CITY OF ALBUQUERQUE



February 5, 2016

Robbie Webb Webbco Construction 1439 Van Cleave NW Albuquerque, NM 87120

Re: Gorman Industries, Warehouse Addition

1330 12th St., NW

Request for Certificate of Occupancy-Transportation Development

Engineer's/Architect's Stamp dated 12-1-14 (J13-D100)

Certification dated 1-13-16

Dear Mr. Webb,

Based upon the information provided in your submittal received 2-1-16, Transportation Development cannot issue Certificate of Occupancy for the above referenced project.

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

PO Box 1293

 ADA sidewalk at the south west corner of the project site at the fire hydrant must be reconstructed in accordance to COA standard drawing #2431.

Albuquerque

• An easement must be created for the encroachment of a public right-of-way onto the projects property at the fire hydrant location.

New Mexico 87103

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) 924-3991.

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

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Sincerely,

via: email

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CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Gorman Industries	1
Project Title: Wareflowse addition Building Per	rmit # <u>2015 91932</u> Hydrology File #: <u>J 13</u> D1 00
	Work Order#:
Legal Description: Lot a Sawmill Lands of C	James Dheward C
City Address: 1330 12th Street N.W. 8	Trade preyer, Sorman Engineering Co.
City riddress.	1109
Applicant: Potoie Webb Webber Constru	at in the second second
Address UDA 1/2 Class \$)	Octobe Contact: Kabbie Webb
Address: 1439 Van Cleave N.W.	
Phone#: 505-480-46/7 Fax#:	E-mail:
Other Contact: Susan Price Design Stud	Contact: Susan Price
Address: 3700 Cooks Blad Swety E	
	E-mail:
	D-man.
Check all that Apply:	
• • •	
DEPARTMENT: HYDROLOGY/ DRAINAGE	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
TRAFFIC/ TRANSPORTATION	BUILDING PERMIT APPROVAL
MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY
TYPE OF SUBMITTAL:	GRADING/ESC PERMIT APPROVAL
AS-BUILT CERTIFICATION	7
AS-BOILT CERTIFICATION DECEMBER	PRELIMINARY PLAT APPROVAL
CONCEPTUAL G & D PLAN	SITE PLAN FOR SUB'D APPROVAL
CRADING PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL
2018	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN LAND DEVELOPMENT SECTION	CIA/DELEASE OF FINANCIAL CHARANTER
CLOMR/LOMR	SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL
	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	PAVING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)	GRADING/ PAD CERTIFICATION
NEIGHBORHOOD IMPACT ASSESMENT (NIA)	WORK ORDER APPROVAL
SSAMOOTO IN	CLOMR/LOMR
EROSION & SEDIMENT CONTROL PLAN (ESC)	CDOMICEOWIK
OTHER (SPECIFY)	PRE-DESIGN MEETING?
	OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes 🖊 No	2
	()
DATE SUBMITTED: 1-21-16 By:	Within Worth
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:	FEE RECEIVED:



Joseph B. Burwinkle Jr. Architect

3700 Coors Blvd. NW Suite E Albuquerque, New Mexico 87120 505.345.3850 susan@stpricedesign.com

TRAFFIC CERTIFICATION

January 20. 2016

I, Joseph B. Burwinkle Jr., NMRA 430 of the firm St. Price Design, herby certify that this project located at 1330 12th Street NW, is in design intent of the DRB, AA or TCL Approved plan dated December 1, 2014. The record information edited into the original design document has been obtained by Joseph B. Burwinkle Jr. of the firm St. Price Design Studio. I further state that I have personally visited the project site on January 13, 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 heron 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.

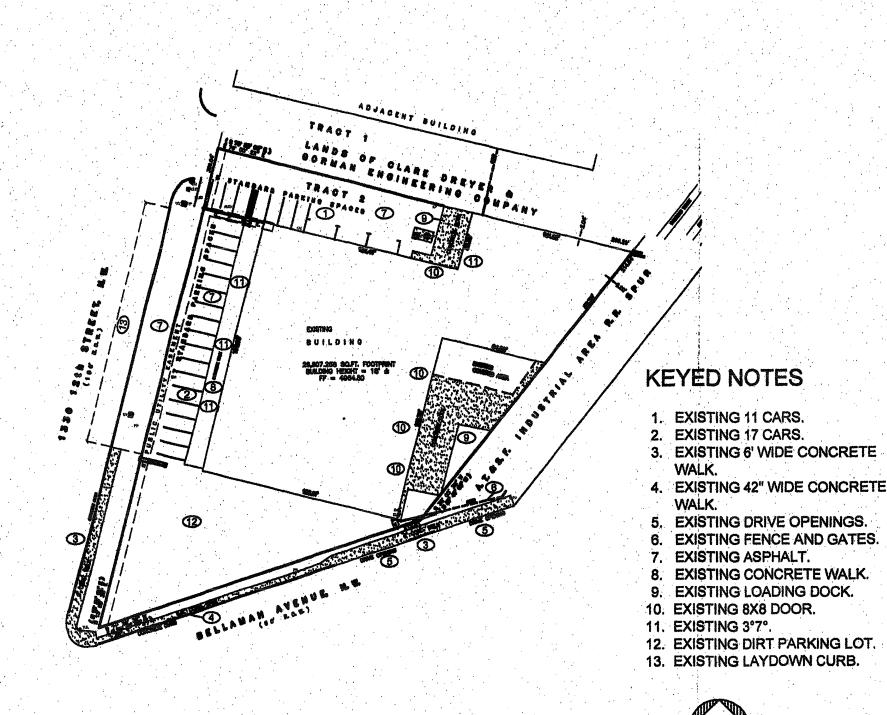
Signature of Architect

Date

LAND DEVELOPMENT SECTION

Architect's Stamp





EXISTING SITE PLAN

1" = 60.0'

PROPERTY NOTES

- ADJACENT PROPERTY (TO NORTH): TRACT 1; LANDS OF CLARE DREYER AND GORMAN ENGINEERING

TRACK 2 LANDS OF CLARE DREYER AND GORMAN ENGINEERING

EXISTING BUILDING ON TRACT 2 WAS CONSTRUCTED AROUND 1953.
THERE HAVE BEEN TWO ADDITIONS SINCE THEN. THE LASTEST WAS IN 1962.

THE DELIVERY DOCK HAS ALWAYS BEEN LOCATED AT THE NE CORNER OF THE FIRST BUILDING. THE EXISTING FUNCTIONS OF THIS BUILDING HAS NOT CHANGED OVER

BOTH TRACTS SHARE A COMMON ACCESS TO 12 TH STREET.

GENERAL NOTES

1 - EXISTING PARKING

THE WEST (MAIN) PARKING OF 17 CARS HAS NOT CHANGED IN 60 YEARS.
THE EXISTING NORTH PARKING OF 11 CARS WILL BE REDUCED BY ONE TO ALLOW RELOCATION OF THE DUMPSTER FROM THE SOUTH NEW CONSTRUCTION AREA.

2 - NEW CONSTRUTION

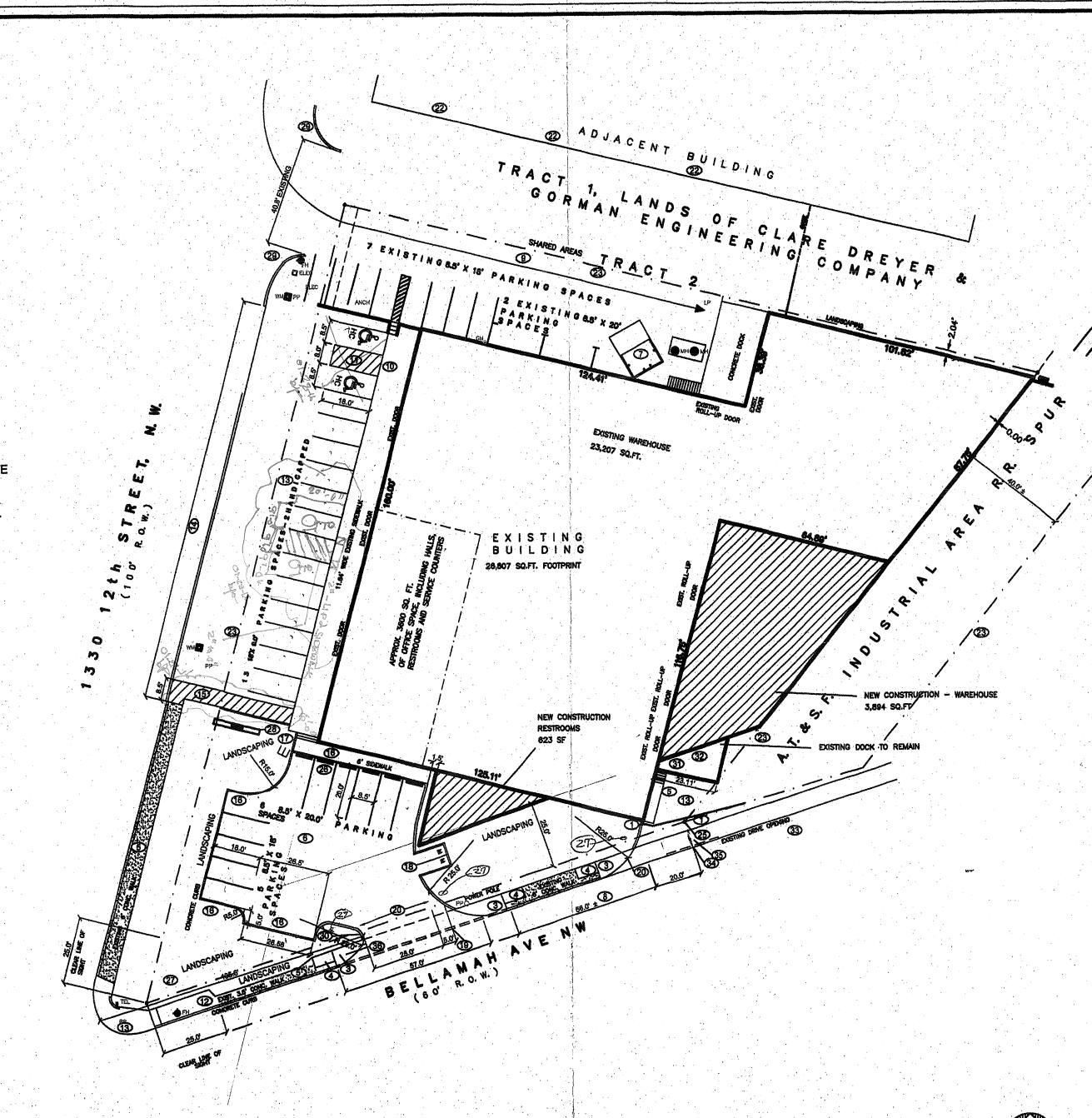
THIS WILL ADD ADDITIONAL WAREHOUSING (3,894 SF) ON THE EAST AND A TOILET / JANITORIAL STORAGE AREA (623 SF) ON THE SOUTH SIDE FOR A TOTAL OF 11 ADDITONAL NEW PARKING SPACES.

THE PARKING ON THE WEST WILL BE MODIFIED BY DESIGANTING 2 - 8'-0" X 20'-0" ADA PARKING SPACES WITH AN 8' WIDE CROSSED. A NEW 6'-WIDE PEDESTRIAN ACCESS WILL BE LOCATED AT THE SOUTH HATCHED AREA FOR ADA ACCESS AT THE EXISTING PARKING SPACES.

THIS RESULTS IN PARKING SPACES FOR: 13 CARS + 2 ADA SPACES.

THE LANDSCAPING REQUIREMENT IS 10 FEET ALONG 12 TH STREET AND 11 FEET ALONG BELLAMAH AVENUE.

PARKING AND LANDSCAPING ARE ADDED TO COMPLY WITH THE CODES.



31. NEW 3°X7° DOOR.

AND H.C. RAMP

32. NEW 8°X8° ROLL-UP DOOR.

35. NEW DRIVE PAD, ACCESS TO DOCK.

37. MOVED H.C. PARKING TO CENTER OF

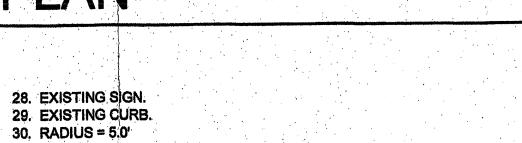
PARKING AREA WITH WALL HOUNTED H.C SIGNS

36. NEW 6'-WIDE CONCRETE WALK.

PROPOSED SITE PLAN

KEYED NOTES

- 1. EXISTING GATES. 2. REMOVE CURB AND GUTTER.
- 3. NEW CONCRETE WALK, PER CABQ DRAWING 2426. 4. NEW ADA 8'- LONG RAMP, PER CABQ DRAWING 2426.
- 5. EXISTING CONCRETE WALK AND CURB. 6. NEW ASPHALT.
- 7. RELOCATED REFUSE SITE. 8. EXISTING DRIVE PAD.
- 9. DELIVERY VEHICLE ROUTE. 10. ADA PARKING SIGNAGE PER 66-7-352.4C NMSA
- 11. "NO PARKING" IN CAPITAL LETTERS 12" HIGH AND
- 2" WIDE MINIMUM ON AISLE, NEAR WEST END PER 66-1-4.B NMSA.
- 12. EXTEND 6'-WIDE SIDEWALK 4' WEST OF FIRE HYDRANT. 13. EXISTING ASPHALT.
- 14. EXISTING LAYDOWN CURB. 15. NEW 6-FOOT WIDE ADA PEDESTRIAN PATHWAY FROM
 PUBLIC SIDEWALK TO BUILDING ENTRANCE, PER DPM. REVISE STRIPING, POINT NO PARKING AND ADDED H.C. RAMP
- 16. NEW 6" HIGH CURBING. 17. BICYCLE RACK.
- 19. REMOVE EXISTING 3'-6" CONCRETE SIDEWALK AND CURB.
 20. NEW CURB CUT AND DRIVE PAD, PER CABQ DRAWING 2426.
- 21. EXISTING DRIVE PAD. 22. EXISTING 8'X8' DOORS.
- 23. PROPERTY LINE. 24. PROPOSED 4'-WIDE 8'-LONG ADA RAMP.
- 25. CORNER OF PROPERTY.
- 26. 6'-LONG CONCRETE BUMPER BLOCKS. 27. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT.



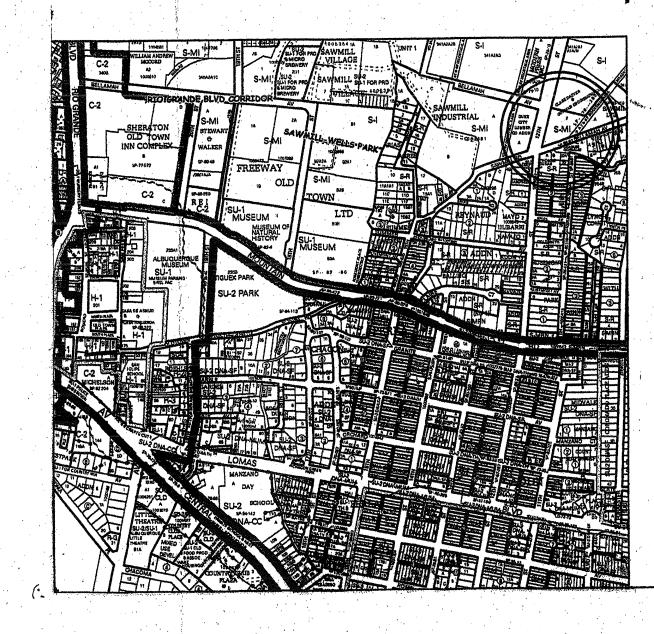
33. EXISTING DRIVE PAD TO AT & SF PROPERTY. 34. REMOVE EXISTING 6'-WIDE SIDEWALK AND CURB.

EXISTING WALK

PROPOSED BUILDING

1" = 30.0'

EXISTING BUILDING



ZONE ATLAS MAP J-13 DOWN TOWN SECTOR PLAN

BICYCLE SPACES

MOTORCYCLE SPACES

PARKING REQUIREMENTS EXISTING 3,600 / 2,000 OFFICE WEST 17 23,207 / 2,000 WAREHOUSING TRANSIT CREDIT 10 % REDUCTION PARKING REQUIRED 28 PROVIDED EXISTING TOTAL CARS NEW CONSTRUCTION EXISTING OFFICE: 3,600 SF NORTH 10 + NEW TOILETS 623 SF WEST 13 ADA 2 SOUTH 11

EXISTING WAREHOUSE 27,101/2,000 **TRANSIT CREDIT 10 %** REDUCTION PARKING REQUIRED

TRAFFIC CIRCULATION LAYOUT

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

36 PROVIDED

VARIES 14-15

JBB/STP 10/21/15

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