CITY OF ALBUQUERQUE

November 29, 2012

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Luna Lodge 9119 Central NE
Final Certification of Occupancy – Approved
Engineer's Stamp Date 11/27/2012 (K20/D059)

Dear Mr. Lorenz,

Based on the Certification received 11/29/2012, the site is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: CO Clerk—Katrina Sigala
e-mail

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

November 29, 2012

Garrett Smith, R.A.
Garrett Smith Architects
514 Central Ave. SW
Albuquerque, NM 87102

Re: Luna Lodge, 9119 Central Ave NW
Permanent Certificate of Occupancy – Transportation Development
DRB Project Number 1008256 (K20-D059)
Certification dated 11-27-12

Dear Mr. Smith,

Based upon the information provided in your submittal received 11-28-12, 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.

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: CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

K20/D059

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Luna Lodge ZONE MAP: K-20-Z
DRB#: 10DRB-70268 EPC#: 1008256 WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A, Luna Lodge Motel, Waggoman-Denison Addition, Filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 9, 2010, in Book 2010C, Page 0111
CITY ADDRESS: _____

ENGINEERING FIRM: Brasher Lorenz Consulting Engineers CONTACT: Dennis Lorenz
ADDRESS: 2201 San Pedro Dr. NE PHONE: 888-6188
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

OWNER: Luna Lodge Limited Partnership CONTACT: John Bloomfield
ADDRESS: P.O. Box 51055 PHONE: 505-293-7553
CITY, STATE: Albuquerque, NM ZIP CODE: 87181

ARCHITECT: Garrett Smith Ltd. CONTACT: David Madden
ADDRESS: 514 Central Ave, SW PHONE: 505-766-6968
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

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

CONTRACTOR: Gerald A Martin Ltd CONTACT: Kameron Cheney
ADDRESS: P.O. Box 91450 PHONE: 828-1144
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

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
X_____ 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
X_____ 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

RECEIVED
NOV 28 2012
BY:

DATE SUBMITTED: 28 November 2012 BY: David Madden, Garrett Smith, Ltd.

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.

K-20/D059

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

TRAFFIC CERTIFICATION

Project: Luna Lodge (Ubuntu)

Date: 27 November 2012

DRB Project No: 1008256

Application No: 10-DRB 70268

I, Garrett Smith, New Mexico Registered Architect, Lic. No. 2318, of the firm Garrett Smith Ltd., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 6 August 2010. The record information edited onto the original design document has been obtained by David Madden of the firm Garrett Smith Ltd. I further certify that I have personally visited the project site on 26 November 2012 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

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

Signature of engineer or architect

11/27/12
Date

STATE OF NEW MEXICO
GARRETT SMITH
No. 2318
11/27/12
REGISTERED ARCHITECT

RECEIVED
NOV 28 2012
BY:

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LUNA LODGE ZONE MAP: K-20/D059
DRB#: 10 DRB 70267 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT A, LUNA LODGE MOTEL
CITY ADDRESS: 9119 CENTRAL AVENUE NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: NEW LIFE HOMES INC CONTACT: J. BLOOMFIELD
ADDRESS: 7408 YARWOOD NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD CONTACT: G. SMITH
ADDRESS: 514 CENTRAL AVE SW PHONE: 766-6968
CITY, STATE: ZIP CODE: 87102

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN LTD CONTACT: K. CHENEY
ADDRESS: 8501 JEFFERSON NE PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X 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
- X CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO-19

RECEIVED
NOV 29 2012
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 11-27-12 BY: DENNIS A. LORENZ, PE

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.

Date 11/15/12 Time 11:39

Permit No. 2012008189

Contractor Star

Location General Hodges Buena Ventura to Central

RECEIVED
NOV 29 2012
LAND DEVELOPMENT SECTION

RECEIVED
NOV 29 2012
LAND DEVELOPMENT SECTION

Date: 11/15/12 Time: 11:39

Permit No. 2012008188

Contractor Star

Location: Buena Ventura General Stilwe (7)
to Gen. Hodges NE

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LUNA LODGE ZONE MAP: K-20/D059
DRB#: 10 DRB 70267 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT A, LUNA LODGE MOTEL
CITY ADDRESS: 9119 CENTRAL AVENUE NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: NEW LIFE HOMES INC CONTACT: J. BLOOMFIELD
ADDRESS: 7408 YARWOOD NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD CONTACT: G. SMITH
ADDRESS: 514 CENTRAL AVE SW PHONE: 766-6968
CITY, STATE: ZIP CODE: 87102

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN LTD CONTACT: J. KARNES
ADDRESS: 8501 JEFFERSON NE PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL
- X 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. FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
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- ___ CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TEMP)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ GRADING CERTIFICATION
- ___ OTHER (SPECIFY) SO-19

RECEIVED
NOV 2 2 2011
HYDROLOGY SECTION

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

DATE SUBMITTED: 11·22·11 BY: DENNIS A. LORENZ, PE

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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BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

November 22, 2011

Shahab Biazar, PE
Hydrology Section
City of Albuquerque
Plaza Del Sol, 600 2nd St. NW
Albuquerque, New Mexico 87102

SUBJECT: **LUNA LODGE MOTEL**
Grading and Drainage Plan
Project #1008256 K20/D059

Dear Shahab:

Submitted herewith are 2 copies of the Grading and Drainage Plan dated 9-29-2010 for Luna Lodge. We hereby request the most recently approved Plan, dated 10-06-2011 be withdrawn. This may seem a bit confusing. Let me explain.

After approval by the Environmental Planning Commission and the Development Review Board, the New Mexico Historical Preservation Division ruled that the proposed 2 story building profile not be higher in elevation than the existing historical buildings on-site. That ruling required the finish floor of the proposed building to be lowered by approximately 3 feet. The Grading and Drainage Plan dated 10-06-2011 resulted from that ruling. The revised plan placed the building finish floor below street grade, requiring a retaining wall around the building perimeter, a complicated handicap access plan, and an underground storm sewer. After approval of the revised Plan, value engineering recommended that architectural revisions be made to allow the finish floor to return to it's original position, above street grade. As a result, the Plan dated 9-29-2010 is now the preferred Plan.

Upon your re-approval of the 9-29-2010 Plan, we will update the building permit set and proceed to construction.

Thank you for your assistance. Call me if you have any questions or comments.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/10520
Encl

RECEIVED
NOV 22 2011
HYDROLOGY SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LUNA LODGE ZONE MAP: K-20/D059
DRB#: 10 DRB 70267 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT A, LUNA LODGE MOTEL
CITY ADDRESS: 9119 CENTRAL AVENUE NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: NEW LIFE HOMES INC CONTACT: J. BLOOMFIELD
ADDRESS: 7408 YARWOOD NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD CONTACT: G. SMITH
ADDRESS: 514 CENTRAL AVE SW PHONE: 766-6968
CITY, STATE: ZIP CODE: 87102

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN LTD CONTACT: J. KARNES
ADDRESS: 8501 JEFFERSON NE PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- X 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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- ____ PRELIMINARY PLAT APPROVAL
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- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO-19

RECEIVED
DEC 03 2011
ATTN: SHAHAB
HYDROLOGY SECTION

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

DATE SUBMITTED: 12·6·11 BY: DENNIS A. LORENZ, PE

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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CITY OF ALBUQUERQUE

December 07, 2011

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Luna Lodge 9119 Central NE
Grading and Drainage Plan
Engineer's Stamp dated 12-05-2011 (K20/D059)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 12-06-11, the grading and Drainage Plan is approved for Building Permit, Grading Permit, and SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Martin Pacheco at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Service

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

October 12, 2011

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Luna Lodge 9119 Central NE
Grading and Drainage Plan
Engineer's Stamp dated 10-06-2011 (K20/D059)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 10-07-11, the grading and Drainage Plan is approved for Building Permit, Grading Permit, and SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Martin Pacheco at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Service

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

October 6, 2011

Curtis Cherne, PE
Hydrology Section
City of Albuquerque
Plaza Del Sol, 600 2nd St. NW
Albuquerque, New Mexico 87102

SUBJECT: **LUNA LODGE MOTEL**
Revised Grading and Drainage Plan
Project #1008256 K20/D059

Dear Curtis:

Submitted herewith are 2 copies of the revised Grading and Drainage Plan for Luna Lodge. The Plan is revised to address the comments issued by Paul Olson, PE, in his letter dated July 11, 2011. His comments are addressed as follows:

1. Drainage flows from the north and east buildings discharge to the perimeter streets through roof drains that connect to 4-inch curb penetrations, per COA Standard Drawing 2235. See Keyed Note 9. Drainage from the west buildings is conveyed by a concrete channel and a private storm drain to Buena Vista NE.
2. The section of channel and the sidewalk culvert in question accepts runoff from the western portion of the north building only. The revised plan recommends direct connection of the roof drains to the private storm drain. The channel and sidewalk culvert are un-necessary and have been omitted.
3. All landscaped areas will be depressed to retain the first ½ inch of runoff. See Keyed Note 27.
4. Same as #4.
5. The north refuse pad will be equipped with a grease trap and floor drain connected to the sanitary sewer system. See the attached Plumbing Plan, Sheet P-101, which is a part of the building permit application.
6. The refuse pad will be enclosed by a 6 foot CMU wall. No drainage flows will enter the refuse enclosures.
7. The SO19 notes are provided on the Plan.

Call me if you have any questions or comments.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/10520
Encl

RECEIVED
OCT 7 2011
HYDROLOGY
SECTION

CITY OF ALBUQUERQUE

July 11, 2011

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Luna Lodge 9119 Central NE
Grading and Drainage Plan
Engineer's Stamp dated 6-14-2011 (K20/D059)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 6/21/2011, the above referenced plan cannot be approved for Building Permit until the following comments are addressed.

- How are the flows in the north side, east side and west side leaving the site? Please show all curb cuts.
- Sidewalk culverts are no longer being accepted unless no other means is available. In this case, I believe that depressing the landscape area, placing a Type D inlet and tying into the 18" RCP would be preferred.
- We are asking that all landscape areas are depressed to retain the first ½" of precipitation in order to meet future EPA and city standards. This will also prevent flows from over topping sidewalks.
- The landscape island in the parking lot should contain a curb cut to retain the first ½" of precipitation.
- An inlet going into the SAS via a grease trap is required if a restaurant is using the trash bins.
- Consider adding a side slope to the proposed channel adjacent to the trash bins to keep smaller flows from flowing into trash bin areas.
- A separate permit (SO 19) is required for construction within City ROW. Please include the SO-19 on the plans.

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

If you have any questions, you can contact me at 924-3421 or Rudy Rael at 924-3977. You may wish to add a note requiring detectable warning strips at all ADA access ramps and new curb returns.

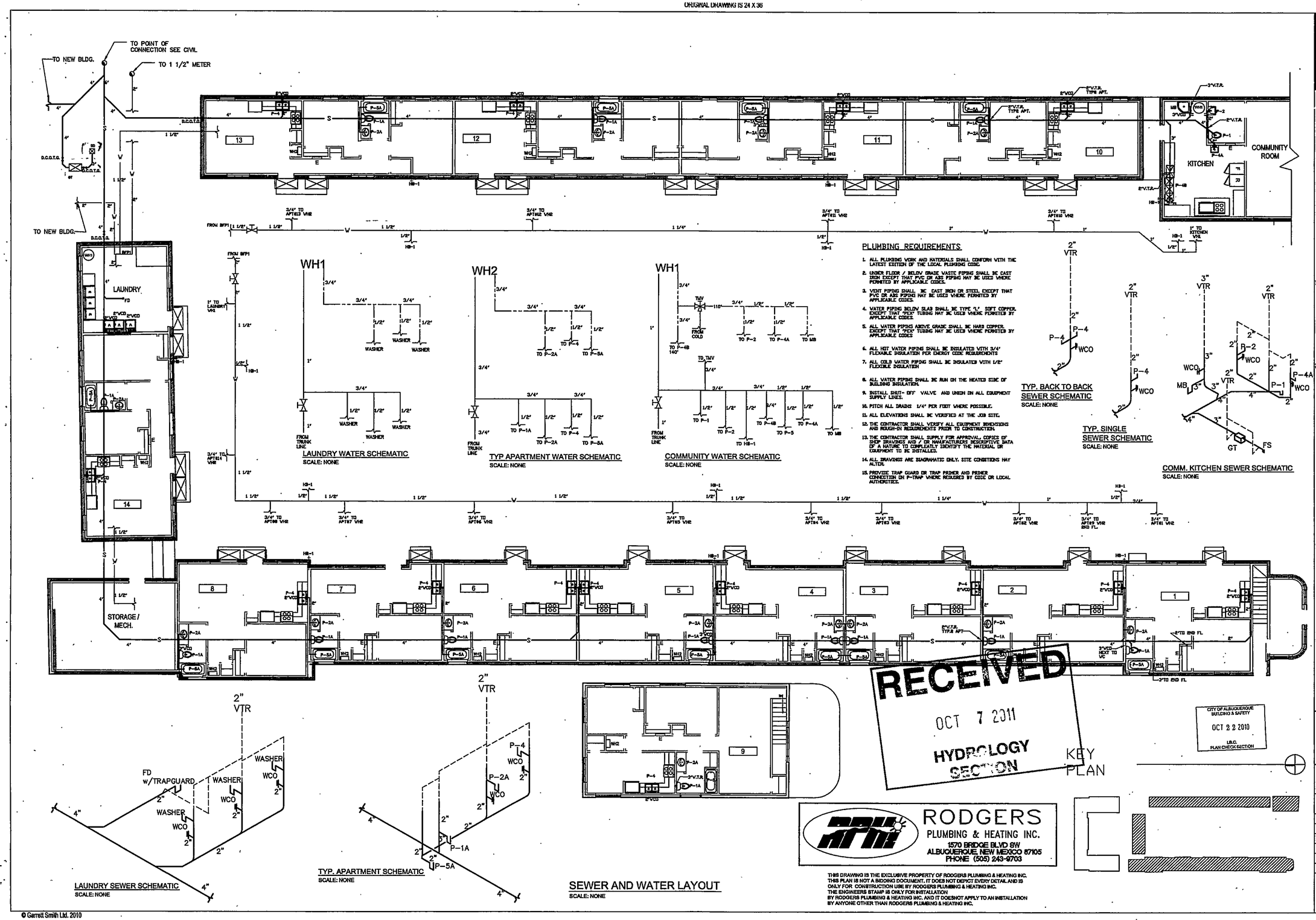
RECEIVED
OCT 7 2011
HYDROLOGY
SECTION

Sincerely,

Paul Olson, P.E., P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RER/PLO
File

ORIGINAL DRAWING IS 24 X 36



PLUMBING REQUIREMENTS

1. ALL PLUMBING WORK AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE LOCAL PLUMBING CODE.
2. UNDER FLOOR / BELOW GRADE WASTE PIPING SHALL BE CAST IRON EXCEPT THAT PVC OR ABS PIPING MAY BE USED WHERE PERMITED BY APPLICABLE CODES.
3. VENT PIPING SHALL BE CAST IRON OR STEEL EXCEPT THAT PVC OR ABS PIPING MAY BE USED WHERE PERMITED BY APPLICABLE CODES.
4. WATER PIPING BELOW SLAB SHALL BE TYPE "L" SOFT COPPER, EXCEPT THAT "PEX" TUBING MAY BE USED WHERE PERMITED BY APPLICABLE CODES.
5. ALL WATER PIPING ABOVE GRADE SHALL BE HARD COPPER, EXCEPT THAT "PEX" TUBING MAY BE USED WHERE PERMITED BY APPLICABLE CODES
6. ALL HOT WATER PIPING SHALL BE INSULATED WITH 3/4" FLEXABLE INSULATION PER ENERGY CODE REQUIREMENTS
7. ALL COLD WATER PIPING SHALL BE INSULATED WITH 1/2" FLEXIBLE INSULATION
8. ALL WATER PIPING SHALL BE RUN ON THE HEATED SIDE OF BUILDING INSULATION.
9. INSTALL SHUT- OFF VALVE AND UNION ON ALL EQUIPMENT SUPPLY LINES.
10. PITCH ALL DRAINS 1/4" PER FOOT WHERE POSSIBLE.
11. ALL ELEVATIONS SHALL BE VERIFIED AT THE JOB SITE.
12. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND ROUGH-IN REQUIREMENTS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL SUPPLY FOR APPROVAL, COPIES OF SHOP DRAWINGS AND / OR MANUFACTURERS DESCRIPTIVE DATA OF A NATURE TO COMPLEATLY IDENTIFY THE MATERIAL OR EQUIPMENT TO BE INSTALLED.
14. ALL DRAWINGS ARE DIAGRAMATIC ONLY. SITE CONDITIONS MAY ALTER.
15. PROVIDE TRAP GUARD OR TRAP PRIMER AND PRIMER CONNECTION ON P-TRAP WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES.

RECEIVED
OCT 7 2011
HYDROLOGY SECTION

CITY OF ALBUQUERQUE BUILDING & SAFETY
OCT 22 2010
I.B.C. PLAN CHECK SECTION

RODGERS
PLUMBING & HEATING INC.
1570 BRIDGE BLVD SW
ALBUQUERQUE, NEW MEXICO 87105
PHONE (505) 243-9703

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GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

STAMP
KERRY L. WALKER
NEW MEXICO
5209
9/12/10
REGISTERED PROFESSIONAL ENGINEER

CONSULTANT

NewLife Homes - Luna Lodge (Ubuntu)

MARK	DATE	DESCRIPTION

ISSUE: CD
PROJECT NUMBER:
FILE:
DRWN. BY: NW
CHKD BY: TW
DATE: SEPT. 15, 2010

P-101
SEWER & WATER LAYOUT

CITY OF ALBUQUERQUE

July 11, 2011

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Luna Lodge 9119 Central NE
Grading and Drainage Plan
Engineer's Stamp dated 6-14-2011 (K20/D059)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 6/21/2011, the above referenced plan cannot be approved for Building Permit until the following comments are addressed.

- How are the flows in the north side, east side and west side leaving the site? Please show all curb cuts.
- Sidewalk culverts are no longer being accepted unless no other means is available. In this case, I believe that depressing the landscape area, placing a Type D inlet and tying into the 18" RCP would be preferred.
- We are asking that all landscape areas are depressed to retain the first ½" of precipitation in order to meet future EPA and city standards. This will also prevent flows from over topping sidewalks.
- The landscape island in the parking lot should contain a curb cut to retain the first ½" of precipitation.
- An inlet going into the SAS via a grease trap is required if a restaurant is using the trash bins.
- Consider adding a side slope to the proposed channel adjacent to the trash bins to keep smaller flows from flowing into trash bin areas.
- A separate permit (SO 19) is required for construction within City ROW. Please include the SO-19 on the plans.

If you have any questions, you can contact me at 924-3421 or Rudy Rael at 924-3977.
You may wish to add a note requiring detectable warning strips at all ADA access ramps and new curb returns.

Sincerely,

Paul Olson, P.E., P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RER/PLO
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Provide Comments as necessary.
cc

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LUNA LODGE ZONE MAP: K-20/D059
DRB#: 10 DRB 70267 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A, LUNA LODGE MOTEL
CITY ADDRESS: 9119 CENTRAL AVENUE NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: NEW LIFE HOMES INC CONTACT: J. BLOOMFIELD
ADDRESS: 7408 YARWOOD NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD CONTACT: G. SMITH
ADDRESS: 514 CENTRAL AVE SW PHONE: 766-6968
CITY, STATE: _____ ZIP CODE: 87102

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN LTD CONTACT: J. KARNES
ADDRESS: 8501 JEFFERSON NE PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO-19

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

RECEIVED
JUN 21 2011
HYDROLOGY SECTION

DATE SUBMITTED: 6.21.11 BY: DENNIS A. LORENZ, PE

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.

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

June 21, 2011

Curtis Cherne, PE
Hydrology Section
City of Albuquerque
Plaza Del Sol, 600 2nd St. NW
Albuquerque, New Mexico 87102

SUBJECT: LUNA LODGE MOTEL
Revised Grading and Drainage Plan
Project #1008256 K20/D059

Dear Curtis:

Submitted herewith is one copy of the revised Grading and Drainage Plan for Luna Lodge. In order to comply with criteria imposed by Historical Preservation the finish floor elevation of the new building located on the north end of the site was lowered approximately 3-feet. This change requires that a storm sewer be constructed to drain the north portion of the site. A DRC submittal is pending for the public portion of the storm sewer.

Call me if you have any questions or comments.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz,PE
Principal

/dl/10520
Encl

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: LUNA LODGE ZONE MAP: K-20/D059
DRB#: 10 DRB 70267 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT A, LUNA LODGE MOTEL
CITY ADDRESS: 9119 CENTRAL AVENUE NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: NEW LIFE HOMES INC CONTACT: J. BLOOMFIELD
ADDRESS: 7408 YARWOOD NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD CONTACT: G. SMITH
ADDRESS: 514 CENTRAL AVE SW PHONE: 766-6968
CITY, STATE: ZIP CODE: 87102

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: GERALD MARTIN LTD CONTACT: J. KARNES
ADDRESS: 8501 JEFFERSON NE PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:
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- ____ DRAINAGE PLAN 1st SUBMITTAL
- X 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)

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- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY)

RECEIVED
OCT 7 2011
HYDROLOGY SECTION

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

DATE SUBMITTED: 10.6.11 BY: DENNIS A. LORENZ, PE

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

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DRB#: 10 DRB 70267 EPC#: WORK ORDER#:

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RECEIVED
SEP 30 2010
HYDROLOGY SECTION

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

$50.00

DATE SUBMITTED: 9.30.10 BY: DENNIS A. LORENZ, PE

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