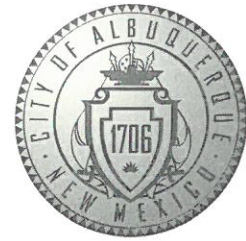


# CITY OF ALBUQUERQUE



June 23, 2020

Steven A Dunbar, RA  
Modulus Architects  
100 Sun Ave. NE, Ste 600  
Albuquerque NM 87109

**Re: Kiddie Academy Westside  
4590 Paradise Blvd NW  
Traffic Circulation Layout  
Architect's Stamp 06-17-2020 (C12-D003A)**

Dear Mr. Dunbar.

The TCL submittal received 06-19-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File



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.

#### E1 HEAVY DUTY ASPHALT - SECTION

SCALE: 1" = 1'-0"

#### D1 LIGHT DUTY ASPHALT - SECTION

SCALE: 1" = 1'-0"

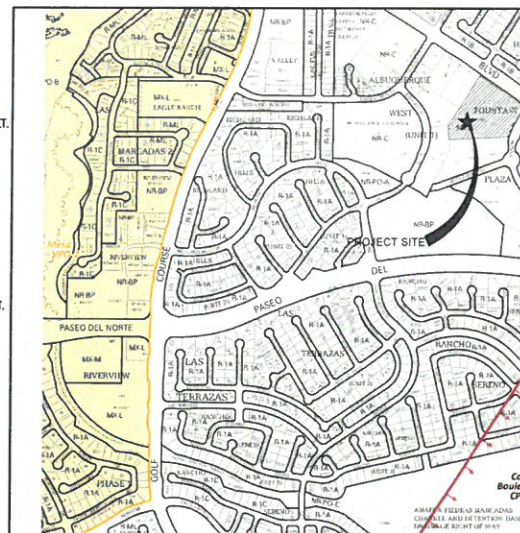
#### TRAFFIC CIRCULATION LAYOUT APPROVED

Signed \_\_\_\_\_  
Date 06/23/20

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

#### A1 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1/2"



#### 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 PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 2020, IN PLAT BOOK 2020C, PAGE 29 AS DOCUMENT NO. 2020022473.

#### EASEMENTS

- 10' PUBLIC UTILITY EASEMENT 03/08/1990, BK. 90C, PG. 67.
- 20' SANITARY SEWER EASEMENT 02/02/1999, BK. 9903, PG. 5271.
- 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 10' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.
- 1' PUBLIC ROADWAY EASEMENT 09/19/2007, BK. 2007C, PG. 270.
- 24' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 1' RIGHT-OF-WAY 03/15/2018, BK. 2018C, PG. 30, DOC# 2018022726.

#### GENERAL NOTES

1. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
2. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3.1.2.
3. 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 REFUGE: 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. 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. BASED 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. BASED 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.
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 (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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			


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




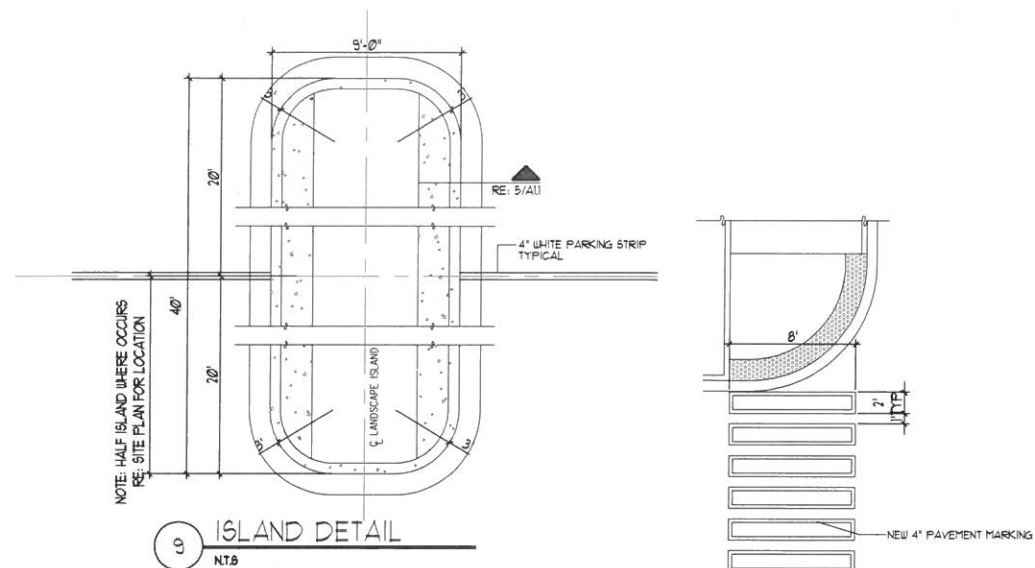
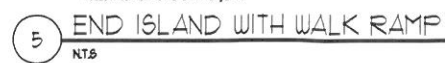
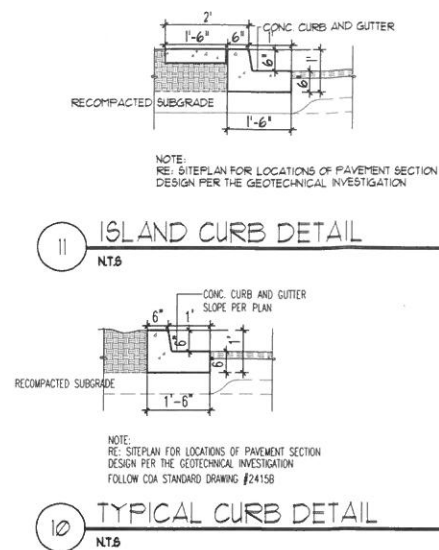
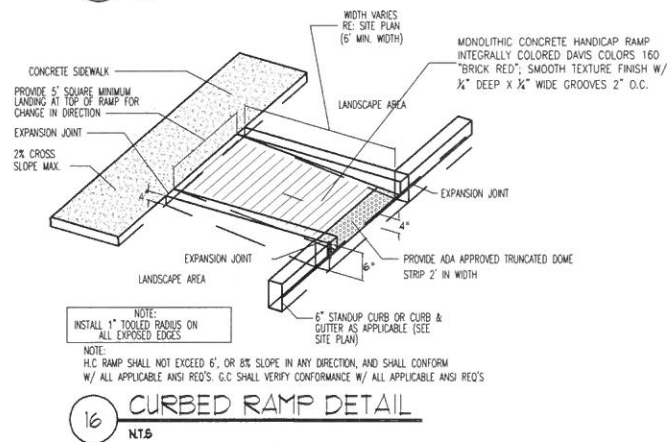
PROJECT TITLE KIDDIE ACADEMY WESTSIDE 4590 Paradise Blvd. Albuquerque, New Mexico 87004	DRAWN BY: JDN	DATE 11 Mar 2020	SHEET TCL
PROJECT MANAGER KEVIN NOTEN	JOB NO. Kiddie Academy 1	SCALE AS NOTED	



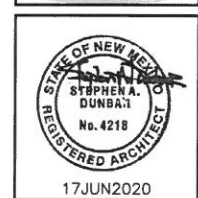
**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

  
\_\_\_\_\_  
**Signed**

  
\_\_\_\_\_  
**Date**





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

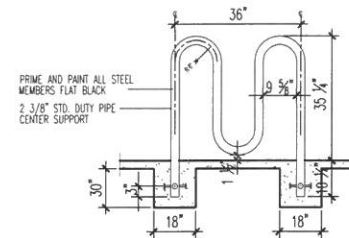


PROJECT TITLE		JOB NO.		DRAWN BY:	
KIDDIE ACADEMY WESTSIDE		Kiddie Academy I		DYN	
4590 Paradise Blvd.		PROJECT MANAGER		SHEET TITLE	
Albuquerque, New Mexico 87004		DOW NGUYEN		SITE DETAILS	
DATE:		SHEET:			
11 Mar 2020		A1.1			
SCALE:		BY:			
AS NOTED					

**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

  
\_\_\_\_\_  
Signed

  
\_\_\_\_\_  
Date



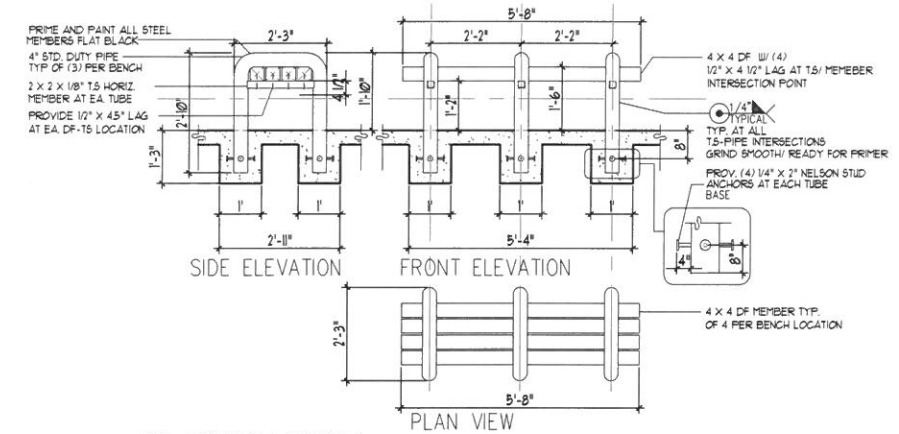
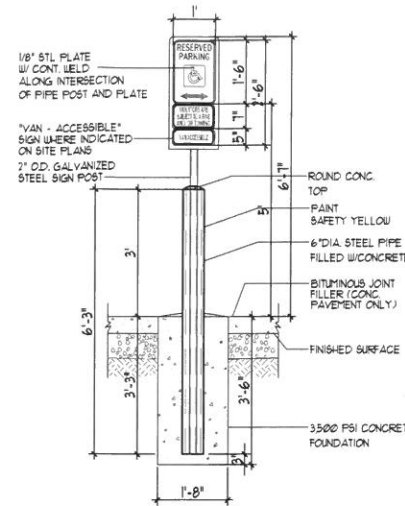
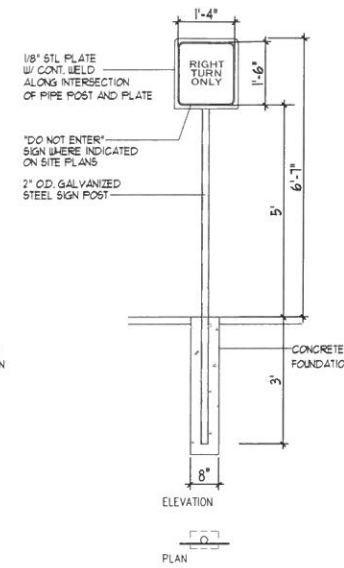
The drawing consists of two views: Elevation and Plan.

**Elevation View:** Shows a vertical sign post. At the top is a rectangular sign with a width of 1'-4" and a height of 1'-6". The sign contains the text "MOTOR CYCLE PARKING". Below the sign, the post has a section that is 6'-1" high. The base of the post is 8" wide. A concrete foundation is shown at the bottom, with a height of 3" from the base of the post to the top of the foundation.

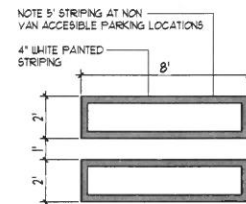
**Plan View:** Shows the top of the sign post, which is a circle with a diameter of 2".

**Labels and Dimensions:**

- 1'-4"
- 1'-6"
- 6'-1"
- 8"
- 3"
- 2" O.D. GALVANIZED STEEL SIGN POST
- "MOTOR CYCLE PARKING" SIGN WHERE INDICATED ON SITE PLANS
- 1/8" STL. PLATE W/ CONT. WELD ALONG INTERSECTION OF PIPE POST AND PLATE
- MOTOR CYCLE PARKING
- ELEVATION
- PLAN
- CONCRETE FOUNDATION



10 BENCH DETAIL  
NTS



NOTE: ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE SIGN.

PER COA STANDARD DWG 2600-601

STOP

PER COA STANDARD DWG 2600-601

PER COA STANDARD DWG R6-1(R)

ONE WAY

PER COA STANDARD DWG R6-1(E)

Technical drawing of a concrete curb cross-section and plan view. The cross-section shows a curb with a top width of 6 inches and a height of 5 inches. The curb is reinforced with a 3/4 inch reinforcing bar embedded 24 inches into the subgrade. The curb has a 1/8 inch diameter hole and a 3/4 inch to 1 inch wide slot. The curb is continuous with a 2 1/4 inch wide base. The curb is finished with a 2 inch wide face of curb. The plan view shows a 6 inch wide curb with a 5 inch wide base and a 6 inch wide top. The curb is reinforced with a 5 inch reinforcing bar.

[illegible]

NOTE:  
H/C RAMP CONDITION VARIES  
RE. SITE FOR RAMP TYPE

12%  
A1/2

4  
A1/2

9  
A1/2

1  
A1/2

6' HIGH NO PARKING  
MARKING - WHITE PAINT

SLOPE 12%  
IN ANY  
DIRECTION

6' PARKING

9' 6' 9'

26'

[illegible]

1 H.C. SIGNAGE  
NTS

	REV	DATE	BY	REVISION
	(A)			
	(S)			
	(A)			
	(S)			
	(A)			
	(I)			

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



PROJECT TITLE		JOB NO.		DATE
KIDDIE ACADEMY WESTSIDE		Kiddie Academy #		
4590 Paradise Blvd.				
Albuquerque, New Mexico 87004				
PROJECT MANAGER		DRAWN BY		
DEAN MOUTON				
SHEET TITLE		SITE DETAILS		

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