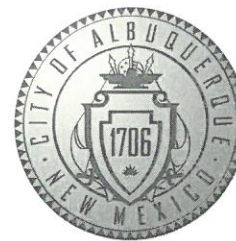


CITY OF ALBUQUERQUE



June 25, 2020

Daniel Puzak, RA
ARIA Studio Consultants, Inc.
P.O. Box 1515
Cedar Crest, NM 87008

**Re: Horizon Blvd NE
8830 Horizon Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-26-19 (C17D127)
Certification dated 3-23-20**

Dear Mr. Puzak,

Based upon the information provided in your submittal received 6-23-20, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

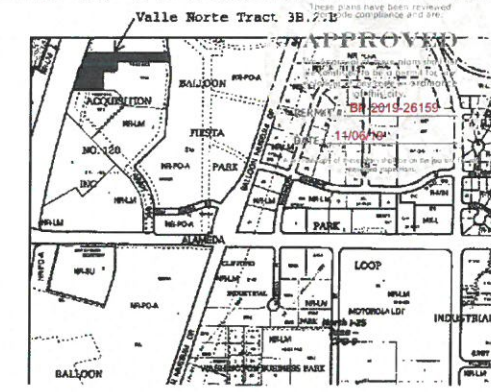
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."

PROJECT INFORMATION

UPC: 101706404552620224
 Acres: 3.0237
 Type and Size of Development: 8845 Square Foot Office Building
 Parking Spaces Required by IDO: 28
 Parking Spaces Provided: 38

Executive Summary: Project is located within the COA IDO North I-25 Area - CPO-9, Alameda Boulevard Sub-area near Alameda Blvd and Horizon Blvd. The project includes an 8845 SF Office Building, paving, curb and gutter, sidewalks, landscaping. There will be a slight impact on the adjacent site to the east as the property line runs down the center of the sidewalk and will be shared. There is also a few parking spaces which are on the adjacent site to the east which will be unusable during grading and paving. Both will be repaired as necessary. No other impacts are perceived as traffic will circulate on public or dedicated roads and/or easements.

PARKING CALCULATIONS

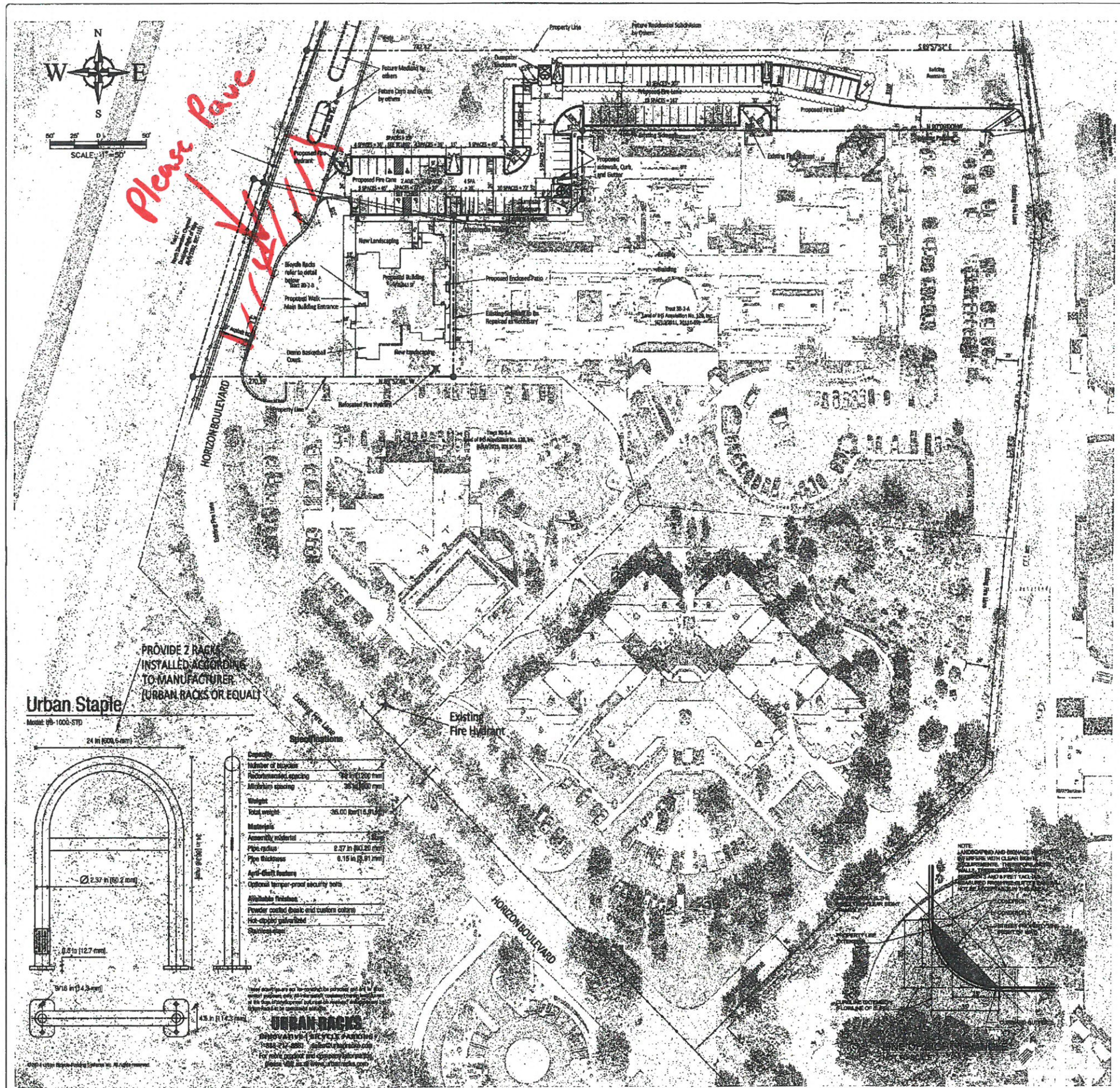
COA IDO SECTION 5-5: OFF-STREET PARKING REQUIREMENTS OFFICES AND SERVICES

OFFICE REQUIREMENTS	3.5 SPACES / 1000 SF GFA
SPACES REQUIRED	0.0035 x 8044 SF = 28.154
SPACES PROVIDED (9'-0" X 20'-0")	52 SPACES
REGULAR	48 SPACES
ACCESSIBLE	4 SPACES (1 VAN)
TOTAL	52 SPACES
MOTORCYCLE	4 SPACES
BICYCLE	3 SPACES

FUTURE VARIANCE SPACES 40

SITE NOTES

- SITE LIGHTING SHALL BE LIMITED TO 16' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.
- INDIVIDUAL BUILDING-MOUNTED SIGNS SHALL HAVE AN AREA NOT TO EXCEED 6% OF THE FAÇADE TO WHICH IT IS APPLIED. ALL SIGNAGE SHALL BE DESIGNED TO BE CONSISTENT WITH AND COMPLEMENT THE MATERIALS, COLOR, AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE LOCATION.
- SCREEN ALL METERS AND GROUND MOUNTED EQUIPMENT PER COA AND THE DEVELOPMENT STANDARDS.
- Slopes (REFER TO GRADING PLAN)
 - (1) Parking lots require a slope between 1% min and 6% max.
 - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max.
 - (3) Handicap parking 1% min to 2% max.
- Unused curb-cuts must be replaced with curb, gutter and sidewalk per COA STD # 2415A and should match existing.
- SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.



ARIA
 STUDIO CONSULTANTS, INC
 P.O. Box 1515, Cedar Crest, NM 87008
 Daniel@ariascnc.com (505) 506-2314

Architect
 STATE OF NEW MEXICO
 DANIEL PUZAK
 NO. 6317
 07/26/2019
 REGISTERED ARCHITECT
 Engineer

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED JG
 05-01-19

TRAFFIC CIRCULATION LAYOUT
 APPROVED
 JG
 05/21/19

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

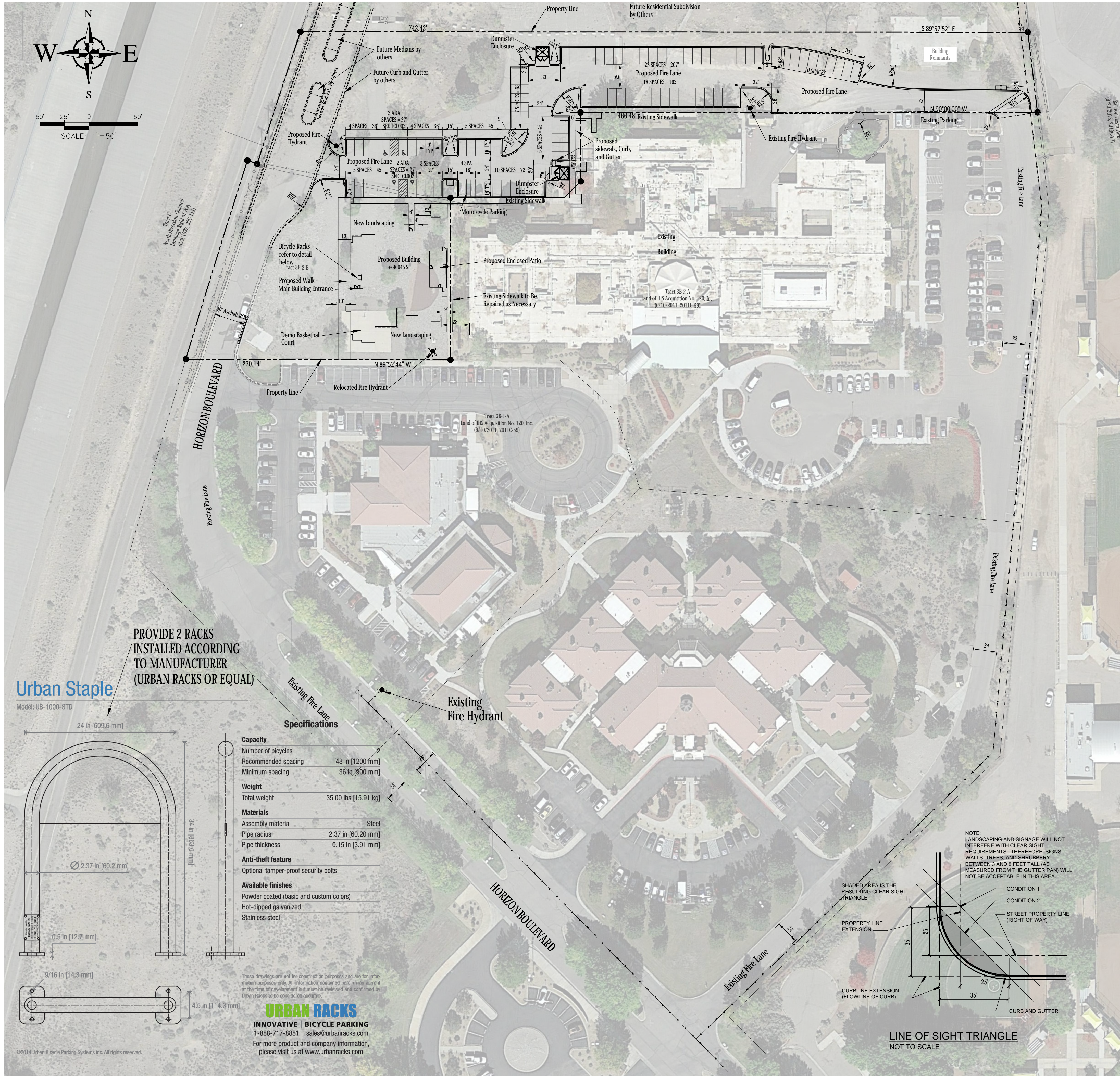
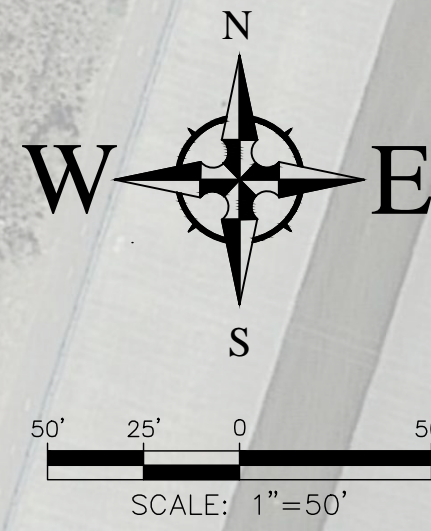
11/05/2019 FUTURE PARKING VARIANCE
CAUWELS & GUYE
 1100 1/2 N. 1st St. Suite 400
 Albuquerque, NM 87102
 Phone: 505-266-5711
 Fax: 505-266-5922
 Email: info@cauwels-guye.com

TCL Submittal for
 Cauwels Golden and
 Schlenker & Cantwell
 8830 Horizon Blvd NE
 Albuquerque, NM 87119

Revision	Date	Description
1	11/05/19	Future parking variance
2	11/05/19	Final plan

Issue: TCL
 Date: May 28, 2019
 Drawn By: DW
 Checked By: DP
 File Name: 19004_SC_TCL

Traffic Circulation Layout
TCL001



PROVIDE 2 RACKS
INSTALLED ACCORDING
TO MANUFACTURER
(URBAN RACKS OR EQUAL)

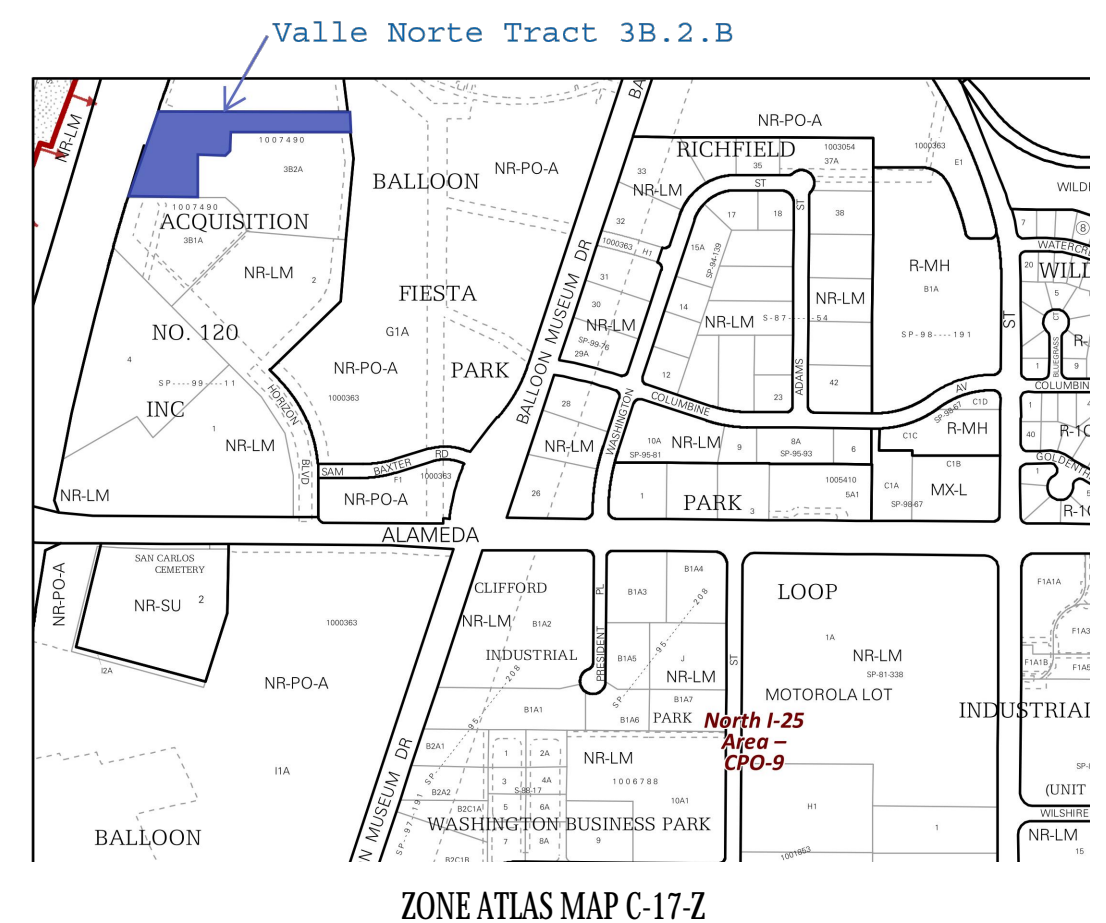
Urban Staple
Model: UB-1000-STD

Specifications

Capacity	
Number of bicycles	2
Recommended spacing	48 in [1200 mm]
Minimum spacing	36 in [900 mm]
Weight	
Total weight	35.00 lbs [15.91 kg]
Materials	
Assembly material	Steel
Pipe radius	2.37 in [60.20 mm]
Pipe thickness	0.15 in [3.91 mm]
Anti-theft feature	
Optional tamper-proof security bolts	
Available finishes	
Powder coated (basic and custom colors)	
Hot-dipped galvanized	
Stainless steel	

URBAN RACKS
INNOVATIVE BICYCLE PARKING
1-888-717-8881 sales@urbanracks.com
For more product and company information,
please visit us at www.urbanracks.com

©2014 Urban Bicycle Parking Systems Inc. All rights reserved.



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OFFICES AND SERVICES

OFFICE REQUIREMENTS	3.5 SPACES / 1000 SF GFA
SPACES REQUIRED	0.0035 x 8044 SF = 28.154
SPACES PROVIDED (9'-0" X 20'-0")	
REGULAR	92 SPACES
ACCESSIBLE	4 SPACES (1 VAN)
TOTAL	96 SPACES
MOTORCYCLE	
BICYCLE	4 SPACES
	3 SPACES

SITE NOTES

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STUDIO CONSULTANTS, INC
P.O. Box 1515, Cedar Crest, NM 87008
Daniel@ariainc.com (505) 506-2314

Architect

Engineer

CAUWELS & STUVE
8814 Horizon Boulevard N.E. Suite 400
Albuquerque, New Mexico 87113
Voice: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

TCL Submittal for:
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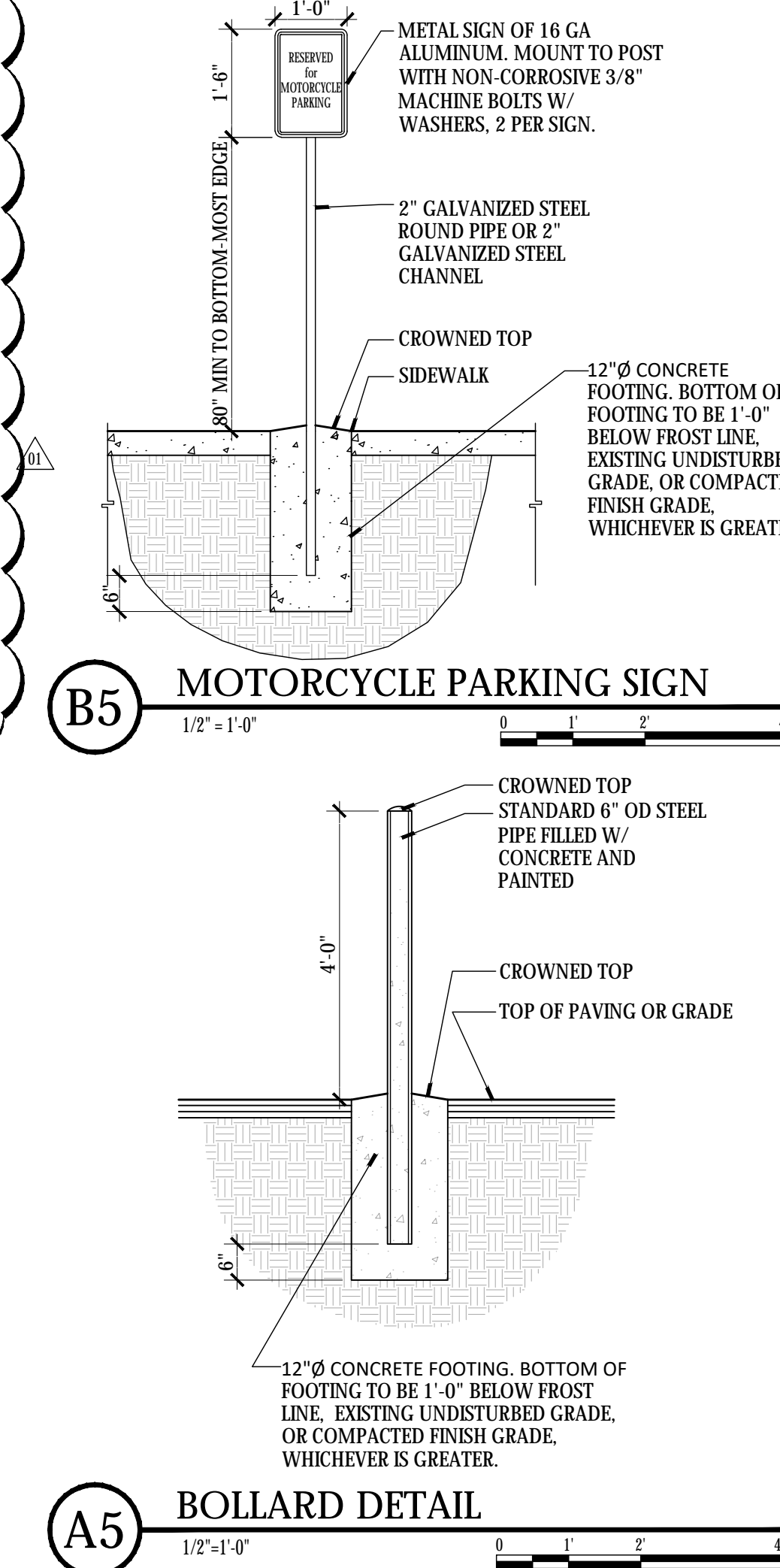
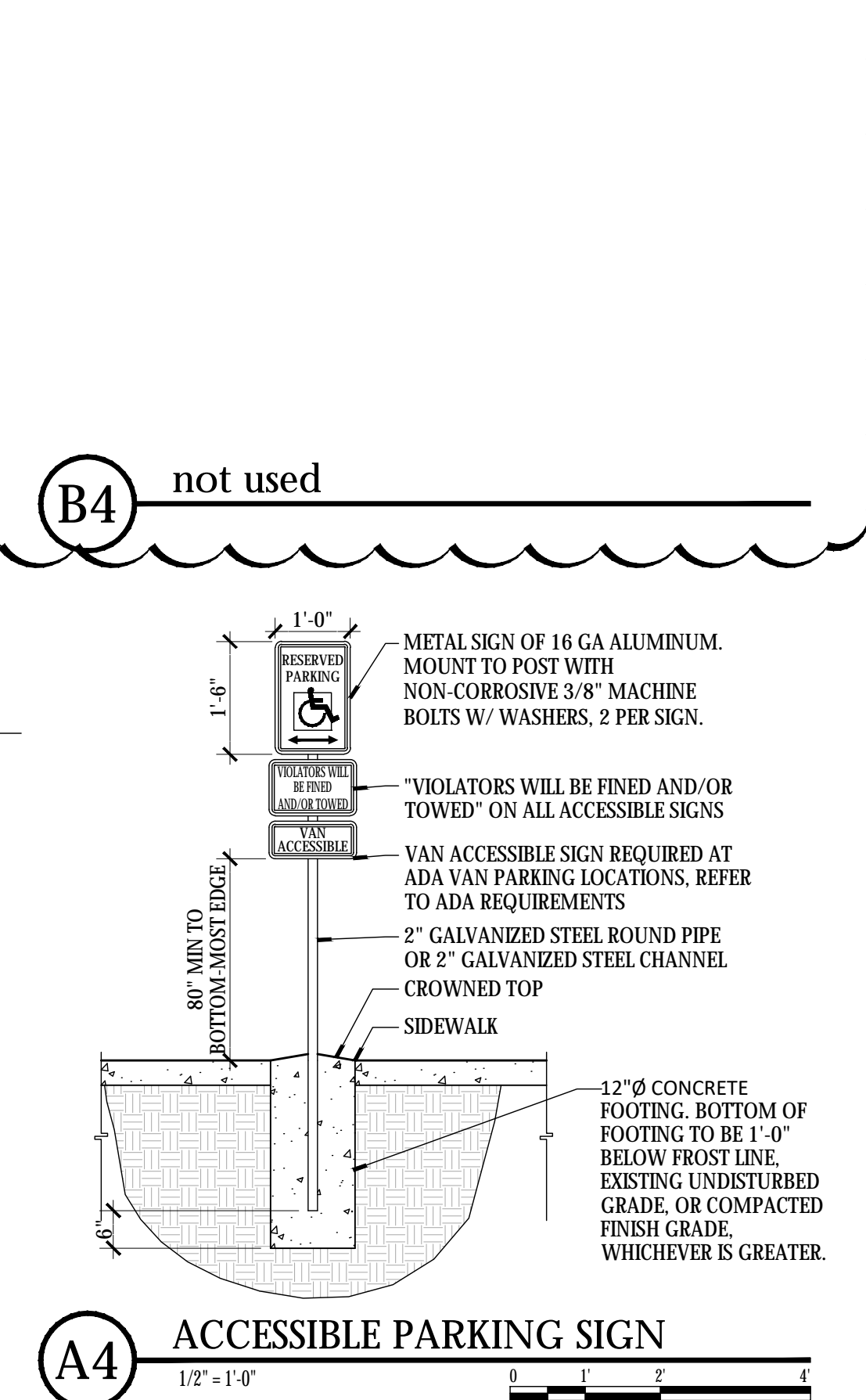
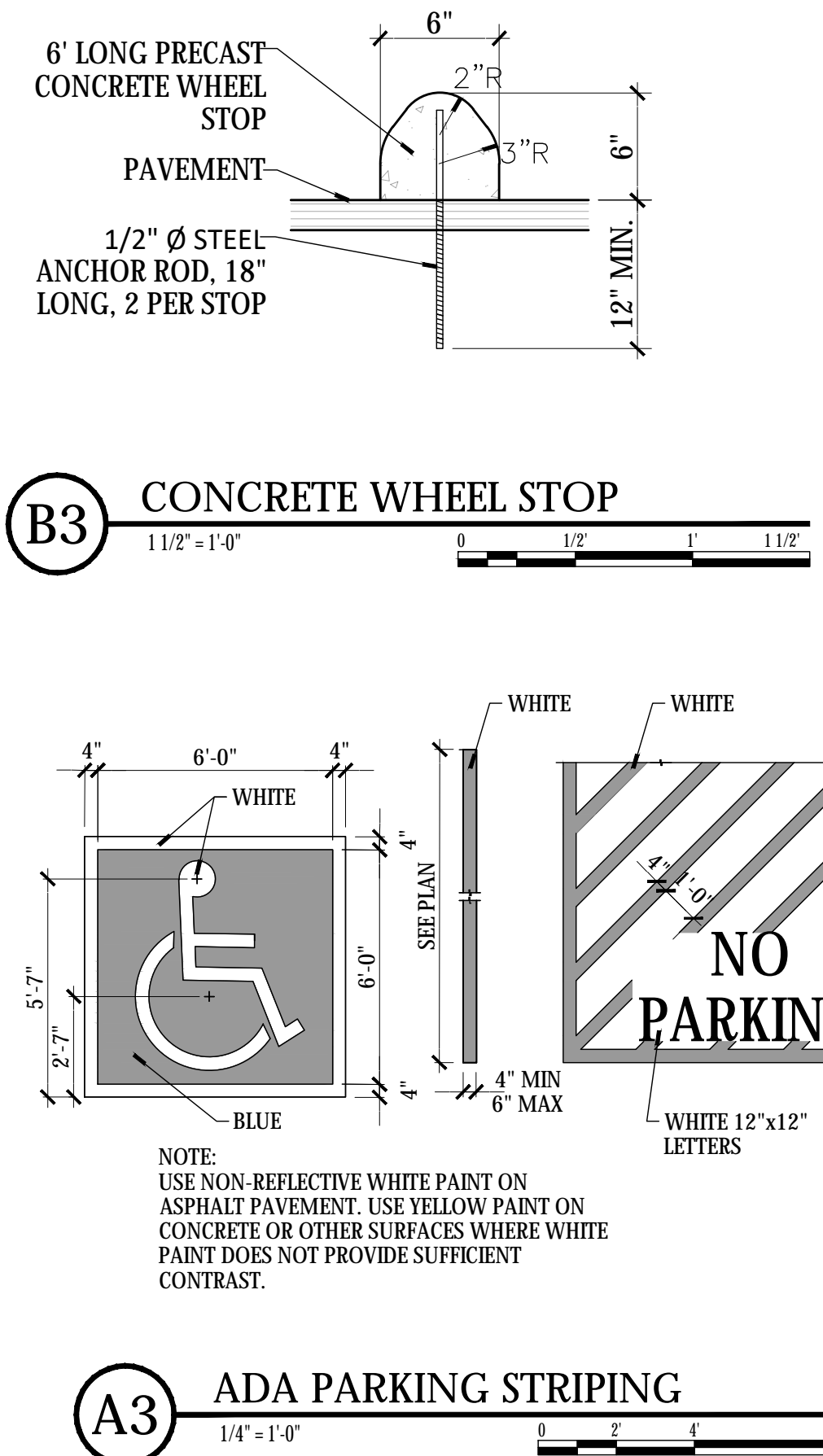
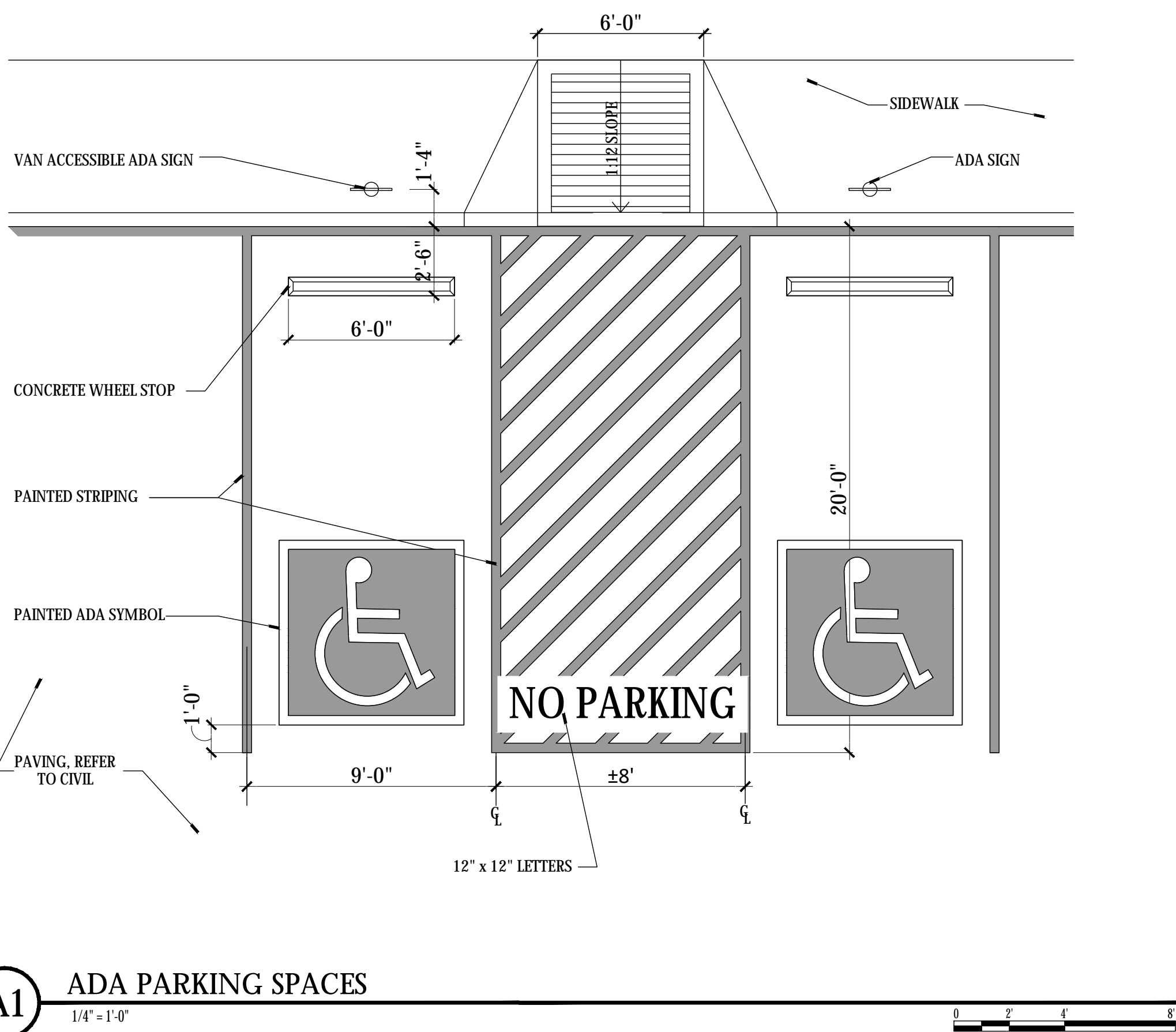
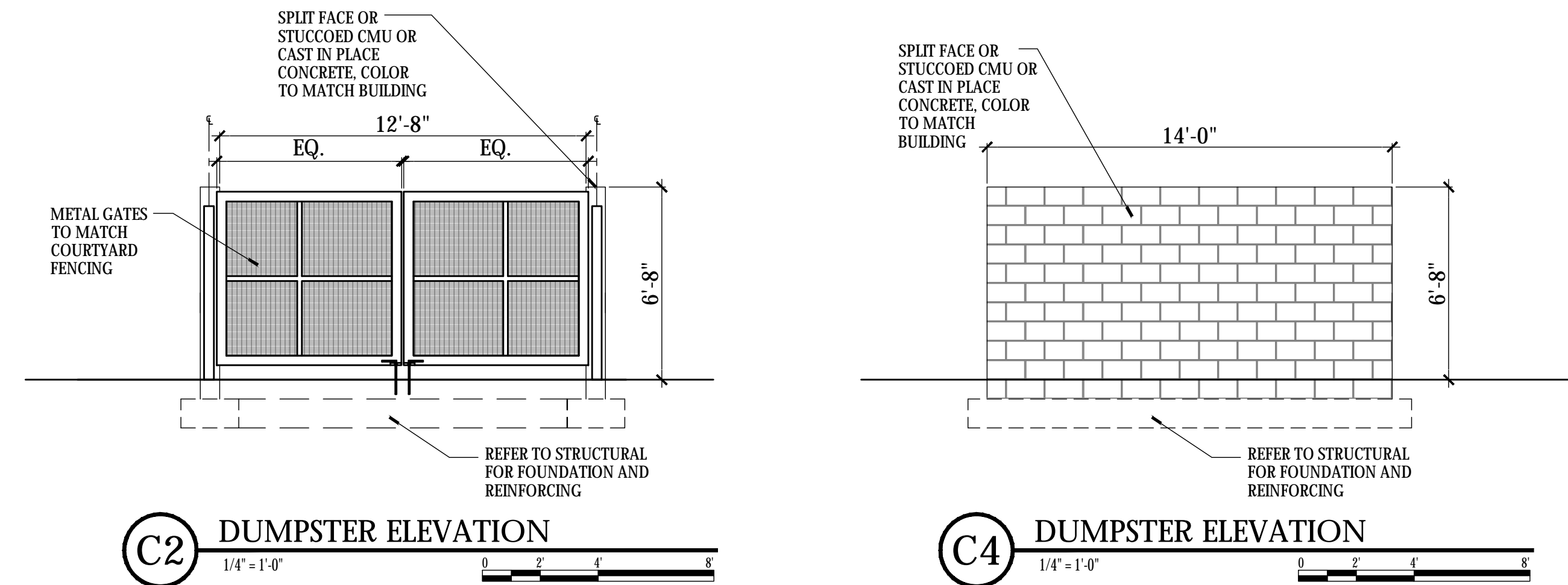
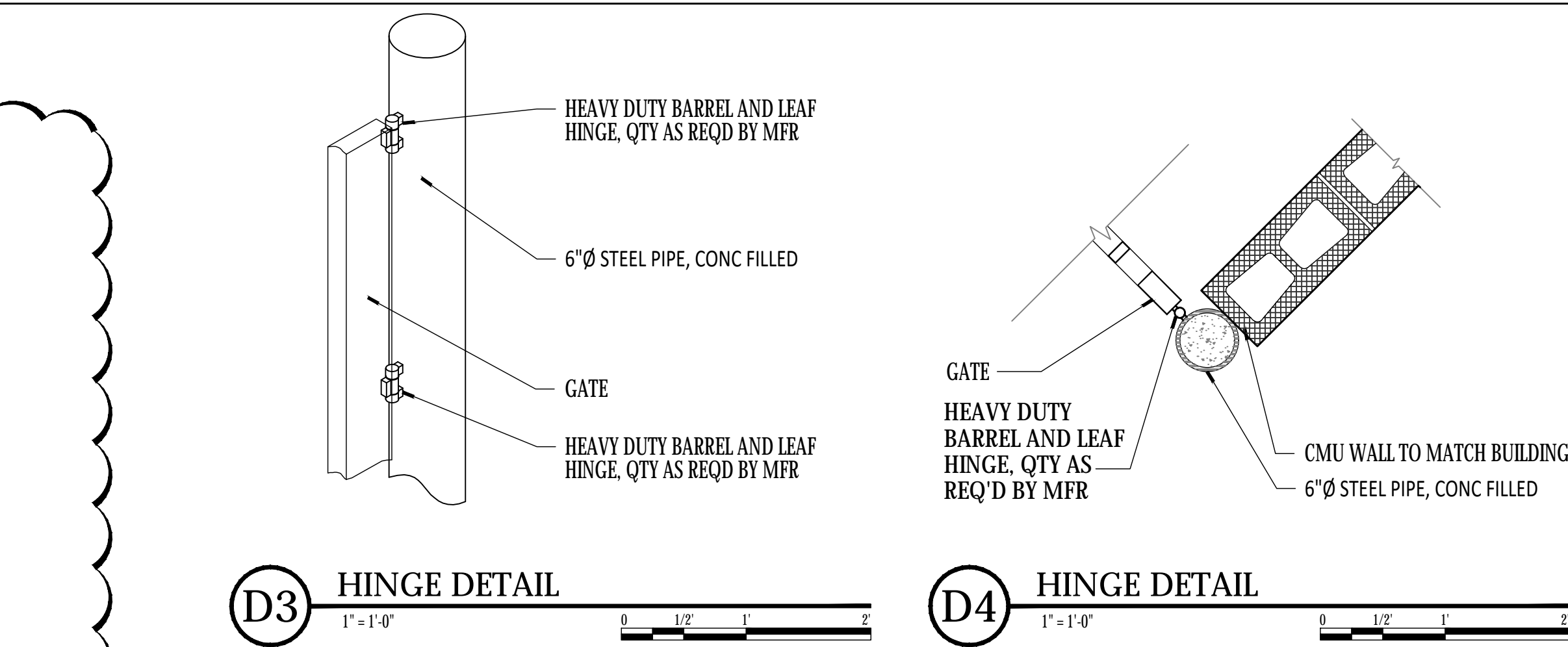
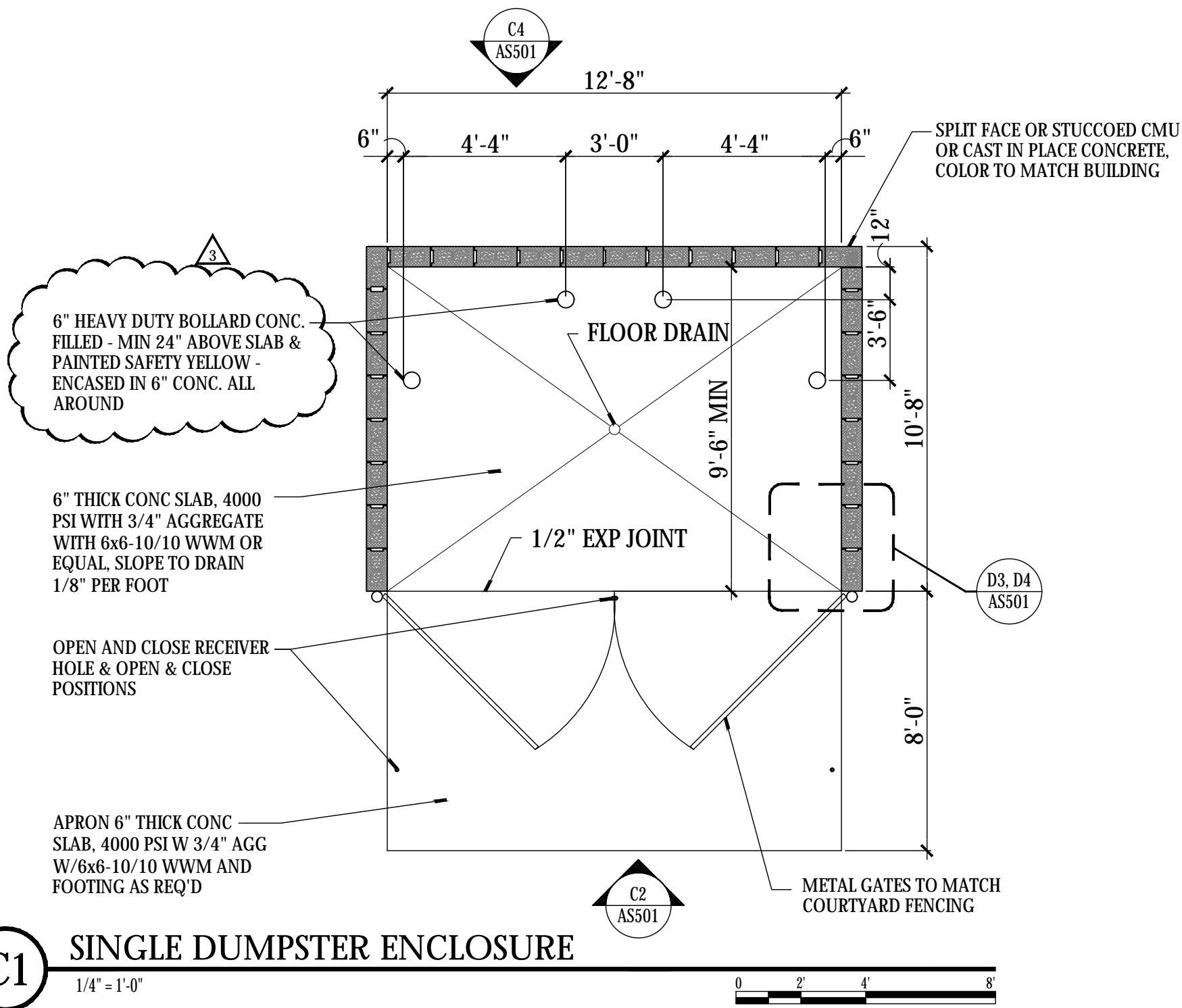
Revision	Date	Description
1	07/29/19	COA REVIEW COMMENTS
2	07/26/19	SITE PLAN CHANGES

Issue: TCL
Date: May 28, 2019
Drawn By: DW
Checked By: DP
File Name: 1900.4_SC_TCL

Traffic Circulation Layout

TCL001

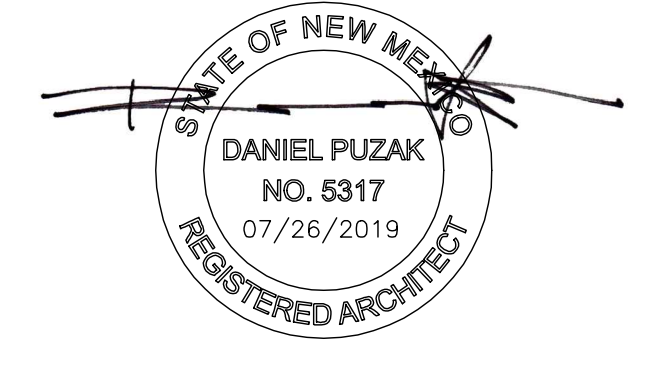
- ENCLOSURE NOTES:
- SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.
 - REAR BOLLARDS ARE TO MEASURE NO MORE THAN 12" FROM BACK CMU WALL TO CENTER. BOLLARDS ARE TO MEASURE A MINIMUM OF 24" ABOVE CONCRETE.



STUDIO CONSULTANTS, INC

P.O. Box 1515, Cedar Crest, NM 87008
Daniel@ariascinc.com (505) 506-2314

Architect



Engineer

08/19/2019 COA REVIEW COMMENTS

CAUWELS & STUVE

8814 Horizon Boulevard N.E.
Suite 400
Albuquerque, New Mexico 87113
Voice: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

TCL Submittal for:
Cauwels Golden and
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8830 Horizon Blvd NE
Albuquerque, NM 87113

Revision	Date	Description
2	07/29/19	COA REVIEW COMMENTS
3	07/26/19	SITE PLAN CHANGES
4	06/07/2019	TCL Comments

Issue: TCL
Date: May 28, 2019
Drawn By: DW
Checked By: DP
File Name: 1900.4_SC_TCL

Traffic Circulation Layout
SITE DETAILS

TCL002



Aria Studio Consultants, Inc.

Daniel Puzak, AIA | PO Box 1515 Cedar Crest, NM 87008 | 505-506-2314 | daniel@ariascinc.com

6/22/2020

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
Plaza del Sol, 600 2nd NW
Albuquerque, NM 87102

Re: Transportation Final C.O.- Horizon 3 Office building
8830 Horizon Blvd NE, Albuquerque NM 87113
Traffic Circulation Layout
Zone: C-17-Z Permit #: BP-2019-21219, TCL Site Plan Dated 07-26-2019

To Whom It May Concern:

I, Daniel Puzak, AIA, NMRA #5317, of Aria Studio Consultants, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated July 26, 2019. The record information edited onto the original design documentation has been obtained by Daniel Puzak, AIA of the firm Aria Studio Consultants, Inc. I further certify that I personally visited the project site on June 15, 2020 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.

1. (Describe any exceptions and/or qualifications here in a separate paragraph.) NONE
2. (Describe any deficiencies and/or required corrections here in a separate paragraph) NONE

The Record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above-mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions please feel free to contact me at: Daniel@ariascinc.com or 505-506-2314

Sincerely,

Daniel Puzak, AIA, 06/22/2020

