CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

May 20, 2009

James B. Clark, Registered Architect
516 Eleventh Street NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for Anderson Properties LLC, [G-14 / D076]
203 Candelaria Rd. NW
Architect's Stamp Dated 05/19/09

Dear Mr. Clark:

The TCL / Letter of Certification submitted on May 19, 2009 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ANDERSON PROPERTIES LLC ZONE MAP/DRG. FILE # G-14/D076
DRB#: 07DRB-00070 EPC#: Project 1004874 WORK ORDER#:

LEGAL DESCRIPTION: LOT 17A, BLOCK 2, MONKBRIDGE ADDN
CITY ADDRESS: 203 CANDELARIA RD. NW

ENGINEERING FIRM: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

OWNER: KENNETH ANDERSON CONTACT: KENNY ANDERSON
ADDRESS: 303 CANDELARIA NW PHONE: 450-7277
CITY, STATE: ABQ, NM ZIP CODE: 87107

ARCHITECT: MASTERWORKS ARCHITECTS INC CONTACT: 242-1866
ADDRESS: 516 11th St. NW PHONE: Jim Clark
CITY, STATE: ABQ, NM ZIP CODE: 87102

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

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
__X__ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT CERT (DRB S.P.)
_____ ENGINEER/ARCHITECT CERT (AA)
_____ OTHER (SPECIFY)

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)
__X__ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

RECEIVED
MAY 19 2009
HYDROLOGY SECTION

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

SUBMITTED BY: Kenneth Anderson DATE: 5-19-09

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 define 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.

Nov '06

19 May 2009
Project MW 0628

Kristal D. Metro, P.E.
Traffic Engineering, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Traffic Certification for Final CO

Project: Anderson Properties, LLC., 203 Candelaria Rd. NW
Administrative Amendment File #09AA-10037 / Project #1004874

I, James B. Clark, NMRA #1047, of Masterworks Architects, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the revised Site Layout Plan shown in the Administrative Amendment dated 06 April 2009.

This Certification is submitted in support of a request for
Certificate of Occupancy (Perm).

The Site Plan for Building permit has been revised to show the As Constructed conditions, which concur with the approved Administrative Amendment.

The record information presented hereon is not necessarily complete and is 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.

Respectfully submitted,

STATE OF NEW MEXICO
JAMES BENJAMIN CLARK, III
1047
REGISTERED ARCHITECT

James B. Clark, RA
President

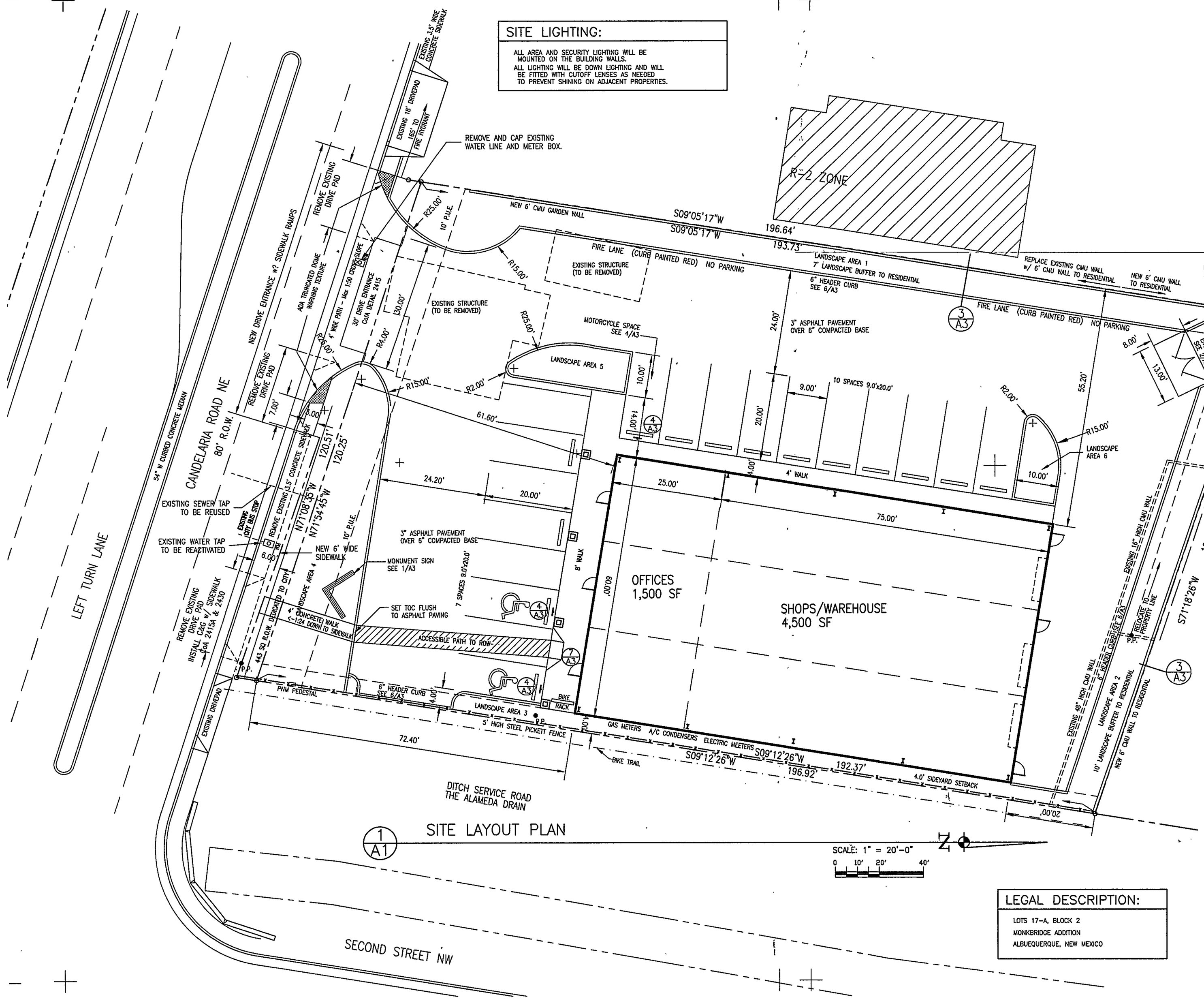
Encl: a. Approved Administrative Amendment 09AA-10037 dated 06 April 2009
b. As Constructed Site Plan for Building Permit dated 19 May 2009

RECEIVED
MAY 19 2009
HYDROLOGY SECTION

MASTERWORKS ARCHITECTS, INC
516 Eleventh Street NW • Albuquerque, NM 87102
505-242-1866 • FAX 505-242-1802
www.masterworksarchitects.com info@masterworksarchitects.com

SITE LIGHTING:

ALL AREA AND SECURITY LIGHTING WILL BE MOUNTED ON THE BUILDING WALLS.
ALL LIGHTING WILL BE DOWN LIGHTING AND WILL BE FITTED WITH CUTOFF LENSES AS NEEDED TO PREVENT SHINING ON ADJACENT PROPERTIES.



SITE LAYOUT PLAN

PARKING CALCULATIONS:

OFFICE OCCUPANCY BUILDING:		
1 SPACE PER 200 SQ FT	1,500 SF =	8 SPACES
WHOLESALE OCCUPANCY BUILDING:		
1 SPACE PER 1,000 SQ FT	4,500 SF =	5 SPACES
LESS 10% BUS ROUTE ACCESS		< 1 SPACE >
TOTAL REQUIRED PARKING SPACES		12 SPACES
REQUIRED ACCESSIBLE SPACES (FOR 1-25 TOTAL REQ'D SPACES)		1 SPACE
TOTAL PARKING SPACES PROVIDED		17 SPACES
MOTORCYCLE CALCULATIONS:		
REQUIRED VEHICLE PARKING:		
TOTAL SPACES		12 SPACES
REQUIRED MOTORCYCLE PARKING:		
SEE TABLE 14-16-3-1-C-1		1 SPACE
MOTORCYCLE PARKING PROVIDED:		1 SPACE
BICYCLE CALCULATIONS:		
REQUIRED VEHICLE PARKING:		
TOTAL SPACES		12 SPACES
REQUIRED BICYCLE PARKING:		
1 SPACE PER 20 VEHICLE SPACES		1 SPACE
BICYCLE PARKING PROVIDED:		3 SPACES

LEGAL DESCRIPTION:

LOTS 17-A, BLOCK 2
MONKBRIDGE ADDITION
ALBUEQUERQUE, NEW MEXICO

RECEIVED
MAY 19 2009
HYDROLOGY SECTION

STATE OF NEW MEXICO
JAMES BENJAMIN CLARK, III
1047
REGISTERED ARCHITECT

MASTERWORKS ARCHITECTS, INC
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

FILE # 0628A1AsBilt
19 MAY 09

A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
203 CANDELARIA ROAD NW
ALBUQUERQUE, NEW MEXICO

AS CONSTRUCTED
SITE PLAN FOR BUILDING PERMIT
SITE LAYOUT PLAN
LEGAL DESCRIPTION

SHEET A1 OF 01

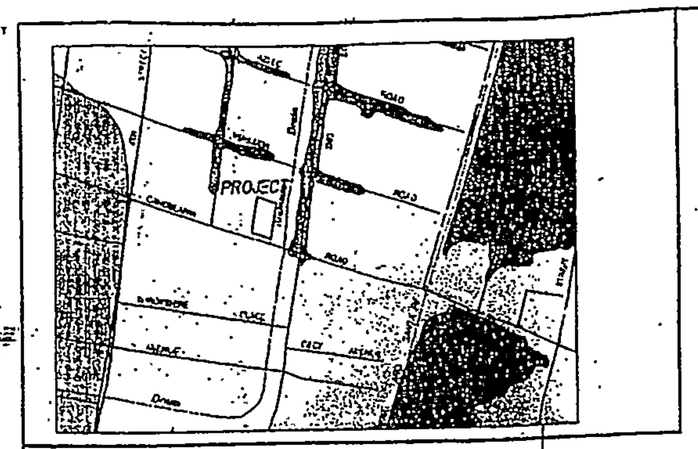
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS, AND STRUCTURES TO BE REMOVED.
2. PROPOSED IMPROVEMENTS: A 6000 SF METAL BUILDING, PRIVATE ASPHALT DRIVEWAY AND PARKING. NEW GRADE ELEVATIONS, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS PRIMARILY A DIRT, GRADED SURFACE WITH MINIMAL VEGETATION. THE SITE IS BOUNDED BY A DEVELOPED WRGCD DRAINAGE CANAL ON THE EAST, SIMILARLY ZONED R-1, SINGLE FAMILY RESIDENTIAL HOME EAST ON THE NORTH. CANDELARIA ROAD ON THE SOUTH IS A 68 FEET WIDE PAVED CITY MAINTAINED MINOR ARTERIAL. THE SITE TERRAIN SLOPES FROM EAST TO WEST AT 1-2%.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO CANDELARIA THROUGH THE PROPOSED DRIVEPAD. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING AS POINT RAINFALL.



FIRM MAP PANEL # 332 F

VICINITY MAP ZONE G-14

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: Q=QPEAK x AREA, Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.35 Inches; Zone 2 - Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

EXISTING CONDITIONS 4% D, 96% HARDPAN 'C'

LOT AREA = 0.53 ACRES, WHERE EXCESS PRECIP. 'W' =1.17 in. [0.55]
PEAK DISCHARGE, Q100 = 1.7 CFS [0.9], WHERE UNIT PEAK DISCHARGE = 3.3 CFS/AC. [1.7]
THEREFORE: VOLUME 100 = 2421 CF [1138]

DEVELOPED CONDITIONS (Includes Paved Parking)

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

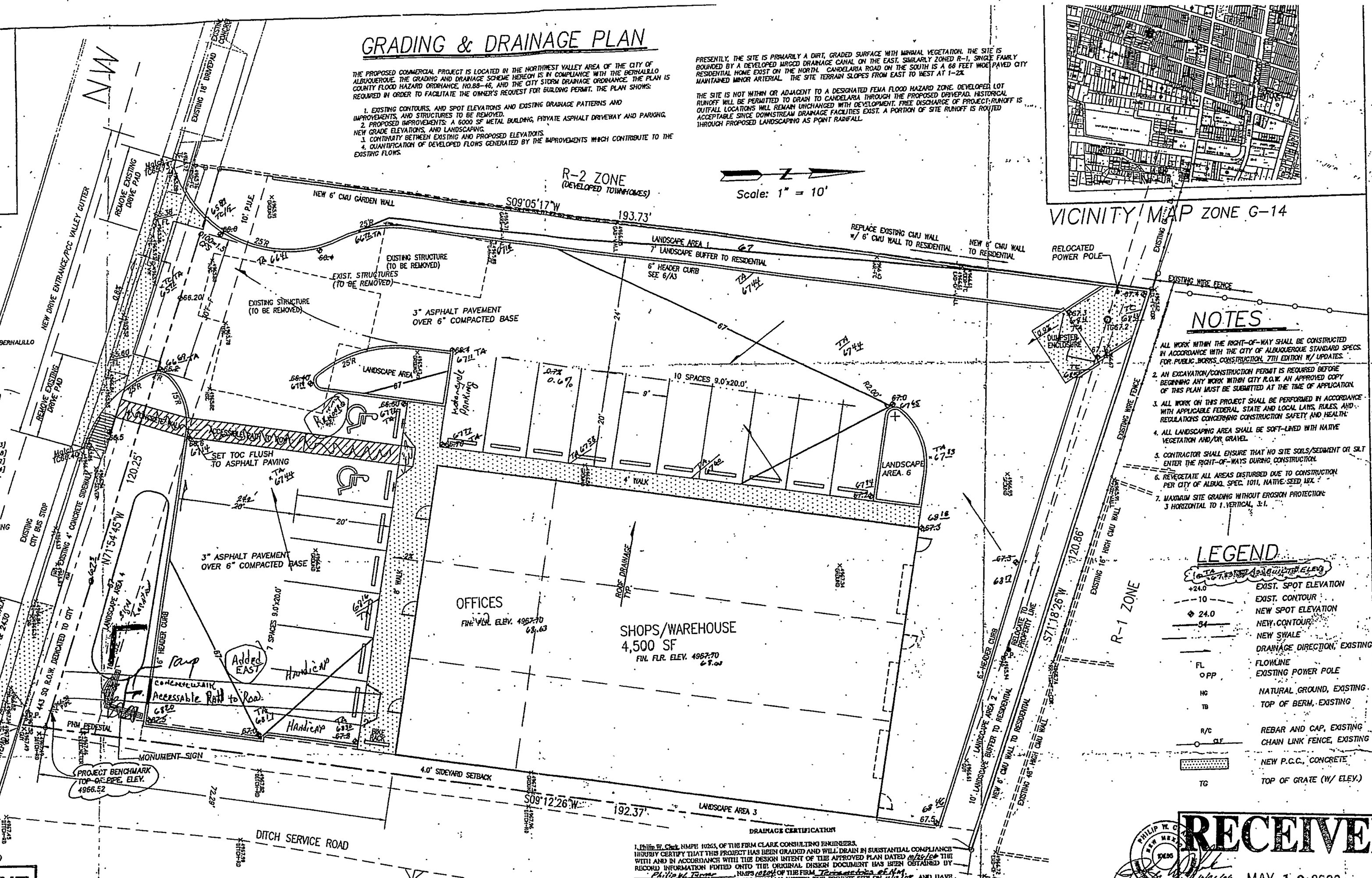
	AREA	LAND TREATMT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	A	1.56[0.35]	0.53[0.13]
LANDSCAPING/POND	0.06 Ac.(11%)	B	2.26[0.85]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.05 Ac.(10%)	C	3.14[1.7]	1.13[0.52]
ROOF - PAVEMENT	0.42 Ac.(79%)	D	4.70[3.14]	2.12[1.34]
	0.53 Ac.			

THEREFORE: $E_{Weighted}$ = 1.86 in.[1.13] &

Q100 =2.2 CFS VOLUME 100 = 3578 CF
Q10 =1.5 CFS VOLUME 10 = 2174 CF

DOWNSTREAM ANALYSIS

THE INCREASE OF RUNOFF RATE IS CONSIDERED MINIMAL FROM THE EXISTING CONDITIONS (0.5 CFS); IN ADDITION THAT THE TIME TO PEAK OF THE PROJECT IS MUCH SMALLER THAN THE CONTRIBUTING BASIN, THE LIMITED (18" DIAMETER) STORM SEWER LOCATED IN CANDELARIA APPROXIMATELY 200 FEET WEST OF THE SITE AND STREET HAVE CAPACITY.



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE-SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, ±1.

LEGEND

68.18 TA 67.13	EXIST. SPOT ELEVATION
+24.0	EXIST. CONTOUR
10	NEW SPOT ELEVATION
◆ 24.0	NEW CONTOUR
54	NEW SWALE
	DRAINAGE DIRECTION, EXISTING
FL	FLOWLINE
O PP	EXISTING POWER POLE
HG	NATURAL GROUND, EXISTING
TB	TOP OF BERM, EXISTING
R/C	REBAR AND CAP, EXISTING
O CF	CHAIN LINK FENCE, EXISTING
	NEW P.C.C., CONCRETE
TG	TOP OF GRATE (W/ ELEV.)

DRAINAGE CERTIFICATION

I, Philip W. Clark NMPE 10265, OF THE FIRM CLARK CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/16/06 THE RECORD INFORMATION PLOTTED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Philip W. Clark NMPS 10265 OF THE FIRM Terrametrics of NM. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/16/06 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 Certificate of Occupancy

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS) AS-BUILT

THIS RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Philip W. Clark, PE, 10265 — DATE 11/16/06

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

PROJECT DATA

LEGAL DESCRIPTION

LOTS 17, 18, & 19, BLOCK 2, MONKBRIDGE ADD'N. ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

TOP OF IRON PIPE MONUMENTED ON THE SOUTH BOUNDARY SEE PLAN, ELEVATION = 4966.52, AS TIED FROM ACS CONTROL (NAVD 1929)

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY, TERRAMETRICS OF NEW MEXICO 5/18/06

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MAY 19 2009
HYDROLOGY SECTION

11/16/06

ADMINISTRATIVE AMENDMENT

File # 09AA-10037 Project # 1004974

Facade improvements; landscape adjustments; walkway relocation.

Russell Brito — APPROVED BY — 06 April 2009 — DATE

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	
11/13/06	As-Built	PWC

LOTS 17-19, BLOCK 2, MONKBRIDGE ADDITION ALBUQUERQUE, NEW MEXICO
ANDERSON GLASS
Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: Anderson_G	1 OF 1
CHECKED BY: PWC	DATE: 5/22/06	FILE #: G/D	

PLANT MATERIALS:

DECIDUOUS:

HONEY LOCUST (GLEDITSIA TRIACANTHOS)
2" CAL.
TO 80' H x 30' W

PURPLE ROBE LOCUST (ROBINIA PSEUDOACIA)
2-2 1/2" CAL.,
30' H x 20' W

INDIAN RICEGRASS (ORYZOPSIS HYMENOIDES)
1 GA.,
1-2' H X 4' W

BROOM DALEA (PSOROTHAMNUS SCOPARIA)
1 GA.,
31" H

CHAMISA (CHRYSOTHAMNUS NAUSEOSUS)
1 GA.,
4' H x 6' W

POTENTILLA (POTENTILLA FRUTICOSA)
2 GA.,
4' H x 4' W

TAM JUNIPER (JUNIPERUS SABINA)
1 GA.,
18" H x 10'-20' W

3/4" MAX. GRAY GRAVEL
WITH FILTER FABRIC

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
ALL PLANT MATERIALS WHICH DO NOT SURVIVE SHALL BE REPLACED WITHIN 60 DAYS.
THE INSTALLED LANDSCAPING IS TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCES. THIS DESIGN IS BASED ON THE PLANTING RESTRICTIONS APPROACH. ALL PLANTS ARE LOW & MEDIUM WATER USE, AND SOD IS LESS THAN 20% OF THE TOTAL LANDSCAPED AREA.
LANDSCAPE INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF BUILDING OCCUPANCY.

IRRIGATION NOTES:

IRRIGATION SYSTEM SHALL BE AN AUTOMATIC CONTROLLED WATERING SYSTEM.

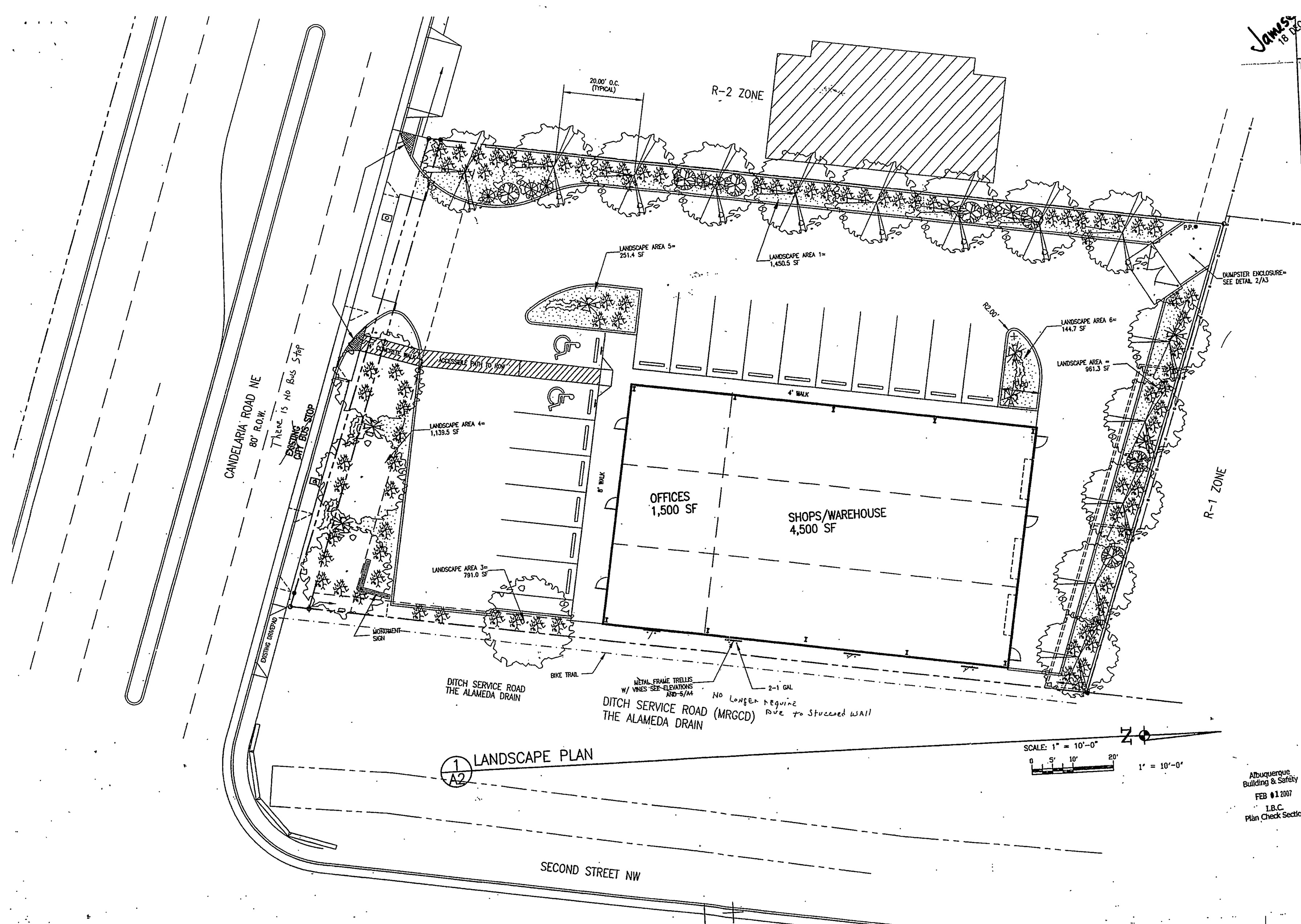
TREES & SHRUBS:
TO RECEIVE FIVE 1.0 GPM DRIP EMITTERS
SHRUBS AND CLUMP GRASSESTO RECEIVE
ONE 1.0 GPM DRIP TYPE EMITTER
RUN TIME PER EMITTER TO BE APPROXIMATELY 15 MINUTES AS ADJUSTED FOR INDIVIDUAL PLANT REQUIREMENTS.

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	24,887.9 SF
BUILDING FOOTPRINT:	6,000.0 GSF
NET LOT AREA:	30,297.1 SF
	x 15 %
REQUIRED AREA:	4,633.2 GSF
LANDSCAPE PROVIDED:	
PLANTING AREA 1 =	1,450.5 SF
PLANTING AREA 2 =	961.3 SF
PLANTING AREA 3 =	791.0 SF
PLANTING AREA 4 =	1,139.5 SF
PLANTING AREA 5 =	251.4 SF
PLANTING AREA 6 =	144.7 SF
TOTAL PROVIDED	4,738.4 GSF

Planting Materials

- Arizona Ash
- Arizona Birch
- Arizona Sycamore
- Bradford Pear
- Crab Apple
- Crepe Myrtle
- Creeping Juniper
- Fire Thorne
- Flowering Plumb
- Mountain Olivera
- Oleander
- Photinia
- Silver Maple
- Regal Mist
- Russian Sage
- Various Flowers
- Yucca



James 18 DEC

CLARK III 1047 REGISTERED ARCHITECT

MASTERWORKS ARCHITECTS, INC.
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-7866

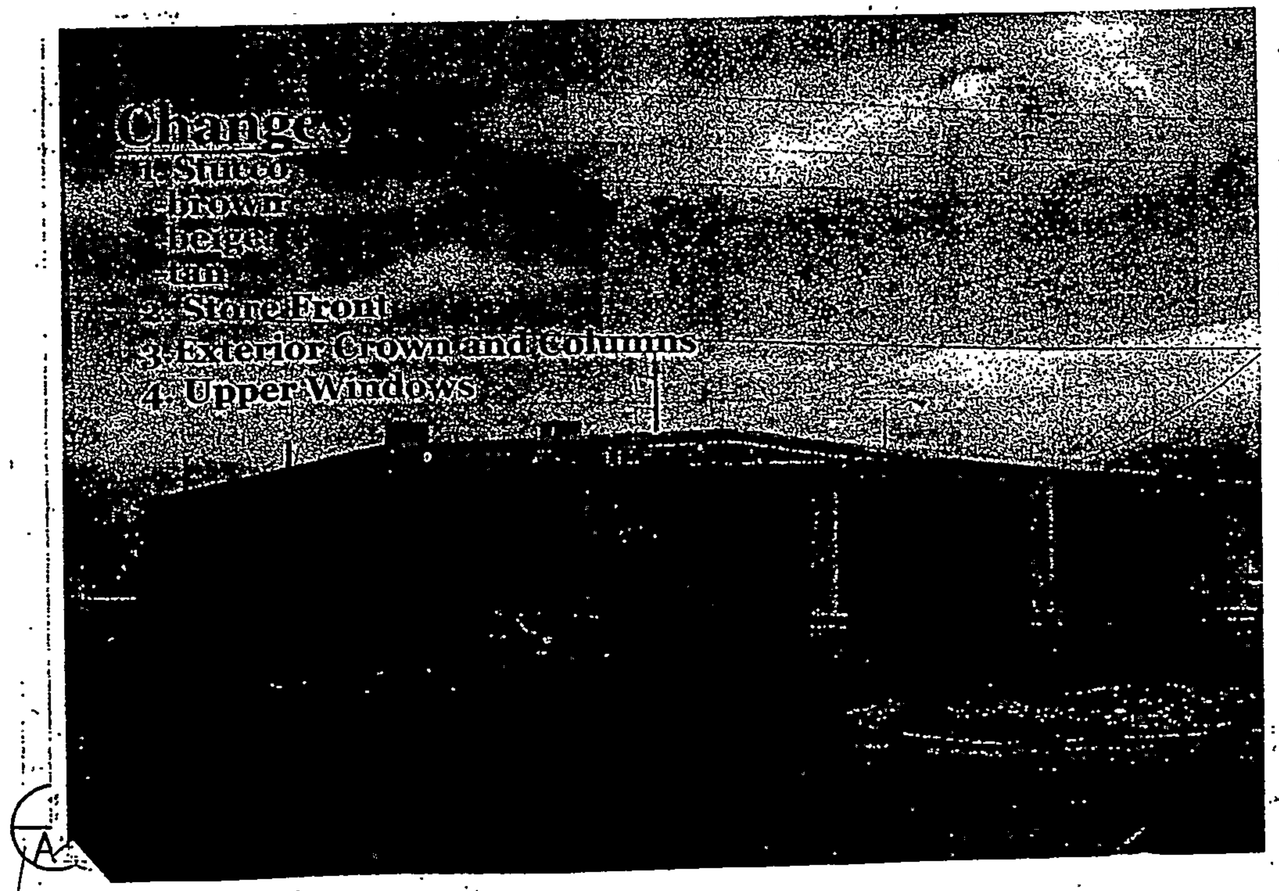
FILE 0628SITEE
03 MAY 06
03 AUG 06
21 SEP 06
17 DEC 06

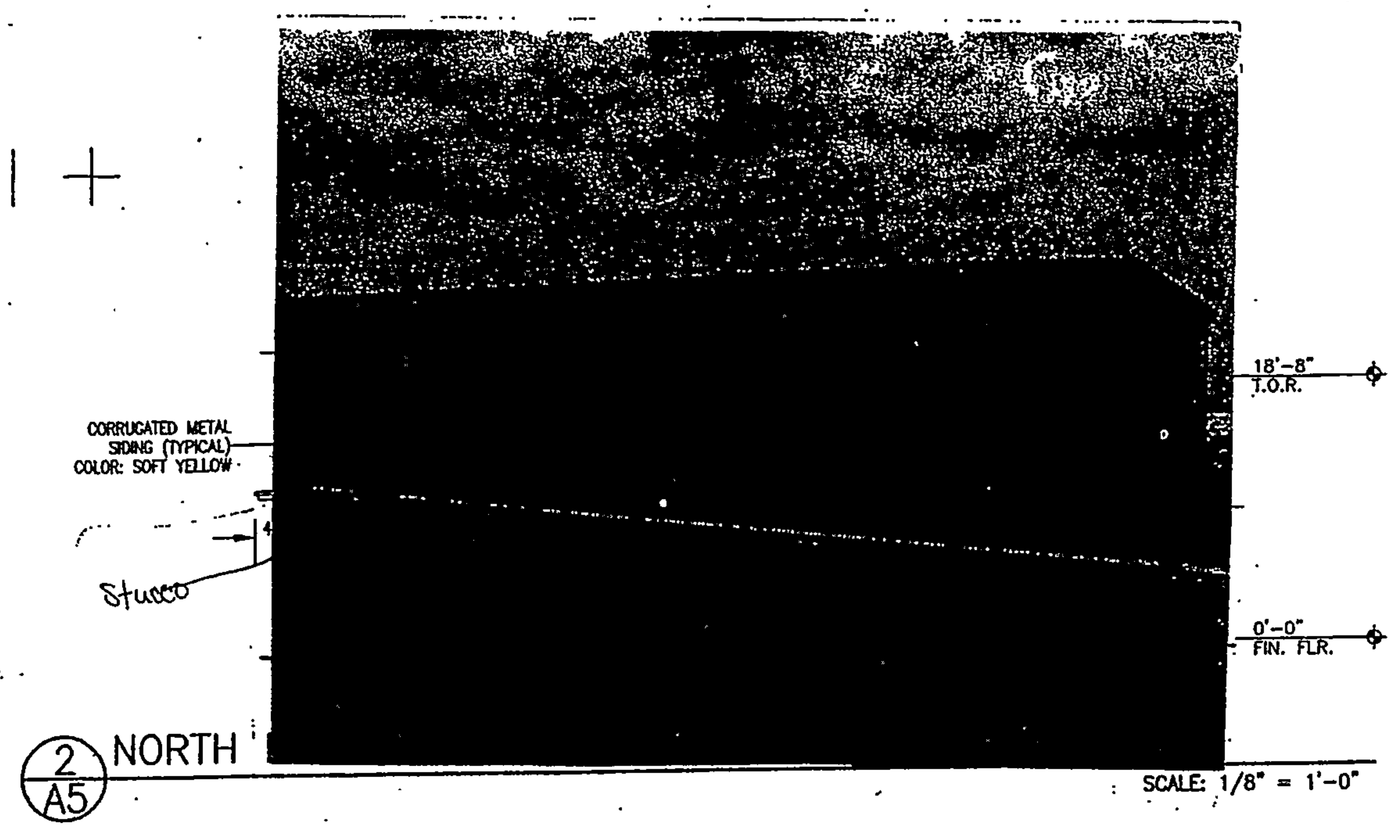
A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
203 CANDELARIA ROAD NW
ALBUQUERQUE, NEW MEXICO

LANDSCAPE PLAN AND NOTES

SHEET A2 OF 08

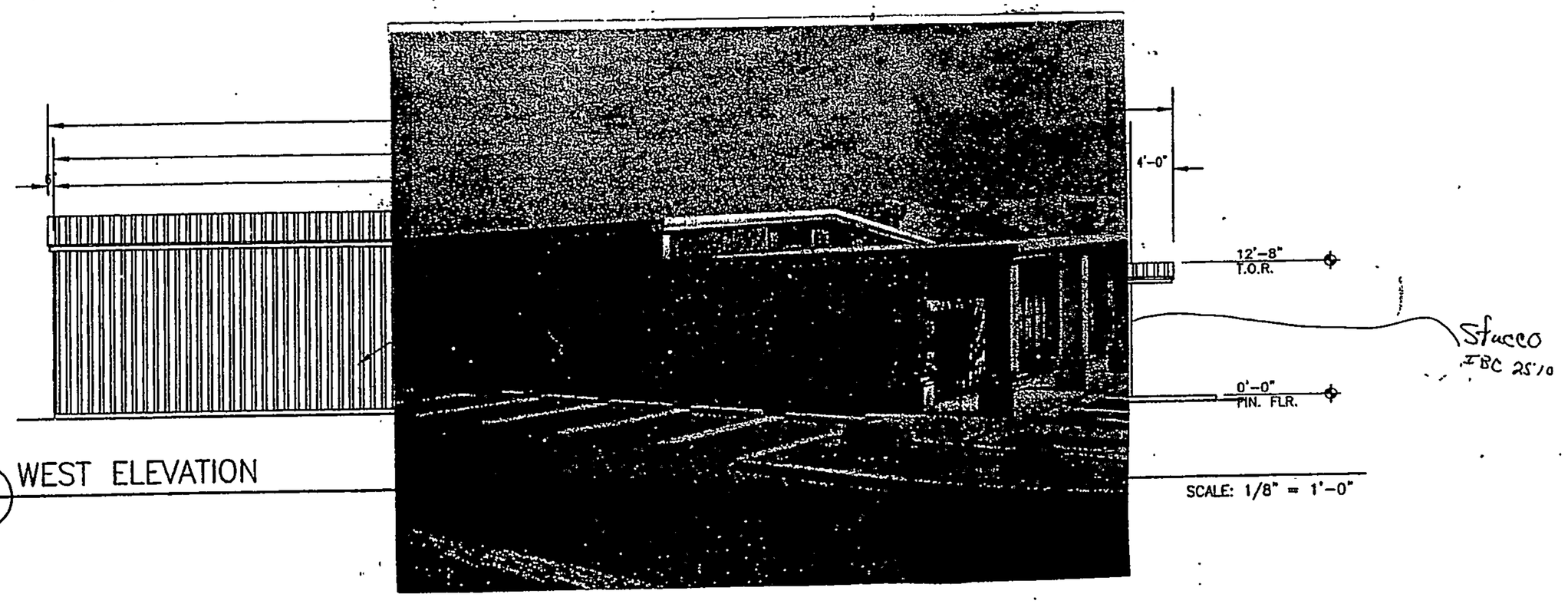
Albuquerque Building & Safety
FEB 01 2007
I.B.C. Plan Check Section





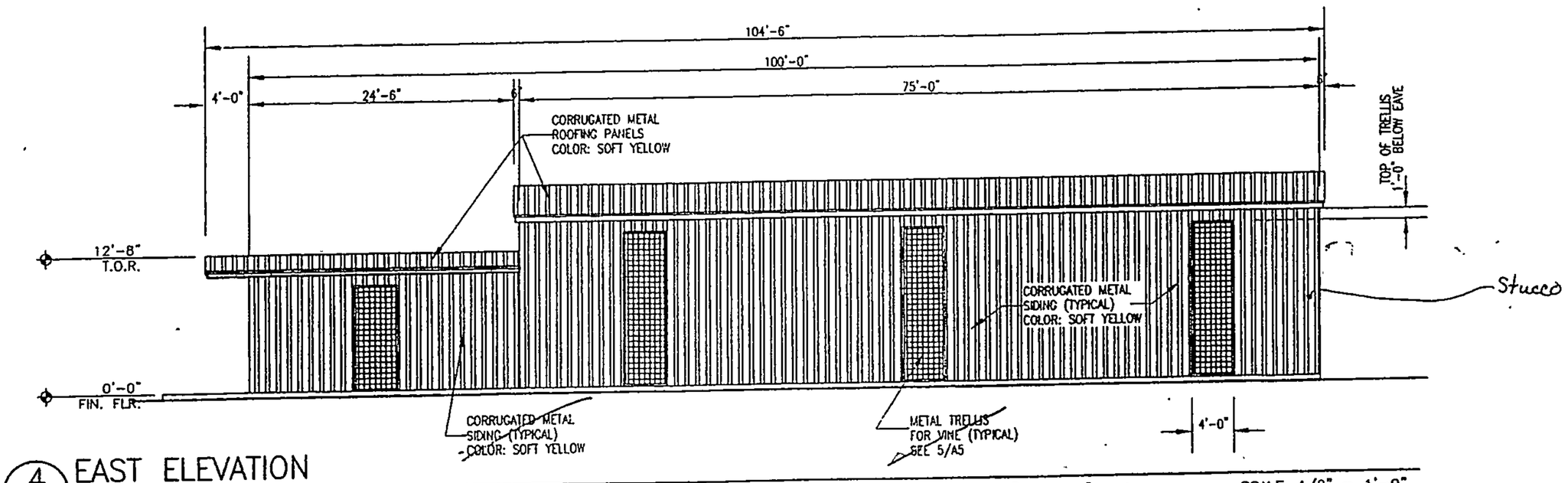
2/A5 NORTH

SCALE: 1/8" = 1'-0"



3/A5 WEST ELEVATION

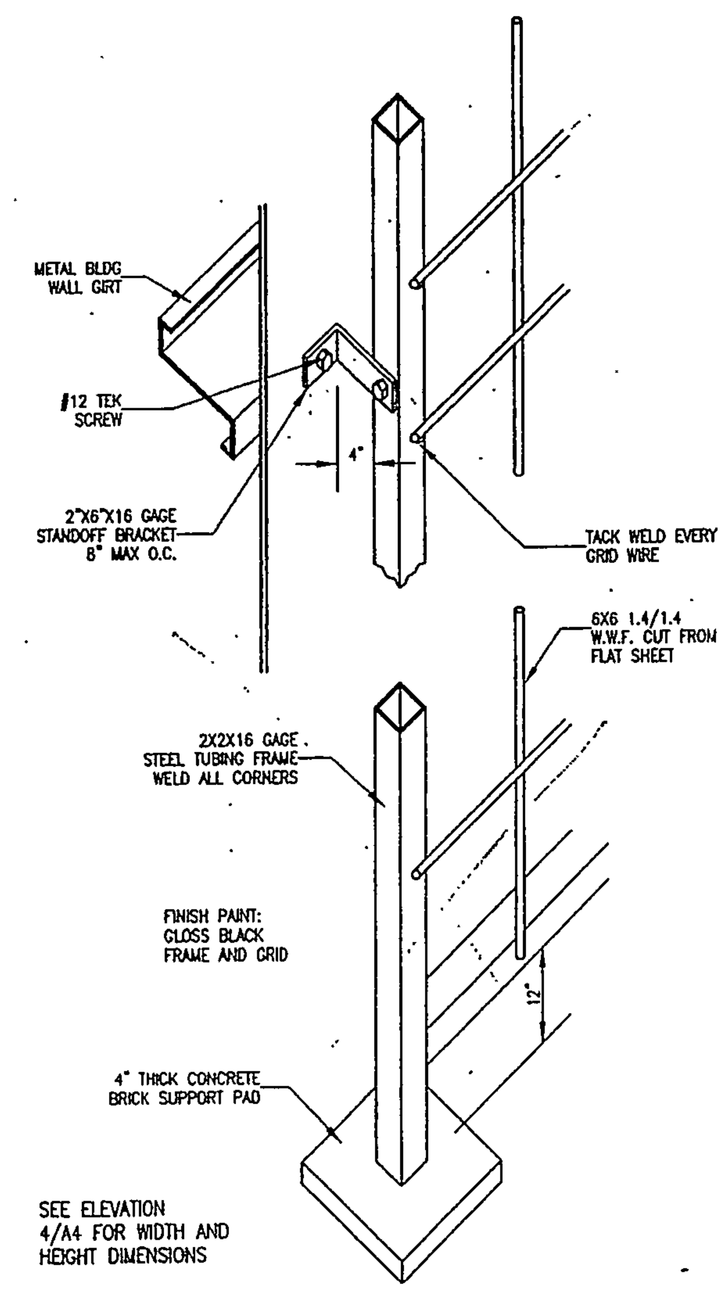
SCALE: 1/8" = 1'-0"



4/A5 EAST ELEVATION

SCALE: 1/8" = 1'-0"

No Longer Required Due to Bldg being stuccoed in place of metal siding



5/A5 METAL TRELLIS DETAIL

NO SCALE

Albuquerque Building & Safety
FEB 01 2007
I.B.C.
Plan Check Section

JAMES BENJAMIN CLARK III
STATE OF NEW MEXICO
1047
REGISTERED ARCHITECT

James B Clark
18 DEC

MASTERWORKS ARCHITECTS, INC
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

FILE # 0628ARCH
18 DEC 06

A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
203 CANDELARIA ROAD NW
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
VINE TRELLIS DETAIL

SHEET

CITY OF ALBUQUERQUE

November 19, 2008

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Anderson Glass, 207 Candelaria NW,
(G-14/D076)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 10-26-06
Certification dated 11-18-2008

Mr. Clark,

Based upon the information provided in your submittal received 11/18/08, 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,

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

C: CO Clerk—Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Anderson Glass ZONE MAP: G-14/D76
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 17-19, BLK 2 Monkbridge Addn.
CITY ADDRESS: 207 Candelaria NW

ENGINEERING FIRM: **Clark Consulting Engineers** CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444& FAX
CITY, STATE: Edgewood, NM ZIP CODE: 87015

OWNER: Ken Anderson CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Masterworks CONTACT: Jim
ADDRESS: _____ PHONE: 242-1866
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: **Terrametrics of New Mexico** LICENSED SURVEYOR: Phil Turner
ADDRESS: PO Box 30192 PHONE: 379-4301
CITY, STATE: Albuquerque NM ZIP CODE:87190

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

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
- X CERTIFICATE OF OCCUPANCY
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

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

DATE SUBMITTED: 11/18/08 BY: RWC

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.

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CITY OF ALBUQUERQUE

November 14, 2008

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Anderson Glass, 207 Candelaria NW,
Reject of Request for Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/26/06 (G-14/D076)
Certification dated 11/12/08

Mr. Clark,

Based upon the information provided in your submittal received 11/12/08, the above referenced certification cannot be approved until the following comments are addressed:

1. The final site layout and conditions must be reflected on the As-built plans. The new location of the pedestrian pathway and handicapped parking stalls will also need to be provided on this plan.

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

Sincerely,

Timothy E. Sims
Plan Checker, Hydrology
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Anderson Glass ZONE MAP: G-14/D076
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 17-19, BLK 2 Monkbridge Addn.
CITY ADDRESS: 207 Candelaria NW

ENGINEERING FIRM: Clark Consulting Engineers
ADDRESS: 19 Ryan Road
CITY, STATE: Edgewood, NM
CONTACT: Phil
PHONE: 281-2444& FAX
ZIP CODE: 87015

OWNER: Ken Anderson
ADDRESS:
CITY, STATE:
CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: Masterworks
ADDRESS:
CITY, STATE:
CONTACT: Jim
PHONE: 242-1866
ZIP CODE:

SURVEYING FIRM: Terrametrics of New Mexico
ADDRESS: PO Box 30192
CITY, STATE: Albuquerque NM
LICENSED SURVEYOR: Phil Turner
PHONE: 379-4301
ZIP CODE:87190

CONTRACTOR:
ADDRESS:
CITY, STATE:
CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
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- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

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

DATE SUBMITTED: 11/12/08 BY: RWC

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CITY OF ALBUQUERQUE

November 1, 2006

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Anderson Glass, 203 Candelaria NW, Grading and Drainage Plan
Engineer's Stamp dated 10-26-06 (G14/D76)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 10-27-06, the above referenced plan is approved for Site Development for Building Permit action by the DRB and Building Permit.

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

Also, 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 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Anderson Glass ZONE MAP: G-14 / D76
DRB#: pending EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Lots 17/18/19, Blk 2, Monkbridge Addn
CITY ADDRESS: 203 Candelaria, NW

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE:

OWNER: Ken Anderson CONTACT: Ken
ADDRESS: PO Box 6083 PHONE:
CITY, STATE: Alb. NM ZIP CODE: 87197

ARCHITECT: Master Works CONTACT: Jim Clark
ADDRESS: 4200 Wyoming NE Ste B-1 PHONE: 242-1866
CITY, STATE: ZIP CODE: 87111

SURVEYING FIRM: Terrametrics of NM LICENSED SURVEYOR: Phil Turner
ADDRESS: PHONE: 379-4301
CITY, STATE: ZIP CODE:

Philip W. Turner
for
PROFESSIONAL LICENSED SURVEYOR SIGNATURE LICENSE NO. 10204 DATE

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ___ DRAINAGE PLAN RESUBMITTAL
- X CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERT (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT
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- ___ CERTIFICATE OF OCCUPANCY
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

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HYDROLOGY SECTION

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

DATE SUBMITTED: 10/27/06 BY:

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:

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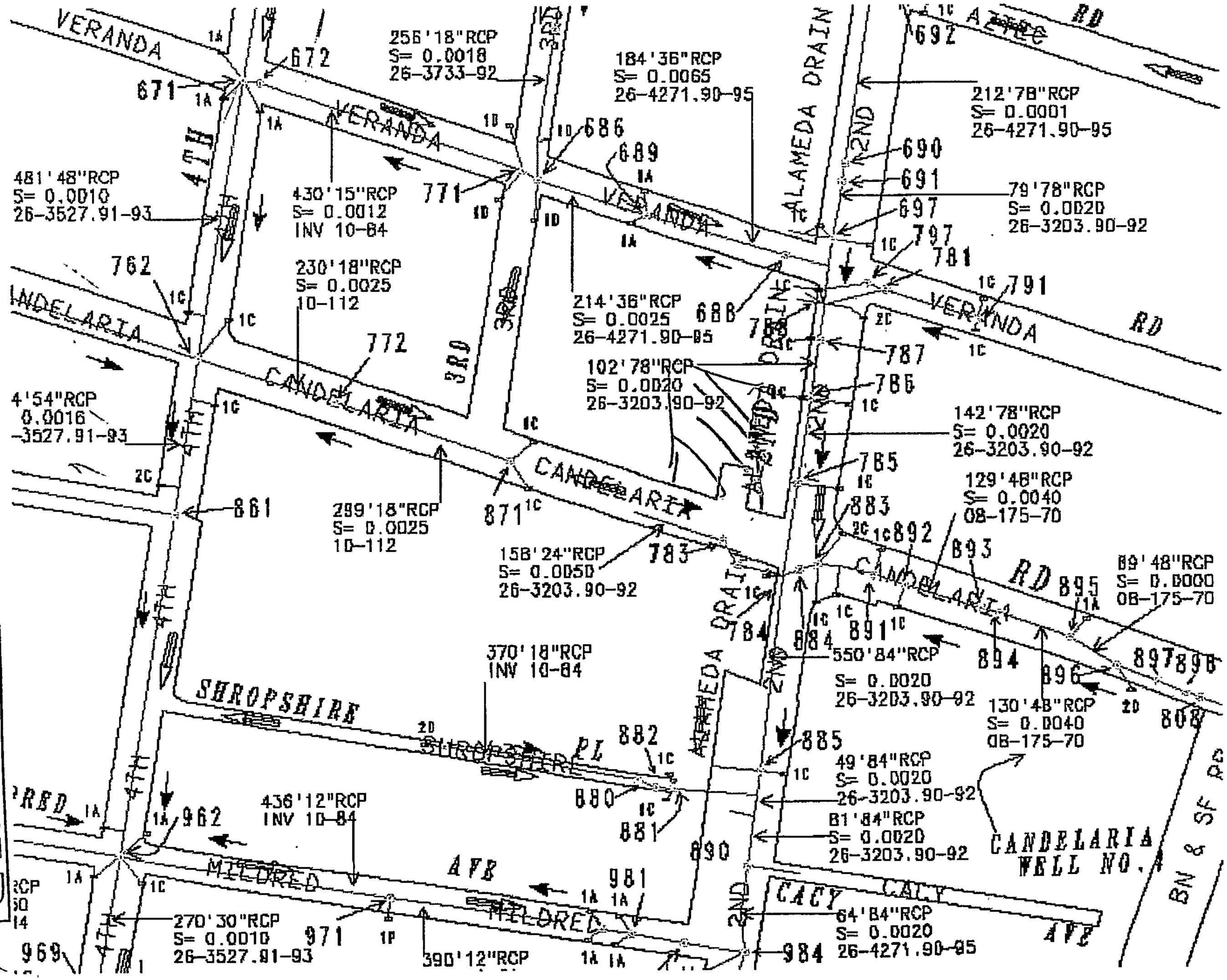
Ref: 4-4



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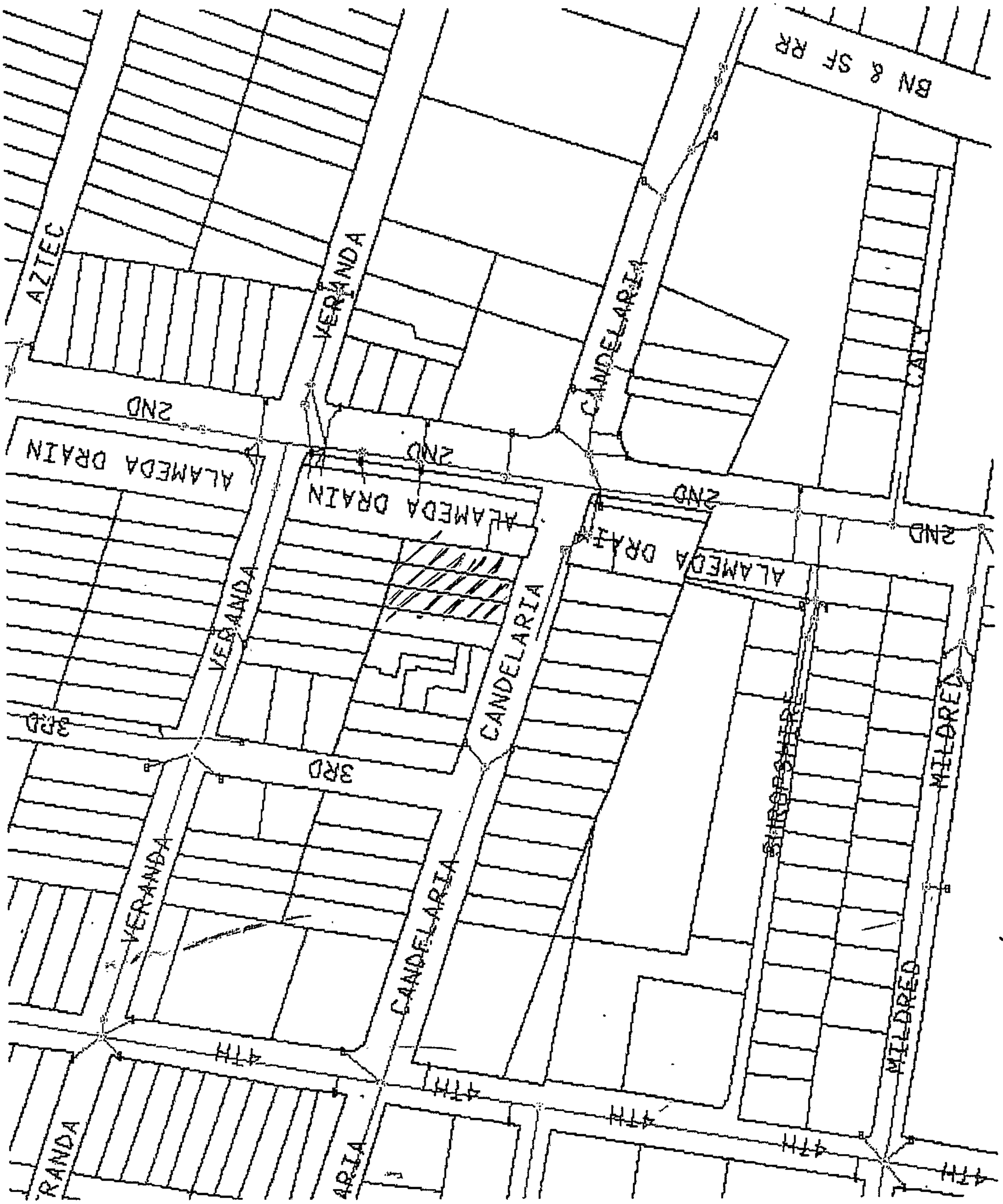
OCT 27 2006
HYDROLOGY SECTION



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