

CITY OF ALBUQUERQUE



August 22, 2017

Rick Bennett, R.A.
RBA Architects
1104 Park Ave SW
Albuquerque, NM 87102

**Re: West Mesa Mini Storage
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 5-22-17 (H11D021)
Certification dated 08-17-17

Dear Mr. Bennett,

Based upon the information provided in your submittal received 08-17-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at.

Sincerely,

Monica Ortiz
Plan Checker, Planning Dept.
Development Review Services

C: CO Clerk, File



August 17, 2017

Re: West Mesa Mini Storage:
2559 Coors Blvd., Alb. NM 87120
Engineer's/Architect's stamp dated: 5-22-17

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, 06-50-15.

The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on February 2, 2016 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy (Permanent) for Bella Vista Assisted Living. Located at 2559 Coors Blvd., Lot A, West Mesa Mini Storage, City of Albuquerque, Bernalillo County, New Mexico.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Date: 8/17/2017

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a light blue horizontal line.

Rick Bennett, Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

OCCUPANCY AND USE CLASSIFICATION:	S-1, STORAGE
TYPE OF CONSTRUCTION (TABLE 503):	2-B, STRUCTURAL STEEL
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503):	2 STORY, 17,500 S.F. (S1 GROUP)
ACTUAL BUILDING AREA:	BLDG. N = 7,600 S.F.
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601):	TYPE 2-B, NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602):	TYPE 2-B, NONE REQUIRED
OCCUPANT LOAD (TABLE 1004.1.1): STORAGE BUILDING (S1 GROUP):	7,600 S.F./300 = 26 OCC.
SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS:	1015.1 TWO EXITS REQUIRED FROM ANY SPACE IF OCCUPANT LOAD EXCEEDS 29. ACTUAL OCCUPANT LOAD = 26
ROOF LIVE LOAD	= 20 PSF (NON REUCABLE)
WIND LOAD	= 90 MPH
EXPOSURE	= C
SEISMIC ZONE	= 2B

① $\Delta = 91^{\circ}40'40''$ RT.
 $R = 25.00'$
 $L = 40.00'$
 $T = 25.74'$

② $\Delta = 90^{\circ}00'22''$ RT.
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

③ $\Delta = 21^{\circ}47'06''$ RT.
 $R = 25.00'$
 $L = 9.51'$
 $T = 4.81'$

④ $\Delta = 274^{\circ}39'13''$ RT.
 $R = 40.00'$
 $L = 184.76'$
 $T = -43.92'$

⑤ $\Delta = 62^{\circ}52'07''$ RT.
 $R = 25.00'$
 $L = 27.43'$
 $T = 15.28'$

⑥ $\Delta = 90^{\circ}00'00''$ RT.
 $R = 5.00'$
 $L = 7.85'$
 $T = 5.00'$

EXISTING BUILDING A	= 15,579 S.F.	DELETED
EXISTING BUILDING B	= 5,026 S.F.	
EXISTING BUILDING C	= 2,235 S.F.	
EXISTING BUILDING D	= 3,000 S.F.	
EXISTING BUILDING E	= 2,998 S.F.	
EXISTING BUILDING F	= 3,860 S.F.	
EXISTING BUILDING G	= 11,507 S.F.	
EXISTING BUILDING H	= 4,498 S.F.	
EXISTING BUILDING I	= 3,904 S.F.	
EXISTING BUILDING J	= 5,588 S.F.	
EXISTING BUILDING K	= 4,936 S.F.	
EXISTING BUILDING L	= 462 S.F.	
EXISTING BUILDING M	= 4,106 S.F.	
PROPOSED BUILDING N	= 7,600 S.F.	
PROPOSED BUILDING O	= 31,600 S.F.	
PROPOSED BUILDING P	= 9,550 S.F.	
PROPOSED BUILDING Q	= 2,850 S.F.	

TRACT 333-A-1-C-1 = 122,212 S.F. (2.80 AC)
TRACT 334 = 133,894 S.F. (3.07 AC)
TOTAL ACREAGE = 256,106 S.F. (5.87 AC)

PORTION OF TRACT 333-A-1-C-1
UNIT B
TOWN OF ATRISCO GRANT

ZONING SU-1 FOR C-2
USE MINI STORAGE
W/ APARTMENT

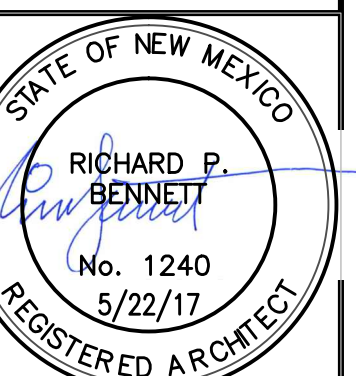
PARKING REQUIREMENTS

EXISTING PARKING REQUIRED = 3 SPACES
EXISTING PARKING PROVIDED = 4 TOTAL SPACES.
NO NEW PARKING REQUIRED

⊙ = SHIELDED WALL PACK, BUILDING MOUNTED
SITE LIGHTING FIXTURE, 7' A.F.F.

WESI MESA MINI STORAGE
SITE PLAN
ALBUQUERQUE, NM
PROJECT #1457

VISION DATE

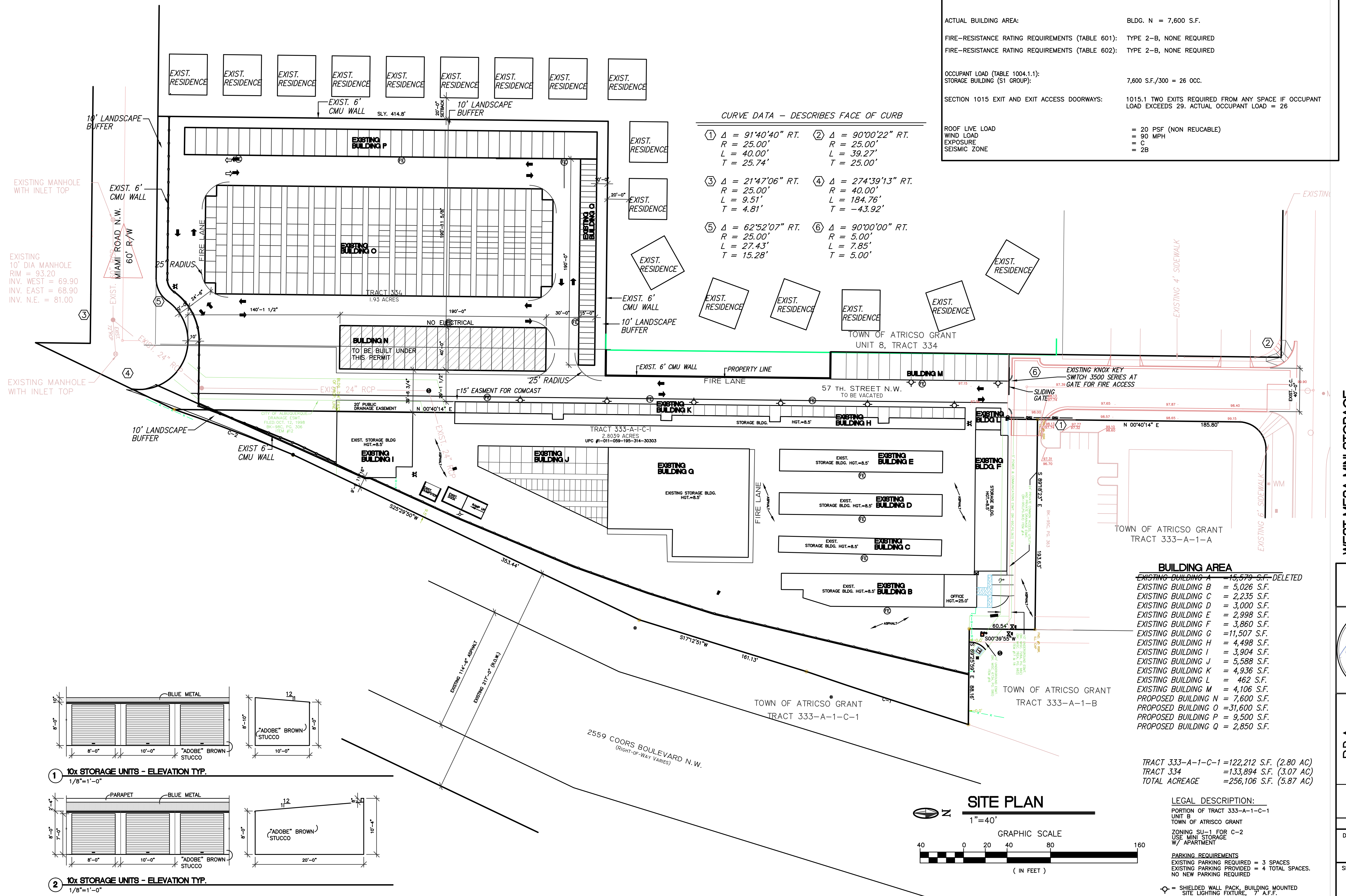


11104 Park Ave., SW
Albuquerque, NM 87102
P (505) 242-1859 / F (505) 242-6630
www.rba81.com

5-22-2017

NUMBER

S-1

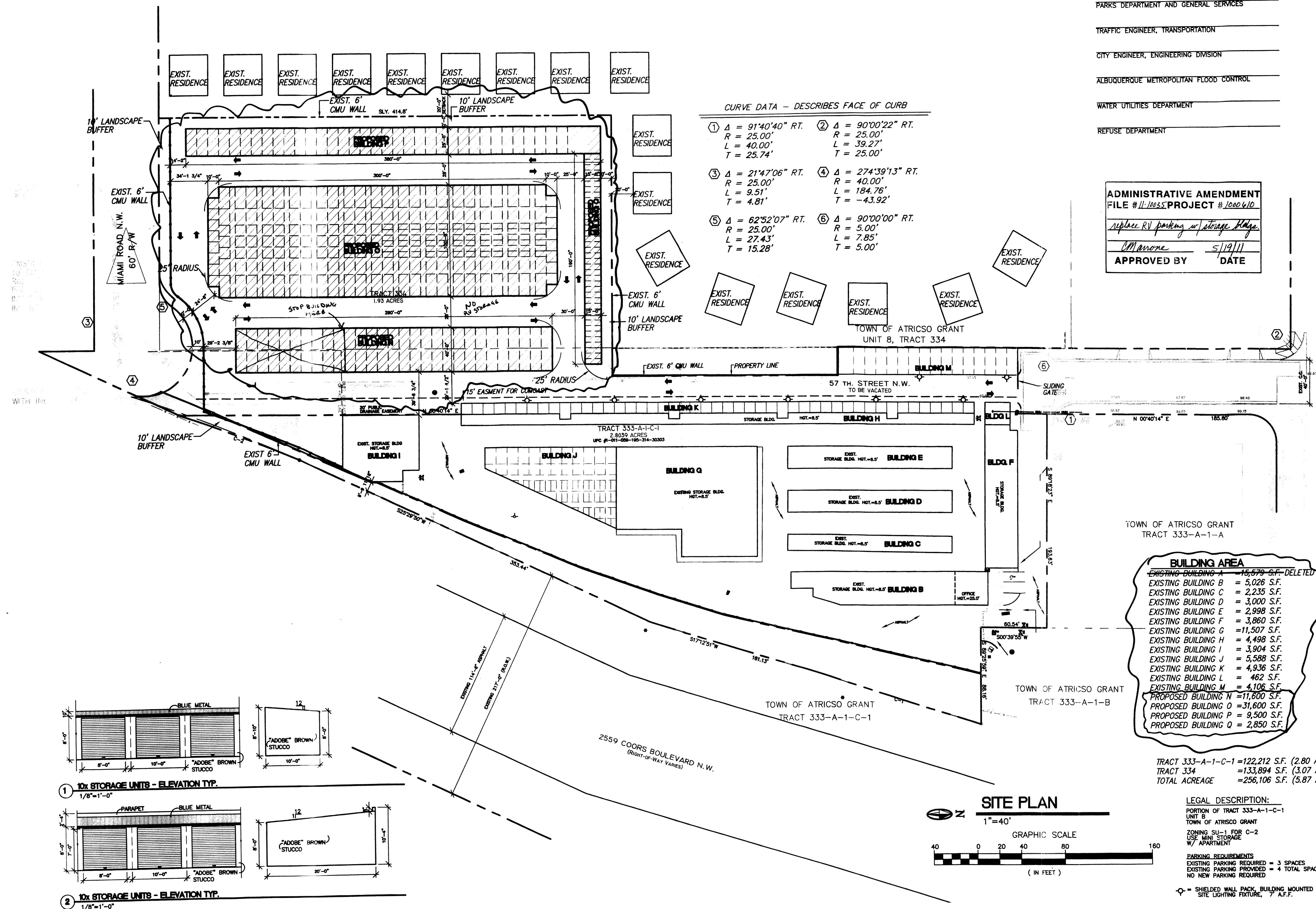


REFUSE DEPARTMENT

APPROVED BY CM amore DATE 5/19/11

WEST MESA MINI STORAGE
ALBUQUERQUE, NEW MEXICO
PROJECT #1108

C-1



TYPICAL WALL MOUNTED SITE LIGHT

FEATURES

HOUSING — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Corrosion-resistant external hardware includes slotted hex-head and tamper-proof fasteners. Finish is dark bronze thermoset polyester powder, electrostatically applied.

BALLAST — High-reactance, high power factor. Encased-and-potted solid-state ignitors. Ballast is copper wound and 100% factory tested. Meets ANSI standards and is UL listed. Electrical components are mounted on back housing. (For 50 hertz availability, consult factory).

OPTICS — Reflector is finished in white thermoset polyester powder, electrostatically applied. Front housing and refractor are one-piece, injection-molded, UV-stabilized polycarbonate. Standard finish on opaque portion of front cover and back housing is dark bronze polyester enamel. Refractor is sealed and gasketed to inhibit the entrance of outside contaminants.

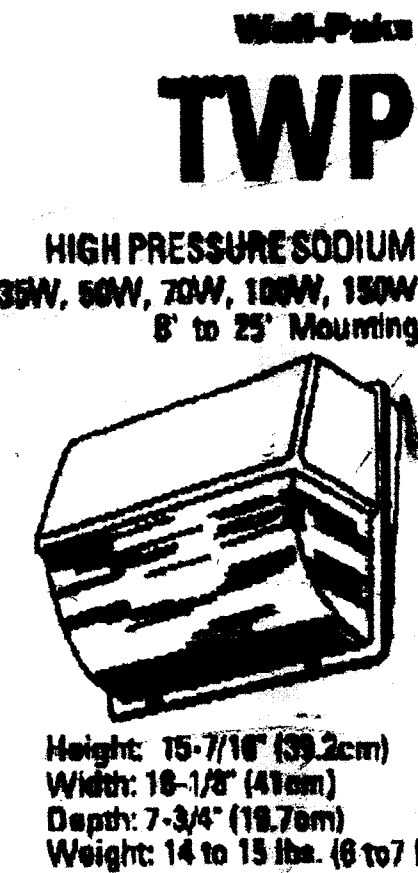
INSTALLATION — Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

SOCKET — Porcelain, horizontally-oriented, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 800V, 600V and 4KV pulse rated.

LISTING — UL listed suitable for wet locations. Listed and labeled to comply with Canadian and Mexican Standards (see Options). IP64 rated in accordance with IEC Standard 529.

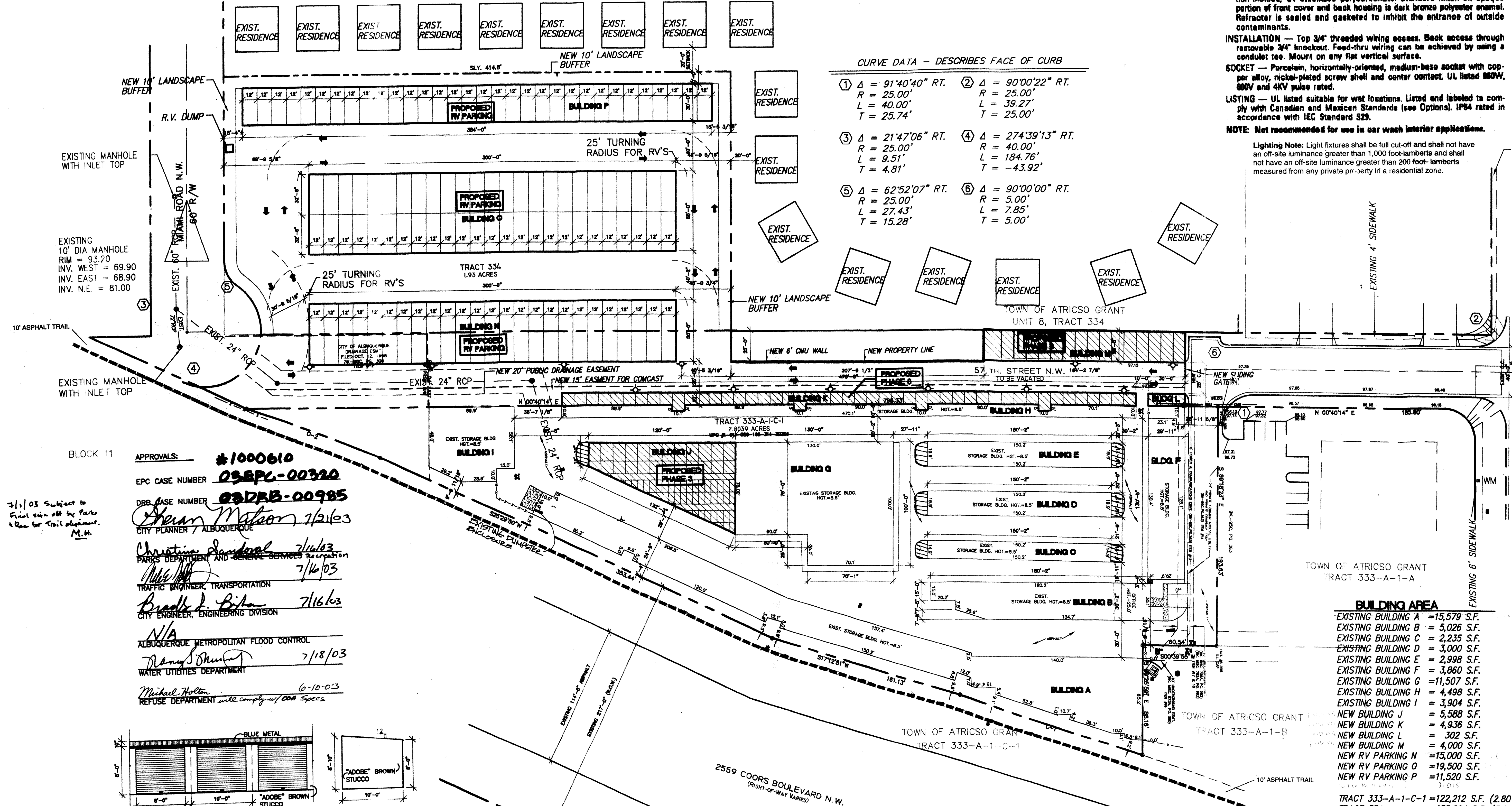
NOTE: Not recommended for use in car wash interior applications.

Lighting Note: Light fixtures shall be full cut-off and shall not have an off-site luminance greater than 1,000 foot-lamberts and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone.

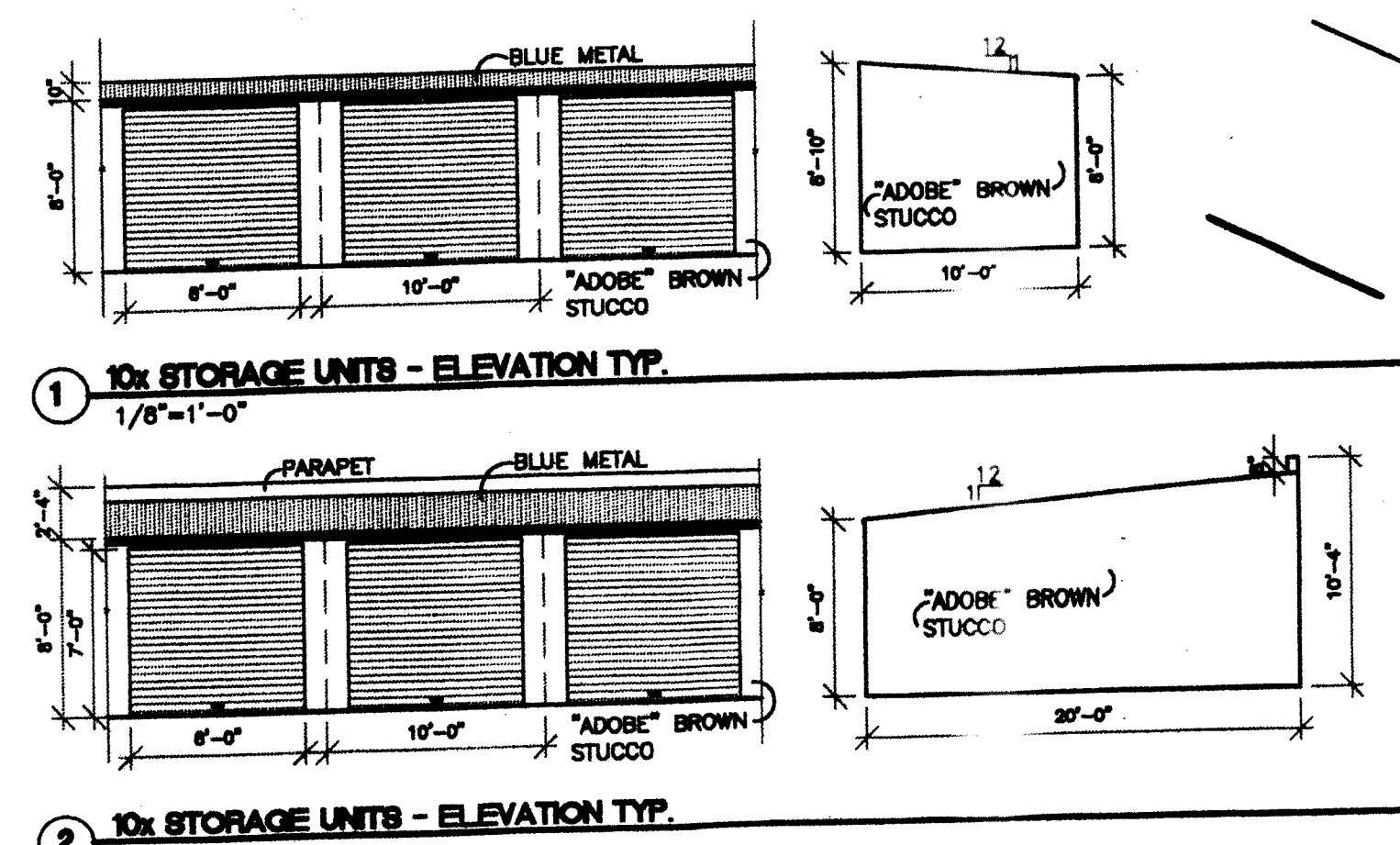


Height: 15-7/16" (39.2cm)
Width: 18-1/8" (46cm)
Depth: 7-3/4" (19.7cm)
Weight: 14 to 15 lbs. (6 to 7 kg)

*NOTE: NO DIRECT ACCESS TO MIAMI ROAD FROM THE SITE SHALL BE PERMITTED.



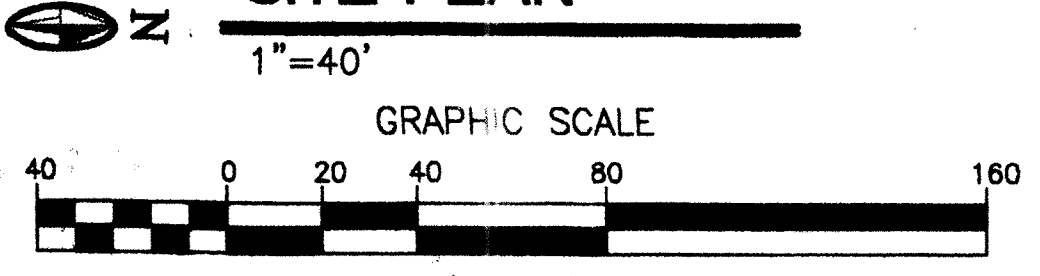
APPROVALS: #1000610
EPC CASE NUMBER 03EPL-00320
DRB CASE NUMBER 03DRB-00985
City Planner, ALBUQUERQUE
Parks Department and General Services Department
Traffic Engineer, TRANSPORTATION
City Engineer, ENGINEERING DIVISION
N/A
ALBUQUERQUE METROPOLITAN FLOOD CONTROL
Water Utilities Department
Refuse Department will comply w/ CDA Specs



CURVE DATA - DESCRIBES FACE OF CURB

- ① $\Delta = 91^{\circ}40'40''$ RT. $R = 25.00'$ $L = 40.00'$ $T = 25.74'$
- ② $\Delta = 90^{\circ}00'22''$ RT. $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
- ③ $\Delta = 21^{\circ}47'06''$ RT. $R = 25.00'$ $L = 9.51'$ $T = 4.81'$
- ④ $\Delta = 274^{\circ}39'13''$ RT. $R = 40.00'$ $L = 184.76'$ $T = -43.92'$
- ⑤ $\Delta = 62^{\circ}52'07''$ RT. $R = 25.00'$ $L = 27.43'$ $T = 15.28'$
- ⑥ $\Delta = 90^{\circ}00'00''$ RT. $R = 5.00'$ $L = 7.85'$ $T = 5.00'$

SITE PLAN



BUILDING AREA

EXISTING BUILDING A	=15,579 S.F.
EXISTING BUILDING B	=5,026 S.F.
EXISTING BUILDING C	=2,235 S.F.
EXISTING BUILDING D	=3,000 S.F.
EXISTING BUILDING E	=2,998 S.F.
EXISTING BUILDING F	=3,860 S.F.
EXISTING BUILDING G	=11,507 S.F.
EXISTING BUILDING H	=4,498 S.F.
EXISTING BUILDING I	=3,904 S.F.
NEW BUILDING J	=5,588 S.F.
NEW BUILDING K	=4,936 S.F.
NEW BUILDING L	=302 S.F.
NEW BUILDING M	=4,000 S.F.
NEW RV PARKING N	=15,000 S.F.
NEW RV PARKING O	=19,500 S.F.
NEW RV PARKING P	=11,520 S.F.
TRACT 333-A-1-C-1	=122,212 S.F. (2.80 AC)
TRACT 334	=133,894 S.F. (3.07 AC)
TOTAL ACREAGE	=256,106 S.F. (5.87 AC)

LEGAL DESCRIPTION:

PORTION OF TRACT 333-A-1-C-1
TOWN OF ATRISCO GRANT
ZONING SU-1 FOR C-2
USE: MINI STORAGE
W/ APARTMENT

PARKING REQUIREMENTS
EXISTING PARKING REQUIRED = 3 SPACES
EXISTING PARKING PROVIDED = 4 TOTAL SPACES.
NO NEW PARKING REQUIRED

SHIELDED WALL PACK BUILDING MOUNTED SITE LIGHTING FIXTURE, 7' A.F.F.

WEST MESA MINI STORAGE - PHASE THREE
ALBUQUERQUE, NEW MEXICO
PROJECT #0281

REVISION DATE
DATE
06-09-03
SHEET NUMBER
C-1