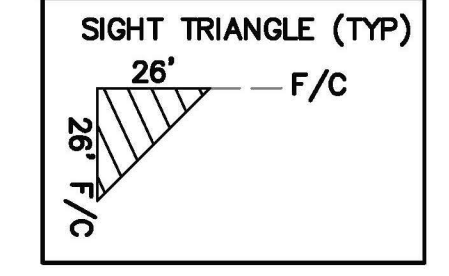


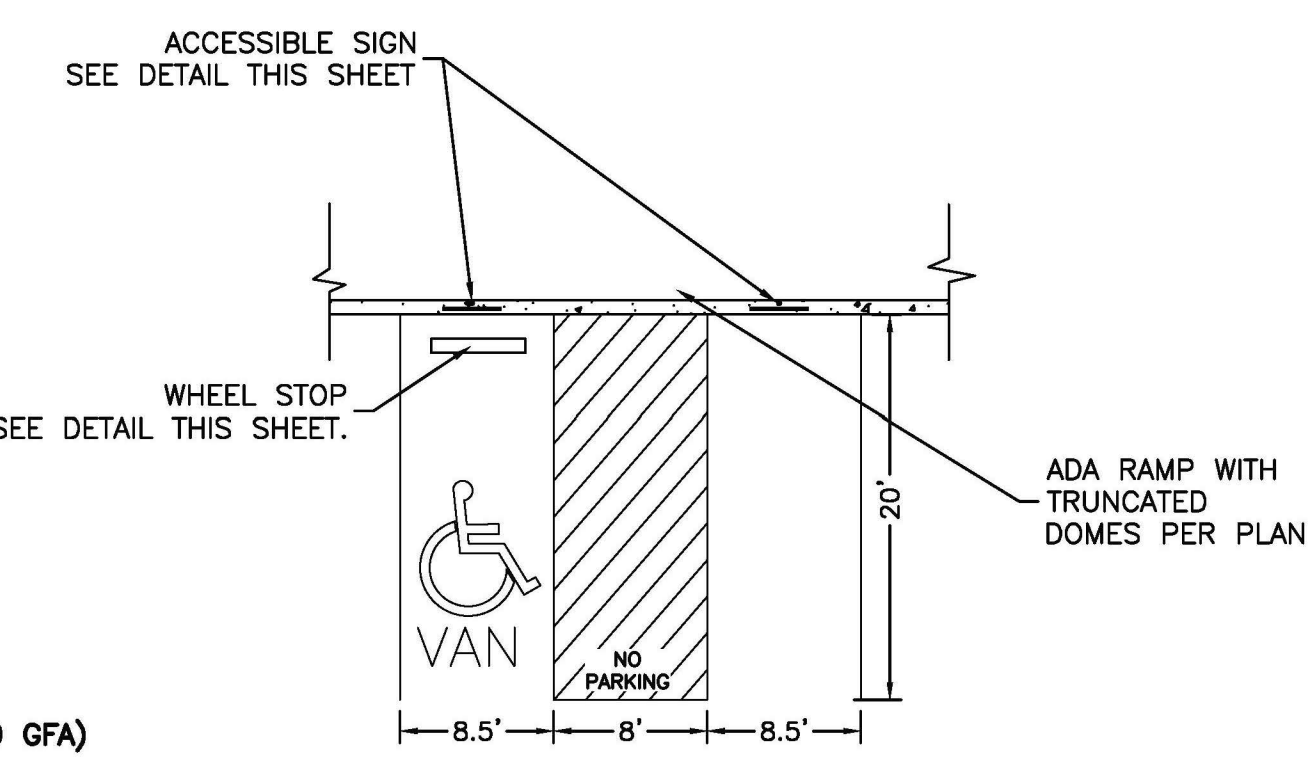
LEGAL DESCRIPTION:
 LOT 18 A-1, VISTA

- GENERAL NOTES - SITE PLANS:**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 3. ALL SIDEWALKS FRONTING LOTS SHALL BE DEFERRED.
 4. ALL SIDEWALKS SHALL REMAIN ADA COMPLIANT ACROSS ALL DRIVEWAYS.
 5. WITHIN 100' IN ANY DIRECTION OF A RESIDENTIAL ZONE DISTRICT OR LOT CONTAINING A RESIDENTIAL USE IN ANY MIXED-USE ZONE DISTRICT, PUBLIC ACCESS TO ANY STORAGE UNITS IS PROHIBITED BETWEEN 10:00 PM AND 7:00 AM.

APPROVED VARIANCES:
 VA-2024-00336 CONDITIONAL USE FOR SELF-STORAGE IN MX-M ZONE
 VA-2024-00337 REDUCE 15' LANDSCAPE BUFFER TO 0' ON EASTERN AND SOUTHERN BOUNDARY
 VA-2024-00338 REDUCE 15' REAR BUILDING SETBACK TO 0'



SIGHT TRIANGLE NOTE:
 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 CLEAR SIGHT TRIANGLE



- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
 - 4) ADA parking areas - not to exceed a slope greater than 2% in any direction

(1) HC PARKING DETAIL
 SCALE: NTS

LEGEND

—	CURB & GUTTER
- - -	BOUNDARY LINE
- - - -	EASEMENT
- - - - -	CENTERLINE
- - - - -	RIGHT-OF-WAY
▬	BUILDING
▬▬▬▬▬▬	SIDEWALK
- - - - -	WOODEN FENCE
☀	STREET LIGHTS
- - - - -	LANE
- - - - -	STRIPING
- - - - -	EXISTING CURB & GUTTER
- - - - -	EXISTING BOUNDARY LINE
▬▬▬▬▬▬	EXISTING SIDEWALK
- - - - -	EXISTING LANE
- - - - -	EXISTING STRIPING

SITE DATA

PROPOSED USAGE:	SELF STORAGE
LOT AREA:	19,519 SF 0.4481 ACRE
BUILDING AREA:	14,409 SF
PARKING REQUIRED:	4 SPACES (1 SPACE/ 3,000 GFA)
TOTAL PARKING REQUIRED:	4 SPACES
PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES
	1 SPACE VAN ACCESSIBLE
LANDSCAPE AREA REQUIRED:	718 SF
LANDSCAPE AREA PROVIDED:	2,977 SF

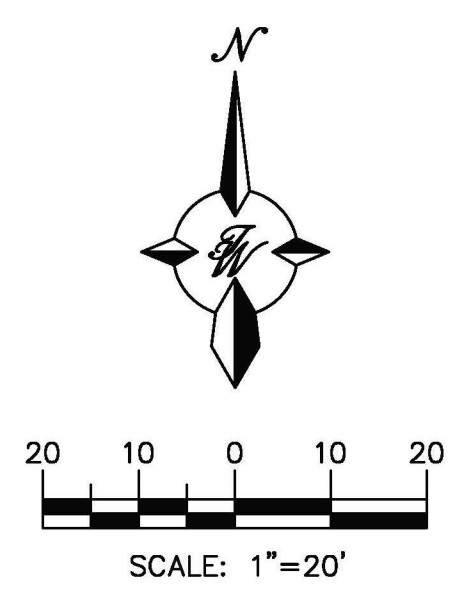
PROJECT NUMBER: PR-2024-011315
APPLICATION NUMBER: SP 2025-00072

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

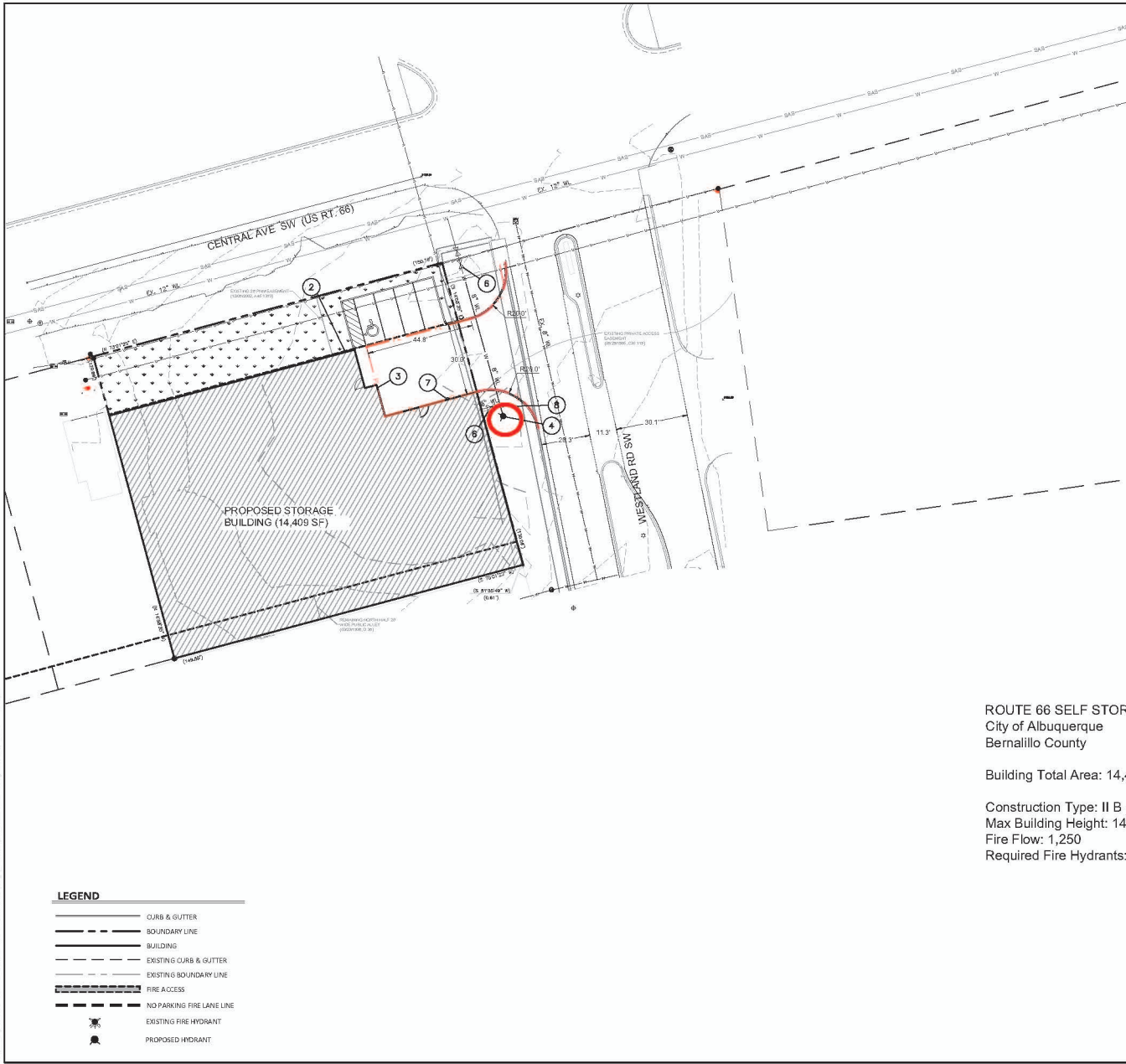
DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Arroyo	03/05/2026
Traffic Engineer, Transportation Division	Date
ABCWUA	03/13/2026
ABCWUA	Date
Parks & Recreation Department	03/05/2026
Parks & Recreation Department	Date
Hydrology	03/05/2026
Hydrology	Date
Code Enforcement	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Solid Waste Management	03/13/2026
Planning Department	Date
Planning Department	Date

* Environmental Health, if necessary

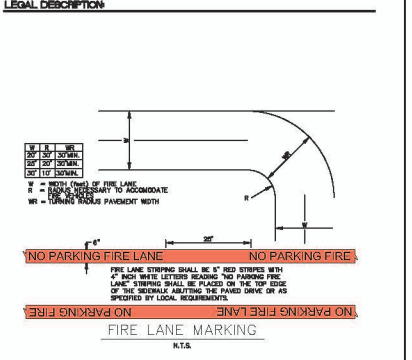


	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
	SITE PLAN	DATE 09/24/25
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C-1
RONALD R. BOHANNAN P.E. #7868	09/24/25	JOB # 2022105



ALBUQUERQUE FIRE MARSHAL'S OFFICE
PERMIT ORIGINAL
 PERMIT NUMBER: EP 24-022218
 APPROVED DATE: 10/03/24
APPROVED
 THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCES. THE APPROVAL IS FOR THE SPECIFIC PROJECT AND SITE. THE CITY STANDARDS, THE PERMIT IS VALID FOR THE PROJECT AND SITE ONLY.
FIRE FLOW: 1500 GPM 1 HYDRANT 15'

VICINITY MAP



- KEYED NOTES**
- ① EXISTING UNOBSTRUCTED PUBLIC FIRE HYDRANT
 - ② BUILDING ADDRESS (TYP.)
 - ③ KNOX BOX
 - ④ PROPOSED FIRE HYDRANT AND 6" GATE VALVE
 - ⑤ PROPOSED PRIVATE FIRE HYDRANT AND 6" GATE VALVE PAINTED ORANGE
 - ⑥ PIV
 - ⑦ FDC
 - ⑧ 8"x6" REDUCER

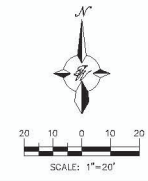
ROUTE 66 SELF STORAGE
 City of Albuquerque
 Bernalillo County

Building Total Area: 14,409 SF

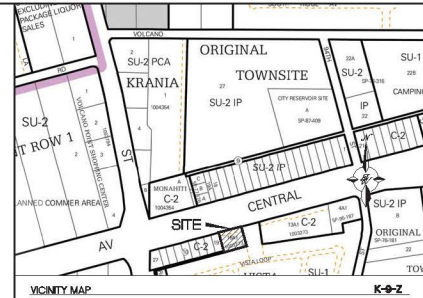
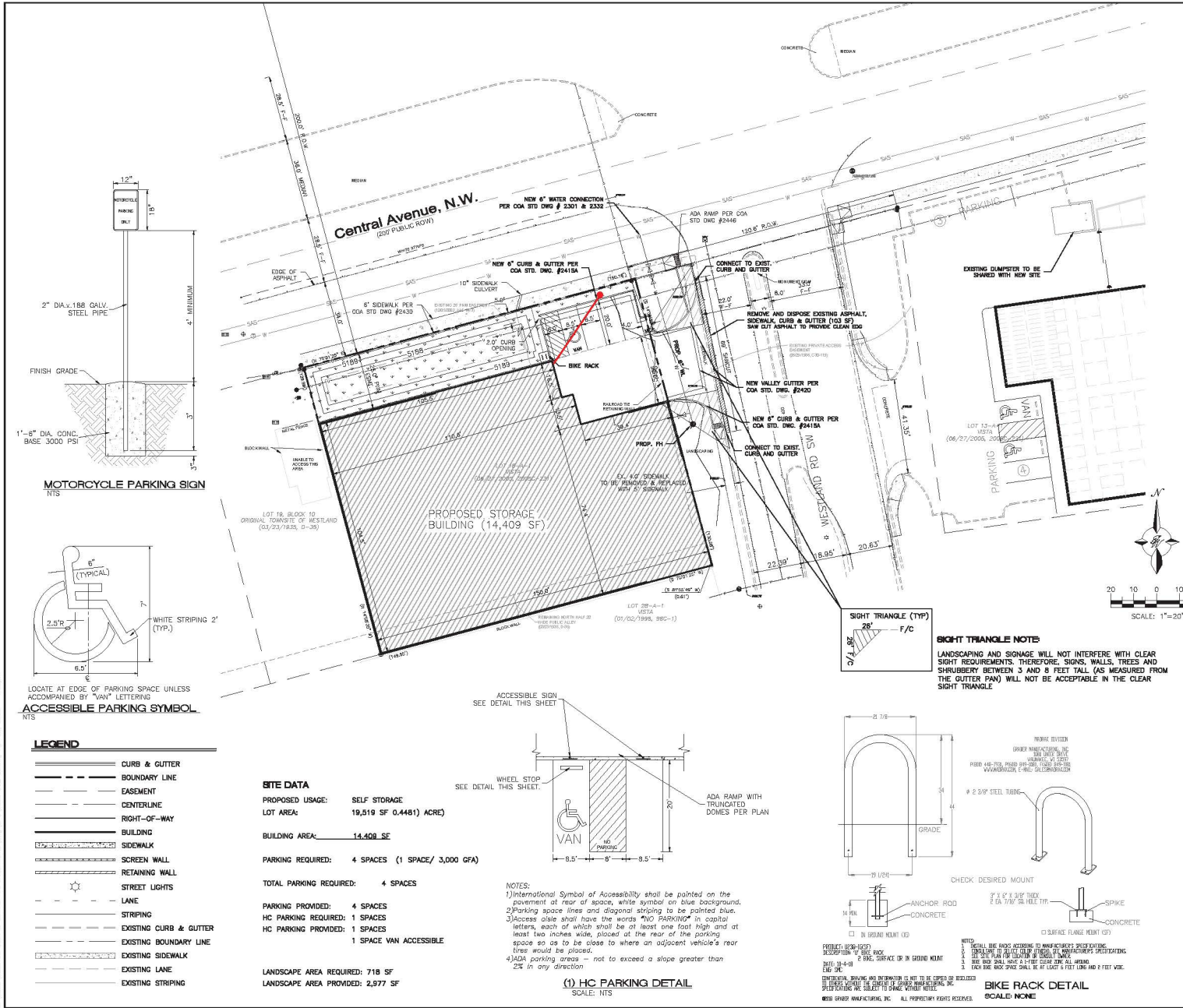
Construction Type: II B Sprinkled
 Max Building Height: 14 ft
 Fire Flow: 1,250
 Required Fire Hydrants: 1

- NOTES**
- ON SITE, FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
 - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
 - KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
 - BACK FLOW PREVENTOR SHALL BE INSTALLED WITHIN RESIDENTIAL UNITS.

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - FIRE ACCESS
 - NO PARKING FIRE LANE LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED HYDRANT

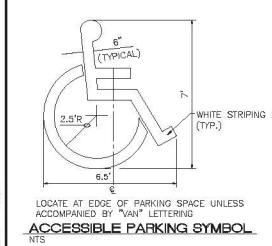
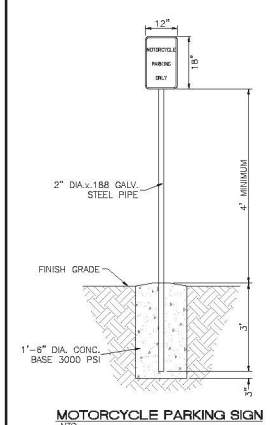


ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
	FIRE ONE PLAN	DATE 10/03/24
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 825-3100 www.terrawestllc.com	SHEET # F-1	JOB # 20221105



LEGAL DESCRIPTION
 LOT 18 A-1, VISTA

- GENERAL NOTES - SITE PLAN:**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 3. ALL SIDEWALKS FRONTING LOTS SHALL BE DEFERRED.
 4. ALL SIDEWALKS SHALL REMAIN ADA COMPLIANT ACROSS ALL DRIVEWAYS.



LEGEND

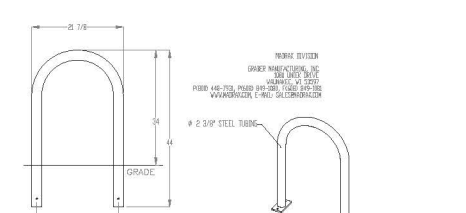
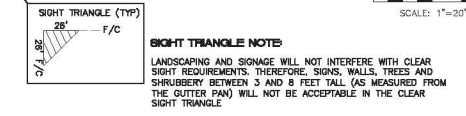
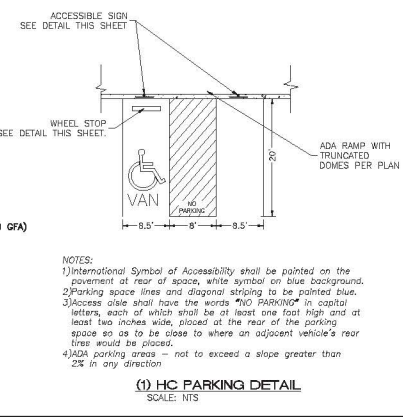
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ SIDEWALK
- ▬ SCREEN WALL
- ▬ RETAINING WALL
- ☀ STREET LIGHTS
- LANE
- ▬ STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING SIDEWALK
- - - EXISTING LANE
- - - EXISTING STRIPING

SITE DATA

PROPOSED USAGE: SELF STORAGE
 LOT AREA: 19,519 SF (0.4481) ACRE)
 BUILDING AREA: 14,409 SF
 PARKING REQUIRED: 4 SPACES (1 SPACE/ 3,000 GFA)
 TOTAL PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 4 SPACES
 HC PARKING REQUIRED: 1 SPACES
 HC PARKING PROVIDED: 1 SPACES
 1 SPACE VAN ACCESSIBLE

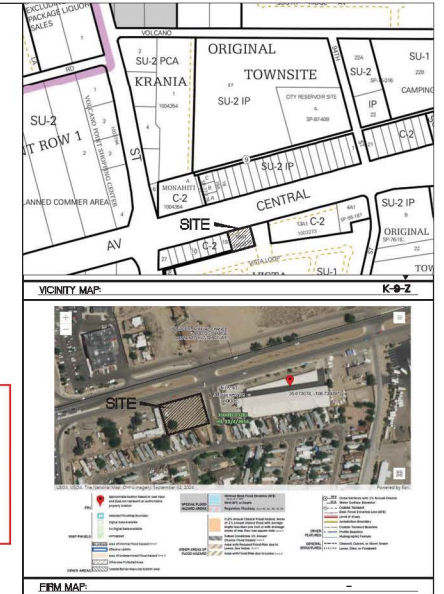
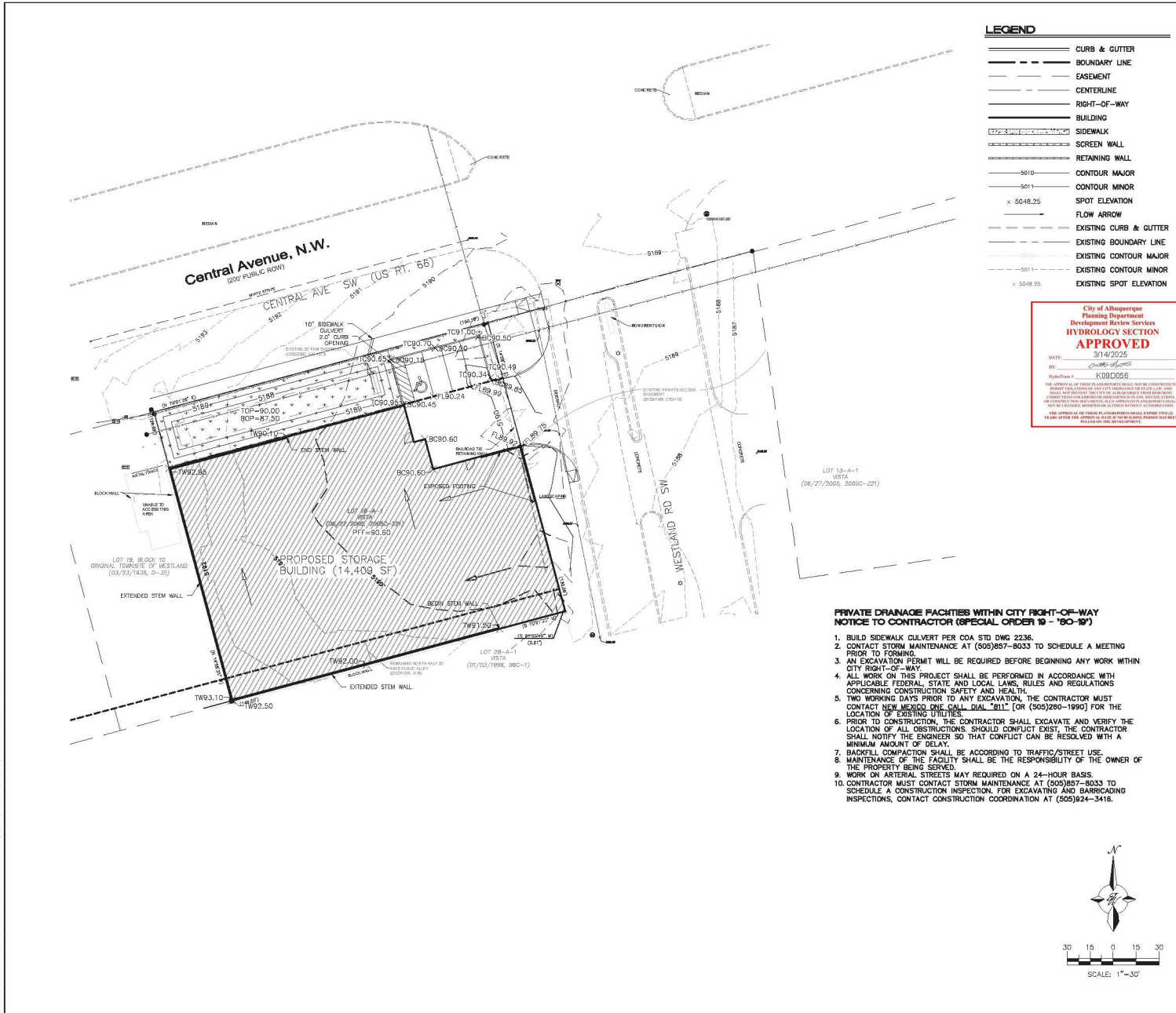
LANDSCAPE AREA REQUIRED: 718 SF
 LANDSCAPE AREA PROVIDED: 2,977 SF



INDEX TO DRAWINGS

- C1. TRAFFIC CIRCULATION LAYOUT
- C2. GRADING PLAN
- C3. DRAINAGE PLAN
- C4. DETAIL SHEET
- C5. BUILDING ELEVATIONS
- L1. LANDSCAPING PLAN

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 02/13/25	ROUTE 86 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
	TRAFFIC CIRCULATION LAYOUT	DATE 02/13/25
	TERRA WEST, LLC 5671 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	PROJECT NO. 2022105_TCL
		SHEET # TCL
		JOB # 2022105



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 3/14/2025
 BY: [Signature]
 PLAN/PROJECT: K082055

LEGAL DESCRIPTION

EXISTING DRAINAGE:

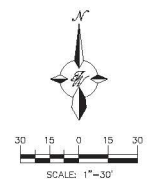
THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY CENTRAL AVENUE TO THE NORTH, A MOBILE HOME COMMUNITY TO THE SOUTH, A PRIVATE ROAD TO THE EAST AND A CELL TOWER AND COMMERCIAL PROPERTY TO THE WEST CONTAINING APPROXIMATELY 0.43 ACRES. HISTORICALLY THE SITE DRAINS FROM SOUTHWEST TO NORTHEAST ONTO CENTRAL AVENUE. THE STORM WATER IS CONTAINED IN A DRAINAGE SWALE ALONG CENTRAL AVENUE AND DRAINS TO AN EXISTING INLET STRUCTURE APPROXIMATELY 500' EAST OF THE SITE.

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 3500100328J AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE. THE SITE GENERATES A TOTAL OF 0.87 CFS WITH A 100YR, 8-HR VOLUME OF 0.027 AC-FT.

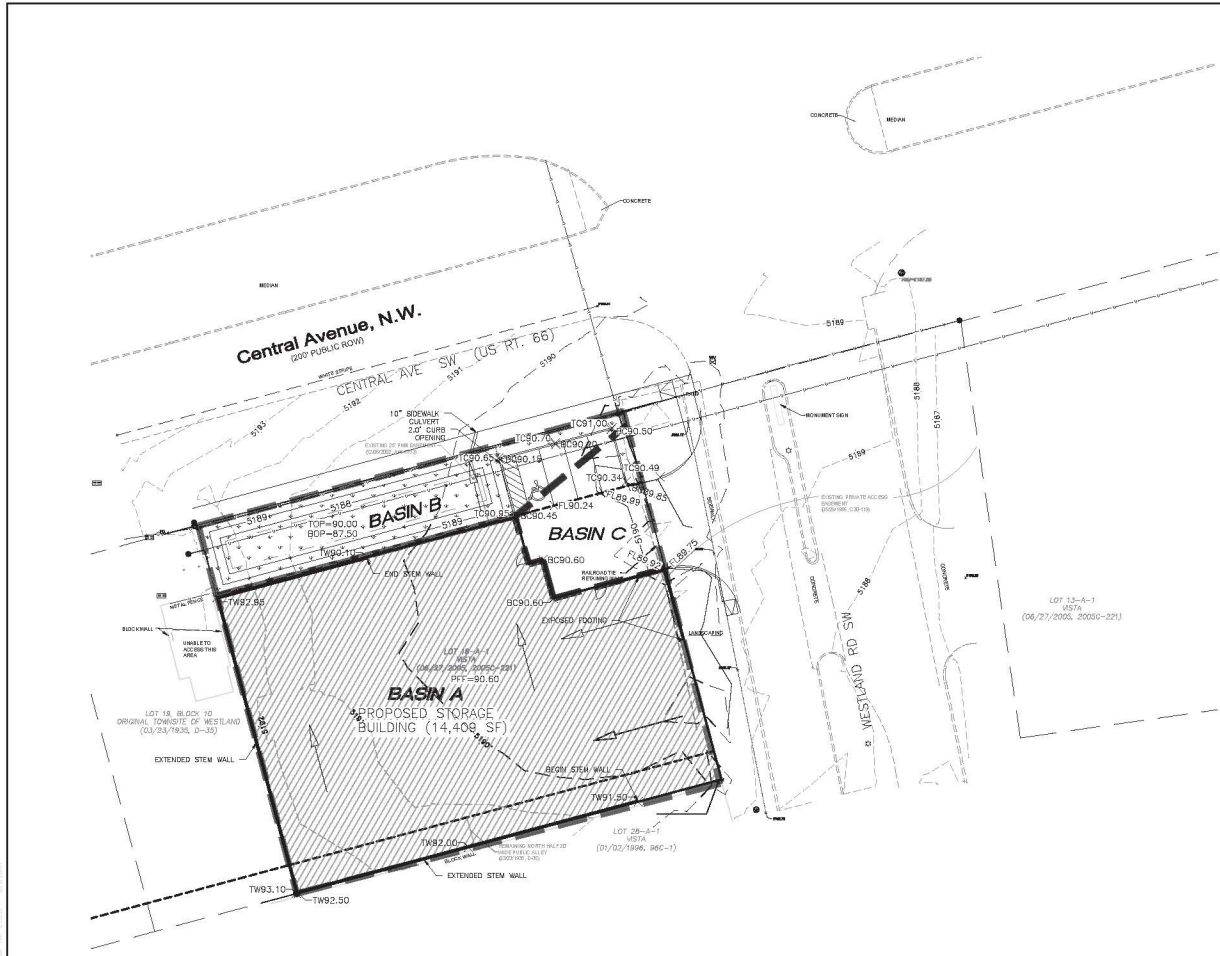
PROPOSED DRAINAGE:

THE SITE CONSISTS OF THREE BASINS. BASIN A CONSISTS OF THE BUILDING AND DRAINS TOWARD THE NORTH INTO THE NEW RETENTION POND AT A RATE OF 1.36 CFS. BASIN B CONSISTS OF THE PONDING AREA AND A PORTION OF THE PARKING LOT GENERATING 0.20 CFS. BASIN C CONSISTS OF THE PARKING AREA AND DRAINS EAST TO THE PRIVATE STREET AT A RATE OF 0.15 CFS.

THE POND IS SIZED TO HOLD THE 100YR, 8-HR VOLUME OF 0.48 AC-FT WHICH IS THE INCREASE IN VOLUME BETWEEN HISTORIC AND DEVELOPED FLOW. THE POND OUTLET CONSISTS OF A 10" WIDE SIDEWALK CULVERT THAT WILL ALLOW HISTORIC FLOWS OF 0.027 CFS TO DRAIN TO CENTRAL AVENUE AS IT DID BEFORE. SHOULD THE POND OVERFLOW IT WILL HAPPEN ALONG THE NORTH SIDE OVER THE PROPOSED SIDEWALK AND INTO CENTRAL AVENUE. THE WATER QUALITY VOLUME OF 359 CUBIC FEET WILL REMAIN IN THE POND THAT IS SIZED FOR 2.111 CUBIC FEET.

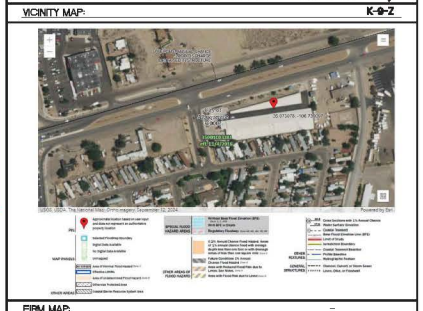
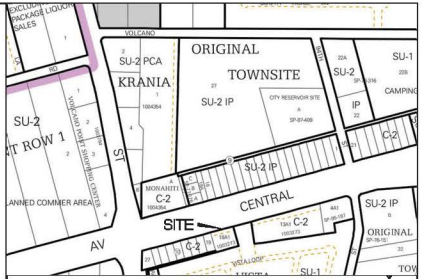


ENGINEER'S SEAL RONALD R. BOHANNAN 7868 PROFESSIONAL ENGINEER	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
	CONCEPTUAL GRADING PLAN	DATE 02/13/25
02/13/25 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.Terrawestllc.com	2022105.GRE SHEET #1 JOB # 2022105



- LEGEND**
- FLOW BASIN
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR
 - - - EXISTING SPOT ELEVATION

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 3/14/2025
 BY: [Signature]
 HydroFile # K09D056



LEGAL DESCRIPTION

EXISTING DRAINAGE:
 THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY CENTRAL AVENUE TO THE NORTH, A MOBILE HOME COMMUNITY TO THE SOUTH, A PRIVATE ROAD TO THE EAST AND A CELL TOWER AND COMMERCIAL PROPERTY TO THE WEST CONTAINING APPROXIMATELY 0.45 ACRES. HISTORICALLY THE SITE DRAINS FROM SOUTHWEST TO NORTHEAST ONTO CENTRAL AVENUE. THE STORM WATER IS CONTAINED IN A DRAINAGE SWALE ALONG CENTRAL AVENUE AND DRAINS TO AN EXISTING INLET STRUCTURE APPROXIMATELY 500' EAST OF THE SITE.

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001D0328 AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE. THE SITE GENERATES A TOTAL OF 0.97 CFS WITH A 100YR, 6-HR VOLUME OF 0.027 AC-FT.

PROPOSED DRAINAGE
 THE SITE CONSISTS OF THREE BASINS. BASIN A CONSISTS OF THE BUILDING AND DRAINS TOWARD THE NORTH INTO THE NEW RETENTION POND AT A RATE OF 1.36 CFS. BASIN B CONSISTS OF THE PONDING AREA AND A PORTION OF THE PARKING LOT GENERATING 0.20 CFS. BASIN C CONSISTS OF THE PARKING AREA AND DRAINS EAST TO THE PRIVATE STREET AT A RATE OF 0.15 CFS.

THE POND IS SIZED TO HOLD THE 100YR, 6-HR VOLUME OF 0.48 AC-FT WHICH IS THE INCREASE IN VOLUME BETWEEN HISTORIC AND DEVELOPED FLOW. THE POND OUTLET CONSISTS OF A 10" WIDE SIDEWALK CULVERT THAT WILL ALLOW HISTORIC FLOWS OF 0.027 CFS TO DRAIN TO CENTRAL AVENUE AS IT DID BEFORE. SHOULD THE POND OVERFLOW IT WILL HAPPEN ALONG THE NORTH SIDE OVER THE PROPOSED SIDEWALK AND INTO CENTRAL AVENUE. THE WATER QUALITY VOLUME OF 359 CUBIC FEET WILL REMAIN IN THE POND THAT IS SIZED FOR 2.111 CUBIC FEET.

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year		10-Year				
			%	(acres)	%	(acres)	Weighted E (in)	Flow cfs	Weighted E (in)	Flow cfs			
1	19,511	0.45	0%	100%	0.45	0%	0.00	0.730	0.027	0.97	0.260	0.010	0.36
A	14,409	0.33	0%	0%	0.00	0%	0.00	2,240	0.062	1.36	1,430	0.039	0.85
B	3,443	0.08	0%	84%	0.07	0%	0.00	0.972	0.006	0.20	0.447	0.003	0.09
C	1,659	0.04	0%	6%	0.00	0%	0.00	2,149	0.007	0.15	1,360	0.004	0.09
	19,511						0.38	0.075	1.71				

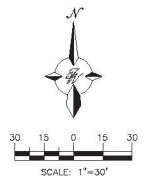
Equations:
 Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed * Ad / (Total Area)
 Volume = Weighted D * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
 Water Quality Calculation: 0.26 * 0.38 ac = 359 cubic feet (0.008 ac-ft)

Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)			
Zone 1	100-Year	10-Year		Zone 1	100-Year	10-Year	
E _a	0.55	0.11		Q _a	1.54	0.3	
E _b	0.73	0.26		Q _b	2.16	0.81	
E _c	0.95	0.43		Q _c	2.87	1.46	
E _d	2.24	1.43		Q _d	4.12	2.57	

WEIR EQUATION:
 Q = FLOW
 C = 2.95
 L = LENGTH OF WEIR
 H = HEIGHT OF WEIR

POND INLET
 $Q = 2.70 \cdot L^{0.5} \cdot H^{1.5}$
 $Q = 1.91 \text{ CFS} > Q = 1.00 \text{ CFS}$

POND OUTLET
 $Q = 2.70 \cdot B^{0.5} \cdot H^{1.5}$
 $Q = 0.82 \text{ CFS} = Q = 0.82 \text{ CFS}$

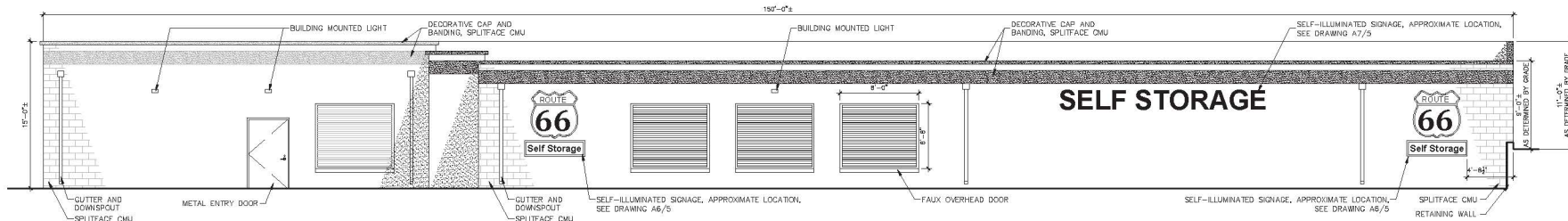


ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS DATE 02/13/25
	GRADING & DRAINAGE PLAN	2022105_DRE
02/13/25 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE, NE ALBUQUERQUE, NM 87109 (505) 658-3100 www.tierwestllc.com	SHEET # ## JOB # 2022105

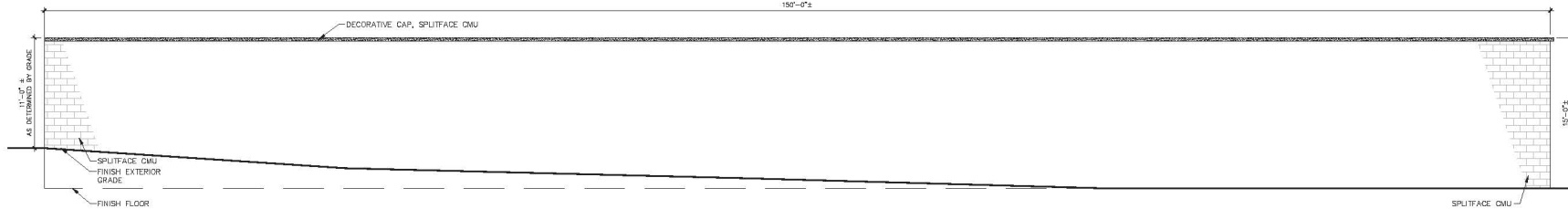


PROJECT:

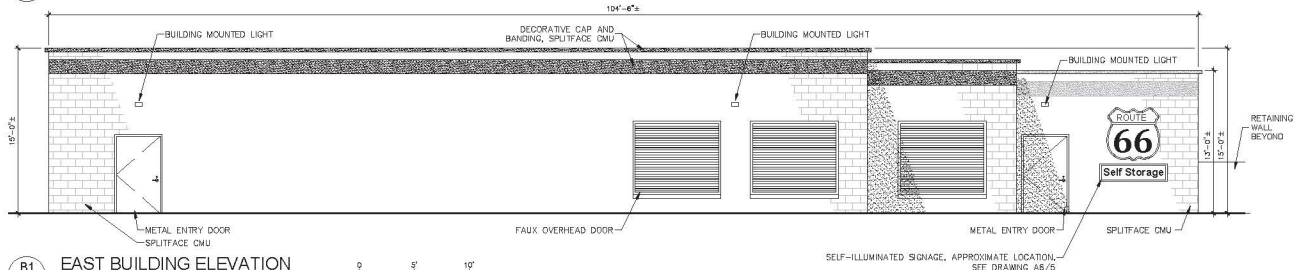
ROUTE 66 SELF STORAGE
CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO



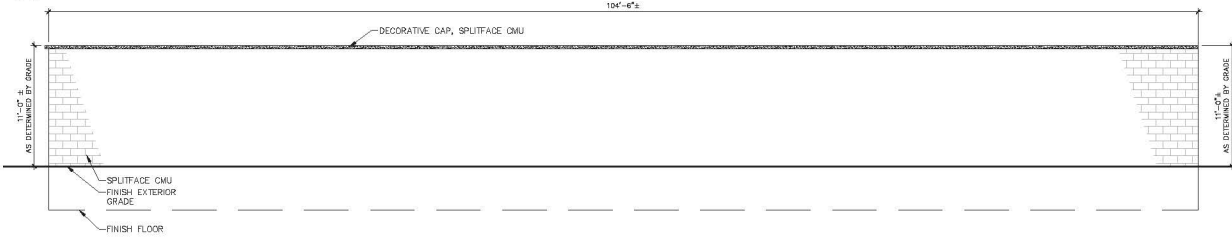
D1 NORTH BUILDING ELEVATION
3/16"=1'-0"
BAR SCALE



C1 SOUTH BUILDING ELEVATION
3/16"=1'-0"
BAR SCALE



B1 EAST BUILDING ELEVATION
3/16"=1'-0"
BAR SCALE



A1 WEST BUILDING ELEVATION
3/16"=1'-0"
BAR SCALE

GENERAL NOTES

- A. SEE LANDSCAPE PLAN FOR COMPLIANCE WITH CITY OF ALBUQUERQUE LANDSCAPING GUIDELINES.
- B. ALL EXTERIOR BUILDING MOUNTED AND SITE LIGHTING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SPECIFICALLY SECTIONS 4-30(C) & 5-8, AS APPLICABLE.
- C. ALL SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SPECIFICALLY SECTIONS 5-12 (E) & (F), AS APPLICABLE.
- D. FIRE LANE TO BE PAINTED RED CURBS WITH WHITE STENCIL "FIRE LANE NO PARKING" - TYPICAL.
- E. ALL REQUIRED PUBLIC INFRASTRUCTURE SHALL BE FINANCIALLY GUARANTEED.
- F. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREED, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT FEET (8) TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- G. AS THE STRUCTURAL SYSTEM OF THE BUILDING IS FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE, THE FINAL BUILDING HEIGHTS MAY BE SUBJECT TO AN INCREASE OF UP TO 1'-0".
- H. MATERIAL COLORS ARE TO MATCH EXISTING FACILITY. COLORS SHOWN OF SHEET 5 COLORED MAY DEVIATE SLIGHTLY FROM AS CONSTRUCTED MATERIALS.

IDO DEVELOPMENT STANDARDS

SIGNS GREATER THAN 24 SQUARE FEET WILL REQUIRE A SIGN PERMIT - 14-16-5-12(D)
 MAX AREA OF SIGN: 15% OF FACADE = 15 * 2,032 SF = 304.8 SF (NORTH)
 = 15 * 1,201 SF = 180.15 SF (EAST)
 AREA OF SIGN PROVIDED: = 102 SF (NORTH)
 = 38 SF (EAST)



SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE - 30 sf±

A6
3/16"=1'-0"
BAR SCALE



SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE - 42 sf±

A7
3/16"=1'-0"
BAR SCALE

REVISIONS	DATE	DESCRIPTION

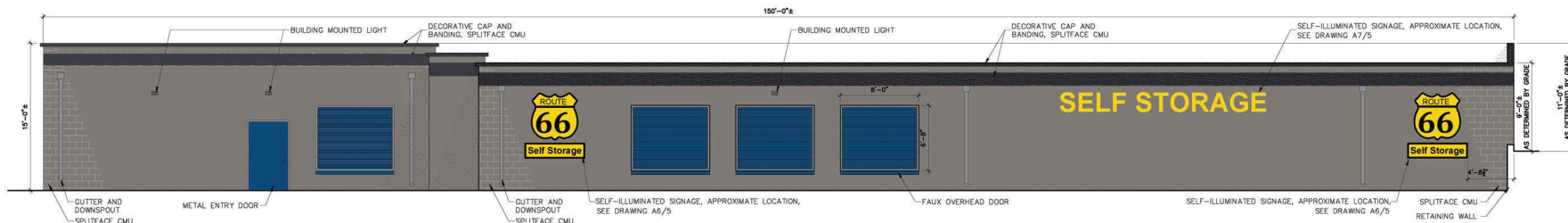
PROJECT NO: 2025-66
 DATE: 7.21.2025
 ISSUE: XXXX
 DRAWN BY: XX
 CHECKED BY:

BUILDING ELEVATIONS

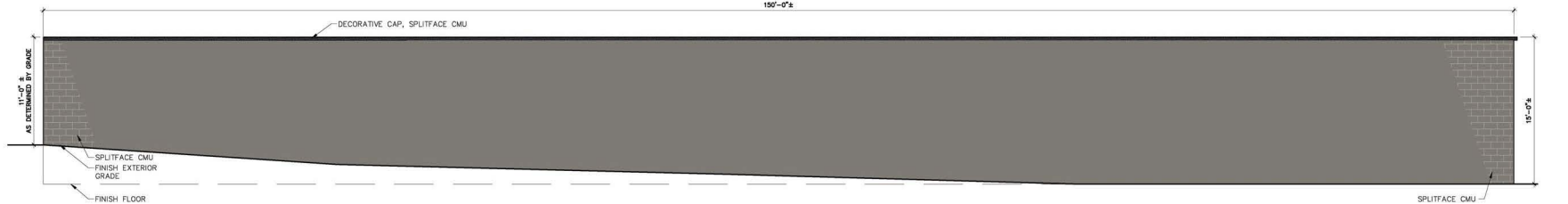


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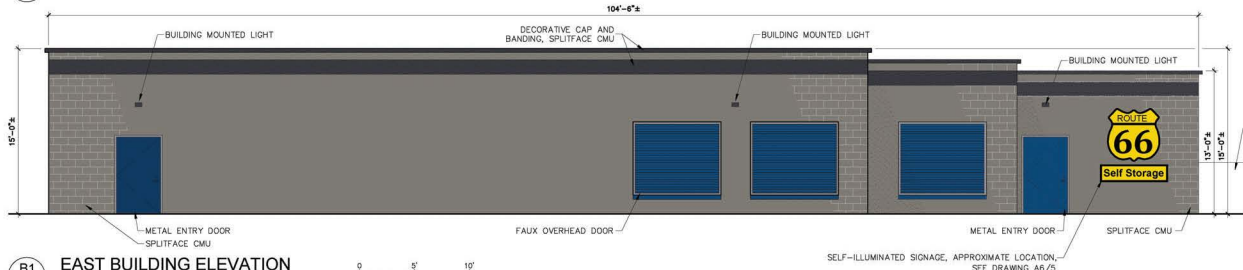
ROUTE 66 SELF STORAGE
CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO



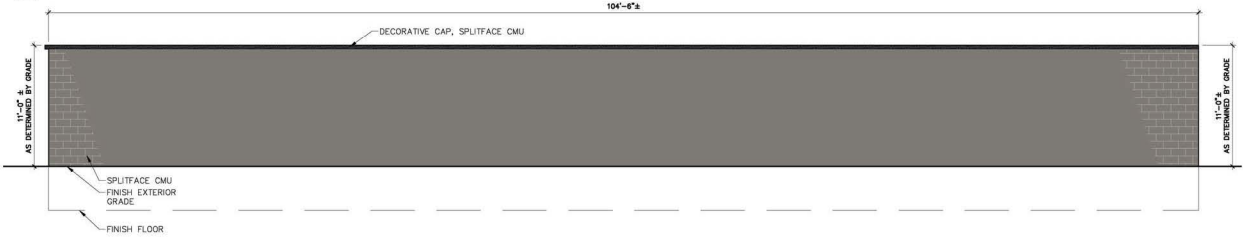
D1
5
NORTH BUILDING ELEVATION
3/16"=1'-0"



C1
5
SOUTH BUILDING ELEVATION
3/16"=1'-0"



B1
5
EAST BUILDING ELEVATION
3/16"=1'-0"



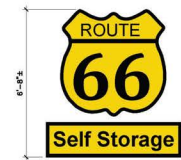
A1
5
WEST BUILDING ELEVATION
3/16"=1'-0"

GENERAL NOTES

- A. SEE LANDSCAPE PLAN FOR COMPLIANCE WITH CITY OF ALBUQUERQUE LANDSCAPING GUIDELINES.
- B. ALL EXTERIOR BUILDING MOUNTED AND SITE LIGHTING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SPECIFICALLY SECTIONS 4-3(D)(2) & 5-8, AS APPLICABLE.
- C. ALL SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SPECIFICALLY SECTIONS 5-12 (E) & (F), AS APPLICABLE.
- D. FIRE LANE TO BE PAINTED RED CURBS WITH WHITE STENCIL "FIRE LANE NO PARKING" - TYPICAL.
- E. ALL REQUIRED PUBLIC INFRASTRUCTURE SHALL BE FINANCIALLY GUARANTEED.
- F. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREED, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT FEET (8) TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- G. AS THE STRUCTURAL SYSTEM OF THE BUILDING IS FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE, THE FINAL BUILDING HEIGHTS MAY BE SUBJECT TO AN INCREASE OF UP TO 1'-0".
- H. MATERIAL COLORS ARE TO MATCH EXISTING FACILITY, COLORS SHOWN OF SHEET 5 COLORED MAY DEVIATE SLIGHTLY FROM AS CONSTRUCTED MATERIALS.

IDO DEVELOPMENT STANDARDS

SIGNS GREATER THAN 24 SQUARE FEET WILL REQUIRE A SIGN PERMIT - 14-16-5-12(D)
 MAX AREA OF SIGN: 15% OF FACADE = 15 * 2,032 SF = 304.8 SF (NORTH)
 = 15 * 1,521 SF = 228.15 SF (EAST)
 AREA OF SIGN PROVIDED: = 102 SF (NORTH)
 = 30 SF (EAST)



A6
5
SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE - 30 sf±
3/8"=1'-0"



A7
5
SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE - 42 sf±
3/8"=1'-0"

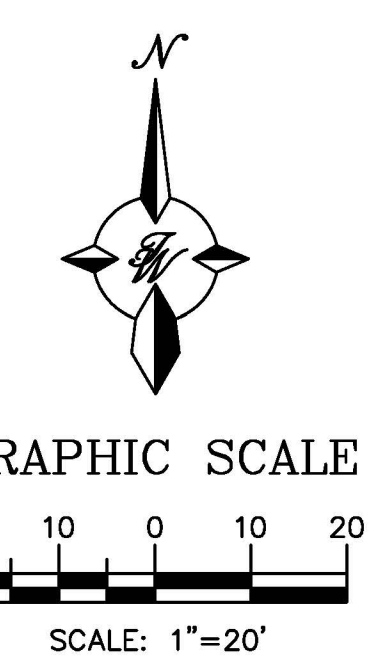
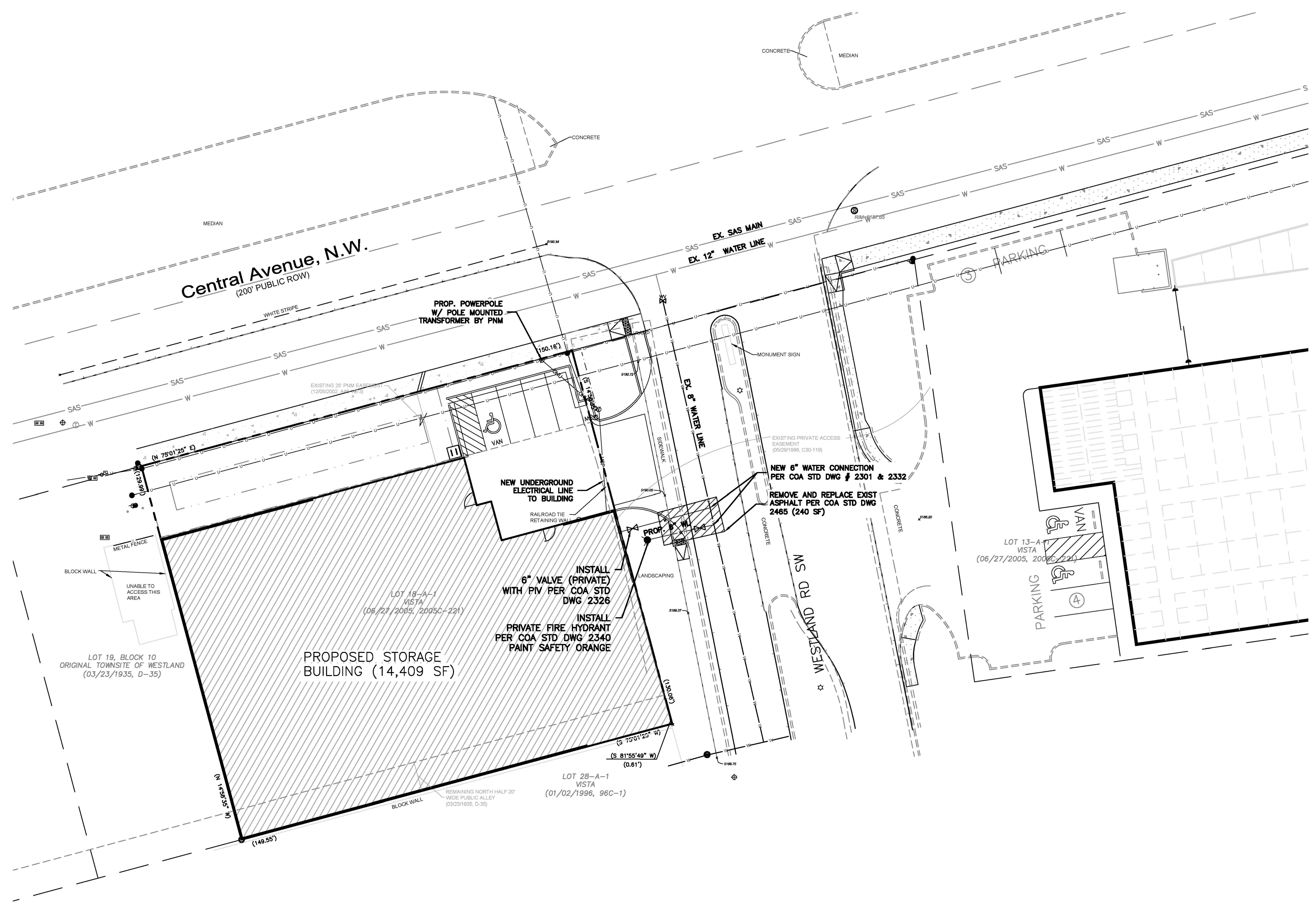
REVISIONS	MARK	DATE	DESCRIPTION

PROJECT NO: 2025-66
 DATE: 7.21.2025
 ISSUE: XXXX
 DRAWN BY: XX
 CHECKED BY:

BUILDING ELEVATIONS

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD
	8" SAS
	8" WL
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING 2" GAS
	EXISTING 8" SAS
	EXISTING 10" WL
	EXISTING 18" RCP



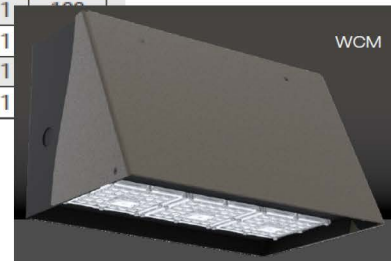
	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
	MASTER UTILITY PLAN	DATE 09/24/25
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C-3	JOB # 2022105
	ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER #7868 09/24/25	2022105_MUE

Route 66 Self Storage Lighting Plan

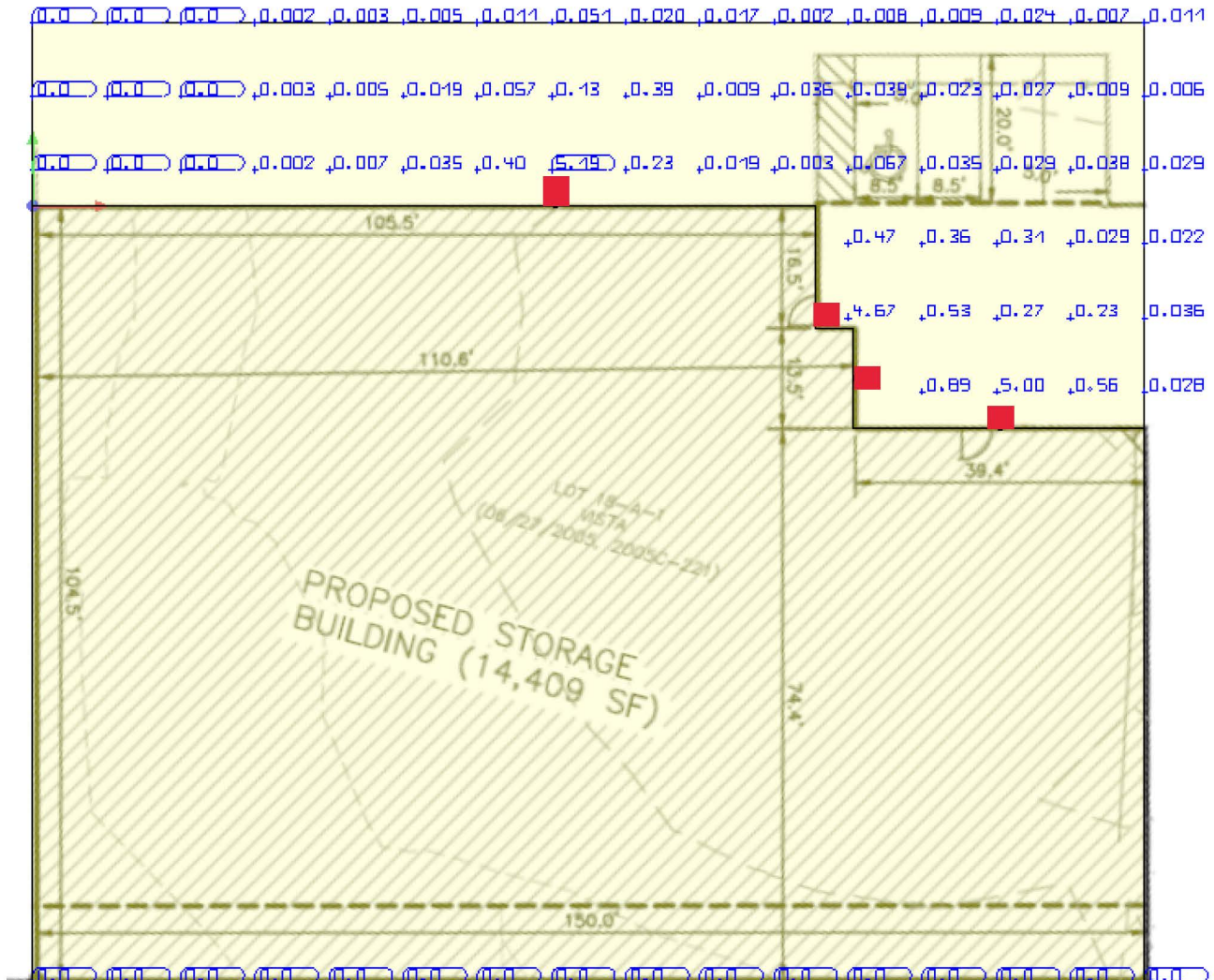
Luminaire Schedule

Quantity	Description	Lumens	Watts	Lumens Per Watt	Mfg	Model
4	Outdoor LED Wall Mount Light, 3000K	1450	45	32	Will	NF-WCS-45-30-xx-4M

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	Distribution	3000K, 70 CRI				
						Lumens	B	U	G	lm/W
NF-WCS-45 Tuned to 1450 Lumens	12	43.7	1	0.525	1S = Type I Short	5,060	2	0	2	116
					2M = Type II Medium	5,060	2	0	2	116
					3M = Type III Medium	5,000	1	0	1	114
					3W = Type III Wide	4,879	2	0	2	112
					4M = Type IV Medium	5,181	2	0	2	119
					5W = 150° Type V Square	5,361	3	0	1	122
					5M = 90° Type V Medium	5,422	3	0	1	123
					5N = 70° Type V Narrow	5,301	3	0	1	121
5VN = 30° Type V Very Narrow	4,277	3	0	1	142					



Photometric



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Interim Agreement Report








2026-03-13


Created:	2026-03-05
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAMFyFWSyOFrEc4qumuxpzfG-GYUZZKbmN


Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.


"PR-2024-011315_SP-2025-00072_Site Plan _ 12.03.2025_ Rt 6 6 self-storage_Page_01" History


-  Document created by Jacob Boylan (jboylan@cabq.gov)
2026-03-05 - 4:46:27 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2026-03-05 - 4:46:41 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2026-03-05 - 4:46:41 PM GMT
-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2026-03-05 - 4:46:41 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2026-03-05 - 4:46:42 PM GMT
-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
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-  Document emailed to Shahab Biazar (sbiazar@cabq.gov) for signature
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-  Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
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-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2026-03-05 - 4:57:01 PM GMT


-  Document e-signed by Ernest Armijo (earmijo@cabq.gov)
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-  Email viewed by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Email viewed by Whitney Phelan (wphelan@cabq.gov)
2026-03-05 - 11:01:05 PM GMT


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-  Email viewed by Shahab Biazar (sbiazar@cabq.gov)
2026-03-12 - 11:36:48 PM GMT

-  Email viewed by David Gutierrez (dggutierrez@abcwua.org)
2026-03-13 - 8:23:51 AM GMT

-  Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
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-  Document e-signed by Jay Rodenbeck (jrodenbeck@cabq.gov)
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