

Site visit w/ Kris
1-22-08

Billy came into the office
because he is concerned of a
CO cert.

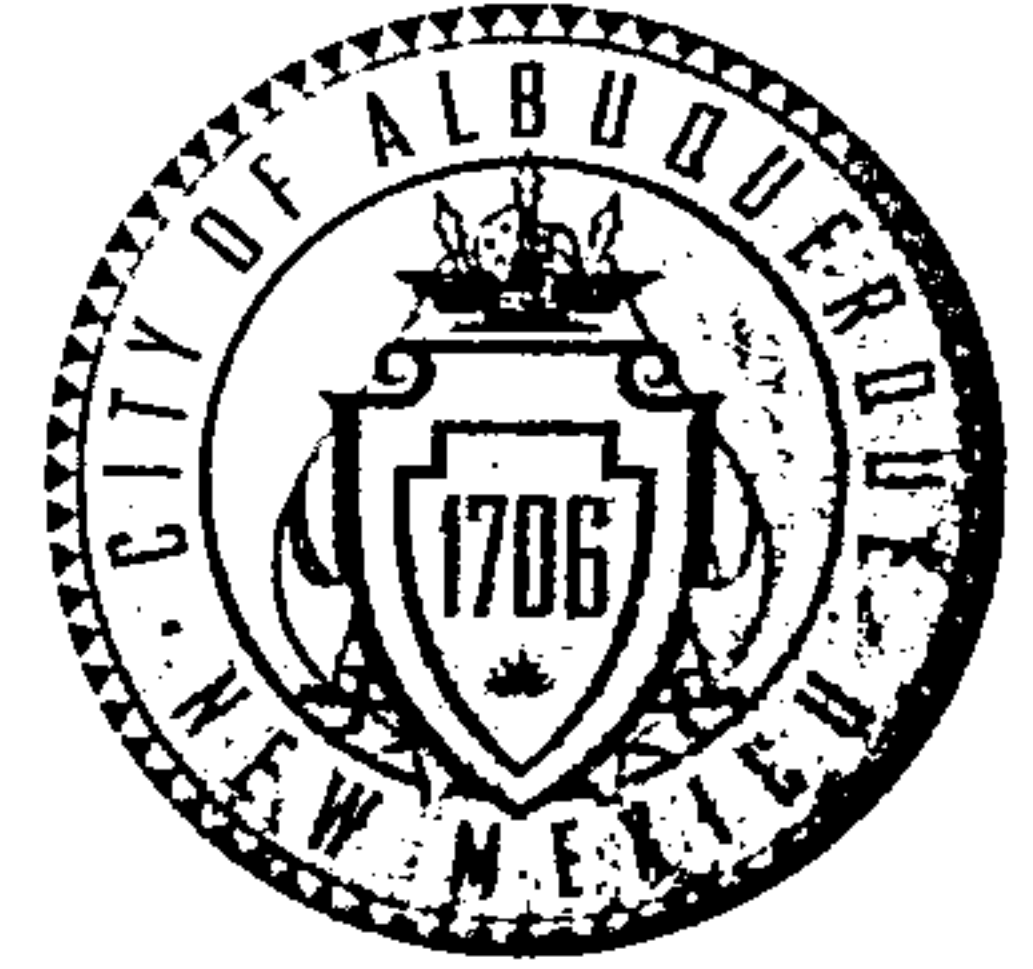
DMD replaced drive pad, and it
was ~ 0.9 ft higher than
design. ~~Contractor~~ Billy thought
they would remove pavement, regrade
and repave even though plan
didn't specify it.

Sub. contractor put 2"
on top of $\frac{3}{4}$ " pavement up from
drive pads that were too high.

① Back of building won't drain
D, & a hose test.

② Billy to submit for SOID
to drain motorcycle parking area

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 24, 2009

John Douglas Heller, Registered Architect
Mullen Heller Architecture P.C.
924 Park Avenue SW, Ste. B
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bldg Renovation & Addition @2910 San Mateo, [H-18 / D067]
2910 San Mateo Blvd NE
Architect's Stamp Dated 02/19/09

PO Box 1293

Dear Mr. Heller:

Albuquerque

The TCL / Letter of Certification submitted on February 23, 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.

NM 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 2910 San Mateo Building Renovation/Addition @ 2910 San Mateo ZONE MAP/DRG. FILE #: H-18/D067
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Lots 14-17 and the South 7' of Lot 18, Block 67 of Bel-Air Subdivision
CITY ADDRESS: 2910 San Mateo Boulevard NE., Albuquerque, NM

ENGINEERING FIRM: Larry Read & Associates
ADDRESS: 2430 Midtown Place NE, Suite C
CITY, STATE: Albuquerque, NM

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

OWNER: Stoven Construction, Inc.
ADDRESS: 2709 Vassar Place NE, Suite F
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Romero
PHONE: 505-884-7550
ZIP CODE: 87107

ARCHITECT: Mullen Heller Architecture P.C.
ADDRESS: 924 Park Avenue SW, Suite B
CITY, STATE: Albuquerque, NM

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

SURVEYOR: Cartesian Surveys Inc.
ADDRESS: Po. Box 44414
CITY, STATE: Rio Rancho, NM

CONTACT:
PHONE: 505-896-3050
ZIP CODE: 87174

CONTRACTOR: Stoven Construction, Inc.
ADDRESS: 2709 Vassar Place NE, Suite F
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Romero
PHONE: 505-884-7550
ZIP CODE: 87107

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

CHECK TYPE OF APPROVAL SOUGHT:

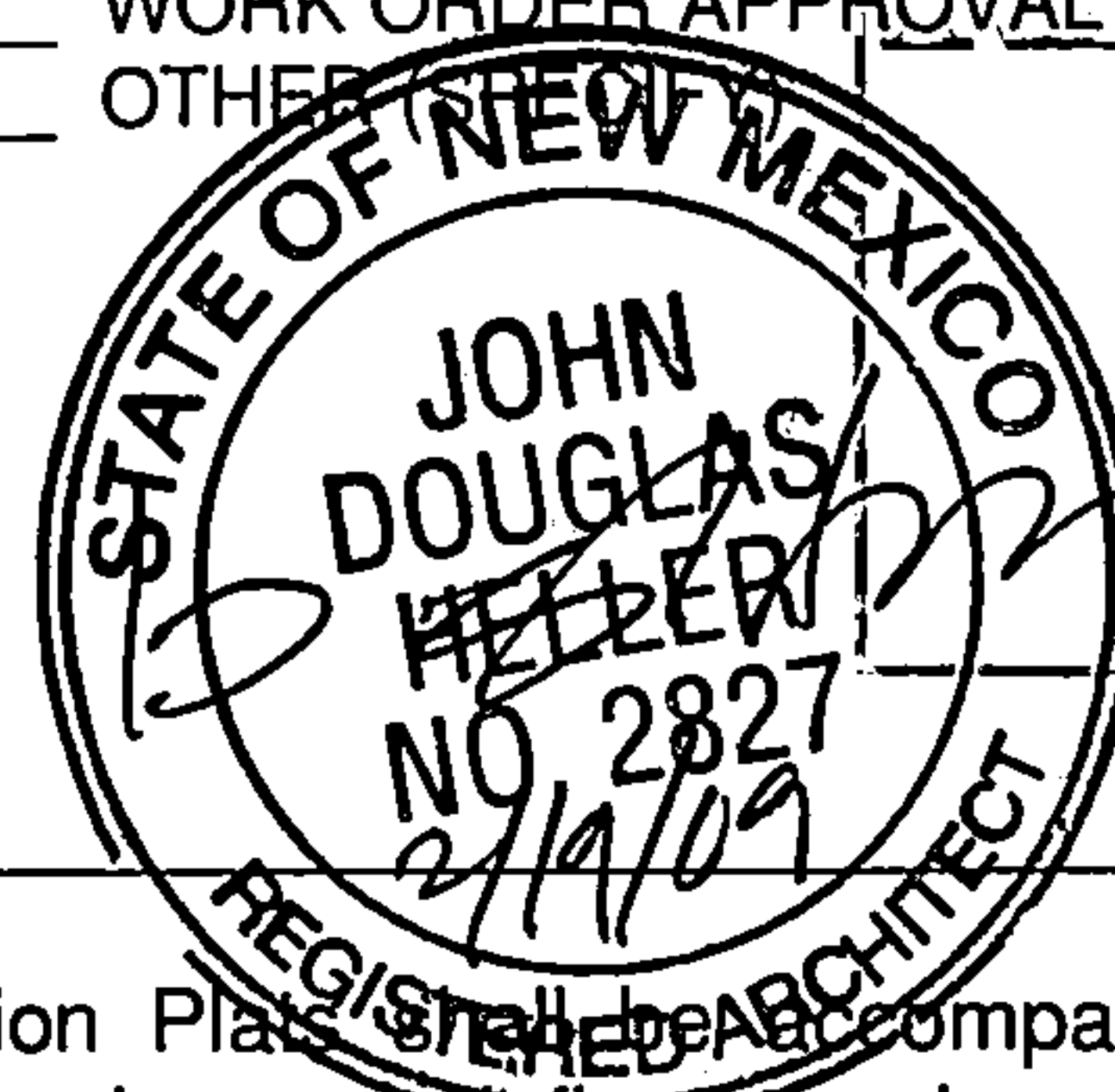
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: February 19, 2009

BY: Doug Heller



FEB 23 2009

HYDROLOGY
SECTION

Requests for approvals of Site Development Plans and/or Subdivision Plans 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.

February 19, 2009

Mr. Kristal Metro, PE
Senior Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: **Permanent Certificate of Occupancy for Building Renovation and Addition at
2910 San Mateo Boulevard NE.**

Dear Kristal:

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 Traffic Circulation Layout approved plan dated October 26, 2007. I further certify that I have personally visited the project site on February 13, 2009 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 (TCL) 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.

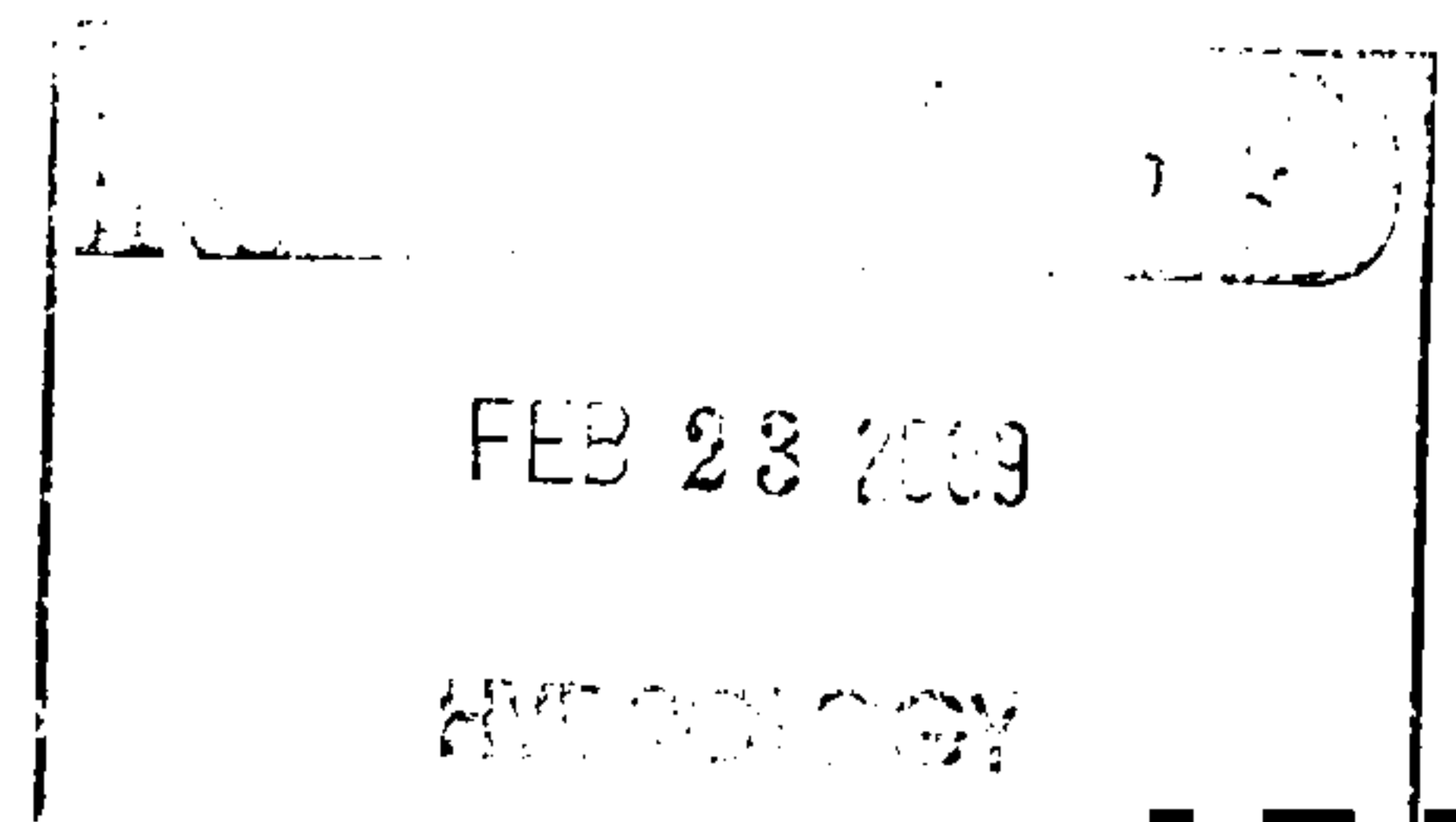
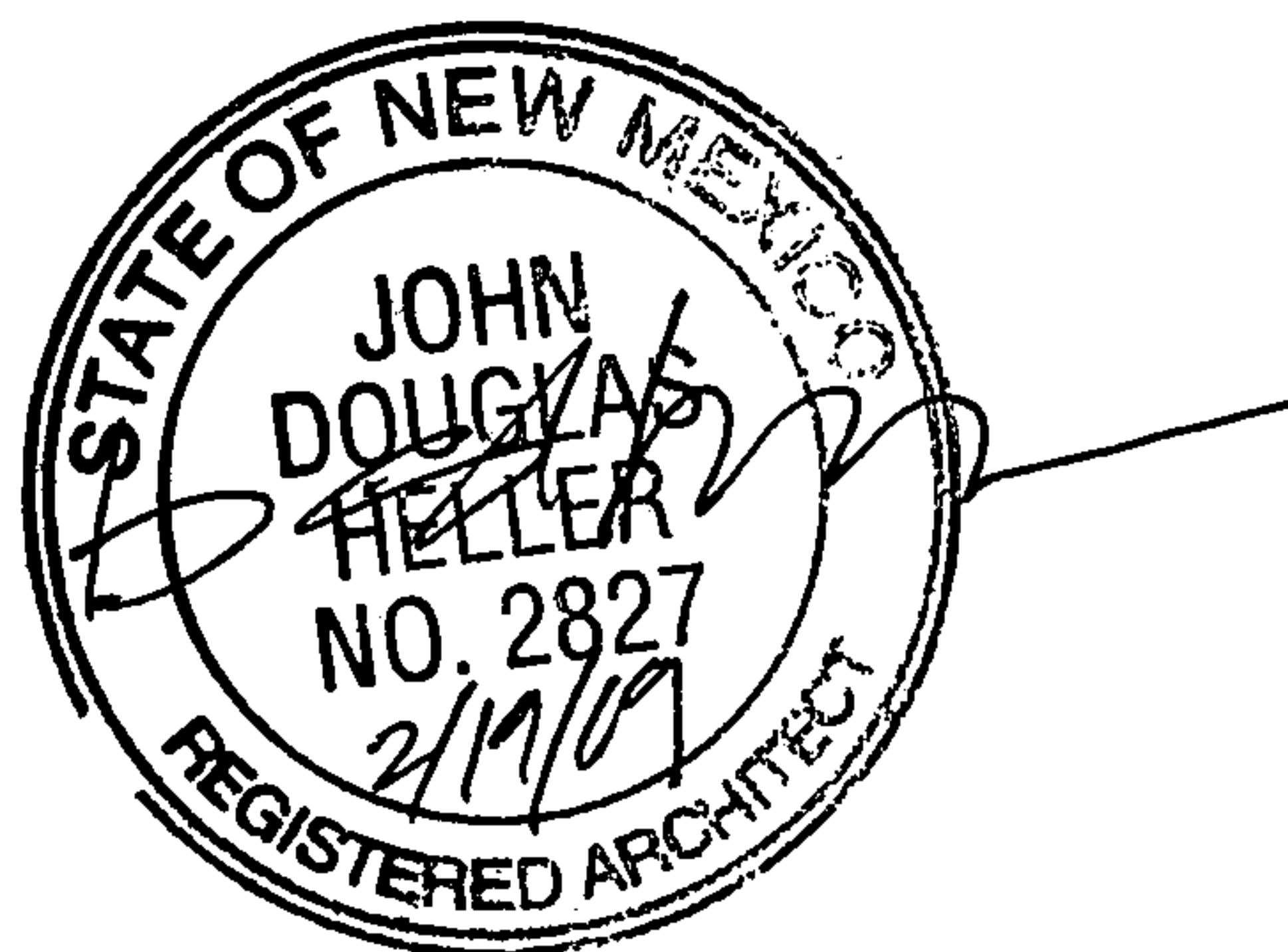
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA

Attachment: TCL Approved Site Plan



SAN MATEO BOULEVARD N.E.

(80' RIGHT-OF-WAY)



Mullen Heller
Architecture P.C.

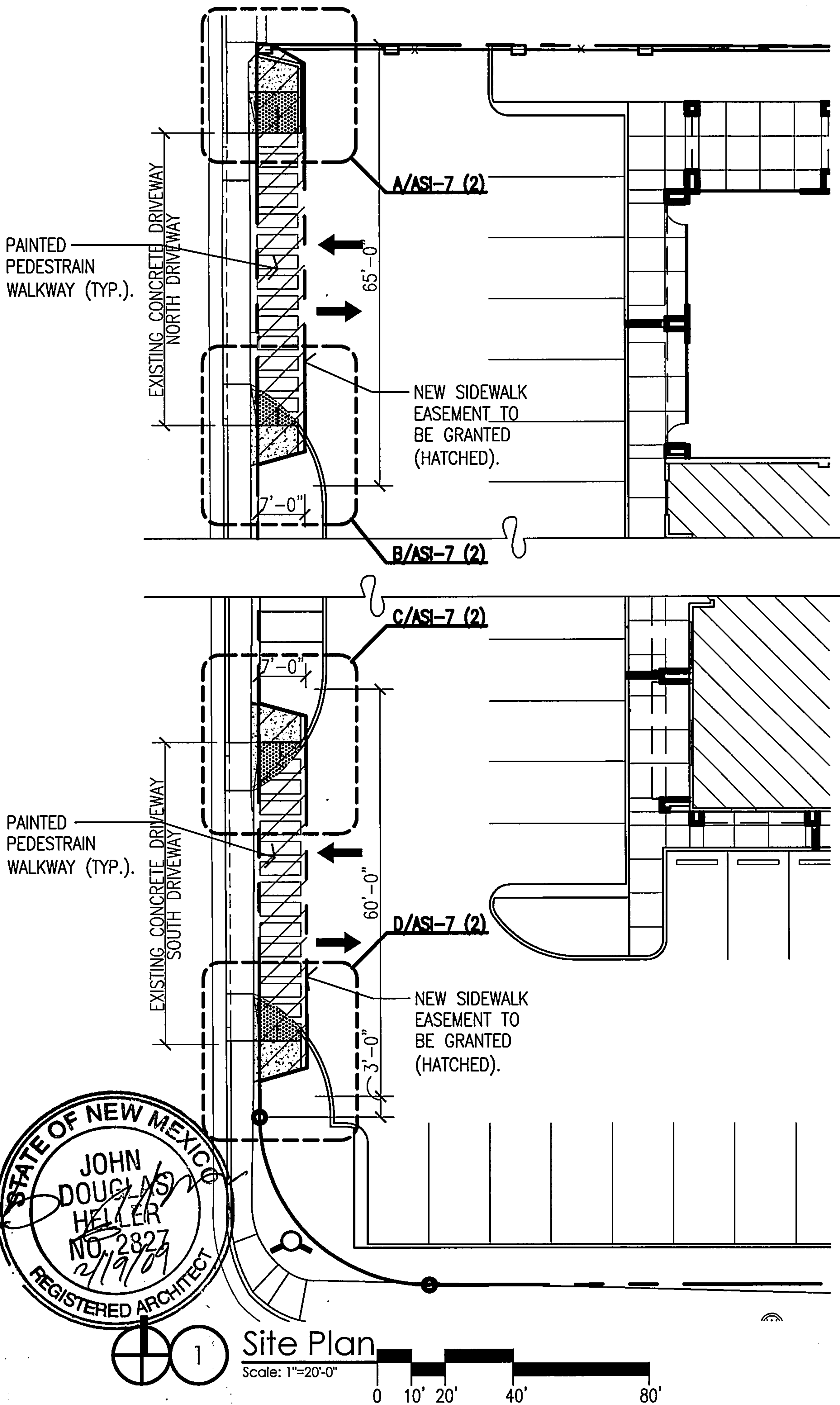
Building Renovations

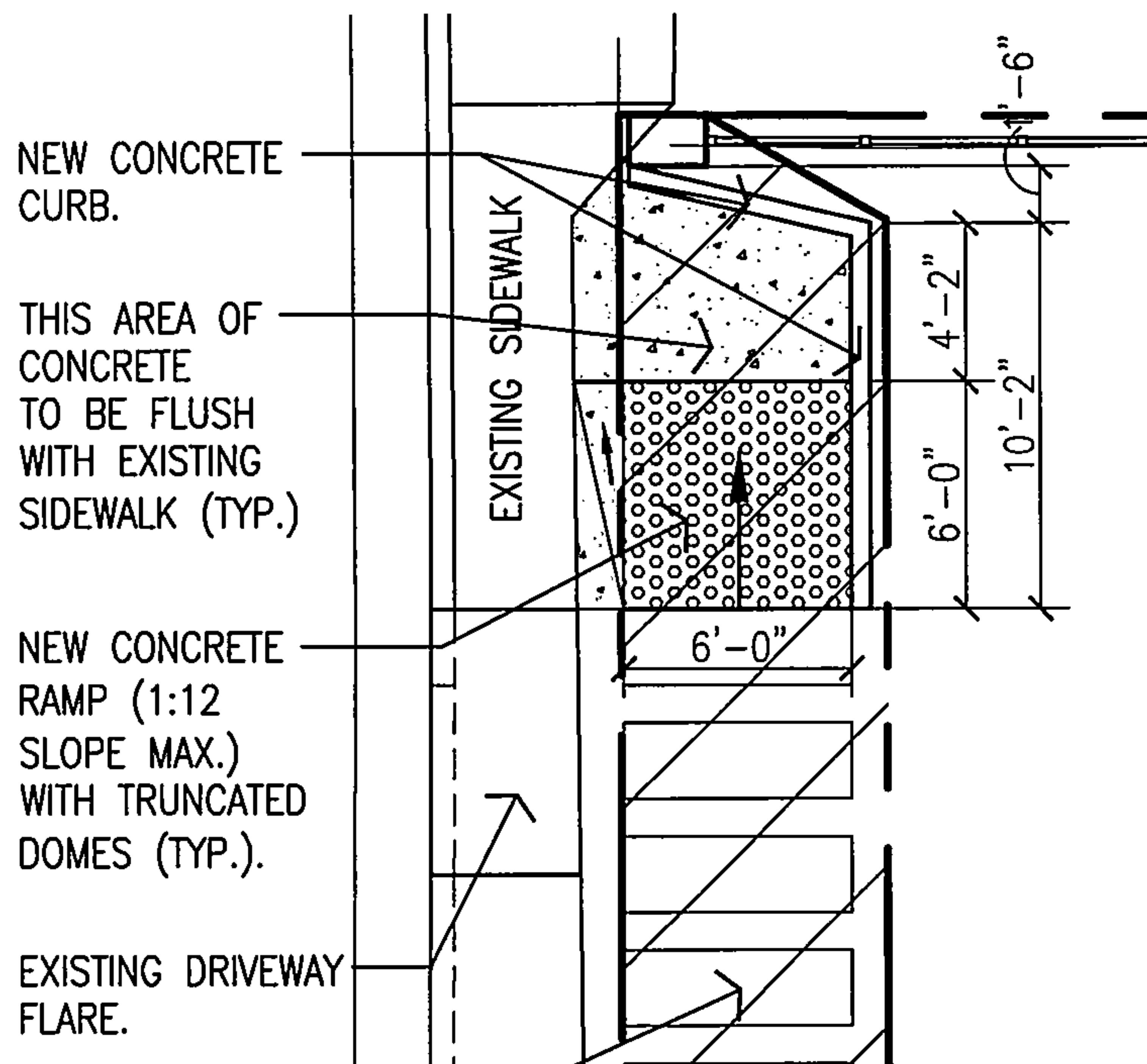
2910 San Mateo Boulevard NE
Albuquerque, New Mexico

New Pedestrian Walkways

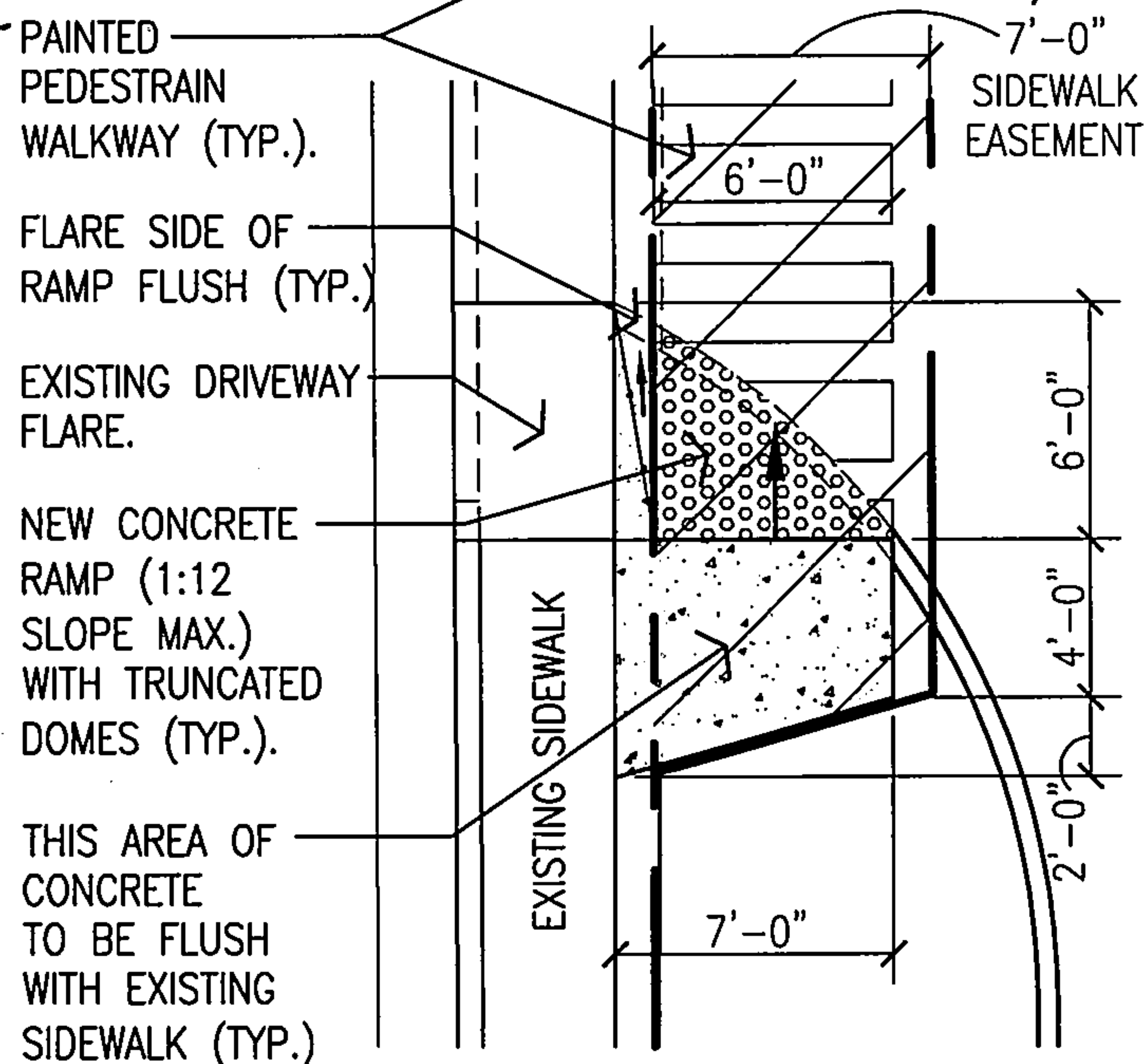
ASI-7
Page 1 of 2

January 23, 2009
February 19, 2009

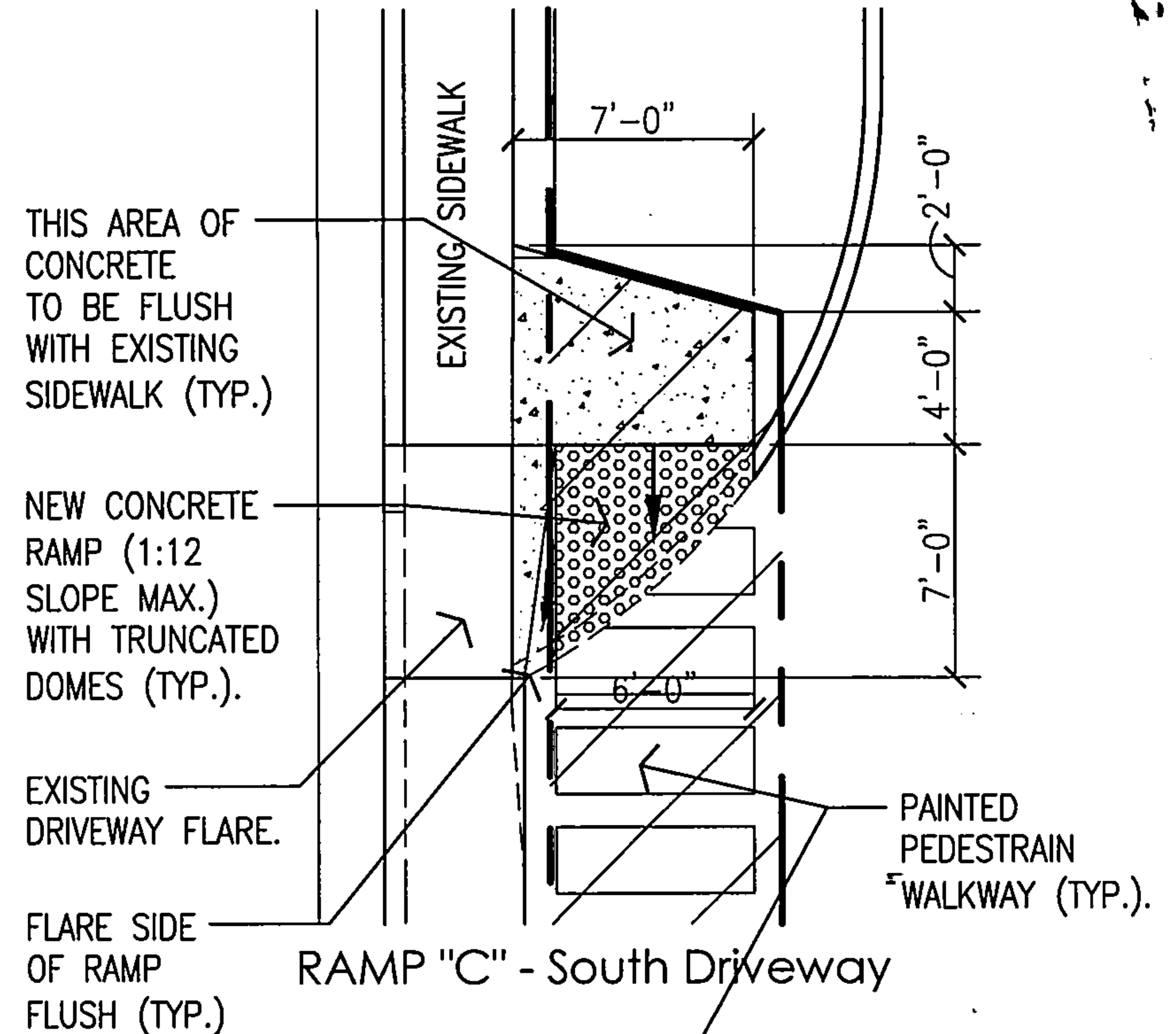




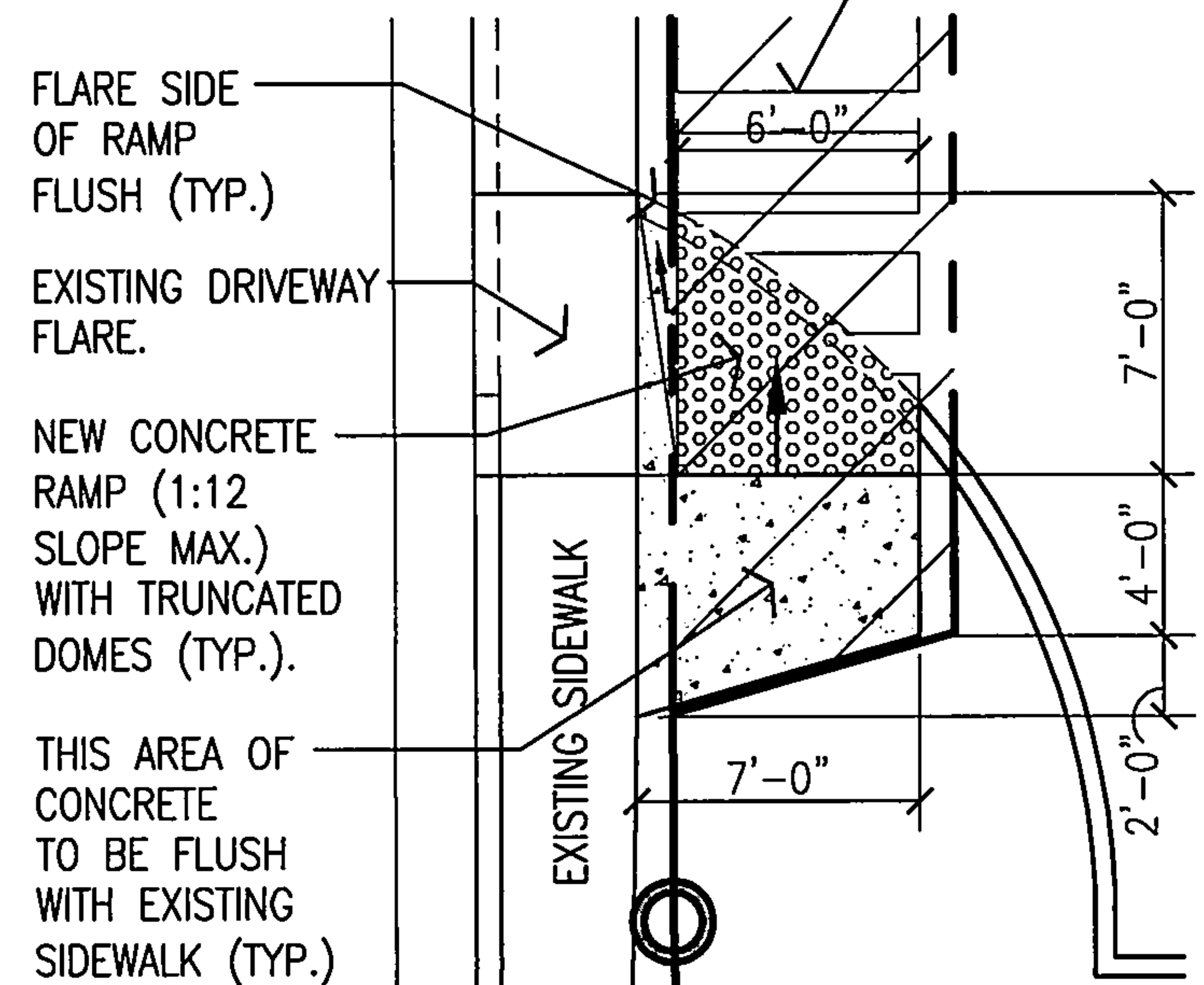
RAMP "A" - North Driveway



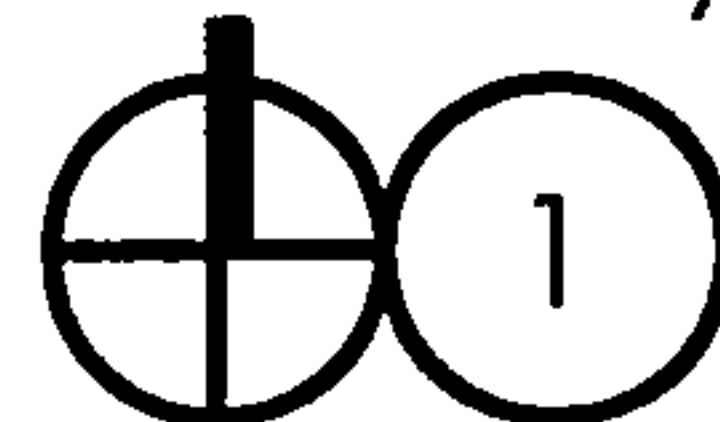
RAMP "B" - North Driveway



RAMP "C" - South Driveway

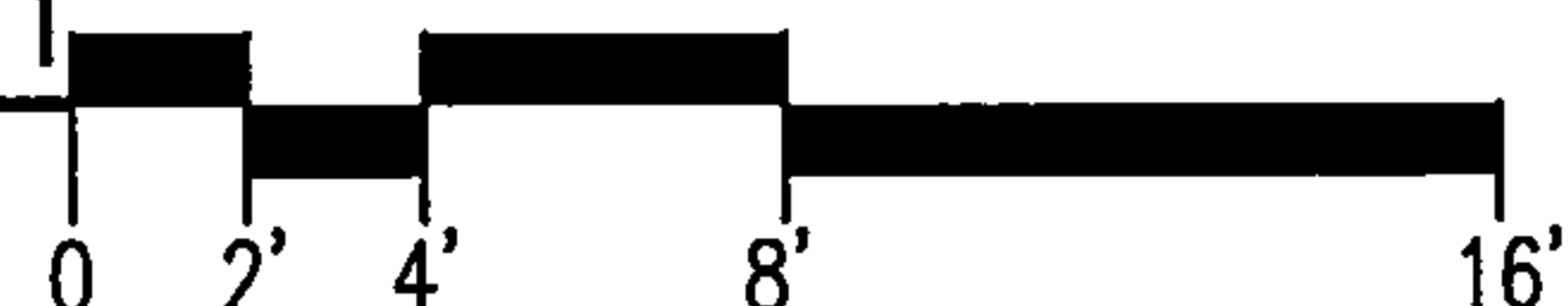


RAMP "D" - South Driveway



Site Plan

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



Mullen Heller
Architecture P.C.

Building Renovations

2910 San Mateo Boulevard NE
Albuquerque, New Mexico

New Pedestrian Walkways

ASI-7

Page 2 of 2

January 23, 2009
February 19, 2009

CITY OF ALBUQUERQUE



FAX 268-4244
TO Mike Salvador
From Curtis

February 24, 2009

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

Re: Building Renovations at San Mateo, 2910 San Mateo Blvd NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/08/07 (H-18/D067)
Certification dated 2-17-09

Dear Mr. McCarty,

Based upon the information provided in your submittal received 2-17-09, 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,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

4-18/2007

PROJECT TITLE: BUILDING RENOVATION AT SAN MATEO ZONE MAP/DRG. FILE # 4-15
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 14-17 AND THE SOUTH 7' OF LOT 18, BLOCK 67, BEL-AIR SUBDIVISION
CITY ADDRESS: 2910 SAN MATEO

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

CONTACT: BILLY MCCARTY
PHONE: 235-9588
ZIP CODE: 87124

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: MULLEN HELLER ARCHITECTURE, PC
ADDRESS: 924 PARK AVE. SW STE B
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:

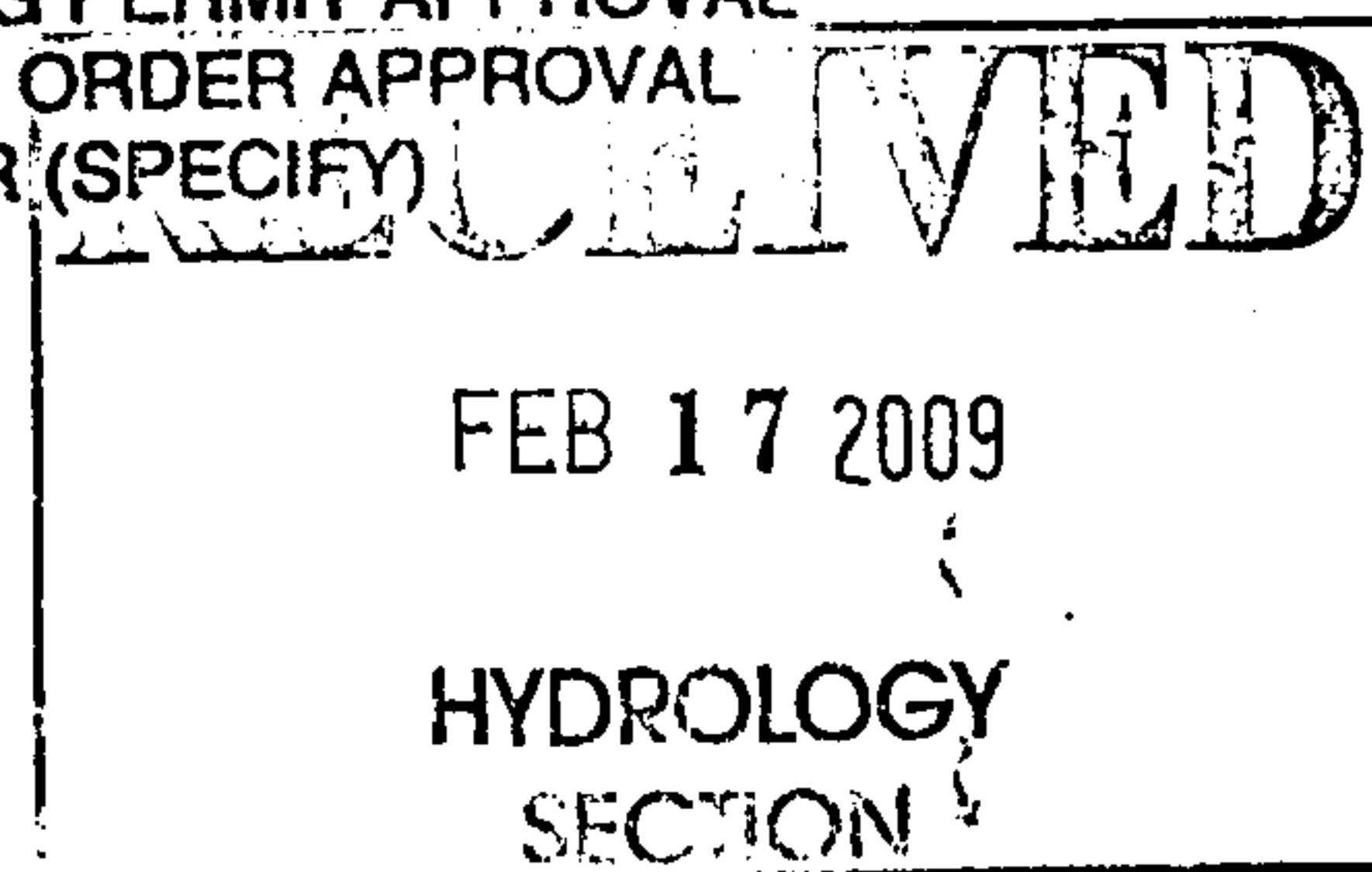
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)

VAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 2-17-09 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

PLANNING DEPARTMENT – Development & Building Services



January 30, 2009

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

RE: Shops at San Mateo, 2910 San Mateo Blvd NE
Sheet C103 - DETAILS

Drainage File: **H18 / D067**
(PE Stamped 1-30-09)

Dear Mr. McCarty:

Based upon the information provided in your submittal received 1-30-09, the above referenced DETAIL SHEET (C103) is approved for Special Order 19 (SO-19), with one required adjustment:

Based upon our telephone discussion, the original inlet location encroached on the public R/W for San Mateo Blvd. The inlet must be shifted east of the Property Line and the Sidewalk Culvert extended to the inlet wall (similar to detail attached to plan).

The As-Built configuration of this added drainage feature must be incorporated into your final Drainage Certification submittal for Certificate of occupancy.

SO-19: A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. To obtain a temporary or permanent CO the sidewalk culvert must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

If you have any questions regarding this matter, please feel free to contact me at 924-3981, or Curtis Cherne at 924-3695.

Sincerely,

Gregory R. Olson, P.E.
Hydrology Section

Enclosure: **Copy of 1-30-09 Plan with Detail attached**

XC: Bradley Bingham, COA-PLN-Hydrology
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
File: H18-D067

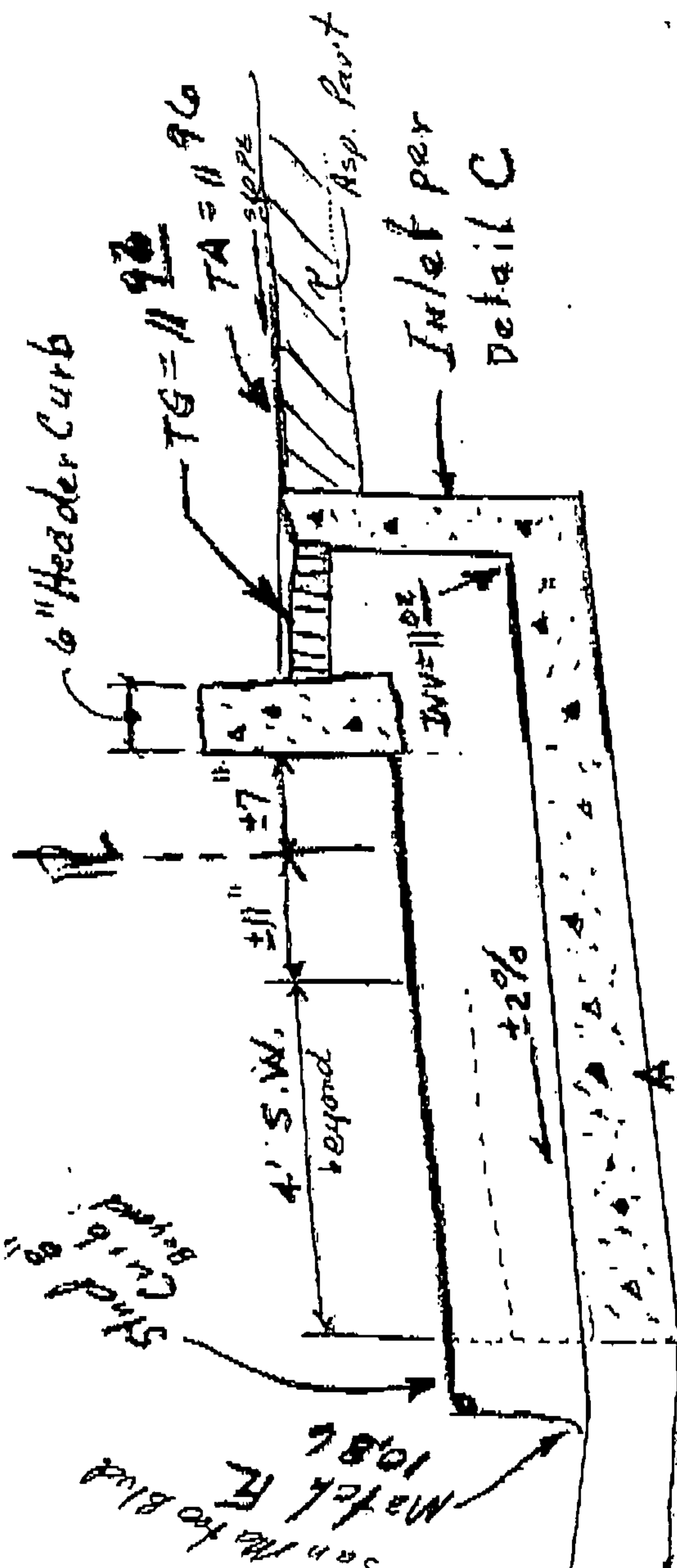
1 of 1

TRANSMISSION VERIFICATION REPORT

TIME : 01/30/2009 12:46
 NAME :
 FAX : 9243864
 TEL : 5059243979
 SER. # : BROL6J570919

DATE, TIME
 FAX NO. /NAME
 DURATION
 PAGE(S)
 RESULT
 MODE

01/30 12:46
 99943952
 00:00:17
 01
 OK
 STANDARD
 ECM



5' SW Culvert
 per STD DWG. 2236

Relocate INLET AND
 EXTEND SW CULVERT
 BEYOND R/W LINE
 1/30/09

2910 San Mateo

H-18/DO67

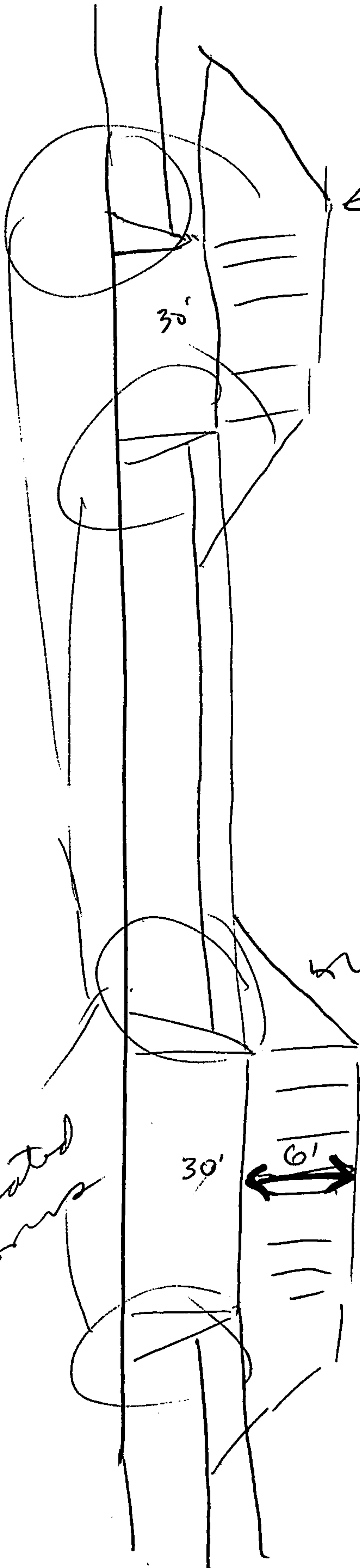
← need
public SW
esmt

01/22/09
3:30 PM

Need
public
SW
esmt

Don't
need
truncated
domes

once apply for
public SW esmt,
can get a temp CO
— need a revised
plan or sketch



CITY OF ALBUQUERQUE



October 26, 2007

John Douglas Heller, R.A.
Mullen Heller Architecture PC
1015 Tijeras Ave. NW Suite 220
Albuquerque, NM 87102

Re: Shops at 2910 San Mateo Boulevard NE, Traffic Circulation Layout
Architect's Stamp dated 10-26-07 (H18-D067)

Dear Mr. Heller,

The TCL submittal received 10-25-07 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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,

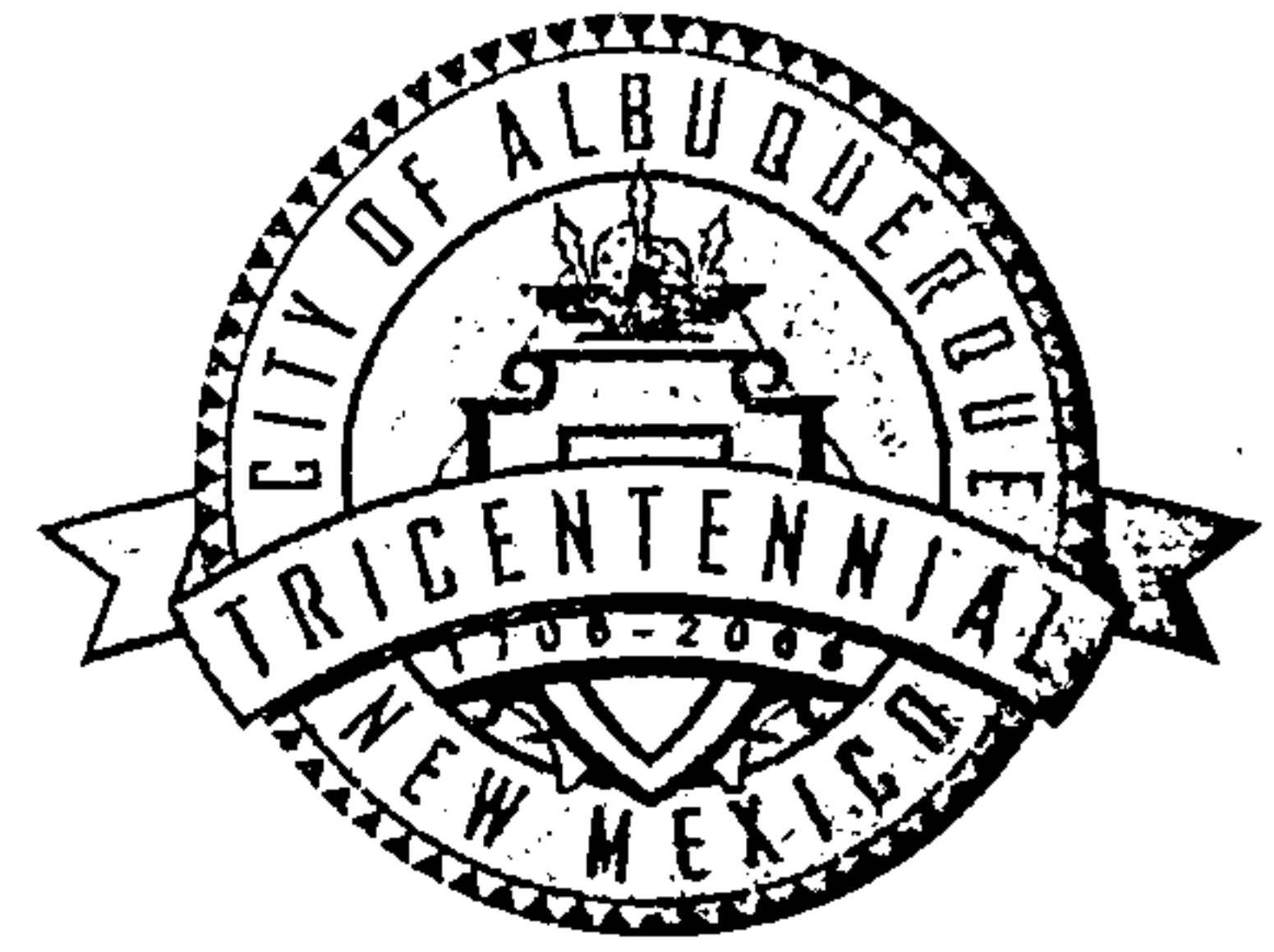
Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE

October 22, 2007

Billy McCarty, PE
Larry Read & Associates, Inc.
2430 Midtown Suite C
Corrales, NM 87107



Re: Shops @ 2910 San Mateo
Grading and Drainage Plan
Engineer's Stamp dated 10-08-07 (H18/D067)

Dear Mr. McCarty,

Based upon the information provided in your submittal received 3-19-07, the above referenced plan is approved for Building Permit and Grading 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 of the grading plan per the DPM checklist will be required.

P.O.Box 1293

If you have any questions, you can contact me at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

C: file

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Building and Development Services

CITY OF ALBUQUERQUE



January 23, 2009

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

Re: Shops at San Mateo, 2910 San Mateo Blvd NE
Temporary Certificate of Occupancy - Not Approved
Engineer's Stamp dated 10/8/07 (H18/D067)
Certification dated 1-23-09

Based upon the information provided in the Certification received 1-23-09 and the site visit 1-22-09 the above referenced Certification is not approved for Temporary Certificate of Occupancy.

PO Box 1293

I did not determine that the site was adequate for a Temporary C.O. as stated in the Certification statement. The area behind the building does not drain and the parking area is to drain to an inlet as discussed while we were on the site. You were to submit a plan for S.O. 19 Permit to properly drain the parking lot.

Albuquerque

The site needs to drain directly to a street or another plan is to be submitted to approve ponding.

NM 87103

Before submitting for Temporary or Permanent C.O.:

www.cabq.gov

- Submit a plan for S.O 19 approval to install the drain and sidewalk culvert.
- Build the inlet and sidewalk culvert and pass S.O. 19 inspection.
- The area behind the building must drain to an acceptable outfall.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer
Development and Building Services

C: File

CITY OF ALBUQUERQUE



October 24, 2007

John Douglas Heller, R.A.
Mullen Heller Architects, P.C.
924 Park Ave. SW Ste B
Albuquerque, NM 87102

**Re: Shops @ 2910 San Mateo, 2910 San Mateo,
Traffic Circulation Layout
Architect's Stamp undated (H-18/D067)**

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-19-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Relocate the handicap signs out of the internal wheelchair ramps (see keyed note 14).
3. Please note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Also, all standard parking spaces have a minimum length of 18 feet. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.
- ~~4. Provide a cross lot access easement for all lots included in this project.~~
5. All wheelchair ramps within the City Right-of-Way require truncated domes. Please add this to Note #13.
6. Include a copy of Refuse approval.

Removed
per BLB
10/26/07

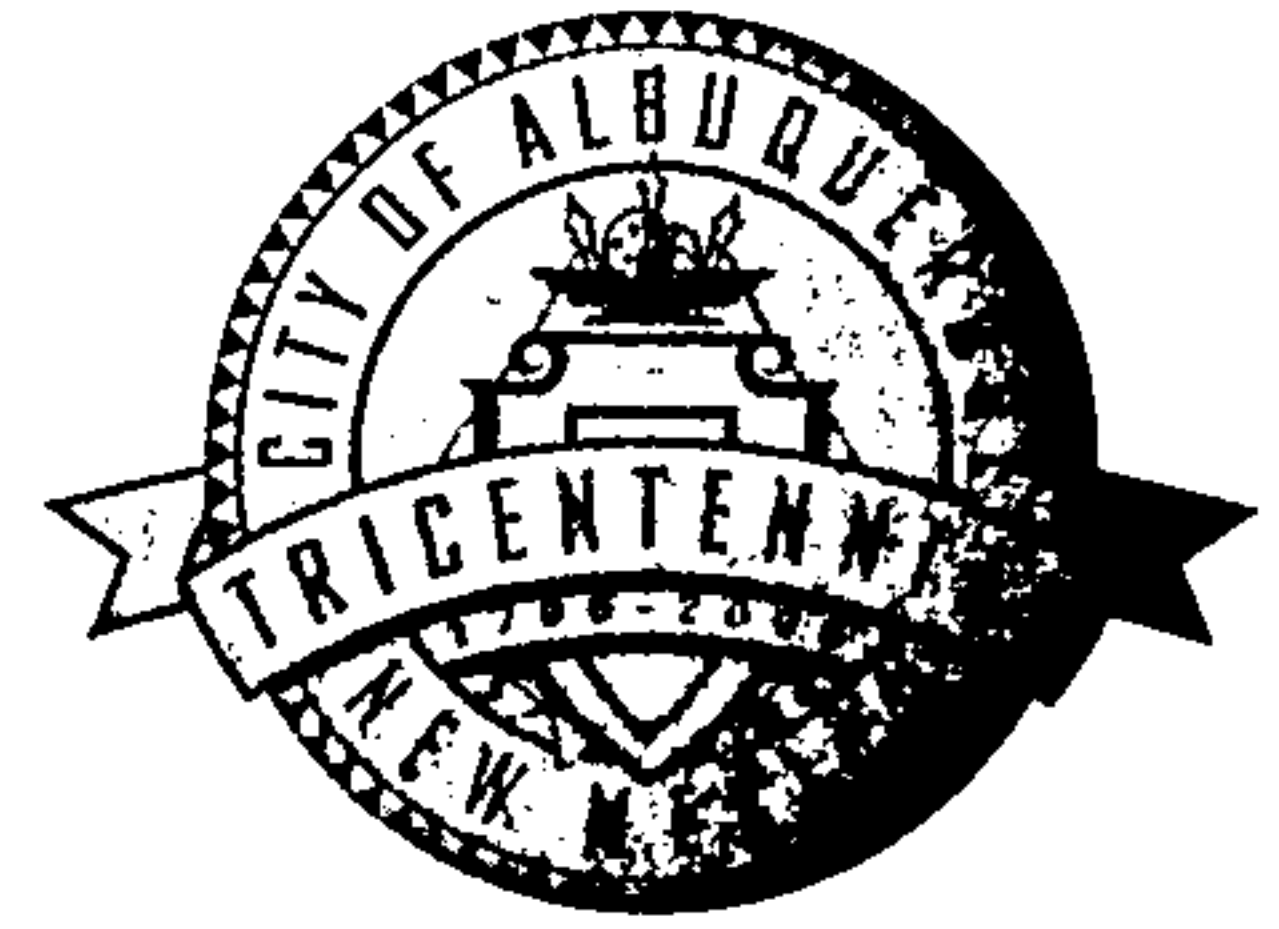
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



October 12, 2007

John Douglas Heller, R.A.
Mullen Heller Architects, P.C.
924 Park Ave. SW Ste B
Albuquerque, NM 87102

**Re: Shops @ 2910 San Mateo, 2910 San Mateo, Traffic Circulation Layout
Architect's Stamp dated 10-03-07 (H-18/D067)**

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-03-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. To accommodate ADA standards, all driveways must have a 3-foot wide pedestrian access path. This path must have a cross slope of no greater than 2%. Please demonstrate how this path will be provided on your site.
2. The lot to the north of the project site has a wider sidewalk than your project site. A taper will be needed to tie your sidewalk to the adjacent lot's sidewalk.
3. Ensure all existing sidewalk is in good condition. If not, replacement will be necessary.
4. Please ensure all ramps are ADA compliant.
5. Show the wheelchair ramp at the corner of San Mateo and Los Arboles.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



September 18, 2007

John Douglas Heller, R.A.
Mullen Heller Architecture PC
1015 Tijeras Ave. NW Suite 220
Albuquerque, NM 87102

Re: Shops at 2910 San Mateo Boulevard NE, Traffic Circulation Layout
Architect's Stamp dated 9-14-07 (H18-D67)

Dear Mr. Heller,

Based upon the information provided in your submittal received 9-17-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**EXIST
DRIVEPADS**

1. For passenger vehicles, the minimum end island radius is 15 feet. ✓
2. ~~Curb returns, with a minimum radius value of 20 feet, are required.~~
3. Since San Mateo Blvd. is an arterial roadway, appropriate striping and arrows to define proper usage at the entrances will be required. ✓
4. ~~Per the Development Process Manual, Chapter 23, Section 6, part B.4, "Drives on major streets need to be located 20 feet or more from a property line."~~
5. Please show the location of the nearest driveway on the adjacent lot. ✓
6. Include two copies of the traffic circulation layout at the next submittal.
7. Refer to all applicable city standards by city standard number.
8. Since San Mateo Blvd. is an arterial roadway, driveways with left turn access have a minimum driveway width of 36 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).

**MODIFY DRIVEPADS
TO A MIN WIDTH
OF APPROX 30'** ✓

If you have any questions, you can contact me at 924-3981.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristal D. Metro".

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

C. File

9/26/07
CHANGES/ITEMS IN RED
MODIFIED AFTER MTG
w/ WG