

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 16, 2024

Ubaldo Muñoz
Jeebs & Zuzu, LLC
5924 Anaheim Ave. NE Suite A
Albuquerque NM, 87113

ubaldo@jeebsandzuzu.com

**Re: DAYCARE 2ND EMERGENCY STAIRS
1216 4TH ST SW
ALBUQUERQUE NM 87102
Traffic Circulation Layout
Engineer's Stamp Dated 9-10-24 (K14D090)**

Dear Mr. Muñoz,

The TCL submittal received 9-12-2024 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.

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 the PLNDRS@cabq.gov 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: DAYCARE 2ND EMERGENCY STAIRS **Building Permit #:** BP-2024-24714 **Hydrology File #:** _____

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

Legal Description: LOTS 27 & 28 BLOCK F BACA & ARMIJO ADD, Acres: 0.1607

City Address: 1216 4TH ST SW, ALBUQUERQUE NM 87102

Applicant: Jeebs & Zuzu, LLC **Contact:** Ubaldo Muñoz

Address: 5924 Anaheim Ave. NE Suite A Albuquerque NM, 87113

Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** ubaldo@jeebsandzuzu.com

Owner: ERIKA ESTRADA **Contact:** Ubaldo Muñoz

Address: 1216 4TH ST SW, ALBUQUERQUE NM, 87102

Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** ubaldo@jeebsandzuzu.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: 9-11-2024 **By:** Ubaldo Muñoz

COA STAFF:

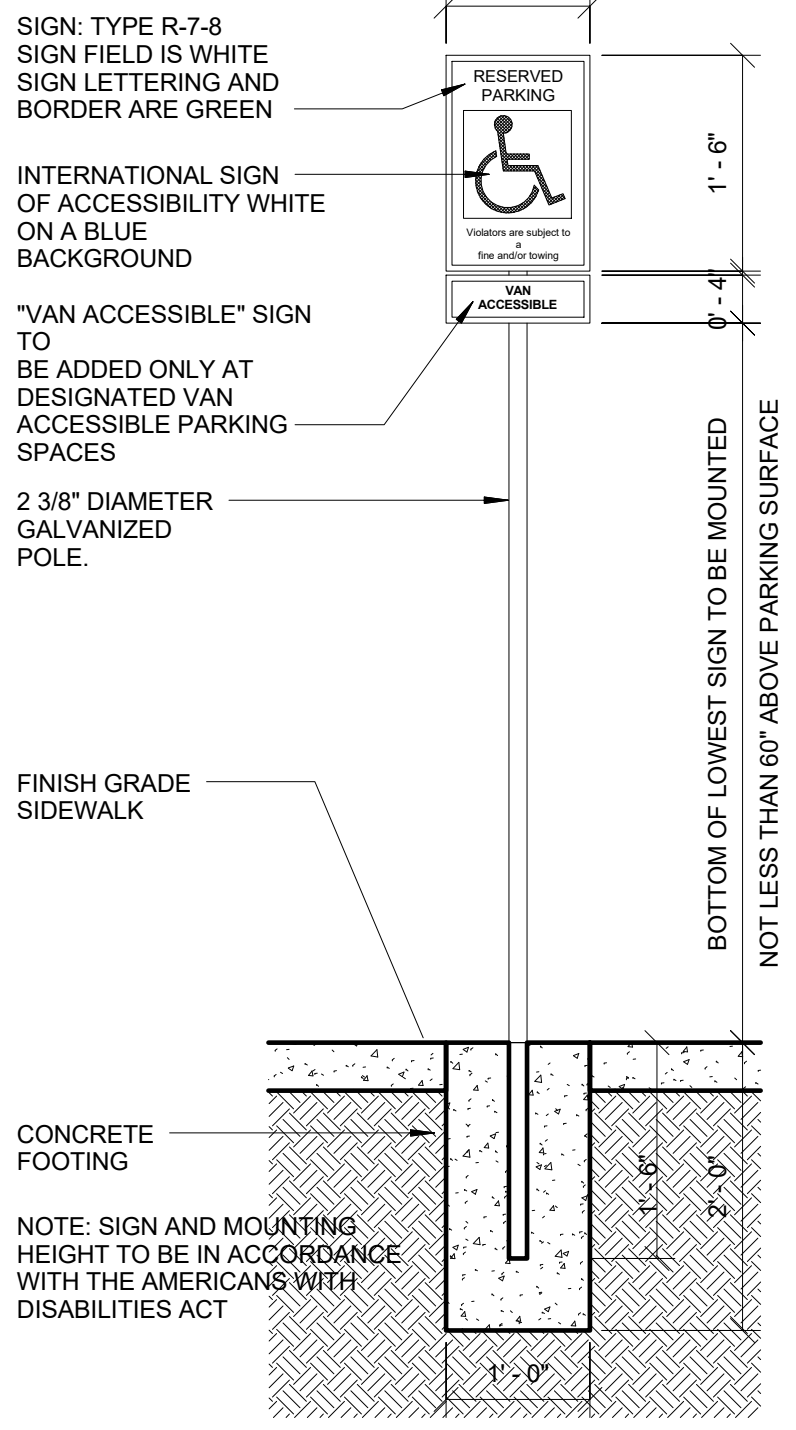
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

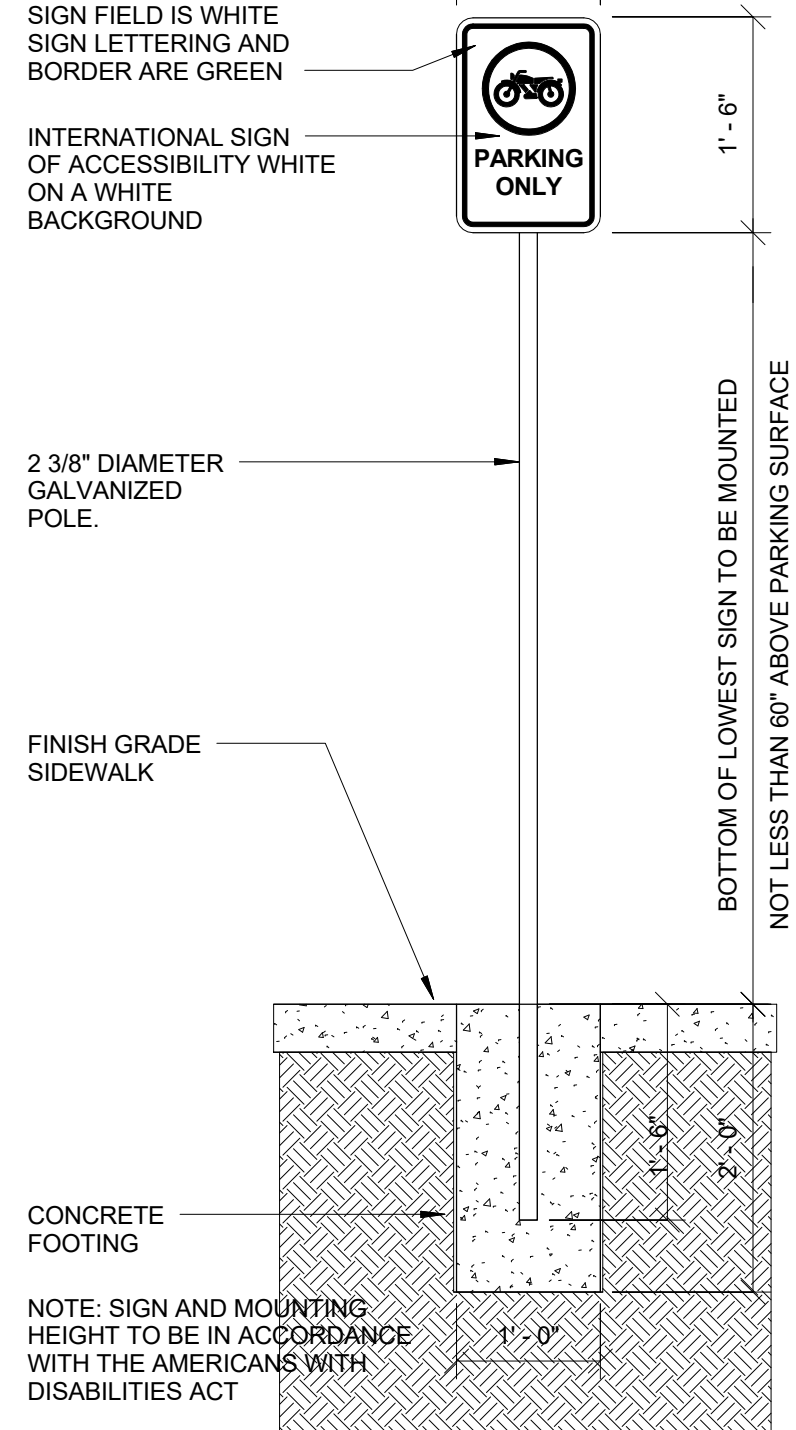
DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	LOTS 27 & 28 BLOCK F BACA & ARMUJO ADD Acres: 0.1607
2. ZONING CLASSIFICATION.....	UPC: 101405610852722537 MX-L
3. PERMITTED AND ACTUAL USE.....	DAYCARE FACILITY
4. EXISTING OCCUPANCY.....	E
5. FIRE PROTECTION.....	NON-SPRINKLED
B. ARCHITECTURAL DESIGN CRITERIA	
1. NEW OCCUPANCY GROUP.....	E
2. CONSTRUCTION TYPE.....	5B
3. FLOOR AREAS	
EXISTING FIRST LEVEL.....	1,247 SF
EXISTING DAYCARE AREA SECOND LEVEL.....	404 SF
CLOSET / RESTROOM / KITCHENETTE.....	258 SF
EXISTING SECOND LEVEL.....	662 SF
4. OCCUPANCY LOAD	
DAY CARE 35 NET: 404 SF / 35 = 11.54	12 PEOPLE
TOTAL OCCUPANCY:	12 PEOPLE

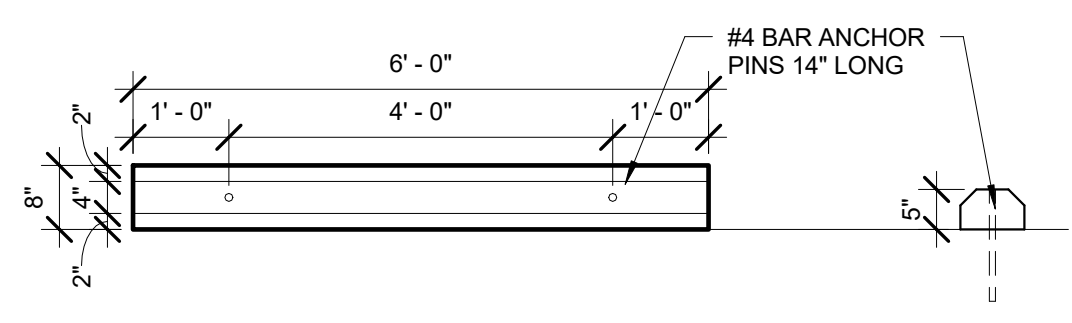
PARKING CALCULATION:	
1 SPACE REQ. PER 400 GROSS SF PER TABLE 5-5-1 OF IDO	
DAYCARE: 1,909 SF / 400 SF = 4.78	= 5 SPACES
REQUIRED	
EXISTING ADA PARKING SPACES	= 1 SPACES
	7 SPACES EXISTING
MOTORCYCLE PARKING REQ.	= 1 SPACE REQUIRED
MOTORCYCLE PARKING PROV.	1 SPACE PROVIDED
BICYCLE PARKING PER IDO TABLE 5-5-5	= 3 SPACES
REQUIRED	
PROVIDED	4 SPACES



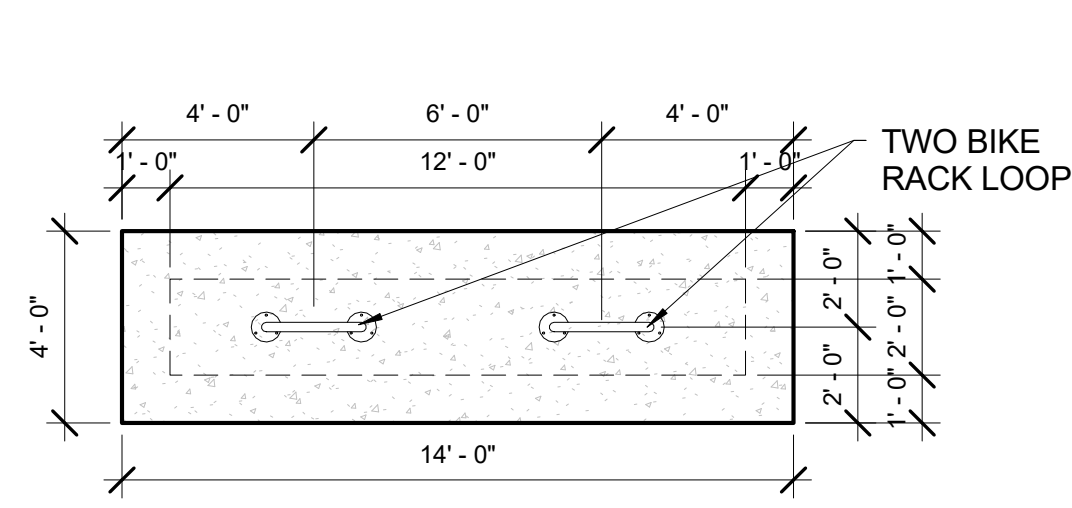
4 Handicap Parking Sign1
3/4" = 1'-0"



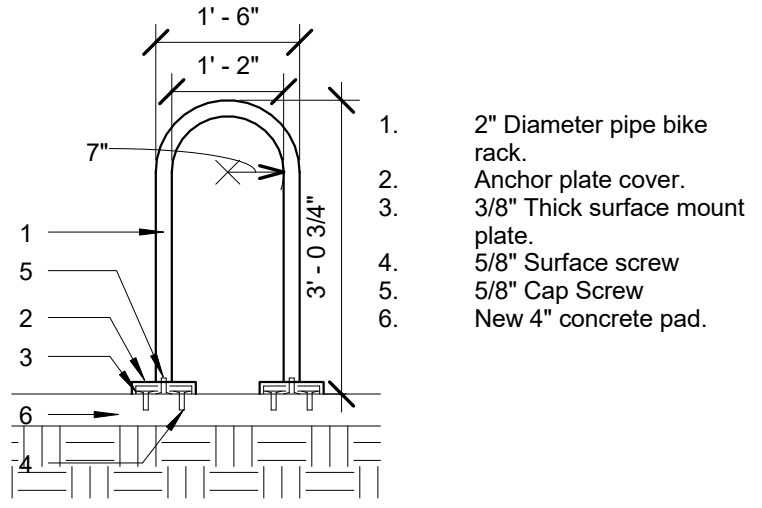
6 Motorcycle Parking1
3/4" = 1'-0"



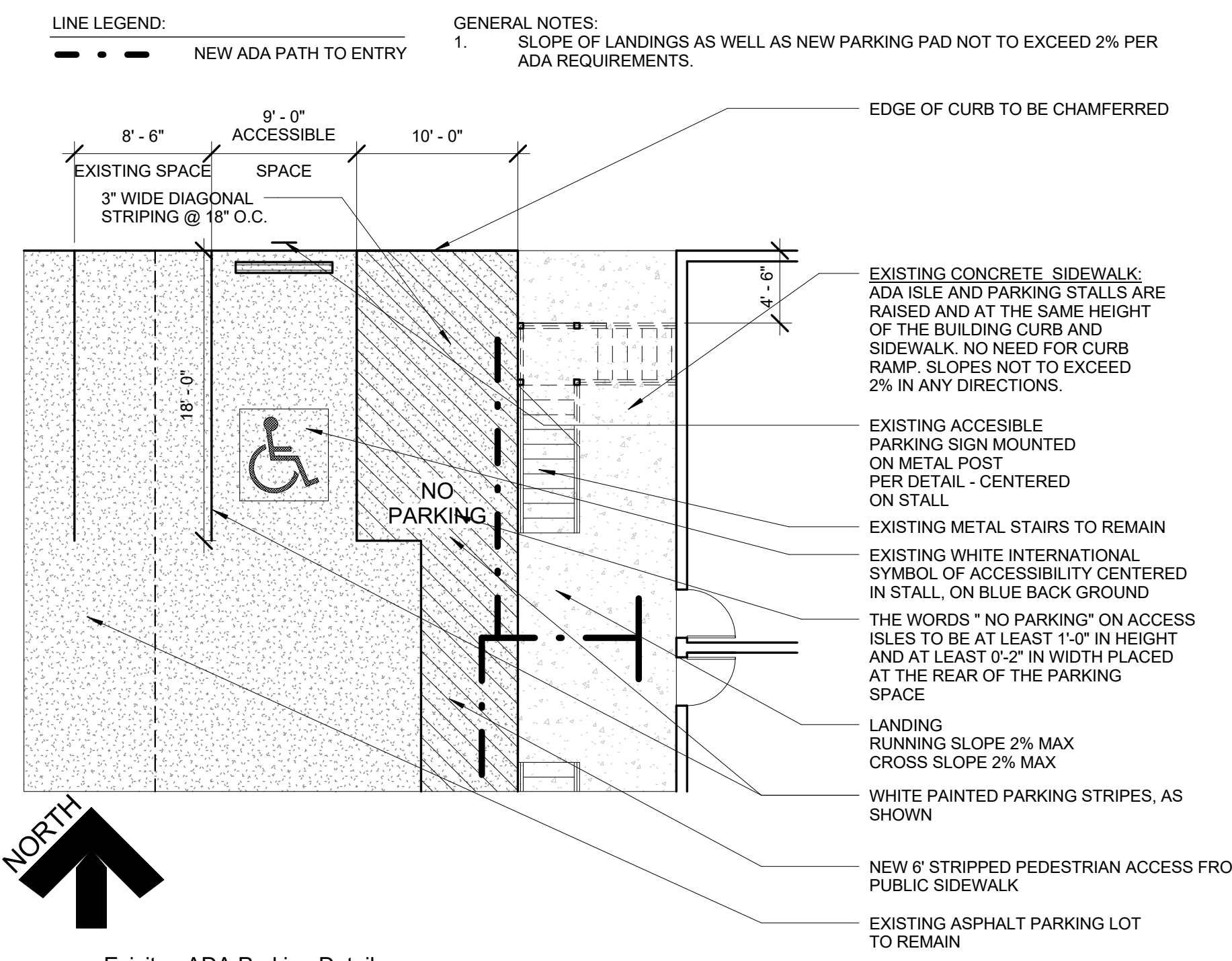
2 Concrete Bumper Detail1
1/2" = 1'-0"



7 Bike Rack Plan Detail1
1/4" = 1'-0"



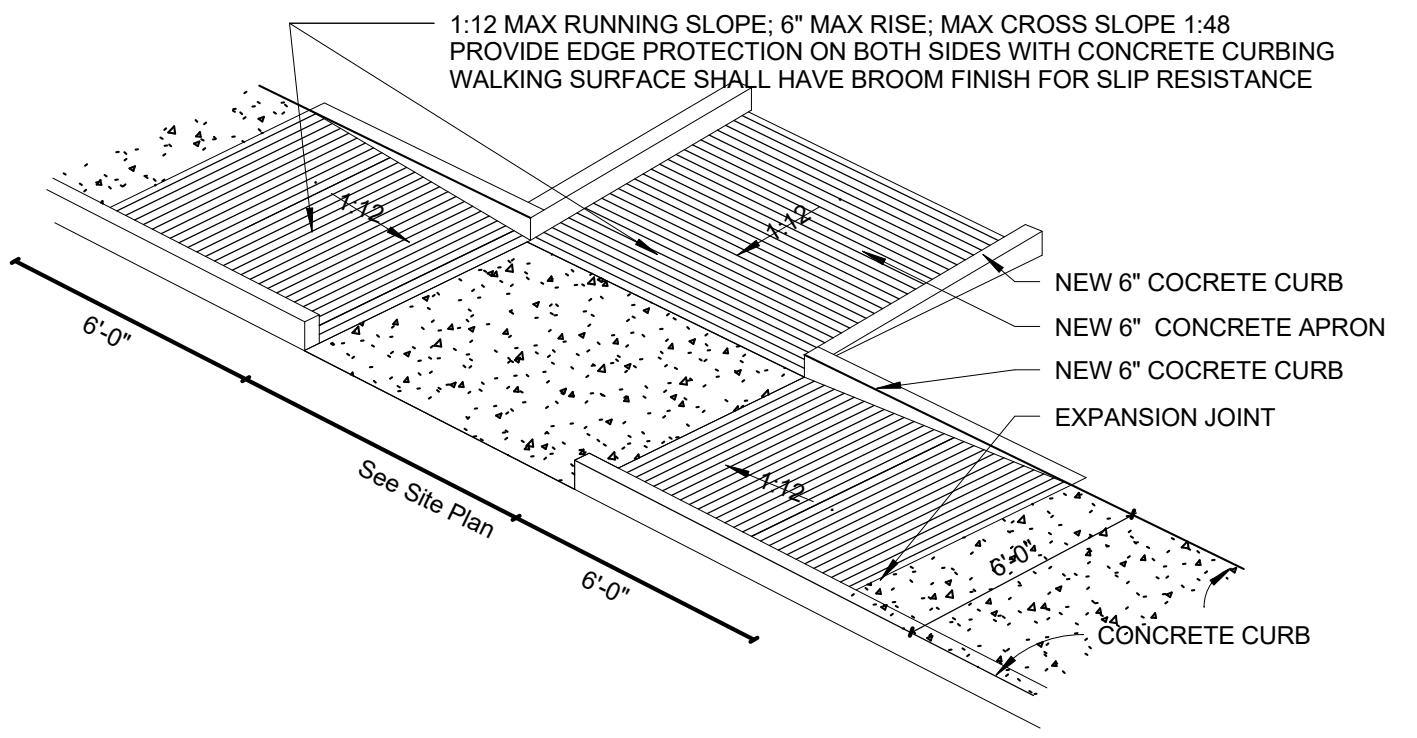
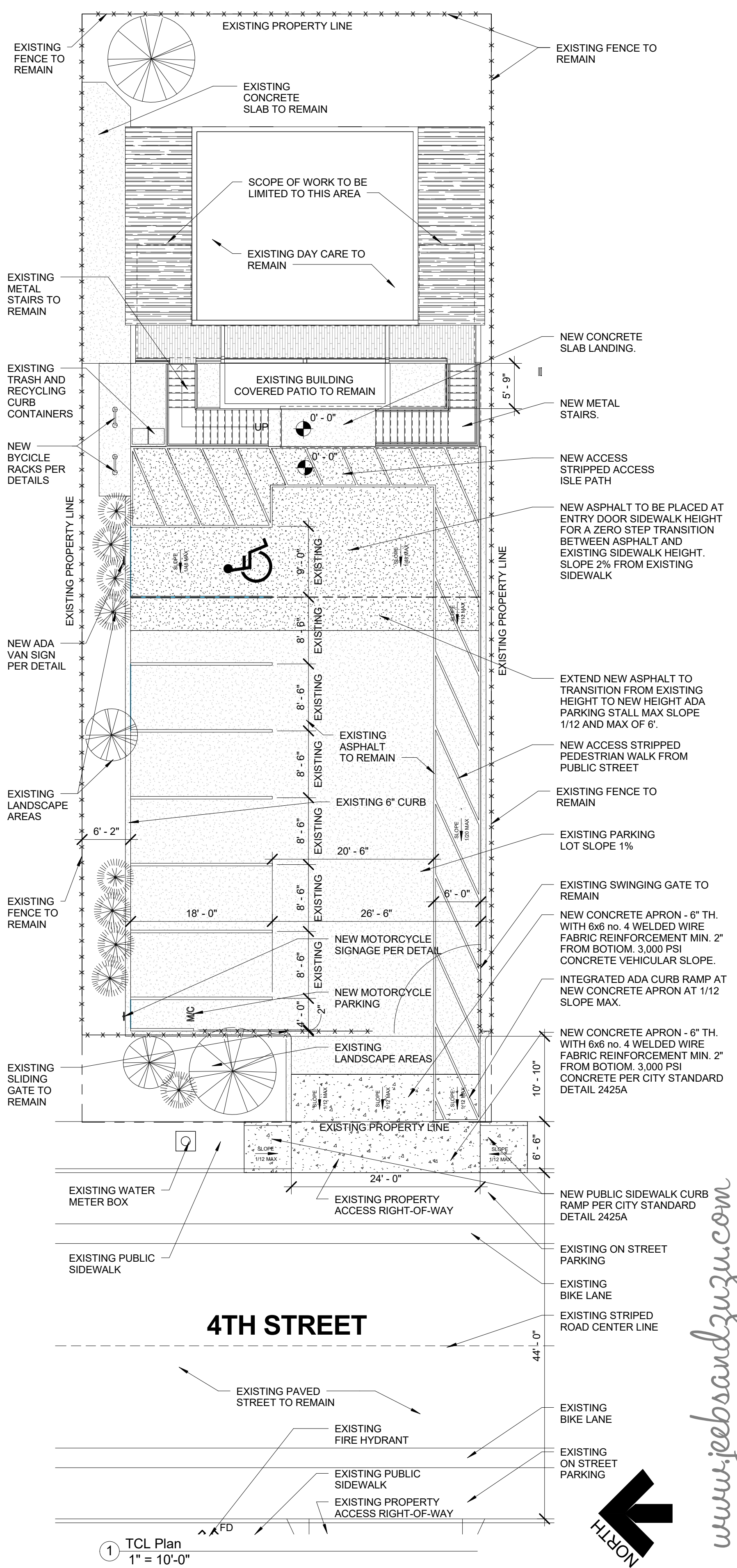
5 Bike Rack Detail1
1/2" = 1'-0"



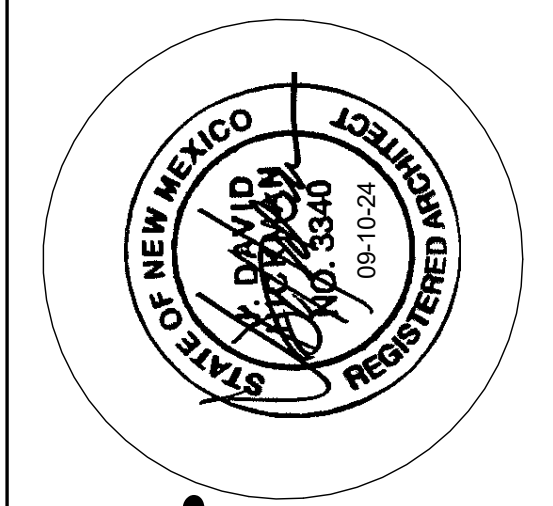
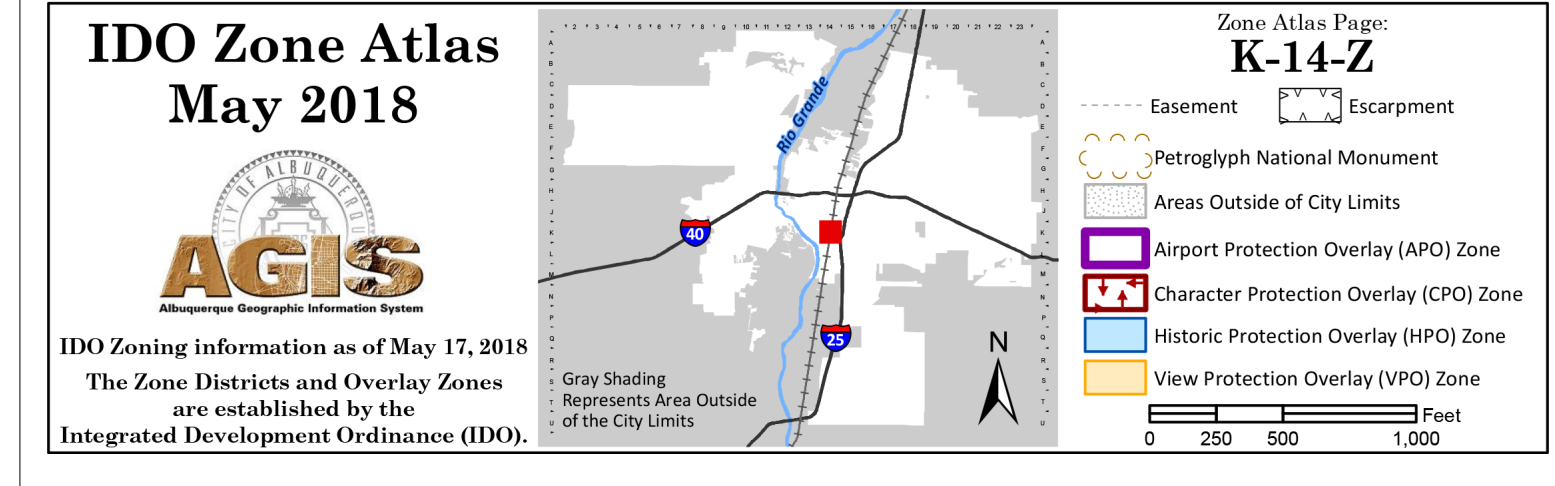
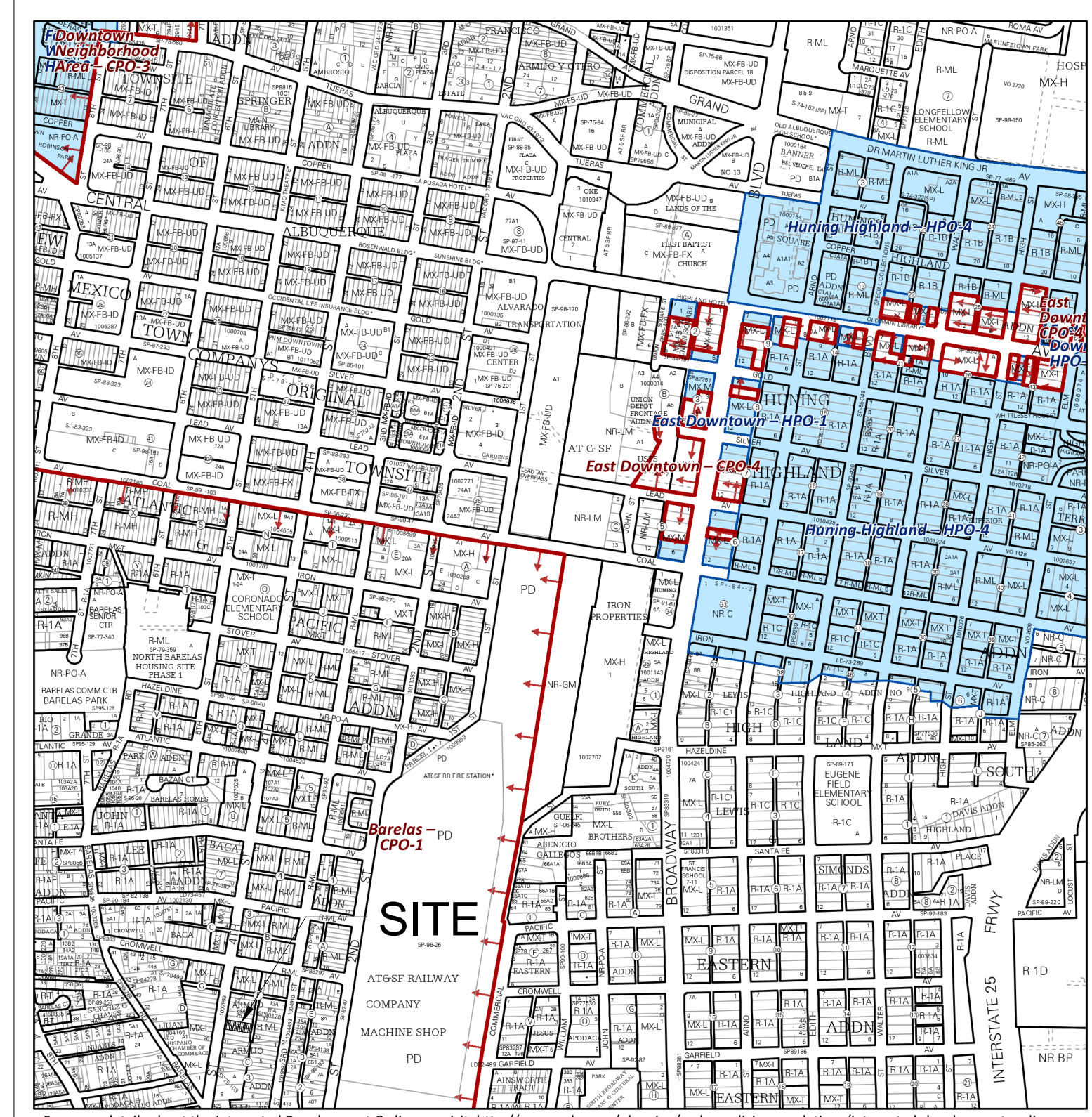
3 Existing ADA Parking Detail
1/8" = 1'-0"

GENERAL NOTES:
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER ALBUQUERQUE CITY STANDARD DETAILS 2430 & 2415A

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 9/16/2024
Signed _____ Date _____



9 Curb Ramp Detail
1/4" = 1'-0"



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build
5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

job no: Project Number
drawn: 0.0
checked: J&Z
date: April 12, 2024.

Estrada Daycare
1216 4TH ST. SW, Albuquerque, NM 87102
sheet no: **TCL1.0**

easy as pie

www.jeebsandzuzu.com

TRANSPORTATION CIRCULATION LAYOUT