

# CITY OF ALBUQUERQUE



November 7, 2011

David Aube, P.E.  
**The Design Group**  
202 Central Ave. SE Ste 200  
Albuquerque, NM 87102

**Re: 806 Old Coors Blvd SW,  
Request for Temporary Certificate of Occupancy - Not Approved  
Engineer's Stamp dated 07/20/10 (L-11/D066)  
Certification dated 11-03-11**

Dear Mr. Aube,

Based upon the information provided in the Certification received 11-04-11 and a site visit on 11-07-11, the above referenced Certification cannot be approved for Temporary Certificate of Occupancy.

The following comments are to be addressed before resubmitting for any Certificate of Occupancy:

- The Engineer's Certification will need to be on all sheets being certified.
- The design intent does not appear to meet:
  - Certifications should reflect genuine site conditions.
  - The approved plan shows some type of wall on the northwest area of the site between Old Coors and the driveway off of Gallegos. This was not constructed. Show as not built.
  - The sidewalk along the eastern building, on the western side of this building, was designed to be ramped; stairs were constructed instead. Show on the plan stairs were constructed in lieu of a ramp.
  - The landscaping area east of the eastern building appears to discharge to Gallegos Road. Per the approved plan this area should discharge to the south through the parking lot into Bohemio Court. Additional spot elevations will be required in this area. Will this building need gutters?
  - The southern building will need additional survey on the south side to ensure adequate drainage.

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- The area south of the south building should drain per the approved drainage plan.
- Show the double wall on the south side. Is one of these walls retaining? Did these walls exist? If so clarify on the plan.
- Could the roof be guttered? Additional work may be required in this area to mitigate the drainage issue in this area.
- Additional survey is needed for the sidewalk adjacent to the southern building along the west side.
- A scale and north arrow on sheet C2.1 is required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Dept.  
Development and Building Services

PO Box 1293

C: File

Albuquerque

NM 87103

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