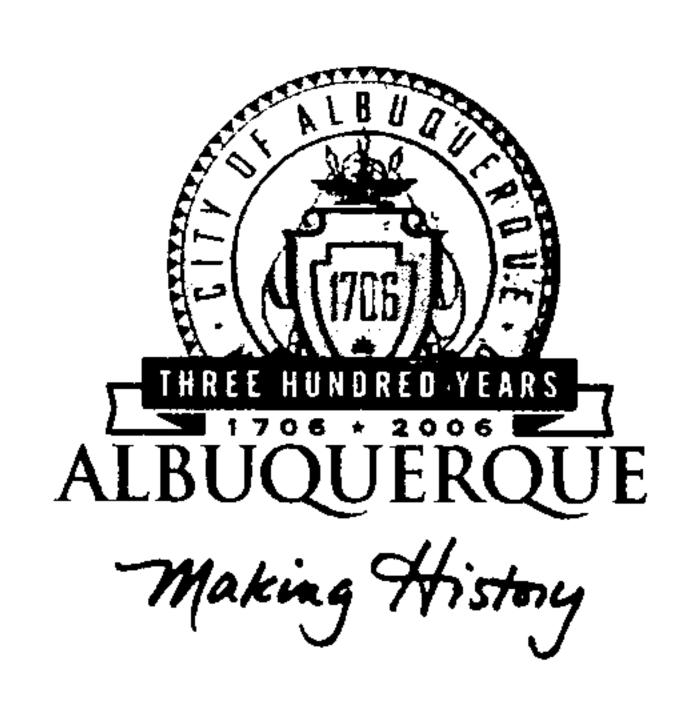
James B. Clark
Vice President, RA

505-242-1866 ·

6 · Fax 505-242-1802

emall: ###@masterworksarchitects.com \www.masterworksarchitects.com 4200 Wyoming Blvd. NE, Suite B-Albuquerque, New Mexico/87111



September 7, 2005

Mr. Thomas Johnston, P.E. TGC ENGINEERING, INC. 330 Louisiana Blvd. NE Albuquerque, NM 87108

Re: BAR/RESTAURANT TUAN VAN HUYNH

7915 Central Ave. NE

Approval of Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 08/20/2004 (K-19/D130)

Certification dated 09/07/2005

Dear Tom:

www.cabq.gov

Based upon the information provided in your submittal received 09/07/2005, the above P.O. Box 1293

referenced certification is approved for release of 30-day Temporary Certificate of

Occupancy by Hydrology.

Albuquerque Upon acceptance of the required SO-19 and noted exception(s) listed in your Drainage

Certification, please resubmit an updated Certification for Permanent C.O.

If you have any questions, you can contact me at 924-3982. New Mexico 87103

Sincerely,

Allene V. Portillo Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: Phyllis Villanueva

File

(REV. 1/28/2003rd)

PROJ DRB :	JECT TITLE: NEW BAR/ REG	ST. TUAN VAN HUYNT EPC#:	H_ZONE MAP/DRG. FILE #: L-19/D/30 WORK ORDER#:
	L DESCRIPTION: LOTS B. CADDRESS: 7915 CONTA		
ENGIN	NEERING FIRM: TACENCE ADDRESS: 330 LOUIS CITY, STATE: ALBUSIE	INEERWE INC. 1200 BUND HE 2000 MM	CONTACT: Tom JOHNSTN  PHONE: 266-7256  ZIP CODE: 87108
OWNE	R: TUAN VAN HUY ADDRESS: 1240 PENI CITY, STATE: A LB NOVE	USYLVANIA ST NA	CONTACT: PHONE: 269-1418 ZIP CODE: 87110
ARCH	TECT: MASTERWORK ADDRESS: 516 ELEVE CITY, STATE: AUGUS	SARCHITECTS ENTWAIN	CONTACT: Jim CLARK PHONE: 242-1866 ZIP CODE: 87102
SURVE	EYOR: WAYJOHN GUI ADDRESS 330 WULL CITY, STATE: AUGUSTER	A BIND A	CONTACT: TOM JONNSTON  PHONE: 255-2052  "ZIP CODE: 8 11608
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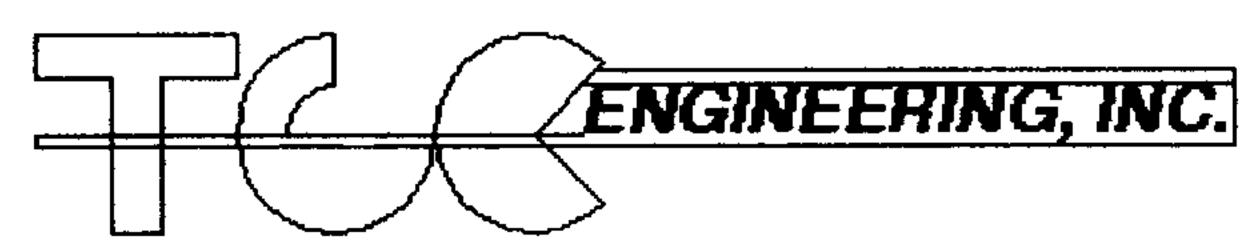
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or constitution for constitution for constitution five (5) acres or constitution for constitutio

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five

nore of the following levels of submittal may be required based on the following:

(5) acres and Sector Plans.



#### 330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062 (505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com

September 7, 2005

Grading and Drainage Plan, New Bar/Restaurant for Tuan Van Huynh, 7915 Central Avenue, SE, K19/D130

City of Albuquerque Hydrology 600 2<sup>nd</sup> Street NW Plaza Del Sol Building Albuquerque, NM 87102

To Whom It May Concern:

I am requesting a 30 day temporary Certificate of Occupancy for the above referenced project. Enclosed is a partial as-built and temporary grading certification for this project. The project is nearly complete. The contractor must remove the existing building, complete the sidewalk culvert to Central Avenue, SE and he must complete the paving on the south side of the project. The final grading certification should be submitted within thirty days of this letter.

The project coordinator and Engineer for this project is:

TGC Engineering, Inc.

330 Louisiana Blvd. NE

Albuquerque, NM 87108

Attn: Thomas Johnston, Project Coordinator; David Gatterman, Project Engineer

If you have any questions, please feel free to contact me at 505-266-7256. Regards,

Thomas Johnston, PE

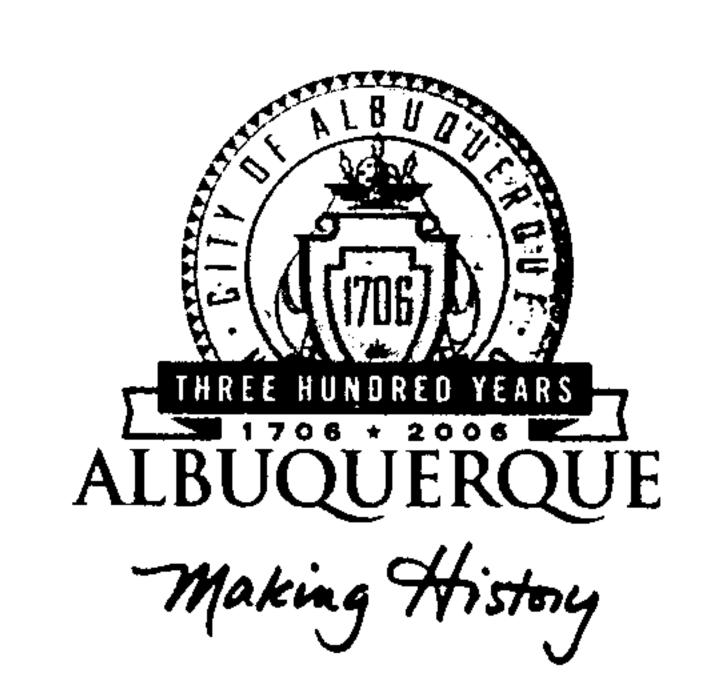
**Project Coordinator** 

TGC Engineering, Inc.

Attachments

SEP 0.7 2005

HYDROLOGY SECTION



### Planning Department Transportation Development Services Section

September 12, 2005

James B. Clark, Registered Architect Masterworks Architects, Inc. 4200 Wyoming Blvd NE, Ste. B-1 Albuquerque, NM 87111

Re: Approval

Approval of Temporary Certificate of Occupancy (C.O.) for

Bar/Resturant Tuan Van Huynh, [K-19 / D130]

7915 Central Ave NE

Architect's Stamp Dated 09/12/05

Dear Mr. Clark:

Based on the information provided on your submittal dated September 12, 2005, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the outstanding 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.

Albuquerque

The Certification package for Final C.O. must include an <u>exact</u> 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.

www.cabq.gov

New Mexico 87103

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

Sincerely,

Nilo E. Salgado-Fernandez P.E.

Senior Traffig Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

(REV. 1/28/2003rd) DRB #: EPC#: **WORK ORDER#:** MESA VERDE ADDITION CITY ADDRESS:\_\_ ENGINEERING FIRM: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: OWNER: 240 Pennsylvania ST NB ADDRESS: PHONE: 262-1500 CITY, STATE: ABO NM ZIP CODE: MASTERWORKS ARCHITETS INC CONTACT: ADDRESS: 4700 WYOMING BIVA NE Ste B-1 242-1866 PHONE: CITY, STATE: HISO UM ZIP CODE: WAYJOHN SURVEYING SURVEYOR: 330 Louisiana Blud NE ADDRESS 255-2052 PHONE: CITY, STATE: ABO UM 87108 ZIP CODE: CONTRACTOR: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR BLDG. PERMIT APPROVAL **GRADING PLAN** SECTOR PLAN APPROVAL **EROSION CONTROL PLAN** FINAL PLAT APPROVAL ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR BUILDING PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) RESUB CERTIFICATE OF OCCUPANCY (PERM.) ENGINEERS CERTIFICATION (TCL) CERTIFICATE OF OCCUPANCY (TEMP.) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) GRADING PERMIT APPROVAL OTHER PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) SEP 0 7 2005 WAS A PRE-DESIGN-CONFERENCE ATTENDED: HYDROLOGY SECTION YES COPY PROVIDED BY: Carnes B Clark, Agent, Mastonworks Avelitects DATE SUBMITTED:\_ 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.

Mr. Nilo Salgado-Hernandez, Sr. Engineer Transportation Development Services Development and Building Services, Planning Department City of Albuquerque 600 2<sup>nd</sup> Street NW Albuquerque, New Mexico 87103

Re:

TCL Letter of Certification for Temporary CO

Project:

New Bar and Restaurant 7915 Central Avenue NE Albuquerque, New Mexico

#### Dear Mr. Salgado-Hernandez:

I conducted a Site Observation Visit of the work completed to date to confirm the construction of the site improvements.

My observation reveals that the completed site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan dated 24 August 2004. The improvements in the southern portion of the site where the existing building is standing, have not yet been completed.

The Owner has requested two modifications regarding the layout of the parking area on the southern edge of the property:

- a. Reverse the parking spaces so that the vehicles face toward Central Avenue rather toward the new building;
- b. Add a 'headlight screen wall' at the south edge of the parking area along Central Avenue.

The total number of parking spaces remains unchanged.

These modifications have been shown on the annotated TCL Plans submitted with this Certification.

If you need any additional information, please call. OF NEW.

Sincerely,

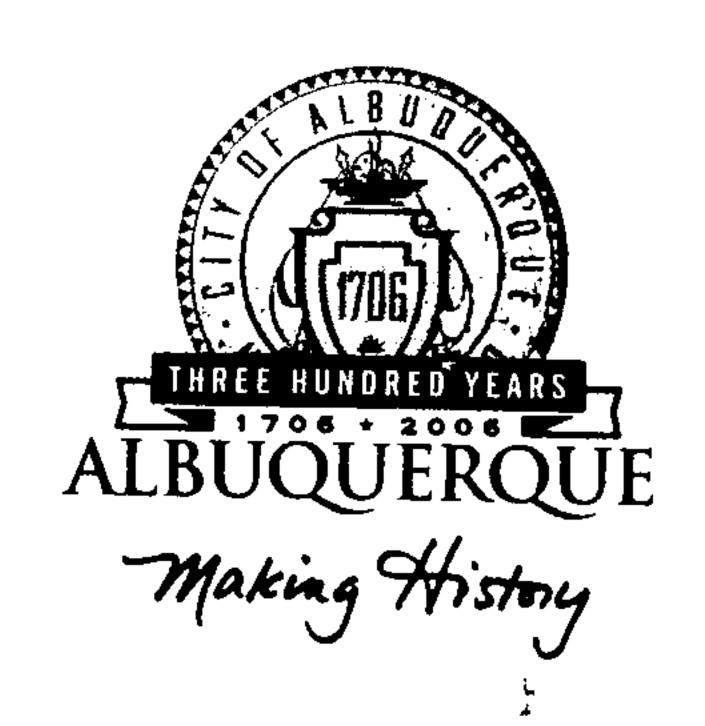
James B. Clark, RA

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MASTERWORKS ARCHITECTS, INC

4200 Wyoming Blvd. NE, Suite B-1 • Albuquerque, NM 87111 505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com



November 22, 2004

David Gatterman, P.E. TGC Engineering, Inc. 330 Louisiana Blvd. NE Albuquerque, NM 87108

Re: New Bar / Restaurant for Tuan Van Huynh, 7915 Central Ave SE,

Grading and Drainage Plan

Engineer's Stamp dated 8-20-04 (K19-D130)

Dear Mr. Gatterman,

Based upon the information provided in your submittal received 11-15-04, 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.

P.O. Box 1293

Albuquerque

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

www.cabq.gov

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

Sincerely,

Z

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 1/28/2003rd)

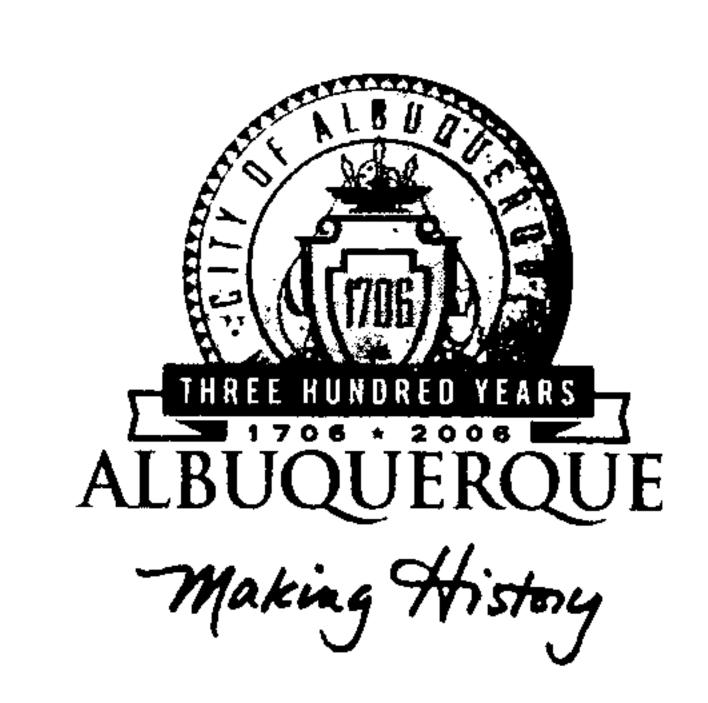
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ENGINEERING FIRM: TAC ENCINEERING INC. ADDRESS: 330 LOUISIAND BUSD HE	CONTACT: Tom JOHNSTM
ADDRESS: 330 LOUISIAND BUXD /E	PHONE: 286-7256
CITY, STATE: ARBIDIE ROW MY	ZIP CODE: 87/08
OWNER: JUAN VAN HUYNH	CONTACT:
ADDRESS: 1240 PENNSTUVANIA STINE	
CITY, STATE: A UBUOUERQUE NM	ZIP CODE: 87110
ARCHITECT: MASTERWORKS ARCHITECTS	CONTACT: Jon CLAR
ADDRESS: 516 ELEVENTU *1W	PHONE: 242.1866
CITY, STATE: AUBIDALECTIC WM	ZIP CODE: 87102
SURVEYOR: WAYDOHN GURNEYING Inc.	CONTACT: Tom Johnston
ADDRESS 330 COUKLAND BIND NE	PHONE: 255-2052
CITY, STATE: A CRUDIER ME NUM	ZIP CODE: 8 1/1008
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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



August 24, 2004

James Clark III, R.A. Masterworks Architects, Inc. 4200 Wyoming Blvd. NE Albuquerque, NM 87111

Re:

Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic Circulation

Layout

Architect's Stamp dated 8-20-04 (K19-D130)

Dear Mr. Clark,

The TCL submittal received 8-23-04 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.

P.O. 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

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 New Mexico 87103 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

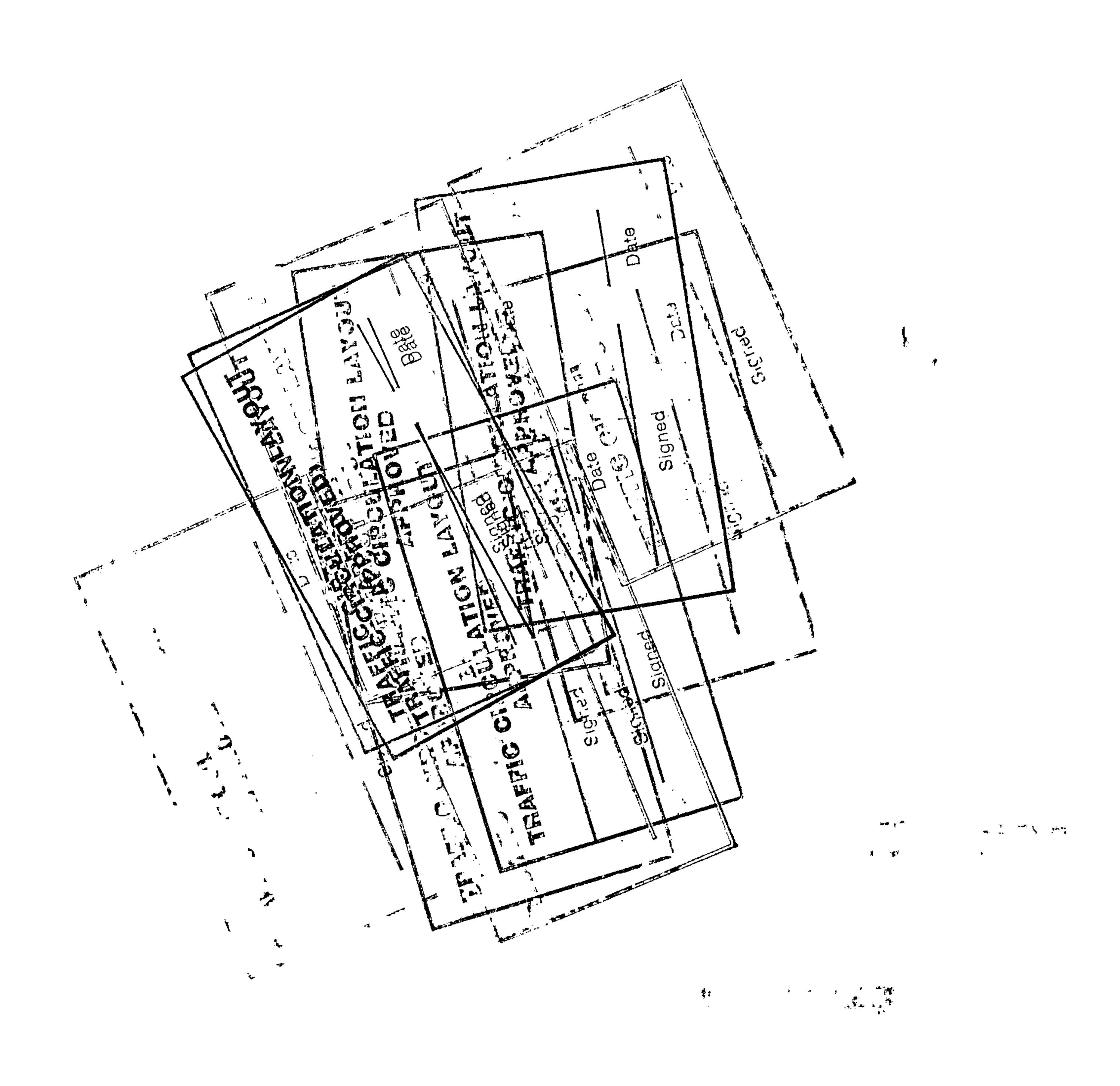
Engineering Associate, Planning Dept. Development and Building Services

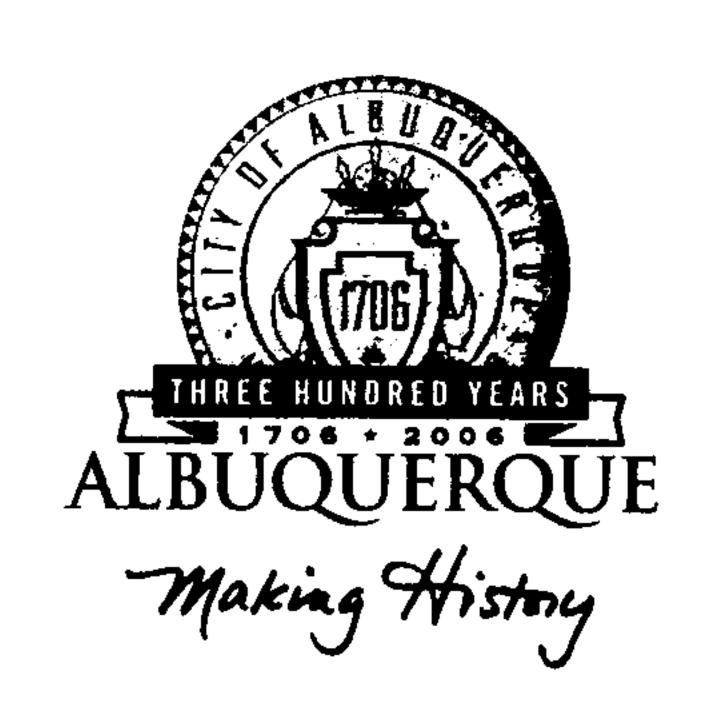
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(REV. 1/28/2003rd)

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September 2, 2004

David Gatterman, P.E. TGC Engineering, Inc. 330 Louisiana Blvd. NE Albuquerque, NM 87108

Re: New Bar / Restaurant for Tuan Van Huynh, 7915 Central Ave SE, Site Development Plan

Engineer's Stamp dated 8-20-04 (K19-D130)

Dear Mr. Gatterman,

file

Based upon the information provided in your submittal received 8-25-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov C.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

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OWNER: TUAN VAN HUYNH	
ADDRESS: 1240 PENNSYLVANIA STIME	CONTACT: PHONE: 269-1418
CITY, STATE: A UBUQUERQUE NM	ZIP CODE: 87/10
ARCHITECT: MASTERWORKS ARCHITECTS	
ADDRESS: 516 ELEVERTH 11.00	CONTACT: JM CLANK PHONE: 242.1866
CITY, STATE: A BUDICELEUE WM.	ZIP CODE: 87/02
SURVEYOR: WANDHIN GURNEYING Inc.	
ADDRESS 330 LOUISIAND BIND NE	CONTACT: 13M JONNSTON  PHONE: 255-2052
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3. Drainage Report: Required for subdivisions containing m	ore than ten (10) lots or constitution five (5) acree or



August 16, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

Re: Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic Circulation Layout

Architect's Stamp dated 8-11-04 (K19-D130)

Dear Mr. Clark,

Based upon the information provided in your submittal received 7-23-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. Label the compact parking spaces by placing the words "compact" on the pavement of each space.

Albuquerque

- 2. Please list the length for all parking spaces.
- 3. Note the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.

New Mexico 87103

- 4. A five foot keyway is required for deadend parking aisles.
- 5. Please list all aisle widths.

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

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 18, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

Re: Tuan Van Huynh New Bar and Restaurant, 7915 Central Ave NE, Traffic Circulation Layout

Architect's Stamp dated 6-10-04 (K19-D130)

Dear Mr. Clark,

Based upon the information provided in your submittal received 6-14-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please show a vicinity map.
- 2. List the width of all existing and proposed turnouts.
- 3. The 1:12 slope will not work with a 6-foot wide sidewalk. Try using a level landing ramp.
- 4. Call out unidirectional wheelchair ramps at the drivepads; provide a detail showing how these ramps will provide access.

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

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.
Development and Building Services

C: file



### City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 17, 2004

David Gatterman, PE TGC Engineering 330 Louisiana Blvd. NE Albuquerque, NM 87108

RE: New Bar/Restaurant – Tuan Van Huynh Grading and Drainage Plan Engineer's Stamp dated 6-1-04 (K19/D130)

Dear Mr. Gatterman:

Based on the information provided in your submittal received 6-14-04, the above referenced plan is approved for Site Development for Building Permit action by the DRB.

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

Sincerely,

Bradley L. Bingham, PE

Principal Engineer, Planning Dept.
Development and Building Services

C: File

(REV. 1/28/2003rd)

PROJECT TITLE: NEW BAR/REST. TUAN VAN HUYNH DRB #:EPC#:	ZONE MAP/DRG. FILE #: L-19/0130 WORK ORDER#:
LEGAL DESCRIPTION: LOTS B. G. 7-11, 32-39 BUK CITY ADDRESS: 7915 CENTRAL ANE NE	
ENGINEERING FIRM: TAC ENCINEERING INC.  ADDRESS: 330 LOUISIAND BUTO ME  CITY, STATE: ALBUDIELOUS NM  OWNER: TUAN VAN HUYNH  ADDRESS: 1240 PENNSYLVANIA STIME  CITY, STATE: A LBUQUEROJE NM	CONTACT: Tom JOHNSTM PHONE: 286-7256 ZIP CODE: 87108  CONTACT: PHONE: 269-1418 ZIP CODE: 87110
ARCHITECT: MASTERWORKS ARCHITECTS ADDRESS: 516 ELEVENTW 11W CITY, STATE: AUGURICLEUE WM	CONTACT: Jim CLAUL  PHONE: 242.1866  ZIP CODE: 87102
SURVEYOR: WAYDOWN GURNEYING INC.  ADDRESS 330 COUKLAND BUXO NE  CITY, STATE: AUBJONERANE NAM	CONTACT: TOM JONNSTON PHONE: 255-2052 ZIP CODE: 871608
CONTRACTOR: TSA ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL:	HECK TYPE OF APPROVAL SOUGHT:
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	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	D) 国区国口区国门 JUN 1 4 2004 HYDROLOGY SECTION
ATE SUBMITTED:BY:BY:	<u> </u>
Requests for approvals of Site Development Plans and/or Subdivision	Dista chall ha accompanied by a desired

The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or note 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.
- acres.
  3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

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