



DATE: 09/08//2014

TO: Planning Department
Attn: Amy L.D, Niese, PE
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

FROM: Philip Bourizk, Sr. Director, Architecture & Engineering
WD Partners
16808 Armstrong Avenue, Suite 100
Irvine, CA 92606

RE: BJ's Restaurant
10000 COORS BYPASS BLVD NW

SUBJECT: Comments dated 7/24/2014
Permit # B14D004E

Comments:

1. Schedule Note C states the storm pipe is 12 inch, but Schedule Note 4 calls out a 4 inch invert. Revise Note 4. Provide a call out for Schedule Note 8 and size of pipe. Call out a transition for connecting HDPE to concrete pipe.

Response: This has been updated per comment. Please see Sheet C2.

2. Provide a vicinity map and FIRM map including the site location. Include a benchmark.

Response: Please refer to "Civil" cover sheet (or title sheet) under "Benchmark Information". This is also shown on ALTA Survey (provided as reference).

3. Provide assumptions and calculations for the storm pipe and valley gutter that show all are sized appropriately. The drainage assumptions should follow the 1992 Drainage Report for Cottonwood Mall by Bohannon-Huston, Inc. Include a valley gutter detail.

Response: Per conference call on 09/04/14 with Curtis, we are providing a project description on title sheet that would include



existing and proposed conditions. Please see Cover Sheet.

4. No bio-swale detail is provided as has been called out. Provide the detail.

Response: Detail added on sheet C2. Concrete gutter and Concrete Curb Cut-Off detail are included on sheet C6.

5. Include openings in all the islands for drainage to enter.

Response: After discussions with Mr. Curtis A Cherne, we concluded that we would provide curb openings as existing (grading) conditions would allow. We still were able to provide curb openings on many landscape islands. Please refer to sheet C1.

6. Plan note 2 calls for utilities to be relocated to the proposed grade. Be specific about which utilities and how they will be handled.

Response: We do not expect to have any utility rim to be raised to proposed grade with the exception of an existing electrical vault. This is a general note that we include for any rim cover that has been missed during topographic survey. The General contractor is advised to perform a due diligence and site review prior to construction and provide adjustment to grade for any utility.

7. Include a date on the engineer's stamp for the plans. Provide an electronic pdf copy of signed plans and calculations.

Response: This is updated as requested.

Do not hesitate to call should you have any questions or need any additional information during your review process. My office telephone number is 949.223.9515 (D).

Thank you.

**Philip Bourizk, RA
Sr. Director, Architecture & Engineering
WD Partners**