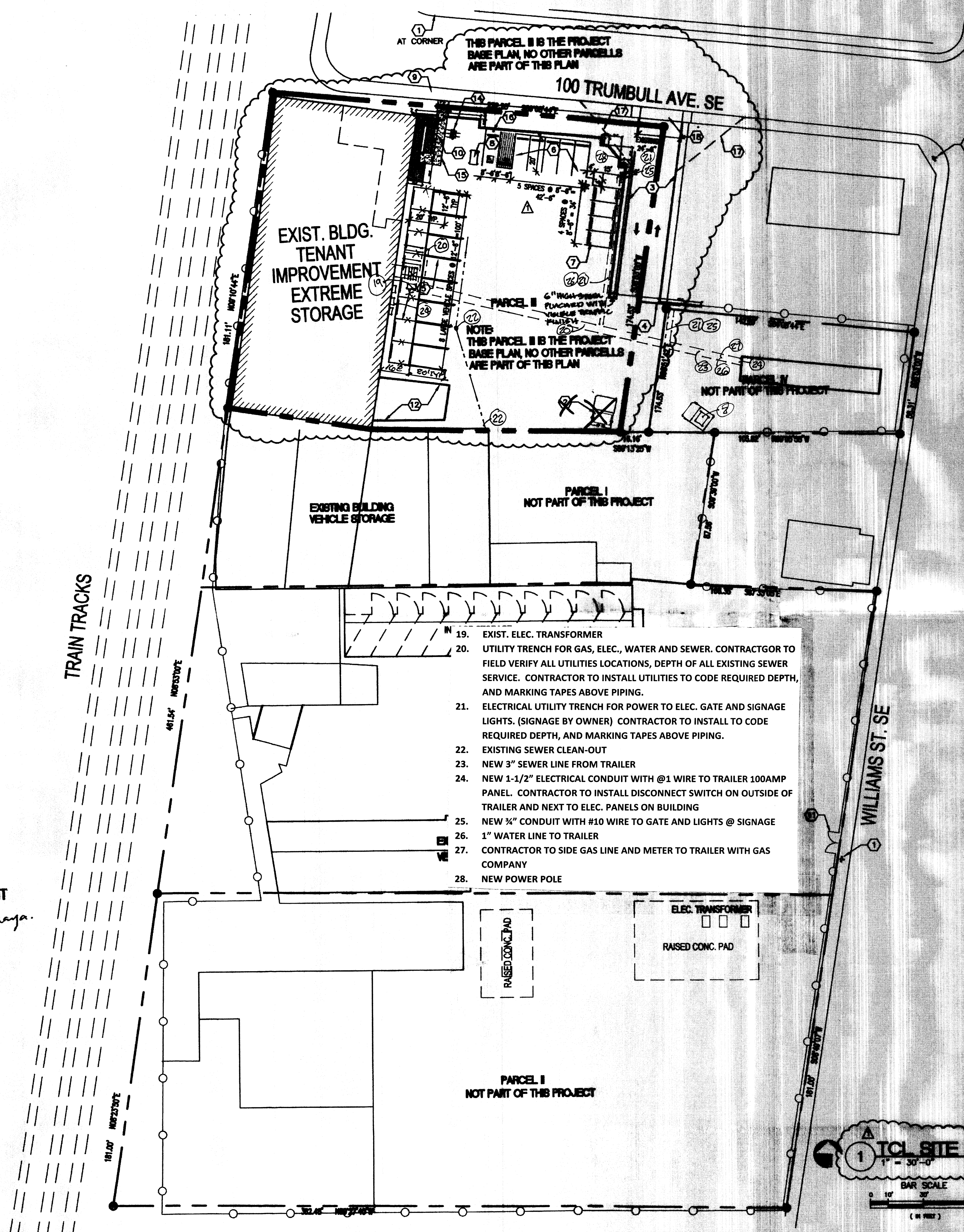


CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED
For TCL Michael Anaya.

TRAIN TRACKS



19. EXIST. ELEC. TRANSFORMER
20. UTILITY TRENCH FOR GAS, ELEC., WATER AND SEWER. CONTRACTOR TO FIELD VERIFY ALL UTILITIES LOCATIONS, DEPTH OF ALL EXISTING SEWER SERVICE. CONTRACTOR TO INSTALL UTILITIES TO CODE REQUIRED DEPTH, AND MARKING TAPES ABOVE PIPING.
21. ELECTRICAL UTILITY TRENCH FOR POWER TO ELEC. GATE AND SIGNAGE LIGHTS. (SIGNAGE BY OWNER) CONTRACTOR TO INSTALL TO CODE REQUIRED DEPTH, AND MARKING TAPES ABOVE PIPING.
22. EXISTING SEWER CLEAN-OUT
23. NEW 3" SEWER LINE FROM TRAILER
24. NEW 1-1/2" ELECTRICAL CONDUIT WITH @1 WIRE TO TRAILER 100AMP PANEL. CONTRACTOR TO INSTALL DISCONNECT SWITCH ON OUTSIDE OF TRAILER AND NEXT TO ELEC. PANELS ON BUILDING
25. NEW 3/4" CONDUIT WITH #10 WIRE TO GATE AND LIGHTS @ SIGNAGE
26. 1" WATER LINE TO TRAILER
27. CONTRACTOR TO SIDE GAS LINE AND METER TO TRAILER WITH GAS COMPANY
28. NEW POWER POLE

ELEC. TRANSFORMER
RAISED CONC. PAD

RAISED CONC. PAD

PARCEL I
NOT PART OF THIS PROJECT

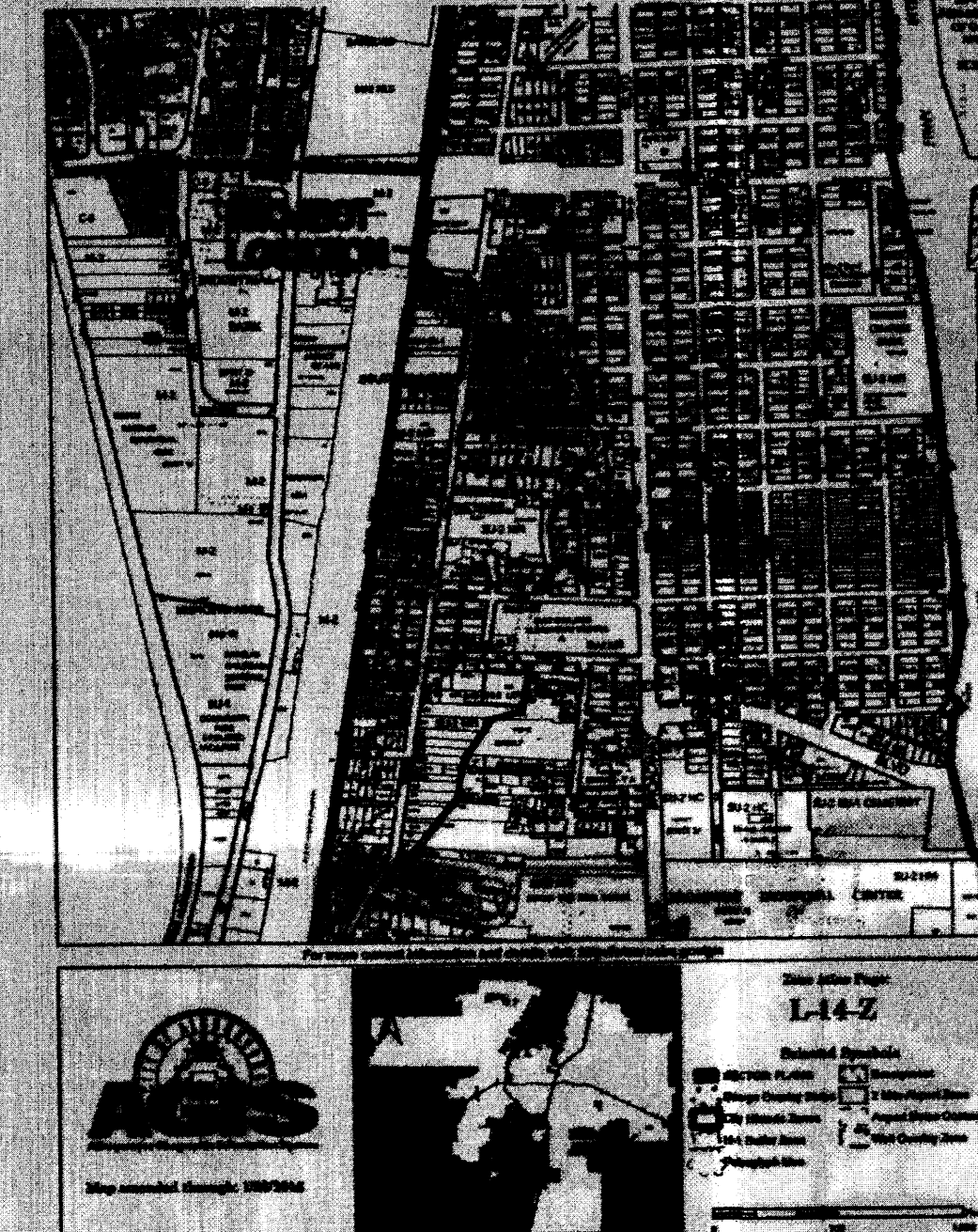
1. TCL SITE PLAN
1" = 30'-0"

BAR SCALE
(IN FEET)

CODE DESIGN DATA I.B.C. 2009	
CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION TABLE 303, GROUP B: TABLE 303 ALLOWABLE HEIGHT AND BUILDING AREA: 1 STORY, 5,000 S.F., 51 GROUP	TYPE 5-B, EXISTING EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED. TYPE 5-B, INTERIOR WALLS, 2 HR. FIRE-RESISTANCE AREA SEPARATION REQUIRED BETWEEN S1 (STORAGE) AND GROUP B (OFFICE)
TABLE 1004 FIRE-RESISTANCE RATING REQUIREMENTS: SECTION 700 FIRE PARTITIONS: SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1: OFFICE AREA: STORAGE: TOTAL OCCUPANT LOAD:	2,000 S.F./100 = 27 OCC. 11,000 S.F./500 = 24 OCC. 51 OCC.
TABLE 1021.1 MIN. NO. OF EXITS PER OCC. LOAD: TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE: TABLE 1016.1 CORRIDOR FIRE-RESISTANCE RATING: SECTION 1008 EGRESS WIDTH REQUIRED: EGRESS WIDTH PROVIDED:	TOTAL OCC. LOAD = 51 OCCUPANTS = (2) EXITS REQUIRED, (2) EXITS PROVIDED. WITHOUT SPRINKLER SYSTEM: 200 FEET MAX. OCC. LOAD = 51, FIRE-RESISTANCE RATING REQUIRED: 1 HOUR WITHOUT SPRINKLER SYS. OCC. LOAD = 51 x 0.2 = 10.2 MIN. EGRESS WIDTH. (2) 36 INCH EGRESS WIDTH.
CHAPTER 14-16-3-1 OFF-STREET PARKING: (21) OFFICES [1/200 SF] = 1,500/200 = 8 SPACES (31) WAREHOUSE [1/2000 SF] = 12,000/2000 = 6 SPACES REQUIRED PARKING TOTAL: 14 SPACES PARKING SPACES PROVIDED TOTAL: 18 SPACES	

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

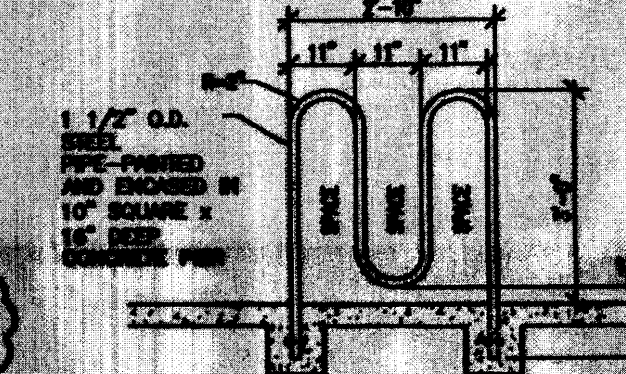
TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
Date: 5/20/2016



2. ZONE MAP

KEYED NOTES

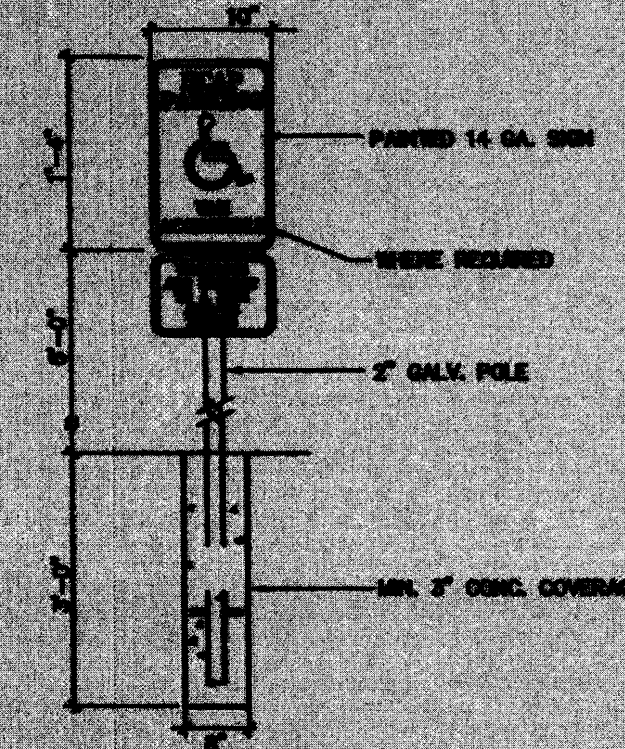
1. EXISTING FIRE HYDRANT
2. TRASH DUMPSTER PAD
3. SITE ENTRY
4. SLIDING METAL ENTRY GATE
5. LARGE VEHICLE (MOTOR HOME) PARKING W/ CONC. BUMPERS
6. STANDARD VEHICLE PARKING W/ CONC. BUMPERS
7. COMPACT CAR PARKING W/ CONC. BUMPERS
8. MOTORCYCLE PARKING PER CHAPTER 14-16-3-1, SECTION C (1-25 SPACES = 1)
9. EXISTING 5' WIDE CONCRETE SIDEWALK
10. NEW 6' WIDE CONC. SIDEWALK
11. NEW 12' WIDE FENCE GATE FOR FIRE DEPT USAGE
12. EXISTING CONCRETE VEHICLE RAMP TO BLDG.
13. SEE LANDSCAPE PLAN LS-1 FOR LANDSCAPING AND IRRIGATION
14. BICYCLE RACK - SEE DTL. 4/TCL-1
15. ASPHALT PAVEMENT FLUSH WITH SIDEWALK
16. HANDICAP PARKING SIGNAGE - SEE DTL. 3/TCL-1
17. 35' CLEAR SIGHT ANGLE PER CODE
18. EXIST. DRIVE PAD PER CITY CODE TO REMAIN



4. BICYCLE RACK
N.T.S.

TITLE DESCRIPTION
[Detailed description of the project and site plan, including references to other sheets and codes.]

GENERAL NOTES
A. FOR CONSTRUCTION DATA SEE SHEET FM-2



3. ADA PARKING SIGN
N.T.S.

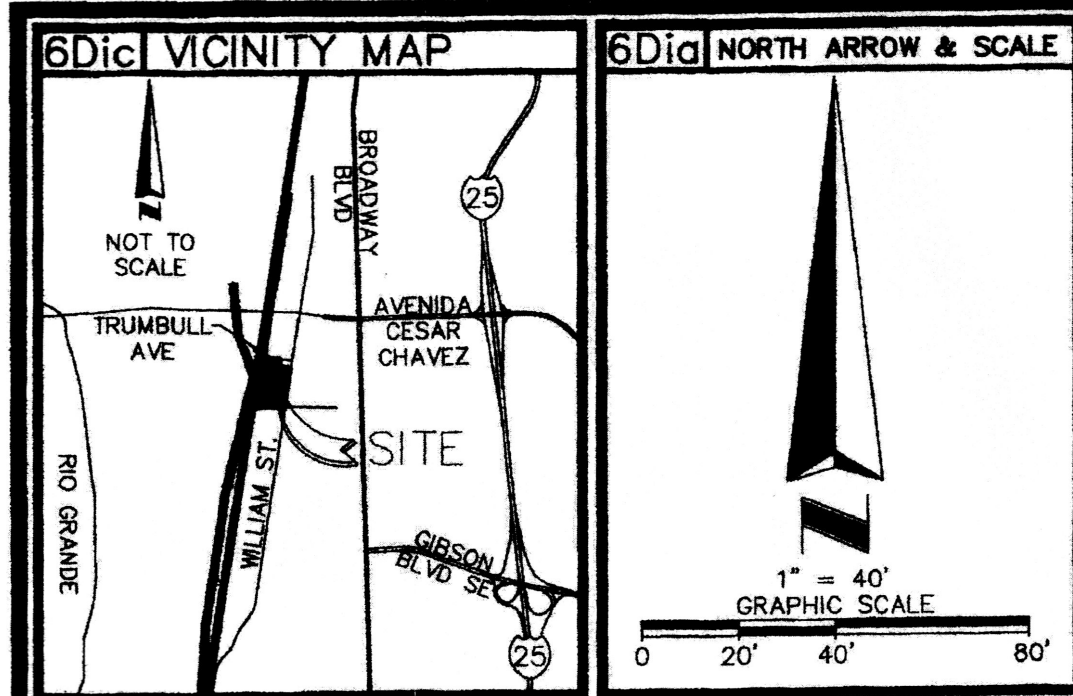
RECEIVED
JUN 23 2016
LAND DEVELOPMENT SECTION

"AS-BUILT"

XTREME STORAGE
ARCHITECTURAL SITE PLAN - PARCEL II
ALBUQUERQUE, NM
PROJECT #1673

REVISION DATE
CITY PERMIT COMMENTS
[Stamp]
RICHARD P. BENNETT
No. 1240
5/23/2016
REGISTERED ARCHITECT
RBA ARCHITECTURE PC
1000 West 10th Street, Suite 100
Albuquerque, NM 87102
505.263.1111
www.rbaarchitect.com

DATE
5/20/2016
SHEET NUMBER
TCL-1



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

OVERHEAD UTILITIES CROSS SUBJECT PROPERTY WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.

CONCRETE BLOCK WALL MEANDERS IN AND OUT OF SUBJECT PROPERTY.

3i FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 350002-0034-G (MAP NO. 3500020334G), WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diib LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RAILROAD TRACKS
NO PARKING AREA	CHAIN LINK FENCE
HANDICAP PARKING	OVERHEAD UTILITY LINE
ELECTRIC PANEL	CONC
WOOD SERVICE POLE	CLF
WOOD UTILITY POLE	CP
GUY ANCHOR	CP
WOOD LIGHT POLE	CP
ELECTRIC TRANSFORMER	CP
CURB STORM INLET	CP
CLEANOUT	CP
POST INDICATOR VALVE	CP
MANHOLE (UNKNOWN)	CP
FIBER OPTIC RISER	CP
UNKNOWN VALVE	CP
GAS VALVE	CP
WATER METER	CP
FIRE HYDRANT	CP
WATER VALVE	CP
SIGNAL	CP
BOLLARD	CP
GATE POST	CP
MAIL BOX	CP
RECOVERED MONUMENT AS NOTED	CP
SET 1/2" IRON ROD & CAP	CP

22i ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	SU-2/M-1	WAREHOUSES
MINIMUM LOT AREA (SQ.FT.)	N/S	210,847
MINIMUM FRONTAGE	N/S	637.4'
MINIMUM LOT WIDTH	N/S	220.8'
MAX BUILDING COVERAGE	N/S	22.0%
MAX BUILDING HEIGHT	N/S	27.5'
MINIMUM SETBACKS		
FRONT	N/S	2.2'
SIDE	N/S	1.9'
REAR	N/S	180.4'
PARKING REQUIREMENTS:		

DATE CONTACTED: 10/14/15
PHONE: (505) 924-3857

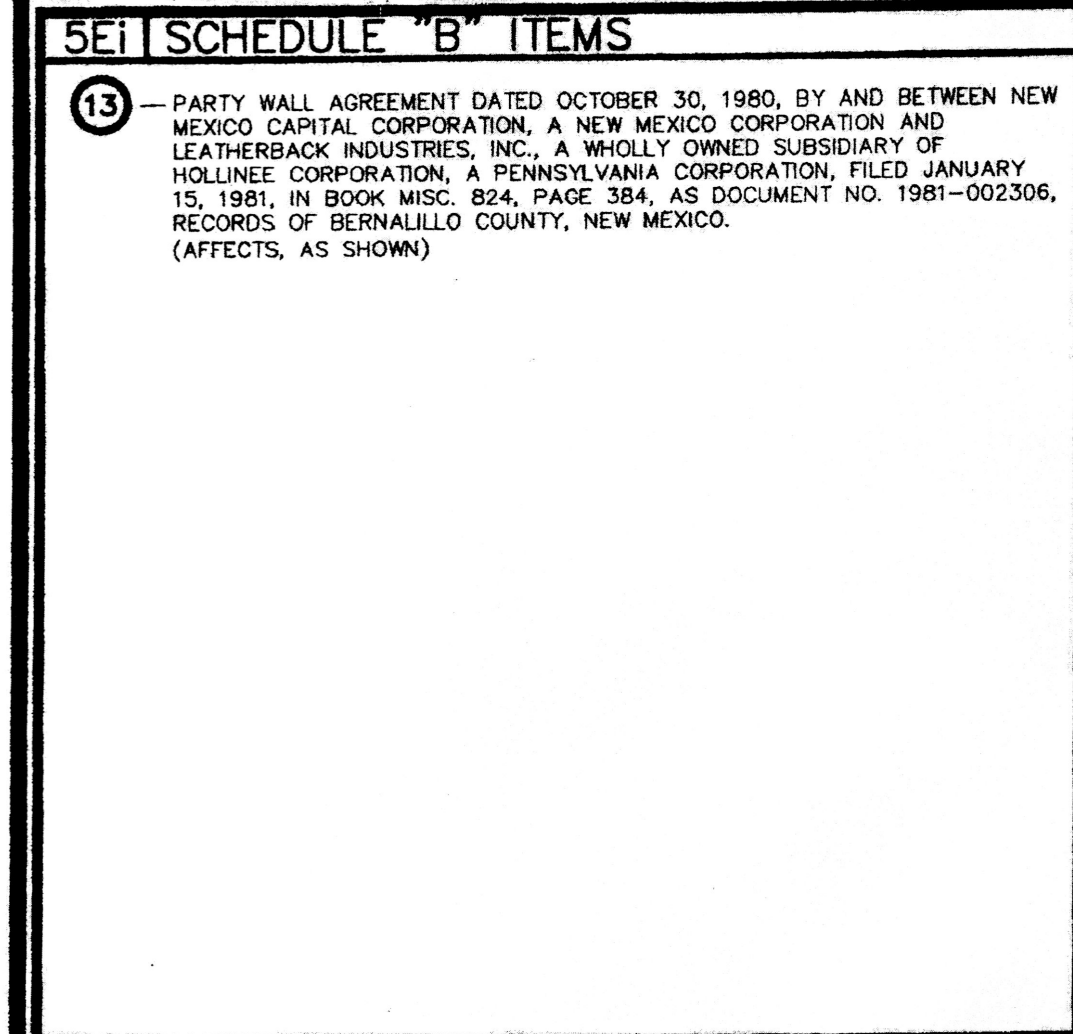
NOTES:
SU= SOUTH BROADWAY SECTOR
M= HEAVY MANUFACTURING

6Bii RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

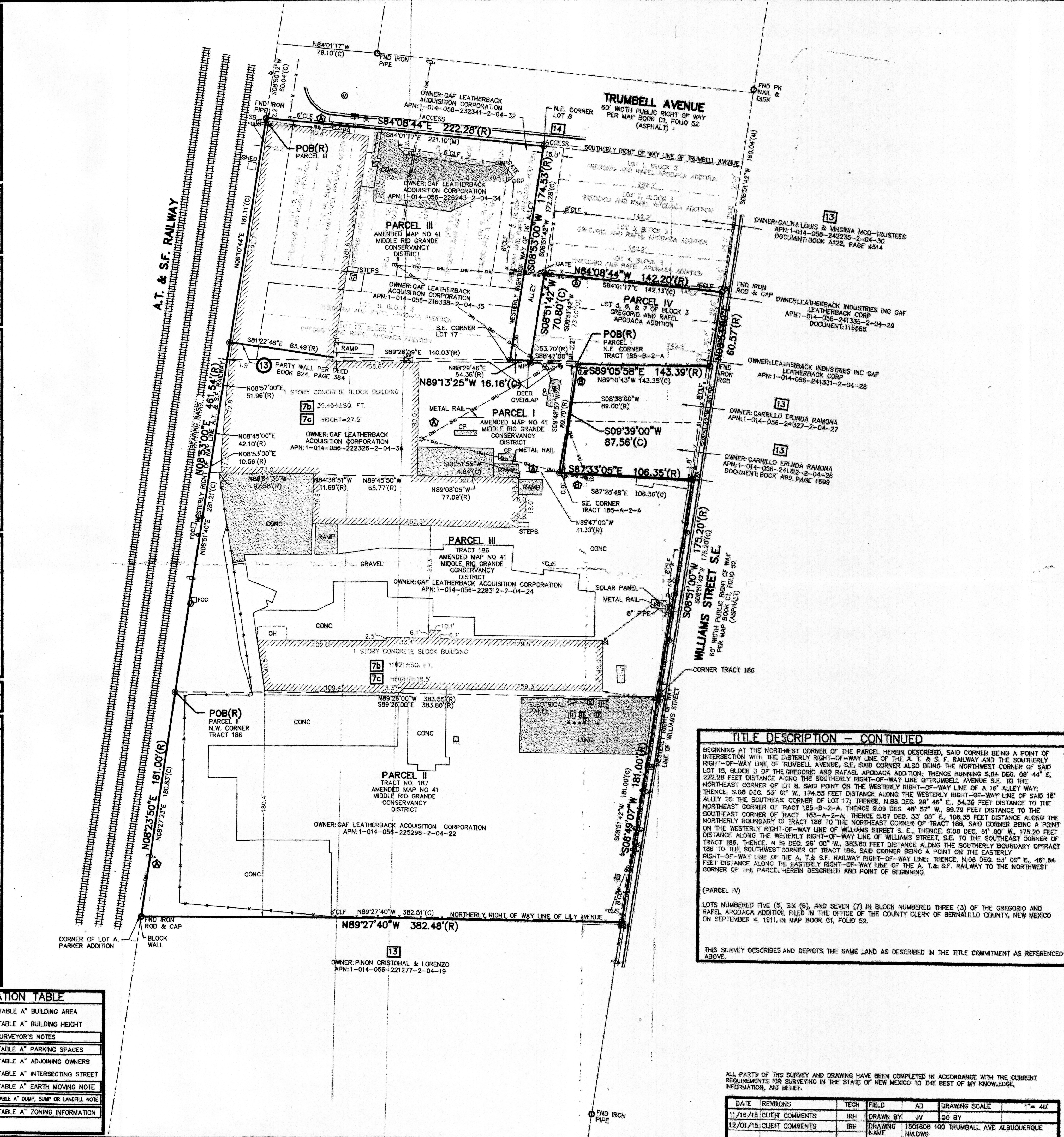
5Eii SCHEDULE "B" ITEMS

13 - PARTY WALL AGREEMENT DATED OCTOBER 30, 1980, BY AND BETWEEN NEW MEXICO CAPITAL CORPORATION, A NEW MEXICO CORPORATION AND LEATHERBACK INDUSTRIES, INC., A WHOLLY OWNED SUBSIDIARY OF HOLLINEE CORPORATION, A PENNSYLVANIA CORPORATION, FILED JANUARY 15, 1981, IN BOOK MISC. 824, PAGE 384, AS DOCUMENT NO. 1981-002306, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS, AS SHOWN)



ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bxi TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bii TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Diia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Diib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6Bii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION



6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FT000007152-TITLE, HAVING AN EFFECTIVE DATE OF SEPTEMBER 17, 2015.

6Bii TITLE DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

(PARCEL I)

A CERTAIN PARCEL OF LAND BEING COMPRISED OF A PORTION OF TRACTS 184 AND 185-B-1 AND THE NORTHERLY PORTION OF TRACT 186 AND ALL OF TRACTS 185-A-1, 185-B-2-A AND 185-B-2-B, AS SHOWN ON MAP NO. 41 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 185-B-2-A, MAP NO. 41, M.R.G.C.D., AND RUNNING THENCE; S. 08° 38' 00" W., 89.00 FEET TO THE SOUTHEAST CORNER OF TRACT 185-A-2-A; THENCE N. 89° 47' 00" W., 31.30 FEET TO A POINT ON THE EAST END OF A CONCRETE DOCK; THENCE S. 00° 51' 55" W., 4.34 FEET TO THE SOUTHEAST CORNER OF SAID CONCRETE DOCK; THENCE N. 89° 08' 05" W., 77.08 FEET TO A POINT; THENCE N. 89° 45' 50" W., 65.77 FEET TO A POINT; THENCE N. 84° 38' 51" W., 11.69 FEET TO A POINT; THENCE N. 88° 54' 35" W., 92.58 FEET TO THE SOUTHEAST CORNER OF THE HEREN DESCRIBED PARCEL; THENCE N. 08° 53' 00" E., 10.56 FEET TO A POINT; THENCE N. 08° 48' 00" E., 42.10 FEET TO A POINT; THENCE N. 08° 57' 00" E., 51.86 FEET TO THE NORTHWEST CORNER OF THE HEREN DESCRIBED PARCEL; THENCE S. 81° 22' 48" E., 83.49 FEET THROUGH AN EXISTING STRUCTURE ALONG A MAIN BEAM OF SAID STRUCTURE TO A POINT ON THE EAST SIDE OF SAID STRUCTURE; THENCE S. 89° 26' 09" E., 140.03 FEET TO A POINT; THENCE S. 88° 47' 00" E., 53.70 FEET TO THE POINT OF BEGINNING.

(PARCEL II)

A TRACT OF LAND IN SCHOOL DISTRICT NO. 1, BERNALILLO COUNTY, NEW MEXICO, WHICH IS BOUNDED ON THE NORTH BY THE LAND BELONGING TO NEW MEXICO FELT MILLS, INC. ON THE SOUTH BY THE WESTERLY RIGHT-OF-WAY LINE OF LILY STREET AND LOT "A" OF THE PARKER ADDITION, ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET SE, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF THE A. T. & S.F. RAILWAY, SAID TRACT IS ALSO SHOWN AND DESIGNATED AS TRACT NO. 187 ON AMENDED MAP NO. 41 OF THE SURVEY OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 28, 1941.

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE A. T. & S.F. RAILWAY, AND ALSO BEING A COMMON CORNER OF TRACT 186, M.R.G.C.D., MAP NO. 41; THENCE, S. 89 DEG. 28' 00" E., 383.80 FEET DISTANCE TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET S.E. AND COMMON CORNER OF AFOREMENTIONED TRACT 186; THENCE, S. 08 DEG. 49' 07" W., 181.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET S.E. AND THE NORTHERLY RIGHT-OF-WAY LINE OF LILY AVENUE S.E.; THENCE, N. 89 DEG. 27' 40" W., 382.48 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A COMMON CORNER OF LOT A OF THE PARKER ADDITION AND A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE A. T. & S.F. RAILWAY; THENCE, N. 08 DEG. 23' 50" E., 181.00 FEET DISTANCE TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THE POINT AND PLACE OF BEGINNING.

(PARCEL III)

ALL OF LOTS 8 THROUGH 17, IN BLOCK 3, OF THE GREGORIO AND RAFAEL APODACA ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 4, 1911 IN MAP BOOK C1, FOLIO 52, TOGETHER WITH THAT PORTION OF ALLEY ADJACENT TO LOTS 15, 16 AND 17 CONVEYED BY THE COUNTY BY QUITCLAIM DEED RECORDED IN BOOK 034, PAGE 425 AND THAT PORTION OF ALLEY MEASURING 15 FEET FROM NORTH TO SOUTH AND 75 FEET FROM EAST TO WEST ADJACENT TO LOTS 13 TO 16, CONVEYED BY THE COUNTY BY QUITCLAIM DEED, RECORDED IN BOOK 045, PAGE 301, A STRIP OF LAND (22' X 191') THAT LIES WEST OF ADJACENT TO SAID LOTS 15 THROUGH 17 AND TRACTS 184, 185A1, 185B1, 185A2, 185B2 AND 186, M.R.G.C.D., MAP NO. 41 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CONTINUES TO LEFT....

8i SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, ENCROACHMENTS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4. NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.

4i LAND AREA 210,882 ± SQUARE FEET 4.841 ± ACRES

6Bvi BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON EASTERLY RIGHT OF WAY LINE OF A.T. & S.F. RAILWAY, WHICH BEARS N08°33'00"E, PER TITLE LEGAL DESCRIPTION.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9i PARKING SPACES

REGULAR = 0 HANDICAP = 0 TOTAL = 0

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO TRUMBULL AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16i EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18i DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7i SURVEYOR'S CERTIFICATE

TO: GAF LEATHERBACK CORP.; BUILDING MATERIALS CORPORATION OF AMERICA; TRACEY MCCLAIN; MICHAEL MCCLAIN; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 12, 13, 14, 15, 16, AND 21 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON 10/22/2015, DATE OF PLAT OR MAP: 10/26/2015.

Kevin Blake 12/1/2015

PROFESSIONAL LAND SURVEYOR NO. 19838

STATE OF: NEW MEXICO

PROJECT NO. 1501608

SURVEY PREPARED BY:

AMERICAN SURVEYING AND MAPPING, INC.

ORLANDO, FL 32803

CERTIFICATE OF AUTHORIZATION # 2968617

PHONE: (407) 426-7979

FAX: (407) 426-8741

INFORM@AMCORP.COM THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

11/15/15 CLIENT COMMENTS IRH DRAWN BY JY QC BY

12/01/15 CLIENT COMMENTS IRH DRAWING NAME 1501608 100 TRUMBULL AVE ALBUQUERQUE NM.DWG

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF NEW MEXICO TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ALTA/ACSM LAND TITLE SURVEY

OF

GAF LEATHERBACK

100 TRUMBULL AVE, 1625 & 1509 WILLIAM STREET

BERNALILLO COUNTY ALBUQUERQUE, NEW MEXICO

AMERICAN SURVEYING & MAPPING INC.

ORLANDO, FL 32803

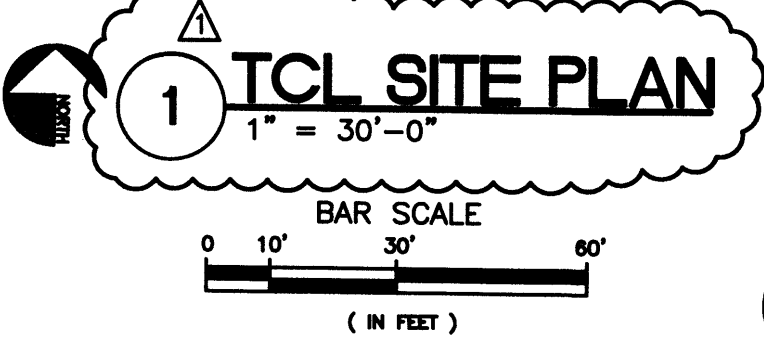
3191 MAGUIRE BLVD., SUITE 200

PHONE: (407) 426-7979

FAX: (407) 426-8741

INFORM@AMCORP.COM

TCL-1

[illegible]

1 1/2" O.D.
STEEL
PIPE—PAINTED
AND ENCASED IN
10" SQUARE X
16" DEEP
CONCRETE PIER

2'-10"

11" 11" 11"

R=2"

3'-0"

10" SQ.

BICYCLE RACK
N.T.S.

RECEIVED
JUN 21 2016
LAND DEVELOPMENT SECTION

REVISION	DATE
CITY PERMIT COMMENTS	
 6/20/16	

STATE OF NEW MEXICO

RICHARD P. BENNETT

Richard P. Bennett

No. 1240

6/20/2016

REGISTERED ARCHITECT

RBA

ARCHITECTURE, PC

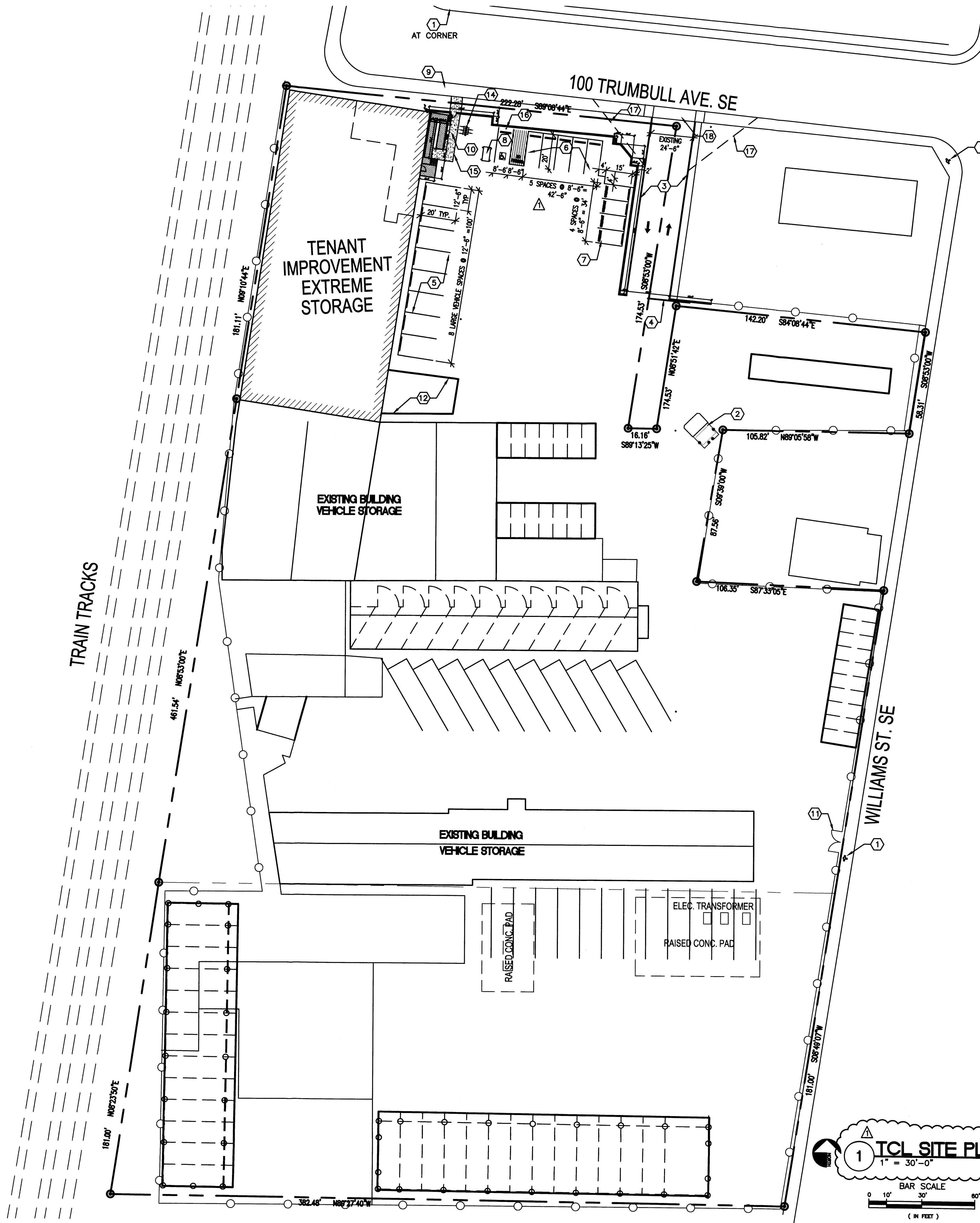
PLANNING
DESIGN

100 South Ave NW
Albuquerque, NM 87102
Phone: 505-243-5444
www.rba1.com



DATE	5/20/2016
SHEET NUMBER	

TCL-1



CODE DESIGN DATA I.B.C. 2009

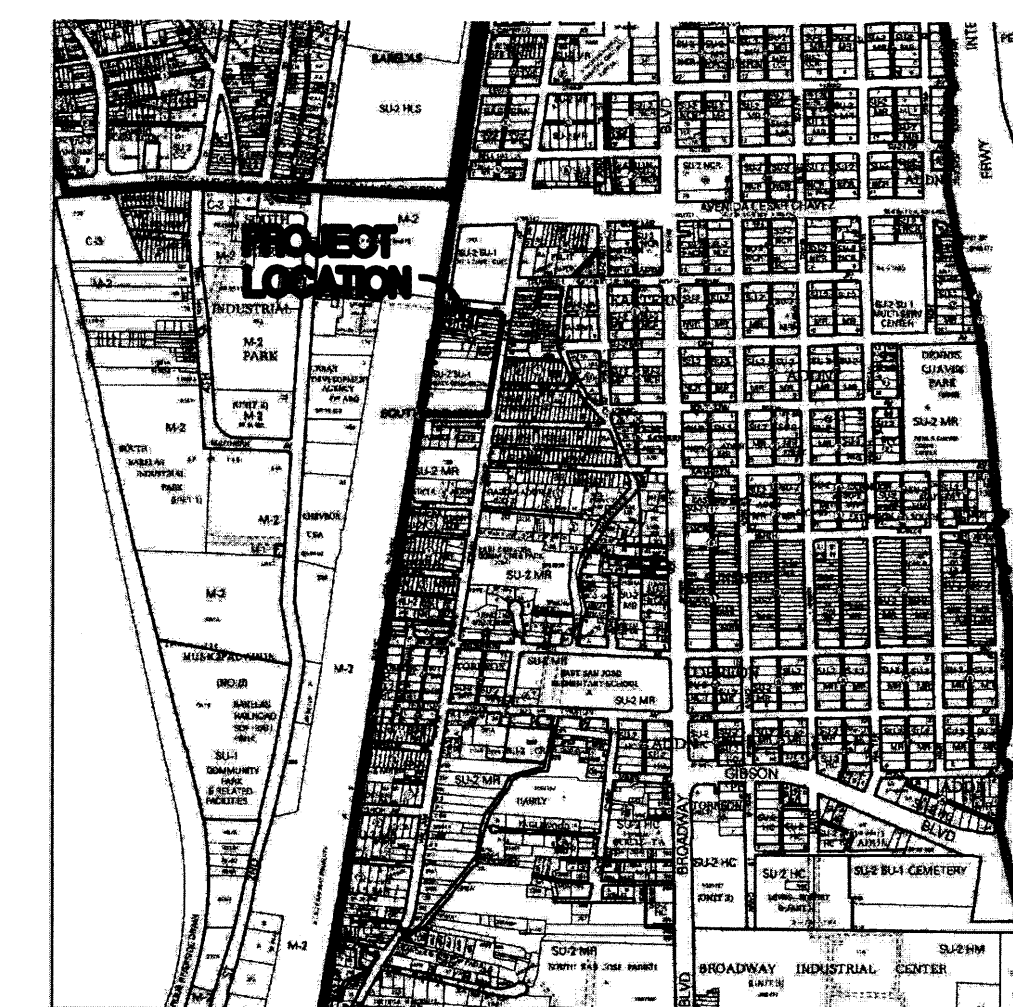
CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION: 5-B (STORAGE), GROUP B (OFFICE)
 TABLE 503, GROUP B: 5-B (WITHOUT FIRE PROTECTION SYSTEM)
 TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREA: 1 STORY, 9,000 S.F., S1 GROUP
 TENANT IMPROVEMENT STORAGE AREA: 11,803 S.F.
 TENANT IMPROVEMENT OFFICE AREA: 2,656 S.F.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS: TYPE 5-B, EXISTING EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.
 SECTION 709 FIRE PARTITIONS: TYPE 5-B, INTERIOR WALLS, 2 HR. FIRE-RESISTANCE AREA SEPARATION REQUIRED BETWEEN S1 (STORAGE) AND GROUP B (OFFICE)

SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1:
 OFFICE AREA: 2,656 S.F./100 = 27 OCC.
 STORAGE: 11,803 S.F./500 = 24 OCC.
 TOTAL OCCUPANT LOAD: 51 OCC.

TABLE 1021.1 MIN. NO. OF EXITS PER OCC. LOAD: TOAL OCC. LOAD = 51 OCCUPANTS = (2) EXITS REQUIRED, (2) EXITS PROVIDED.
 TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE: WITHOUT SPRINKLER SYSTEM: 200 FEET MAX.
 TABLE 1018.1 CORRIDOR FIRE-RESISTANCE RATING: OCC. LOAD = 51, FIRE-RESISTANCE RATING REQUIRED: 1 HOUR WITHOUT SPRINKLER SYS.
 SECTION 1005 EGRESS WIDTH REQUIRED: OCC. LOAD = 51 x 0.2 = 10.2 INCH EGRESS WIDTH.
 EGRESS WIDTH PROVIDED: (2) 36 INCH EGRESS WIDTH

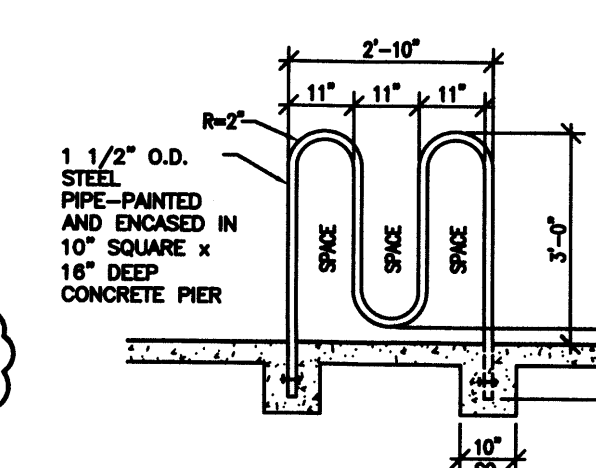
CHAPTER 14-16-3-1 OFF-STREET PARKING:
 (21) OFFICES [1/200 SF] = 1,565/200 = 8 SPACES
 (31) WAREHOUSE [1/2000 SF] = 12,894/2000 = 6 SPACES
 REQUIRED PARKING TOTAL: 14 SPACES
 PARKING SPACES PROVIDED TOTAL: 18 SPACES



2 ZONE MAP

KEYED NOTES

- EXISTING FIRE HYDRANT
- TRASH DUMPSTER PAD
- SITE ENTRY
- SLIDING METAL ENTRY GATE
- LARGE VEHICLE (MOTOR HOME) PARKING W/ CONC. BUMPERS
- STANDARD VEHICLE PARKING W/ CONC. BUMPERS
- COMPACT CAR PARKING W/ CONC. BUMPERS
- MOTORCYCLE PARKING PER CHAPTER 14-16-3-1, SECTION C [1-25 SPACES = 1]
- EXISTING 5' WIDE CONCRETE SIDEWALK
- NEW 6' WIDE CONC. SIDEWALK
- NEW 12' WIDE FENCE GATE FOR FIRE DEPT USAGE
- EXISTING CONCRETE VEHICLE RAMP TO BLDG.
- SEE LANDSCAPE PLAN LS-1 FOR LANDSCAPING AND IRRIGATION
- BICYCLE RACK - SEE DTL. 4/TCL-1
- ASPHALT PAVEMENT FLUSH WITH SIDEWALK
- HANDICAP PARKING SIGNAGE - SEE DTL. 3/TCL-1
- 35' CLEAR SIGHT ANGLE PER CODE
- EXIST. DRIVE PAD PER CITY CODE TO REMAIN

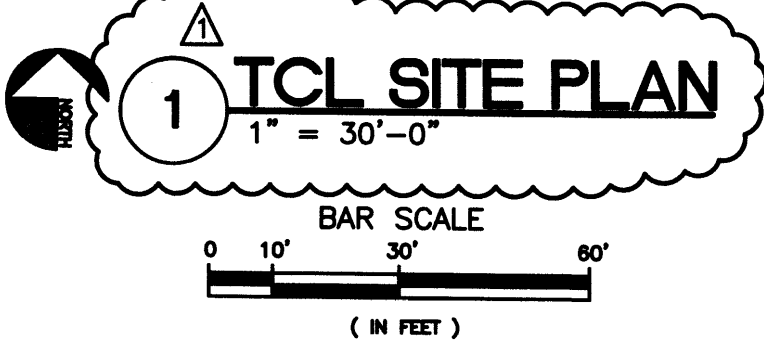


4 BICYCLE RACK

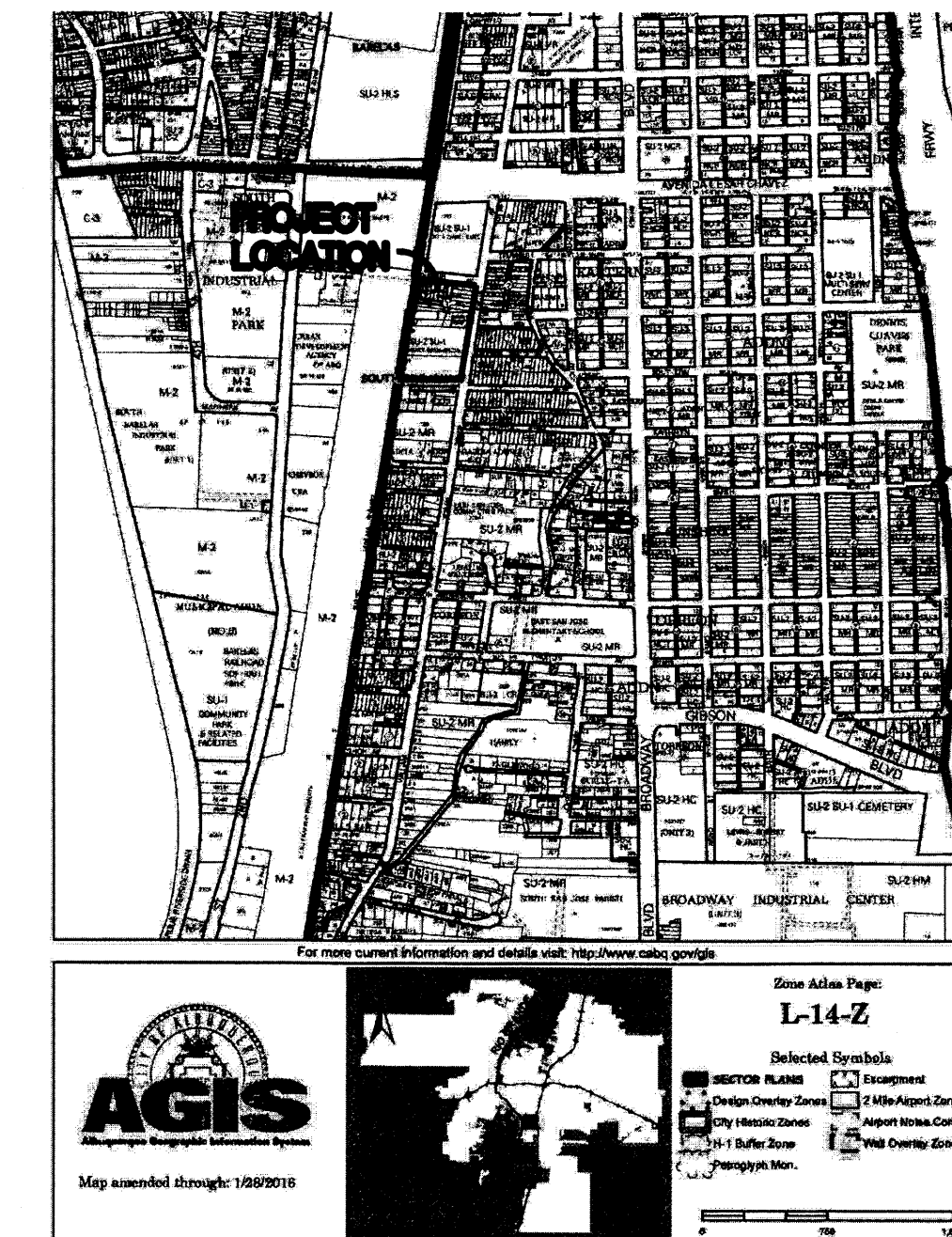
N.T.S.

TITLE DESCRIPTION

THE LAND REFERRED TO IN THIS COMMENT IS DESCRIBED AS FOLLOWS:
 (PARCEL 1)
 A CERTAIN PARCEL OF LAND BEING COMPRISED OF A PORTION OF TRACTS 184 AND 185-B-1 AND THE NORTHERLY PORTION OF TRACT 186-A-1, 186-B-1, 186-C-1, 186-D-1, 186-E-1, 186-F-1, 186-G-1, 186-H-1, 186-I-1, 186-J-1, 186-K-1, 186-L-1, 186-M-1, 186-N-1, 186-O-1, 186-P-1, 186-Q-1, 186-R-1, 186-S-1, 186-T-1, 186-U-1, 186-V-1, 186-W-1, 186-X-1, 186-Y-1, 186-Z-1, 186-AA-1, 186-AB-1, 186-AC-1, 186-AD-1, 186-AE-1, 186-AF-1, 186-AG-1, 186-AH-1, 186-AI-1, 186-AJ-1, 186-AK-1, 186-AL-1, 186-AM-1, 186-AN-1, 186-AO-1, 186-AP-1, 186-AQ-1, 186-AR-1, 186-AS-1, 186-AT-1, 186-AU-1, 186-AV-1, 186-AW-1, 186-AX-1, 186-AY-1, 186-AZ-1, 186-BA-1, 186-BB-1, 186-BC-1, 186-BD-1, 186-BE-1, 186-BF-1, 186-BG-1, 186-BH-1, 186-BI-1, 186-BJ-1, 186-BK-1, 186-BL-1, 186-BM-1, 186-BN-1, 186-BO-1, 186-BP-1, 186-BQ-1, 186-BR-1, 186-BS-1, 186-BT-1, 186-BU-1, 186-BV-1, 186-BW-1, 186-BX-1, 186-BY-1, 186-BZ-1, 186-CA-1, 186-CB-1, 186-CC-1, 186-CD-1, 186-CE-1, 186-CF-1, 186-CG-1, 186-CH-1, 186-CI-1, 186-CJ-1, 186-CK-1, 186-CL-1, 186-CM-1, 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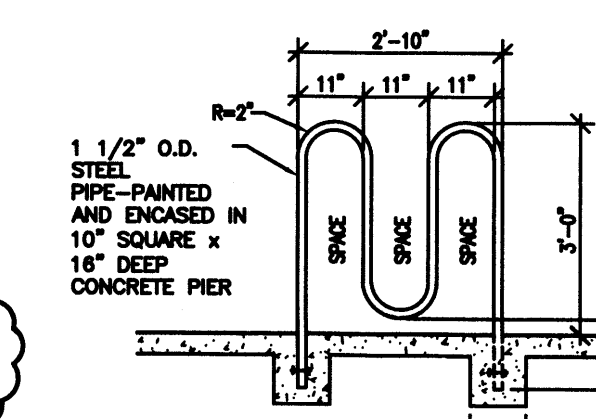


CHAPTER 3 OCCUPANCY AND USE CLASSIFICATION:	A 52 (STORAGE), GROUP B (OFFICE)
TABLE 503, GROUP B:	5-B (WITHOUT FIRE PROTECTION SYSTEM)
TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREA:	1 STORY, 9,000 S.F., S1 GROUP
TENANT IMPROVEMENT STORAGE AREA:	11,803 S.F.
TENANT IMPROVEMENT OFFICE AREA:	2,656 S.F.
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:	TYPE 5-B, EXISTING EXTERIOR-INTERIOR BEARING WALLS, NO FIRE-RESISTANCE RATING REQUIRED.
SECTION 709 FIRE PARTITIONS:	TYPE 5-B, INTERIOR WALLS, 2 HR. FIRE-RESISTANCE AREA SEPARATION REQUIRED BETWEEN S1 (STORAGE) AND GROUP B (OFFICE)
SECTION 1004 OCCUPANT LOAD TABLE 1004.1.1:	
OFFICE AREA:	2,656 S.F./100 = 27 OCC.
STORAGE:	11,803 S.F./500 = 24 OCC.
TOTAL OCCUPANT LOAD:	51 OCC.
TABLE 1021.1 MIN. NO. OF EXITS PER OCC. LOAD:	TOAL OCC. LOAD = 51 OCCUPANTS = (2) EXITS REQUIRED, (2) EXITS PROVIDED.
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:	WITHOUT SPRINKLER SYSTEM: 200 FEET MAX.
TABLE 1018.1 CORRIDOR FIRE-RESISTANCE RATING:	OCC. LOAD = 51, FIRE-RESISTANCE RATING REQUIRED: 1 HOUR WITHOUT SPRINKLER SYS.
SECTION 1005 EGRESS WIDTH REQUIRED:	OCC. LOAD = 51 x 0.2 = 10.2 INCH EGRESS WIDTH.
EGRESS WIDTH PROVIDED:	(2) 36 INCH EGRESS WIDTH
CHAPTER 14-16-3-1 OFF-STREET PARKING:	
(21) OFFICES [1/200 SF] = 1,565/200 = 8 SPACES	
(31) WAREHOUSE [1/2000 SF] = 12,894/2000 = 6 SPACES	
REQUIRED PARKING TOTAL	14 SPACES
PARKING SPACES PROVIDED TOTAL	18 SPACES



KEYED NOTES

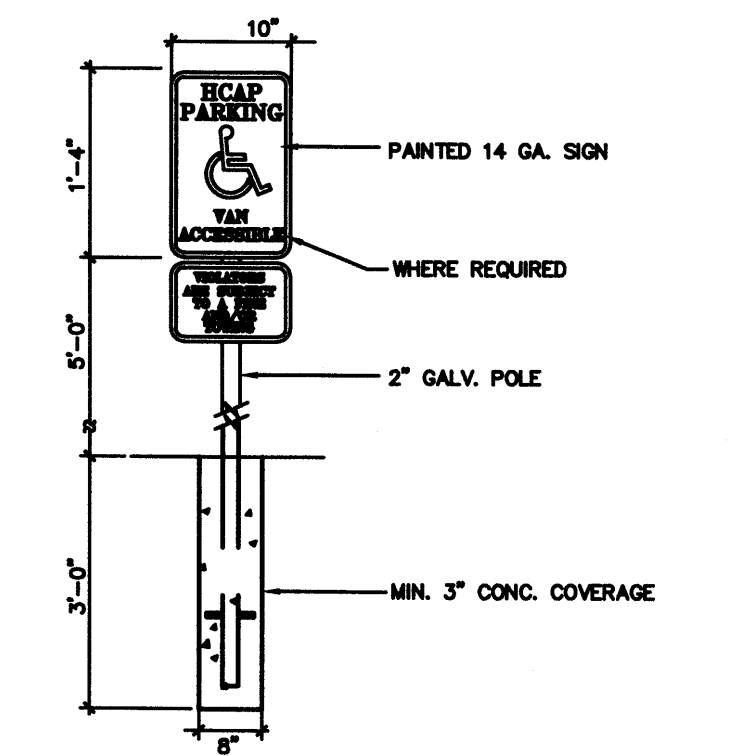
1. EXISTING FIRE HYDRANT
2. TRASH DUMPSTER PAD
3. SITE ENTRY
4. SLIDING METAL ENTRY GATE
5. LARGE VEHICLE (MOTOR HOME) PARKING W/
CONC. BUMPERS
6. STANDARD VEHICLE PARKING W/CONC. BUMPERS
7. COMPACT CAR PARKING W/ CONC. BUMPERS
8. MOTORCYCLE PARKING PER CHAPTER 14-16-3-1,
SECTION C [1-25 SPACES = 1]
9. EXISTING 5' WIDE CONCRETE SIDEWALK
10. NEW 6' WIDE CONC. SIDEWALK
11. NEW 12' WIDE FENCE GATE FOR FIRE DEPT USE
12. EXISTING CONCRETE VEHICLE RAMP TO BLDG.
13. SEE LANDSCAPE PLAN LS-1 FOR LANDSCAPING AND
IRRIGATION
14. BICYCLE RACK - SEE DTL. 4/TCL-1
15. ASPHALT PAVEMENT FLUSH WITH SIDEWALK
16. HANDICAP PARKING SIGNAGE - SEE DTL. 3/TCL-1
17. 35' CLEAR SIGHT ANGLE PER CODE
18. EXIST. DRIVE PAD PER CITY CODE TO REMAIN



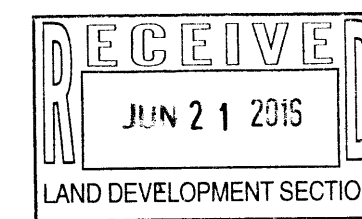
4 BICYCLE RACK
N.T.S.

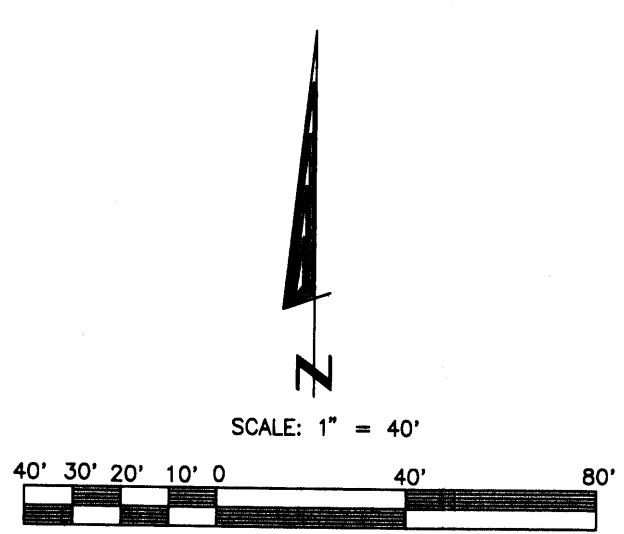
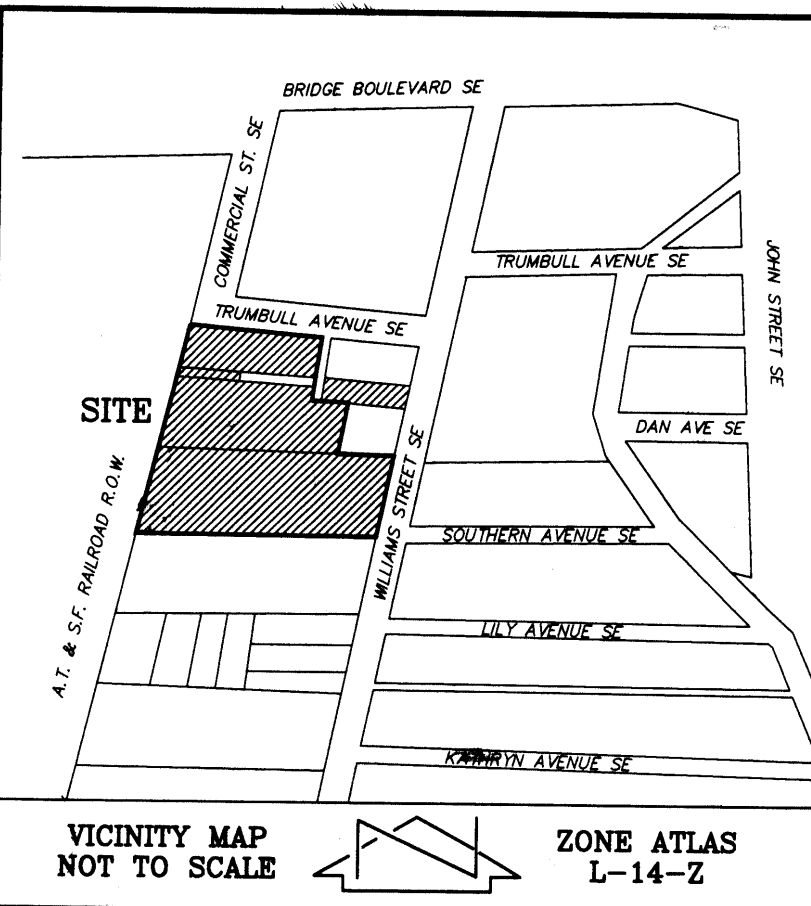
[illegible]

A. FOR CONSTRUCTION DATA SEE SHEET FM-2



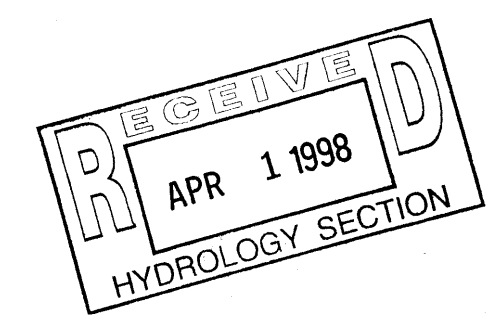
⊙ N.T.S.





LEGEND

- FOUND EXISTING MONUMENT (DESCRIPTION AS NOTED)
- GAS METER (GM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ANCHOR (A)
- ELEC. PANEL BOX (EB)
- SEWER MAN HOLE (SMH)
- STORM DRAIN MAN HOLE (SDMH)
- WATER VALVE (WV)
- GUARD POST (GP)
- TELEPHONE RISER (TR)
- WATER METER (WM)
- IRRIGATION CONTROL BOX (ICB)
- FIREHYDRANT (FH)
- EXISTING FENCE

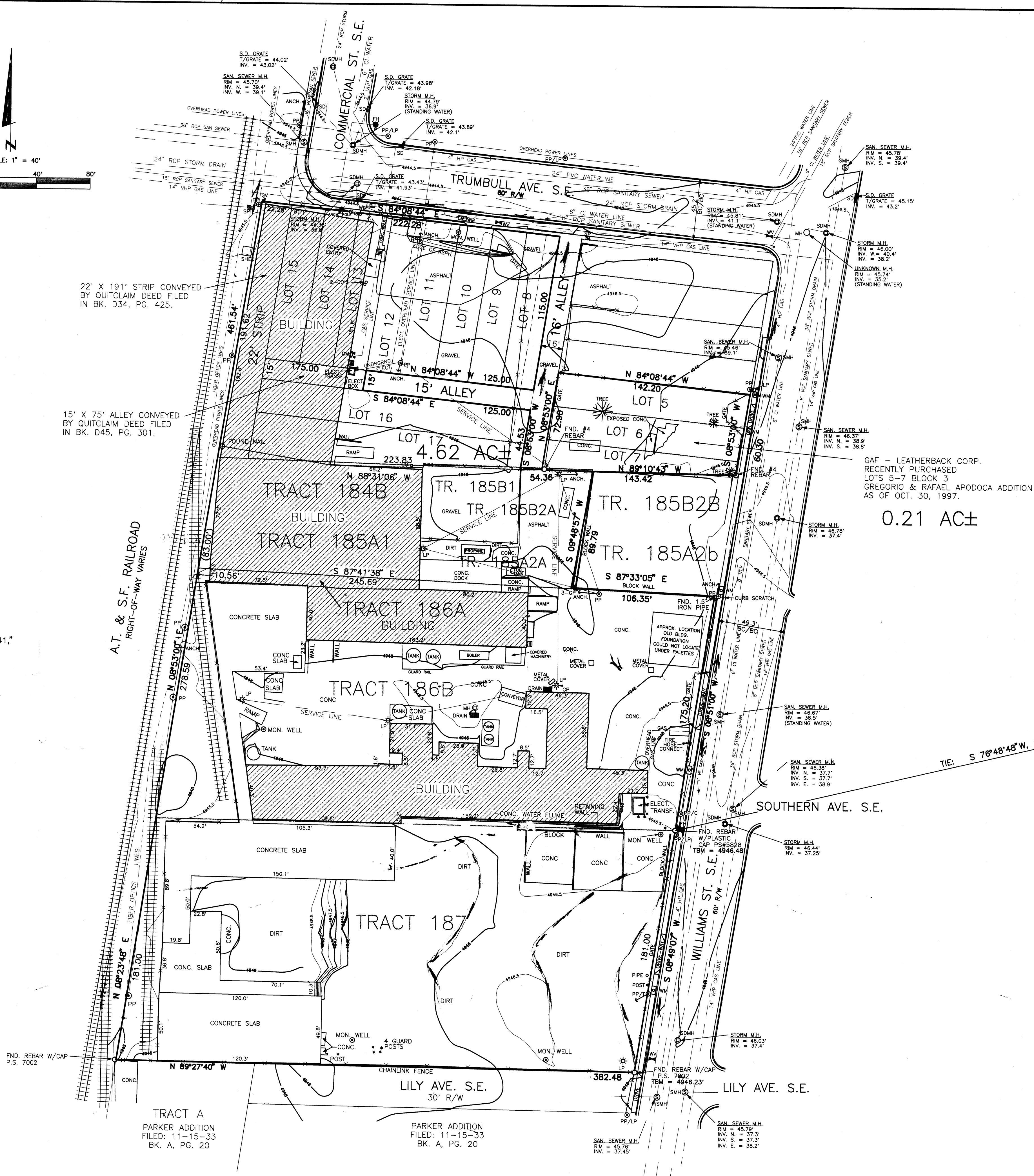


NOTES:

- 1.) BASIS OF BEARING IS BOUNDARY SURVEY MAP OF "TRACTS 186-B, 186-A, 184-B, 185-B-1, 185-A-1, 185-B-2, AND 185-A-2-A, M.R.G.C.D. MAP 41," DATED JUNE 30, 1986, PREPARED BY D.T. MORRISON, N.M.P.L.S. #1010.
- 2.) BASIS OF ELEVATION IS ALBUQUERQUE CONTROL MONUMENT "15-L14", WITH AN ELEVATION OF 4964.82' (NAD 27).
- 3.) THIS PARCEL IS LOCATED IN A TYPE "X" ZONE AS SHOWN ON THE "FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP," PANEL NO. 35001C0334 D, DATED SEPTEMBER 20, 1996.
- 4.) FIELD SURVEY WAS PERFORMED OCTOBER, 1997.
- 5.) ALL DISTANCE ARE GROUND.

UTILITY NOTES

- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE PER FIELD LOCATION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE SURVEYOR DOES NOT WARRANT THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- 2) CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 260-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.



DRAINAGE PLAN
OF
LOTS 5-17, BLOCK 3
TOGETHER WITH A PORTION OF
AN ALLEY (75' X 15')
ALSO INCLUDING
A STRIP OF LAND (22' X 191')
OF
GREGORIO & RAFAEL APODACA ADDITION
&
TRACTS 184B, 185A1, 185B1, 185A2A,
185B2A, 186A, 186B, 187
M.R.G.C.D. MAP NO. 41
SECTION 29, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1997

GAF - LEATHERBACK CORP.
RECENTLY PURCHASED
LOTS 5-7 BLOCK 3
GREGORIO & RAFAEL APODACA ADDITION
AS OF OCT. 30, 1997.

0.21 AC±

ACS BRASS CAP MONUMENT "15-L14"
NMSP COORD. NAD 27, CENTRAL ZONE
N=1480,049.49 E=381,785.80
ELEV.=4964.82 (SLD 1929)
GND TO GRD FACTOR 0.9996786
DELTA ALPHA -0°13'37"



ACS BRASS CAP MONUMENT "12-L14"
NMSP COORD. NAD 27, CENTRAL ZONE
N=1480,980.33 E=379,803.24
ELEV.=4945.07 (SLD 1929)
GND TO GRD FACTOR 0.9996801
DELTA ALPHA -0°13'50"

CLINT SHERRILL & ASSOC.
730 SAN MATEO S. E.
ALBUQUERQUE, NEW MEXICO 87108
(505) 256-7364 (505) 256-7600 FAX

DRAINAGE PLAN			
GAF - LEATHERBACK CORP.			
BERNALILLO COUNTY, N.M.		PROJECT NO.	97103
DATE:	10-30-97	DRAWN BY	M.S.
REVISION DATES:	11-14-97	CHECKED BY	C.S.
		SHEET 1	OF 1