

CITY OF ALBUQUERQUE



March 15, 2007

Billy McCarty, P.E.
Beam Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

**Re: BDW Office/ Warehouse, Tracts 13 & 14 Los Lamitas Business Park,
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/09/06 (D-16/D002A) 1301 CUESTA
Certification dated 03/12/07**

ARRIBA
NE 45 3/26/07

Based upon the information provided in your submittal received 3/14/07, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

P.O. Box 1293

The S0-19 is not approved by the city, certify the plan that was approved and note any exceptions as required.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker
Development and Building Services

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

2/9/04/3/14/07

PROJECT TITLE: BDW OFFICE/WAREHOUSE ZONE MAP/DRG. FILE #: D-16 A1002
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 13 AND 14, LOS LAMITAS BUSINESS PARK
 CITY ADDRESS: _____

ENGINEERING FIRM: BEAM DESIGNS
 ADDRESS: 855 POLARIS BLVD. SE
 CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY
 PHONE: 345-0620
 ZIP CODE: 87124

OWNER: SEABURY DEVELOPMENT, LLC
 ADDRESS: 8915 ADAMS ST NE STE A
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RAY ARAGON
 PHONE: 821-7070
 ZIP CODE: 87113

ARCHITECT: MULLEN HELLER ARCHITECTURE, PC
 ADDRESS: 1015 TIJERAS AVE. NW STE 220
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HELLER
 PHONE: 268-4144
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

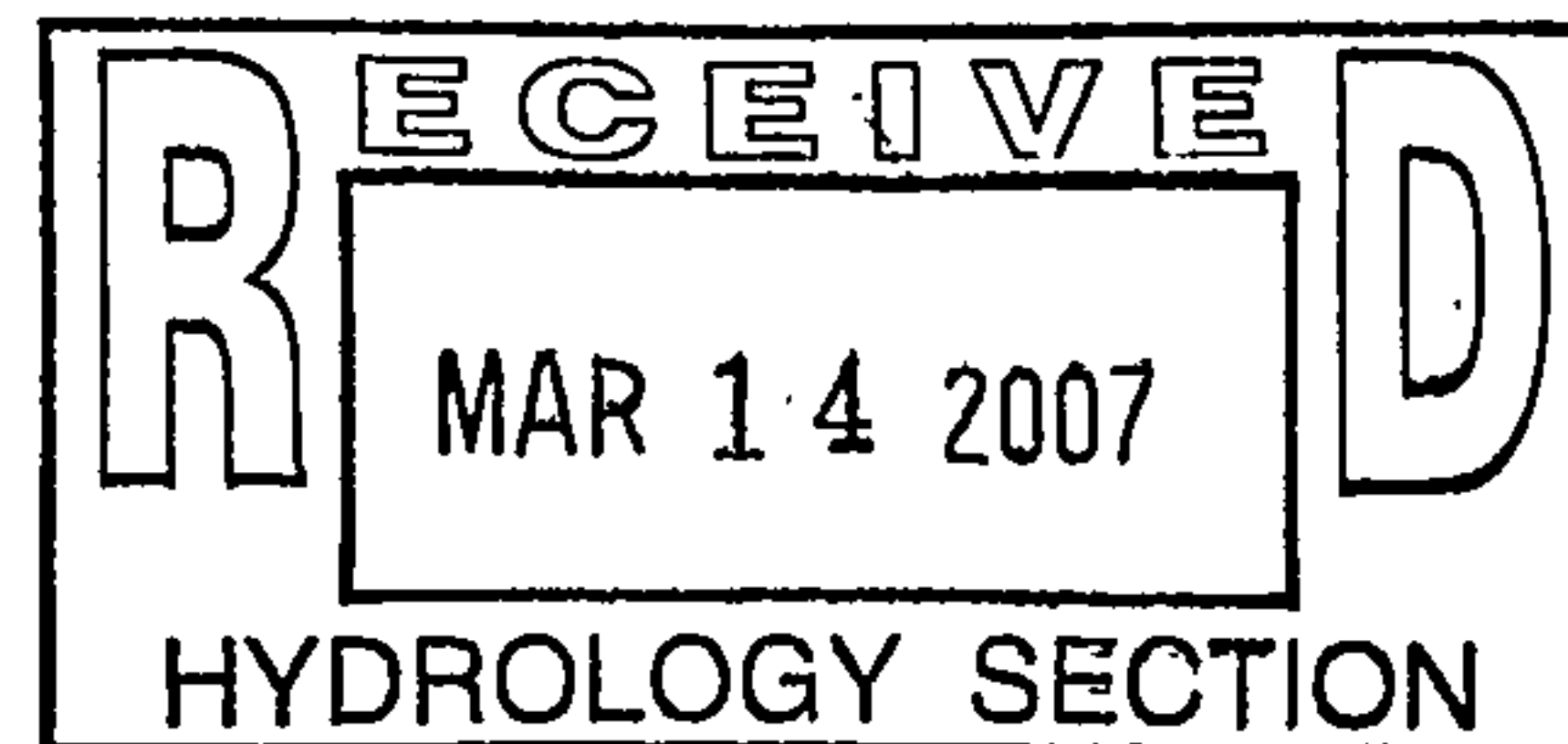
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. 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)

50-19 NOT COMPLETED YET!
 30-D
 TEMP

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

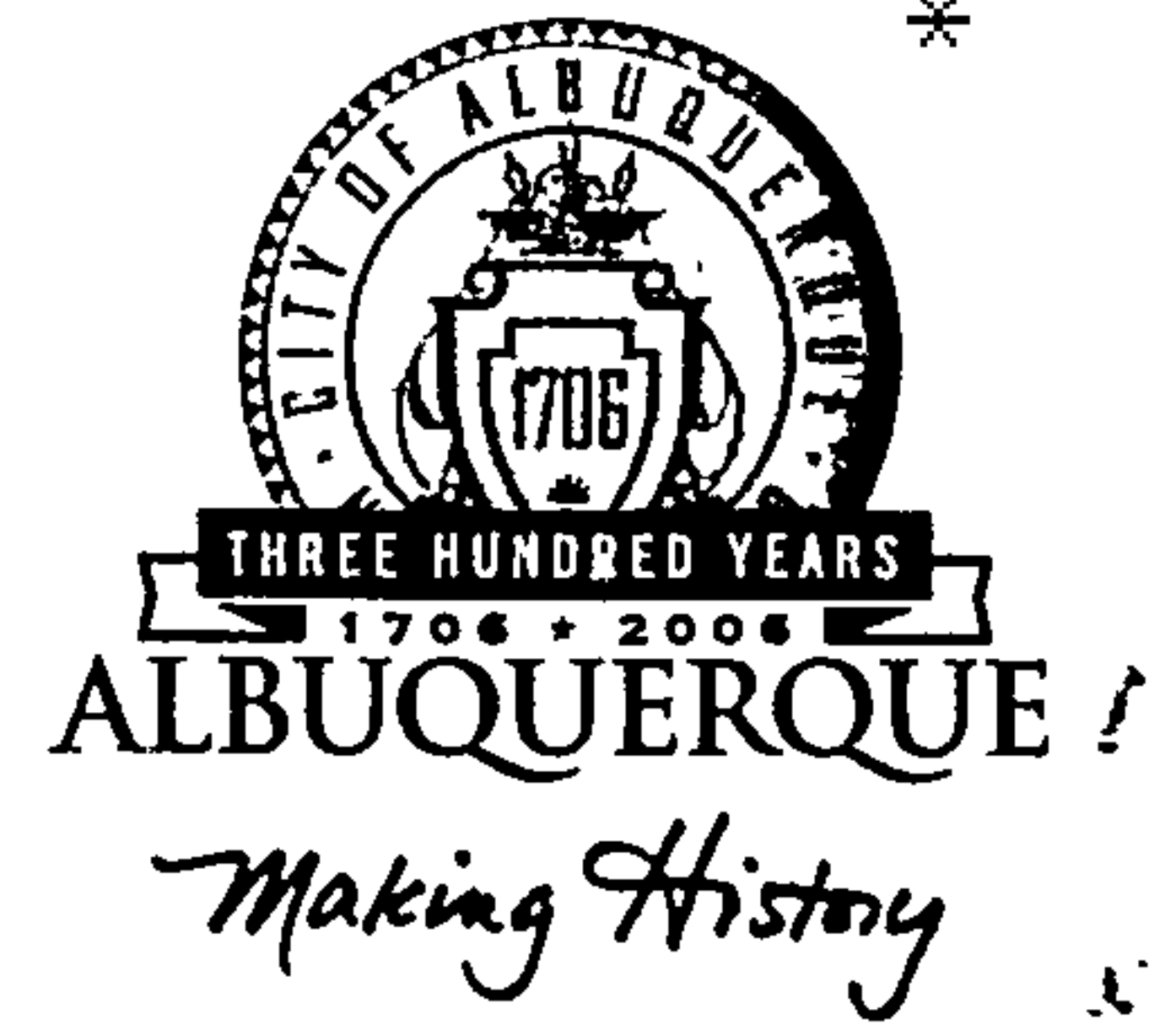


DATE SUBMITTED: 3-14-07 BY: Billy McCarty

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.

CITY OF ALBUQUERQUE



April 6, 2006

Billy McCarty, PE
BEAM Designs
855 Polaris Blvd. SE
Albuquerque, NM 87124

**Re: BDW Office/Warehouse, Tracts 13 & 14, Los Lomas Business Park
Grading & Drainage Plan-Engineer's Stamp dated 2-9-06 (D16-D2A)**

Dear Mr. McCarty,

Based upon the information provided in your submittal dated 2-10-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

www.cabq.gov

cc: Charles Caruso, DMD
Liz Sanchez, Excavation & Barricading
Edward Elwell, Street/Storm Drain Maintenance
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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PROJECT TITLE: BDW OFFICE/WAREHOUSE ZONE MAP/DRG. FILE #: D-16 ^{D2A} ~~D2B~~
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 13 AND 14. LOS LAMITAS BUSINESS PARK
 CITY ADDRESS: _____

ENGINEERING FIRM: BEAM DESIGNS
 ADDRESS: 855 POLARIS BLVD. SE
 CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY
 PHONE: 896-0391
 ZIP CODE: 87124

OWNER: SEABURY DEVELOPMENT, LLC
 ADDRESS: 8915 ADAMS ST NE STE A
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: JENNIFER SMITH
 PHONE: 821-7070
 ZIP CODE: 87113

ARCHITECT: MULLEN HELLER ARCHITECTURE, PC
 ADDRESS: 1015 TIJERAS AVE. NW STE 220
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HELLER
 PHONE: 268-4144
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

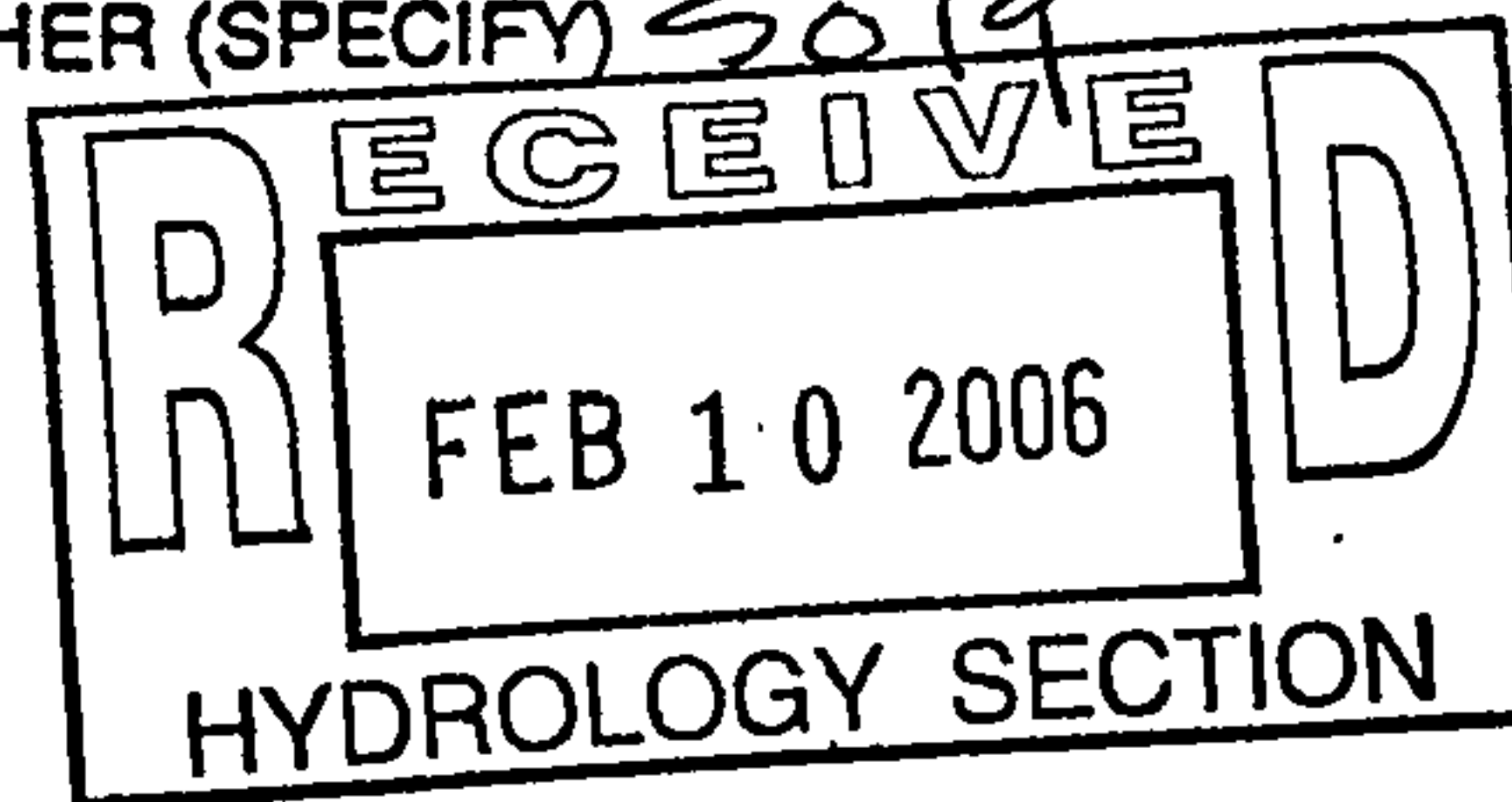
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) 5019

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: Billy McCarty BY: 02-10-06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope 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:

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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.

BUILDING
ENGINEERING
AND
MUNICIPAL
DESIGNS



855 POLARIS BLVD., SE
RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E.

DATE: February 10, 2006

RE: BDW Office/Warehouse

ITEMS INCLUDED:

- 1 Drainage Information Sheet
- 2 Grading and Drainage Plan Sheets

COMMENTS: Please review of the attached Grading and Drainage Plan for Building Permit Approval.

CITY OF ALBUQUERQUE



June 7, 2007

Billy McCarty, P.E.
Beam Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

**Re: BDW Office/ Warehouse, 1301 Cuesta Ariba Ct. NE,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/09/2006 (D-16/D002A)
Certification dated 6/07/2007**

Based upon the information provided in your submittal received 6/07/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

Timothy Sims
Plan Checker-Hydrology, Planning Dept.
Development and Building Services

New Mexico 87103

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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**
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D-16/D2A

PROJECT TITLE: BDW OFFICE/WAREHOUSE ZONE MAP/DRG. FILE #: D-16
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 13 AND 14, LOS LAMITAS BUSINESS PARK
 CITY ADDRESS: 1301 CUESTA ARIBA CIRCLE

ENGINEERING FIRM: BEAM DESIGNS
 ADDRESS: 855 POLARIS BLVD. SE
 CITY, STATE: RIO RANCHO, NM

CONTACT: BILLY MCCARTY
 PHONE: 345-0620
 ZIP CODE: 87124

OWNER: SEABURY DEVELOPMENT, LLC
 ADDRESS: 8915 ADAMS ST NE STE A
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RAY ARAGON
 PHONE: 821-7070
 ZIP CODE: 87113

ARCHITECT: MULLEN HELLER ARCHITECTURE, PC
 ADDRESS: 1015 TIJERAS AVE. NW STE 220
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HELLER
 PHONE: 268-4144
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

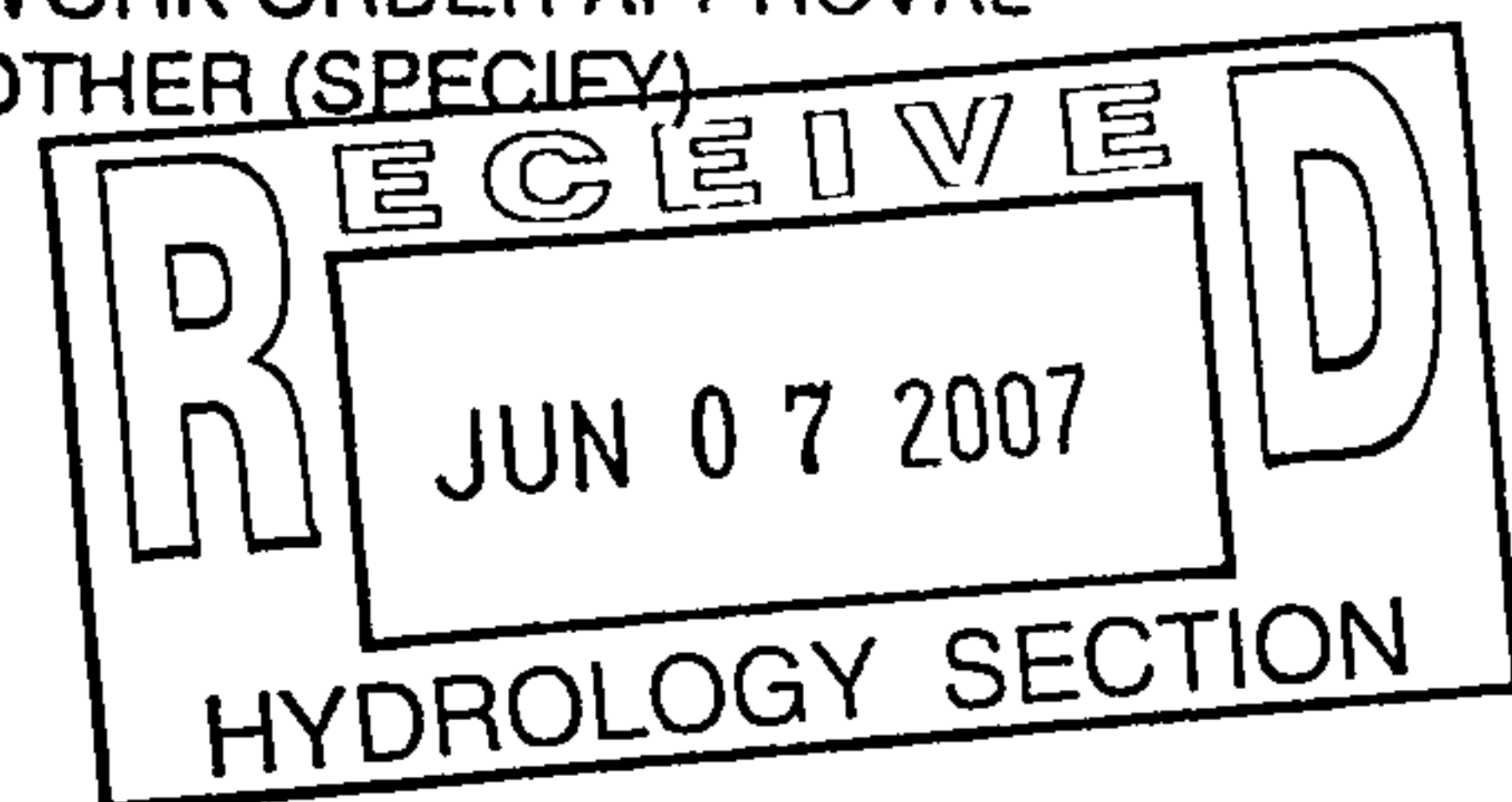
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- ☐ GRADING PLAN
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ 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: 6-7-07 BY: Billy McCarty

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:

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ENGINEERING
AND
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DESIGNS



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RIO RANCHO, NM 87124
PHONE (505) 896-0391
FAX (505) 994-3952
beamdesigns@qwest.net

TRANSMITTAL LETTER

TO: Mr. Phil Lavato, City of Albuquerque Hydrology Dept.

FROM: Billy O. McCarty, P.E.

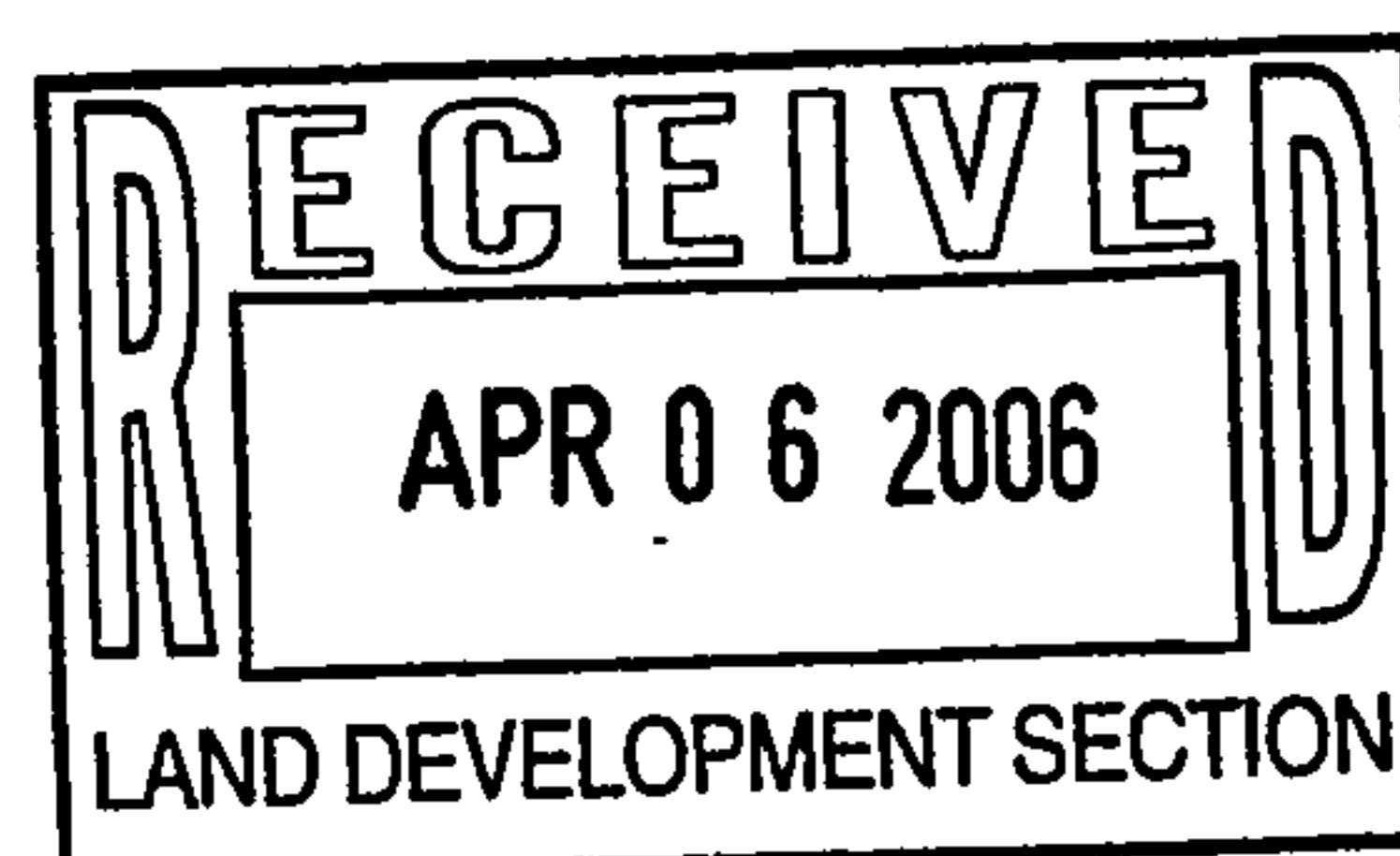
DATE: April 5, 2006

RE: BDW Office/Warehouse

ITEMS INCLUDED:

1 Sheet C002 replacement

COMMENTS: Please replace this sheet per our phone conversation. The notes are added to the lower right corner of the sheet.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 4, 2007

Douglas Heller, Registered Architect
1015 Tijeras Ave. NW, Ste. 220
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
BDW Office/Warehouse, [D-16 / D2A]
1301 Cuesta Arriba Court NE
Architect's Stamp Dated 04/03/07

Dear Mr. Heller:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The TCL / Letter of Certification submitted on April 4, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

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*
*

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BDW Office/Warehouse ZONE MAP/DRG. FILE #: D-16-7 D002A
DRB #: 1002134/05DRB-01928 EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Tract 13 and 14, Las Lomas Business Park
CITY ADDRESS: 1301 Cuesta Arriba Court NE., Albuquerque, NM

ENGINEERING FIRM: Beam Designs
ADDRESS: 2430 Midtown Place, NE Suite C
CITY, STATE: Albuquerque, NM

CONTACT: Billy McCarty
PHONE: 505-345-0620
ZIP CODE: 87107

OWNER: BBDW LLC.
ADDRESS: P.O. Box 10387
CITY, STATE: Albuquerque, NM

CONTACT: Ray Aragon
PHONE: 505-821-7070
ZIP CODE: 87184

ARCHITECT: Mullen Heller Architecture
ADDRESS: 1015 Tijeras Avenue NW
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller
PHONE: 505-268-4144
ZIP CODE: 87102

SURVEYOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: N/A
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Seabury Development
ADDRESS: 8915 Adams Street NE Suite A
CITY, STATE: Albuquerque, NM

CONTACT: Ray Aragon
PHONE: 505-821-7070
ZIP CODE: 87113

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)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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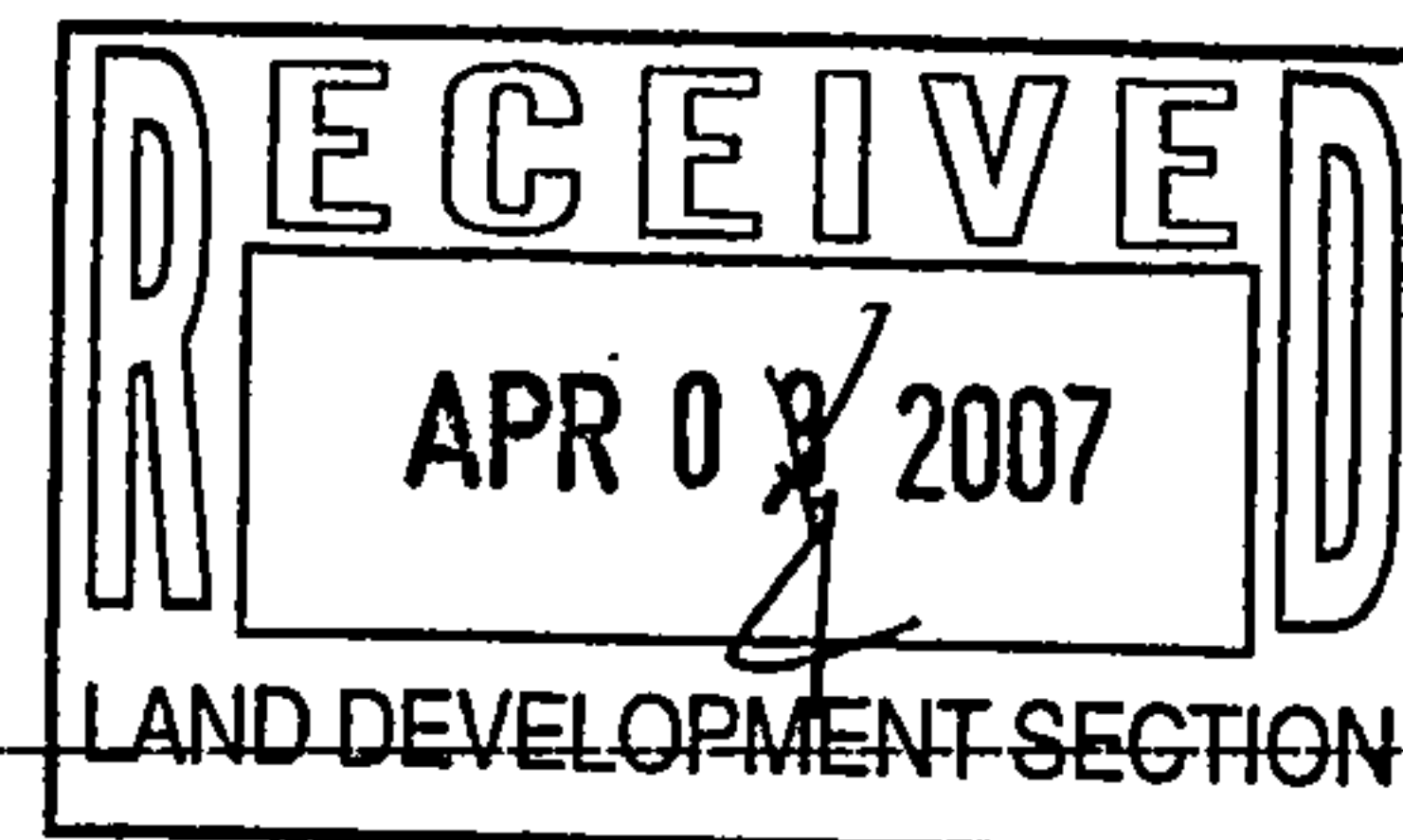
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

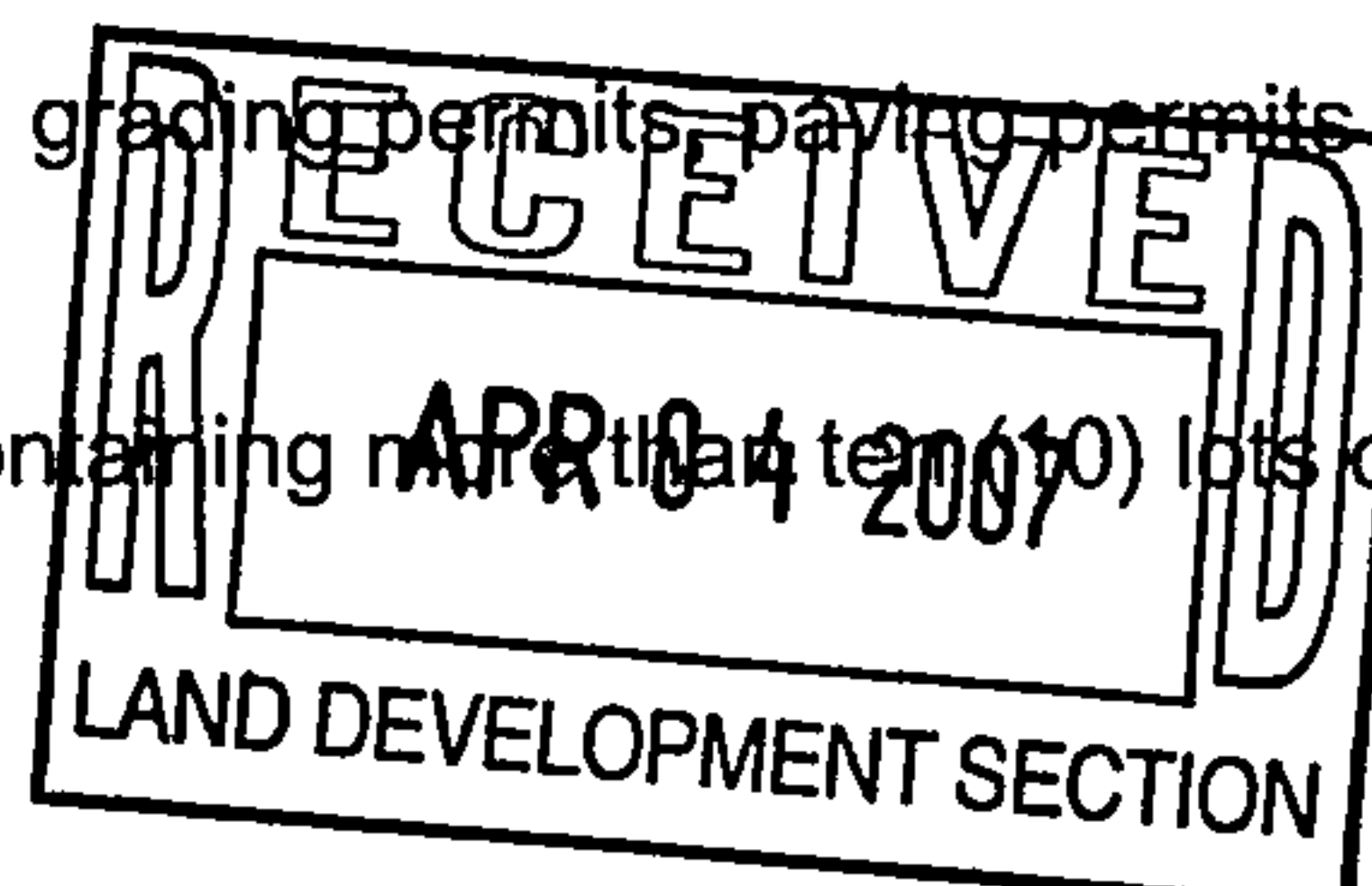
DATE SUBMITTED: 4/3/07

BY: Doug Heller



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:

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



April 3, 2007

Mr. Nilo Salgado-Fernandez, PE
Senior Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: **Permanent Certificate of Occupancy for BDW Office/Warehouse
1301 Cuesta Arriba Boulevard NE**

Dear Nilo:

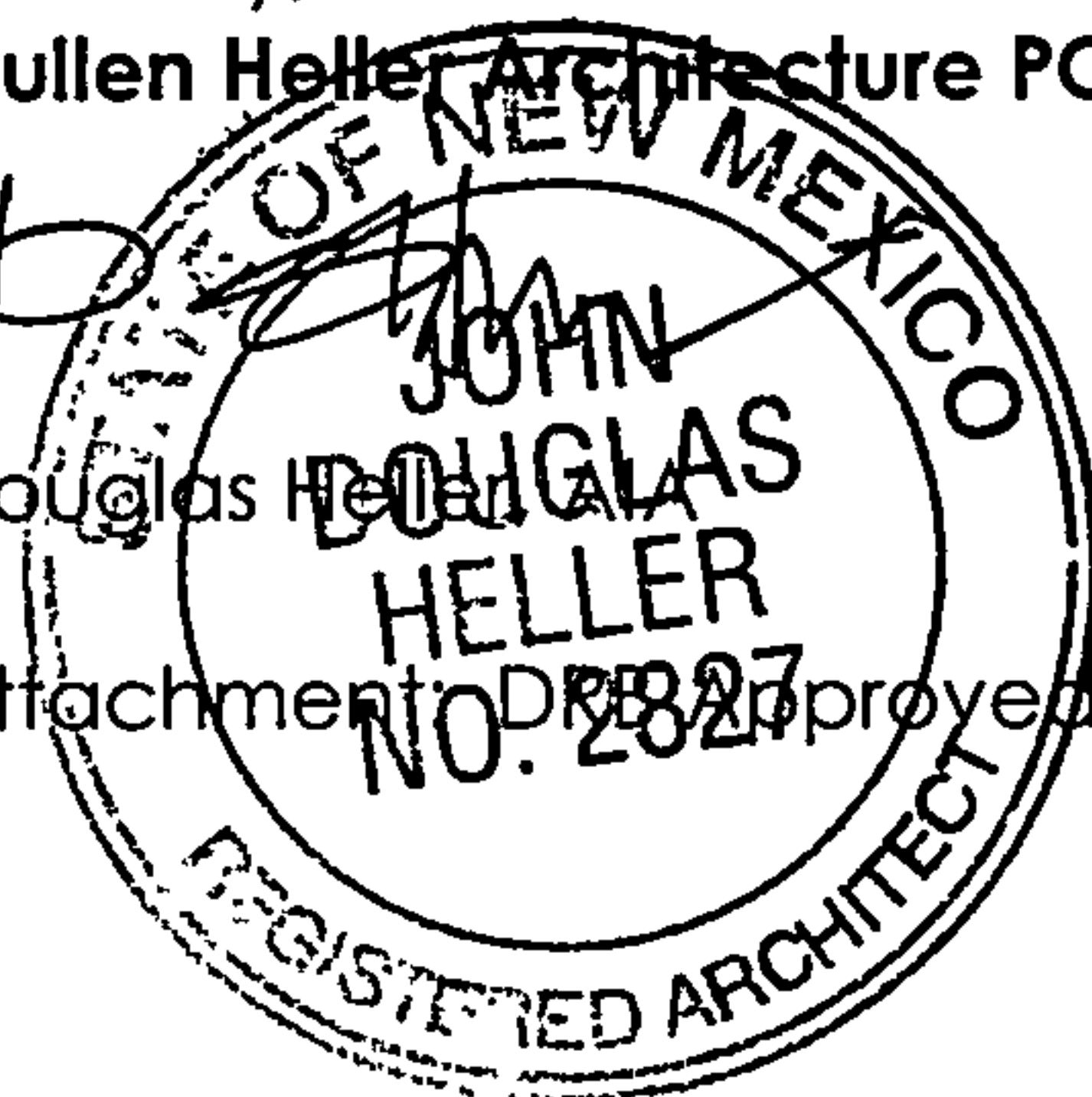
I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated January 4, 2006. I further certify that I have personally visited the project site on April 2, 2007 and 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 Engineer's Certification (DRB Approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.

Sincerely,

Mullen Heller Architecture PC


Douglas Heller
Attachment: DRB Approved Site Plan

