



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

February 24, 2004

Kent Trauernicht, Registered Architect
55 Camino Del Senador
Tijeras, NM 87059

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mechenbier Off/Wrhs(San Mateo Business lots 27,28,29), [B-18 / D9]
5401 Venice Ave NE
Architect's Stamp Dated 02/18/04

Dear Mr. Trauernicht:

The TCL / Letter of Certification submitted on February 24, 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.

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 3366
ALBUQUERQUE, NM 87190
TELE: (505) 281 - 9560
FAX: (505) 286 - 1055

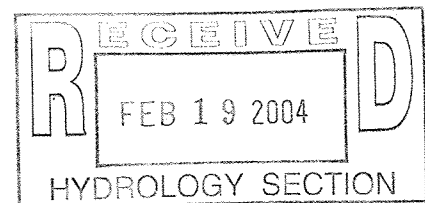
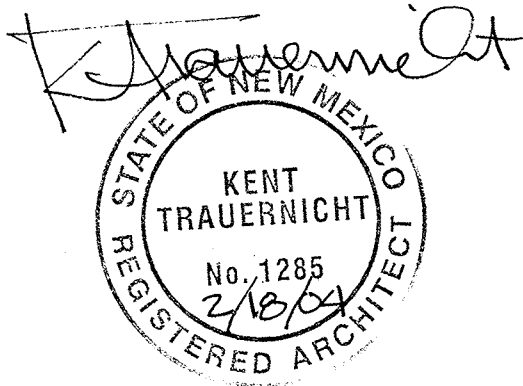
February 18, 2004

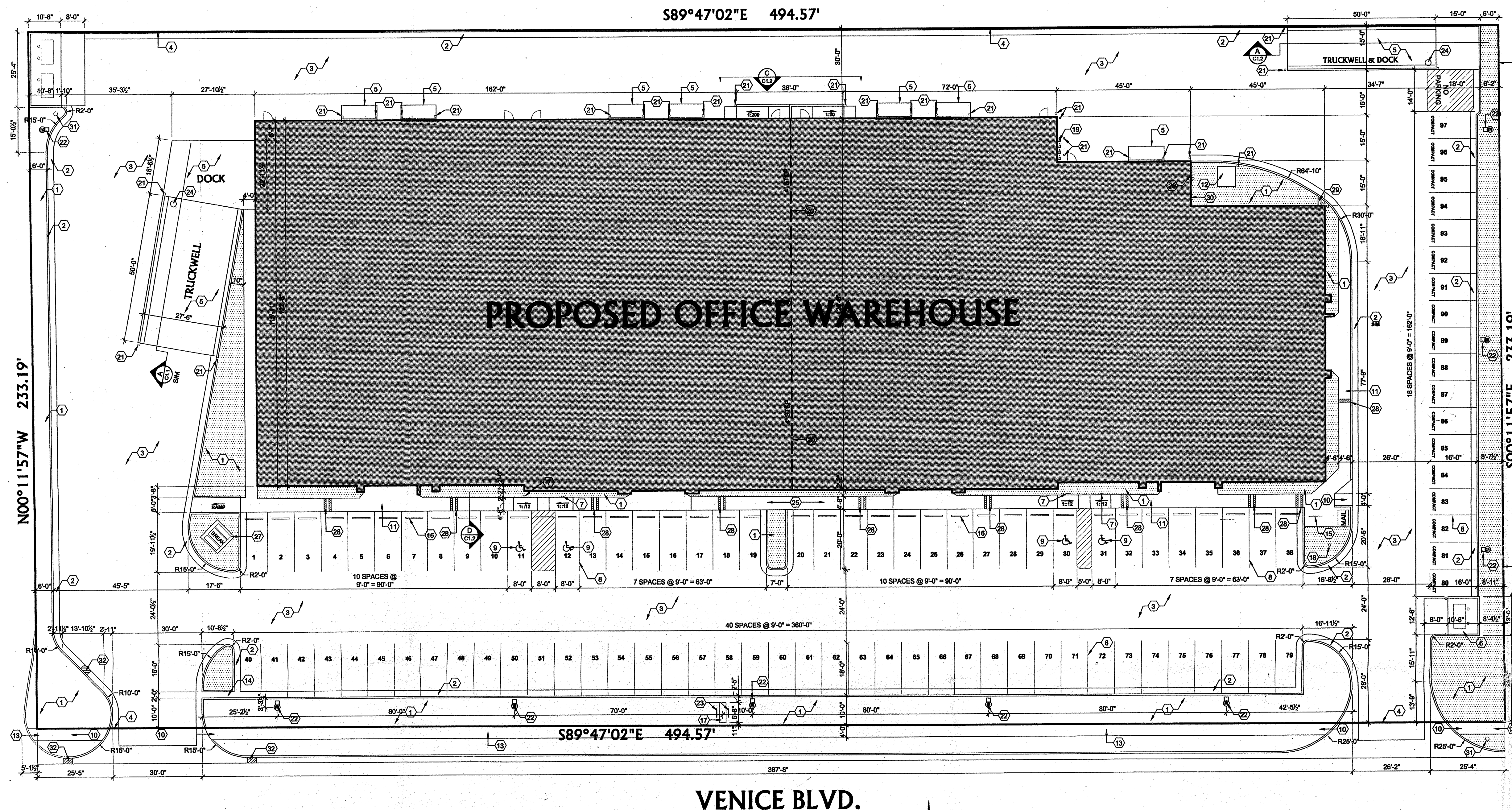
City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
COA BP# 0316370
Mechenbier Office Warehouse Building
5401 Venice Ave, NE
Albuquerque, NM 87113

I have visited the completed project and to the best of my knowledge and information it appears to be in substantial compliance with the intent of the design concepts and the construction documents, as approved by the City for traffic circulation and parking. Minor site changes may have occurred during the construction of this project but have no adverse impact to the site and its ability to comply with the approved plan. Those relying upon this record are advised to obtain independent verification of its accuracy before using it for any other purpose.

This document neither expresses nor implies a warranty.





KEYED NOTES:

- 1.) LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
- 2.) MEDIAN CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
- 3.) 3" ASPHALT PAVING @ DRIVEWAYS, 2" ASPHALT PAVING @ PARKING STALLS.
- 4.) PROPERTY LINE.
- 5.) 6" THICK CONCRETE DRIVEPAD.
- 6.) DUMPSTER PAD, APRON, AND ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL G/C1.2 & H/C1.2.
- 7.) POLE MOUNTED HANDICAPPED PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS.
- 8.) PARKING STALL STRIPING.
- 9.) PAINTED HANDICAPPED PARKING SYMBOL.
- 10.) CURB RAMPS PER CITY STANDARDS. 36" WIDE, 1:12 MAX. SLOPE, 1:10 SIDE SLOPE.
- 11.) 4'-6" WIDE CONCRETE SIDEWALK.
- 12.) POWER TRANSFORMER LOCATION PAD MOUNTED, PER PNM SPECIFICATIONS.
- 13.) 4'-0" CITY SIDEWALK.
- 14.) CONCRETE CHANNEL, SEE GRADING & DRAINAGE PLAN.
- 15.) BIKE RACK, SEE DETAIL M/C1.2.
- 16.) PARKING BUMPER SET 2'-0" FROM CURB.
- 17.) MONUMENT SIGN, SEE DETAIL K/C1.2 INDIVIDUAL SUITE SIGNAGE/IDENTIFICATION 18"X24" TO BE BUILDING MOUNTED AT EACH ENTRY.
- 18.) FLAGPOLE, 25' HIGH POLE W/BRUSHED ALUMINUM FINISH.
- 19.) GAS METER LOCATIONS, (4 OVER 5, 9 TOTAL).
- 20.) 4'-0" CHANGE IN BUILDING SLAB ELEVATION.
- 21.) 6" STEEL BOLLARDS, FILLED W/ CONCRETE. SEE DETAIL F/C1.2.
- 22.) POLE LIGHT SEE DETAIL L/C1.1 ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
- 23.) MONUMENT SIGN LIGHTING.
- 24.) SUMP PUMP.
- 25.) RAMP, 1:20 MAX. SLOPE.
- 26.) ELECTRICAL METER LOCATION 3 HIGH, 3 WIDE PLUS HOUSE METER.
- 27.) 8'X8' CONC. PAD FOR PICNIC TABLE.
- 28.) SIDEWALK TRENCH DRAIN, REFER TO DETAIL E/C1.2.
- 29.) CONC. SLAB RUNDOWN.
- 30.) TELEPHONE DEMARKATION PANEL.
- 31.) FIRE HYDRANT LOCATION.
- 32.) DROP INLET, SEE GRADING & DRAINAGE PLAN.

LANDSCAPE NOTES

- 1.) ALL PLANTING IMPROVEMENTS ARE TO BE WATERED BY MEANS OF A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH SPRAY HEADS, STREAM BUBBLERS, AND FLOOD BUBBLERS. THE SOURCE OF IRRIGATION WATER SHALL BE CITY OF ALBUQUERQUE WATER SYSTEM.
- 2.) ALL PLANTING AND IRRIGATION IMPROVEMENTS ARE TO BE MAINTAINED BY THE OWNER.
- 3.) LANDSCAPING TO CONFORM W/ COA LANDSCAPE ORDINANCE.
- 4.) LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE ADJUTING PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOTS 30A, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES AND ITS ASSIGNS AND/OR TRANSFERS.

BUILDING & SITE DATA

PROJECT: SAN MATEO INDUSTRIAL PARK, BUILDING #6 OFFICES / SHOWROOM / WAREHOUSES (SHELL)

ADDRESS: 5401 VENICE N.E. SUITES A THRU I ALBUQUERQUE, NEW MEXICO 87113

LEGAL DESCRIPTION: LOTS #22, 28 & 29 BLOCK 3 TRACT A UNIT B N.A.A. TO BE REPLATTED TO LOT 28A BLOCK 3 TRACT A UNIT B N.A.A.

EXISTING ZONING: IP

ZONE MAP: B-18-Z

LANDSCAPE & PARKING CALCULATIONS

LOT 28A
LANDSCAPE REQUIREMENTS:
TOTAL SITE AREA: 115,328 SQ. FT.
TOTAL BUILDING AREA: 42,433 SQ. FT.
OFFSITE AREA: 2,176 SQ. FT.
NET SITE AREA: 70,857 SQ. FT.

LANDSCAPE REQUIRED (15% OF NET SITE AREA): 10,599 SQ. FT.
LANDSCAPE PROVIDED: 12,925 SQ. FT.

PARKING REQUIREMENTS:
OFFICE (200): 13,975 SQ. FT. = 70
WAREHOUSE (2000): 28,478 SQ. FT. = 15
TOTAL REQUIRED: 85
TOTAL PROVIDED: 97
HANDICAPPED REQUIRED: 4
HANDICAPPED PROVIDED: 4 (1 VAN SPACE)
BICYCLE SPACES REQ'D: 4
BICYCLE SPACES PROVIDED: 5

GENERAL NOTES:

- A.) NO PERMATE CHAIN LINK FENCE WILL BE USED ON THIS PROJECT.
- B.) ALL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING OR POLE LIGHTING. LIGHTING TO MEET ALL APPLICABLE ORDINANCES.

LANDFILL DISCLOSURE STATEMENT

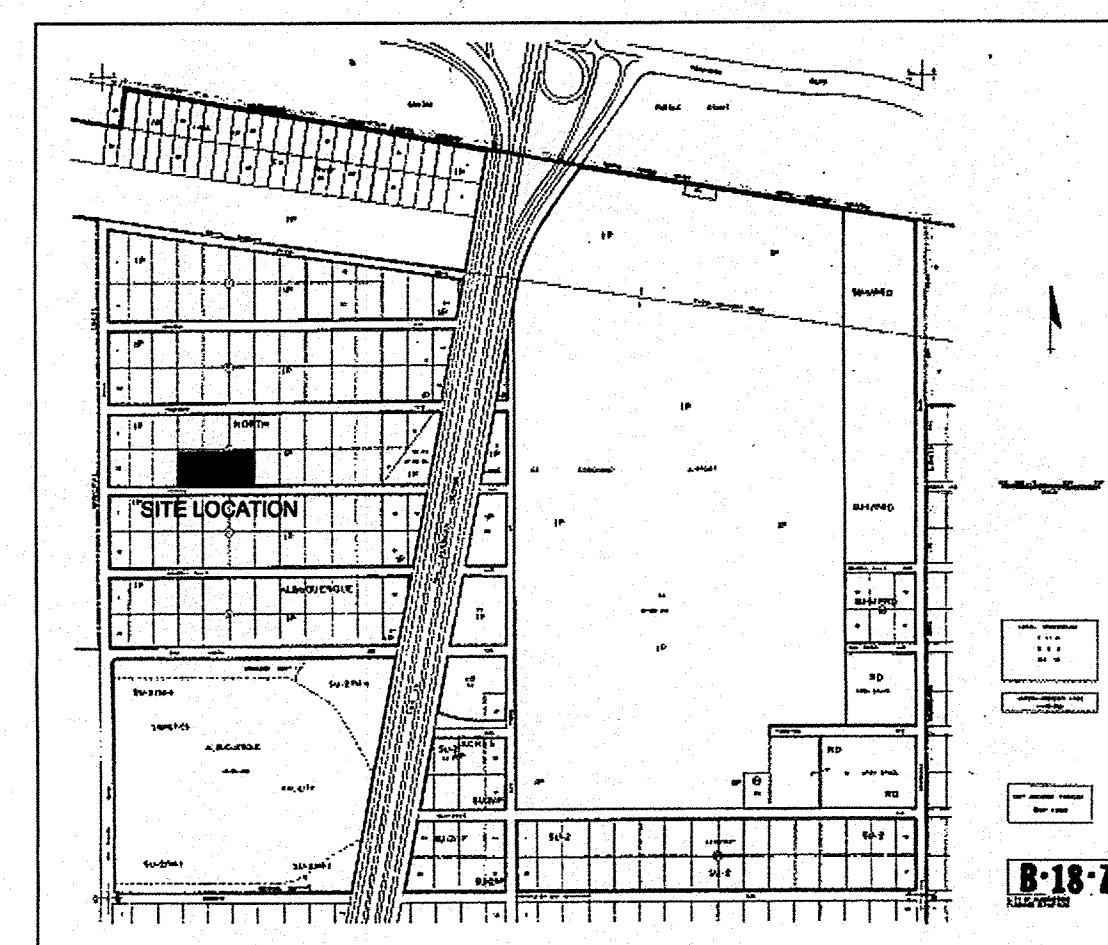
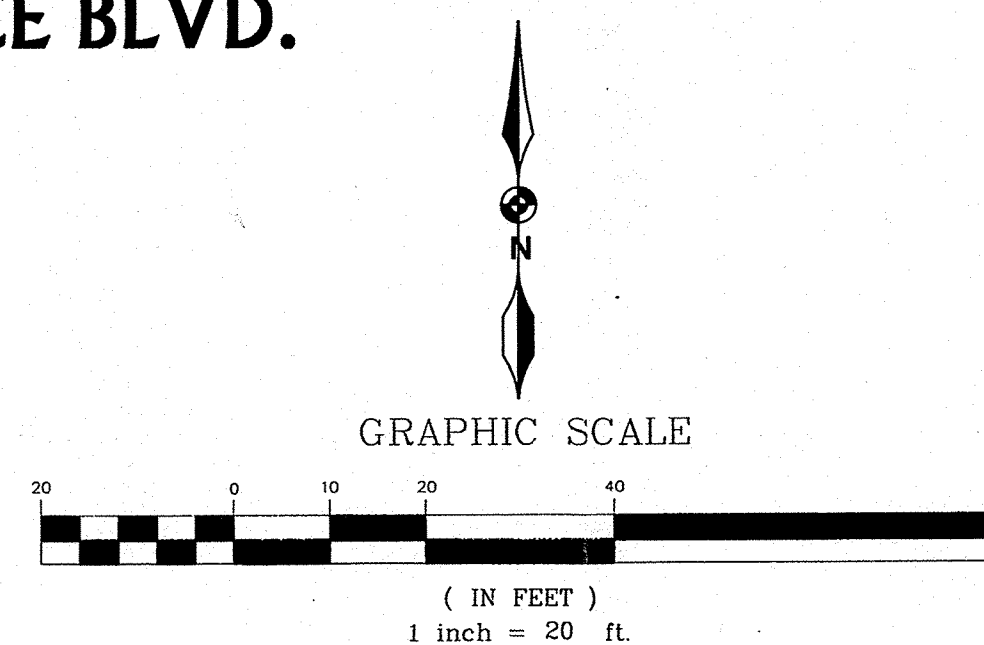
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PER CAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS" REVISED AUGUST 29, 2000) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

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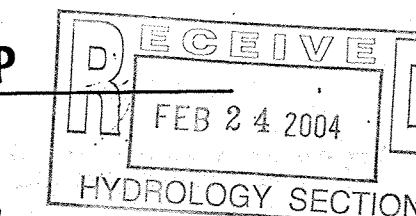
Heidi Herrera Jan. 23, 2003
ENVIRONMENTAL HEALTH DEPT.

VENICE BLVD.

VICINITY MAP
SCALE = N.T.S.

SIDEWALK RAMP

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

1002338 // 02.DRB-01905
CASE NUMBER: Z-

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

Bill D. Dyer 1-08-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Christina Sandoval 1/8/03
DESIGN AND DEVELOPMENT, OR
Public Works, Water & Utilities Division

Bruce L. Blynn 4/7/03
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

Shawn M. Wilson 4/8/03
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

PLN2 (10706) 4/96

PROPOSED SITE DEVELOPMENT PLAN