



July 15, 2020

James C Lewis, RA
James C Lewis Architect
901 Princeton Dr. SE
Albuquerque, NM 87107

Re: Phase II Alteration Level 2
3100 Manual NE, 87107
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-9-20 (H16D153)
Certification dated 7-7-20

Dear Mr. Lewis,

Based upon the information provided in your submittal received 7-9-20, 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.

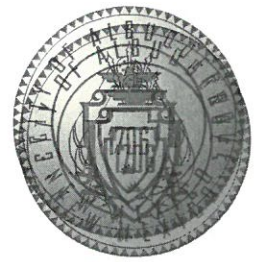
Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please correct parking stalls in back for correct length. 18 foot minimum length. (Measured 12 feet in length)
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Please update plan to reflect all changes. 2 parking stalls fronting Bryn Mawr Dr. changed to angled please add Compact to stalls and reflect changes on plan.
- Please stripe ADA walk path from sidewalk to building entrance (6 foot Minimum). Please remove bollard blocking ADA pathway to building entrance.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernie Gomez", is written over a faint, large watermark of the word "ALBUQUERQUE" in the background.

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

PO Box 1293
PO Box 1293

Albuquerque
Albuquerque

NM 87103
NM 87103

www.cabq.gov
www.cabq.gov

James C Lewis Architect

TRAFFIC CERTIFICATION

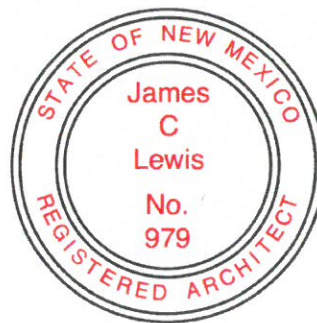
I, James C Lewis, NMRA 979, OF THE FIRM General Design Inc., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03-11-20 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY The Staff OF THE FIRM. GDi. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07-03-20 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 A Certificate of Occupancy.

See as-built drawing for changes made in field.

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.



Signature of Engineer or Architect



07-07-20

Date

General Notes

The interior remodel of the North building was done under permit BP-2019-32516 with Occupancy Group "B" for The Tjeras Foundation

The interior remodel of the South building, Existing site with minor changes:

- A new canopy
- New location of trash enclosure
- Modified parking spaces
- Re-strip existing interior parking spaces
- Occupancy Group "E" for Acton Academy Albuquerque

PHASE II

Interior remodel of the south building, Existing site with minor changes:

- New location of trash enclosure
- Re-configured parking spaces
- Re-strip existing sidewalk for a pedestrian connection
- Re-configured sidewalk for a pedestrian connection

PHASE III

Exterior improvement work with landscape areas, canopies, playground, and trails

TCL Notes

TRAFFIC CIRCULATION LAYOUT NOTES

The engineer's certification is based on the following: the engineer needs to include certification that the site plan is consistent with the traffic circulation layout (TCL) before the construction of any improvement.

THE RESPONSIBLE PARTY MUST ACCEPT ALL UNAPPROVED CONSTRUCTION RELATING FROM HEREON ON THE APPROVED SITE PLAN.

THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER, AFTER APPEAL FOR BUILDING PERMIT WILL BE REJECTED.

1) LAYOUT DELAY OF CERTIFICATION FOR FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
2) INCLUDING CONSTRUCTION OF RESPONSIBLE PARTIES.
ALL EXISTING STREET SIDEWALK AND C&G IN DESIGNATED AREAS FOR PEDESTRIAN AND/OR VEHICLE TRAVEL, SHALL BE REMOVED AND REPLACED.

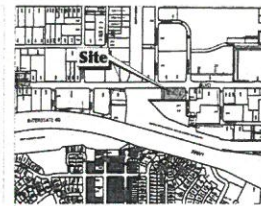
Project & IDO Info

ADDRESS: 3100 Menaul NE Albuquerque, New Mexico 87107

LOCAL DESCRIPTION: Lot 407, part of Lot 9, Block 11, Albuquerque Add. Cont. 1,236

LOT: 10.00
TRAIL: 10.00
BLOCK: 10.00
SUBDIVISION: 10.00
ZONING: 10.00

ISO ZONING: 100 Zone District 100-1
ISO District: 100-1
ISO Category: 100-1



Vicinity Map

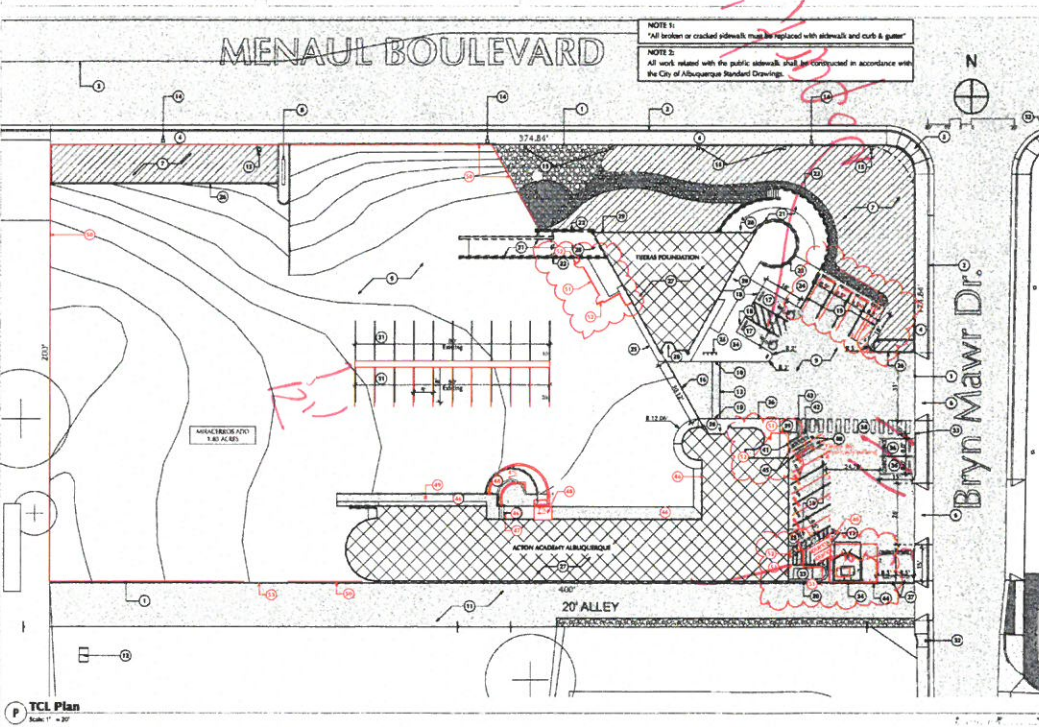
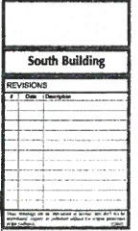
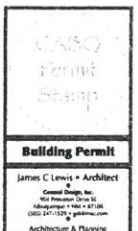
Scale: 1" = 100'

Site Parking Calculations

PARKING		
North Building		
• Office @ 3.5 per 1000 CSF:	5,751 x 3.5 / 1,000	= 20.13
South Building		
• Elementary @ 2 per Classroom:	2 x 3 = 6	
• High School @ 3 per Classroom:	2 x 1 = 2	
Total Required		30
Total Provided		34 Spaces
Includes 2 HC Parking Spaces + 2 Motorcycle Parking		

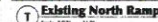
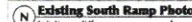
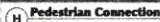
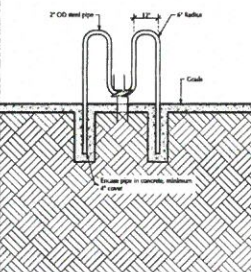
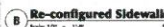
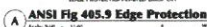
Keyed Notes

1. Existing Property Line
2. Existing Public Utility & Easement
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100. Existing 10' Public Utility Easement




TCL Plan
Scale: 1" = 30'

4 OF 25



ARCHITECT



CONSULTANT

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

[illegible]

03-09-2020

**Phase II
Alteration Level 2**

3100 Manual NE
Albuquerque • New Mexico • 87107

Action Academy Albuquerque

3100 Manual NE
Albuquerque • New Mexico • 87107

James C. Lewis
505-247-1129
jcl@aac.com

Site Details
As Built

SHEET

C-501

6 OF 76



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Phase II Alteration Level 2 **Building Permit #:** BP-2020-14874 **Hydrology File #:** H160153
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: East 400 feet of lot B Block 15 Miracerros Add Cont 1.836
City Address: 3100 Menaul NE, Albuquerque, NM 87107

Applicant: James C Lewis **Contact:** James C Lewis
Address: 904 Princeton Drive SE, Albuquerque, NM 87106
Phone#: 505-247-1529 **Fax#:** _____ **E-mail:** gdi@mac.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 APPLIC
- ☐ 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: 07/08/20 **By:** [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

James C Lewis Architect

July 6, 2020

Nilo Salgado-Fernandez P.E.
Senior Engineer Planning Department
Development Review Services
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

re: Phase II Alteration Level 2
3100 Menaul NE
Traffic Circulation Layout
Building Permit: BP-2020-14874

Dear Mr. Nilo Salgado-Fernandez:

Please find attached our submittal of the TCL as built plan. We're showing all the changes made in field.

To the best of my knowledge, the project was built in substantial compliance with the TCL plan.

If you have any questions, please call me at 247-1529

Sincerely,



James C Lewis

jcl/mac

General Design, Inc.
904 Princeton SE • Albuquerque • NM • 87106
(505) 247-1529 • gdi@mac.com