

CITY OF ALBUQUERQUE



September 14, 2018

Kent Trauernicht
Architectural Contractors Inc.
PO BOX 3366
Albuquerque, NM 87190

Re: Site remodel, Bldg. A, Bldg. B, Bldg. C
3300 2nd St.
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4 - 9 - 18 (G14-D091)
Certification dated 08 - 17- 2018

Dear Mr. Trauernicht,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 09-12-18, 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 Racquel Michel at (505) 924-3991 or me at (505) 924-3675.

Sincerely,

Mojgan Maadandar
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 3300 2ND ST. Building Permit #: BP-2018-12217 Hydrology File #: G14D091

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

Legal Description: 97-B-2 MRGCD MAP 33

City Address: 3300 2ND ST. NW, ABQ. NM 87107

Applicant: ARCHITECTURAL CONTRACTORS, INC Contact: SCOOTER @
Address: PO Box 9043, ABQ. NM 87119 SCMPARTNERS.COM
Phone#: 505-898-6622 Fax#: 505-898-2781 E-mail: SCOOTER HAYNES

Other Contact: LEAPING LAB PROPERTIES, LLC Contact: SCOOTER HAYNES
Address: PO Box 9043, ABQ. NM 87119
Phone#: 505-898-6622 Fax#: 505-898-2781 E-mail: SCOOTER @
SCMPARTNERS.COM

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 9/12/2018 By: SCOOTER HAYNES

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



P. O. B O X 3 3 6 6
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

August 17, 2018

City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
COA BP# 2018-12217
Office Warehouse Remodel
3300 2nd St NW
Albuquerque, NM 87107

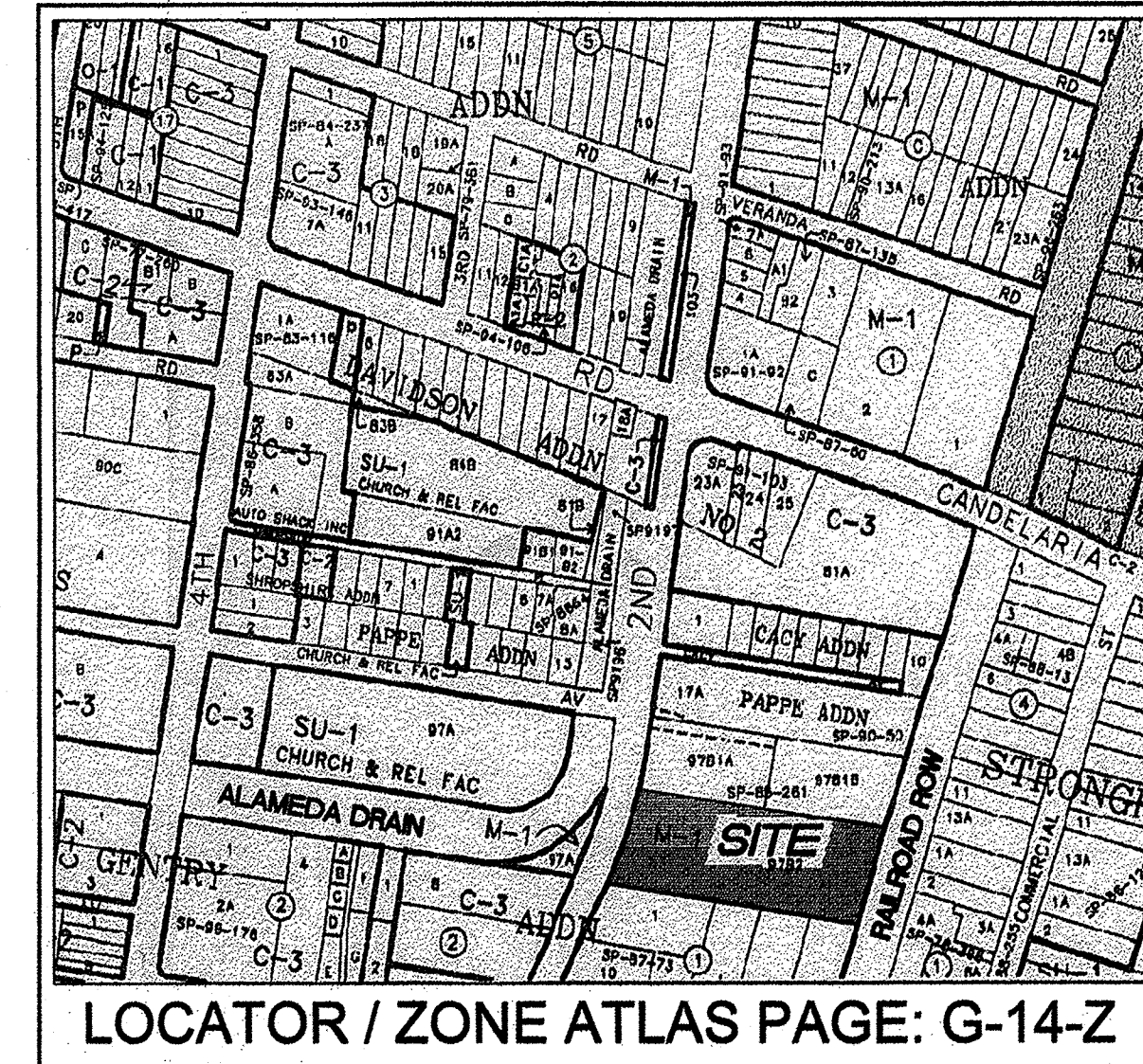
I, Kent Trauernicht, NMRA #1285, of AKT Architects hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated May 31, 2018. I have personally visited the project site at 3300 2nd St. NE and have determined by visual inspection that the site 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".

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. This document neither expresses nor implies a warranty.



August 17, 2018

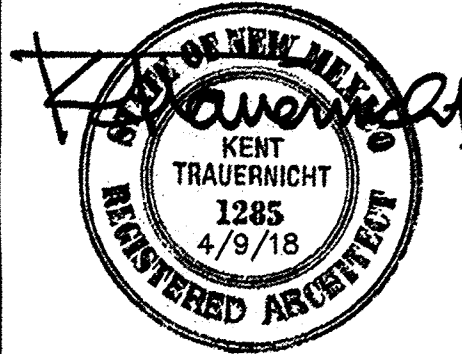
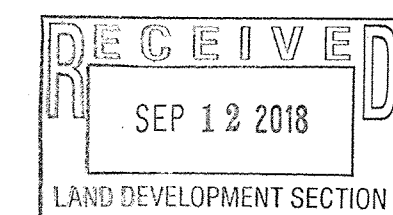
CONSULTANT



LOCATOR / ZONE ATLAS PAGE: G-14-Z

REMODEL SITE LEGEND

- EXISTING BUILDING
- NEW CONCRETE
- LANDSCAPE AREA, EXISTING OR NEW, SEE LANDSCAPE PLAN
- EXISTING OR NEW ASPHALT PAVED AREAS



PROJECT

SITE REMODEL
BLDG A BLDG B
BLDG C

PROJECT ADDRESS

3300 2nd ST NW
ALBUQUERQUE, NM

MARK DATE DESCRIPTION
ISSUE DATE:

COPYRIGHT AKT ARCHITECTS, LLC
SHEET TITLE

REMODEL
SITE PLAN

AS-1.1

KEYED NOTES

- INFILL ASPHALT PAVING (TRUCK TRAFFIC SUPPORT) AND PATCH BACK TO MATCH EXISTING, G/AS-5.0
- REMOVE EXISTING CURB CUT AND CONCRETE DRIVEPAD. INSTALL NEW CONCRETE CURB/GUTTER AND WALK TO MATCH EXISTING.
- EXISTING CURB CUT AND CONCRETE DRIVEPAD TO REMAIN.
- RECESSED TRUCK LOADING DOCK (CONCRETE PAVING), SEE DETAILS.
- EXISTING LANDSCAPE AREA TO REMAIN.
- NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- PIPE BOLLARD, 1/AS-5.0.
- TRAFFIC PAINT ASPHALT DRIVE TO SHOW PEDESTRIAN WALK, 6'-FT WIDE, AS SHOWN.
- PROPERTY LINE.
- WHEELCHAIR RAMP, PER COABQ STANDARD DETAIL 2441, ALL RAMP SHALL COMPLY WITH ADA REQUIREMENTS, 1:12 MAX SLOPE AND 1:10 MAX SLOPE AT SIDE FLARES, WITH TRUNCATED DOME MAT FOR THE FIRST 36-INCHES AT BOTTOMS OF RAMP WITHIN R.O.W., E/AS-5.0.
- 6" CONCRETE APRON AT ALL OVERHEAD DOORS.
- 3" PVC PIPE UNDER PAVEMENT FOR INSTALLATION OF IRRIGATION LINES. STUB UP AT IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE CONTRACTOR. INSTALL AS REQUIRED BY NEW AREAS.
- 4"x8" MOTORCYCLE PARKING SPACE WITH MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD WITH BOTTOM OF SIGN NO LESS THAN 48" AFG, J/AS-5.0.
- BICYCLE RACK, F/AS-5.0.
- CONCRETE WALK, AS SHOWN, PER COABQ STANDARD DETAIL 2430, ADA ACCESSIBLE (MAX 1:12 SLOPE) PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE. RAMP AS SHOWN AND AS REQUIRED.
- NEW FIRE HYDRANT WITH FIRE LINE EASEMENT AS REQUIRED, PER COABQ REQUIREMENTS AND WORK ORDERS.
- REFUSE CONTAINER PAD, SHEET AS-5.0.
- CONCRETE WALK AS SHOWN, PER COABQ STANDARD DETAIL, H/AS-5.0.
- CONCRETE STAND-UP CURB OR CURB AND GUTTER, TYPICAL AROUND ALL VEHICULAR TRAFFIC AND PARKING AREAS AS SHOWN, B OR B1/AS-5.0.
- EXISTING CONCRETE CURBING, AS SHOWN. CUT AND REMOVE SHOWN DASHED.
- ACCESSIBLE PARKING SIGN FOR VAN PARKING, D/AS-5.0.
- TWO COATS TRAFFIC PAINT, 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS. PAINT-OUT EXISTING STRIPING, AS REQUIRED, AND STRIPE PER SITE REMODEL PLAN.
- ACCESSIBLE PARKING SYMBOL, PER COABQ STANDARD DETAIL 2426, C/AS-5.0.
- ASPHALT PAVING AS REQUIRED BY TRUCK OR CAR TRAFFIC, G/AS-5.0.
- TRAFFIC PAINTED "NO PARKING" DESIGNATION, MINIMUM 12"H AND 5-1/2"W LETTERS. PLACED AS SHOWN.
- EXISTING FIRE HYDRANT.
- EXISTING ASPHALT PAVING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- INSTALL PRECAST CONC WHEEL STOPS, INSTALL WITH #6x48" REBAR, TYP AS SHOWN.
- EXISTING METER BOX, INSTALL NEW TRAFFIC COLLAR AND COVER AS REQUIRED.
- SIDEWALK TRENCH DRAIN, L/AS-5.0.
- SEE RAMP DETAILS SHEET AS-5.0.
- ELECTRICAL SERVICE TRANSFORMER ON CONCRETE PAD, SEE ELECTRICAL AND UTILITIES.
- 7-FT CHAIN LINK FENCE WITH 26-FT WIDE LOCKABLE ROLLING GATE. SEE DETAIL M/AS-5.0.
- TOP OF CONCRETE WALK SHALL MATCH EXISTING TOP OF ASPHALT.
- CATCH BASIN, SEE CIVIL.
- CONCRETE DRAINAGE SWALE, SEE CIVIL.

SITE DATA

ADDRESS: 3300 2nd STREET NW, ALBUQUERQUE, NM
PROPERTY: TRACT 97B2 M.R.G.C.D. MAP 33
ZONING: M-1 (LIGHT MANUFACTURING USES)
LOT SIZE: 109,728 SF (2.5190 ACRES)
LAND USE: OFFICE WAREHOUSE

REQUIRED ON-SITE PARKING: 36 INCLUDES 3 ACCESSIBLE PARKING SPACES (VAN) PER NM BLDG CODE

BUILDING A: 16,710 SF	OFFICE 3,000 SF	WAREHOUSE 13,710 SF
BUILDING B: 10,010 SF	3,770 SF	6,240 SF
BUILDING C: 2,440 SF	1,100 SF	1,340 SF
TOTAL 29,225 SF	4,470 SF	24,690 SF

OFFICE: 4470 SF/200 = 23
WAREHOUSE: 24,690 SF/2000 = 13
REQUIRED TOTAL PARKING 36

ON-SITE PARKING PROVIDED: 37 INCLUDES 3 ACCESSIBLE PARKING SPACES (VAN) PER NM BLDG CODE

3 MOTORCYCLE PARKING PLACES PROVIDED AS SHOWN.

GENERAL NOTES:

- THE GRADE AT NEW LANDSCAPE OR PLANTED AREAS THAT ADJUT CONCRETE WALKS OR CURBS SHALL BE DEPRESSED SO THAT THE LANDSCAPING SOIL AND/OR ROCK MATERIAL WILL BE FLUSH WITH THE TOP OF ADJOINING CONCRETE.
- PROVIDE CURB CUTS FOR DRAINAGE AS REQUIRED BY THE GRADING AND DRAINAGE PLAN.
- PROVIDE LEVEL CONCRETE HOUSE KEEPING SLAB AT ALL OUTDOOR EQUIPMENT LOCATIONS. RAISE A MINIMUM OF 1-1/2" ABOVE THE SURROUNDING CONCRETE WALKS WHERE EQUIPMENT IS LOCATED. COORDINATE SIZE OF PAD WITH EQUIPMENT SUPPLIERS.
- ALL SITE LIGHTING SHALL BE BUILDING MOUNTED, SEE ELEVATIONS AND ELECTRICAL. EXTERIOR FIXTURES SHALL BE SHIELDED WITH CUT OFFS PER CABQ NIGHT SKY ORDINANCE.
- SIGNAGE IS NOT IN CONTRACT AND SHALL BE BY SEPARATE PERMIT.

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

TRAFFIC CIRCULATION LAYOUT APPROVED

Agan B... 05-07-18
Signed Date

TRAFFIC CIRCULATION LAYOUT APPROVED

... 9/14/18
Signed Date

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

