



PLAN SNAPSHOT REPORT SP-2025-00025 FOR CITY OF ALBUQUERQUE

Plan Type: Site Plan **Project:** 615 Coors Blvd NW (PR-2025-020055) **App Date:** 04/10/2025

Work Class: Administrative DFT **District:** City of Albuquerque **Exp Date:** 04/09/2028

Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED

Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**

Description: Major amendment to existing pre-IDO site plan (Site Plan - DRB) for the North Coors Self Storage Facility (outdoor self storage facility). Entire Site is 3 parcels Q-4, Q-8-A-1, and Q-6-A-1-A. Change requiring amendment is only on parcel Q-4. Parcel Q-4 was previously approved for outdoor vehicle storage. Amendment required for the addition of 57 new modular metal storage containers, each 148 SF. New storage containers have no connection to electrical, domestic water, storm sewer, or gas utilities. All site utilities are existing and previously approved. Amendment is retroactive as containers were installed during COVID 2020. Building permit application is in process under BP-2024-29698.

Parcel: 101005848319740313	Address: 623 Coors Blvd Nw Albuquerque, NM 87121	Zone:
101005847916940315		
101005850016940316 Main	615 Coors Blvd Nw B Albuquerque, NM 87121	
	615 Coors Blvd Nw Main Albuquerque, NM 87121	

Owner JOHN BATTAGLIA 5202 VALLE VISTA NW ALBUQUERQUE, NM 87120 Business: (505) 306-8515	Applicant Dillon K Romero 202 Central Ave. SE East Courtyard East Courtyard Albuquerque, NM 87102 Business: (505) 242-6202	Applicant Willard L Eastman 202 Central Ave SE Albuquerque, NM 87102 Business: (505) 242-6202
--	--	--

Plan Custom Fields

Existing Project Number1004725 BP-2024-29698 BP-2020-02162 PR-2019-002386 VA-2019-00168 14DRB-70413 06DRB-70413	Existing Zoning NR-BP - Non-Residential - Business Park	Number of Existing Lots3
Total Area of Site in Acres 4.67	Site Location Between Coors Blvd NW between Streets Los Volcanes and Fortuna	Case History 1004725 BP-2024-29698 BP-2020-02162 PR-2019-002386 VA-2019-00168 14DRB-70413 06DRB-70413
Number of Signs 1	Building Size (Sq. Ft.) 8202	Total Number of Dwelling Units 0
Lot and/or Tract Number Q6A1A	Total Gross Square Footage5 8202	Block Number 0000
Subdivision Name and/or Unit Number ATRISCO BUSINESS PARK UNIT 4	Legal Description TR Q-6-A-1-A PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISCOBUSINESS PARI UNIT 4 CONT .8013 AC	Existing Zone District NR-BP
Zone Atlas Page(s) J-10	Acreage 0.8013	Calculated Acreage 0.802836
Council District 1	Community Planning Area(s) Southwest Mesa	Development Area(s) Change
Current Land Use(s) 04 Commercial Services	Character Protection Coors Boulevard – CPO-2 Overlay	Corridor Type Major Transit (MT) Area

PLAN SNAPSHOT REPORT (SP-2025-00025)

IDO Use Development Standards Name	Coors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Pre-IDO Zoning District SU-1	
Pre-IDO Zoning Description	PLANNED INDUST PARK	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Are you asking for a deviation?	No	Total Gross Square Footage3	0	Total Gross Square Footage4	0
Credit Multiplier6	2	Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4
Spaces Credited Towards Minimum Required	0	Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0
Credit Multiplier2	4	Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1
Spaces Credited Towards Minimum Required2	0	Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0
Total Gross Square Footage	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Willard_Eastman_4/10/2025.j pg	04/10/2025 11:23	Eastman, Willard		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Posted Sign Fee	\$10.00	\$0.00
	Technology Fee	\$36.40	\$0.00
	Site Plan Administrative Application Fee	\$385.00	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Published Notice Fee	\$75.00	\$0.00
Total for Invoice NOT INVOICED		\$556.40	\$0.00
Grand Total for Plan		\$556.40	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			04/24/2025 10:05
Application Intake v.1		04/24/2025 10:07	
Check for Threshold and Assign Case v.1	Generic Action		04/24/2025 10:06
Associate Project Number v.1	Generic Action		04/24/2025 10:07
Screen for Completeness v.1	Generic Action		04/24/2025 10:07
Sign Posting v.1	Generic Action		
Verify Payment v.1	Generic Action		
Application Review v.1			
DFT Meeting v.1	Hold Meeting		
Site Plan Administrative Application DFT v.1	Receive Submittal		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Add in Conditions of Approval v.1	Generic Action		
Linked Applications v.1			



Dillon K. Romero, AIA

March 31, 2025

Jay Rodenbeck, DFT
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

Re: Justification Letter
1004725 BP-2024-29698
615 Coors Blvd NW
Albuquerque, New Mexico 87121

Mr. Rodenbeck

I am writing to you on behalf of Mr. John Battaglia, owner of the North Coors Self Storage Facility located at 615 Coors Blvd NW. We are in the process of permit application BP-2024-29698 for the addition of (57) new modular metal storage containers to the existing site. The site case history is as follows:

1004725, BP-2020-02162, PR-2019-002386, VA-2019-00168, 14DRB-70413, 06DRB-00429

We are respectfully requesting a major amendment for site plan 14DRB-70413 via a Site Plan Administrative – DFT review process as this site plan predates the IDO.

The North Coors Self Storage Facility is an existing outdoor self-storage facility located on Coors Blvd NW between Fortuna Rd NW and Los Volcanes Rd NW. The existing facility is comprised of tracts Q-4, Q-8-A-1, and Q-6-A-1-A (total 4.67 AC). The changes which require major amendment are located on tract Q-4. There are no changes to the existing conditions on tracts Q-8-A-1 or Q-6-A-1-A. This administrative amendment request proposes no change to the access, ingress, or egress to the site.

This administrative amendment is for the addition of (57) new modular metal storage containers for outdoor use. These new storage containers will replace a portion of the previously approved area for outdoor vehicle storage (PR-2019-002386) on parcel Q-4. The addition of these storage containers does not change or impact the existing site circulation, and both a Fire 1 Plan and Traffic Circulation Layout have been approved for this change under BP-2024-29698. The new storage containers do not require utility connection and there will be no change to existing utilities, gas, electric, domestic water, sanitary sewer, or storm sewer. A grading and drainage plan has been approved for the addition of these new storage containers under BP-2024-29698 (J10D047_PERM_CO_APPR).

These modular metal storage containers do not require a foundation, as stamped by a New Mexico licensed engineer, but are situated on concrete leveling planks as a convenience to the owner. The leveling plank stamped structural drawings have been submitted to the city under BP-2024-29698.



Dillon K. Romero, AIA

The existing site development for parcel Q-4 (BP-2020-02162) is comprised entirely of permeable paving (basecourse) for site circulation, and graveled landscaped areas with existing planted southwestern species vegetation. The entirety of parcel Q-4 is screened with an opaque metal panel fence, in accordance with the conditional requirement for outdoor vehicle storage under VA-2019-00168. Because of this tan opaque fence, the (57) new modular metal storage containers are not visible from the street. Site lighting is existing to remain and was approved under BP-2020-02162.

The new modular metal storage containers are each 96" in height and 96" in width. There are two variations of length for the units. Units Q1-33 are 16 feet long and units P1-24 are 19' long. The storage containers are of a type IIB non combustible construction and the fire area has been approved by the Fire Marshal's Office. As reflected under the approved Fire 1 plan, inclusive of the new storage containers, the existing fire hydrant is sufficient for the total of the site, inclusive of the new fire area.

Parking calculations are provided on the submitted site plan and are in compliance with IDO standards. Site circulation and placement of the storage containers provides direct access to the storage containers from a customer's vehicle. The nature of interaction with customers at this outdoor self-storage facility is that the customers may access the site and drive directly to their leased storage unit, where due to oversized site circulation driveways, they may park in front of their storage unit to load and unload their stored items without impacting site circulation for other customers. Existing parking and ADA parking for the self-storage office, outdoor vehicle storage, and self-storage is unchanged and existing to remain as the existing parking count is sufficient for the total site per the IDO.

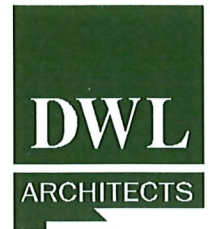
We respectfully request the approval of an Administrative Amendment to this existing pre-IDO site plan for 615 Coors Blvd. NW. Please do not hesitate to contact me with any questions or concerns you may have. We sincerely appreciate your consideration of this request.

Respectfully,

DWL Architects & Planners

A handwritten signature in blue ink, appearing to read "Dillon K. Romero".

Dillon K. Romero, AIA NCARB NOMA
Architect



Dillon K. Romero, AIA

John Battaglia, Owner
North Coors Self Storage Facility
615 Coors Blvd NW
Albuquerque, New Mexico 87121

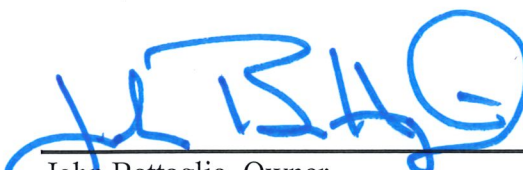
Letter of Authorization

To whom it may concern,

This letter is to recognize that North Coors Self Storage, located at 615 Coors Blvd NW, authorizes as *Agent*, DWL Architects & Planners, Inc. of New Mexico (DWL|NM) to handle administrative and professional matters regarding the city approvals, permitting, and amendments regarding the addition of (57) new modular metal storage containers on the existing developed site.

As *Agent*, DWL|NM is authorized to communicate and execute duties with 3rd parties, including but not limited to, the City of Albuquerque Planning Department, City of Albuquerque Fire Marshal's Office, and other official regulating agencies on behalf of North Coors Self Storage and John Battaglia.

This agency shall expire upon completion of the contract and receipt of the building permit.



John Battaglia, Owner
North Coors Self Storage

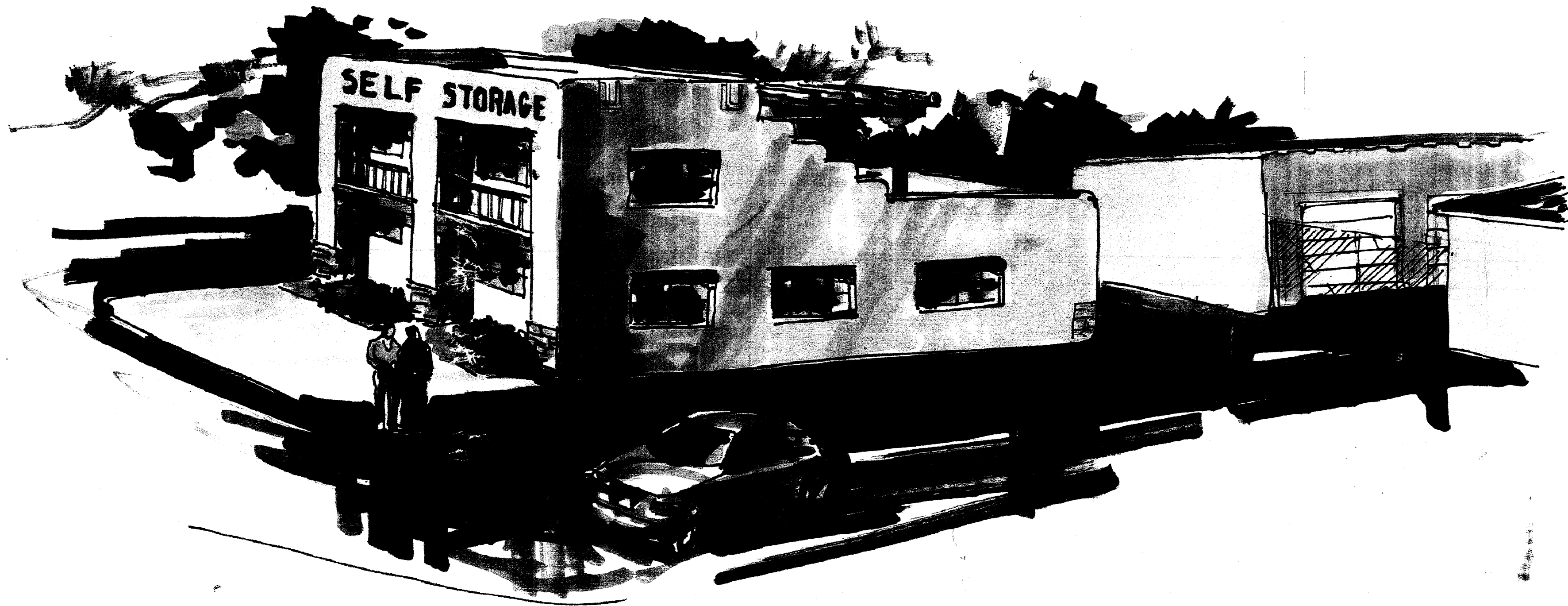
4-23-25
Date



Dillon K. Romero, AIA
DWL Architects & Planners, Inc. of NM

4-23-25
Date

WATER WORLD CARWASH AND STORAGE



ALBUQUERQUE, NEW MEXICO

INDEX OF DRAWINGS

CIVIL

- C-1 SITE PLAN
- C-2 SITE DETAILS
- C-3 GRADING AND DRAINAGE
- LS-1 LANDSCAPING PLAN

STRUCTURAL

- S-1 FOUNDATION PLAN
- S-2 FOUNDATION/ROOF/ROOF FRAME/2ND FLOOR PLAN/FOUNDATION DETAILS
- S-3 STRUCTURAL NOTES

ARCHITECTURAL

- A-10 FIRST AND SECOND FLOOR PLAN
- A-20 ROOM FINISH/DOOR SCHEDULE/RCF
- A-30 BUILDING ELEVATIONS
- A-40 BUILDING ELEVATIONS
- A-50 BUILDING SECTIONS

ELECTRICAL

- E-1 ELECTRICAL NOTES AND LEGEND
- E-2 ELECTRICAL SITE PLAN
- E-3 POWER AND LIGHTING PLAN

MECHANICAL

- M-1 MECHANICAL PLAN/NOTES

PROJECT DATA:

CONSTRUCTION TYPE:	V-B, TABLE 503, B (OFFICE),
AND CLASSIFICATION:	R-2 (APARTMENT), S-2, (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA:	TABLE 503
SQUARE FOOTAGE:	2 STORY, 7,000 S.F.
	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.

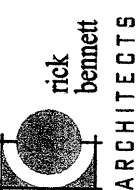
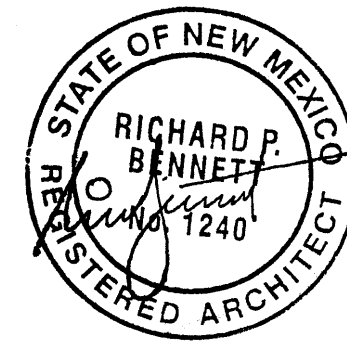
WATER WORLD CARWASH - STORAGE

COVER SHEET

ALBUQUERQUE, NM

PROJECT #0542

REVISION DATE



1104 Park Avenue SW · Albuquerque, New Mexico 87102
(505) 242-1839 · Fax: (505) 242-6639 · info@rba1.com

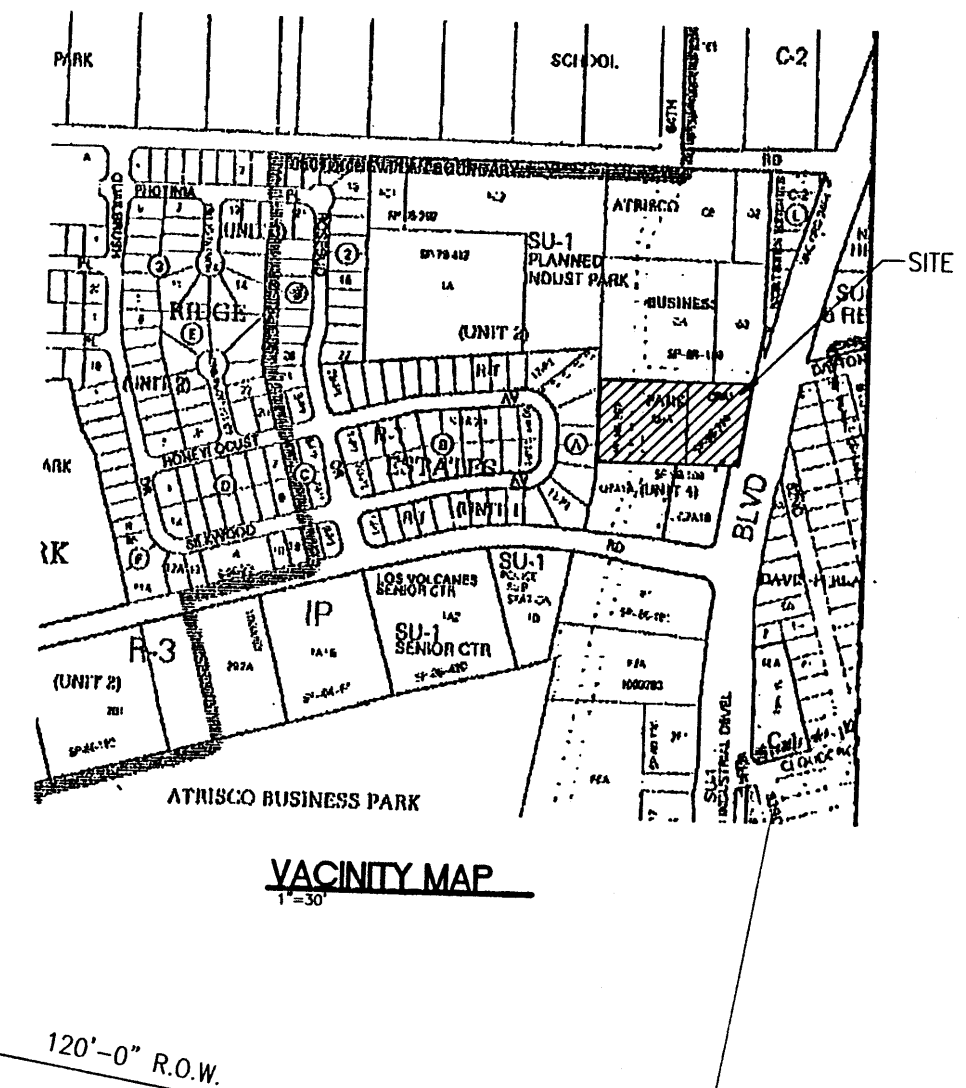
DATE

05-31-2006

SHEET NUMBER

CVR

PROJECT# 1004725



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 LS. (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 1.412 AC +/- /82,779 SQ. FT +

- TR Q-6-A-1 PLAT OF TRS 1.461 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.

REVISION DATE
04-13-06

STATE OF NEW MEXICO
REGISTERED ARCHITECT
RICHARD P. BENNETT
No. 1240

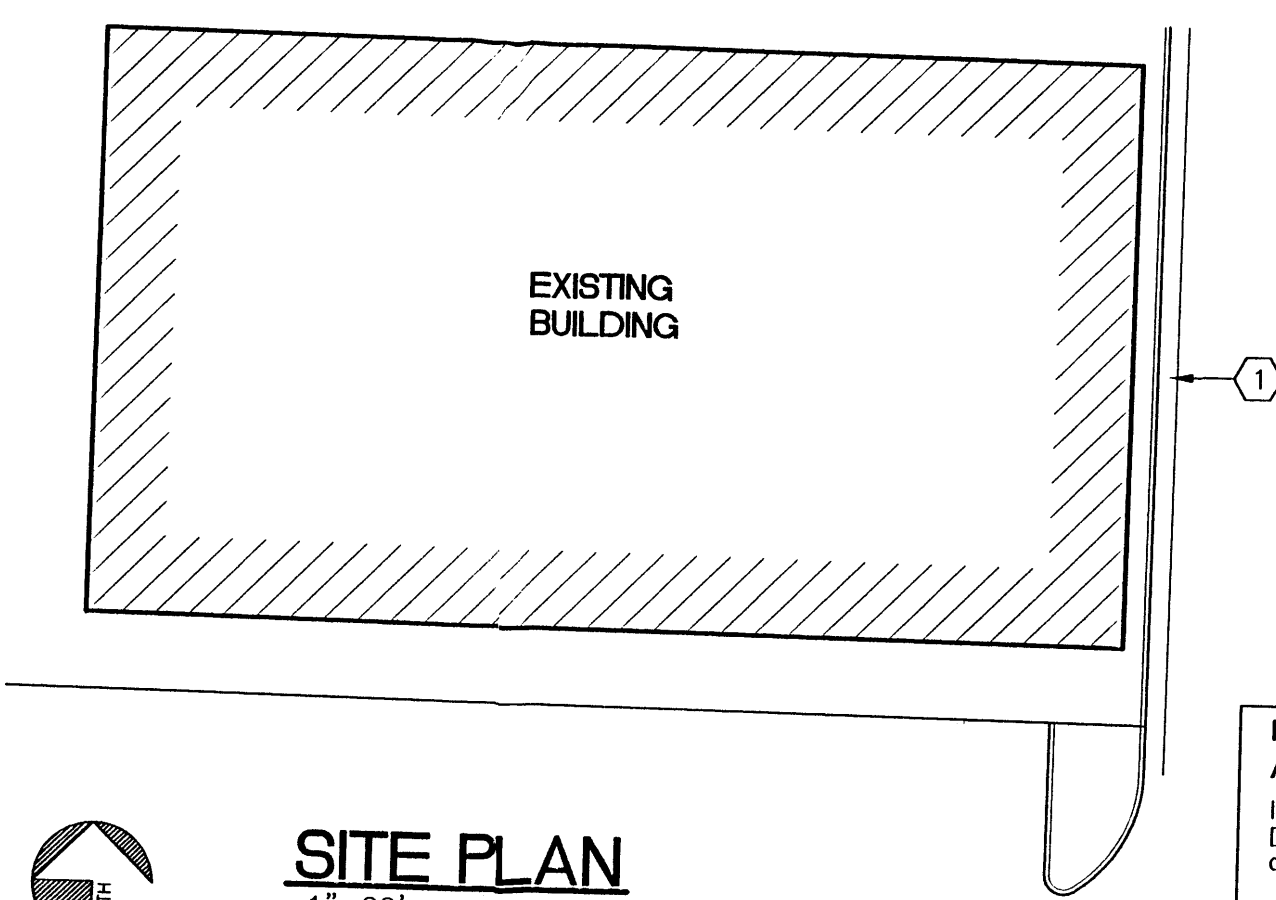
JUN 12 2006

**rick
bennett**
ARCHITECTS

DATE
02-02-2006

SHEET NUMBER

C-1

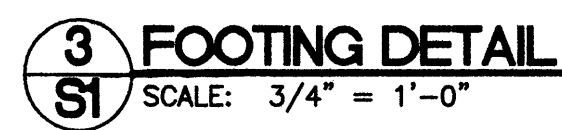
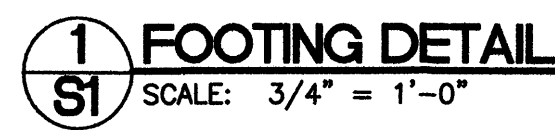


SITE PLAN
1"=20'

BAR SCALE
10' 0 20' 40'
(IN FEET)

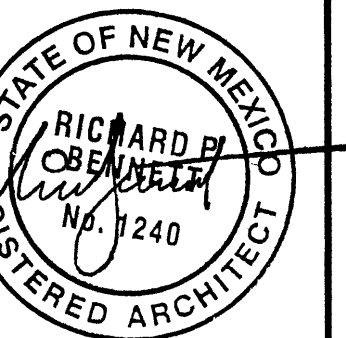
6.01.06
Date
4.26.06
Date
4/26/06
Date
4/26/06
Date
Date
4/17/06
Date
6/09/06
Date

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT.
5. CONCRETE SIDEWALK.
6. CMU FENCE WITH CMU PILASTERS
AT 10'-0" O.C., TYPICAL
7. 6" RAISED CURB, TYPICAL.
8. 2'-0" RADIUS, TYPICAL.
9. PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
10. PAINTED HC. SYMBL WITH PER C.O.A. STANDARDS.
11. PAINTED HC. ACCESSIBLE STRIPE ASLE, PER C.O.A. STANDARDS.
12. HC. ACCESSIBLE CURB RAMP, TYPICAL.
13. PARKING SIGNAGE, TYPICAL.
14. 25' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
15. 25' LONG WROUGHT IRON SLIDING GATE.
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. 6" HIGH CHAIN LINK FENCE (FUTURE EXPANSION IN R/W)
18. EXISTING MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
19. EXISTING VACUUM ISLAND
20. EXISTING TREE/LANDSCAPING.
21. EXISTING ADVERTISEMENT SIGN.
22. EXISTING CON OPERATED AIR COMPRESSOR.
23. SHIELDED WALL, 12" CONC, LIGHT FIXTURE.
24. FIRE EXTINGUISHER 210-BC VERY 75'
25. KNOX-BOB PURCHASED AND INSTALLED BY OWNER
FOR FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL
PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION
BY FIRE DEPT.
26. NEW FIRE PRIVATE HYDRANT.
27. NEW GATE KEY PAD.



1. ALL CONC. TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. SEE DETAILS FOR FOOTING DIMENSIONS.
3. ADD MIX PER UBC 2602.
4. CONCRETE TO BE 4" MONOLITHIC SLAB OVER COMPACTED FILL.

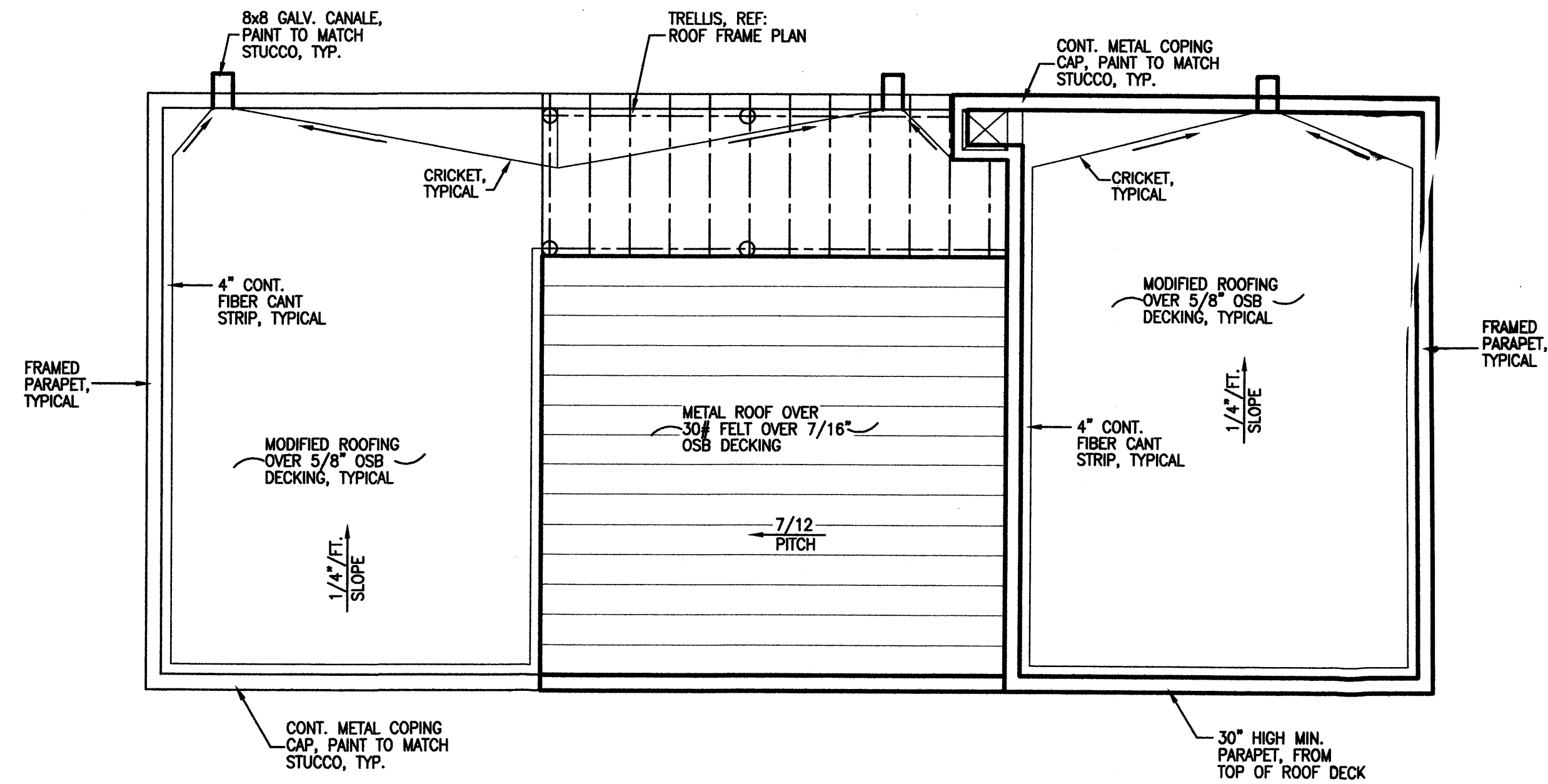
REVISION DATE



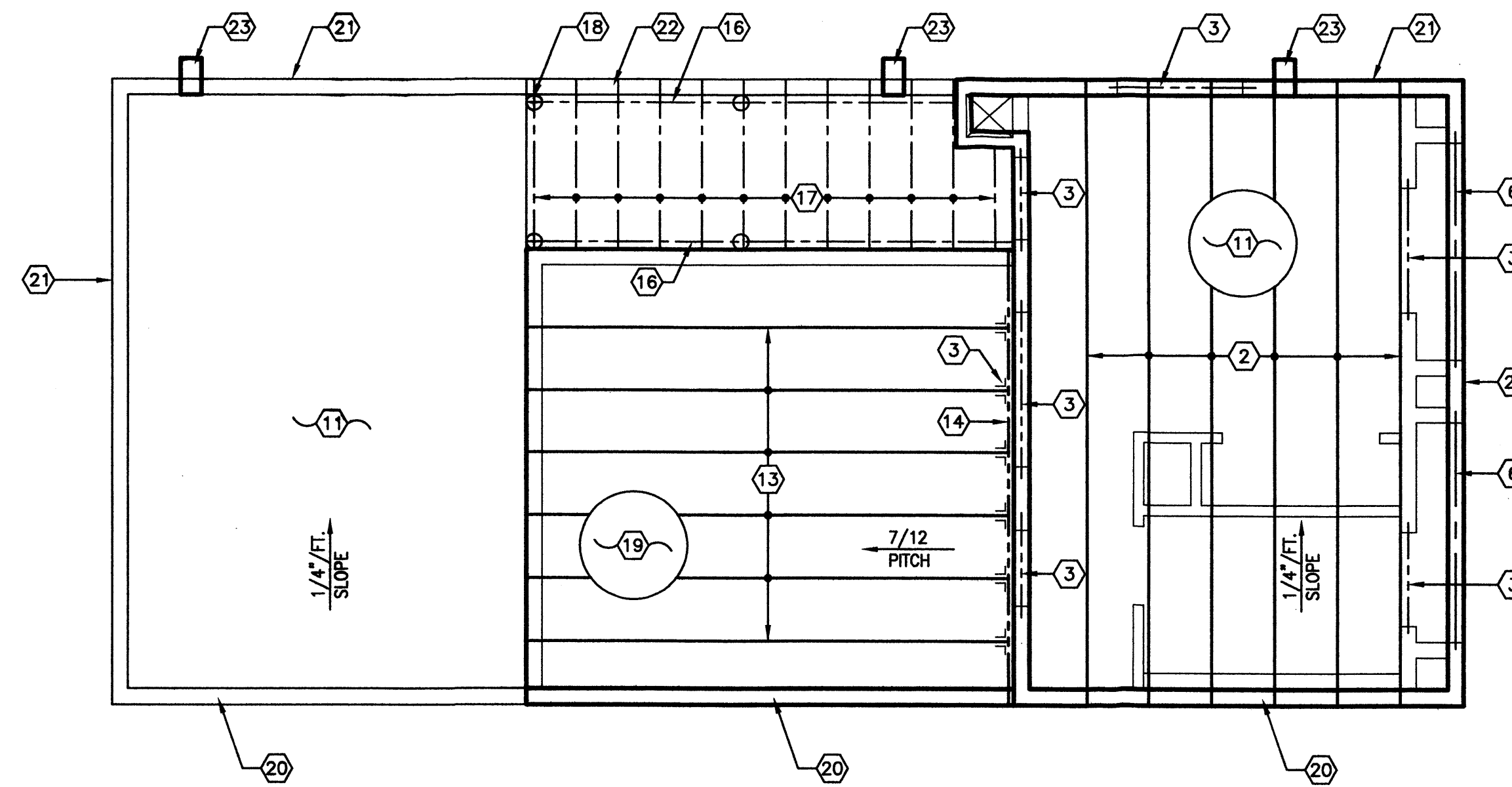
05-31-2006

HEET NUMBER

3-1



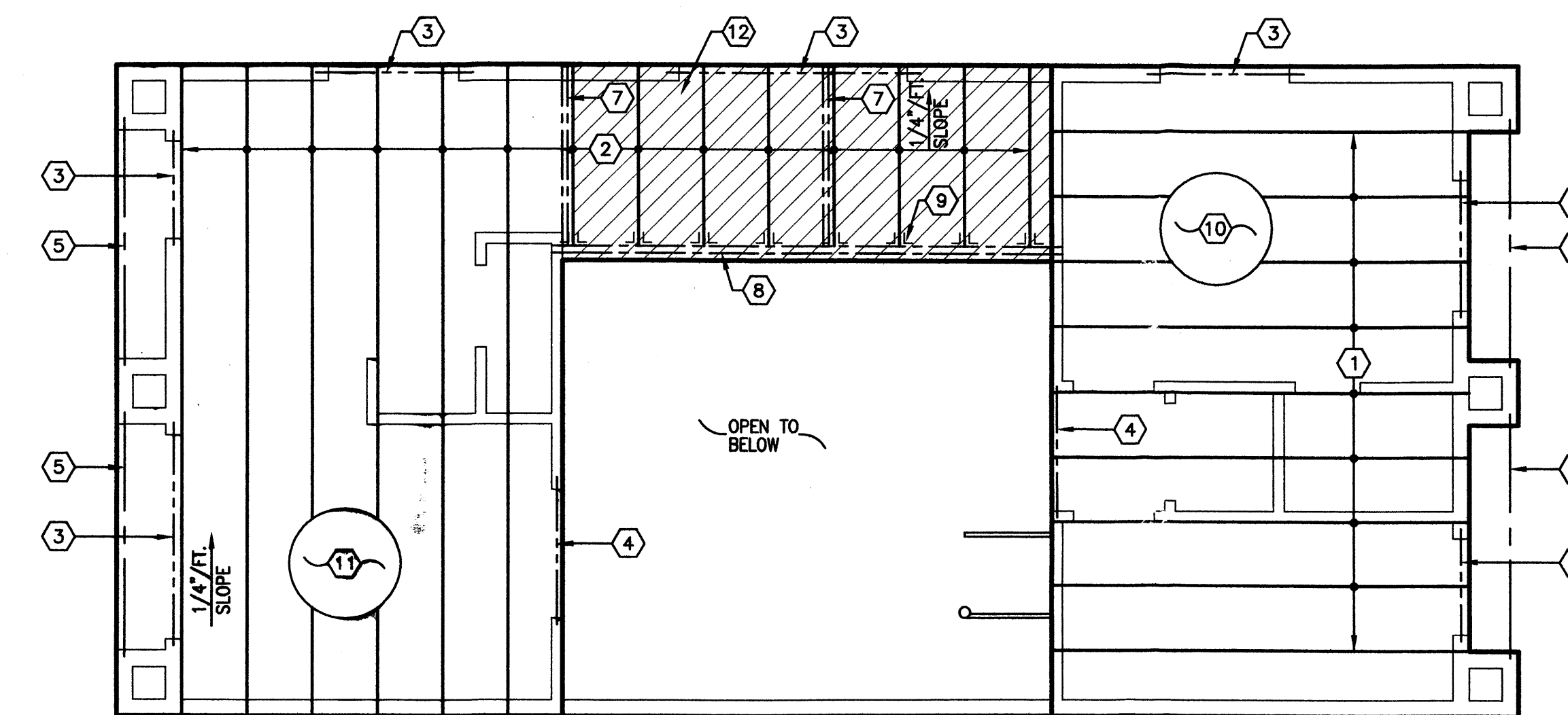
4 ROOF PLAN
1/4"=1'-0"



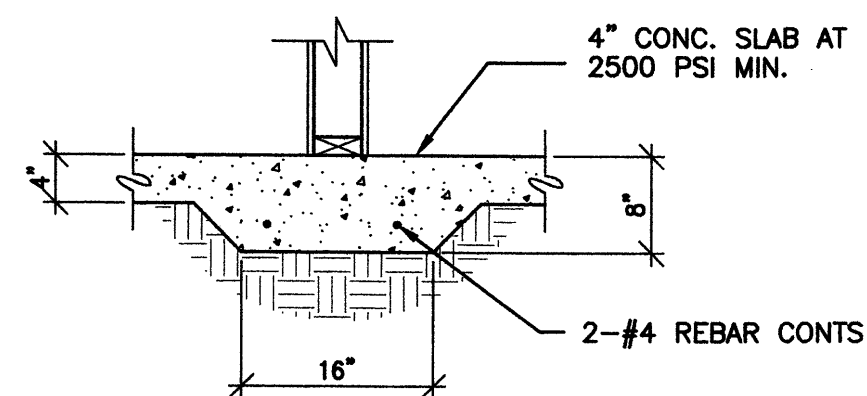
3 ROOF FRAME PLAN
1/4"=1'-0"

KEYED NOTES

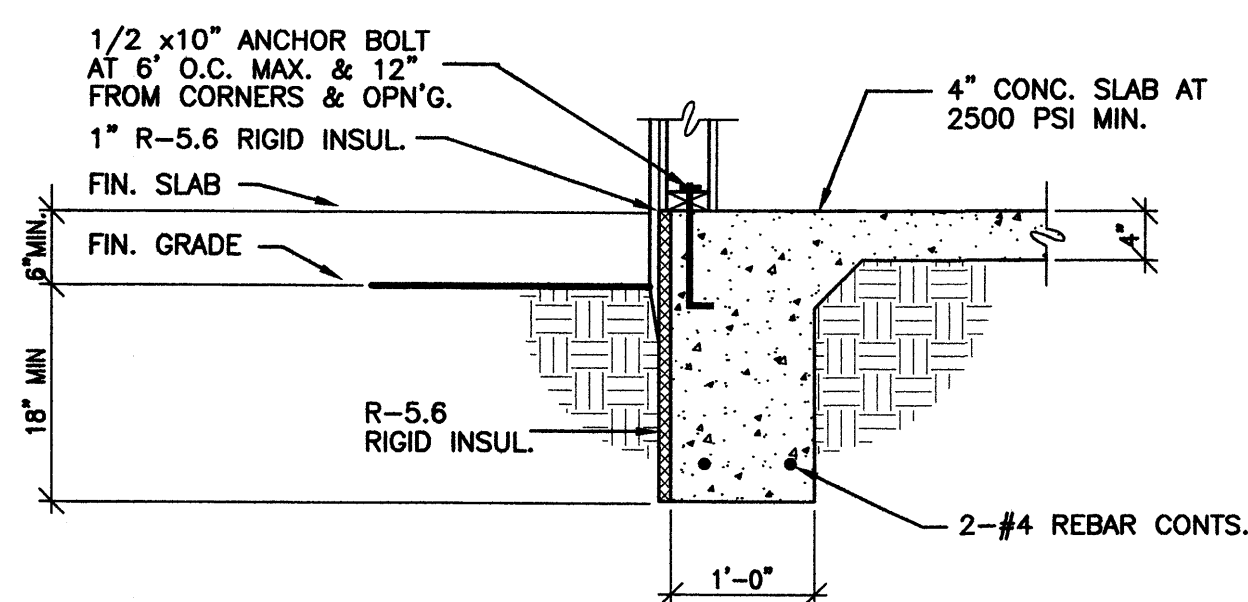
- 18" DEEP PRE-ENGINEERED FLOOR TRUSSES AT 24" O.C.
- 1 7/8" TJI JOISTS (SERIES 210) AT 24" O.C. W/ 2x RIPPERS WITH 1/4" FT. SLOPE
- (2)-2x12 (H.F. #2) DROPPED HEADER W/ 2x SPACERS AT 16" O.C.
- (2)-2x12 (H.F. #2) DROPPED HEADER W/ 1/2" OSB SPACERS.
- (3)-2x12 (H.F. #2) BEAM, BOTTOM AT 9'-1" A.F.F.
- 6x8 EXPOSED WOOD BEAM.
- 5 1/4"x11 7/8" PARALLAM BEAM, LOCATE AT VIGA POST LOCATION.
- 5 1/4"x14" PARALLAM BEAM, BOTTOM AT 9'-1" A.F.F.
- TJI JOIST HANGER, SIMPSON OR EQUAL.
- 3/4" T&G OSB DECKING, GLUED AND SCREWED OR EQUAL.
- MODIFIED MEMBRANE ROOFING OVER 5/8" OSB DECKING WITH H-CLIPS, TYP.
- CROSS HATCH AREA DENOTES 2x6 "TREX" DECKING OVER MODIFIED ROOFING OVER 3/4" T&G OSB DECKING GLUED AND SCREWED OR EQUAL.
- 1 1/8" TJI JOIST (SERIES 210) AT 24" O.C.
- 2x12 (H.F. #2) LEDGER, TYPICAL.
- TJI VARIABLE SLOPE SEAT JOIST HANGER, SIMPSON OR EQUAL.
- 6x8 EXPOSED WOOD BEAM, TYPICAL.
- 2" DIA. LATILLAS, TYPICAL.
- 6" DIA. VIGA POST, TYPICAL.
- METAL ROOF OVER 30# FELT OVER 7/16" OSB DECKING W/ H-CLIPS.
- 30" HIGH (MIN.) FRAMED PARAPET FROM TOP OF ROOF DECK ("O" LOT LINE).
- FRAMED PARAPET, TYPICAL.
- STEPPED FRAMED PARAPET, REF: BUILDING ELEVATIONS.
- CANALE, TYPICAL, REF: ROOF PLAN.



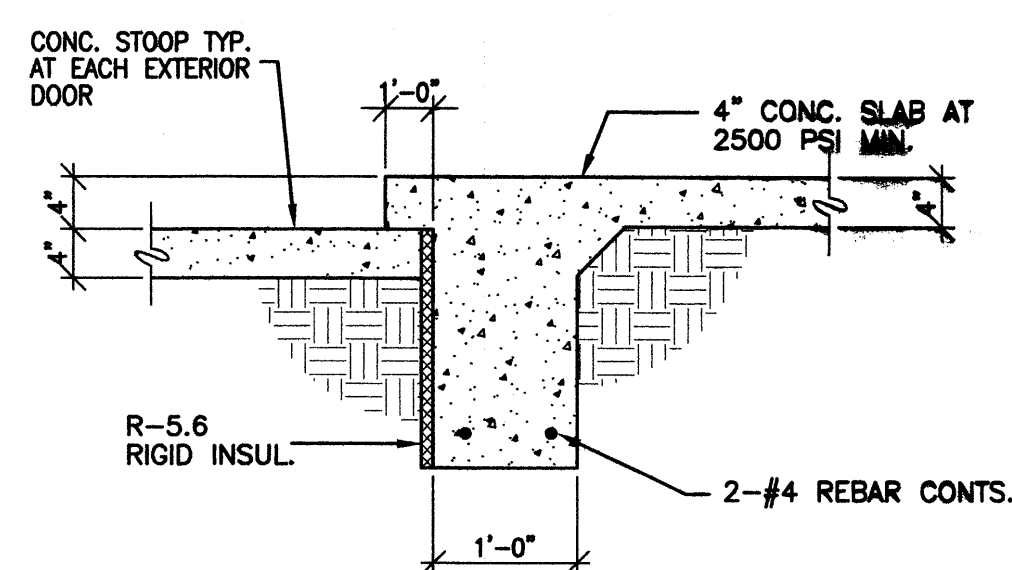
2 2ND FLOOR FRAME PLAN
1/4"=1'-0"



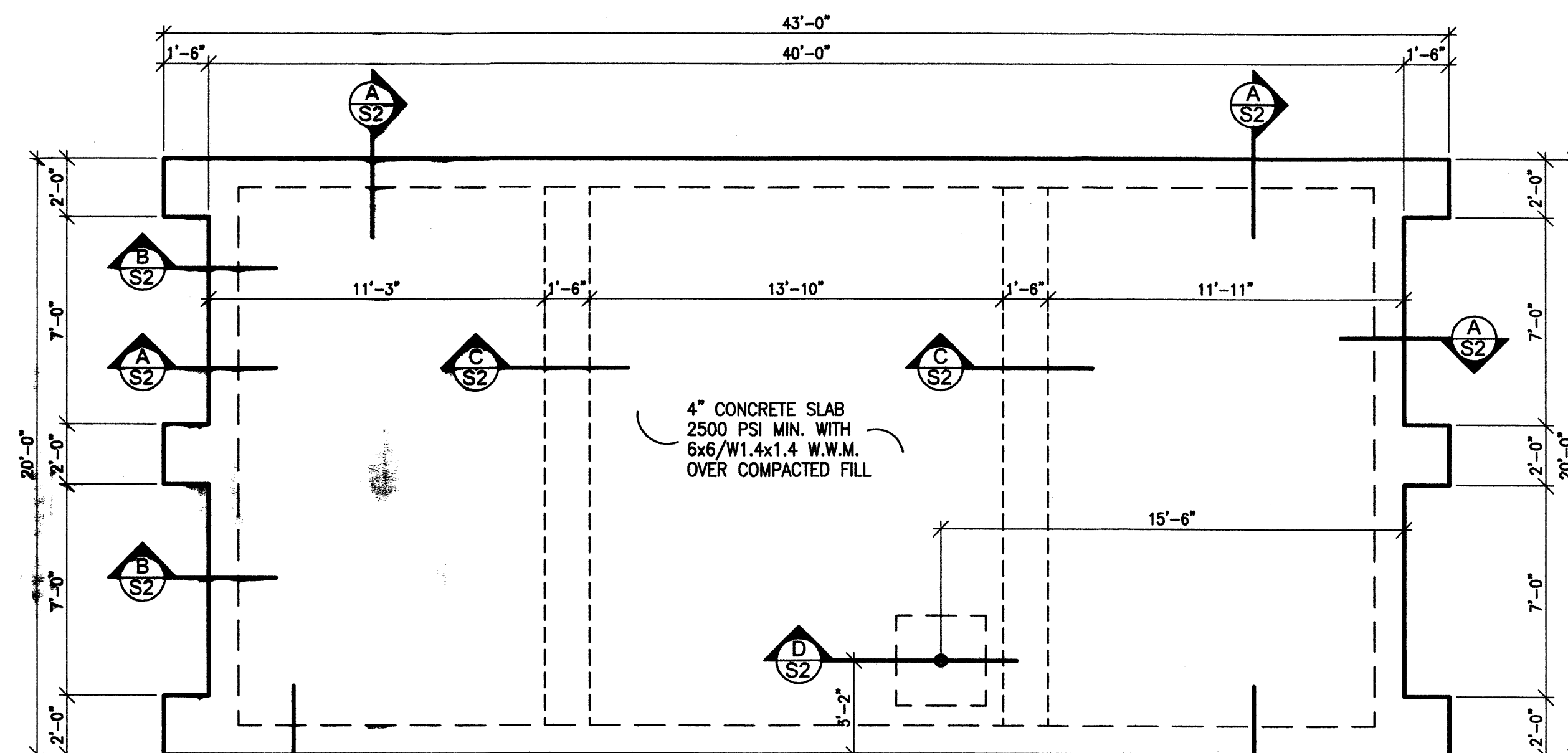
C TYP. THICKEND SLAB DETAIL
3/4"=1'-0"



A TYP. MONOLITHIC FOOTING
3/4"=1'-0"



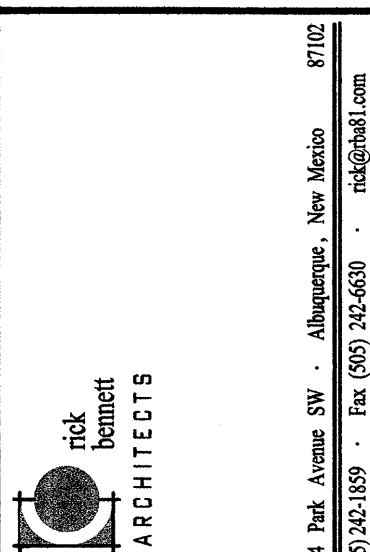
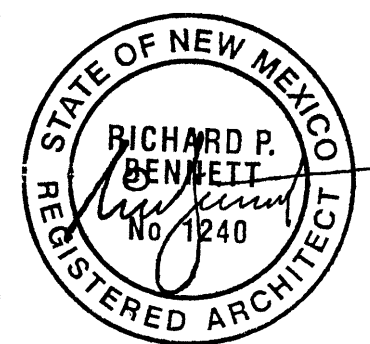
B TYP. SILL DETAIL
3/4"=1'-0"



1 FOUNDATION PLAN
1/4"=1'-0"

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

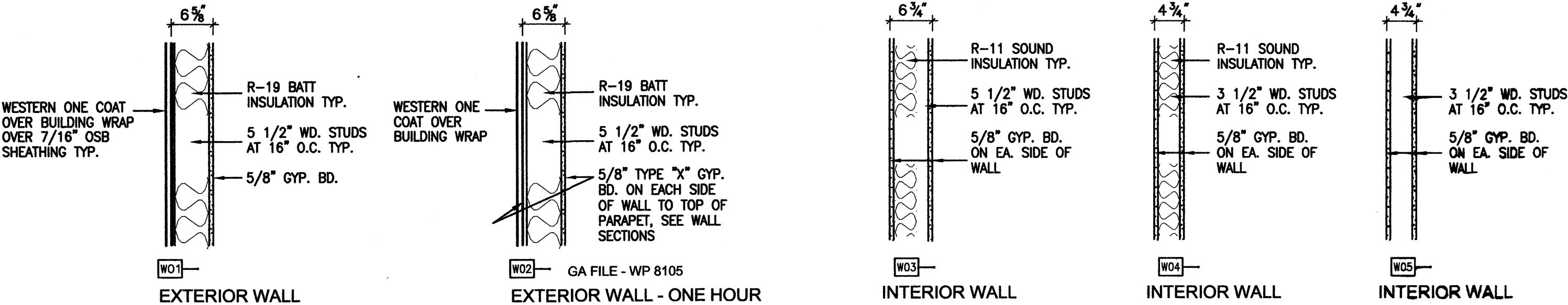
REVISION DATE



DATE
05-31-2006

SHEET NUMBER
S-2

PARTITION TYPES



GENERAL NOTES

- REFERENCE EXTERIOR ELEVATION AND DESIGN SECTIONS FOR ALL EXTERIOR WALL MATERIAL SPECIFICATIONS. PROVIDE SAMPLES OF ALL MATERIAL TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL INTERIOR CONSTRUCTION BASED UPON THE USE OF STANDARD 2X4 WOOD STUDS AT 16" O.C. WITH 5/8" GYP. BOARD BOTH SIDES (TYPE "X" PER PLAN). EXTERIOR WALLS BASED UPON USE OF 2X6 WOOD STUDS AT 16" O.C. W/ STUCCO SYSTEM AND 7/16" OSB SHEATHING OR EQUAL. ALL WALLS RECEIVING CERAMIC TILE FINISH SHALL HAVE 5/8" "GREEN BOARD" TYPE GYP. BOARD. ALL WET WALLS SHALL HAVE 5/8" "GREEN BOARD" (WATER RESISTANT) TYPICAL.
- ALL GLAZING TO BE INSULATED GLASS, STOREFRONT WINDOWS PER FLOOR PLAN. VINYL OR ALUM. WINDOWS TO BE USED AT LIVING QUARTERS, COLOR AND STYLE BY OWNER.
- D. ALL PRODUCT SUPPLIERS TO PROVIDE G.C. WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY AND APPROVE ALL SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- NO SUBSTITUTIONS OF MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- SEE SITE PLAN FOR LOCATION OF CONCRETE CURBS, SIDEWALKS AND SLABS.
- SEE STRUCTURAL SHEETS FOR FOUNDATION AND ROOF FRAMING PLANS.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ANY CONSTRUCTION.
- ALL WORK TO BE DONE TO INDUSTRY STANDARDS AND CONFORM TO STATE AND LOCAL CODES, AND THE AMERICANS WITH DISABILITIES ACT OF CABO/ANSI 1998
- PROVIDE ALL LIFE SAFETY DEVICES TO CODE.

APARTMENT GENERAL NOTES

- ALL LUMBER SHALL BE #2 OR BETTER PINE, UNLESS OTHERWISE NOTED.
- EXTERIOR SHEATHING TO BE 7/16" OSB SHEATHING OR EQUAL.
- ALL EXTERIOR WALL FRAMING TO BE 2x6 STUDS AT 16" O.C., (D.F.#2).
- INTERIOR WALL FRAMING TO BE 2x4 STUDS AT 16" O.C. (D.F.#2)
- NOT USED.
- ALL APARTMENT WINDOW TO BE DOUBLE GLAZED, TEMPERED GLASS AS REQUIRED.
- ALL SMOKE DETECTORS TO BE AUDIBLE IN ALL SLEEPING AREAS, AND WIRED TOGETHER WITH BATTERY BACKUP, (SEE ELECTRICAL PLANS).
- ROOF/CEILING INSULATION TO BE R-38 BATT INSULATION, FULL COVERAGE, TYPICAL.
- EXTERIOR WALL INSULATION TO BE R-19 BATT INSULATION, FULL HEIGHT OF WALL, UNLESS OTHERWISE NOTED.
- G.C. TO PROVIDE FIRE EXTINGUISHERS, REF: OVERALL PLANS FOR LOCATION.
- ALL GYP. CORNERS TO BE BULLNOSED.

APARTMENT DOOR NOTES

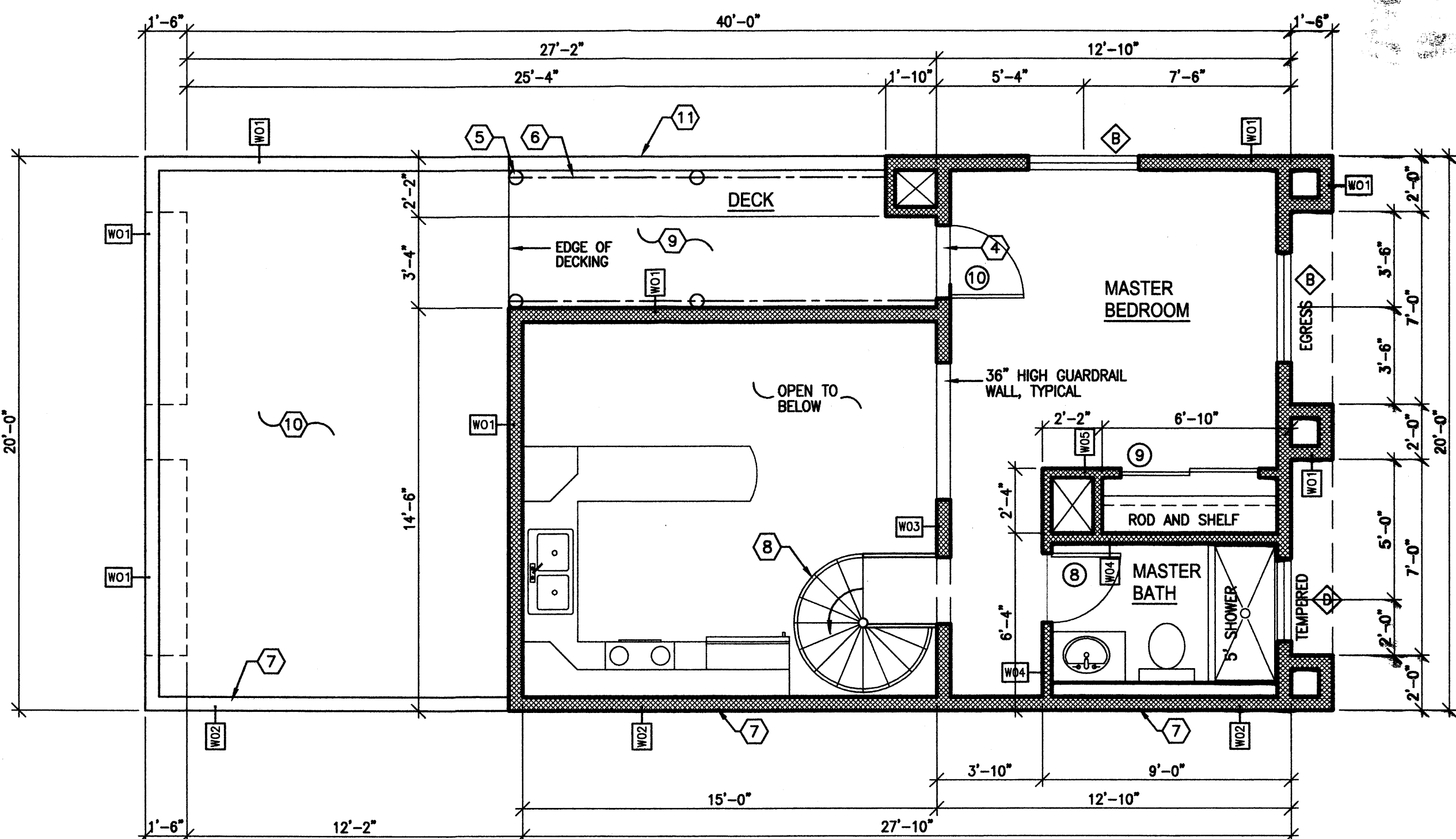
- INTERIOR DOORS: COLONIST STYLE, PRE-HUNG HOLLOW CORE, PAINT GRADE DOOR, FRAME AND TRIM.
- EXTERIOR DOORS: COLONIST STYLE, PRE-HUNG FOAM CORE METAL DOOR W/ PAINT GRADE FRAME.
- DOOR HARDWARE: ALL HARDWARE TO BE WEISER OR KWIKSET RESIDENTIAL, PRE-HUNG DOOR UNITS W/ BRIGHT BRASS PR 1-1/2" HINGES.
- LOCK FUNCTIONS:
 - ENTRANCE LOCK
 - ENTRANCE LOCK
 - PRIVACY LOCK
 - PASSAGE LATCHALL OTHER INT. DRS. NOTE: FOR HANDICAPPED USE PROVIDE "VEN" LEVER FOR ALL DOORS.

BUILDING AREAS

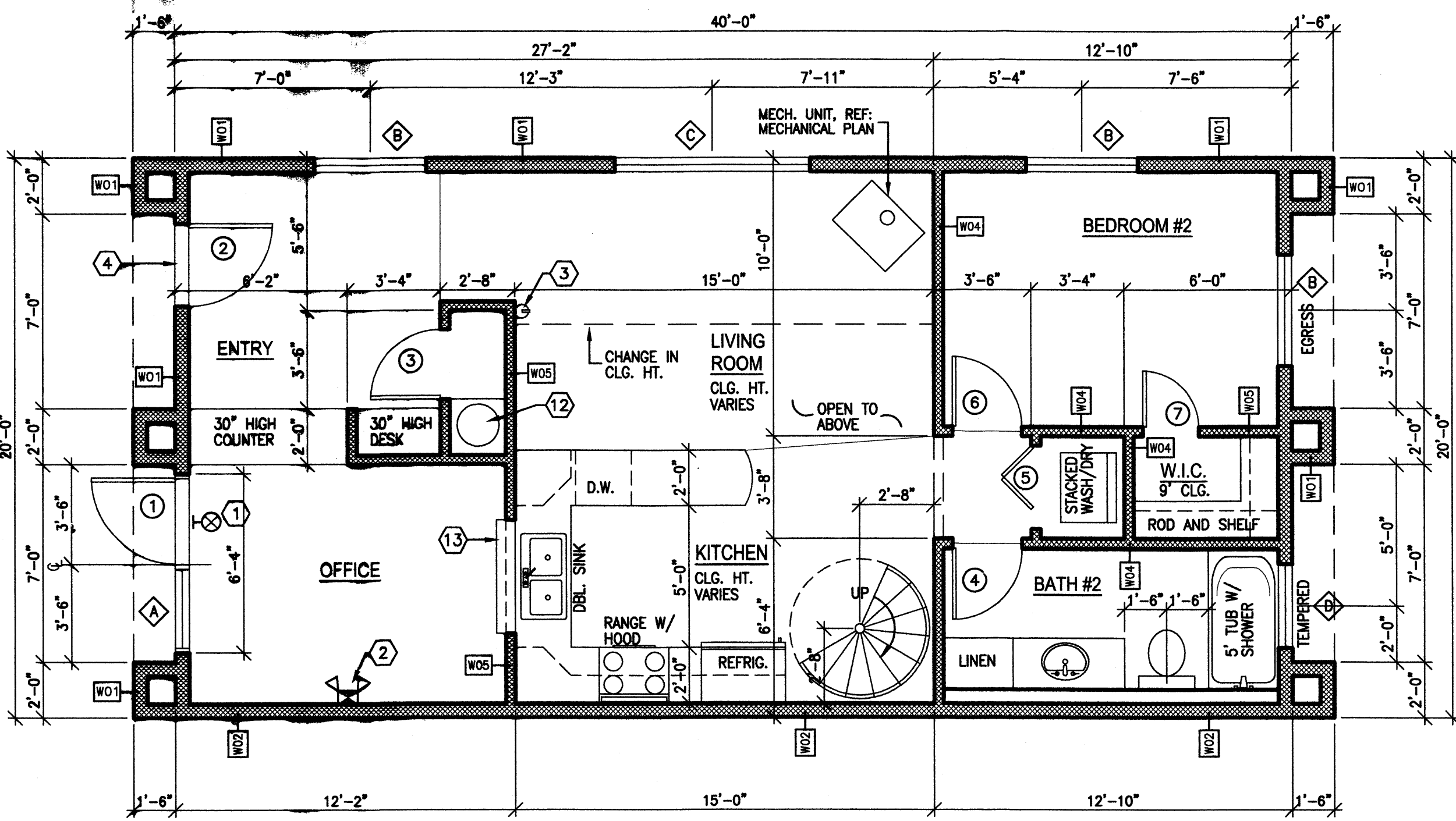
1ST FLOOR AREA:	106 S.F.
OFFICE AREA:	694 S.F.
APARTMENT AREA:	800 S.F.
TOTAL 1ST FLOOR AREA:	800 S.F.
2ND FLOOR AREA:	257 S.F.
TOTAL BUILDING AREA:	1,057 S.F.

KEYED NOTES

- EXIT LIGHT W/ BATTERY BACK-UP.
- EMERGENCY LIGHT W/ BATTERY BACK-UP.
- RIFLE EXTINGUISHER, WALL MOUNTED, 2A-10-BC.
- 1/2" HIGH MAX. ALUM. THRESHOLD, PART OF DOOR UNIT.
- 6" DIA. VEGA POST, TYPICAL.
- 6x6 EXPOSED WOOD BEAM, TYPICAL.
- 30" HIGH WALL, FRAMED PARAPET FROM TOP OF ROOF DECK WITH 5/8" TYPE "X" GYP. BD. FROM 1ST FLOOR FINISH FLOOR TO TOP OF FRAMED PARAPET, ONE HOUR CONSTRUCTION AT 10" LOT LINE.
- RIFLE-MANUFACTURED 5'-0" DIA. STEEL SPIRAL STAIRWAY 17'-7 1/2" RISERS = 10'-7 3/4" TOTAL RISE.
- 2x6 TREX DECKING OVER MODIFIED MEMBRANE ROOF OVER 3/4" OSB TAG DECKING GLUED AND SCREWED OR EQ.
- MODIFIED MEMBRANE ROOF OVER 5/8" OSB DECKING, TYP.
- STREPPED WALL, SEE BLDG. ELEVATIONS.
- 40" GAL. WASH HEATER OR 18" RAISED PLATFORM.
- 42" HIGH SILET.



2 2ND FLOOR PLAN
1/4"=1'-0"



1 1ST FLOOR PLAN
1/4"=1'-0"

WATER WORLD CARWASH - STORAGE
FIRST AND SECOND FLOOR PLAN
ALBUQUERQUE, NM
PROJECT #0542

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
REGISTERED ARCHITECT

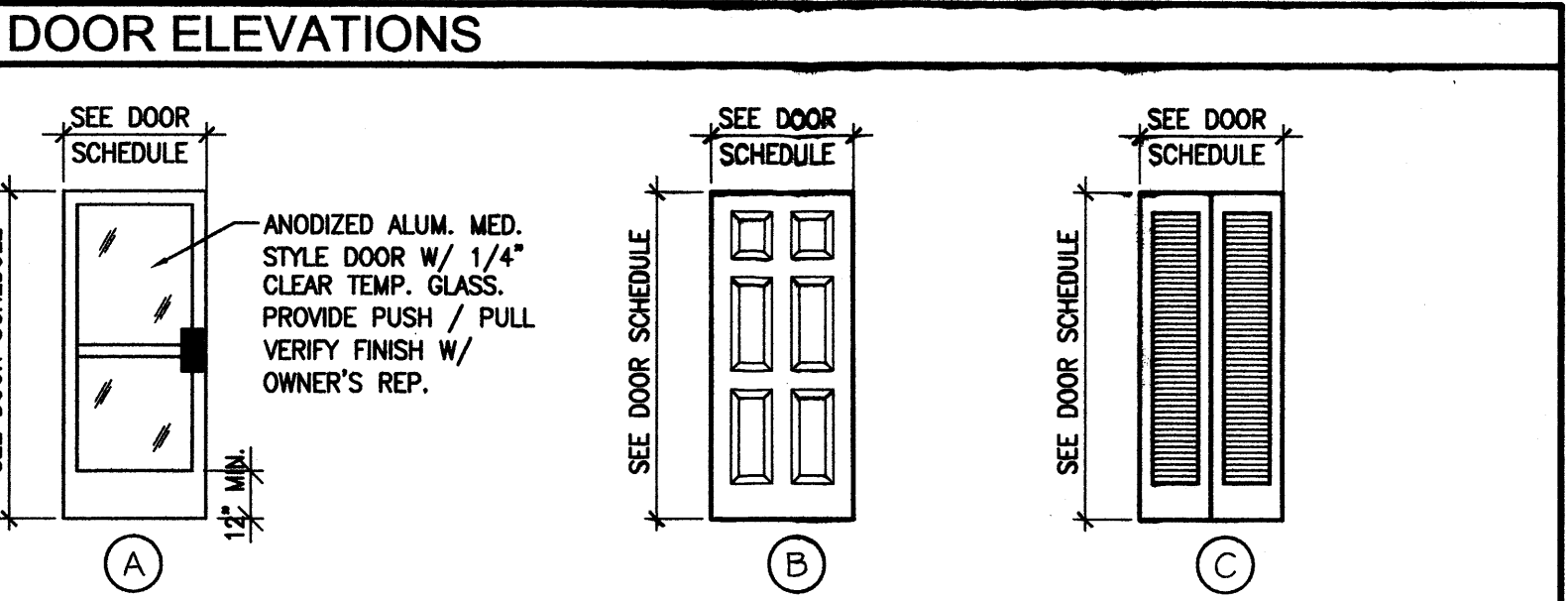
104 Park Avenue SW - Albuquerque, New Mexico 87102
(505) 242-1899 - Fax (505) 242-6631 - rpb@rpb.com

DATE
05-31-2006

SHEET NUMBER
A-1

DOOR AND HARDWARE SCHEDULE																			
DOOR		DOOR		FRAME		HINGES		LATCH-CATCHES											
DOOR MARK	LEAF SIZE	DOOR ELEVATION	ALUM. GLASS	H.M.	SOLID CORE WOOD	FLUSH DOOR	HOLLOW CORE	BI-FOLD DOOR	BI-PASS T.C.	FRAME TYPE	PRE-HUNG (WOOD)	ALUMINUM	H.M.	STEEL	PIVOT	BUTT	SLIDING TRACK	PASSAGE	PRIVACY
1	3'0" x 7'0"	A	0								0	0			0				
2	3'0" x 6'0"	B				0					0				0				
3	2'6" x 6'0"	B					0				0				0				
4	2'6" x 6'0"	B					0				0				0				
5	3'0" x 6'0"	C						0			0				0				
6	2'6" x 6'0"	B					0				0				0				
7	2'0" x 6'0"	B									0				0				
8	3'0" x 6'0"	B					0				0				0				
9	3'0" x 6'0"	B					0				0				0				
10	3'0" x 6'0"	B				0					0				0				
DOOR NOTES										APARTMENT DOOR NOTES									
1. HARDWARE PROVIDED WITH STOREFRONT FRAME SYSTEM, PROVIDE CLOSER, KEYED DEADBOLT, AND SIGN ABOVE DOOR READING "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".										1. INTERIOR DOORS: COLONIST STYLE, PRE-HUNG HOLLOW CORE, PAINT GRADE DOOR, FRAME AND TRIM.									
2. SEE APARTMENT DOOR NOTES										2. EXTERIOR DOORS: COLONIST STYLE, PRE-HUNG METAL DOOR W/ FOAM CORE WITH PAINT GRADE FRAME AND TRIM.									
3. USE 3 1/2" SCREWS ON ALL DOOR HINGES.										3. DOOR HARDWARE: ALL HARDWARE TO WEISER OR KWIKSET RESIDENTIAL, PRE-HUNG DOOR UNITS WITH BRIGHT BRASS PR 1 1/2" HINGES.									
4. DOOR VIEWER (PEEP HOLE) WITH 180 DEGREE VIEW.										4. LOCK FUNCTIONS: EXTERIOR DOORS: ENTRANCE LOCK AND DEADBOLT EXTERIOR STORAGE DOORS: ENTRANCE LOCK BEDROOM AND BATH: PRIVACY LOCK ALL OTHER INT. DOORS: PASSAGE LATCH NOTE: FOR HANDICAPPED USE PROVIDE "VEN" LEVER FOR ALL DOORS.									

DOOR NOTES										APARTMENT DOOR NOTES									
1. HARDWARE PROVIDED WITH STOREFRONT FRAME SYSTEM, PROVIDE CLOSER, KEYED DEADBOLT, AND SIGN ABOVE DOOR READING "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".										1. INTERIOR DOORS: COLONIST STYLE, PRE-HUNG HOLLOW CORE, PAINT GRADE DOOR, FRAME AND TRIM.									
2. SEE APARTMENT DOOR NOTES										2. EXTERIOR DOORS: COLONIST STYLE, PRE-HUNG METAL DOOR W/ FOAM CORE WITH PAINT GRADE FRAME AND TRIM.									
3. USE 3 1/2" SCREWS ON ALL DOOR HINGES.										3. DOOR HARDWARE: ALL HARDWARE TO WEISER OR KWIKSET RESIDENTIAL, PRE-HUNG DOOR UNITS WITH BRIGHT BRASS PR 1 1/2" HINGES.									
4. DOOR VIEWER (PEEP HOLE) WITH 180 DEGREE VIEW.										4. LOCK FUNCTIONS: EXTERIOR DOORS: ENTRANCE LOCK AND DEADBOLT EXTERIOR STORAGE DOORS: ENTRANCE LOCK BEDROOM AND BATH: PRIVACY LOCK ALL OTHER INT. DOORS: PASSAGE LATCH NOTE: FOR HANDICAPPED USE PROVIDE "VEN" LEVER FOR ALL DOORS.									



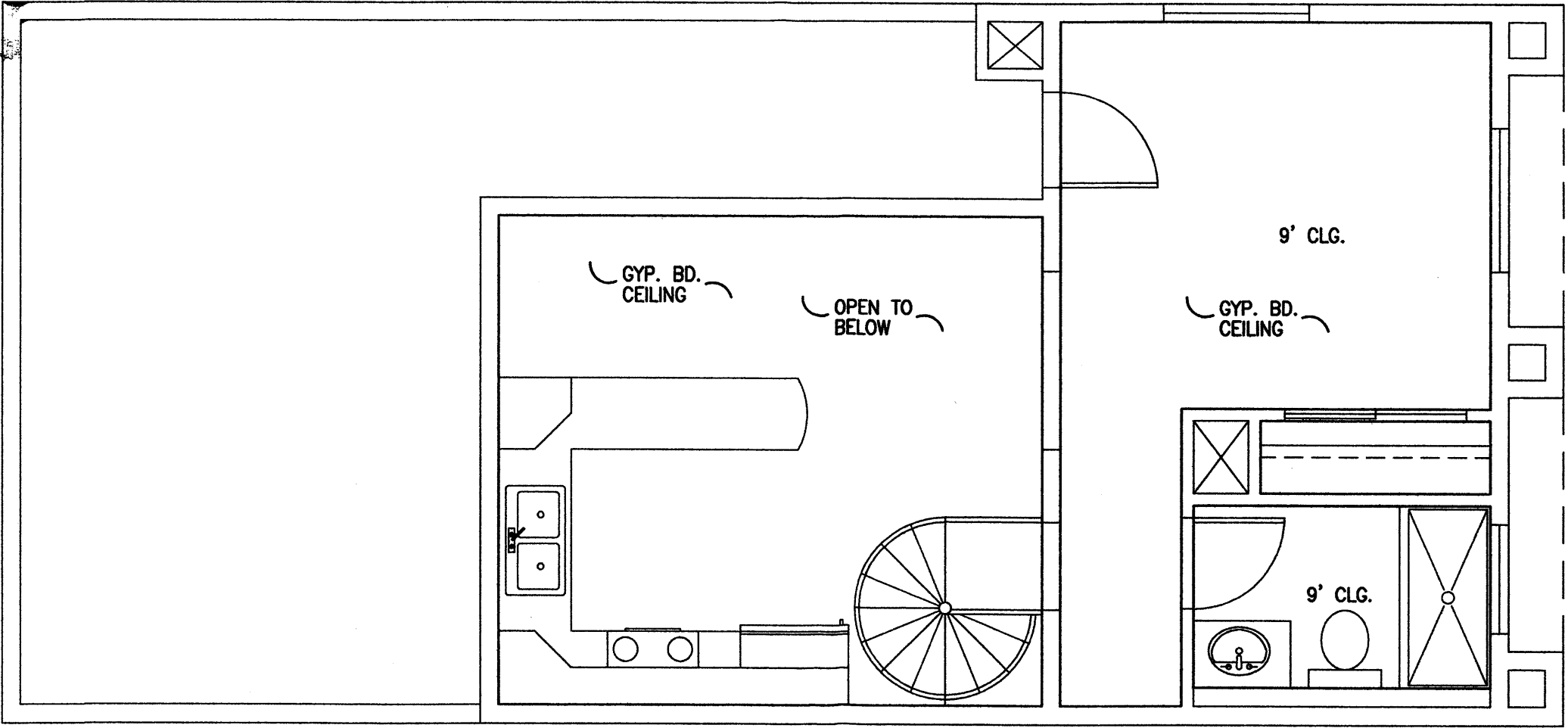
DOOR ACCESSIBILITY

DOORS PROVIDING ACCESS TO ACCESSIBLE SPACES SHALL MEET THE FOLLOWING CRITERIA (ANSI A117.1-1998):

404.2. DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPENED POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

404.2. DOOR CLOSING SPEED: DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.

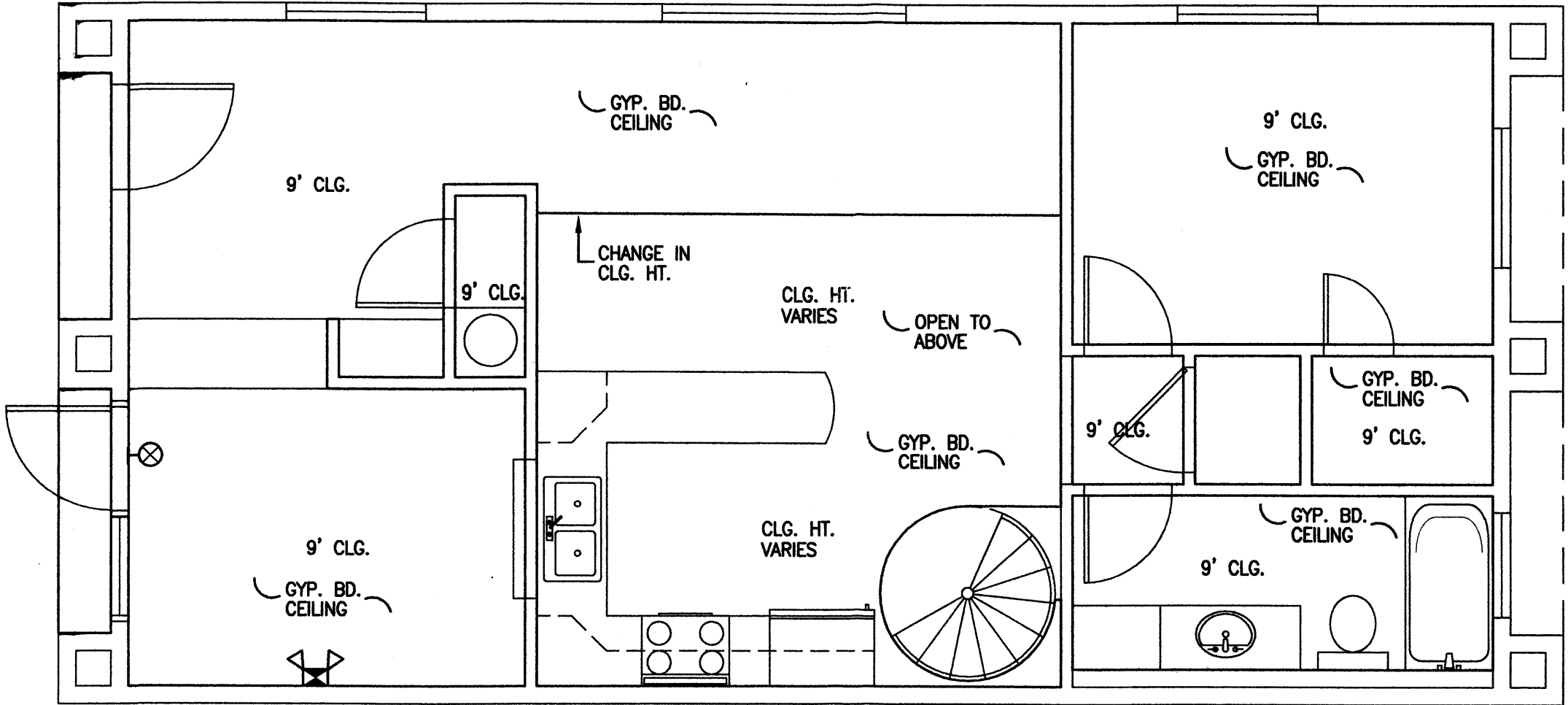
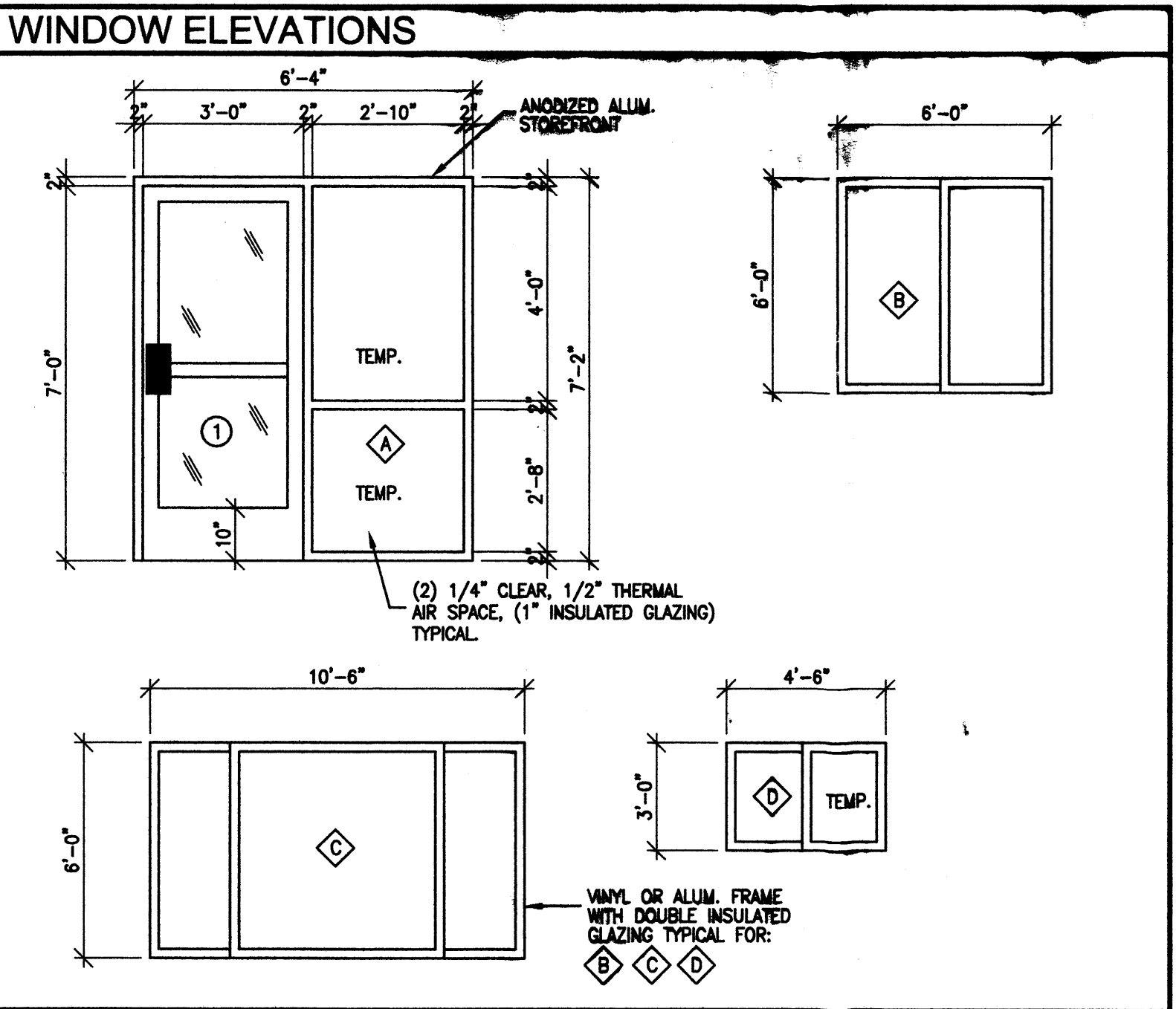
404.2. DOOR OPENING FORCE: FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
- INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N)
- SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N)
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.



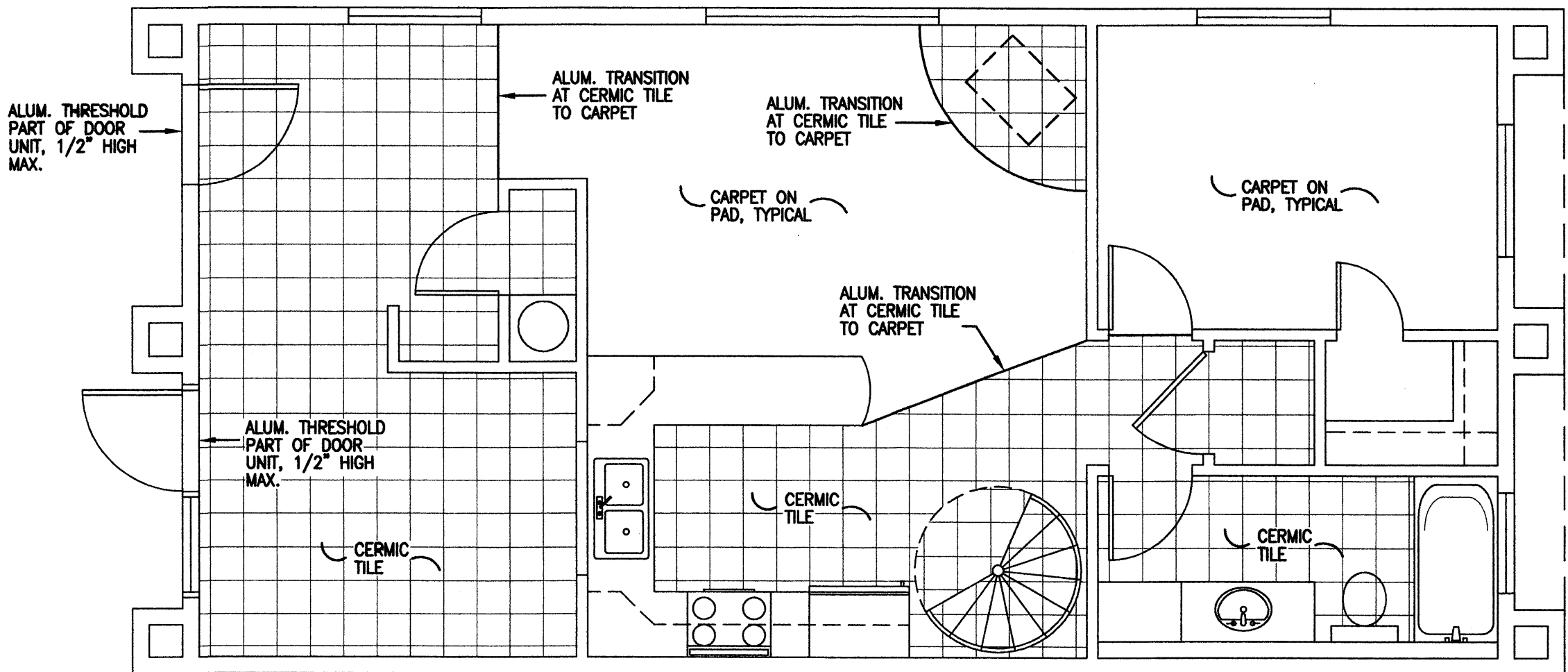
3 END FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"

ROOM FINISH SCHEDULE																										
ROOM		FLOOR				BASE	WALLS				CEILING				REMARKS											
		STAINED CONC.	SCORED CONC.	SEALED CONC. SLAB	CERAMIC TILE	VCT	CARPET	UNFINISHED	CERAMIC COVE TILE	VINYL	COLONIST TRIM (PAINT)	PAINTED DRYWALL	FRP	SEALED CMU	CERAMIC TILE	PAINTED CMU	SINK GLASS SEAL	UNFINISHED	PAINTED DRYWALL	SUSPENDED C.L.G. GRID	ACOUSTICAL TILE	WASHABLE C.L.G. TILE	UNFINISHED	HEIGHT (FEET)		
OFFICE					0						0	0							4					0		
APARTMENT ENTRY					0						0	0							4					0		
WATER HEATER ROOM					0						0	0							4					0		
LIVING ROOM							0				0	0							4					0		
KITCHEN					0						0	0							4					0		
HALL					0						0	0							4					0		
WASHER/DRYER CLOSET					0						0	0							4					0		
BEDROOM #2							0				0	0							4					0		
BATH #2					0						0	0							4					0		
MASTER BEDROOM							0				0	0							4					0		
WALK-IN CLOSET							0				0	0							4					0		
MASTER BATH					0						0	0							4					0		

1. 9'-0" CEILING HEIGHT.
2. VAULTED CEILING.
3. 5/8" GYP. BD. TAPE, TEXTURE AND PAINT (LIGHT SPRAYED KNOCK DOWN TEXTURE).
4. 5/8" GYP. BD. TAPE, TEXTURE AND PAINT (MED. SPRAYED KNOCK DOWN TEXTURE).



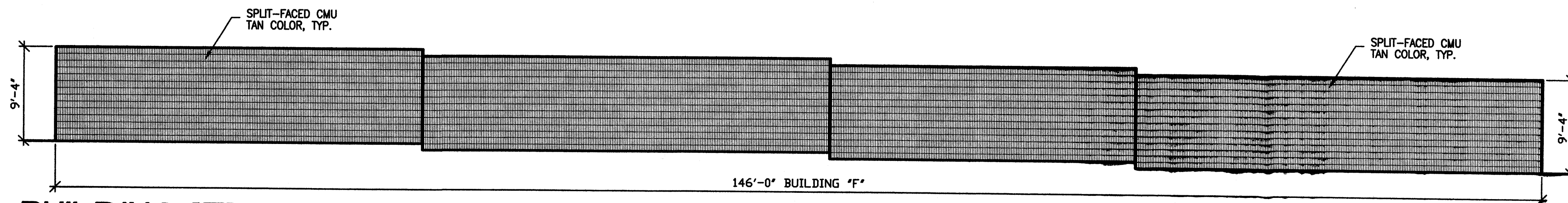
2 1ST FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



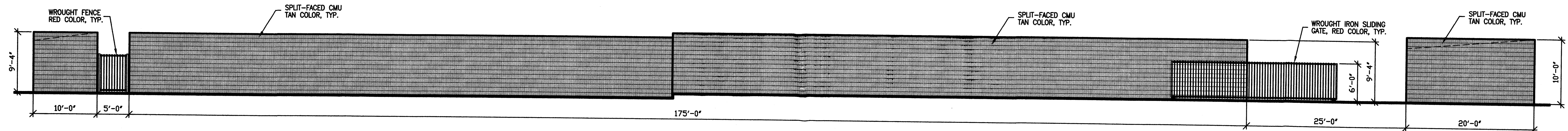
1 1ST FLOOR FINISH PLAN
1/4"=1'-0"

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
REFLECTED CEILING PLAN AND SCHEDULES
PROJECT #0542

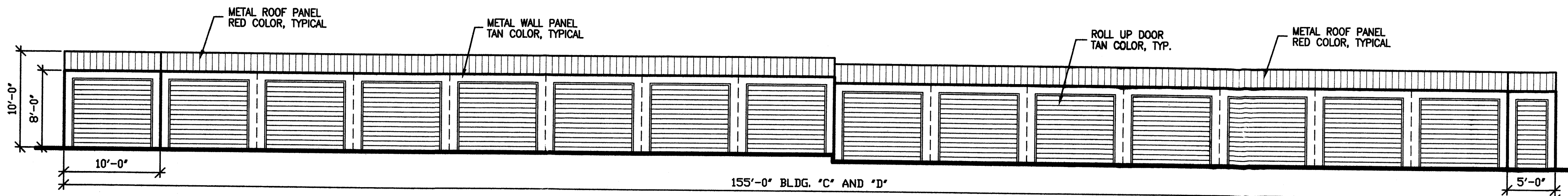
REVISION DATE
DATE 05-31-2006
SHEET NUMBER A-2



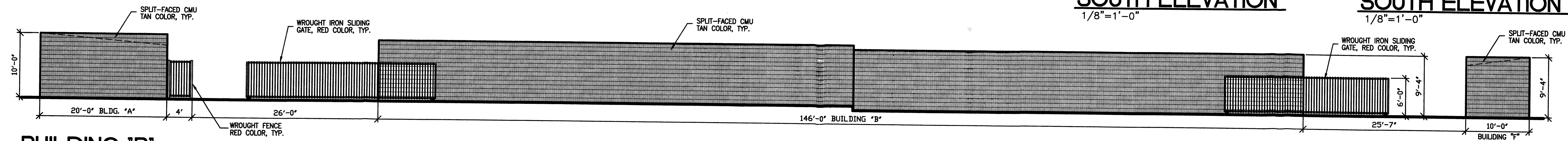
BUILDING "F"
NORTH ELEVATION
1/8"=1'-0"



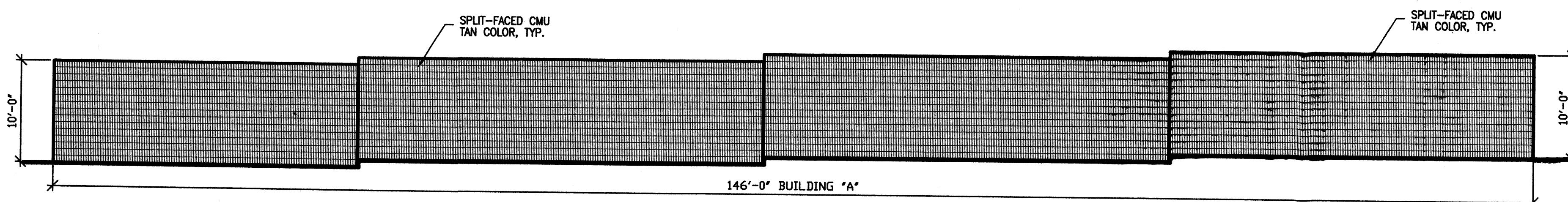
BUILDING "E"
WEST ELEVATION
1/8"=1'-0"



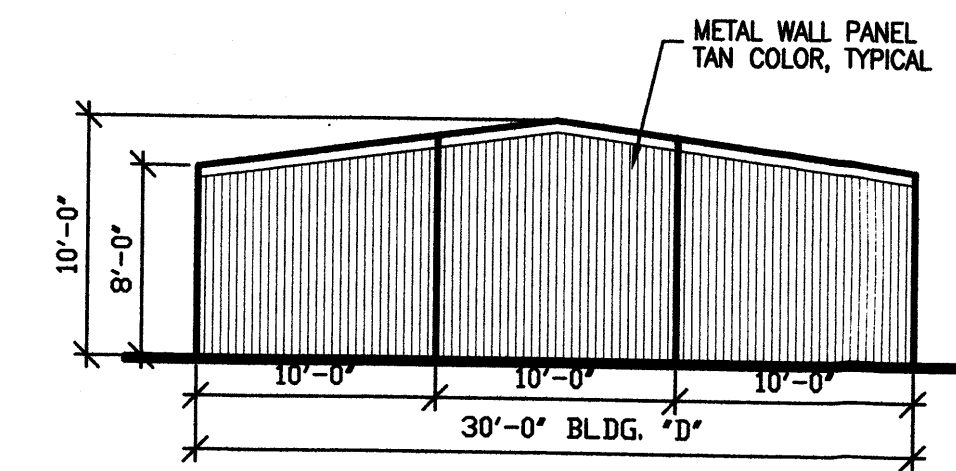
BUILDING "C" AND "D"
EAST AND WEST ELEVATION
1/8"=1'-0"



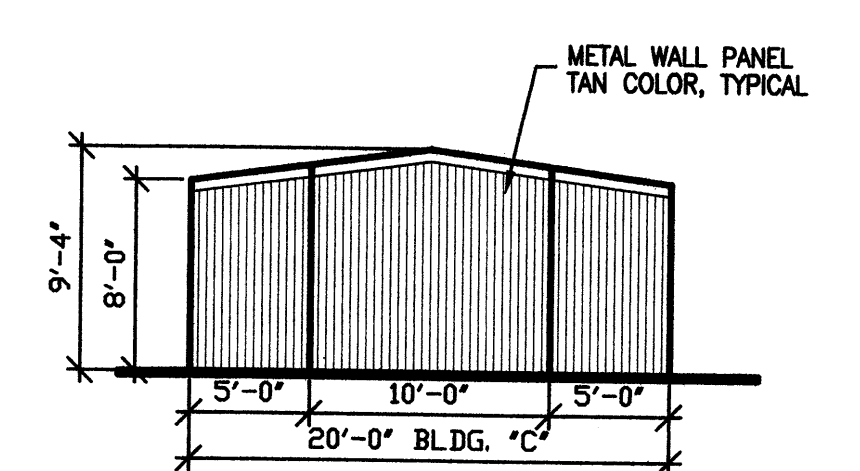
BUILDING "B"
EAST ELEVATION
1/8"=1'-0"



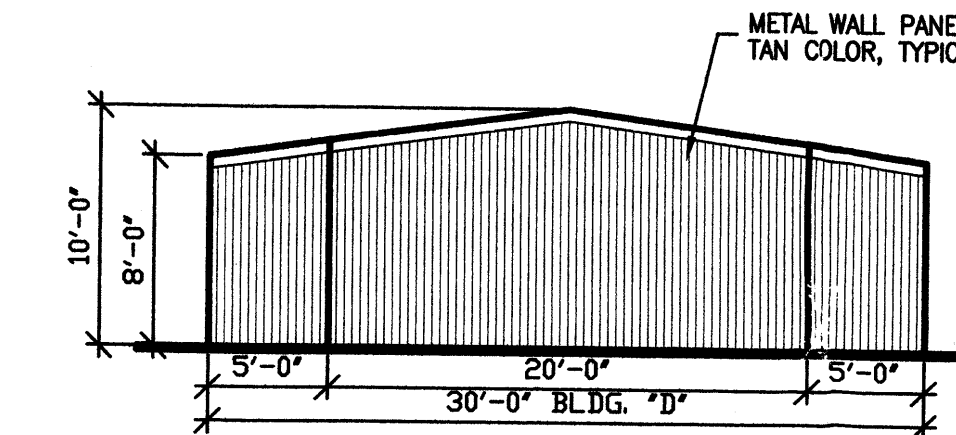
BUILDING "A"
SOUTH ELEVATION
1/8"=1'-0"



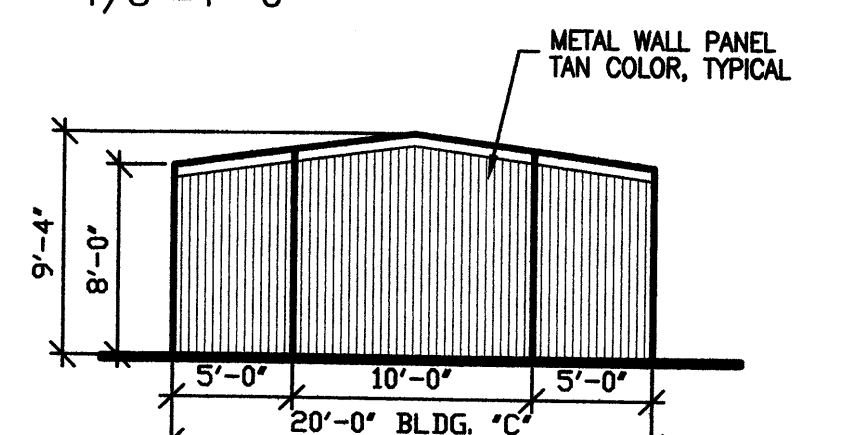
BUILDING "D"
NORTH ELEVATION
1/8"=1'-0"



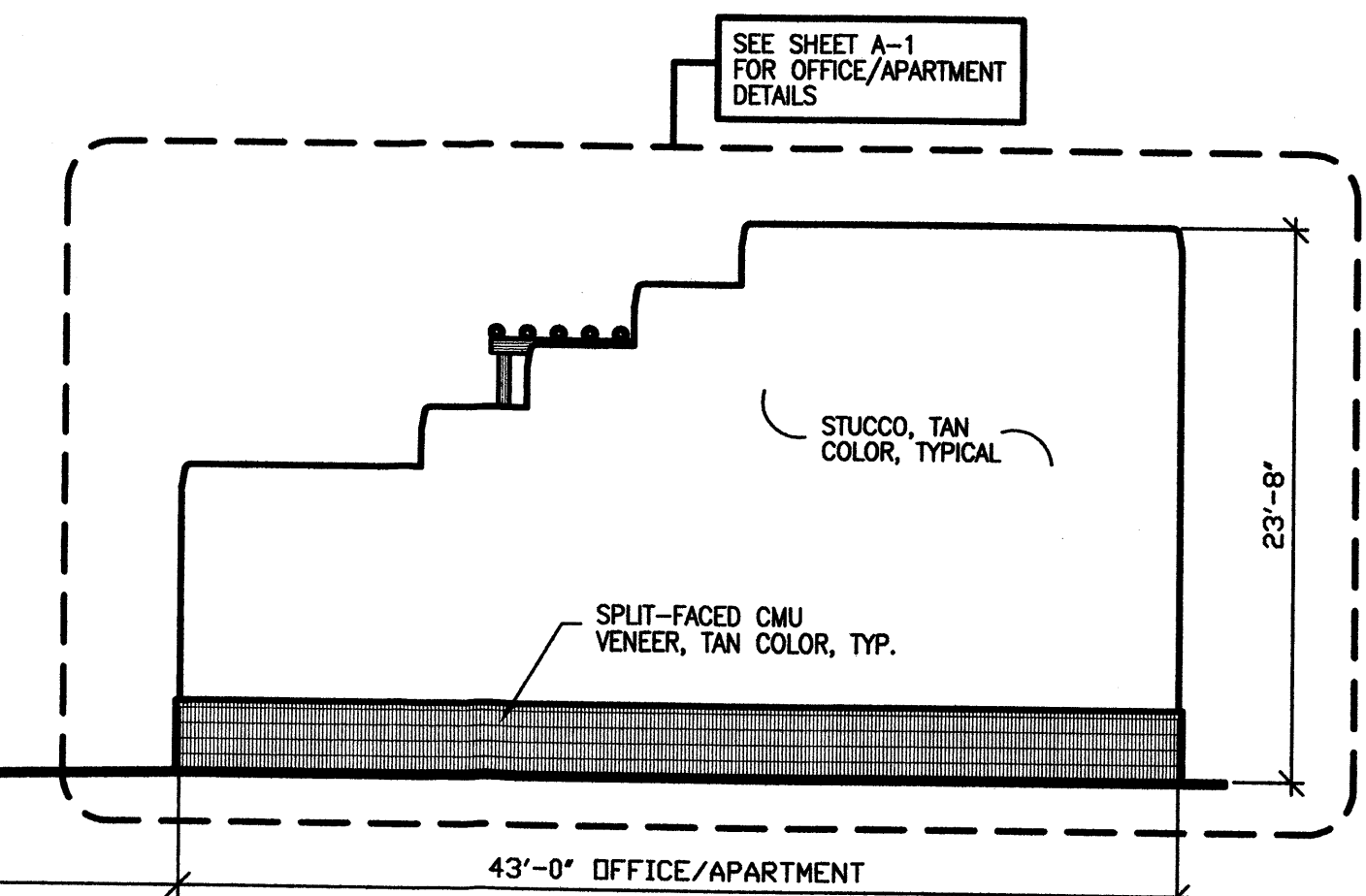
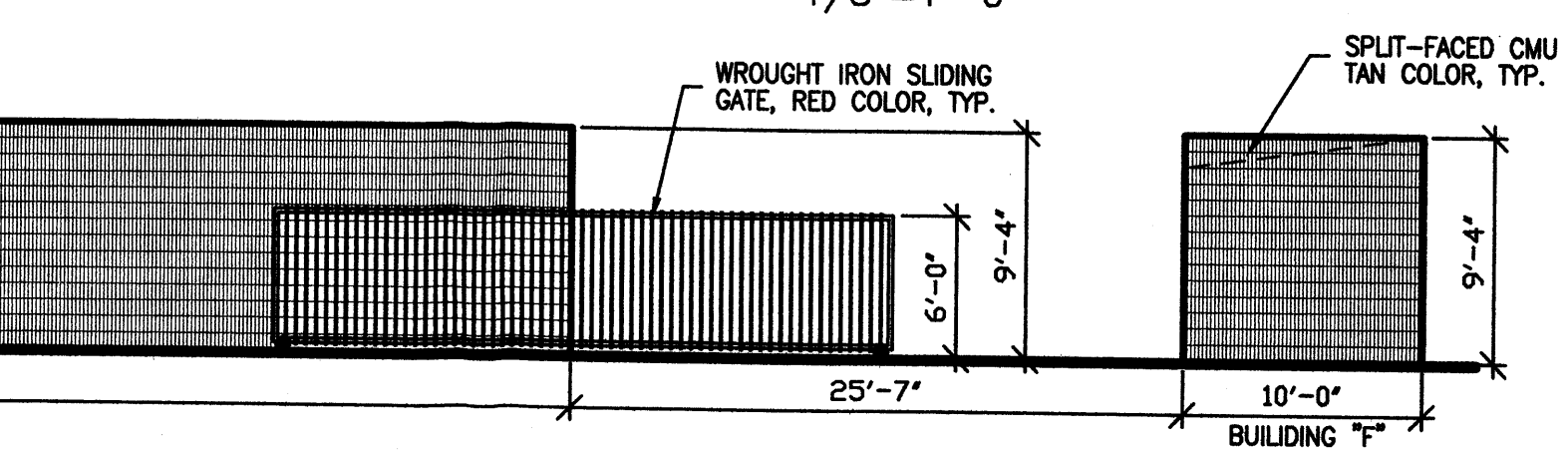
BUILDING "C"
NORTH ELEVATION
1/8"=1'-0"



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

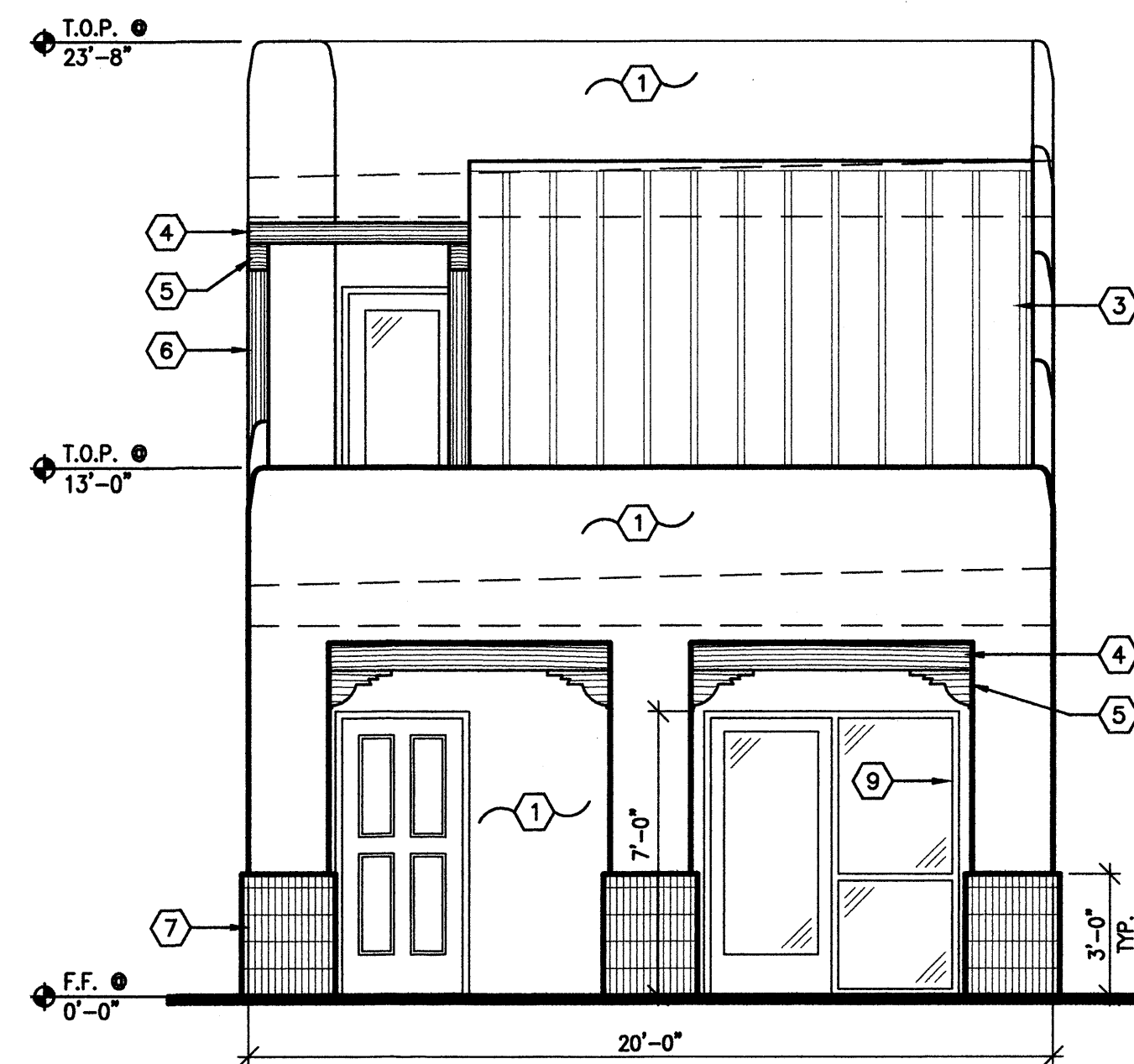


BUILDING "C"
SOUTH ELEVATION
1/8"=1'-0"

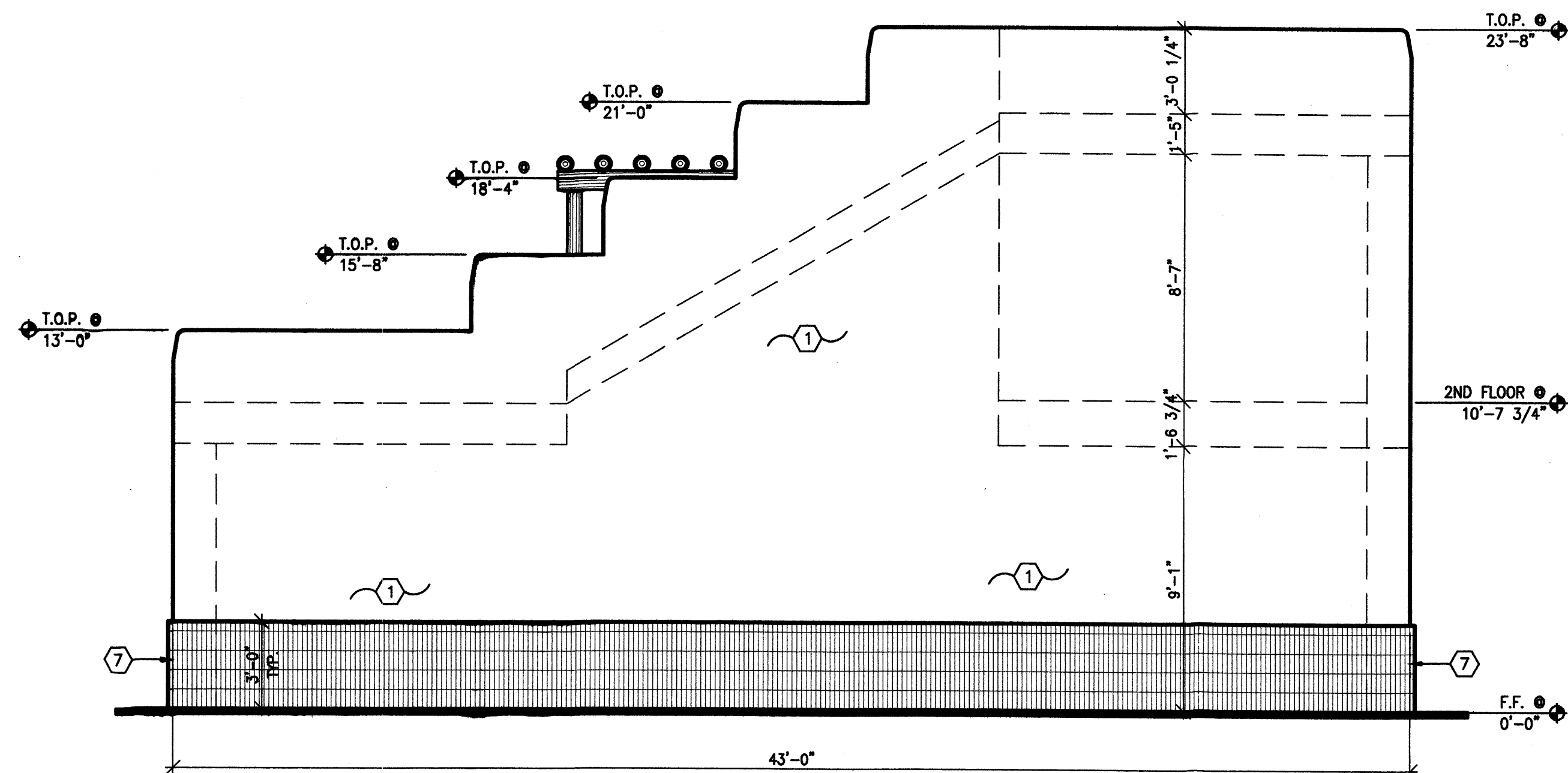


WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
STORAGE BUILDING ELEVATIONS
PROJECT #0542

REVISION DATE
DATE
05-31-2006
SHEET NUMBER
A-3



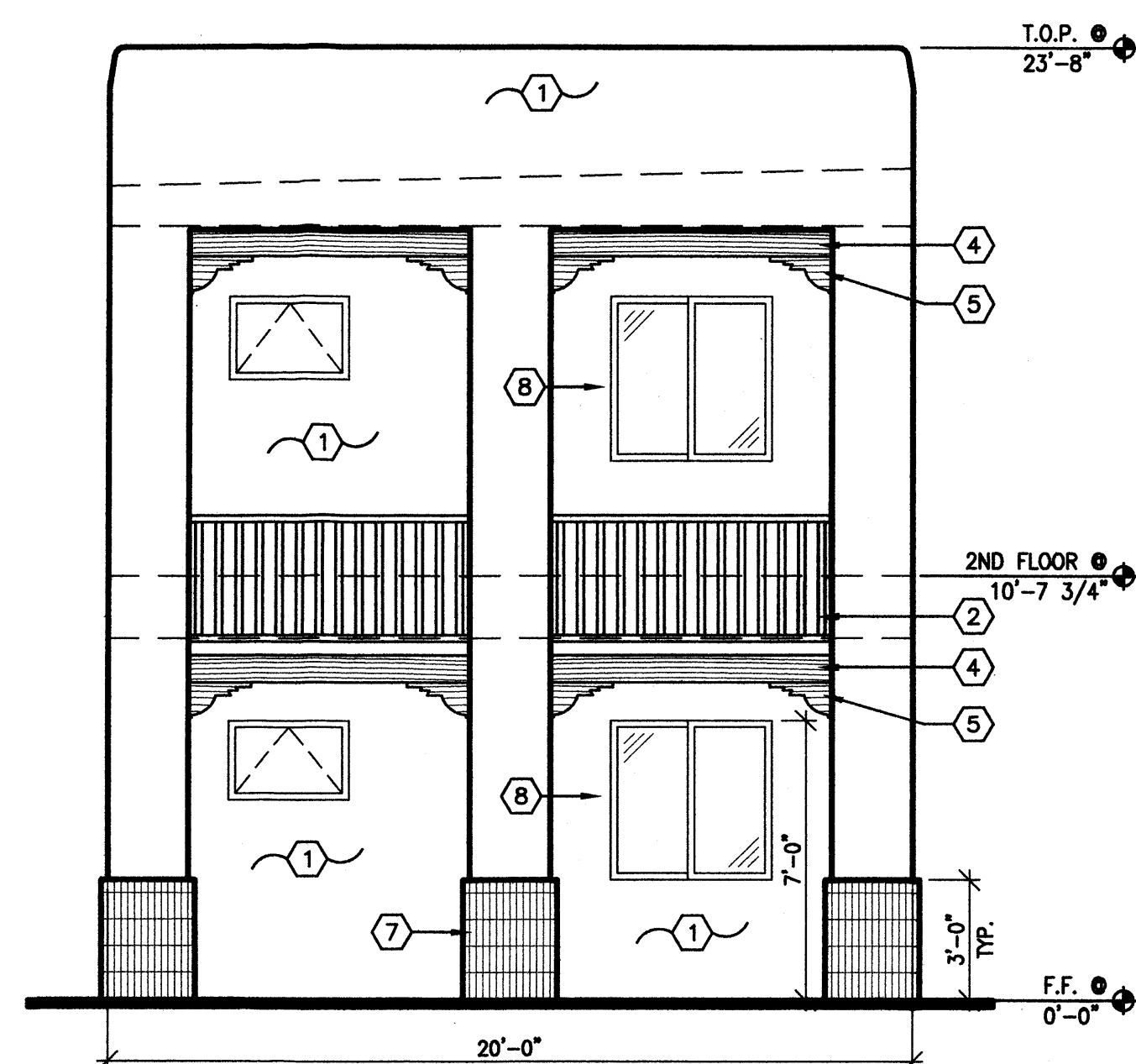
3 WEST ELEVATION
1/4"=1'-0"



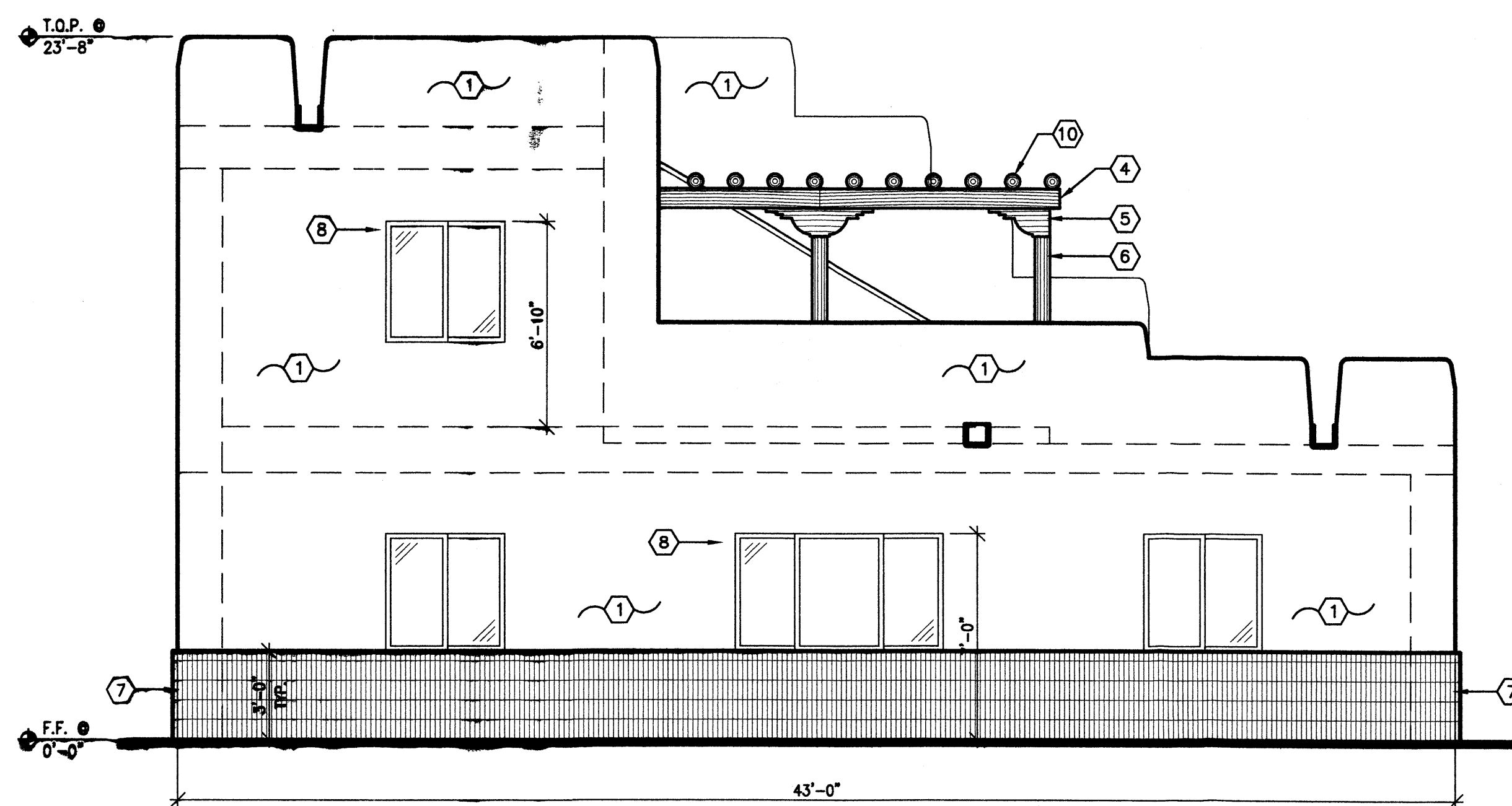
4 SOUTH ELEVATION
1/4"=1'-0"

KEYED NOTES

1. 3-COAT STUCCO SYSTEM OVER 30# FELT OVER 7/16" OSB SHEATHING - TAN STUCCO COLOR
2. "TREX" RAILING, TYPICAL - COLOR BROWN STAIN
3. METAL ROOF OVER 30# FELT OVER 7/16" OSB SHEATHING - COLOR RED
4. 6x8 EXPOSED WOOD BEAM, TYPICAL - COLOR BROWN STAIN
5. WOOD CORBEL, TYPICAL - COLOR BROWN STAIN
6. 8" DIA. WOOD VIGA, TYPICAL - COLOR BROWN STAIN
7. SPLIT FACED CMU VENEER - COLOR TAN
8. ALUMINUM WINDOWS /BRONZE
9. ALUMINUM DOOR/WINDOWS STORE FRONT /BRONZE
10. 2" DIA. LATTIS, TYPICAL - SEALED



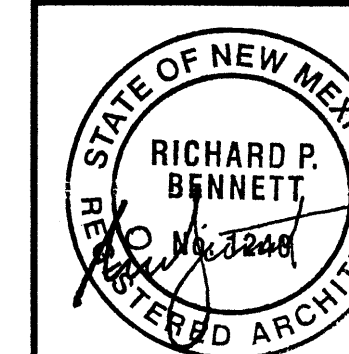
2 EAST ELEVATION
1/4"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
OFFICE/ APARTMENT ELEVATIONS
PROJECT #0542

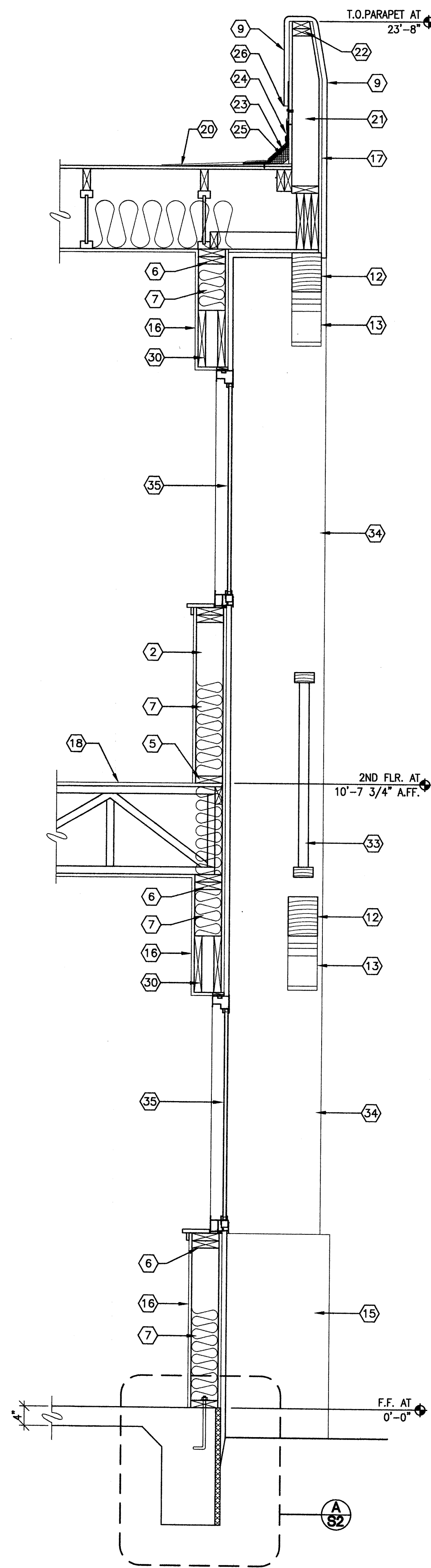
REVISION DATE



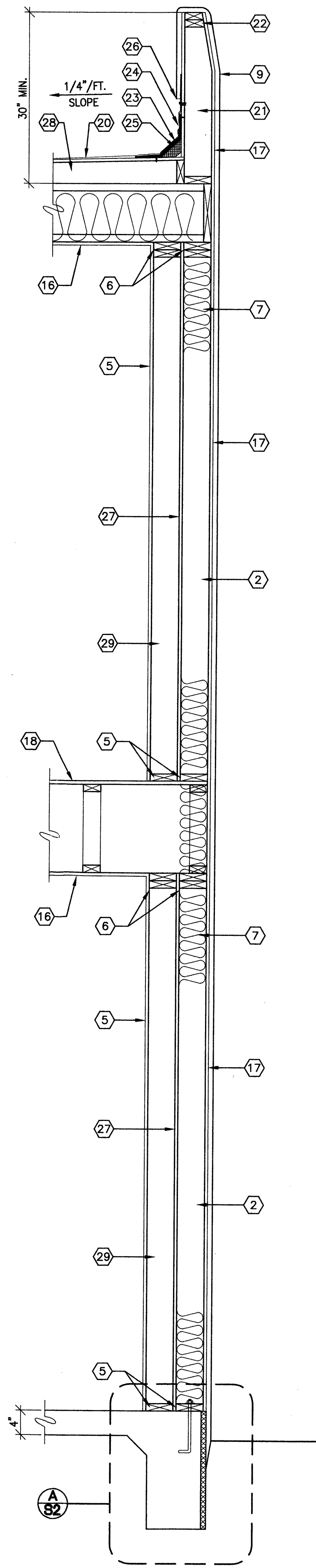
rick
benett
ARCHITECTS
1104 Park Avenue SW - Albuquerque, New Mexico 87102
(505) 242-1859 - Fax (505) 242-6201 - rnb@rickbenett.com

DATE
05-31-2006

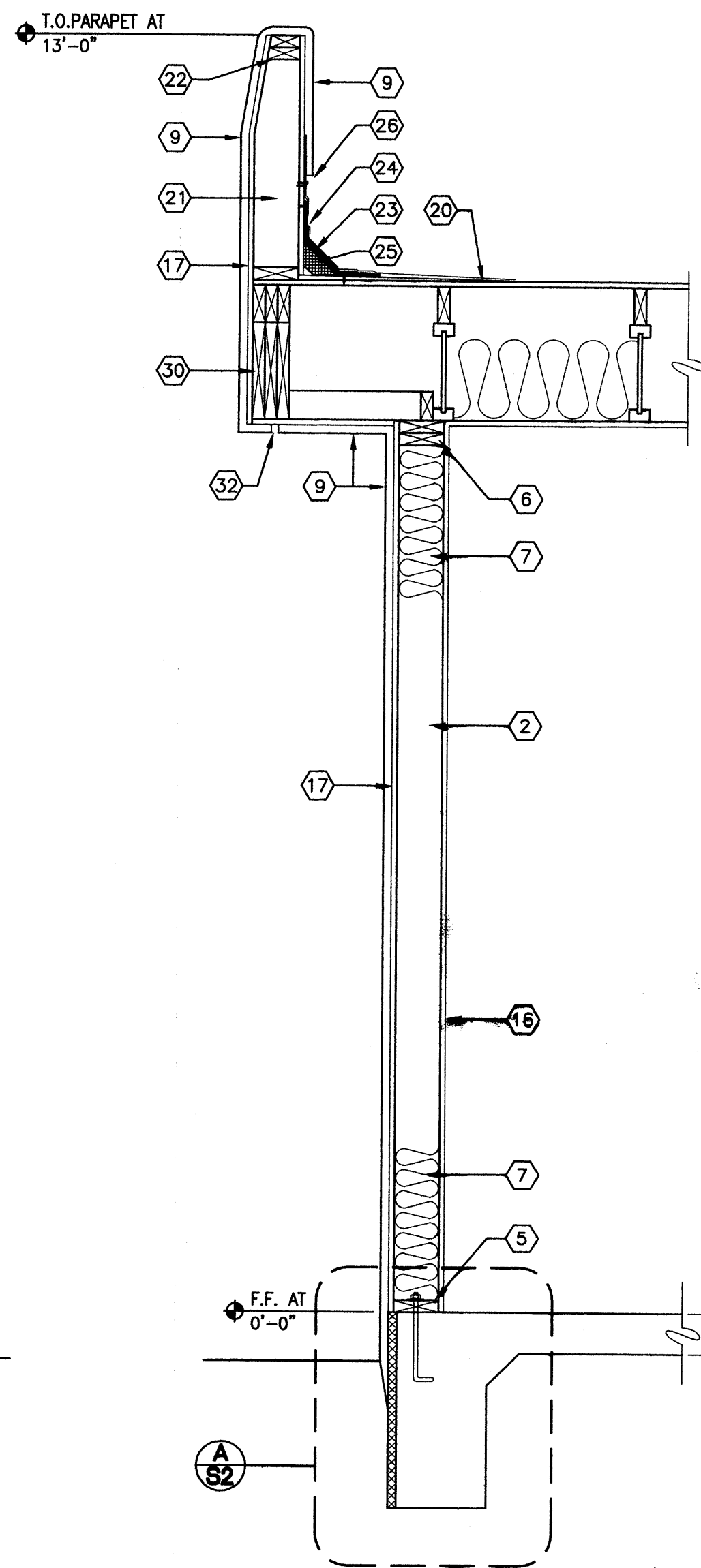
SHEET NUMBER
A-4



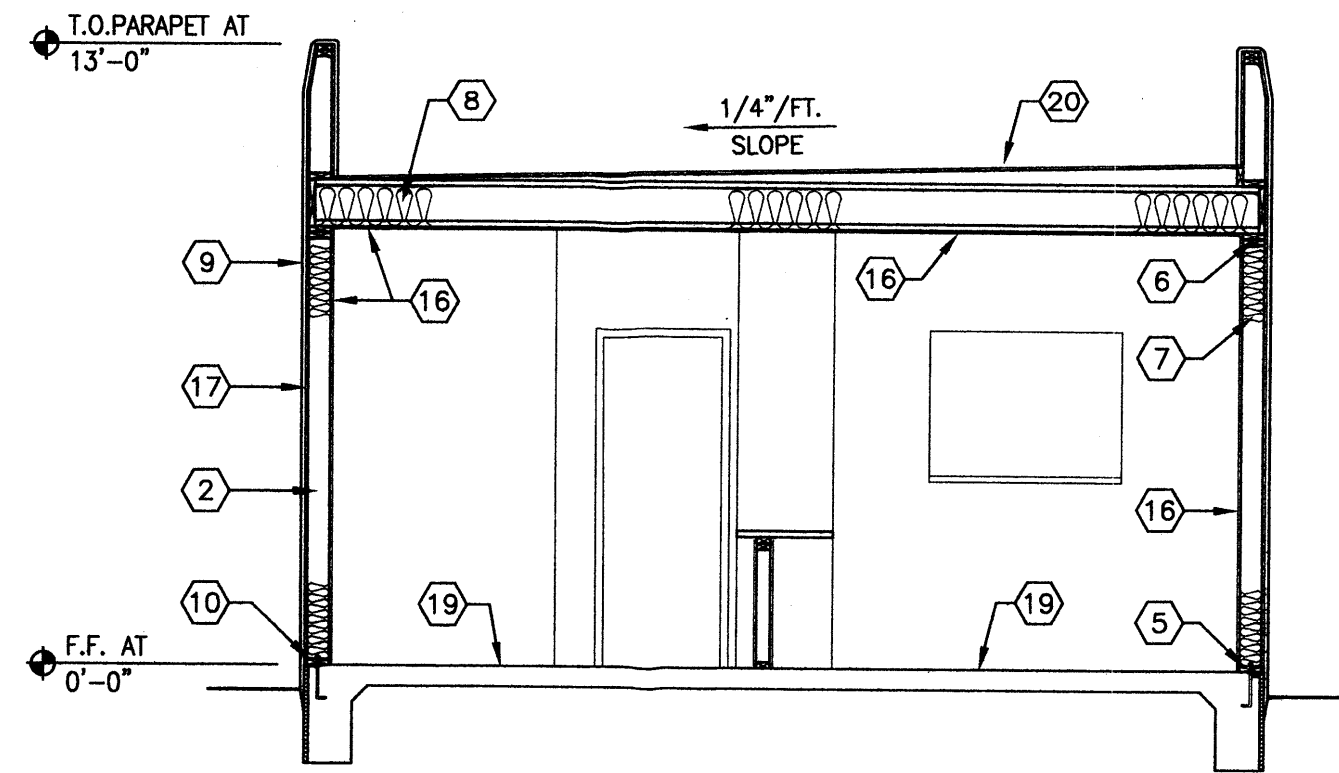
A WALL SECTION
1/4"=1'-0"



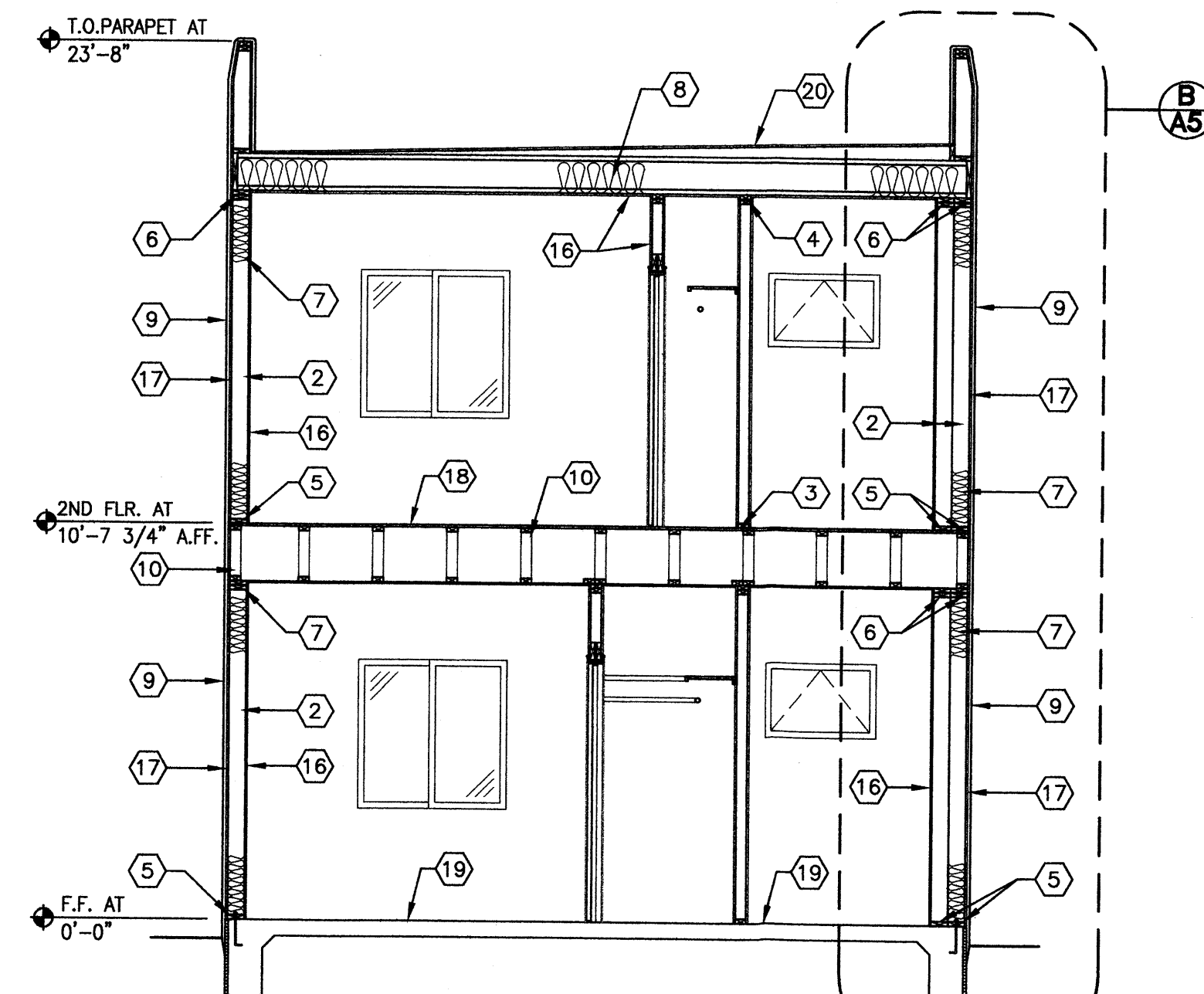
B ONE HOUR WALL SECTION
1/4"=1'-0"



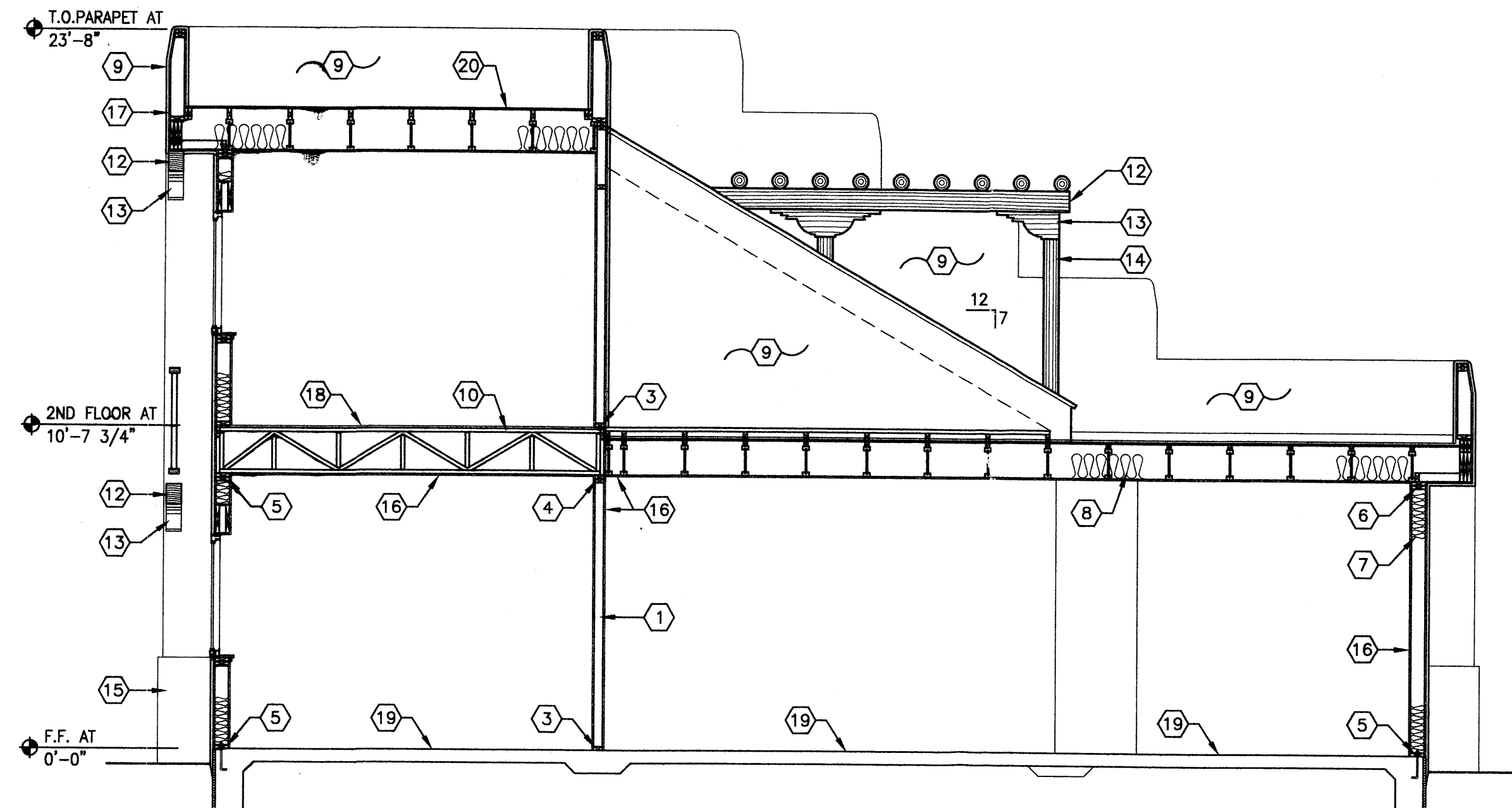
C WALL SECTION
1/4"=1'-0"



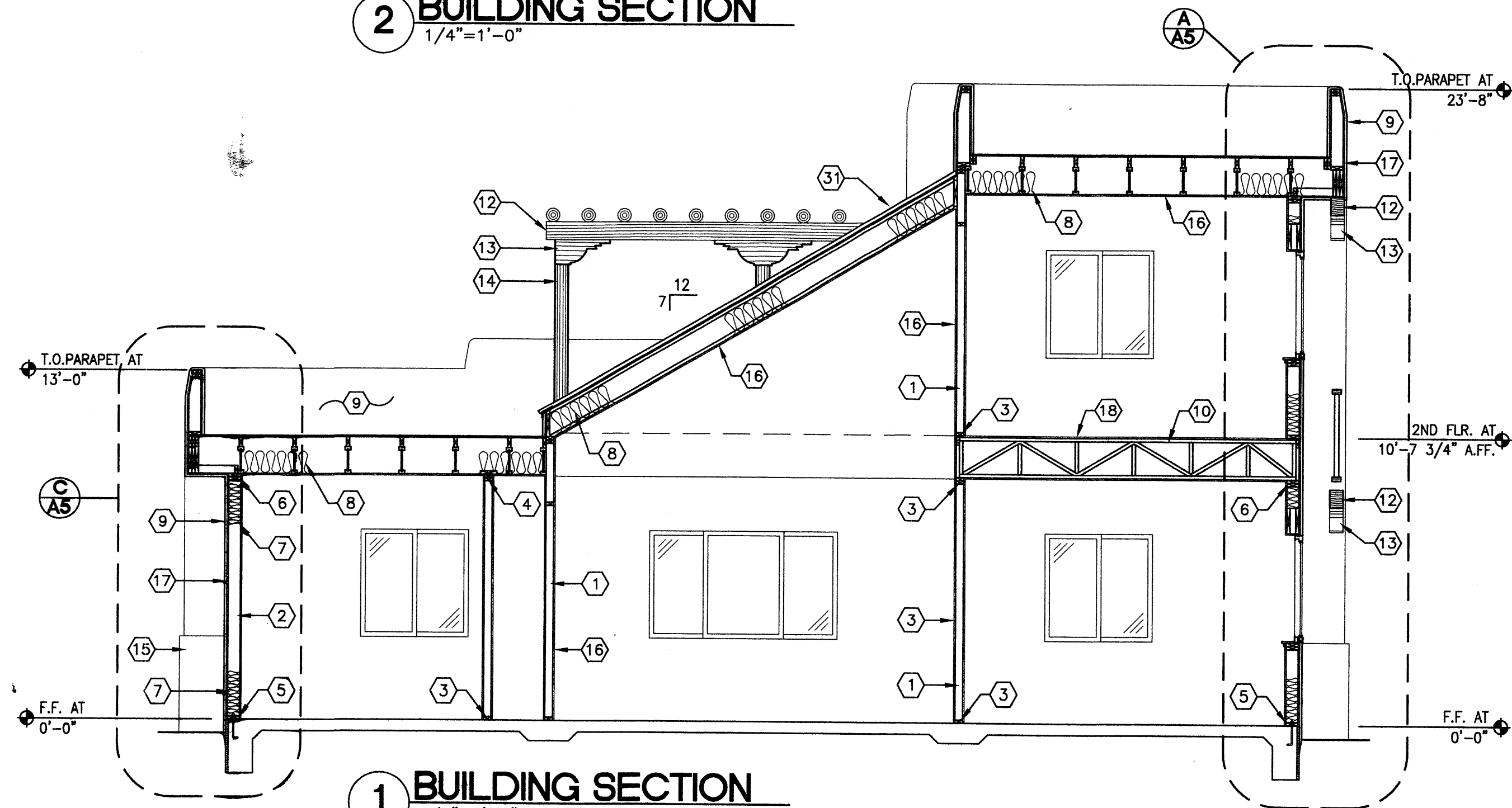
4 BUILDING SECTION
1/4"=1'-0"



3 BUILDING SECTION
1/4"=1'-0"



2 BUILDING SECTION
1/4"=1'-0"



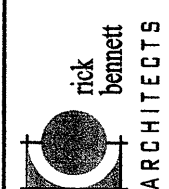
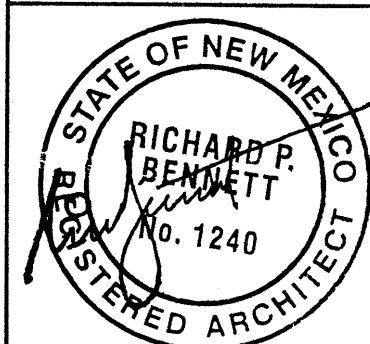
1 BUILDING SECTION
1/4"=1'-0"

KEYED NOTES

- 2x4 WOOD STUD FRAMING, 16" O.C. (H.F. #2).
- 2x6 WOOD STUD FRAMING, 16" O.C. (H.F. #2).
- 2x4 DBL. TOP PLATE.
- 2x4 DBL. TOP PLATE.
- 2x6 DBL. TOP PLATE.
- 2x6 DBL. TOP PLATE.
- R-19 BATT. INSUL. FULL HT. OF WALL.
- R-30 BATT. INSUL. FULL COVERAGE.
- 3-COAT STUCCO SYSTEM OVER 30# FELT OVER 7/16" OSB SHEATHING.
- 18" DEEP PRE-ENGINEERED FLOOR TRUSSES AT 24" O.C., SEE STRUCTURAL.
- METAL ROOF OVER 30# FELT OVER 5/8 OSB DECKING.
- WOOD CORBEL, TYPICAL.
- 6" DIA. WOOD VIGA, TYPICAL.
- SPLIT-FACED CMU VENER, REF. BLDG. ELEVATIONS.
- 5/8" GYP. BD. TAPE, TEXTURE, AND PAINT.
- 7/16" OSB OR EQUAL SHEATHING, TYPICAL.
- 3/4" T&G OSB DECKING, GLUED AND SCREWED OR EQUAL.
- 4" CONC. SLAB 3000 PSI MIN. WITH 6x6-W 1.4x1.4 W.W.F. OVER COMPACTED FILL.
- MODIFIED MEMBRANE ROOFING OVER 5/8" OSB DECKING OR EQ.
- 2X6 STUDS AT 24" O.C. AT PARAPETS, TYPICAL.
- CONT. DBL. 2X6 TOP PLATES, TYPICAL.
- MEMBRANE ROOFING UP AND OVER SIDE OF PARAPET, TYPICAL.
- CONT. FLASHING/COUNTER FLASHING, TYPICAL.
- CONT. 4" FIBER CANT STRIP, TYPICAL.
- STUCCO STOP, TYPICAL.
- 5/8" TYPE "X" GYP. BD. TO TOP OF PARAPET ON EACH SIDE OF WALL.
- 2X RIPPER WITH A 1/4" PER FT. SLOPE, TYPICAL.
- 2x6 STUDS AT 16" O.C. AT PLUMBING WALL.
- HEADER REF. STRUCTURAL.
- METAL ROOF OVER 30# FELT OVER 7/16" OSB DECKING-COLOR RED.
- METAL DRIP EDGE.
- "TREX" RAILING, TYPICAL-COLOR BROWN STAIN.
- STUCCO BEYOND.
- ALUMINUM WINDOWS-BRONZE COLOR.

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

REVISION DATE



DATE
05-31-2006



SHEET NUMBER
A-5

General Notes (APPLICABLE TO ALL ELECTRICAL SHEETS)







































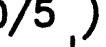



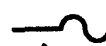




















































- A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE PLANS AND ASSOCIATED NOTES, NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, UTILITY AUTHORITY STANDARDS, AND IN A WORKMAN LIKE MANNER.
- B. THE ELECTRICAL CONTRACTOR SHALL MAKE REQUIRED CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS.
- C. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COSTS OF ALL PERMITS, TESTS AND INSPECTIONS, AND VISIT THE SITE OF WORK PRIOR TO SUBMITTING BID.
- D. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.
- E. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER TRADES AND REFER TO ARCHITECTURAL, MECHANICAL AND STRUCTURAL PLANS TO DETERMINE THE EXACT LOCATION OF EQUIPMENT.
- F. ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NUMBER SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- G. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER FOR ALL SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSTITUTIONS.
- H. ALL CONDUCTORS SHALL BE #12 SOLID COPPER, TYPE THW UNLESS OTHERWISE NOTED. 120V BRANCH CIRCUIT RUNS WHICH EXCEED ONE HUNDRED FEET IN LENGTH SHALL BE #10 THHN.
- J. THE SAME COLOR CODING SHALL BE MAINTAINED THROUGHOUT ALL CIRCUITS.
- K. ALL REQUIRED CONDUITS SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER. CONDUITS SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES.
- L. ALL PULL BOXES AND JUNCTION BOXES SHALL BE CODE GA. AND MEET THE MINIMUM SIZE AS RECOMMENDED BY THE NEC.
- M. RECEPTACLES AND SWITCHES SERVING MECHANICAL EQUIPMENT/MOTOR LOADS SHALL BE HORSEPOWER RATED.
- N. THE ELECTRICAL CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS CAUSED BY THE INSTALLATION OF ELECTRICAL SYSTEMS TO RESTORE THE FIRE RATING AND MAKE WEATHER TIGHT AS REQUIRED.
- P. ALL CONDUITS SHALL BE 1/2" EMT WHERE REQUIRED UNLESS OTHERWISE NOTED.
- Q. ALL CONDUIT SHALL BE CONCEALED IN WALLS, CEILING OF FLOOR UNLESS OTHERWISE NOTED.
- R. CONTRACTOR SHALL INCLUDE IN HIS PRICE ALL COSTS ASSOCIATED WITH GETTING POWER/TELEPHONE SERVICE TO THE BUILDINGS.

ELECTRICAL DRAWING SHEET INDEX
E-1 GENERAL NOTES & SYMBOLS
E-2 ELECTRICAL SITE PLAN
E-3 POWER & LIGHTING PLANS

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
GENERAL NOTES & LEGEND
PROJECT #0542

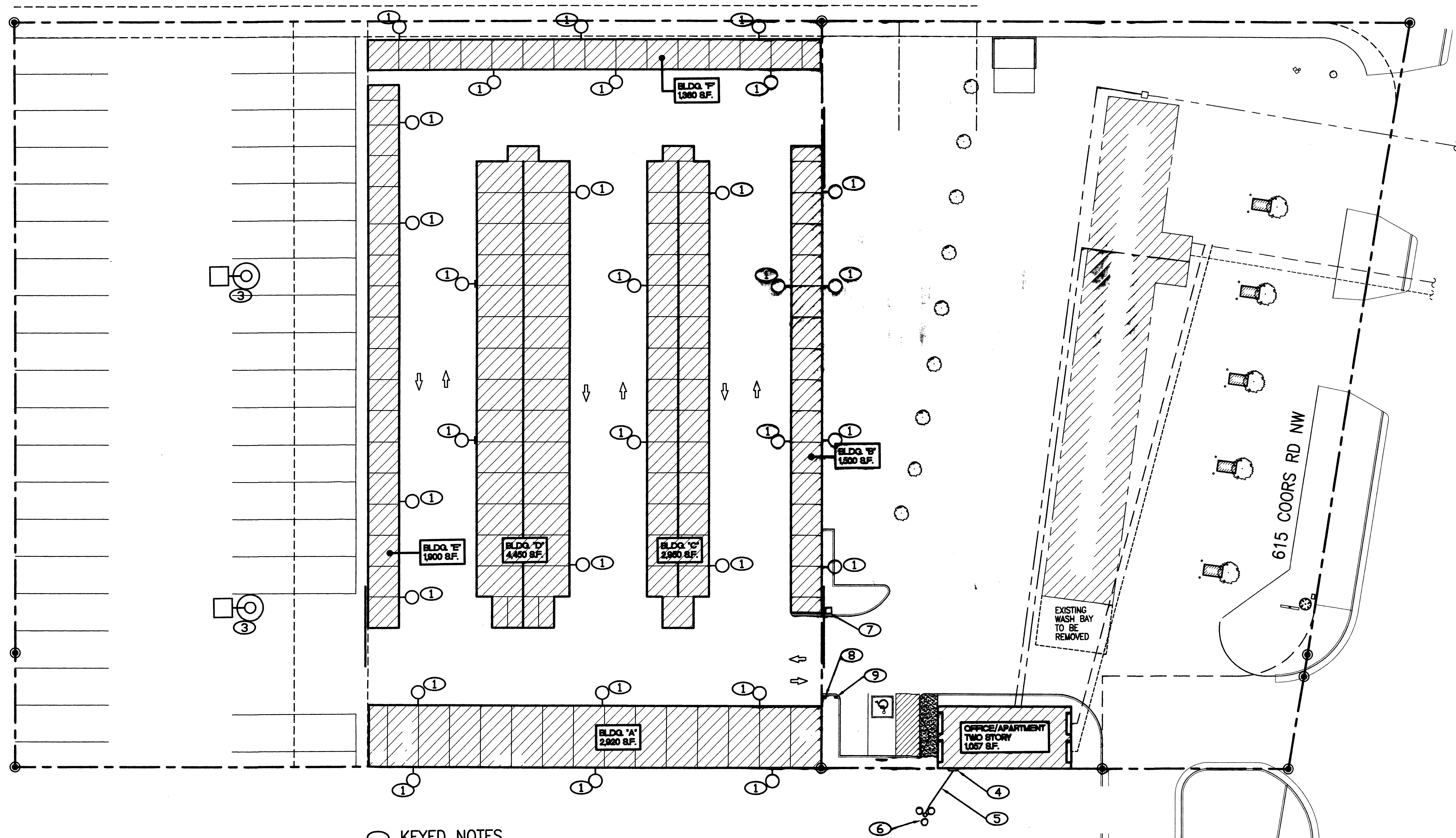
REVISION DATE

 1104 Pink Avenue SW - Albuquerque, New Mexico 87102 (505) 243-1859 - Fax (505) 242-6630 - ead@jbaa.com
DATE 10-24-2005
SHEET NUMBER E-1

SYMBOLS LEGEND
(ALL SYMBOLS MAY NOT BE USED)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NEW WORK		MANUAL PULL STATION		RECESSED CEILING MOUNTED PUBLIC ADDRESS SPEAKER
	BURIED CONDUIT		FIRE ALARM HORN & ADA STROBE, MOUNT @ 80" A.F.F.		RECESSED FLOOR MOUNTED MICROPHONE JACK-CANNON TYPE
	HOMERUN CONDUIT		SMOKE/HEAT DETECTOR		WALL MOUNTED MICROPHONE JACK - CANNON TYPE
	GROUND		HEAT DETECTOR		BRACKET MOUNTED PUBLIC ADDRESS SPEAKER, MOUNT @ 12' A.F.F. MINIMUM
	SWITCH LEG		IONIZATION SMOKE DETECTOR		DOOR BELL PUSH BUTTON
	PHASE		THERMAL DETECTOR		DOOR BELL
	NEUTRAL		DUCT SMOKE DETECTOR (PHOTOELECTRIC)		
	CONDUIT CAP		FIRE ALARM CONTROL PANEL		
	GROUNDING CONDUCTOR		CEILING SPEAKER		
	JUNCTION BOX		WALL SPEAKER		
	WALL JUNCTION BOX				
	DUPLEX RECEPTACLE OUTLET. SUBSCRIPT 'x' DENOTE PANEL CKT ASSIGNMENT.				
	VOICE/DATA RECEPTACLE				
	DOUBLE DUPLEX RECEPTACLE OUTLET				
	GFCI WP				
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET WITH WEATHERPROOF COVER				
	FLOOR RECEPTACLE OUTLET				
	SINGLE POLE SWITCH - USE SUBSCRIPT TO DESIGNATE CONTROL OF PARTICULAR DEVICE				
	DOUBLE POLE SWITCH				
	THREE-WAY SWITCH				
	FOUR-WAY SWITCH				
	WEATHERPROOF SWITCH				
	PHOTOCELL				
	FLUORESCENT LIGHT FIXTURE A=FIXTURE TYPE 1=CIRCUIT NUMBER b=SWITCH CONTROLLING FIXTURE				
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					

ABBREVIATIONS

+ 42"	DEVICE MOUNTING HEIGHT ABOVE FINISHED FLOOR
A, AMPS	AMPERES
A.F.F.	ABOVE FINISHED FLOOR
AC	ABOVE COUNTER
CKT	CIRCUIT
EXT	EXTERIOR
GFI	GROUND FAULT INTERRUPTER
GND,G	GROUND
LGT	LIGHT, LIGHTING
MCB	MAIN CIRCUIT BREAKER
NO.	NUMBER
RECEPT	RECEPTACLE(S)
RM	ROOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WP	WEATHERPROOF
GRS	GALVANIZED RIGID STEEL CONDUIT
MLO	MAIN LUGS ONLY

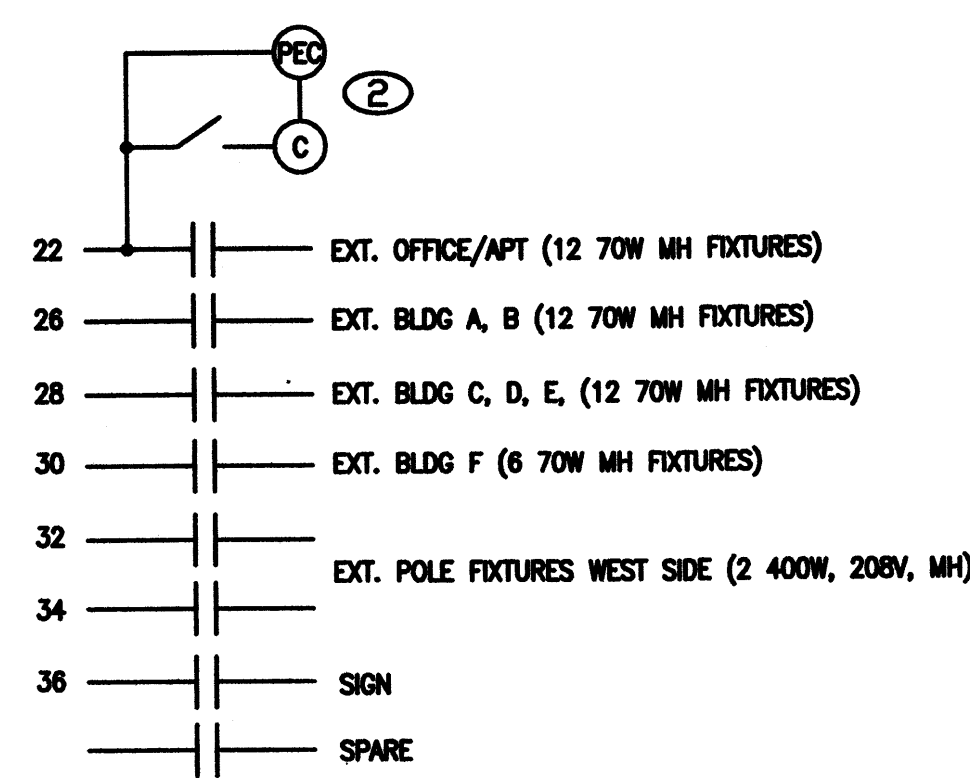


KEYED NOTES

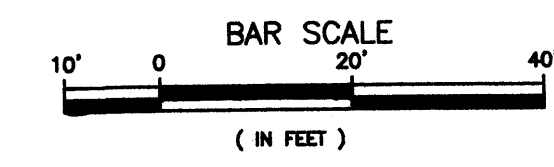
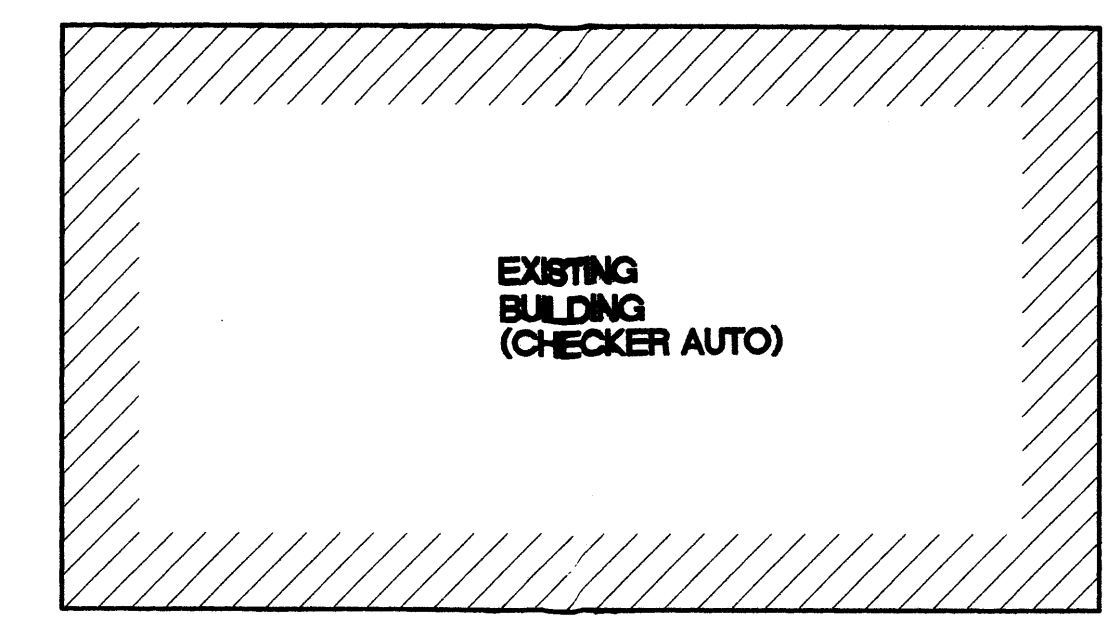
1. 70W, 120VAC, MH WALL PACK FIXTURE. SEE SHEET E-3. CONNECT TO LIGHTING CONTACTOR. SEE DIAGRAM THIS SHEET.
2. PHOTO-CELL LIGHT CONTROLLER. SEE SHEET E-3 FOR LOCATION OF CONTROLLER AND PHOTO-CELL.
3. 400W, 208V, MH POLE FIXTURE ON 16" STEEL POLE. INVUE EXM X-FORM. SEE STRUCTURAL FOR POLE BASE DIMENSIONS. CONNECT TO LIGHTING CONTACTOR.
4. NEW UTILITY METER. SEE SHEET E-3.
5. NEW OVERHEAD SERVICE CONDUCTORS.
6. EXISTING PNM POLE AND POLE MOUNTED TRANSFORMERS.
7. AUTOMATIC SLIDING GATE OPERATOR. ROUTE 2 #12 CU, 1 #12 CU EGC IN 3/4" CONDUIT TO PANEL IN OFFICE FOR POWER. CONNECT TO CKT 41. COORDINATE EXACT LOCATION/REQUIREMENTS WITH EQUIPMENT SUPPLIED/OWNER.
8. "YONOX BOX" FOR FIRE DEPT ACCESS. COORDINATE EXACT LOCATION WITH EQUIPMENT SUPPLIED/OWNER/FIRE DEPARTMENT. PROVIDE ALL CONNECTIONS TO GATE OPERATOR AS REQUIRED.
9. ACCESS KEY PAD. COORDINATE WITH COMPLETE GATE SYSTEM AND PROVIDE ALL REQUIRED CONNECTIONS.

GENERAL NOTES

1. SUBMIT ALL LIGHTING FIXTURES TO OWNER FOR APPROVAL.
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH "NIGHT SKY PROTECTION ACT" OR "DARK SKY COMPLIANT."
3. CONNECT ALL EXTERIOR LIGHTING FIXTURES TO LIGHTING CONTACTOR WITH #10 CU CONDUCTORS. SEE CONDUCTOR TABLE SHEET E-3.
4. COMPLY WITH NEC TABLE 300-5 FOR MINIMUM BURIAL DEPTHS FOR CONDUCTORS.
5. SEE SHEET E-3 FOR NEW SERVICE TO OFFICE/APARTMENT.
6. MAXIMUM VOLTAGE DROP TO FARTHEST LIGHT FIXTURE IS LESS THAN 2.5% BASED ON #10 CU CONDUCTORS IN NON-MAGNETIC CONDUIT AND ESTIMATED POWER FACTOR OF 0.95. VOLTAGE DROP CALCULATED USING THE IEEE "RED BOOK" METHOD (AMPERE-FOOT).



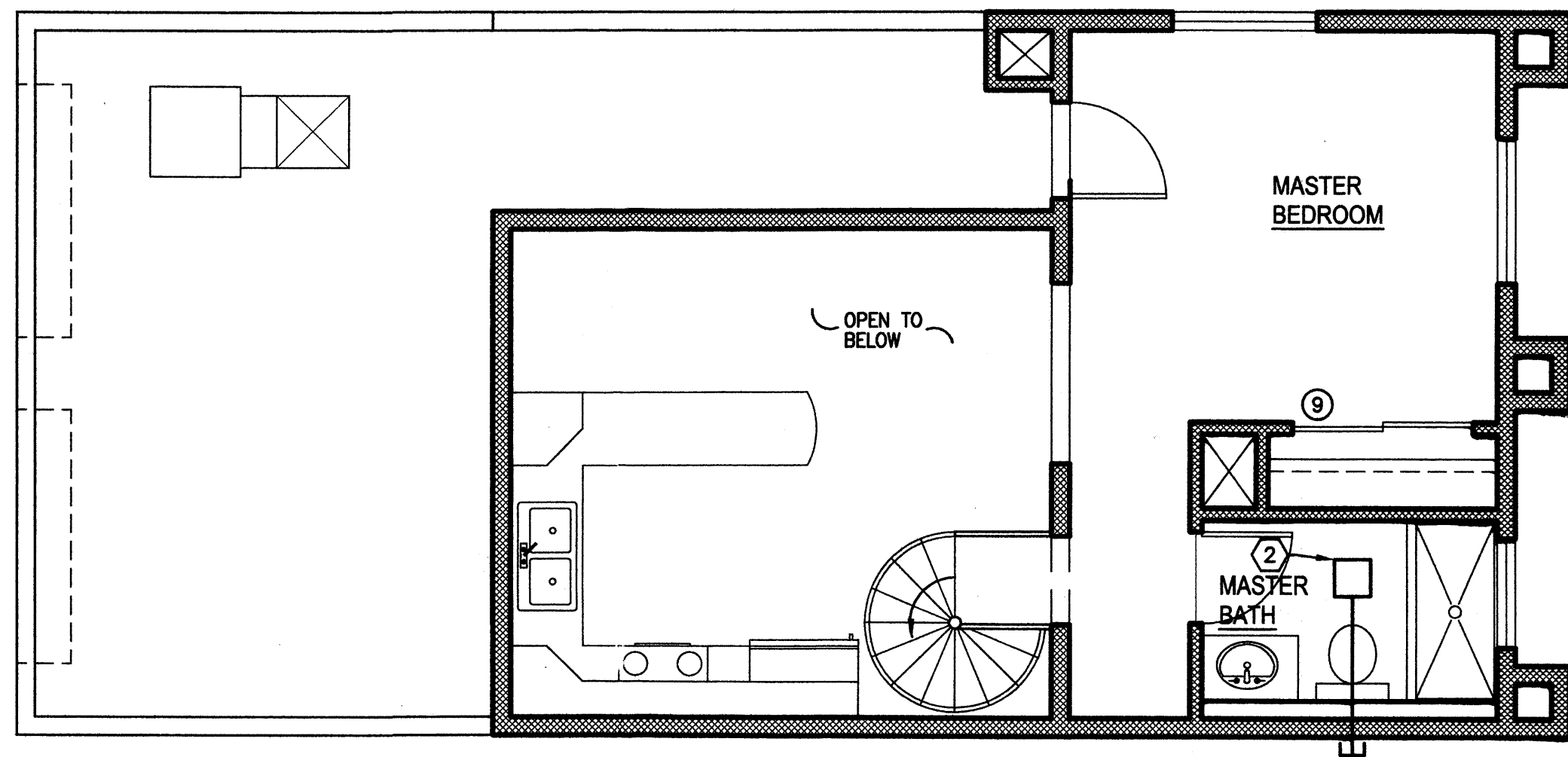
NOTE: GROUND AND NEUTRAL NOT SHOWN BUT REQUIRED.
NP: LIGHT CONTROLS ENERGIZED FROM MORE THAN ONE SOURCE.
EXTERIOR LIGHTING CONTACTOR DIAGRAM
NTS



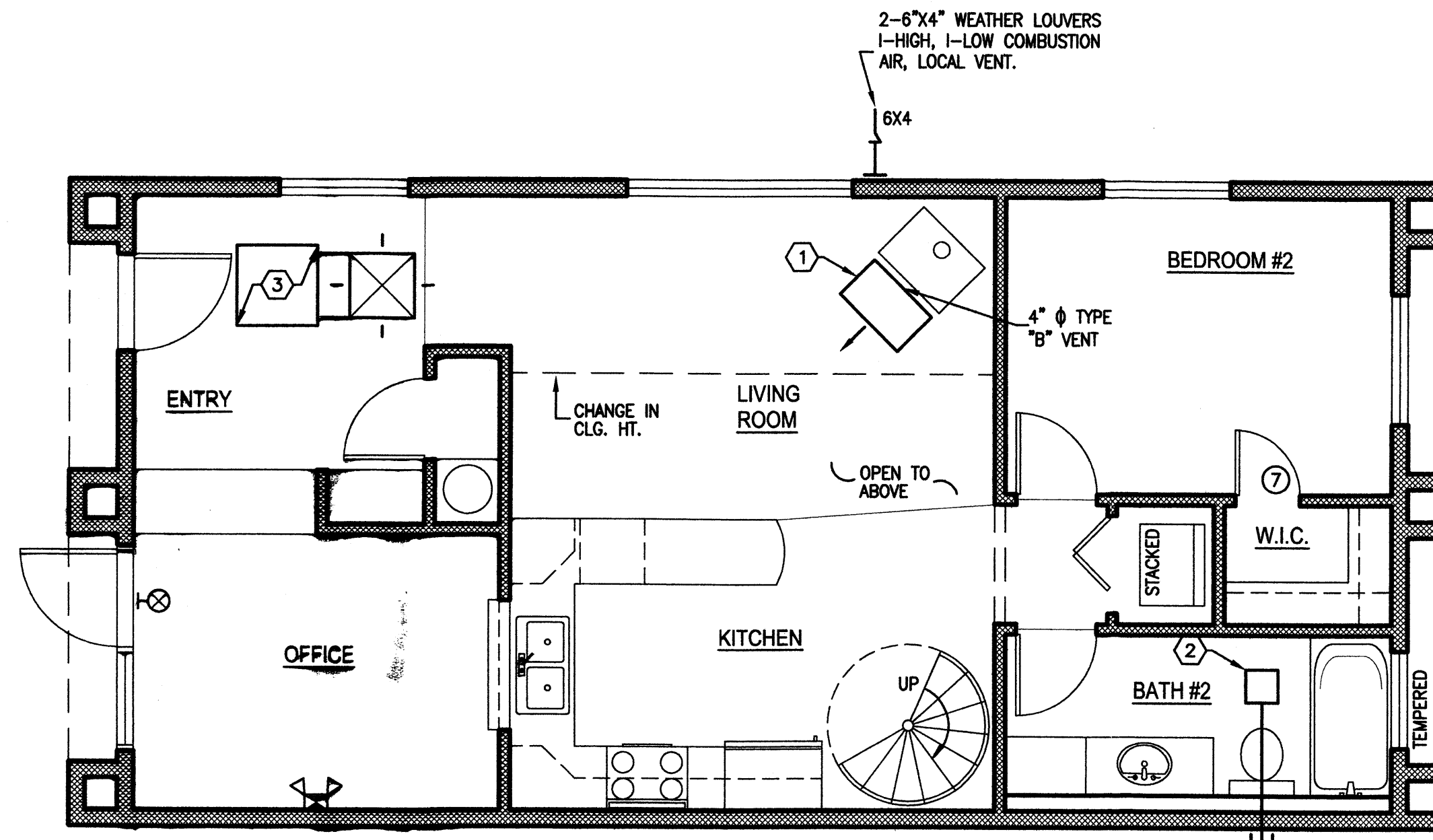
ELECTRICAL SITE PLAN
1"=20'

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

REVISION DATE 02-10-06	
DATE 02-02-2006	SHEET NUMBER E-2



2 2ND FLOOR MECHANICAL PLAN
1/4"=1'-0"

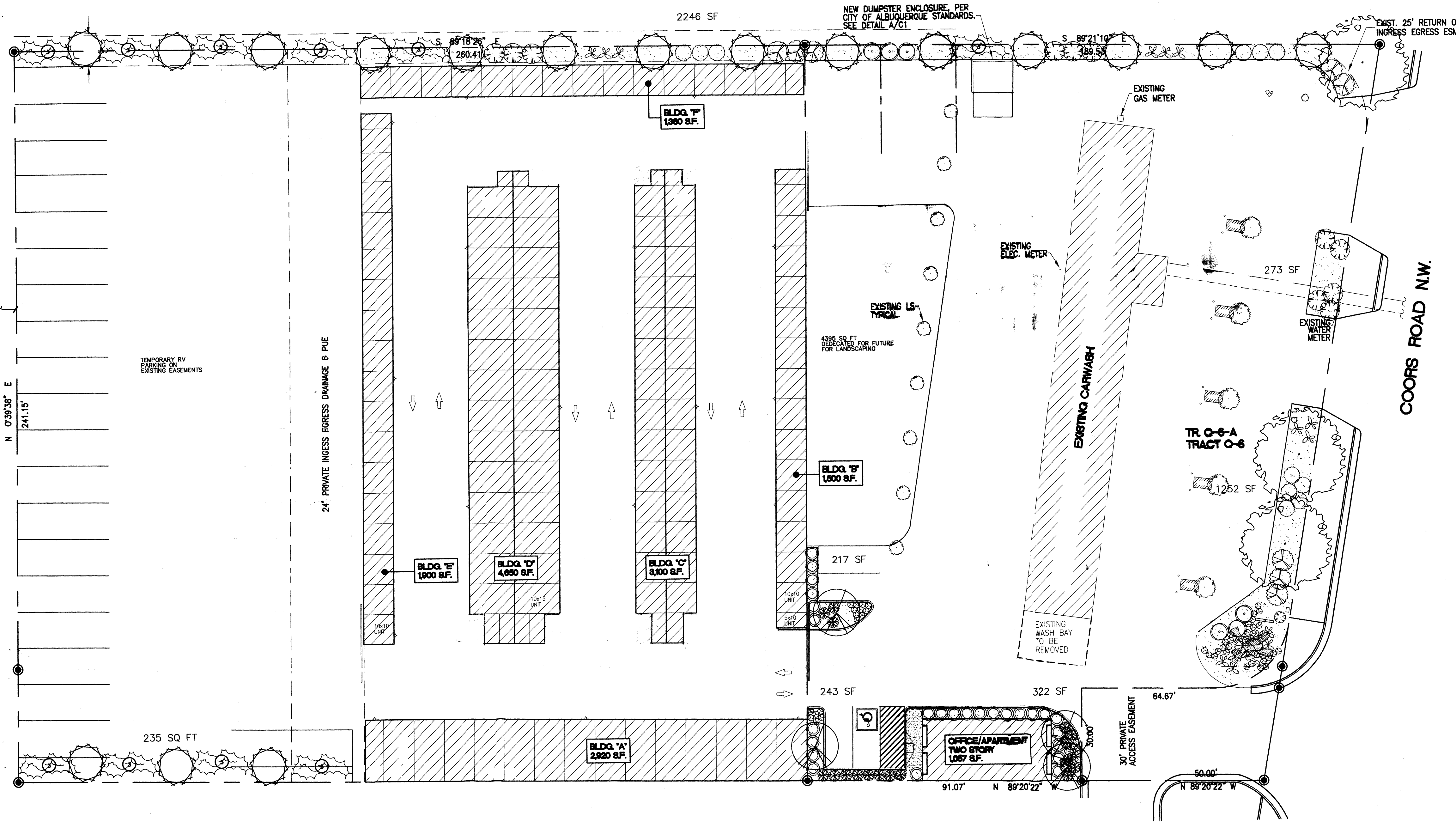


1 1ST FLOOR MECHANICAL PLAN
1/4"=1'-0"

- EQUIPMENT SCHEDULE
- ① COZY GAS CONSOLE HEATER MODEL VC502A, 50,000 BTUH INPUT WITH THERMOSTATIC BLOWER ASSEMBLY 115/60, 4" ROUND TYPE "B" VENTER MATERIAL. O.A.E.
 - ② BROWN COMBINATION FAN/LIGHT AND HEATER MODEL 655, 70 CFM, 1,545 WATTS WITH 66V CONTRL. 4" ROUND VENT WITH APPROVED WALL CAP. O.A.E.
 - ③ ARTIC CIRCLE EVAPORATIVE COOLER MODEL ES-430, 3,350 CFM @.2" S.P., 1/2H.P., 2 SPEED, 115/160 WITH EP200A PUMP AND FLOAT KIT., WITH KRUGER 20"x20" MODEL #002 O.B.D. SUPPLY DIFFUSER. O.A.E.

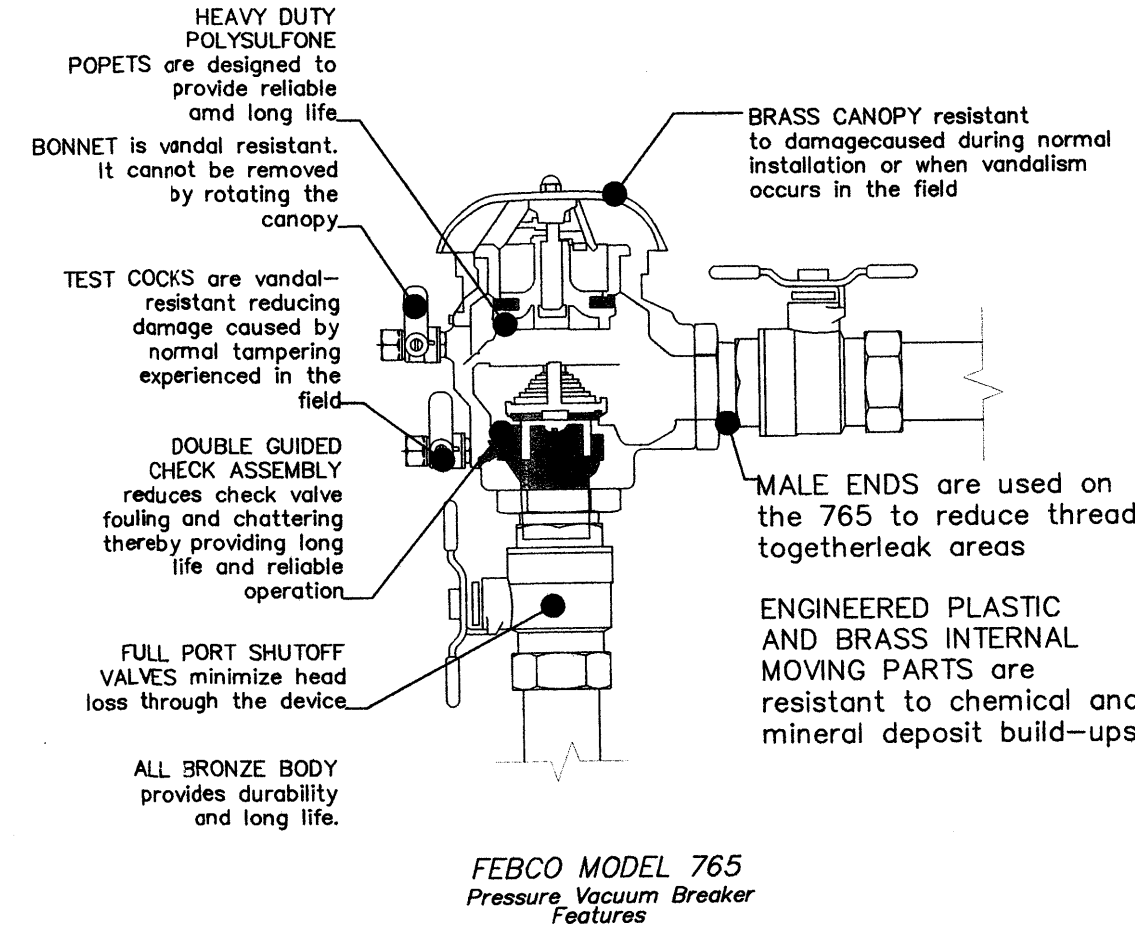
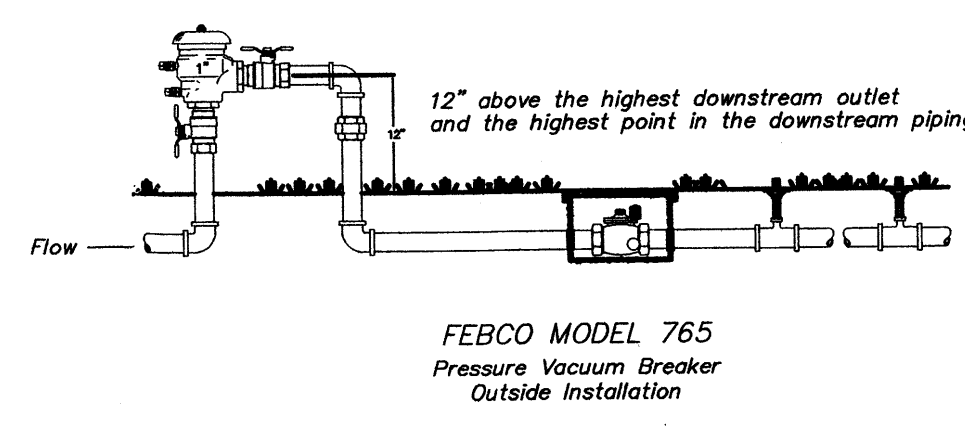
WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
MECHANICAL PLAN
PROJECT #0542

REVISION DATE
1124 First Avenue SW - Albuquerque, New Mexico 87102 (505) 242-1859 - Fax (505) 242-6650 - rba@rickbennett.com
DATE
05-31-2006
SHEET NUMBER
M-1



PLANT LEGEND

- LACEBACK ELM (H) 3
- CHINESE PISTACHE 3
- JAPANESE PAGODA 2" Cal.
- DESERT WILLOW (L) 11
- RUSSIAN SAGE (M) 6
- REGAL MIST (M) 17
- APACHE PLUME (L) 11
- ARP ROSEMARY (M) 26
- 3" TAN GRAVEL WITH FILTER FABRIC
- FLOWERING PEAR (M+) 4
- OCOTILLO (L) 1
- PRICKLY PEAR (L) 15
- HALLS HONEYSUCKLE (M) 8
- CHAMISA (L) 11
- WILDFLOWER 54
- CREeping ROSEMARY (L) 2
- OVERSIZED GRAVEL & 3 BOULDERS



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	76385	square feet
TOTAL BUILDINGS AREA	20,581	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	55,804	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8371	square feet
TOTAL BED PROVIDED	6287	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2943	square feet
TOTAL GROUNDCOVER PROVIDED	3358	square feet
TOTAL LANDSCAPE PROVIDED	8171	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors Road
Required: 7 Provided: 7 (5 New, 2 Existing)

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 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 landscape areas 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 Bubbler 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.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE PLAN
1"=20'

BAR SCALE
10' 0 20' 40'
(IN FEET)

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

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

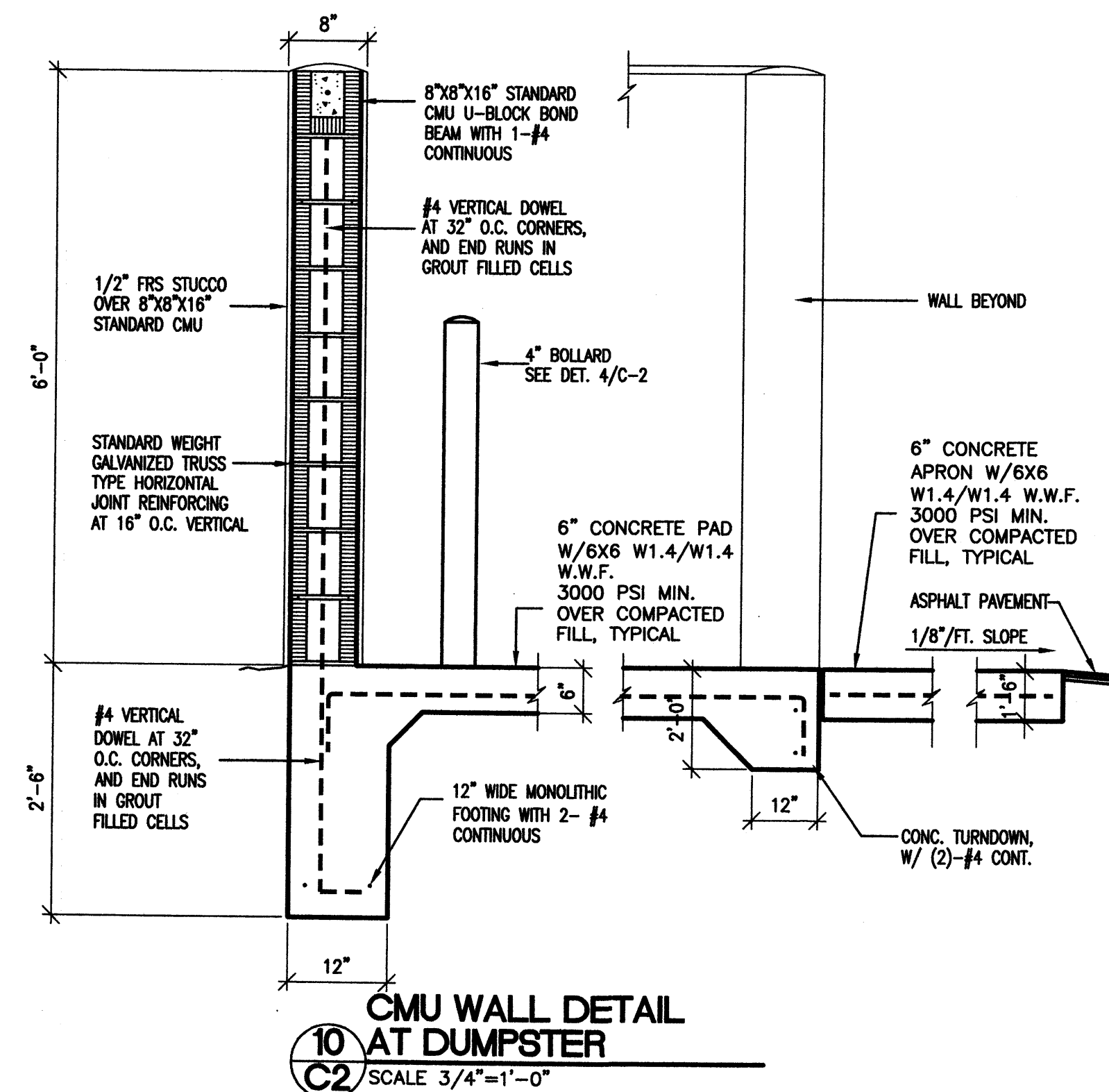
REVISION DATE
04-14-06

STATE OF NEW MEXICO
RICHARD P. BENNETT
REGISTERED ARCHITECT

1104 First Avenue SW • Albuquerque, New Mexico 87102
(505) 242-1859 • Fax (505) 242-2420 • rick@hilltop.com

DATE
10-24-2005

SHEET NUMBER
L-1

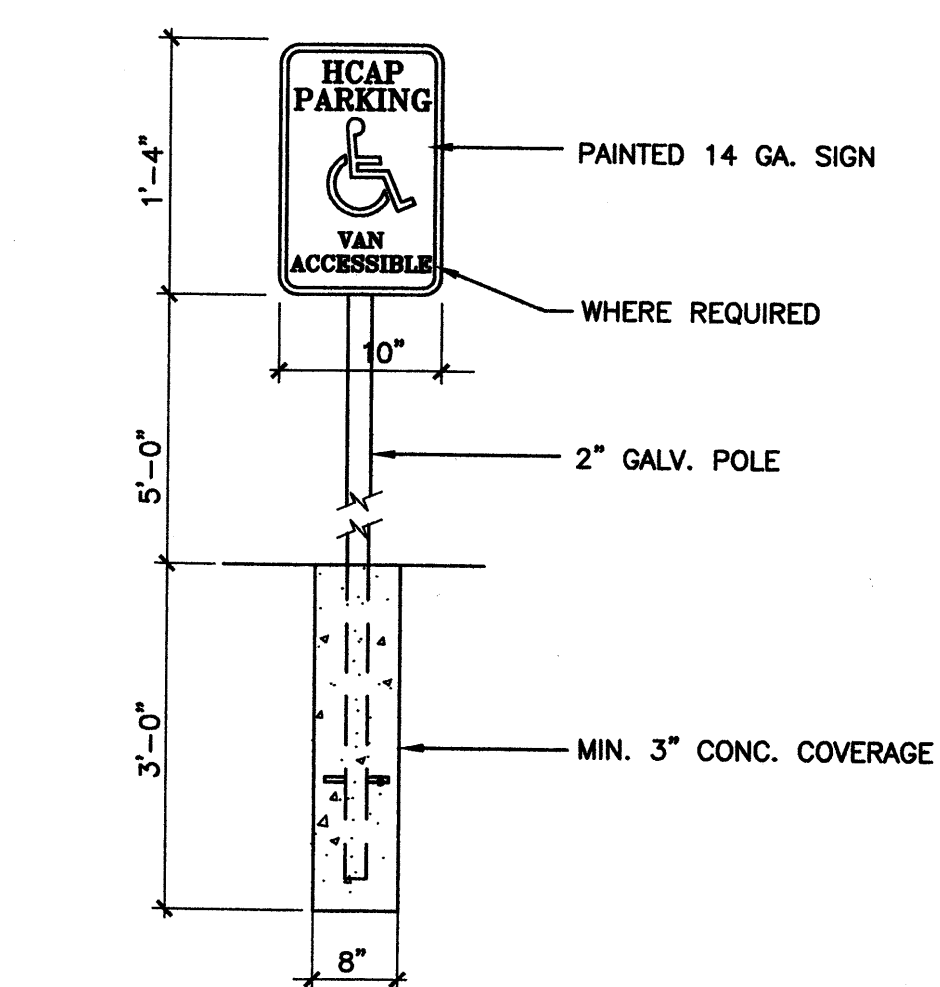
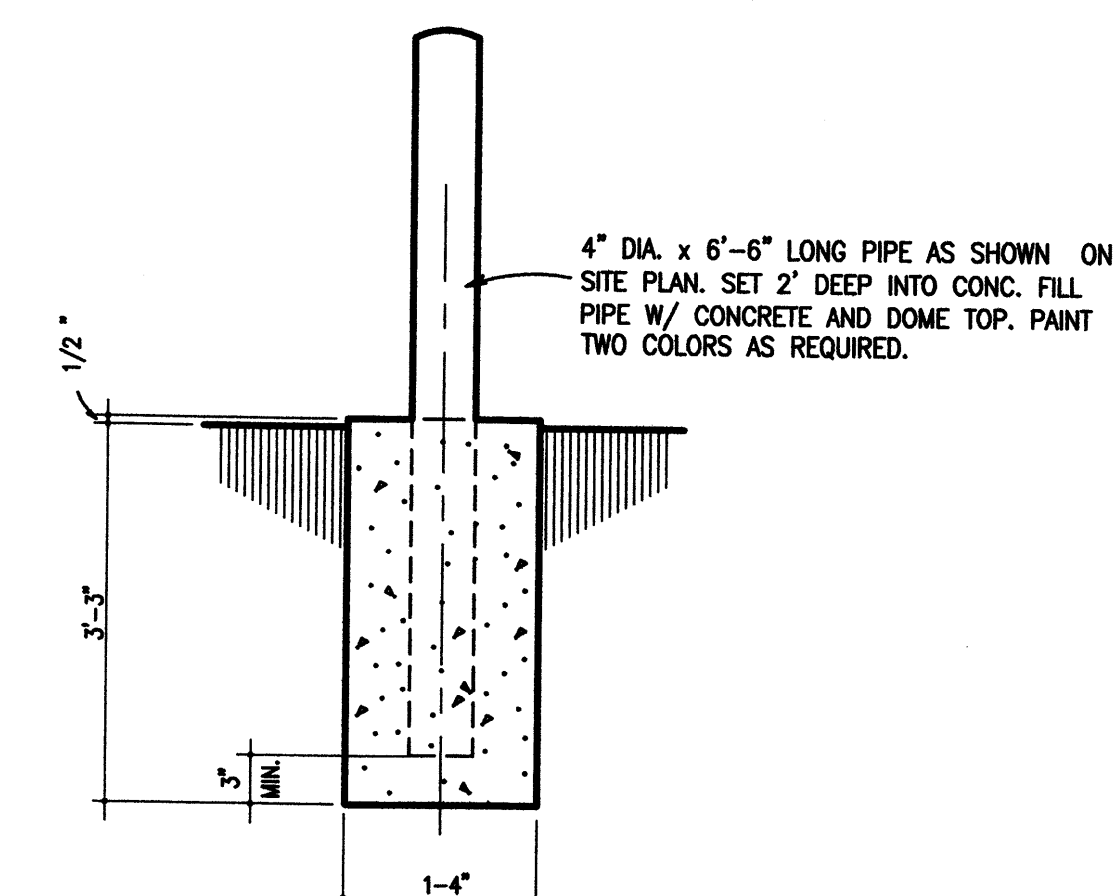
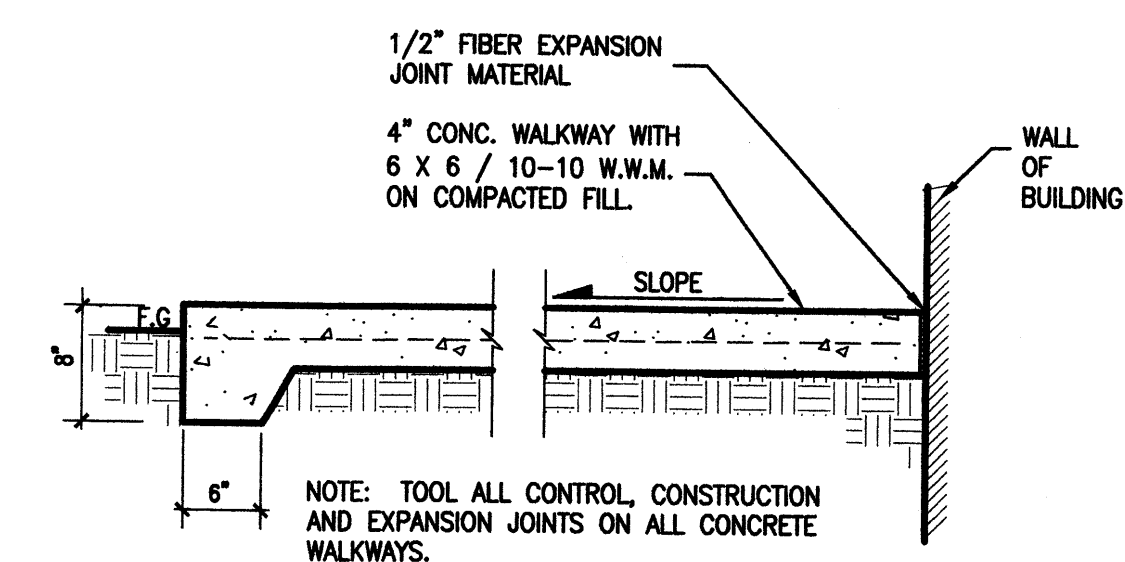
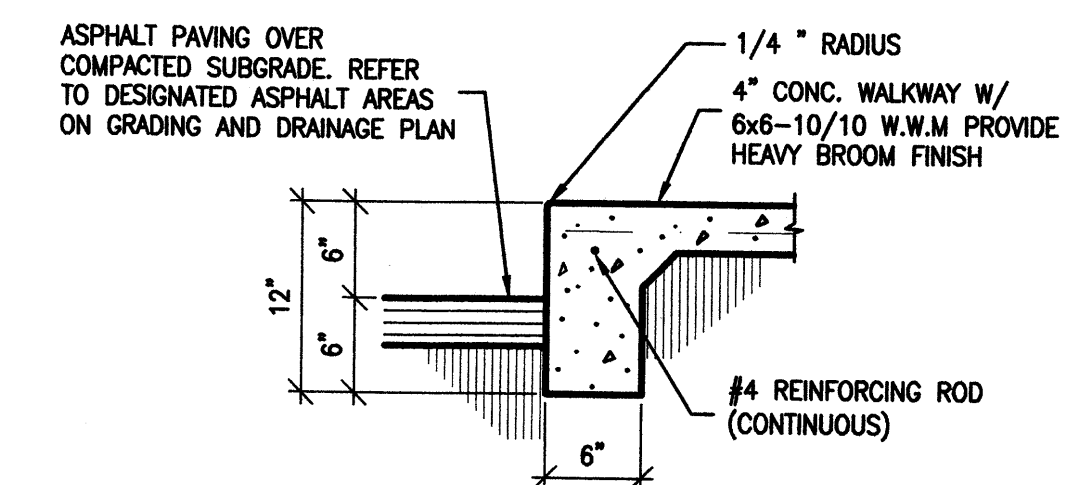
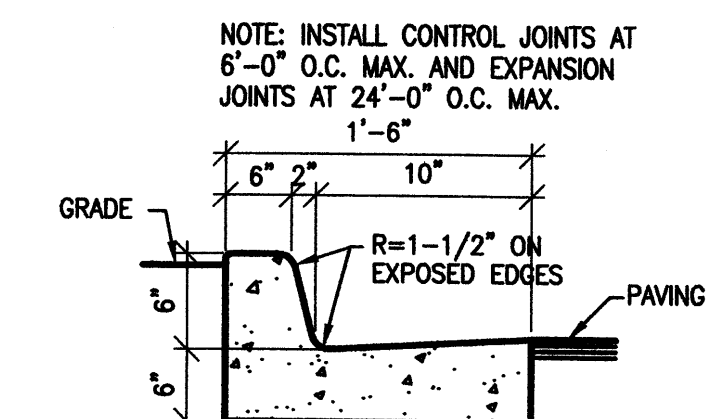
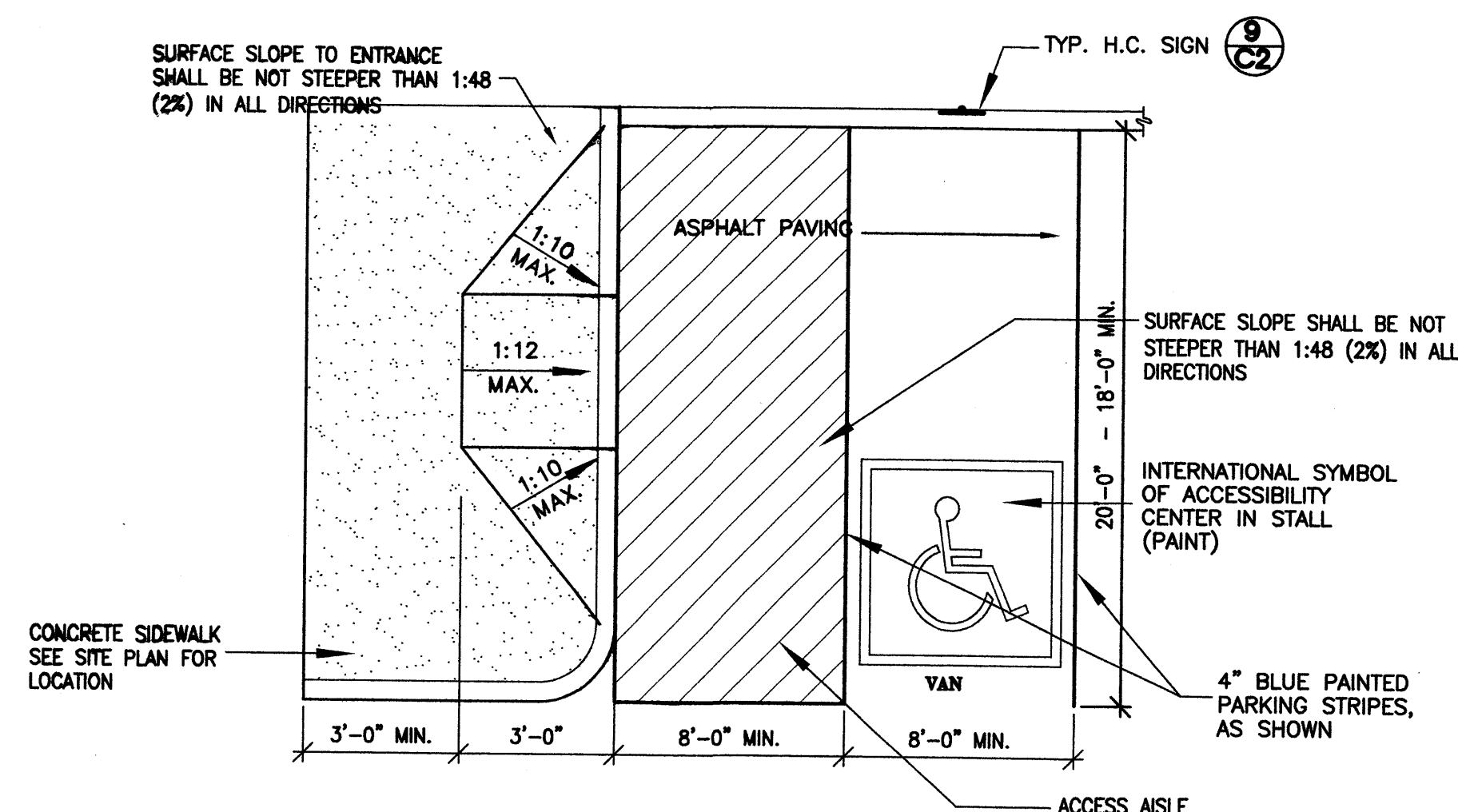
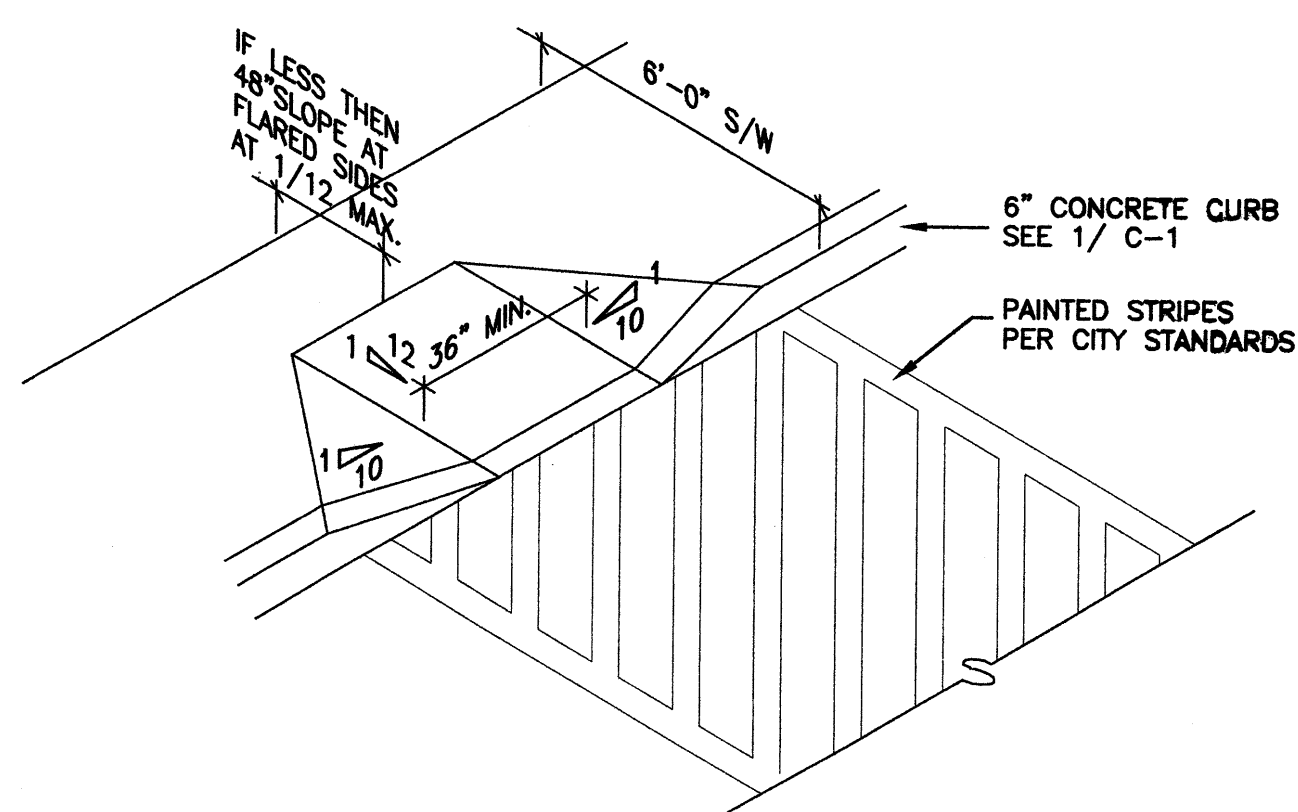
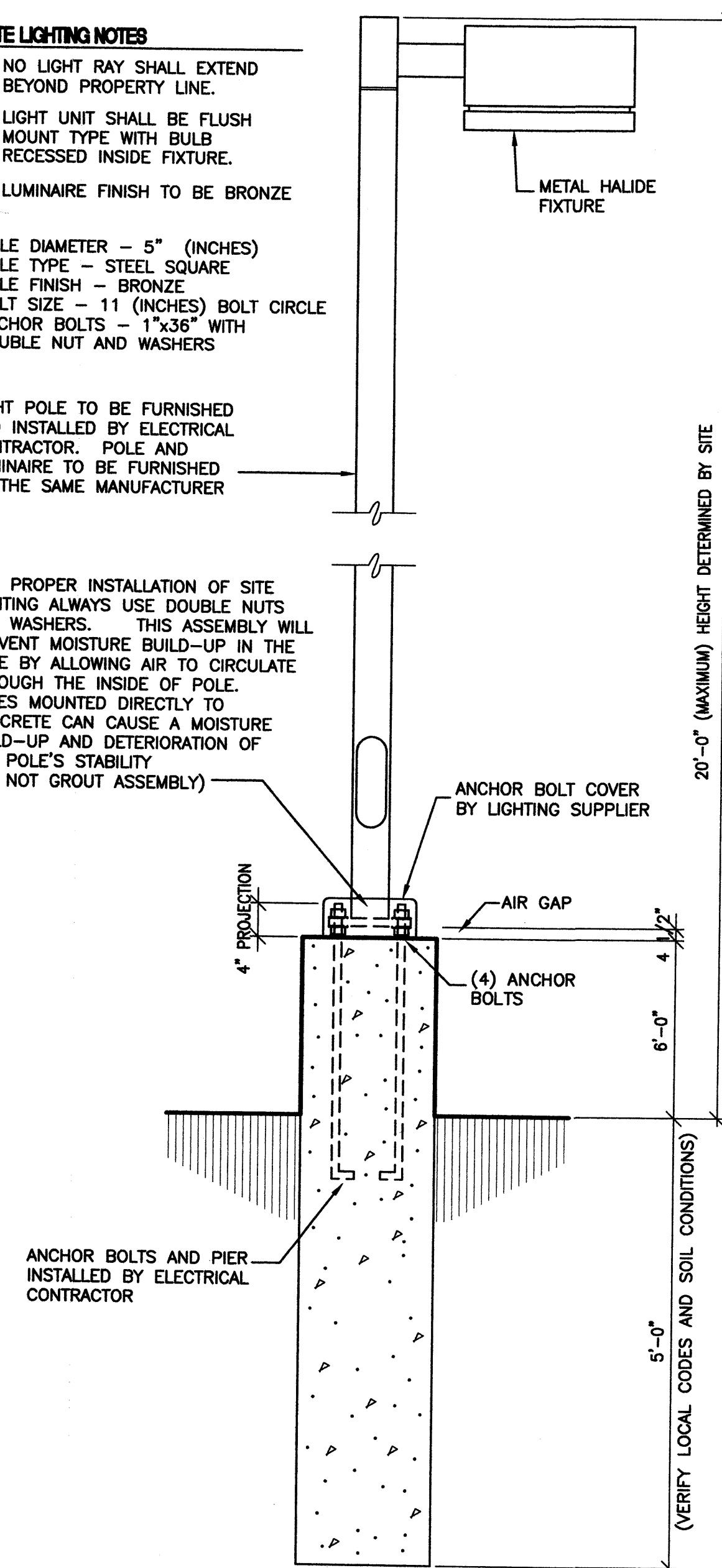


1. NO LIGHT RAY SHALL EXTEND BEYOND PROPERTY LINE.
2. LIGHT UNIT SHALL BE FLUSH MOUNT TYPE WITH BULB RECESSED INSIDE FIXTURE.
3. LUMINAIRE FINISH TO BE BRONZE

POLE DIAMETER - 5" (INCHES)
POLE TYPE - STEEL SQUARE
POLE FINISH - BRONZE
BOLT SIZE - 11 (INCHES) BOLT CIRCLE
ANCHOR BOLTS - 1"x36" WITH
DOUBLE NUT AND WASHERS

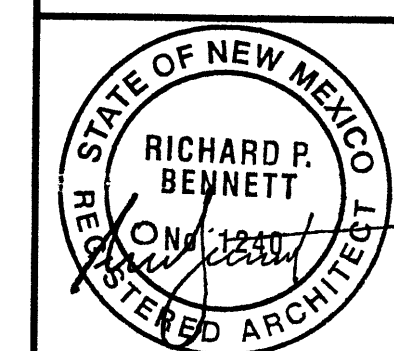
LIGHT POLE TO BE FURNISHED
AND INSTALLED BY ELECTRICAL
CONTRACTOR. POLE AND
LUMINAIRE TO BE FURNISHED
BY THE SAME MANUFACTURER


FOR PROPER INSTALLATION OF SITE LIGHTING ALWAYS USE DOUBLE NUTS AND WASHERS. THIS ASSEMBLY WILL PREVENT MOISTURE BUILD-UP IN THE POLE BY ALLOWING AIR TO CIRCULATE THROUGH THE INSIDE OF POLE. BASES MOUNTED DIRECTLY TO CONCRETE CAN CAUSE A MOISTURE BUILD-UP AND DETERIORATION OF THE POLE'S STABILITY (DO NOT GROUT ASSEMBLY)



WATER WORLD CAR WASH - STORAGE
SITE DETAILS
ALBUQUERQUE, NEW MEXICO
PROJECT #0542

REVISION DATE



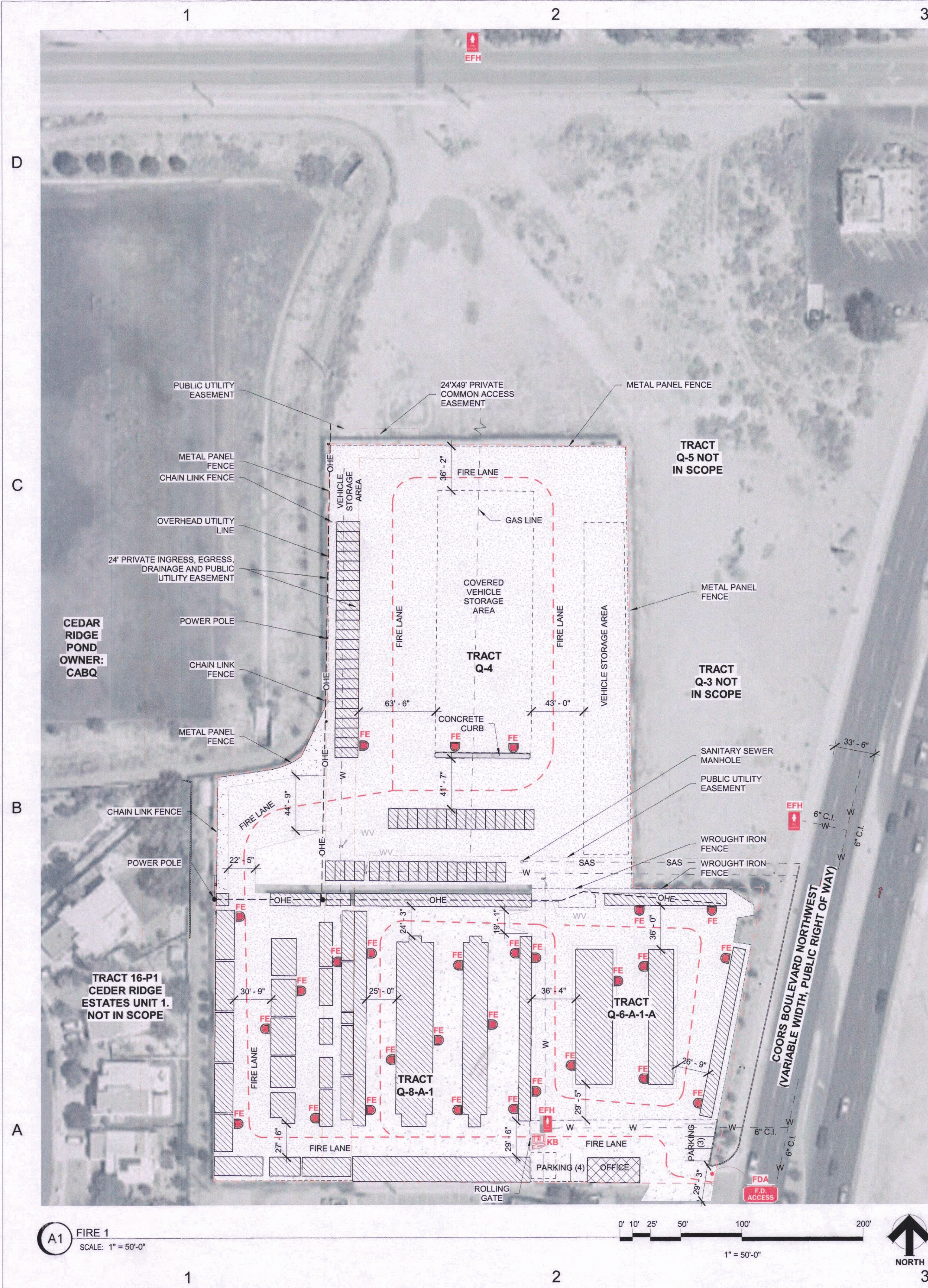
 rick
bennett
ARCHITECTS

8102 Park Avenue SW • Albuquerque, New Mexico
(505) 242-1859 • Fax (505) 242-6630 • rick@rba81.com

DATE
05-31-2006

SHEET NUMBER

C-2



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 RADII 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

	EXISTING FIRE HYDRANT LOCATION		FIRE DEPARTMENT CONNECTION
			SURFACE MOUNTED FIRE EXTINGUISHER
	KNOX LOCK LOCATION		KNOX BOX LOCATION
	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 (67) 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:

- 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.

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.

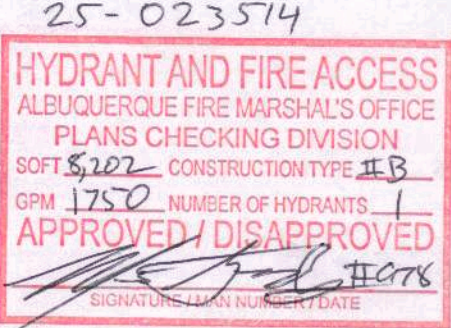
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
CLASSIFICATION STORAGE, LOW AND MODERATE HAZARD STORAGE

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.



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

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

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,

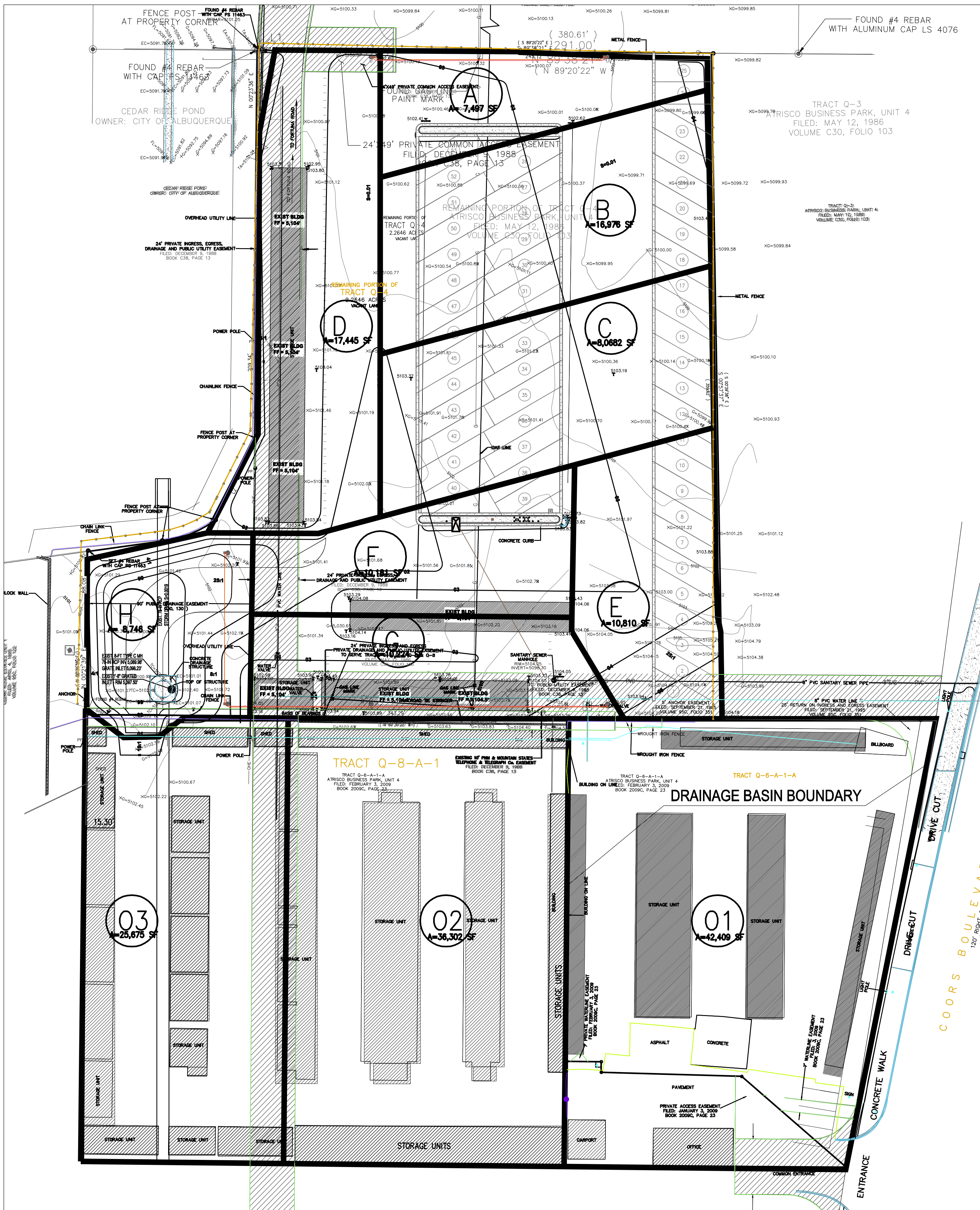
Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



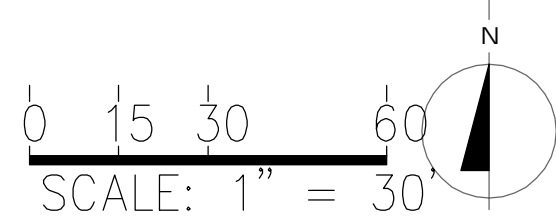
SHEET OF



C101



GRADING PLAN



Hydrologic Calculations - COA DPM 22.2 (100-Year, 6-Hour Storm)														North Coors Self Storage - Phase 4														February 2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Burak Consulting																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Precipitation (DPM Ch6 Table 6.2)														P60	P360	P1440	P4days	P10days	Precipitation (DPM Ch6 Table 6.2)														P60	P360	P1440	P4days	P10days																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Zone 1														1.69	2.17	2.49	3.12	3.9	Zone 1														1.69	2.17	2.49	3.12	3.9																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Excess (DPM Ch6 Table 6.7)														0.55 inches-A	0.73 inches-B	0.95 inches-C	2.24 inches-D		Excess (DPM Ch6 Table 6.7)														0.55 inches-A	0.73 inches-B	0.95 inches-C	2.24 inches-D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Peak (DPM Ch6 Table 6.8)														1.54 cfs/ac-A	2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D		Peak (DPM Ch6 Table 6.8)														1.54 cfs/ac-A	2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Discharge														1.54 cfs/ac-A	2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D		Discharge														1.54 cfs/ac-A	2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Land Treatments - Existing Conditions														Land Treatments - Fully Developed Conditions														Drainage Areas																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Areas														A	Percent A	B	Percent B	C	Percent C	D	Percent D	Area (sf)	A	Percent A	B	Percent B	C	Percent C	D	Percent D	Area (sf)	Areas																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Offsite 1														0.00	0%	0.00	0%	0.00	0%	0.97	100%	42,409	0.00	0%	0.00	0%	0.00	0%	0.97	100%	42,409	Offsite 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Offsite 2														0.00	0%	0.00	0%	0.00	0%	0.83	100%	36,302	0.00	0%	0.00	0%	0.00	0%	0.83	100%	36,302	Offsite 2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Offsite 3														0.00	0%	0.00	0%	0.00	0%	0.59	100%	25,675	0.00	0%	0.00	0%	0.00	0%	0.59	100%	25,675	Offsite 3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
																						104,386																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: Tracts Q-4, Q-8-A-1, and Q-6-A-1-A plat of Atrisco Business Park Unit 4.
615 Coors Blvd NW Albuquerque, NM

Request Description: Site Plan - DFT (existing pre-IDO DRB site plan amendment)

☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	<u> </u> Approved	<u> X </u> NA
• Grading and Drainage Plan	<u> X </u> Approved	<u> </u> NA
• AMAFCA	<u> </u> Approved	<u> X </u> NA
• Bernalillo County	<u> </u> Approved	<u> X </u> NA
• NMDOT	<u> </u> Approved	<u> X </u> NA
• MRGCD	<u> </u> Approved	<u> X </u> NA


Hydrology Department

4/8/2025
Date

☐ **Transportation:**

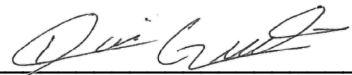
• Traffic Circulations Layout (TCL)	<u> X </u> Approved	<u> </u> NA
• Traffic Impact Study (TIS)	<u> </u> Approved	<u> X </u> NA
• Neighborhood Impact Analysis (NIA)	<u> </u> Approved	<u> X </u> NA
• Bernalillo County	<u> </u> Approved	<u> X </u> NA
• MRCOG	<u> </u> Approved	<u> X </u> NA
• NMDOT	<u> </u> Approved	<u> X </u> NA
• MRGCD	<u> </u> Approved	<u> X </u> NA


Transportation Department

4/8/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

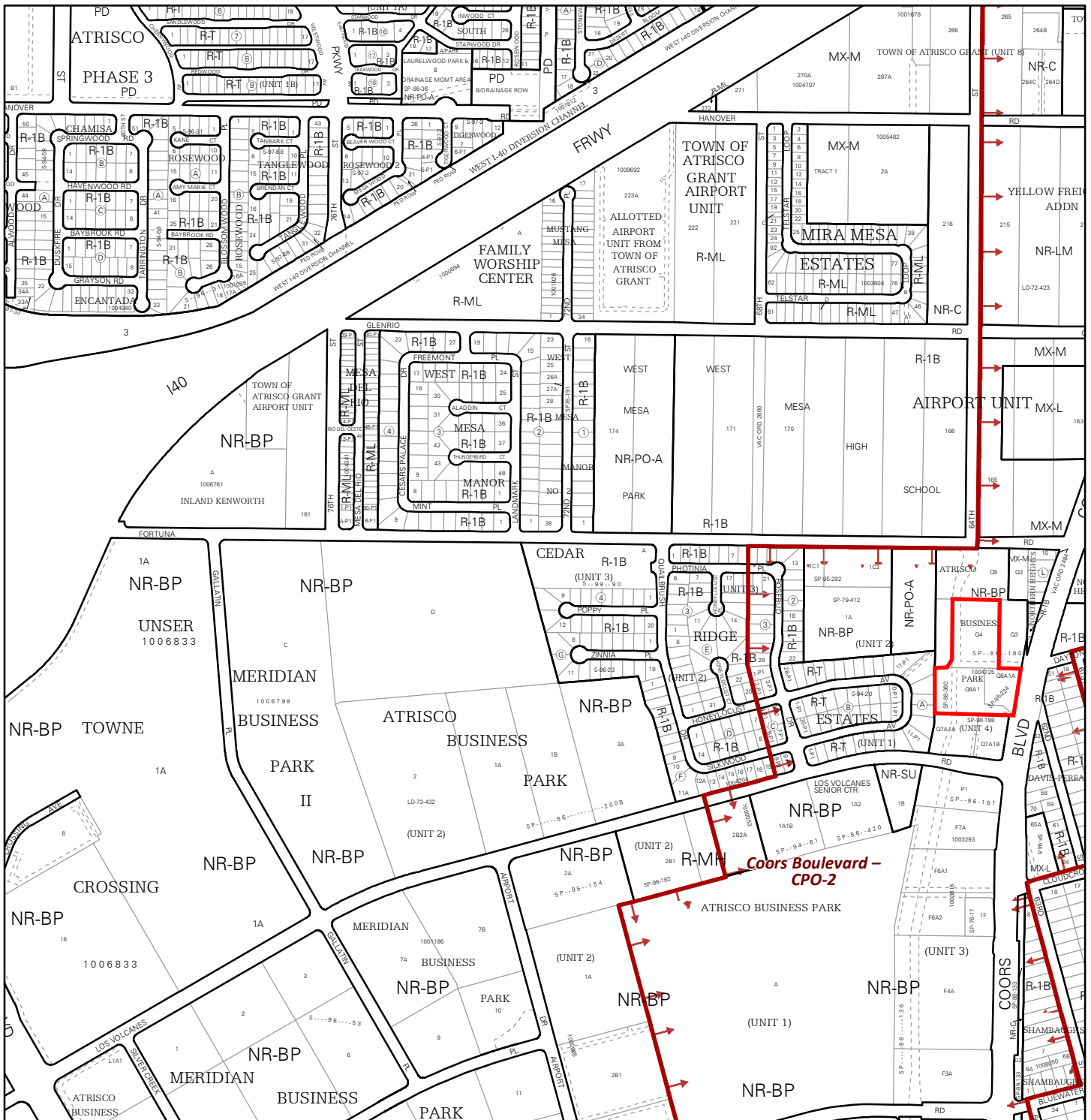
- Request for Availability submitted? Yes No NA X Needed
- Availability Statement/Serviceability Letter Number Please place a Request for Availability.
- Note: Commitment for service is required prior to application approval.


ABCWUA

4/17/2025
Date

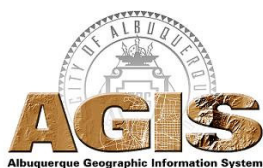
- | | | |
|---|------------------------|------------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | <u> </u> Approved | <u> </u> NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | <u> </u> Approved | <u> </u> NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | <u> </u> Approved | <u> </u> NA |

Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

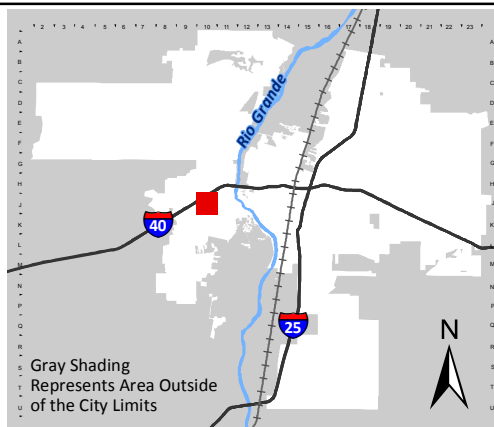


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Dillon K. Romero, AIA

LETTER AGREEMENT

This Agreement incorporates the terms, conditions, understandings, scope of work, etcetera set forth in the above letter in accordance with generally accepted architectural services principles and practices; our only warranty. We expect payment within 30 days. Otherwise, interest will be added at 1.5 percent per month. The client will also pay any charges incurred during collection, including reasonable attorney's fees.

All reports, drawings, specifications, computer files, field data, notes and other document and instruments prepared by the Architect, as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

The standard of care for all professional architectural and related services performed or furnished by the Architect under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. The Architect makes no warranties, express or implied, under this Agreement or otherwise, in connection with Architect's services.

In recognition of the relative risks and benefits of the Project to both the Client and the Architect, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Architect and Architect's officers, directors, partners, employees, shareholders, owners and sub consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Architect and Architects officers, directors, partners, employees, shareholders, owners and sub consultants shall not exceed \$5,000.00, or the Architect's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

DWL Project No. 20_2435 North Coors Self Storage

Accepted this 1 day of Nov, 2024

Architect:

DWL Architects & Planners, Inc. of NM

Signature:

Printed Name:

Title:

Client:

NORTH COORS STORAGE

Signature:

Printed Name:

Title:

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: [505-924-3857](tel:505-924-3857) Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, April 1, 2025 11:05 AM

To: Office of Neighborhood Coordination <d.romero@dwnm.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Dillon Romero

Telephone Number

5052426202

Email Address

d.romero@dwnm.com

Company Name

DWL Architects & Planners, Inc. of NM

Company Address

202 Central Ave SE

City

Albuquerque

State

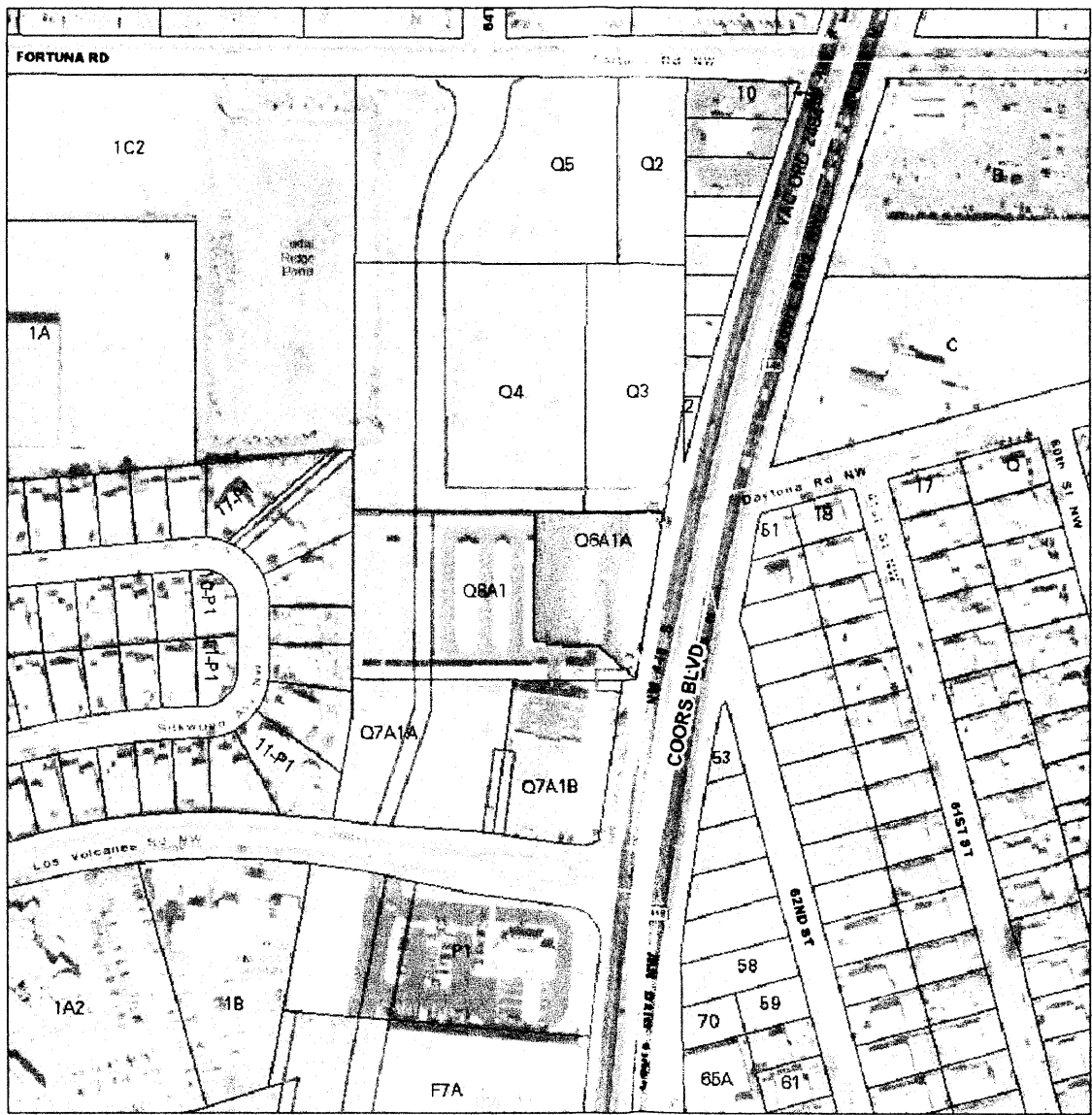
NM
ZIP 87102
Legal description of the subject site for this project:
TR Q-4 PLAT OF ATRISCO BUSINESS PARK UNIT 4 EXCL W'LY PORTCONT 2.1698 +/- AC
Physical address of subject site:
615 Coors Blvd NW
Subject site cross streets:
Coors between Fortuna and Los Volcanes
Other subject site identifiers:
This site is located on the following zone atlas page:
J-10
Captcha
x

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM 87121

DRAWING INDEX

<u>GENERAL</u>	
G-001	COVER SHEET & VICINITY MAP
<u>ARCHITECTURAL SITE</u>	
AS-101	SITE PLAN
AS-102	LANDSCAPING PLAN
<u>CIVIL</u>	
C-001	GRADING AND DRAINAGE
<u>ELECTRICAL</u>	
E-001	PARTIAL ELECTRICAL UTILITY PLAN & SCHEDULES
<u>ARCHITECTURAL</u>	
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-401	ENLARGED ELEVATIONS



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
© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights therein are reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development
2501 Bosque del Sol Ln. NW Albuquerque, NM 87121
505.450.6657 rdineen@rwdco.com

Architect Engineer

RON BURSTEIN
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

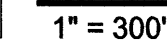
MARK	DATE	DESCRIPTION
ISSUE:		SITE DEVELOPMENT
PROJECT NO:	1452.1	
CAD DWG FILE:	1452-G001.DWG	
DRAWN BY:	CAD	
CHECKED BY:	PROJECT ARCH	
DATE:	2/10/2015	

SHEET TITLE
COVER SHEET
VICINITY MAP

G-001

1004725

8/25/07

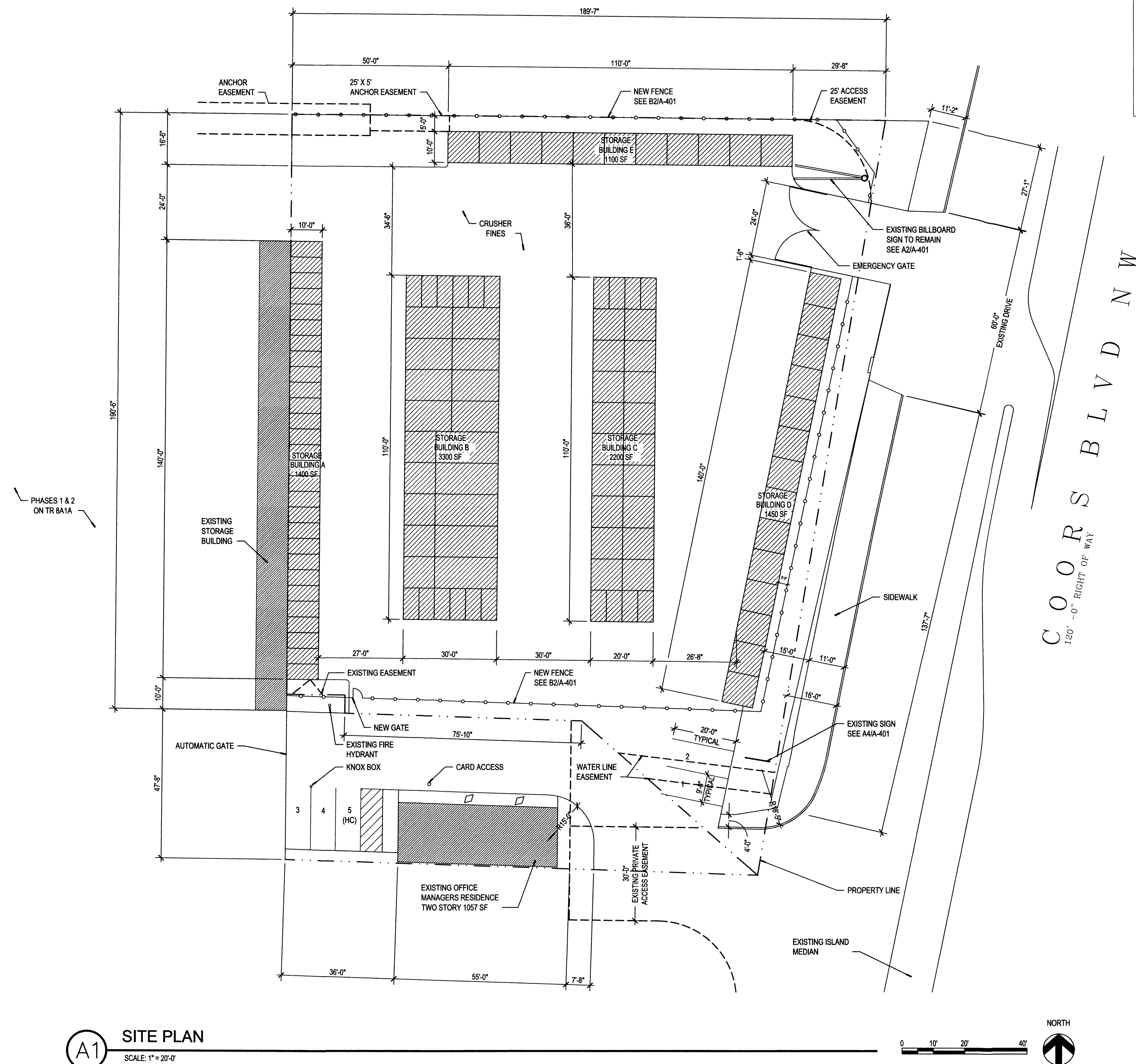


PROJECT DATA:	
CONSTRUCTION TYPE AND CLASSIFICATION	S-2 (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY, 7,000 S.F.
SQUARE FOOTAGE	STORAGE: 9,400 S.F. TOTAL: 9,400 S.F.
FIRE RESISTANT RATING REQUIREMENTS OCC. S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES
OCCUPANT LOAD	
STORAGE:	N/A
DESIGN LOADS	
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)
WIND LOAD	90 MPH
EXPOSURE	C
SEISMIC ZONE	2B

LANDSCAPING REQUIREMENTS		
ZONING		SU-1 FOR PLANNED INDUSTRIAL PARK
LOT AREA (TRACT 06)		= 34,805 S.F. , .8013 ACRES
TOTAL LOT AREA		= 34,805 S.F. , .8013 ACRES
NEW BUILDING AREA		= -9,400 S.F.
NET LOT AREA		= 25,405 S.F.
REQUIRED		
25,405 x 20% =	5,091 S.F. OF LANDSCAPING	
PROVIDED		
25,405 x 20% =	5,091 S.F. OF LANDSCAPING	
PARKING CALCULATIONS		
OFFICE = 106 S.F./200	=	1 SPACES
APARTMENT = 1 1/2 PER BATH	=	3 SPACES
TOTAL PARKING REQUIRED	=	4 SPACES
PROVIDED	=	5 SPACES (1 HC VAN)
LEGAL DESCRIPTION		
- TR Q-6-A-1-A ATRISCO BUSINESS PARK UNIT 4 CONT. 0.8013 AC ML. OR 34,905 S.F.		
NOTE: PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.		
ALL EXTERIOR LIGHTING TO BE SHIELDED DOWN LIGHTING.		

Ron Burstein
 Digital signed by Ron Burstein
 DN: cn=Ron Burstein, o=Studio Southwest Architects, inc., ou, email=ron.burstein@studioswarc.com, c=US
 Date: 2015.02.09 14:38:28 -07'00'

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

AS-101

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 Bubbler systems to be tied to $\frac{1}{2}$ " 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.

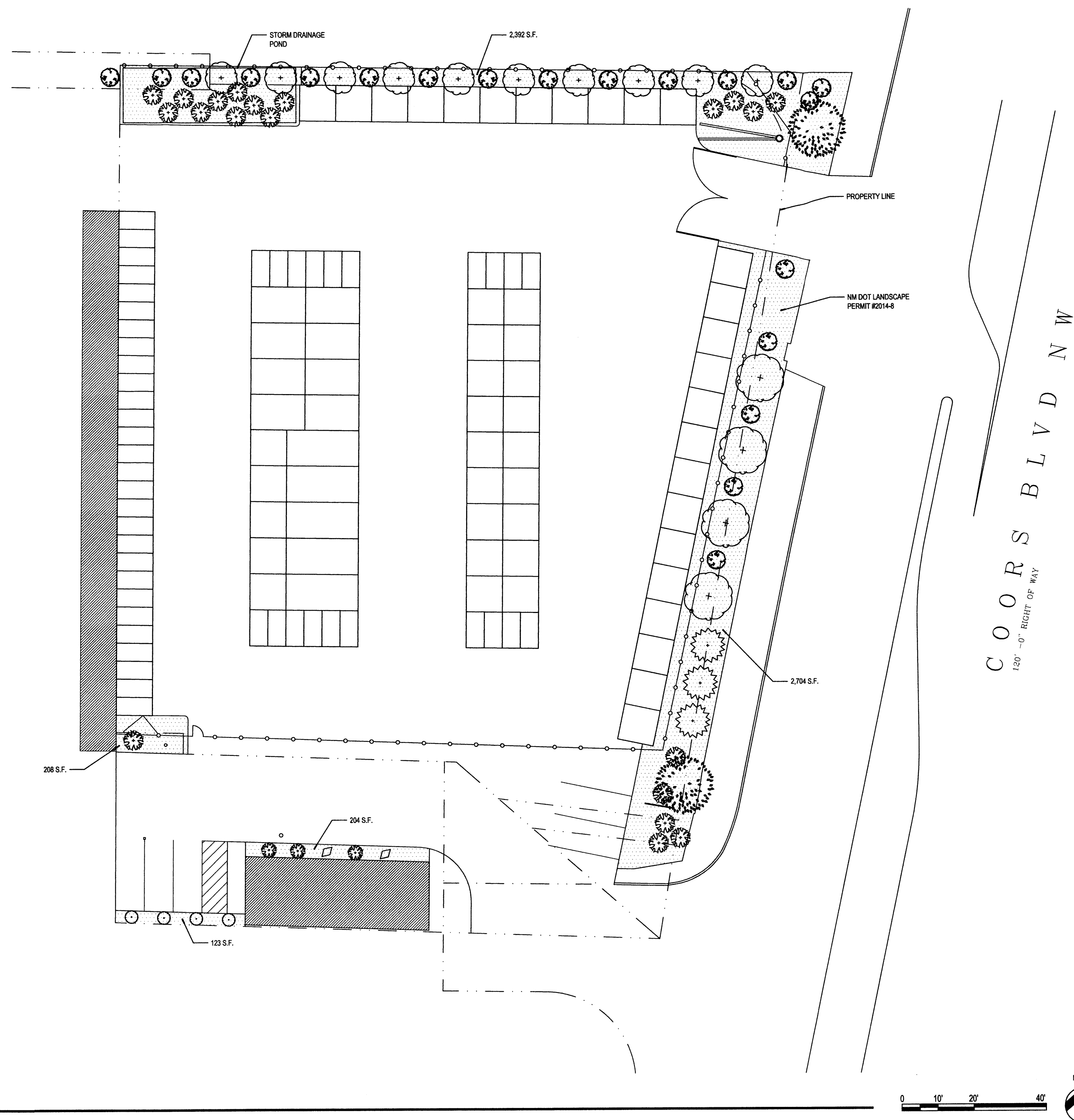
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

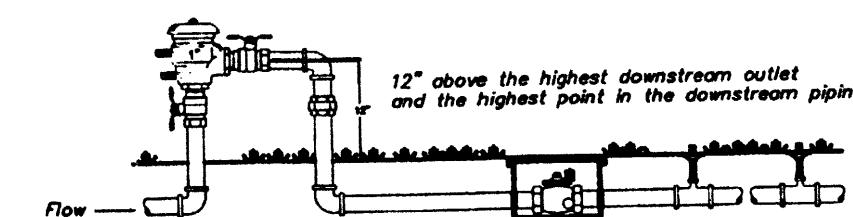
STREET TREE REQUIREMENTS:

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

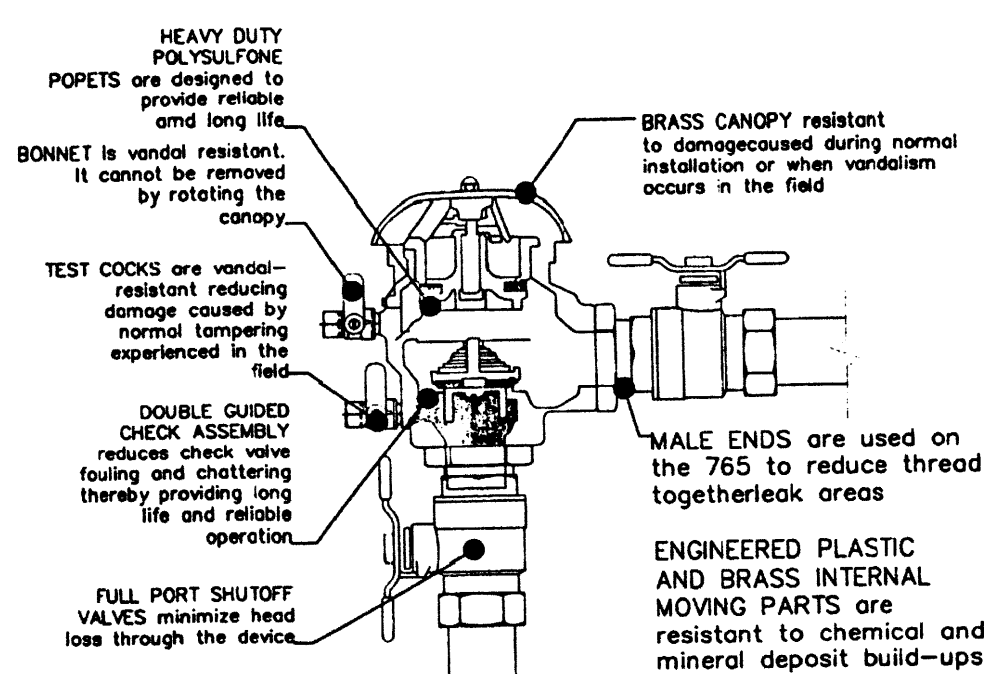
Coors Road
Required: 7 Provided: 7



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 REQ'D.	75%
TOTAL GROUND COVER REQUIREMENT	= 3,819 S.F.
TOTAL GROUND COVER PROVIDED	= 3,819 S.F.
TOTAL LANDSCAPE PROVIDED	= 5,091 S.F.



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation




FEBCO MODEL 765
Pressure Vacuum Breaker
Features

STUDIO
SW
ARCHITECTS

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

© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights thereon are Reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS



Richard W. Dineen AIA
Architecture - Land Planning Development
 3811 Bosque del Sol Ln NW
 Albuquerque, NM 87120
 505-453-8957
r.dineen@icloud.com

Architect	Engineer
-----------	----------



**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-AS102.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		2/10/2015

SHEET TITLE

LANDSCAPING PLAN

AS-102

PROVIDED
DEPTH = $\frac{879}{670} = 1.31$ ft.
USE 18" DEPTH

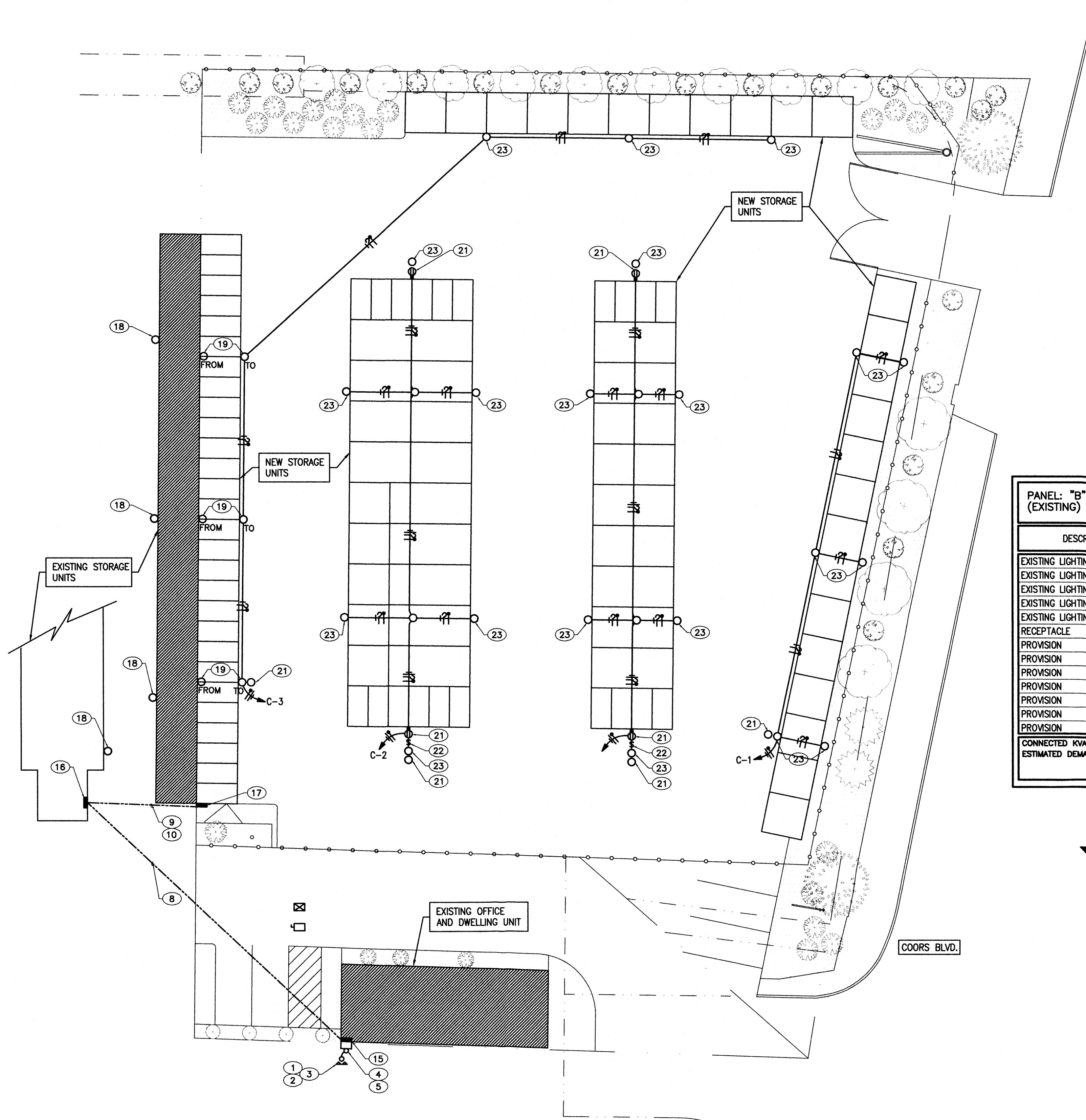
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE CONTRACTOR INTRODUCES A SWEEP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
2. 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.
3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

[illegible]

ACS 13-K10 ELEVATION 5146.610 (NAVD 1988)

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

C-001

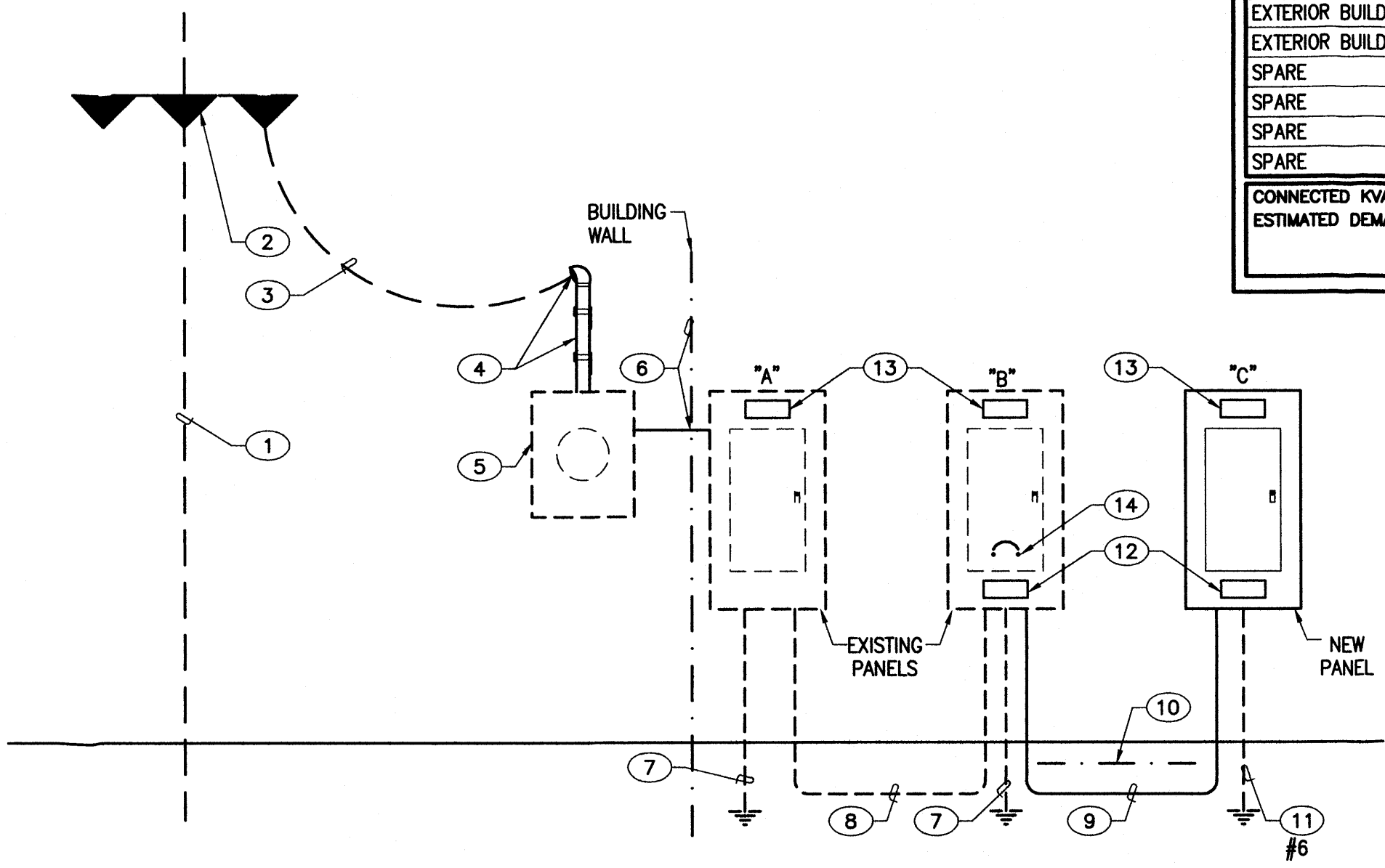


INTERNATIONAL ENERGY CONSERVATION CODE (2009 ED)	
EXTERIOR LIGHTING 505.6	
LIGHTING ZONE 2	
BASIC ALLOWANCE/TABLE 505.6(6)	= 600VA
UNCOVERED PARKING AREAS	
ALLOWANCE = 0.6 VA/SQ. FT.	
23,400 SQ. FT. @ 0.6VA	= 1,404VA
50 DOORS @ 20VA/LN. FT.	= 3,000VA
62 DOORS @ 20VA/LN. FT.	
62 DOORS @ 20VA x SET/DOOR	= 7,440VA
TOTAL ALLOWANCE	= 12,440VA
CONNECTED VOLT AMPERE (VA)	= 3,520VA
CODE COMPLIANT	

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) #A #B	CCT NO.	LOAD (VA)	DESCRIPTION
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
EXISTING	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	
CONNECTED KVA:		TOTAL VA					
ESTIMATED DEMAND KVA:							
				GROUND BUSS			

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) #A #B	CCT NO.	LOAD (VA)	DESCRIPTION
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:		TOTAL VA					
ESTIMATED DEMAND KVA:							
				GROUND BUSS			

NEW PANEL: "C" (NEMA 3R ENCLOSURE LOOKABLE)		VOLTAGE: 240/120		MAINS: 100 AMP		AIC: 10,000	
SKIRTS: NONE		FEED: BOTTOM		MAIN BREAKER: 60A-2P		MOUNTING: SURFACE	
DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA) #A #B	CCT NO.	LOAD (VA)	DESCRIPTION
EXTERIOR BUILDING LIGHTING	20A-1P	600	1	1660	2	1060	20A-1P RECP.T. EXTERIOR BUILDING LIGHTING
EXTERIOR BUILDING LIGHTING	20A-1P	900	3		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		TOTAL VA					
ESTIMATED DEMAND KVA:							
				GROUND BUSS			



REVISED PARTIAL POWER RISER DIAGRAM

NOT TO SCALE

LOAD ANALYSIS:

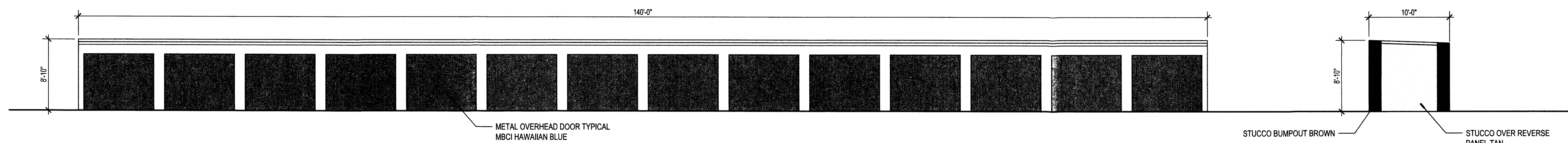
- EXISTING PANEL "A" IS LESS THAN 24 KVA (100 AMP) DEMAND WHICH INCLUDES PANEL "B" DEMAND OF 5.5 KVA (23 AMP) FOR EXTERIOR LIGHTING ONLY.
- NEW PANEL "C" CONNECTED LOAD IS 3.5 KVA (15 AMP).
- EXISTING AND NEW LOADS ON PANELS "B" AND "C" ARE EXTERIOR LIGHTING.
- ALL THE STORAGE UNITS ARE VOID OF LIGHTING AND POWER EQUIPMENT.

KEYED NOTES

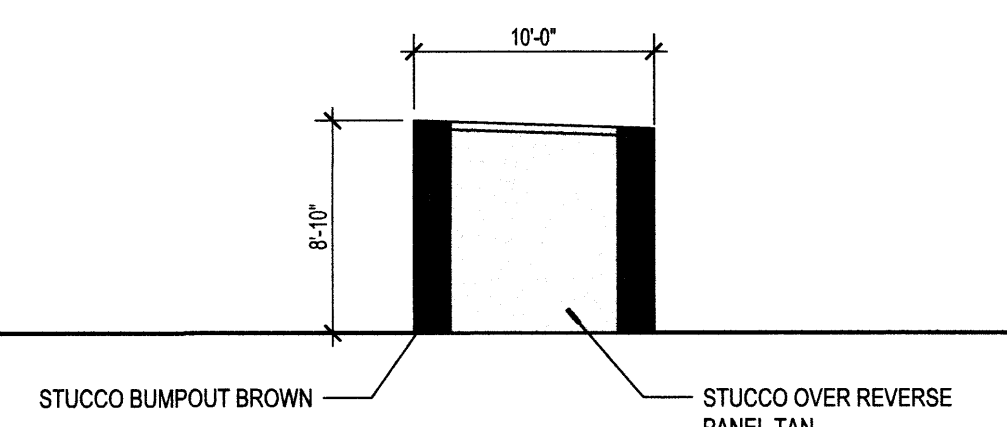
- EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RISER POLE.
- EXISTING 3-25KVA NETWORK/POLE MOUNTED PNM TRANSFORMERS; 2 TRANSFORMERS TAPPED FOR 240/120, SINGLE PHASE, 3 WIRE AERIAL SERVICE.
- EXISTING PNM AERIAL FEEDER.
- EXISTING RISER TO REMAIN.
- EXISTING PNM METERING TO REMAIN.
- EXISTING FEEDER 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.



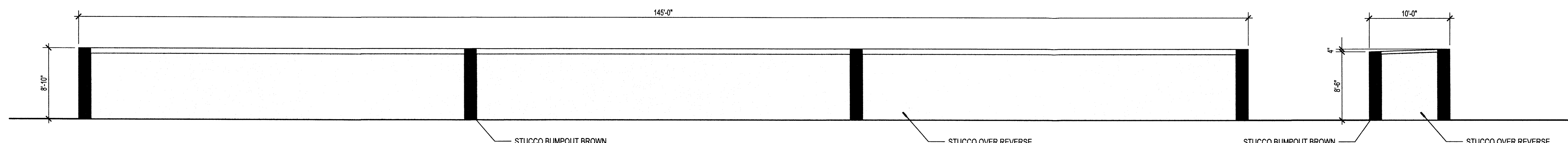
REV.	DATE	DESCRIPTION	INT.
06 DECEMBER 2014			
<div> <div> </div> <div> <p>eng3group</p> </div> </div>			
<div> <div> <p>615 NORTH COORS BLVD. ALBUQUERQUE, NM</p> </div> <div> <p>4320 PASEO DEL NORTE N.E. ALBUQUERQUE, NEW MEXICO 87113</p> </div> </div>			
<div> <div> <p>CELL (505) 350-6383 (505) 798-0103 FAX (505) 798-0102</p> </div> <div> <p>SHEET NO. E-001</p> </div> </div>			
<div> <div> <p>PARTIAL ELECTRICAL UTILITY PLAN & SCHEDULES</p> </div> <div> <p>06 DECEMBER 2014</p> </div> </div>			



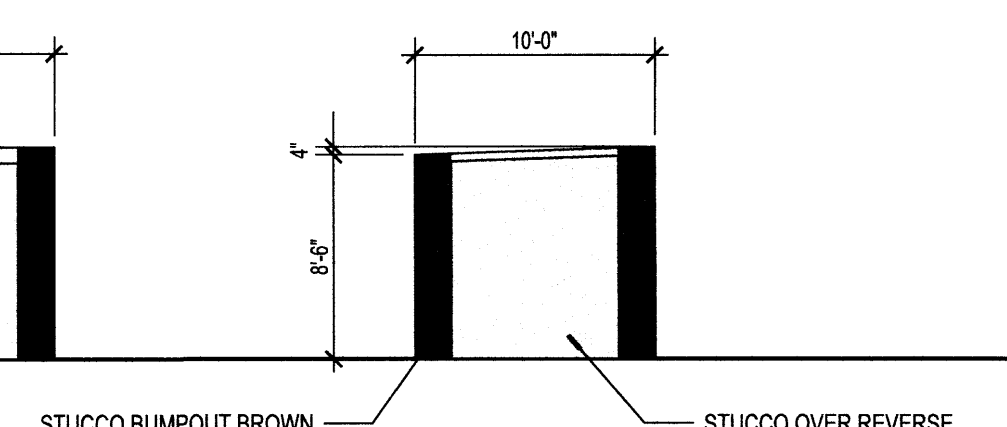
F1 BUILDING D-WEST ELEVATION
SCALE: 1/8" = 1'-0"



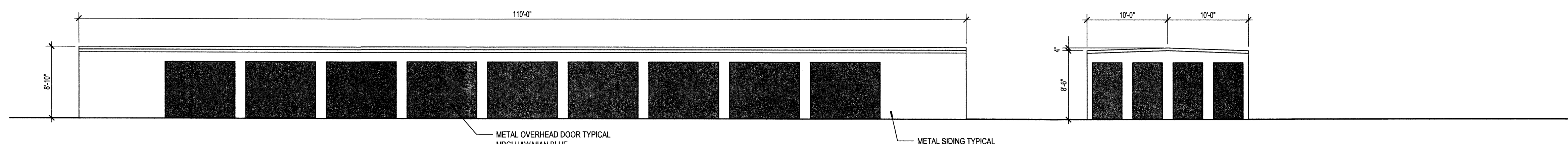
F4 BUILDING D- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



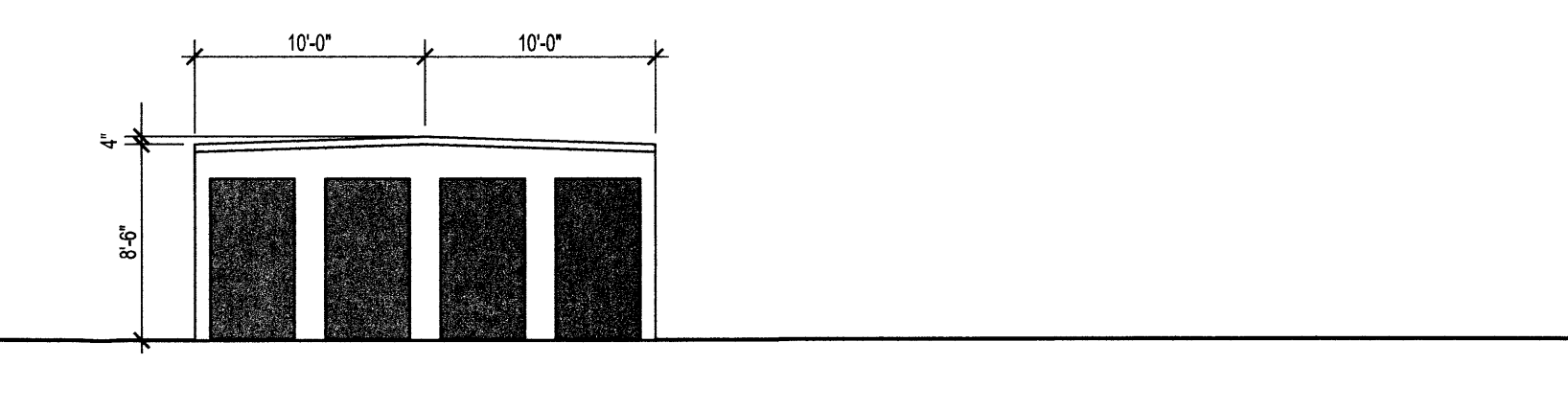
E1 BUILDING D-EAST ELEVATION
SCALE: 1/8" = 1'-0"



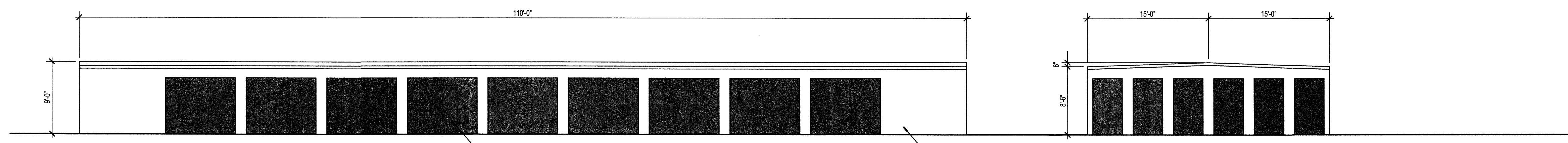
E4 BUILDING D- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



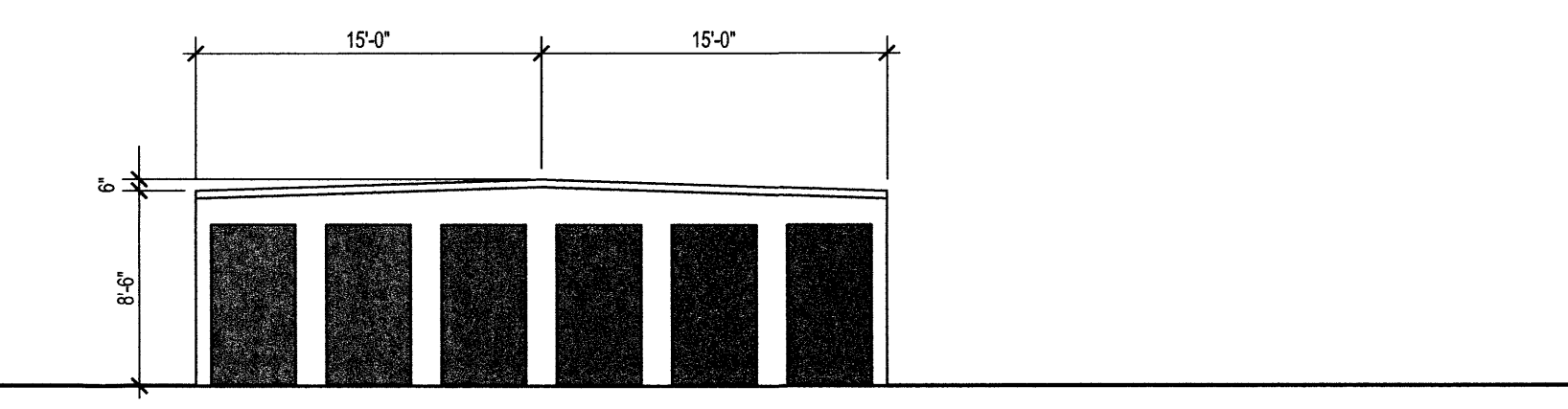
D1 BUILDING C-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



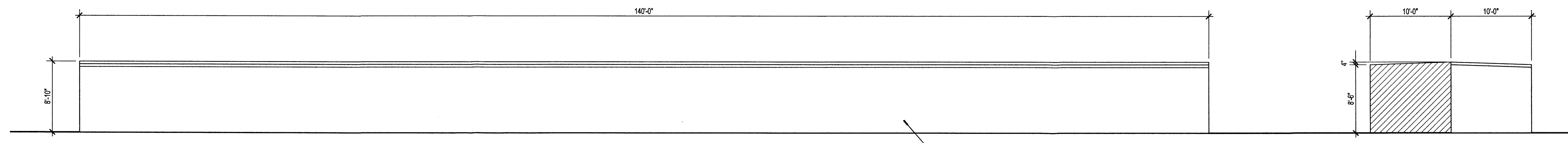
D4 BUILDING C-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



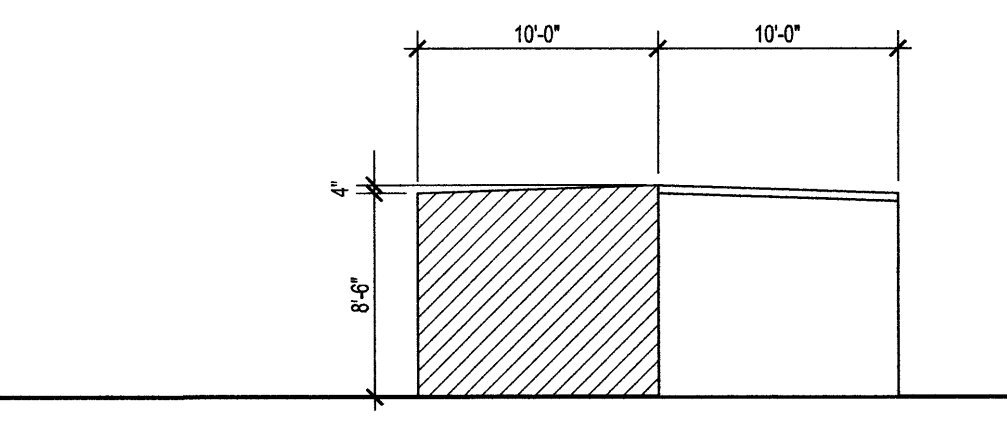
C1 BUILDING B-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



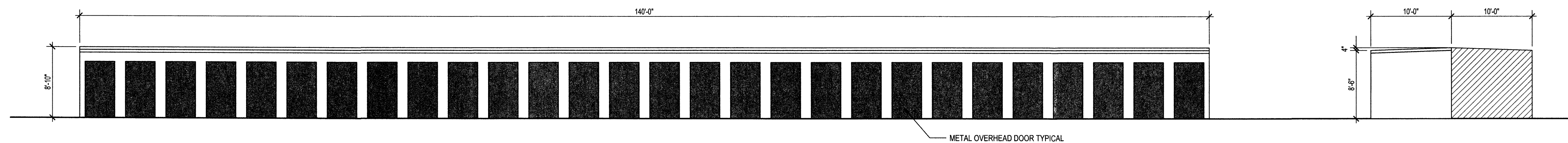
C4 BUILDING B-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



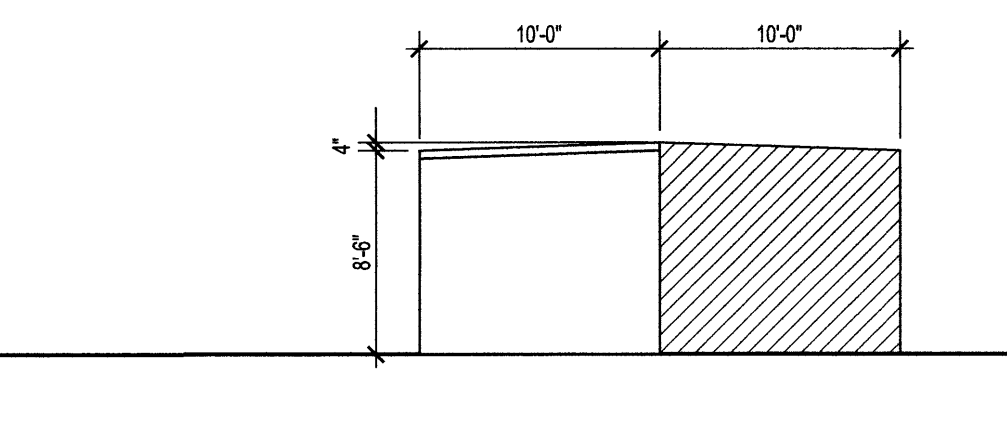
B1 BUILDING A-WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

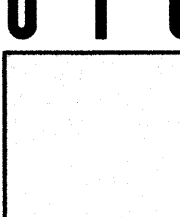
 MBCI SIGNATURE 200
ASH GRAY
SR: .48 SRI 56



MBCI SIGNATURE 200
HAWAIIAN BLUE
SR: .32 S&P 35

**TWO COAT STUCCO TREATMENT
BROWN TO MATCH EXISTING
BUILDING**

TWO COAT STUCCO TREATMENT
TAN TO MATCH EXISTING
BUILDING

STUDIO

SW
ARCHITECTS

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

© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and international law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights thereto are Reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS



Richard W. Dineen AIA
Architecture - Land Planning Development
3800 Regent Rd. S.W. Albany, Oregon 97321
503/325-1100 FAX 503/325-1101

Architect	Engineer
-----------	----------



**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

A-201

A. ALL SITE LIGHTING BUILDING MOUNTED. SEE ELECTRICAL

MBCI SIGNATURE 200
ASH GRAY
SR: .48 SRI 56

MBCI SIGNATURE 200
HAWAIIAN BLUE
SR: .32 SRI 35

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

© 2008 Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and international law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights thereto are Reserved. For exceptions, refer to the Owner-Architect Agreement.



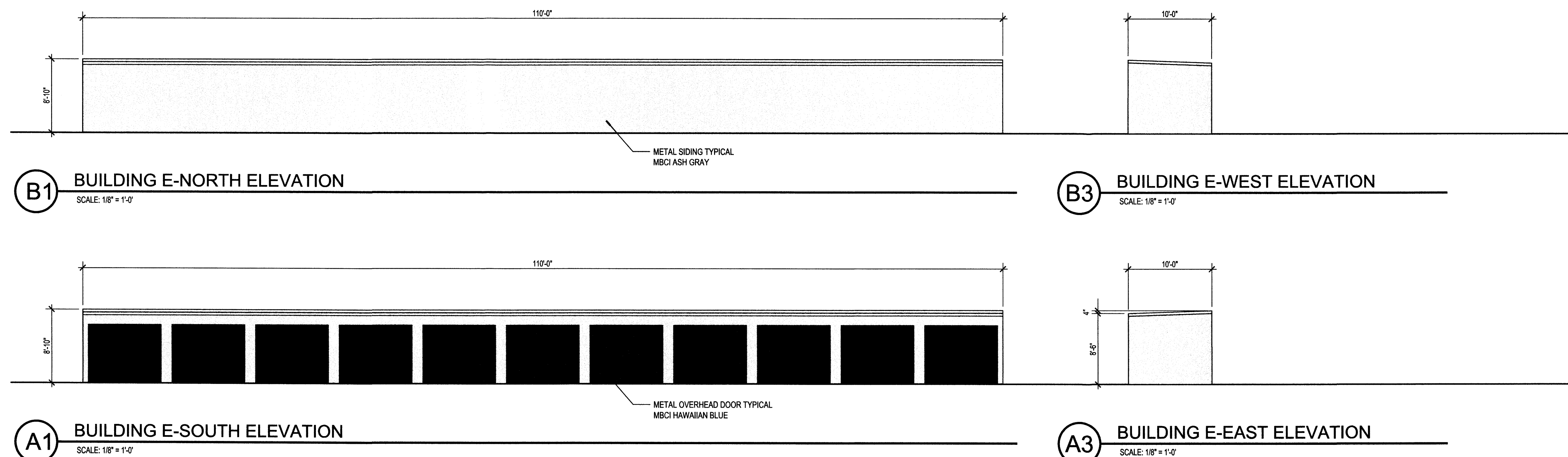
RONALD BURSTEIN
 DIGITALLY SIGNED BY Ron
 BURSTEIN
 NO. 1
 Date: 2015.02.09 13:53:37
 -07'00'

Ron
 Burstein

615B COORS BLVD NW
ALBUQUERQUE, NM

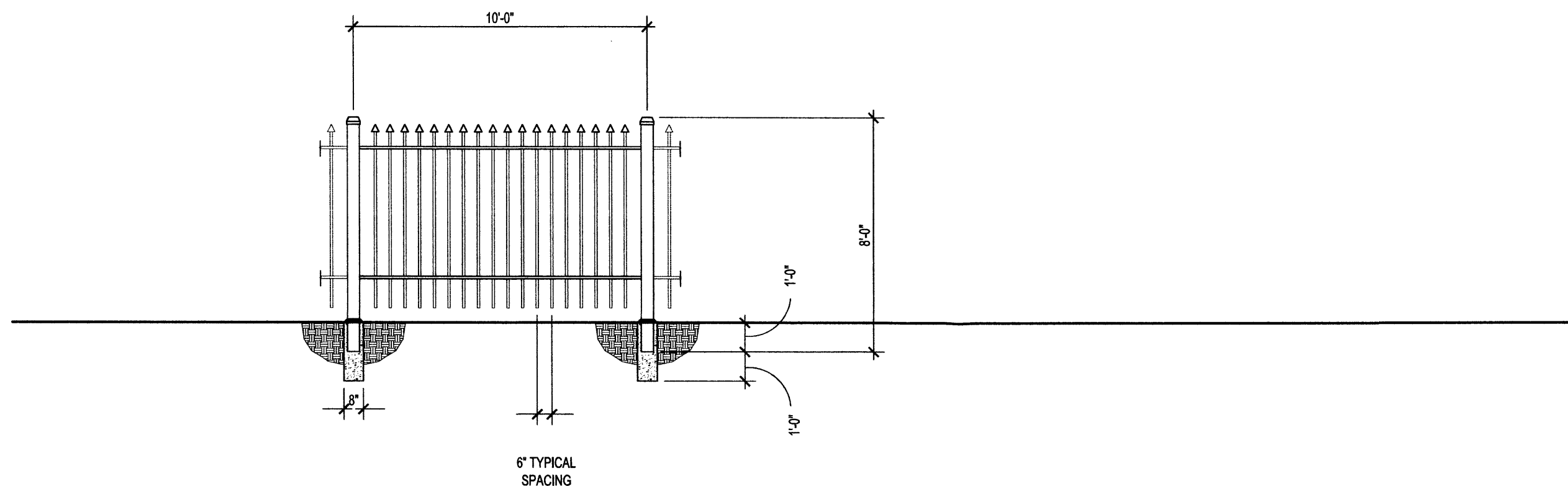
SHEET TITLE

A-202

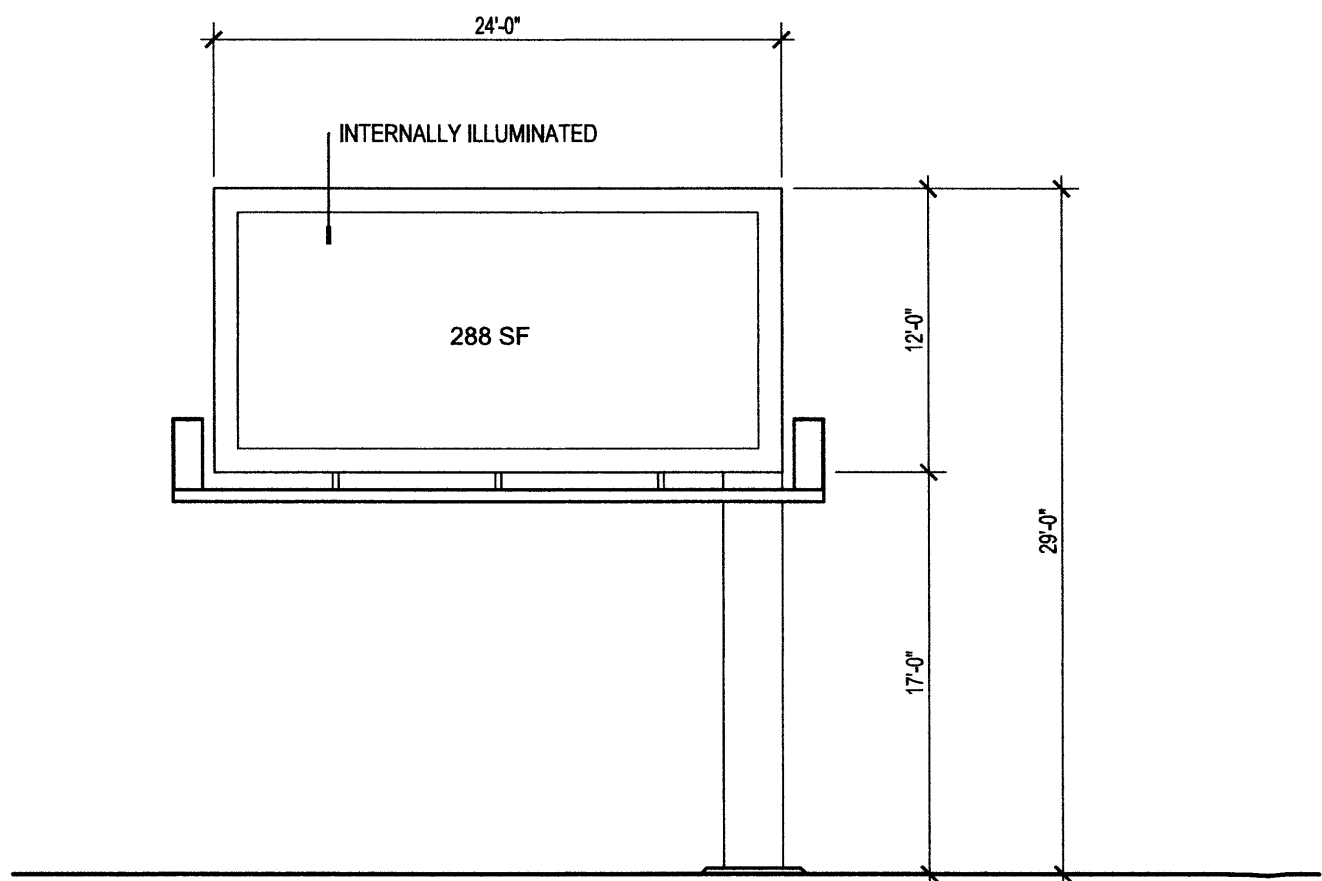


GENERAL NOTES

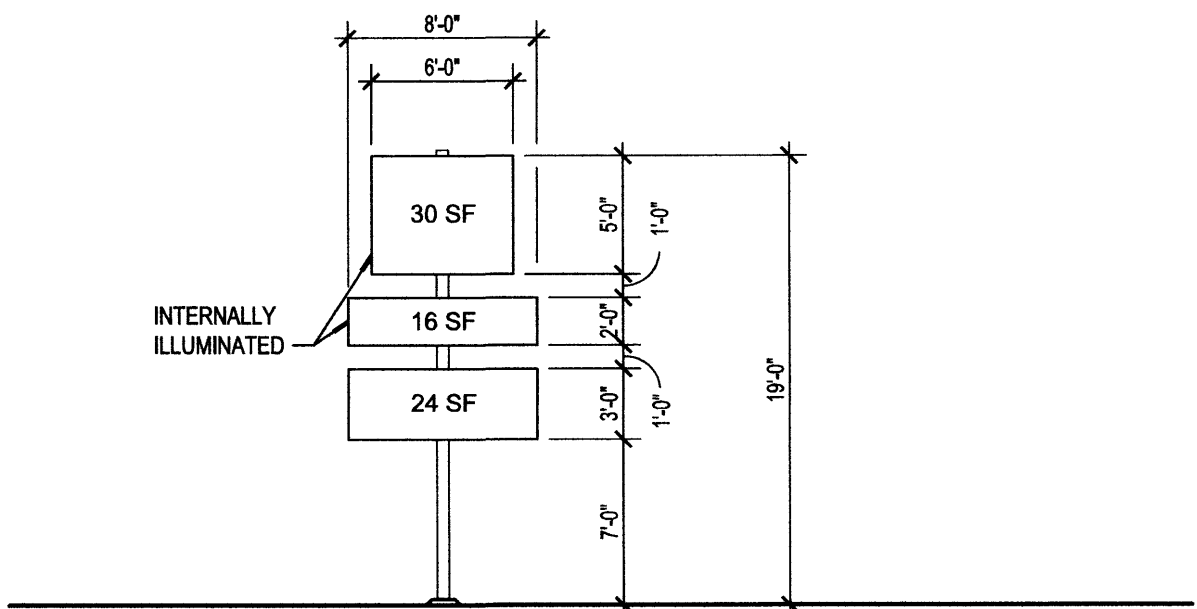
A. ALL SITE SIGNAGE IS INTERNALLY LIT



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



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



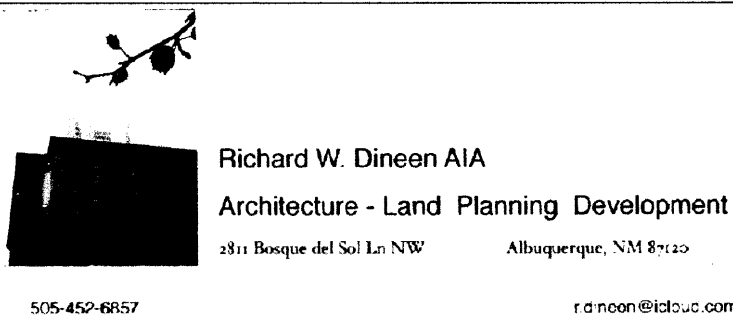
A4 SIGN ELEVATION
SCALE: 1/8" = 1'-0"



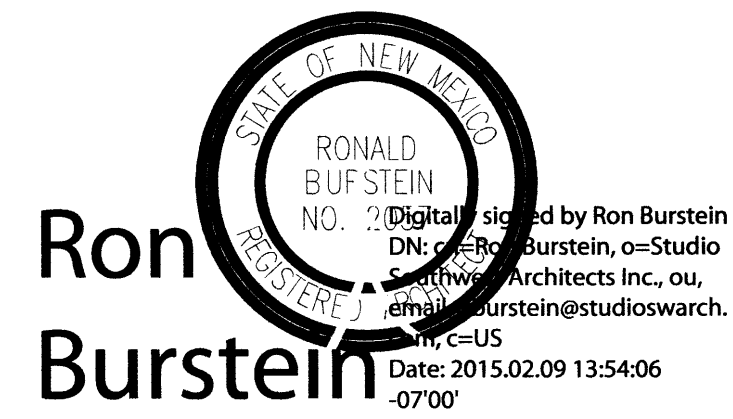
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights thereto are Reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS



Architect Engineer



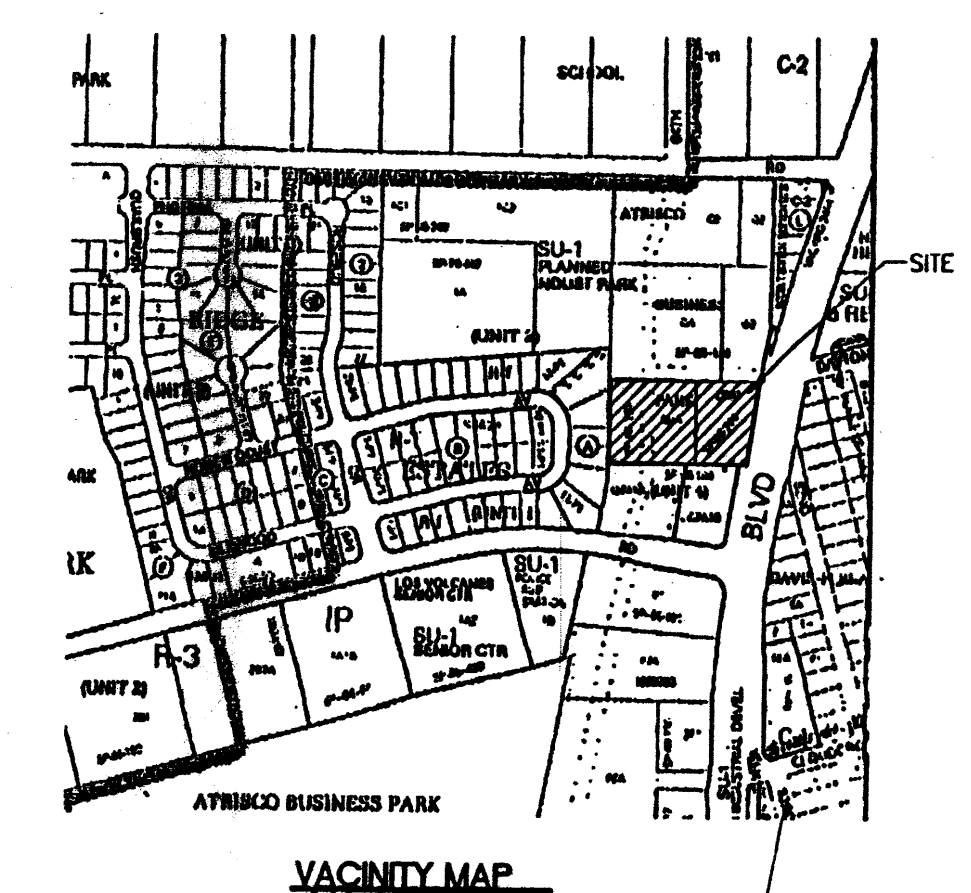
NORTH COORS
SELF STORAGE
PHASE 3
615B COORS BLVD NW
ALBUQUERQUE, NM

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

SHEET TITLE

ENLARGED ELEVATIONS

A-401



1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT.
5. 6" CONCRETE SIDEWALK.
6. 6" CMU FENCE WITH CMU PILASTERS
AT 10'-0" O.C., TYPICAL.
7. 6" RASSED CURB, TYPICAL.
8. 2'-0" RADIUS, TYPICAL.
9. PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
10. PAINTED HC SYMBOL, PER C.O.A. STANDARDS.
11. PAINTED HC ACCESSIBLE STRIPE ASLE, PER C.O.A.
STANDARDS.
12. HC ACCESSIBLE CURB RAMP, TYPICAL.
13. HC PARKING SIGNAGE, TYPICAL.
14. 25' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
15. 25' LONG WROUGHT IRON SLIDING GATE.
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. 6" HIGH CHAIN LINK FENCE (FUTURE EXPANSION IN R/W)
18. WALL MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
19. EXISTING VACUUM ISLAND.
20. EXISTING TREE/LANDSCAPING.
21. EXISTING ADVERTISEMENT SIGN.
22. EXISTING COIN OPERATED AIR COMPRESSOR.
23. SHIELDED WALL PAC, LIGHT FIXTURE.
24. FIRE EXTINGUISHER 2A-10-BC EVERY 75'
25. KNIFE BLOCK PLUMBED BY OWNER
26. FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL
PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION
BY FIRE DEPT.
27. NEW FIRE PRIVATE HYDRANT.
28. NEW GATE KEY PAD.

PROJECT NUMBER 004735
 APPLICATION NUMBER 004735-004737

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:

Bill Dault
 Senior Engineering Transportation Division
Don't Allen
 Water Use Department
Christina Randall
 Parks and Recreation Department
Bradley S. Bingham
 City Engineer
MA

• Environmental Health Department (conditional)

Michael Hutton
 Solid Waste Management
St. Mark

DRB Chairperson, Planning Department

* Environmental Health, if necessary

6-21-06
 Date
4-26-06
 Date
4/26/06
 Date
6/09/06
 Date

<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> 615 COORS BVD. NO. 2 </div>	REVISION DATE 04-13-06 12-24-08
	JUN 02 2006
	<div style="display: flex; justify-content: space-between;"> <div> <p>rick bennett ARCHITECTS</p> </div> <div> <p>JUN 02 2006</p> <p>1000 First Avenue SW • Albuquerque, New Mexico</p> </div> </div>
	DATE 02-02-2006
SHEET NUMBER C-1	

2/7/2025 2:27:07 PM

From: Dillon Romero
To: nedcarla@live.com; douglascooper@hotmail.com; jgallegoswccdg@gmail.com; housealbchrome@gmail.com; westmesa63@gmail.com
CC: nc554757@yahoo.com
Date: 4/8/2025 3:16 PM
Subject: Public Notice of Administrative Amendment for 615 Coors NW
Attachments: AS101.pdf; CABQ_Public_Notice_Checklist 615 Coors NW.pdf; Emailed-Notice-Administrative-Print&Fill 615 Coors.pdf; IDOZoneAtlasPage_J-10-Z.pdf

Good afternoon, contacts for neighborhood associations.

Please see attached the documents regarding the public notice for Administrative Amendment at 615 Coors Blvd NW.

This Administrative Amendment is to permit for the record the modular metal storage containers that were installed in 2020.

57 modular metal storage containers were installed on parcel Q-4 of the North Coors Self Storage Facility, an existing self storage facility located on Coors Blvd NW between Fortuna Rd NW and Los Volcanes Rd NW. There is no change in existing building heights, utilities, public services, public or private access, or site lighting.

If you have any questions regarding this public notice, please do not hesitate to contact me via email or phone.

Thank you,
Dillon

Dillon K Romero, AIA NCARB NOMA | Architect

DWL Architects & Planners, Inc. of New Mexico

202 Central Avenue SE, East Courtyard
Albuquerque, New Mexico 87102
o. [505.242.6202](tel:505.242.6202)

dwlnm.com | [linkedin/dwl](https://www.linkedin.com/company/dwl) | [linkedin/dkr](https://www.linkedin.com/company/dkr) | [instagram](https://www.instagram.com/dwlnm)

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Administrative Amendment to Site Plan - DFT (Pre IDO)

Decision-making Body: DFT Administrative

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 615 Coors Blvd NW

Name of property owner: John Battaglia

Name of applicant: DWL Architects & Planners, Inc. of NM

Date, time, and place of public meeting or hearing, if applicable:

Not Applicable

Address, phone number, or website for additional information:

DWL Architects & Planners, Inc. of NM: d.romero@dwlnm.com (505)-242-6202

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

signed when sent. Digital
signature removed automatically
when copied.

_____ (Applicant signature) 4/8/25 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☒ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 4/8/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 615 Coors Blvd NW
Location Description West side of Coors between Los Volcanes & Fortuna
2. Property Owner* John Battaglia
3. Agent/Contractor [if other than the property owner] DWL Architects & Planners, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#)

- ☐ Historic Certificate of Appropriateness – Minor
- ☐ Sign Permit
- ☐ Alternative Signage Plan
- ☐ Wall/Fence Permit
- ☒ Site Plan – Administrative

Summary of project/request*:

Amendment to existing site plan to include installed outdoor storage container
units onto the north parcel of the existing facility. No change in building height,
existing utilities, or access.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.
6. Where more information about the project can be found*:

Preferred project contact information:

Name: Dillon Romero, DWL Architects & Planners Inc. of NM

Email: d.romero@dwlNM.com

Phone: 505.242.6202

[Note: Items with an asterisk (*) are required.]

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - ☒ Others: Site Plan
- ☐ Online website or project page: _____

Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ J-10-Z
2. Project Illustrations, as relevant*²

- ☒ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s)³ ☐ Waiver(s)⁴

Explanation*: _____
NONE

4. **For Site Plan – Administrative Applications only***,

Attach the proposed site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas. *
- ☒ b. Access and circulation for vehicles and pedestrians. *
- ☒ c. Maximum height of any proposed structures, with building elevations. *
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: Not Applicable

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.67 ac
2. IDO Zone District(s) NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
5. Current Land Use(s) [vacant, if none] Outdoor Self Storage

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

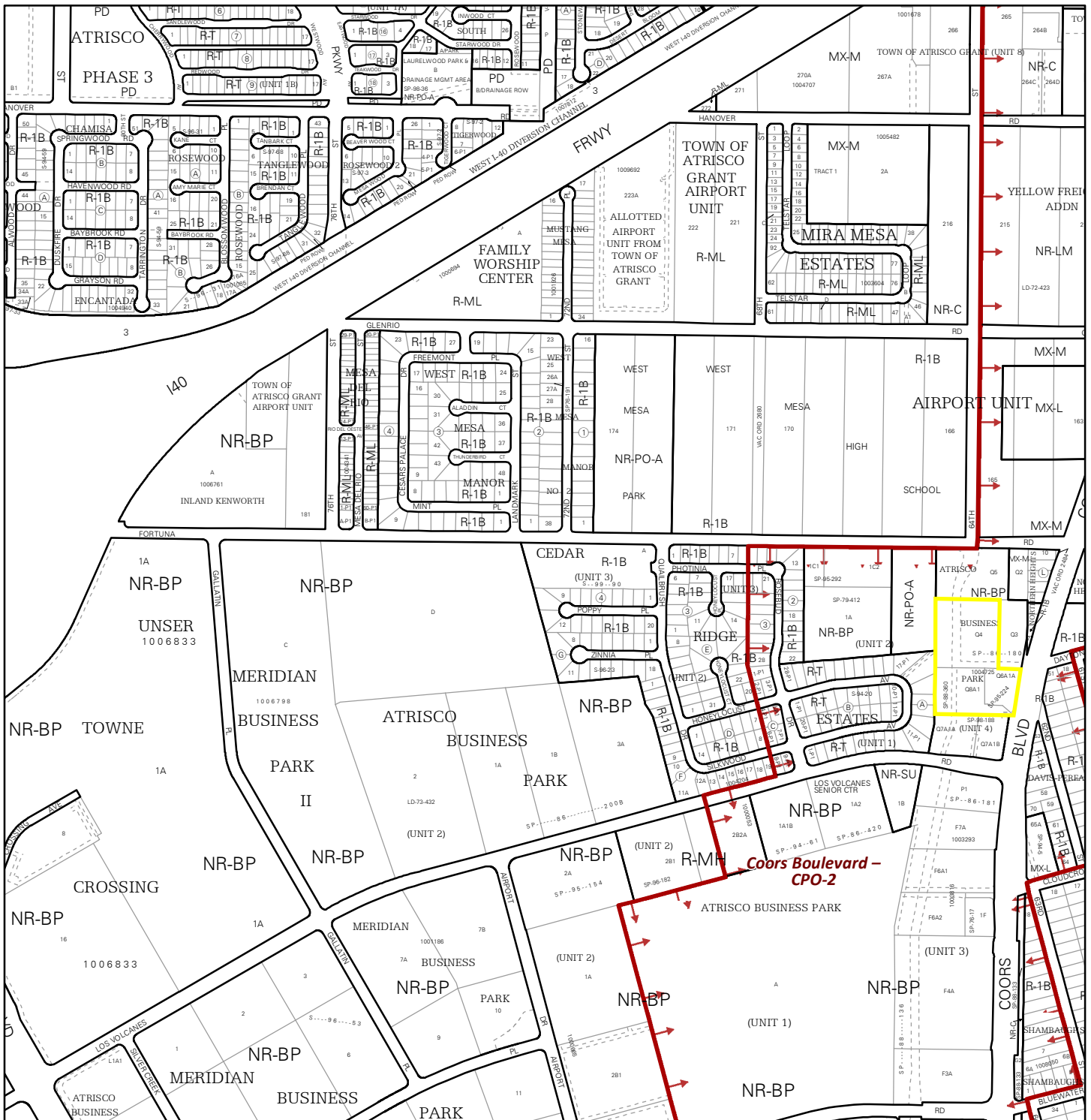
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

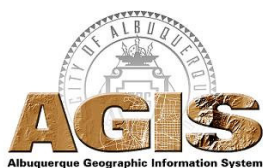
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

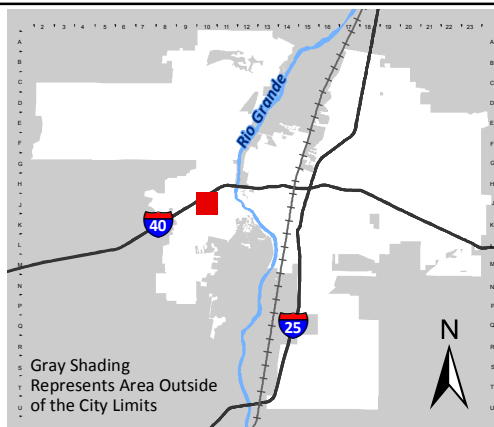


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-10-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING - ADMINISTRATIVE SITE PLAN APPLICATION

All persons making application to the City under the requirements and procedures established by the City Zoning Code (IDO) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Zoning Front Counter to pick up the required sign(s).

The applicant is responsible for ensuring that the signs are posted as required for the initial 5 days and remain posted throughout the 15-day appeal period. Failure to maintain the signs during the required periods may be cause for additional time for appeals for the Site Plan approval. Replacement signs for those lost or damaged are available from the Zoning Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

- A. Signs will be posted for at least 5 calendar days after the permit has been applied for

April 11, 2025 To April 26, 2025

- B. **THE SIGN MUST BE POSTED FOR 15 DAYS AFTER THE PERMIT IS APPROVED.**

The appeal period is 15 days after the permit issued.

I have read this sheet and discussed it with the Zoning Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for at least (5) days after a permit is requested and for (15) days after the permit is issued and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Dillon K. Romero, DWL Architects

(Applicant or Agent)

04-08-2025

(Date)

I issued _____ signs for this application _____
(Date) (Staff Member)

PERMIT NUMBER: _____

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



Dillon K. Romero, AIA
DWL Architects & Planners
04-08-2025

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Signs (freestanding) and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

See approved TCL. All parking is existing to remain and approved under previous DRB Site Plan

- ☐ A. Parking layout with spaces numbered per aisle and totaled.
 - ☐ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ☐ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ☐ 3. On street parking spaces
- ☐ B. Bicycle parking & facilities
 - ☐ 1. Bicycle racks – location and detail
 - ☐ 2. Other bicycle facilities, if applicable
- ☐ C. Vehicular Circulation (Refer to DPM and IDO)
 - ☐ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☐ 2. Drive aisle locations, including width and curve radii dimensions
 - ☐ 3. End aisle locations, including width and curve radii dimensions
 - ☐ 4. Location & orientation of refuse enclosure, with dimensions
 - ☐ 5. Loading, service area, and refuse service locations and dimensions
- ☐ D. Pedestrian Circulation
 - ☐ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ☐ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☐ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☐ E. Off-Street Loading
 - ☐ 1. Location and dimensions of all off-street loading areas
- ☐ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☐ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☐ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☐ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation [See approved TCL.](#)

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☐ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☐ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☐ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☐ 4. Identify existing and proposed medians and median cuts
 - ☐ 5. Sidewalk widths and locations, existing and proposed
 - ☐ 6. Location of street lights
 - ☐ 7. Show and dimension clear sight triangle at each site access point
 - ☐ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☐ 1. Bikeways and bike-related facilities
 - ☐ 2. Pedestrian trails and linkages
 - ☐ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- [NA](#) A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

[See approved landscape plan BP-2020-02162. No change in existing site landscaping. All paving and circulation on Q-4 is pervious paving. No change for amendment.](#)

- ☐ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☐ 2. Bar Scale
- ☐ 3. North Arrow
- ☐ 4. Property Lines
- ☐ 5. Existing and proposed easements
- ☐ 6. Identify nature of ground cover materials
 - ☐ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☐ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ☐ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ___ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ___ A. Existing, indicating whether it is to be preserved or removed.
 - ___ B. Proposed, to be established for general landscaping.
 - ___ C. Proposed, to be established for screening/buffering.
- ___ 8. Describe irrigation system – Phase I & II . . .
- ___ 9. Planting Beds, indicating square footage of each bed
- ___ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ___ 11. Responsibility for Maintenance (statement)
- ___ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ___ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ___ 14. Planting or tree well detail
- ___ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ___ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ___ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

[See approved Grading and Drainage Plan J10D047_PERM_CO_APPR](#)

A. General Information

- ___ 1. Scale - must be same as Sheet #1 - Site Plan
- ___ 2. Bar Scale
- ___ 3. North Arrow
- ___ 4. Property Lines
- ___ 5. Existing and proposed easements
- ___ 6. Building footprints
- ___ 7. Location of Retaining walls

B. Grading Information

- ___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ___ 3. Identify ponding areas, erosion and sediment control facilities.
- ___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

No change in existing utilities. See approved Fire 1 Plan. See BP-2020-02162. No change for amendment.

- ☐ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☐ B. Distribution lines
- ☐ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☐ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☐ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ☐ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

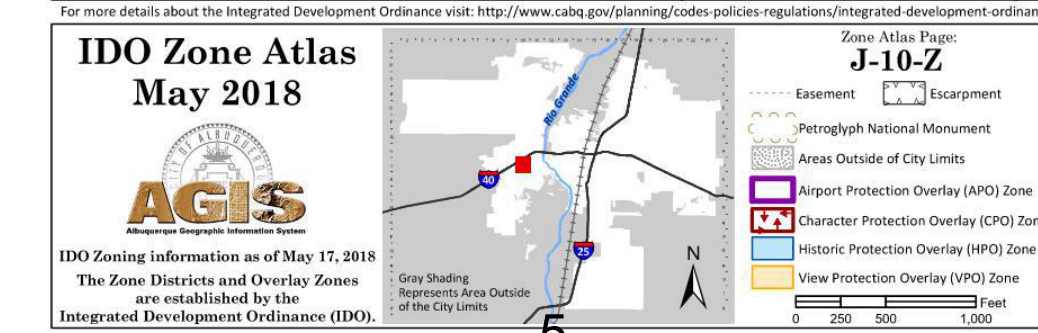
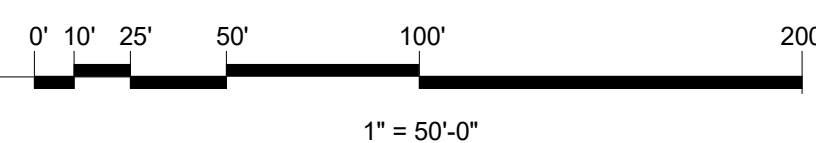
See attached modular storage manufacturer's sheet. Each container is 96"H x 96"W x 19'L. Containers are screened behind existing opaque tan metal panel fence per VA-2019-00168 for outdoor vehicle storage.

- ☐ A. Scale
- ☐ B. Bar Scale
- ☐ C. Detailed Building Elevations for each facade
 - ☐ 1. Identify facade orientation
 - ☐ 2. Dimensions of facade elements, including overall height and width
 - ☐ 3. Location, material and colors of windows, doors and framing
 - ☐ 4. Materials and colors of all building elements and structures
 - ☐ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

Not applicable. No building mounted signage.

- ☐ 1. Site location(s)
- ☐ 2. Sign elevations to scale
- ☐ 3. Dimensions, including height and width
- ☐ 4. Sign face area - dimensions and square footage clearly indicated
- ☐ 5. Lighting
- ☐ 6. Materials and colors for sign face and structural elements.
- ☐ 7. List the sign restrictions per the IDO



615 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87121

TCL