

. CODE COMPO TRACT TRACT

LOS VOLCANES RD NW

SITE AERIAL IMAGE

GENERAL NOTES:

- A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

PARKING REQUIREMENTS

CABQ IDO PART 14-16-5 DEVELOPMENT STANDARDS

SELF-STORAGE PARKING PROVIDED:

5-5 PARKING AND LOADING TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS

> NO REQUIREMENT **OUTDOOR VEHICLE STORAGE:** 1 SPACE / 3,000 SQ. FT. GFA SELF-STORAGE: 3.5 SPACES / 1000 SQ. FT. GFA

EXISTING OFFICE AREA: 809 SQ. FT. EXISTING SELF-STORAGE AREA: 44,444 SQ. FT.

OFFICE PARKING REQUIRED: 3 SPACES REQUIRED SELF-STORAGE PARKING REQUIRED: 15 SPACES REQUIRED OFFICE PARKING PROVIDED: 7 SPACES PROVIDED

VEHICLE STORAGE PARKING PROVIDED: 60 SPACES PROVIDED

EACH MODULAR METAL STORAGE CONTAINER HAS SPACE FOR PARKING FOR UNLOADING AND LOADING OF VEHICLES DIRECTLY IN FRONT OF THE CONTAINER WITHOUT IMPACT TO THE SITE CIRCULATION. THE NATURE OF THIS BUSINESS IS QUICK DROP OFF AND PICK UP / LOADING AND UNLOADING AT EACH CUSTOMER'S LEASED CONTAINER UNIT.

1 SPACE PER 147 SF CONTAINER

RCHITECTS

DWL ARCHITECTS & PLANNERS, INC. OF NM

202 CENTRAL AVE. S.E. EAST COURTYARD ALBUQUERQUE,

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ALBUQUERQUE

FEBRUARY, 2025

GENERAL INFORMATION

NORTH COORS SELF STORAGE FACILITY 615 COORS BLVD NW

ALBUQUERQUE, NEW MEXICO 87121

LOT Q4 ATRISCO BUSINESS PARK UNIT 4 MAP J-10 (2.2 AC) LOT Q-8-A-1 ATRISCO BUSINESS PARK UNIT 4 (1.6 AC) EXISTING: LOT Q-6-A-1-A ATRISCO BUSINESS PARK UNIT 4 (0.76 AC)

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

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

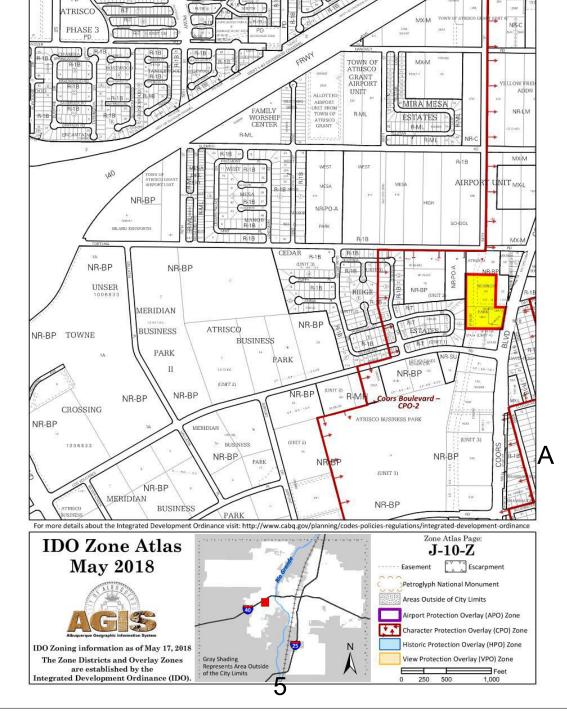
06DRB-00429 1004725 JUNE 2, 2006

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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ISSUE/REVISION Description PROJECT NUMBER: Project Number CAD DWG FILE: DWL-NM_ K. BACA CHECKED BY: D. ROMERO SHEET TITLE: CABQ TRAFFIC **CIRCULATION LAYOUT**

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