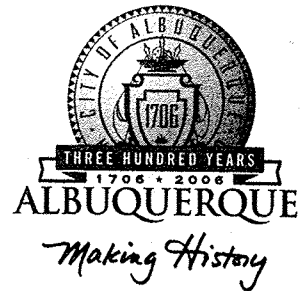


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 14, 2005

Knight Seavey, Registered Architect  
57 Rock Point NE  
Albuquerque, NM 87122

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Verano Plaza, [B-18 / D12]  
9200,9202,9204,9208,& 9210 San Mateo NE  
Architect's Stamp Dated 04/14/05

Dear Mr. Seavey:

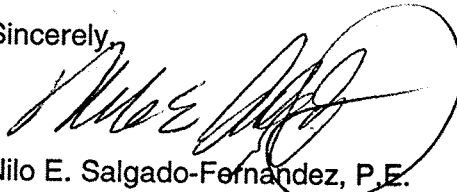
P.O. Box 1293

The TCL / Letter of Certification submitted on April 13, 2005 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](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk

**Project:** Verano Plaza – 9200, 9202, 9204, 9208 & 9210 San Mateo, NE  
**RE:** Traffic Certification


Date: Thursday, April 14, 2005  
From: Knight Seavey, AIA, AICP  
Distribution: Arlene Portillo – Plan Reviewer  
City of Albuquerque Public Works Dept.  
Transportation Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

I, Knight Seavey, NMRA, of the firm Insiteworks, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the approved site development plan dated January 22, 2004. The record information edited onto the original design document has been obtained by Knight Seavey of the firm Insiteworks. I further certify that I have personally visited the project site on April 11, 2005 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

The record information presented hereon is not necessarily complete and is 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.

Please call me at 975-0500 if you have any questions.

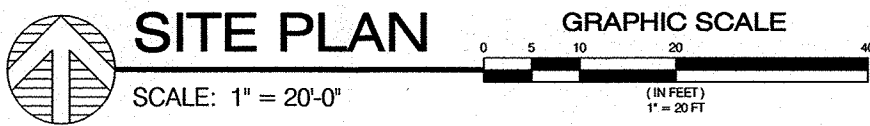
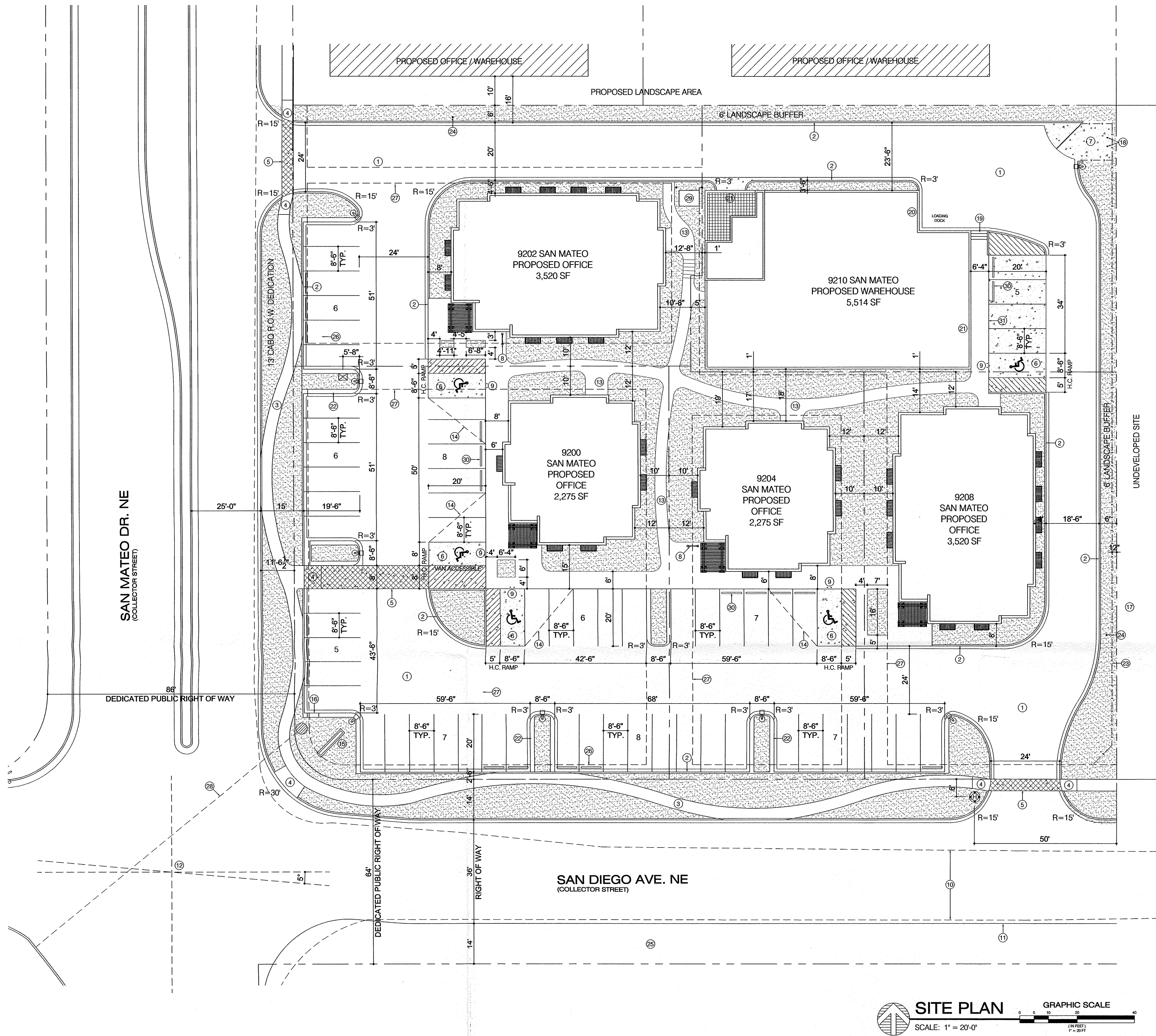
Respectful Submitted,

  
\_\_\_\_\_  
Knight Seavey, AIA, AICP  
Principal

  
\_\_\_\_\_  
Date

Attachments: DRB approved site development plan, CABQ project information sheet





- GENERAL NOTES**
- [C1.1] ALL STANDARD PARKING SPACES SHALL BE 8'-6" W X 20'-0" D WITH ADJACENT 5' W STRIPED ACCESS AISLE (1 VAN ACCESSIBLE SPACE PER PROPERTY SHALL HAVE AN 8' WIDE ACCESS AISLE). ALL SPACES SHALL HAVE POLE SIGN AND HANDICAP SYMBOL PAVEMENT MARKINGS.
- [C1.2] ALL HANDICAP PARKING SPACES SHALL BE 8'-0" W X 20'-0" D WITH ADJACENT 5' W STRIPED ACCESS AISLE (1 VAN ACCESSIBLE SPACE PER PROPERTY SHALL HAVE AN 8' WIDE ACCESS AISLE). ALL SPACES SHALL HAVE POLE SIGN AND HANDICAP SYMBOL PAVEMENT MARKINGS.
- [C1.3] ALL PARKING SPACES, HANDICAP SYMBOLS AND CROSS HATCHED ACCESS AISLES SHALL BE MARKED ON PAVEMENT WITH WHITE ALKYD STIPING PAINT, TYP.
- [C1.5] ALL ASPHALT AREAS ARE CROSS ACCESS / PARKING EASEMENTS
- [C1.6] ALL CONCRETE WALKS ARE CROSS ACCESS UTILITY EASEMENTS
- [C1.7] OVEREXCAVATE BENEATH BOTTOM OF ELEVATION AT ALL FOOTINGS A MINIMUM OF 4'-0" AND 1'-0" BENEATH INTERIOR FLOOR SLABS. THE EXCAVATION SHALL EXTEND A MINIMUM OF 4'-0" Laterally BEYOND THE EDGE OF ALL FOOTINGS.
- [C1.8] THE PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE SHALL BE CONTACTED IF LANDFILL MATERIALS ARE ENCOUNTERED DURING ANY EXCAVATION ACTIVITIES AT THE SITE.
- [C1.9] ALL SITE GEOMETRY SHALL BE ESTABLISHED IN FIELD BY A LICENSED SURVEYOR UTILIZING INSITEWORKS AUTOCAD SITE BASE & A GPS BASED SURVEY STATION.
- KEYED NOTES**
- [1] ASPHALT PAVED SURFACE - SEE DETAIL 2/C-103
- [2] CONCRETE CURB & GUTTER, - SEE DETAILS 5/C-103
- [3] CONCRETE SIDEWALK - SEE DETAIL 3/AS-102 - TYPICAL SIDEWALK WIDTH SHALL BE 4'-0" UNLESS NOTED OTHERWISE.
- [4] SIDEWALK RAMP - AS PER ADA STANDARDS
- [5] CONCRETE PEDESTRIAN CROSSWALK - SEE DETAIL 3/C-103
- [6] CONCRETE HANDICAP ACCESS RAMP - AS PER ADA STANDARDS
- [7] HEAVY DUTY CHAIN LINK DUMPSTER ENCLOSURE W/ GATES - SEE DETAIL 15/C-103 & 19/C-103, GUAGE SUBMITTAL REQUIRED
- [8] TUBE STEEL BIKE RACK - SEE DETAIL 11/C-103
- [9] HANDICAP PARKING SPACE SIGN - ONE SIGN PER HANDICAP PARKING SPACE, TYP. - SEE DETAIL 9/C-103
- [10] EXISTING PAVING SECTION @ SAN DIEGO
- [11] NEW (FUTURE) EDGE OF ASPHALT @ SOUTH SIDE SAN DIEGO RIGHT-OF-WAY
- [12] 5% EQUALS ALLOWABLE ALIGNMENT VARIATION FROM CENTERLINE
- [13] INTERIOR SIDEWALK TO BE COLORED CONCRETE W/ ROCK SALT FINISH
- [14] ASPHALT TAPER FROM HANDICAPPED STALL TO STANDARD STALL
- [15] COLORED CONCRETE MONUMENT SIGN WITH INDIVIDUALLY RAISED LETTERS - SEE DETAIL 16/C-103 & 20/C-103
- [16] STORM DRAIN - SEE GRADING & DRAINAGE PLAN
- [17] RESTORE UNDEVELOPED SITE WITH SEED HYDROMULCH
- [18] BOLLARD - SEE DETAIL 10/C-103
- [19] CONCRETE STAIRS - SEE DETAIL 12/C-103
- [20] 30" A.F.F. OVERHEAD DOCK DOOR - REFER TO BUILDING ELEVATIONS
- [21] OVERHEAD DOOR @ GRADE - REFER TO BUILDING ELEVATIONS
- [22] 12" CONCRETE STRIP ADJACENT TO PARKING STALL - SEE DETAIL 6/C-103
- [23] CHAIN LINK FENCE - VINYL COATED TO MATCH DUMPSTER ENCLOSURE, GUAGE SUBMITTAL REQUIRED - SEE DETAIL 18/C-103
- [24] ONE-WAY TRAFFIC SIGN - AS PER CITY OF ALBUQUERQUE STANDARDS
- [25] POTENTIAL FUTURE CARBQ BIKE LANE
- [26] 6" GENERAL UTILITY EASEMENT - SEE REPLAT
- [27] WATER/SEWER LINE EASEMENT - SEE REPLAT
- [28] EXISTING STORM WATER INLET & 42" DRAIN PIPE - SEE GRADING & DRAINAGE PLAN
- [29] PNM PRECAST TRANSFORMER PAD MODEL #DS-7-16.7 (75-1500 KVA 3-PHASE LOOP FEED)
- [30] CONCRETE PARKING BUMPER
- [31] ROLL CURB FOR OVERHEAD DOOR ACCESS - SEE DETAIL 8/C-103

**LEGAL DESCRIPTION:**  
LOTS NUMBERED THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED FIVE (5), TRACT 'A', UNIT 'B', NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN VOLUME D, FOLIO 130.

**LEGAL NOTES:**  
LOT 31: CITY OF ALBUQUERQUE UPC NO. 101806502717130702  
LOT 32: CITY OF ALBUQUERQUE UPC NO. 101806501117230701

**SITE TOTALS**  
SITE AREA: 67,040 SF (1.54 ACRES)  
LANDSCAPE AREA: 15,725 SF (23%)  
(R.O.W. LANDSCAPING: 4,088 SF)  
BUILDING AREA: 16,630 SF (25%)  
PARKING SPACES REQUIRED: 55 + 3 HC SPACES & 1 VAN SPACE = 59  
PARKING SPACES PROVIDED: 59 + 4 HC SPACES + 1 VAN SPACE = 64  
BIKE RACK SPACES REQUIRED: 1 / 20 PARKING SPACES = 3  
BIKE RACK SPACES PROVIDED: 3

**9202 SAN MATEO**  
USE: OFFICE/RETAIL  
SITE AREA: 12,040 SF  
GROSS BUILDING AREA: 3,520 SF (29%)  
NET LEASABLE AREA: 3,300 SF  
PARKING SPACES REQUIRED: 3,300 / 200 = 17  
PARKING SPACES PROVIDED: 17 + 1 HC SPACE = 18

**9210 SAN MATEO**  
USE: WAREHOUSE  
SITE AREA: 13,322 SF  
GROSS BUILDING AREA: 5,040 SF (38%)  
NET LEASABLE AREA: 4,790 SF  
PARKING SPACES REQUIRED: 4,790 / 2,000 = 3  
PARKING SPACES PROVIDED: 4 + 1 HC SPACE = 5

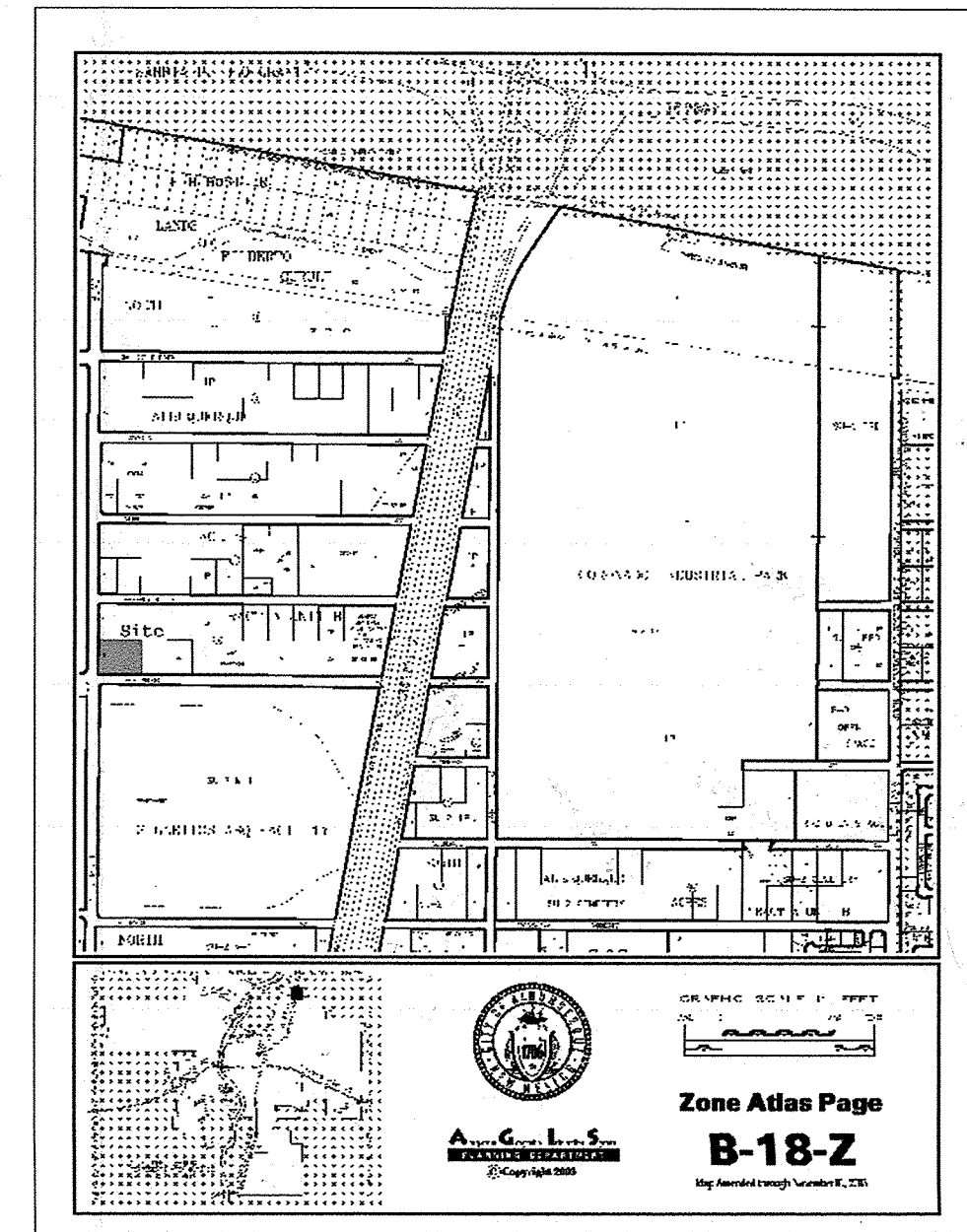
**9208 SAN MATEO**  
USE: OFFICE/RETAIL  
SITE AREA: 12,559 SF  
GROSS BUILDING AREA: 3,520 SF (28%)  
NET LEASABLE AREA: 3,300 SF  
PARKING SPACES REQUIRED: 3,300 / 200 = 17  
PARKING SPACES PROVIDED: 17 + 1 HC SPACE = 18

**9204 SAN MATEO**  
USE: OFFICE/RETAIL  
SITE AREA: 18,841 SF  
GROSS BUILDING AREA: 2,275 SF (12%)  
NET LEASABLE AREA: 2,100 SF  
PARKING SPACES REQUIRED: 2,100 / 200 = 11  
PARKING SPACES PROVIDED: 11 + 1 HC SPACE = 12

**9200 SAN MATEO**  
USE: OFFICE/RETAIL  
SITE AREA: 9,732 SF  
GROSS BUILDING AREA: 2,275 SF (23%)  
NET LEASABLE AREA: 2,100 SF  
PARKING SPACES REQUIRED: 2,100 / 200 = 11  
PARKING SPACES PROVIDED: 11 + 1 HC SPACE = 12

## LEGEND

- NEW 14' TALL POLE LIGHT W/  
250 WATT METAL HALIDE  
LAMPING (FULL CUT-OFF, SHOE  
BOX TYPE), MOUNTED ON  
CONCRETE BASE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT - SEE SITE  
UTILITY PLAN
- PROPERTY LINE

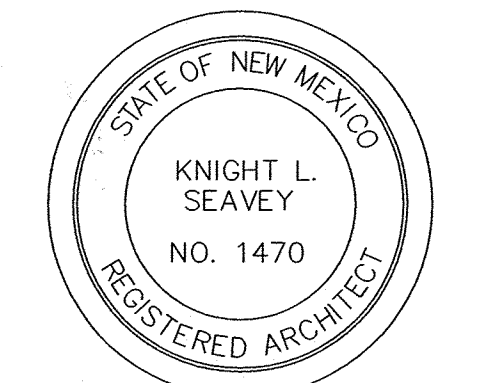


## INSITEWORKS

ADDRESS: 57 ROCK POINT PLACE NE  
ALBUQUERQUE, NM 87122  
TELEPHONE: (505) 858-0100  
FAX: (505) 858-1098  
WEBSITE: www.insiteworks.com  
KS email: knight@insiteworks.com

THIS DRAWING IS THE PROPERTY OF INSTITEWORKS AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT

## FINAL CONSTRUCTION DOCUMENTS



**verano**  
PLAZA

DATE ISSUED: 6/28/04; REV 8/4/04  
EDITION: CONSTRUCTION DOCUMENTS  
PROJECT ID: VERANO PLAZA

SITE PLAN

**C-101**

TRAFFIC CERTIFICATION SUBMITTAL