

DFT SIGNATURE BLOCK

PROJECT NUMBER: PR - 2025 - 020055
Application Number: SP - 2025 - 00025

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
Hydrology
Code Enforcement
Environmental Health Department (conditional)
Solid Waste Management
Planning Department

Date
Date
Date
Date
Date
Date
Date

12/16/22

PARKING REQUIREMENTS 2

CABQ IDO PART 14-16-5 DEVELOPMENT STANDARDS
5/6 PARKING AND LOADING
TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS

OUTDOOR VEHICLE STORAGE:
SELF-STORAGE:
OFFICE:
EXISTING OFFICE AREA:
EXISTING SELF-STORAGE AREA:
OFFICE PARKING REQUIRED:
SELF-STORAGE PARKING REQUIRED:
OFFICE PARKING PROVIDED:
SELF-STORAGE PARKING PROVIDED:
VEHICLE STORAGE PARKING PROVIDED:

NO REQUIREMENT
1 SPACE / 3,000 SQ. FT. GFA
3.5 SPACES / 1000 SQ. FT. GFA
809 SQ. FT.
44,444 SQ. FT.
3 SPACES REQUIRED
15 SPACES REQUIRED
7 SPACES PROVIDED
24 SPACES 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. 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

ATRISCO BUSINESS PARK MASTER PLAN

3

TRACT Q-4 NEW CONTAINER AREAS FOR PERMIT			
CONTAINER UNIT	AREA	CONTAINER UNIT	AREA
CONTAINER GROUP 41		CONTAINER GROUP 38	
P1	152 SF	Q4	128 SF
P2	152 SF	Q5	128 SF
P3	152 SF	Q6	128 SF
P4	152 SF	Q7	128 SF
P5	152 SF	Q8	128 SF
P6	152 SF	Q9	128 SF
P7	152 SF	Q10	128 SF
P8	152 SF	Q11	128 SF
P9	152 SF	Q12	128 SF
P10	152 SF	Q13	128 SF
P11	152 SF	Q14	128 SF
P12	152 SF	Q15	128 SF
P13	152 SF	Q16	128 SF
P14	152 SF	Q17	128 SF
P15	152 SF	Q18	128 SF
P16	152 SF		
P17	152 SF		
P18	152 SF		
P19	152 SF		
P20	152 SF		
P21	152 SF		
P22	152 SF		
P23	152 SF		
P24	152 SF		
Q1	152 SF		
Q2	152 SF		
Q3	152 SF		
CONTAINER GROUP 40		CONTAINER GROUP 38	
Q19	128 SF	Q20	128 SF
Q21	128 SF	Q22	128 SF
Q23	128 SF	Q24	128 SF
Q25	128 SF	Q26	128 SF
Q27	128 SF	Q28	128 SF
Q29	128 SF	Q30	128 SF
Q31	128 SF	Q32	128 SF
Q33	128 SF		

NCCS CODE REVIEW 4

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

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

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

SEISMIC CLASSIFICATION C

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

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

SECTION 506 BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR
OCCUPANCY S-1, 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

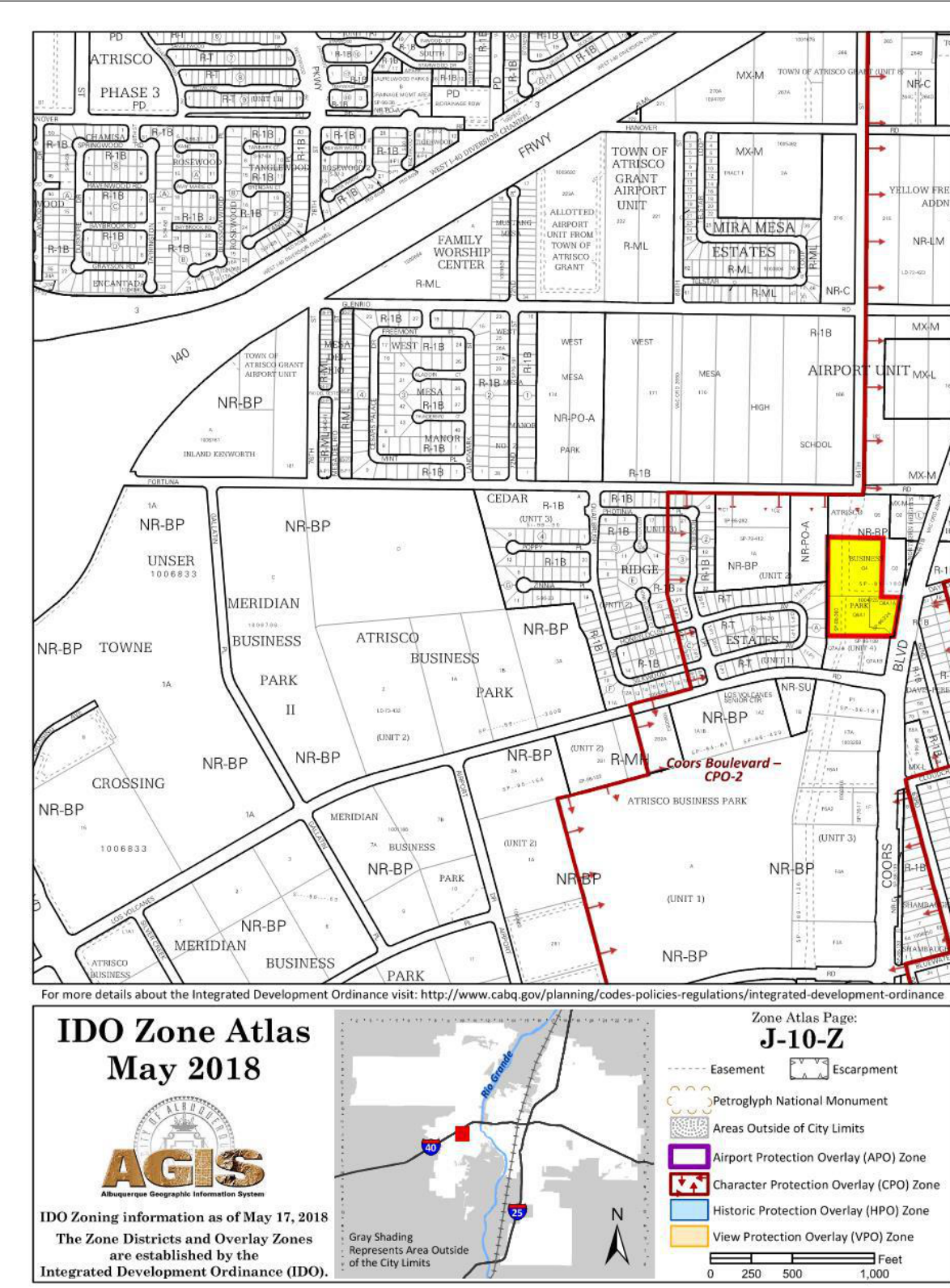
WATER CLOSETS	1 PER 100 REQUIRED
LAVATORIES	1 PER 100 REQUIRED
DRINKING FOUNTAINS	1 PER 1,000 REQUIRED
SERVICE SINK	1 SERVICE SINK REQUIRED

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.

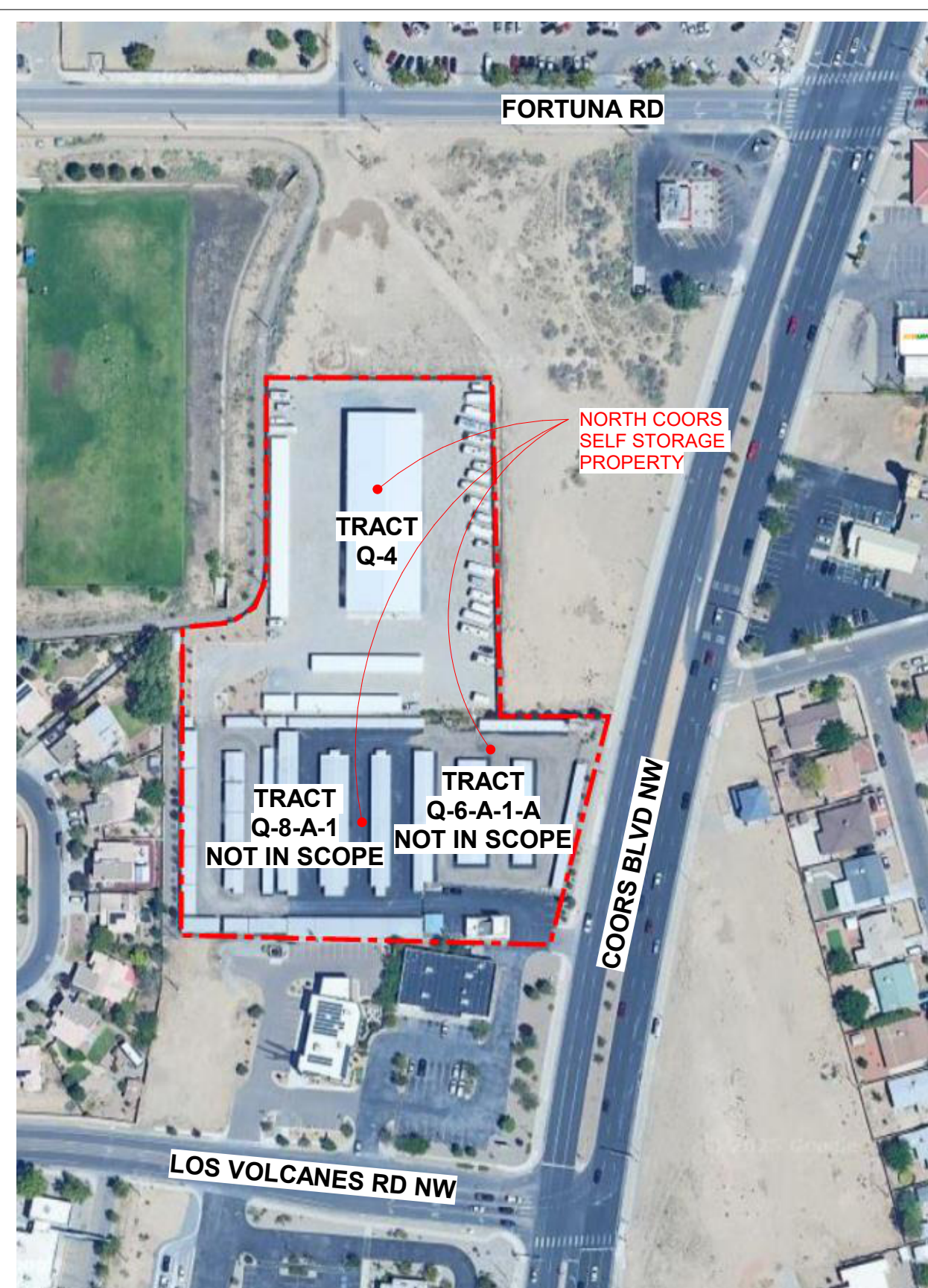
EXCEPTION:
1. PARKING GARAGES WHERE OPERATED WITHOUT PARKING ATTENDANTS.
2. STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICKUP AND DROP-OFF, HAVING A PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 300 SQUARE FEET.
PUBLIC ACCESS AREA IS LESS THAN 300 SQUARE FEET FOR THIS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

GENERAL NOTES: 5

- 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.



SITE AERIAL IMAGE



DWL ARCHITECTS & PLANNERS, INC. OF NM

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EAST COURTYARD
ALBUQUERQUE,
NEW MEXICO, 87102

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STATE OF NEW MEXICO
DILON K. ROMERO
NO. 684
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
2	DFT FINAL	6/04/2025

PROJECT NUMBER:
Project Number

CAD DWG FILE:
DWL-NM_

DRAWN BY:
K. BACA

CHECKED BY:
D. ROMERO

SHEET TITLE:
SITE PLAN

AS101

OK SHEET