

TRACT Q-4
NEW CONTAINER AREAS FOR PERMIT

| CONTAINER UNIT | AREA | CONTAINER UNIT | AREA | CONTAINER UNIT | AREA |
|--------------------|--------|--------------------|--------|----------------|--------|
| CONTAINER GROUP 41 | | | | | |
| P1 | 148 SF | Q1 | 148 SF | Q19 | 148 SF |
| P2 | 148 SF | Q2 | 148 SF | Q20 | 148 SF |
| P3 | 148 SF | Q3 | 148 SF | Q21 | 148 SF |
| P4 | 148 SF | Q4 | 148 SF | Q22 | 148 SF |
| P5 | 148 SF | | | Q23 | 148 SF |
| P6 | 148 SF | CONTAINER GROUP 38 | | Q24 | 148 SF |
| P7 | 148 SF | Q5 | 148 SF | Q25 | 148 SF |
| P8 | 148 SF | Q6 | 148 SF | Q26 | 148 SF |
| P9 | 148 SF | Q7 | 148 SF | Q27 | 148 SF |
| P10 | 148 SF | Q8 | 148 SF | Q28 | 148 SF |
| P11 | 148 SF | Q9 | 148 SF | Q29 | 148 SF |
| P12 | 148 SF | Q10 | 148 SF | Q30 | 148 SF |
| P13 | 148 SF | Q11 | 148 SF | Q31 | 148 SF |
| P14 | 148 SF | Q12 | 148 SF | Q32 | 148 SF |
| P15 | 148 SF | Q13 | 148 SF | Q33 | 148 SF |
| P16 | 148 SF | Q14 | 148 SF | | |
| P17 | 148 SF | Q15 | 148 SF | | |
| P18 | 148 SF | Q16 | 148 SF | | |
| P19 | 148 SF | Q17 | 148 SF | | |
| P20 | 148 SF | Q18 | 148 SF | | |
| P21 | 148 SF | | | | |
| P22 | 148 SF | | | | |
| P23 | 148 SF | | | | |
| P24 | 148 SF | | | | |

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 ANS 117.1
2015 INTERNATIONAL FIRE CODE
2021 IECC
2021 UPC; NEW MEXICO PLUMBING CODE
2021 UMC; 2021 NEW MEXICO MECHANICAL CODE
2020 NEC; 2020 NEW MEXICO ELECTRICAL CODE
2024 UNIFORM ADMINISTRATIVE CODE
2021 NEW MEXICO EXISTING BUILDING CODE

EXISTING STORAGE FACILITY - ADDITION OF (57) NEW MODULAR METAL STORAGE CONTAINER 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

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 QL-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.

GENERAL INFORMATION
NORTH COORS SELF STORAGE FACILITY
815 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87121

NEW: LOT Q4 ATRISCO BUSINESS PARK UNIT 4 MAP J-10 (2.2 AC)

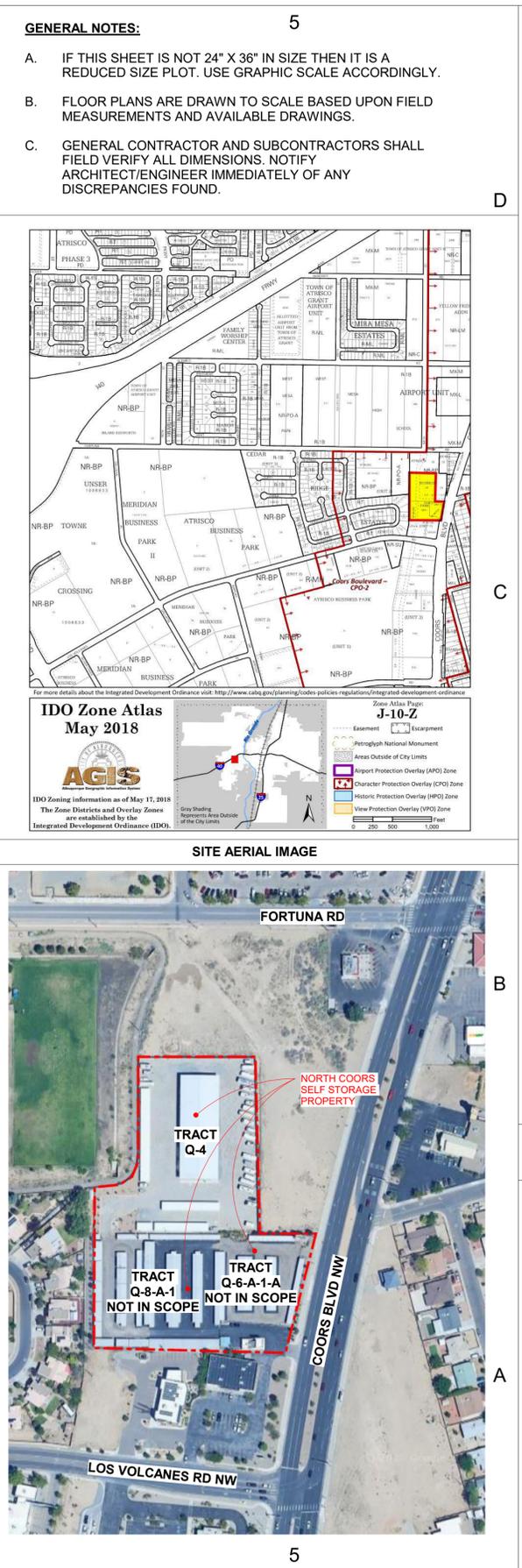
EXISTING: LOT Q-8-A-1 ATRISCO BUSINESS PARK UNIT 4 (1.6 AC)
LOT Q-6-A-1-A ATRISCO BUSINESS PARK UNIT 4 (0.76 AC)

ZONING: NR-BP COORS BLVD CPO-2 UC-MS-PT

SPECIAL EXCEPTION NO. VA-2019-00168, PROJECT NO. 2019-002386
DECISION 07-03-2019 APPROVED

06DRB-00429 1004725 JUNE 2, 2006
14DRB-70413 1004725 FEB 10, 2015

PROJECT DESCRIPTION:
INSTALLATION OF (57) NEW MODULAR METAL STORAGE CONTAINERS ON EXISTING SELF STORAGE AND VEHICLE STORAGE FACILITY. CONTAINERS ARE PRE MANUFACTURED STORAGE UNITS WITH NO ELECTRICAL OR UTILITY CONNECTIONS. CONTAINERS ARE INDIVIDUALLY LEASED ON A PER MONTH BASIS TO CUSTOMERS. MODULAR METAL CONTAINERS DO NOT REQUIRE FOUNDATIONS (SEE ENGINEER'S LETTER) AND ARE TEMPORARY IN NATURE. THIS SITE HAS A PREVIOUSLY APPROVED VARIANCE FOR VEHICLE STORAGE. SELF STORAGE IS PRIMARY PERMISSIVE USE PER IDO FOR NR-BP ZONING. TRACT Q-4 IS SCREENED WITH AN OPAQUE METAL PANEL FENCE PER CONDITIONS OF VARIANCE. TRACT Q-4 Q-8-A-1 AND Q-6-A-1-A ARE WHOLLY OWNED BY JOHN BATTAGLIA, OWNER OF NORTH COORS SELF STORAGE FACILITY. THESE TRACTS ARE NOT TO BE SOLD INDEPENDENTLY.



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STATE OF NEW MEXICO
REGISTERED ARCHITECT
DILLON K. ROMERO
NO. 6884
02-07-2025

FEBRUARY, 2025

STORAGE CONTAINER UNITS
NORTH COORS SELF STORAGE FACILITY
615 COORS BLVD NW
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