

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 25, 2021

Kenneth Myers, RA
+KMA
220 Hermosa Drive NE
Albuquerque, NM 87108

**Re: My Little World
303 Old Coors Road SW
Traffic Circulation Layout
Architect's Stamp 04-21-2021 (K11-D091)**

Dear Mr. Myers,

The TCL submittal received 08-24-2021 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,

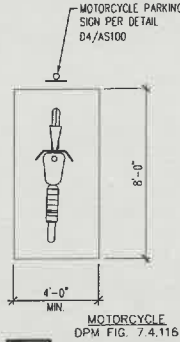

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

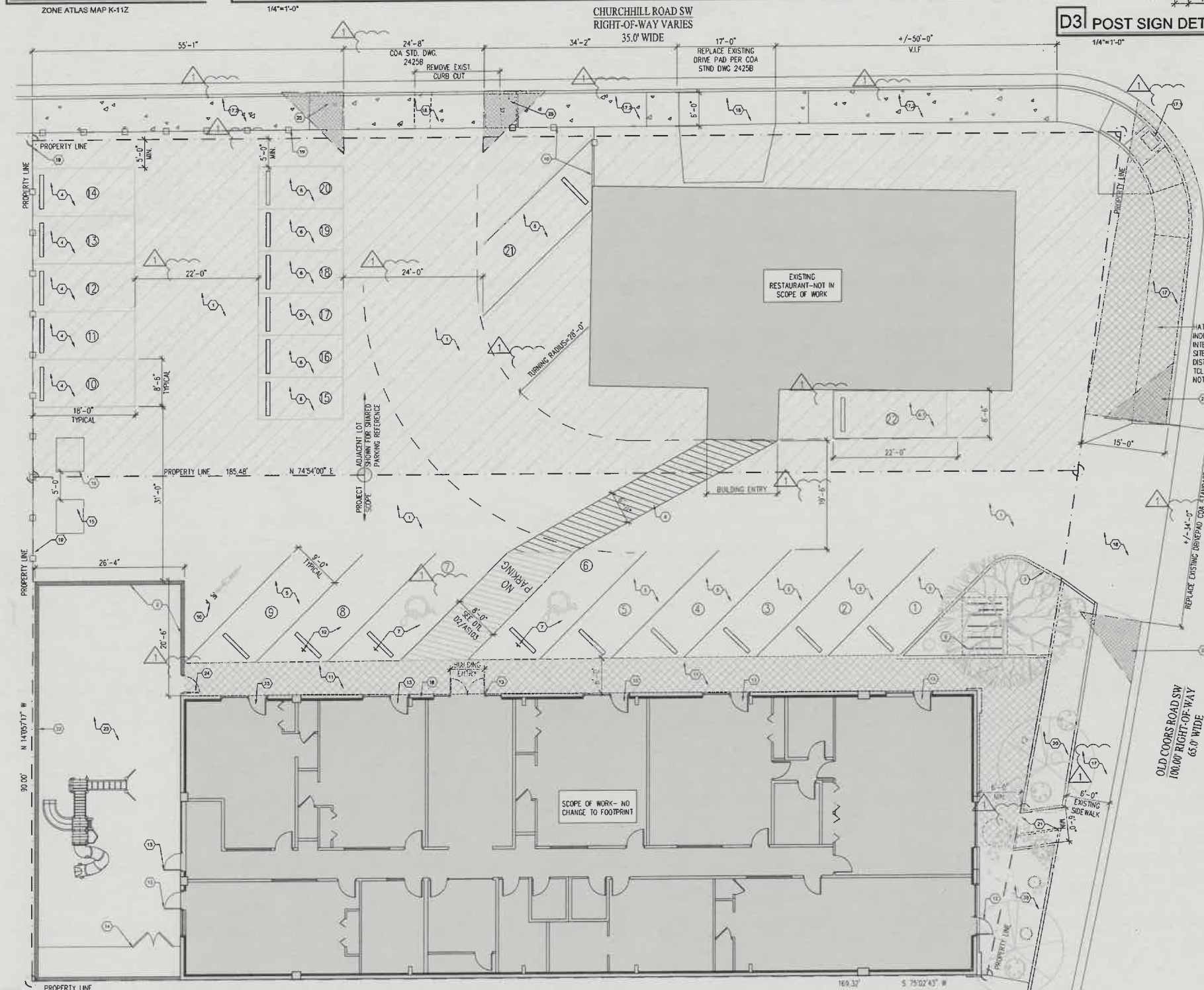
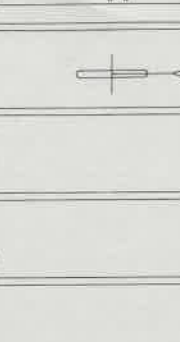
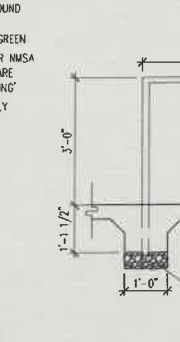
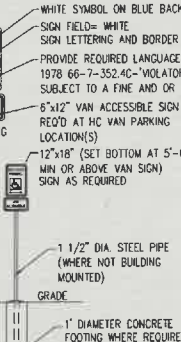
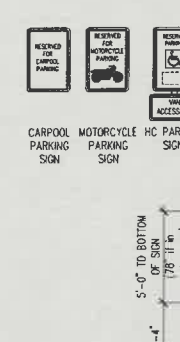
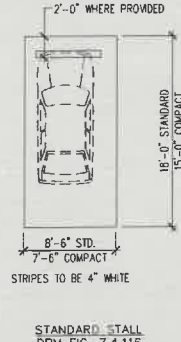
HEELCHAIR RAMPS LOCATED
IN THE PUBLIC RIGHT OF WAY
ST HAVE TRUNCATED DOMES.



D1 VICINITY MAP
ZONE ATLAS MAP K-112



D2 PARKING STALL DIMENSIONS AND DETAILS
1/4"=1'-0"



A1 ARCHITECTURAL SITE PLAN
1"=10'-0"

C2= 1096.00' RADIUS, 91.46' ARC LENGTH, 91.44' CHORD LENGTH, CHORD BEARING S04°46'50" E DELTA ANGLE 4°46'53"

ZONING INFORMATION

ADDRESS: 303 OLD COORS RD. SW, ALBUQUERQUE, NM, 87121
LOT SIZE: 38 ACRES
UPC: 101105736723441220
LEGAL DESCRIPTION: SOUTH 40' OF LOT 99 AND NORTH 3' OF LOT 199
ZONING: MX-M PER ZONING AMENDMENT
PROJECT#: 2020-004918
AISE: DAYCARE
PROJECT INFORMATION/ EXECUTIVE SUMMARY
RENOVATION AND USE CHANGE TO EXISTING WAREHOUSE BUILDING- NEW USE TO BE A DAYCARE FACILITY. NO ADDITIONAL SQUARE FOOTAGE TO BE ADDED. EXTERIOR UPGRADES TO INCLUDE NEW EXTERIOR INSULATION AND STUCCO, NEW WINDOW AND DOOR OPENINGS FOR EGRESS AND DAY LIGHTING, AND NEW MECHANICAL UNITS. INTERIOR UPGRADES TO INCLUDE NEW SPACE ALLOCATION CONSISTENT WITH THE NEEDS OF A DAYCARE FACILITY.

PARKING REQUIREMENTS

EXISTING PARKING LOT TO REMAIN- RESTRIPE AS NEEDED. NO CHANGE TO ACCESS, SIDEWALKS OR DRIVE SURFACE. PER IDO
EXISTING PARKING LOT IS SHARED WITH THE RESTAURANT (EL BRONCO) ON THE ADJACENT LOT. SEE PLAN. A SHARED PARKING AGREEMENT HAS BEEN FILED WITH THE CITY AND INCLUDED FOR REFERENCE.
PRE 1965 BUILDINGS: BUILDINGS CONSTRUCTED IN 1947 AND NO SQUARE FOOTAGE INCREASE THEREFOR DO NOT HAVE TO MEET MINIMUM OFF STREET PARKING REQUIREMENTS EXCEPT THOSE REQUIRED TO SATISFY THE AMERICANS WITH DISABILITIES ACT.
TOTAL SPACES PROVIDED 22 SPACES
SEE BELOW FOR CALCULATIONS:
OFF STREET PARKING REQUIREMENTS:
RESTAURANT (ADJACENT BUILDING) 8 SPACES PER 1,000 SF. GFA= 2,600 SF/1,000= 20 SPACES
DAYCARE 1 SPACE PER 400 SF. GFA= 7,096 SF/400= 17 SPACES
TOTAL REQUIRED PRIOR TO REDUCTIONS- 37 SPACES
SHARED PARKING REDUCTION:
FOOD AND BEVERAGE+CIVIC/INST.= 1.2- 37 SPACES/1.2= TOTAL SPACES 30 SPACES
REDUCTION FOR PROXIMITY TO TRANSIT:
REDUCE BY 30% IF PROPOSED DEVELOPMENT IS WITHIN 1,320 FEET IN ANY DIRECTION OF ANY TRANSIT STOP WITH A PEAK SERVICE FREQUENCY OF 15 MINUTES OR BETTER- 1,190 FT. FROM YUCCA STOP SEE MAP
30 SPACES X .30= 9 SPACES
TOTAL 21 SPACES REQUIRED
PARKING CREDITS:
VAN AND CARPOOL PARKING CREDIT 1 SPACE=4 SPACES
1 PROVIDED- SEE PLAN
TOTAL SPACES REQUIRED FOR THIS PROJECT= TOTAL 18 SPACES REQUIRED
MOTORCYCLE PARKING:
1-25 SPACES= 1 SPACE REQUIRED- 1 SPACE PROVIDED.
BICYCLE PARKING:
NON RESIDENTIAL NOT LISTED= 3 SPACES OR 10% OF TOTAL 2.2 REQUIRED, 5 PROVIDED
OF REQUIRED PARKING SPACES, 9 ARE LOCATED ON SITE (303 OLD COORS) AND 13 ARE LOCATED ON THE ADJACENT PROPERTY (301 OLD COORS). THE TWO LOTS MEET ALL REQUIREMENTS PER IDO 5-5(C)(5)(b)

GENERAL NOTES- TCL

1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW CURB AND GUTTER (IF REQUIRED) PER COA STANDARD DRAWINGS #2415A-TYPICAL
3. ALL NEW PUBLIC SIDEWALK (IF REQUIRED) PER COA STANDARD DRAWING 2430
4. NEW DRIVE (IF REQUIRED) PAD PER COA STANDARD DRAWING #2425
5. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND GUTTER PER COA STANDARD DETAIL 2430 AND 2415A
6. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS- SIGNS WALLS TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL- MEASURED FROM GUTTER PAN WILL NOT BE ACCEPTABLE IN CLEAR SIGHT TRIANGLE

KEYED NOTES

1. EXISTING ASPHALT PARKING LOT TO REMAIN- REPAIR AND RESTRIPE AS REQUIRED
2. NEW 6'-0" TALL PAINTED CMU WALL
3. NEW MOW CURB AT LANDSCAPE AREA
4. STANDARD PARKING SPACE PER DETAIL D2/AS103- TYPICAL
5. ANGLED PARKING SPACE PER DETAIL D2/AS103- TYPICAL
6. COMPACT ANGLED PARKING SPACE PER DETAIL D2/AS103-TYPICAL
- 6.1 PARALLEL PARKING STALL PER DPM FIG. 7.4.88 - 20'-0" LONG BY 6'-6" WIDE
7. HC PARKING SPACE AND STRIPED AREA PER DETAIL D2/AS103- PROVIDE SIGN PER DETAIL D3/AS103
8. STRIPED WALKWAY NO SLOPE TO EXCEED 2% IN ANY DIRECTION AND PAINTED STRIPES TO BE 4" THICK, YELLOW, AND SPACED AT 16" O.C.
9. NEW BIKE RACK PER DETAIL D4/AS103- PROVIDE A MINIMUM 1'-0" CLEAR ZONE AROUND BICYCLE PARKING STALL
10. MOTOR CYCLE PARKING SPACE PER DETAIL D2/AS103 PROVIDE SIGN PER DETAIL D3/AS103- MOTOR CYCLE SPACE
11. 6'-0" WIDE ASPHALT PEDESTRIAN WALKWAY- EXISTING ASPHALT TO REMAIN
12. DEDICATED CARPOOL PARKING SPOT- PROVIDE SIGN PER DETAIL D3/AS103
13. NEW EXTERIOR STOREFRONT DOOR
14. NEW 6'-0" SCREENED FENCE W/ LOCKING GATE
15. EXISTING DUMPSTERS TO REMAIN
16. NEW KNOX BOX
17. EXISTING 6'-0" SIDEWALK TO REMAIN
- 17.1 CORNER ACCESS RAMP REPLACE LANDING PER COA STANDARD DWG 2441 W/ DETECTABLE WARNINGS
- 17.2 NEW SIDEWALK PER COA STANDARD DRAWING 2430
- 17.3 EXISTING ASPHALT TO REMAIN- MAX SLOPE 2%
18. REPLACE EXISTING DRIVE PAD PER STANDARD DETAIL 2425A- PROVIDE DETECTABLE WARNINGS
- 18.1 DRIVE PAD PER COA STANDARD DRAWING 2425B PROVIDE DETECTABLE WARNINGS
19. EXISTING CHAINLINK FENCE TO REMAIN
20. EXISTING LANDSCAPING AREA
21. ENLARGE EXISTING WALK WAY TO 6'-0" CLEAR- MAX SLOPE 5%-MAX. CROSS SLOPE 2% PROVIDE MIN. 5'-0"x5'-0" LANDING AT TOP AND BOTTOM
22. EXISTING SITE WALL TO REMAIN- REPAIR, PATCH, REPLACE AS REQUIRED
23. NEW COURTYARD PLAYGROUND
24. NEW CUSTOM STEEL GATE W/ PANIC BAR HARDWARE
25. HATCH INDICATES MINI CLEAR SIGHT TRIANGLE (11'-0"x11'-0") AS REQUIRED BY COA DPM CHAPTER 23 SECTION 3.9.5

MY LITTLE WORLD
303 OLD COORS DRIVE
ALBUQUERQUE, NM 87121

TRAFFIC CIRCULATION LAYOUT
APPROVED



+KMA
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220 Hemosa Dr. NE
Albuquerque, NM 87108
T:518-364-9914
KENNY@KENNETHMYERS.COM
Project: MY LITTLE WORLD
Drawn By: KMA Checked By: KMA
Phase: SD
Date: 04/21/2021
Drawing Title: TCL: TRAFFIC CIRCULATION LAYOUT PLAN
Project Number: 2101
Sheet Number:

AS103

Date
Signed

K11-DO91