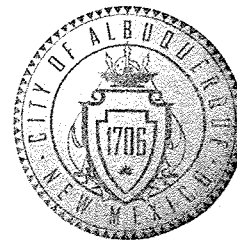


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 3, 2008

Alexander Finale, Registered Architect
9813 Chantilly Road NW
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for
Enchanted RV, [B-13 / D002E1]
9654 - 9500 Eagle Ranch Road NW
Architect's Stamp Dated 08/26/08

Dear Mr. Finale:

PO Box 1293

The TCL / Letter of Certification submitted on September 3, 2008 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,

NM 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

Alexander Finale Architect, Ltd.

Architecture Planning Design Management

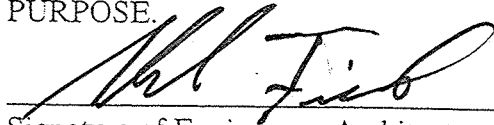
TRAFFIC CERTIFICATION

I, ALEXANDER FINALE, NMPE OR NMRA 3589, OF THE FIRM ALEXANDER FINALE ARCHITECT, LTD., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB & AA ~~OR TOL~~ APPROVED PLAN DATED 12-19-07. ~~THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY _____ OF THE FIRM _____.~~ I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08-26-08 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

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

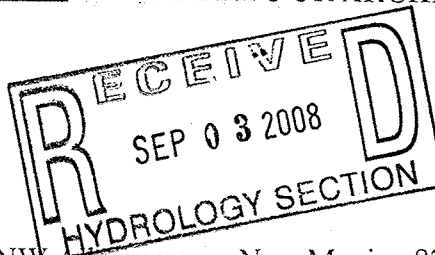
(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH.)

THE RECORD INFORMATION PRESENTED 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 Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

8/26/08
Date



9813 Chantilly Road NW Albuquerque, New Mexico 87114
Tel.: (505) 899-5442 Fax: (505) 899-4964



Project Number: 1003714
Application Number: 07DRB 70364

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 07/19/07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required () Yes (X) No if yes, then a set of approved DRC plans with work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Site Development Plan Signoff Approval:

Bradley J. Bynum 12/21/07
Traffic Engineering, Transportation Division: Date

N/A 12/14/07
ABCWUA Date

Christina Sandoval 12/12/07
Parks and Recreation Department Date

Bradley J. Bynum 12/12/07
City Engineer Date

N/A
Environmental Health Department (conditional) Date

SB 12/12/07
Solid Waste Management Date

Andrew Garcia 12/21/07
DRB Chair Person, Planning Department Date

PARKING CALCULATIONS

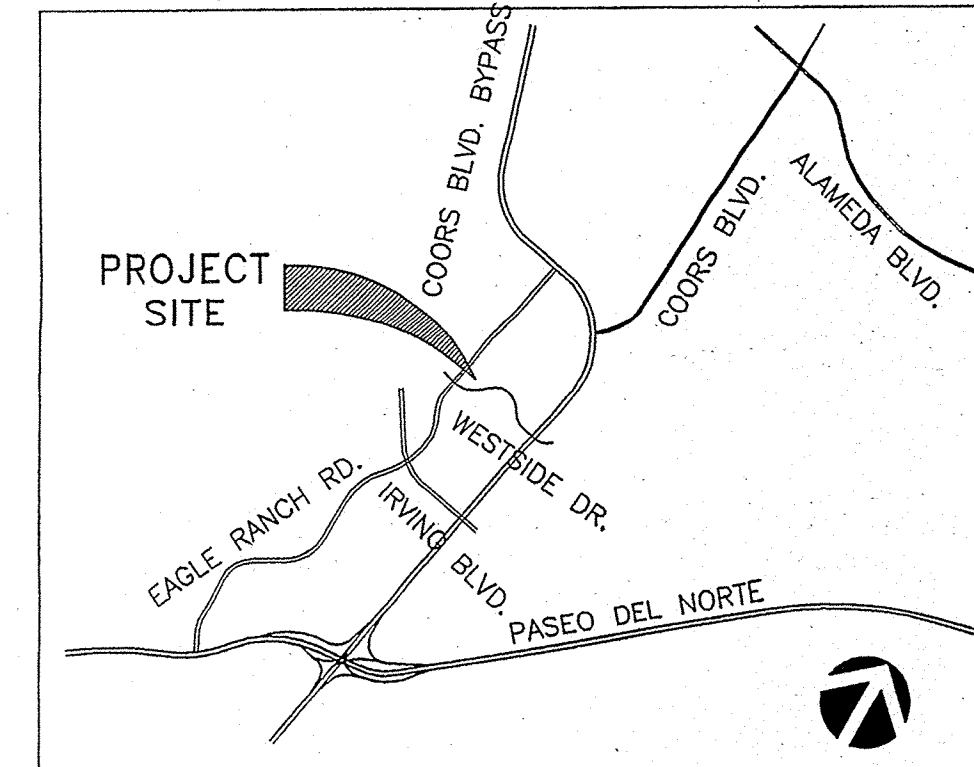
BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1.

STALL SIZE = 9'-0" WIDE X 20'-0" LONG

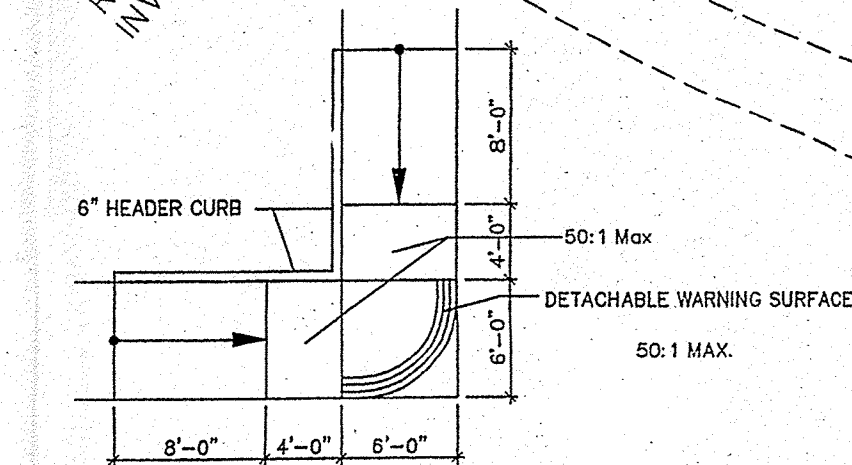
4,000 SF OFFICE RETAIL/200 = 20 SPACES
4,900 SF WAREHOUSE/ 2,000 = 3 SPACES
SPACES REQUIRED = 23
SPACES PROVIDED = 24

ACCESSIBLE SPACES REQUIRED = 1
ACCESSIBLE SPACES PROVIDED = 2

MOTORCYCLE SPACES REQUIRED = 1
MOTORCYCLE SPACES PROVIDED = 2



VICINITY MAP



TYPICAL A.D.A. RAMP (2426 Modified)

SCALE: 1" = 20'

WESTSIDE DRIVE N.W.
(60'-0" ROW)

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

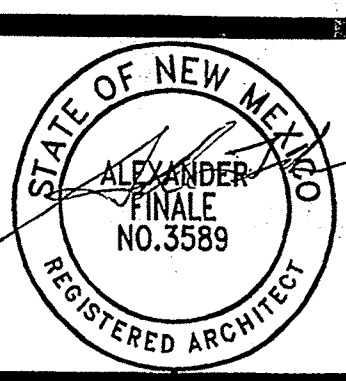
KEYED NOTES

1. CONCRETE SIDE WALK PER COA STD 2430, WIDTH AS NOTED SEE SITE DETAIL 10 SHEET S-3.
2. CONCRETE RAMP 12:1 SLOPE MAX. PER COA STD DWG 2426
3. ALL LANDINGS AND RAMPS WILL COMPLY WITH ADA NUMBERS 406.7, 405.2, 405.3, 405.7.1, 405.7.2, 405.7.3, 405.7.4. SEE TYPICAL RAMP DETAIL
4. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO
5. SEE SITE DETAILS SHEET S-3
6. TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5, & 6 SHEET S-3.
7. LANDSCAPED ROCK RETENTION AREA
8. LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
9. 6'-8" HIGH PERIMETER WROUGHT IRON FENCE, PAINTED TO MATCH BLDG. SEE SITE DETAILS 12 & 16 SHEET S-3.
10. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE
11. 14-16-3-5 with illuminated address numbers 9650.
12. TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO BE DISTINGUISH FROM THOSE ON ADJOINING TRACT C-2-A
13. 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET S-3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT C-2-A
14. EXISTING LIGHT POLE TO REMAIN
15. CONCRETE FILLED BOLLARD, PAINTED SAFETY YELLOW SEE SITE DETAIL 1 SHEET S-3
16. AREA RESERVED FOR RECYCLE
17. WROUGHT IRON GATE TO MATCH ADJACENT W.I. FENCE W/FLOOR MOUNTED TRACK.
18. VEHICULAR/PEDESTRIAN ASPHALT SIGNAGE, PAINTED WHITE
19. 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE" ON THE EAST ENTRANCE TO THE PROPERTY.
20. 5'-0"H.X12'-0"W. CMU SCREEN WALL W/STUCCO FINISH
21. FIRE HYDRANT TO POINT 351'
22. RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
23. CURB CUT TO LANDSCAPE SWALE/POND and Dumpster.
24. WROUGHT IRON TRELIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
25. ACCESSIBLE PARKING SIGNAGE, SEE DETAILS 8/S-3 & 9/S-3
26. EXISTING RAMP COMPLYING WITH COA STD DWG 2426
27. MOTORCYCLE PARKING SIGNAGE per #8 above.
28. CONC. WHEEL STOPS, TYPICAL
29. Handicap Signs per #8 above.
30. Fire Department attached light locks. If manual opening will be lock number Knox #3753, if electric knox #3503
31. 6" curb to protect landscape, see S-3 #3.

GENERAL NOTES

1. NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. 12-12-07
SIGNATURE & DATE



ALEXANDER FINAE ARCHITECT, LTD.
ARCHITECTURE PLANNING DESIGN MANAGEMENT
P: 505-979-5442
F: 505-979-4964
9813 Chantilly Road NW ALBUQUERQUE, NEW MEXICO 87114-402

@Enchantment RV, Inc.

Site Development Plan

A New Office & Warehouse
for Enchantment RV
Westside Road NW Albuquerque, NM 87114

Date:	12/11/07
Revision:	
Rev. No. By:	Date:

RECEIVED
JAN 10 2008
10:03 AM
Plan Check Section
HYDROLOGY SECTION

S-1

Per ADA 504.7 All Landings and Ramps subject to wet conditions shall be designed to prevent the accumulation of water.

Albuquerque Building & Safety

JAN 10 2008

Plan Check Section

HYDROLOGY SECTION

Project Number: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required () Yes () No if yes, then a set of approved DRC plans with work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Site Development Plan Signoff Approval:

Traffic Engineering, Transportation Division:	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chair Person, Planning Department	Date _____

PARKING CALCULATIONS

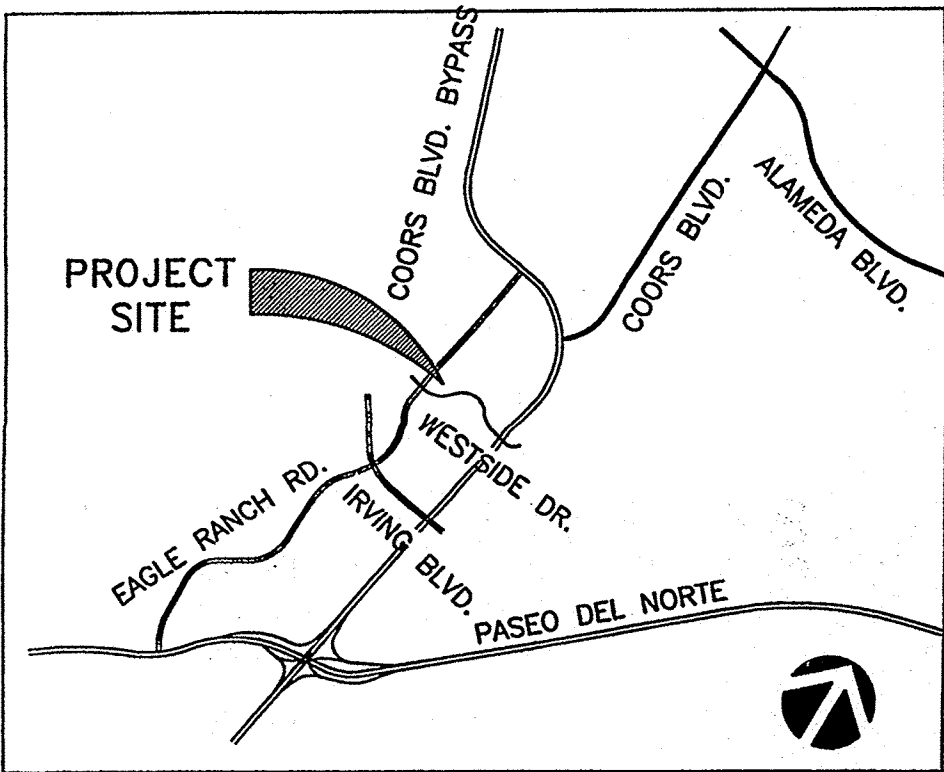
BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

STALL SIZE = 9'-0" WIDE X 20'-0" LONG

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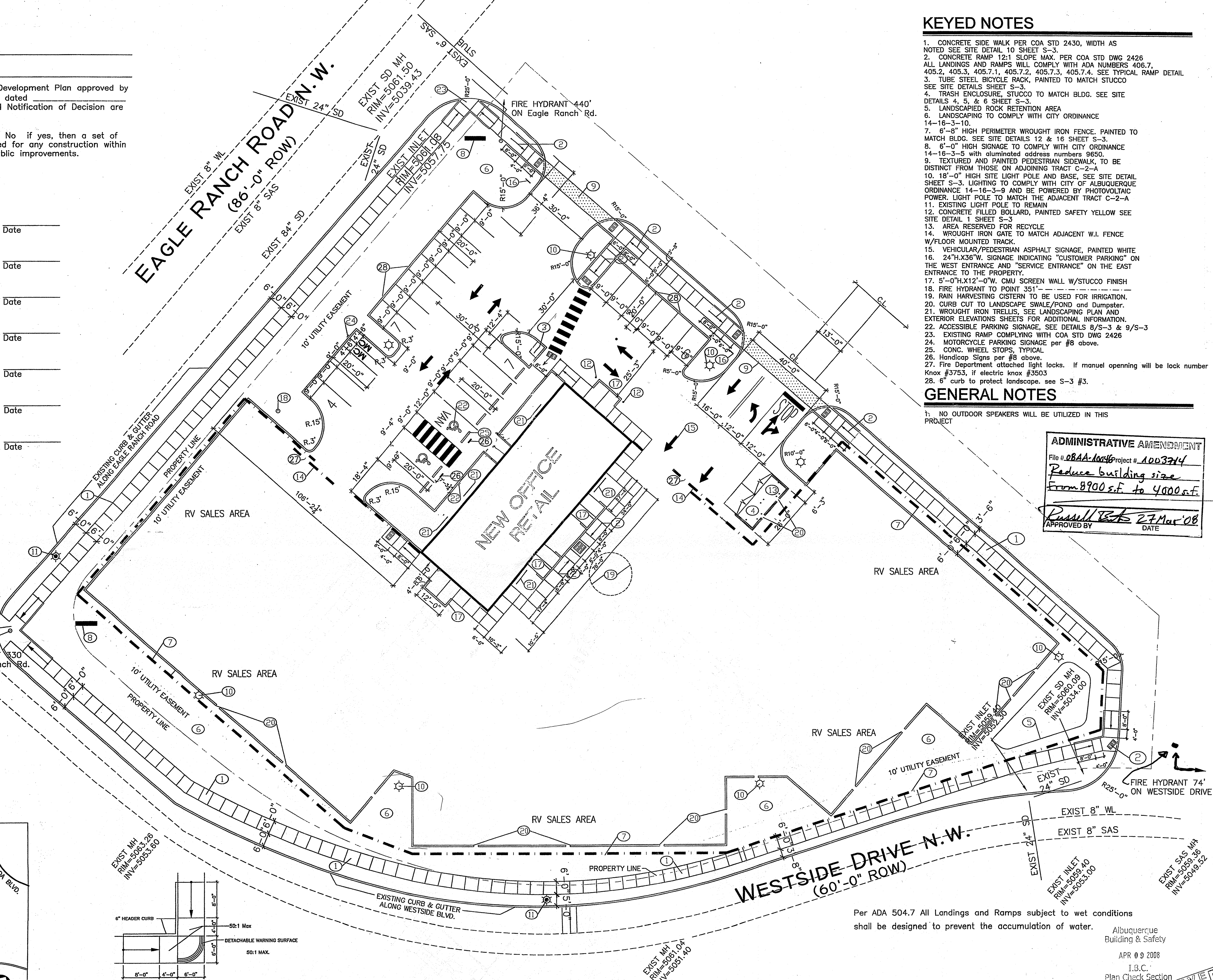
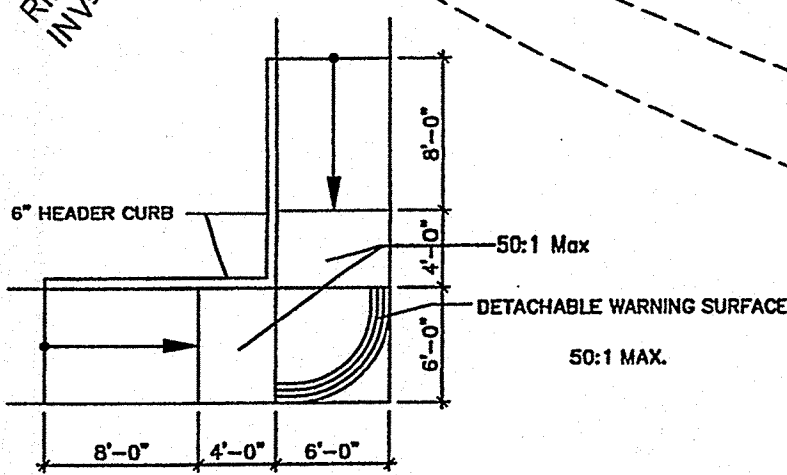
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VICINITY MAP

TYPICAL A.D.A. RAMP (2426 Modified)

SCALE: 1" = 20'



KEYED NOTES

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- ALL LANDINGS AND RAMPS WILL COMPLY WITH ADA NUMBERS 406.7, 405.2, 405.3, 405.7.1, 405.7.2, 405.7.3, 405.7.4. SEE TYPICAL RAMP DETAIL
3. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO SEE SITE DETAILS SHEET S-3.
4. TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5, & 6 SHEET S-3.
5. LANDSCAPED ROCK RETENTION AREA
6. LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
7. 6'-8" HIGH PERIMETER WROUGHT IRON FENCE, PAINTED TO MATCH BLDG. SEE SITE DETAILS 12 & 16 SHEET S-3
8. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5 with aluminated address numbers 9650.
9. TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO BE DISTINCT FROM THOSE ON ADJOINING TRACT C-2-A
10. 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET S-3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT C-2-A
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GENERAL NOTES

1. NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT

ADMINISTRATIVE AMENDMENT
File # 08AA-10046 Project # 1003714
Reduce building size
From 8900 s.f. to 4000 s.f.
APPROVED BY: [Signature] DATE: 27 Mar '08

SITE DEVELOPMENT PLAN

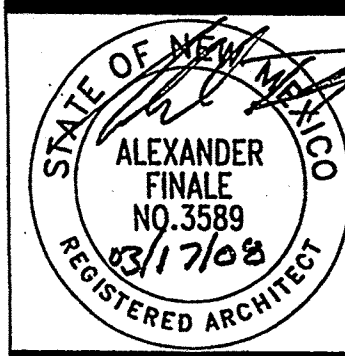
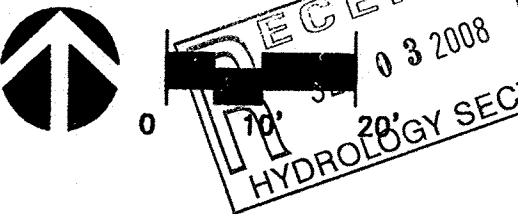
SCALE: 1" = 20'

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Albuquerque Building & Safety

APR 09 2008

I.B.C. Plan Check Section



ALEXANDER FINALE ARCHITECT, LTD.
ARCHITECTURE PLANNING DESIGN MANAGEMENT
P: 505-899-5442 F: 505-899-464
9813 Chantilly Road NW ALBUQUERQUE, NEW MEXICO 87114-4002

Site Development Plan

A New Office & Warehouse for Enchantment RV
Westside Road NW Albuquerque, NM 87114

Date:	12/10/07
Revision:	
Rev. No. By:	Date:

Sheet

S-1-A