











PR-2025-020055_SP-2025-00025_Aproved_June-3rd-2025_SignatureSheet

Final Audit Report

2025-07-07

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By:	Jacob Boylan (jboylan@cabq.gov)
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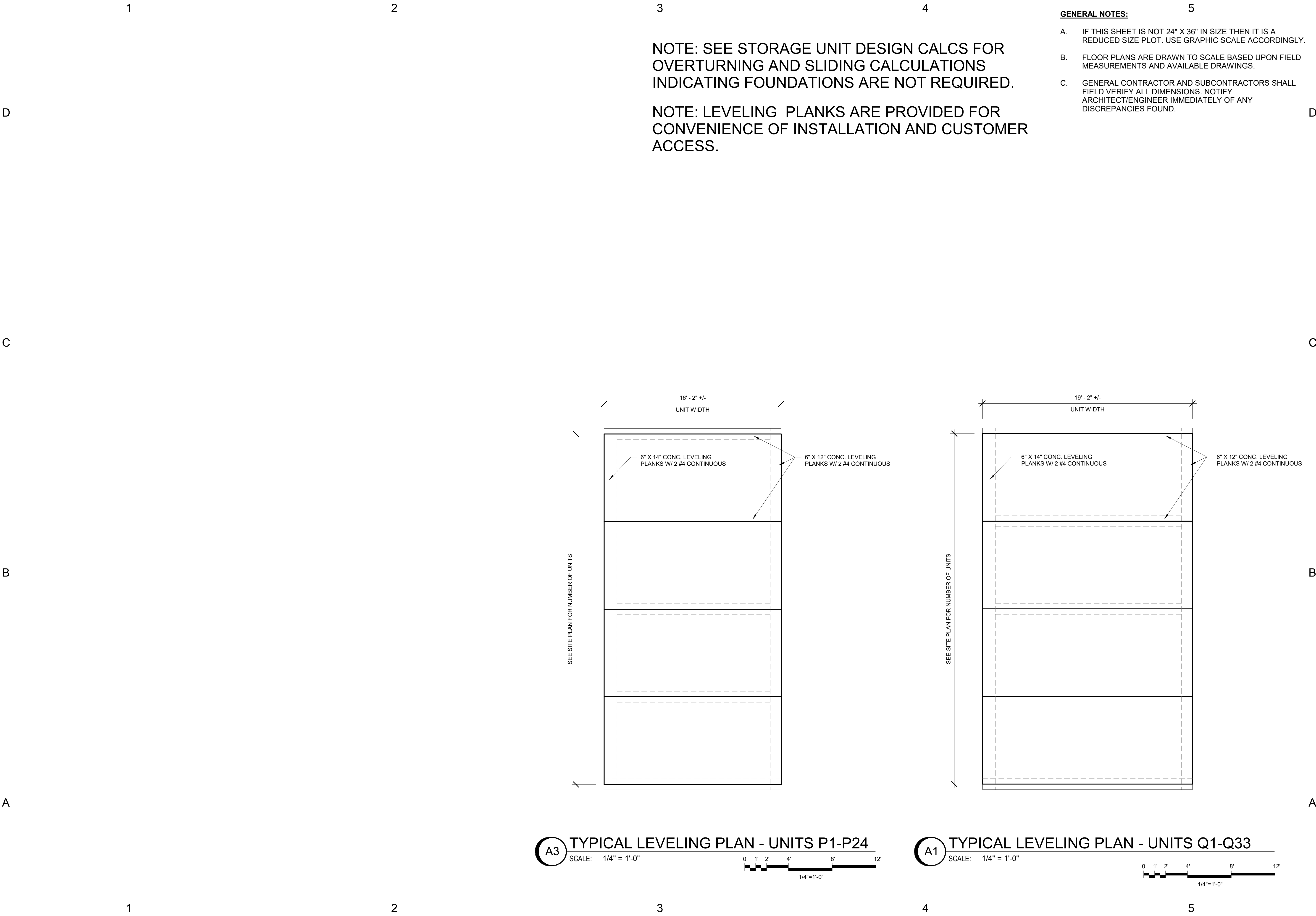
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- GENERAL NOTES:**
- A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
 - B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.
 - C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

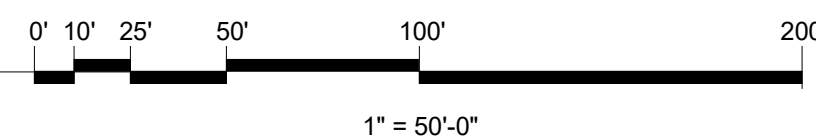


FEBRUARY, 2025


STORAGE CONTAINER UNITS
NORTH COORS SELF STORAGE FACILITY
615 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87121

ISSUE/REVISION		
No.	Description	Date
PROJECT NUMBER: Project Number		
CAD DWG FILE: DWL-NM_		
DRAWN BY: D. ROMERO		
CHECKED BY: D. SULLENS		
SHEET TITLE:		

CONTAINER LEVELING
PLAN
S 101
OF SHEET



The map displays a complex arrangement of lots and streets. Key streets include ATRISCO, MERIDIAN, COLSON, and ATRISCO BUSINESS PARK. Public facilities shown include the EARLY WISCONSIN CENTER, ATRISCO AIRPORT, and ATRISCO BUSINESS PARK. A yellow rectangular area is highlighted on the right side of the map, and a red line runs vertically through the center-right portion of the map.



IDO Zoning information as of May 17, 2017
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (ID

The map displays the study area with various protection overlays and landmarks. A legend on the right side of the map identifies the following features:

- Petroglyph National Monument (indicated by a yellow hatched pattern)
- Areas Outside of City Limits (indicated by a grey hatched pattern)
- Airport Protection Overlay (APO) (indicated by a purple outline)
- Character Protection Overlay (CPO) (indicated by a red outline)
- Historic Protection Overlay (HPO) (indicated by a blue outline)
- View Protection Overlay (VPO) (indicated by an orange outline)

The map also shows the location of the airport (indicated by a red square) and the city limits (indicated by a grey area). A scale bar at the bottom right indicates distances in feet (0, 250, 500, 1,000). A north arrow is located in the bottom right corner.

TCL

OF SHEET



FEBRUARY, 2025

**STORAGE CONTAINER UNITS
NORTH COORS SELF STORAGE FACILITY
615 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87121**

2/4/2023 2:30:21 PM

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2025

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, NM 87123

**RE: North Coors Self Storage
615 Coors Blvd NW
Permanent C.O. – Accepted
Engineer's Certification Date: 02/11/2025
Engineer's Stamp Date: 01/07/20
Hydrology File: J10D047**

Dear Mr. Burak:

PO Box 1293

Based on the Certification received 3/6/2025 and the site visit on 3/12/2025, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

NM 87103

www.cabq.gov

Sincerely,

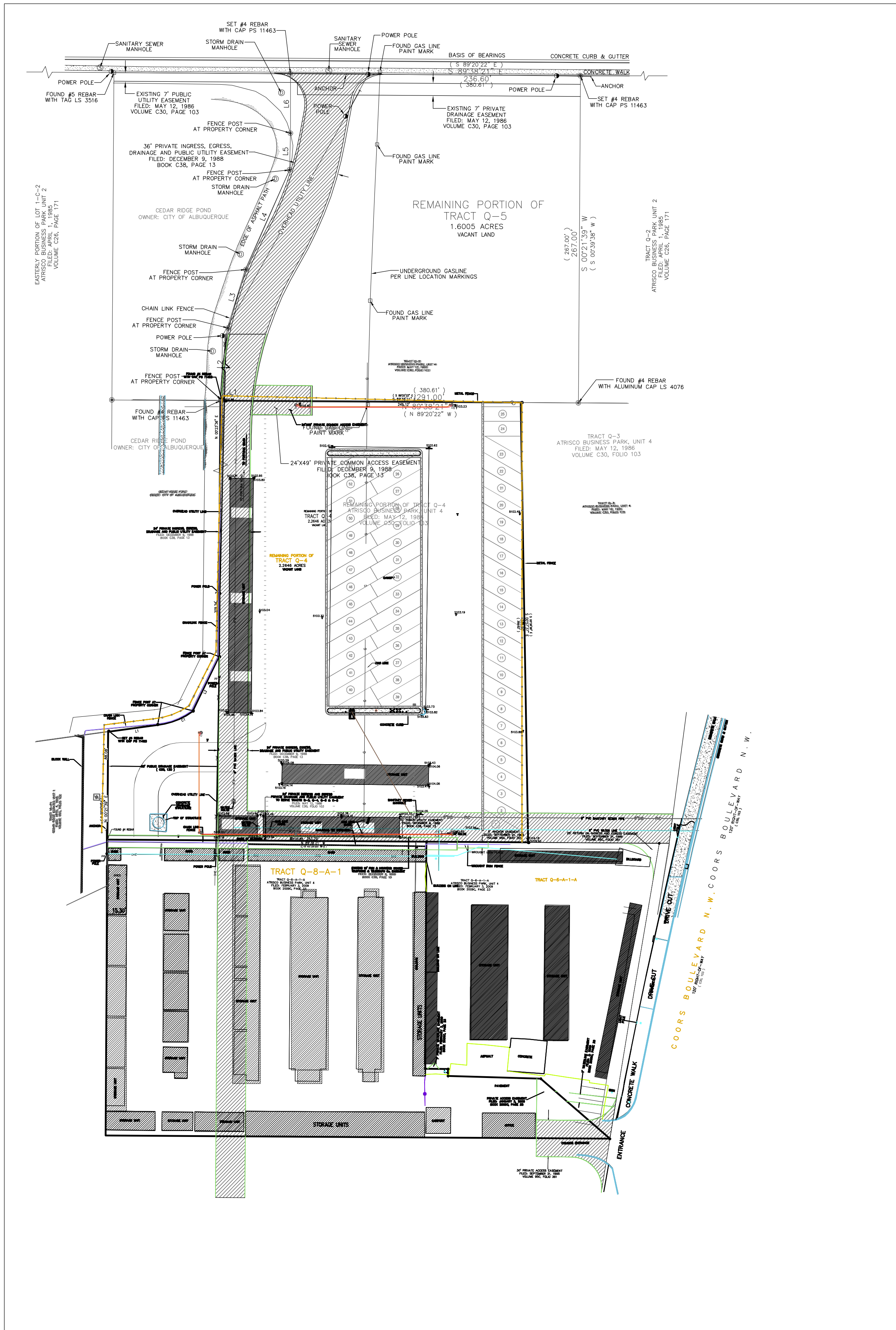
Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

D

C

B

A



Site Location - As shown by the Vicinity Map (Zone Atlas Map J-10), the proposed 2.2646 acre RV storage facility is located on a single parcel west of Coors Boulevard and south of Fortuna Road on Albuquerque's west side. At present, the site is undeveloped and drains roughly from south to north.

Legal Description - Portion of Tract Q-4, Atrisco Business Park Unit 4, City of Albuquerque, New Mexico.

Benchmark - Basis of elevation is from City of Albuquerque bench mark "23-J11" with elevation stamped 5,095.705 feet, NAVD 1988.

Flood Zone - As shown by Panel 329H of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for the City of Albuquerque, New Mexico, dated August 16, 2012, this site does not lie within a designated flood hazard zone.

Existing Conditions - Currently, the project site is relatively flat and drains from north to south across the fully developed property. Near the southwest portion, a 78-inch diameter RCP storm drain traverses through the site to discharge into the Cedar Ridge Pond. A single Type C 8-foot diameter storm drain manhole is on the property in this area. A large flat top concrete cover with inlet allows localized runoff to enter the storm drain. Almost all of the existing storage unit complex does drain to this inlet. Two other locations show that the storage unit complex discharges onto the subject property.

Proposed Grading - The Grading and Drainage Plan shows 1) historical and as-built grades indicated by spot elevations and contours; 2) the limit of existing and as-built improvements. The ensuing area will be graded and lined with gravel to flow south and west to the historical drainage outfall points within the existing storm drain system. All runoff is to be collected and contained within the subject property and discharged to the existing storm drain. To obtain a positive slope of at least one-half percent, the existing flat top concrete inlet was removed and replaced with a new grated manhole lid inlet. To provide delineation of the storage unit spaces, a 18-inch concrete estate curb is proposed along the entrances to each space. Two elevated concrete curb islands would be constructed to delineate the limits of the internal RV storage area.

Water and sewer are to be extended to existing facilities as shown on the Plan.

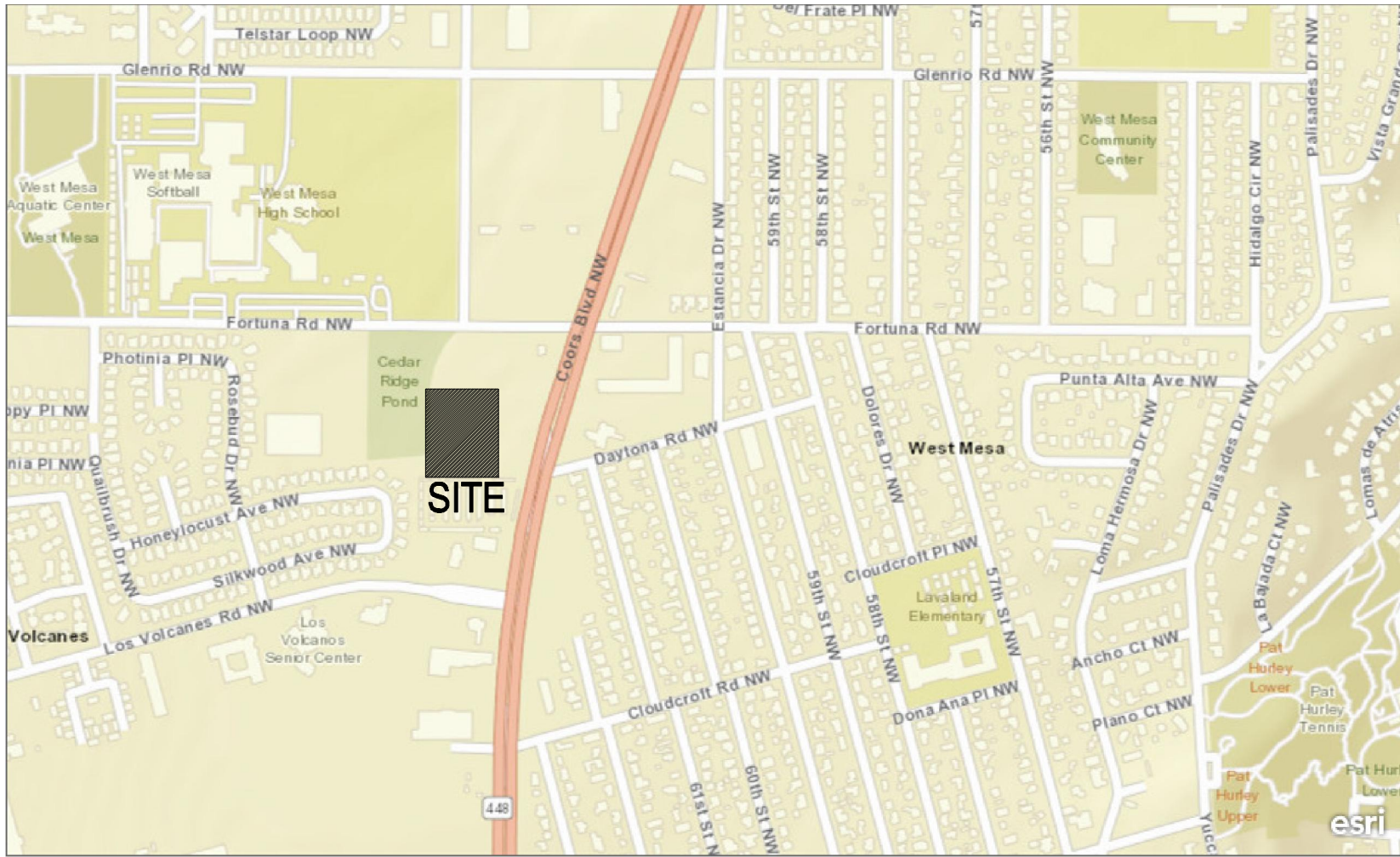
Hydrologic Methods - The drainage basin map shows three offsite and seven separate onsite subbasins A-H to assess peak flow rates at various points around the project site culminating at either the existing storm drain inlet. The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Chapter 6 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed improvements will result in an increase in runoff generated by the site. Downstream capacity is sufficient to carry the entire peak runoff generated by the design storm.

The subject property will increase the existing peak runoff by about three cubic feet per second as shown on the calculations assuming 100% treatment D for all offsite basins and treatment C for all onsite basins. A spreadsheet for Precipitation Zone 1 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each subbasin for existing and proposed fully developed conditions.

Erosion Control Measures - The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing. The contractor shall promptly lean 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 'Topsoil Disturbance Permits' prior to beginning construction.

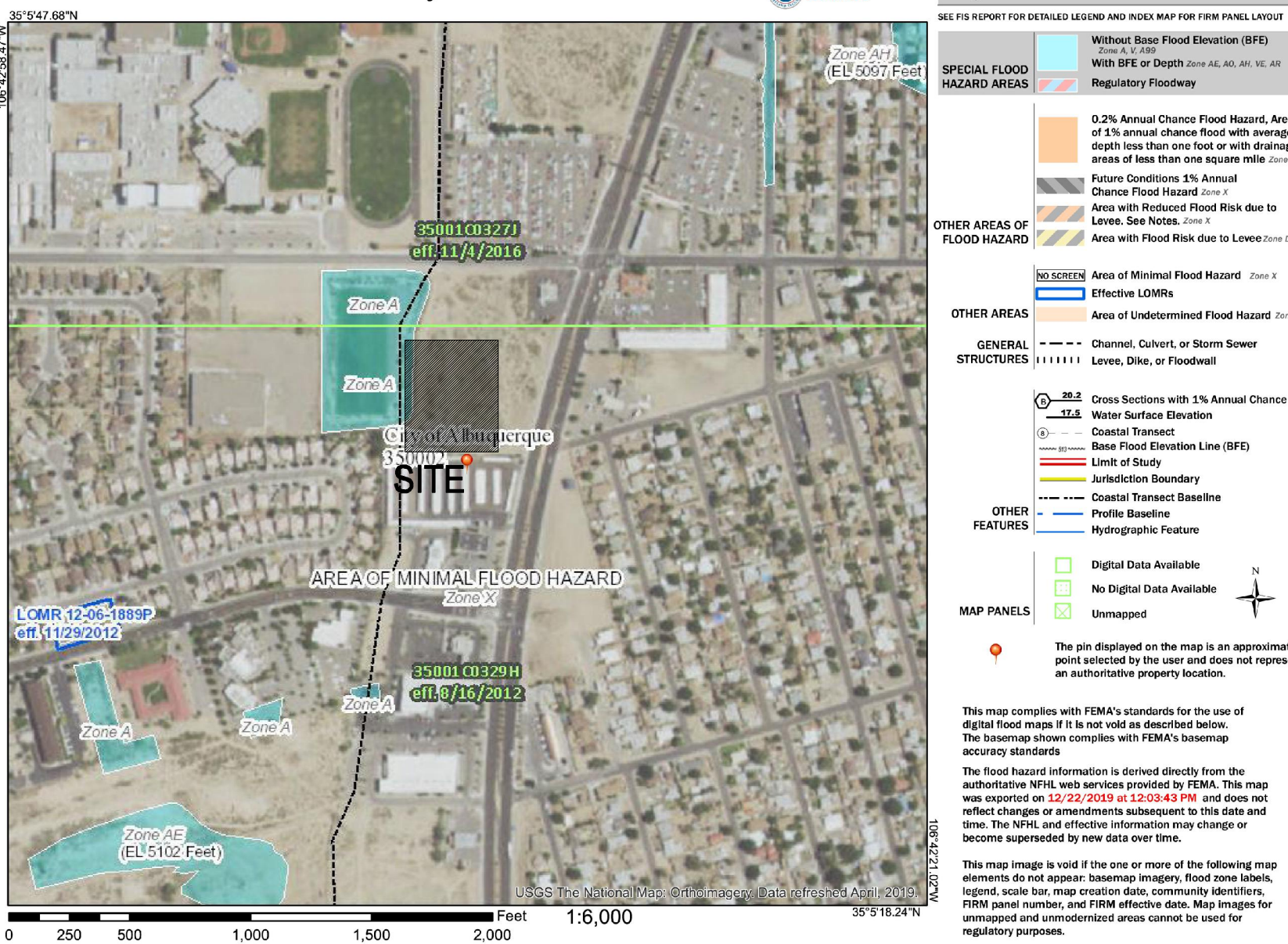
CONSTRUCTION NOTES:

- Two working days prior to any excavation, contractor must contact line locating service at 765-1234 for location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential 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 applicable federal, state, and local laws, rules and regulations concerning construction safety and health.
- All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque standards and procedures.
- If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete or may be obsolete by the time construction commences. The Engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, and makes no representation pertaining thereto, and assumes no responsibility or liability therefore. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is 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. In planning and conducting excavation, the contractor shall comply with the state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
- An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
- Maintenance of these facilities shall be the responsibility of the owner of the property served.

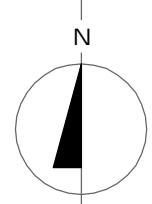


VICINITY MAP J-10Z

National Flood Hazard Layer FIRMette



FEMA FIRM 329H



Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, New Mexico, 87123
(505) 235-2256
mburak@comcast.net

**NORTH COORS
SELF STORAGE**
AS-BUILT CONDITIONS

Albuquerque New Mexico

NOTES / MAPS

C100

SHEET OF

Sheet No.

Weller Project No:

1803

Drawn By:

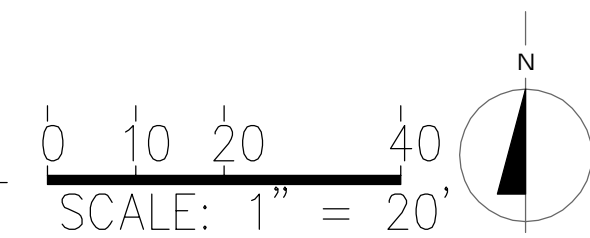
M. MEANS

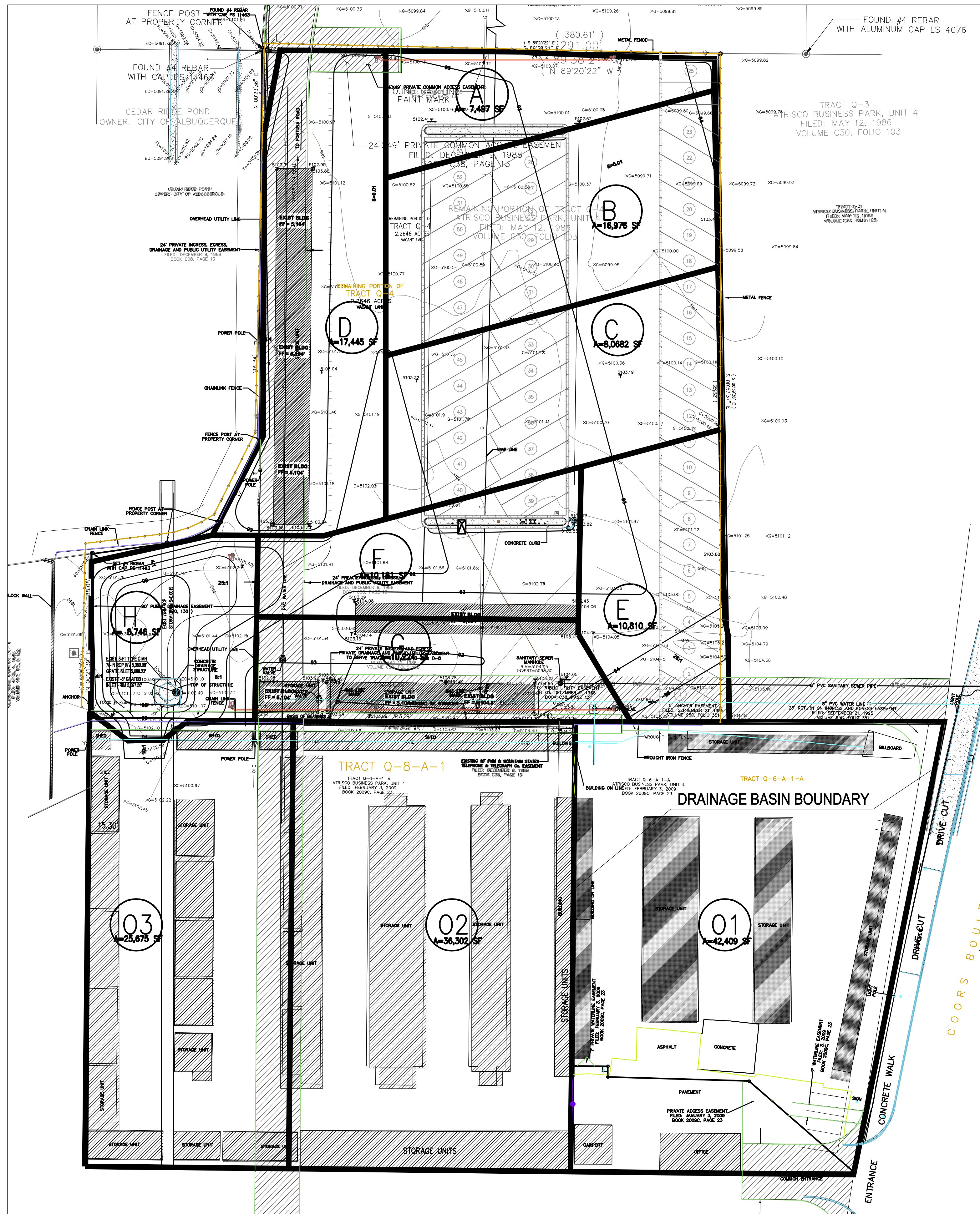
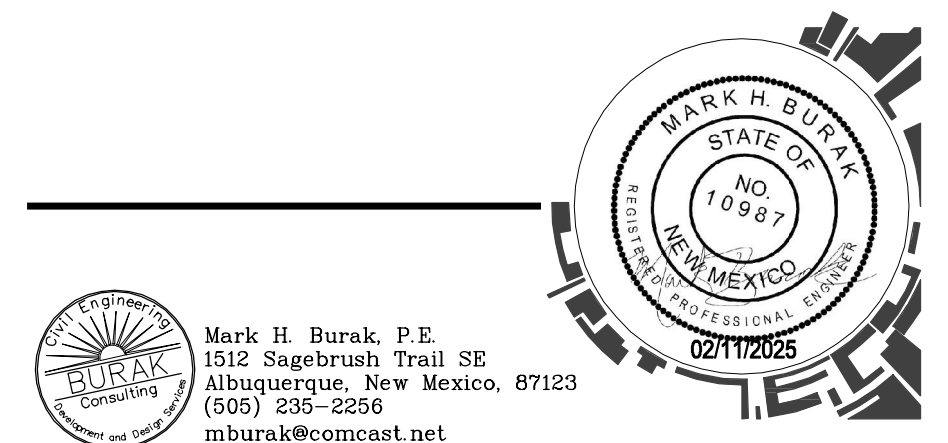
Checked By:

M. BURAK

Date:

02/11/2025



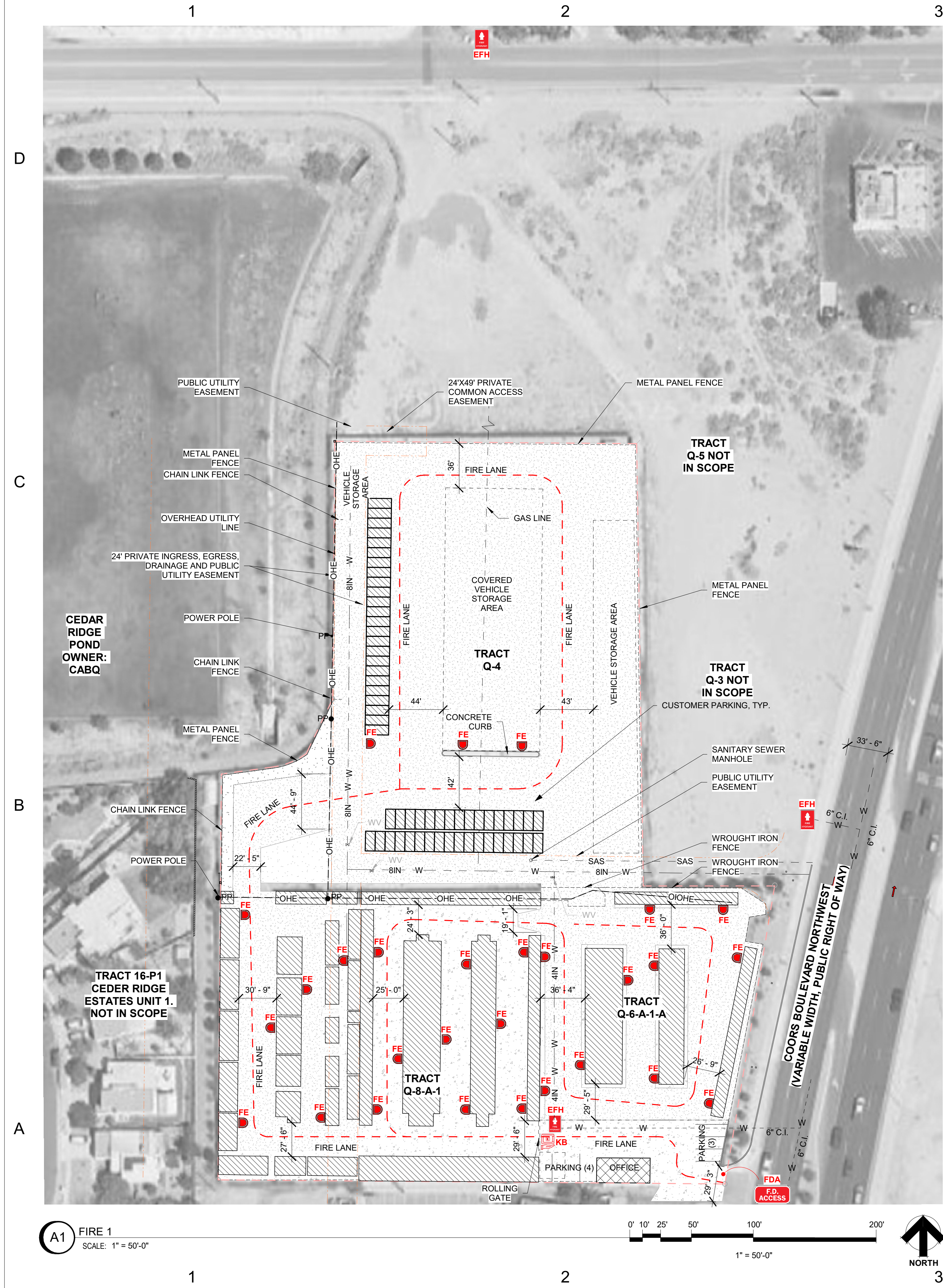
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Albuquerque New Mexico Date: 02/11/2025

HYDROLOGY

C102

OF



PROJECT DATA

PROJECT ADDRESS: 615 COORS BLVD NW ALBUQUERQUE, NM 87121
LEGAL DESCRIPTION: TR Q-6-A-1-A PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISCOBUSINESS PARK UNIT 4 CONT .8013 AC
UPC: 101005850016940316
PROPERTY CLASS: NON-RESIDENTIAL
IDO ZONE DISTRICT: NR-BP
CONSTRUCTION TYPE: IIB, MODULAR STORAGE CONTAINERS
NEW STORAGE AREA TOTAL: 8,202 SQ FT
FIRE FLOW CALCULATION AREA: 3,658 SQ FT
FIRE FLOW (GPM): 1,500
REQUIRED HYDRANTS: 1
HYDRANTS PROVIDED: 2
REQUIRED MINIMUM SPACING: 500 FT

FIRE 1 GENERAL NOTES

- 1. THE FIRE APPARATUS ACCESS ROAD TO BE USED IS COORS BLVD NW.
- 2. IT IS ASSUMED THAT THE FIRE APPARATUS ROADS WERE BUILT IN COMPLIANCE WITH THE CITY REGULATIONS WHEN BUILT.
- 3. THE ACCESS ROADS WHERE THE FIRE HYDRANTS ARE LOCATED HAVE A 21' WIDTH OR GREATER.
- 4. NO GRADES ON OR OFFSITE OR ADJACENT TO THE SITE HAVE GRADES >10%.
- 5. THE TURNING RADI ON THE FIRE ACCESS ROAD HAS RADIUS > 30'.
- 6. THE BUILDING IS A 3 STORY BUILDING AND > 40' IN HEIGHT.
- 7. APPROVED ACCESS ROUTE DRIVING SURFACE TO SUPPORT IMPOSED LOAD OF AT LEAST 75,000 LBS.

FIRE 1 LEGEND

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT LOCATION

SURFACE MOUNTED FIRE EXTINGUISHER

KNOX LOCK LOCATION

KNOX BOX LOCATION

FIRE DEPARTMENT ACCESS

FIRE DEPARTMENT ACCESS

NCCS CODE REVIEW

LOT Q4 ATRISCO BUSINESS PARK UNIT 4 MAP J-10
ZONING: NR-BP COORS BLVD CPO-2 UC-MS-PT
SPECIAL EXCEPTION NO. VA-2019-00168, PROJECT NO. 2019-002386 DECISION 07-03-2019

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE; 2021 NEW MEXICO BUILDING CODE
2017 ICC ANSI 117.1
2015 INTERNATIONAL FIRE CODE
2021 IECC
2021 UPC; NEW MEXICO PLUMBING CODE
2021 UMC; 2021 NEW MEXICO MECHANICAL CODE
2020 NEC; 2020 NEW MEXICO ELECTRICAL CODE
2024 UNIFORM ADMINISTRATIVE CODE
2021 NEW MEXICO EXISTING BUILDING CODE

EXISTING STORAGE FACILITY - ADDITION OF (57) NEW MODULAR METAL STORAGE CONTRAINER UNITS
IN (4) BUILDING GROUPS ON A PRE DEVELOPED SITE FOR OUTSIDE VEHICLE STORAGE AT AN EXISTING STORAGE FACILITY. SEE SITE PLAN.

SEISMIC CLASSIFICATION C

1. CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE
SECTION 311 STORAGE GROUP S
311.2 MODERATE-HAZARD STORAGE, GROUP S-1: SELF-SERVICE STORAGE FACILITY (MINI-STORAGE)

2. CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
GROUP S, NOT SPRINKLERED, IIB = 55 FT
ACTUAL STORAGE UNIT HEIGHT = 9 FT

GENERAL NOTES:

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- C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

NCCS CODE REVIEW (CONT.)

SECTION 506 BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR
OCCUPANCY S-, NOT SPRINKLERED, IIB = 17,500 SQ. FT.
ACTUAL STORAGE UNIT AREA PER UNIT = 150 SQ. FT.
TOTAL NEW STORAGE UNIT AREA COMBINED = 8,202 SQ. FT.

3. CHAPTER 6 TYPES OF CONSTRUCTION
SECTION 601 GENERAL
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
CONSTRUCTION TYPE IIB,
STRUCTURAL FRAME = 0 HOURS
BEARING WALLS = 0 HOURS
NON-BEARING WALLS = 0 HOURS
ROOF CONSTRUCTION = 0 HOURS
NO AREA SEPARATION REQUIRED

4. CHAPTER 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
ACCESSORY STORAGE AREAS, 300 GROSS

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY S-1, NS OL<30
MAXIMUM OCCUPANT LOAD = 49
MAXIMUM ETD = 75 FT
ACTUAL OCCUPANT LOAD = 1
ACTUAL ETD = < 20 FT
STORAGE CONTAINERS ARE NOT REGULARLY OCCUPIED SPACES AND OPEN DIRECTLY TO THE OUTSIDE.

5. CHAPTER 29 PLUMBING SYSTEMS
SECTION 2902 MINIMUM PLUMBING FACILITIES
2902.1 PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER AS SHOWN IN TABLE 2902.1 BASED UPON THE ACTUAL USE OF THE BUILDING OR SPACES. USES NOT SHOWN IN TABLE 2902.1 SHALL BE CONSIDERED INDIVIDUALLY BY THE CODE OFFICIAL.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
CLASSIFICATION STORAGE, LOW AND MODERATE HAZARD STORAGE

WATER CLOSETS	1 PER 100 REQUIRED
LAVATORIES	1 PER 100 REQUIRED
DRINKING FOUNTAINS	1 PER 1,000 REQUIRED
SERVICE SINK	1 SERVICE SINK REQUIRED

WATER CLOSETS	2 PROVIDED (2 EXISTING)
LAVATORIES	2 PROVIDED (2 EXISTING)
DRINKING FOUNTAINS	1 PROVIDED (1 EXISTING)
SERVICE SINK	1 PROVIDED (1 EXISTING)

2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES.
FOR STRUCTURES AND TENANT SPACES INTENDED FOR PUBLIC UTILIZATION, CUSTOMERS, PATRONS AND VISITORS SHALL BE PROVIDED WITH PUBLIC TOILET FACILITIES. EMPLOYEES ASSOCIATED WITH STRUCTURES AND TENANT SPACES SHALL BE PROVIDED WITH TOILET FACILITIES. THE NUMBER OF PLUMBING FIXTURES LOCATED WITHIN THE REQUIRED TOILET FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2902 FOR ALL USERS. EMPLOYEE TOILET FACILITIES SHALL BE EITHER SEPARATE OR COMBINED EMPLOYEE AND PUBLIC TOILET FACILITIES.

EXCEPTION:
1. PARKING GARAGES WHERE OPERATED WITHOUT PARKING ATTENDANTS.
2. STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICKUP AND DROP-OFF, HAVING A PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 300 SQUARE FEET.
PUBLIC ACCESS AREA IS LESS THAN 300 SQUARE FEET FOR THIS PROJECT. CUSTOMER OFFICE AREA IS 96 SQUARE FEET. STORAGE UNIT IS 154 SQUARE FEET MAXIMUM.

ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: 25-023514
APPROVED DATE: 05/23/2025
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1750

DWL ARCHITECTS & PLANNERS, INC. OF NM
202 CENTRAL AVE. S.E.
EAST COURTYARD
ALBUQUERQUE,
NEW MEXICO, 87102
PH (505) 242-6202
FAX (505) 242-4159
W.EASTMAN@DWLNM.COM



JANUARY, 2025

STORAGE CONTAINER UNITS
NORTH COORS SELF STORAGE FACILITY
615 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87121

ISSUE/REVISION		
No.	Description	Date
1	DFT COMMENTS	5/20/2025

PROJECT NUMBER:
Project Number

CAD DWG FILE:
DWL-NM_

DRAWN BY:
K. BACA

CHECKED BY:
D. ROMERO

SHEET TITLE:

CABQ FIRE 1 PLAN

FIRE 1

OF SHEET