CITY OF ALBUQUERQUE

March 13, 2018

James C Lewis 904 Princeton SE Albuquerque, NM 87106



Re: The Carlisle, 3600 central Ave. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-23-15 (K17-D069)
Certification dated 03-05-18

Dear Mr. Lewis,

Based upon the information provided in your submittal received 03-06-17, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

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

- City Work Order must be closed out and all punch list items completed.
- All construction fencing and equipment must be removed from the site.
- The Van ADA parking spot is missing.
- 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)
- All sidewalk improvements along the property frontage must be completed.
- The public alley must be returned to its original condition.
- The mirrors at the entrance/exit must be adjusted to prevent vehicular pedestrian conflicts.
- The "slow watch for pedestrian" signs are not installed.
- You may want to add a sign indicating the height of the garage doors.
- Additional comments may follow after next submittal when a proper final inspection can be done.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3630.

www.cabq.gov

PO Box 1293

Albuquerque

NM 87103

Sincerely,

Logan Patz

Senior Engineer, Planning Department.

Development Review Services

LWP via: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: The Carlisle	Building Permit #: T	Building Permit #: T201592233 City Drainage #:	
DRB#: EF	C#:	Work Order#:	
Legal Description: Tract A Mankato Place			
City Address: 3600 Central Ave. SE, Albu	querque, NM 87106		
Engineering Firm:		Contact:	
Address:		Contact:	
Phone#: Fa:	#:	E-mail:	
Owner: The Carlisle Condominium, LL		Contact: Kenny Hinkes	
Address: 3600 Central Ave. SE	,	Contact: Termy Times	
Phone#: 505-615-8613 Fax	# :	E-mail: kennycsp@gmail.com	
Architect: James C Lewis	7.	lamas 6 Lawis	
Address: 904 Princeton SE		Contact: James C Lewis	
Phone#: 505-247-1529 Fax	4.	E mail: adi@maa.com	
	··	E-mail: gdi@mac.com	
		Contact:	
Address:			
Phone#: Fax	f:	E-mail:	
TYPE OF SUBMITTAL: V ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (E	SITE PLAN FO SITE PLAN FO FINAL PLAT A SIA/ RELEASE FOUNDATION GRADING PER SO-19 APPRO PAVING PERM GRADING/ PA WORK ORDER	E OF FINANCIAL GUARANTEE N PERMIT APPROVAL RMIT APPROVAL VAL MIT APPROVAL D CERTIFICATION APPROVAL	
OTHER (SPECIFY)	PRE-DESIGN M		
	By: James C Lewis		

James C Lewis Architect

TRAFFIC CERTIFICATION

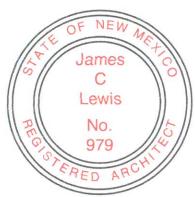
I, James C Lewis, NMRA 979, OF THE FIRM General Design Inc., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-24-15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY The Staff OF THE FIRM. GDi. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03-05-18 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 minor changes made in field by the owner and the sidewalk changes made by ART

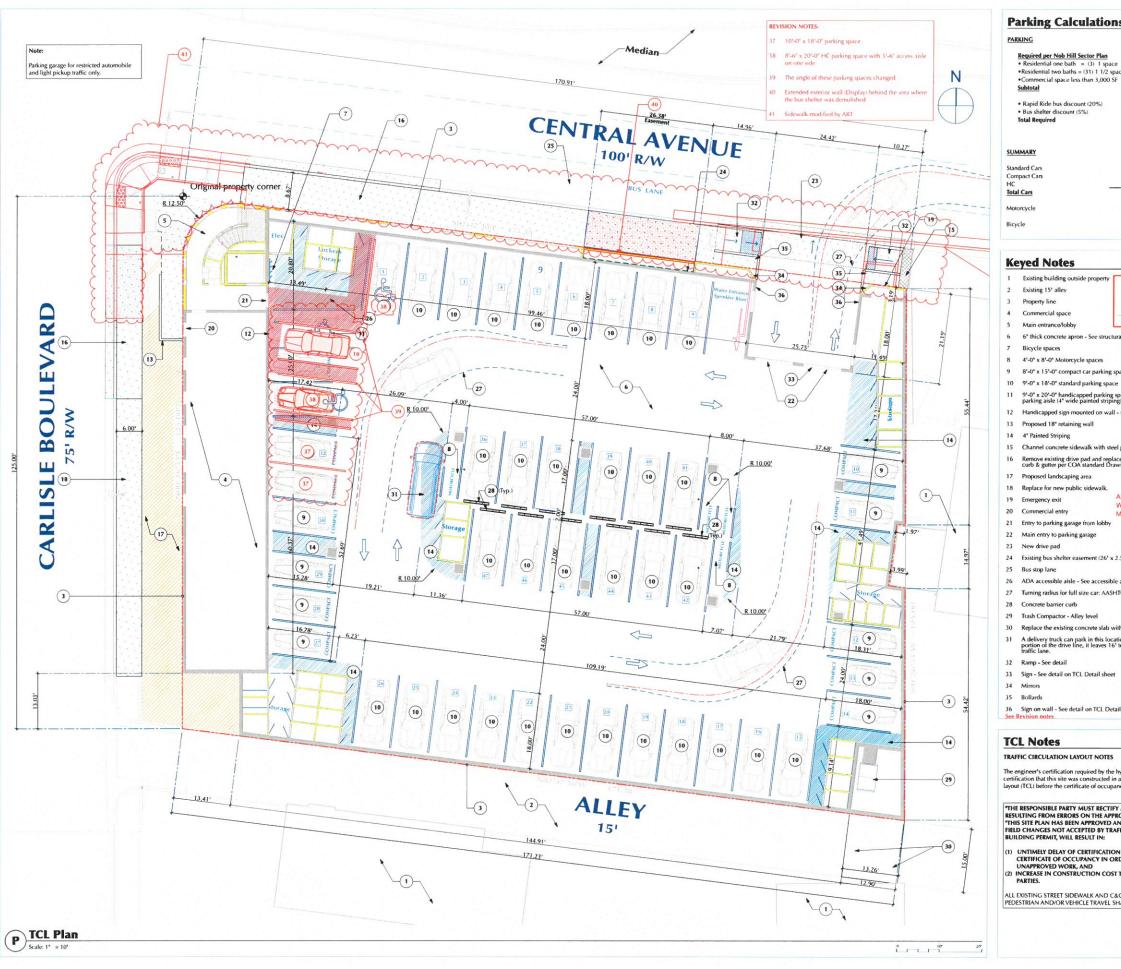
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

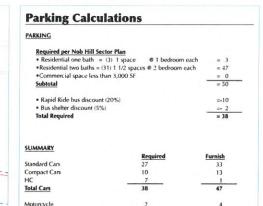
Signature of Engineer or Architect

03-05-18 Date











Keyed Notes

- 1 Existing building outside property
- 2 Existing 15' alley
- 3 Property line

- 6 6" thick concrete apron See structural sheets
- 8 4'-0" x 8'-0" Motorcycle spaces
- 9 8'-0" x 15'-0" compact car parking space.
- 11 9'-0" x 20'-0" handicapped parking space with 8'-0" handicapped (van) parking aisle (4" wide painted striping).
- 12 Handicapped sign mounted on wall see detail on sheet C-103.
- 13 Proposed 18" retaining wall
- 14 4" Painted Striping
- 15 Channel concrete sidewalk with steel plate per COA standard drawing
- 16 Remove existing drive pad and replace with new concrete sidewalk, curb & gutter per COA standard Drawing (DWG 2415)
- 17 Proposed landscaping area
- 18 Replace for new public sidewalk.
- 19 Emergency exit

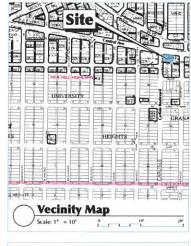
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED

Logan Patz

3 (1 Rack)

- 21 Entry to parking garage from lobby
- 22 Main entry to parking garage
- 23 New drive pad
- 24 Existing bus shelter easement (26' x 2.5)
- 25 Bus stop lane
- 26 ADA accessible aisle See accessible aisle detail on C-103 sheet
- 27 Turning radius for full size car: AASHTO Type 'P'
- 28 Concrete barrier curb
- 29 Trash Compactor Alley level
- 30 Replace the existing concrete slab with new apron by Solid Waste use
- 31 A delivery truck can park in this location temporary. While it blocks a portion of the drive line, it leaves 16' to 18' clear, enough for a single traffic lane.
- 32 Ramp See detail
- 33 Sign See detail on TCL Detail sheet
- 34 Mirrors
- 35 Bollards
- 36 Sign on wall See detail on TCL Detail sheet



Info ADDRESS

3600 Central Ave SE Albuquerque, New Mexico 87106

LEGAL DESCRIPTION

Tract A Mankato Place LOT: 1 TRACT: BLOCK: 1 SUBDIVISION: Mankato Place ZONING: CCR-2 ZONE ATLAS PAGE: K16

PLANNING INFORMATION

LAND USE ZONING: Commercial Service UPC: 101705700823433410 PROJECT NO: SITE DEVELOPMENT PLAN CASE NO:

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.

1505 ISSUE DATE 11/23/15 Carlisle Central Ave SE New Mexico REVISIONS A Building **The** 3600 C These drawings are an 'Instrument of Service' and shall not be reproduced, copied, or published without the written permission of the Architect. © 2015 SHEET C-102 **TCL Plan** As Built 4 1 OF 2

