

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 20, 2021

Stephen A Dunbar, RA
Modulus Architects Inc
110 Sun Ave NE, Suite 600
Albuquerque, NM 87109

**Re: Kiddie Academy
4590 Paradise Blvd
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 6-17-20 (C12D003A)
Certification dated 9-16-21

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 9-17-21, 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 30day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

- Please provide approved access easement as stated on approved TCL.
- Remove Construction Debris and equipment from site.
- Pathway from public right of way to building entrance is blocked by Pillar (minimum 4 foot required clearance around Pillar)

NM 87103

www.cabq.gov

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.

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

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

Sincerely,

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

EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CONDITION OF C.O. APPROVAL:
 THE EASEMENT FOR THE
 RELOCATION OF THE ACCESS
 POINT (PARADISE ENTRANCE)
 IS ACCEPTED, APPROVED AND
 IN PLACE.

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, FOUNDATION 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. 5271.
 - 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. "0" 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 1110.3.2.2.
 - 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 11/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. STOP SIGN: SEE 7/A1.2.
 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: 6" WIDE MINIMUM.
 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 @ 95% WITH R-VALUE OF 50.
 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 4" CURB RAMP 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.
 40. PROVIDE A BACK SLOPE OF 4:1 TO THE EDGE OF RAMP TO EXISTING SURFACE ON THE WEST END OF ENTRANCE.
 41. CENTERLINE STRIPPING: 4" WIDE PAVEMENT MARKING, YELLOW IN COLOR.

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 (DO TABLE 5-5-1)	1/400 GFA	30 SPACES	32 SPACES
ACCESSIBLE PARKING SPACE	---	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE (DO TABLE 5-5-4)	---	2 SPACES	2 SPACES
BIKE PARKING SPACE (DO TABLE 5-5-5)	---	4 SPACES	4 SPACES

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

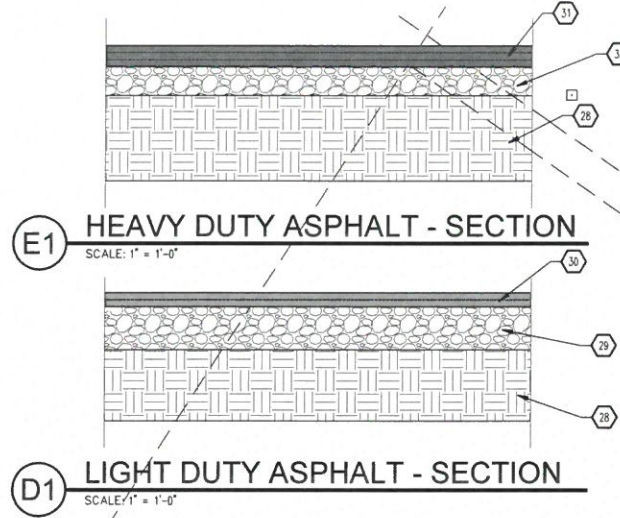
MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 STEPHEN A. L. DUMBAX
 No. 4218
 17 JUN 2020

KIDDIE ACADEMY WESTSIDE
 4590 Paradise Blvd.
 Albuquerque, New Mexico 87004

PROJECT NUMBER: KIDDIE ACADEMY I
 DRAWN BY: DM
 SHEET TITLE: TRAFFIC CIRCULATION LAYOUT

DATE: 11 Mar 2020
 SCALE: AS NOTED

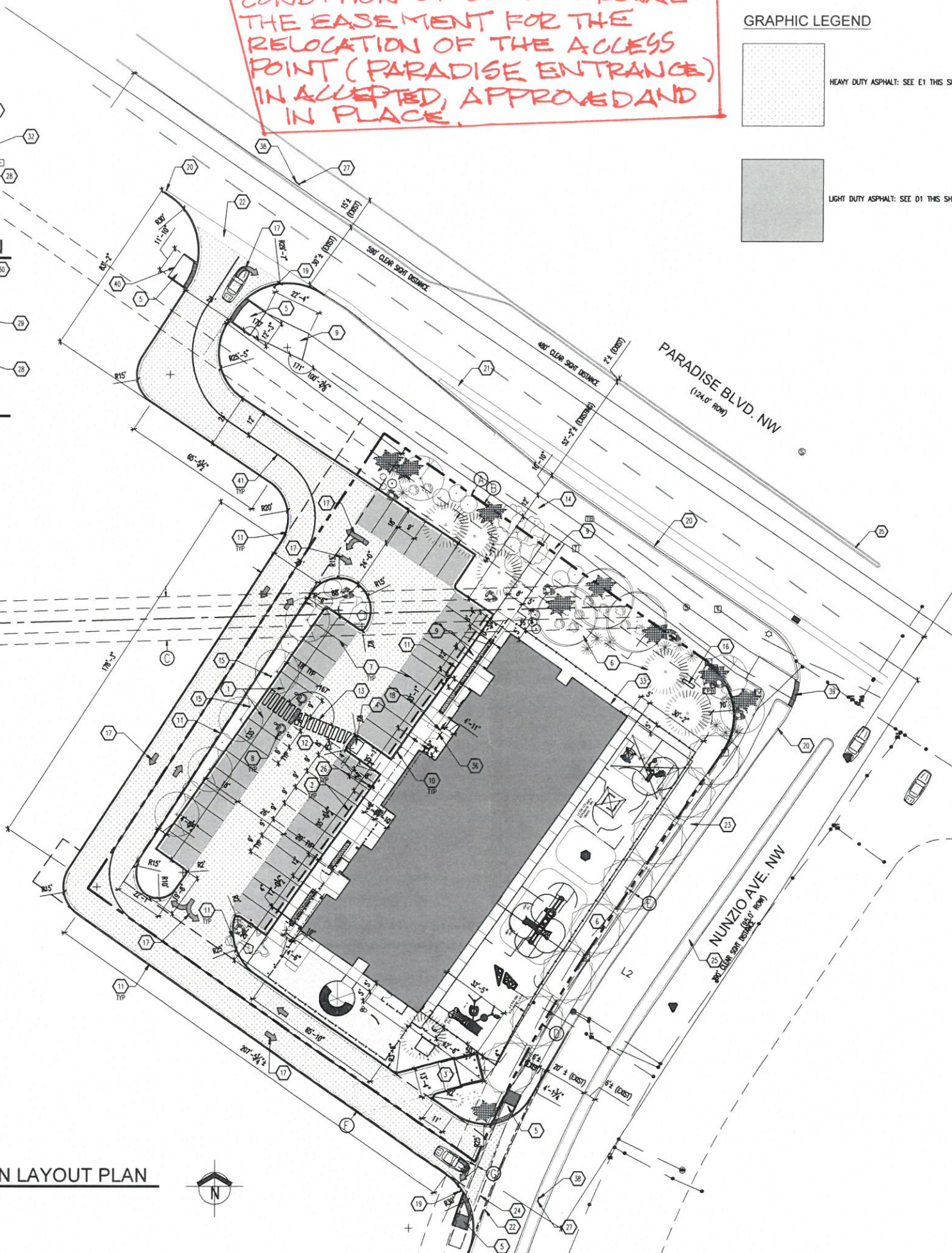


TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 06/23/20

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

A1 TRAFFIC CIRCULATION LAYOUT PLAN
 SCALE: 1/8" = 1'-0"





To whom it may concern
Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

16 September 2021

RE: Traffic Certification for Kiddie Academy - Westside (City of Albuquerque Project # BP-2020-30993)

To whom it may concern:

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Site Plan for Building Permit dated 27th March 2019. I further certify that Devin Nguyen, Project Manager at Modulus Architects, personally visited the site on 11th November 2020 and has determined by visual inspection that the work installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

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.

Sincerely,

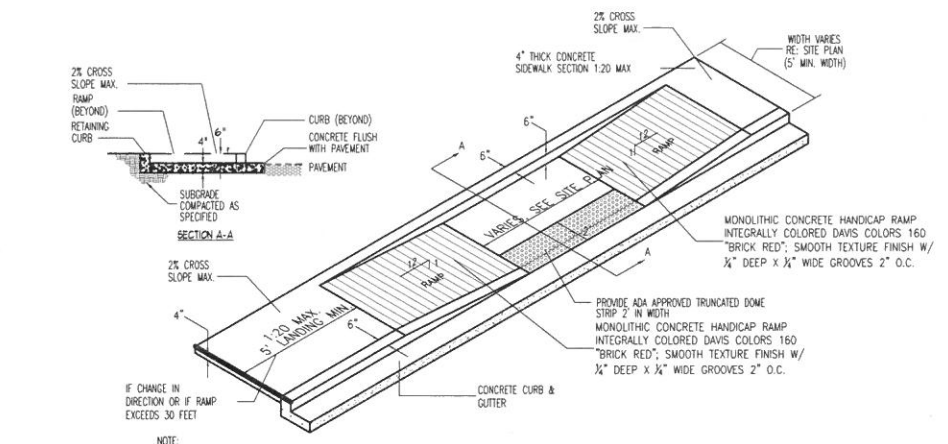


Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 600
Albuquerque, NM 87109 (O) 505.338.1499, Ext. 1007

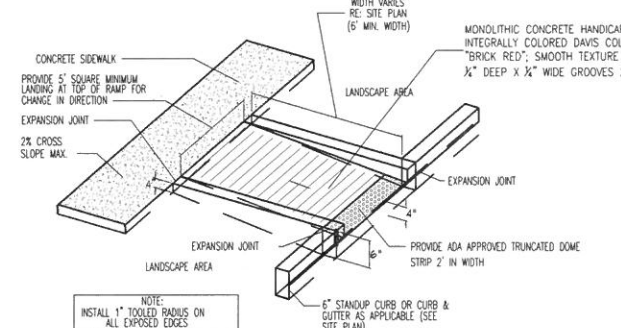
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED

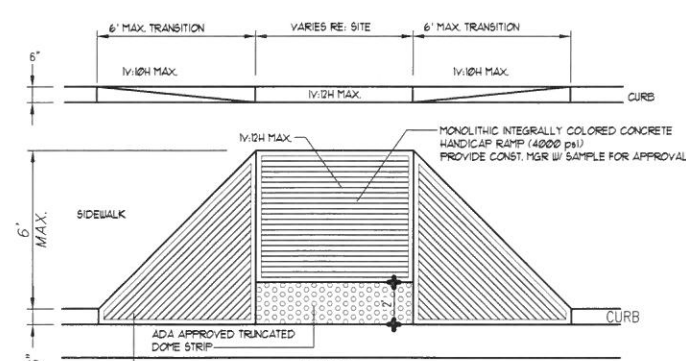
Signed _____ Date 06/23/20



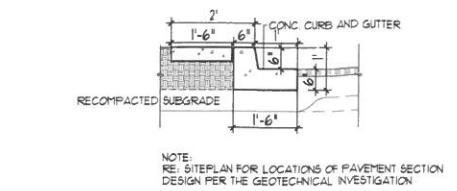
11 TAPERED RAMP DETAIL
NTS



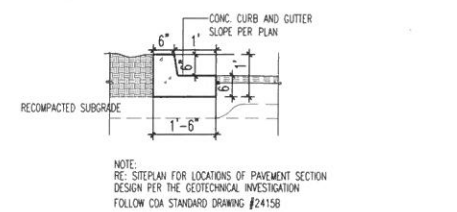
16 CURBED RAMP DETAIL
NTS



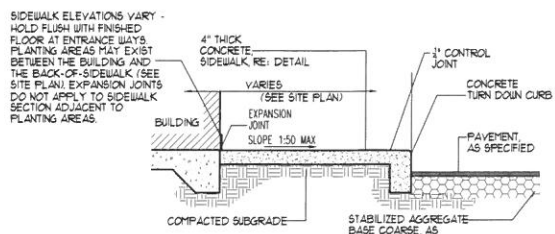
15 FLARED H.C. RAMP
NTS



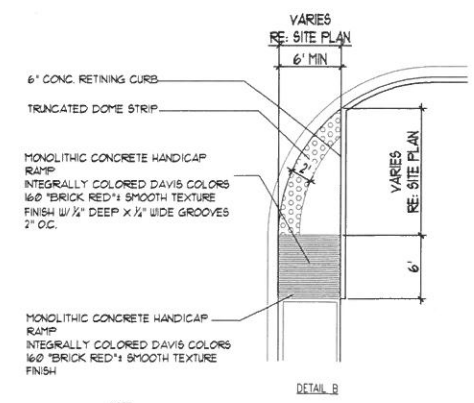
11 ISLAND CURB DETAIL
NTS



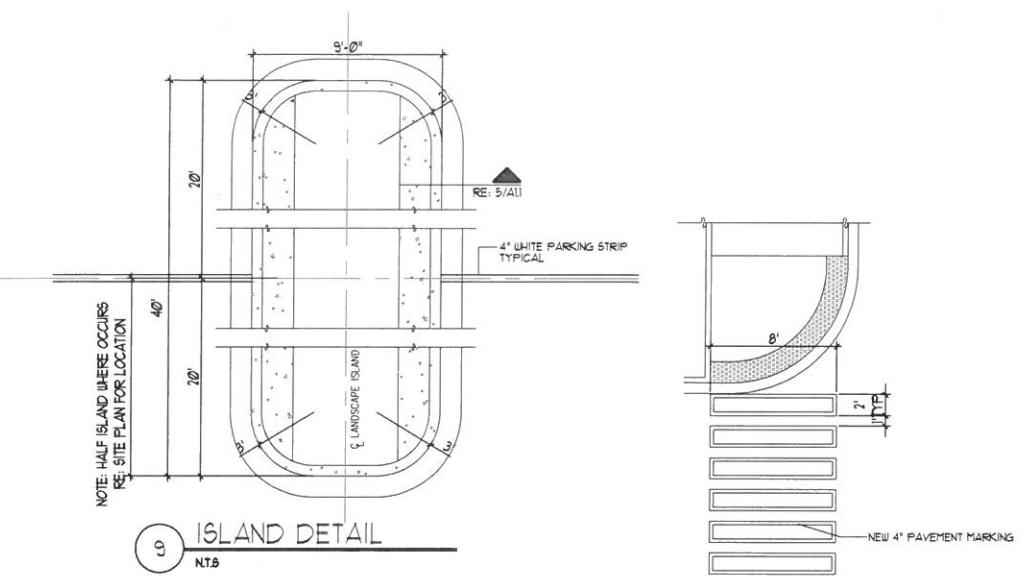
10 TYPICAL CURB DETAIL
NTS



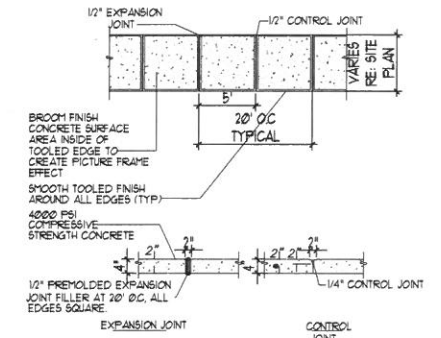
8 SIDEWALK WITH TURNDOWN CURB SEC.
NTS



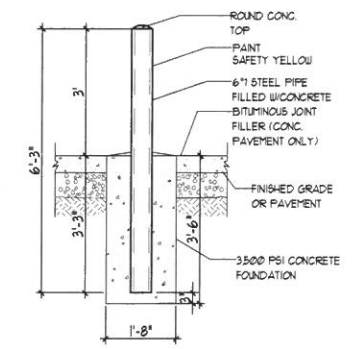
5 END ISLAND WITH WALK RAMP
NTS



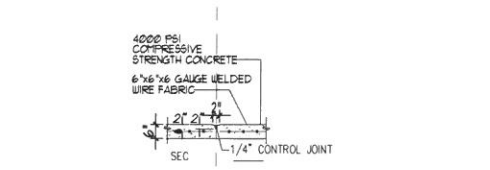
9 ISLAND DETAIL
NTS



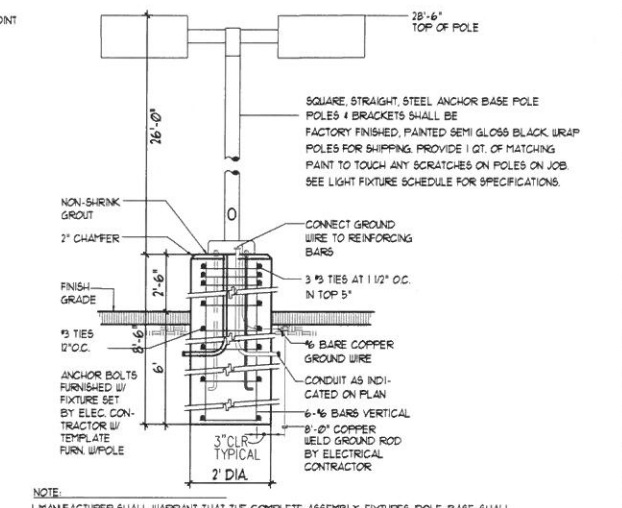
7 TYPICAL SIDEWALK
NTS



4 BOLLARD DETAIL
NTS



6 TYPICAL CONC. CROSSWALK
NTS



3 LIGHT POLE DETAIL
NTS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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

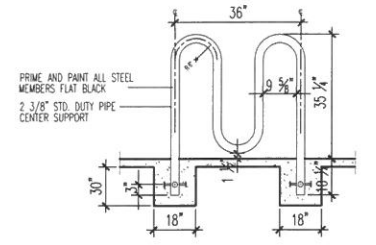
STATE OF NEW MEXICO
STEPHEN A. DUNBAR
REGISTERED ARCHITECT
No. 4218
17JUN2020

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

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

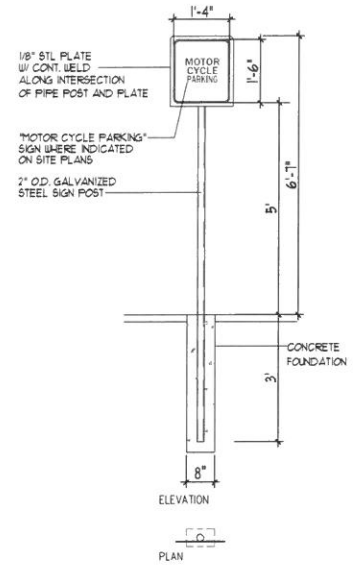
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Signed _____ Date 06/23/20

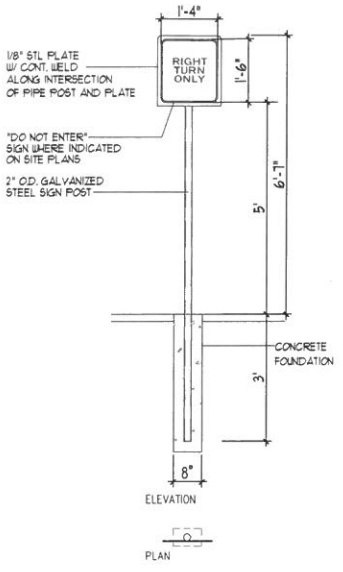


NOTE:
 BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
 A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.
 B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
 C. COMB/TOASTER RACKS ARE NOT ALLOWED.
 D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN 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 BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

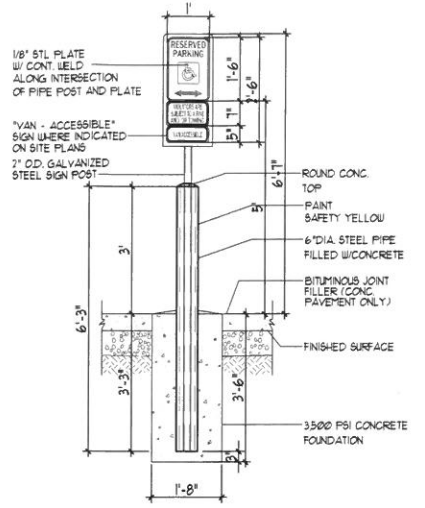
13 BIKE RACK
 NTS



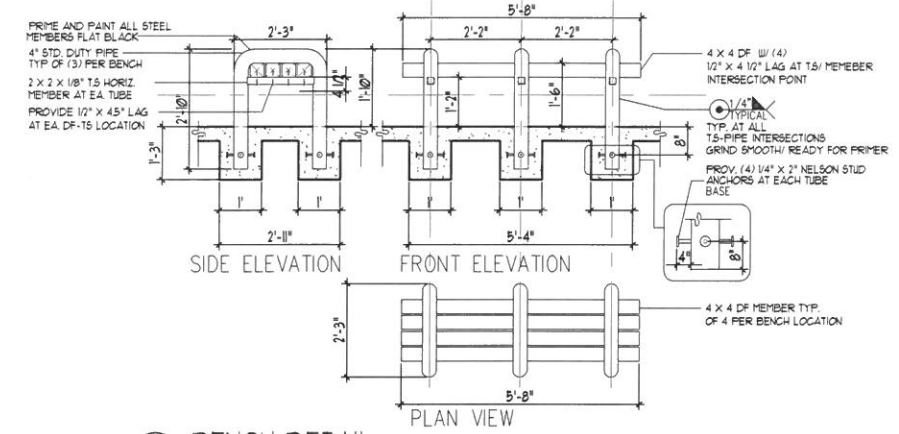
12 MISC. SIGNAGE
 NTS



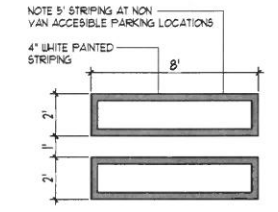
12A MISC. SIGNAGE
 NTS



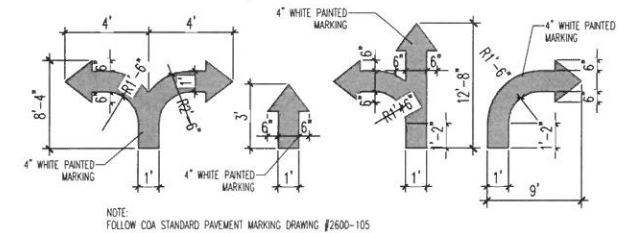
11 H.C. SIGNAGE
 NTS



10 BENCH DETAIL
 NTS



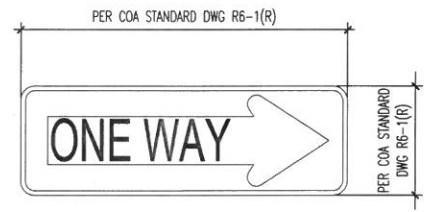
9 H.C. PARKING-WALK PAINT DETAIL
 NTS



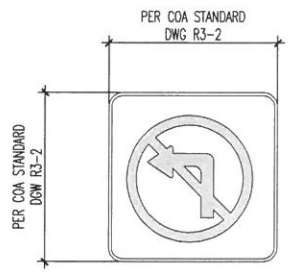
8 SITE DIRECTIONAL PAINT DETAIL
 NTS



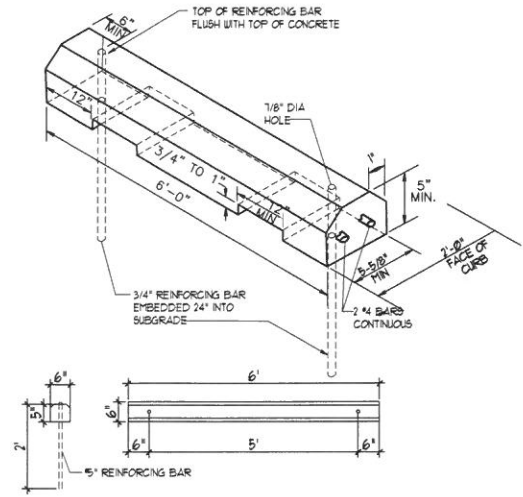
7 SIGNAGE FACE DETAIL
 NTS



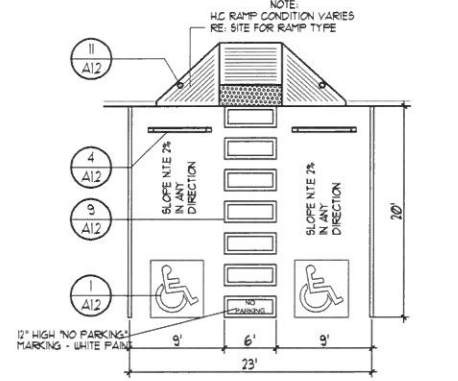
6 SIGNAGE FACE DETAIL
 NTS



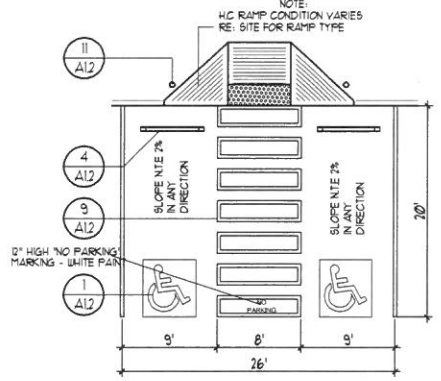
5 SIGN FACE DETAIL
 NTS



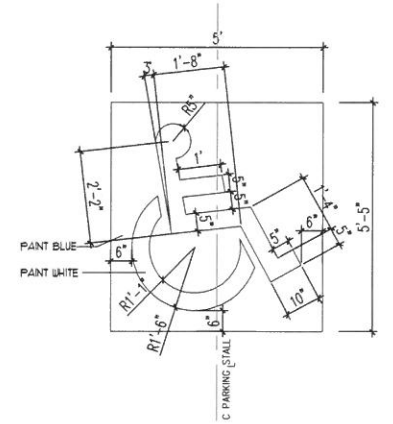
4 WHEEL STOP
 NTS



3 H.C. PARKING PLAN DETAIL
 NTS



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



1 H.C. SIGNAGE
 NTS

REV	DATE	BY	REVISION

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
 REGISTERED ARCHITECT
 STEPHEN A. DUNBAI
 No. 4218
 17JUN2020

PROJECT TITLE: KIDDIE ACADEMY WESTSIDE
 4590 Paradise Blvd., Albuquerque, New Mexico 87004
 PROJECT MANAGER: DEAN HUNTER
 DRAWN BY: DYN
 SHEET TITLE: SITE DETAILS

DATE: 11 Mar 2020
 SCALE: A1.2
 AS NOTED



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Kiddie Academy Building Permit #: BP-2020-30993 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 4590 Paradise Blvd., Albuquerque, NM 87004

Applicant: Devin Nguyen w/ Modulus Architects Contact: _____

Address: 100 Sun Ave. NE, suite 600 Albuquerque NM 87123

Phone#: 505.338.1499 Fax#: _____ E-mail: devinn@modulusarchitects.com

Other Contact: Kiddie Academy of North Albuquerque Contact: Aleem Hasham

Address: 7010 Alameda Blvd. NE, Albuquerque NM 87113

Phone#: 505.359.0000 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: 16th Sept 2021 By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____