CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

October 5, 2023

Joseph J. Casares, P.E. JCII Group, LLC 8105 Sand Spring Ci NW Albuquerque, NM 87114

Re: Insight Construction 3821 12th St. NW 30-Day Temporary Certificate of Occupancy Transportation Development Final Inspection Engineer's Stamp dated 05-17-21 (G14-D096) Certification dated 10-02-23

Dear Ms. Casares,

Based upon the information provided in your submittal received 09-27-23, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

PO Box 1293

Per the approved plan, please install concrete parking bumpers in the ADA parking stall.

NM 87103

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- Keynote N: Per approved plan, All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please install the signs.
- Please provide a minimum 4 ft. wide ADA pathway around the south site access. As a suggestion: please consider installing a 4'X4' concrete pad on the south side of the access, to create an ADA compliant pathway.

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Albuquerque Once these corrections are complete, email pictures to <u>malnajjra@cabq.gov</u> for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

NM 87103 Sincerely,

Marwa Al-najjar

www.cabq.gov

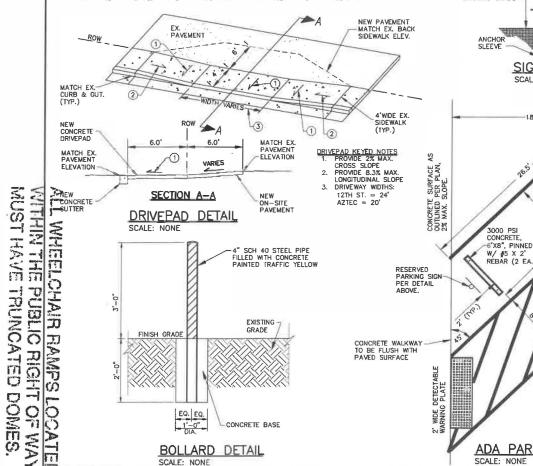
Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

Ma via: email

C: CO Clerk, File

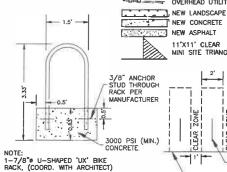
GENERAL CONSTRUCTION NOTES

- PROJECT ENGINEER/ARCHITECT AND OWNER
- 2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (305-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IN RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- 3. ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT
- 6. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION
- 7. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- 8. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
- 9. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- 10. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
- 11. OWNER IS RESPONSIBLE FOR GEOTCHNICAL EVALUATION REPORT PREFORMED BY A REGISTERED GEOTECHNICAL CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
- 12. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
- 13. THIS IS NOT A BOUNDARY SURVEY DR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
- 14. SITE SURVEY IS BASED FROM ARBITRARY HORIZONTAL AND VERTICAL VALUES SET FOR CONTROL POINT CP-201. PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-201 MAG NL, WHICH IS SET AT X=10,0D0 FEET (EASTING) AND Y=30,0D0 FEET (NORTHING) AND Z=200.00 (ELEVATION).
- 15. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
- 16. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
- 17. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND CURB AND GUTTER PER COA DETAIL 2430 AND 2415
- 18. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES. AND SHRUBBERY BETWEEN 3 FEET AND BFEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE. SEE PLAN FOR CLEAR SITE TRIANGLE LINES.

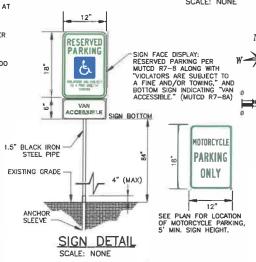


BOLLARD DETAIL

SCALE: NONE







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ADA PARKING

SCALE: NONE

