



**Planning Department
Transportation Development Services Section**

October 20, 2006

Martin F.M. Grummer, Registered Architect
331 Wellesley Place NE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
Torrebiarte Office Bldg, [A-14 / D9D]
3730 Ellison Dr. NW
Architect's Stamp Dated 10/19/06

P.O. Box 1293

Dear Mr. Grummer:

Albuquerque

The TCL / Letter of Certification submitted on October 19, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

Torrebiarte Office Bldg.

PROJECT TITLE: ~~BOATERS PARK~~ ZONE MAP/DRG. FILE # A-141/D9D
 DRB#: 02500-00353 EPC#: 01128-01743 WORK ORDER#: _____

LEGAL DESCRIPTION: LOT G-2A-2, SEVEN BAR RANCH
 CITY ADDRESS: 3730 ELLISON DR NW, ALBUQ, NM, 87114

ENGINEERING FIRM: WALK ENGINEERING CONTACT: MIKE WALK
 ADDRESS: 6100 INDIAN SCHOOL RD PHONE: 881-3008
 CITY, STATE: ALBUQ, NM ZIP CODE: 87110

OWNER: CARLOS TORREBIARTE CONTACT: CARLOS
 ADDRESS: 3612 SILVER SE PHONE: 232-4311
 CITY, STATE: ALBUQ, NM ZIP CODE: 87106

ARCHITECT: MARTIN FM GRUMMER CONTACT: MARTIN
 ADDRESS: 331 WELLESLEY PL NE PHONE: 265-2577
 CITY, STATE: ALBUQ, NM ZIP CODE: 87106

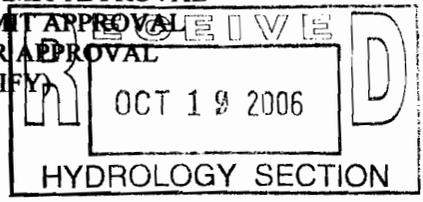
SURVEYOR: HARRIS SURVEYING CONTACT: TOMY HARRIS
 ADDRESS: 2412-O MOORE ST. NE PHONE: 889-8056
 CITY, STATE: ALBUQ, NM ZIP CODE: 87110

CONTRACTOR: CLARK & CONDON LLC CONTACT: PAULA HAYDEN
 ADDRESS: 11728 LINDA AVE NE PHONE: 293-5256
 CITY, STATE: ALBUQ, NM ZIP CODE: 87123

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER'S/ARCHITECT'S CERT ^{DRB} (SEE)
 - ENGINEER'S CERT (DRB SITE PLAN)
 - OTHER

- CHECK TYPE OF APPROVAL SOUGHT:**
- SIA/FINANCIAL GUARANTEE RELEASE
 - PRELIMINARY PLAT APPROVAL
 - S. DEV. PLAN FOR SUB'D APPROVAL
 - S. DEV. 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)

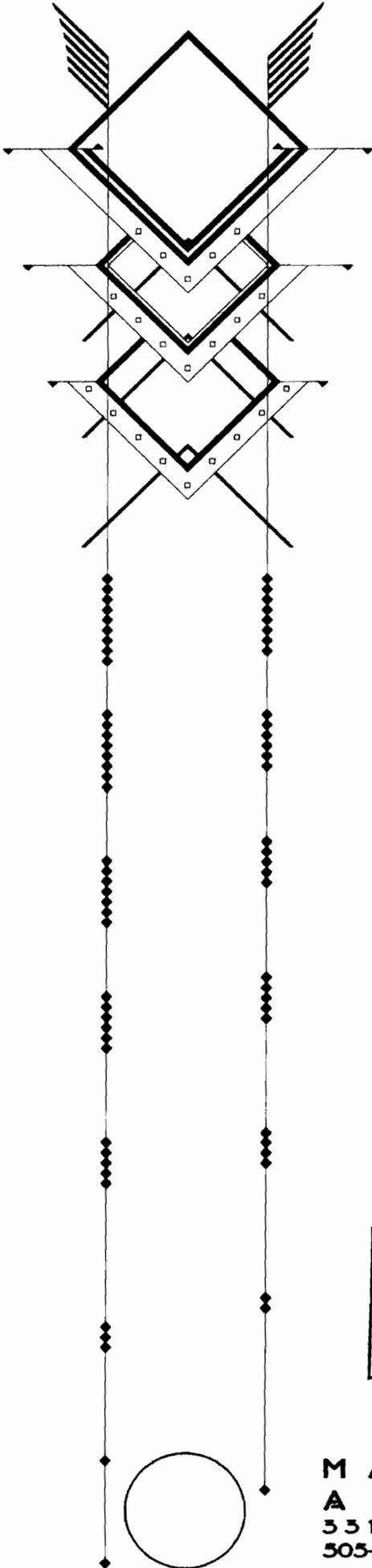
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



SUBMITTED BY: MARTIN FM GRUMMER DATE: 19 OCT 06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



19 Oct 2006

Arlene V. Portillo

Re: TCL for Torrebiarte Office Building

Traffic Certification

I, Martin FM Grummer, NMRA 2044, of the firm Martin FM Grummer – Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved site plan dated 12/13/05. The record information edited onto the original design document has been obtained from Anthony Harris with Harris Surveying Inc. I further certify that I have personally visited the site on 18 Oct 2006 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 Traffic Control Layout Certification for Certificate of Occupancy (Perm).

The refuge enclosure was moved to the eastern corner of the lot to consolidate the dumpsters after gaining approval from Michael Holton with Solid Waste Management. (See redlines on attached site plan.)

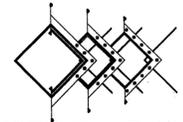
The recorded information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


 Martin FM Grummer - Architect

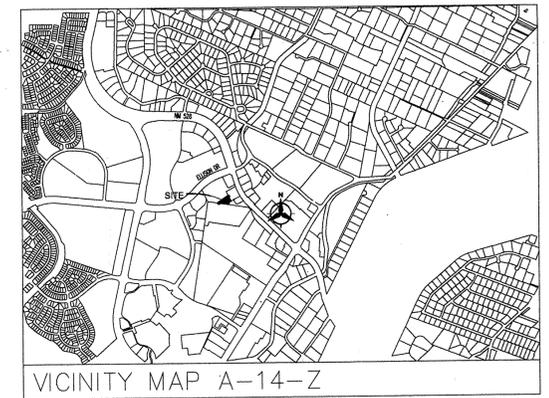


R E C E I V E D
 OCT 19 2006
 HYDROLOGY SECTION

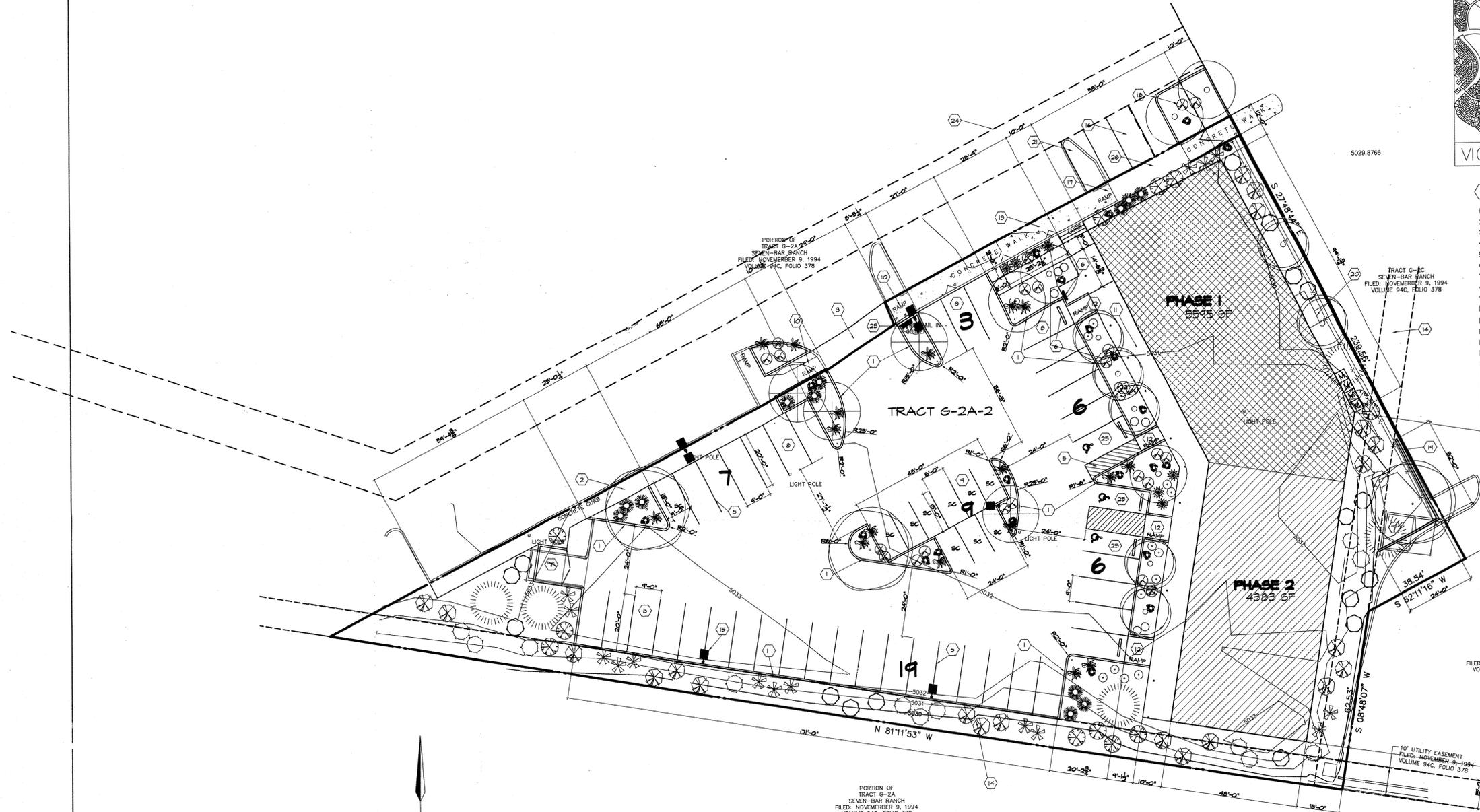
M A R T I N F M G R U M M E R
 A R C H I T E C T
 351 WELLESLEY BL NE ALBUQUERQUE, NM 87106
 505-265-2507 505-265-2507 fax mgrummer@qwest.net



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



VICINITY MAP A-14-Z



KEYED NOTES

- 1 CONSTRUCT 6" MEDIAN CURB AND GUTTER PER COA STD. DWG 2415
- 2 CONSTRUCT 6' WIDE SIDEWALK PER COA STD. DWG 2430
- 3 EXISTING PEDESTRIAN CROSSING TO REMAIN
- 4 INSTALL PARKING BUMPER TYP OF 4 PLACES
- 5 PAINT 4" WHITE STRIPING (TYP)
- 6 16'X4' CONCRETE PAD FOR BICYCLE PARKING
- 7 CONSTRUCT REFUSE ENCLOSURE (SEE SHT. A1.3)
- 8 TYPICAL PARKING SPACE 9'X20'
- 9 TYPICAL SMALL CAR PARKING SPACE 8'X15'
- 10 EXISTING UNIDIRECTIONAL HC RAMP
- 11 CONSTRUCT 10' WIDE SIDEWALK PER COA STD. DWG 2430
- 12 CONSTRUCT UNIDIRECTIONAL HC RAMP
- 13 EXISTING 6' WIDE SIDEWALK TO REMAIN (FILL IN TRIANGLES)
- 14 10' PUBLIC UTILITY EASEMENT
- 15 'LITHONIA' 400W/4H ON 28' POLE LIGHT TO MATCH QUARTERS' (RELOCATE EXISTING)
- 16 4 NEW 9'X20' PARKING SPACES ON QUARTERS LOT TO REPLACE EXISTING DRIVE
- 17 REMOVE EXISTING CONCRETE RAMP
- 18 CONSTRUCT NEW LANDSCAPE AREA FOR QUARTERS (MATCH EXIST)
- 19 3' HIGH CMU GARDEN WALL - STUCCO TO MATCH BUILDING
- 20 4' WIDE CONCRETE SIDEWALK
- 21 REMOVE EXISTING CURB AND LANDSCAPING
- 22 LANDSCAPE AREA (SEE SHT. L1.1)
- 23 MONUMENT SIGN #2 (SEE SHT. A1.3)
- 24 15' WATER LINE EASEMENT
- 25 HANDICAP PARKING SPACE (SEE SHT. A1.3)
- 26 CONSTRUCT NEW 8' WIDE SIDEWALK PER COA STD. DWG. 2430 TO MATCH EXISTING

PARKING REQUIREMENTS

SPACES REQUIRED (4411 SF / 200 SF PER SPACE)	=	50
SPACES PROVIDED	=	50
HANDICAP SPACE PROVIDED	=	5
1 STANDARD		
2 VAN ACCESSIBLE		
SMALL PARKING SPACES ALLOWED (25%)	=	13
SMALL SPACES PROVIDED	=	10

PROJECT NUMBER: 1001623
APPLICATION NUMBER: 05-02B-01710

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JULY 17, 2003 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DBC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11/30/05 DATE
<i>[Signature]</i> WATER UTILITIES DEPARTMENT	11/30/05 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	11/30/05 DATE
<i>[Signature]</i> CITY ENGINEER	11/30/05 DATE
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i> SOLID WASTE MANAGEMENT	11/28/05 DATE
<i>[Signature]</i> DRS CHAIRPERSON, PLANNING DEPARTMENT	12/13/05 DATE

QUARTERS PLAZA
OFFICE BUILDING
ENLARGED SITEPLAN
FOR BUILDING PERMIT

PROJECT:

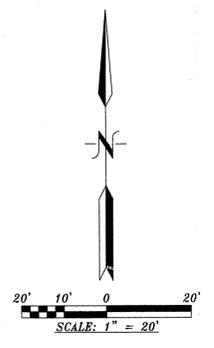
TITLE:

REVISIONS

RECEIVED	OCT 19 2006
HYDROLOGY SECTION	

DATE: 11/23/05
DRAWN BY: MFMG
CHECKED BY: MFMG
APPROVED BY:

SHEET NO:
A1.2

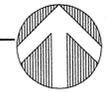


LEGEND

- BOC = BACK OF CURB
- CC = CURB CUT
- DI = DRAINAGE INLET
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- EL = ELEVATION
- EOW = EDGE OF WALL
- ER = EDGE OF ROAD
- FIN.FLR = FINISH FLOOR
- FL = FLOW LINE
- FND = FOUND
- FP = FENCE POST
- G = GROUND
- INV = INVERT

ENLARGED SITEPLAN

1" = 20'-0"



05-281-1000(06-05)