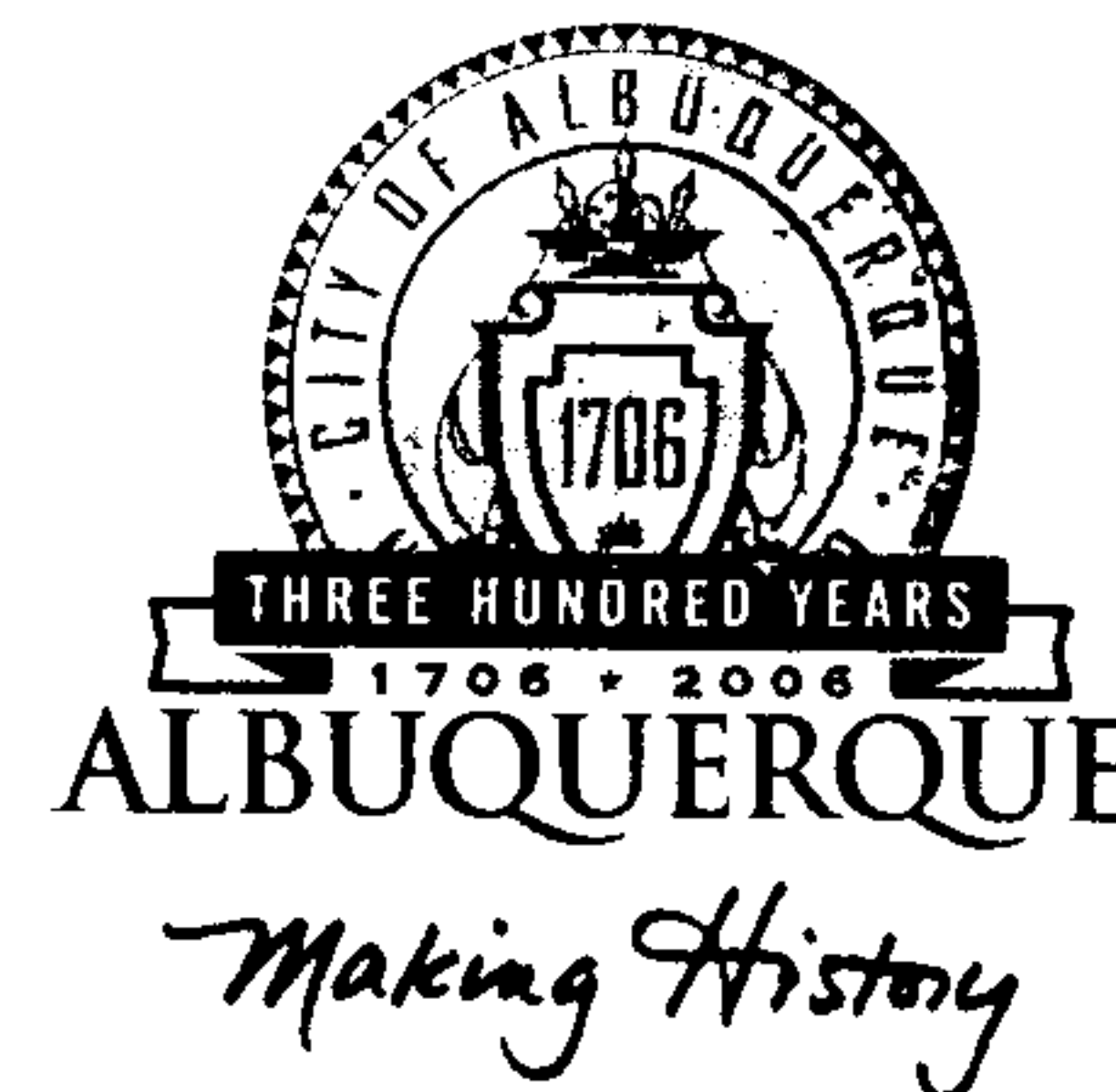


# CITY OF ALBUQUERQUE

November 7, 2005

James B. Clark, R.A.  
Masterworks Architects, Inc.  
4200 Wyoming Blvd. NE Suite B-1  
Albuquerque, NM 87111



**Re: Wong Market, 129 Pennsylvania NE - Traffic Circulation Layout  
Architect's Stamp dated 10-20-05 (K19-D132)**

Dear Mr. Clark,

The TCL submittal received 10-25-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

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.

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.

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,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Wlong Market ZONE MAP/DRG. FILE #: K-19/D132  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 11, 12 and 13 Cavalier Addition  
 CITY ADDRESS: 179 Pennsylvania NE

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: Phillip Wlong  
 ADDRESS: 1637 Kit Carson SE  
 CITY, STATE: Albuquerque NM

CONTACT: Phillip Wlong  
 PHONE: 710-1538  
 ZIP CODE: 87104

ARCHITECT: Masterworks Architects  
 ADDRESS: 4200 Wyoming NE  
 CITY, STATE: Albuquerque NM

CONTACT: Jim Clark  
 PHONE: 242-1866  
 ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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) *Resub*
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

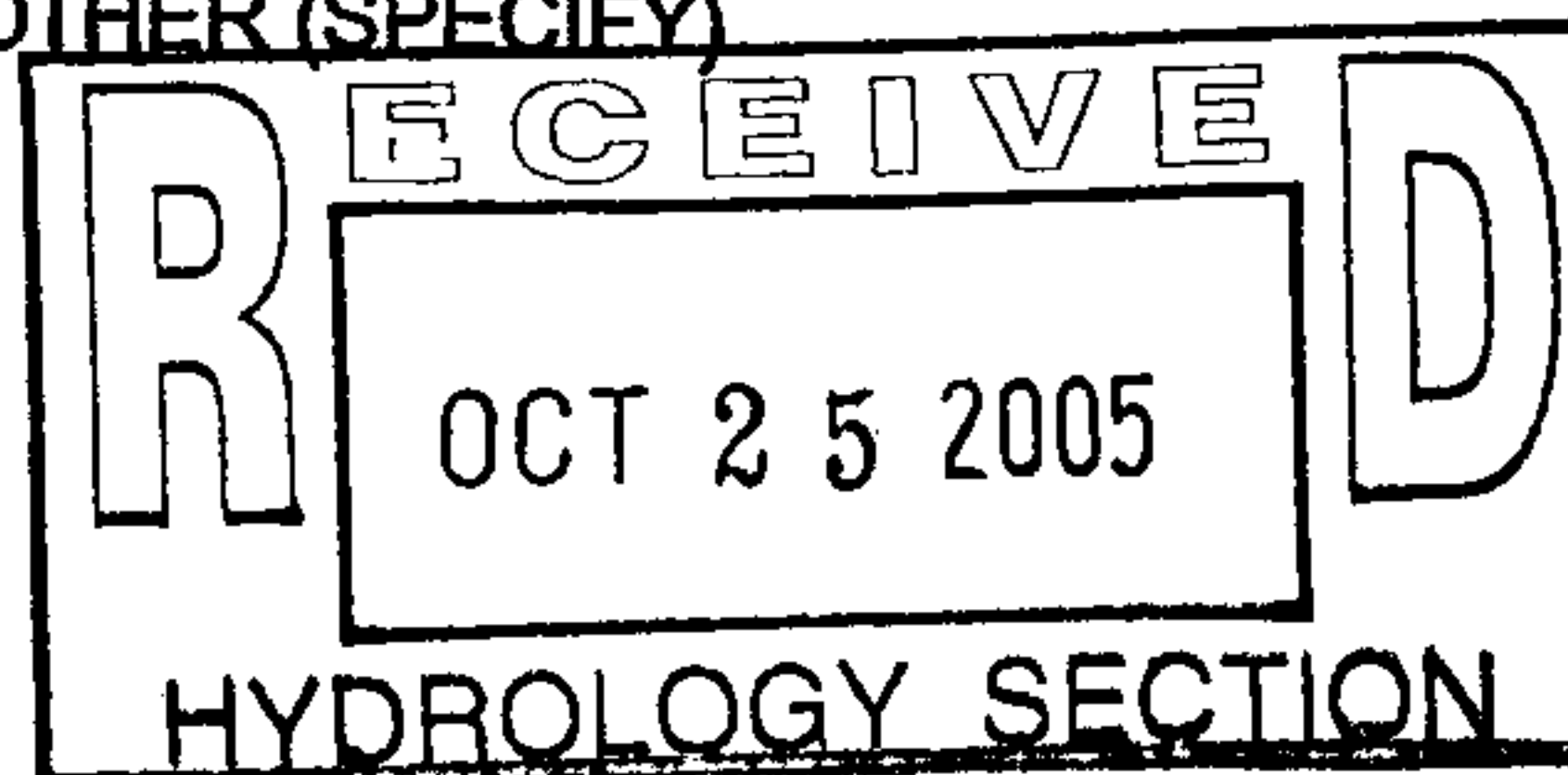
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: Oct 25 2005 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 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.

- ONE-WAY SIGNING & PAVEMENT MARKINGS

- ACROSS CHICO ARE THERE ADA RAMPS

Project MW 0539  
October 25, 2005

City of Albuquerque  
Transportation Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico  
87102

Re: 129 Pennsylvania NE  
Traffic Circulation Layout

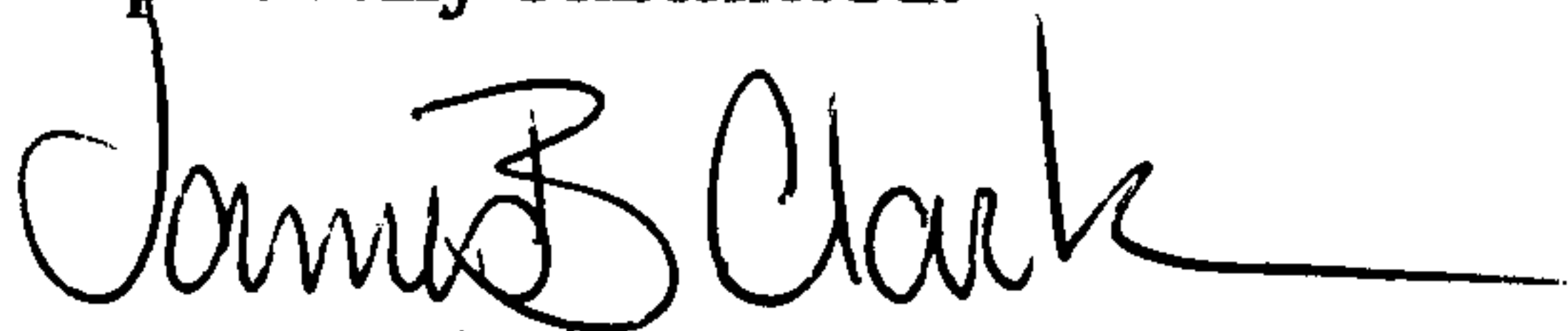
Dear Mr. Gallegos,

Based on the information provided in your letter written 9-26-05, the following comments were addressed:

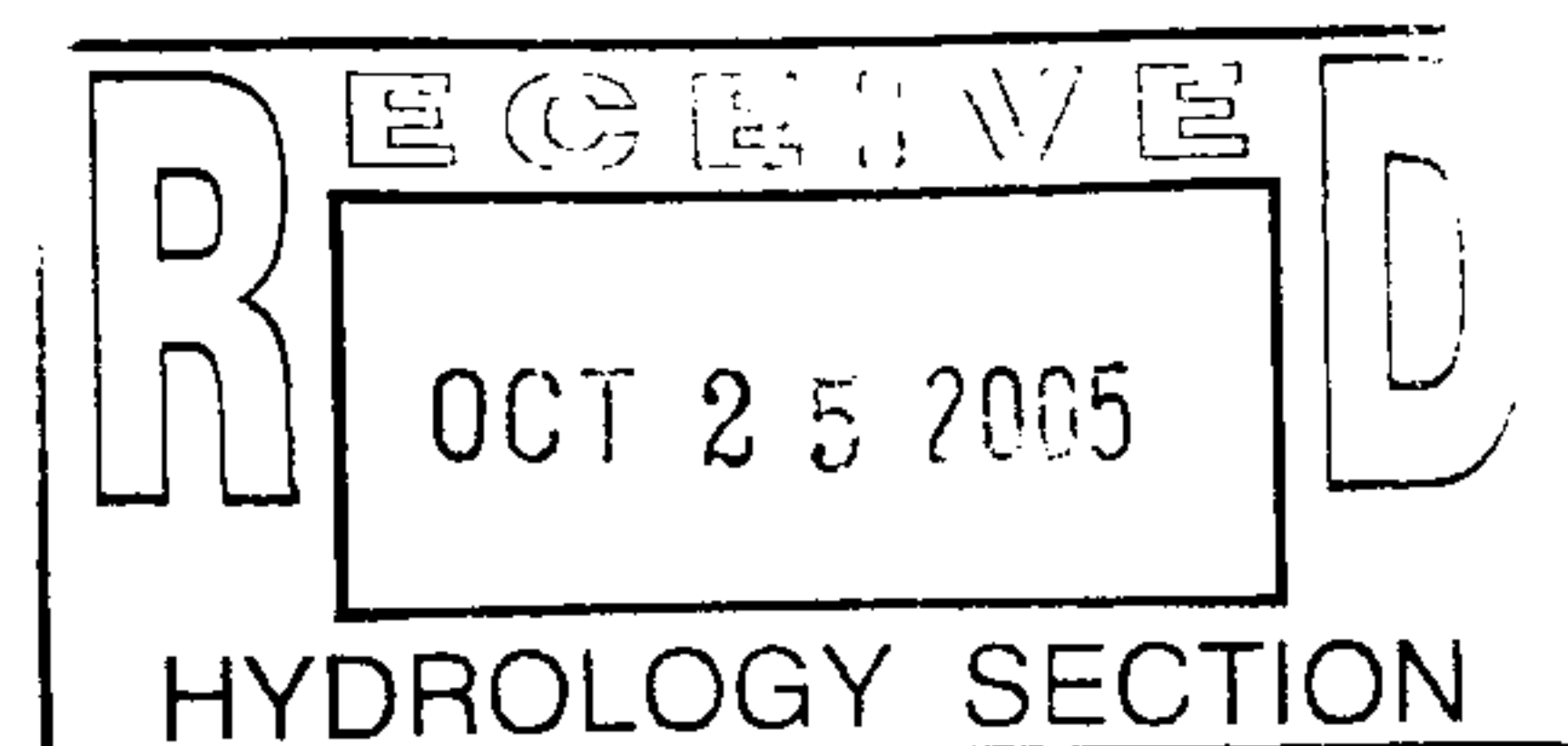
- The drive pads along Chico cannot be closed due to the access to the dumpster by Solid Waste.
- Currently, there are not ADA ramps on the corners of Pennsylvania/Chico and Dallas/Chico. A new detail has been added to accommodate this requirement.
- We resolved Zoning requirements with Mathew Conrad from the Zoning department. If there are questions regarding these requirements, please contact Mr. Conrad at 924-3850.

Thank you for your consideration of this request.

Respectfully submitted:



James B. Clark, RA  
Vice President



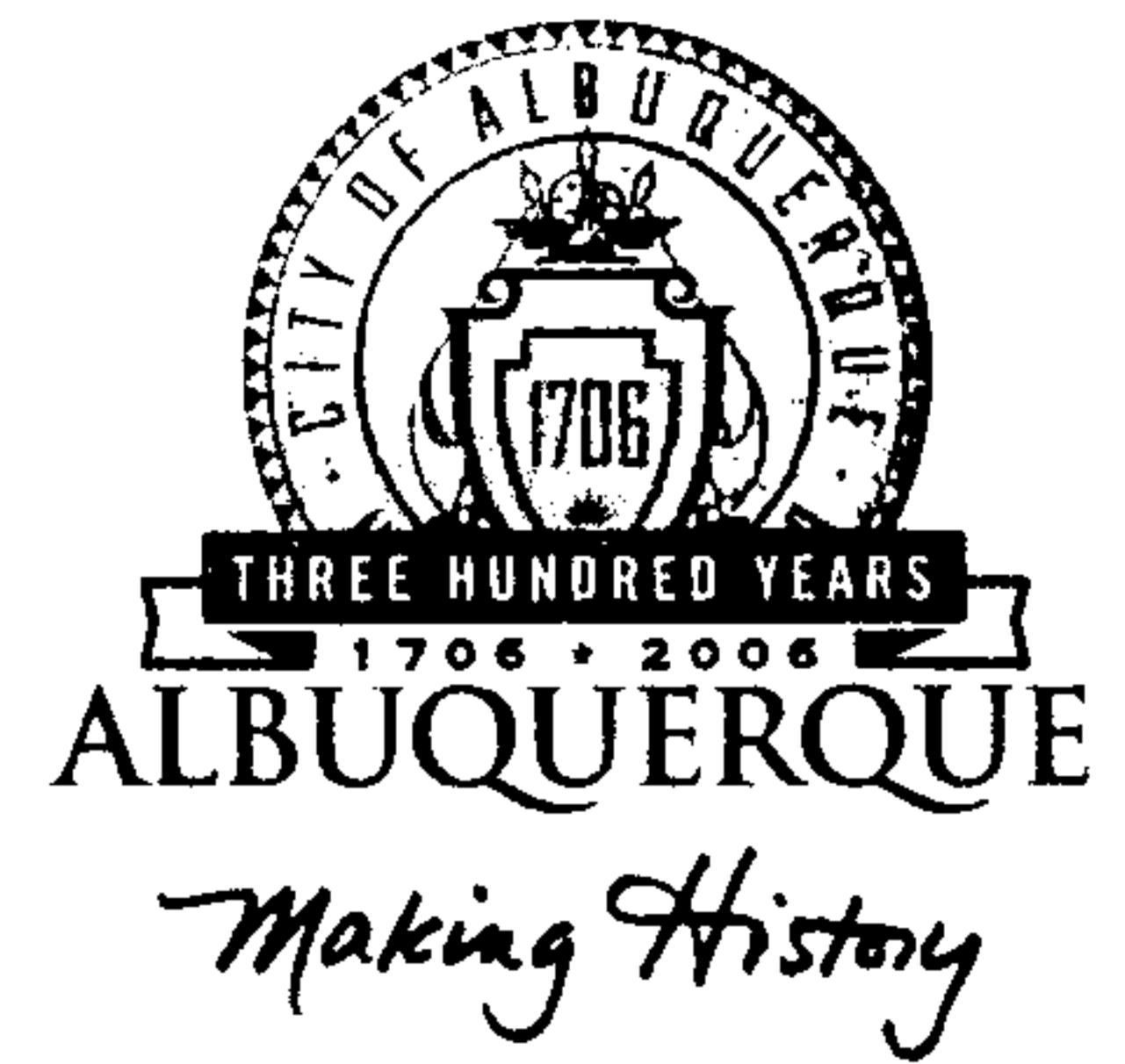
**MASTERWORKS ARCHITECTS, INC**

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

[www.masterworksarchitects.com](http://www.masterworksarchitects.com)    [info@masterworksarchitects.com](mailto:info@masterworksarchitects.com)



# CITY OF ALBUQUERQUE



September 27, 2005

James B. Clark, R.A.  
Masterworks Architects, Inc.  
4200 Wyoming Blvd. NE Suite B-1  
Albuquerque, NM 87111

**Re: Wong Market, 129 Pennsylvania NE - Traffic Circulation Layout  
Architect's Stamp dated 9-21-05 (K19-D132)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 9-22-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

- Are their existing ADA ramps at corners of Pennsylvania/Chico and Dallas/Chico?
- Is a sidewalk required along the north side of the existing building?
- Can drive pads along Chico be closed?

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

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

PROJECT TITLE: Wong Market

DRB #:

EPC#:

ZONE MAP/DRG. FILE # K-19 / D132

WORK ORDER#:

LEGAL DESCRIPTION: Lot 11, 12 and 13 Cavalier Addition

CITY ADDRESS: 129 Pennsylvania NE

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

OWNER:

Phillip Wong  
ADDRESS: 1637 Kit Carson Ave SE  
CITY, STATE: Albuquerque NM

CONTACT: Phillip Wong  
PHONE: 710-1538  
ZIP CODE: 87104

ARCHITECT:

Masternworks Architects Inc.  
ADDRESS: 4200 Wyoming NE Ste B-1  
CITY, STATE: Albuquerque NM

CONTACT: Jim Clark  
PHONE: 242-1866  
ZIP CODE: 87111

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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

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)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

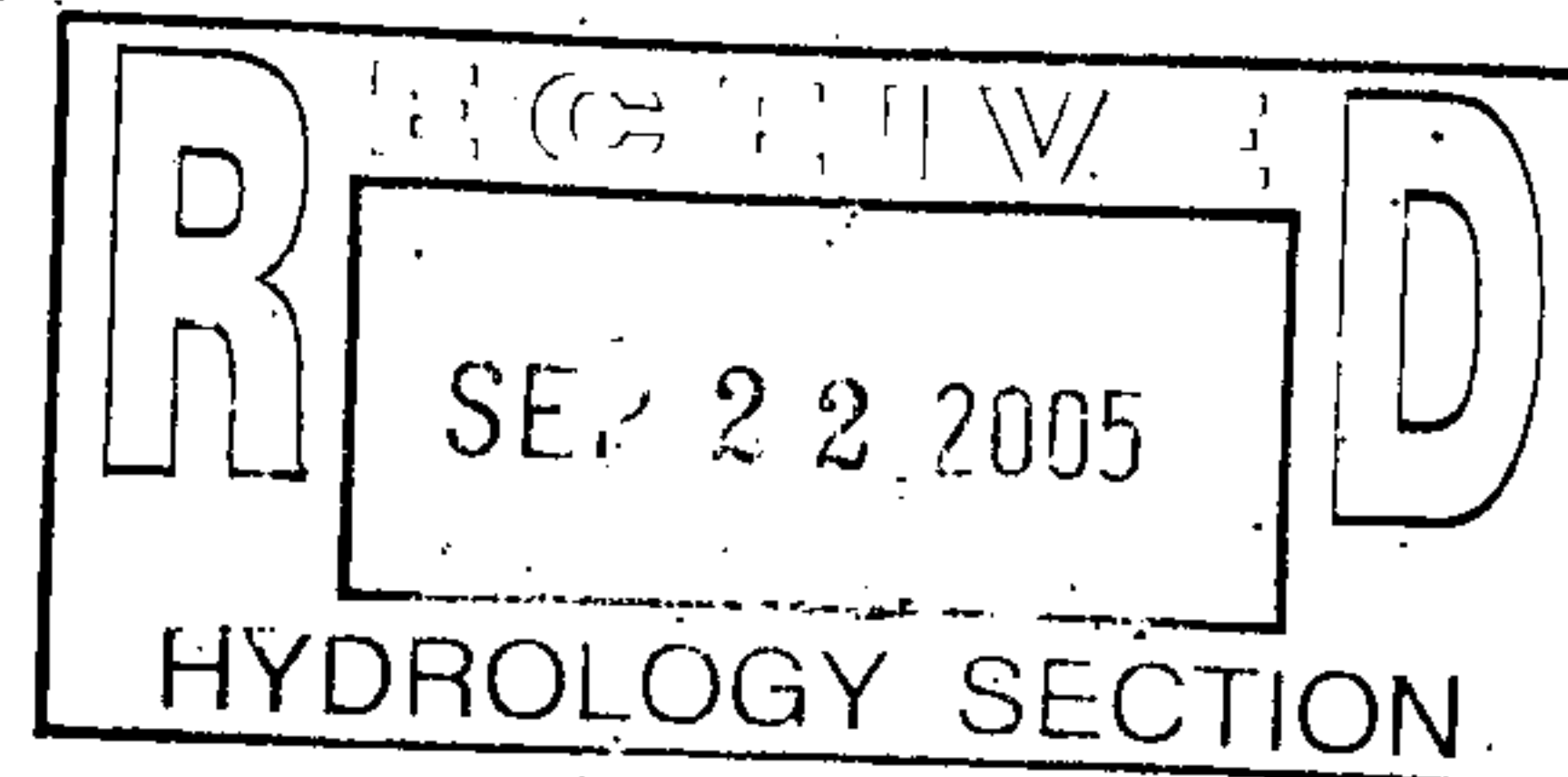
☐ YES

☒ 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 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.

- CLOSING DRIVEPADS ON CHICO
- SIDE WALK REQUIREMENT ON NORTH SIDE OF BUILDING
- EXISTING ADA RAMPS @ 2 INTERSECTIONS ?

Project MW 0539  
September 16, 2005

City of Albuquerque  
Transportation Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico  
87102

Re: 129 Pennsylvania NE  
Traffic Circulation Layout

This 0.457 ac commercial site is currently occupied by a vacant existing building. The building will be renovated and the existing paved parking will be reconfigured to accommodate the proposed parking layout. The existing curb cuts and sidewalks will be retained, while new curb cuts and landscape areas are proposed.

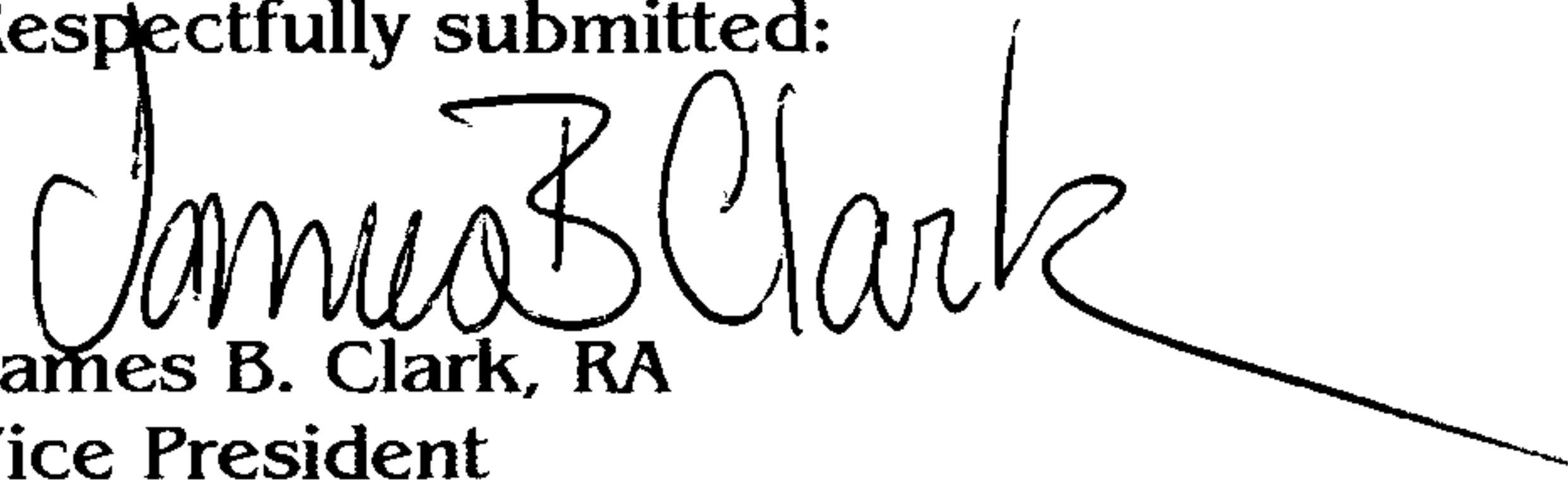
The parking layout was based on 14-16-3-1 Off-Street Parking Regulations:

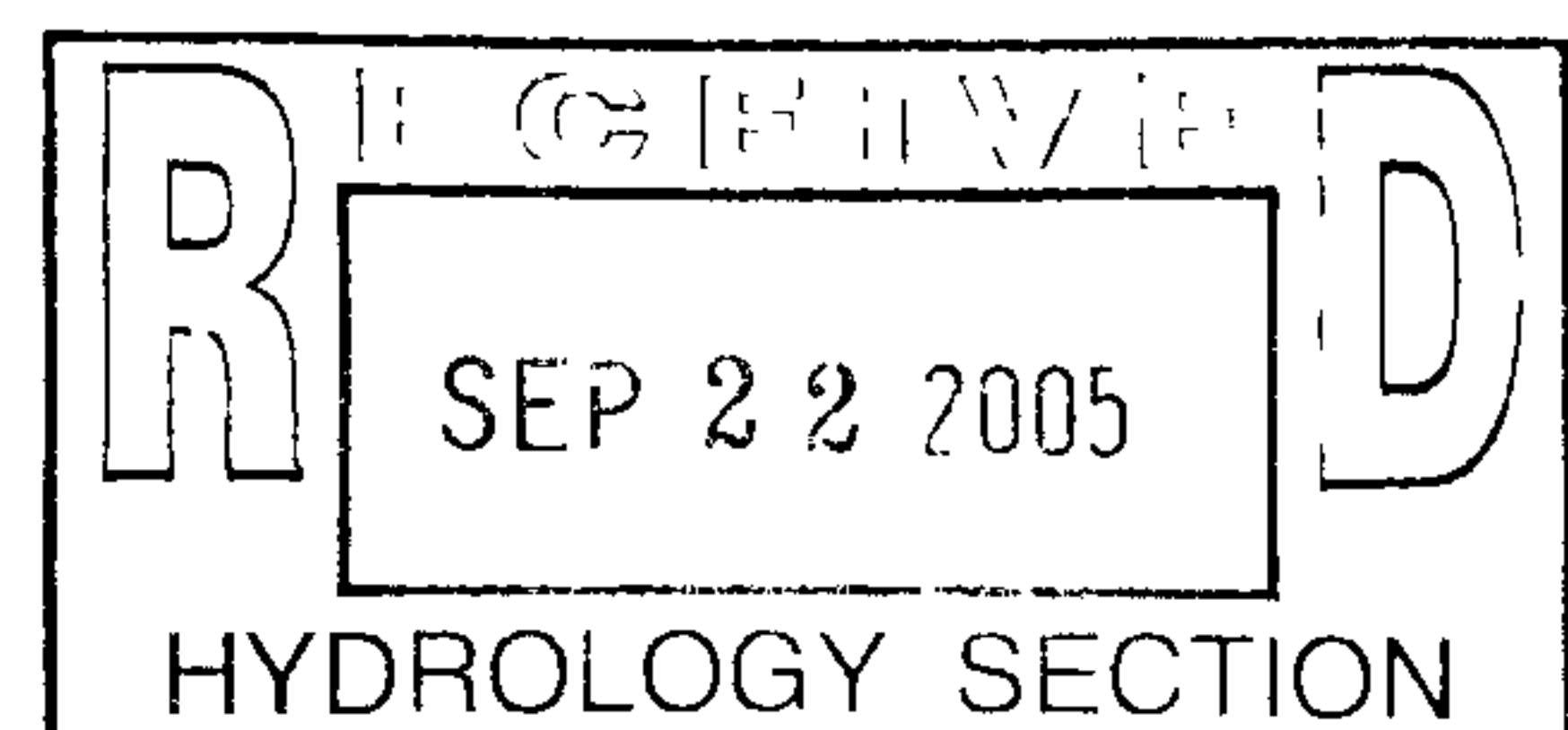
"In zones where off-street parking is required, off-street parking shall be provided for all uses and buildings, except buildings constructed before October 22, 1965 need supply such parking only to the extent on-premise ground space is available."

The proposed construction will be a tenant improvements to the existing 8,800 gross square foot, single story building. This mixed-use building will house a storage warehouse and wholesale market.

Thank you for your consideration of this request.

Respectfully submitted:

  
James B. Clark, RA  
Vice President



**MASTERWORKS ARCHITECTS, INC**

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

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