

CITY OF ALBUQUERQUE



August 11, 2017

George Sanders, R.A.
Sanders & Associates Architects
5921 Lomas Blvd NE, Ste B
Albuquerque, NM 87110

Re: Blue Linx, 1820 Bellamah Ave. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 2-1-16 (J13D101)
Certification dated 6-9-17

Dear Mr. Sanders,

Based upon the information provided in your submittal received 8-9-17, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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)

☐ 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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Sanders & Associates Architects, P.C.

6000 Rogers Ave. N.E. Albuquerque, New Mexico (505)255-5040 Fax (505)255-5040

Architecture

Landscape Architecture

Interior Design

June 9, 2017

Stanice Elliot

City of Albuquerque

600 2nd St. N.W.

Albuquerque, New Mexico 87102

Re: Blue Linx Warehouse Adaptive Re-Use Project

1820 Bellamah Ave. N.W. Transportation Permit T201690094

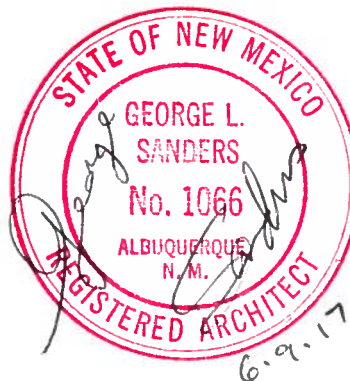
I George Sanders, AIA of the Firm Sanders & Associates Architects, P.C. hereby certify that this project is in substantial compliance with the design intent of the approved plan dated 1/15/16

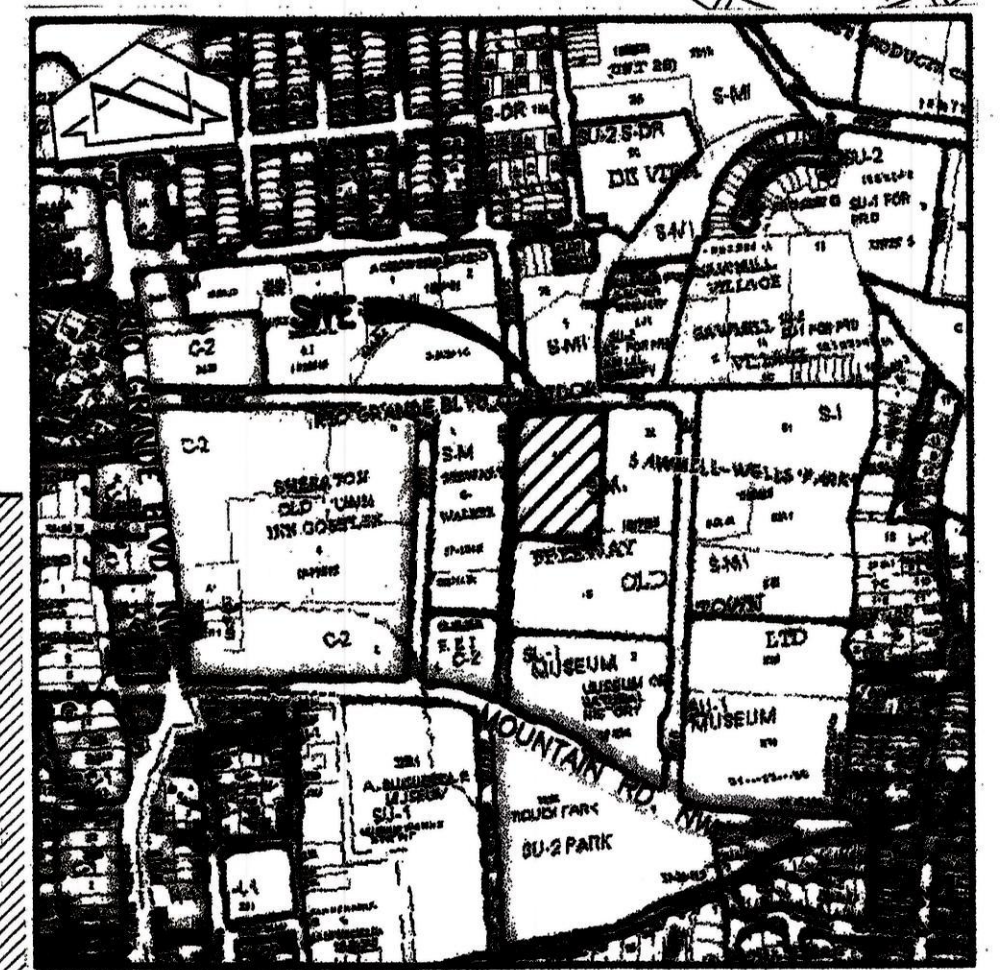
The record information edited onto the original design document has been obtained by Joel Loes of the firm Klinger Construction. I further certify that I have personally visited the project site on June 8, 2017 and have determined by visual inspection that the survey data provided is representative of 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 represented 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 Architect

6.9.17
date

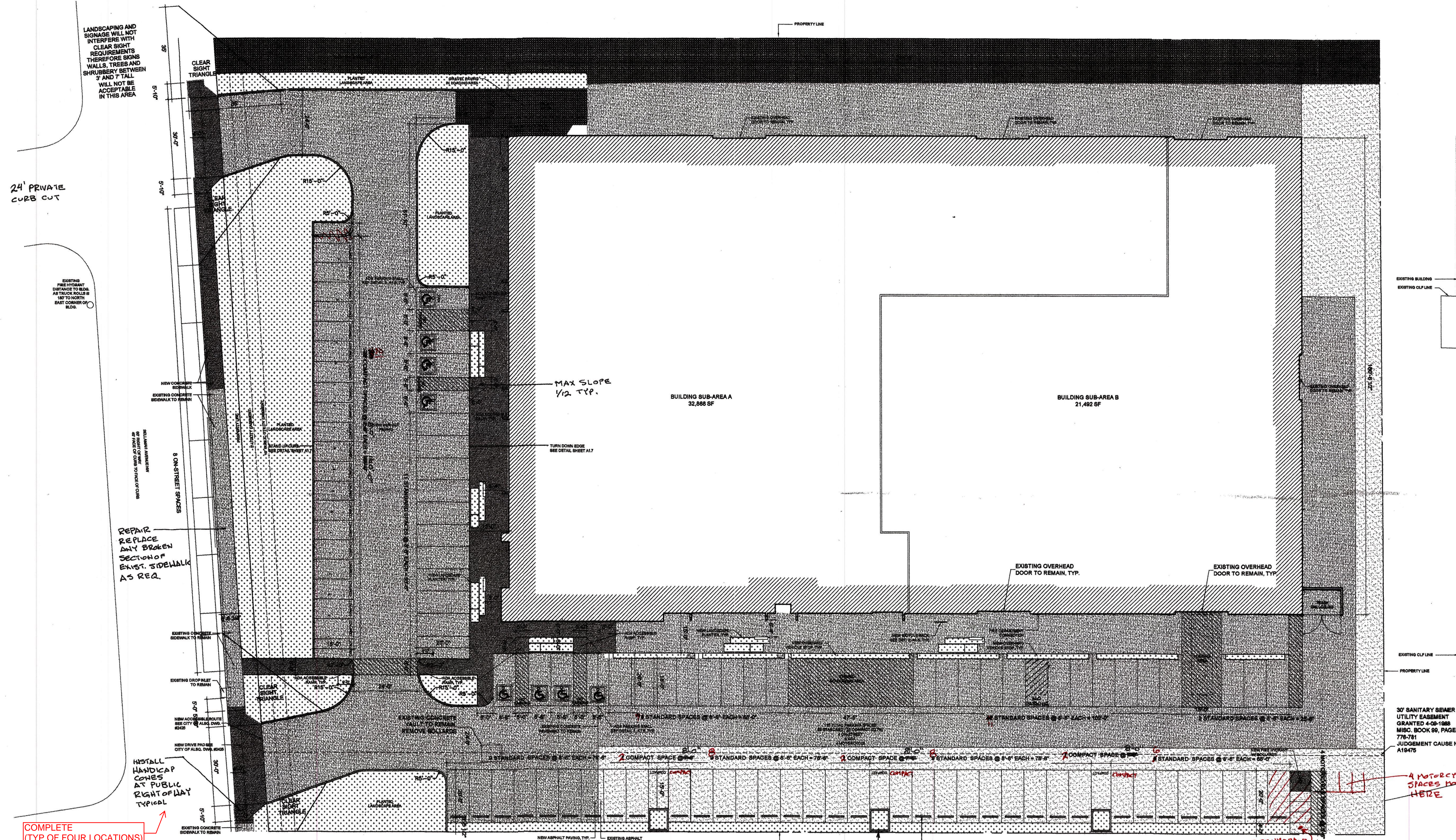




J-13

BLUE LINX WAREHOUSE ADAPTIVE RE-USE PROJECT
1820 BELLAMAH AVENUE N.W.
ALBUQUERQUE, NEW MEXICO

SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040



4 MOTORCYCLE SPACES MOVED TO HERE

FIRE HYDRANT

- PLANTED LANDSCAPE AREA
- EXISTING CONCRETE TO REMAIN, TYP.
- NEW CONCRETE PAVING, TYP.
- NEW GRAVEL PAVING, TYP.
- EXISTING GRAVEL TO REMAIN, TYP.
- NEW ASPHALT PAVING, TYP.
- EXISTING ASPHALT TO REMAIN, TYP.
- TO BE SEAL COATED

BUILDING ADDRESS: 1820 BELLAMAH AVENUE N.W.
LEGAL DESCRIPTION: LOT 1-A FREEMAN OLD TOWN, LIMITED APPROX. 2.9844 ACRES
ZONED: S-M1
ZONE ATLAS PAGE: J-13
OCCUPANCY CLASSIFICATION: M MERCANTILE
SQUARE FOOTAGE: (EXISTING BUILDING): 54,800 S.F.
AREA SEPARATION WALL PER IBC 5A, HALF= 27,315 S.F.
CONSTRUCTION TYPE: TYPE II-B SPRINKLED

SITE AREA
130,141 SF
PROPOSED BUILDING AREA
54,879 SF
(42.02%)
PROPOSED SITE PAVED AREA
53,319 SF
(40.87%)

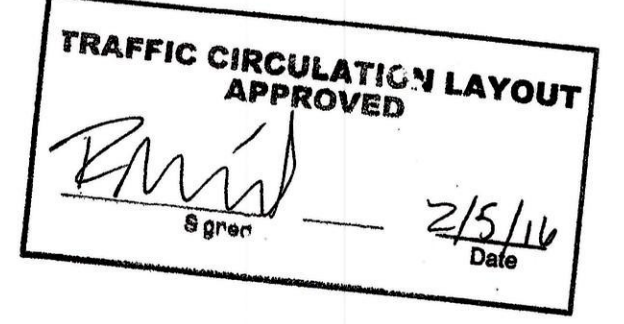
REQUIRED LANDSCAPE AREA
(15%)
11,327 SF
PROVIDED LANDSCAPE AREA
(15.58%)
11,744 SF

FRONT YARD AREA
30,489 SF
FRONT YARD PAVED AREA
(50.88%)
15,337 SF

PARKING CALCULATIONS PER ABQ ZONING CODE 14-16-3-1
PROPOSED MANUFACTURING / WHOLESALE USE:
1 SPACE / 1,000 SF OR 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT

TOTAL MANUFACTURING / WHOLESALE SPACES REQUIRED: 55 SPACES
BREAKDOWN: HANDICAP / ADA SPACES REQUIRED: 4 SPACES (1 VAN ACCESSIBLE)
SPACES TOTAL REQUIRED: 55 SPACES
MOTORCYCLE SPACES REQUIRED: 3 SPACES
TOTAL PARKING SPACES PROVIDED ON SITE: 413 SPACES
ON STREET SPACES (OUT OF 8 TOTAL): 4 SPACES
HANDICAP / ADA SPACES PROVIDED: 4 SPACES (1 VAN ACCESSIBLE)
MOTORCYCLE SPACES PROVIDED: 4 SPACES
STANDARD SPACES PROVIDED: 65 SPACES
COMPACT SPACES PROVIDED: 23 SPACES
ON STREET SPACES (OUT OF 8 TOTAL): 4 SPACES

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



AS BUILT NOTES INCLUDED 7.20.17
George Sanders

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

