

CITY OF ALBUQUERQUE



December 22, 2016

Peter Butterfield, Architect
13013 Glenwood Hill Ct., NE
Albuquerque, NM 87111

Re: Bogan Brothers Painting - 3435 Vassar Dr. NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 6-29-16 (G16D150)
Certification dated 12-19-16

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 12-20-16, 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) 924-3981.

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

peter butterfield architect

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6-30-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 19, 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.

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 of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

12/19/16
Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Bogan Brothers Painting **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: N 200FT OF E1/2 OF BLK N COLES INDUSTRIAL SUBD UNIT #2
City Address: 3435 VASSAR DR NE ALBUQUERQUE NM 87107

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

Owner: Bogan Brothers Painting **Contact:** Phil Chynoweth
Address: 3435 VASSAR DR NE ALBUQUERQUE NM 87107
Phone#: (505) 898-8000 **Fax#:** _____ **E-mail:** office@boganbrothers.com

Architect: Peter Butterfield, Architect **Contact:** Peter Butterfield
Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111
Phone#: (505) 332-9323 **Fax#:** _____ **E-mail:** peterbutterfield@Q.com

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

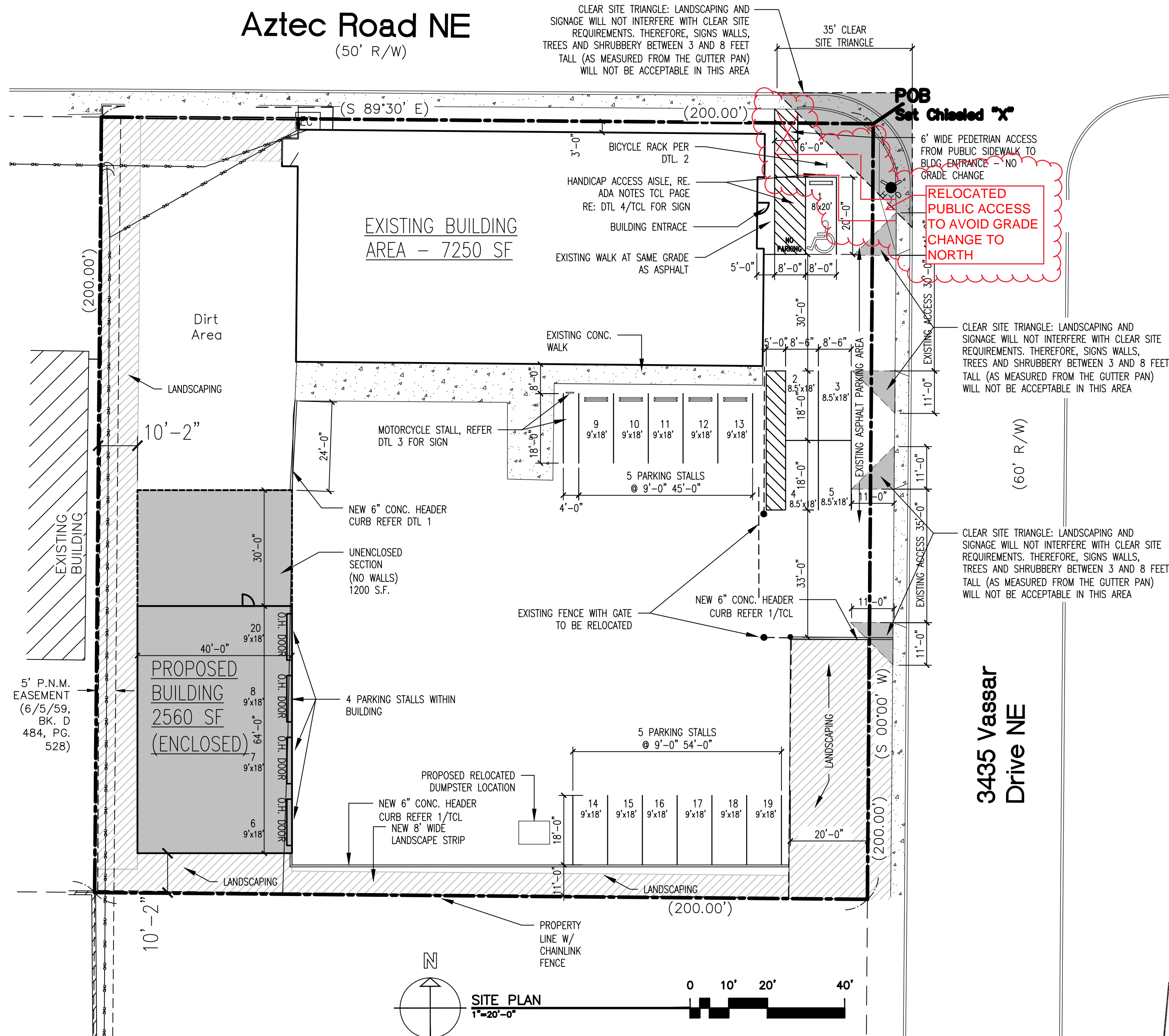
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/19/2016 By: Peter Butterfield

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Aztec Road NE
(50' R/W)



ADA SITE NOTES	
SIGNAGE (NMBC 1110.1 AND ANSI 502.7)	
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE	
• CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.	
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND; HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)	
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).	
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-1-4.1.E NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN	
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)	
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)	
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	
PAVEMENT MARKINGS (NMBC 1110.3)	
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.	
• PARKING SPACE LINES BE PAINTED BLUE	
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).	
• ACCESS AISLE 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	
GENERAL NOTES	
• WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.	
• ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT	
• LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA	
LEGEND	
N 90°00'00" E	MEASURED BEARING
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
●	POLE
—OH—	OVERHEAD UTILITY LINES
⋈	ANCHOR
⋈	LIGHT POST
⋈	WATER VALVE
●	FOUND AS INDICATED
⋈	FIRE HYDRANT
⋈	SET BATHY MARKER "LS 14271"
⋈	COVERED AREA
⋈	GAS VALVE
⋈	UTILITY PEDESTAL
⋈	WATER METER

ZONING DATA	
LEGAL DESCRIPTION	
DESIGNATION: M-1	
UPC: 101 606 018 511 630 323	
OWNER: COU LLC	
OWNER ADDRESS: 3435 VASSAR DR NE ALBUQUERQUE NM 87107	
LEGAL DESCRIPTION: TN 200FT OF E1/2 OF BLK N COLES INDUSTRIAL SUBD UNIT #2	
CONT	
TOTAL SITE ACRES: .92 (40,075.2 SQUARE FEET)	
EXISTING OCCUPANCY TYPE:	
OFFICE/WAREHOUSE	
NEW OCCUPANCY TYPE:	
WAREHOUSE	
PARKING DATA	
PARKING REQUIREMENTS:	
OFFICE AREA - 2753 SF (EXISTING):	2,753 SF/200 SF = 14 SPACES
WAREHOUSE (EXISTING):	4,489 SF/2000 SF = 3 SPACES
WAREHOUSE - (NEW):	2,560 SF/2000 SF = 2 SPACES
TOTAL PARKING REQUIRED	= 19 SPACES
TOTAL PARKING PROVIDED:	= 19 SPACES
ADA STALLS REQUIRED: 1	
ADA STALLS PROVIDED:	1 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED: 1	
MOTORCYCLE SPACES PROVIDED:	1
BICYCLE SPACES REQUIRED: 2	
BICYCLE SPACES PROVIDED:	2

EXECUTIVE SUMMARY

PROJECT IS LOCATED IN ZONE GRID MAP LOCATION G-16, ZONED M-1 FOR INDUSTRIAL/WHOLESALE/AND MANUFACTURING. THE PROJECT IS A NEW 2400 S.F. METAL BUILDING UNCONDITIONED SPACE (NO HEATING OR COOLING) TO STORE EXISTING MATERIAL INDOORS THAT IS CURRENTLY STORED ON SITE OUTDOORS.

THERE IS AN EXISTING BUILDING ON THE SITE USED AS A STORAGE/OFFICE FOR A CONTRACTORS OFFICE.

For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 12/20/16

Note: City Shading
Emphasizing Area Outside
City Limits

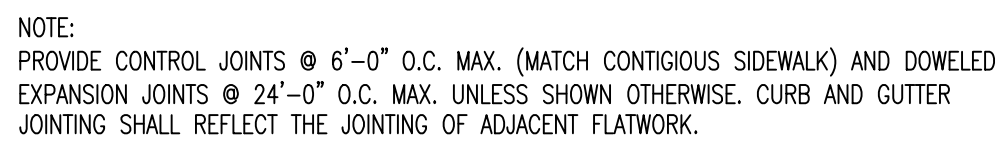
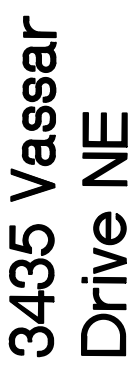
Zone Atlas Pages:
G-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Persepolis Mon.
- Equipment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wild Overlay Zones

Scale: 0 500 1000 Feet

CLEAR SITE TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA



The map displays a complex network of land use zones across Atlanta, Georgia. The zones are color-coded and labeled with codes such as M-1, M-2, A-1, A-2, D-1, D-2, S-1, S-2, and others. The map includes a legend for 'Selected Symbols' and a scale bar. The AGIS logo is prominently displayed in the bottom left corner.

AGIS
Advanced Geographic Information Systems

Map generated: 2/28/2016

Zone Action Pages:
G-16-Z

Selected Symbols

- SECTION PLANS**
 - Design Overlay Zones
 - 2 Mile Airport Zone
 - 2 Mile Historic Districts
 - 1/4 Mile Buffer Zone
 - Real Overlay Zones
- Perpetual Map**

Scale:
0 500 1000 Feet

North: Gray Shading
Perpetual Map of the City Limits

SHEET NO.

REVISIONS

albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

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