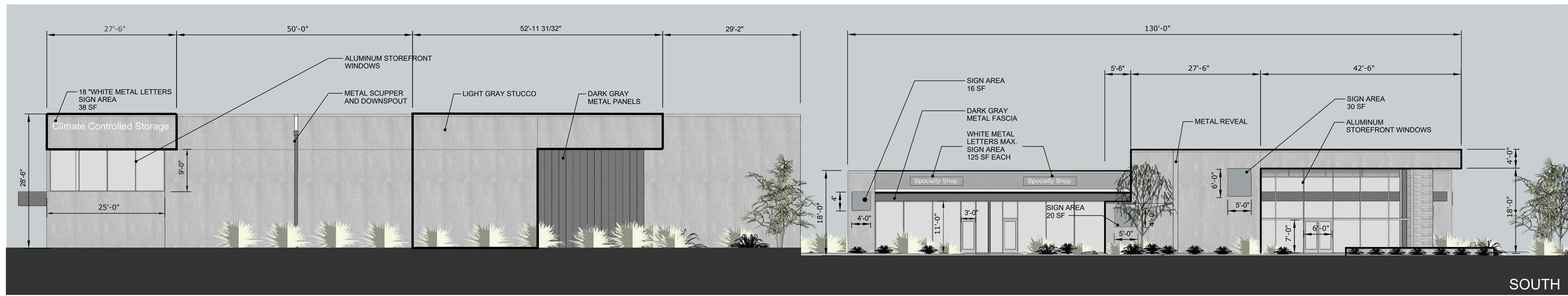
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**REVISION**

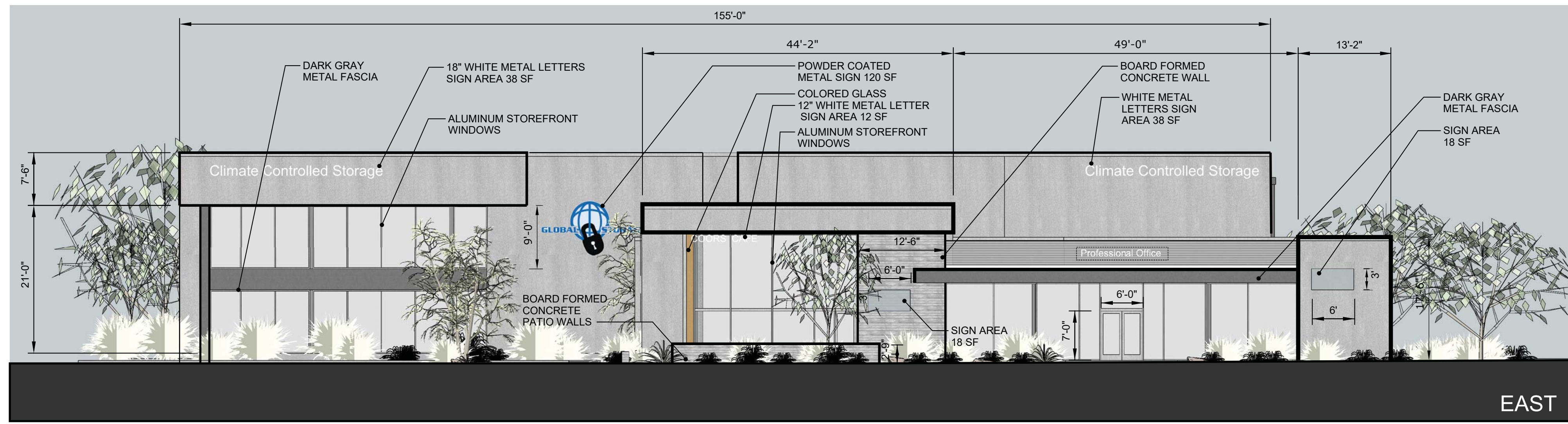

**SHEET**

CONCEPTUAL UTILITY PLAN

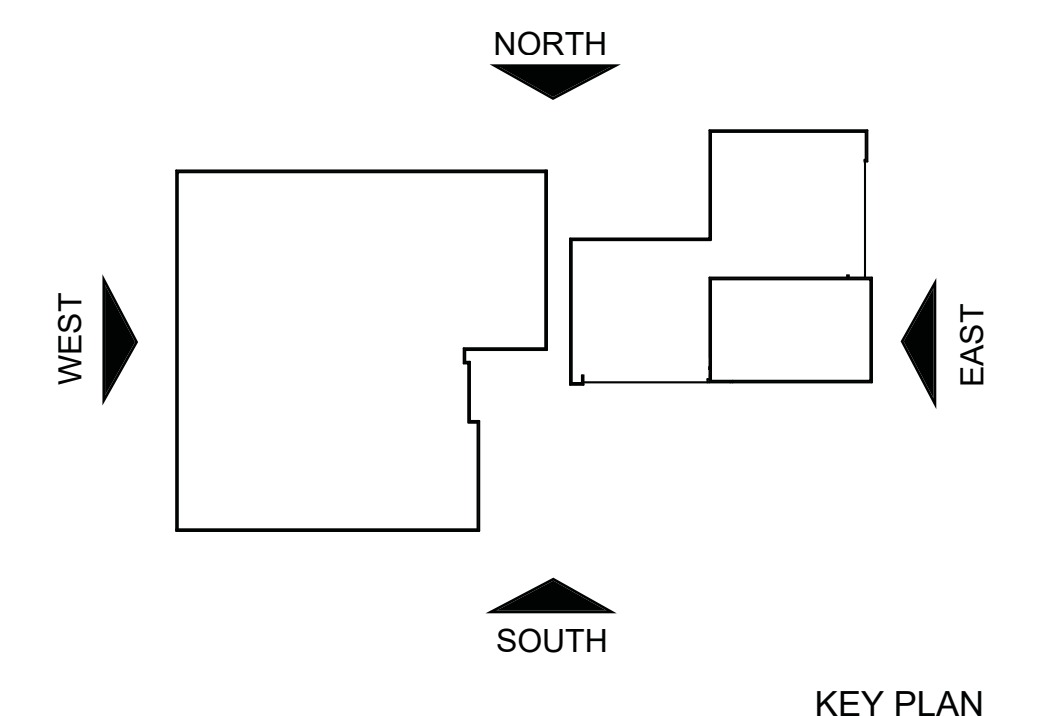




SOUTH

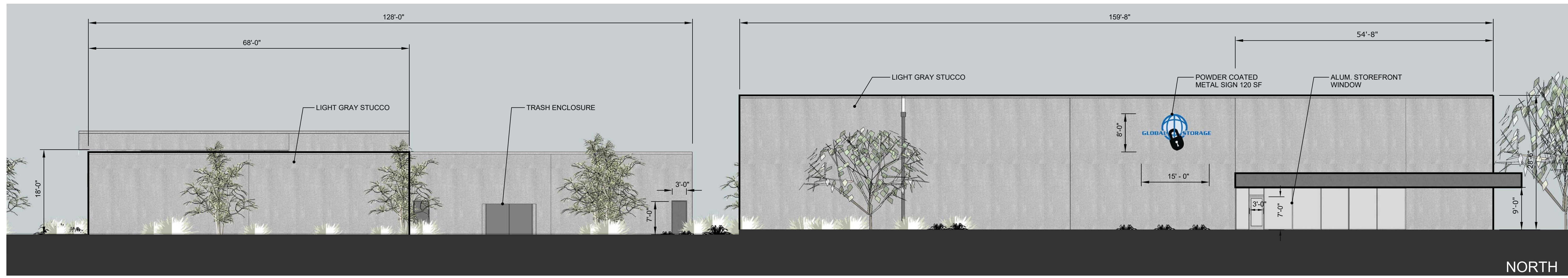


EAST

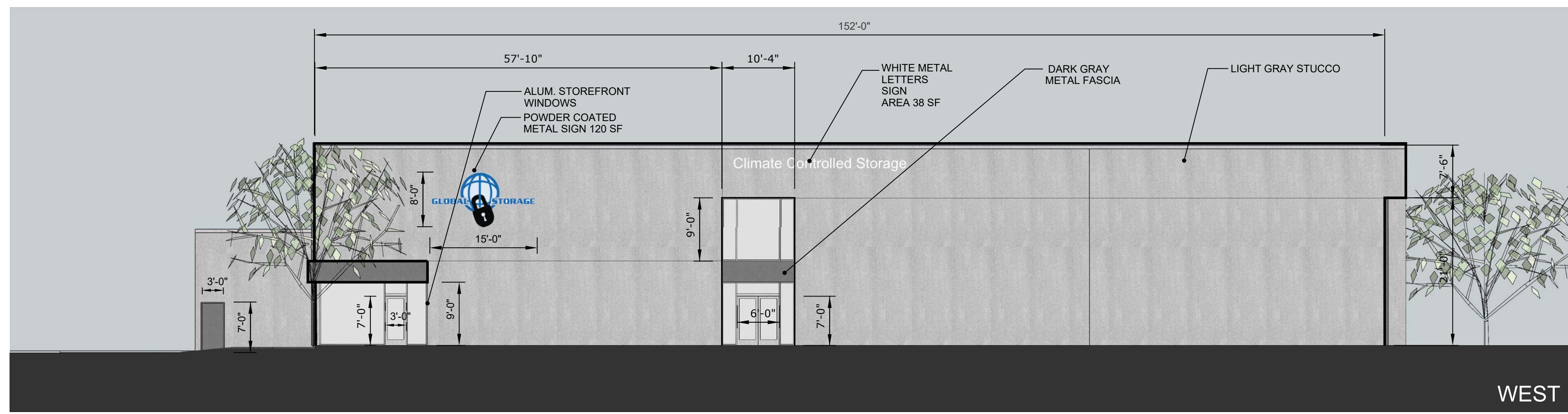


KEY PLAN

**NOTE:** BUILDING-MOUNTED SIGNAGE THAT COMPLIES WITH THE APPLICABLE SIGNAGE REGULATIONS IN THE O-1 ZONE MAY BE APPROVED ADMINISTRATIVELY. ALLOWED SIZE IS UP TO 7.5% OF THE FACADE AREA TO WHICH IT IS APPLIED.



NORTH



WEST

# GLOBAL STORAGE COORS

## BUILDING ELEVATIONS

Prepared for:  
Thakur Enterprises, LLC.  
1501 University Boulevard NE  
Albuquerque, NM 87102

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street SW  
Albuquerque, NM 87102



Scale: 3/32" = 1'-0"



Armando Lopez Architecture  
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Albuquerque, NM 87108

April 30, 2018

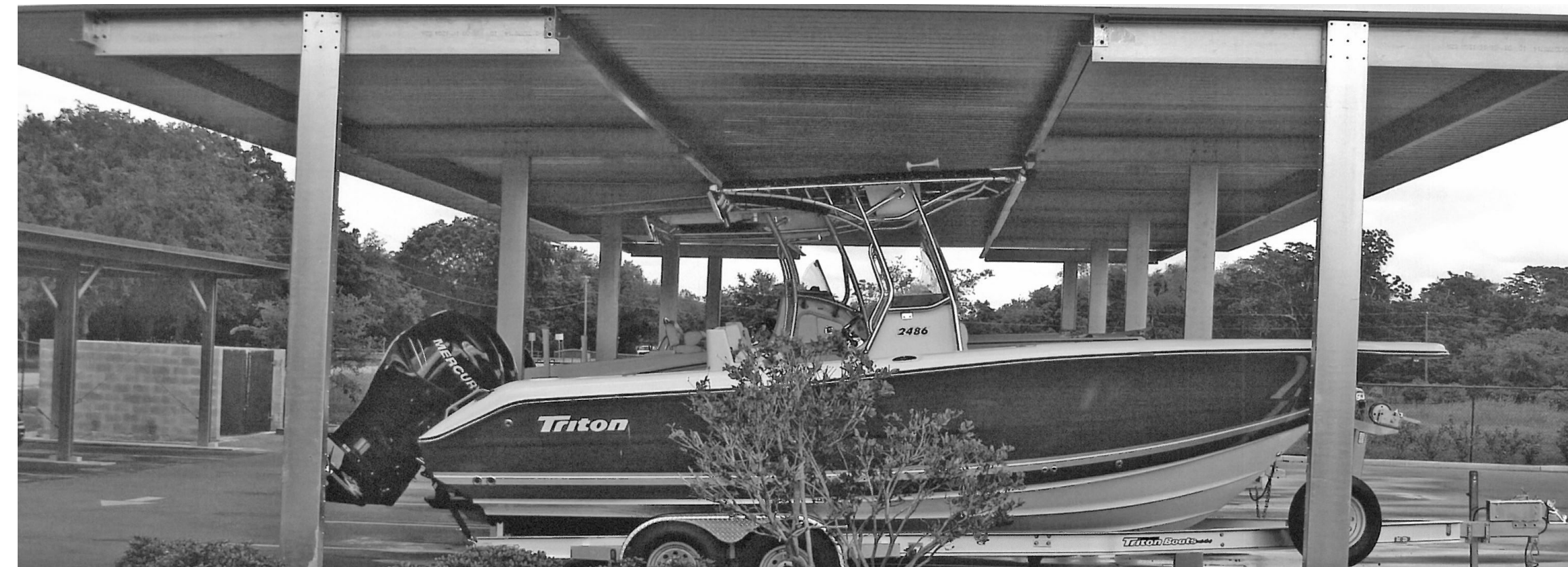
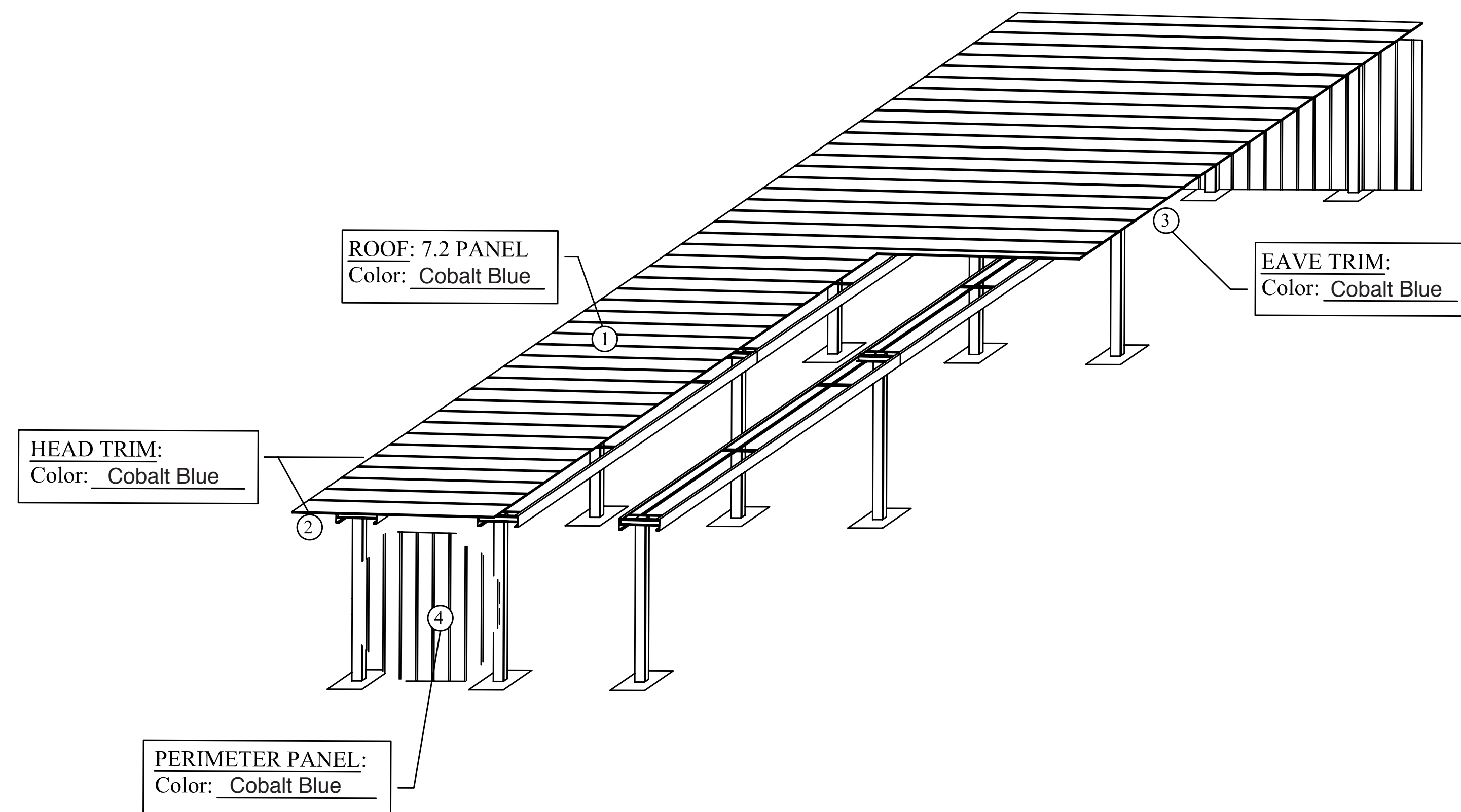
Sheet 6 of 7

RV STRUCTURE DETAILS



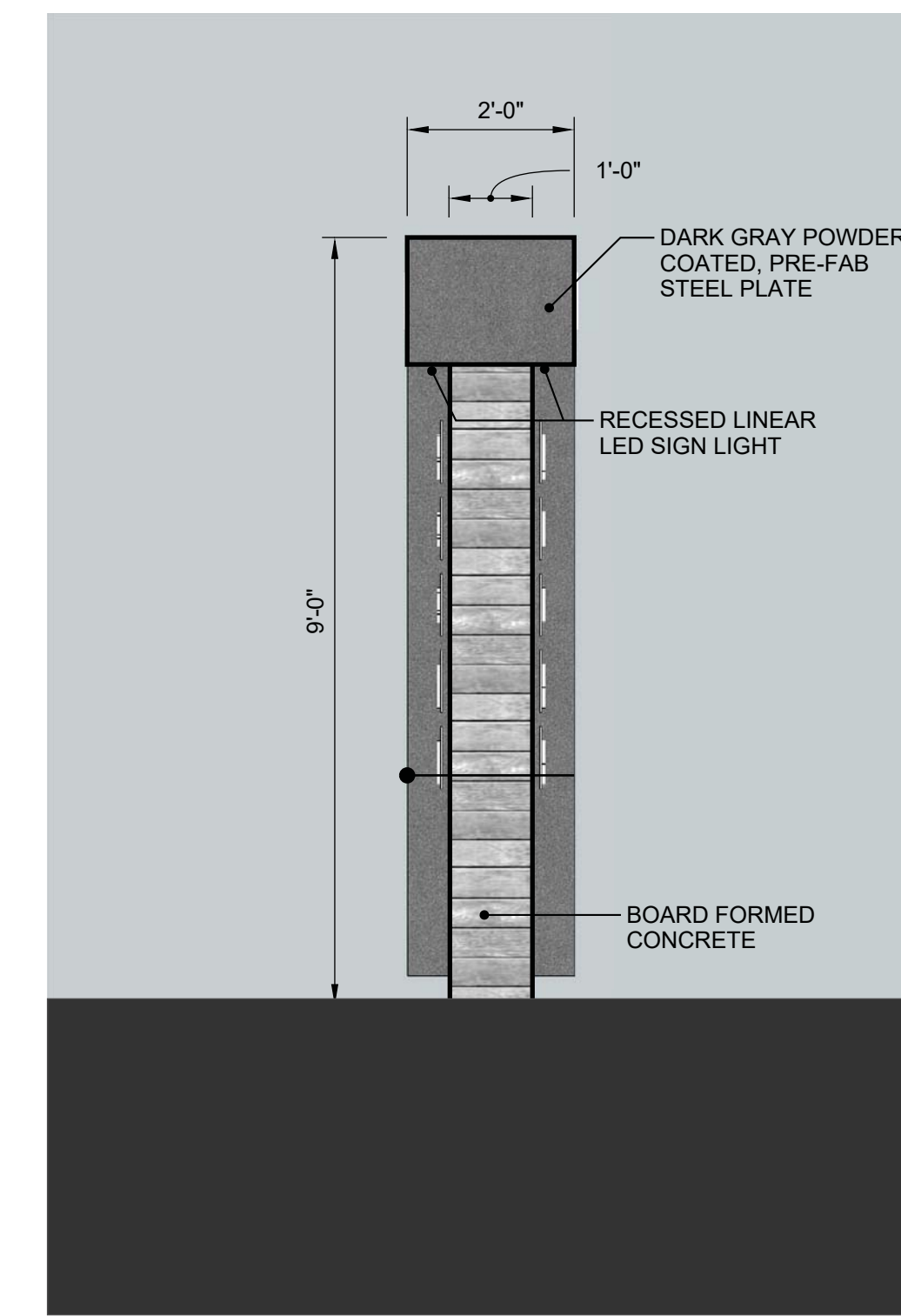
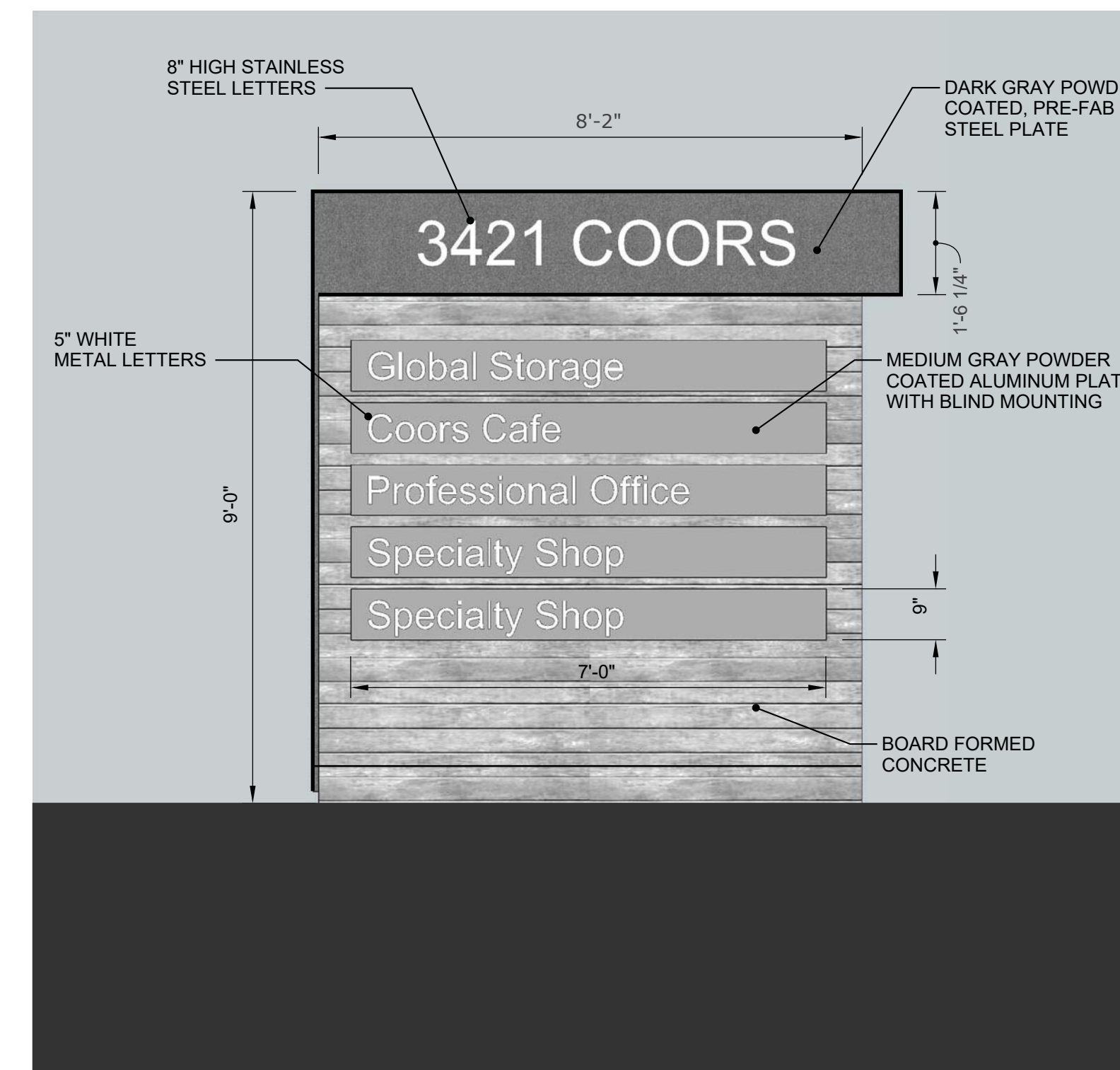
THE RABCO CORPORATION

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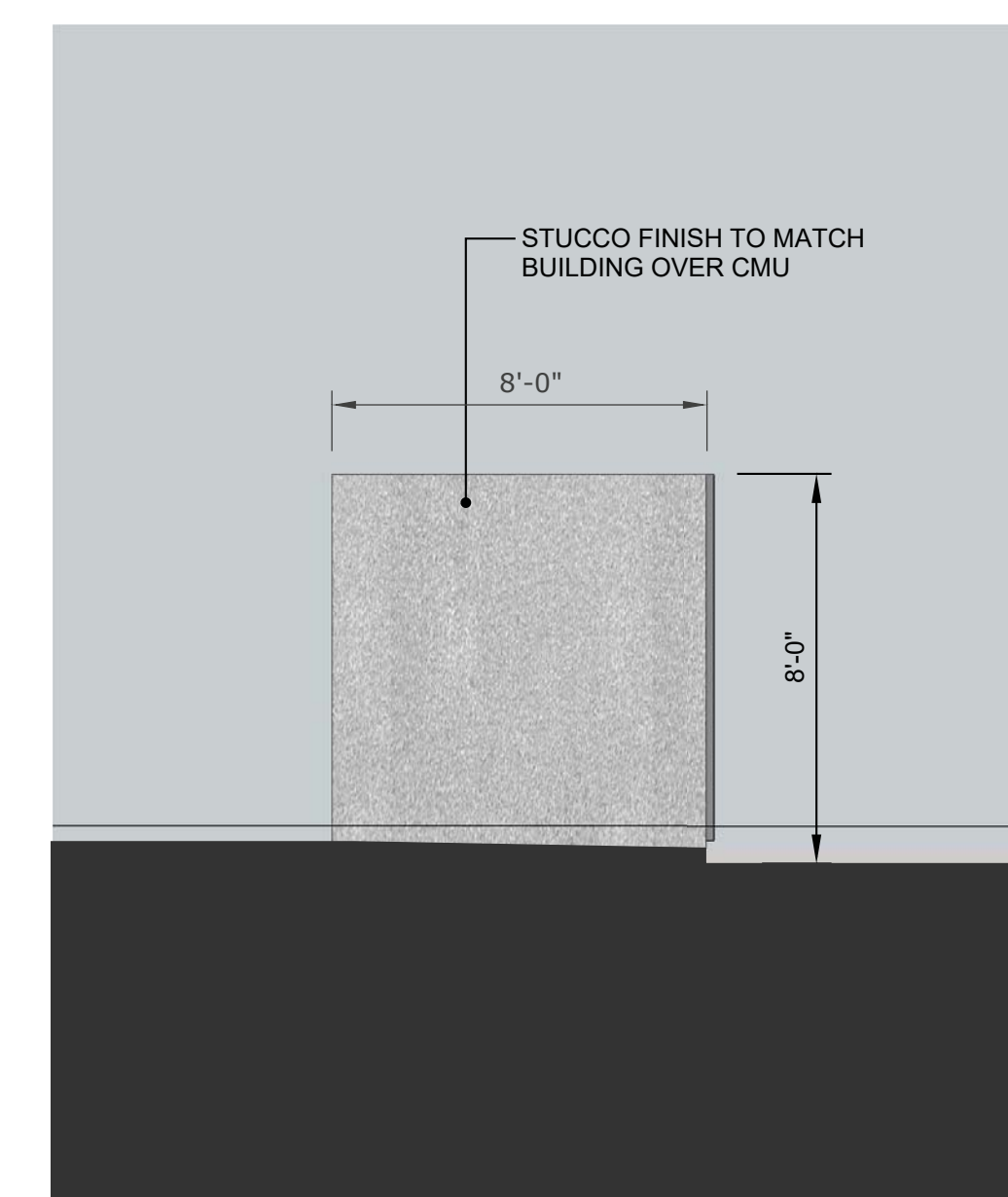
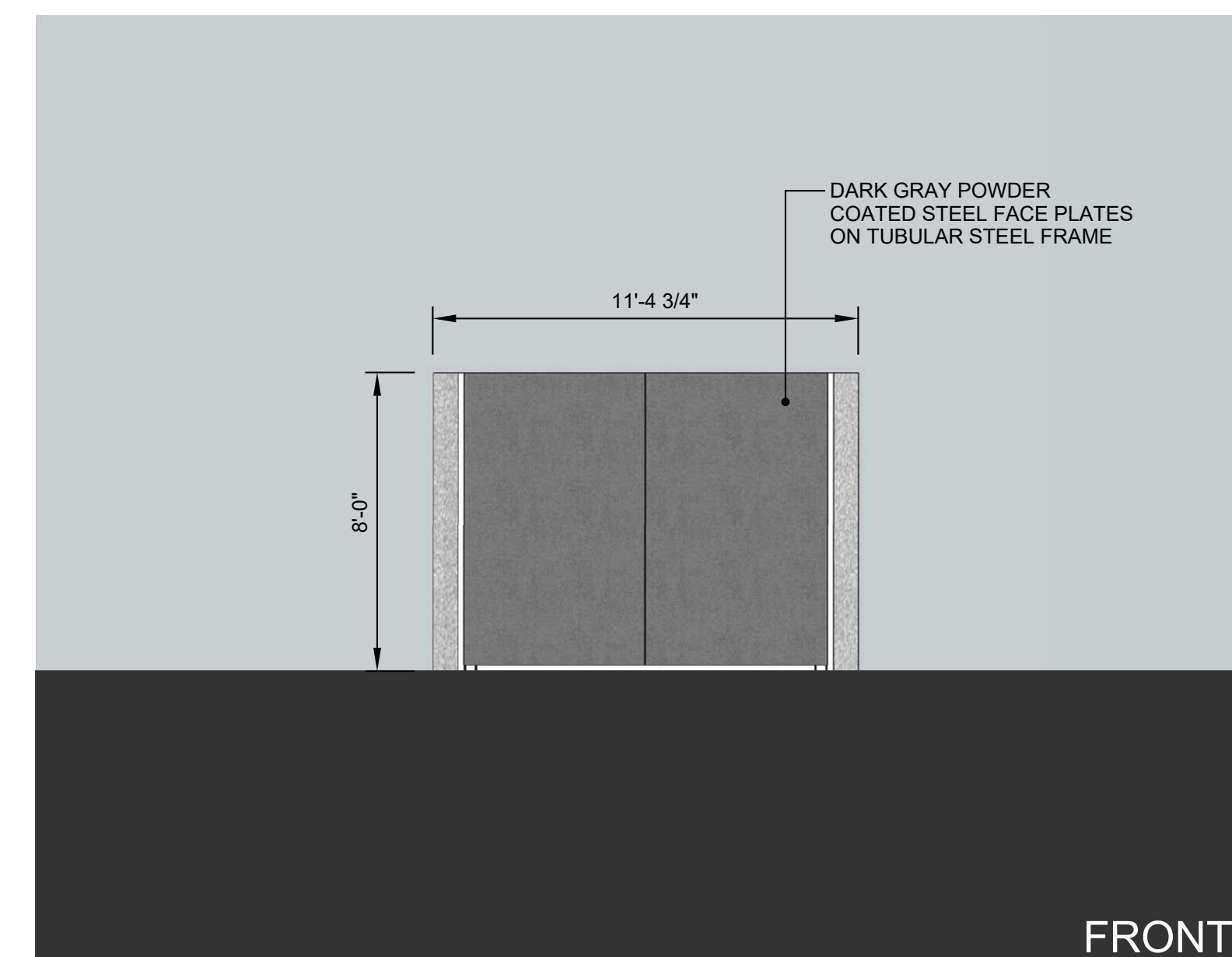
RV GENERAL NOTES:

1. The maximum height of the RV structures shall be 16 feet.
2. The color of the RV structures shall be cobalt blue.
3. The roof panels shall be galvalume.



FREE STANDING SIGN

1/2" = 1'-0"



REFUSE ENCLOSURE

1/4" = 1'-0"

GLOBAL STORAGE COORS

BUILDING ELEVATIONS

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PROJECT

GLOBAL STORAGE - COORS

3421 Coors Road NW  
 Albuquerque, New Mexico

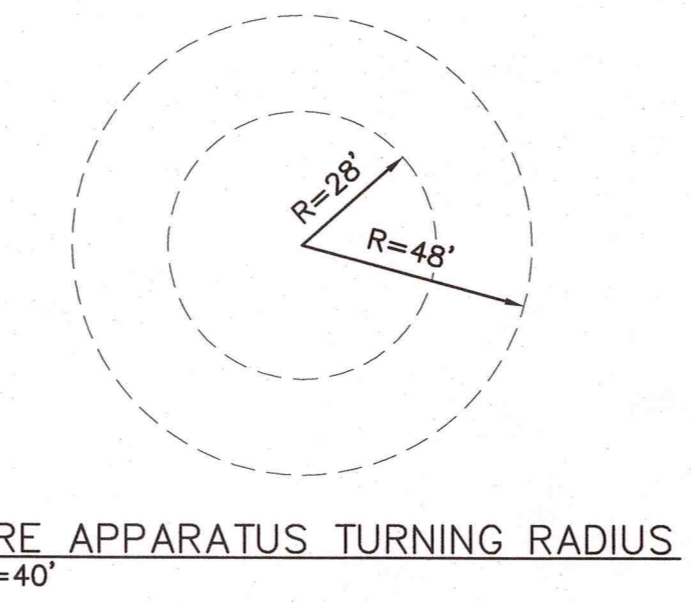
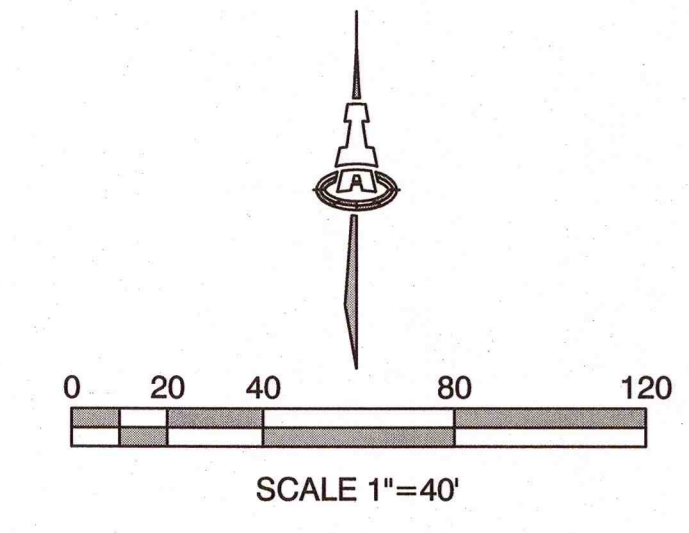
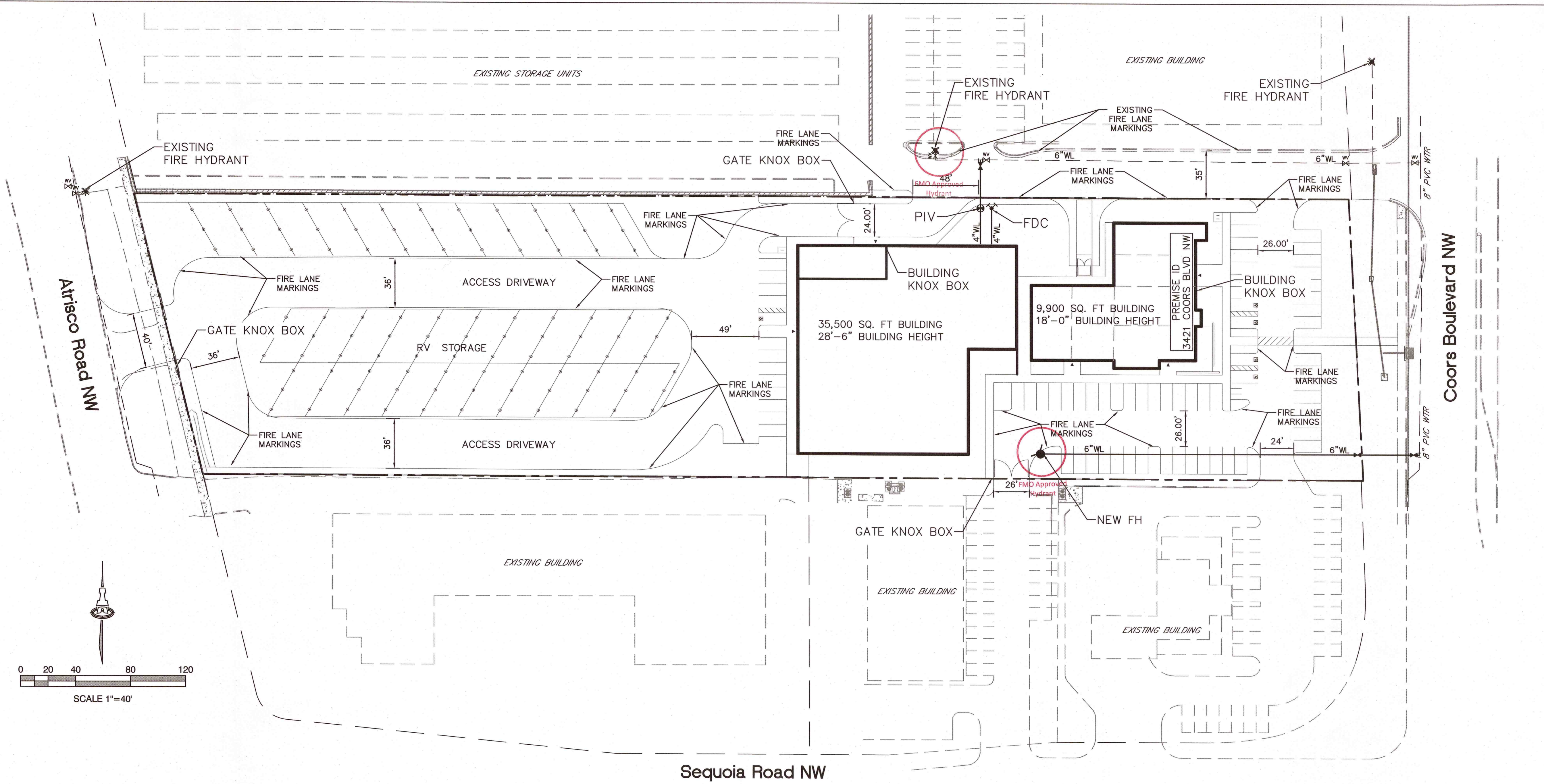
ISSUE


REVISION


SHEET

 **FIRE HYDRANT LOCATION AND ACCESS PLAN**

FIRE 1



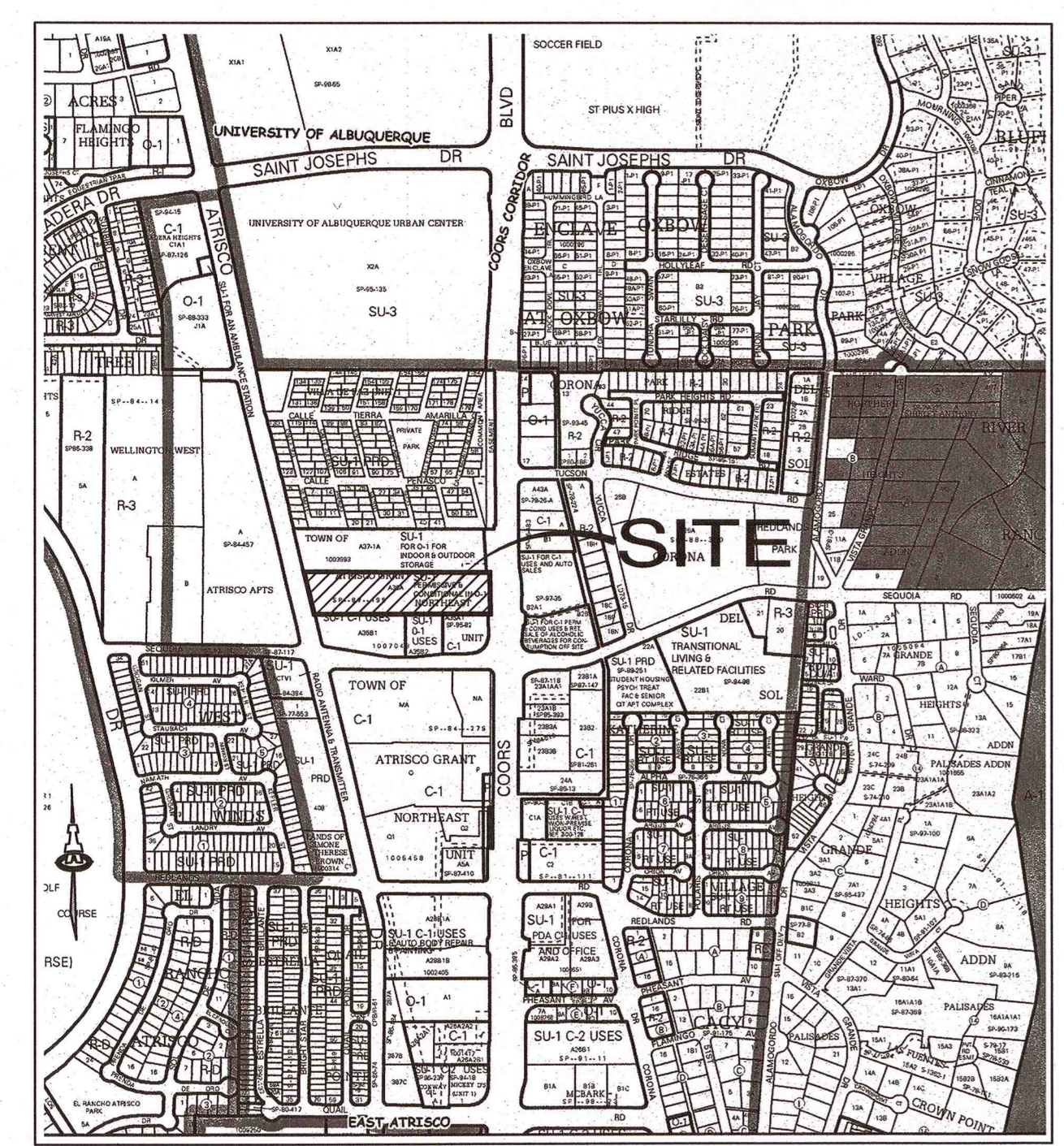
3421 COORS BLVD. N.W.,  
 ALBUQUERQUE, NM 87120

35,500 SQ. FT BUILDING  
 OCCUPANCY GROUP – STORAGE GROUP S  
 TYPE 2B CONSTRUCTION  
 SPRINKLED  
 28’-6” BUILDING HEIGHT

9,900 SQ. FT BUILDING  
 OCCUPANCY GROUP – MERCANTILE GROUP M  
 TYPE 2B CONSTRUCTION  
 NON-SPRINKLED  
 18’-0” BUILDING HEIGHT

3 EXISTING FIRE HYDRANT NEAR SITE  
 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



G-11