

CITY OF ALBUQUERQUE



November 16, 2009

Gordon Allan Hall, R.A.
18 Trails Road East
Placitas, NM 87043-9409

200991761

Re: Apartments at 633 Adams Street NE, Traffic Circulation Layout
Architect's Stamp dated 11-14-09 (J17-D032)

Dear Mr. Hall,

The TCL submittal received 11-16-09 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.**

PO Box 1293

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.

Albuquerque

NM 87103

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.

www.cabq.gov

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.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

~~XXXXX~~ ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~ 25 MARCH
2014
633 ADAMS NE

*TINA CLAG HORN
884-4483
J17.D032

what: C.O. from
why: letter from B, S,
NEED: CERTIFIED PLAN
from ENG & Architect

Site visit 03-25-14

Tim

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: 633 ADAMS ST. NE # ZONE MAP: J-17/D032
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 17 & 18, BLOCK 1, NEW YEAR ADDITION
 CITY ADDRESS: 633 ADAMS ST. NE

ENGINEERING FIRM: THAMES ENGINEERING CONTACT: TIM HIGHTOWER
 ADDRESS: 16212 ARROYO BEND NW PHONE: 944-6216
 CITY, STATE: ALBUQ. NM BEND ZIP CODE: 87114

OWNER: TINA & CHESTER CAGHORN CONTACT: _____
 ADDRESS: 9123 9132 ALPINE ROSE DR. NE PHONE: _____
 CITY, STATE: ALBUQ. NM 87113 ZIP CODE: 87113

ARCHITECT: GORDON ALLEN HALL CONTACT: _____
 ADDRESS: 18 TUDILS RD PHONE: 450-4707
 CITY, STATE: PLACITAS, NM ZIP CODE: _____

SURVEYOR: AM SURVEYS CONTACT: MIKE HALL
 ADDRESS: _____ PHONE: 249-4231
 CITY, STATE: ALBUQ. NM ZIP CODE: _____

CONTRACTOR: BOW AM. CONST. CONTACT: _____
 ADDRESS: 6309 CUESTA DR. NW PHONE: 306-2268
 CITY, STATE: ALBUQ. NM ZIP CODE: 87120

TYPE OF SUBMITTAL:

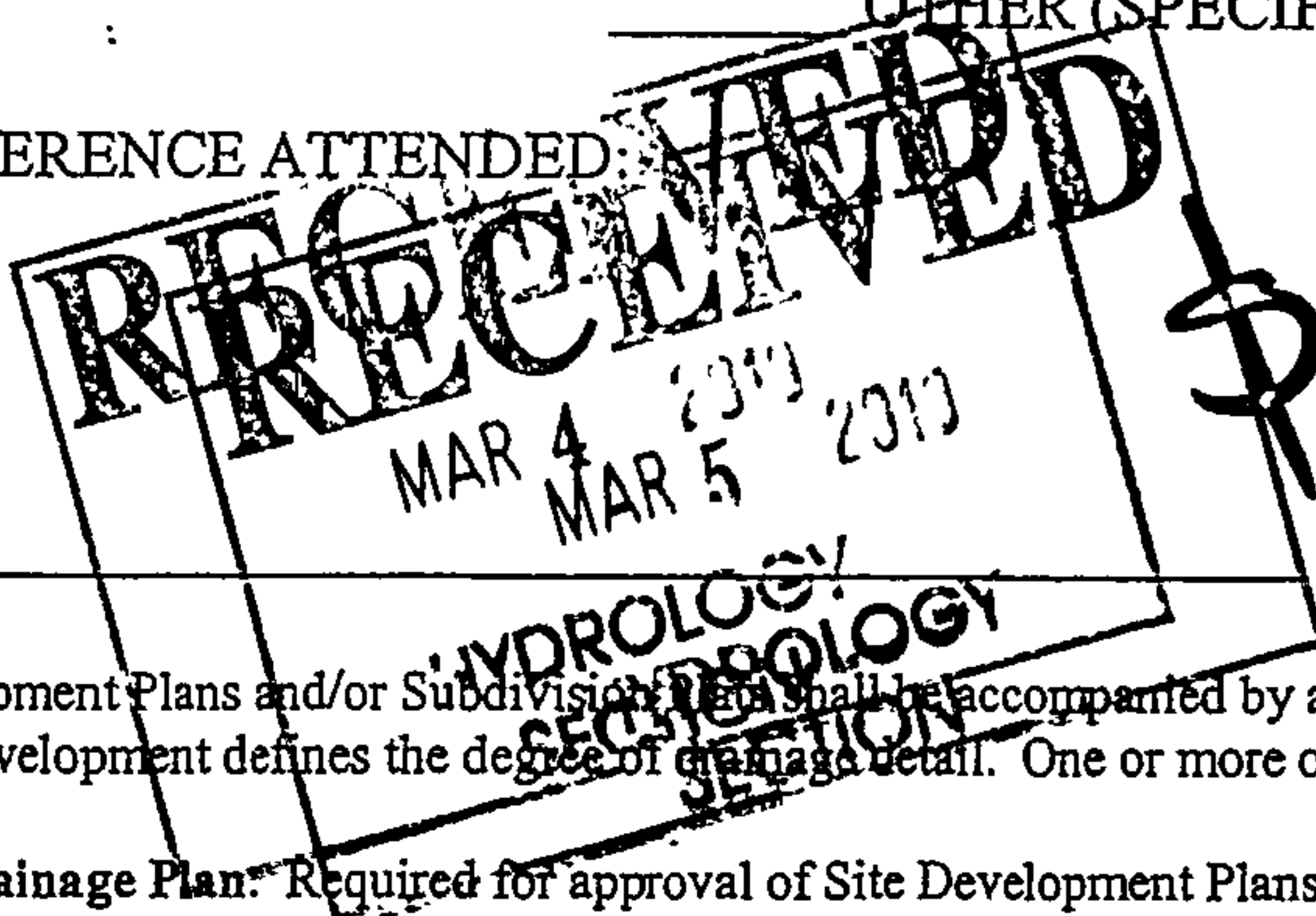
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- OTHER (SPECIFY)

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

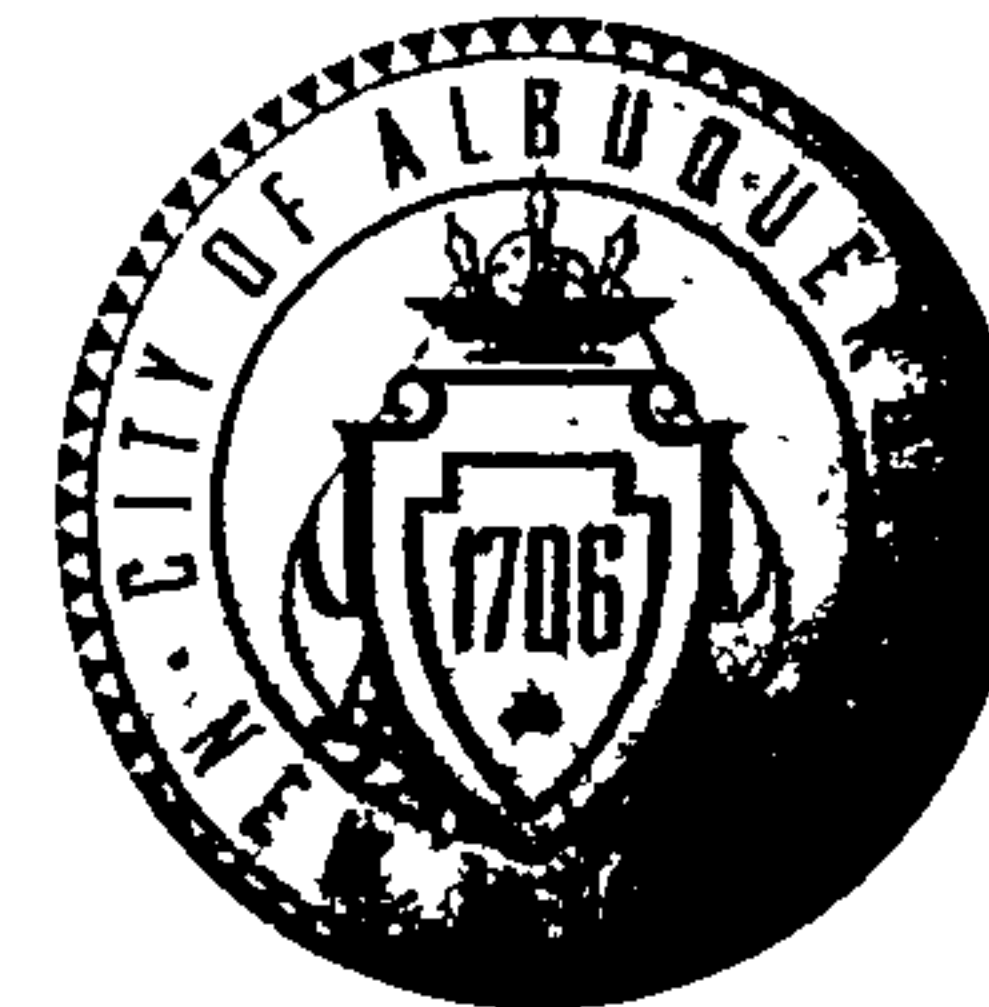


DATE SUBMITTED: _____ BY: _____

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

CITY OF ALBUQUERQUE



March 5, 2010

Timothy K. Hightower, P.E.
Thames Engineering
10212 Arroyo Bend NW
Albuquerque, NM 87114

**Re: 633 Adams St NE, New Building Grading and Drainage Plan
Engineer's Stamp dated 3-3-10 (J17/D032)**

Dear Mr. Hightower,

Based upon the information provided in your submittal received 3-5-10, the above referenced plan is approved for Building Permit with the condition that a gutter/downspouts be built on the south side of the roof. I annotated this condition on the Building Permit set. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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Albuquerque

NM 87103

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

For future reference, flow rate (cu ft/sec) calculations are required on Grading and Drainage plans.

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

www.cabq.gov

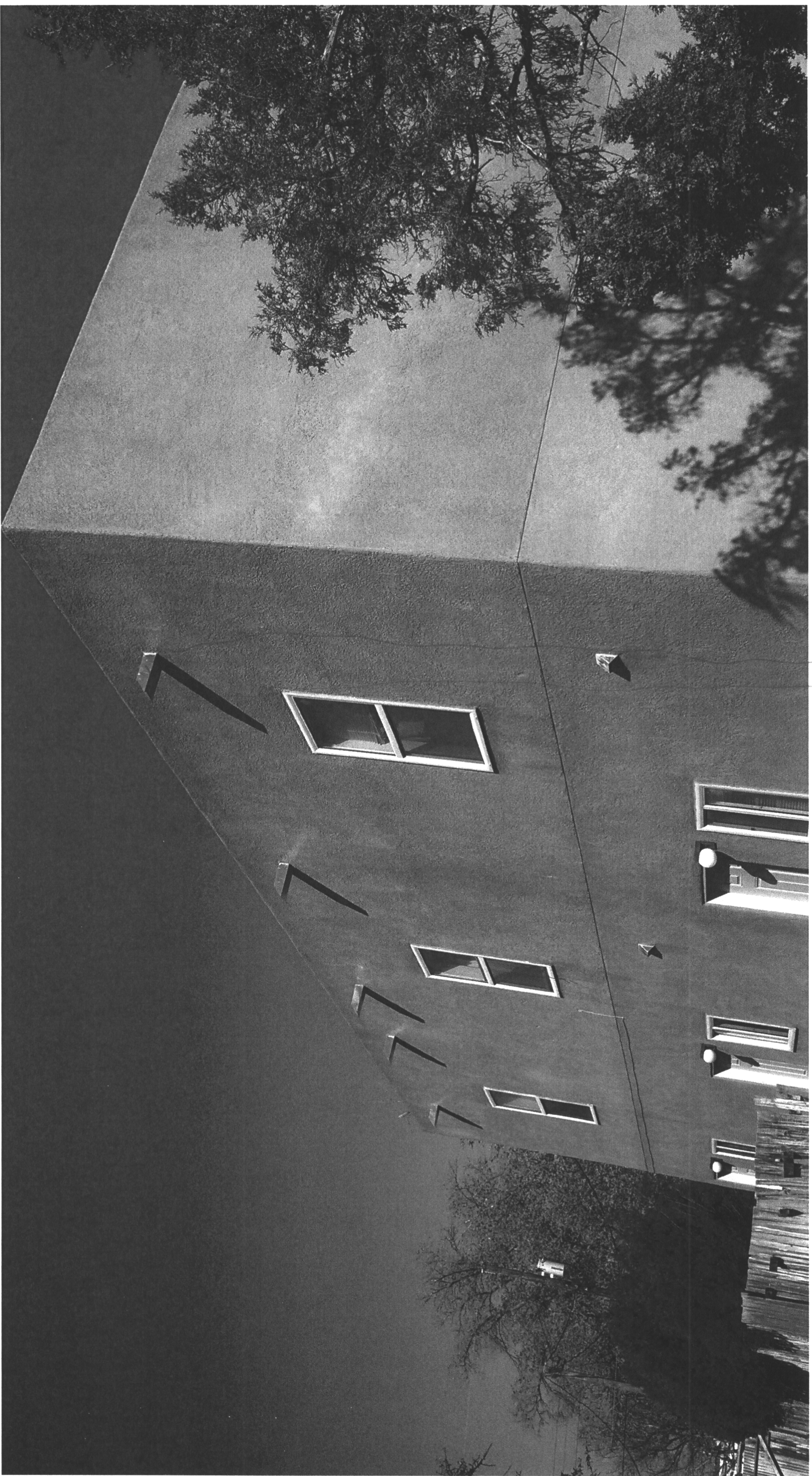
Sincerely,

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

C: file







CITY OF ALBUQUERQUE



November 12, 2009

Gordon Allan Hall, R.A.
18 Trails Road East
Placitas, NM 87043-9409

**Re: Apartments at 633 Adams Street NE, Traffic Circulation Layout
Architect's Stamp dated 11-01-09 (J17-D032)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 11-12-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Build notes, referring to specific City of Albuquerque standards, must be provided for all items proposed within the right of way.
2. The handicapped space must include an 8-foot wide van access aisle.
3. Provide a legend defining all linetypes.
4. Clarify what portion of the parking areas are unpaved, and which are paved.
5. An ADA accessible pathway must be maintained from the handicapped parking stall(s) to the building. The ADA accessible pedestrian pathway must be a minimum of 6 feet wide. Please clearly detail this area; is the proposed sidewalk flush with the pavement? If not, a wheelchair ramp will be required.
6. Provide details for all wheelchair ramps; define the maximum slope.

PO Box 1293

Albuquerque

NM 87103

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

Sincerely,

www.cabq.gov

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

TOWN HOMES @ 633 ADAMS (REV 12/2005)

PROJECT TITLE: Trail & Chester C LA G Home Town House ZONE MAP: J-17/0032
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 14
CITY ADDRESS: 633 ADAMS AIB, N.Mex

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

OWNER: Bonami Construction CONTACT: 505-306-2268
ADDRESS: _____ PHONE: Jaime Aguilera
CITY, STATE: _____ ZIP CODE: _____

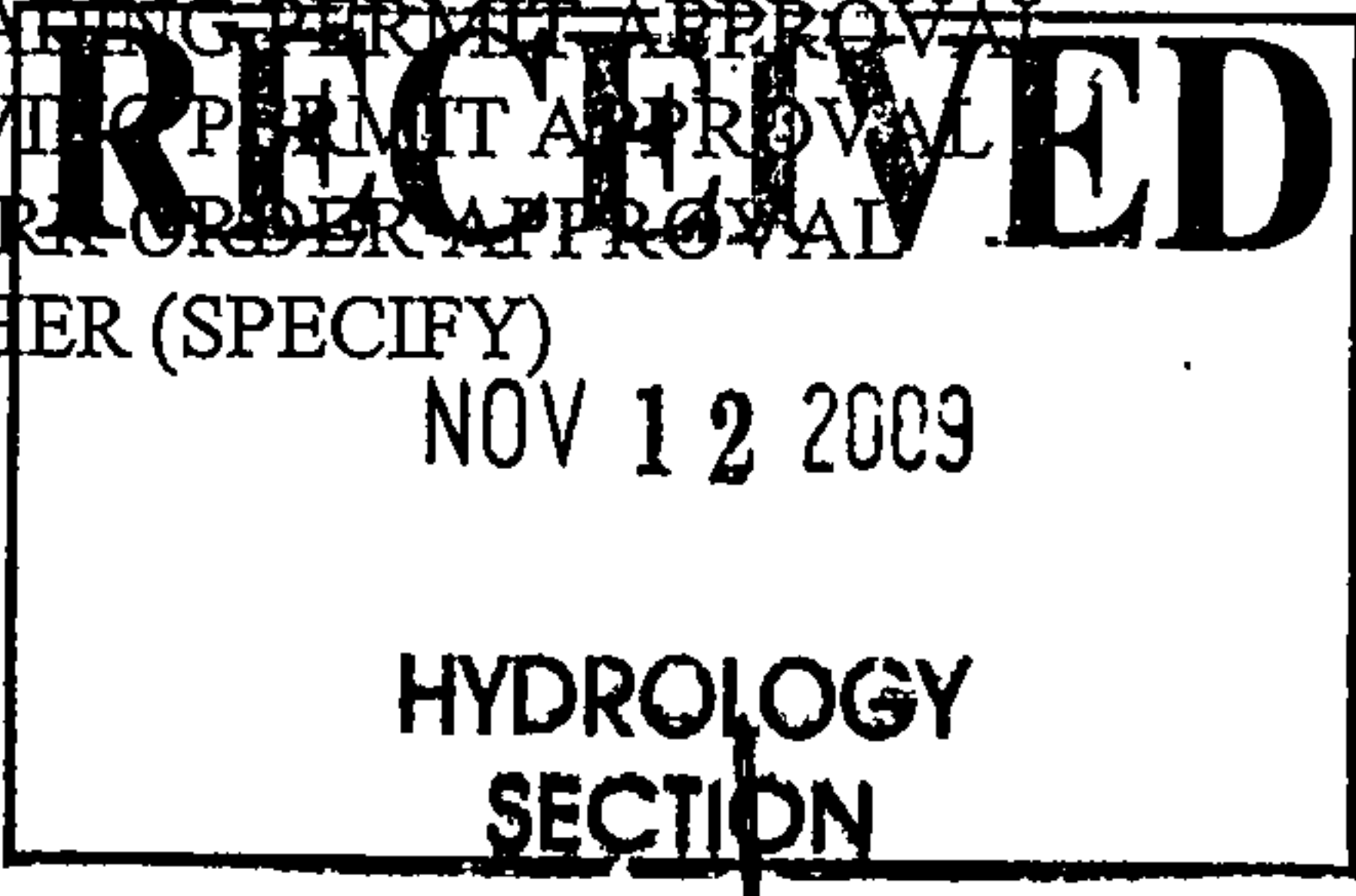
ARCHITECT: Gordon Allan Hall AIA CONTACT: Gordon Allan
ADDRESS: 18 Trails Rd East PHONE: 505-450-4707
CITY, STATE: placitas, N.Mex ZIP CODE: _____

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

CONTRACTOR: Bonami Construction CONTACT: 505-306-2268
ADDRESS: 6309 Cuesta Pl N.W PHONE: Jaime Aguilera
CITY, STATE: AIB, N.M 87120 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: 11-12-09 BY: [Signature]

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.

CITY OF ALBUQUERQUE



November 2, 2009

Gordon Allan Hall, R.A.
18 Trails Road East
Placitas, NM 87043-9409

**Re: Apartments at 633 Adams Street NE, Traffic Circulation Layout
Architect's Stamp dated 10-26-09 (J17-D032)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 10-30-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Geometric information, such as aisle widths, parking stall dimensions, widths of all entrances, and the width of the existing sidewalk, must be provided. A full review cannot be completed without this information.
2. Please show the location of the nearest driveways on each adjacent lot. Proposed curb cuts must be located at least 22 feet from these existing curb cuts.
3. Clarify the proposed modifications to the existing curb cut. Define the existing and proposed width.
4. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
5. Build notes, referring to specific City of Albuquerque standards, must be provided for all items proposed within the right of way.
6. The proposed parking spaces as shown along Adams Street are unacceptable. Please see the *Development Process Manual*, Chapter 23, Section 6, Part B.8.b.2, which states, "No backing from designated parking stalls into the streets is permitted." This parking stall layout is acceptable along the alleyway, due to the low traffic volume.
7. Please show a vicinity map.
8. Clearly demonstrate the 6-foot wide, ADA accessible, pedestrian pathway from the roadway to the building.
9. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
10. Two different scales are shown on the plan, $\frac{1}{4}''=1'$, and $1''=20'$. Neither of these scales is accurate. Please revise the drawing to be shown at a scale of 1 inch equals 20 feet.
11. Provide details for all wheelchair ramps; define the maximum slope.
12. An ADA accessible pathway must be maintained from the handicapped parking stall(s) to the building. The ADA accessible pedestrian pathway must be a minimum of 6 feet wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

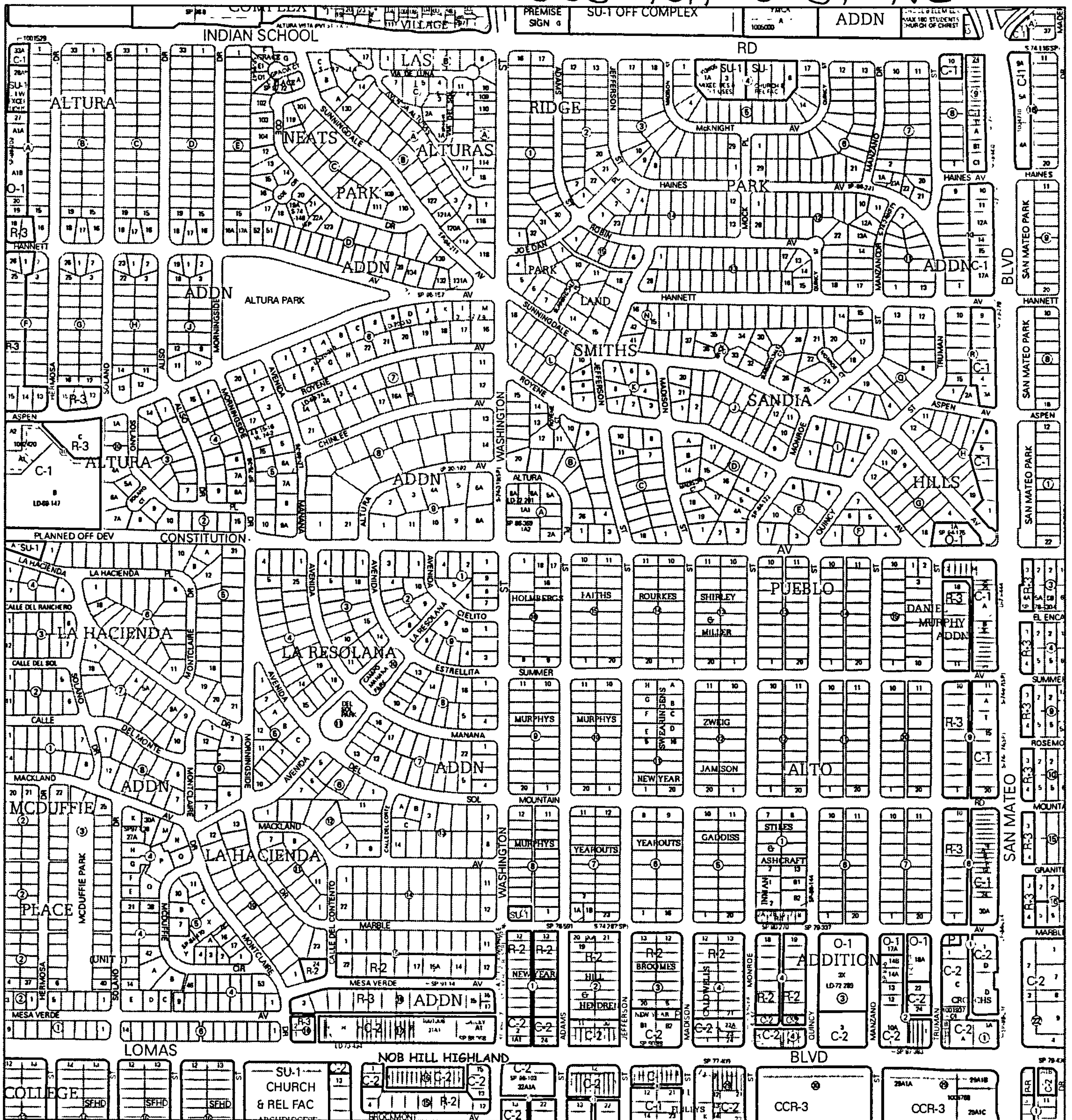
If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: File

633 ADAMS ST NE



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Town Homes @ 633 Adams ZONE MAP: J-17/D032
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 17 BLK 1 New Year Assn.
CITY ADDRESS: 633 Adams St N.E 87106

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

OWNER: J CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

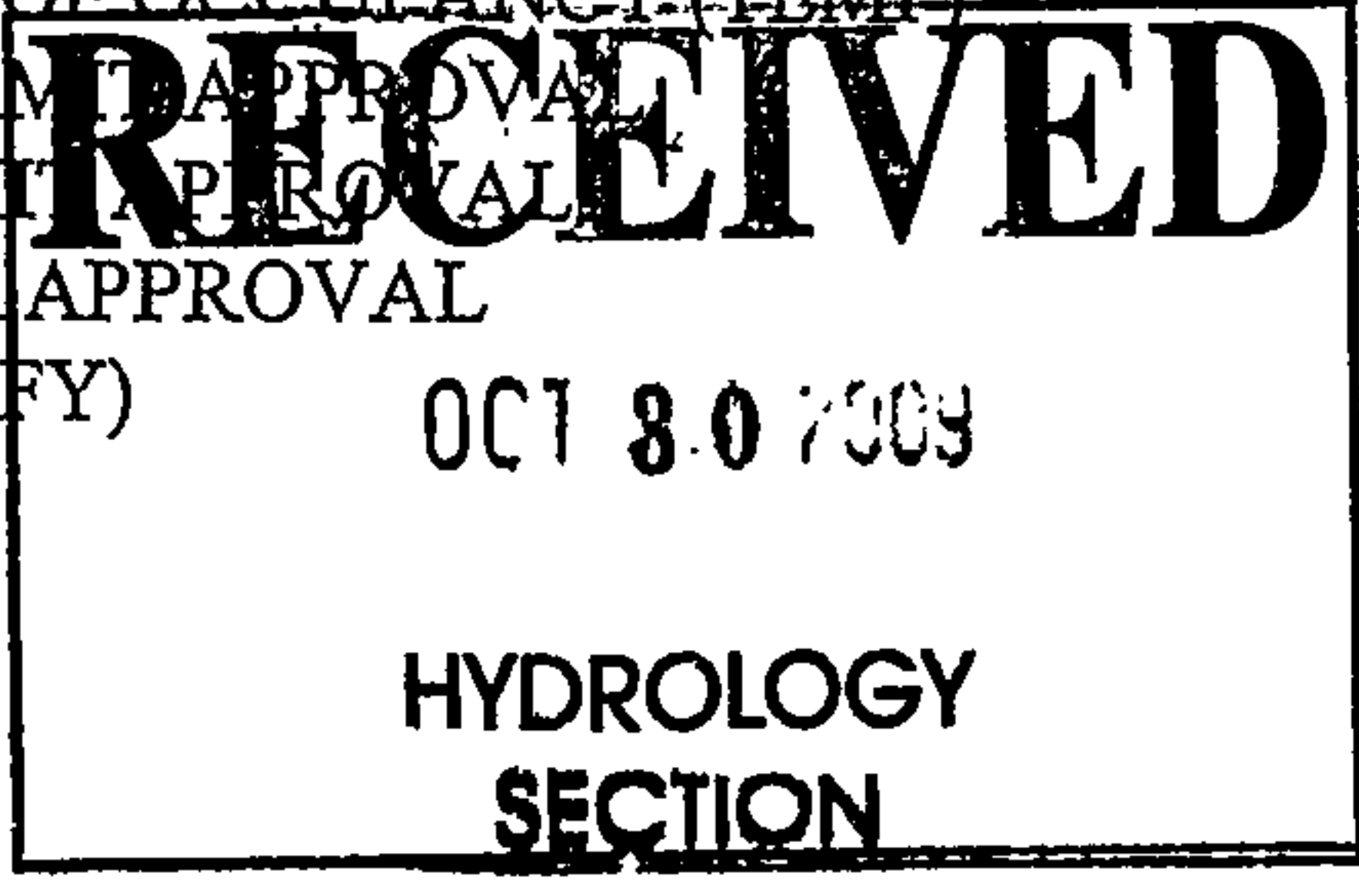
ARCHITECT: Gordon Allan Hall AIA CSI CONTACT: Gordon Allan
ADDRESS: 18 Trails Road East PHONE: 505 450-4207
CITY, STATE: Placitas N.M. ZIP CODE: _____

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

CONTRACTOR: Boni Ami Construction CONTACT: Jaime Aguilera
ADDRESS: 6309 Cuesta Pl N.W. PHONE: 505-306-2268
CITY, STATE: AIB N.M 87120 ZIP CODE: 87120

- TYPE OF SUBMITTAL:
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 - 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)
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 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)



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

DATE SUBMITTED: _____ BY: 10-30-09

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 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.

Vicinity Map

Parking Calcs

Geometric Data (aisle widths, parking stall dimensions, SW widths, entrance widths)

Need 6' wide ADA pathway from street

Need 6' wide ADA pathway for HC spaces

- show pathway from bldg

Condition of alley - paved or unpaved?