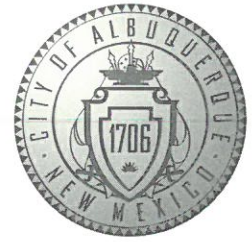


CITY OF ALBUQUERQUE



August 5, 2020

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

Re: Phase II Alteration Level 2
3100 Menaul Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-9-20 (H16D153)
Certification dated 7-27-20

Dear Mr. Lewis,

Based upon the information provided in your submittal received 8-3-20, 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, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

General Notes

The Interior remodel of the North building was done under permit BP-2019-37516 with Occupancy group "B" for The Tijeras 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-stripe existing interior parking spaces
- Re-stripe 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-stripe existing parking spaces
- 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 required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released

"THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS 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 APPROVAL FOR BUILDING PERMIT, WILL RESULT IN:

(1) UNTIMELY DELAY OF CERTIFICATION FOR FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND

(2) INCREASED CONSTRUCTION COSTS TO RESPONSIBLE PARTIES.

ALL EXISTING STREET SIDEWALK AND C&G IN DISREPAIR AFFECTING SAFE PEDESTRIAN AND/OR VEHICLE TRAVEL SHALL BE REMOVED AND REPLACED.

Project & IDO Info

ADDRESS

3100 Menaul NE Albuquerque New Mexico 87107

LEGAL DESCRIPTION

East 400 feet of lot B Block 15 Miracerros Add Cont 1.836

LOT:

TRACT:

BLOCK:

SUBDIVISION:

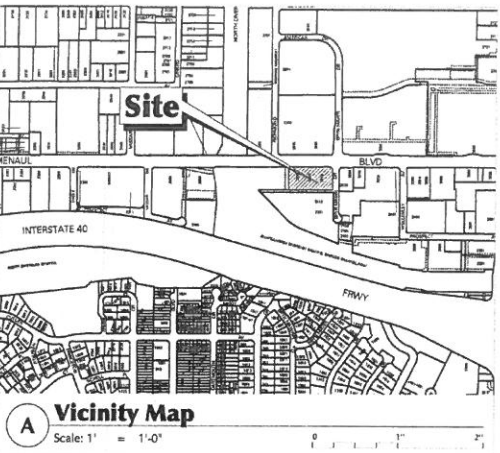
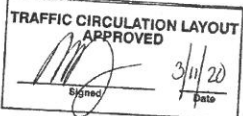
ZONE ATLAS PAGE: H-16

IDO ZONING:

IDO Zone District: MX-H

IDO District Definition:

IDO Category: Mixed Use



Building Permit

James C Lewis • Architect

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

Architecture & Planning

Site Parking Calculations

PARKING

North Building:

• Office @ 3.5 per 1000 GSF: 5,751x3.5/1,000 = 20.13

South Building:

• Elementary @ 2 per Classroom: 2 x 3 = 6
• High School @ 3 per Classroom: 3 x 1 = 3
= 29.13

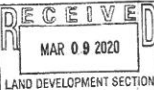
Total Required 30

Total Provided 34 Spaces

includes 2 HC Parking Spaces + 2 Motorcycle Parking

Keyed Notes

- 1 Existing Property Line
- 2 Existing public curb & gutter
- 3 Existing median @ Menaul Street
- 4 Existing 6'-0" public sidewalk
- 5 Existing ADA public ramp, but truncated domes shall be installed as required by the City of Albuquerque.
- 6 Existing drive-cut
- 7 Existing landscaping area shall remain
- 8 Existing monument sign shall remain
- 9 Existing asphalt surface
- 10 Existing asphalt in this area has been raised for accessibility - See Details on North and South ramp on sheet C-501
- 11 Existing alley 20'-0"
- 12 Existing trash location for Lobo Little League
- 13 Existing striped area
- 14 Existing public site pole light
- 15 Existing site pole light
- 16 Existing iron fence with pedestrian gate and vehicular gate
- 17 Existing HC parking spaces
- 18 Existing HC pole sign
- 19 Existing parking spaces with wheel stops
- 20 Existing low wall
- 21 Existing ramps to access the level 2
- 22 Existing exterior walls for ramps
- 23 Existing mechanical concrete pads
- 24 Existing concrete sidewalk
- 25 Existing concrete apron @ entrance
- 26 Existing landscaping curb
- 27 Existing building (North & South)
- 28 Existing entrance
- 29 Existing building ID
- 30 Not used
- 31 Existing re-stripped parking spaces
- 32 Existing fire hydrant
- 33 Cut part of curb to allow the pedestrian connection
- 34 Proposed new location of trash enclosure - See Solid Waste approval on sheet C-502
- 35 Proposed location of bicycle rack
- 36 Existing modified compact parking spaces with wheel stops
- 37 Proposed parking spaces with wheel stops - See detail on sheet C-501
- 38 Proposed 6'-0" striped area for pedestrian connection - See detail on sheet C-501
- 39 Re-configured sidewalk - See detail on sheet C-501
- 40 Proposed 4'-0" x 8'-0" motorcycle parking spaces
- 41 Re-configured landscaping area with 6" concrete curb
- 42 Proposed bollard - Remove
- 43 Patch asphalt around this area
- 44 Proposed barrier curb to delineate the property and the alley. The curb shall be on the property line - See detail on sheet C-501
- 45 Free-standing sign for motorcycle spaces
- 46 Existing concrete walkway
- 47 Proposed concrete steps
- 48 Proposed walkway/ramp as shown on sheet S-101 and S-102
- 49 Proposed concrete walkway
- 50 Proposed concrete fence beside existing chain-link fence
- 51 Proposed coyote fence
- 52 Proposed cover
- 53 Proposed metal



ARCHITECT



CONSULTANT

South Building

REVISIONS

Date Description

03-09-2020

Phase II Alteration Level 2

3100 Menaul NE
Albuquerque • New Mexico • 87107
Acton Academy Albuquerque
3100 Menaul NE
Albuquerque • New Mexico • 87107

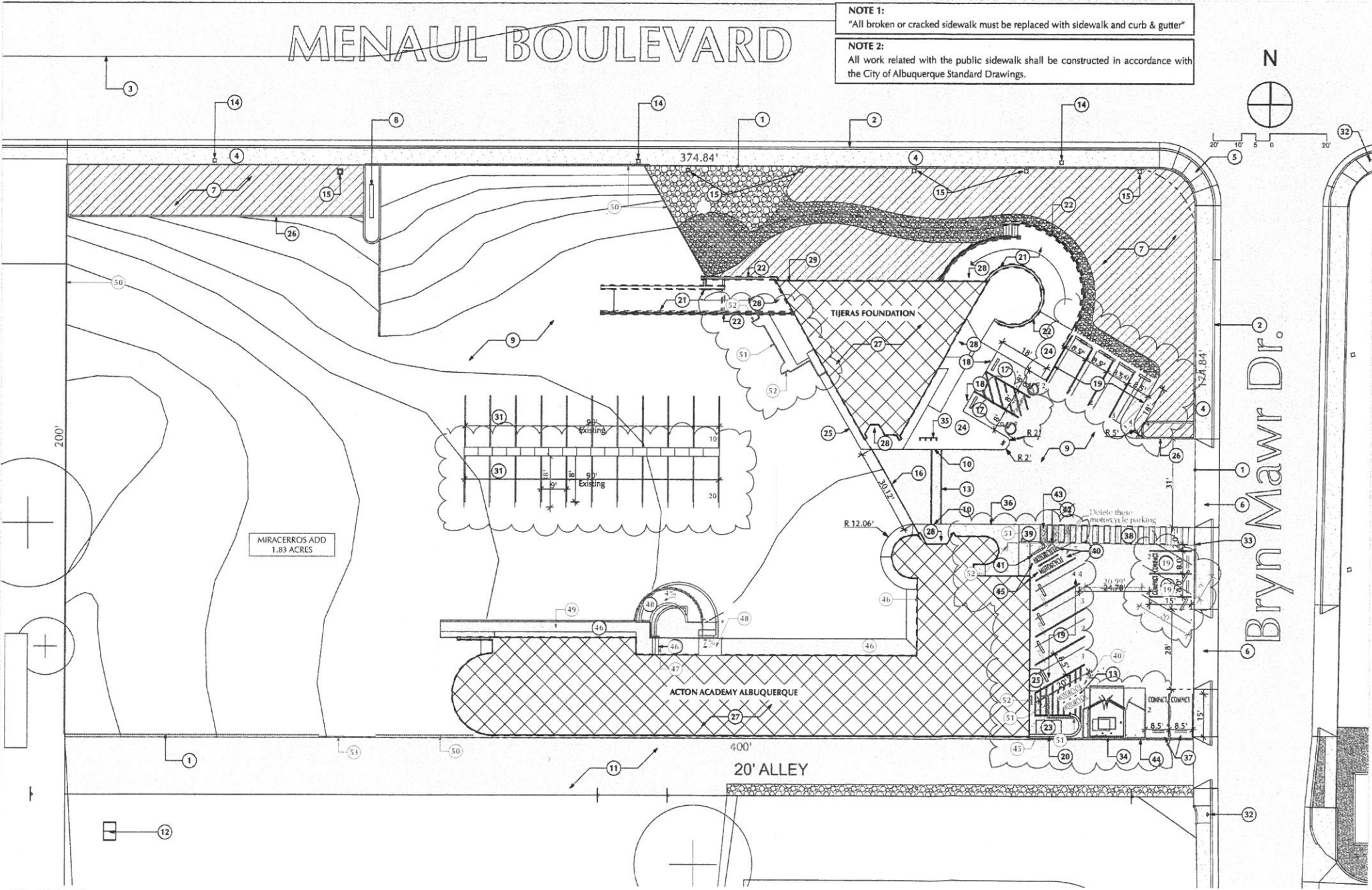
James C Lewis
505-247-1529
gdl@mac.com

Traffic Circulation Layout As Built

SHEET

C-102

4 OF 25



TCL Plan

Scale: 1" = 20'

CITY OF ALBUQUERQUE



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 07-27-20 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.

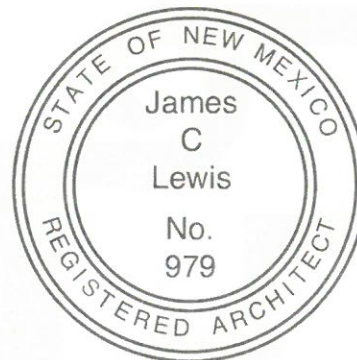
See as-built drawing for changes made in field.

PO Box 1293
Albuquerque
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.

NM 87103

www.cabq.gov

Signature of Engineer or Architect



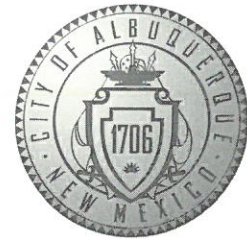
07-27-20

Date

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

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE



James C Lewis Architect

July 27, 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:

PO Box 1293

Please find attached our re-submittal of the TCL as built plan. We had updated the plans to reflect all the changes and comments that you found on site.

Albuquerque

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

NM 87103

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

www.cabq.gov

Sincerely,

James C Lewis

jcl/mac

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Albuquerque - Making History 1706-2006