CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

November 20, 2014

Joe Burwinkle, R.A. St. Price Design Studio 3700 Coors Blvd. NE Suite E Albuquerque, NM 87120

Re: Gorman Warehouse, 1330 12th Street NW Traffic Circulation Layout
Architect's Stamp dated 11-17-14 (J13-D100)

Dear Mr. Burwinkle:

Based upon the information provided in your submittal received 11-17-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 1. On the "Existing Site Plan", provide text that calls out the existing parking spaces on both the west and north side of the building for clarification.
- On the "Proposed Site Plan", label the 26,807 square foot building as "Existing". Show all existing doorways into the existing building and any new doorways if applicable. Provide legend identifying the hatched areas as new building additions, and also provide legend for the right-of-way/property line, curb, etc.
- 3. Label all existing sidewalk within the right-of-way and within the site as "existing" to differentiate it clearly from the new sidewalk. Call out the width of the existing sidewalk that runs adjacent to the west side of the existing building. Call out width of existing access off of 12th Street on the north side of the site. Show and label existing laydown curb along 12th Street and show dimension of driving aisle along the parking spaces along the west side of the building by providing a dimension from the end of the parking spaces to the laydown curb.
- 4. Identify the existing curb cut for the property off of Bellamah Avenue immediately west of the corner of the building. This existing curb cut will need to be replaced with new 6-foot sidewalk and curb at full heighth. Call out this replacement on the plan.
- 5. Upsize the text showing the width and length for all parking spaces on the proposed plan. Show width of the handicapped spaces, and identify the width of the van access aisle. The handicap accessible spaces must be a minimum of 8.5 feet in width. The van access aisle must be a minimum of 8 feet wide.

- 6. Include ADA van accessible signs for the handicapped spaces adjacent to the van access aisle. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- 7. The ADA 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 tire would be placed. (66-1-4.1.B NMSA 1978)
- 8. Show all curb radii for the new parking lot. Provide the dimension for the keyway along the south side of the new parking lot. The minimum width required for the keyway is five feet.
- 9. Per the DPM, a 6-foot wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please provide this pathway either from the sidewalk on Bellamah Avenue or from 12^{th} Street.
- 10. Provide a 6-inch to 8-inch high concrete barrier curb or other acceptable barrier between parking lot and the adjacent sidewalks and landscaped areas.
- 11. Design delivery vehicle route needs to be shown.
- 12. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive sisles.
- 33. Show the clear sight triangle for the new drive entrance off of Bellamah Avenue as per Page 23-74 of the DPM. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 requirements. Therefore, signs, will not be acceptable in this area."
- 14. Provide details for the new ramps as per Keyed Notes 3 and 4, and upsize keyed note call-outs on the plan view. Make the ramps a minimum of 4 feet wide, and then transition to existing sidewalk widths. Please specify the City Standard Drawing Number when applicable for construction of new curb, sidewalk, and handicapped ramps within public right-of-way.
- 15. Extend concrete sidewalk around the existing fire hydrant close to the intersection of Bellamah Avenue for ADA accessibility.

CITY OF ALBUQUERQUE



16. Provide correct spelling of Bellamah Avenue on the proposed site plan.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E. Senior Engineer, Planning Dept. Development Review Services

c: File CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: GORM AN WARE HOUSE, ADDITION Building Permit #:	City Drainage #:			
DRB#: EPC#:	Work Order#:			
Legal Description: TRACT 2, LANDS OF CLARE DRYER & COR	MAN ENGINEER ING			
City Address: 1330 12TH STREET ALBUP 87104				
Engineering Firm:	Contact:			
Address:				
Phone#: Fax#:	E-mail:			
Owner: ART EORMAN	Contact: ART GORMAN			
Address: 1330 127H STREET, ALBUQ 87104				
Phone#: 247 1596 - Fax#:	E-mail:			
Architect: JOE BURWINKLE TR	Contact: SUSAN PRICE			
	BUQ: NINO87120			
Phone#: 345-3850 Fax#: 345-3850	E-mail:			
Surveyor:	Contact:			
Address:				
Phone#: Fax#:	E-mail:			
Contractor: Address:	Contact.			
	E-mail:			
	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:			
	SIA/FINANCIAL GUARANTEE RELEASE			
	PRELIMINARY PLAT APPROVAL			
	S. DEV. PLAN FOR SUB'D APPROVAL			
	S. DEV. FOR BLDG. PERMIT APPROVAL			
GRADING PLAN SECTOR PLAN APPROVA				
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL				
	OF OCCUPANCY (PERM)			
	E OF OCCUPANCY (TCL TEMP)			
	FOUNDATION PERMIT APPROVAL			
The state of the s	BUILDING PERMIT APPROVAL			
ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPRO	GRADING PERMIT APPROVAL SO-19 APPROVAL			
ENGINEER'S CERT (ESC) PAVING PERMIT APPROV	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL			
SO-19 WORK ORDER APPROVA	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE			
OTHER (SPECIFY) GRADING CERTIFICATIO	E E E E E E E E E E E E E E E E E E E			
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No No				
WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: // - / 4 By: Jol D. J. C.	OTHER (SPECIFY)			

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 followin

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
- 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

EXISTING

1330 12th STREET, N. W.

APPROX. 3600 SQ. FT.
OF OFFICE SPACE, INCLUDING HALLS,
RESTROOMS AND SERVICE COUNTERS

BUILDING 26,807 SQ.FT. FOOTPRINT

APEA

1330 12th STREET MM

" INDUSTRIAL AREA RR ...

CONCRETE DOCK

TRACT ", LANDS OF CLARE ENGINEERING! CO

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0 30 D 20 AM > <

ADJACENT PROPERTY (TO NORTH):
TRACT 1; LANDS OF CLARE DREYER AND GORMAN ENGINEERING
THIS PROPERTY:
TRACK 2 LANDS OF CLARE DREYER AND GORMAN ENGINEERING

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 THE PAST 60 + YEARS.
BOTH TRACTS SHARE A COMMON ACCESS TO 12 TH STREET.

1 - EXISTING PARKING

2 - NEW CONSTRUTION

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

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

GENERAL NOTES

THE PARKING ON THE WEST WILL BE MODIFIED BY DESIGANTING 2 - 8'-0" X 20'-0" ADA PARKING SPACES WITH AN 8' WIDE CROSSED HATCHED AREA FOR ADA ACCESS AT THE EXISTING PARKING SPACES. THIS RESULTS IN PARKING SPACES FOR: 14 CARS + 2 ADA SPACES.

THIS WILL ADD ADDITIONAL WAREHOUSING (3,894 SF) ON THE EAST AND A TOILET / JANITORIAL STORAGE AREA (490 SF) ON THE SOUTH SIDE FOR A TOTAL OF 11 ADDITONAL NEW PARKING SPACES.

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.

PROPERTY NOTES



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SITE

KEYED NOTES

EXISTING GATES.

REMOVE CURB AND SIDEWALK.

NEW CONCRETE WALK.

NEW RAMP AND CONES.

EXISTING CONCRETE WALK.

NEW ASPHALT.

RELOCATED REFUSE SITE.



1" = 30.0

EXISTING WAREHOUSE NEW WAREHOUSING

23,207 3,894

27,101/2,000

+ NEW TOILETS 490 SF

20

1210

NEW CONSTRUCTION

TRANSIT CREDIT 10 REDUCTION

PARKING REQUIRED

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BICYCLE SPACES
MOTORCYCLE SPACES

NN

NN

PARKING REQUIREMENTS REQ'D.



4 Y & S. V. I

INOUSTA,

ZONE DOWN TOWN S

ATLAS ECTOR PLAN

MAP

J-13

23,207 / 2,000 3,600 / 2,000 12 8 NORTH WEST 71

30

WAREHOUSING

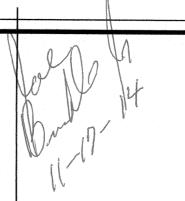
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TRANSIT CREDIT 10 % REDUCTION PARKING REQUIRED

EXISTING TOTAL CARS

GORMAN WAREHOUSE





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1330 12 th STREET NW ALBUQUERQUE, NEW MEXICO 87104

DRAWN EJP
CHECKED JBB
DATE
11/11/14
SCALE
VARIES
JOB NO.
14-15

Joseph B. Burwinkle Jr. ARCHITECT 3700 Coors Blvd. NW Suite E Albuquerque, New Mexico 87120 505.345.3850