

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 29, 2004

Michele M. Mullen, Registered Architect
1015 Tijeras Ave. NW, Ste. 220
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Chalmers Office Building, [A-13 / D10A]
3777 The American Road NW
Architect's Stamp Dated 10/28/04

Dear Mr. Mullen:

P.O. Box 1293

The TCL / Letter of Certification submitted on October 28, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

October 28, 2004

Mr. Wilfred Gallegos
City of Albuquerque
Transportation Development Section
600 Second Street NW
Albuquerque, NM 87102

Re: Proposed Office Building
aka Chalmers Office Building
3777 The American Road
Lot 4, Tract C1A1, Seven Bar Ranch
Albuquerque, NM 87124

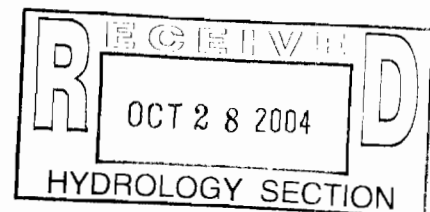
Dear Wilfred:

Attached is the as-built site plan and approved Administrative Amendment Plan stamped 7/9/04 for the above referenced project. I am applying for a permanent Certificate of Occupancy, as the site is substantially complete. (Please note that the address on the Administrative Amendment is incorrect. The correct address is 3777 The American Road.)

The only field change to the approved Administrative Amendment Site Plan is that two compact car spaces were installed at the northwest corner of the site instead of standard sized spaces. The two compact spaces are 8' wide by 20' deep. The pavement is marked as "COMPACT" at those two spaces.

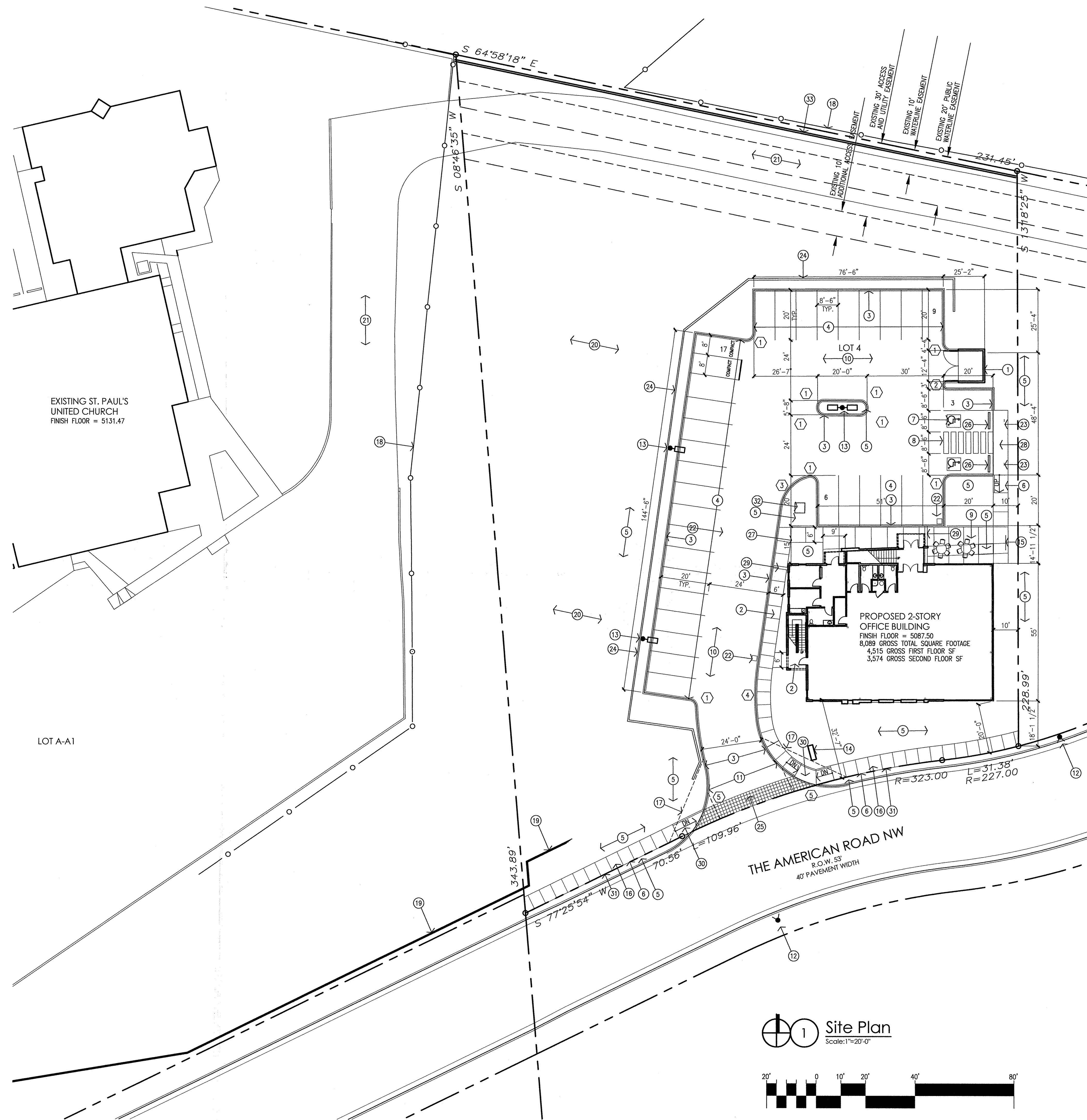
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Attachments: Approved Site Plan dated 06/03/04 & approved 7/9/04
As-built Site Plan A001 dated 10/28/04





GENERAL NOTES:
A. PROVIDE CONTRACTION JOINTS AT 5'-0" O.C AND EXPANSION JOINTS @ 20' O.C. IN NEW CONCRETE SIDE WORK.

- KEYED NOTES:
- [1] CMU DUMPSTER ENCLOSURE WITH STUCCO FINISH.
 - [2] 4" THICK CONCRETE SIDEWALK.
 - [3] 6" HIGH CONCRETE CURB.
 - [4] 8'-6"x20' PARKING SPACES
 - [5] LANDSCAPING WITH DRIP IRRIGATION.
 - [6] 1'/12' HANDICAPPED ACCESSIBLE WALK.
 - [7] HC PAVEMENT SIGN, TYPICAL OF 2.
 - [8] HC AISLE STRIPING.
 - [9] CONCRETE PATIO.
 - [10] ASPHALTIC CONCRETE PAVING.
 - [11] NEW CITY STANDARD CURB CUT.
 - [12] EXISTING FIRE HYDRANT TO REMAIN.
 - [13] SITE LIGHT WITH CONCRETE POLE BASE, REFER TO ELECTRICAL.
 - [14] MONUMENT SIGN. NOT IN CONTRACT.
 - [15] BIKE RACK FOR FOUR BIKES, REFER TO 8/A002.
 - [16] NEW 6' WIDE CITY SIDEWALK.
 - [17] 25' CLEAR SITE TRIANGLE.
 - [18] EXISTING FENCE TO REMAIN.
 - [19] EXISTING RETAINING WALL TO REMAIN.
 - [20] EXISTING SLOPE TO REMAIN WITH NEW EROSION CONTROL.
 - [21] EXISTING 20' ASPHALT DRIVE TO REMAIN.
 - [22] STORM INLET. REFER TO CIVIL AND STRUCTURAL.
 - [23] HC PARKING SIGN, REFER TO DETAIL 7/A002.
 - [24] RETAINING WALL. REFER TO CIVIL.
 - [25] COLORED CONCRETE PEDESTRIAN WALKWAY.
 - [26] PARKING BUMPER WITH REBAR DOWELS INTO ASPHALT PAVING.
 - [27] MAIL BOXES.
 - [28] CONCRETE SIDEWALK TO BE FLUSH WITH H.C. PARKING SPACES.
 - [29] ROOF DRAINS ROUTE UNDER STEEL SIDEWALK CULVERT.
 - [30] HANDICAPPED ACCESSIBLE RAMP WITHIN CITY EASEMENT.
 - [31] 6' WIDE PUBLIC EASEMENT FOR NEW 6' WIDE CITY SIDEWALK. ALIGN THE STREET SIDE OF THE NEW SIDEWALK WITH THE PROPERTY LINE.
 - [32] ELECTRICAL TRANSFORMER, REFER TO ELECTRICAL SITE PLAN.
 - [33] 6' HIGH INTEGRALLY COLORED 6" CMU WALL.

SITE LIGHTING NOTES
THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.

THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20 FEET.

- RADIUS INFORMATION
- [1] RADIUS = 3'-0"
 - [2] RADIUS = 1'-6"
 - [3] RADIUS = 15'-0"
 - [4] RADIUS = 60'-0"
 - [5] RADIUS = 30'-0"

project title

Proposed Office Building

3777 The American Road NW

Albuquerque, New Mexico 87124

sheet title

Site Plan

job number

03-39

drawn by

MAG

project manager

MMM

date

10/28/04

revision

by

date

rev

5

4

3

2

1

STATE OF NEW MEXICO

MANCHEL M. MULLEN

No. 003428

REGISTERED ARCHITECT

A001