

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 25, 2006

John Arthur Blessen, P.E.
1801 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Coldwell Office Building, [A-14 / D10D]
10300 Cottonwood Park NW
Engineer's Stamp Dated 07/24/06

Dear Mr. Blessen:

The TCL / Letter of Certification submitted on July 25, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


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

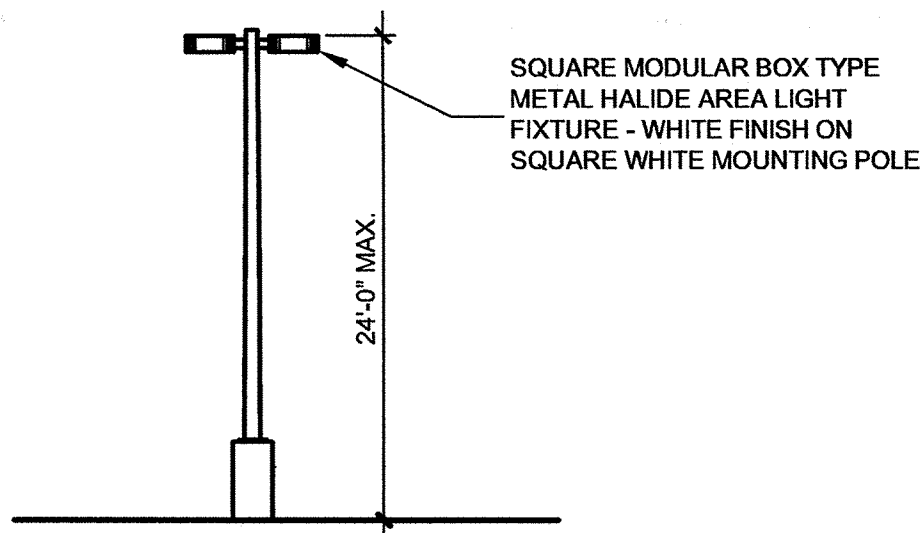
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

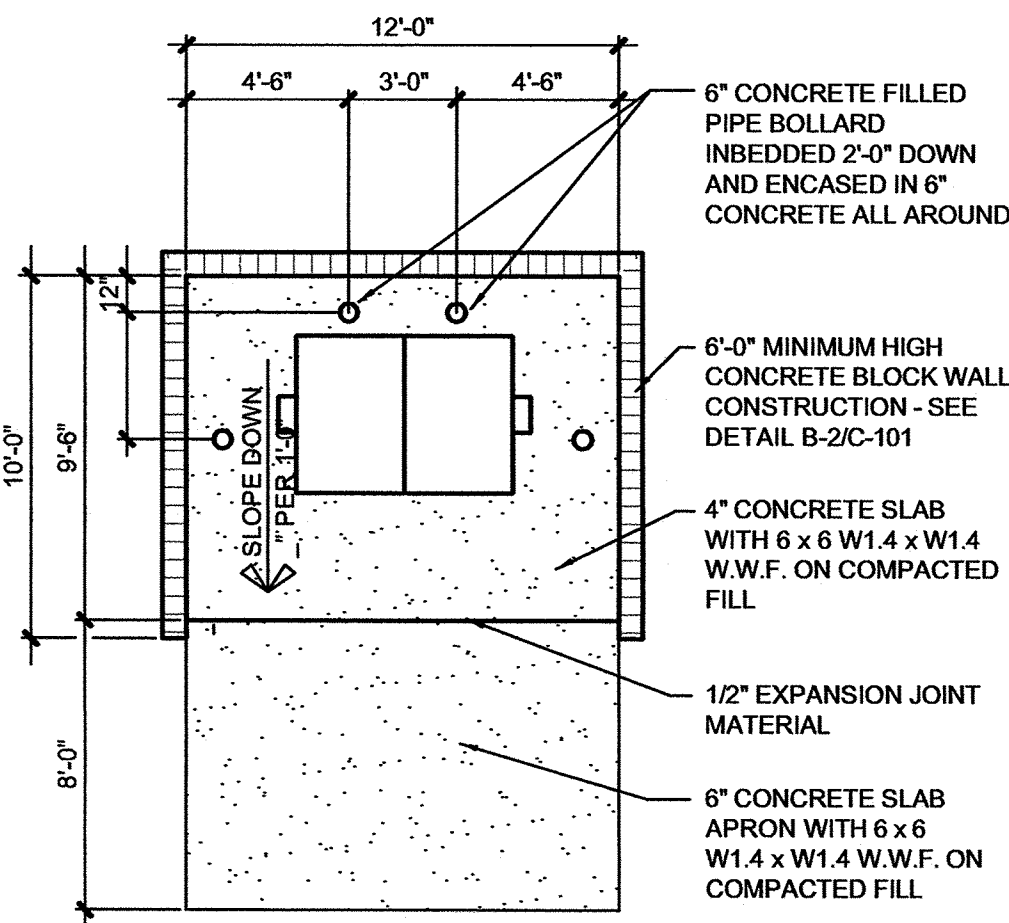
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

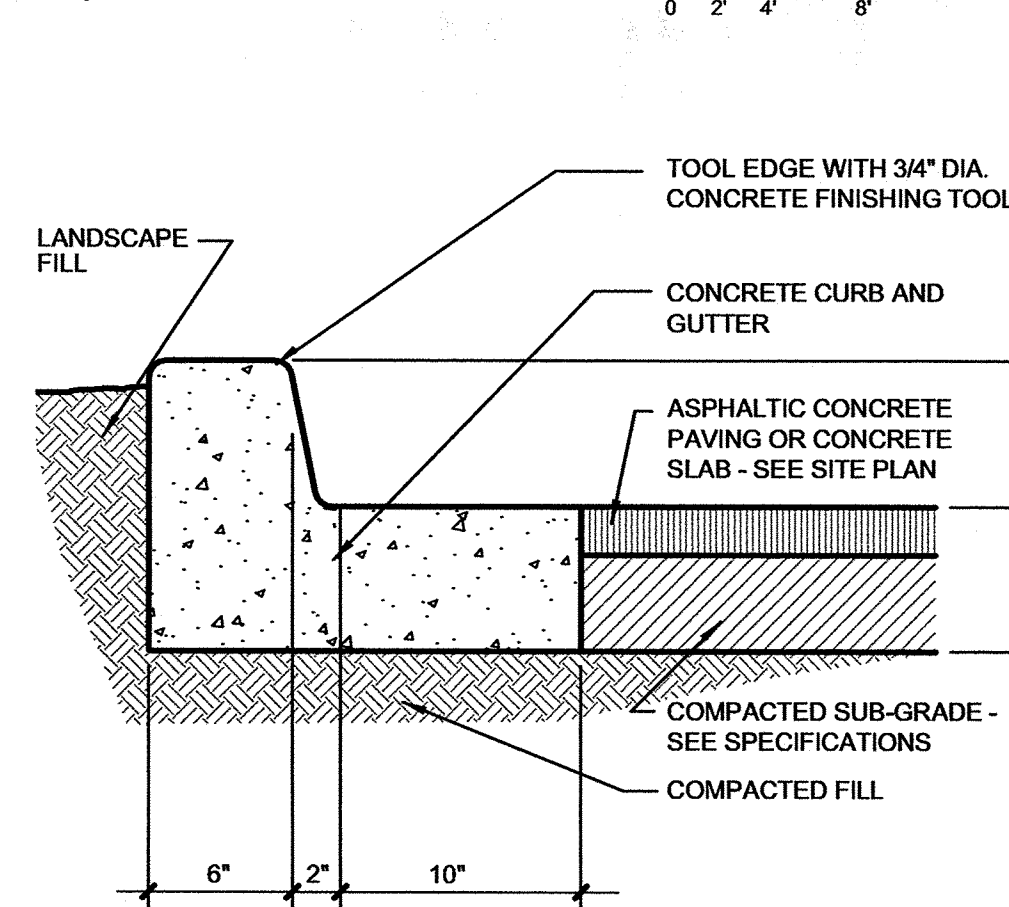
D-1 LIGHTING DETAIL

SCALE: N.T.S.



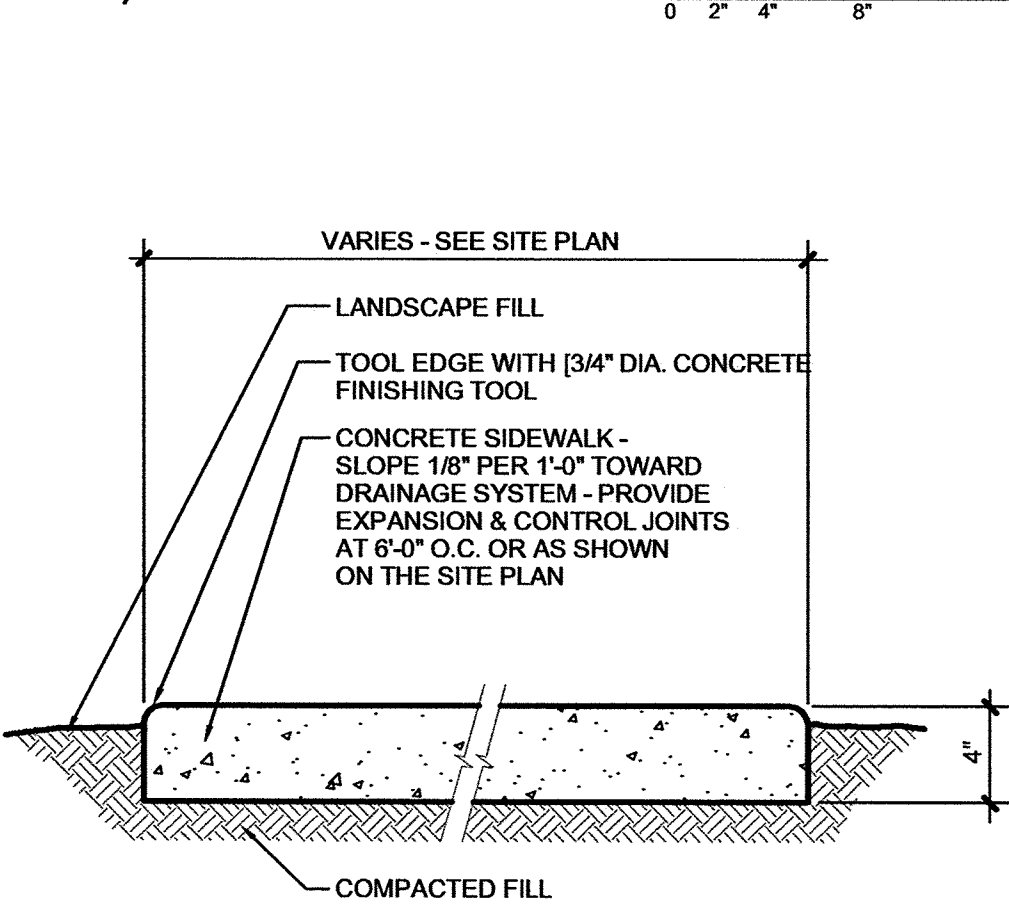
C-1 TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



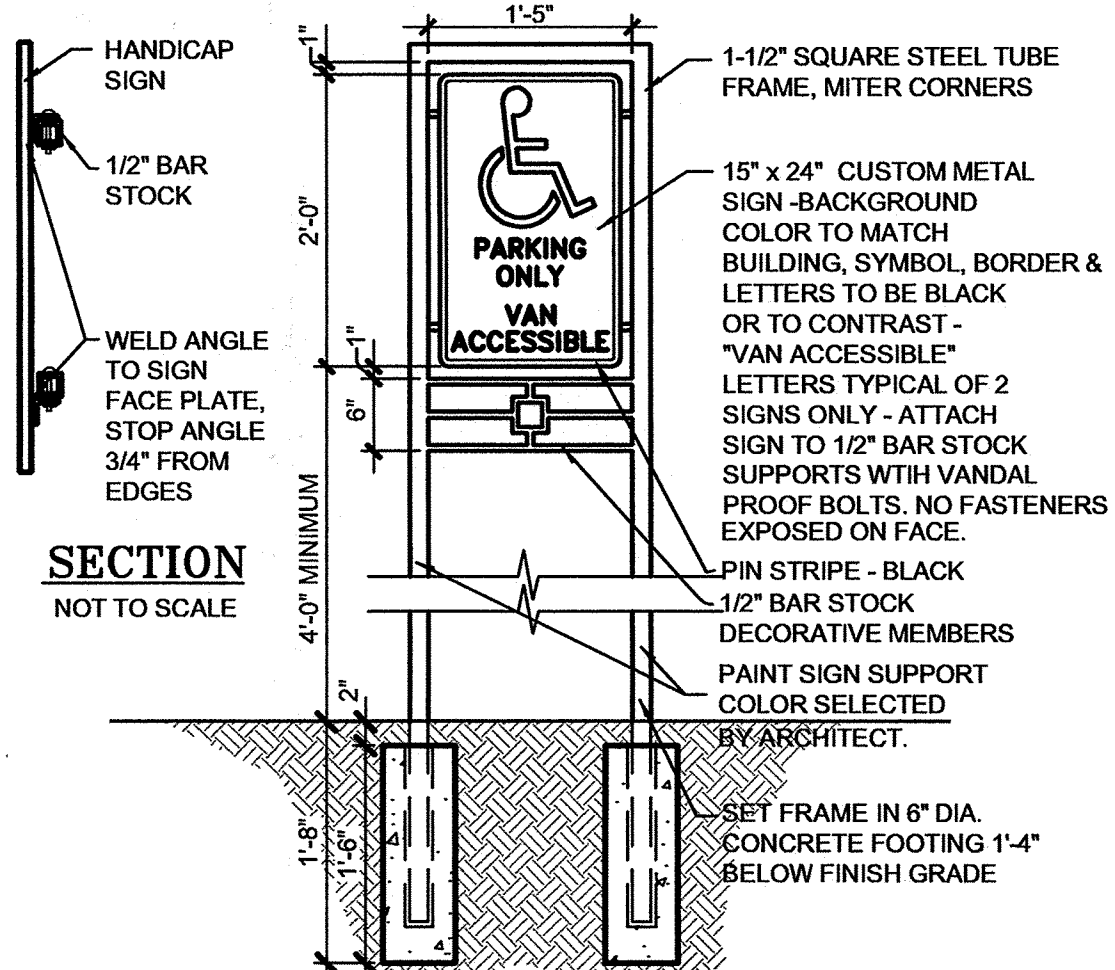
B-1 TYPICAL CURB & GUTTER

SCALE: 1-1/2" = 1'-0"



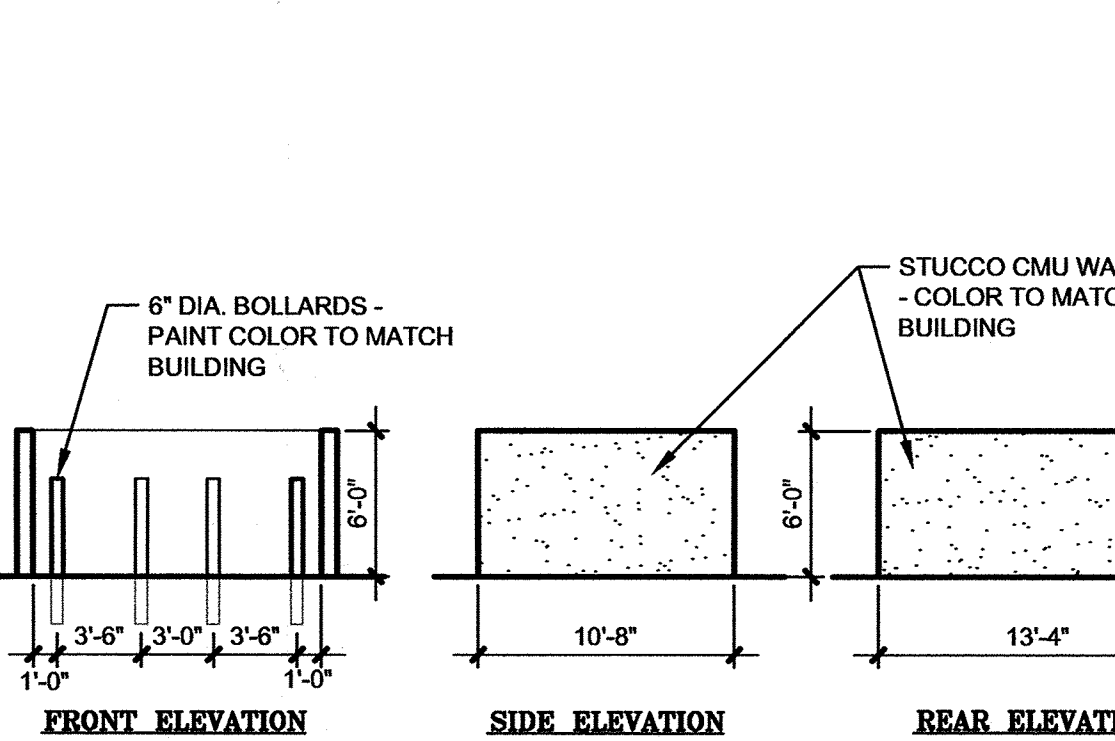
A-1 TYPICAL SIDEWALK

SCALE: 1-1/2" = 1'-0"



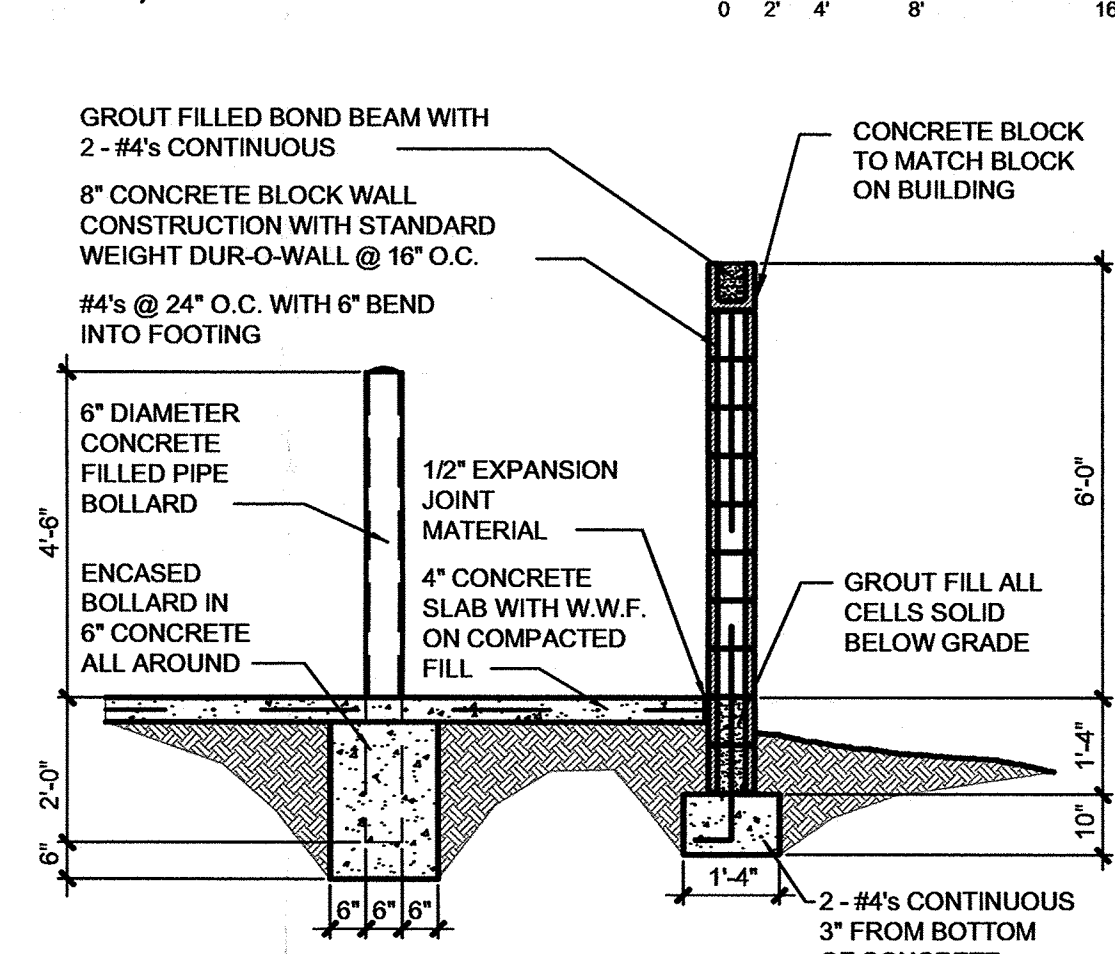
D-2 HANDICAP SIGN POST

SCALE: 3/4" = 1'-0"



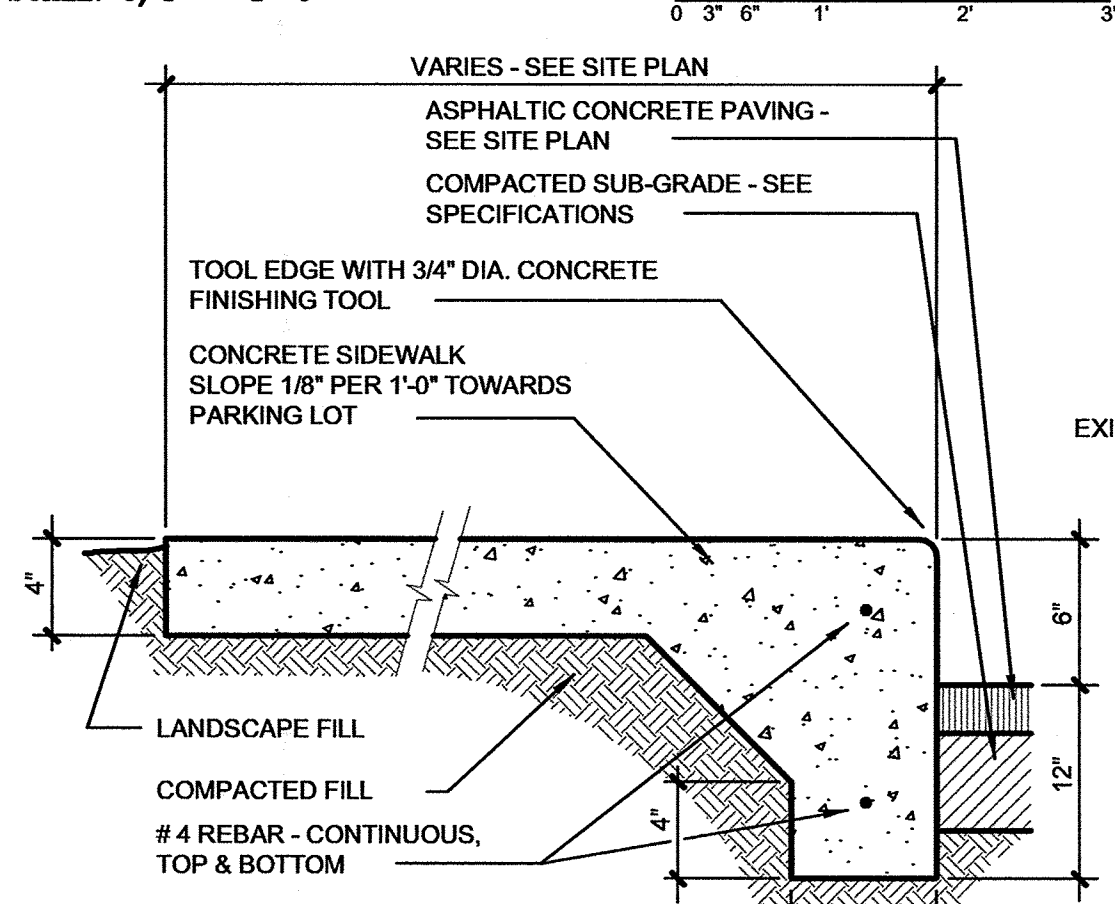
C-2 TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



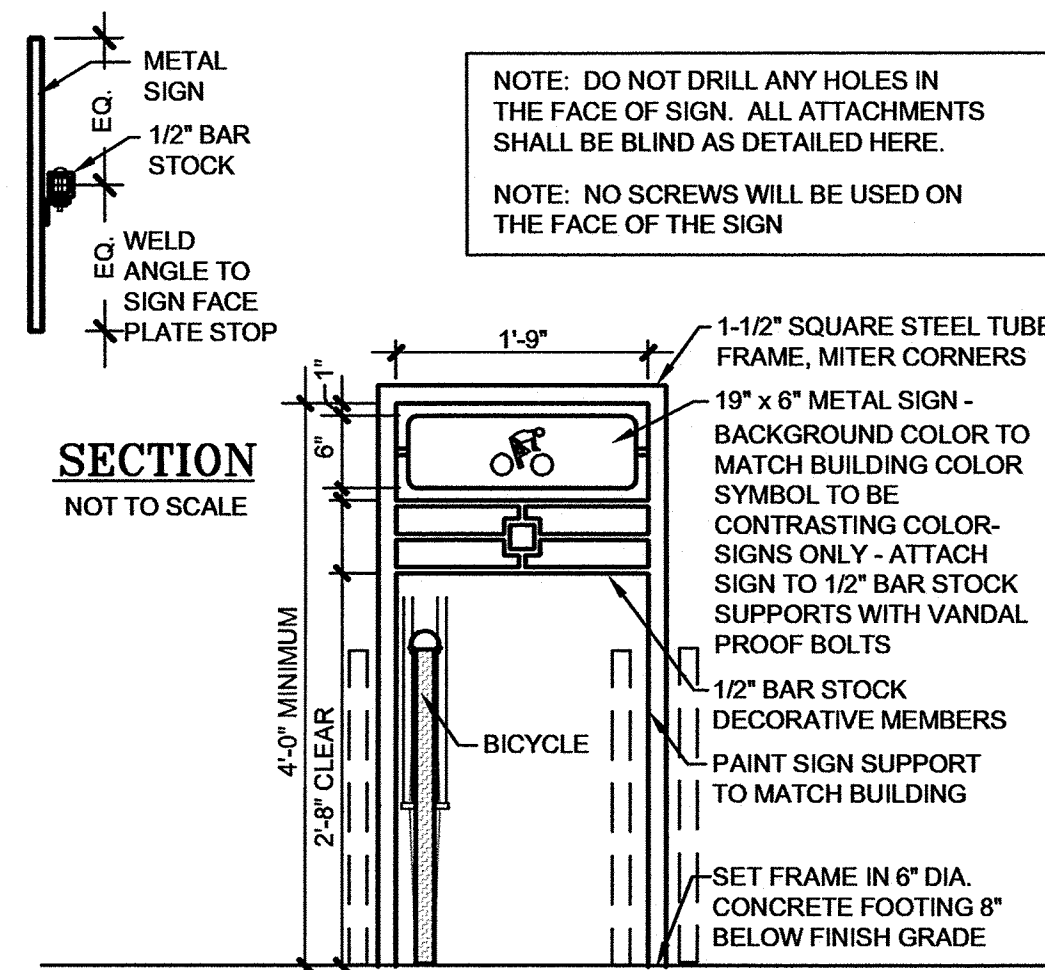
B-2 CMU WALL

SCALE: 3/4" = 1'-0"



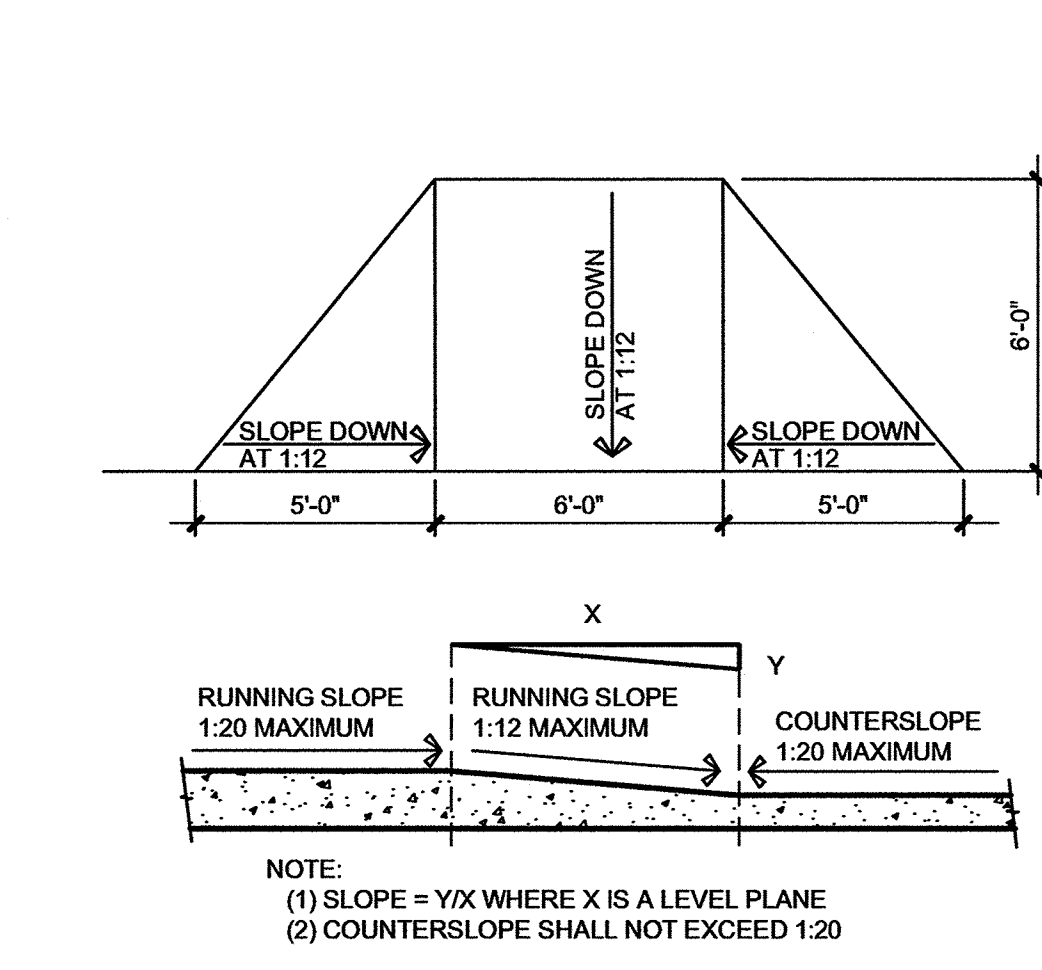
A-2 TURN-DOWN SIDEWALK

SCALE: 1-1/2" = 1'-0"



D-3 BIKE RACK

SCALE: 3/4" = 1'-0"



D-4 HANDICAP CURB CUT RAMP

SCALE: 1/4" = 1'-0"

GENERAL NOTES (SITE)

- THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE STANDARDS.
- THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
- THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET. SEE THE EXTERIOR ELEVATIONS FOR LOCATION.
- SEE SHEET C-1 FOR THE ACCESSIBLE ROUTE FROM THE HANDICAP PARKING SPACES INTO THE BUILDING.
- TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM ANY EXISTING OR NEW UNDERGROUND UTILITY LINES.
- ALL NEW FIRE HYDRANTS SHALL BE OPERATING PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE ENGINEER'S CERTIFICATION REQUIRED BY THE HYDROLOGY SECTION NEEDS TO INCLUDE CERTIFICATION THAT THE SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.



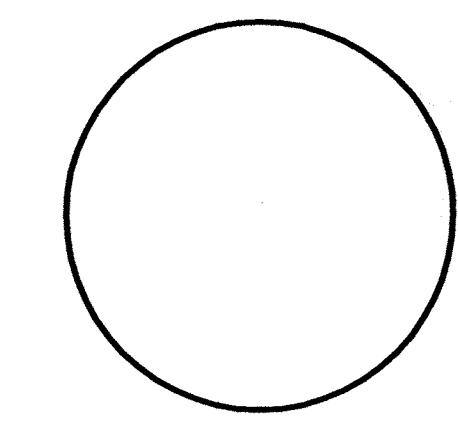
CLAUDIO VIGIL
ARCHITECTS

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Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS

PROFESSIONAL SEAL



COLDWELL
OFFICE
BUILDING
10300 COTTONWOOD PARK NW
ALBUQUERQUE, NEW MEXICO

GERALD
MARTIN
General Contractor

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 05275
DRAWING FILE: 05275/COB-C-101-SP
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: DECEMBER 8, 2005

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-101

