

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 20, 2024

Alejandro Sazo
RBA Architects, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: ECOS Infantiles
319 7th St. NW
Traffic Circulation Layout
Architect's Stamp 02-27-24 (J14-D106)

Dear Mr. Sazo,

The TCL submittal received 03-07-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

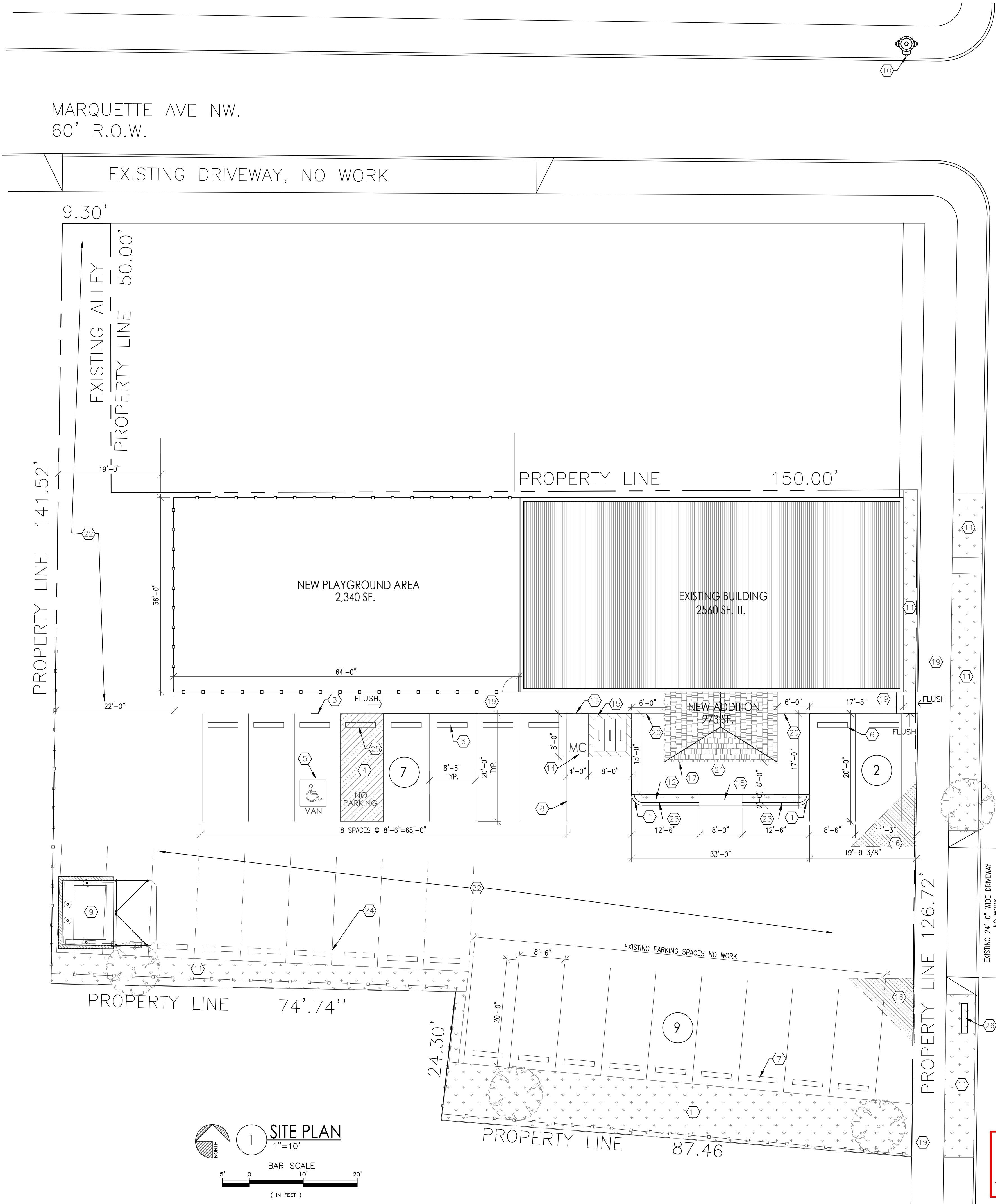
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and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

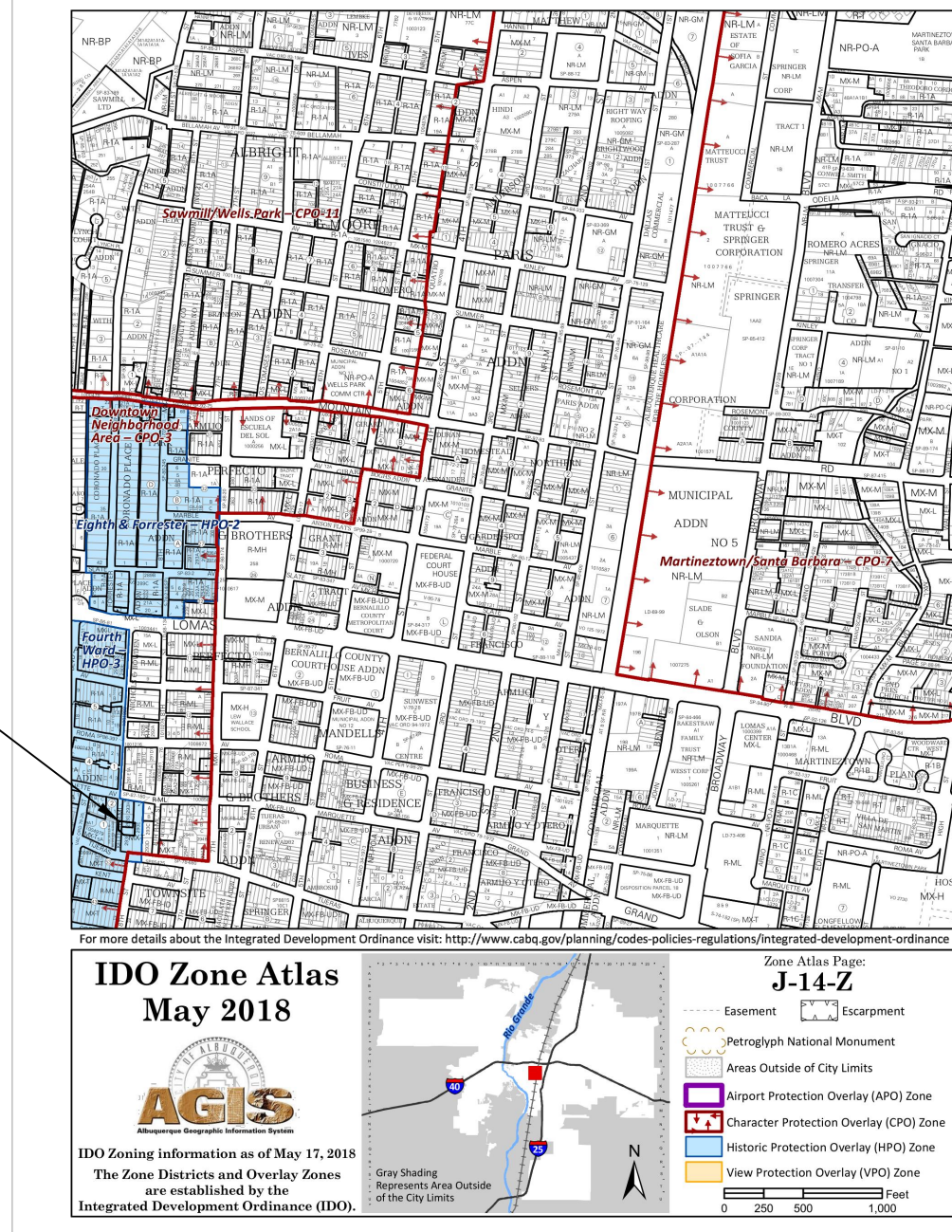
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



- LEGEND
- EXISTING BUILDING AND ADDITION
 - PROPERTY LINE
 - EXISTING ASPHALT
 - LANDSCAPE AREA

SITE LOCATION



MIXED USE-TRANSITION
ZONE DISTRICT (MX-T)

- KEY NOTES
- 2'-0" CURB RADIUS, TYP.
 - NOT USED
 - ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL A7/AS-2.0
 - PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978), REF: DETAIL A4/AS-2.0.
 - HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL A8/AS-2.0.
 - PARKING BUMPER, TYP. REF: DETAIL C2/AS-2.0.
 - EXISTING PARKING BUMPERS.
 - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A9/AS-2.0, TYP.
 - DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1-A3/AS-2.0.
 - EXISTING FIRE HYDRANT LOCATION.
 - EXISTING LANDSCAPING AREA.
 - NOT USED.
 - MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A13/AS-2.0.
 - PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
 - BIKE RACK FOR (3) BICYCLES. REF DETAIL C-1/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
 - A. 30" TALL x 18" WIDE.
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
 - CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS*. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS: MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
 - CONCRETE STEP (G.C. TO VERIFY IF NEED AND SIDEWALK HEIGHT)
 - EXISTING CONCRETE SIDEWALK REPAIRED AS NEEDED.
 - STARTS NEW PROPOSED CONCRETE SIDEWALK
 - NEW 4" THICK CONCRETE SIDEWALK. REF. DETAIL A6/AS2.0
 - EXISTING ASPHALT NO WORK
 - NEW RAISED CONCRETE CURB REF. DETAIL C3/AS-2.0.
 - REMOVE EXISTING PARKING SPACES
 - REMOVE PARKING BUMPER
 - RELOCATE OR REMOVE EXISTING SIGN.

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.* A BUILD NOTE MUST BE PROVIDED REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING.

AREA SQUARE FOOTAGE	
EXISTING	= 2,560 S.F.
NEW ADDITION	= 273 S.F.
TOTAL	= 2,833 S.F.

PARKING REQUIREMENTS:

TOTAL BUILDING AREA = 2,833 S.F.
IDO TABLE 5-5-1= DAY CARE FACILITY
1 SPACE @ 400 SF. = 7 PARKING SPACES REQUIRED
18 PARKING SPACES PROVIDED

ACCESSIBLE PARKING = 1-25 SPACES=1 VAN ACCESSIBLE REQUIRED
=1 VAN ACCESSIBLE PROVIDED

IDO TABLE 5-5-4 MOTORCYCLES = 1-25 = 1 SPACES REQUIRED
1 SPACE PROVIDED

BICYCLE SPACES NON-RESIDENTIAL = 3 SPACES REQUIRED
3 SPACES PROVIDED

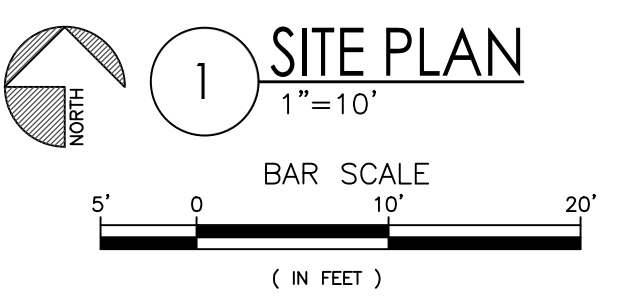
LANDSCAPE REQUIREMENTS:

GROSS LOT AREA 15,325 S.F. 0.38 AC.
BUILDING AREA: -2,833 S.F.
NET LOT AREA: 12,492 S.F.
REQUIRED LS:12,492 SF. X 15% = 1,874 S.F.
PROVIDED LS ONSITE: = 1,881 S.F.

NOTE:
GENERAL CONTRACTOR TO FIELD VERIFY ALL EXIST. CONSTRUCTION AND DIMENSIONS PRIOR TO CONSTRUCTION

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 3/20/2024
Signed Date



ECOS INFANTILES 319
SITE PLAN
319 7th STREET NW. 87102
ALBUQUERQUE, NM
PROJECT #2357

REVISION DATE
DATE 2/26/2024
SHEET NUMBER AS-1.0

