

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 21, 2010

J. Kory Baker, Registered Architect
J. Kory Baker Architect
936 B Old Highway 14
Estancia, NM 87016

Re: Certification Submittal for Final Building Certificate of Occupancy for
One Story Office Building [K-14 / D100]
1208 4th Street SW
Architect's Stamp Dated 04/19/10

Dear Mr. Baker:

Based upon the information provided in your submittal received 04-19-10,
Transportation Development has no objection to the issuance of a Permanent Certificate
of Occupancy.

This letter serves as a "green tag" from Transportation Development for a
Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at 505-924-3630.

Sincerely,

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 12/2005)

PROJECT TITLE: NAC Bld ZONE MAP: 12-14/100 K-14-2
 DRB#: NA EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: ~~20000490000~~ BMCA & Armitage Subdivision
 CITY ADDRESS: 1208 4th SW

ENGINEERING FIRM: J. KORY BAKER CONTACT: MR. Baker
 ADDRESS: 9360 Old Highway 14 PHONE: 384-3112
 CITY, STATE: STANFORD, NM ZIP CODE: 87016

OWNER: JAMES & Theresa Chavez CONTACT: Jim Chavez
 ADDRESS: 15200 Dennison SW PHONE: 247-9438, 2474809
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

ARCHITECT: J. Kory Baker CONTACT: _____
 ADDRESS: 9360 Old Highway 14 PHONE: _____
 CITY, STATE: STANFORD, NM ZIP CODE: 87016

SURVEYOR: Survey Southwest CONTACT: _____
 ADDRESS: 333 Lomas NW PHONE: 928-0303
 CITY, STATE: _____ ZIP CODE: 87102

CONTRACTOR: NAC Construction CONTACT: Jim Chavez
 ADDRESS: 15200 Dennison Rd SW PHONE: 247-9438, 2474809
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

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:

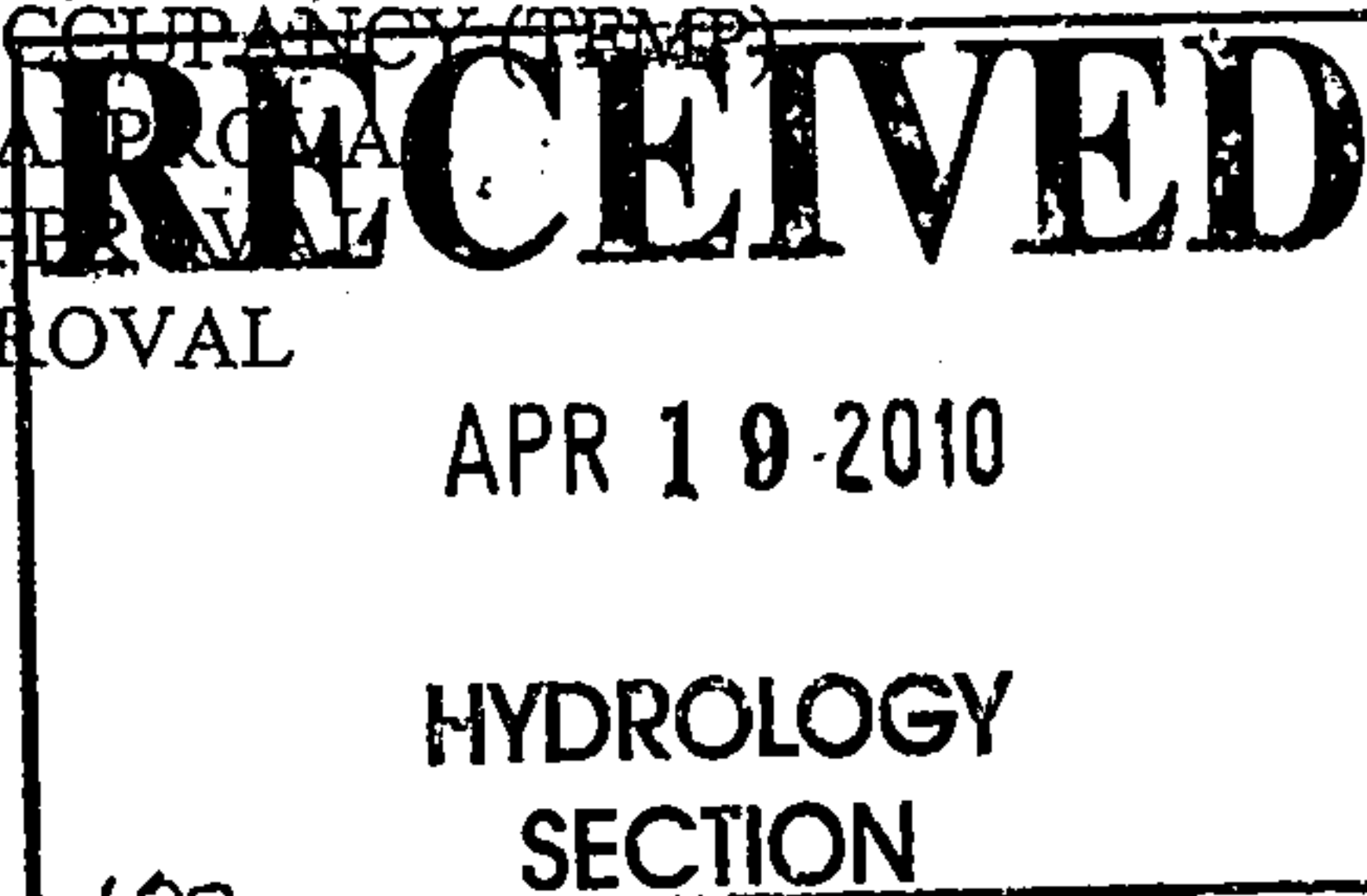
☒ YES
☒ NO
☐ COPY PROVIDED

MAYBE J KORY BAKER MAY

DATE SUBMITTED: 4/19/10 BY: J Chavez

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.



J. Kory Baker ————— **Architect**

9360 B Old Highway 14
Estancia, NM 87016

Phone: 505-384-3112
Fax: 505-384-1853
Email: kbaker@higherspeed.net

Traffic Certification

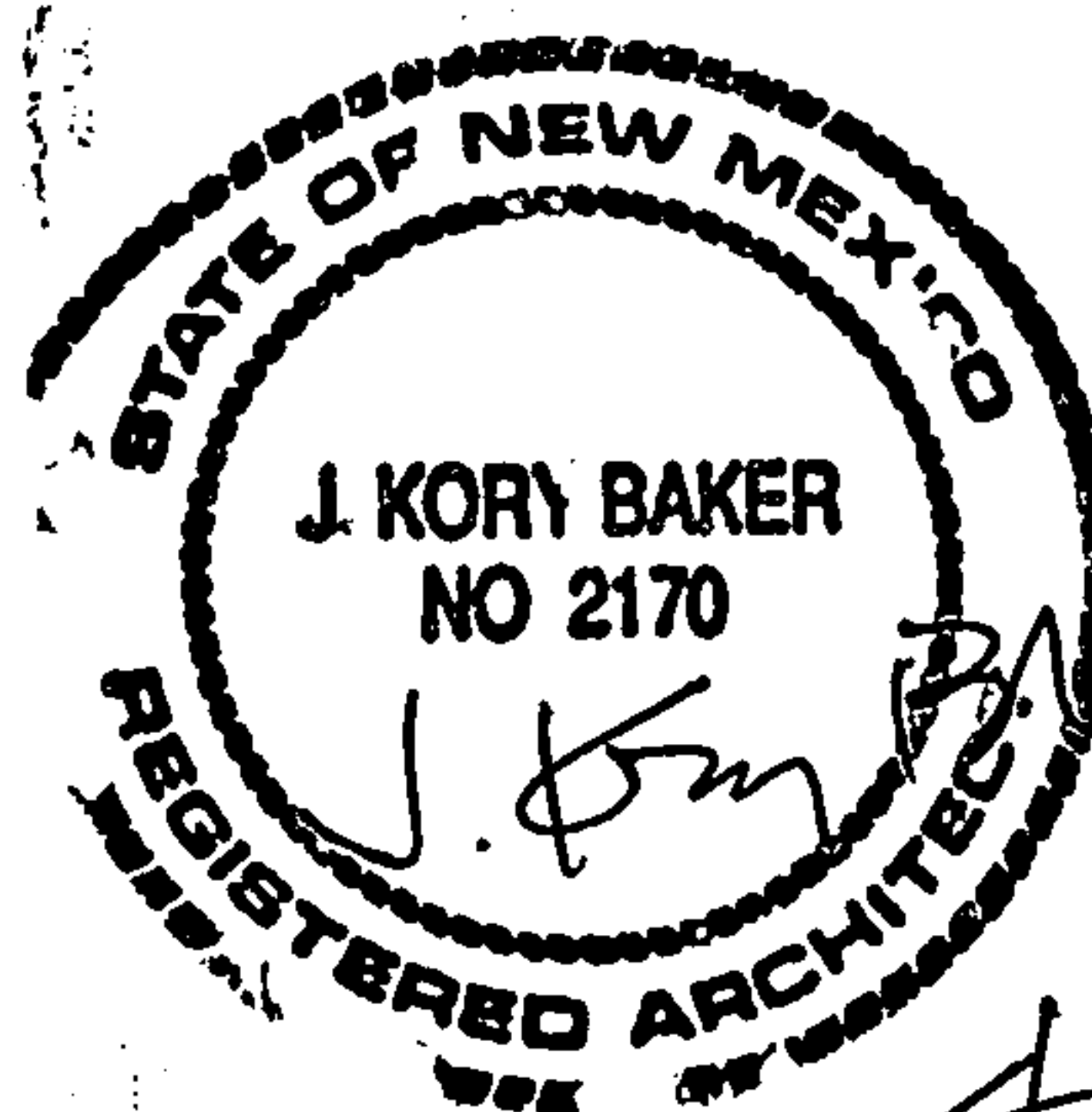
I, Kory Baker, NMRA 2170, of the firm, J. Kory Baker Architect, hereby certify that this project (JAC Building, 1208 4th St. SW) is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 7-22-09. I further certify that I have personally visited the project site on 3-30-10 and have determined by visual inspection that the site conditions are in accordance with the approved TCL to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

The record information presented herein is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent of its accuracy before using it for any other purpose.

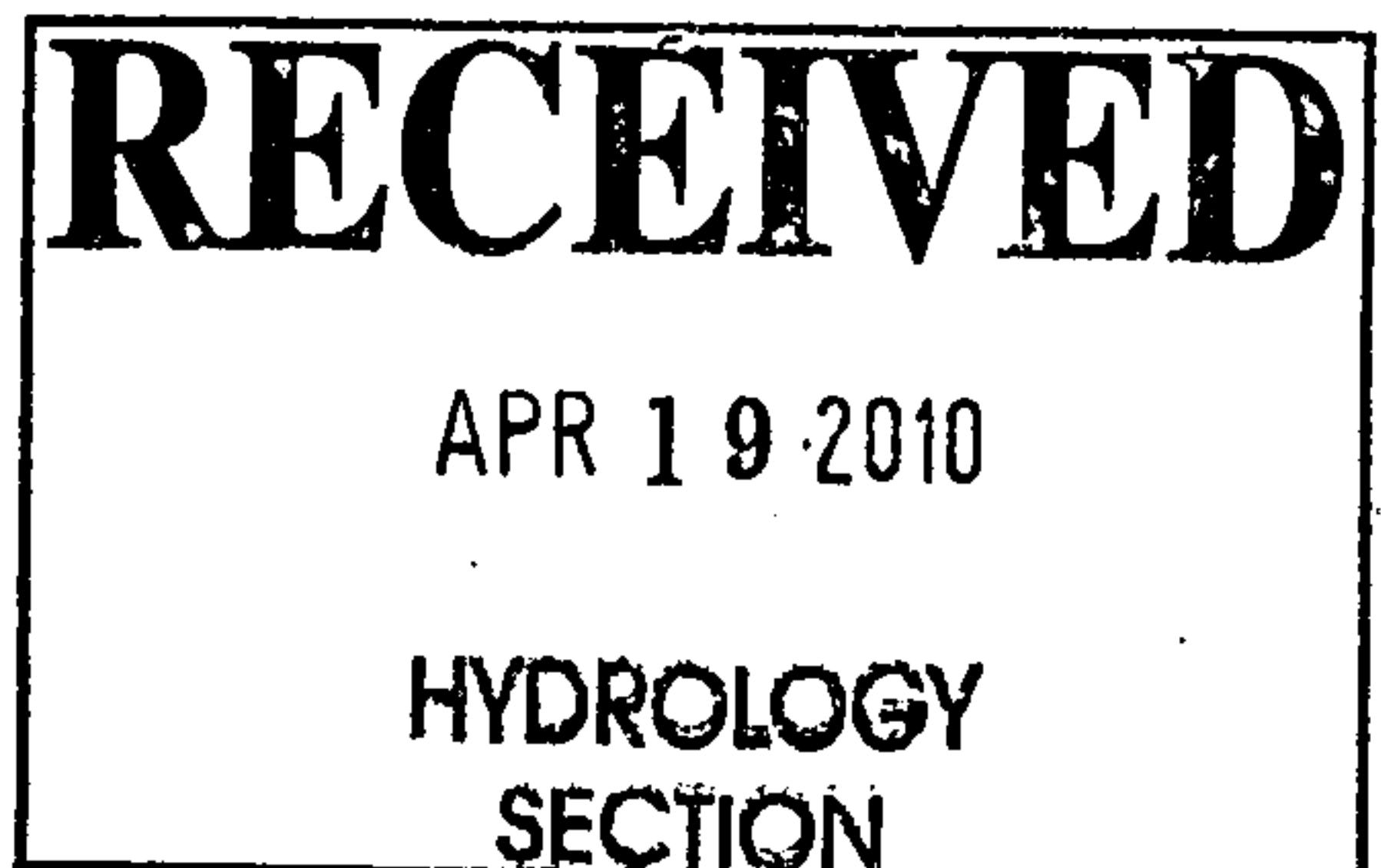
J. Kory Baker

4.19.10

Date



4.19.10



CITY OF ALBUQUERQUE



March 29, 2010

Eufracio Sabay, P.E.
c/o Bernie J. Montoya
BJM CONSULTANT
8624 Casa Verde Ave. NW
Albuquerque, NM 87120


**Re: One Story Office Building, 1208 Fourth St SW,
Request for Permanent C.O.—Approved
Engineer's Stamp dated: 07-27-09 (K-14/D100)
Certification dated: 3-23-10**

Dear Mr. Sabay,

Based upon the information provided in the Certification received 3-26-10, the above referenced Certification is approved for a release of a 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 Section
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ONE STORY OFFICE BUILDING
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # K14-D100
WORK ORDER#:

LEGAL DESCRIPTION: LOT 23 & 24 BLOCK F, THE BACA ARMIJO ADDITION
CITY ADDRESS: 1208 FORTH STREET S.W.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS: JIM CHAVEZ
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 247-9438
ZIP CODE:

ARCHITECT: J. KORY ARCHITECT
ADDRESS: 9360B HIGHWAY 337

CONTACT: KORY BAKER
PHONE: 384-3112

CITY, STATE: ESTANCIA, NEW MEXICO

ZIP CODE:

SURVEYOR THE SURVEY OFFICE INC.

CONTACT: AVERY TOLTH

ADDRESS:
CITY, STATE:

PHONE: 998-0303
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

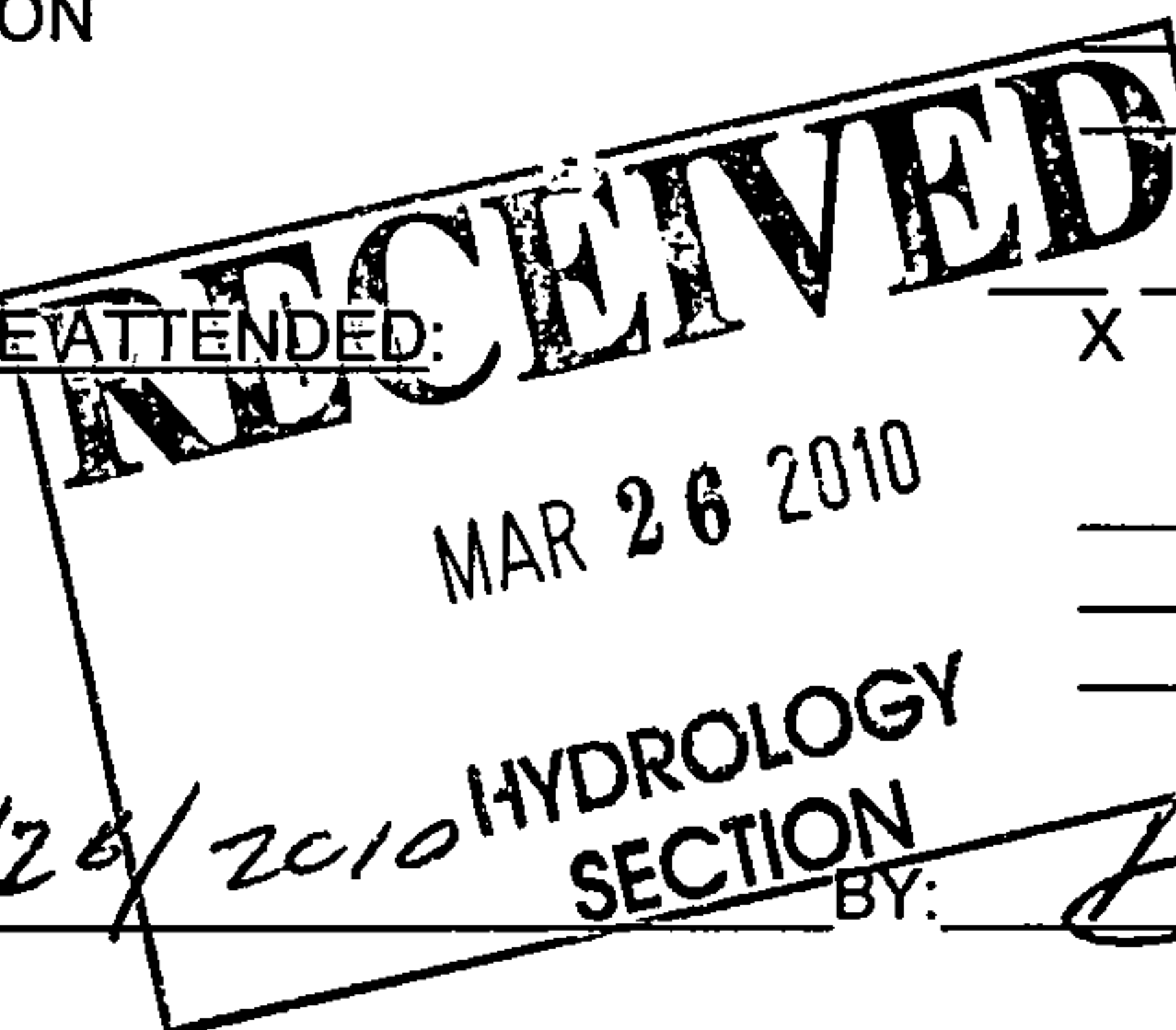
TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
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 APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 3/26/2010



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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



August 3, 2009

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Office Building, 1208 4th St SW, Grading and Drainage Plan
Engineer's Stamp date 7-27-09 (K14/D100)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 7-29-09, 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.

PO Box 1293

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

Albuquerque

If you have any questions, you can contact me at 924-3986.

Sincerely,

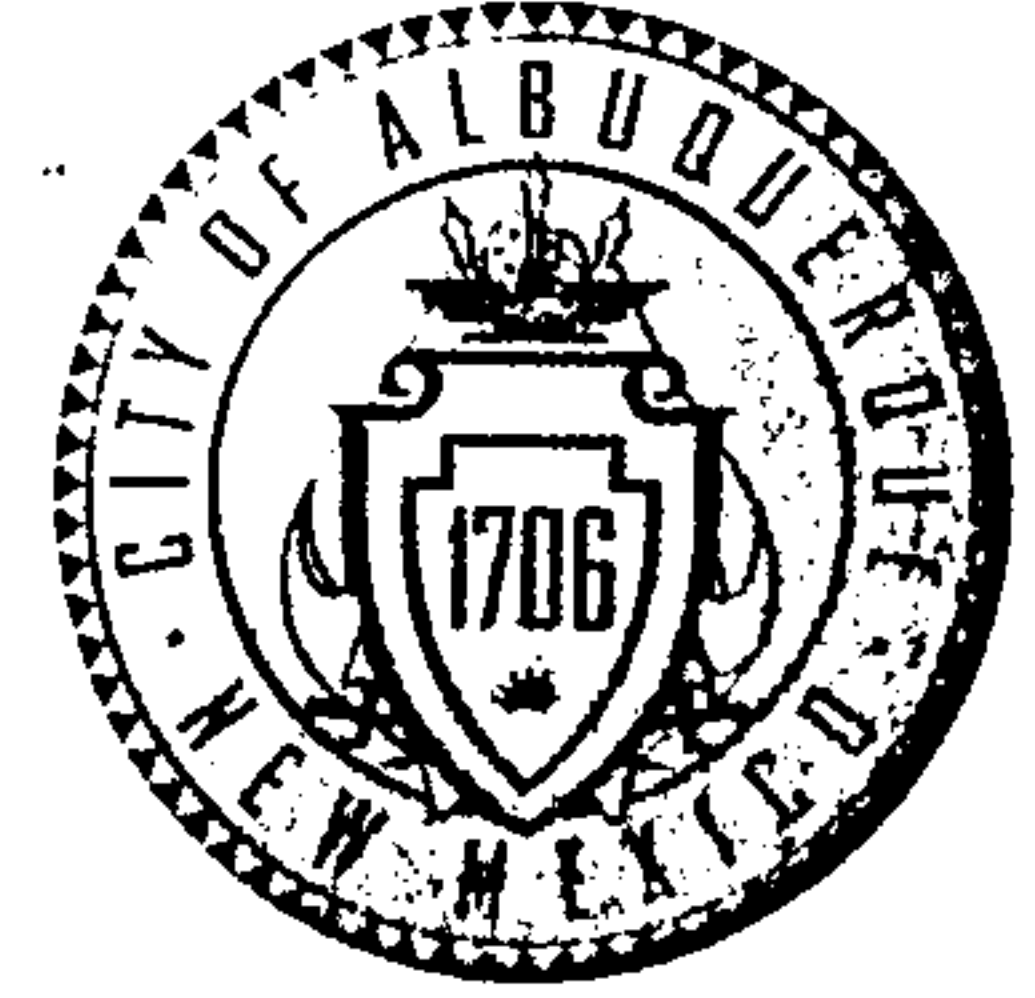
Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

NM 87103

www.cabq.gov

C: file

CITY OF ALBUQUERQUE



July 22, 2009

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Office Building, 1208 4th St SW, Grading and Drainage Plan
Engineer's Stamp date 7-13-09 (K14/D100)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 7-13-09, the above referenced plan is approved for Foundation Permit.

However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide existing grades on this lot, on the lots to the north and south (within reach), and in the alley.
- Roof flows from the northern section of the roof are to be guttered or not directed over the property line.
- Provide proposed grades along northern and southern property lines and at property corners.
- Provide the direction of roof flows for the covered porch.
- The landscape areas should be depressed. Provide grades.
- Provide proposed grades for the concrete walks.
- It appears the existing building to the south is on the property line. Fill should not be placed against the structure.

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: file

CITY OF ALBUQUERQUE



July 22, 2009

J. Kory Baker, R.A.
J. Kory Baker Architect
P.O. Box 254
Estancia, NM 87016

Re: JAC Building, 1208 4th St SW, Traffic Circulation Layout
Architect's Stamp dated 7-14-09 (K-14/D100)

Dear Mr. Baker,

The TCL submittal received 7-22-09 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,


Nito Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: JAC Building ZONE MAP: K-14/D100
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 1208 4th St SW

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

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

ARCHITECT: J. Kory Baker CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

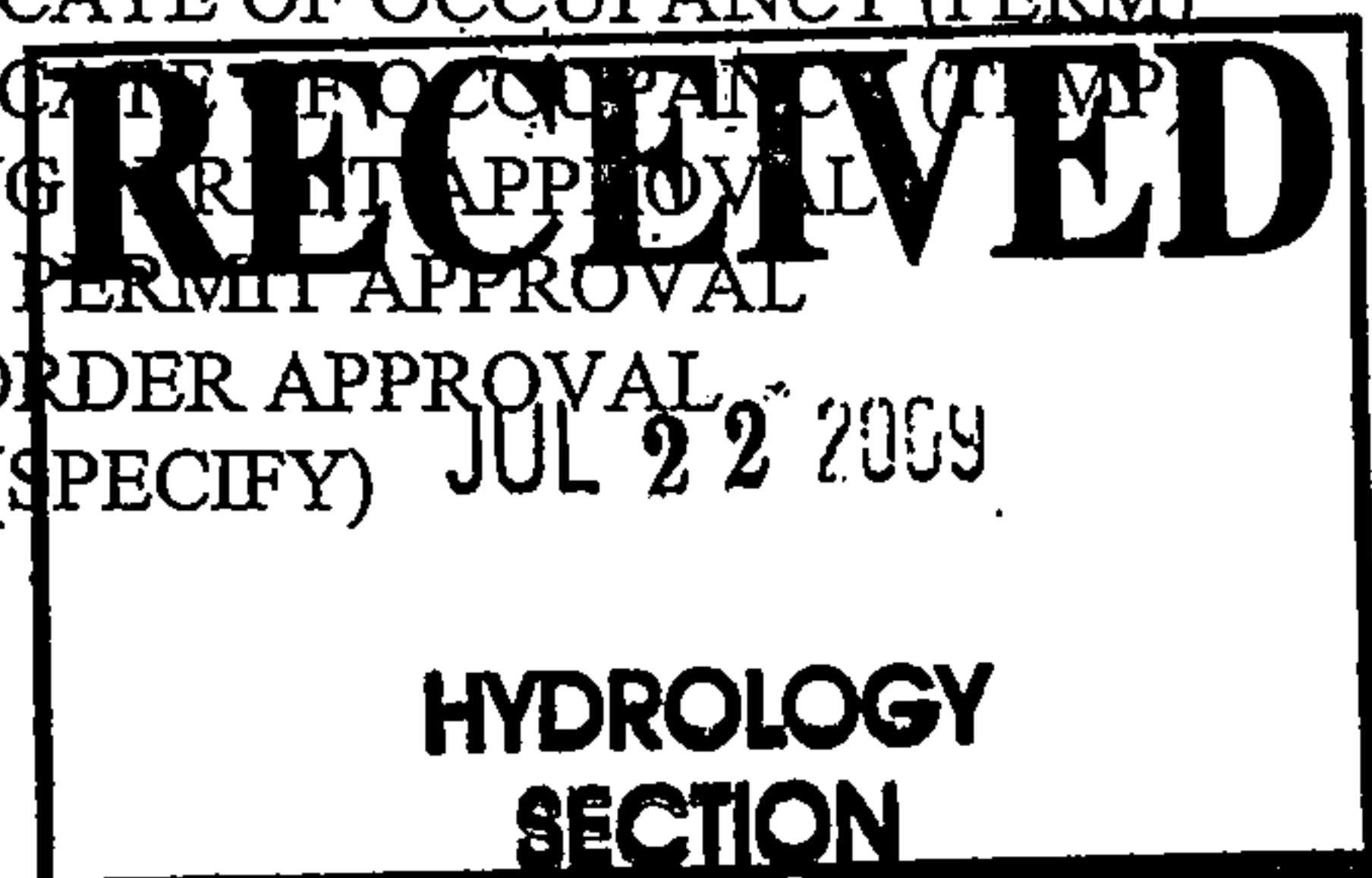
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 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:
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 _____ 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: [Signature] BY: 7-22-09

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:

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: JAC Building ZONE MAP: K-14/D100
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 1208 4th St SW

ENGINEERING FIRM:

ADDRESS: _____

CITY, STATE: _____

C
P
Z

HYDROLOGY
HAS FILE
7-22-09

OWNER:

ADDRESS: _____

CITY, STATE: _____

C
P
Z

ARCHITECT:

J. Kory Baker

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

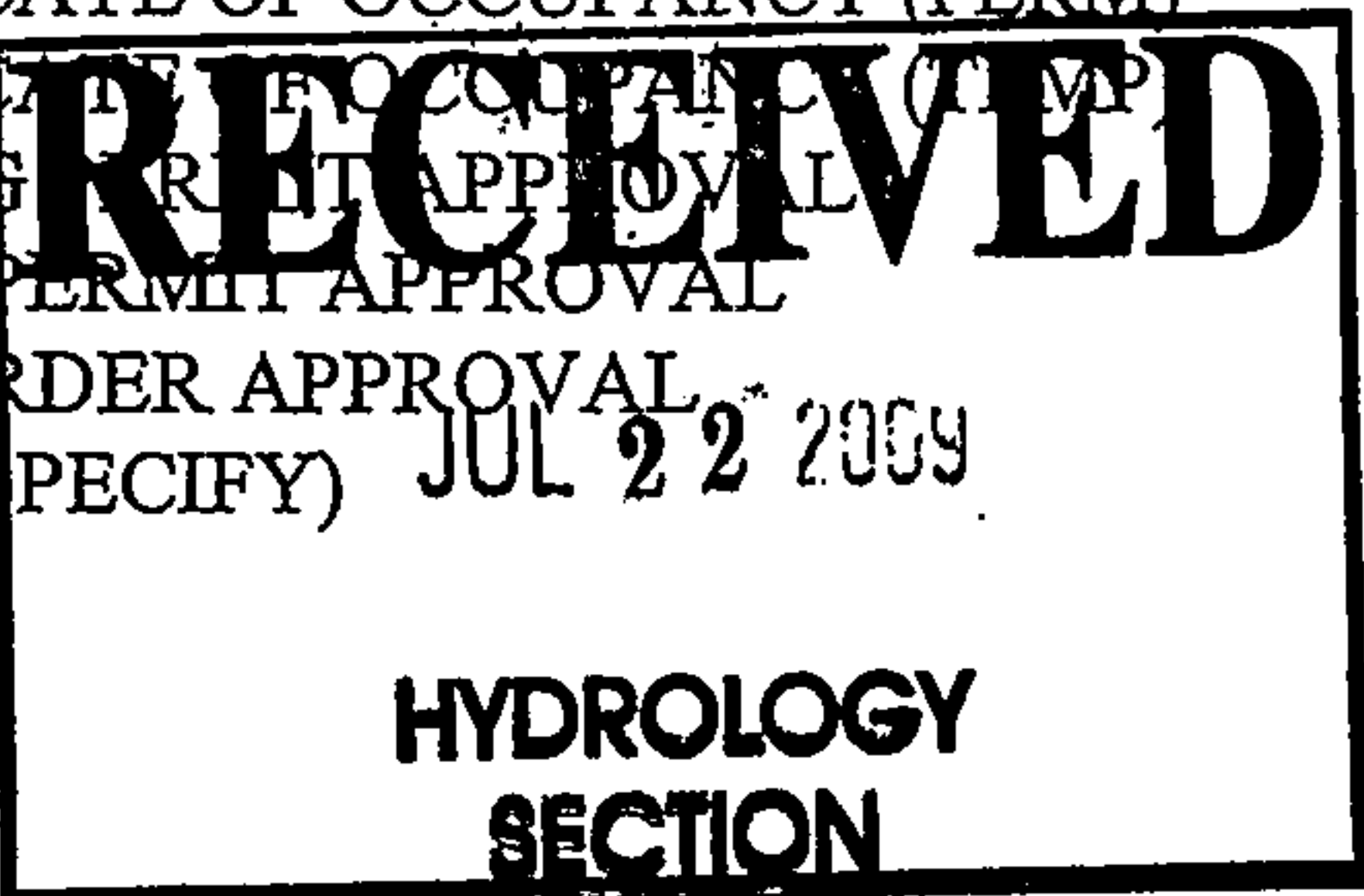
ZIP CODE: _____

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'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: 7-22-09

BY: 7-22-09

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:

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