

some
deep hole
grave

lower
trap
road



Cherne, Curtis

From: Cherne, Curtis
Sent: Wednesday, September 15, 2010 10:58 AM
To: Gallegos, Wilfred A.; Thompson, Charles N.
Cc: Bingham, Brad L.
Subject: Alley in poor condition draining against bldg

Attachments: next-to-bldg.jpg; alley1.jpg; alley2.jpg; hole.jpg

Mornin' guys,

A real estate associate broker came in yesterday to talk about the alley behind a bldg. The tenants are considering purchasing the bldg. However, a structural engineer gave them a report stating that the alley as well as the site to the east pond against the bldg. The site to the east being more of a problem than the alley. Overall condition of the structure was good.

It appears that the alley would not drain well due to its condition. There is a hole and a trough next to the bldg. It appears that alley drainage goes into these two areas. It could probably be fixed with 4 wheelbarrow loads of dirt/gravel and hand compacted.

The address of the bldg is 4503 Menaul Blvd NE (AAA Printing or similar).
I have attached some photos.



next-to-bldg.jpg (2 MB)



alley1.jpg (2 MB)



alley2.jpg (2 MB)



hole.jpg (2 MB)

I am going to let Kimberly Boucher know that you have been informed.

Have a good day.

Curtis



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September 9, 2010

Concept One Inspections
 1330 San Pedro NE, Ste 202
 Albuquerque, NM 87110

RE: Engineer Inspection and Report for 4503/05 Menaul Blvd. NE, Albuquerque, NM 87110

The following report states the findings at the subject property. There are no mechanically or electrically related items inspected or reported upon as a part of the inspection and this report. This report summarizes the observations and condition of the structure at the time of the inspection only.

This report is limited to observations made from visual evidence. There was no destructive or invasive testing performed as a part of this inspection and report. This report is based on evidence available during an inspection of reasonably accessible areas. As a result, conditions that could not be seen or were inaccessible are not within the scope of this inspection and report.

Refer to the full home inspection for other details not covered as a part of this report.

Date and time of Inspection: Thursday, September 9, 2010 at approximately 9:00 AM.

Weather: Sunny and mild, approximate temperature 70 degrees F.

Type of Inspection: Visual, non-invasive.

Age of Structure: Unknown but estimated to be in excess of 20 years.

Type of Structure: Concrete Block, single story commercial structure built on concrete slab, stucco exterior finish, plaster and drywall interior wall finishes, plaster and drywall ceiling finishes.

Purpose of Inspection: Assess horizontal crack in east wall near grade and moisture penetration evidence at same location on interior of structure.

OBSERVATIONS

The structure is built on a flat city lot.

The grade at the east wall of the structure is pitching toward the structure and should be improved so that the grade pitches away from the structure and drains to an acceptable disposal site remote from the structure such as the adjacent alley or the street. The alley appears to be graded such that surface water runoff ponds at the northeast corner of the structure and at various locations along the north wall of



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H-17/D109

the structure; therefore, some re-grading work might be necessary in the alley to insure that the water flows to the west and into the street at that location such that surface water runoff is kept remote from the structure's foundation system.

There was a noticeable horizontal crack observed in the exterior of the east wall located at the top of the stem wall. This offset crack very likely generated over time due to excessive moisture in the ground at that location causing the footing to settle slightly since the grade at that area allows moisture to become trapped and migrate into the soil at the footing and stem wall location. This crack should be monitored over time for significant further movement and/or separation after grading and drainage improvements have been accomplished as stated above. This condition did not appear to be a significant structural defect or deficiency at the time of the inspection.

It is recommended that invasive investigation be performed along the east wall of the structure to determine the type and condition of the footing and stem wall. Should the condition of the footing and stem wall appear to be satisfactory, then the crack should be permanently sealed to prevent moisture intrusion into the structure. This type of invasive investigation and assessment is normally performed by a contractor.

The interior of the east wall was partially viewed since there was owner possessions accumulated along the east wall. There was evidence of moisture intrusion near the floor line but the staining on the drywall did not appear to be severe. An invasive investigation should be performed along the interior of the east wall to determine the severity of any possible damage to the walls and floor in this area. Repairs can then be performed if necessary.

CONCLUSION

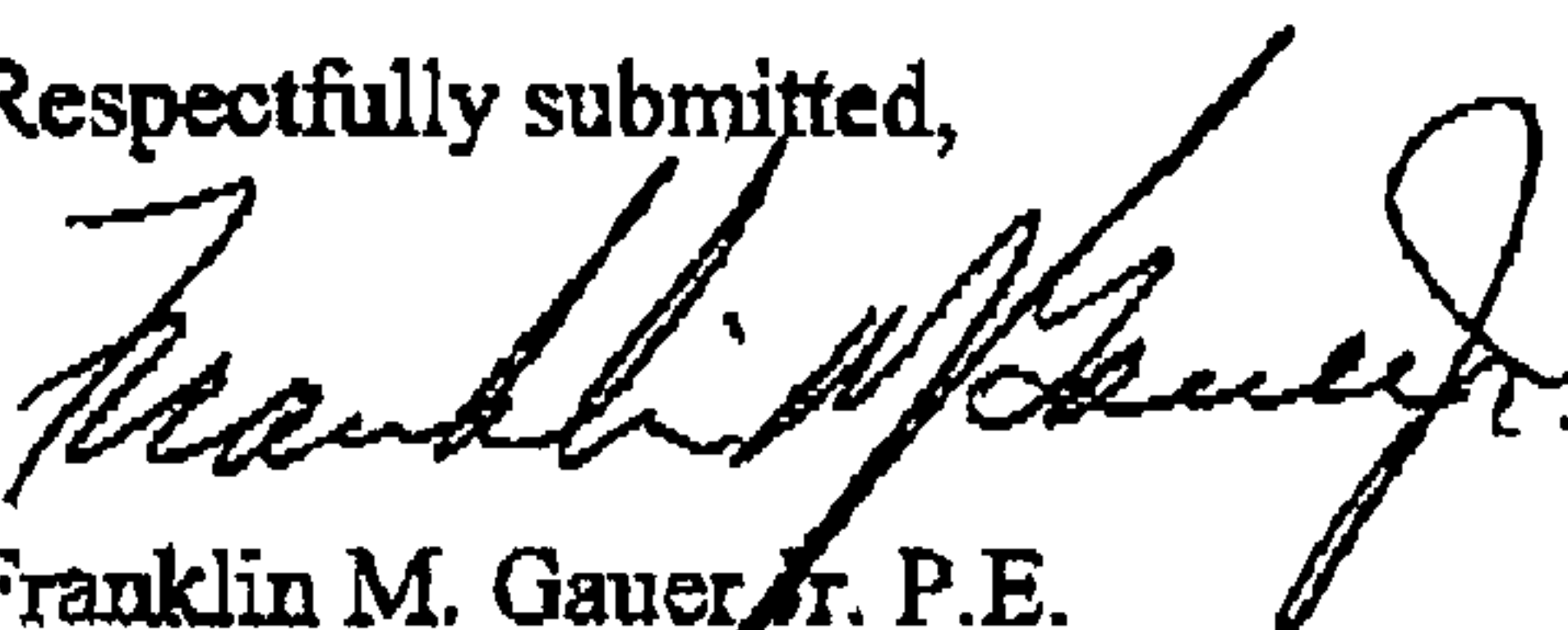
This structure appeared to be in stable condition at the time of the inspection. Integrity of the structure at the time of the inspection is categorized as very slightly compromised based on the statements above but not unusual for a structure of this estimated age and location.

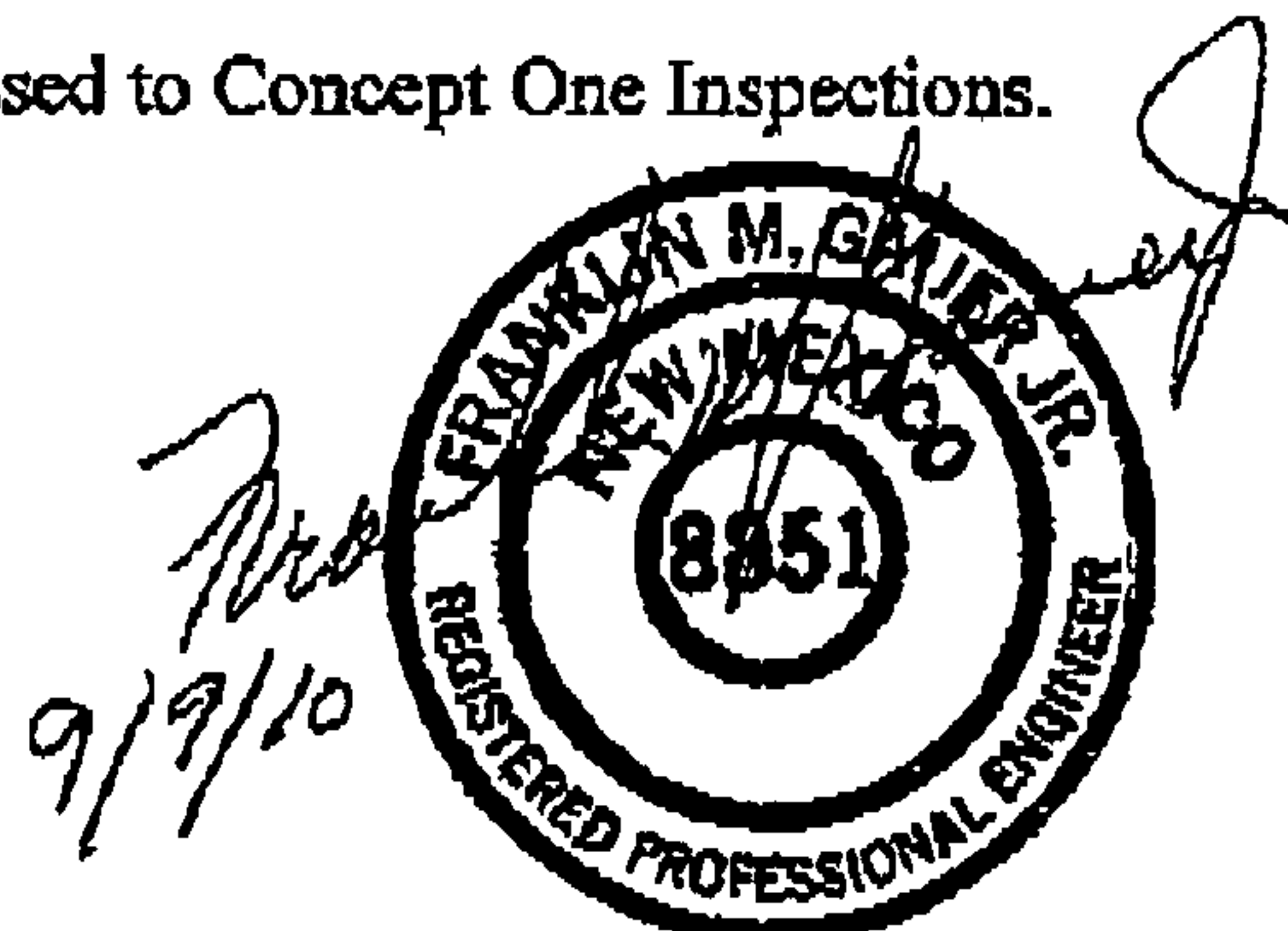
Overall condition of the structure and grounds appeared to be good.

Recommendations: Institute a periodic maintenance survey of the structure, including the roof, ceilings, exterior walls and grounds, in order to maintain stability and integrity and also to avoid deferred maintenance issues that can lead to unnecessary cost and aggravated repair items.

All inquiries regarding this report are to be addressed to Concept One Inspections.

Respectfully submitted,


Franklin M. Gauer, Jr. P.E.



CITY OF ALBUQUERQUE



July 14, 2010

Jason Hall, R.A.
H & W Architects
2200 Wilder Lane NW
Albuquerque, NM 87104

**Re: Mac's Steak in the Rough, 4515 Menaul Boulevard NE,
Traffic Circulation Layout (H17-D107)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 07-14-10, a Traffic Circulation Layout is not required for the above referenced site.

If you have any questions, you can contact me at 924-3991.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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Traffic Circulation Layout (H17-D 109)**

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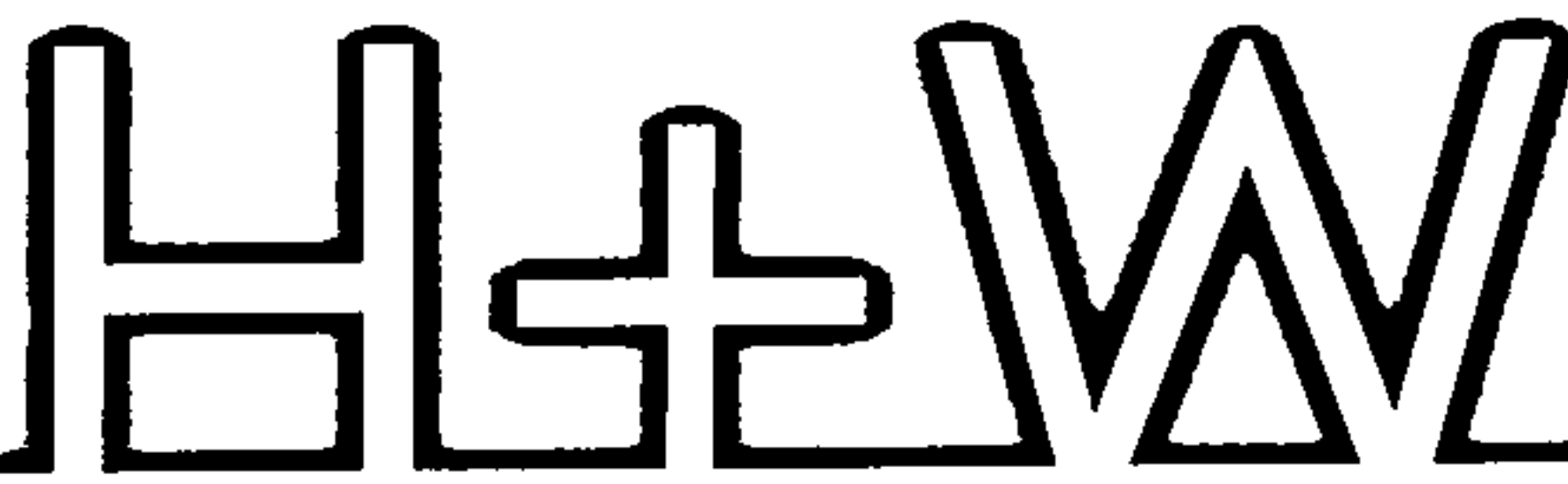
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Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File



July 14, 2010

City of Albuquerque
Transportation Division
Kristal Metro

RE: Mac's Steak in the Rough Traffic Certification

Zone Map: H-17-Z
City Address: 4505 Menaul, Albuquerque, NM 87110

Dear Kristal:

The following changes were made to the site to move forward with elimination of Traffic Certification. No other changes were made.

1. The handicap stalls were relocated to allow for city standards
2. New handicap ramp installed to meet city standards.
3. New Asphalt overlay and restriping of parking spaces.
4. Landscaping Islands installed to meet Zoning Requirements.

If you have any questions or comments, please feel free to contact me.

Thanks,

A handwritten signature in black ink, appearing to read 'Scharles Wilder', with a long horizontal line extending to the right.

Scharles Wilder
Partner