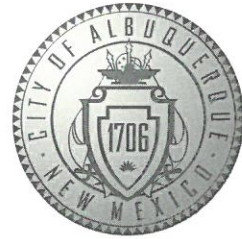


CITY OF ALBUQUERQUE



February 28, 2019

Donald Duneman P.E.
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

**Re: APS Montgomery Complex
3315 Louisiana Blvd, 87110
30-Day Temporary Certificate of Occupancy- Traffic Certification Only
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-25-17 (G18D048)
Certification dated 2-5-19**

Dear Mr. Duneman

Based upon the information provided in your submittal received 2-28-19, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. 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 Transportation Department must receive a complete acceptable submittal package from the applicant including

1. The Work Order must be closed out and accepted by the City of Albuquerque.
2. Please add motorcycle signs.
3. Please remove construction equipment, trash containers, temporary fencing, debris and rock piles from parking lot.
4. Please close unused curb cut at SE corner of Louisiana next to channel.
5. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

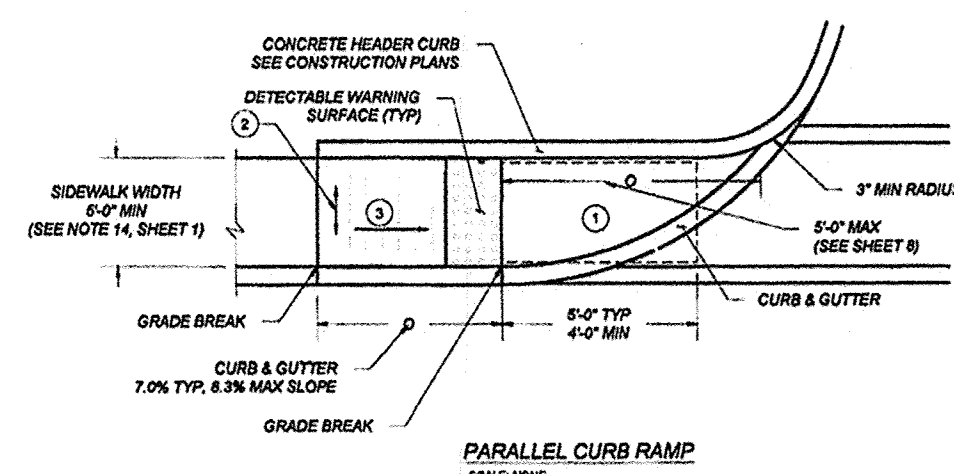
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

M:\MSD14-600-070-012_DISCIPLINES_SHEETS - CIVIL_PDC14607001_SITE_LL.DWG 4/26/2017 9:16 AM TCL

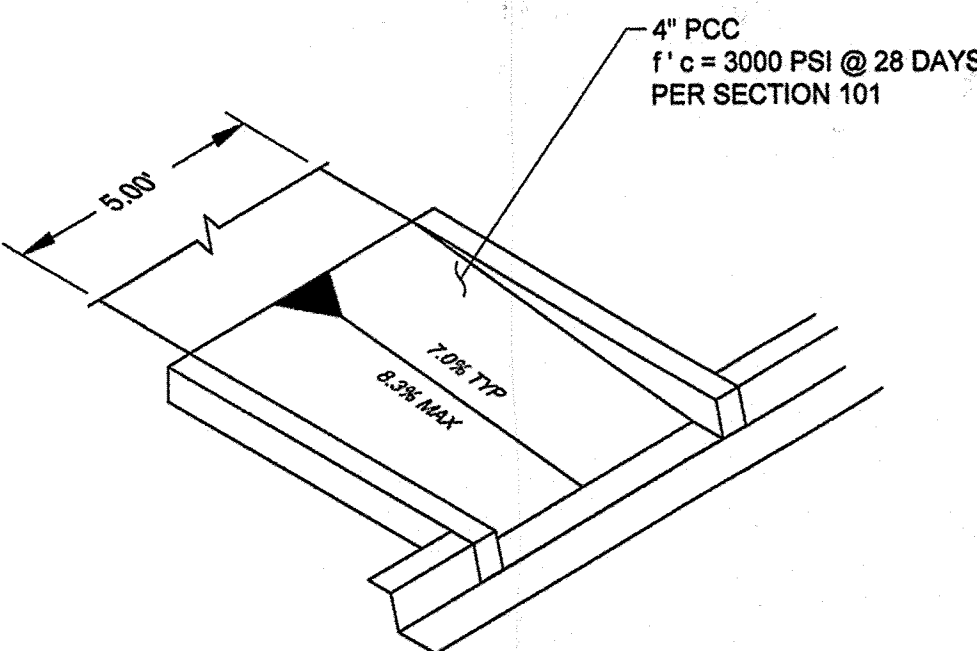
DIAGONAL PARALLEL CURB RAMP

SCALE: NTS NMDOT STD DWG 608-001-4



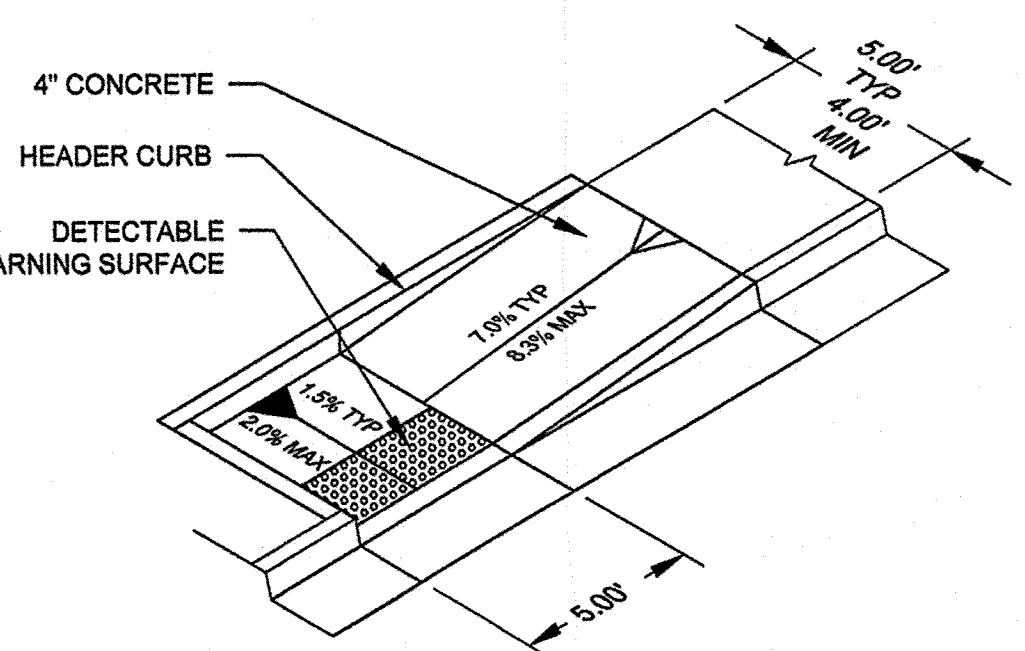
UNIDIRECTIONAL CURB RAMP

SCALE: NTS NMDOT STD DWG 608-001-3



PERPENDICULAR CURB RAMP

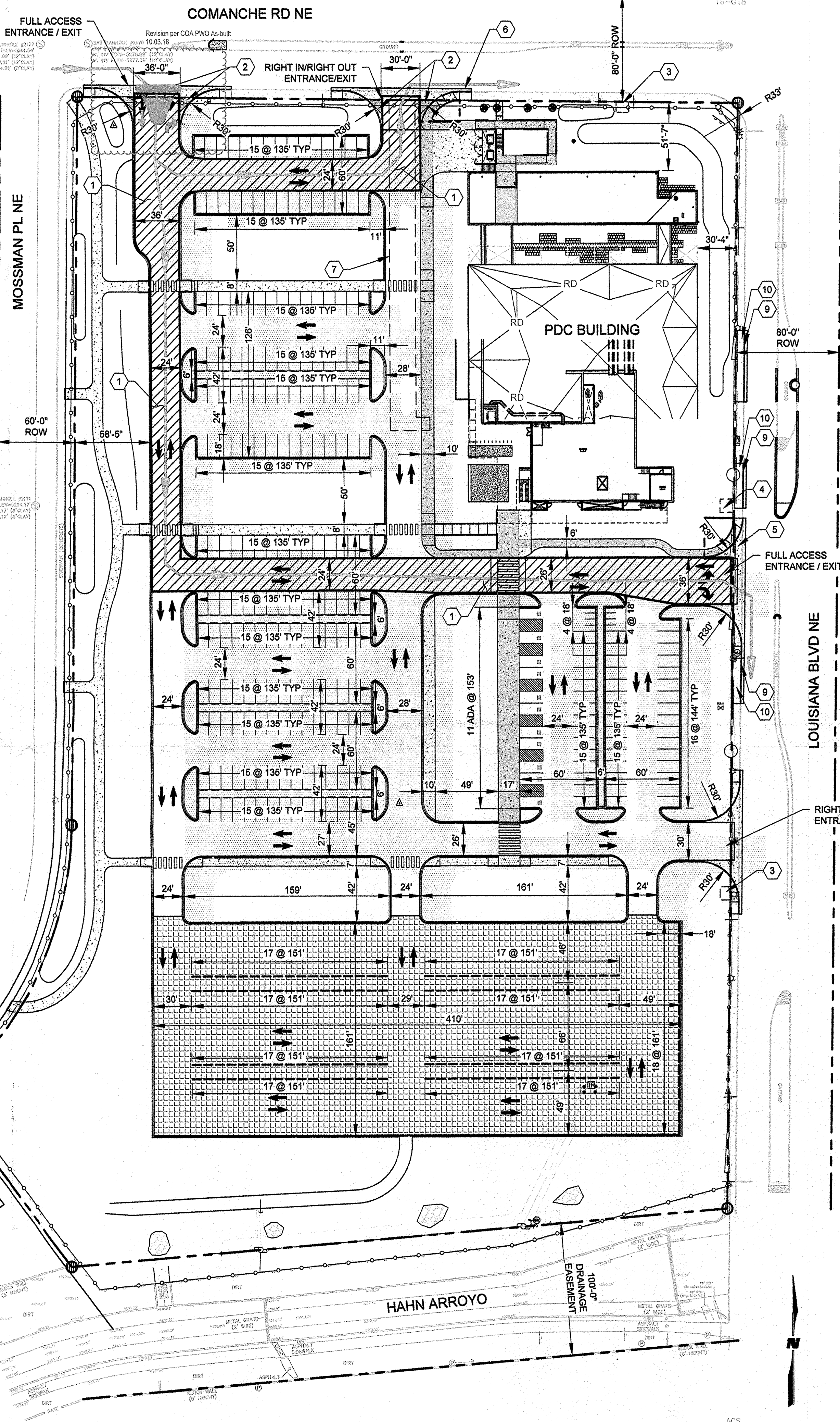
SCALE: NTS



PARALLEL CURB RAMP

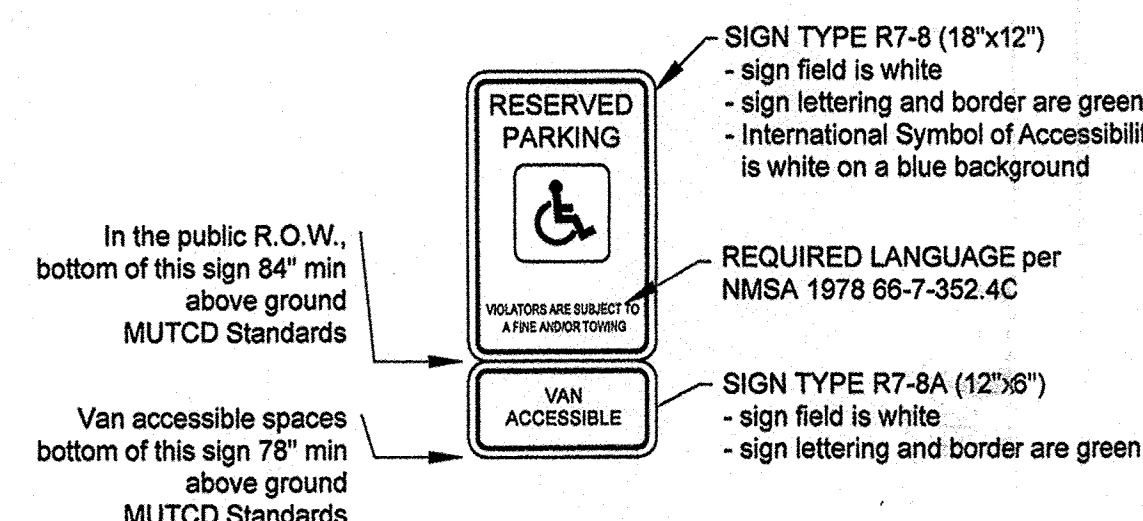
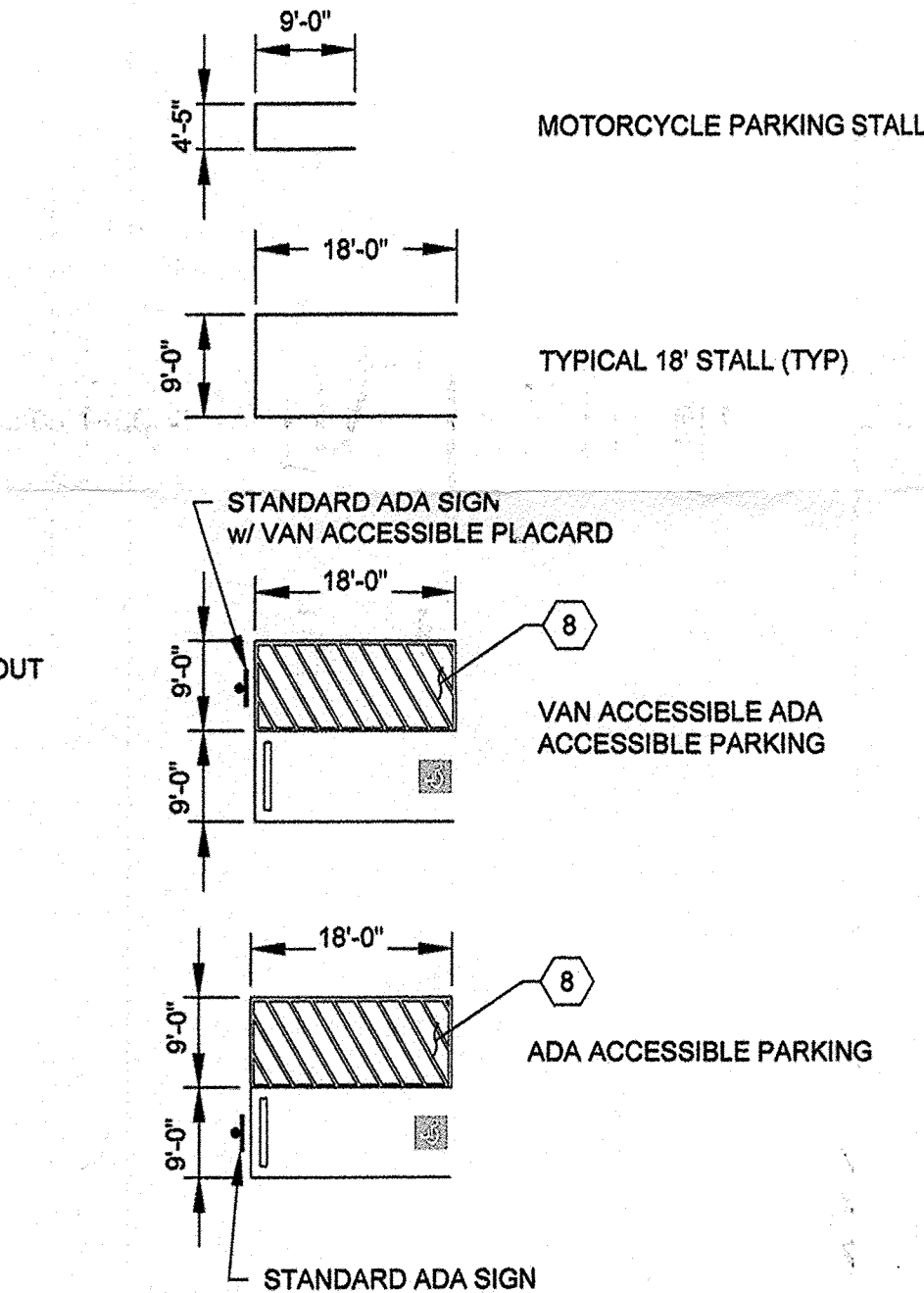
SCALE: NTS

A1 TRAFFIC CIRCULATION LAYOUT

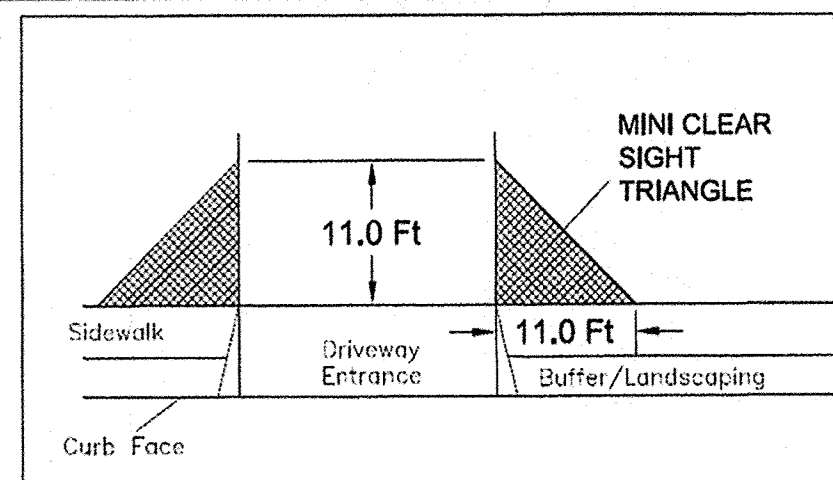


CROSSWALK STRIPING DETAIL

PARKING STALL LEGEND



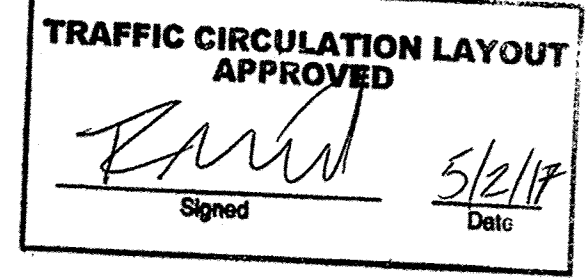
HANDICAP SIGN FACE DETAIL



MINI SITE TRIANGLE

GENERAL SHEET NOTES

1. ALL PARKING STALL DIMENSIONS ARE: 18'-0" LONG x 9'-0" WIDE UNLESS OTHERWISE NOTED.
2. ALL PARKING STRIPING SHALL BE RETROREFLECTIVE 4" SOLID WHITE UNLESS OTHERWISE NOTED.
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
4. ALL WHEEL CHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



PARCEL DATA

UPC: 101808
OWNER: BOARD OF EDUCATION
OWNER ADDRESS: PO BOX 25704 ALBUQUERQUE NM 87125-0704
SITUS ADDRESS: 3315 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
LEGAL DESCRIPTION: * 027 027MONTGOMERY ELEM SCHOOL ACRES: 7.71

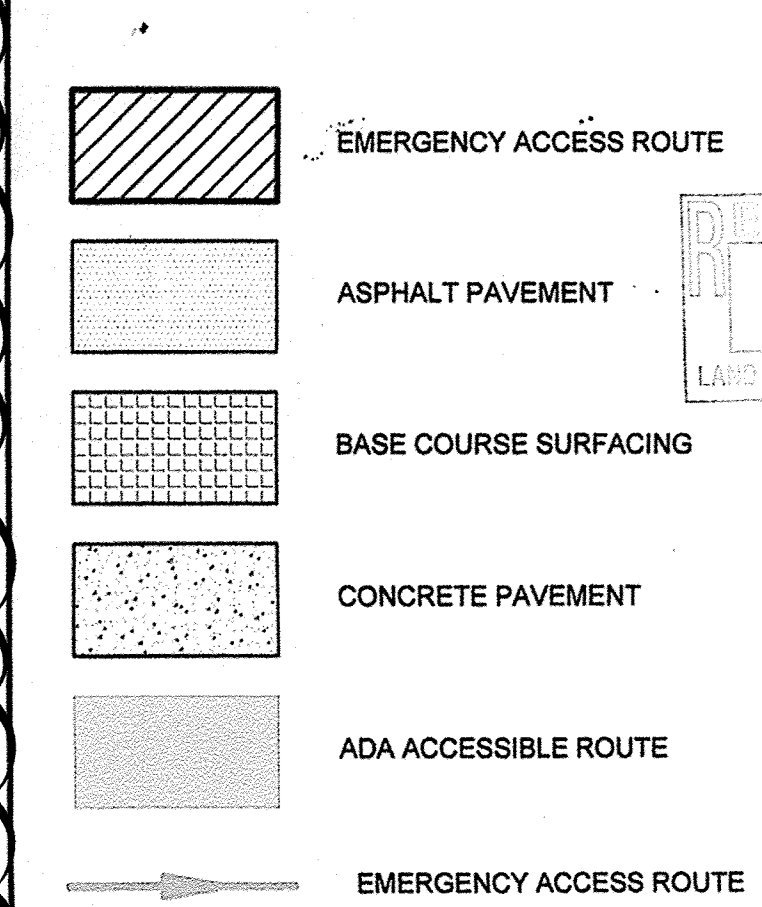
KEYNOTES

1. FIRE LANE STRIPING (EMERGENCY ACCESS ROUTE): PAINT FIRE LANE RED ON TOP AND FACE OF CURB ALONG ENTIRE LENGTH OF FIRE LANE. IF NO CURB EXIST, PAINT 6-INCH WIDE RED STRIPE ALONG THE FULL LENGTH OF THE FIRE LANE. "NO PARKING - FIRE LANE" SHALL BE MARKED EVERY 15 FEET ALONG THE LENGTH OF THE FIRE LANE WITH SOLID WHITE BLOCK CAPITAL LETTERS OF NOT LESS THAN 5-INCHES IN HEIGHT WITH A STROKE NOT LESS THAN 3/4 INCHES.
2. MINI CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALL, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED IN THIS AREA. SEE DETAIL THIS SHEET.
3. 10' x 8' WATERLINE EASEMENT BY PAPER.
4. 10' x 11' WATERLINE EASEMENT BY PAPER.
5. 22.7' x 30.6' SIDEWALK EASEMENT BY PAPER.
6. 16.3' x 31.2' SIDEWALK EASEMENT BY PAPER.
7. 20' WIDE WATER LINE EASEMENT BY PAPER.
8. "NO PARKING" STENCIL LETTERING SHALL BE MINIMUM 1' HIGH AND 2" WIDE.
9. STD C&G PER COA STD DWG 2415A ABD 2415B.
10. 4" CURB TYPE SIDEWALK PER COA STD DWG 2430.

PARKING ANALYSIS:

PARKING SPACES REQUIRED:	324
PARKING SPACES PROVIDED:	432
ACCESSIBLE SPACES REQUIRED:	11
ACCESSIBLE SPACES PROVIDED:	11 (2 VAN, 9 STD)
COMPACT SPACES ALLOWABLE:	120
COMPACT SPACES PROVIDED:	NONE
MOTORCYCLE SPACES REQUIRED:	6
MOTORCYCLE SPACES PROVIDED:	8
BICYCLE SPACES PROVIDED:	18

LEGEND



ARCHITECT

studio collaboration llc

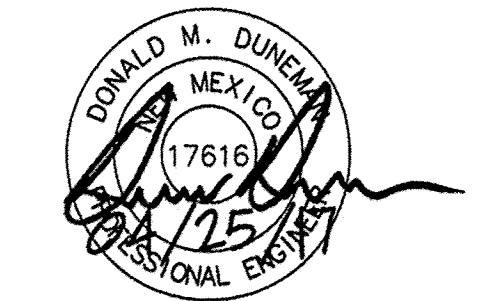
624 2nd St NW Suite C, Albuquerque, NM 87102 505.232.2520

125 Jefferson St NE Albuquerque, NM 87105 505.255.4033

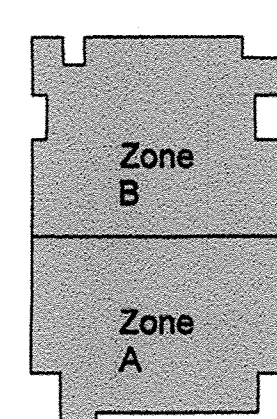
CONSULTANT

WILSON & COMPANY

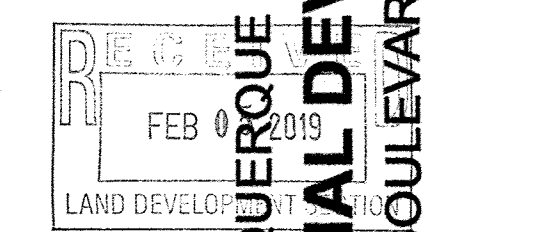
4900 LANG AVE. NE
ALBUQUERQUE, NM 87110
PHONE: 505-348-4000
FAX: 505-348-4055 FIRST FLOOR
FAX: 505-348-4155 SECOND FLOOR
www.wilsonco.com



KEY PLAN



ALBUQUERQUE PUBLIC SCHOOLS
PROFESSIONAL DEVELOPMENT CENTER
3315 LOUISIANA BOULEVARD
Albuquerque, NM 87110



No.	Description	Date
1	Addendum #1	01/11/2017
2	Addendum #2	01/20/2017
3	Addendum #3	02/03/2017
4	Addendum #4	02/10/2017
5	ASI 1	05/05/2017

REV:

PHASE: 100% Construction Documents

DATE: December 1, 2016

DRAWN BY: JEM

CHECKED BY: DMD

C105

TRAFFIC CIRCULATION LAYOUT

NOTE: THIS SHEET IS FOR INFORMATION ONLY. SEE SHEET C-107 FOR SITE LAYOUT AND DIMENSIONING.



TRAFFIC CIRCULATION LAYOUT

studio collaboration llc

924 2nd Street NW Suite C, Albuquerque, NM 87102 ph: 505 232-2520
125 Jefferson Street NE, Albuquerque, NM 87108 ph: 505 255-4033

February 5, 2019

Racquel Michel, Traffic Engineer
City of Albuquerque Planning Department
Development and Building Services
Plaza del Sol, 600 Second Street NW
Albuquerque, NM 87102

Subject: Traffic Certification

Re: Bema Facio Professional Development Complex (Formerly Professional Development Center)
3315 Louisiana Boulevard, Albuquerque, NM 87110
Permit: BP-2017-01264

I, Sam Sterling, NMRA #3077, of the firm Studio Collaboration llc, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated May 2, 2017. The record information edited onto the original design document has been obtained by Donnie Duneman of the firm Wilson & Company. I further certify that I have personally visited the project site on January 30, 2019 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 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.



Architect's Stamp

Signature of Architect



2.5.2019
Date





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Berna Facio Professional Development Complex

Project Title: (Formerly Professional Development Center) **Building Permit #:** BP-2017-01264 **Hydrology File #:** 6180043

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Lot 27, Block 27 comprising the entirety of the APS Montgomery Complex
City of Albuquerque PIN -ABQ74720, Altamont Addition Subdivision, Albuquerque, New Mexico

City Address: 3315 Louisiana Boulevard, Albuquerque, NM 87110

Applicant: Sam Sterling, Studio Collaboration Ilc **Contact:** Sam Sterling

Address: 924 2nd Street NW, Suite C

Phone#: 505.232.2520 **Fax#:** 505.232.2521 **E-mail:** sam@studiocollaboration.com

Other Contact: Wes Lansford, Studio Collaboration Ilc **Contact:** Wes Lansford

Address: 924 2nd Street NW, Suite C

Phone#: 505.232.2520 **Fax#:** 505.232.2521 **E-mail:** wes@studiocollaboration.com

TYPE OF DEVELOPMENT: ☒ (1) PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

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) _____

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION

_____ PAD CERTIFICATION

_____ CONCEPTUAL G & D PLAN

_____ GRADING PLAN

_____ DRAINAGE REPORT

_____ DRAINAGE MASTER PLAN

_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC

_____ ELEVATION CERTIFICATE

_____ CLOMR/LOMR

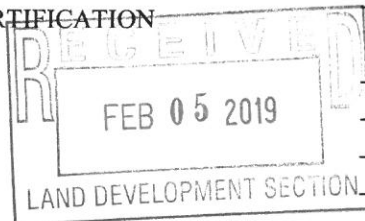
☒ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ STREET LIGHT LAYOUT

_____ OTHER (SPECIFY) _____

_____ PRE-DESIGN MEETING?



DATE SUBMITTED: 2.5.2018 **By:** Sam Sterling

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____