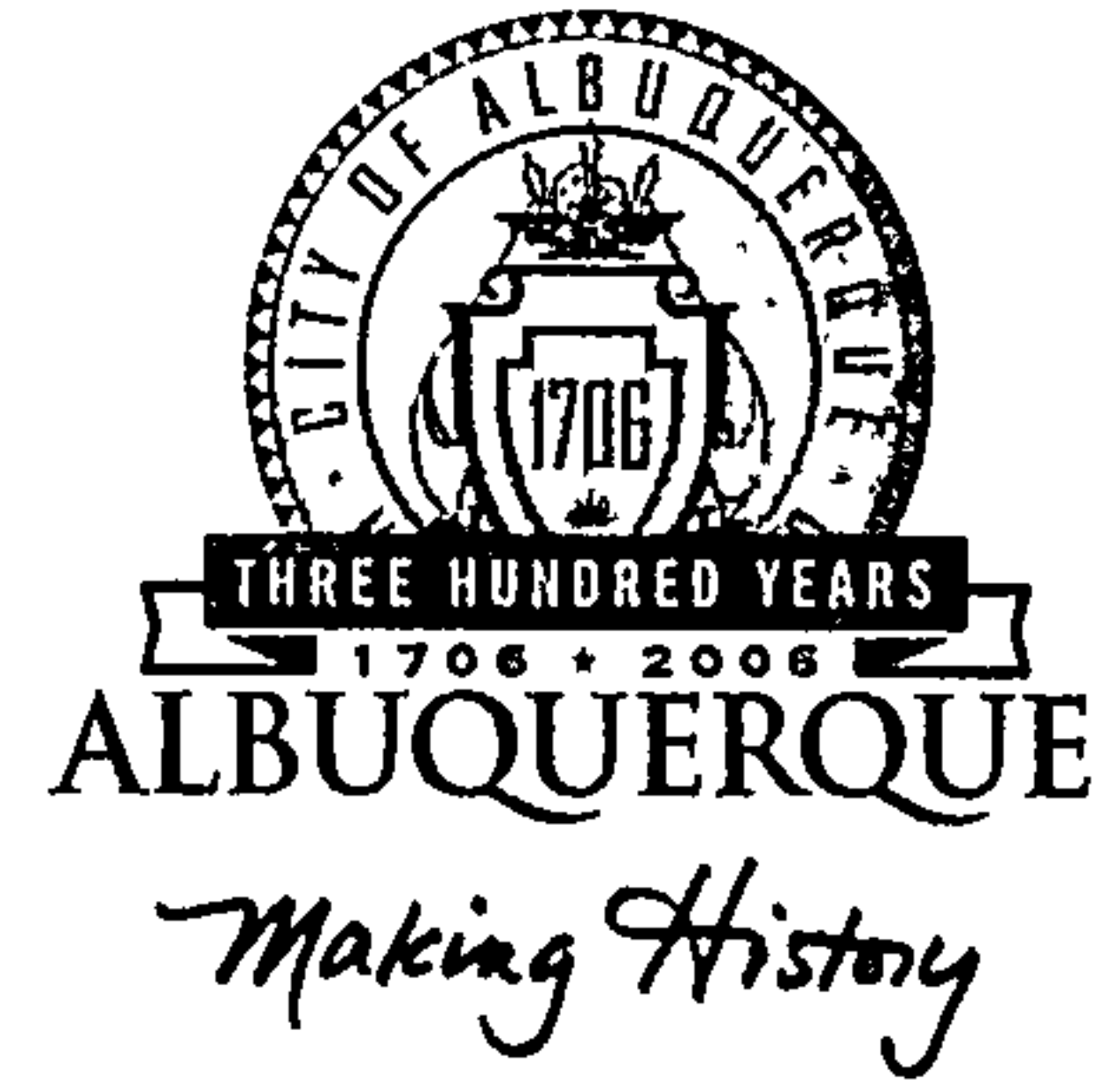


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 29, 2005

Ken Hovey, R.A.
KEN HOVEY ARCHITECT
2430 Midtown Place NE, Suite A
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
ELLISON OFFICE/WAREHOUSE, PHASE 2 & 3, [D-17/D80]
4120 Ellison Street NE (Phase 2)
4110 Ellison Street NE (Phase 3)
Architect's Stamp Dated 12/09/2005

P.O. Box 1293

Dear Mr. Hovey:

Albuquerque

The TCL / Letter of Certification submitted on December 27, 2005 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,

www.cabq.gov

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

c: Engineer
Hydrology file
CO Clerk

**KEN HOVEY, ARCHITECT
2430 MIDTOWN PLACE NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 341-3302
FAX: (505) 343-1183**

December 9, 2005

City of Albuquerque
Transportation Department
600 Second Street NW

Subject: Traffic certification for 4110 and 4120 Ellison Street NE.

I, Ken Hovey, an Architect registered in the State of New Mexico, am the Architect-of-Record for the subject projects located in the Ellison Office-Warehouse Park. I have visited the site and performed a visual inspection of the as-built construction and I find that it is in substantial compliance with the approved Traffic Circulation Layout (TCL) dated 11/18/04.

I have submitted, herewith, a copy of the approved TCL with redlines showing any departure from the approved plan. The submitted plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

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

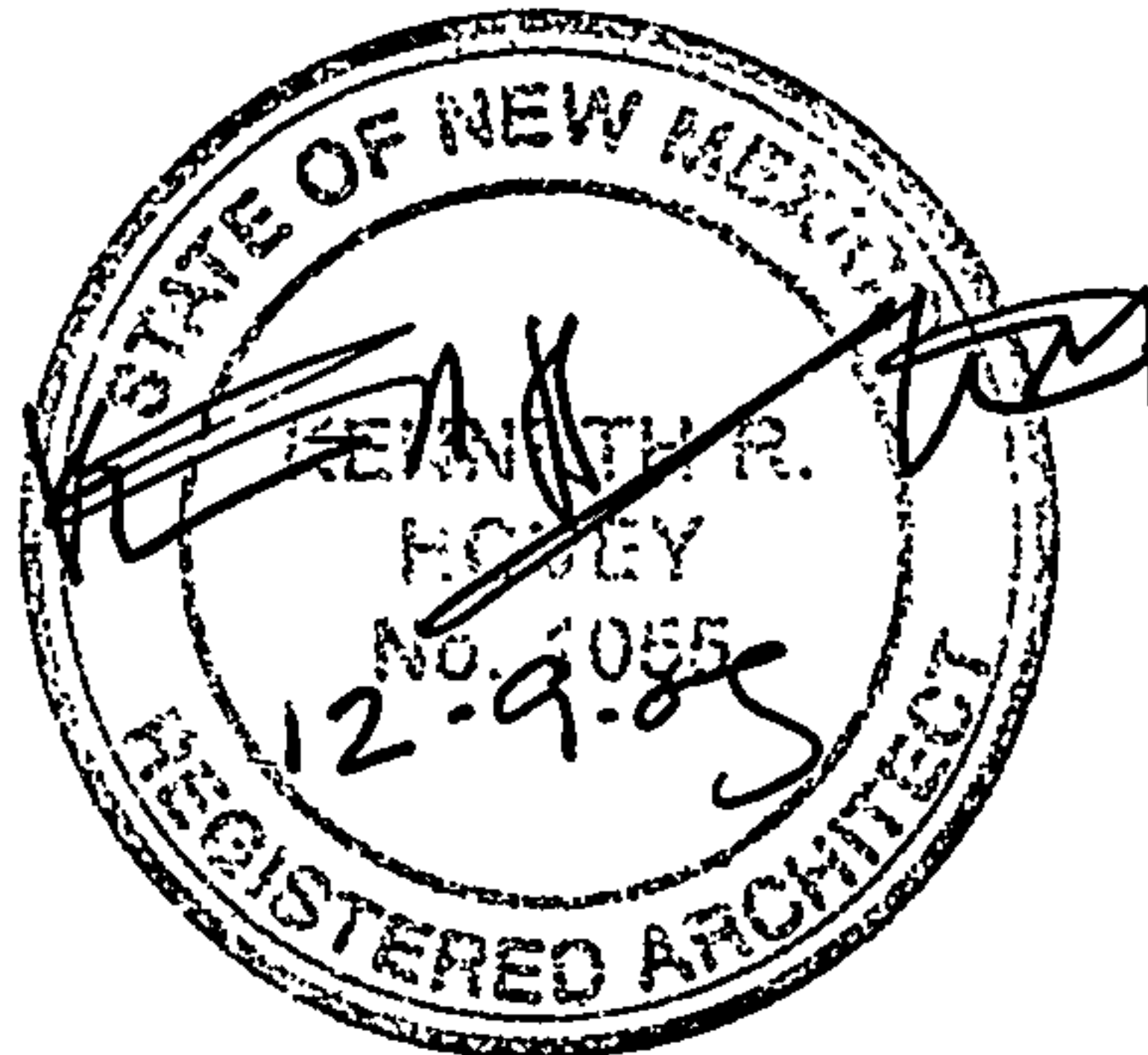
This Architect's certification is submitted in support of issuance of a Certificate of Completion for the subject addresses.

If you have any questions, or if further discussion is required, please don't hesitate to contact me at (505) 341-3302 or by email at kenhovey@industrialwest.com.

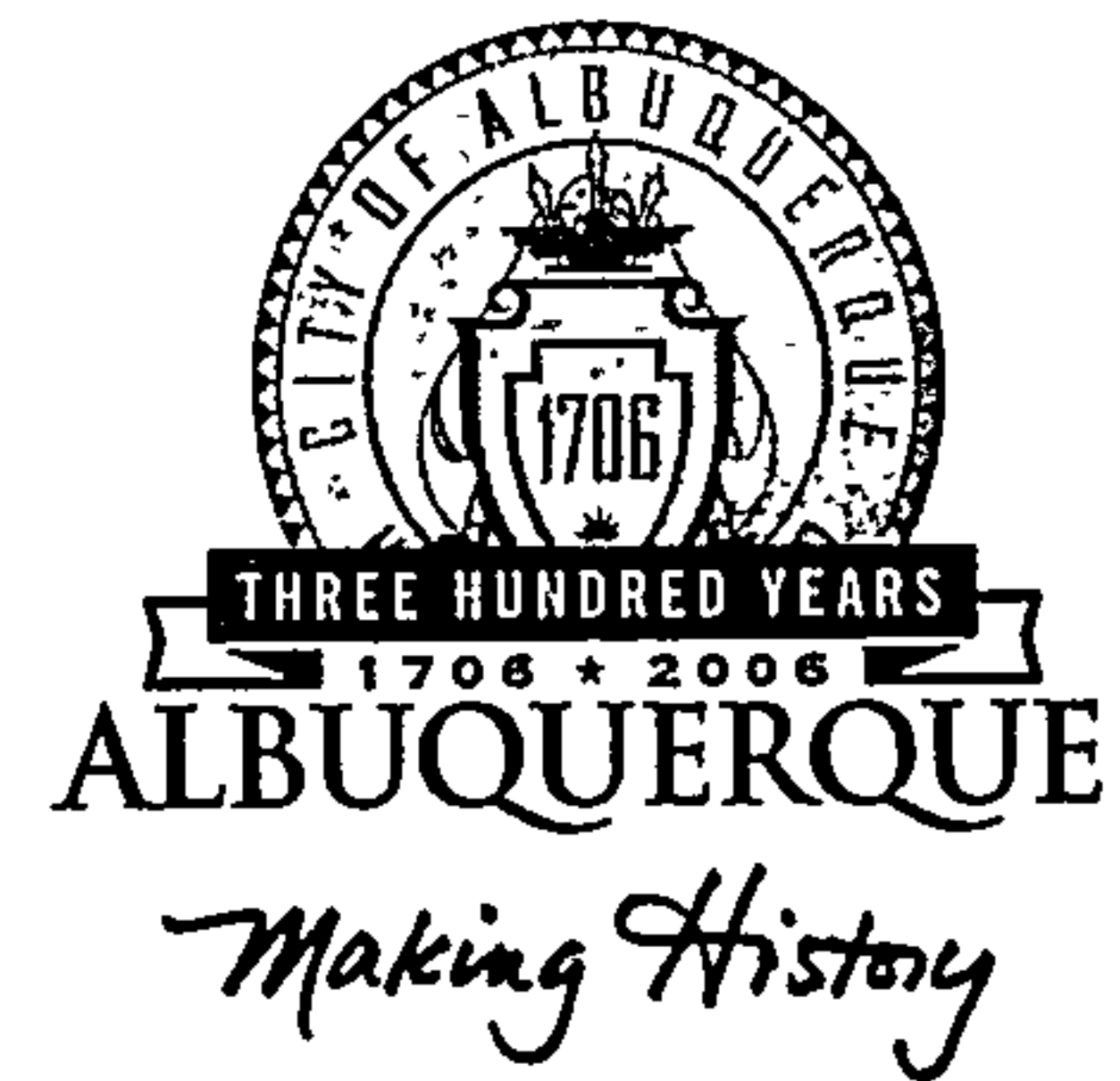
Sincerely,



Ken Hovey



CITY OF ALBUQUERQUE



December 29, 2005

Ken Hovey, R.A.
KEN HOVEY ARCHITECT
3808 Simms Ave, SE
Albuquerque, NM 87108

**Re: Ellison Office-Warehouse Park, 4110 Ellison St. NE, Traffic Circulation
Layout Architect's Stamp dated 03-04-05 (D17-D80) (Phase 3)**

Dear Mr. Hovey,

The TCL submittal received 12-27-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

cc: file

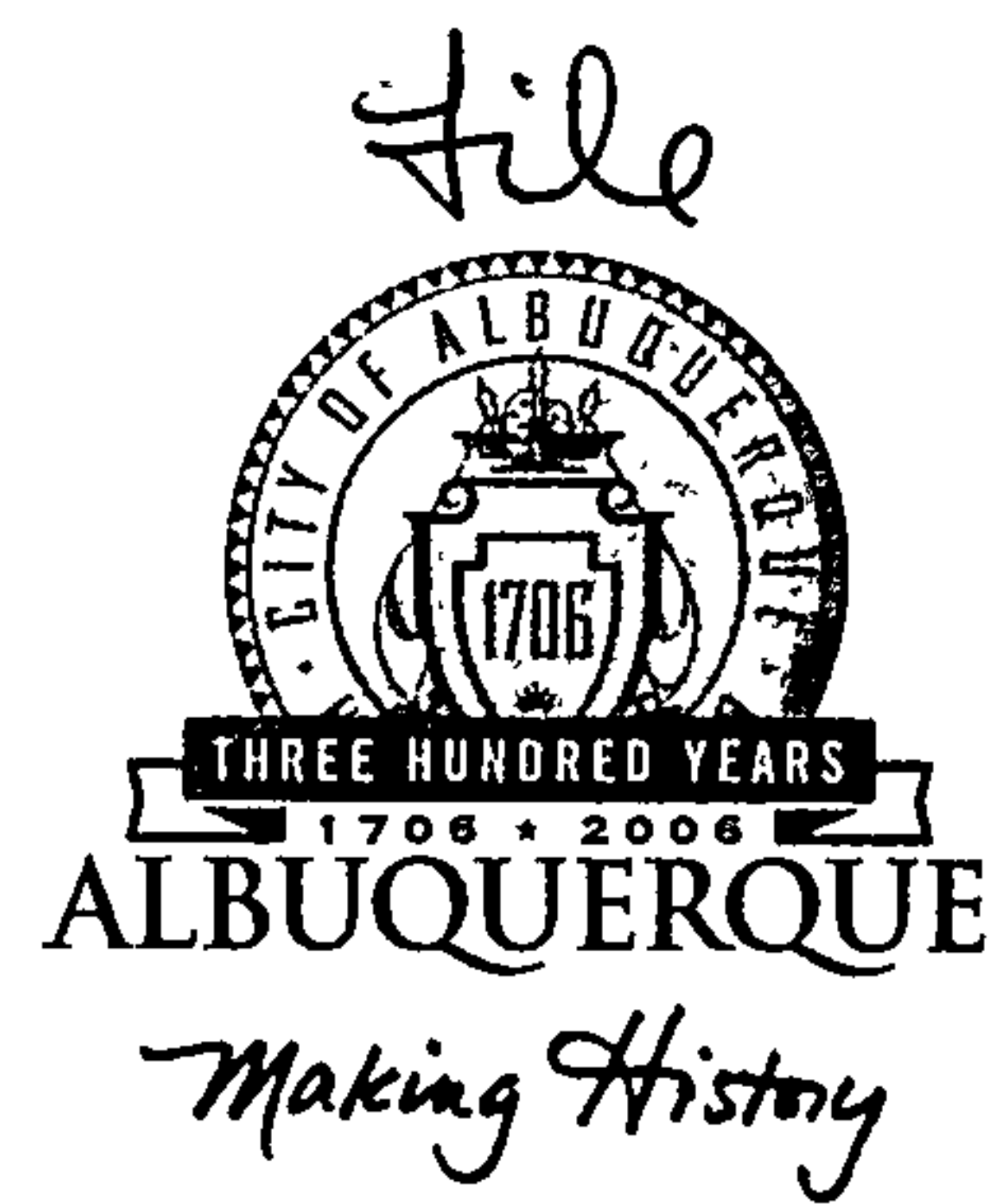
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



--Amendment To Include Additional Number Addresses--

September 22, 2005/November 22, 2005

Mr. Scott M. McGee, PE
ISAACSON & ARFMAN, PA
120 Monroe St. NE
Albuquerque, NM 87108

Re: D-ELECTRIC OFFICE/WAREHOUSE PARK
4100, 4110, 4120 Ellison St. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/20/2004 (D-17/D80)/
Certification dated 09/21/2005

Dear Scott:

P.O. Box 1293

Based upon the information provided in your submittal received 09/22/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

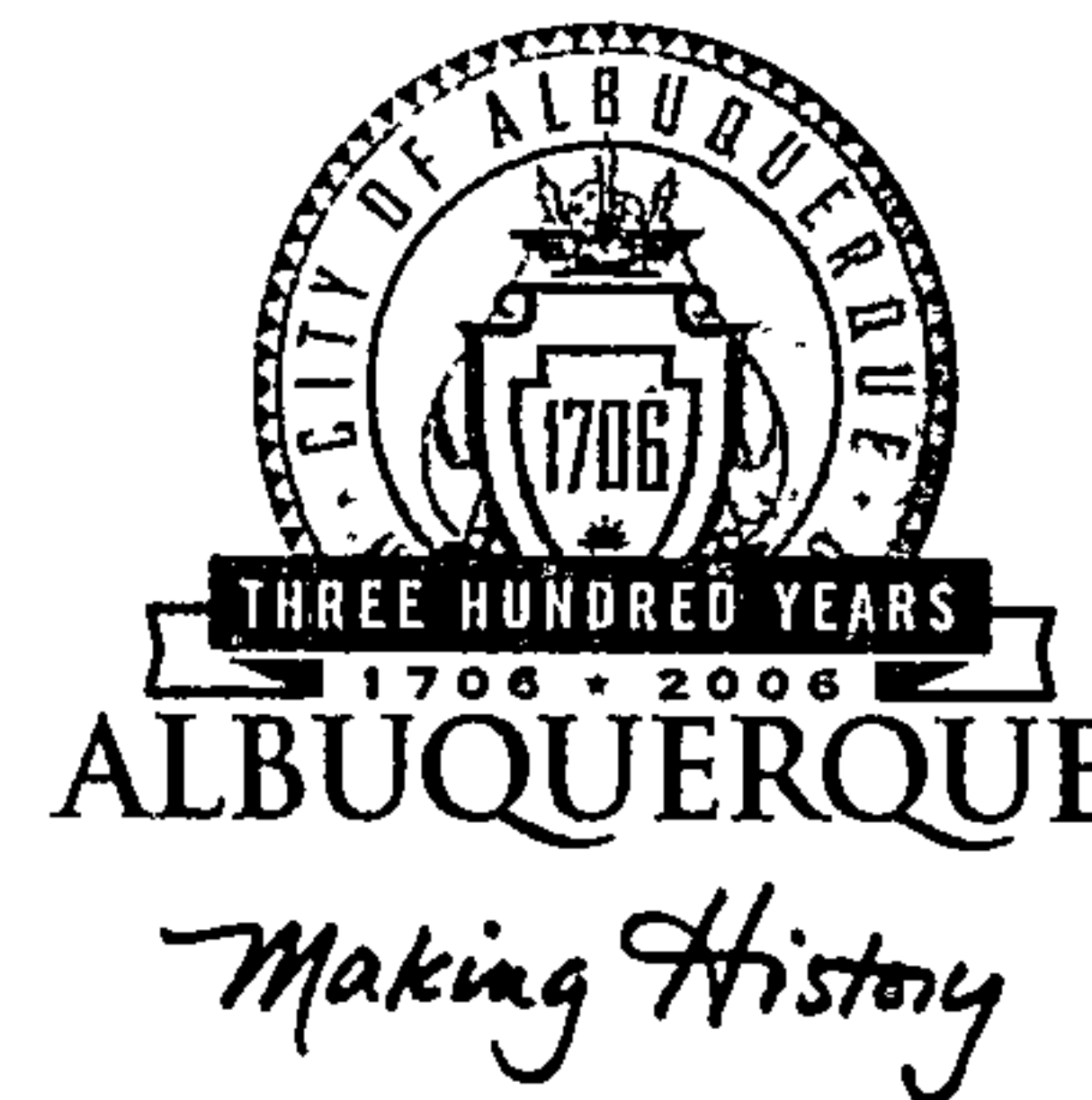
Arlene V. Portillo

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

www.cabq.gov

C: Phyllis Villanueva
Bryan Bobrick
File

CITY OF ALBUQUERQUE



September 22, 2005

Mr. Scott M. McGee, PE
ISAACSON & ARFMAN, PA
120 Monroe St. NE
Albuquerque, NM 87108

**Re: D-ELECTRIC OFFICE/WAREHOUSE PARK
4100 Ellison St. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/20/2004 (D-17/D80)
Certification dated 09/21/2005**

Dear Scott:

Based upon the information provided in your submittal received 09/22/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

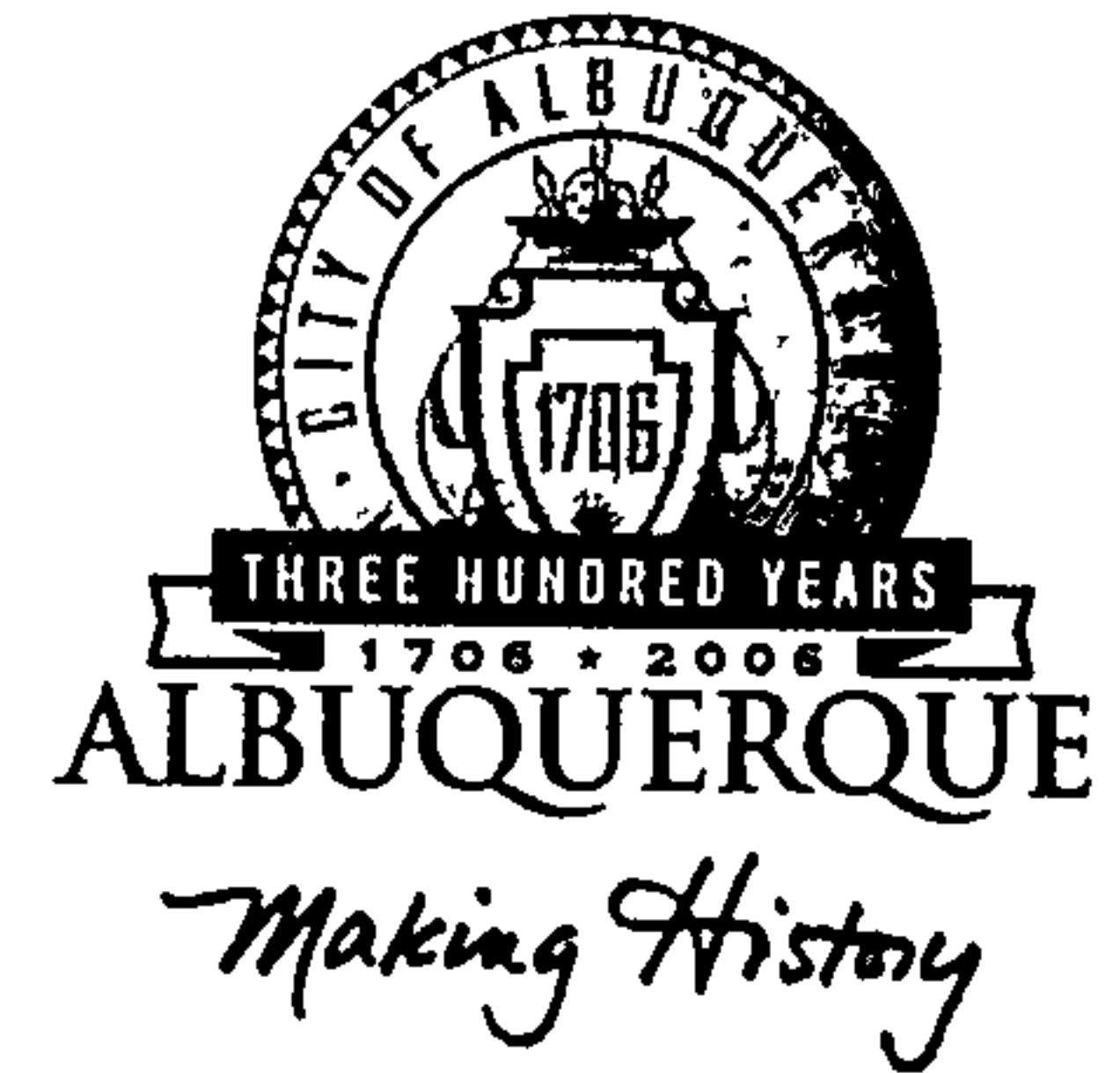
If you have any questions, you can contact me at 924-3982.

Sincerely,

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

C: Phyllis Villanueva
Bryan Bobrick
File

CITY OF ALBUQUERQUE



November 5, 2004

Scott McGee, PE
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: D-Electric Office/Warehouse Park Phases 2-5 Grading and Drainage Plan
Engineer's Stamp dated 9-20-04 (D17/D80)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 6-10-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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).

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, DMD
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 11, 2001

Chris Weiss, P.E.
C.L. Weiss Engineering, Inc.
P.O. Box 97
Sandia Park, New Mexico 87047

RE: ELLISON OFFICE/WAREHOUSE PHASE 1 (D-17/D80)
(4100 Ellison NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 9/18/2000
ENGINEERS CERTIFICATION DATED 8/21/2001

Dear Mr. Weiss:

Based upon the information provided in your Engineers Certification submittal dated 8/21/2001, and the approval of the SO19 dated 12/10/2001, the above referenced site is approved for a Permanent Certificate of Occupancy for Phase 1.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
bab

C: Vickie Chavez, COA
drainage file
approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 13, 2000

Chris Weiss, P.E.
C.L. Weiss Engineering
P.O. Box 97
Sandia Park, NM 87047

***RE: ELLISON OFFICE, WAREHOUSE PARK (D17-D80). GRADING AND DRAINAGE
PLAN FOR BUILDING PERMIT APPROVAL AND SO#19 PERMIT APPROVAL.
ENGINEER'S STAMP DATED SEPTEMBER 15, 2000.***

Dear Mr. Weiss:

Based on the information provided in your September 18, 2000 submittal and supplemental data, i.e., calculations submitted September 21, 2000, the above referenced project is approved for Building Permit and SO#19 Permit

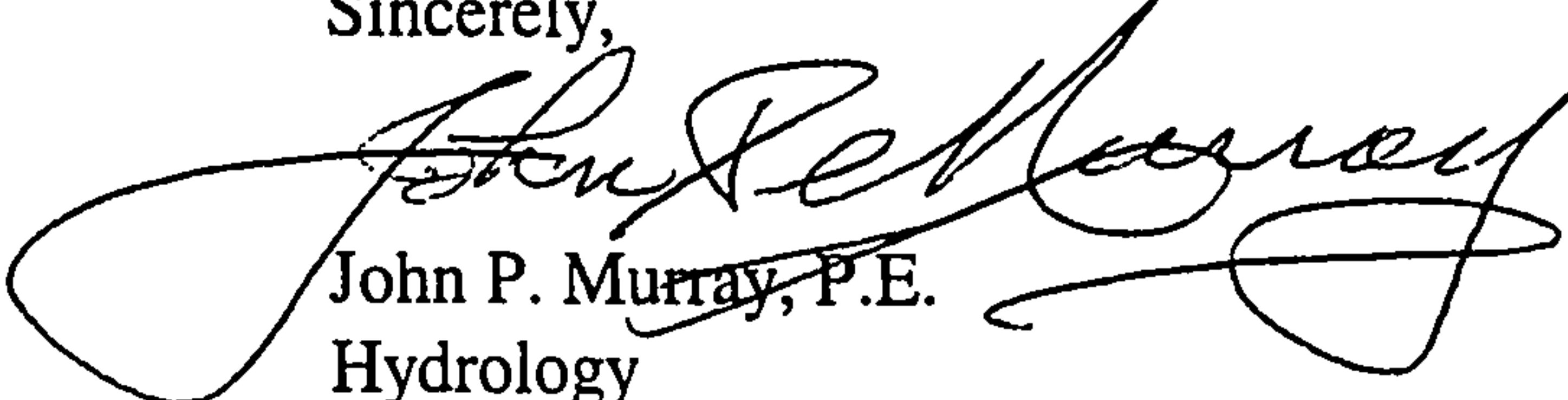
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for coonstruction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.. Please note that only the Inspector's Signature is now required for the SO#19 sign-off - and for Certificate of Occupancy approval.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
Whitney Reiersen
✓ File

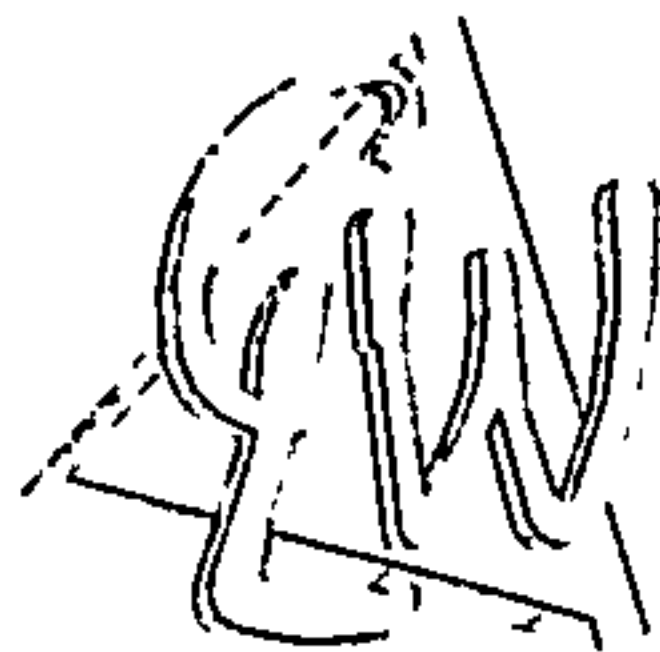
SEPTEMBER 19, 2000

SUPPLEMENTAL CALCULATIONS

FOR

Ellison Office / Warehouse Park

BY



C.L. WEISS ENGINEERING, INC.

Post Office Box 97 * Sandia Park, NM 87047

Phone / Fax (505) 281-1800

1100 Alvarado Dr. NE * Albuquerque, NM 87110

Phone / Fax (505) 266-3444

Job Name:	Ellison Office / Warehouse Park
Client:	Lee Gamelsky - Architect
Date Prepared:	07-Sep-00
Date Modified:	09/07/2000
Precipitation Zone:	2

CALCULATIONS: Ellison Office / Warehouse Park - 35314

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE:	194129	SF	=	4.4566	Ac.
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HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	194129	SF
Area c	=	0	SF
Area d	=	0	SF
Total Area	=	194129	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	0	SF
Area b	=	38826	SF
Area c	=	0	SF
Area d	=	155303	SF
Total Area	=	194129	SF

EXCESS PRECIPITATION:

Precip. Zone	2
Ea	= 0.53
Eb	= 0.78
Ec	= 1.13
Ed	= 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_a A_a + E_b A_b + E_c A_c + E_d A_d}{A_a + A_b + A_c + A_d}$$

Historic E	=	0.78 in.	Developed E	=	1.85 in.
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On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$

Historic V_{360}	=	12618	CF	Developed V_{360}	=	29961	CF
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On-Site Peak Discharge Rate: $Q_p = Q_{pa} A_a + Q_{pb} A_b + Q_{pc} A_c + Q_{pd} A_d / 43.560$

For Precipitation Zone 2

Q_{pa}	=	1.56	Q_{pc}	=	3.14
Q_{bb}	=	2.28	Q_{pd}	=	4.70

Historic Q_p	=	10.2	CFS	Developed Q_p	=	18.8	CFS
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SUB-BASIN 1 - FREE DISCHARGE TO ELLISON STREET

Area of sub-basin flows =	78458	SF	=	1.8	Ac.
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The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E	=	1.92 in.
------------	---	----------

Sub-basin Volume of Runoff (see formula above)

V_{360}	=	12547	CF
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Sub-basin Peak Discharge Rate: (see formula above)

Q_p	=	7.8	cfs
-------	---	-----	-----

TREATMENT	
A =	0%
B =	15%
C =	0%
D =	85%

SUB-BASIN 2 - FREE DISCHARGE TO EXISTING CONCRETE CHANNEL

Area of sub-basin flows =	115671	SF	=	2.7	Ac.
---------------------------	--------	----	---	-----	-----

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E	=	1.81 in.
------------	---	----------

Sub-basin Volume of Runoff (see formula above)

V_{360}	=	17464	CF
-----------	---	-------	----

Sub-basin Peak Discharge Rate: (see formula above)

Q_p	=	11.0	cfs
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TREATMENT	
A =	0%
B =	23%
C =	0%
D =	77%

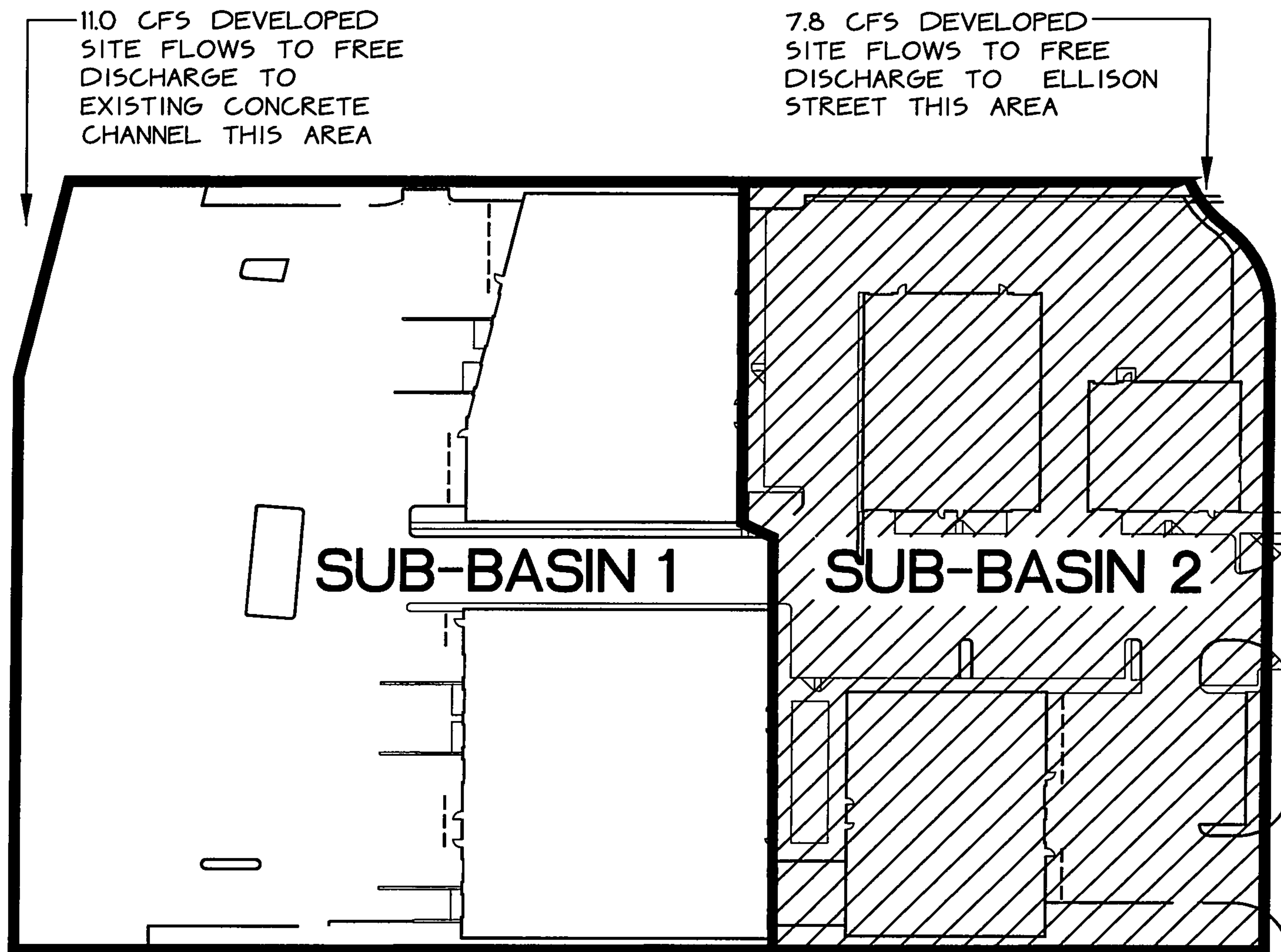
ORIFACE EQUATION - OPENING TO SIDEWALK CULVERTS

$$Q = C \cdot A \cdot (2 \cdot g \cdot h)^{0.5}$$

Where	Q	=	7.8	cfs	
	C	=	0.6		(indicating that the opening will function at 60% capacity)
	A	=	2.29	sq.ft.	
	g	=	32.2	ft/sec ²	
	h	=	0.5	ft	depth of flow at opening from the flowline

Therefore, three 18" wide sidewalk culverts will be required to allow flows to pass to Ellison Street

 $A = 0.5' \text{ high} \times 18" \text{ wide} \times 3 \text{ units} = 2.25 \text{ sq. ft.}$



ON-SITE SUB-BASIN KEY

dg.dwg 09/18/00 10:15:26

N.T.S.



C.L. WEISS ENGINEERING, INC.

POST OFFICE BOX 97 • SANDIA PARK, N.M. • 87047 - (505) 281-1800
1100 ALVARADO DR. NE • ALBUQUERQUE, N.M. • 87110 - (505) 266-3444

Sub-Basin 2 Valley Gutter
Worksheet for Triangular Channel

Project Description	
Project File	c:\haestad\fmw\gamelsky.fm2
Worksheet	Valley Gutter
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

For section between
buildings 1 & 3 @
Southwest corner of
building 1.

Input Data	
Mannings Coefficient	0.018
Channel Slope	0.005000 ft/ft
Left Side Slope	10.000000 H : V
Right Side Slope	10.000000 H : V
Discharge	6.00 cfs

Results		
Depth	0.51	ft
Flow Area	2.57	ft ²
Wetted Perimeter	10.20	ft
Top Width	10.15	ft
Critical Depth	0.47	ft
Critical Slope	0.007714	ft/ft
Velocity	2.33	ft/s
Velocity Head	0.08	ft
Specific Energy	0.59	ft
Froude Number	0.82	
Flow is subcritical.		

Concrete / Asphalt Channel Worksheet for Irregular Channel

For section of curbed
concrete channel along
west property line @
N.W. property corner:

Project Description	
Project File	c:\haestad\fmw\gamelsky.fm2
Worksheet	Concrete Channel
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Water Elevation

Input Data	
Channel Slope	0.010000 ft/ft
Elevation range: 0.00 ft to 1.00 ft.	
Station (ft)	Elevation (ft)
0.00	1.00
0.50	1.00
0.50	0.00
2.50	0.00
10.50	0.70
Discharge	7.80 cfs

Start Station End Station Roughness
0.00 10.50 0.015

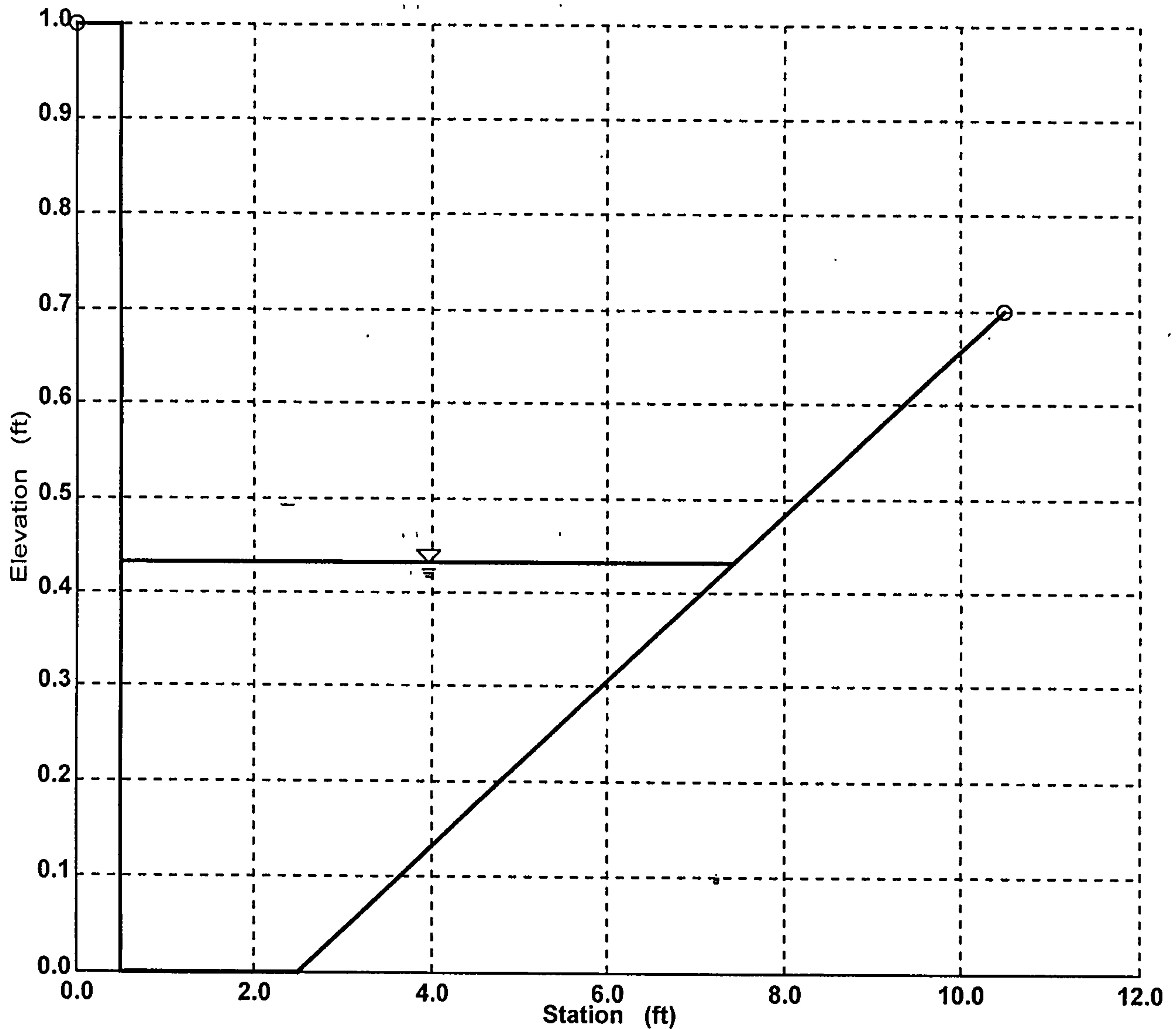
Results	
Wtd. Mannings Coefficient	0.015
Water Surface Elevation	0.43 ft
Flow Area	1.93 ft ²
Wetted Perimeter	7.38 ft
Top Width	6.93 ft
Height	0.43 ft
Critical Depth	0.50 ft
Critical Slope	0.005253 ft/ft
Velocity	4.05 ft/s
Velocity Head	0.25 ft
Specific Energy	0.69 ft
Froude Number	1.35
Flow is supercritical.	

Cross Section

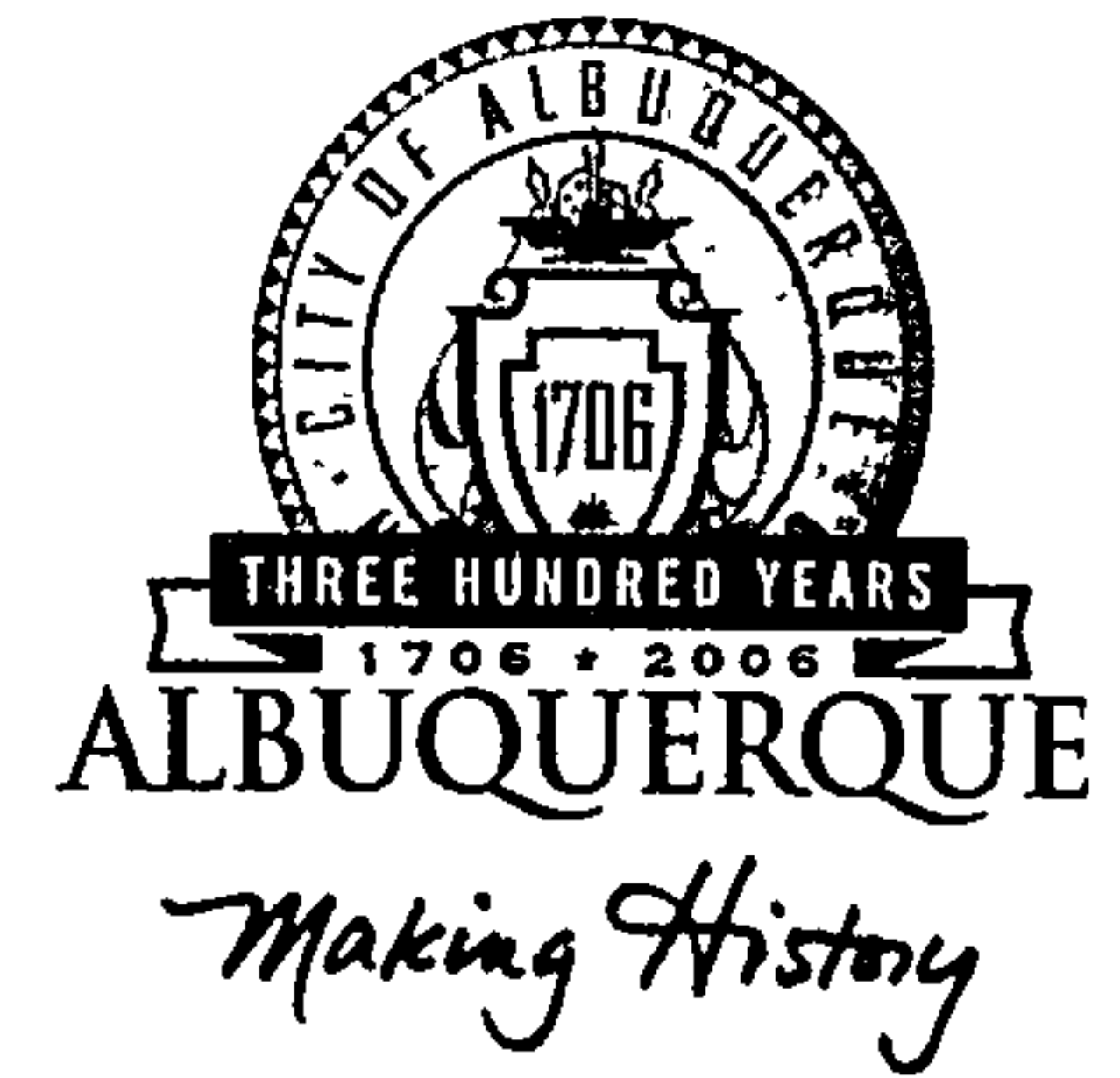
Cross Section for Irregular Channel

Project Description	
Project File	c:\haestad\fmw\gamelsky.fm2
Worksheet	Concrete Channel
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Water Elevation

Section Data	
Wtd. Mannings Coefficient	0.015
Channel Slope	0.010000 ft/ft
Water Surface Elevation	0.43 ft
Discharge	7.80 cfs



CITY OF ALBUQUERQUE



November 18, 2004

Ken Hovey, R.A.
3808 Simms Ave. SE
Albuquerque, NM 87108

Re: Ellison Office / Warehouse Park PHASE 2, 4120 Ellison Street NE,
Traffic Circulation Layout
Architect's Stamp dated 11-15-04 (D17-D80)

Dear Mr. Hovey,

The TCL submittal received 11-15-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file