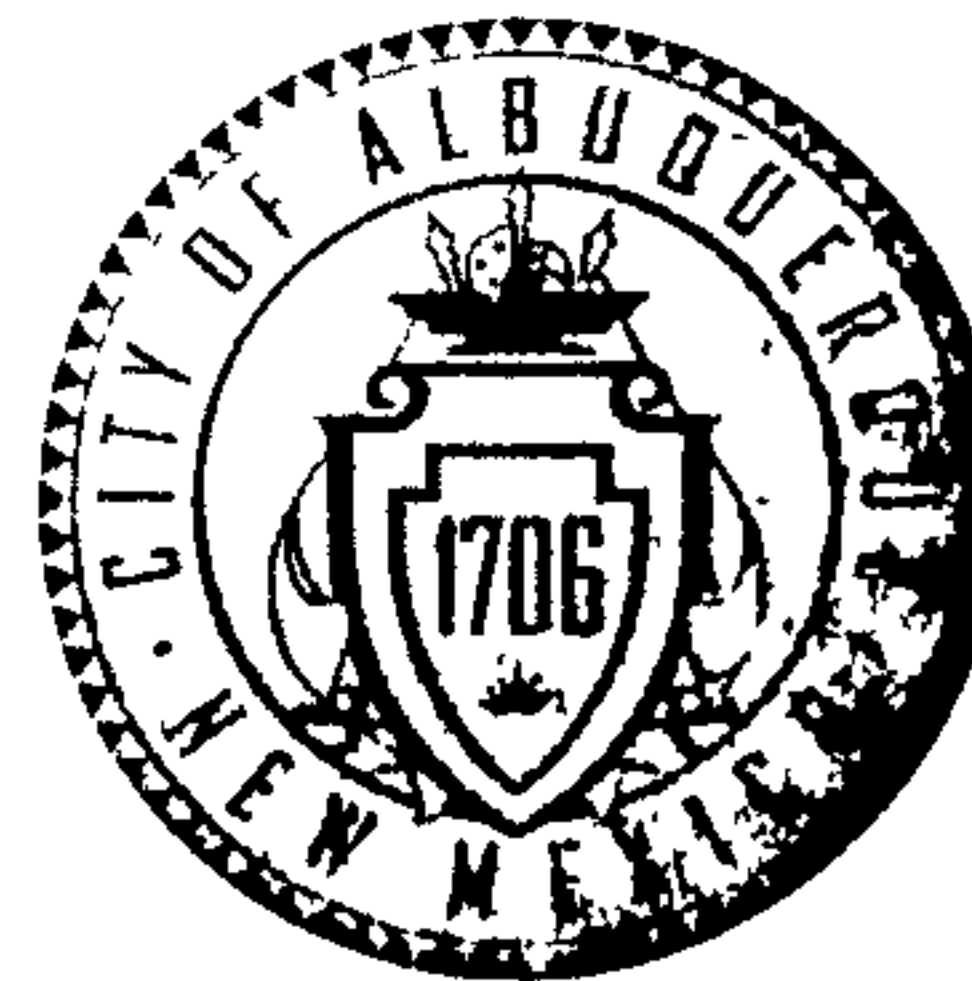


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 12, 2009

Kristen B. Callori, Registered Architect
142 Truman St. NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
McKee Wallwork Cleveland Office Bldg, [J-13 / D087]
1010 18th St.
Architect's Stamp Dated 02/12/09

Dear Mr. Callori:

PO Box 1293

The TCL / Letter of Certification submitted on February 12, 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.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: MWZ OFFICE BUILDING ZONE MAP: J-13/D087
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-2-A-2A, LANDS OF FREEWAY
 CITY ADDRESS: 1030 18th Street Albuquerque, NM
1010

ENGINEERING FIRM: Isaacson & Arfman CONTACT: SCOTT MCGEE
 ADDRESS: SCOTT MCGEE PHONE: 268 8928
 CITY, STATE: _____ ZIP CODE: _____

OWNER: MWZ Properties, LLC CONTACT: PAT WALLWORK
 ADDRESS: 1030 18th Street PHONE: 921 2999
 CITY, STATE: Albuquerque, NM ZIP CODE: _____

ARCHITECT: Environmental Dynamics, Inc CONTACT: Kris Callori
 ADDRESS: 142 Truman PHONE: Elena Agustin
 CITY, STATE: Alb, NM ZIP CODE: 242 2851
87108

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

CONTRACTOR: Aic General Contractors CONTACT: Shawn Davis
 ADDRESS: _____ PHONE: 228 7731
 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
- ☒ 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TEMP)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY) _____

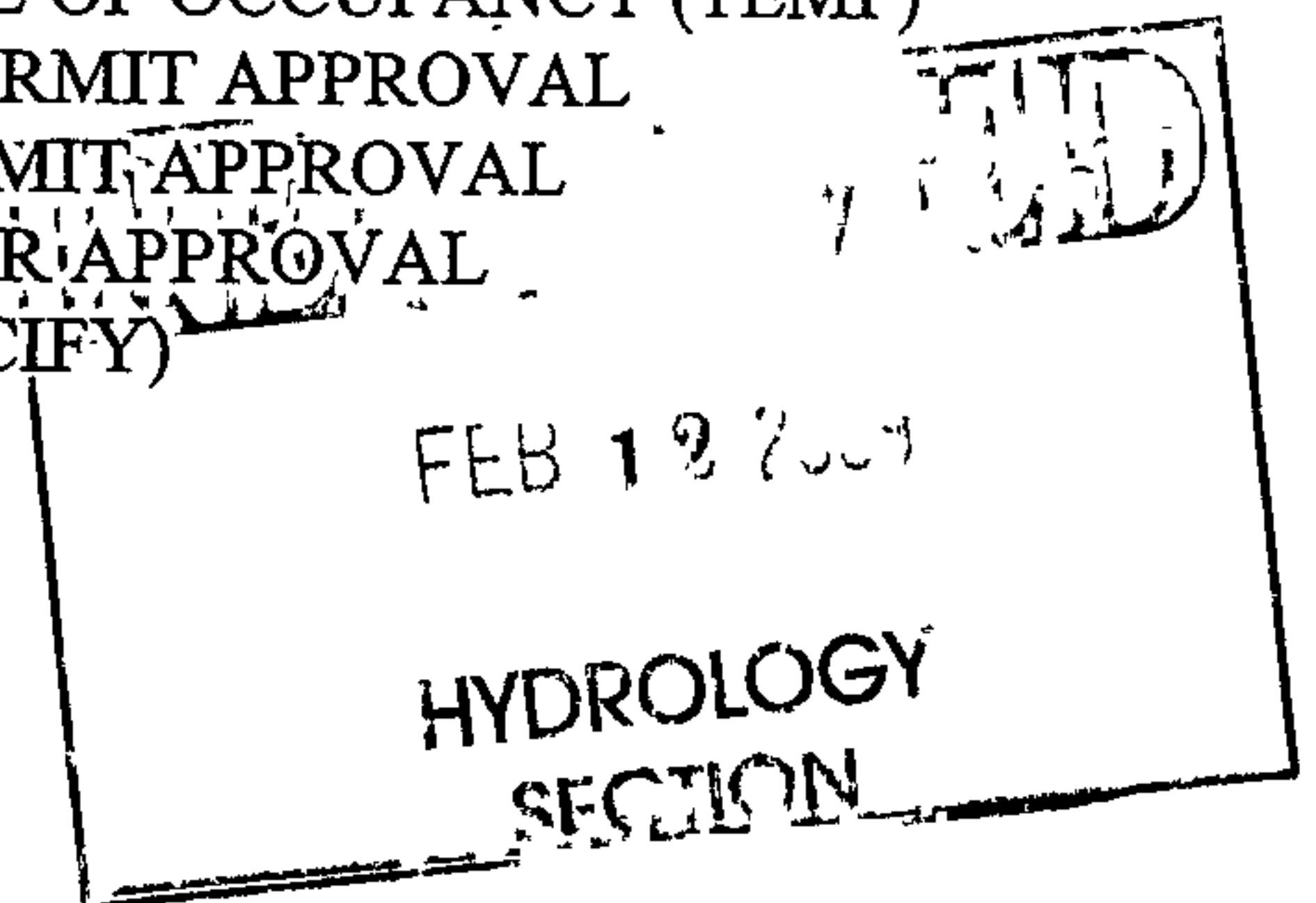
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: _____ 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:

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.



TRAFFIC CERTIFICATION

I, Kris Callori, NMRA 3470, of the firm Environmental Dynamics, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL Approved plan dated 01/05/07. The record information edited onto the original design document has been obtained by Elena Agustin of the firm Environmental Dynamics, Inc. I further certify that she has personally visited the project site on 02-05-09 and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of her knowledge and belief. This certification is submitted in support of a request for Permanent C.O..

The Record information presented hereon 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.

kent beierle ■

kris callori ■

j. stace mcgee ■

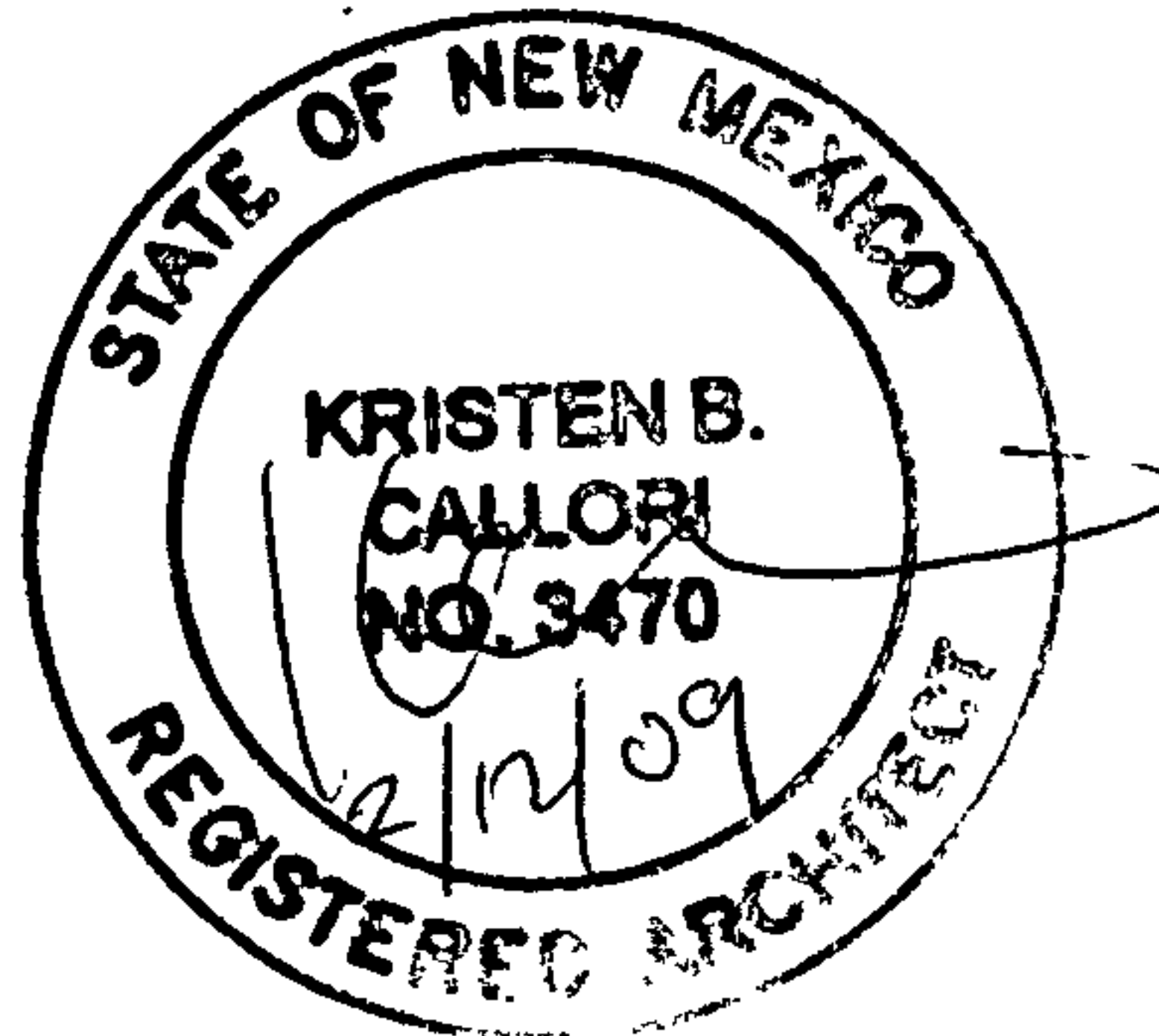
michael ryan ■



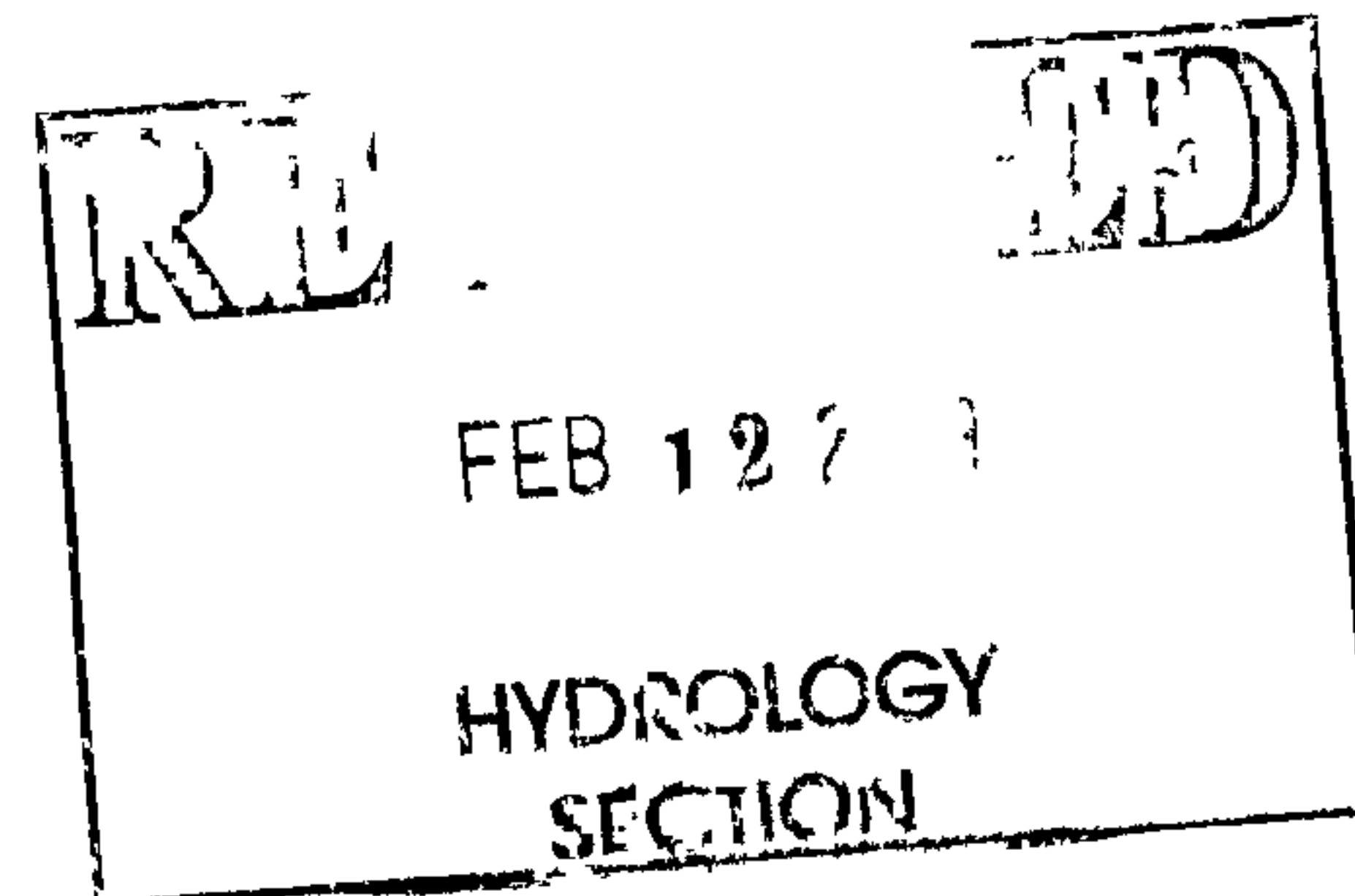
Signature of Architect

2/12/09

Date



Architects Stamp



■ 142 Truman St. NE
Albuquerque, NM 87108

Tel 505.242.2851
Fax 505.242.2852

■ 1198 SW 5th Court
Boca Raton, FL 33432

Tel 561.391.3981

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 8, 2007

Ms. Kris Callori
Environmental Dynamics Inc.
320 Central Ave SW
Albuquerque NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
McKee Wallwork Cleveland (J-13/D-87)
1010 18th St, Albuquerque, NM
Engineer's/Architect's Stamp Dated 01/02/2006

Dear Kris,

The TCL submittal dated 1-5-07 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Bradley L. Bingham, PE
Development and Building Services

cc: Hydrology file
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1030 18th St.

McKee W
Cleveland

EDI
J13/D087

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

* PROJECT TITLE: MCKEE WALLWORK Cleveland ZONE MAP/DRG. FILE # 513/087
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-2-A-2A LANDS OF FREEWAY, OLD TOWN LIMITED W/ NE 1/4 PROJECTED
CITY ADDRESS: SECTION 18, T.10N, R.3E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT
L 1010 18th STREET, ALBUQUERQUE, NM

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

* ARCHITECT: KRIS CALLORE
ADDRESS: 320 Central SW
CITY, STATE: Albuquerque, NM 87102

CONTACT: KRIS CALLORE / ELENA AGUSTIN
PHONE: 242 2851
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

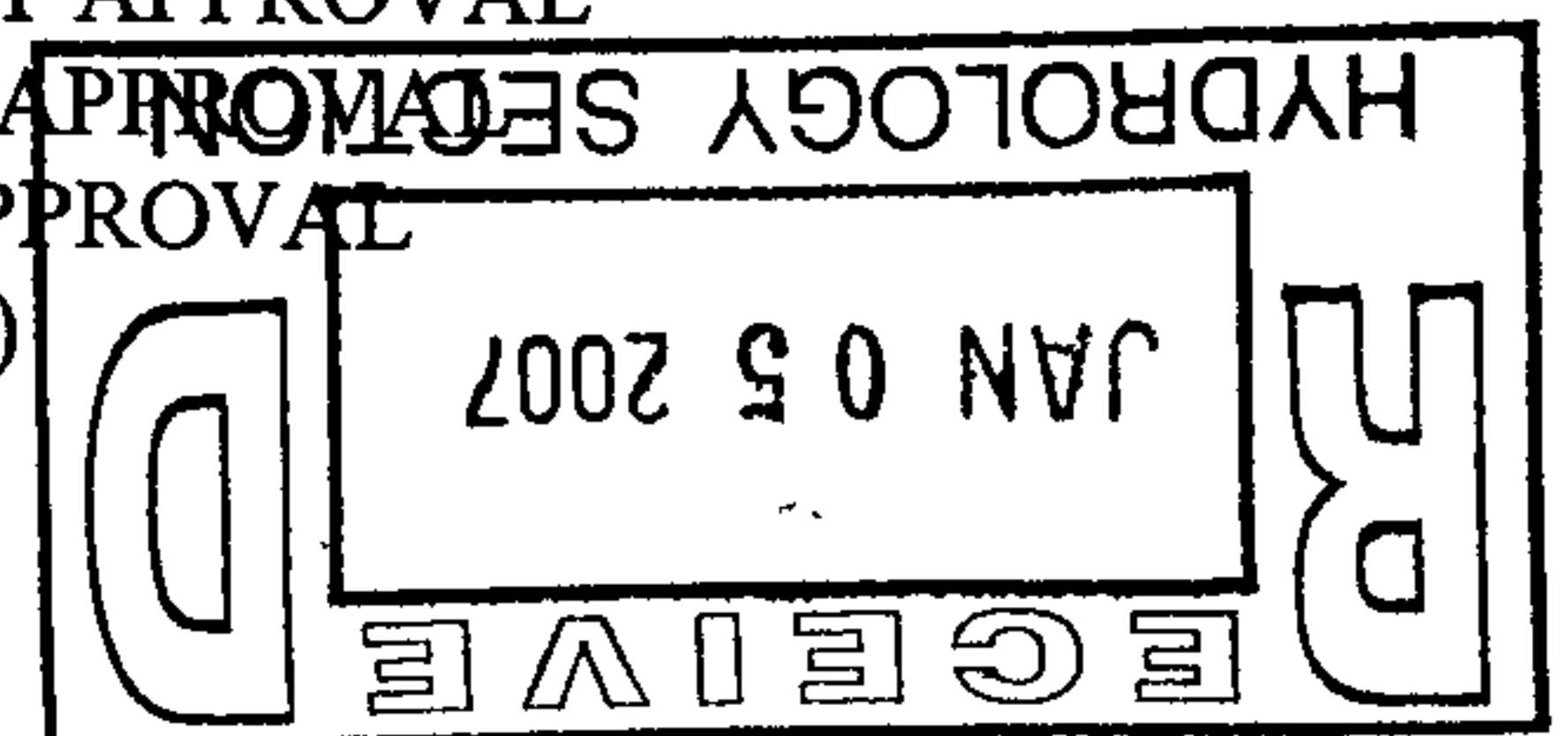
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1ST SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ ☒ TRAFFIC CIRCULATION LAYOUT
____ ☒ ENGINEER/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT CERT (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)
____ 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

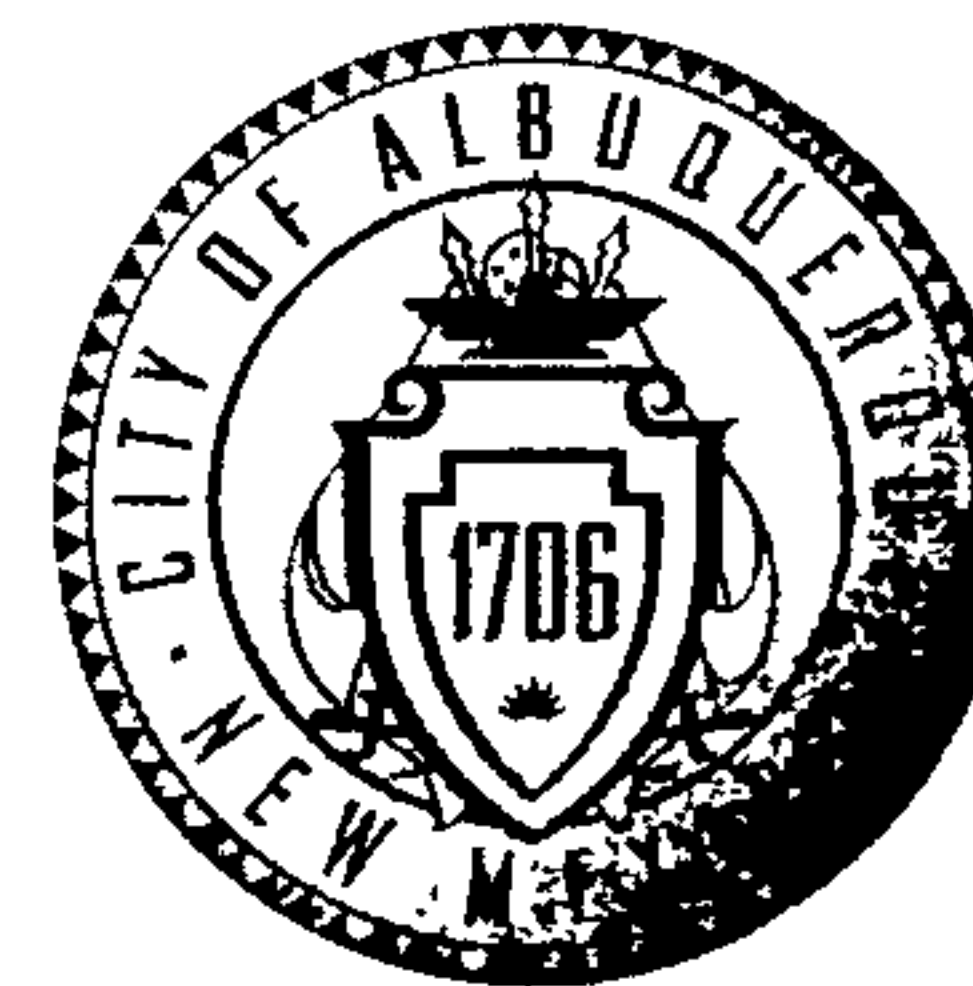


* SUBMITTED BY: [Signature] DATE: 01/05/07

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.

CITY OF ALBUQUERQUE



November 14, 2008

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

RE: MWC Office Building, 1010 18th Street NW, (J-13/D087)
Engineers Certification for Permanent Certification of Occupancy
Engineers Stamp dated 9/08/2006
Engineers Certification dated 11/10/2008

Mr. McGee,

PO Box 1293

Based upon the information provided in submittal dated 11/10/2008, the above referenced plan is approved for release of Permanent Certification of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

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

www.cabq.gov

C: CO-Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MWC Office Building ZONE MAP / DRG. FILE #: J-13-Z/D87
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-2-A-2-A, Lands of Freeway-Old Town Limited, City of Albuquerque, New Mexico
CITY ADDRESS: 1010 18th Street NW

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Scott McGee
ADDRESS: 128 Monroe St. NE PHONE: 268-8828
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: McKee Wallwork Cleveland CONTACT: Hal Brewer
ADDRESS: 302 8th Street NW PHONE: 821-2999
CITY, STATE: ABQ, NM ZIP CODE: 87102

ARCHITECT: Environmental Dynamics Inc. CONTACT: Kris Callori
ADDRESS: 320 Central SW PHONE: 242-2851
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying. CONTACT: Thomas Johnston, LS #14269
ADDRESS: 330 Louisiana NE PHONE: 255-2052
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87108

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

CHECK TYPE OF SUBMITTAL

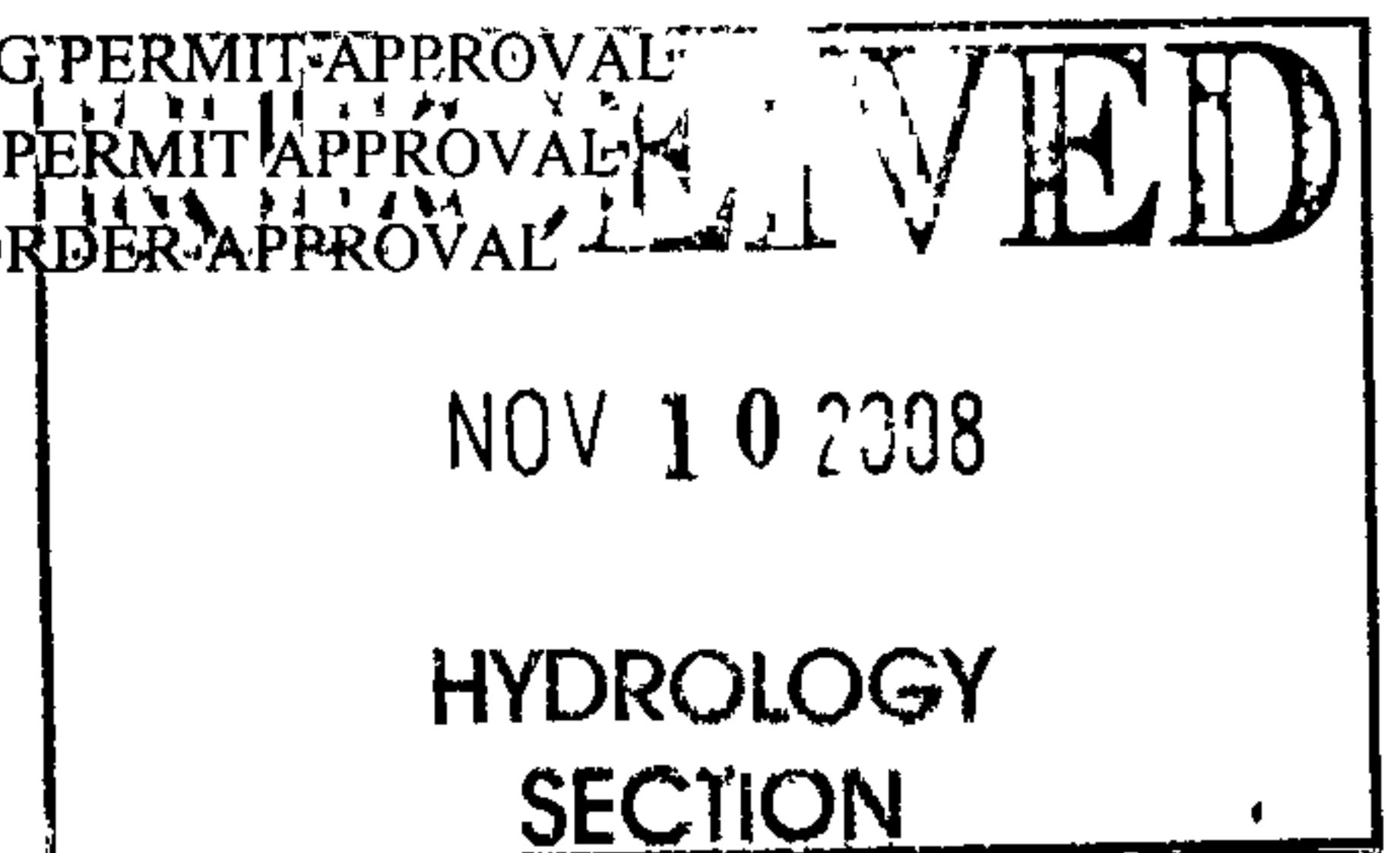
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

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 APPR.
☐ 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



DATE SUBMITTED: Monday, November 10, 2008 BY: SCOTT MCGEE
Isaacson & Arfman, P.A.

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

CITY OF ALBUQUERQUE



September 26, 2006

Pat Davis
M&E Engineering, Inc.
8417 Washington Pl. NE # B
Albuquerque, NM 87113

Re: McKee Wallwork Cleveland Office, 1010 18th Street NW, Traffic Circulation Layout

No Stamp, Signature, or Date (J13-D87)

Dear Pat Davis,

Based upon the information provided in your submittal received 9-12-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

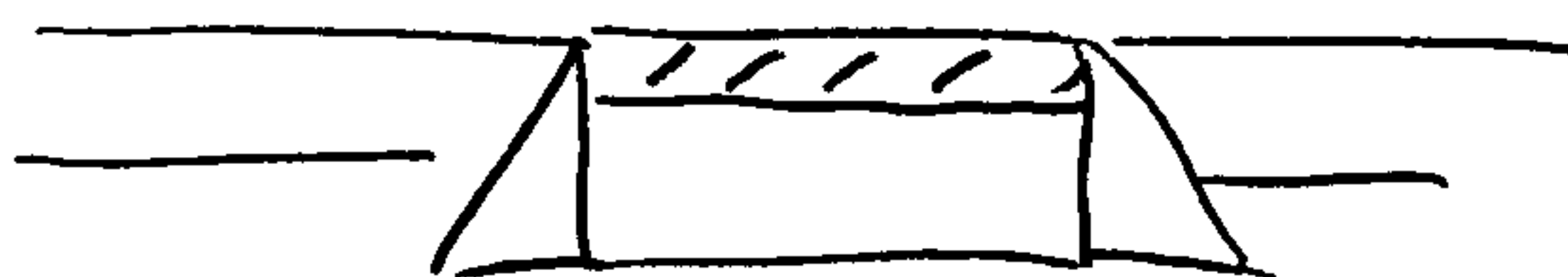
1. For passenger vehicles, the minimum end island radius is 15 feet.
2. Please show the location of the nearest driveway on each adjacent lot.
3. To accommodate ADA standards, all driveways must have a 3-foot wide pedestrian access path. This path must have a cross slope of no greater than 2%. Provide a detail or refer to City Standard 2425.
4. What is a CATV (as defined in keyed note 15)? Will this interfere with pedestrian flow on the sidewalk? *- underground, covered w/ manhole*
5. Is the sidewalk in front of the handicapped spaces flush with the pavement? Please provide more detail.
6. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
7. Please include two copies of the traffic circulation layout at the next submittal.
8. Define the width of all driving aisles and sidewalk.
9. Per the *Development Process Manual*, any parking space that is not at least 18 feet in length with a 2-foot overhang qualifies as a compact space. When the premises contain more than 20 spaces, up to 25% of those spaces can be compact car spaces. Therefore, your site has more compact parking spaces than permitted. Please rectify this.
10. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
11. Based on the property line shown, three cross lot access easements are required for this site. Provide a copy of these easements.
12. More details must be provided for the new parking area called out in keyed note 13.
13. A fire lane cannot be located in front of parking spaces.
14. Please provide more detail for the lot located to the east of the project site.

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

Sincerely,

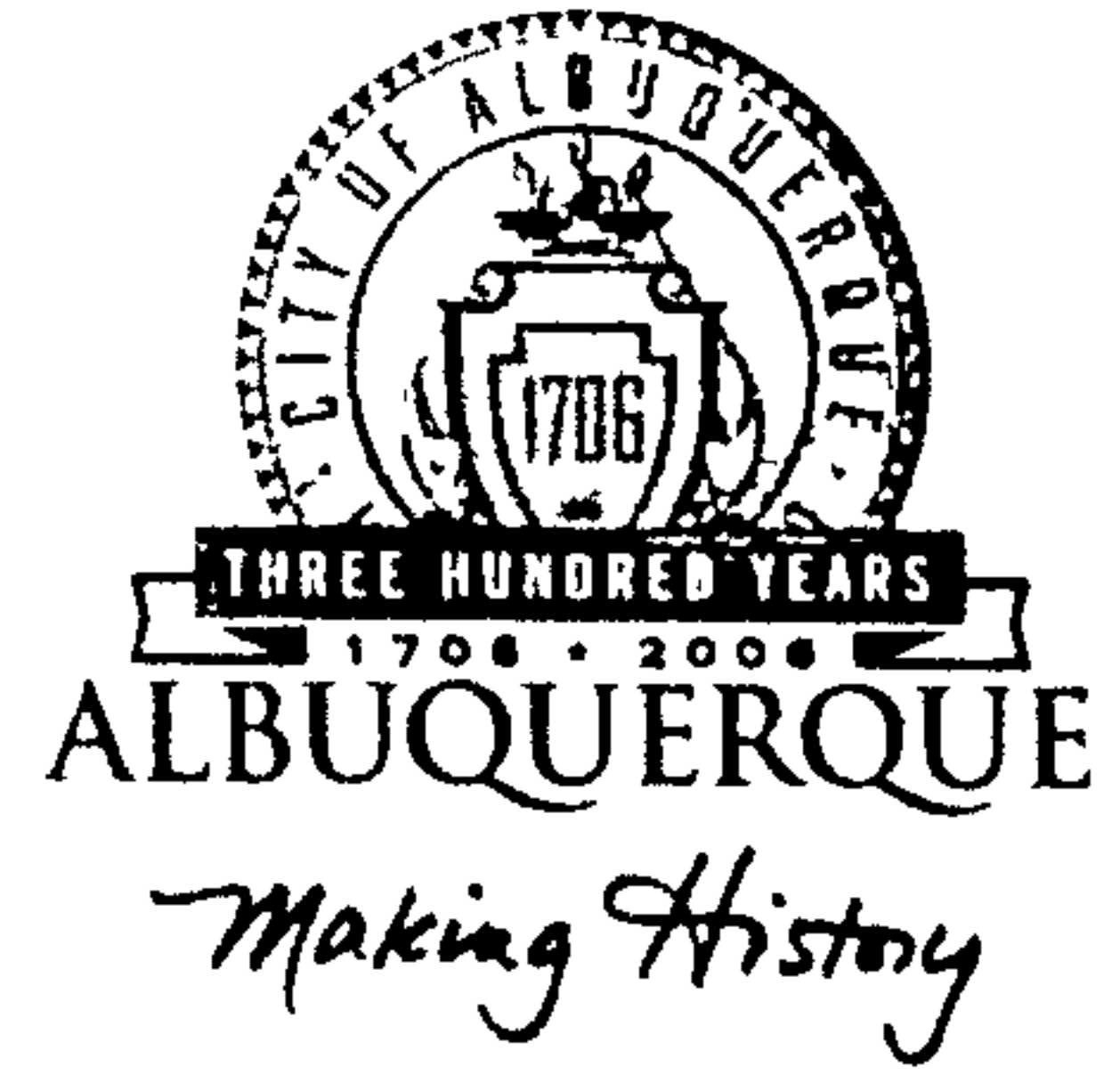
A handwritten signature in black ink, appearing to read "Kristal D. Metro".

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



C: File

CITY OF ALBUQUERQUE



September 12, 2006

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

Re: MWC Office Building, 1010 18th St NW
Grading and Drainage Plan
Engineer's Stamp dated 9-08-06 (J13/D87)

Dear Mr. McGee,

Based upon the information provided in your submittal received 9-08-06, the above referenced plan is approved for Building Permit and SO-19. 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

Sincerely,

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

C: Ed Elwell, Storm Drain Maintenance
Antoinett Baldonado, Excavation and Barricades
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MWC Office Building
 DRB #: _____ EPC #: _____

ZONE MAP / DRG. FILE #: J-13-1587
 WORK ORDER #: _____

LEGAL DESCRIPTION: Tract B-2-A-2-A, Lands of Freeway-Old Town Limited, City of Albuquerque, New Mexico
 CITY ADDRESS: 1010 18th Street NW

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Scott McGee
 ADDRESS: 128 Monroe St. NE PHONE: 268-8828
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: McKee Wallwork Cleveland CONTACT: Hal Brewer
 ADDRESS: 302 8th Street NW PHONE: 821-2999
 CITY, STATE: ABQ, NM ZIP CODE: 87102

ARCHITECT: Environmental Dynamics Inc. CONTACT: Kris Callori
 ADDRESS: 320 Central SW PHONE: 242-2851
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying. CONTACT: Thomas Johnston, LS #14269
 ADDRESS: 330 Louisiana NE PHONE: 255-2052
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87108

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

- CHECK TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
 - ☐ DRAINAGE PLAN 1ST *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)
 - ☐ ENGINEER'S CERTIFICATION (TCL)
 - ☐ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
 - ☐ OTHER

See paid ✓

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



- 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 APPR.
 - ☐ 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 **(S.O. 19 APPROVAL)**

DATE SUBMITTED: Thursday, September 07, 2006 BY: SCOTT MCGEE *Scott McGee*
 Isaacson & Arfman, P.A.

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 acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.