

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 2, 2022

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Little Stars Day Care
1500 Coors Blvd NW
Traffic Circulation Layout
Architect's Stamp 04-13-2022 (J11-D045)

Dear Mr. Mata,

The TCL submittal received 06-01-2022 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.

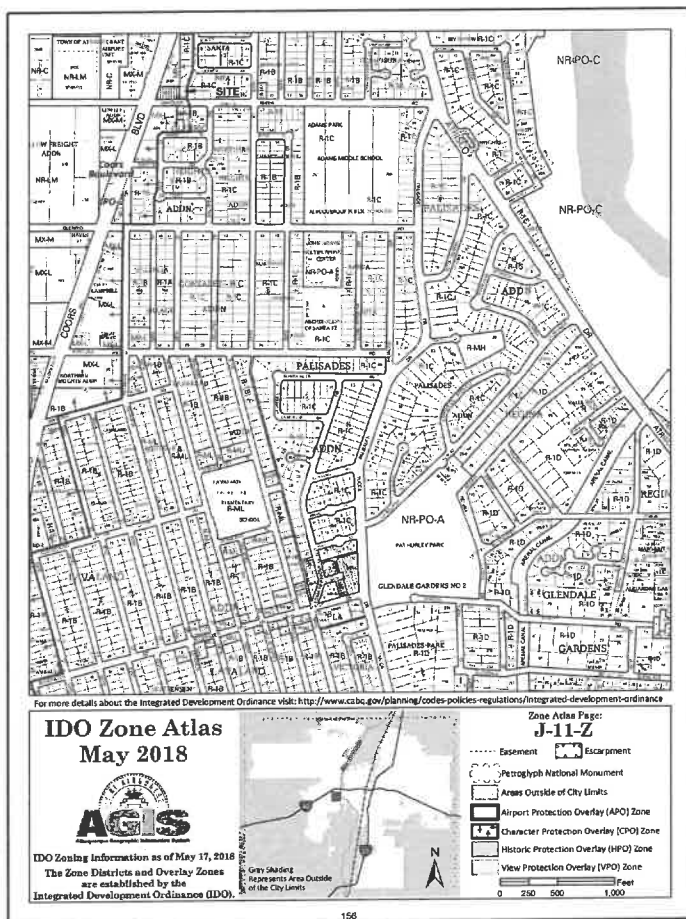
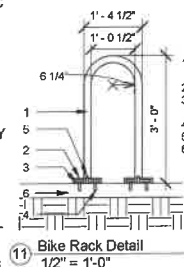
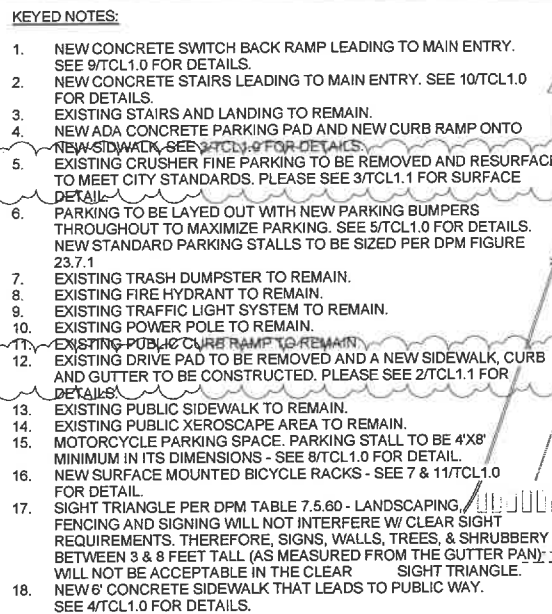
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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,

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

C: CO Clerk, File



A. ZONING DESIGN CRITERIA

1. LEGAL DESCRIPTION.....

PARCEL #.....

2. ZONING CLASSIFICATION..... MX-L

3. PERMITTED AND ALLOWED USE..... BUSINESS

S'LY PORT TR 259 AIRPORT
UNIT ATRISCO GRANT
(EXCL SW PORTOUT TO
ROW) CONT .5345 AC
101105810147921802

B. ARCHITECTURAL DESIGN CRITERIA

1. OCCUPANCY GROUP..... E

2. CONSTRUCTION TYPE..... VB - NON SPRINKLED

3. FLOOR AREAS.....

EXISTING AREA..... 1,702 SF

4. OCCUPANCY LOAD.....

DAY CARE 35 NET:
1,205 SF / 35 NET = 35 PEOPLE

OFFICE 100 GROSS:
172 SF / 100 GROSS = 2 PEOPLE

COMMERCIAL KITCHEN 200 GROSS:
325 SF / 200 GROSS = 2 PEOPLE

TOTAL OCCUPANCY = 39 PEOPLE

PARKING CALCULATION:

1 SPACE REQ. 400 GROSS SF PER PER TABLE 5-5-1 OF IDO

1,702 SF / 400 SF = 4.2 SPACES REQUIRED

STANDARD SPACES PROV. = 30 SPACES

ADA PARKING SPACES PROV. = 2 SPACES

MOTORCYCLE PARKING REQ. = 32 TOTAL SPACES PROVIDED

MOTORCYCLE PARKING PROV. = 1 SPACE REQUIRED

BICYCLE PARKING PER IDO TABLE 5-5-5 = 1 TOTAL SPACE PROVIDED

= 3 SPACES REQUIRED

= 4 TOTAL SPACES PROVIDED

PLUMBING FIXTURE COUNT:

CODE REQUIRED:

WATER CLOSETS: 1/50

35 PEOPLE / 50 = 1 WATER CLOSET (1MALE & 1FEMALE)

LAVATORIES: 1/50

35 PEOPLE / 50 = 1 LAVATORY (1MALE & 1 FEMALE)

1/100 DRINKING FOUNTAIN

35 PEOPLE / 100 = 1 DRINKING FOUNTAIN

1 SERVICE SINK

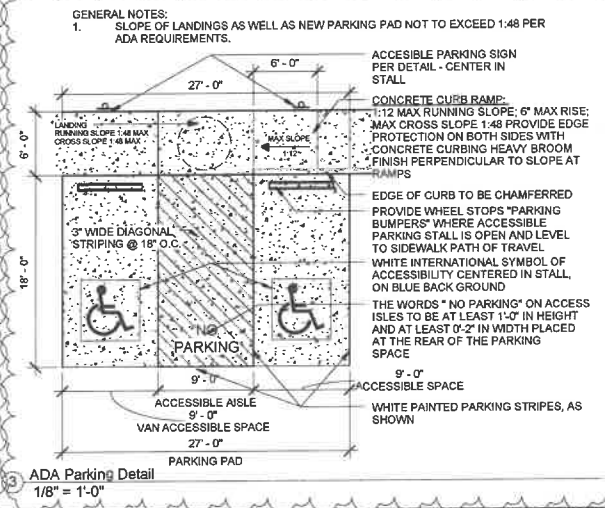
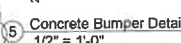
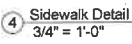
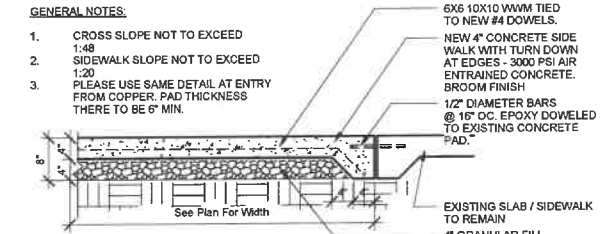
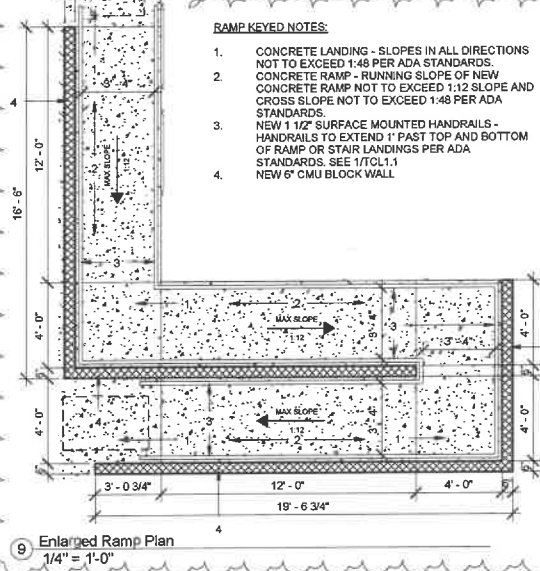
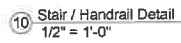
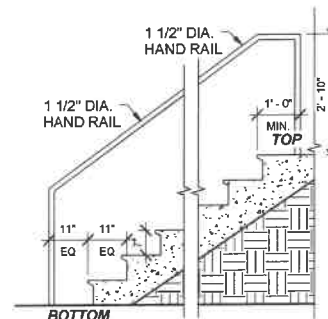
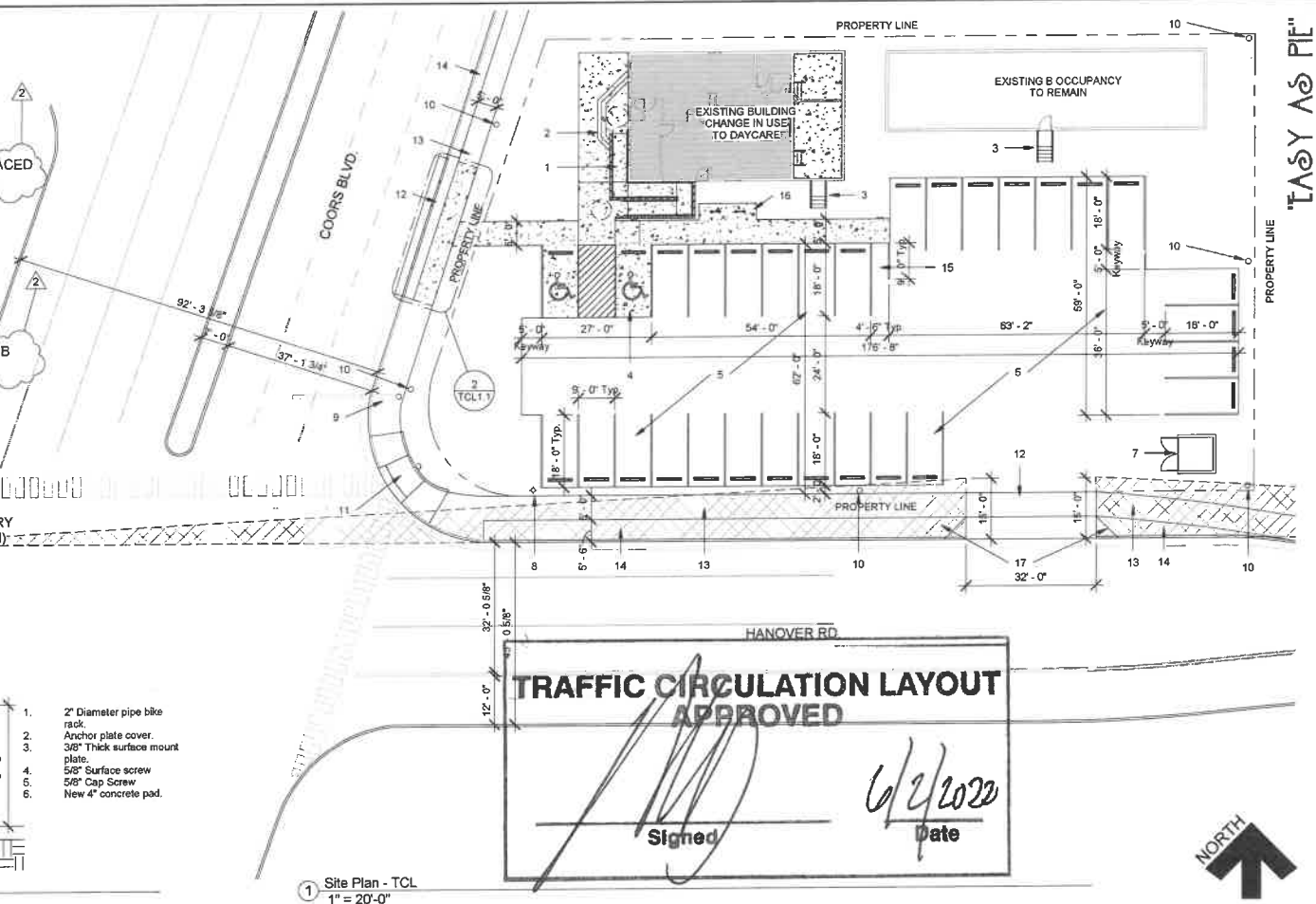
PROVIDED FIXTURES:

WATER CLOSETS: 4

LAVATORIES: 3

1 DRINKING FOUNTAIN

1 SERVICE SINK



JFEBS & ZUZU, LLC.

**ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS** 11030 MENAUL

1030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no:	22-007
drawn:	UM
checked:	J&Z
date:	Mar 4, 2022

LATION LAYOUT

100 COORS BLVD. NW
ALBUQUERQUE NM, 87105

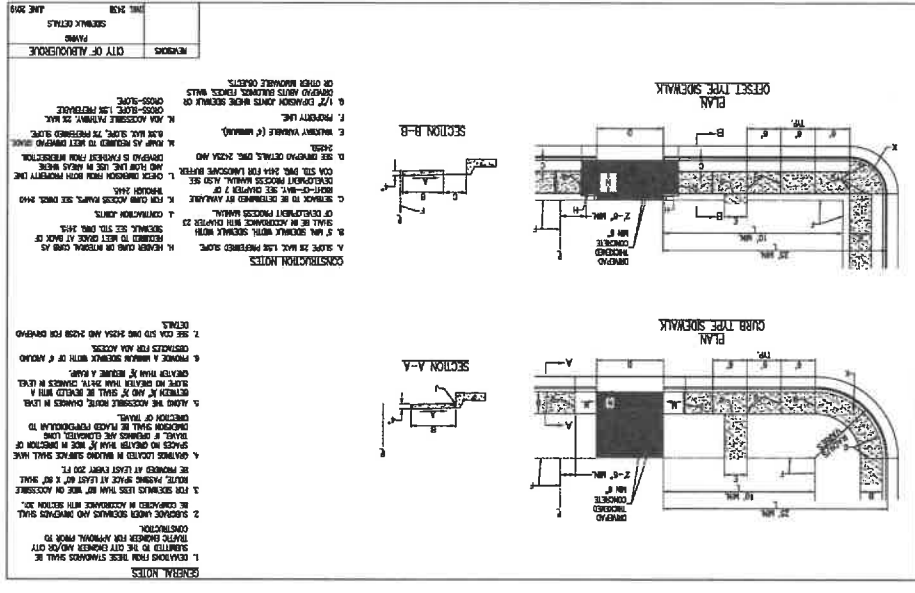
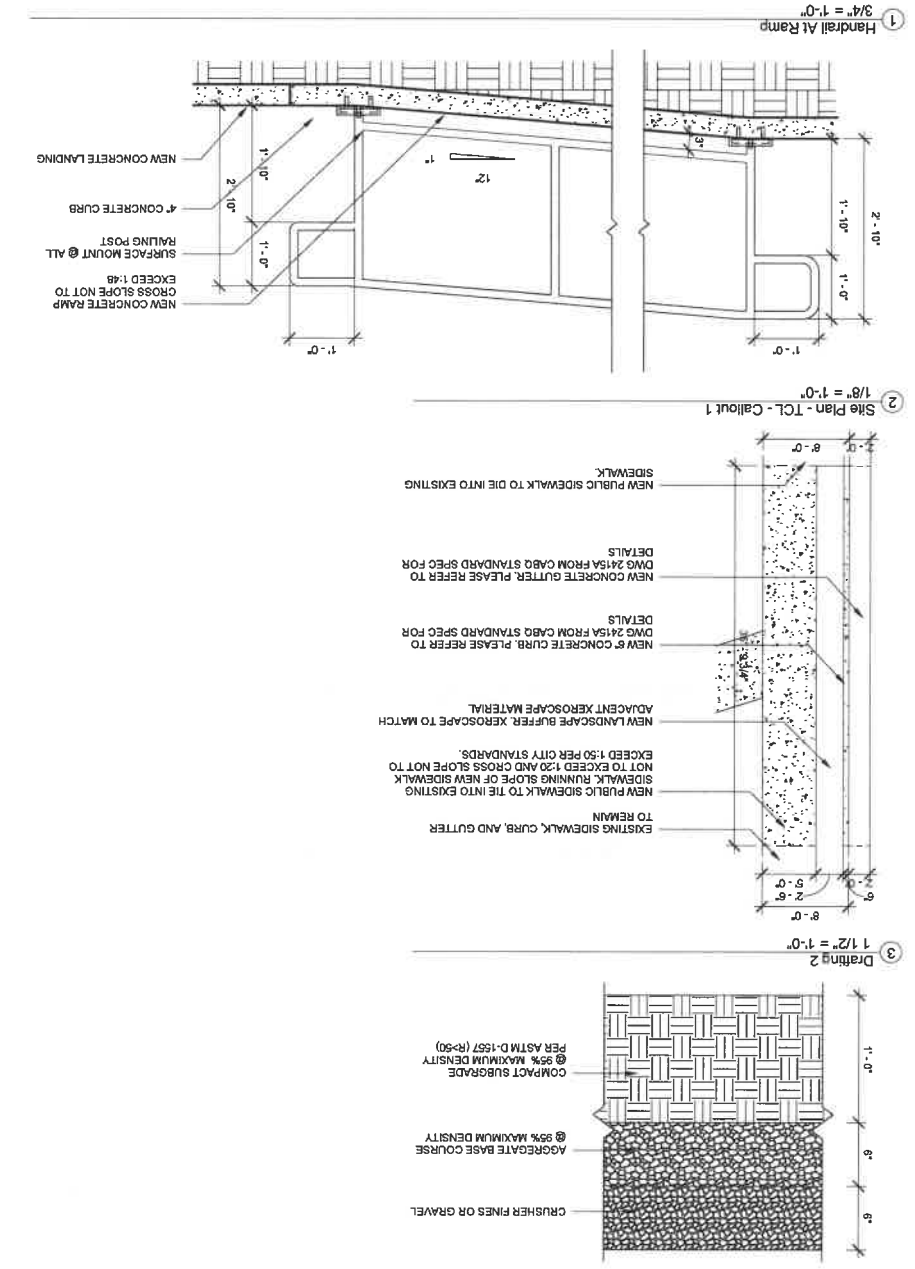
sheet no

TCLIO

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

J11-0045

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 6/4/22



"EASY AS PIE"

WWW.JTBSANDZUZU.COM

LITTLE STARS DAYCARE – CHANGE IN USE

job no:	22-007
drawn:	Author
checked:	Checker
date:	Mar 4, 2022



JEFFS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE 8
ALBUQUERQUE, NM 87124
P: 505-799-1100



711-1045

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