ARIA STUDIO CONSULTANTS, INC.
100 GOLD AVE SW, SUITE 205, ALBUQUERQUE, NEW MEXICO 87102
PRINCIPAL ARCHITECT | DANIEL PUZAK, AIA | (505) 506-2314 | DANIEL@ARIASCINC.COM

October 25, 2023

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re**: **NM Sol**
**Proposed building behind 7401 Los Volcanes Rd NW**
**Atrisco Business Park Master Plan Narrative**

City of Albuquerque Planning Department;

Our project falls within the Atrisco Business Park Master Development Plan 1992, Amended 2018. The standards as related to our project, which is a 23, 924 sf tilt-up concrete cannabis cultivation facility, sitting on a 1.6675-acre lot, are as follows:

1. General
    a. No residential areas
2. Screening / walls and fences
    a. Existing security wrought iron fence with limited access gate behind drainage landscaped berm area, refer to AS101.
    b. Parking areas are existing and are screened with plant materials, refer to landscape plans.
    c. Proposed refuse enclosure is behind building according to Solid Waste, refer to AS101.
3. Lighting Standards
    a. All exterior lighting is on the building, no exterior pole lighting.
    b. All exterior lighting is fully shielded and night sky compliant.
4. Signage Standards – under separate permit
5. Setbacks
    a. Building setbacks are met (30 ft at collector street)
    b. Parking setbacks are met (20 ft at collector street)
6. Sidewalks / Bikeways (collector street)
    a. 4 ft wide
    b. Bikeway within right of way
7. Architectural objectives
    a. 2015 IBC and IDO codes following design standards.
    b. Building Elevations are articulated with elements that break up the massing. These elements include metal trellises to encourage plant growth. We have also broken up the massing with

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bump outs in the concrete walls. The front entry façade also includes metal bump outs around the windows and entrances to provide sun shade protection.

c. Building matches surrounding vicinity, mainly industrial buildings in this area.
d. Design techniques – (Textured and staggered (approximately 17ft to 20ft), horizontally colored concrete tilt-up walls with stucco and steel entrance enhancement)
    i. Visual characteristics met.
        1. variety of structural forms
        2. articulated façade
        3. entry tied into overall mass of building with office appearance.
        4. windows relate to the scale of the elevations and are recessed.
        5. alteration of colors and materials
        6. staggered planes
        7. corner lot – n/a
e. Undesired design elements avoided.
f. Wall materials (concrete) withstand abuse and are easily repaired.
g. Berming – n/a
h. Dock door located on inside of pop-out for uncluttered appearance (and on backside of building.
i. Roof elements – integral parapet roof with offsets

8. Utilities & Infrastructure
    a. All utilities are existing within Los Volcanes Rd NW and serve the current development on proposed Lot 2-A.
    b. New Water and Sewer mains will be installed across Lot 2-A to serve both Lots 2-B and 2-C.
9. Hydrology
    a. The site will continue to discharge to the existing storm drain in Los Volcanes Rd NW and site will not exceed the maximum discharge rate of 0.1 cfs per acre.

Thank you,

**Daniel Puzak, AIA**
Architect
ARIA Studio Consultants, Inc.