

August 1, 2023

Mayor Louis Bonaguidi JM DeYoung,InterimCity Manager Councilor Linda Garcia, District 1 David Eason, City Attorney

CouncilorMichael Schaaf, District 2

Councilor Sarah Piano, District 3 CouncilorFran Palochak,District 4

Bonaguidi Construction Attn: Dan Bonaguidi 50 l Patton Drive

Gallup, New Mexico 8730 l

***Re: Commercial Alterations*** *I* ***3009 W. Historic Highway 66, Gallup, NM*** - ***Permit#: 23-0054***

Dear Mr. Bonaguidi:

This City of Gallup has completed their review of the plans submitted for the reference site. The following comments need to be addressed prior to the approval of your permit & plans:

# John Margis, Building Inspector/ Planning & Development Department 505.863.1240 *I* [jmargis@gallupnm.gov](mailto:jmargis@gallupnm.gov)

1. Include plans that will be submitted for the mechanical, electrical, and plumbing permits through the State. Include all sheets indicated on the drawing index on the cover sheet of the plans.
2. The following comments will be addressed on the final phase of the project:
   1. Provide a landscape plan showing the location and quantity of the required trees, shrubs, and ground cover.
   2. Provide a detailed floor plan for the storage area where the DMDs hallway door system will be installed or a separate plan review and permit will be required for this area.

# Jon Pairett, Fire Chief/ Fire Department 505.863.1380 *I* [jpairett@gallupnm.gov](mailto:jpairett@gallupnm.gov)

1. According to plans, the stairwells appear to be open with no smoke or fire separations. Stairwells do not open to the exterior of the building requiring occupants to change directions of travel. Provide a technical opinion and report from an approved and qualified Fire Protection Engineer or Fire Safety Specialist Organization that analyzes the fire safety properties of the building and report any changes required in accordance with IFC 2015 104.7.2.

110 West Aztec Avenue•Gallup,New Mexico•phone 505.863.1240 • **fax** 505.722.5131• web [www.GallupNM.gov](http://www.GallupNM.gov/)

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# Chance Peterson, Construction Project Manager/ Public Works Department

[**505.863.1283** / **cpeterson@gallupnm.gov**](mailto:505.863.1283/cpeterson@gallupnm.gov)

1. These previous comments 1 through 4 were not addressed on the revised plans.
2. Note 27 on sheet AS1.1 states "Add Curb Cuts". Additional clarification information and drawing details needed for this note. What exactly will be curb cut? Revise plans.
3. Note 12 on sheet ASl.1 states "Existing Concrete Curb and Gutter (no work)". However, there is damage to the existing Curb and Gutter such as gaps between sidewalk and back of cw-b, surface spalling, and signs of deterioration and cracking. Per Gallup Land Development Standards, 10-5-B-c-xi-l (c), the existing cw-band gutter will be required to be removed and replace. Revise plans and address this issue.
4. Include and reference NMDOT Standard Drawings for the design and construction of the pedestrian infrastructure. Revise plans to include NMDOT standard drawings for the design and construction for any handicap ramps, sidewalks, and curb work.
5. The property has frontage along a State Highway, NMDOT approved work permits will be required for the pedestrian infrastructure improvements. Contact Jayson Grover - District 6 Traffic Engineer at (505) 290-8340 for any questions you may have regarding the NMDOT work permits.

# Jan Boone, Assistant Superintendent / Water & Sanitation Department [505.726.5127 / jboone@gallupnm.gov](mailto:505.726.5127/jboone@gallupnm.gov)

I. Disapproved for both water and sewer - Plumbing pages not included 111 revisions blueprints.

# David Garcia, Assistant Superintendent/ Solid Waste Department 505.863.1342 / [dgarcia@gallupnm.gov](mailto:dgarcia@gallupnm.gov)

I. Refuse specification calls for 6" concrete on both pad and apron.

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This concludes the updated plan review, if you have any questions regarding the comments, please contact the reviewing depaitment directly at the phone number provided.

Enclosed ai·e your original submitted plans along with all attachments. Please provide two (2) sets of revised lai1s drawn to scale & the required size along with a PDF file copy. **Please do NOll return obsolete plans.**

Regards,



Nathalie Archie, Development Review Coordinator Planning & Development Department 505.863.1310 - [narchie@gallupnm.gov](mailto:narchie@gallupnm.gov)

CC: RBA Architecture. I 104 Park Ave. SW. Albuquerque, NM 87102 Real net Gallup, LLC., I0671 SW Washington St., Portland, OR 97225 File/ BP2023\_0054

110 West Aztec Avenue• Gallup, New Mexico 87301 • **phone** 505.863.1240