

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 26, 2008

Mark E. Weaver, Registered Architect
1245 Princeton Dr. NE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
Rex Lewis Storage Building, [K-21 / D032]
236 Muriel NE
Architect's Stamp Dated 06/24/08

P.O. Box 1293

Dear Mr. Weaver:

Albuquerque

The TCL / Letter of Certification submitted on June 25, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

Milo 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: Rex Lewis Storage Building ZONE MAP/DRG. FILE # K-21/D032
DRB#: _____ EPC#: _____ WORK ORDER#: 1-21-2

LEGAL DESCRIPTION: Lots 11 and 12, Block 18, East Central Business Addition
CITY ADDRESS: 236 Muriel NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Rex Lewis
ADDRESS: PO Box 1142
CITY, STATE: Edgewood, NM

CONTACT: Rex Lewis
PHONE: 620-5363
ZIP CODE: 87015

ARCHITECT: MW Architecture
ADDRESS: 1245 Princeton Dr NE
CITY, STATE: Albuquerque NM

CONTACT: Mark Weaver
PHONE: 255-8046
ZIP CODE: 87106

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

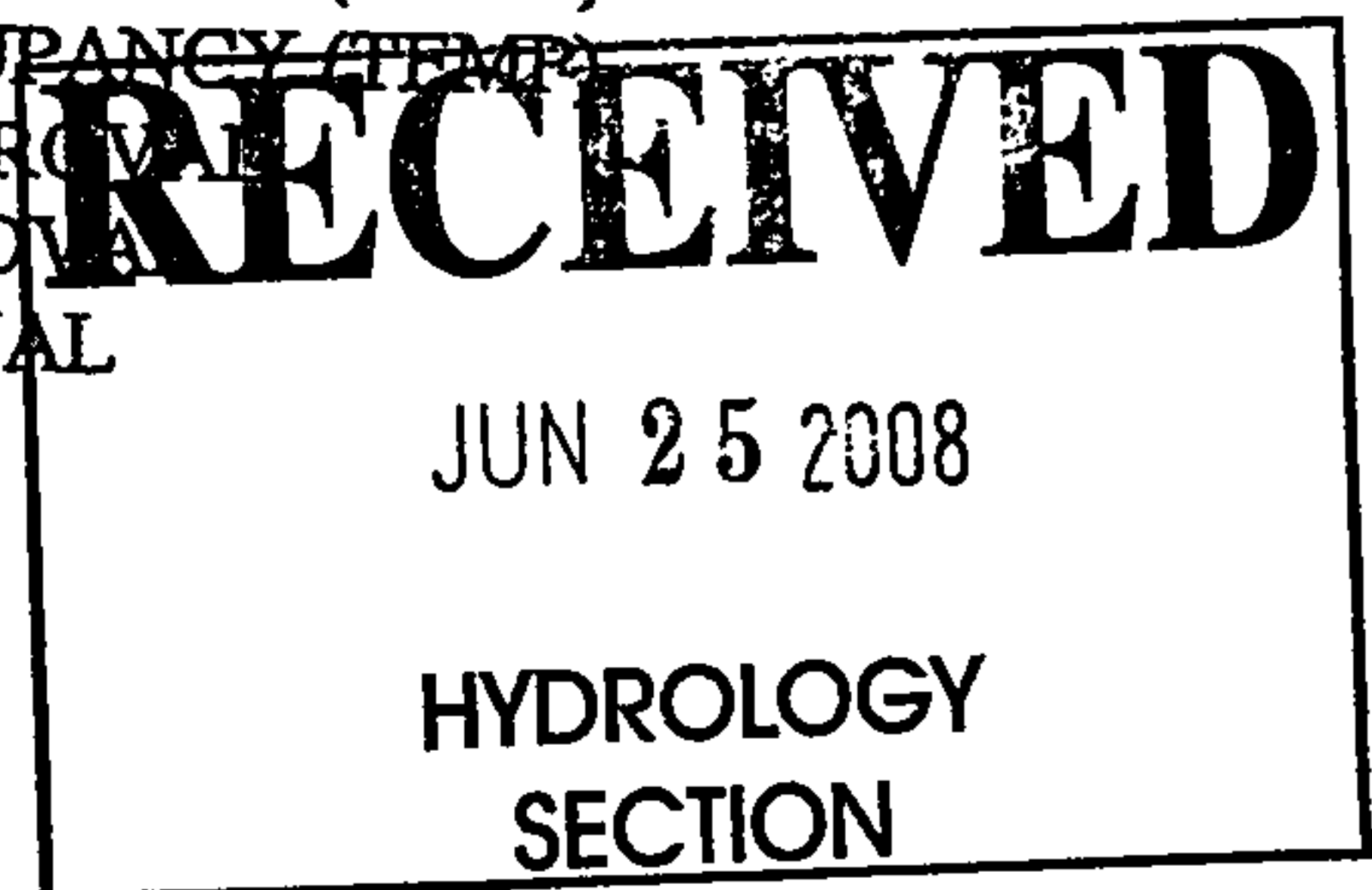
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

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

SUBMITTED BY: Mark Weaver MW DATE: 06-25-08

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.



CITY OF ALBUQUERQUE



April 4, 2008

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

Re: Rex Lewis Office/ Warehouse, 236 Murial Ave. NE,
Approval of Permanent Certificate of Occupancy (C.O.), Engineer's Stamp
dated 10/05/06 (K-21/D032)
Certification dated 4/04/08

Mr. Sabay:

PO Box 1293

Based upon the information provided in your submittal received 4/04/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

www.cabq.gov

C: CO Clerk – Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: REX LEWIS OFFICE/WAREHOUSE
DRB #: PC#:

ZONE MAP/DRG. FILE # K21-D32
WORK ORDER#:

LEGAL DESCRIPTION: LOT 11A, BLOCK 18, EAST CENTRAL BUSINESS ADDITION
CITY ADDRESS: 236 MURIAL AVENUE N.E.

ENGINEERING FIRM:
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: ALBUQUERQUE, NEW MEXICO

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

OWNER: REX LEWIS
ADDRESS:
CITY, STATE:

CONTACT: REX
PHONE: 620-5363
ZIP CODE:

ARCHITECT: MARK WEAVER
ADDRESS:
CITY, STATE:

CONTACT: MARK
PHONE: 255-8046
ZIP CODE:

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT
PHONE:
ZIP CODE:

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☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
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☐ NO
☐ COPY PROVIDED

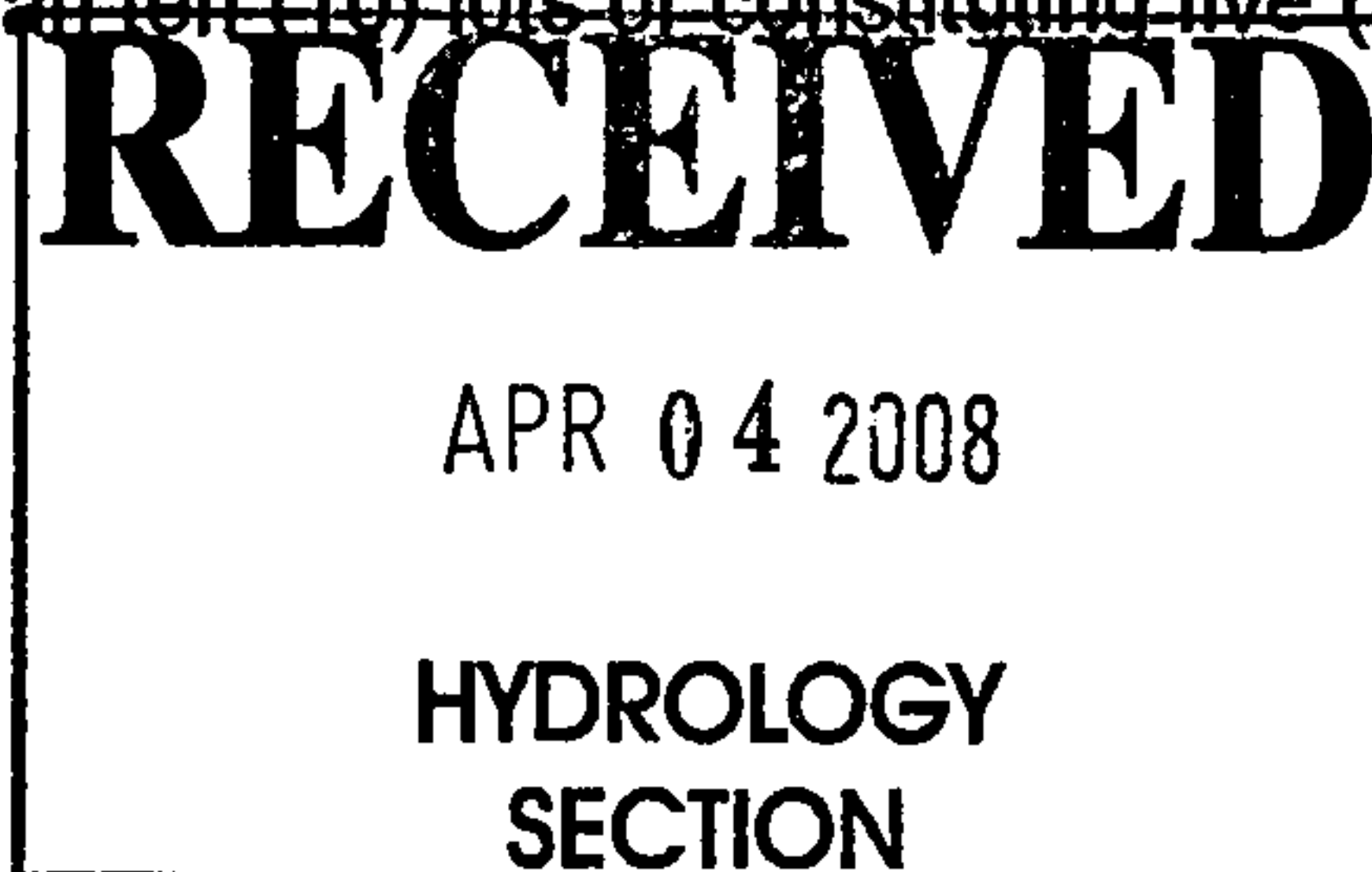
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☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

DATE SUBMITTED: 4/4/2008 BY: Bernie J Montoya

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:

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CITY OF ALBUQUERQUE



October 12, 2006

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

**Re: Rex Lewis Office and Warehouse, 236 Murial Avenue NE, Grading and
Drainage Plan
Engineer's Stamp dated 10-05-06 (K21-D32)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 10-06-06, 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.

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.

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Edward Elwell, DMD Street / Storm Maintenance
Antoinette Baldonado, Construction Services
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: REX LEWIS OFFICE/WAREHOUSE
DRB #: PC#:

ZONE MAP/DRG. FILE # K21-D32
WORK ORDER#:

LEGAL DESCRIPTION: LOT 11A, BLOCK 18, EAST CENTRAL BUSINESS ADDITION
CITY ADDRESS: 236 MURIAL AVENUE N.E.

ENGINEERING FIRM:
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: ALBUQUERQUE, NEW MEXICO

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

OWNER: REX LEWIS
ADDRESS:
CITY, STATE:

CONTACT: REX
PHONE: 620-5363
ZIP CODE:

ARCHITECT: MARK WEAVER
ADDRESS:
CITY, STATE:

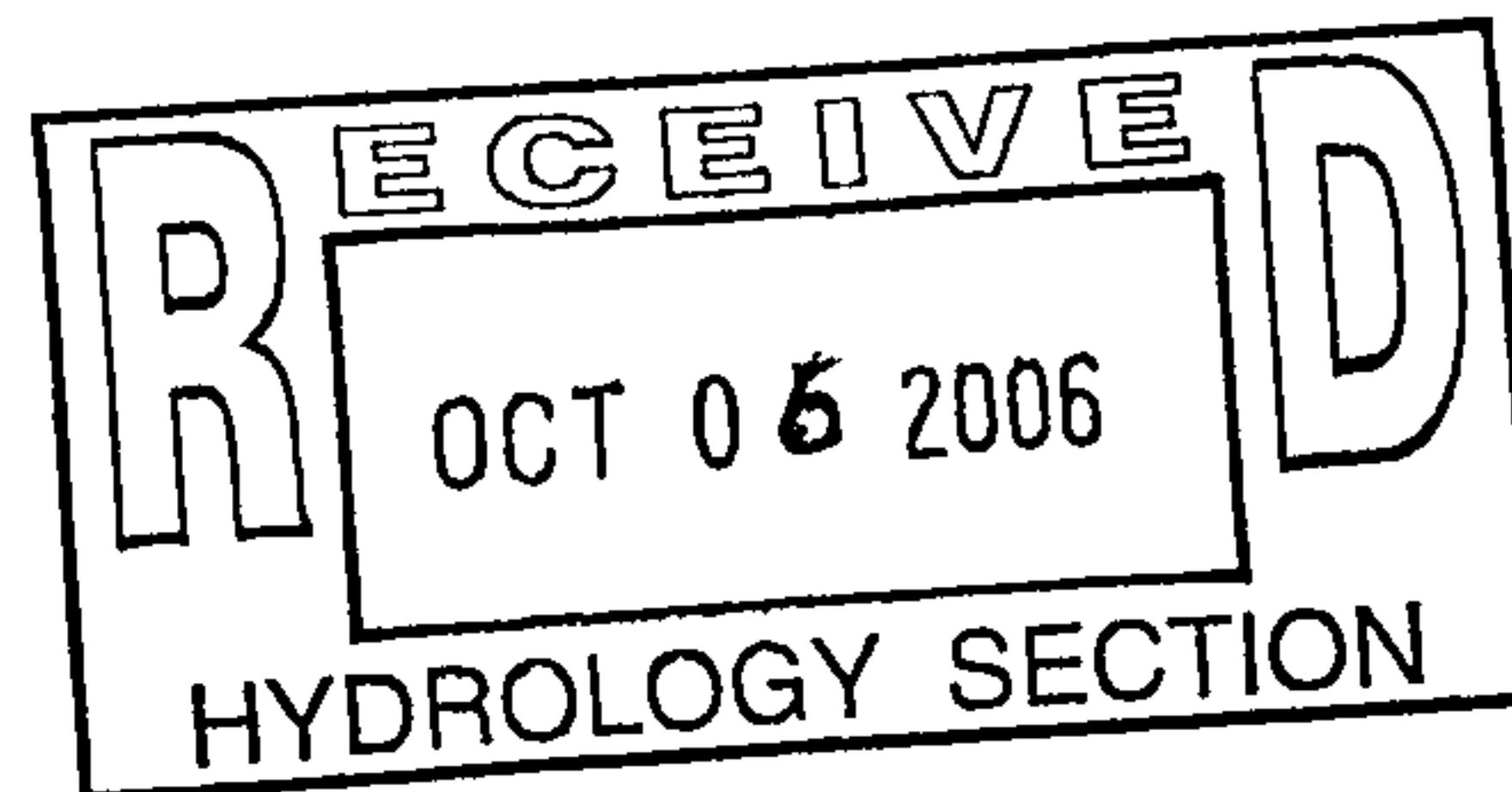
CONTACT: MARK
PHONE: 255-8046
ZIP CODE:

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
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ PAVING PLAN
☐ TCL
☒ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

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☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

DATE SUBMITTED: 10/6/2006 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 define 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



**Planning Department
Transportation Development Services Section**

October 4, 2006

Mark Weaver
MW Architecture
1245 Princeton Dr NE
Albuquerque, NM 87106

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Rex Lewis Storage Building [K-21/D-32]
(236 Muriel NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 09-20-2006

Dear Mr. Weaver,

The TCL submittal dated 10-03-2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. 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 needs stamp 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,

Kristal Metro, PE
Senior Engineer
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: Rex Lewis Storage Building ZONE MAP/DRG. FILE # K-21/D32
DRB#: _____ EPC#: _____ WORK ORDER#: L-21-7

LEGAL DESCRIPTION: Lots 11 and 12, Block 18, East Central Business Addition
CITY ADDRESS: 236 Muriel NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Rex Lewis
ADDRESS: Po Box 1142
CITY, STATE: Edgewood NM

CONTACT: Rex Lewis
PHONE: 620-5363
ZIP CODE: 87015

ARCHITECT: MW Architecture
ADDRESS: 1245 Princeton Dr NE
CITY, STATE: Albuquerque NM

CONTACT: Mark Weaver
PHONE: 255-8046
ZIP CODE: 87106

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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☐ FOUNDATION PERMIT APPROVAL
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☐ 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:

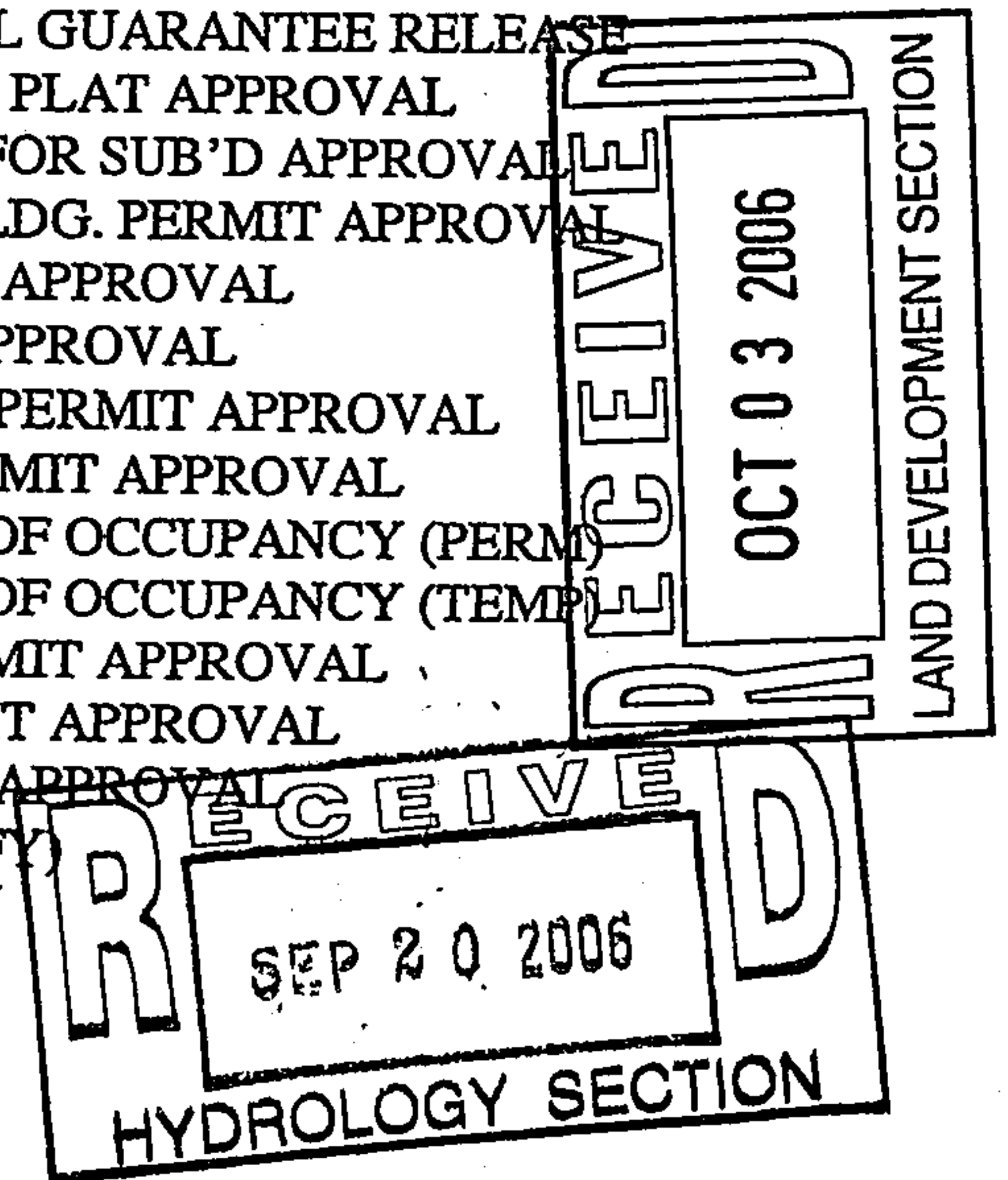
- ☒ YES
☐ NO
☒ COPY PROVIDED

SUBMITTED BY: Mark Weaver MW DATE: 9-20-06

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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M. P. OK APPROVED
Size of
Plan???



- ~~SW~~ North of Drive PAD
- ENSURE Drive pad conforms to 3' @ 2% cross slope
move ADA ACCESS to ~~BACK~~ of property LINE
- Move SIDEWALKS to property LINE
- ~~Accession~~
- PLAN NEEDS TO BE 24" x 36"
- ADA PARKING

Ask WG

Extents of sidewalk replacement req'd



Must have the 3', 2%
cross access across
the drive pad

How will the 3', 2%
path work w/ this?

- rest of SW
can be left as is

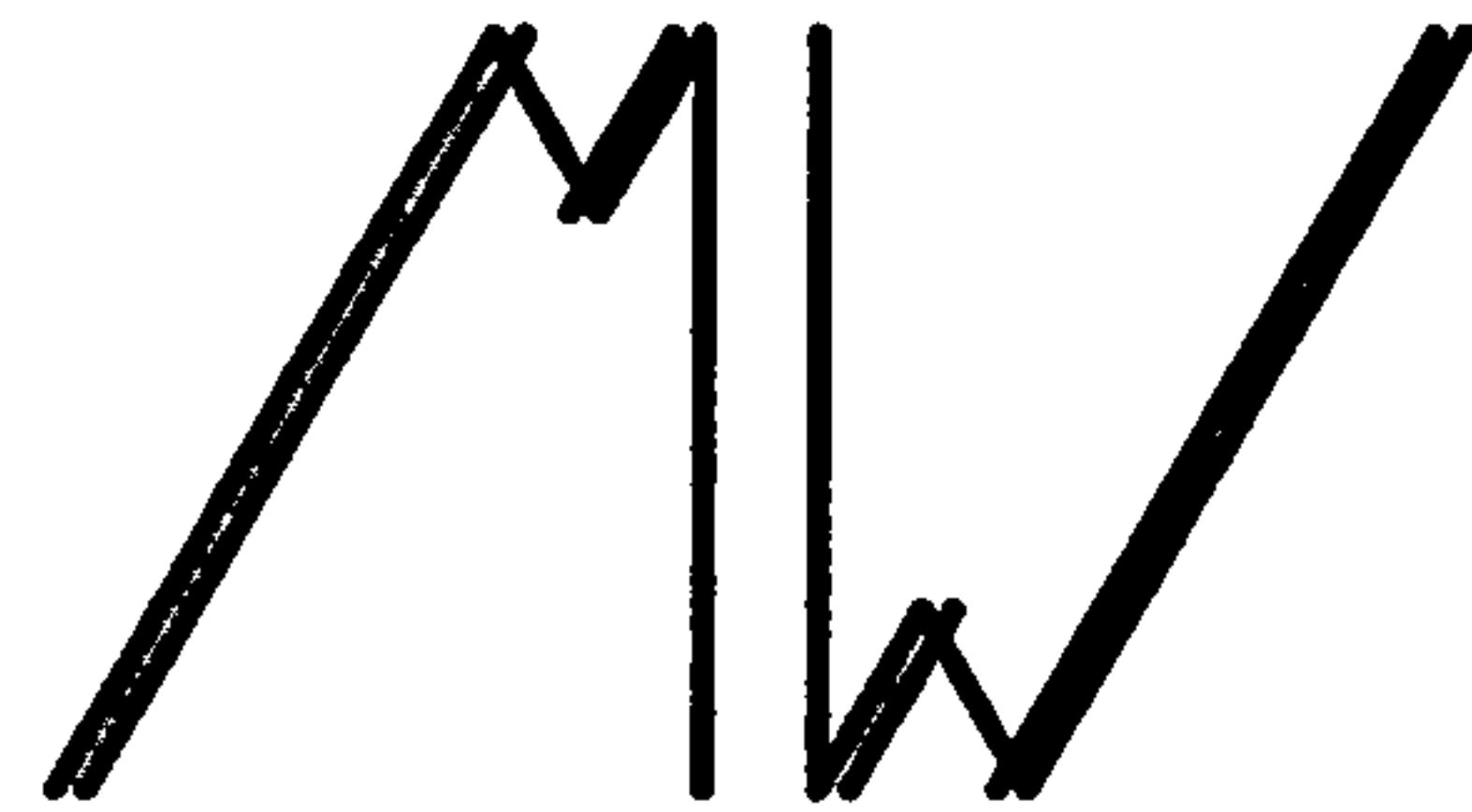
Can the wheelchair path enter the driving area?

Aisle cannot be part of driving aisle
- move the door?

20 September 2006

to
Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque

ref
Weingardt Retail Building
4800 Pan American Frwy NE, Albuquerque, NM



ARCHITECTURE

1245 PRINCETON DR. NE
ALBUQUERQUE, NM 87106
(505) 255-8046

Mr. Salgado-Fernandez

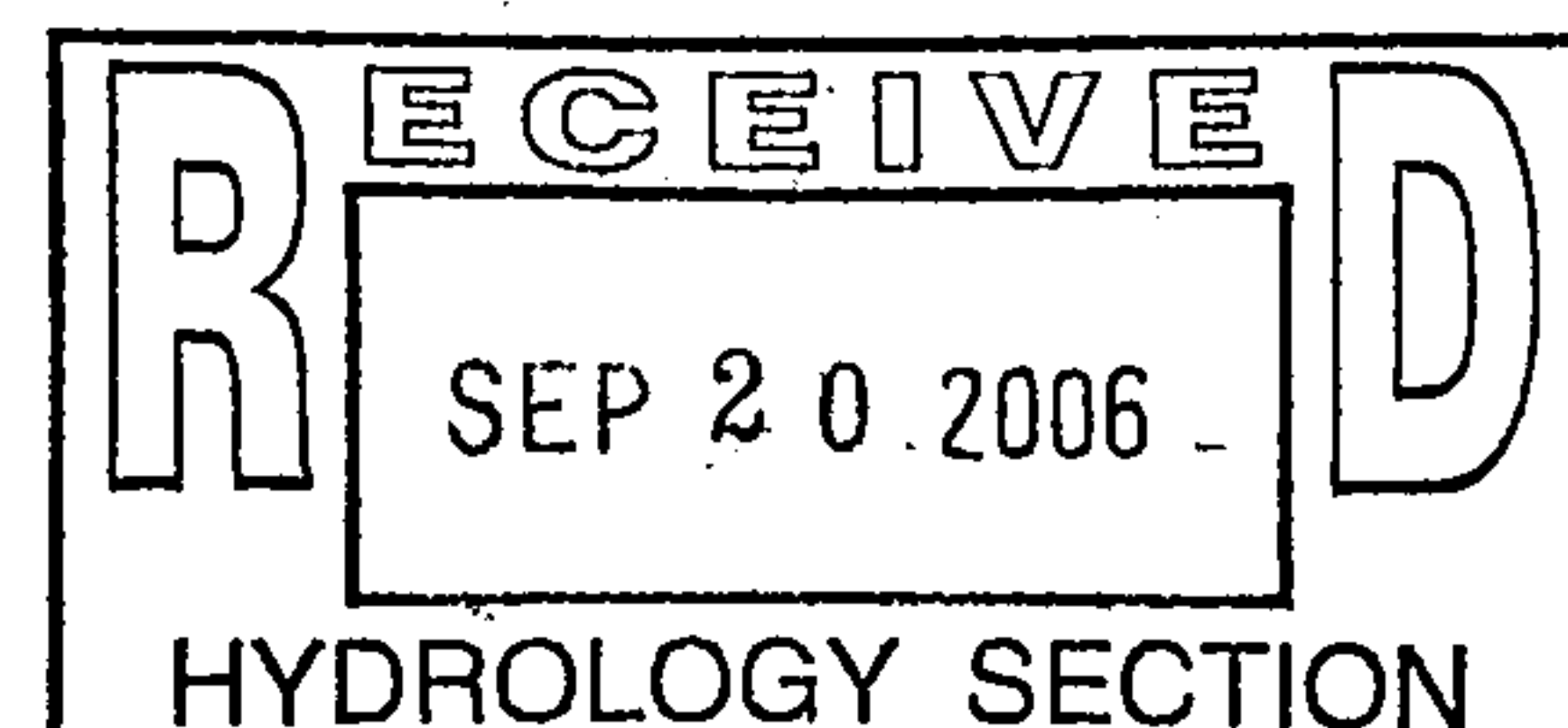
Attached is my submittal of the Site Plan (2 copies) for this project, for TCL review. I have attached a copy of the notes from our meeting on 8-31-06.

This project is the construction of a new 5,000 sf one-story commercial (storage) building, including paved parking, concrete drivepad, landscaping, and related site improvements.

Please contact me if I can provide any other information for you to process this submittal.
Thank you.

Sincerely

Mark E. Weaver
NM Archt. Reg. No. 2036
(505) 255-8046



CITY OF ALBUQUERQUE



October 4, 2006

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

**Re: Rex Lewis Office and Warehouse, 236 Murial Avenue NE, Grading and
Drainage Plan
Engineer's Stamp dated 9-24-06 (K21-D32)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 9-26-06, 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

1. Provide a detail of the trash enclosure pad showing the corner elevations and the drain's top of grate elevation.
2. Check your proposed areas; they do not add up to the total site area. Please correct this and amend your flow calculations.
3. Refer to City Standard number 2236, not 2246 for the proposed sidewalk culvert.
4. Update your SO#19 notes, using the sample notes provided.
5. You list an old and new legal description. Are you replatting this lot? If so, you must apply for preliminary plat approval.
6. Please provide a detail for the refuse pad. This detail should shown the elevation at each corner of the pad and the top of grate elevation.

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

K-21/D32

PROJECT TITLE: REX LEWIS OFFICE/WAREHOUSE
DRB #: PC#:

ZONE MAP/DRG. FILE # L21-D
WORK ORDER#:

LEGAL DESCRIPTION: LOT 11A, BLOCK 18, EAST CENTRAL BUSINESS ADDITION
CITY ADDRESS: 236 MURIAL AVENUE N.E.

ENGINEERING FIRM:
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: ALBUQUERQUE, NEW MEXICO

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

OWNER: REX LEWIS
ADDRESS:
CITY, STATE:

CONTACT: REX
PHONE: 620-5363
ZIP CODE:

ARCHITECT: MARK WEAVER
ADDRESS:
CITY, STATE:

CONTACT: MARK
PHONE: 255-8046
ZIP CODE:

SURVEYOR:
ADDRESS:
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CONTACT:
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- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ PAVING PLAN
- ☐ TCL
- ☐ RESUBMITTAL

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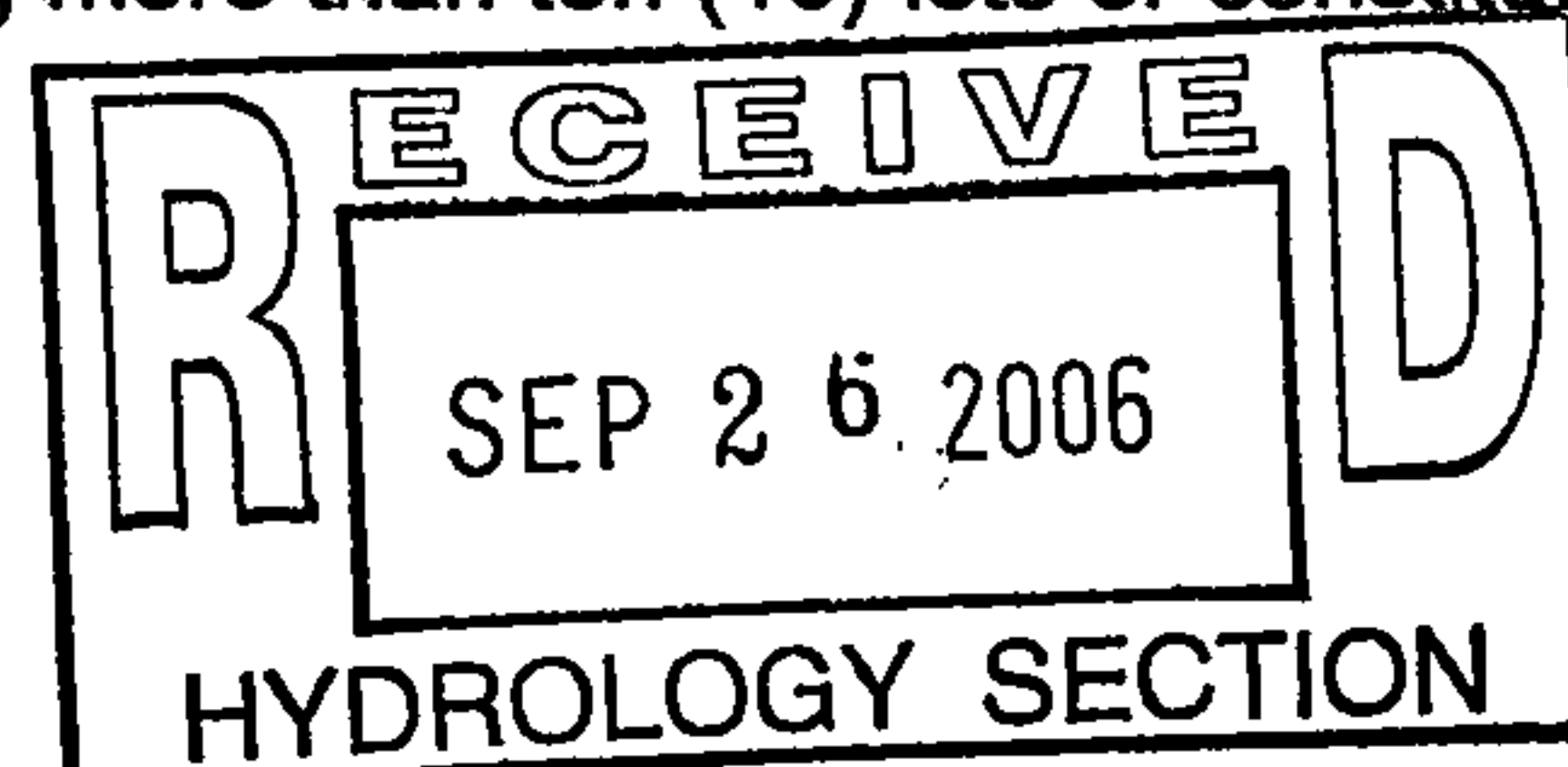
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- ☐ PAVING PERMIT APPROVAL
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DATE SUBMITTED: 9/26/06 BY: *Bernie J. Montoya*

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:

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~~Revise through detail~~

Check proposed areas - treatment B 0.0525 Ac
treatment D 0.2386 Ac

0.2911 Ac \neq Total Area

revise proposed areas
and update discharge calcs

Refer to City Std 2236 for SW culvert

Update 5019 notes

note 3 - revise phone number - 260-1990

Provide a detail for the refuse pad

- detail should show four corner elevations
and top of grate elevation

Are you replatting this?