

# CITY OF ALBUQUERQUE



February 3, 2017

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

**Re: Xtreme Storage Tenant Improvement, 100 Trumbull Ave. SE**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's/Architect's Stamp dated 06-23-16 (L14-D045)  
Certification dated 02-02-17

Dear Mr. Bennett,

Based upon the information provided in your submittal received 02-02-17, 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 me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Xtreme Storage Tenant Improvement Building Permit #: T201691374 City Drainage #: L140045  
DRB#: 1010748 EPC#: Work Order#:   
Legal Description: For all or portion of Lot 8-15, Block 1, Gregorio & Rafael Apodaca Addition SU-1, SU-2 Heavy Commercial  
City Address: 100 Trumbull Ave SE, Albuquerque, New Mexico

Engineering Firm: Contact:   
Address:   
Phone#: Fax#: E-mail:

Owner: Mike McClain Contact: Mike McClain  
Address: 4009 Menaul Blvd, Albuquerque, NM 87110  
Phone#: 505-796-0505 Fax#: E-mail: xtremecleanmike@gmail.com

Architect: Rick Bennett Architecture Contact: Rick Bennett  
Address: 1104 Park Ave SW Albuquerque, NM 87102  
Phone#: 242-1859 Fax#: E-mail: Rick@rba81.com

Other Contact: Contact:   
Address:   
Phone#: Fax#: E-mail:

Check all that Apply:

### DEPARTMENT:

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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY

### 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) \_\_\_\_\_

☐ 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: 2/2/2017

By: 

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



February 2, 2017

**Re: Xtreme Storage**  
100 Trumbull Ave SE  
Albuquerque, NM

I, **Rick Bennett**, NMRA #1240, of the Firm of Rick Bennett Architect, hereby certify that the project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, June 24, 2016.

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 January 31, 2017 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 Xtreme Storage located at 100 Trumbull Ave, SE, all of or portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addition, SU-2, SU-1 Heavy Commercial, 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: 2/2/2017

Sincerely,

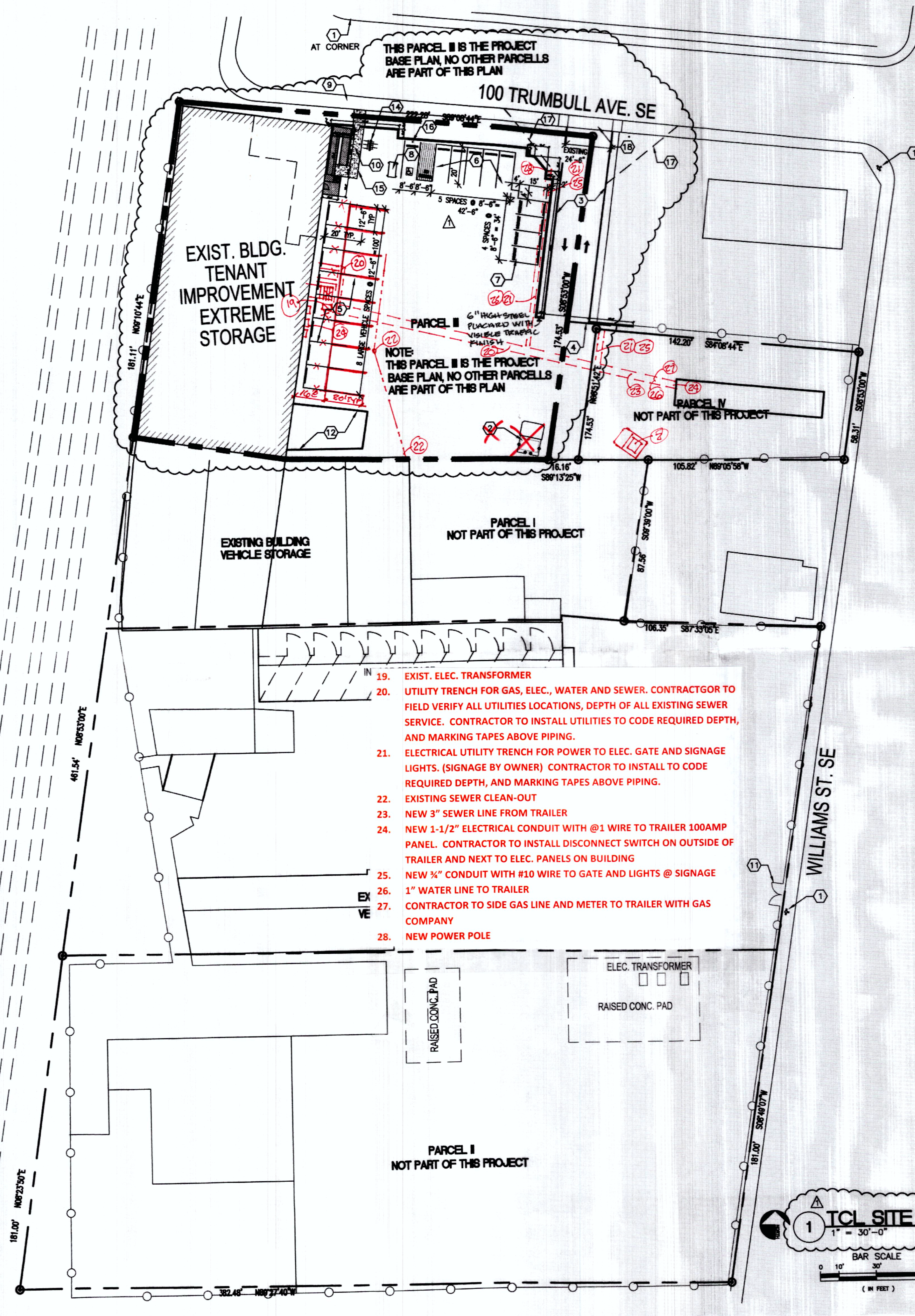
A handwritten signature in blue ink, appearing to read 'Rick Bennett', written over a horizontal line.

Rick Bennett  
Architect



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

TRAIN TRACKS

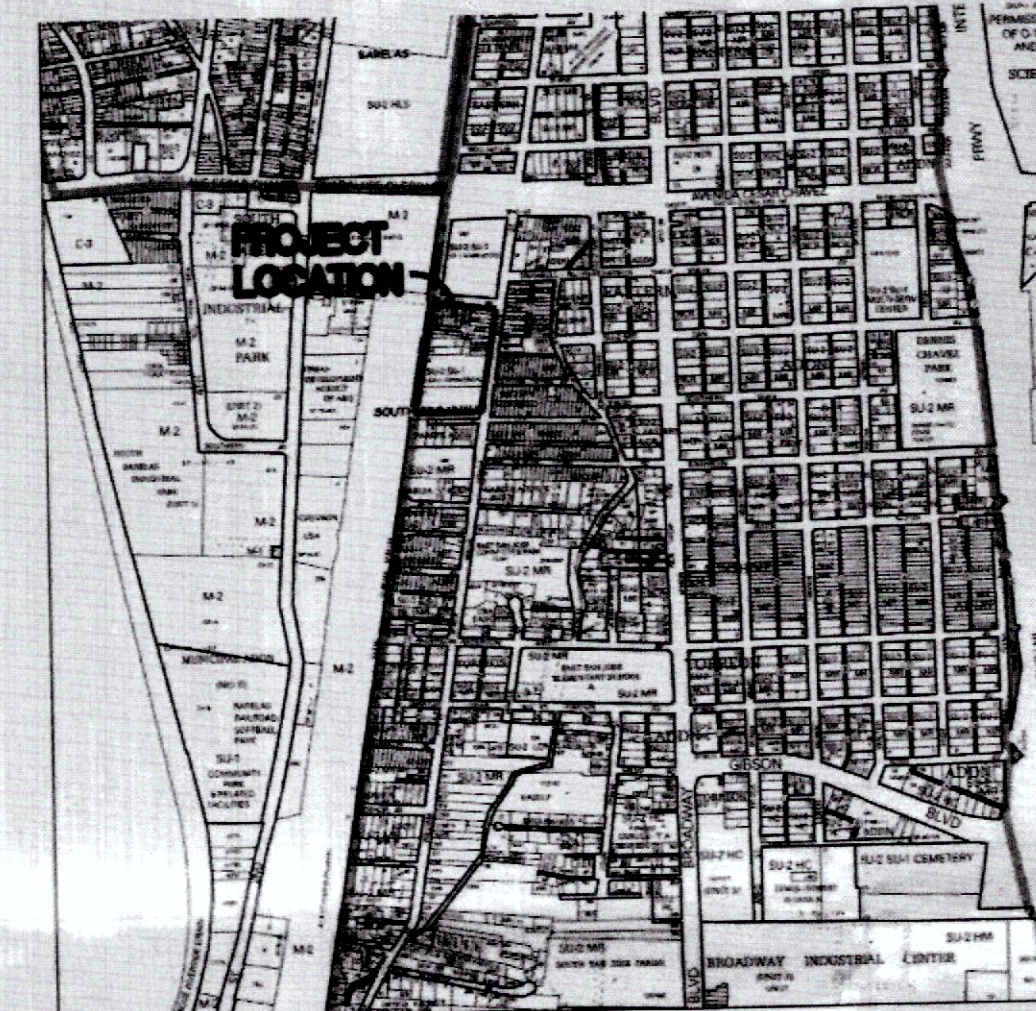


# CODE DESIGN DATA I.B.C. 2009

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

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

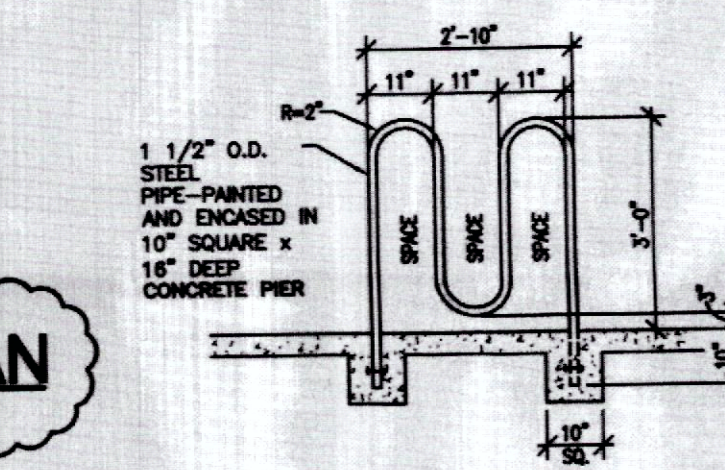
TRAFFIC CIRCULATION LAYOUT  
APPROVED  
RML  
6/24/16  
DATE



## 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 I)  
 A CERTAIN PARCEL OF LAND BEING COMPRISED OF A PORTION OF TRACTS 104 AND 105-B-1 AND THE NORTHERLY PORTION OF TRACT 106 AND ALL OF TRACTS 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 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