

CITY OF ALBUQUERQUE



July 11, 2018

Scott Anderson & Associates Architects
Scot Anderson
7604 Rio Penasco
Albuquerque, NM 87120

Re: TCL Warehouse, 5000 Edith Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-17-18 (G15-D032)
Certification dated 06-28-18

Dear Mr. Anderson,

Based upon the information provided in your submittal received 07-06-17, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The TCL does not match the approved TCL Architect stamp date 02/17/17. A revised TCL that reflects the existing and new site conditions must be submitted for review and approval.

Other issues:

- All ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services
LWP via: email



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TLC Warehouse Building Permit #: 2017-06255 Hydrology File #: G15D032

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

Legal Description: Tracts 1 & 2 & 3 of the lands of La Farge

City Address: 5000 Edith Blvd., NE

Applicant: TLC Plumbing & Utilities Contact: Patrick Abel

Address: 5000 Edith Blvd. NE

Phone#: (505) 850-6819 Fax#: _____ E-mail: abelpk48@comcast.net

Other Contact: _____ Contact: _____

Address: _____

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

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) _____

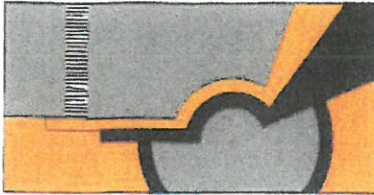
add 5004

DATE SUBMITTED: 7/6/18 By: Patrick K. Abel

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCOTT C. ANDERSON
& associates architects
7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

June 27, 2018

Mr. Logan Patz
Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3630

Re: Traffic layout certification, 5000 Edith Blvd. NW

Dear Mr. Patz:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 6/22/17. The record information edited onto the original design document has been obtained by Rex J. Volger of the firm Rio Grande Engineering. I further certify that I have personally visited the project site on 6/26/18 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 a Certificate of Occupancy.

There are deviations from the approved TCL dated 6/22/17. The approved plan had a building pad for a future office building and paved parking with curbs and gutters on the NW corner of the site. The Owner has decided not to erect a structure in this location and wishes it to remain as a gravel parking lot with bumpers. To provide for the displaced HC parking, new HC parking has been provided on the south side of the site directly east of the existing screen wall. A drawing of the new conditions is attached.

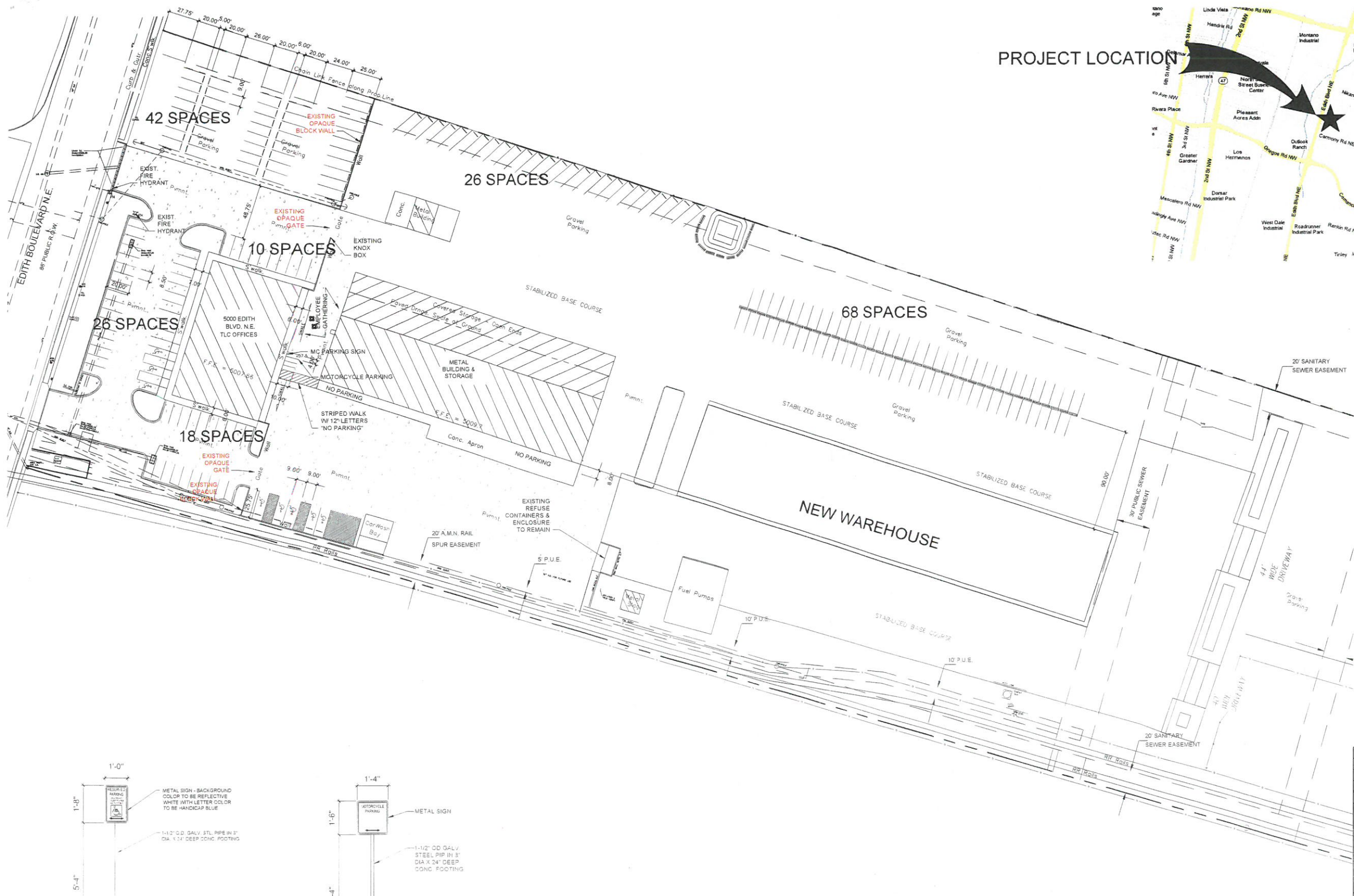
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Signature Architect

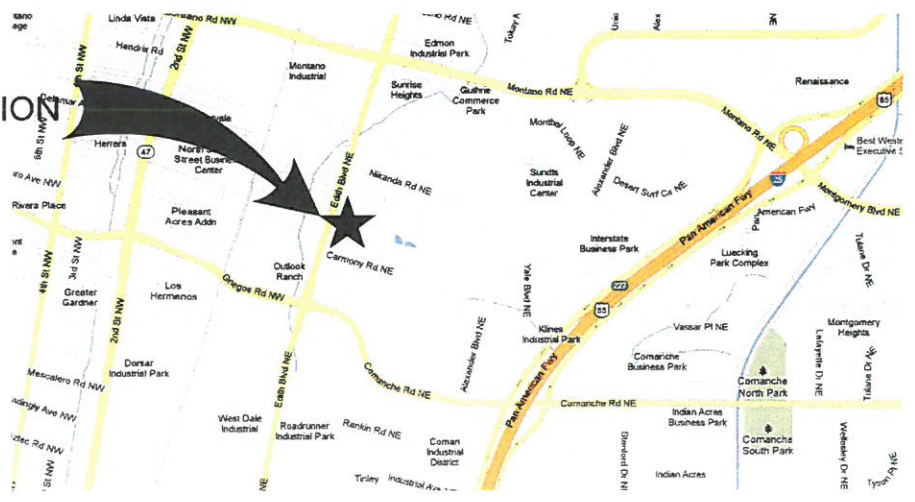
6/28/18

Date





PROJECT LOCATION



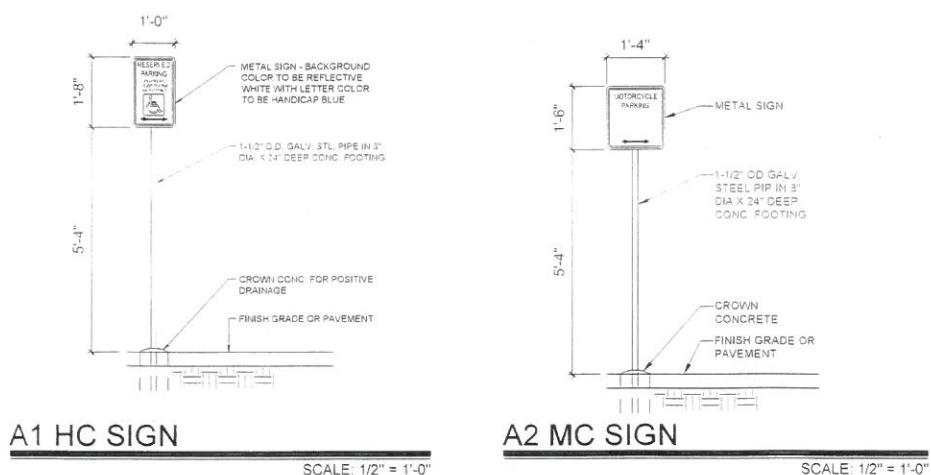
PARKING

EXISTING OFFICE FLR 1: 9,300 SF / 200 = 46.5 SPACES
EXISTING OFFICE FLR 2: 9,300 SF / 300 = 31 SPACES
EXISTING WAREHOUSE: 24,080 SF / 1,000 = 24 SPACES
NEW WAREHOUSE: 30,000 SF / 1,000 = 30 SPACES

REQUIRED SPACES: 131.5 SPACES
10% TRANSIT ROUTE REDUCTION: -13.15
TOTAL REQUIRED SPACES = 119
TOTAL PROVIDED SPACES = 190

MOTORCYCLE PARKING PER ZONING CODE 101-150 = 4
MOTORCYCLE SPACES PROVIDED = 4

DISABLED PARKING PER ZONING CODE 101-300 = 8
DISABLED SPACES PROVIDED = 8



SITE PLAN

SCALE: 1" = 40'-0"



No	Revision	Item	Date

SCOTT C. ANDERSON
& ASSOCIATES architects

TLC PLUMBING & UTILITY OFFICE-WAREHOUSE
5000 EDITH BLVD. NE
ALBUQUERQUE, NM 87107

DRAWING TITLE: **SITE PLAN**

	DESIGNED	PROJECT NO.
	DRAWN	SCALE
	CHECKED	DRAWING NO.
	REVIEWED	DATE 6/27/18

A-100