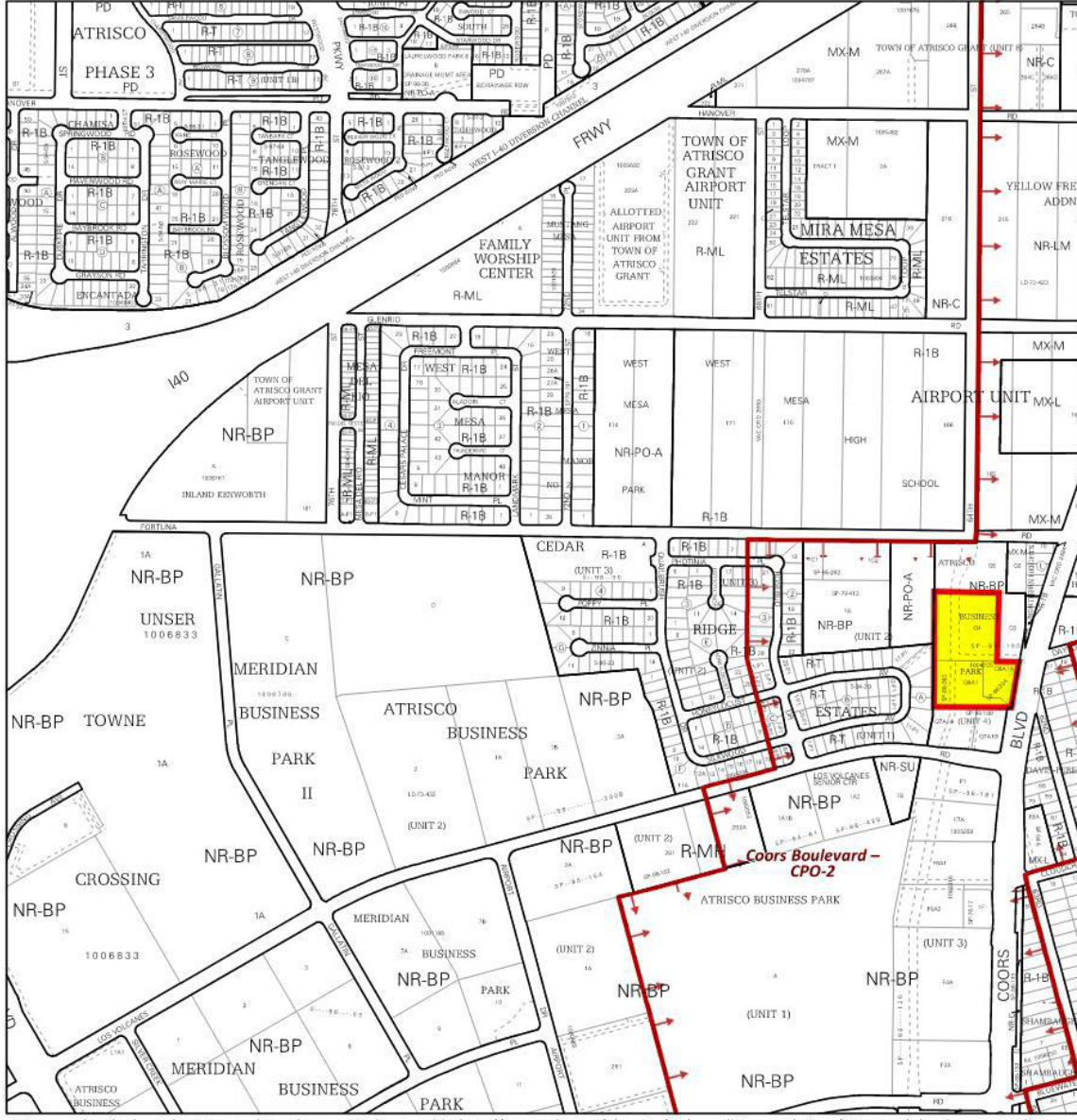
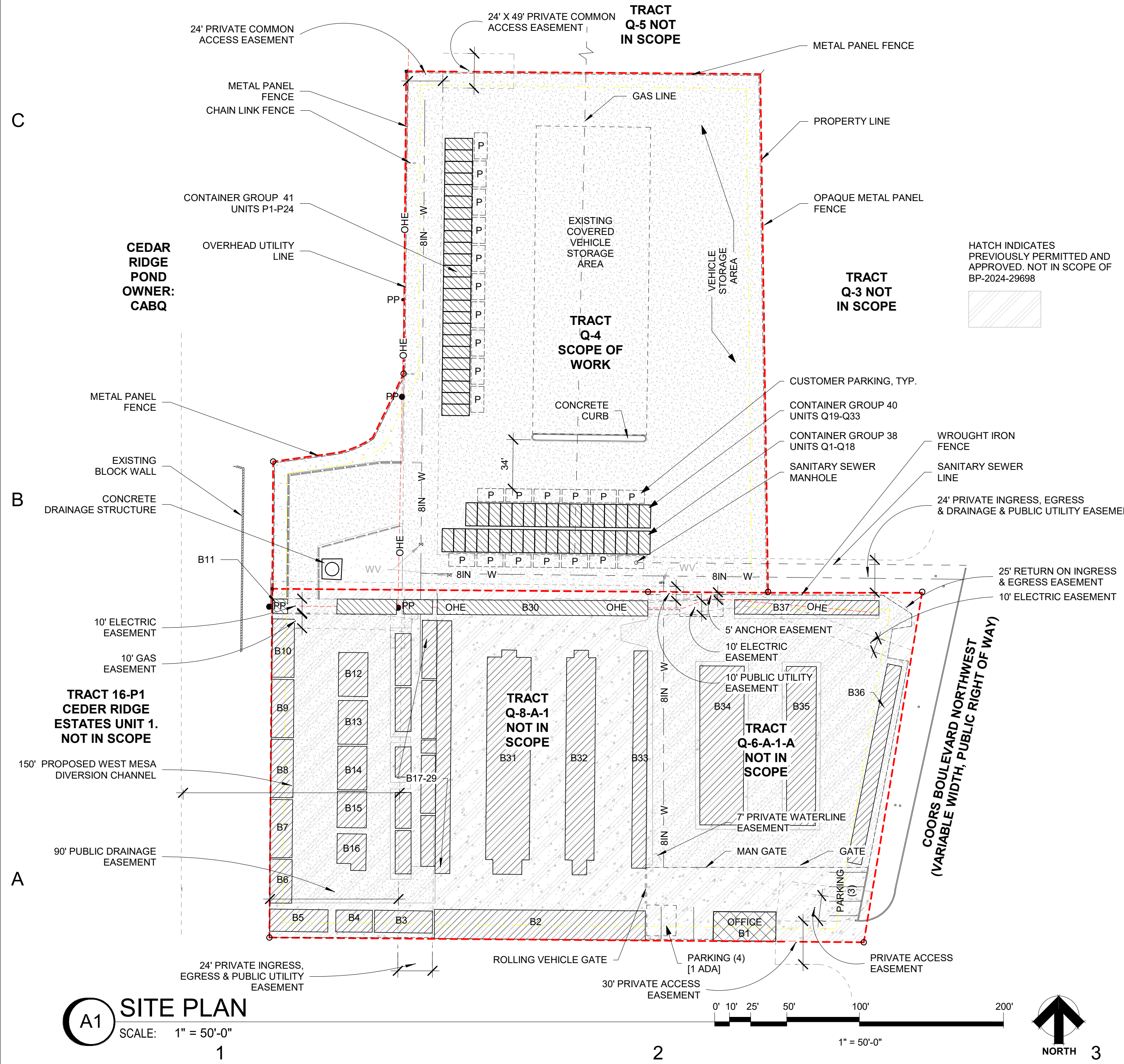


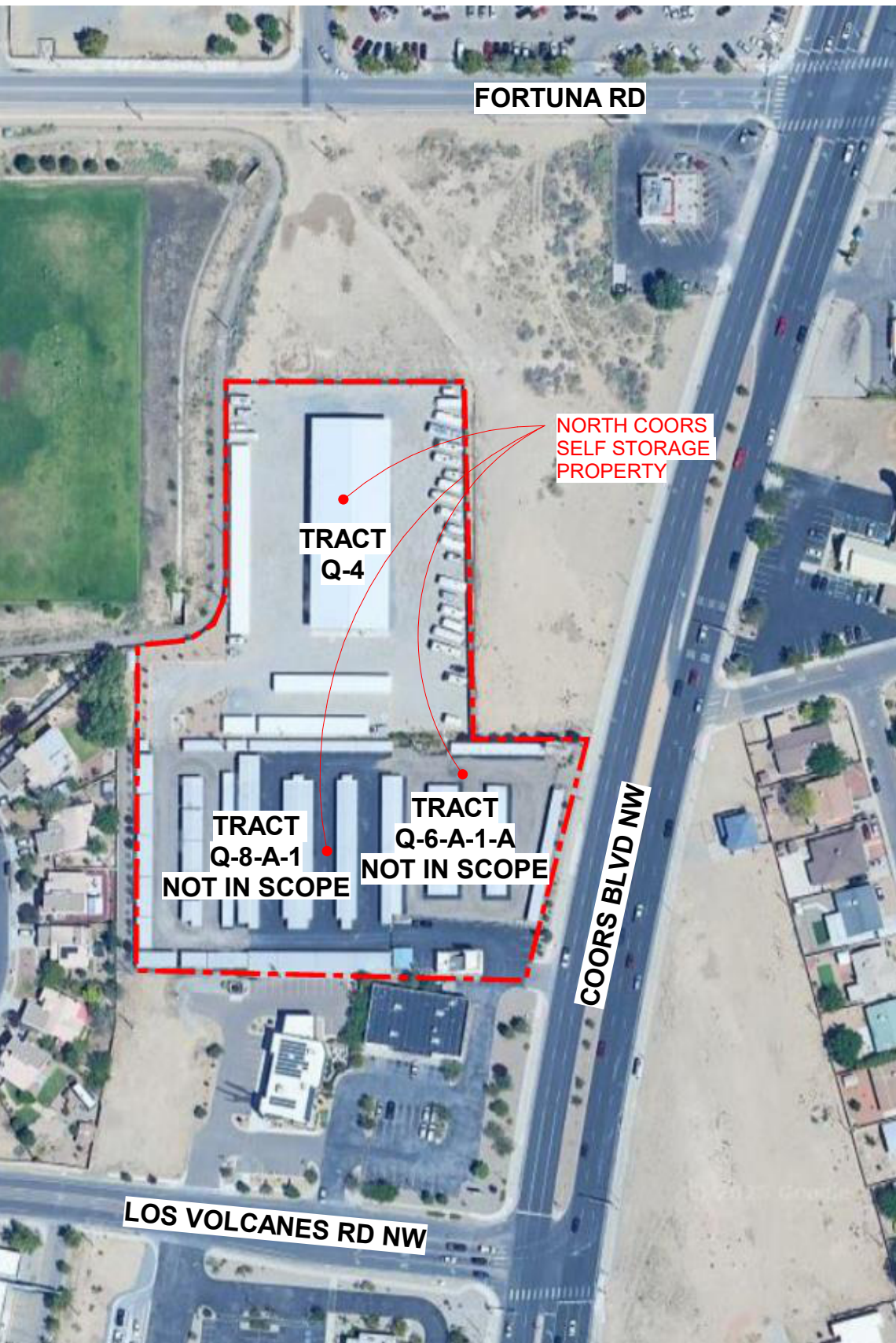
1	PARKING REQUIREMENTS 2	3
CABQ IDO PART 14-16.5 DEVELOPMENT STANDARDS 5-5 PARKING AND LOADING TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS		
OUTDOOR VEHICLE STORAGE: SELF-STORAGE: OFFICE: NO REQUIREMENT 1 SPACE / 3,000 SQ. FT. GFA 3.5 SPACES / 1000 SQ. FT. GFA		
EXISTING OFFICE AREA: EXISTING SELF-STORAGE AREA: 809 SQ. FT. 44,444 SQ. FT.		
OFFICE PARKING REQUIRED: SELF-STORAGE PARKING REQUIRED: 3 SPACES REQUIRED 15 SPACES REQUIRED		
OFFICE PARKING PROVIDED: SELF-STORAGE PARKING PROVIDED: 7 SPACES PROVIDED 24 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.		
ATRISCO BUSINESS PARK MASTER PLAN		
1. SCREENING PROVIDED IN COMPLIANCE WITH MP VIA VA-2019-00168 WHICH INSTALLED OPAQUE METAL FENCE IN TAN COLOR TO SCREEN OUTDOOR VEHICLE STORAGE CONDITIONAL USE.		
2. LANDSCAPING INSTALLED IN COMPLIANCE WITH ATRISCO BUSINESS PARK MP VIA BP-2020-02162		
REFERENCE MASTER PLAN LOCATED IN APPLICATION ATTACHMENTS		
TRACT Q-4 NEW CONTAINER AREAS FOR PERMIT		
CONTAINER UNIT	AREA	CONTAINER UNIT
CONTAINER GROUP 41	CONTAINER GROUP 38	CONTAINER GROUP 40
P1	Q4	Q19
P2	Q5	Q20
P3	Q6	Q21
P4	Q7	Q22
P5	Q8	Q23
P6	Q9	Q24
P7	Q10	Q25
P8	Q11	Q26
P9	Q12	Q27
P10	Q13	Q28
P11	Q14	Q29
P12	Q15	Q30
P13	Q16	Q31
P14	Q17	Q32
P15	Q18	Q33
P16		
P17		
P18		
P19		
P20		
P21		
P22		
P23		
P24		
Q1		
Q2		
Q3		

4	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 2021 INTERNATIONAL FIRE CODE 2021 IECC 2021 UPC; NEW MEXICO PLUMBING CODE 2021 UMC; 2021 NEW MEXICO MECHANICAL CODE 2020 NEC; 2020 NEW MEXICO ELECTRICAL CODE 2024 UNIFORM ADMINISTRATIVE CODE 2021 NEW MEXICO EXISTING BUILDING CODE	
EXISTING STORAGE FACILITY - ADDITION OF (57) NEW MODULAR METAL STORAGE CONTRAINER UNITS IN (4) BUILDING GROUPS ON A PRE DEVELOPED SITE FOR OUTSIDE VEHICLE STORAGE AT AN EXISTING STORAGE FACILITY. SEE SITE PLAN.	
SEISMIC CLASSIFICATION C	
1. CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE SECTION 311 STORAGE GROUP S 311.2 MODERATE-HAZARD STORAGE, GROUP S-1: SELF-SERVICE STORAGE FACILITY (MINI-STORAGE)	
2. CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE GROUP S, NOT SPRINKLERED, IIB = 55 FT ACTUAL STORAGE UNIT HEIGHT = 9 FT	
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 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 615 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.	

5	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.	
	



4	GENERAL INFORMATION
NORTH COORS SELF STORAGE FACILITY 615 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.	

5	SITE AERIAL IMAGE
	

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

FEBRUARY, 2025

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

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

PROJECT NUMBER:
Project Number
CAD DWG FILE:
DWL-NM_
DRAWN BY:
K. BACA
CHECKED BY:
D. ROMERO
SHEET TITLE:
SITE PLAN
AS101
OF SHEET