

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 19, 2023

Craig Calvert
Modulus Architects
100 Sun Ave. NE, Suite 600
Albuquerque, NM 87109

Re: Shell Alterations & Dock Addition
5001 Montgomery Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 08-08-22 (F17-D013E)
Certification dated 05-08-23

Dear Mr. Calvert,

Based upon the information provided in your submittal received 05-09-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please finish the construction on the rear of building A22.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: LL Shell Alterations & Dock Addition **Building Permit #:** BP-2022-36578 **Hydrology File #:** _____
DRB#: _____ **EPC#:** PR-2020-003287/SI-2022-01769 **Work Order#:** _____
Legal Description: Tract D-1-A of Tracts D-1-A and D-1-B Montgomery Plaza
City Address: 5001 Montgomery Blvd NE, Suites 22 & 23

Applicant: Modulus Architects Inc. **Contact:** Craig Calvert
Address: 100 Sun Ave. NE, Suite 600
Phone#: 505-338-1499 **Fax#:** _____ **E-mail:** ccalvert@modulusarchitects.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 5-8-2023 **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

May 8, 2023

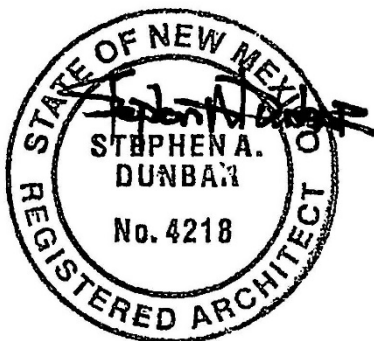
RE: Traffic Certification for Landlord Shell Alterations & Dock Addition @ 5001 Montgomery Blvd. NE, Suite A22 & A23 (File #SI-2022-01769, Project #PR-2020-003287, Permit Number BP-2022-36578)

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Architectural Site Plan (AA), dated 8-8-22. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 5-8-23 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented hereon 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.

Sincerely,



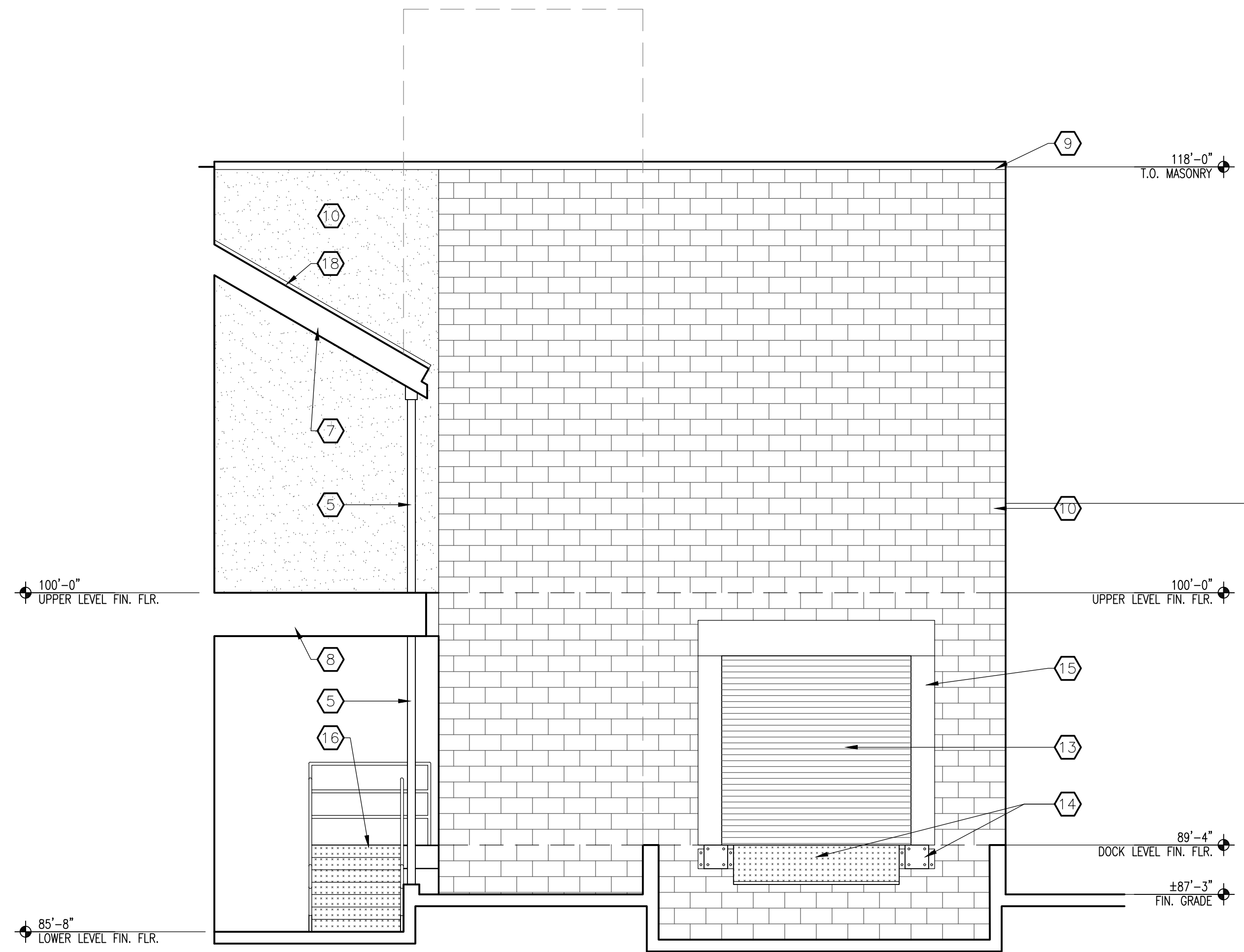
Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1001

ADMINISTRATIVE AMENDMENT

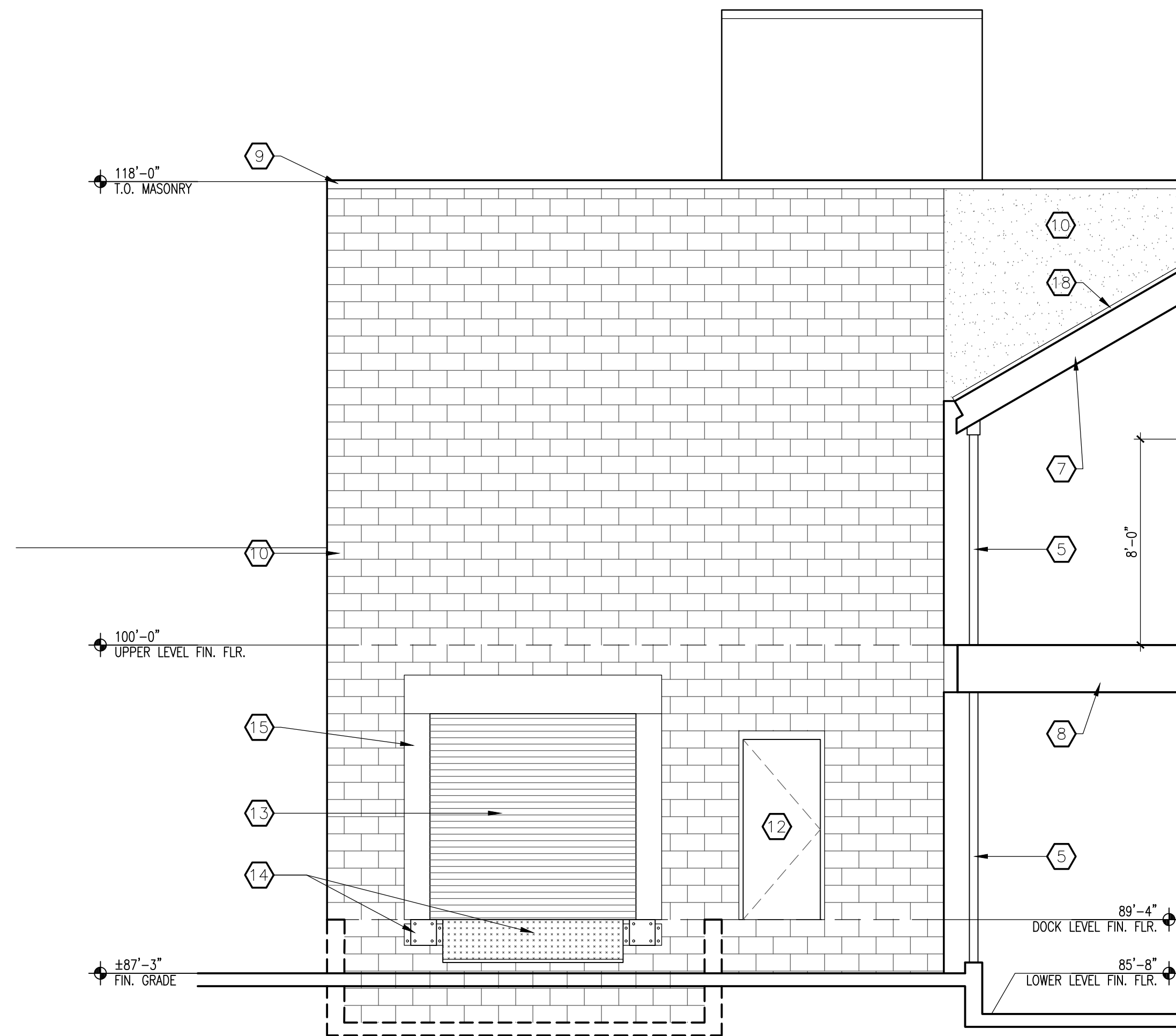
FILE #: _____ PROJECT #: _____

APPROVED BY

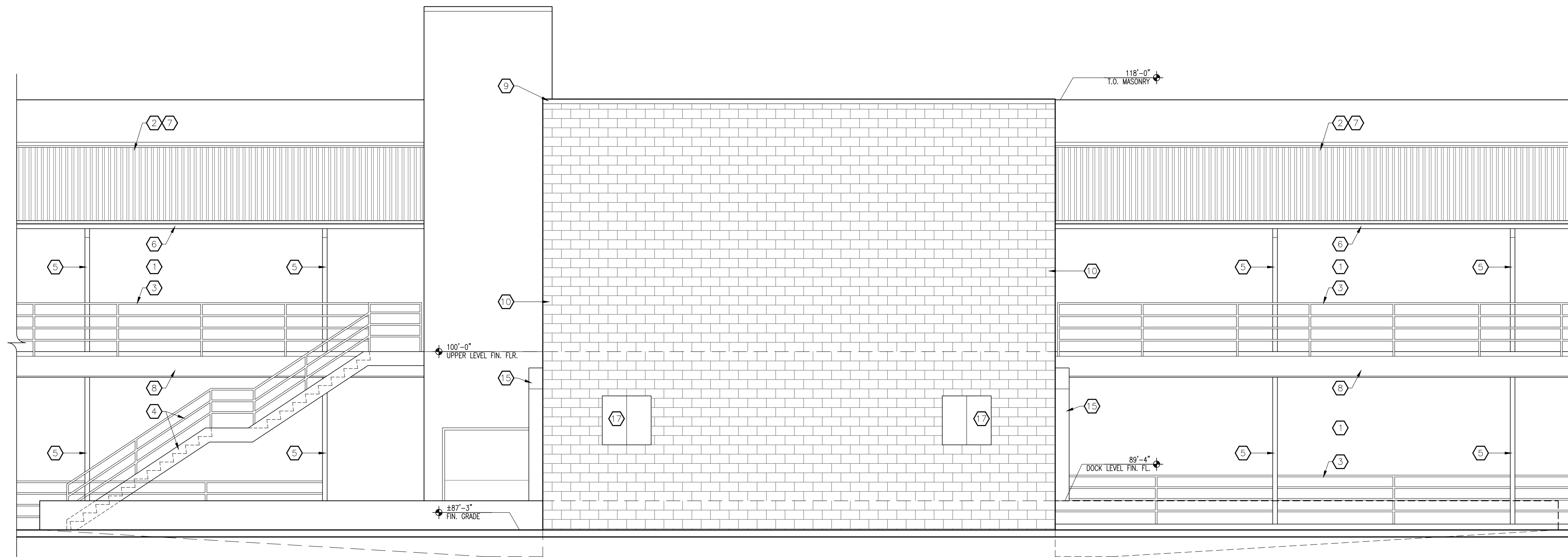
DATE



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CMU UNLESS NOTED OTHERWISE.
- REFER TO SHEET G-001 FOR REFERENCE SYMBOLS.
- DARK DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE DEMOLISHED.

KEYED NOTES:

- EXISTING CMU TO REMAIN
- EXISTING METAL ROOF TO REMAIN.
- EXISTING PIPE RAIL TO REMAIN.
- EXISTING METAL STAIR AND RAILING TO REMAIN.
- EXISTING STEEL COLUMNS TO REMAIN
- EXISTING METAL GUTTER TO REMAIN.
- EXISTING ROOF STRUCTURE TO REMAIN.
- EXISTING CATWALK STRUCTURE TO REMAIN.
- PRE-FINISHED METAL PARAPET COPING, COLOR TO MATCH ADJACENT FINISH.
- PAINTED CMU, COLOR TO MATCH ADJACENT BUILDING
- 2-COAT STUCCO SYSTEM, COLOR TO MATCH ADJACENT BUILDING
- HOLLOW METAL DOOR AND FRAME AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH.
- ROLLING METAL SERVICE DOOR AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH.
- DOCK BUMPER AND EDGE-OF-DOCK LEVELER.
- DOCK SEAL
- METAL STAIR WITH DIAMOND PLATE TREADS AND RISERS, REFER TO STRUCTURAL FOR DETAILS.
- BI PARTING COMPACTOR DOORS AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH
- METAL RAKE FLASHING @ TRANSITION TO EXISTING METAL ROOFING.

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



8/8/2022

PROJECT TITLE
LL SHELL ALTERATIONS & ADDITION
5001 MONTGOMERY BLVD. NE, SUITES A22 & A23
ALBUQUERQUE, NM

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
--

DRAWN BY:
CDC

SHEET TITLE
EXTERIOR ELEVATIONS

DATE:
08/08/2022

SCALE:
AS NOTED

Sheet:
A201