



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Kiddie Academy Westside **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract A-2-B-2, Fountain Hills Plaza Subdivision, NM March 10, 2020  
**City Address:** SW Corner of Paradise & Nunzio, Albuquerque, NM 87004

**Applicant:** Devin Nguyen w/ Modulus Architects **Contact:** (505)338-1499  
**Address:** 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109  
**Phone#:** (505)338-1499 **Fax#:** \_\_\_\_\_ **E-mail:** devinn@modulusarchitects.com

**Other Contact:** Angela Williamson w/ Modulus Architects **Contact:** (505)338-1499  
**Address:** 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109  
**Phone#:** (505)338-1499 **Fax#:** \_\_\_\_\_ **E-mail:** awilliamson@modulusarchitects.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? X Yes \_\_\_\_\_ No

**DEPARTMENT** X 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
- X 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:** 31 Mar 2020 **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

May 19, 2020

City of Albuquerque  
Planning Department  
Transportation Engineering  
Attn: Nilo Salgado-Fernandez, PE  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**Approval of Relocation of Access Point, Tract A-2-B-2 of Fountain Hills Plaza Subdivision**

This letter is to document owner approval of the relocated access points on Tract A-2-B-2 at Fountain Hills, as per architectural drawings.

By signing below, I am giving written approval of this access point relocation.

Sincerely,



Michael Montoya  
Managing Member  
Novus Properties LLC



April 3, 2020

Novus Properties LLC  
7916 Ranchitos Lp NE  
Albuquerque, NM 87113

City of Albuquerque  
Planning Department  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**Authorization for Shared Common Access:**  
**Tracts A-2-A, A-2-D, A-2-C, A-2-B, Fountain Hills Plaza Subdivision**

As owner of Tracts A-2-A, A-2-D, and A-2-C of the Fountain Hills Plaza Subdivision, I hereby authorize the shared common access for the drive aisle and ADA ramp, through these lots to Tract A-2-B per the attached drawing.

Sincerely,

A handwritten signature in blue ink that reads "Michael" followed by a stylized, sweeping flourish.

Michael Montoya  
Managing Member  
Novus Properties LLC

## **CROSS-ACCESS AND CROSS-DRAINAGE EASEMENT**

This Cross-Access and Cross-Drainage Easement ("**Agreement**") is executed this 8<sup>th</sup> day of April, 2020, by **Novus Properties, LLC**, a New Mexico limited liability company ("**Novus**"), with a mailing address at PO Box 94088, Albuquerque, New Mexico 87199, in favor of **Aleem Hasham**, as **Buyer** ("**Kiddie Academy**") (collectively, "**Owners**" and individually, "**Owner**").

WHEREAS, Novus owns the property more particularly described as **Lot A-2-B-1** of Fountain Hills Subdivision, as shown on Exhibit A attached hereto, which will be further subdivided into **A-2-B-3** and **A-2-B-4**, and which will be party to this entire agreement upon their creation, per Exhibit B); and

WHEREAS, Kiddie Academy owns the properties more particularly described **Lot A-2-B-2** of Fountain Hills Subdivision as shown on Exhibit A attached hereto, that is located immediately southeast of Tract **A-2-B-1**, and

WHEREAS, Kiddie Academy will construct, partly on **Tract A-2-B-1** and partly on **Tract A-2-B-3** (as shown on Exhibit B) an asphalt driveway located as set forth in Exhibit C attached hereto (the "**Driveway Area**"); and

WHEREAS, Novus and Kiddie Academy wish to execute and record this Agreement to create a non-exclusive easement for use of the Driveway Area by the owners and users of each of Tract A-2-B-1 and A-2-B-3 and the Kiddie Academy (collectively, the "**Benefited Properties**" and individually, a "**Benefited Property**") for ingress, egress and stormwater drainage, and to allocate certain maintenance and other rights and responsibilities relating to the Driveway Area as set forth in this Agreement;

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Novus and Kiddie Academy agree as follows:

1. **Creation of Easement**. Each of Novus and Kiddie Academy hereby declares, establishes, and grants a non-exclusive easement over and across the Driveway Area for vehicular and non-vehicular ingress, egress and access, and for storm drainage and the discharge of water from, over and across the Benefited Properties, provided that such drainage and discharge shall be in compliance with all applicable governmental laws and regulations (the "**Easement**"). The Easement shall be used for the benefit and use of owners, employees, agents, tenants, subtenants, guests, invitees, licensees, and all others at each of the Benefited Properties. Each Owner may use its Benefited Property for any purpose that does not interfere with the rights granted by this Agreement or any other restrictions of record governing such Owner's Benefited Property.
2. **Maintenance and Repair**. Each Owner of Tract A-2-B-1 or Tract A-2-B-2 (collectively, the "**Affected Properties**" and individually, an "**Affected Property**") shall be responsible for maintenance, repair and replacement of the improvements on that portion of the Driveway Area located on such Owner's Affected Property, and will keep such portion of the Driveway Area improvements in good condition. Neither Owner of an Affected Property shall permit any act that would cause the blockage or unavailability of the Easement except for temporary repair or maintenance obligations that are conducted in a manner to minimize interference with use of the Easement. Such closure or impairment for repair or maintenance shall require in each instance at least ten (10) days' written notice to the



Owner of the other Benefited Properties, and shall not exceed more than thirty (30) days in any calendar year.

3. Remedies.

- a. If an Owner of an Affected Property fails to comply with any obligation set forth in this Agreement (a "**Defaulting Owner**"), including, without limitation, the payment of any sum of money or the performance of any other obligation pursuant to the terms of this Agreement, then the other Owner of an Affected Property (the "**Affected Owner**"), at its option and after thirty (30) days prior written notice to the Defaulting Owner, in addition to any other remedies the Affected Owner may have in law or equity, may proceed to perform such defaulted obligation on behalf of such Defaulting Owner (and shall have a one-time limited license to do so) by the payment of money or other action for the account of the Defaulting Owner. The foregoing right to cure shall not be exercised if within the thirty (30) day notice period (i) the Defaulting Owner cures the default, or (ii) if curable, the default cannot be reasonably cured within that time period but the Defaulting Owner begins to cure such default within such time period and thereafter diligently and continuously pursues such action to completion. The thirty (30) day notice period shall not be required if an emergency exists or if such default causes interference with the operation or use of the Affected Owner's Affected Property which requires immediate action; and in such event, the Affected Owner shall give such notice (if any) to the Defaulting Owner as is reasonable under the circumstances.
- b. Within thirty (30) days of written demand therefor (including providing copies of invoices reflecting costs) the Defaulting Owner shall reimburse the Affected Owner for any sum reasonably expended by the Affected Owner due to the default or in correcting the same, together with interest thereon at the rate of twelve percent (12%) per annum, and if such reimbursement is not paid within said thirty (30) days and collection is required, the Affected Owner shall be entitled to file suit to recover the amount so expended, as well as interest as provided above and reasonable costs of collection, including without limitation, reasonable attorneys' fees, expenses and costs of court.

4. General.

- a. Neither Owner of an Affected Property shall grant an easement or easements of any type set forth in Section 1 across any portion of the Driveway Area for the benefit of any property other than the Benefited Properties.
- b. Each Owner of an Affected Property hereby agrees to indemnify, defend and save the other Owner of an Affected Property harmless from any and all liability, damage, expense, causes of action, suits, claims or judgments arising from injury to person or property and occurring on the portion of the Driveway Area located on the indemnifying Owner's Affected Property, except to the extent caused by the negligence or intentional misconduct of the other Owner of an Affected Property. To the extent applicable, if at all, the indemnification provisions contained in this Agreement are subject to and limited by the provisions of Section 56-7-1 of the New Mexico Statutes.

- c. The rights granted, declared and established by the Owners under this Agreement shall be perpetual unless terminated by agreement of all of the Owners of the Benefited Properties. This Agreement until terminated shall run with the land and shall be deemed an easement appurtenant to each of the Benefited Properties.
- d. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Affected Properties or the Driveway Area to the general public or for the general public or for any public purpose whatsoever, it being the intention of the Owners that this Agreement shall be strictly limited to and for the purposes herein expressed.
- e. The obligations set forth in this Agreement shall be binding on the current Owners and each of their respective successors in ownership of the Affected Properties.

EXECUTED as of the date set forth above.

**Novus:** Novus Properties, LLC, a New Mexico limited liability company

By: Michael Montoya  
Michael Montoya, Manager

STATE OF New Mexico  
COUNTY OF Bernalillo



This instrument was acknowledged before me on April 8, 2020, by Michael Montoya, Manager of Novus Properties, LLC, a New Mexico limited liability company.

Trula Howe  
NOTARY PUBLIC

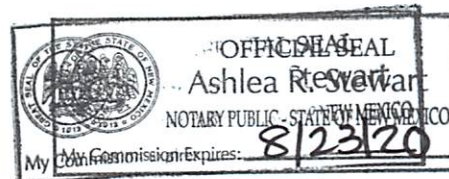
My commission expires:

5/16/2020

**Kiddie Academy:** Aleem Hasham, as Buyer

By: Aleem Hasham  
Name: Aleem Hasham  
Title: Buyer

STATE OF New Mexico  
COUNTY OF Bernalillo



This instrument was acknowledged before me on April 9, 2020, by Aleem Hasham of Kiddie Academy, a New Mexico limited liability company.

Ashlea R. Stewart  
NOTARY PUBLIC

My commission expires:

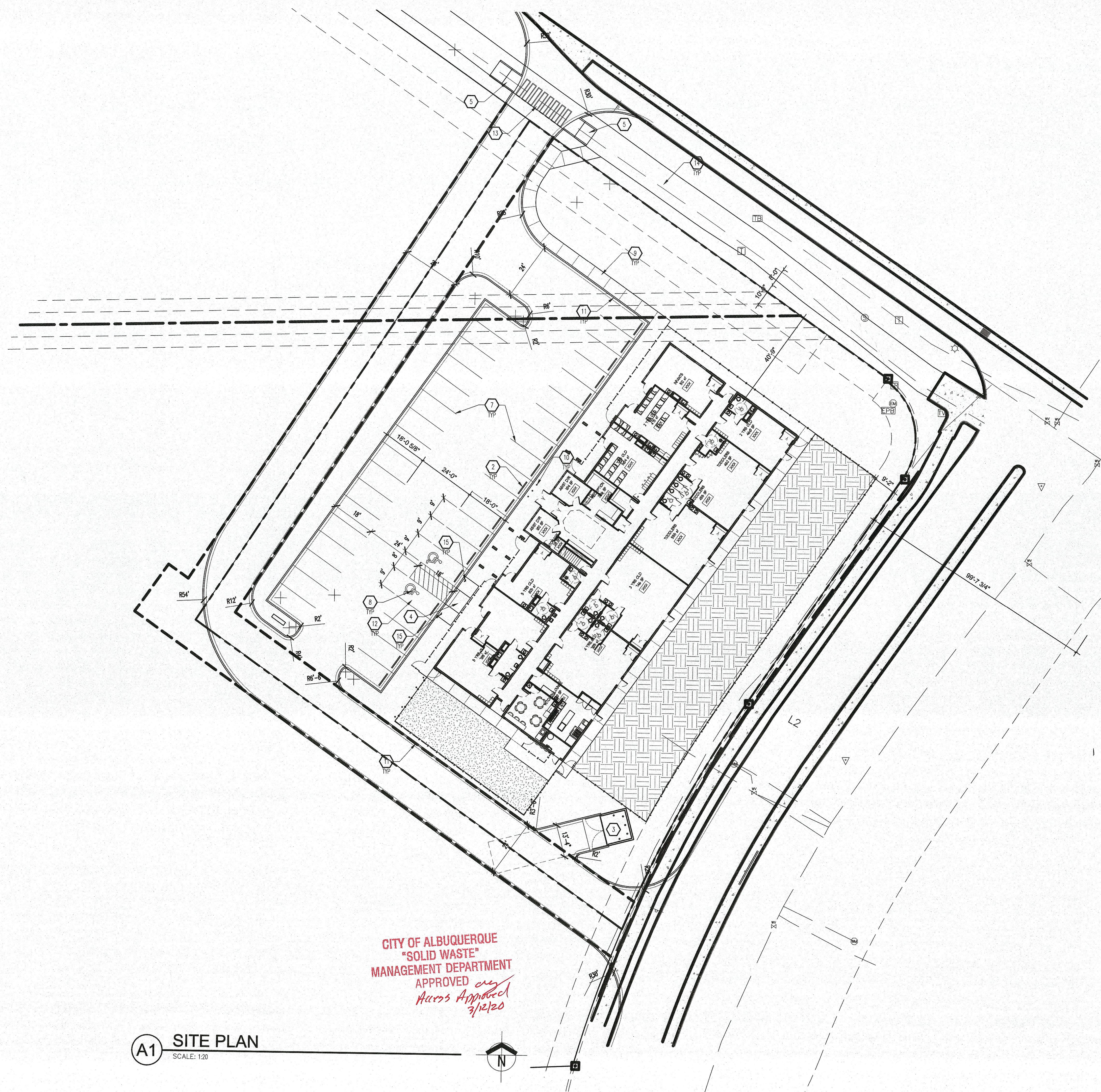
8/23/20

**Exhibit A**

**Legal Description of Tract A-2-B-1**

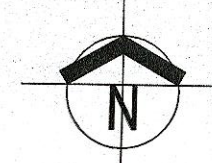
Tract lettered "A-2-B-1" and "A-2-B-2" of Plat of Tracts A-2-B-1 & A-2-B-2, Fountain Hills Plaza Subdivision, situated within Projected Section 13, T. 11N. R. 2E. N.M.P.M Town of Alameda Grants, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on said plat, recorded March 10, 2020, in Plat Book R, Page 0029, as Document No. 2020022473, in the office of the County Clerk of Bernalillo County, New Mexico.





CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED  
*Approved*  
3/12/20

**A1 SITE PLAN**  
SCALE: 1/20



**GENERAL NOTES**

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

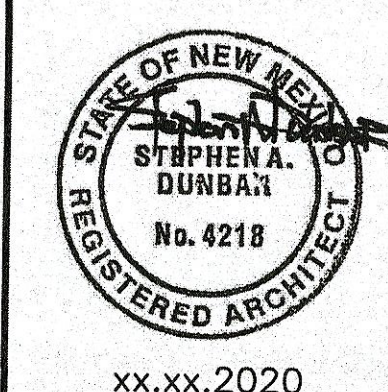
**KEYED NOTES**

1. ACCESSIBLE PARKING: SEE 2/A1.2 AND 3/A1.2.
2. WHEEL STOP: SEE 4/A1.2.
3. AREA OF REFUSE: SEE 4/A1.3.
4. TAPERED RAMP: SEE 11/A1.1.
5. END ISLAND WITH WALKWAY RAMP: SEE 5/A1.1.
6. LANDSCAPING: SEE LANDSCAPE PLAN ON SHEET LS-01.
7. 4" WHITE PAINTED STRIPPING.
8. HANDICAP PAVEMENT MARKING: SEE 1/A1.2.
9. CONCRETE SIDE WALK: SEE 7/A1.1.
10. BOLLARD: SEE 4/A1.1.
11. CONCRETE CURB: SEE 10/A1.1.
12. HANDICAP PARKING: SEE 2/A1.2.
13. CROSS WALK MARKING: SEE 6/A1.1.
14. EXISTING SIDEWALK TO REMAIN.
15. HANDICAP SIGNAGE: SEE 11/A1.2.

**GRAPHIC LEGEND**

- EJ CONCRETE EXPANSION JOINT - REFER TO D1/A102 FOR ADDITIONAL INFORMATION.
- CJ CONCRETE CONTROL JOINT - REFER TO D2/A102 FOR ADDITIONAL INFORMATION.

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE <b>KIDDIE ACADEMY WESTSIDE</b>	DATE <b>11 Mar 2020</b>
CLIENT <b>XXXXXX ALBUQUERQUE, NEW MEXICO 87004</b>	SCALE <b>AS NOTED</b>
PROJECT MANAGER <b>DEAN NGUYEN</b>	SHEET TITLE <b>OVERALL SITE PLAN</b>
JOB NO. <b>Kiddie Academy II</b>	DRAWN BY <b>DTN</b>
SHEET NO. <b>AS101</b>	



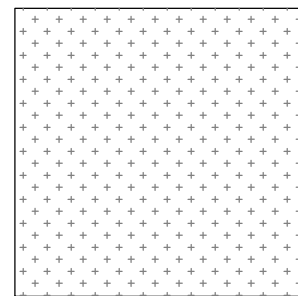
E1 HEAVY DUTY ASPHALT - SECTION

SCALE: 1" = 1'-0"

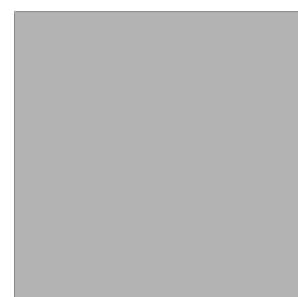
D1 LIGHT DUTY ASPHALT - SECTION

SCALE: 1" = 1'-0"

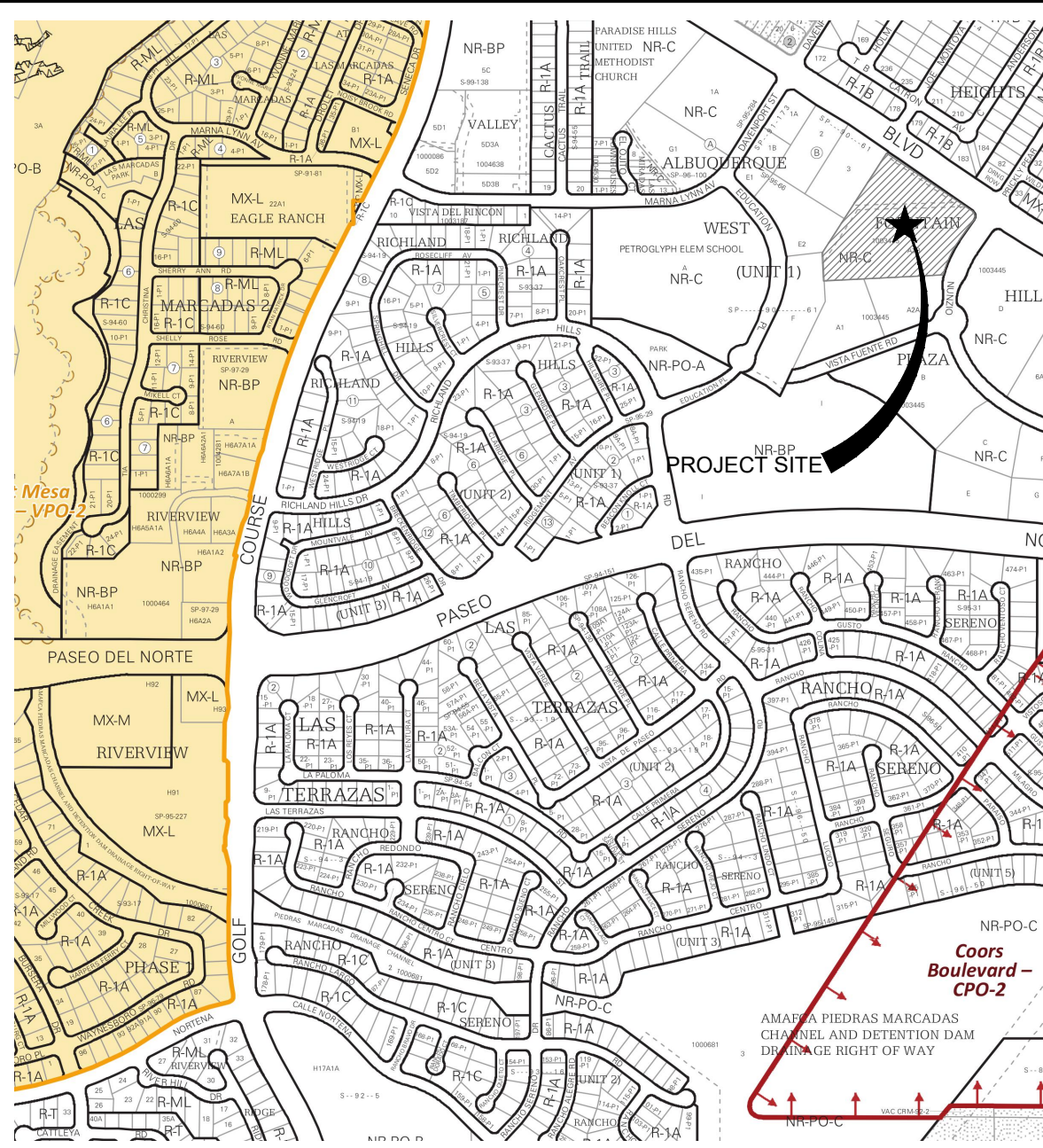
GRAPHIC LEGEND



HEAVY DUTY ASPHALT: SEE E1 THIS SHEET.



LIGHT DUTY ASPHALT: SEE D1 THIS SHEET.



VICINITY MAP

Zone Atlas Map B-13-Z

LEGAL DESCRIPTION: TRACT A-2-B-2 OF THE PLATE OF TRACTS A-2-B-1 & A-2-B-2, FOUNTAIN HILLS PLAZA SUBDIVISION, SITUATE WITHIN PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., CITY, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLATE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 2020, IN PLATE BOOK 2020C, PAGE 29 AS DOCUMENT NO. 2020022473.

EASEMENTS

- A. 10' PUBLIC UTILITY EASEMENT 03/08/1990, BK. 90C, PG. 67.  
B. 20' SANITARY SEWER EASEMENT 02/02/1999, BK. 9903, PG. 5221.  
C. 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.  
D. 10' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.  
E. 1' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.  
F. 24' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.  
G. 1' RIGHT-OF-WAY 03/15/2018, BK. 2018C, PG. 30, DOC# 2018022726.

GENERAL NOTES

- A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.  
B. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.  
C. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

KEYED NOTES

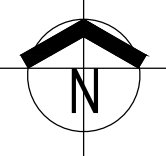
1. ACCESSIBLE PARKING: SEE 2/A1.2 AND 3/A1.2.  
2. WHEEL STOP: SEE 4/A1.2.  
3. AREA OF REFUSE: SEE 4/A1.3.  
4. CURBED RAMP: SEE 16/A1.1.  
5. END ISLAND WITH WALKWAY RAMP: SEE 5/A1.1.  
6. PROPOSED LANDSCAPING: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.  
7. 4" WHITE PAINTED STRIPPING.  
8. HANDICAP PAVEMENT MARKING: SEE 1/A1.2.  
9. CONCRETE SIDE WALK: SEE 7/A1.1.  
10. BOLLARD: SEE 4/A1.1.  
11. NEW CONCRETE CURB AND GUTTER: SEE 10/A1.1.  
12. MOTOR CYCLE PARKING.  
13. CROSS WALK MARKING: SEE 6/A1.1.  
14. EXISTING ASPHALT WALKWAY AND RAMP TO REMAIN.  
15. HANDICAP SIGNAGE: SEE 11/A1.2.  
16. MONUMENTAL SIGNAGE UNDER A SEPARATE PERMIT.  
17. PAVEMENT DIRECTIONAL MARKING: SEE 8/A1.2.  
18. BIKE RACK: SEE 13/A1.2.  
19. DASHED LINE INDICATES A 390' CLEAR SIGHT TRIANGLE.  
20. PORTION OF EXISTING CURB AND GUTTER TO REMAIN.  
21. EXISTING GUTTER TO REMAIN.  
22. NEW 6" CONCRETE GUTTER: TIE INTO EXISTING CURB AND GUTTER - REFER TO COA STANDARD DRAWING #2420.  
23. EXISTING CONCRETE SIDEWALK TO REMAIN.  
24. DASHED LINE INDICATES PORTION OF EXISTING CONCRETE CURB AND GUTTER, SIDEWALK TO BE DEMOLISHED TO ACCOMMODATE NEW DRIVEWAY. CONTRACTOR TO COORDINATE IN FIELD FOR EXACT AMOUNT TO BE DEMOLISHED TO ACHIEVE DESIGN INTENT.  
25. EXISTING CENTER MEDIAN TO REMAIN.  
26. MOTOR CYCLE PARKING SIGNAGE: SEE 12/A1.2.  
27. "RIGHT TURN ONLY" SIGNAGE: FOLLOW COA STANDARD DRAWING #2802-R3-2.  
28. 10" COMPACTED SUBGRADE @ 90%.  
29. 6" BASE COURSE.  
30. 2" ASPHALT CONCRETE PAVEMENT.  
31. 3" ASPHALT CONCRETE PAVEMENT.  
32. 4" BASE COURSE.  
33. BUILDING ADDRESS: PROVIDE A 10" HIGH BY 2" WIDE BRUSH STROKE WITH CONTRASTING BACKGROUND.  
34. EXISTING CONCRETE RAMP TO REMAIN.  
35. NEW 24" WIDE TRUNCATED DOME: SAFETY YELLOW IN COLOR.  
36. DASHED LINE INDICATES A 2' CLEARANCE AROUND BIKE RACK.  
37. EXISTING ASPHALT PAVEMENT MARKING TO REMAIN.  
38. "ONE WAY" SIGNAGE: FOLLOW COA STANDARD DRAWING #2802-R6-1(R).  
39. INSTALL ADA APPROVED 2" WIDE TRUNCATED DOME STRIP.

PARKING CALCULATION

BUILDING AREA	# SEATS	AREA (GROSS SQUARE FEET)	
KIDDIE ACADEMY DAYCARE	N/A	11,822 SF	
TOTAL			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
KIDDIE ACADEMY DAYCARE (IDO TABLE 5-5-1)	1/400 GFA	30 SPACES	32 SPACES
ACCESSIBLE PARKING SPACE	---	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE (IDO TABLE 5-5-4)	---	2 SPACES	2 SPACES
BIKE PARKING SPACE (IDO TABLE 5-5-5)	---	4 SPACES	4 SPACES

A1 TRAFFIC CIRCULATION LAYOUT PLAN

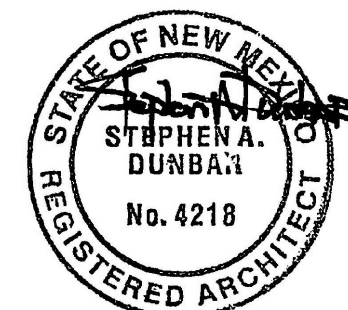
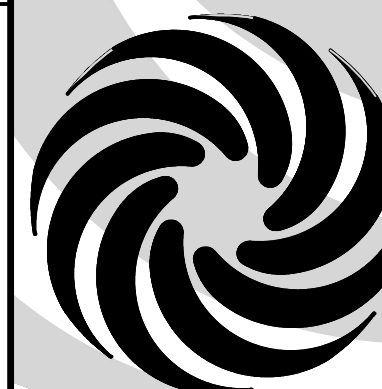
SCALE: 1:25



PROPERTY LINE

MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



31.03.2020

PROJECT TITLE

KIDDIE ACADEMY WESTSIDE

4500 Paradise Blvd.  
Albuquerque, New Mexico 87004

DRAWN BY: DTM

JOB NO. Kiddie Academy I

PROJECT MANAGER

DEAN NOTEN

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

DATE:

11 Mar 2020

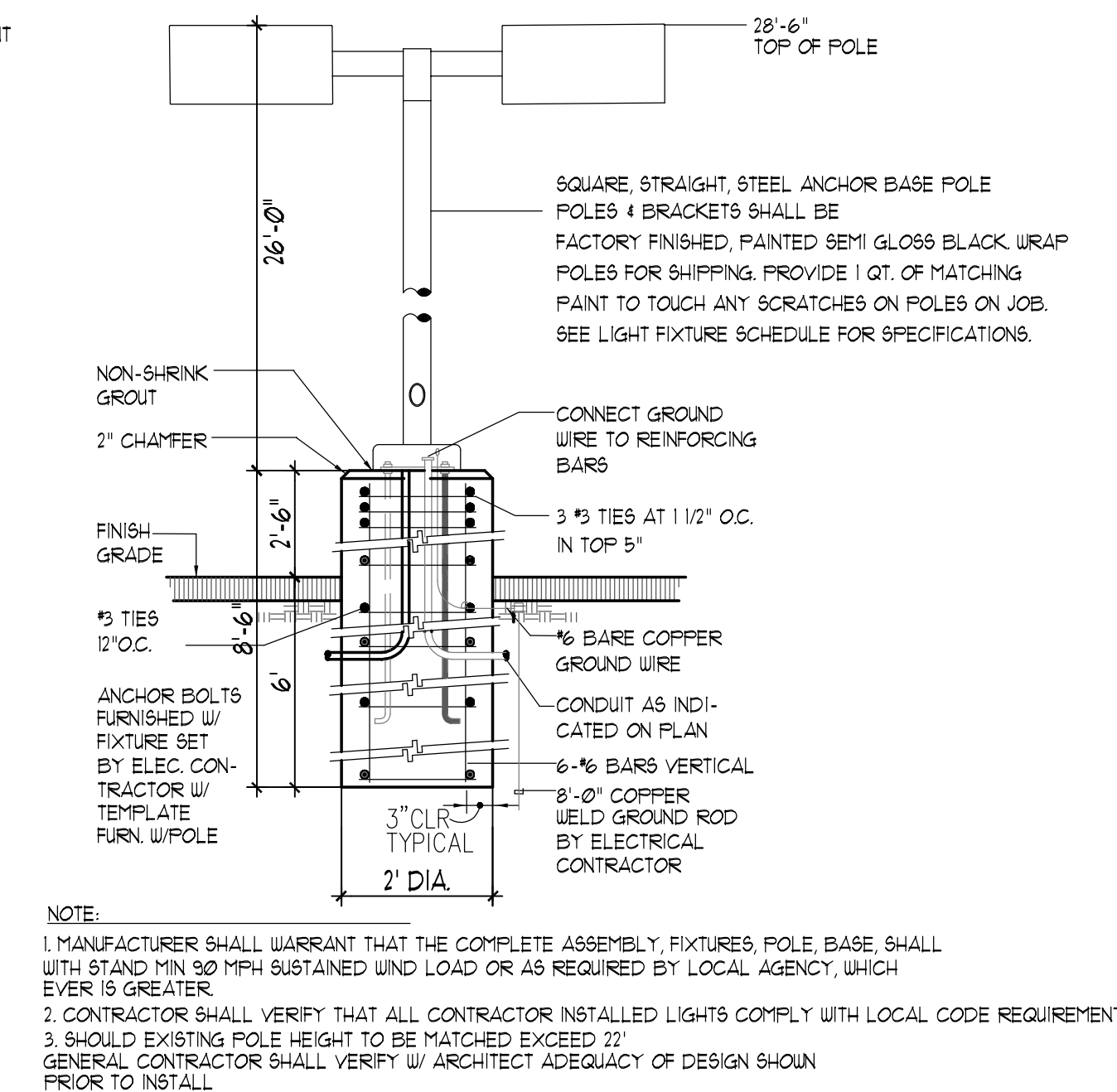
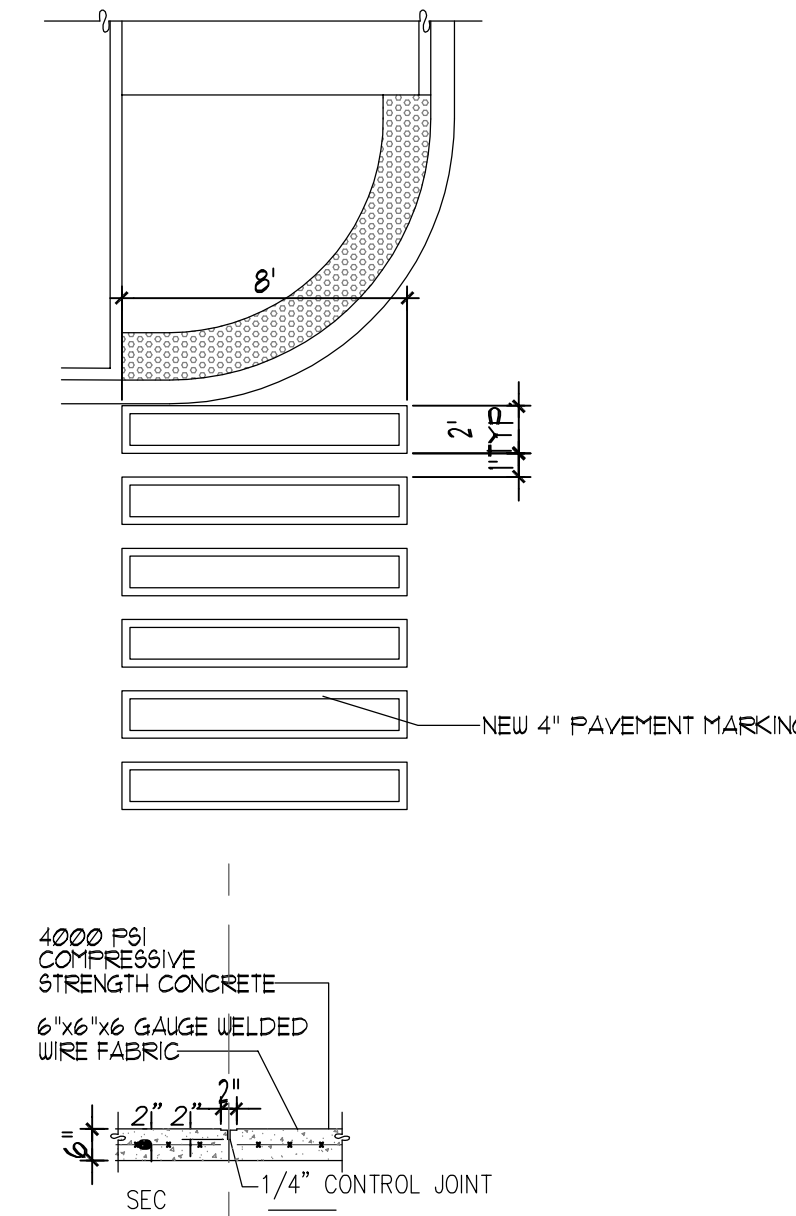
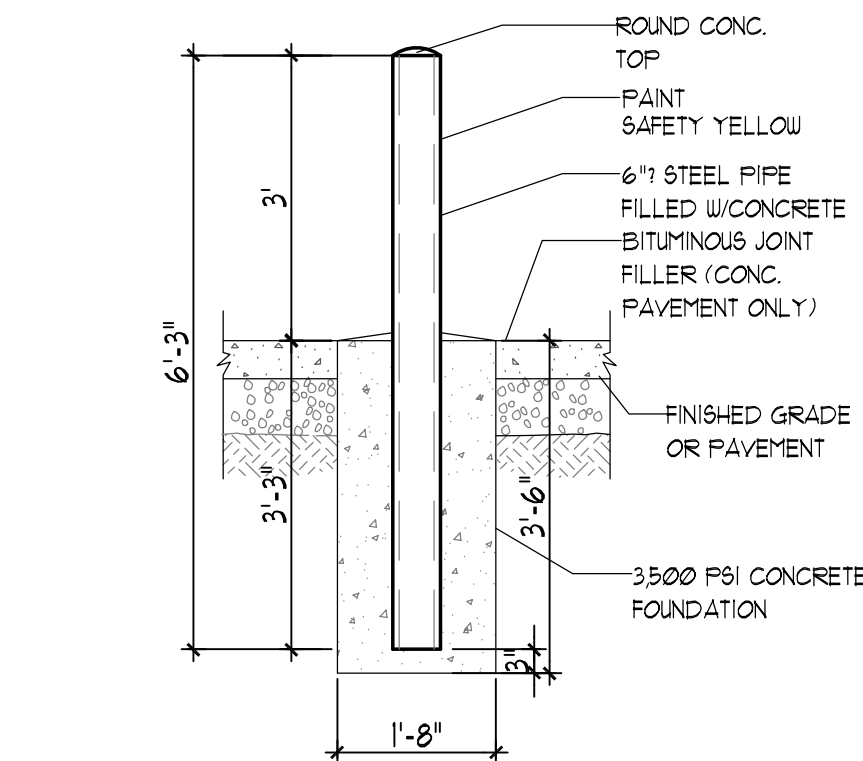
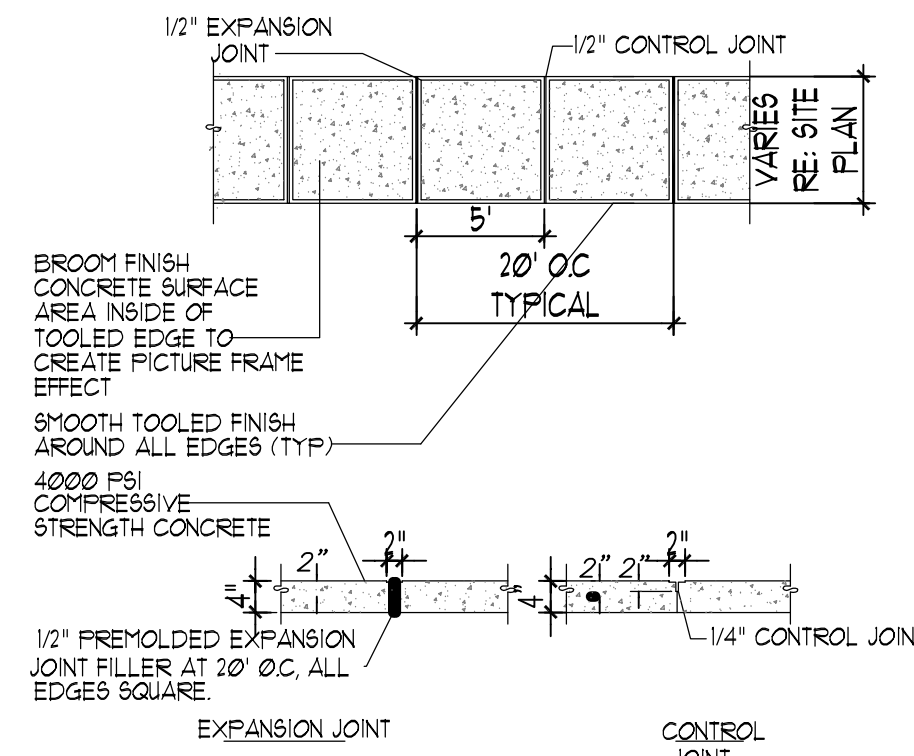
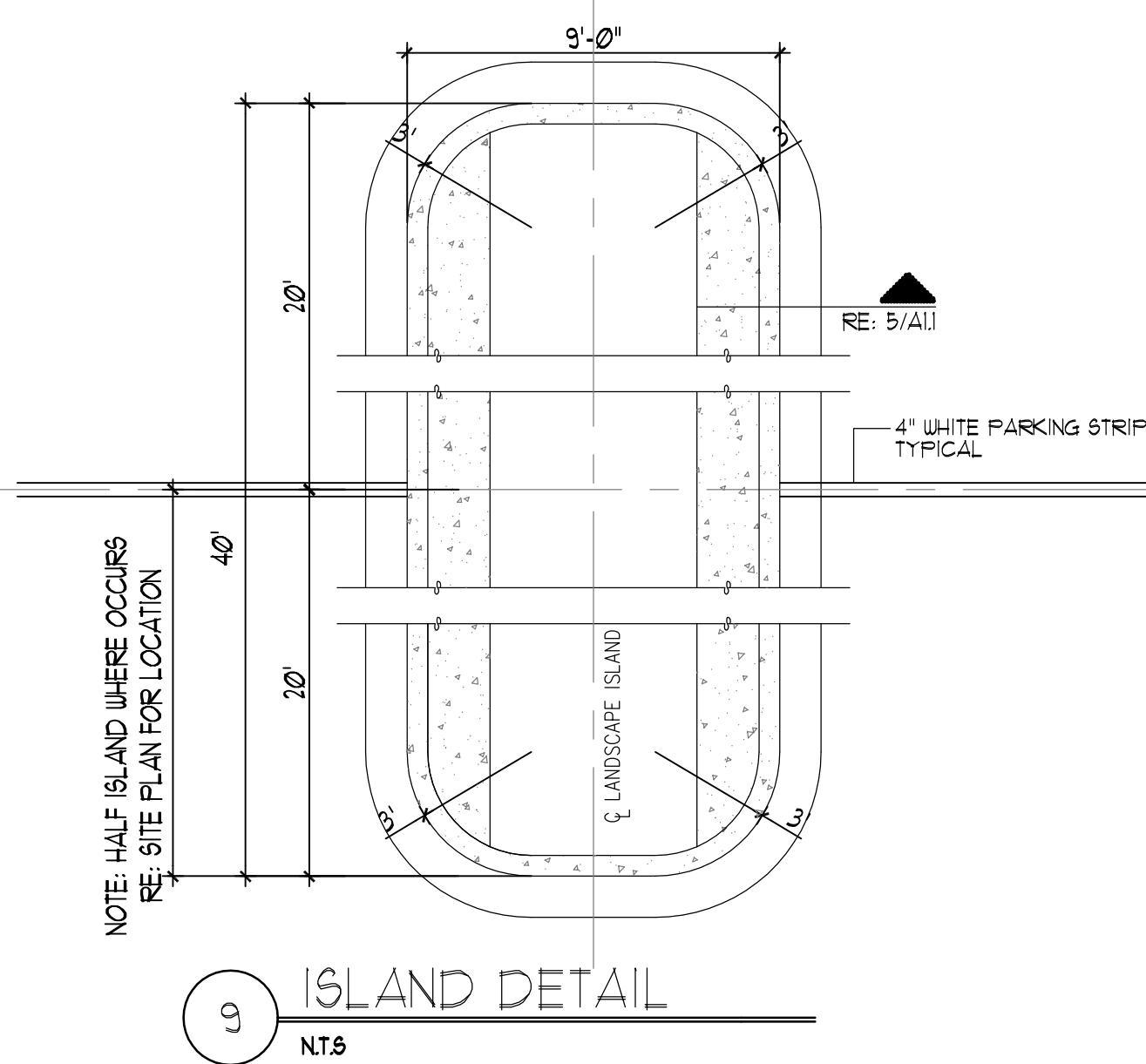
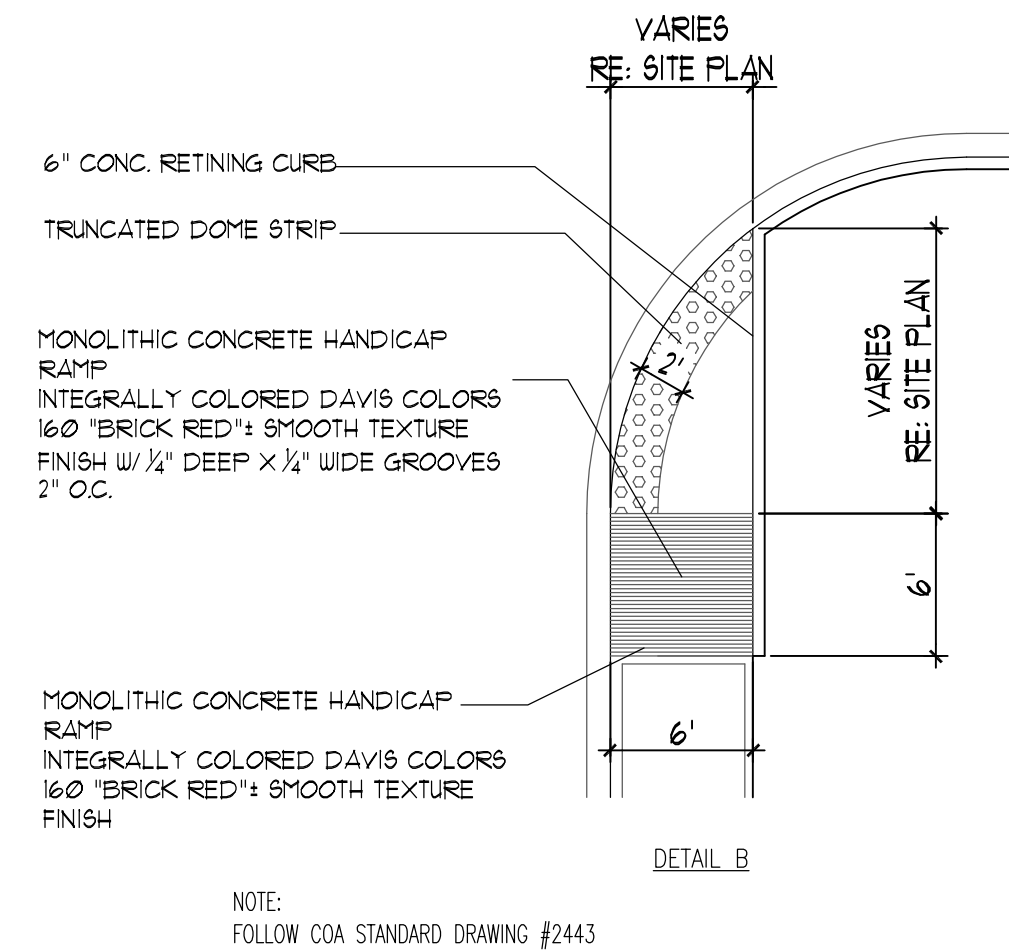
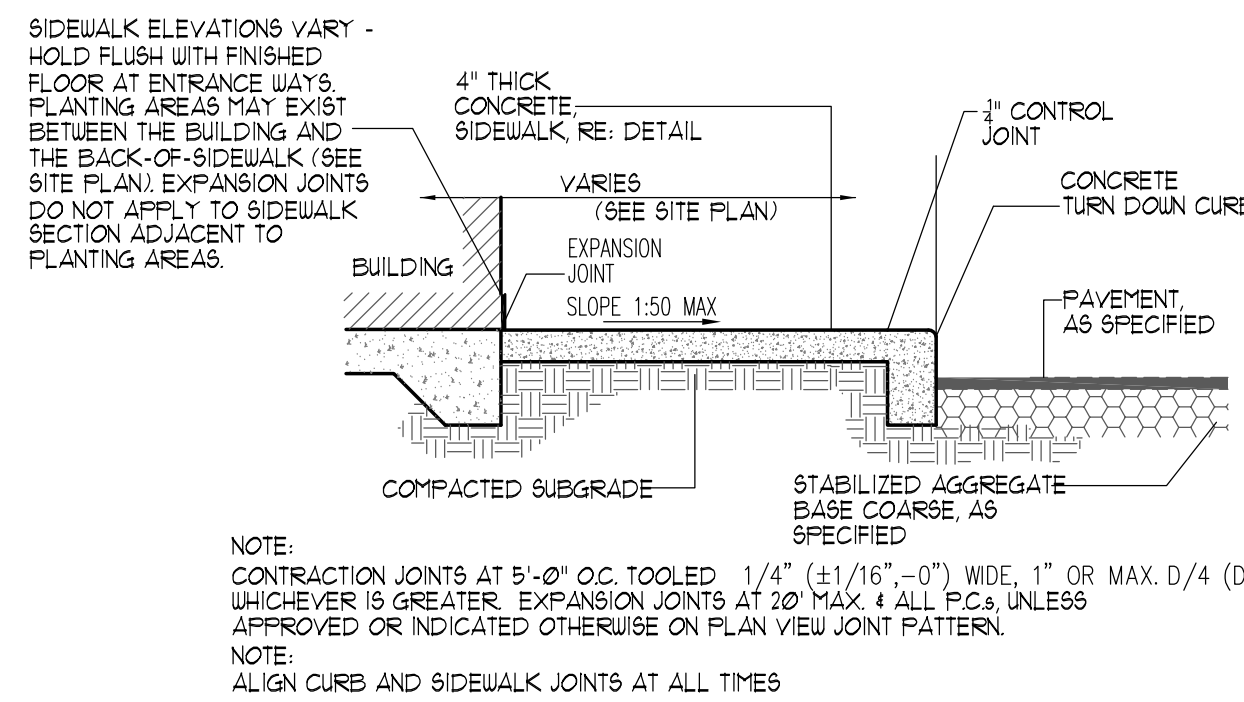
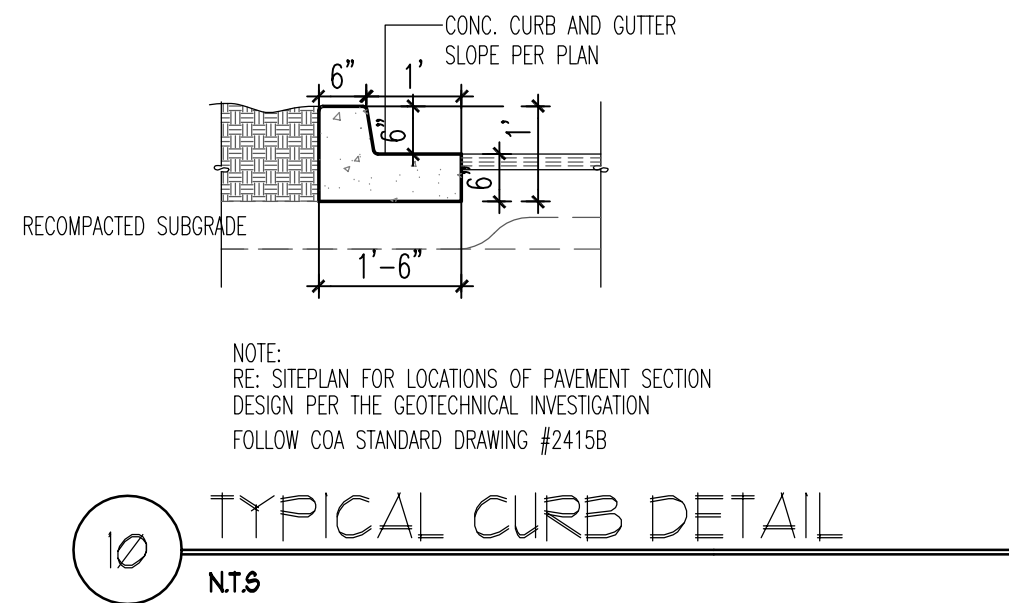
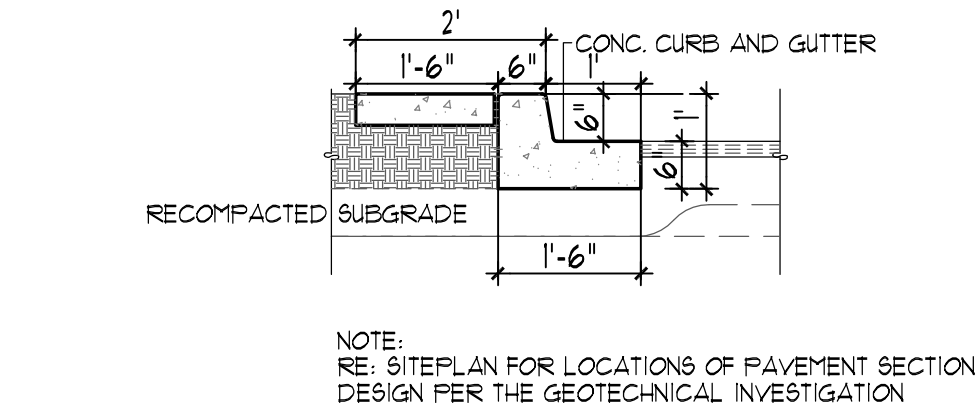
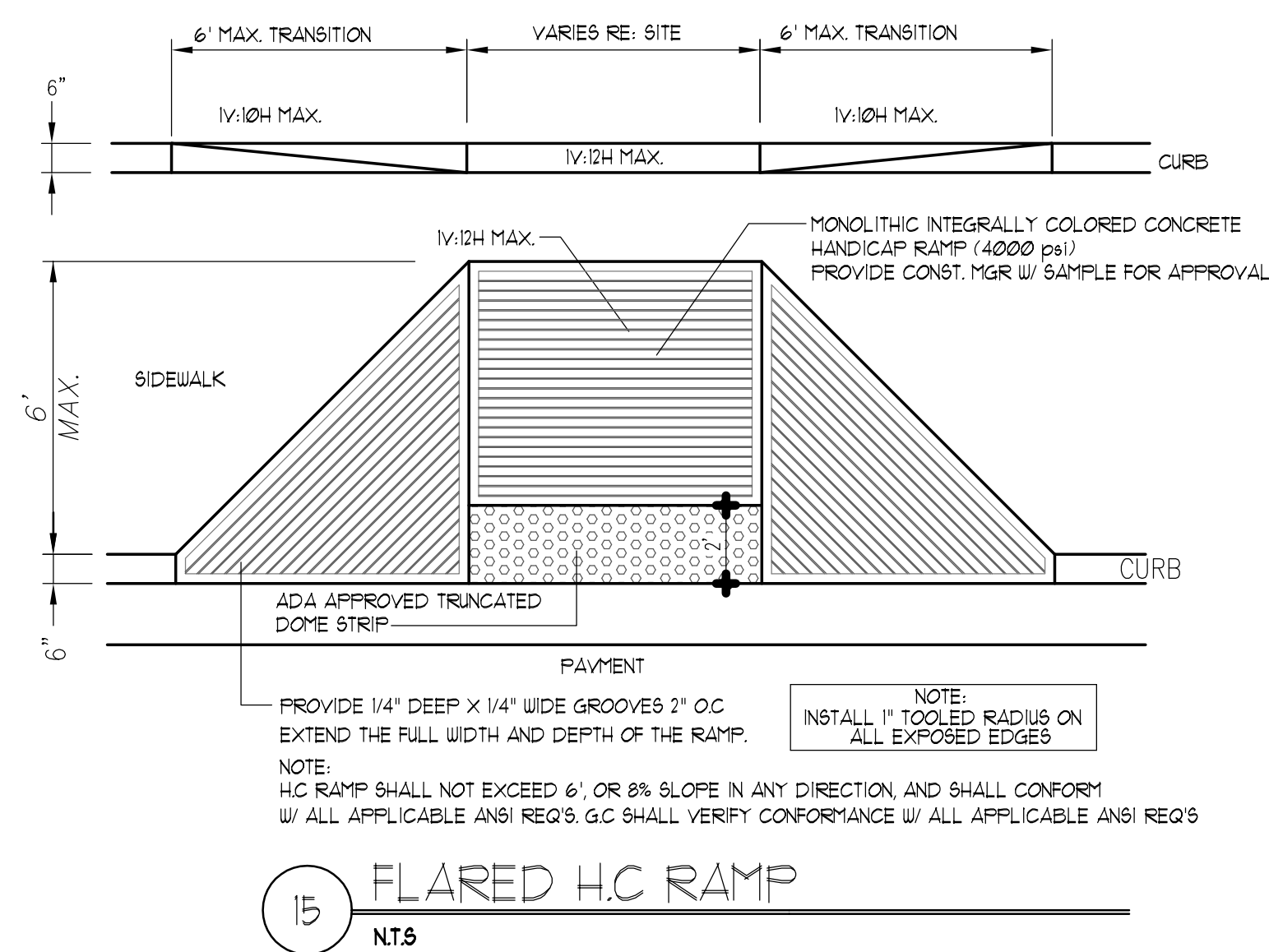
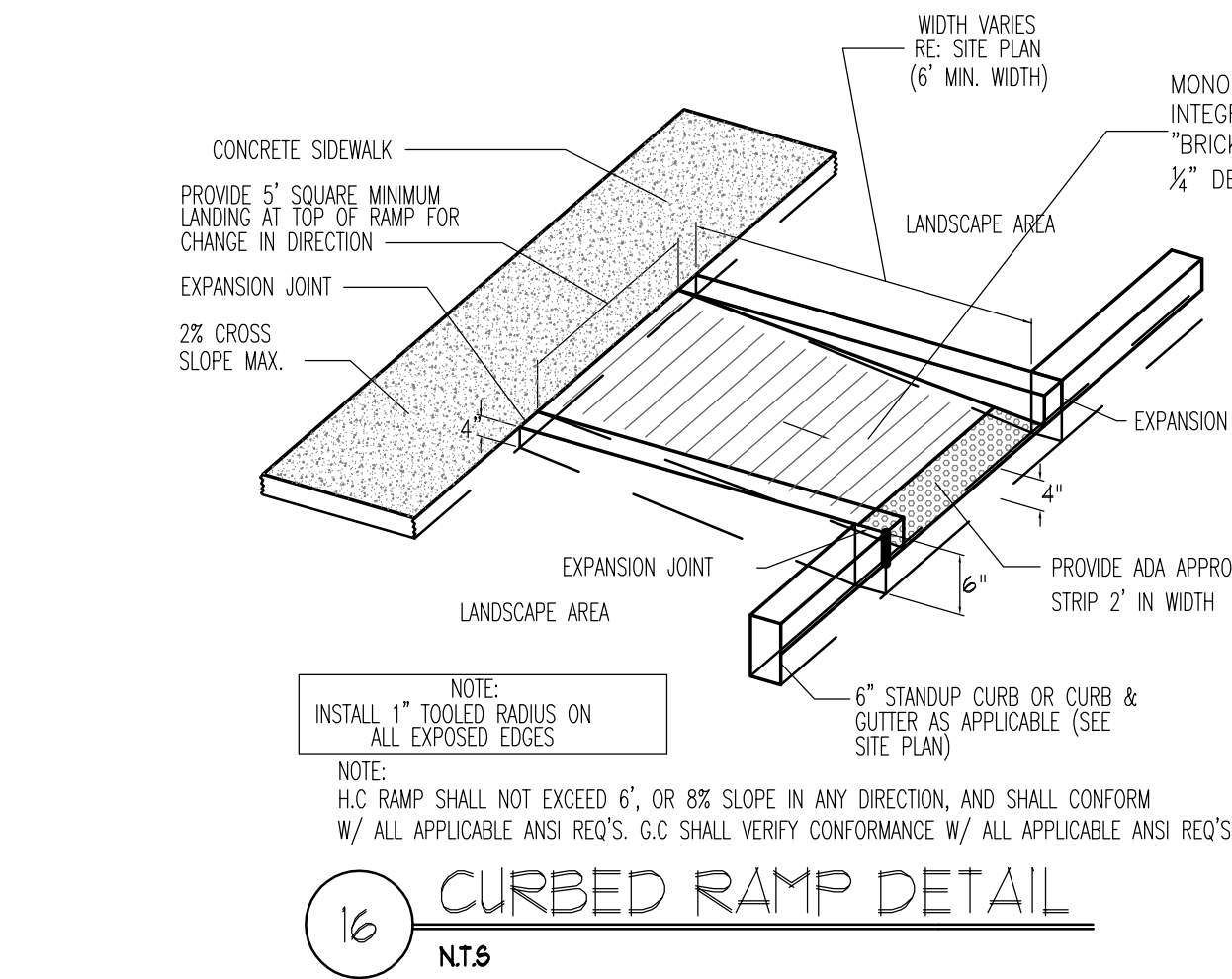
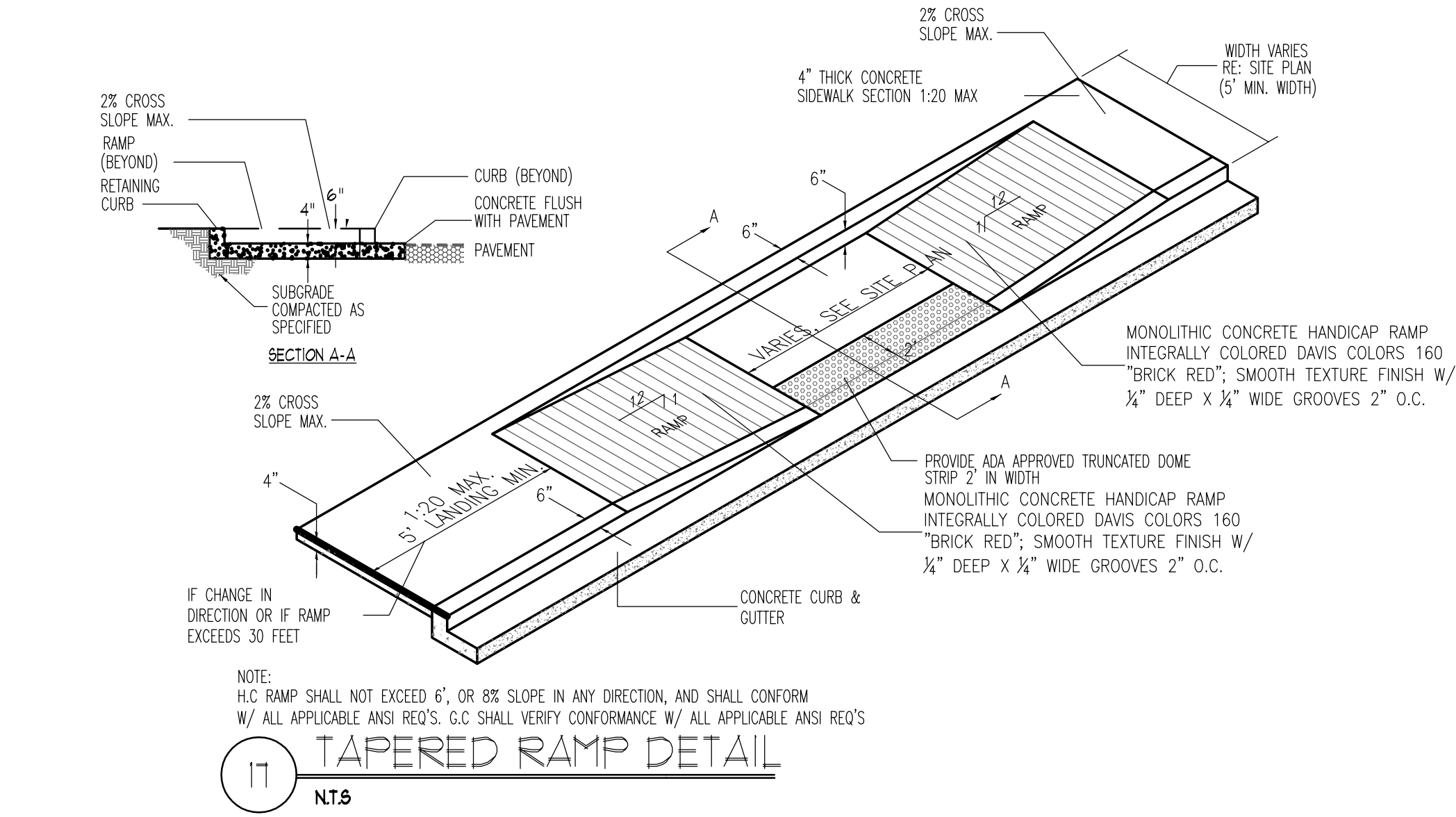
SCALE:

AS NOTED

sheet-

TCL





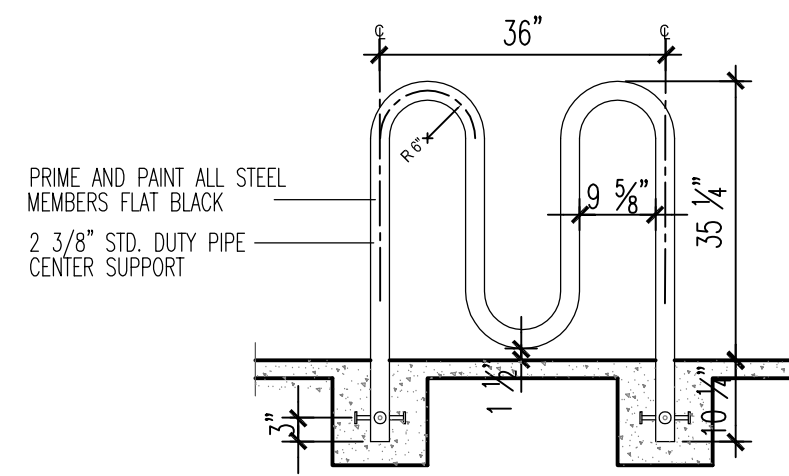
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2			
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**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO  
STEPHEN A. DUNBAR  
No. 4218  
REGISTERED ARCHITECT  
31Mar2020

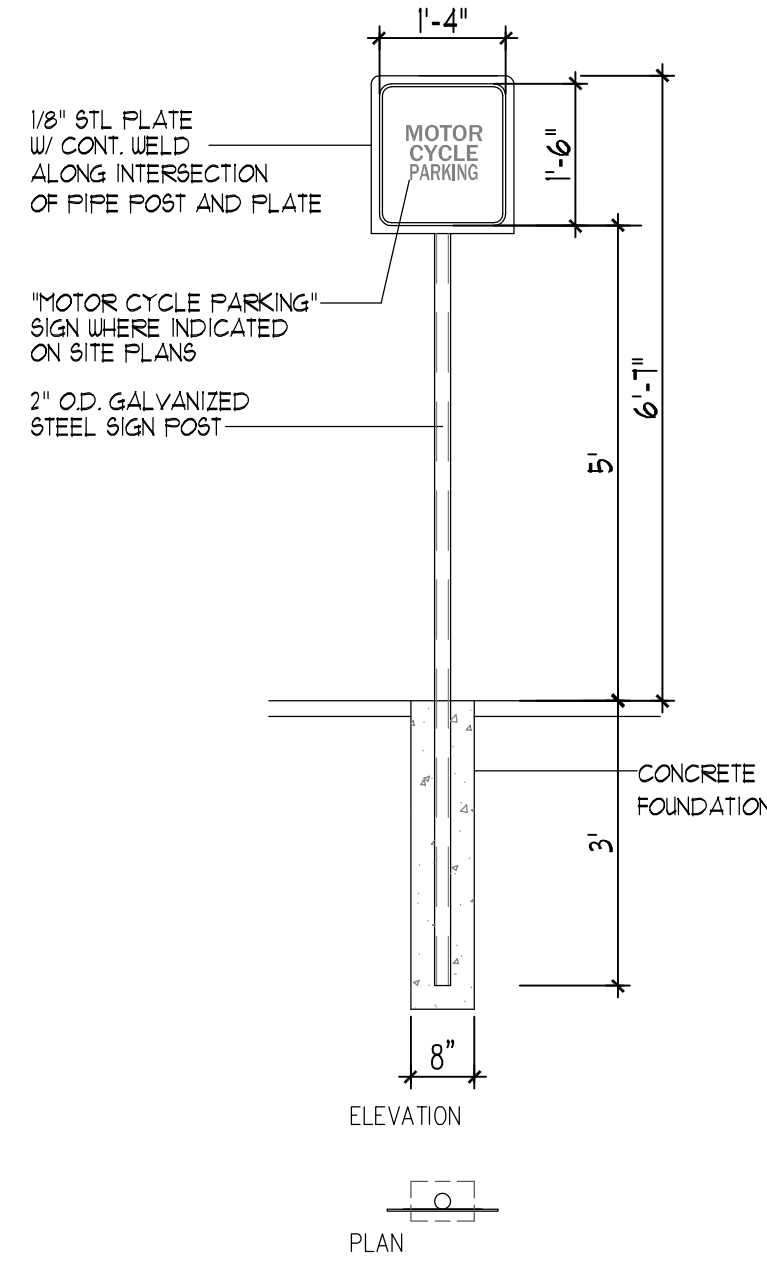
PROJECT TITLE: KIDDIE ACADEMY WESTSIDE  
4590 Paradise Blvd.  
Albuquerque, New Mexico 87004  
PROJECT MANAGER: DEAN WOODEN  
JOB NO.: Kiddie Academy II  
DRAWN BY: DN  
SHEET TITLE: SITE DETAILS

DATE: 11 Mar 2020  
SCALE: AS NOTED  
SHEET: A1.1

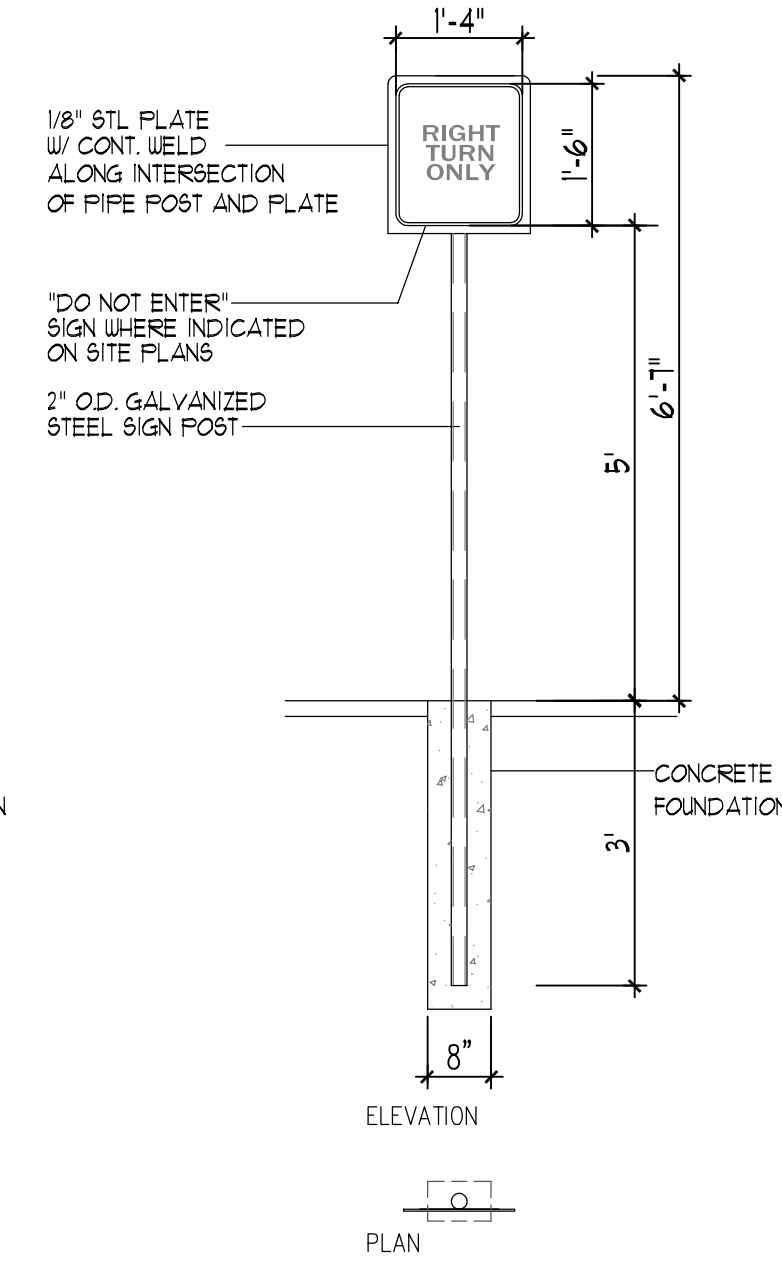


NOTE:  
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:  
A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.  
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.  
C. COMB/TOASTER RACKS ARE NOT ALLOWED.  
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.  
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.  
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.  
G. EACH BICYCLEPARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

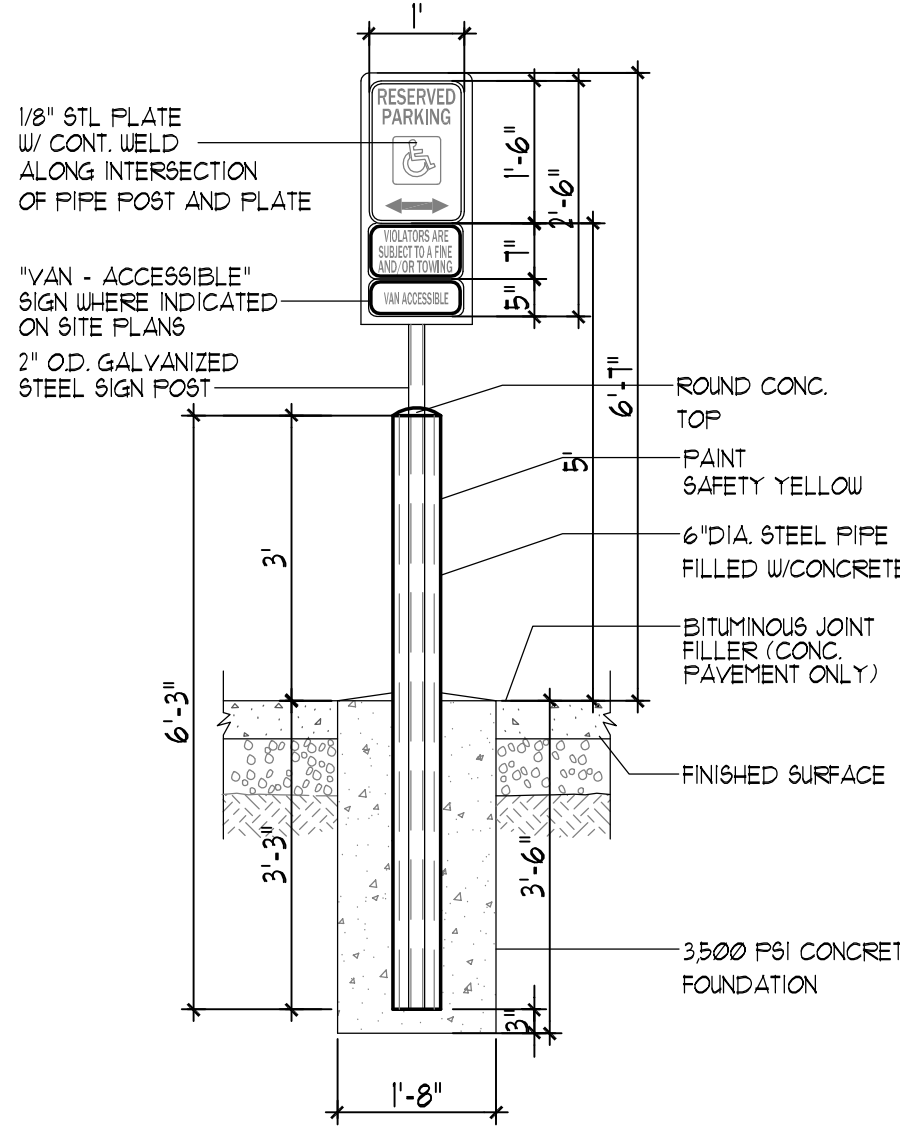
13 BIKE RACK  
NTS



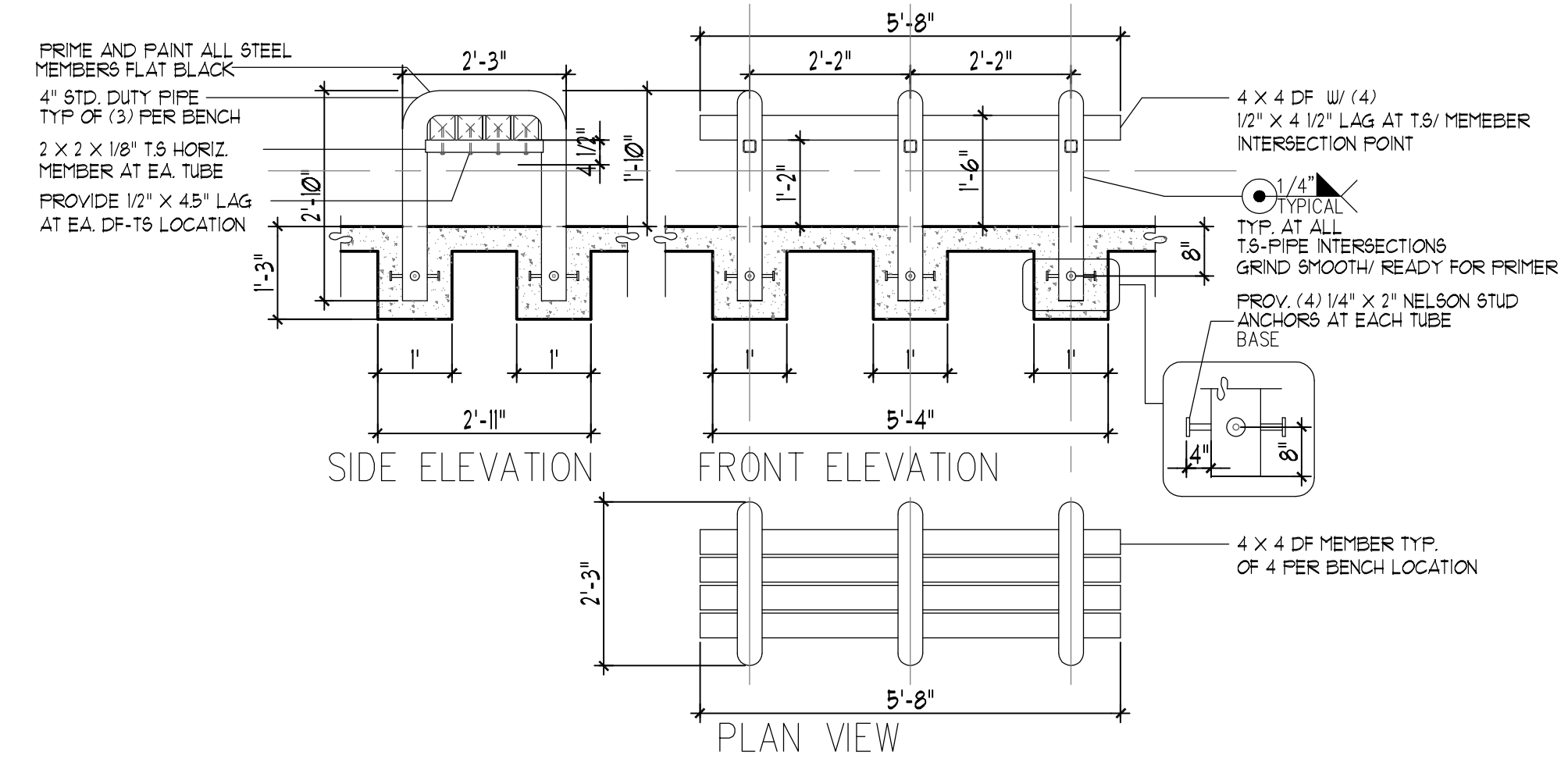
12 MISC. SIGNAGE  
NTS



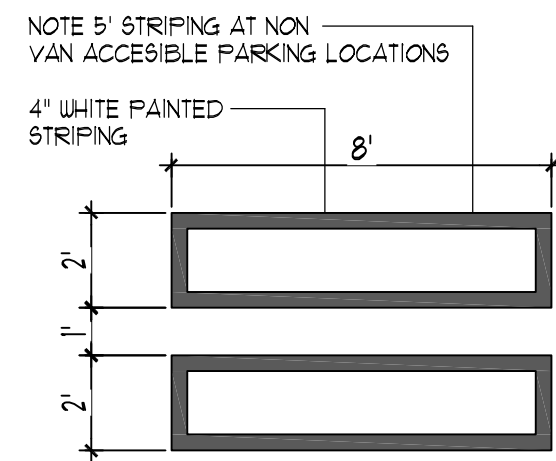
12A MISC. SIGNAGE  
NTS



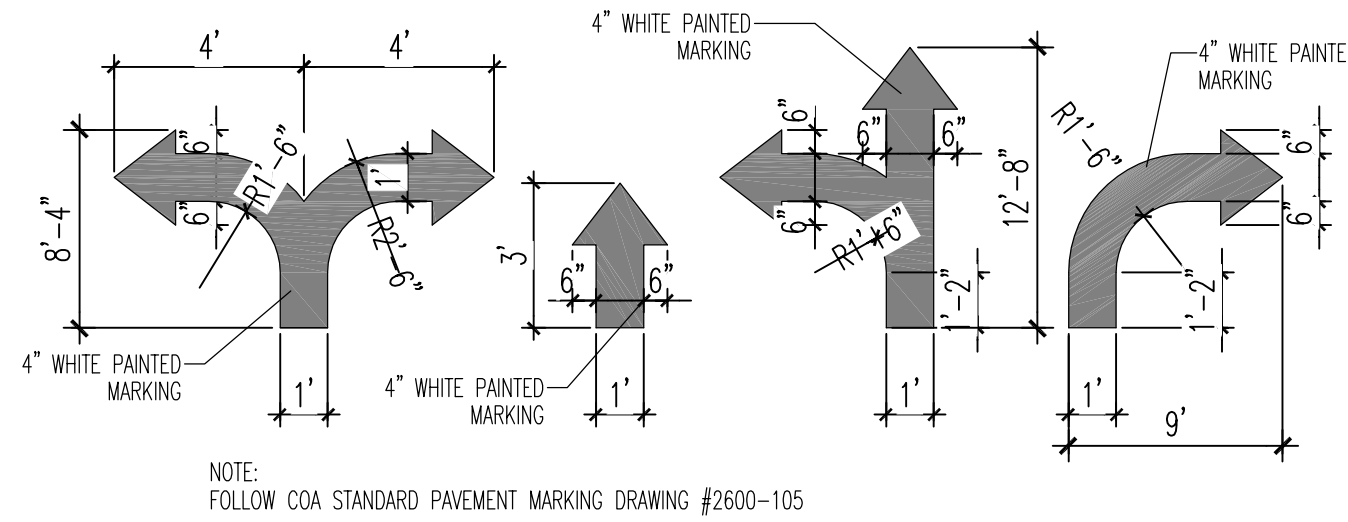
11 H.C SIGNAGE  
NTS



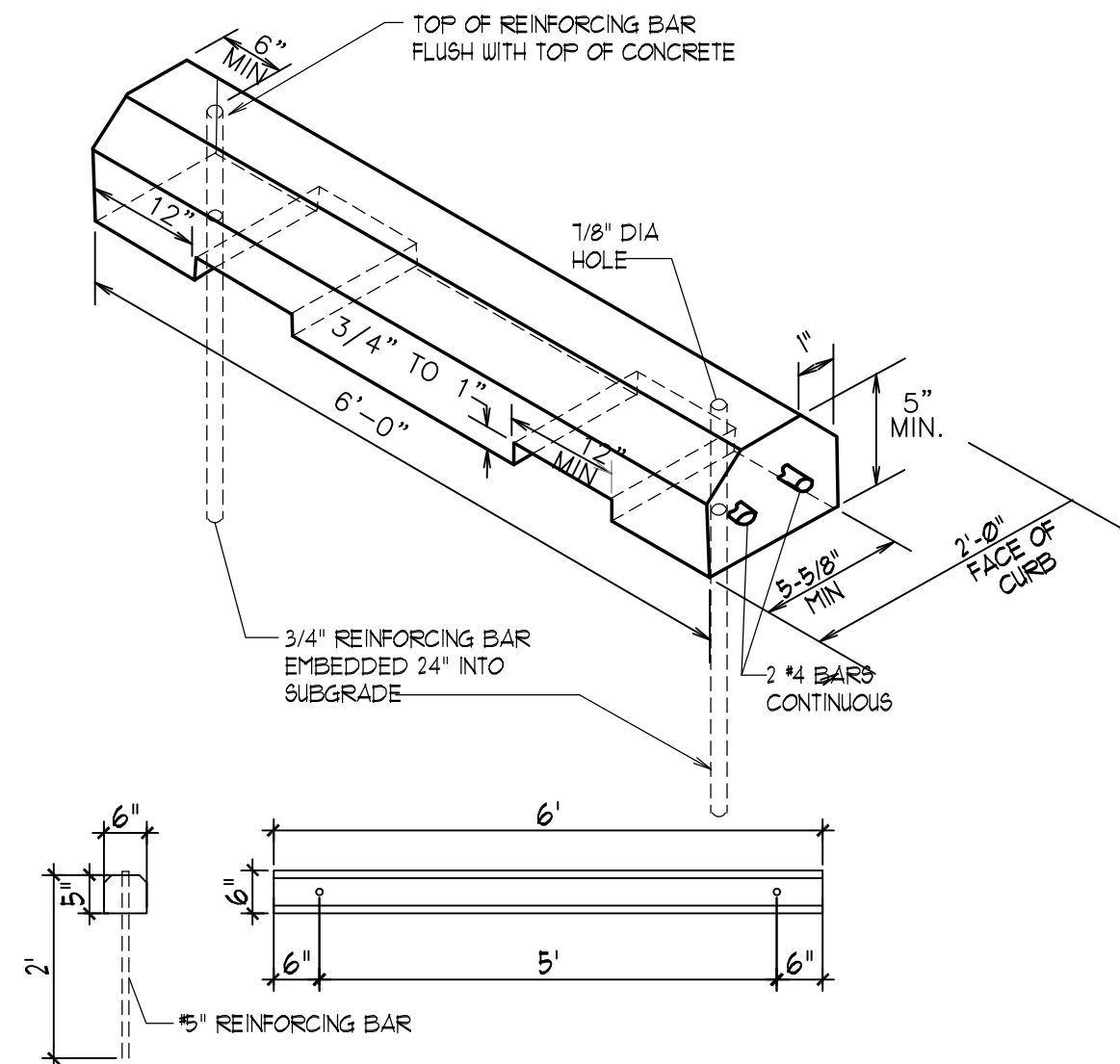
10 BENCH DETAIL  
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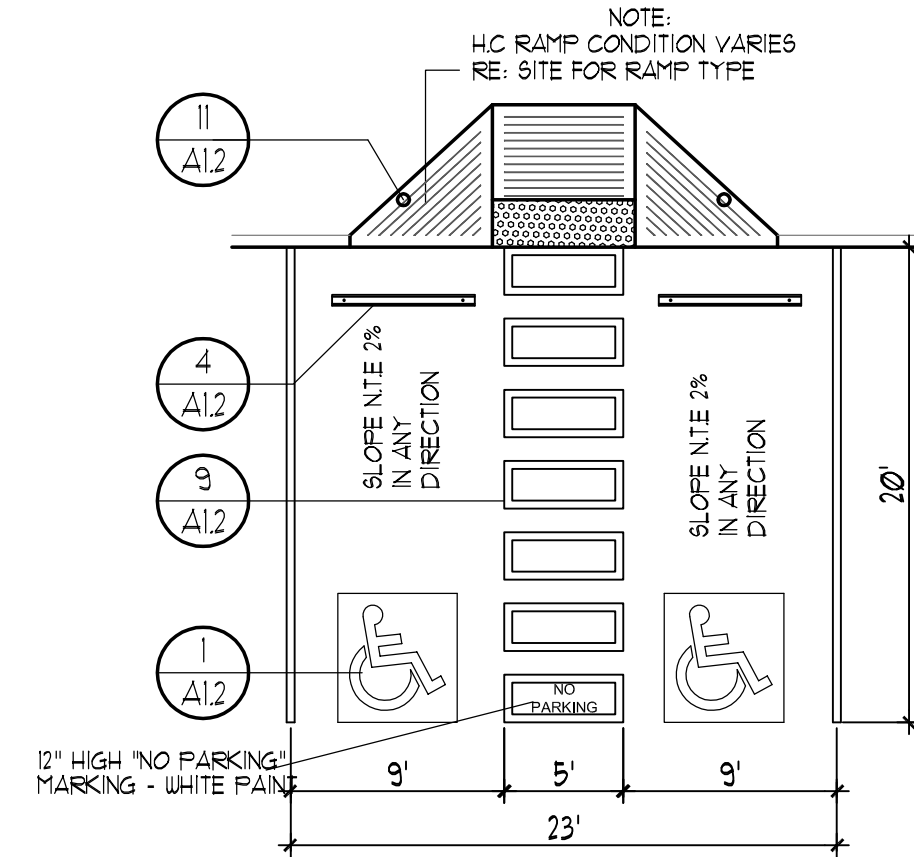
9 H.C PARKING-WALK PAINT DETAIL  
NTS



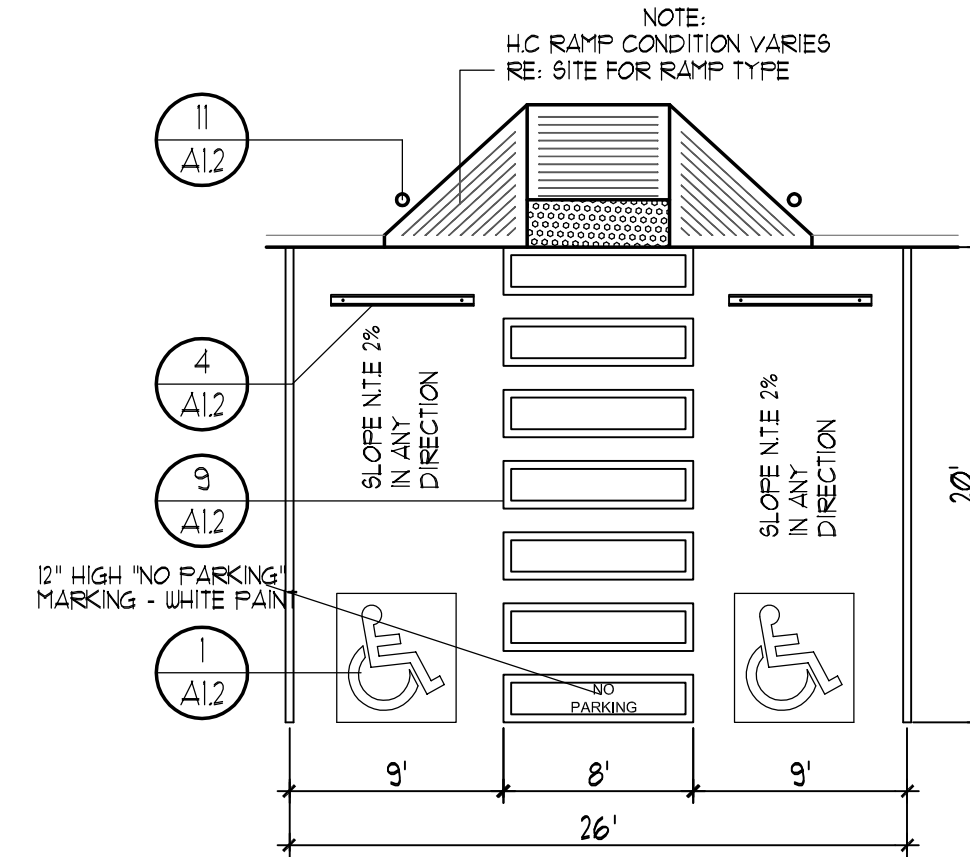
8 SITE DIRECTIONAL PAINT DETAIL  
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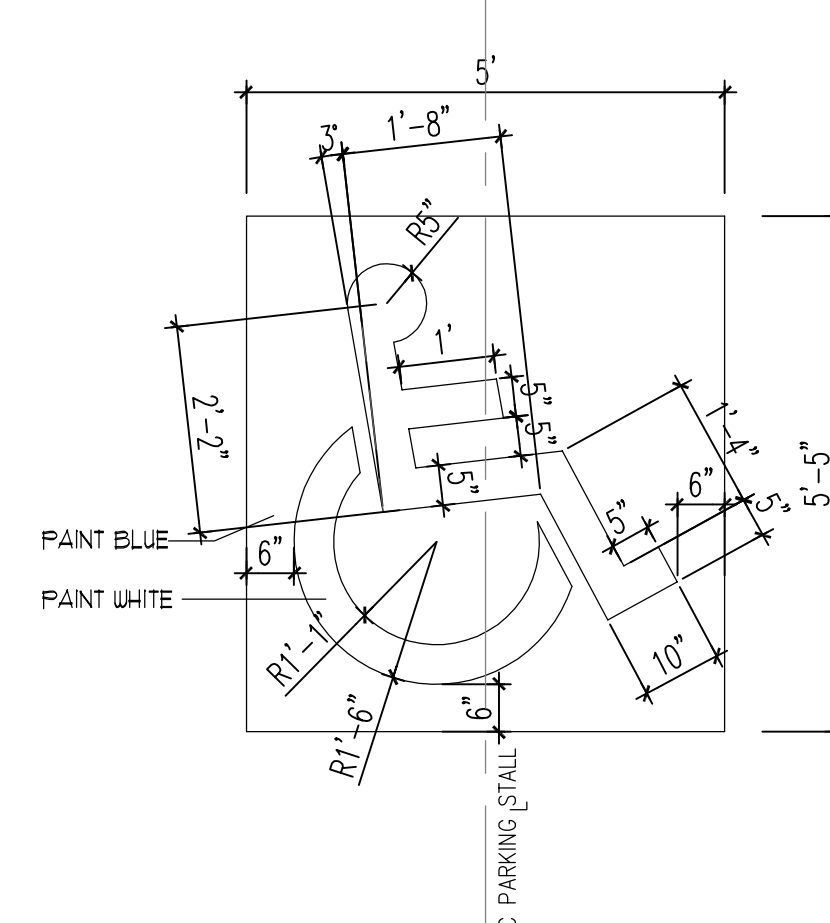
4 WHEEL STOP  
NTS



3 H.C PARKING PLAN DETAIL  
NTS



2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)  
NTS



1 H.C SIGNAGE  
NTS

REV	DATE	BY	REVISION
1			
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4			
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SHEET TITLE  
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**11 Mar 2020**  
SCALE:  
**AS NOTED**  
Sheet:  
**A1.2**  
of:

