

Planning Department Transportation Development Services

October 27, 2014

Jim Medley, R.A. 3100 Christine St. NE Albuquerque, NM 87111-4824

Re:

Gilliani Office Building, 10412 Menaul Blvd., NE Certificate of Occupancy – Transportation Development

Engineer's/Architect's Stamp dated 3-05-14 (H21-D049)

Certification dated 10-15-14

Dear Mr. Medley,

Based upon the information provided in your submittal received 10-23-14, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3924.

Albuquerque

Sincerely

New Mexico 87103

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept. Development Review Services

www.cabq.gov

c: File

CO Clerk

JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com 3100 Christine NE -|- Albuquerque, NM 87111-4824 | - Phone (505) 292-3514 -|- Fax (505) 294-5593

October 15, 2014

Traffic Department City of Albuquerque 600 Second St. NW Albuquerque, NM 87103

Re:

Traffic Circulation Layout inspection

10412 Menual Blvd NE

Mony

Gentlemen/Madams:

We made an on site inspection of the above referenced project on October 15, 2014, and found the site to be in substantial compliance with the approved TLC and permitted plans dated 1/24/14 and approved on 2/18/14. Variations to plans are as follows:

- The parking lot paving was raised to the level of the sidewalk in front of the building. Parking bumpers were installed for automobile wheel stops. By raising the parking lot paving, ADA wheelchair ramps became unnecessary.
- Handicap accessible parking spaces were relocated to the west one space making signs more easily installed.

It is our conclusion that this site is in substantial compliance with all requirements of the approved TLC.

Thank you for the opportunity of working with you on this project

Yours truly,

JAMES N.

MEDLEY

NO.2042

Jim Medley, Architect AIA



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	REV 02/2013)	
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Address:		JAN CHA
	The sold of the so	
Phone#: 505-299-35/42 Fax#:	E-mail:	
Owner: RAHIM RANI	Contact:	AADing Goldani
Address: Q5% Medicate 1/20 506	station of wit.	
Phone#: 505 2257 (PC-2) Fax#:	E-mail;	
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Architect: 10 100 /24	Contact:	Jim MERICA
Address: 3100 Annexador	351 MAN 52111	
Phone#: 505-702.35-14. Fax#:	E-mail:	
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Contractor: Santanana	Contact:	Jan 19 19 19 19 19 19 19 19 19 19 19 19 19
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Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following.

Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

Drainage Plans: Required for building nermits, grading permits, possing nermits and site plans less than five (5)

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres

3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Planning Department Transportation Development Services

October 27, 2014

Jim Medley, R.A. 3100 Christine St. NE Albuquerque, NM 87111-4824

Re:

Gilliani Office Building, 10412 Menaul Blvd., NE

Certificate of Occupancy – Transportation Development

Engineer's/Architect's Stamp dated 3-05-14 (H21-D049)

Certification dated 10-15-14

Dear Mr. Medley,

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PO Box 1293

If you have any questions, please contact me at (505)924-3924.

Albuquerque

Sincerely,

New Mexico 87103

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept.

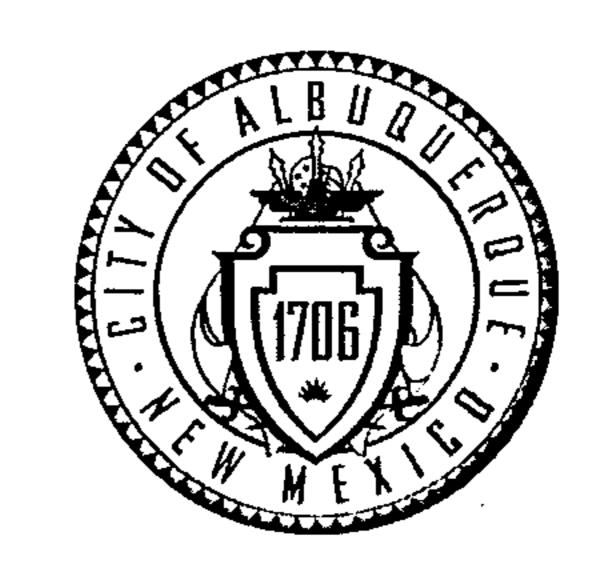
www.cabq.gov Development Review Services

C:

File

CO Clerk

October 15, 2014



Philip W. Clark, PE Clark Consulting Engineers 19 Ryan Rd Edgewood, NM 87015

Re: Gillani Office

10412 Menaul NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 11-27-13 (H21D049)

Certification dated: 9-27-14

Dear Mr. Clark,

Based on the Certification received 8/13/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Sincerely,

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Albuquerque

Curtis Cherne, P.E.

Dringing Engine

Principal Engineer, Planning Dept.

Development and Review Services

New Mexico 87103

RR/CC

www.cabq.gov

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email

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

		(REV 02/2013)	4210049
Project Title: Gillani Off.		Building Permit #:	#210049 City Drainage #: 4/-2/
DRB#: #/A	EPC#:		rk Order#:
Legal Description: LOT 2	5-A . B	1K. 107 5NOW HT.	s Adda.
City Address: 10 412	Menal	1K. 109, 5NOW HT.	
Engineering Firm: Clark Con	•		ntact: Phil
Address: 19 Ryan A	2d.	Edgewood NM 876	
Phone#: 281.244	Fax#:		nail: <u>CCEAIbg@ AOL. Com</u>
Owner: 2.6.	m G:11	Col	nlaci:
Address:		<u> </u>	
Phone#:	Fax#:	E-n	nail:
Architect:	1/24]	Con	ntact:
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Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



March 5, 2014

Jim Medley, R.A. 3100 Christine St. NE Albuquerque, NM 87111-4824

Re: Gillani Office Building, 10412 Menual NE,

Traffic Circulation Layout

Architect's s Stamp dated 3-5-14 (H21-D049)

Dear Mr. Medley,

The TCL submittal received 3-5-14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

New Mexico 87103

Albuquerque

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

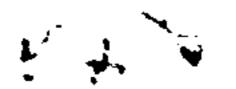
Sincerely,

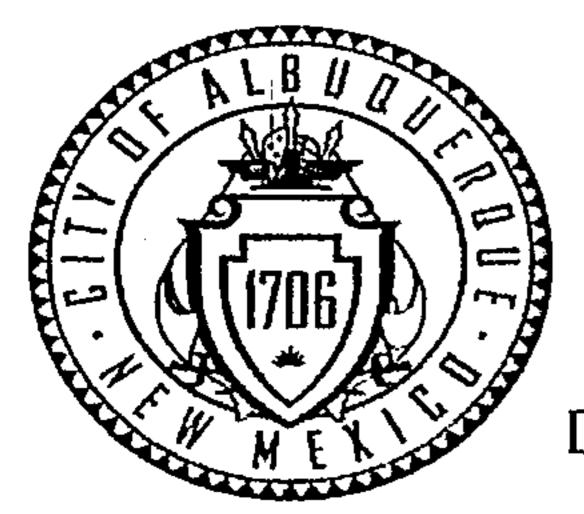
Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development Review Services

C:

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

DRINE: EPC#: Work Order#: Legal Description: City Address: / O #2 Me na Lu BUJ. NE NE NE NE Engineering Firm: Contact: Address: Contact: Address: Contact: Address: Fax#: E-mail: Architect: Contact: Address: Fina#: E-mail: Surveyor: Contact: Address: Fax#: E-mail: Surveyor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contractor: Contact: Address: Fax#: E-mail: Contact: Address: Fax#: E-mail: Con	Project Title: GILANI	Building Pe	rmit #: City Drainage #: [7 2 1] 049
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Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

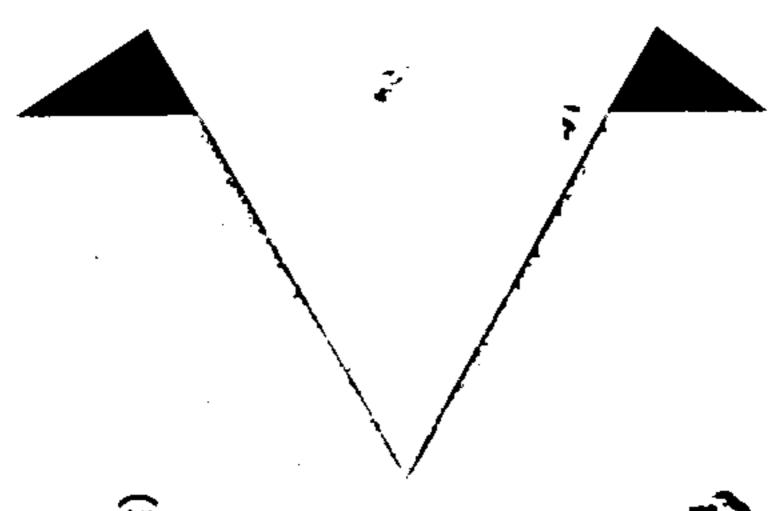
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres

3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Rec 2-27-14



y@jim-medley-architect.com

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3100 Christine St. NE Albuquerque, NM 87111-4824

(505) 292-3514 -j- (505) 294-5593 fax (505) 350-6933 cell

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: Gillani OFFI	ZONE MAP: <u>H-21</u> D04
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: COT 25-A, CITY ADDRESS: 10412 Mana	BIK. 109, SNOW HEIGHTS Add'n
ENGINEERING FIRM: Clark Consulting Engine ADDRESS: 19 Ryan Road CITY, STATE: Edgewood, NM	
OWNER: Gillani ADDRESS:	CONTACT:PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Med/ey ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
SURVEYING FIRM: Tomandelics of Now Applications of November 1997.	MARTINEZ LICENSED SURVEYOR: PLITTUPPER PHONE: 379-4301= ZIP CODE: 87190
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1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

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PLANNING DEPARTMENT – Development Review Services

November 27, 2013



Richard J. Berry, Mayor

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

RE: Gillani Office Building - 10,412 Menaul Blvd. NE

H21-D049

Lot 25-A, Block 109, Snow Heights Addition

Grading & Drainage Plan for Building Permit

PE Stamp: <u>11/27/2013</u>

Dear Mr. Clark:

Based upon the information provided in your submittal received November 27, 2013, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the Building Permit construction sets prior to sign-off by Hydrology.

PO Box 1293

A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit. To obtain a C.O., the storm drain work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 857-8074, to schedule an inspection.

Albuquerque

Prior to Certificate of Occupancy release, an Engineer's Certification of Grading on this site, will be required per the DPM checklist.

New Mexico 87103

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

www.cabq.gov

Sincerely, Hegy Man 1/27/13

Gregory R. Olson, P.E.

Senior Engineer

Orig:

Drainage file H21/D049

c.pdf

Addressee via Email Phil Clark (ccealbq@aol.com)

eCopy: Antoinette Baldonado, Excavation and Barricading, ABaldonado@cabq.gov

Jason Rodriguez, Street/Storm Drain Maintenance, <u>JTRodriguez@cabq.gov</u>

Atten/Tha Greg

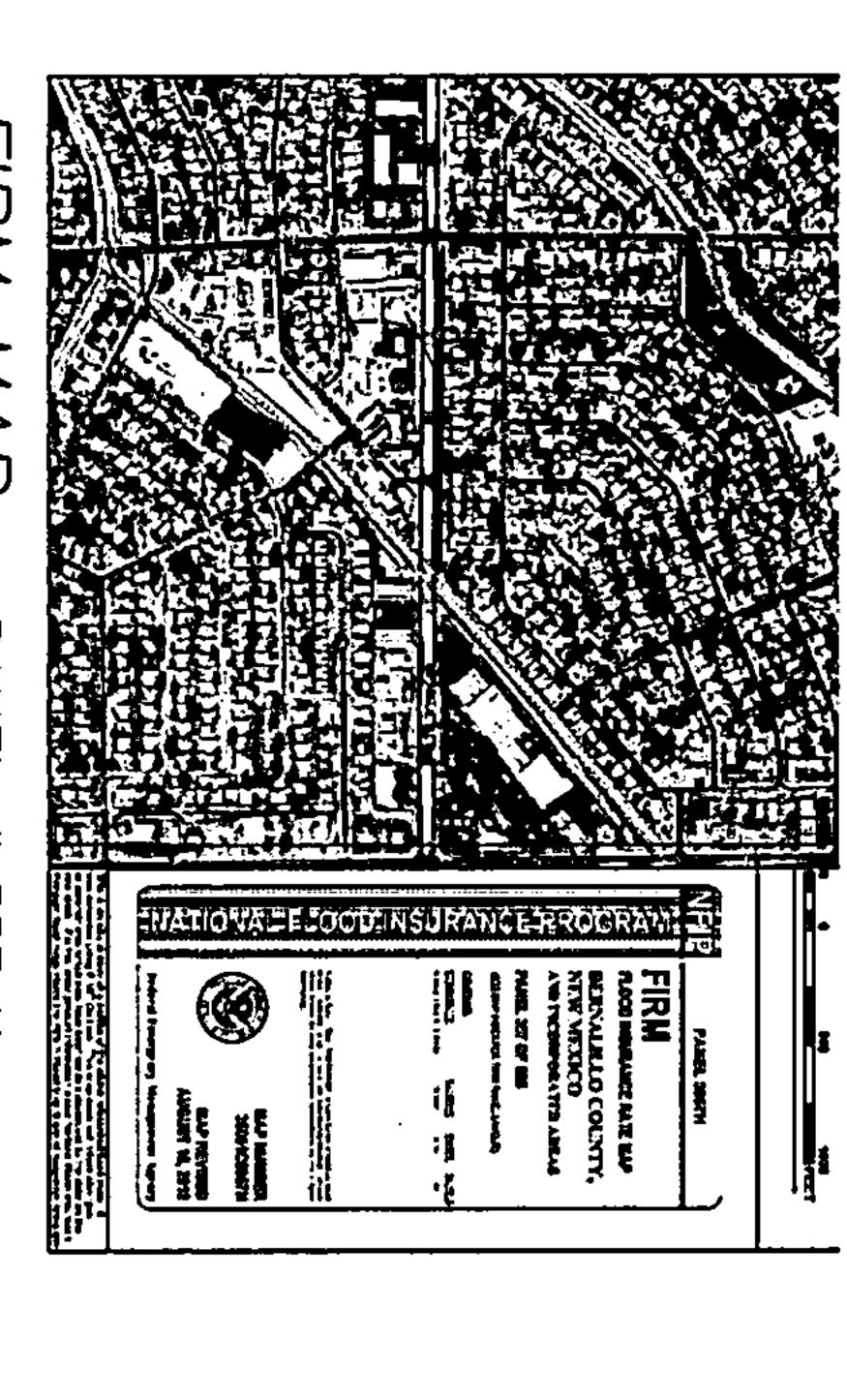
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

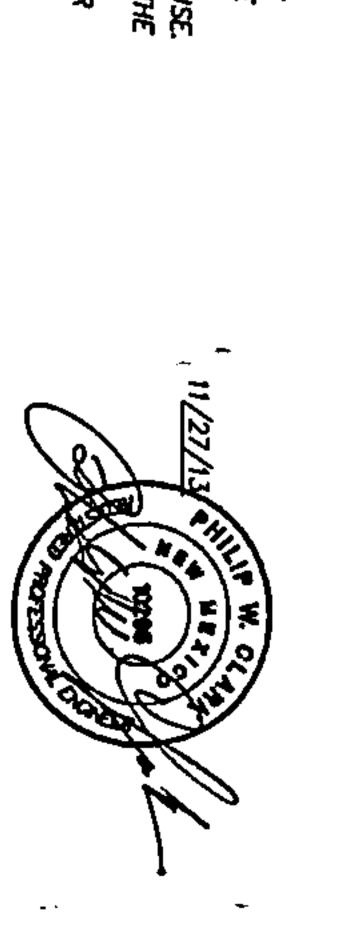
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DRB#:			WORK ORDER#:
LEGAL DESCRIPTION: _	LOT 25-A,	BIK. 109	SNOW HEIGHTS Add'n
CITY ADDRESS:	10412 Mana	ul Blyd.	'NE
ENGINEERING FIRM: CI		ers	CONTACT: Phil PHONE: 281-2444& FAX
ADDRESS: 19 Ry CITY, STATE: Ed			ZIP CODE: 87015
CILL, SIMIE, EQ	gewood, inivi		Lin Cobb.,
OWNER:	Filleni		CONTACT:
ADDRESS:			PHONE:
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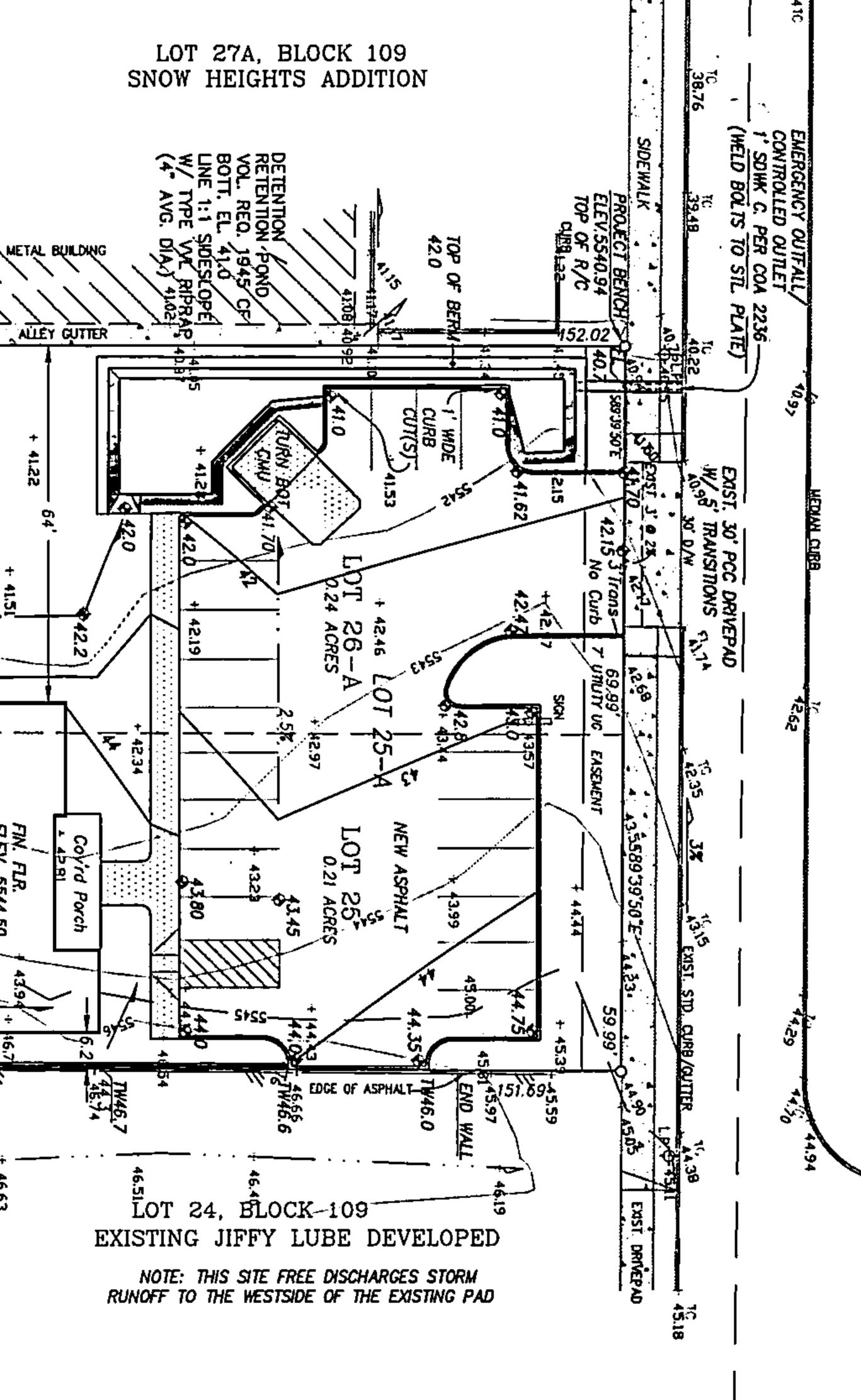
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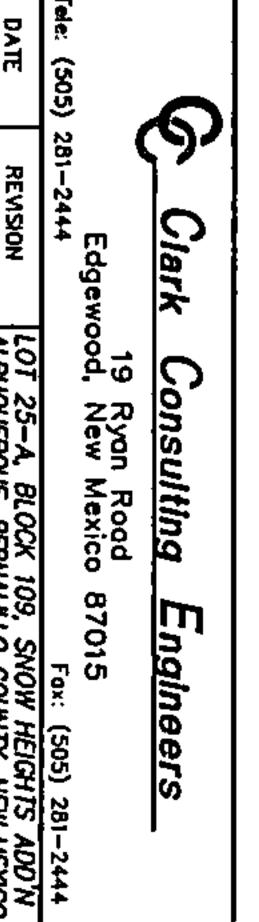
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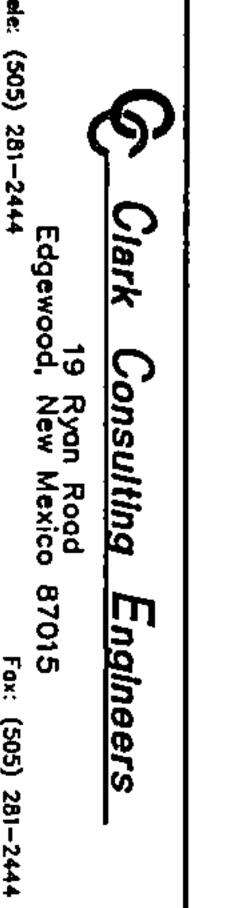


4 & 5, BLOCK 109 HEIGHTS ADDITION









1 OF 1



February 28, 2014

Jim Medley, R.A. 3100 Christine St. NE Albuquerque, NM 87111-4824

Re: Gillani Office Building, 10412 Menual NE,
Traffic Circulation Layout

Architect's s Stamp dated 2-27-14 (H21-D049)

Dear Mr. Medley,

Based upon the information provided in your submittal received 2-27-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map that includes primary street names.

2. Please include the address, 10412 Menual NE, on the TCL

3. The development of this site must be in compliance with current DPM and ADA standards and regulations

4. Is the existing drivepad ADA compliant? A minimum 36 inch wide concrete pedestrian crossing must be provided, no greater than 2% cross slope. Please show compliance or provide a solution to meet this requirement. If a proposal provides a sidewalk connection within the property, a Permanent Sidewalk Easement must be provided.

5. Please list the width and length for all parking spaces.

- 6. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
- 7. The handicapped spaces must be a minimum of 8.5 feet in width.
- 8. The handicapped space must include a minimum 8-foot wide van access aisle.
- 9. The handicapped parking spaces and access aisle require ADA compliant pavement markings and posted signage. Please reference attachment provided for the Revised 2009 ADA parking requirements with revisions as of July 2013.
- 10. The handicapped spaces require wheelstops set 2 ft from curb ramp to prevent vehicle overhang encroachment.
- 11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. A 6 ft pathway is shown but ADA accessibility is unclear. Please provide details.

Albuquerque - Making History 1706-2006

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 12. Please ensure all ramps are ADA compliant.
- 13. It is not apparent what type of pavement surface is being proposed for the Dumpster Enclosure. Please clarify.
- 14. It appears the Dumpster gates swing into adjacent parking spaces.
- 15. The motorcycle space requires a posted sign per the DPM.
- 16. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas (including adjacent property) and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
- 17. Please add the following note: "Landscaping and signing will not interfere with clear sight 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."
- 18. Will this site be developed in phases? Is there intent to develop the southwestern area of the lot?

If you have any questions, you can contact me at 924-3924.

Sincerely,

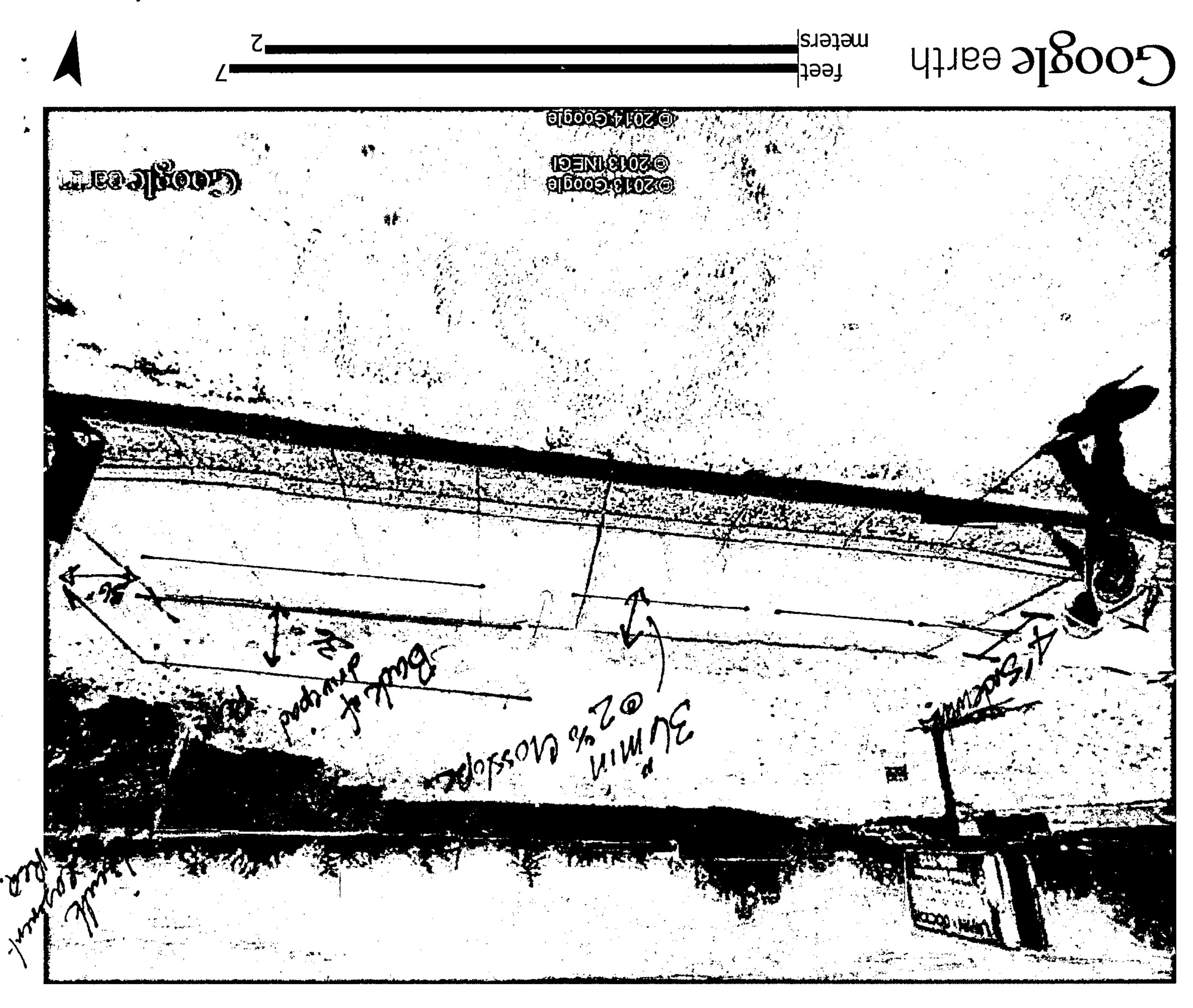
Cynthia K Beck Associate Engineer, Planning Dept. Development Review Services

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