

CITY OF ALBUQUERQUE



March 5, 2020

James C Lewis, RA
General Design, Inc.
904 Princeton Drive SE
Albuquerque, NM 87106

Re: Phase II Alteration Level 2
3100 Menaul NE
Traffic Circulation Layout
Architect's Stamp 02-20-20 (H16-D153)

Dear Mr. Lewis,

Based upon the information provided in your submittal received 02-20-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

2. ADA curb ramps must be updated to current standards and have truncated domes installed (corner of Menaul/Bryn Mawr).
3. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
4. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.

- f. Each bicycle parking space is accessible without moving another bicycle.
- 5. A 5 ft. keyway is required for dead-end parking aisles.
- 6. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- 7. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- 8. All sidewalk along Menaul specifies two widths dimensions. Please clarify the key notes 4 and 25.
- 9. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb along segment of 20 ft. Alley, new trash enclosure, and proposed compact parking spaces(2).
- 10. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots. Please verify the compact parking spaces (2) fronting Bryn Mawr.
- 11. Please specify the City Standard Drawing Number when applicable.
- 12. Unused curb cuts must be replaced with sidewalk and curb & gutter(2 unused driveways shown off Bryn Mawr). A build note must be provided referring to the appropriate City Standard drawing.
- 13. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
- 14. Provide more detail, on sheet C-501 (Detail C,O and T) and sheet C-102(Key Note 43), to ensure that proposed pedestrian path connection onto existing sidewalk is ADA accessible.
- 15. Key Notes 10, 33 and 42 will need details.

If you have any questions, please contact me at (505) 924-3630. My work hours M-F 10:00am to 2:00pm.

CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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
- 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) INCREASE IN CONSTRUCTION COST 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:

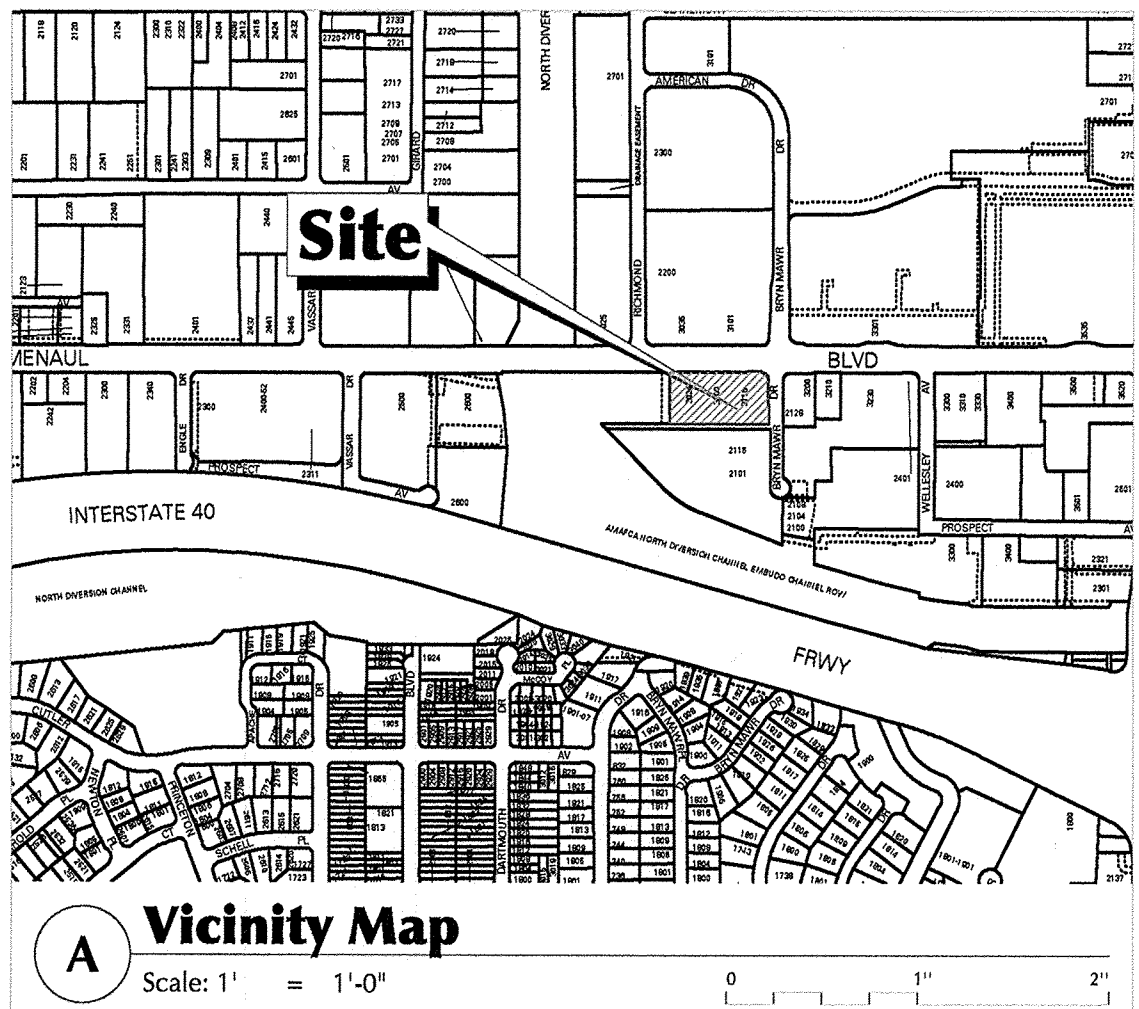
ZONE ATLAS PAGE: H-16

IDO ZONING:

IDO Zone District: MX-H

IDO District Definition:

IDO Category: Mixed Use



Site Parking Calculations

PARKING

North Building:

• Office @ 3.5 per 1000 GSF: 5,751 x 3.5 / 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

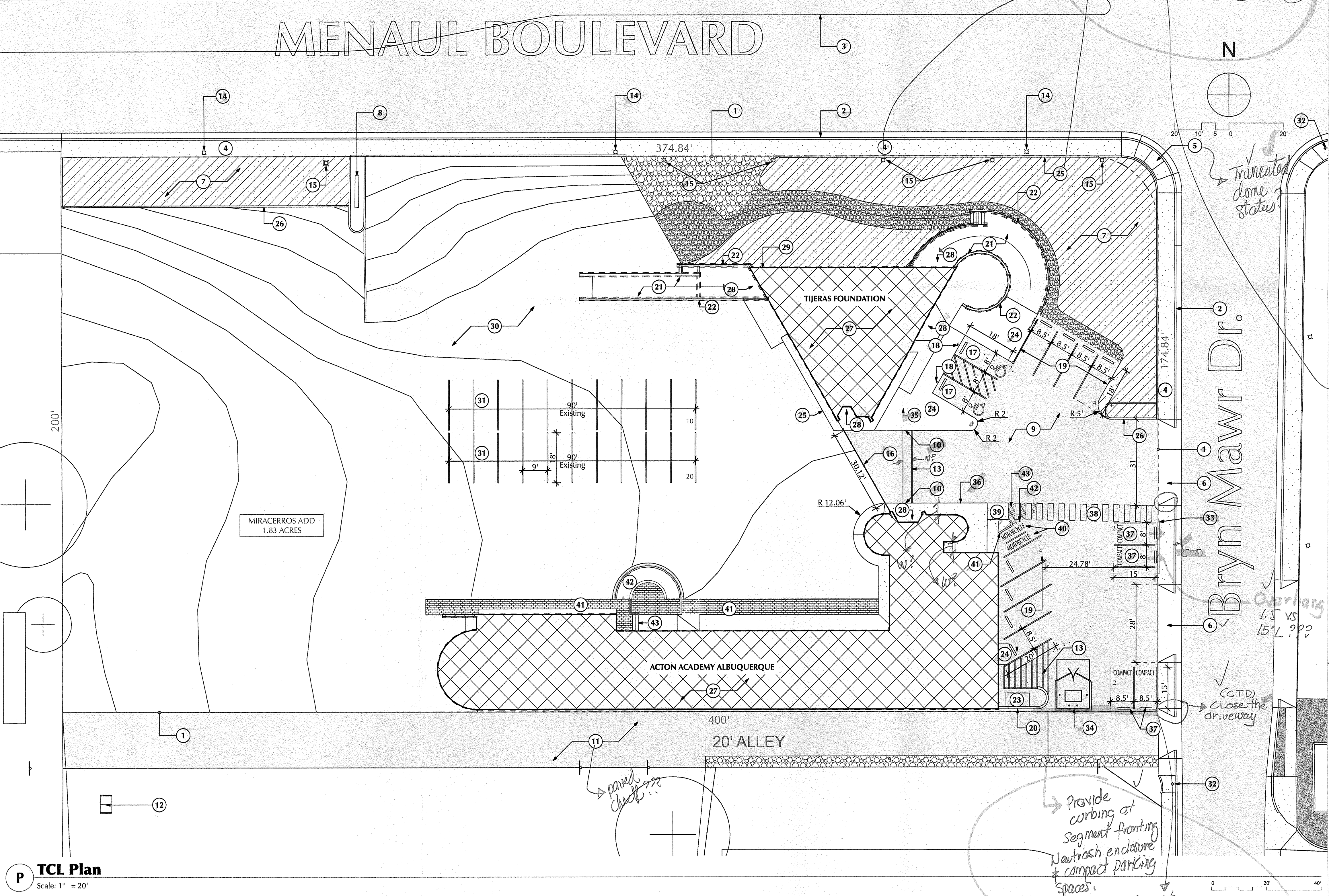
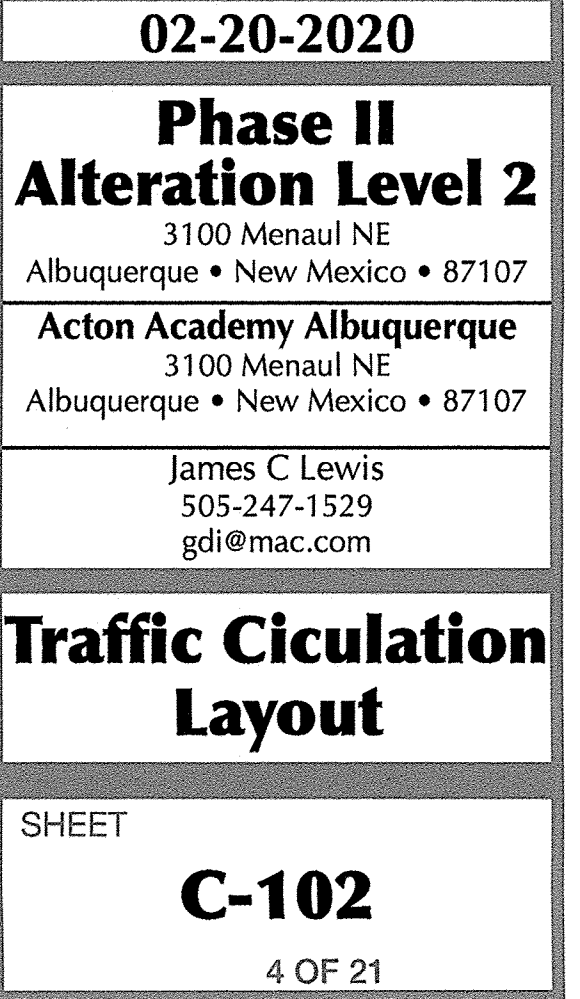
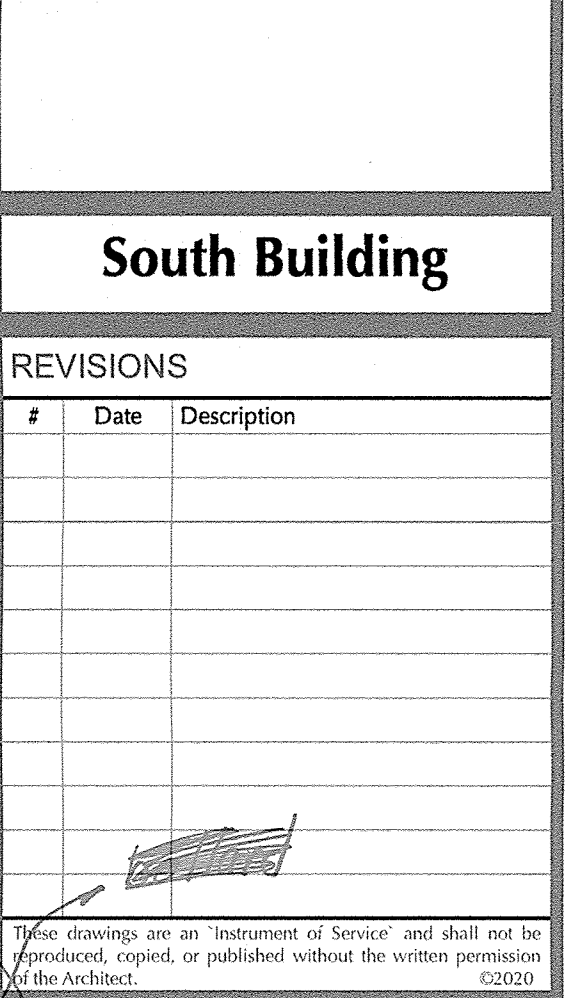
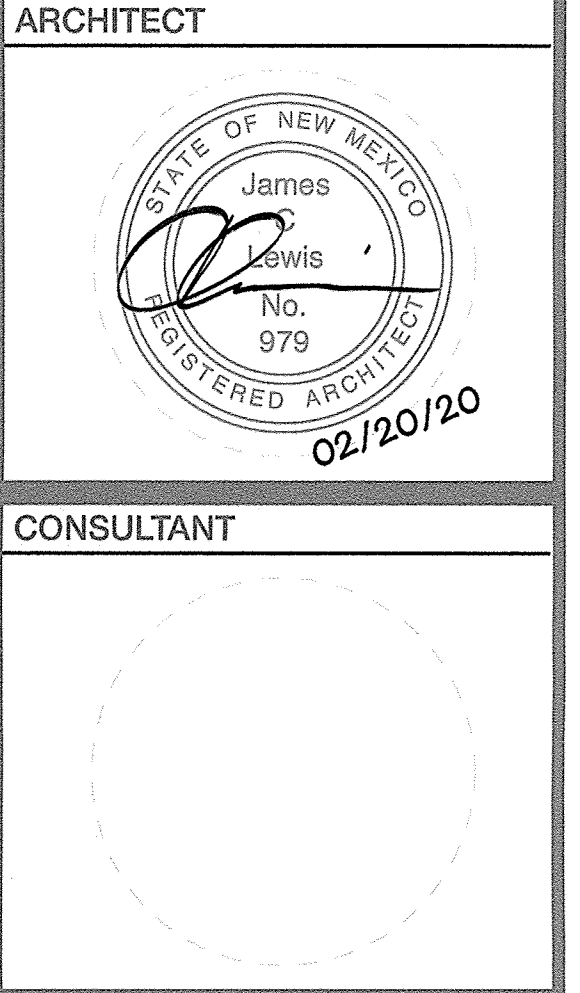
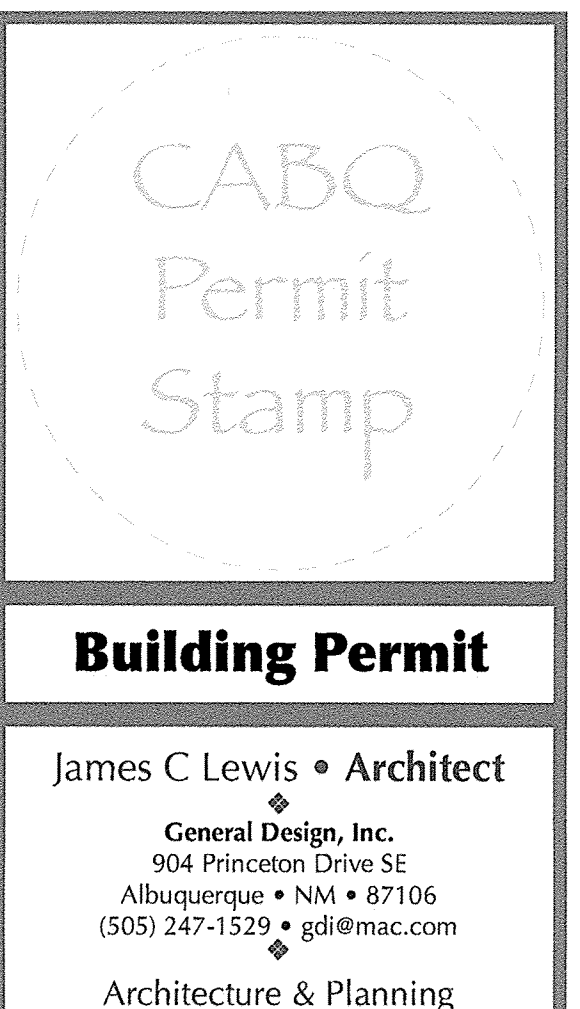
Total Required 30


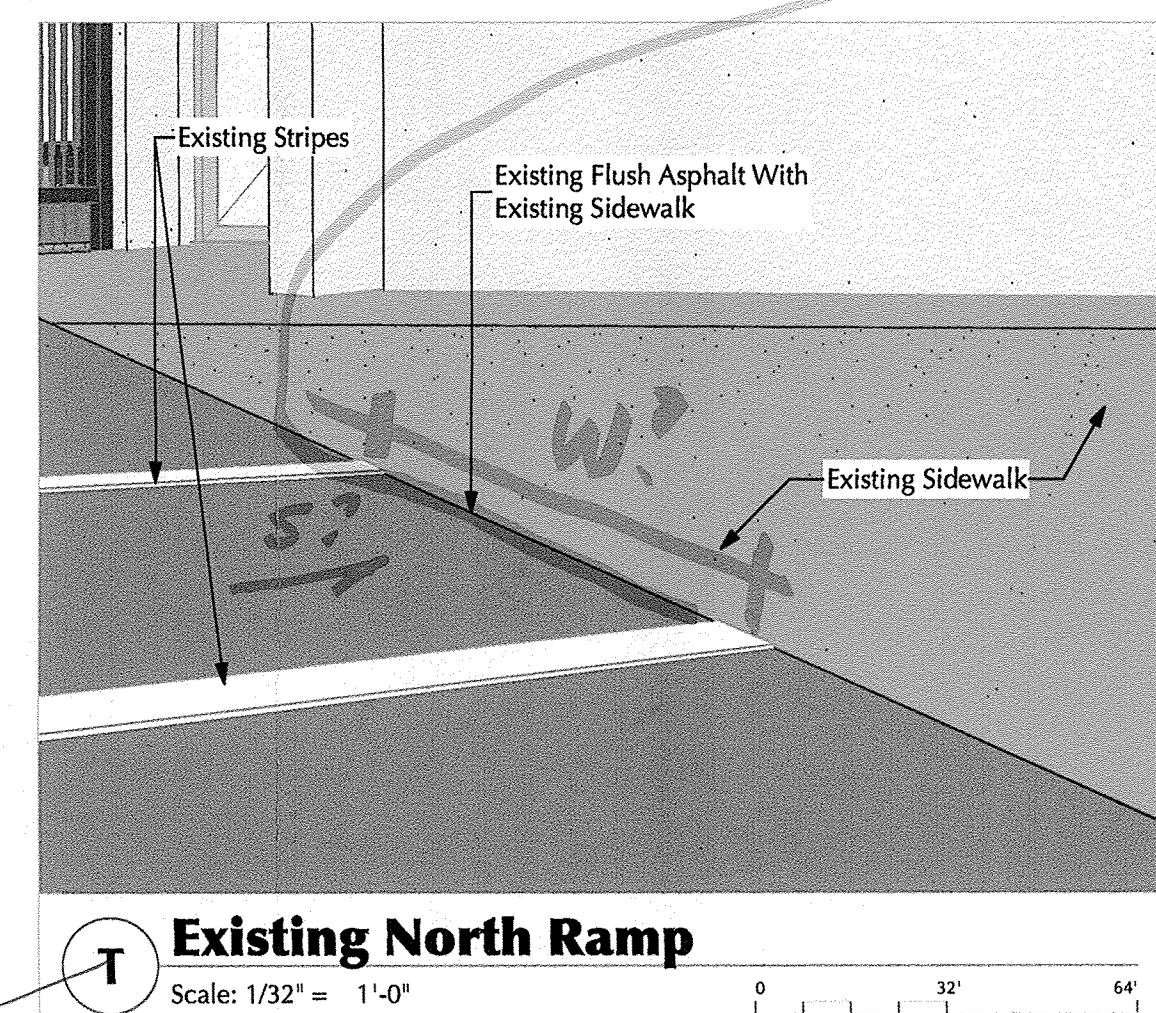
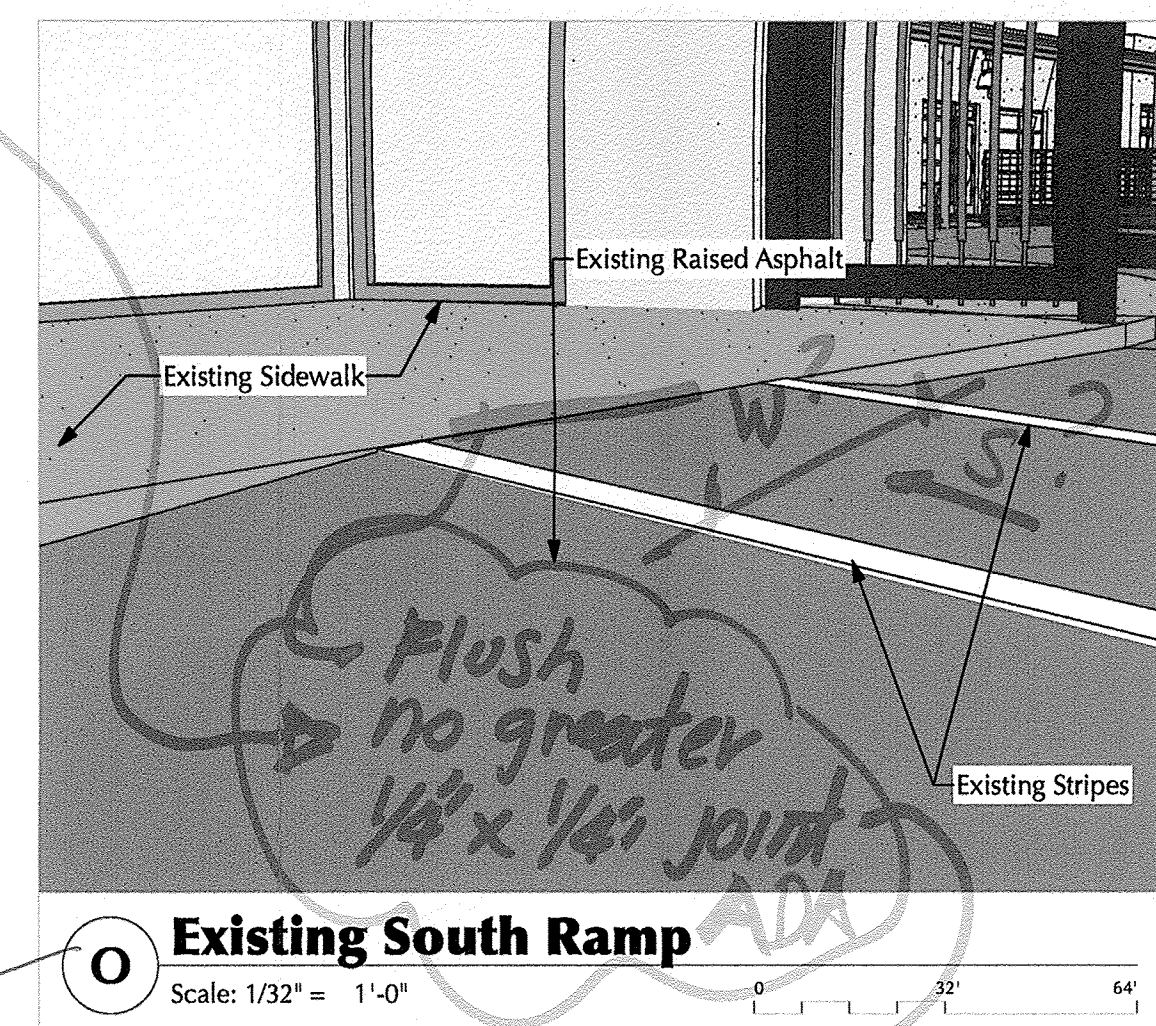
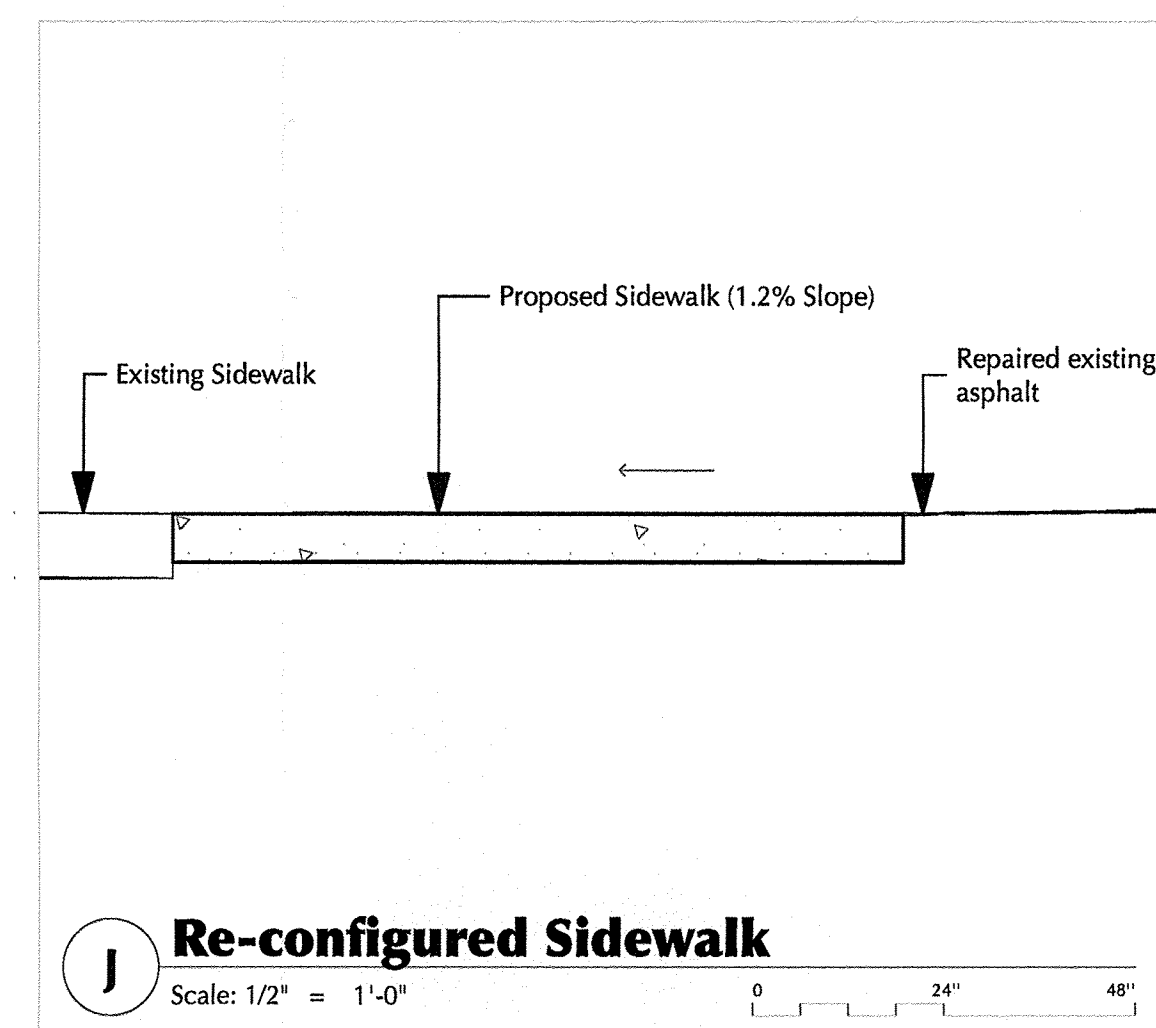
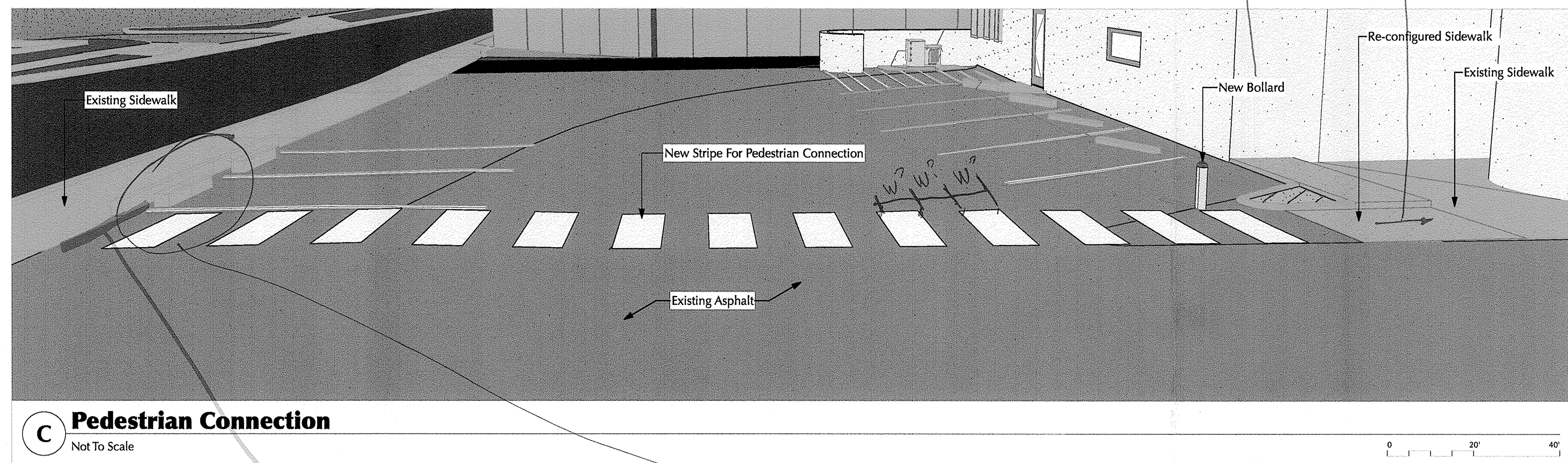
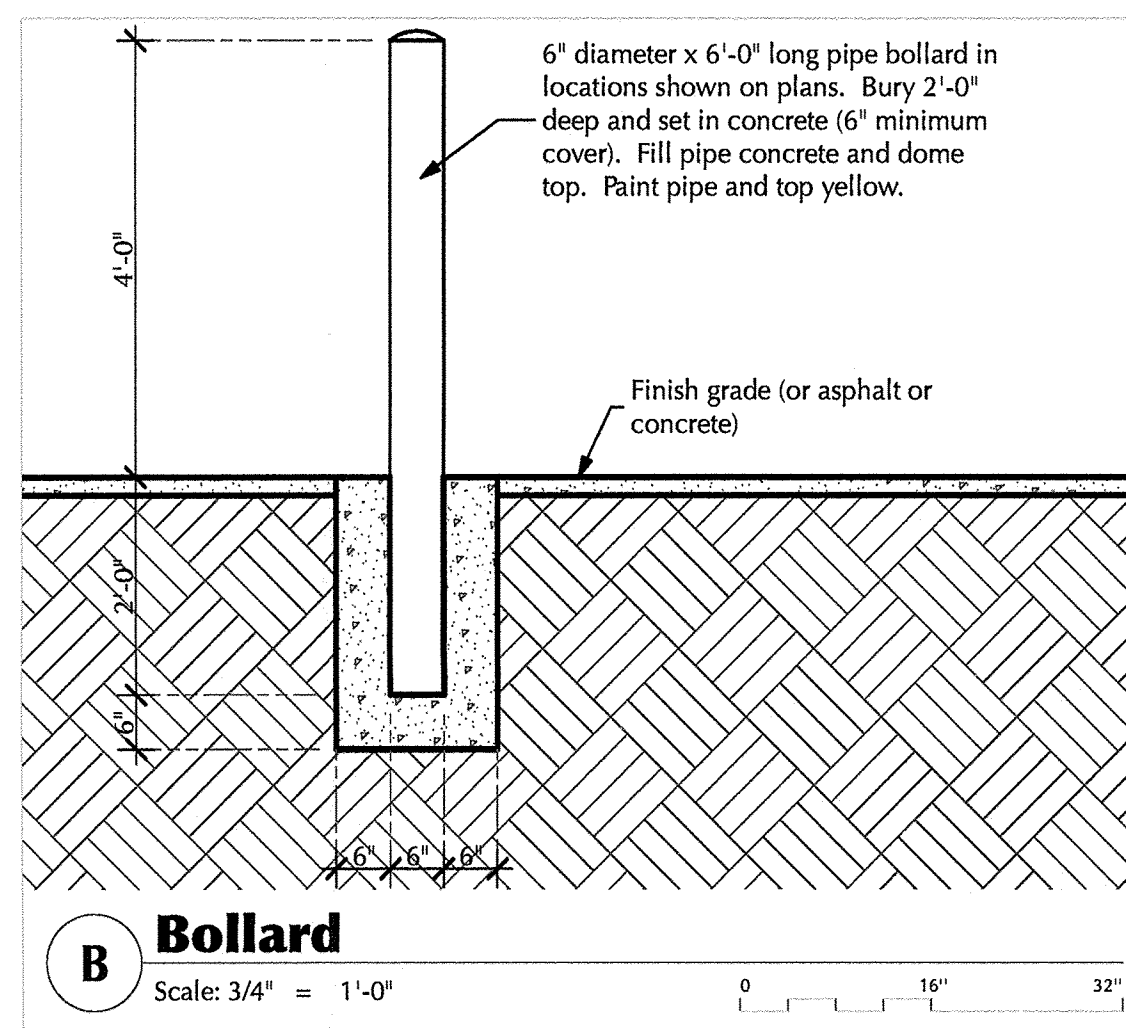
Total Provided 34 Spaces

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
- 6 Existing drive-cut
- 7 Existing landscaping area shall remain - See landscaping plan
- 8 Existing monument sign shall remain
- 9 Existing asphalt surface
- 10 Existing asphalt in this area has been raised for ADA accessibility
- 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
- 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 4'-0" sidewalk
- 26 Existing landscaping curb
- 27 Existing building (North & South)
- 28 Existing entrance
- 29 Existing building ID
- 30 Existing asphalt surface
- 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
- 35 Proposed location of bicycle rack
- 36 Existing modified compact parking spaces
- 37 Proposed parking spaces
- 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 motorcycle parking spaces
- 41 Re-configured landscaping area with 6" concrete curb
- 42 Proposed bollard
- 43 Patch asphalt around this area





CABQ
♦
Permit
Stamp

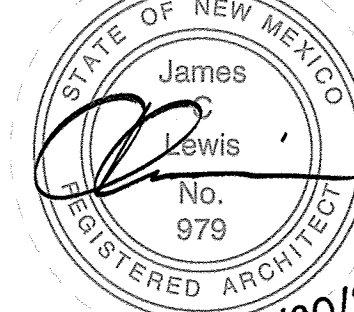
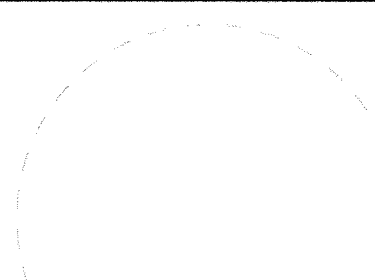
Building Permit

James C Lewis • Architect

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

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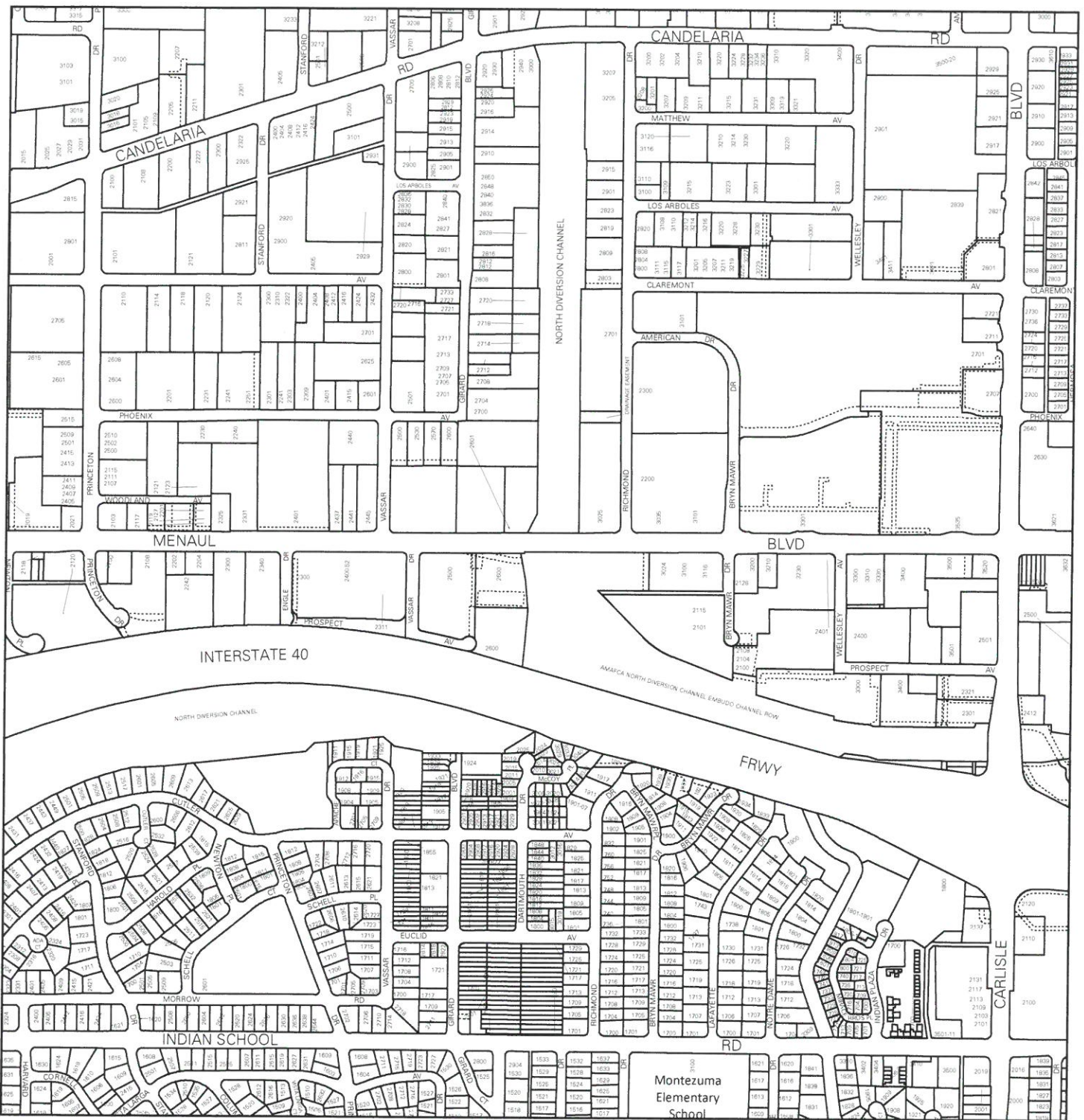
Architecture & Planning

<p>ARCHITECT</p> <div data-bbox="2734 619 2890 756"><p>02/20/20</p></div>	
<p>CONSULTANT</p> <div data-bbox="2731 813 2896 936"></div>	

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02-20-2020	
Phase II Alteration Level 2 3100 Menaul NE Albuquerque • New Mexico • 87107	
Acton 3100 Menaul NE Albuquerque • New Mexico • 87107	
James C Lewis 505-247-1529 gdi@mac.com	
Site Details	
SHEET C-501 DECEMBER 2019	

RECEIVED
FEB 20 2020
LAND DEVELOPMENT SECTION



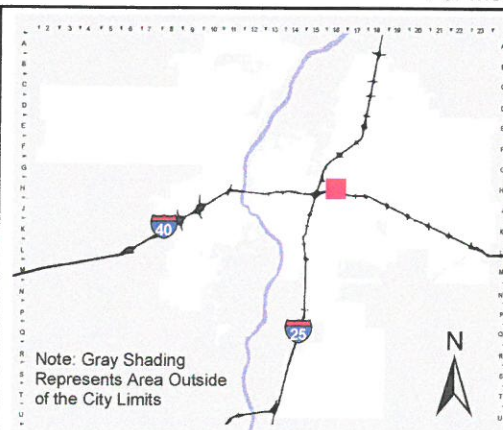
For more current information and details visit: www.cabq.gov/gis

Address Map Page:

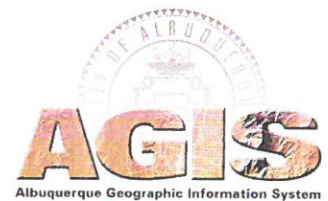
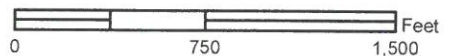
H-16-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.



Note: Gray Shading
Represents Area Outside
of the City Limits



City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/20/2020 Issued By: BLDADM 365699

Permit Number: 2018 062 016

Category Code 970

Application Number: 18REV-62016, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: PHASE II ALTERATION LEVEL 2 - 3100 MENAUL NE

Project Number: null

Applicant

JAMES C. LEWIS ARCHITECT

904 PRINCETON ST SE
ALBUQUERQUE NM 87106
505-247-1529
gdi@mac.com

Agent / Contact

JAMES C. LEWIS ARCHITECT

904 PRINCETON ST SE
ALBUQUERQUE NM 87106
505-247-1529
GDI@MAC.COM

Application Fees

REV Actions	\$225.00
TOTAL:	\$225.00

City of Albuquerque Treasury
Date: 2/20/2020 Office: ANNEX
Stat ID: 1111 Cashier: e43322
Batch: 1111 Trans #: 20
Permit: 2018062016
Receipt Num 00623061
Payment Total: \$225.00
0909 REV Actions
Check Tendered : \$225.00

James C Lewis Architect

February 20, 2020

Jeanne Wolfenbarger, PE
Traffic Engineer, Planning Department
Development Review Services
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

re: Acton Academy Albuquerque
3100 Menaul NE
Albuquerque, NM, 87107

Dear Ms. Wolfenbarger:

This TCL submittal is for the second phase of remodeling of the building located at 3100 Menaul NE. Phase I (an interior remodel of the north wing) was previously done under Building Permit BP 2019-37516.

This phase (Phase II) is primarily an interior remodel with some minor revisions due to a relocated trash container. We have also configured a pedestrian connection from the public sidewalk and rearranged several existing parking spaces.

Phase III will address other site improvements, including outdoor covered areas, yards, trails, and a reconfigured parking lot.

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

Sincerely,



James C Lewis

jcl/mac



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 #:** _____ **Hydrology File #:** H16D153
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

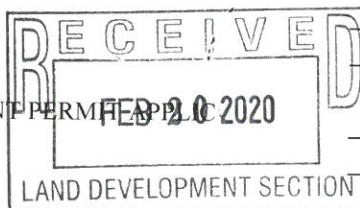
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ 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: 02/20/20 **By:** [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____