

CITY OF ALBUQUERQUE



October 26, 2006

Mr. Mike Walla, PE
WALLA ENGINEERING
6100 Indian School Rd. NE
Albuquerque, NM 87110

Re: TORREBIARTE OFFICE BUILDING
3739 Ellison Drive NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 12/21/2005 (A-14/D9D)
Certification dated 10/13/2006

P.O. Box 1293

Dear Mike:

Albuquerque

Based upon the information provided in your submittal received 10/23/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: TORREBIARTE OFFICE BLDG ZONE MAP/DRG. FILE #: A-14/D9D
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT G-2A-2, A PART OF TRACT G-2A @ SEVEN BAR MARK, ALBUQ.
CITY ADDRESS: 3739 ELLISON DR. NW, ALBUQ, NM 87114

ENGINEERING FIRM: WALKER ENGINEERING, LTD. CONTACT: MIKE WALKER, P.E.
ADDRESS: 6100 WINDY STREET, N.E. PHONE: 505-300-8310
CITY, STATE: ALB, NM ZIP CODE: 87110

OWNER: CHARLOS TORREBIARTE CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: MARTIN GAMMOR CONTACT: _____
ADDRESS: 331 WELLESLEY PLACE NE PHONE: 205-750-7810
CITY, STATE: ALBUQ, NM ZIP CODE: 87106

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
ADDRESS: 2412 - N. MORGAN ST. NE PHONE: 505-205-6310
CITY, STATE: ALB, NM ZIP CODE: 87110

CONTRACTOR: GEAR & CONDON CONTACT: RON BLACK
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

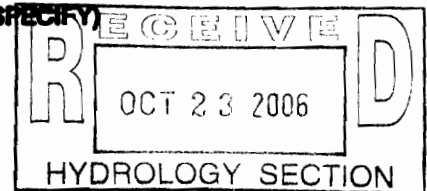
- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMP
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUBD. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

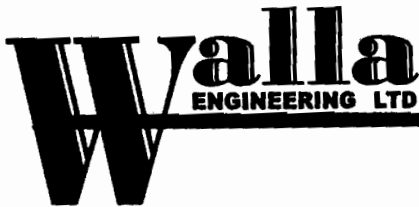
- ☒ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 10/24/06 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



ENGINEERING LTD

Structural Engineering • Civil Engineering

LETTER OF TRANSMITTAL

TO CITY OF ALBUQ

DATE 10/24/06 JOB NO. _____
ATTENTION HYDROLOGY
RE: TORREDIANTE BLG
3739 ELLISON BLVD, NW

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

- ☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations
☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information
☐ Samples ☐ _____

COPIES

DATE

NO.

DESCRIPTION

COPIES	DATE	NO.	DESCRIPTION
1 EA			INFORMATION SHEET
2 EA			CERTIFIED PLANS - G & D

THESE ARE TRANSMITTED as checked below:

- ☒ For Your Use ☐ For Review and Comment ☐ Returned After Loan To Us
☐ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise Per Corrections Noted, If Any

REMARKS _____

COPIES TO: FILE SIGNED: [Signature]

If enclosures are not as noted, kindly notify us at once

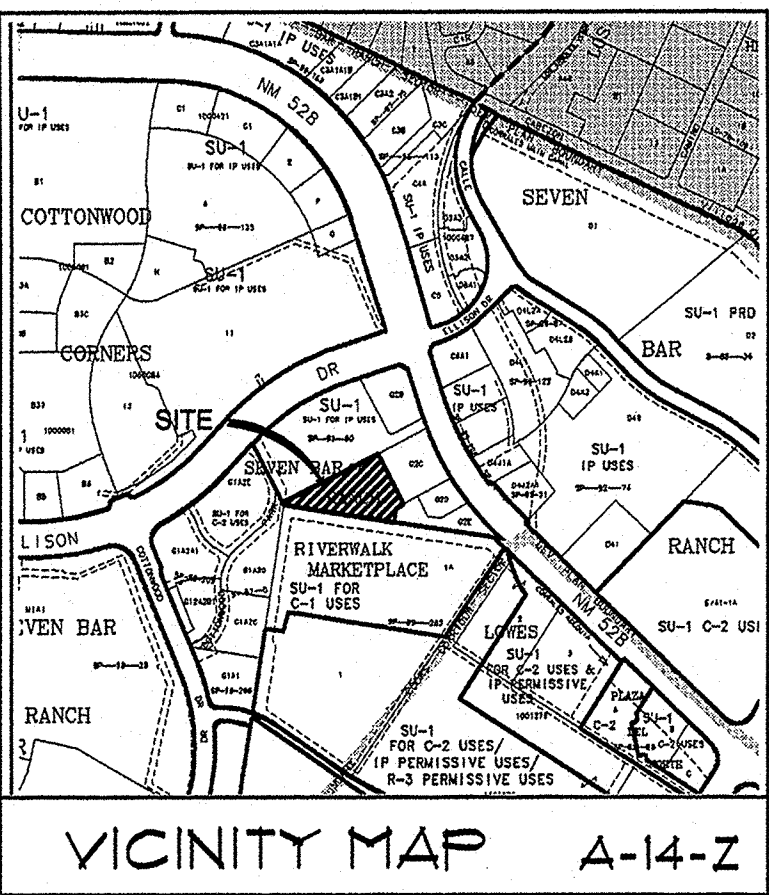
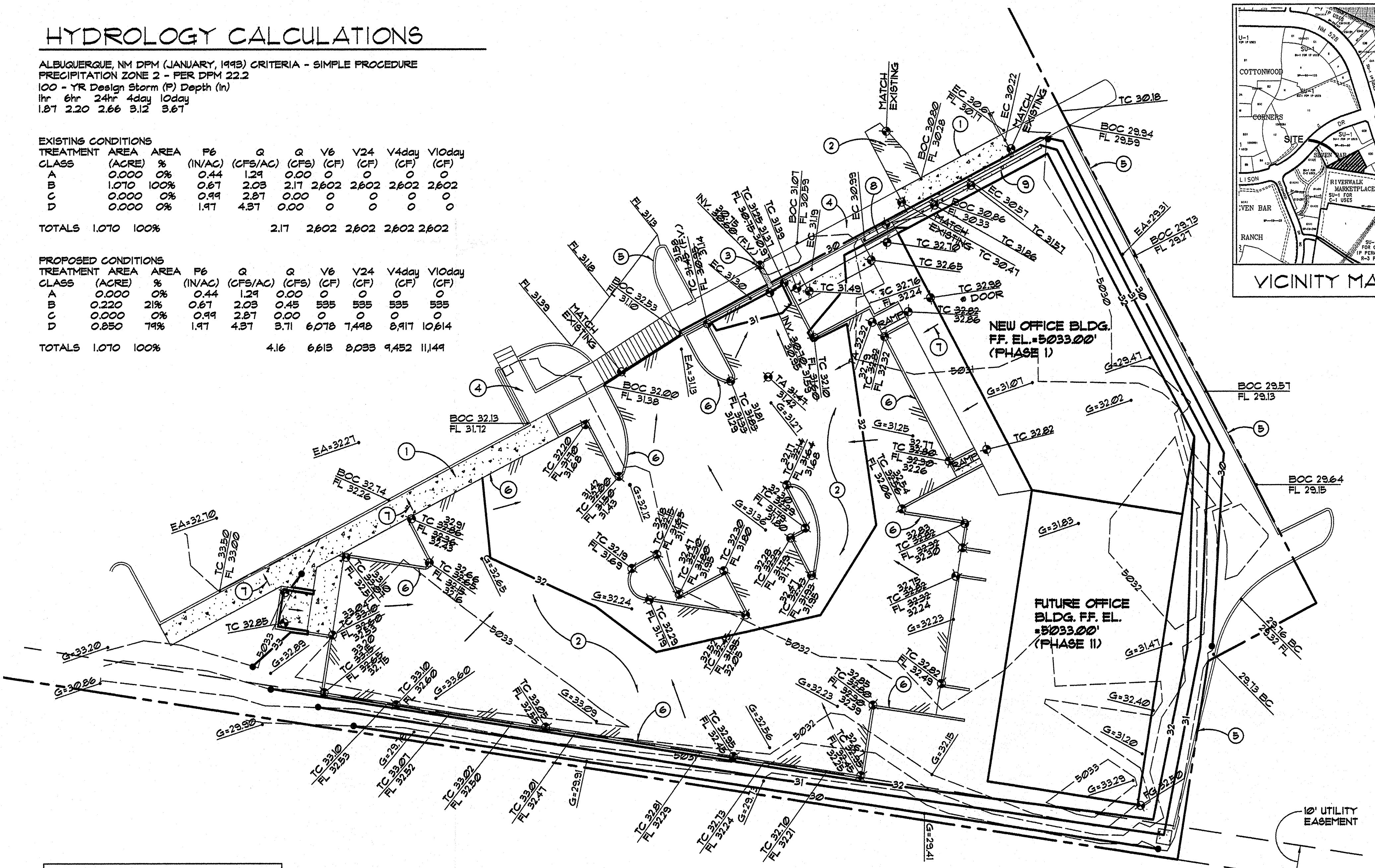
6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 881-4025
Mike J. Walla P.E. • Larry E. Kennedy

HYDROLOGY CALCULATIONS

ALBUQUERQUE, NM DPM (JANUARY, 1993) CRITERIA - SIMPLE PROCEDURE
PRECIPITATION ZONE 2 - PER DPM 22.2
100 - YR Design Storm (P) Depth (in)
1hr 6hr 24hr 4day 10day
1.81 2.20 2.66 3.12 3.61

EXISTING CONDITIONS	TREATMENT CLASS	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	0.000	0%	0.44	1.24	0.00	0	0	0	0	0
B	1.070	100%	0.67	2.03	2.17	2602	2602	2602	2602	2602
C	0.000	0%	0.44	2.87	0.00	0	0	0	0	0
D	0.000	0%	1.47	4.37	0.00	0	0	0	0	0
TOTALS	1.070	100%			2.17	2602	2602	2602	2602	2602

PROPOSED CONDITIONS	TREATMENT CLASS	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	0.000	0%	0.44	1.24	0.00	0	0	0	0	0
B	0.220	21%	0.67	2.03	0.45	535	535	535	535	535
C	0.000	0%	0.44	2.87	0.00	0	0	0	0	0
D	0.850	79%	1.47	4.37	3.71	6078	7448	8917	10614	10614
TOTALS	1.070	100%			4.16	6613	8033	9452	11149	11149



KEYED NOTES

1. CONSTRUCT NEW 4000 PSI, A-E, CONCRETE SIDEWALK PER 1/C-1.
2. AC PAVED PARKING AREA PER DETAIL 2/C-1.
3. NEW SIDEWALK CULVERT PER C.O.A. DETAIL #2231.
4. EXISTING SIDEWALK TO REMAIN.
5. EXISTING CONCRETE CURBS TO REMAIN.
6. NEW CONCRETE CURB PER DETAIL 3/C-1.
7. 2% SLOPE TYPICAL.
8. 4- EA. CONCRETE STEPS WITH EQUAL RISERS. SEE DETAIL 4/C-1.
9. NEW 12" TALL x 6" WIDE CONCRETE CURB.

LEGEND

- NEW BUILDING LINE
- 97 EXISTING CONTOUR
- 79 NEW CONTOUR
- PROPERTY LINE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- AS-BUILT ELEVATION
- NEW FLOW DIRECTION ARROW
- TC TOP OF CONCRETE
- FG FINISHED GRADE
- EC EDGE OF CONCRETE
- FL FLOWLINE
- TA TOP OF ASPHALT
- EXTENT OF NEW ASPHALT
- EXTENT OF NEW CONCRETE PAVING

LEGAL DESCRIPTION

TRACT G-2A-2, A REPLAT OF TRACT G-2A AT SEVEN-BAR RANCH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

TEMPORARY BENCHMARK

TBM: 3/4" REBAR W/ CAP, STAMPED L.S. 11808. ELEVATION = 5026.25'.

BENCHMARK

ALBUQUERQUE CITY BENCHMARK "11-A14". ELEVATION = 5025.34'

DESIGN NARRATIVE

THE SUBJECT SITE IS A 107AC PORTION OF THE PROPERTY ORIGINALLY ASSOCIATED WITH BASIN B-1 OF THE QUARTERS BBQ RESTAURANT PROJECT. THE ORIGINAL PROJECT WAS DESIGNED BY BOHANNAN HUSTON AND RESULTED IN A REPORT DATED 4-25-02. THE SITE WAS ORIGINALLY DESIGNED TO CONVEY RUNOFF FROM THE SUBJECT PORTION OF THE PROPERTY TO UNDERGROUND FACILITIES AND EVENTUALLY A DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPMENT. THE SUBJECT SITE WILL GENERATE AN ADDITIONAL 139 CFS IN A 100-YEAR STORM AFTER CONSTRUCTION. THIS MEANS A 16% INCREASE TO THE CURRENT DRAINAGE RUNOFF CONDITION.

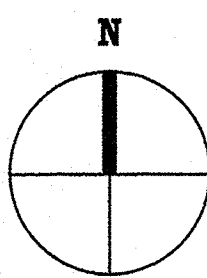
ENGINEER'S CERT.

I MIKE J. WALLA P.E., DO HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" TOPOGRAPHIC SURVEY INFORMATION PROVIDED HERE AND PERFORMED A SITE VISIT TO VERIFY THE CONSTRUCTION OF SITE IS IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE ORIGINAL GRADING AND DRAINAGE PLAN. REVISIONS TO THE ORIGINAL DESIGN WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORIGINAL APPROVED PLAN.

MIKE J. WALLA P.E. 10/13/06 DATE

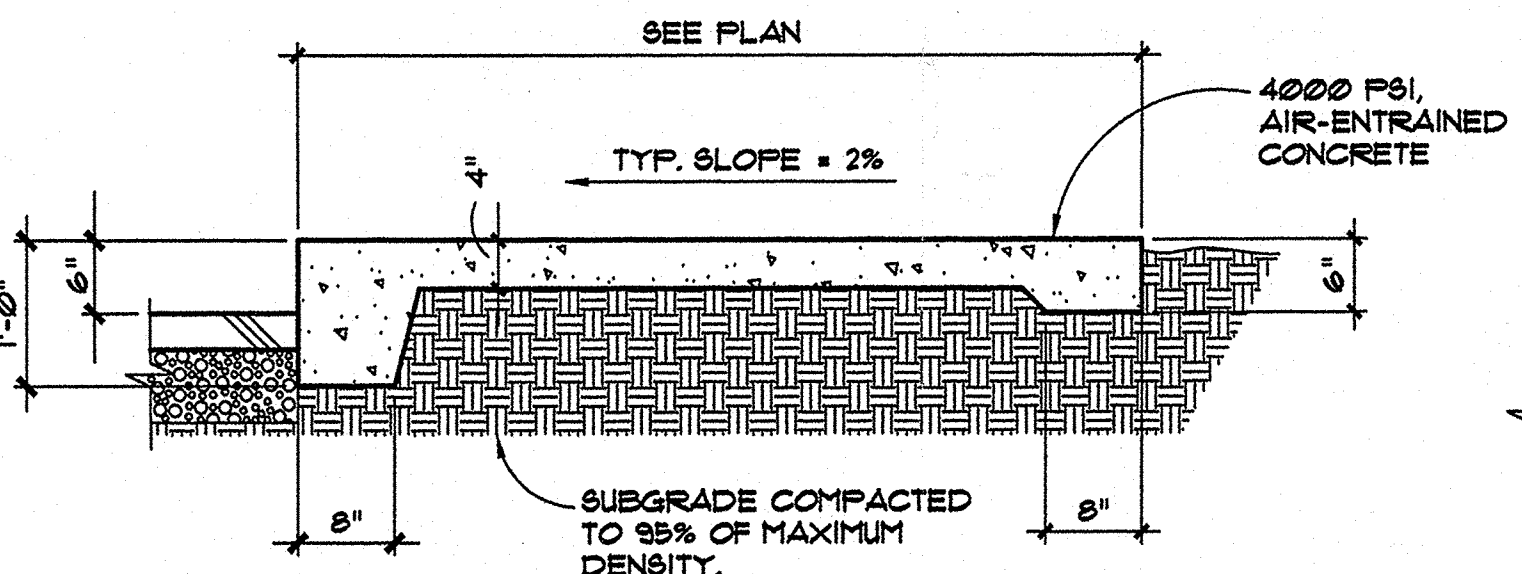
AS-BUILT SURVEY

"AS-BUILT" ELEVATIONS INDICATED ON THIS DRAWING WERE PROVIDED BY GEAR 4 CONDEN. THIS WORK WAS PERFORMED AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION ON OCTOBER 11, 2006.



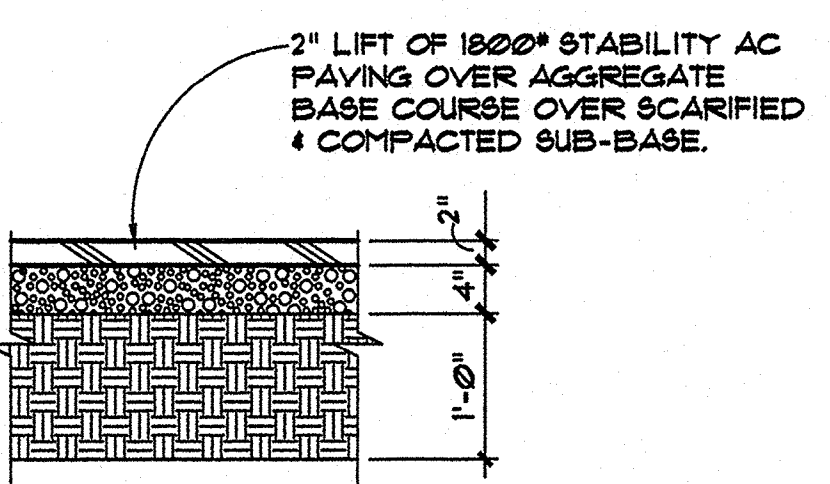
GRADING AND DRAINAGE PLAN

1"=20'



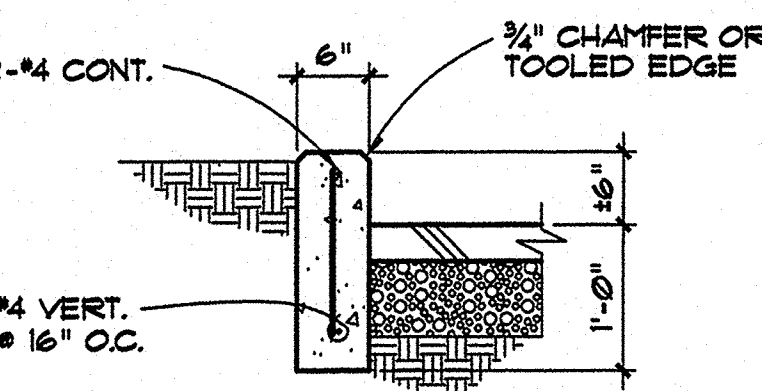
1 TYPICAL SIDEWALK SECTION

3/4"=1'-0"



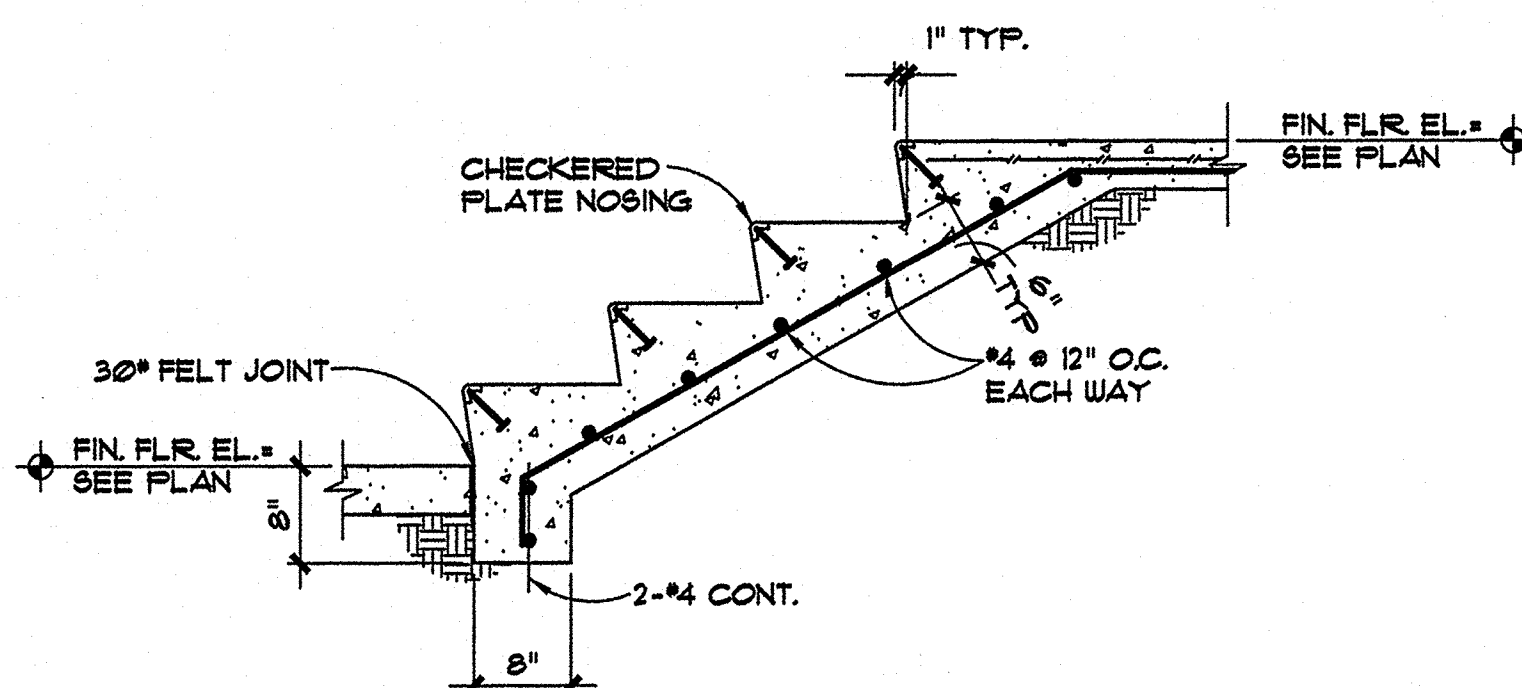
2 TYPICAL AC PAVING

3/4"=1'-0"



3 4000 PSI, AIR-ENTRAINED CONCRETE CURB DETAIL

3/4"=1'-0"

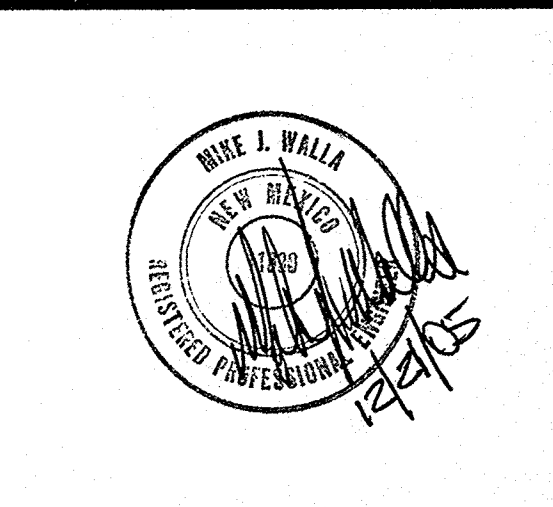


4 CONCRETE STAIR

3/4"=1'-0"

Walla Engineering Ltd. Structural Engineering Civil Engineering 4100 Indian School Road NE Suite 210 Albuquerque, New Mexico 87110 881-3008 Facsimile 884-5390

MARTIN FM GRUMMER ARCHITECT 331 WELLESLEY PLACE NE ALBUQUERQUE, NEW MEXICO 87106 (505) 265-2507



CARLOS TORREBIARTE OFFICE BUILDING GRADING AND DRAINAGE PLAN

PROJECT:

TITLE:

REVISIONS

NO.	DESCRIPTION

DATE:

10-14-06

DRAWN BY:

KKG

CHECKED BY:

MJW

APPROVED BY:

SHEET NO:

C-1