



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

December 15, 2003

Jon Anderson, Registered Architect
912 Roma Ave NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Hibernian Senior Housing, [K-14 / D82]
600,610 & 624 Coal Ave SW
Architect's Stamp Dated 12/15/03

Dear Mr. Anderson:

The TCL / Letter of Certification submitted on December 15, 2003 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

J O N A N D E R S O N A R C H I T E C T A I A
9 1 2 R O M A A V E N U E N O R T H W E S T
A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
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W W W . J O N A N D E R S O N A R C H I T E C T . C O M

December 15, 2003

Brad Bingham
City of Albuquerque
Transportation Department
Plans Reviewer
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Fax: 924-3864

Re: Hibernian House Senior Housing
600, 610 and 624 Coal Avenue SW

Project #0113610 and #0113611

Dear Brad,

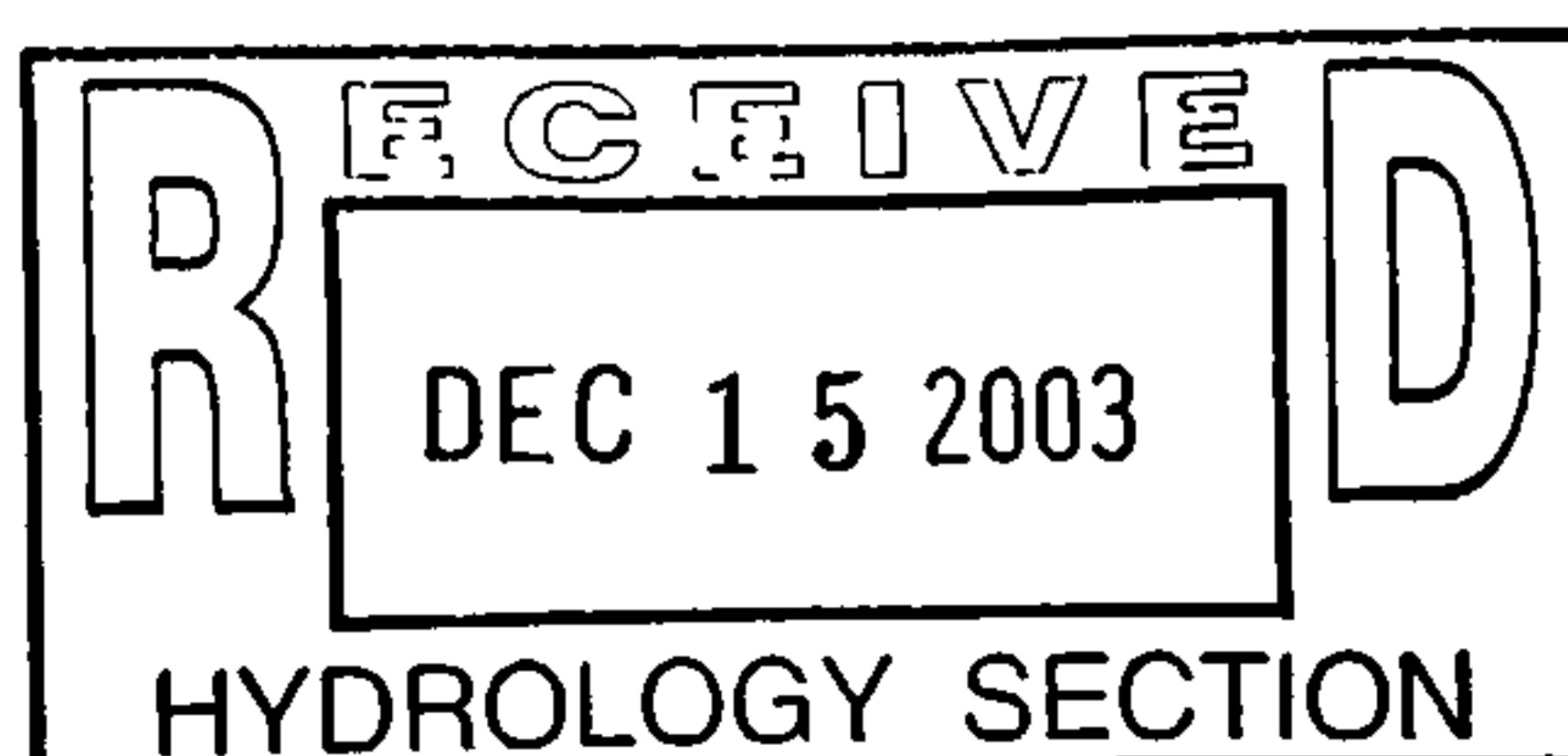
Per your request I am writing this letter to tell you that I have visited the above referenced site. The purpose of this visit was to visually observe the status of the site improvements to make sure that everything was in substantial compliance with the approved site plan dated October 19, 2001.

It appears that all work described on this drawing has been accomplished, and is in substantial compliance with the approved Traffic Circulation Layout approved by Mike Zamora on 7/17/01.

This letter of Certification has been prepared to satisfy the requirements of the City of Albuquerque Transportation Department. If you should have any questions or comments concerning this letter or the above information, please do not hesitate to call.

Sincerely,


Jon Anderson AIA



J O N A N D E R S O N A R C H I T E C T A I A
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W W W . J O N A N D E R S O N A R C H I T E C T . C O M

DATE: December 15, 2003

**Re: Approval of Certificate of Occupancy for
Hibernian House Senior Housing
600,610 and 624 Coal Ave SW**

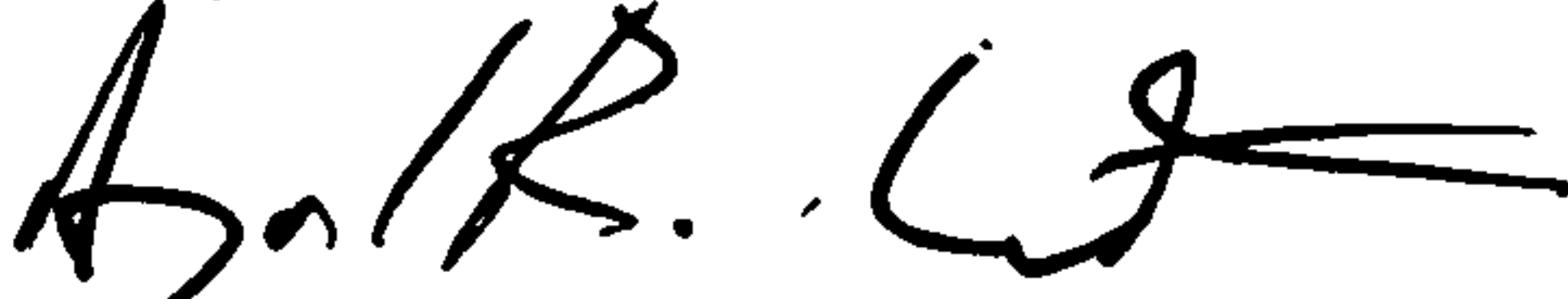
**Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department**

Dear Mr. Salgado-Fernandez:

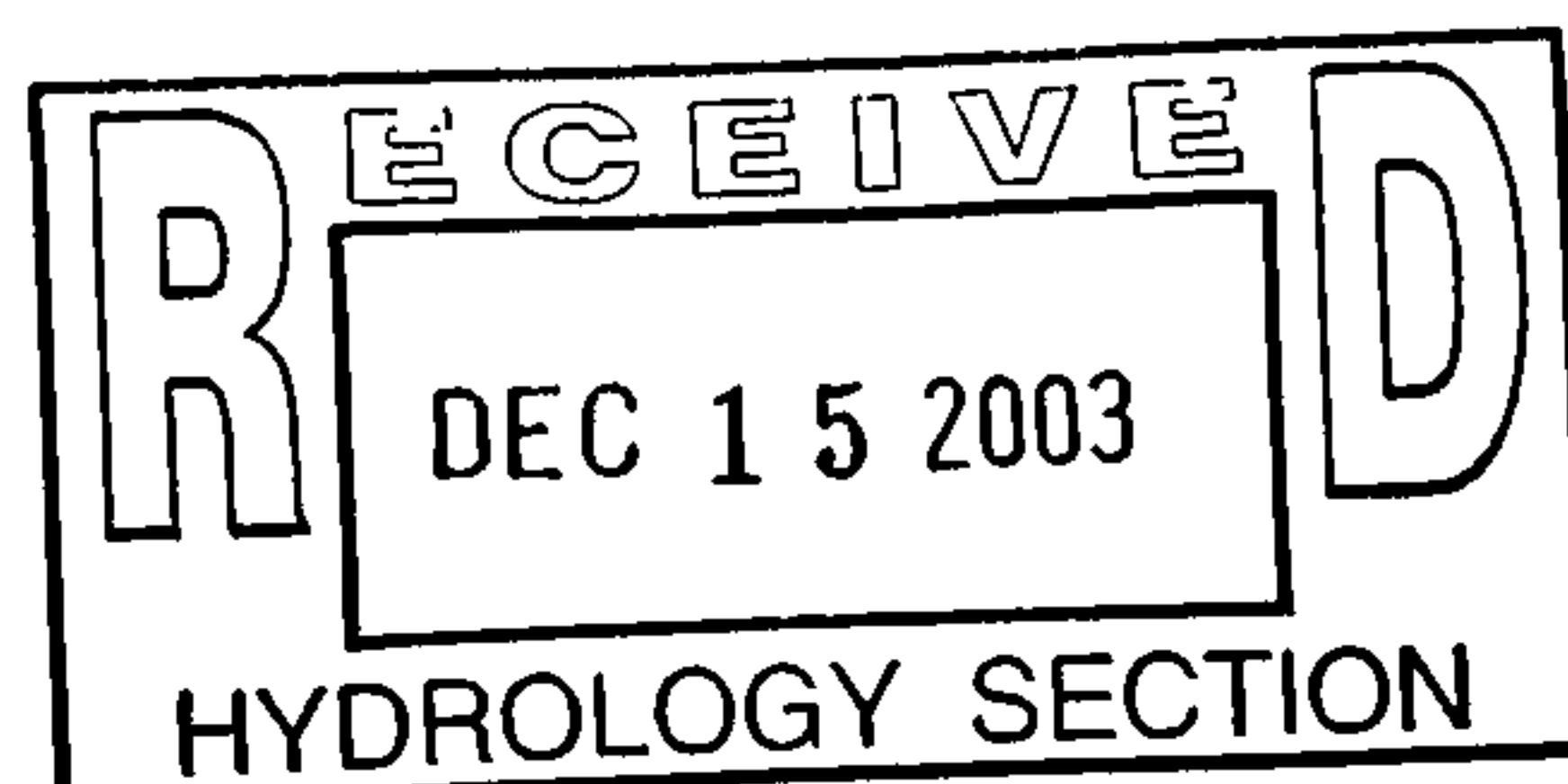
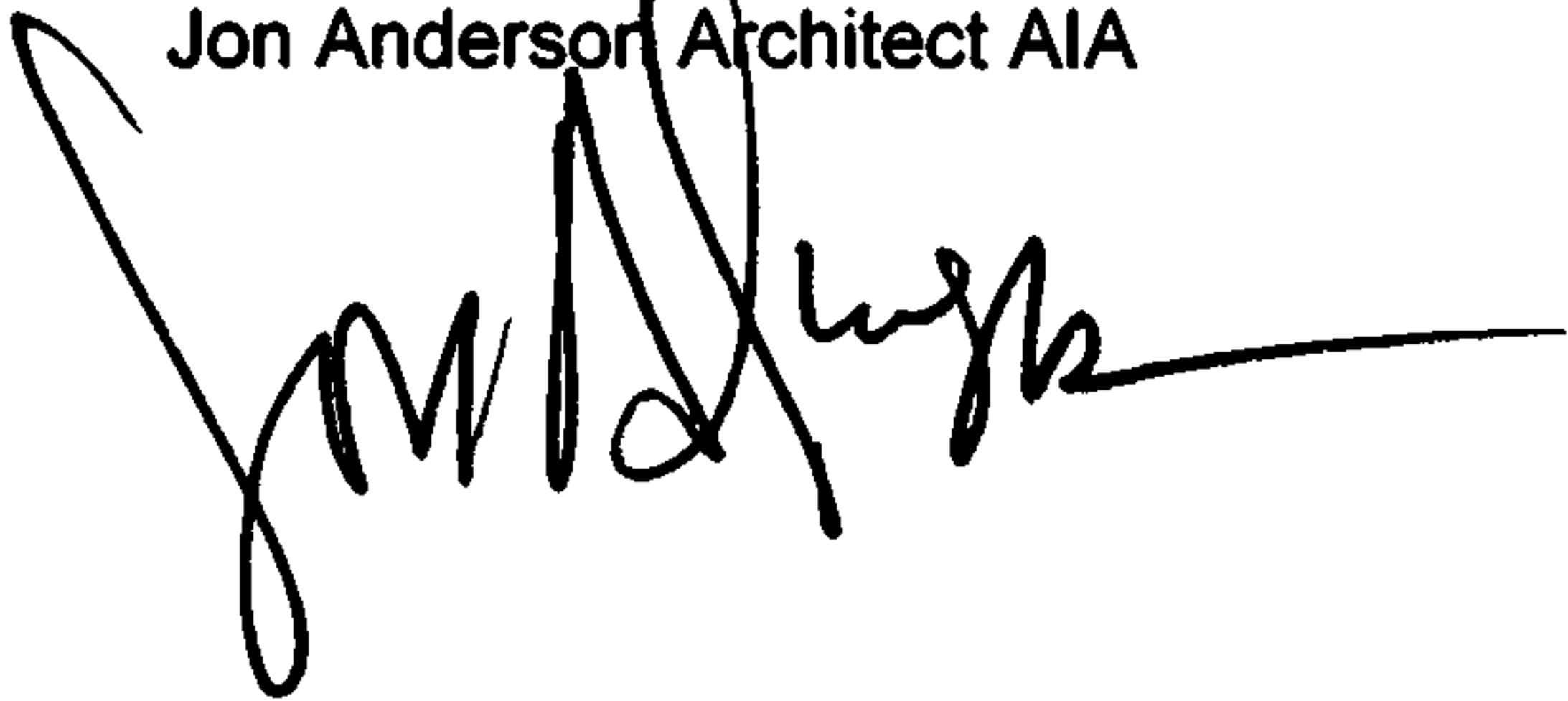
As per your instructions, we have directed Gerald Martin to install 2 bollards and fill in the gaps adjacent to the drive pads on the 7th and 6th alley entrances. I am writing this letter to let you know that Gerald Martin has completed this work and would like to receive a Permanent C.O. as soon as possible.

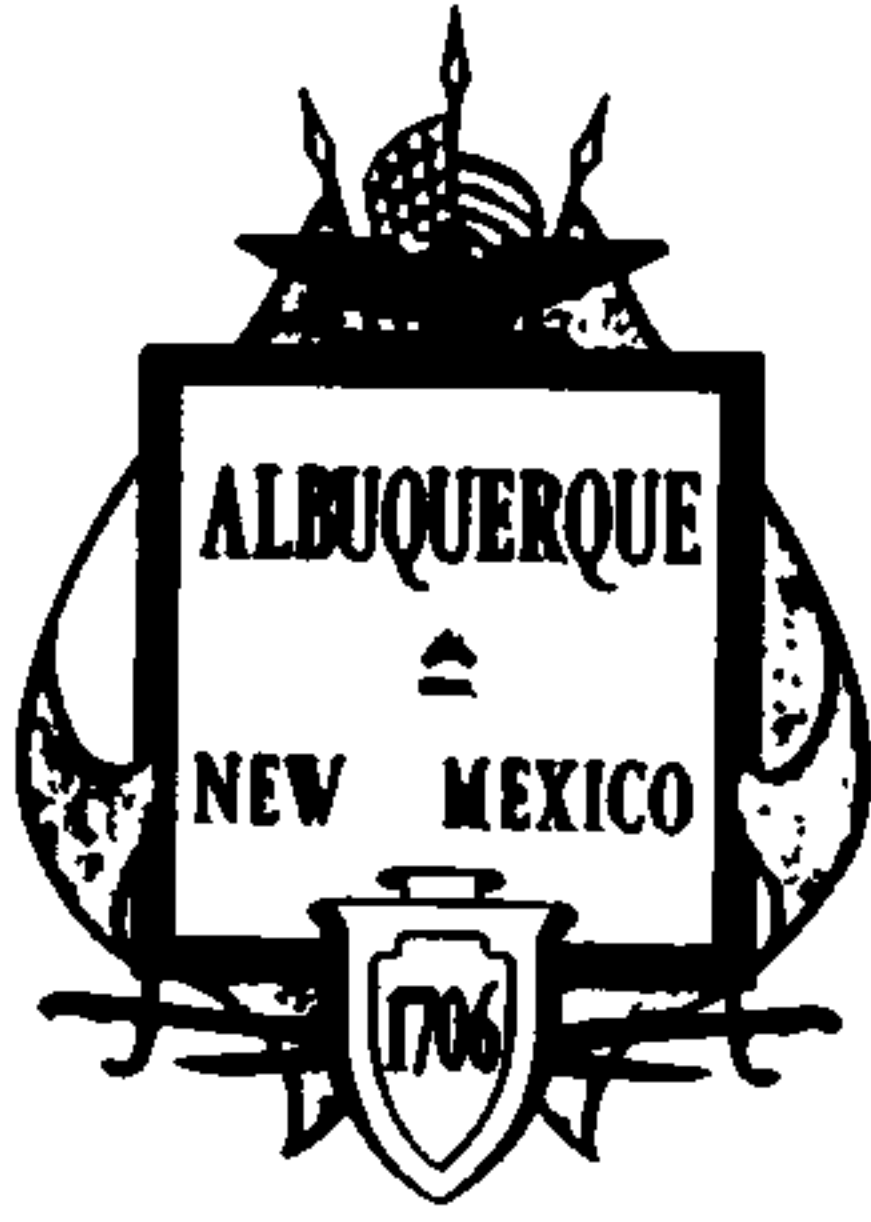
If you have any questions regarding the above, please do not hesitate to me.

Sincerely,



Angel Cantu
Project Manager
Jon Anderson Architect AIA





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 2003

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

**Re: Hibernian House Senior Housing, 600 and 624 Coal SW, Certificate of
Occupancy
Engineer's Stamp dated 3-13-02 (K14/D82)
Certification dated 12-12-03**

Dear Mr. Walla,

Based upon the information provided in your submittal received 12-12-03, 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 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-14/D82
K-14

PROJECT TITLE: HERNIMAN HOUSE SENIOR HOUSE ZONE MAP/DRG. FILE #: _____
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 'X' ATLANTIC & PACIFIC ADDN, ALBUQ, NM
 CITY ADDRESS: 600 & 624 COAL SW, ALB, NM

ENGINEERING FIRM: WALLA ENG., LTD.
 ADDRESS: 6100 N. MANUEL SCHOOL
 CITY, STATE: ALBUQ, NM

CONTACT: MIKE J. WALLA, PE
 PHONE: 881-3008
 ZIP CODE: 87110

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: JOE ANDERSON, AIA
 ADDRESS: 912 ROMA NW
 CITY, STATE: ALB, NM

CONTACT: _____
 PHONE: 264-8306
 ZIP CODE: 87102

SURVEYOR: WYATT
 ADDRESS: 530 LOUISIANA NE
 CITY, STATE: ALB, NM

CONTACT: THOMAS JOHNSON
 PHONE: 255-2502
 ZIP CODE: 87108

CONTRACTOR: GERALD MARTIN
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: BRENT
 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

*12/12 - Submitted
wrong dated sheet*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

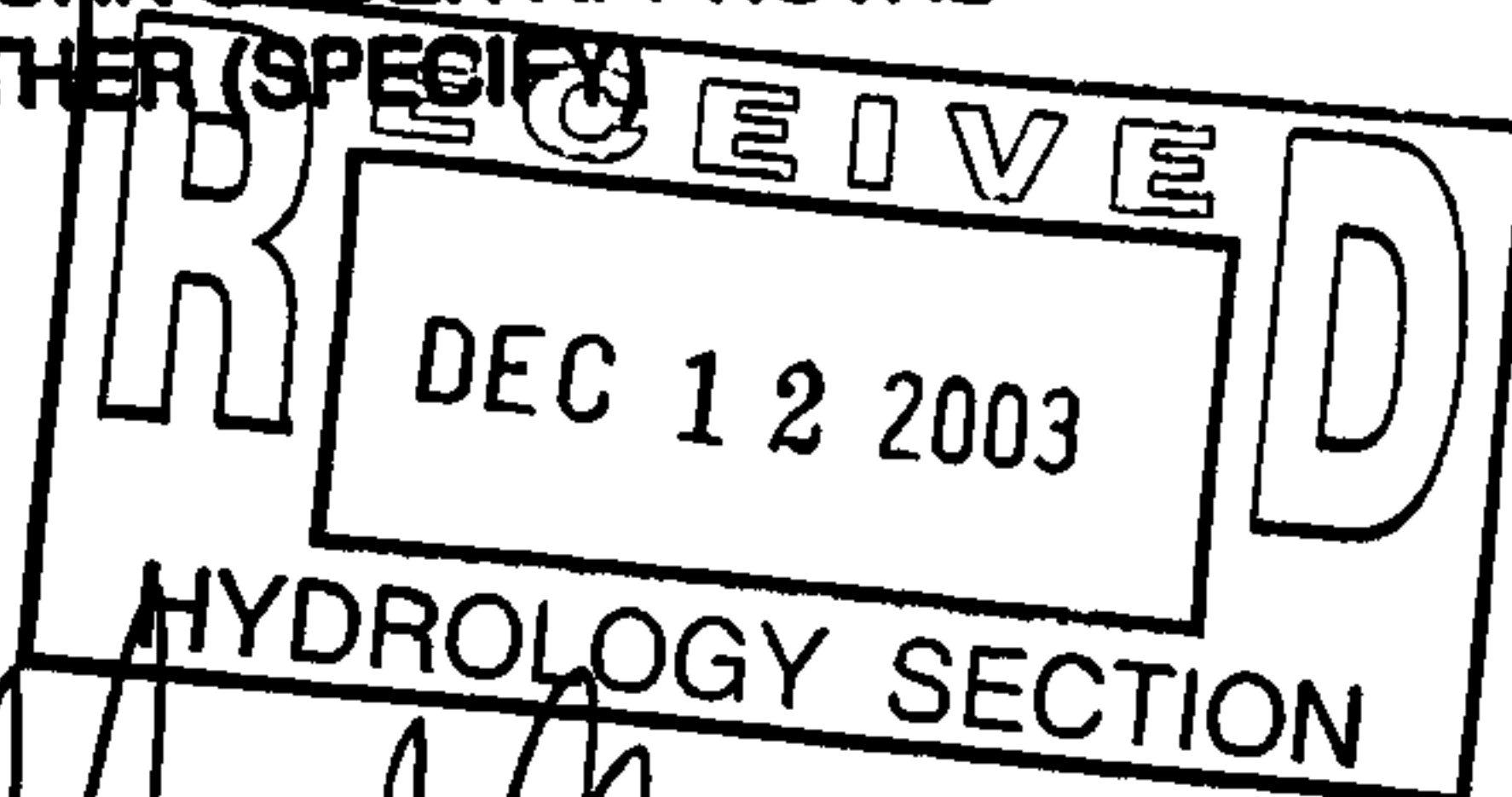
*Date Needed:
3/13/02*

*Get Data
12/12/03*

DATE SUBMITTED: 12/12/03 BY: [Signature]

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)



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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 12, 2001

Mike Walla, P.E.
Walla Engineering
6100 Indian School Road, NE
Suite 210
Albuquerque, NM 87110

***RE: HIBERNIAN HOUSE SENIOR HOUSING (K14-D82). GRADING AND DRAINAGE
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED
OCTOBER 3, 2001.***

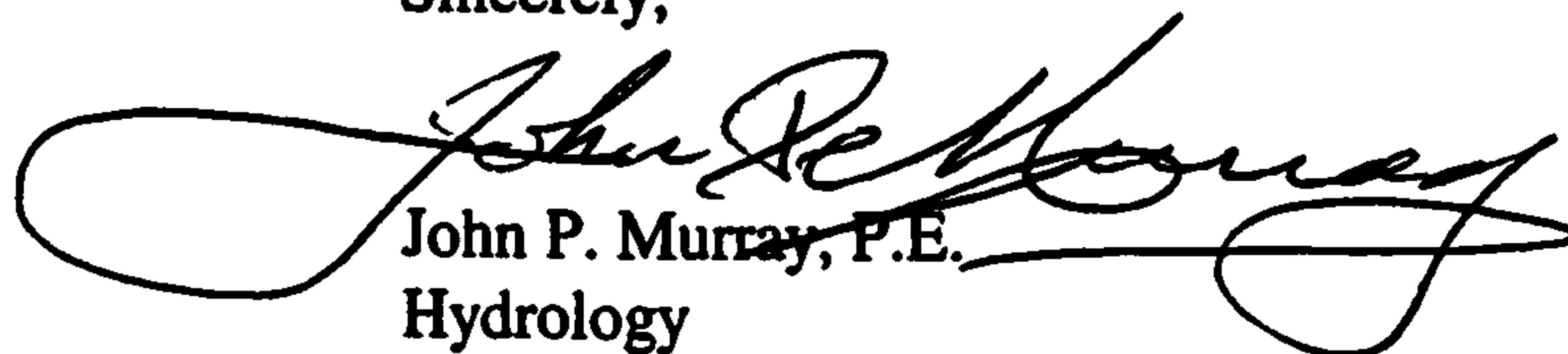
Dear Mr. Walla:

Based on the information provided on your October 4, 2001 submittal, City Hydrology has the following comments:

Include the information from your Letter of Transmittal on the G & D Plan. Show data for the corner lot and the lot where existing houses are to be demolished as separate subbasins. Note that lot between them is not part of project and indicate how it will not receive runoff from new housing. Runoff will be to the alley a/o streets. Indicate how existing storm drain will receive the discharges.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

2
September 28, 2001
November 28, 2001

Mike Walla
Walla Engineering LTD.
6100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110

RE: Grading and Drainage Plan For Hibernian House Senior Housing (K14-D82) Dated November 16, 2001

Dear Mr. Walla:

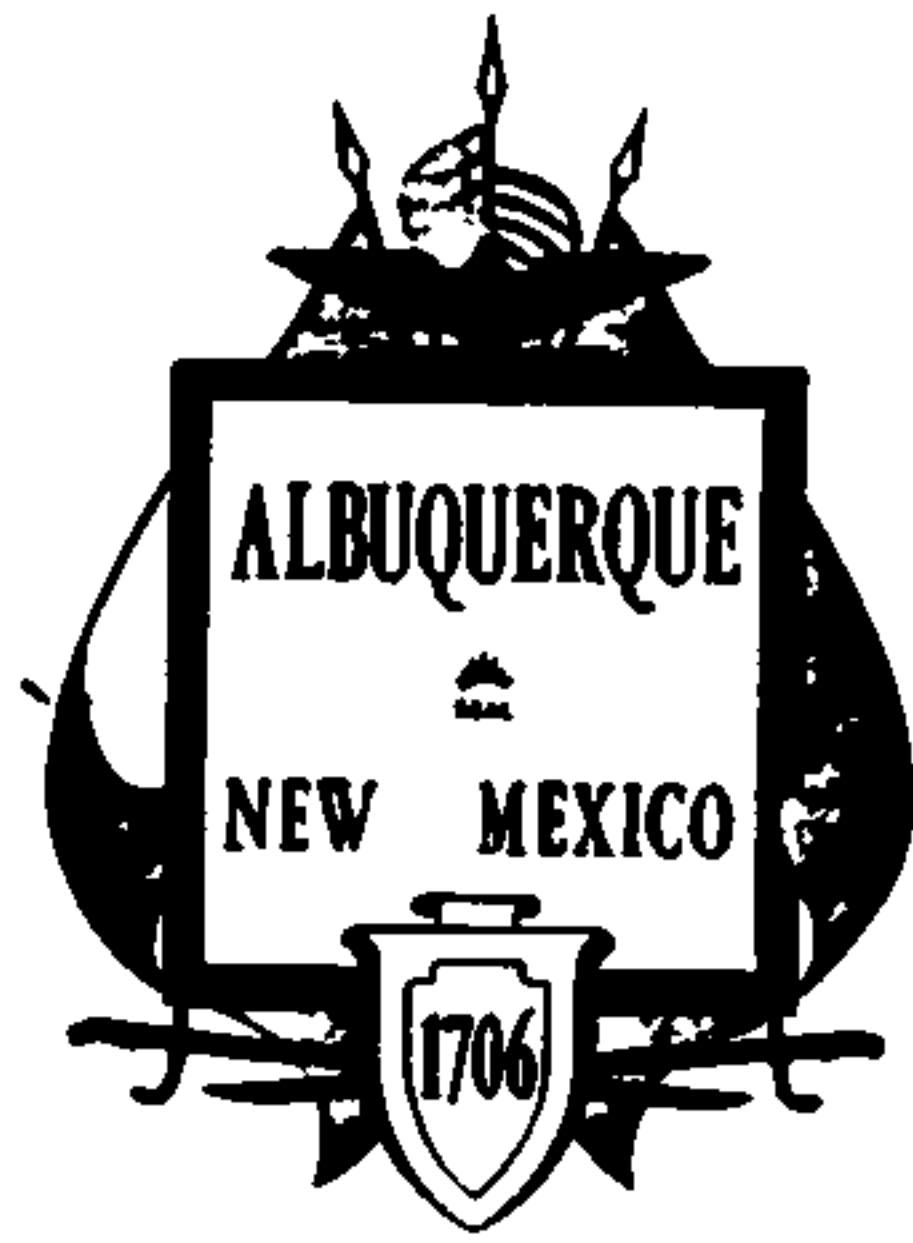
I have reviewed the referenced drainage plan received November 16, 2001 and forward the following comments.

1. The alley construction is in the public right-of-way and will need to be processed through the DRC.
2. Please show the existing grades on either side of the alley on your drainage plan.
3. Are you going to replat? If you are not going to replat please show the lot lines on the drainage plan. If runoff goes across the lot lines then you will need private drainage easements. The drainage easement should address maintenance responsibility.
4. Do you have proposed roof runoff from your drains going into the existing lot (lot with existing house)? The roof runoff should be kept on their own lot.
5. Are you going to need retaining walls between the proposed houses and existing lot?

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 25, 2002

Mike Walla
Walla Engineering LTD.
6100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110

RE: Grading and Drainage Plan For Hibernian House Senior Housing (K14-D82) Dated February 12, 2002

Dear Mr. Walla:

I have reviewed the referenced drainage plan received February 12, 2002 and forward the following comments. It is not appropriate to place the 12-inch RCP under the proposed buildings. I would suggest that you run the storm drain in the alley to the west and tie into the existing storm drain. This would also require a manhole. Another alternative would be to try and remove the need for an inlet by changing the alley grades. If the storm drain is directed through private property then we will need a public easement.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 8, 2002

Mike Walla, PE
Walla Engineering LTD
6100 Indian School Road NE, Suite 210
Albuquerque, NM 87110

**Re: Hibernian House Senior Housing Grading and Drainage Plan
Engineer's Stamp Dated 3-13-02, (K14/D82)**

Dear Mr. Walla,

Based on the information contained in your submittal dated 4-5-02, the above referenced plan is approved for Building Permit.

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

*Prior to Certificate of Occupancy release, Work Order must be completed for the storm drain and alley paving. Also, Engineer Certification per the DPM checklist will be required as well.

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

C: Terri Martin, Hydrology
File (2)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

December 12, 2003

Architect's, Registered Architect
Jon Anderson Architect AIA
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Hibernian House Senior Housing, [K-14 / D82]
600,610 & 624 Coal Ave SW
Architect's Stamp Dated 12/03/03

Dear Mr. Anderson:

Based on the information provided on your submittal dated December 12, 2003, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding guy wire (need 2 bollards), and driveway wing transition (fill in gaps adjacent to transition on 7th & 6th entrance) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
—Hydrology file—
—CO Clerk—