

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 16, 2025

Emily Brudenell, AIA
SCOUT Architecture + Design
4215 Avenida La Resolana NE
Albuquerque, NM 87110

emily@scoutarch.com

Re: Christina Kent Day Care
205 COAL AVE SW
Traffic Circulation Layout
Engineer's Stamp Dated 1-14-25 (K14D234)

Dear Brudenell,

The TCL submittal received 1-16-2025 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.

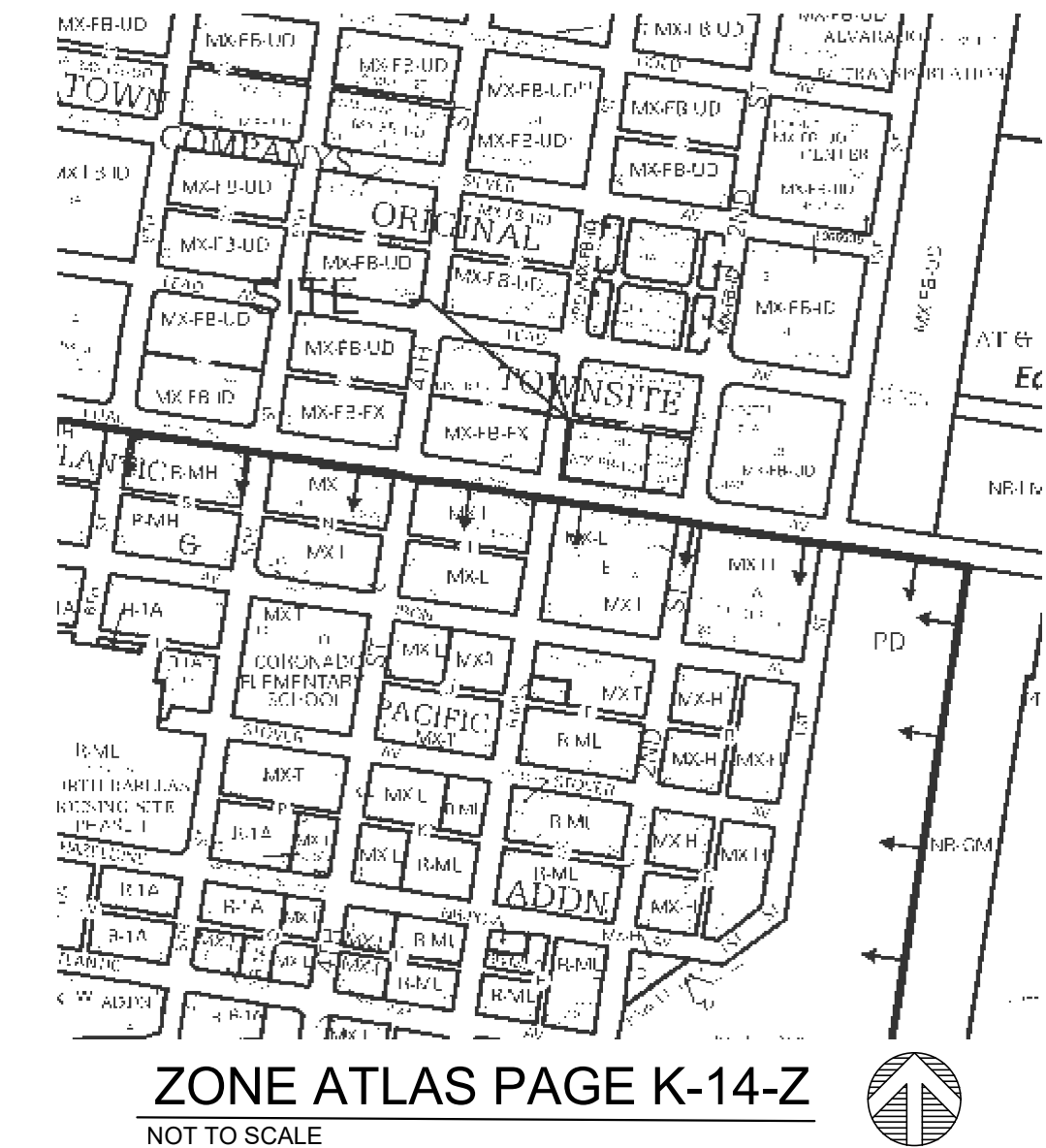
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File



KEYED NOTES

- EXISTING CURB AND GUTTER.
- EXISTING CONCRETE CURB RAMP WITH TRUNCATED CONES.
- EXISTING CONCRETE DRIVEWAY.
- EXISTING WROUGHT IRON FENCE.
- EXISTING CONCRETE SIDEWALK.
- EXISTING TRAFFIC MARKINGS.
- EXISTING SLIDING GATE.
- EXISTING BUILDING TO BE REMODELED. REFER TO ARCHITECTURAL PLANS.
- NEW CONCRETE SIDEWALK PER COA STD DWG 2430.
- NEW CONCRETE PARKING BLOCK.
- 2" MINIMUM SUPERPAVE SP-IV PER CITY OF ALBUQUERQUE REQUIREMENTS. ENSURE SLOPE IS LESS THAN 1.6% IN ANY DIRECTION.
- ADA RESERVED PARKING SPACE
- ADA ACCESSIBLE RESERVED SIGN MOUNTED PER DETAILS 1/TCL-2 AND 6/TCL-2
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL 1/TCL-2 AND 6/TCL-2
- RESERVED PARKING SYMBOL PER DETAIL 4/TCL-2.
- 6" TALL x 3" WIDE R PANEL PERSONNEL GATE. COLOR TO BE SELECTED BY ARCHITECT.
- 4" WIDE WHITE PARKING STRIPE SHOWN FOR PARKING TABULATION ONLY.
- SWANSON 9'X6' REFUSE ENCLOSURE PAD PER DETAIL 2/TCL-2. SEE SOLID WASTE PLAN FOR ADDITIONAL DETAILS FOR BOLLARDS AND GATES.
- REMOVE AND SALVAGE SECTION OF EXISTING WROUGHT IRON FENCE, FOR RELOCATION.
- 6" TALL CONCRETE MASONRY UNIT SCREEN WALL AT REFUSE ENCLOSURE.
- 12" TALL PAINTED LETTERS.
- CONCRETE PATIO WITH 8"X8" TURN DOWN EDGE. SIDEWALK SIMILAR TO COA STD DWG 2430.
- 4" WIDE BLUE TRAFFIC MARKING AT UNLOADING ZONE.
- NEW 3' WIDE (CLEAR OPENING) WROUGHT IRON GATE INSTALLING INTO EXISTING FENCING. MATCH EXISTING WROUGHT IRON HEIGHT, PICKET SIZE AND SPACING
- MOTORCYCLE PARKING SPACE 5'X8' WITH WHITE 12" TALL "MC" LETTER ON THE PAVEMENT AND "MOTOR-CYCLE PARKING ONLY" SIGN PER DETAILS 1/TCL-2 AND 5/TCL-2
- TWO BICYCLE RACKS ON 4" THICK CONCRETE PAD PER DETAIL 3/TCL-2
- NEW PLAY AREA
- 3' TALL CHAIN LINK FENCE AROUND PLAY AREA.
- 3' WIDE CHAIN LINK SWING GATE.
- EXISTING PAVEMENT TO REMAIN.
- REMOVE AND REPLACE CONCRETE DRIVEPAD WITH STANDARD CURB AND GUTTER AND CONCRETE SIDEWALK PER COA STD DWGS 2415A AND 2430.
- REMOVE AND REPLACE CONCRETE AROUND WATER METER BOXES. RESET METER BOXES AS REQUIRED.
- EXISTING CATCH BASIN TO REMAIN.

MATERIAL LEGEND

- 4" THICK CONCRETE SIDEWALK
- 2" THICK ASPHALT TOPPING, SUPER PAVE SP-IV.
- PLAY AREA

GENERAL NOTES:

ALL BROKEN OR CRACKED SIDEWALKS OR CURB AND GUTTER ALONG THE PROJECT PARCEL FRONTAGE, TO BE REMOVED AND REPLACED PER CITY SIDEWALK DETAIL 2430 OF STANDARD CURB AND GUTTER PER DETAIL 2415A.

TABULATED PARKING COUNTS

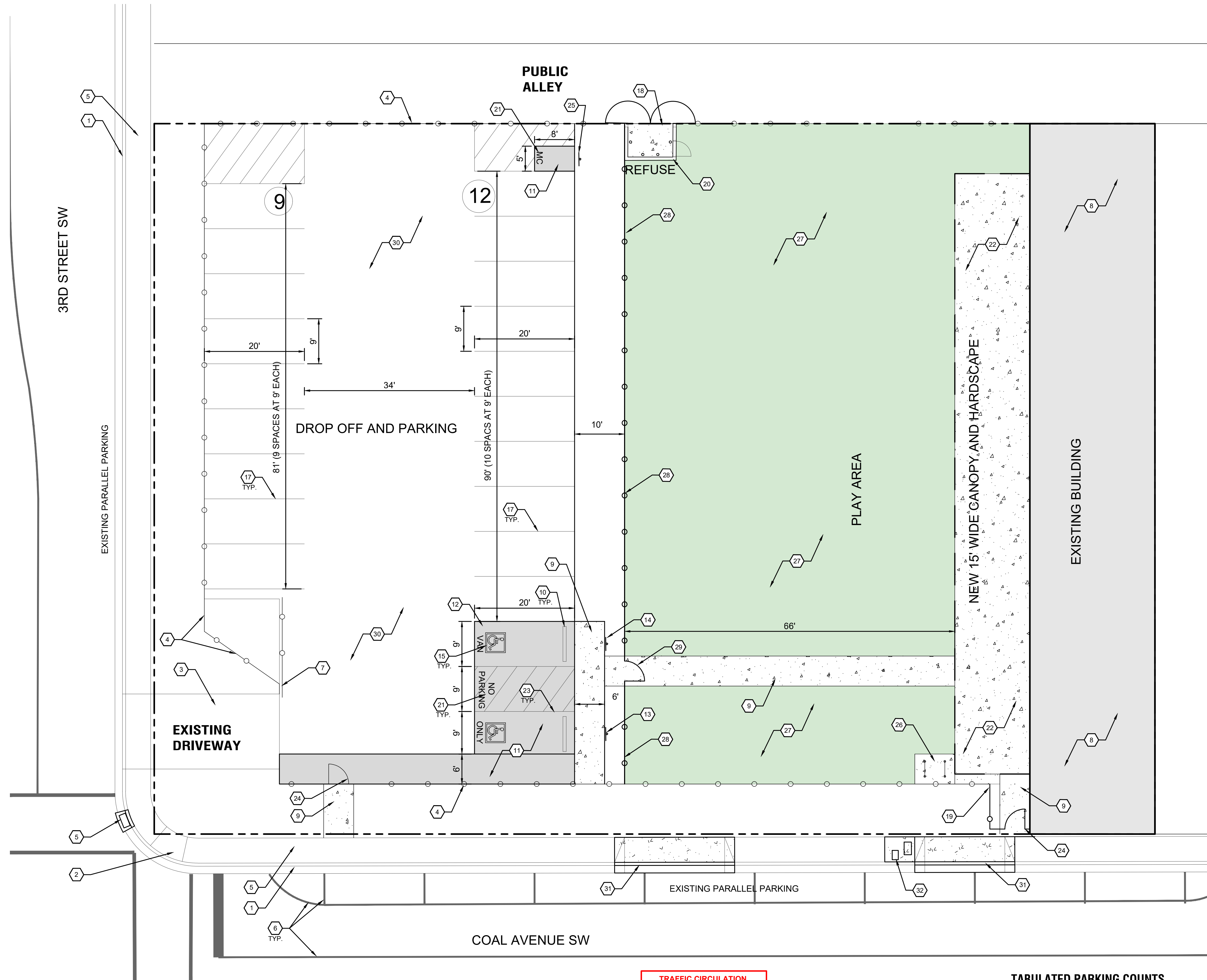
PROPOSED DAY CARE IS 3,550 SQUARE FEET.

PER TABLE 5-5-1 (IDO MINIMUM PARKING REQUIREMENTS) DAY CARE IN MAIN STREET (CLOSE PROXIMITY TO 4TH STREET) REQUIRES 1 SPACE PER 600 S.F. GFA.

THIS REQUIRES 6 PARKING SPACES (INCLUDING 1 ADA). PROVIDED PARKING IS 21 OFF-STREET PARKING SPACES INCLUDING 2 ACCESSIBLE PARKING STALLS.

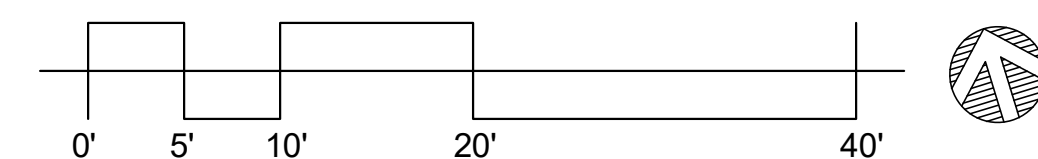
1 MOTORCYCLE SPACE IS REQUIRED PER TABLE 5-5-4. 1 SPACE PROVIDED.

BICYCLE PARKING PER IDO TABLE 5-5-5 MINIMUM REQUIRED 3 SPACES PROVIDED 2 RACKS *4 BICYCLE SPACES



A1 TRAFFIC CIRCULATION LAYOUT

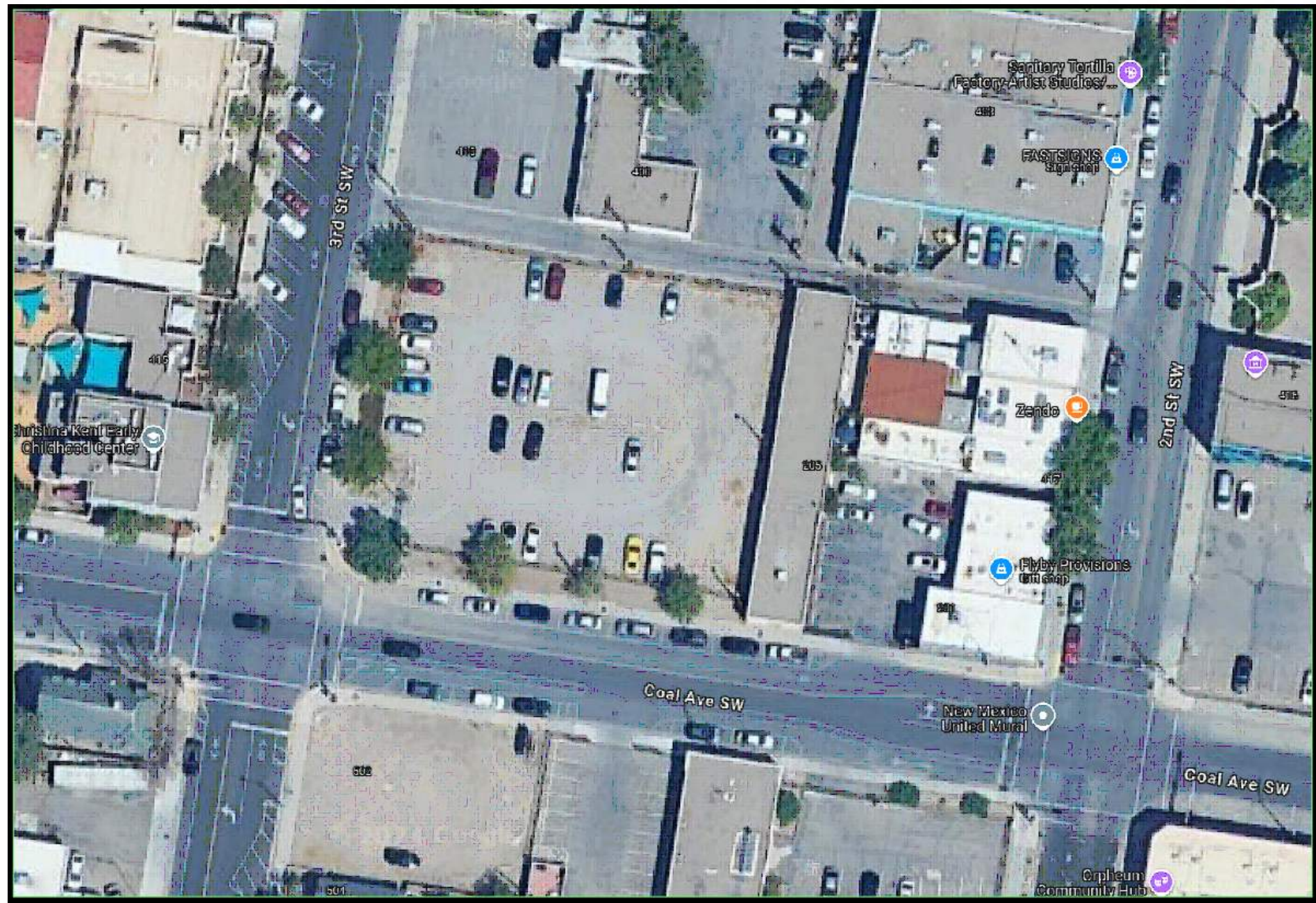
SCALE: 1" = 10'-0"



TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 1/16/2025

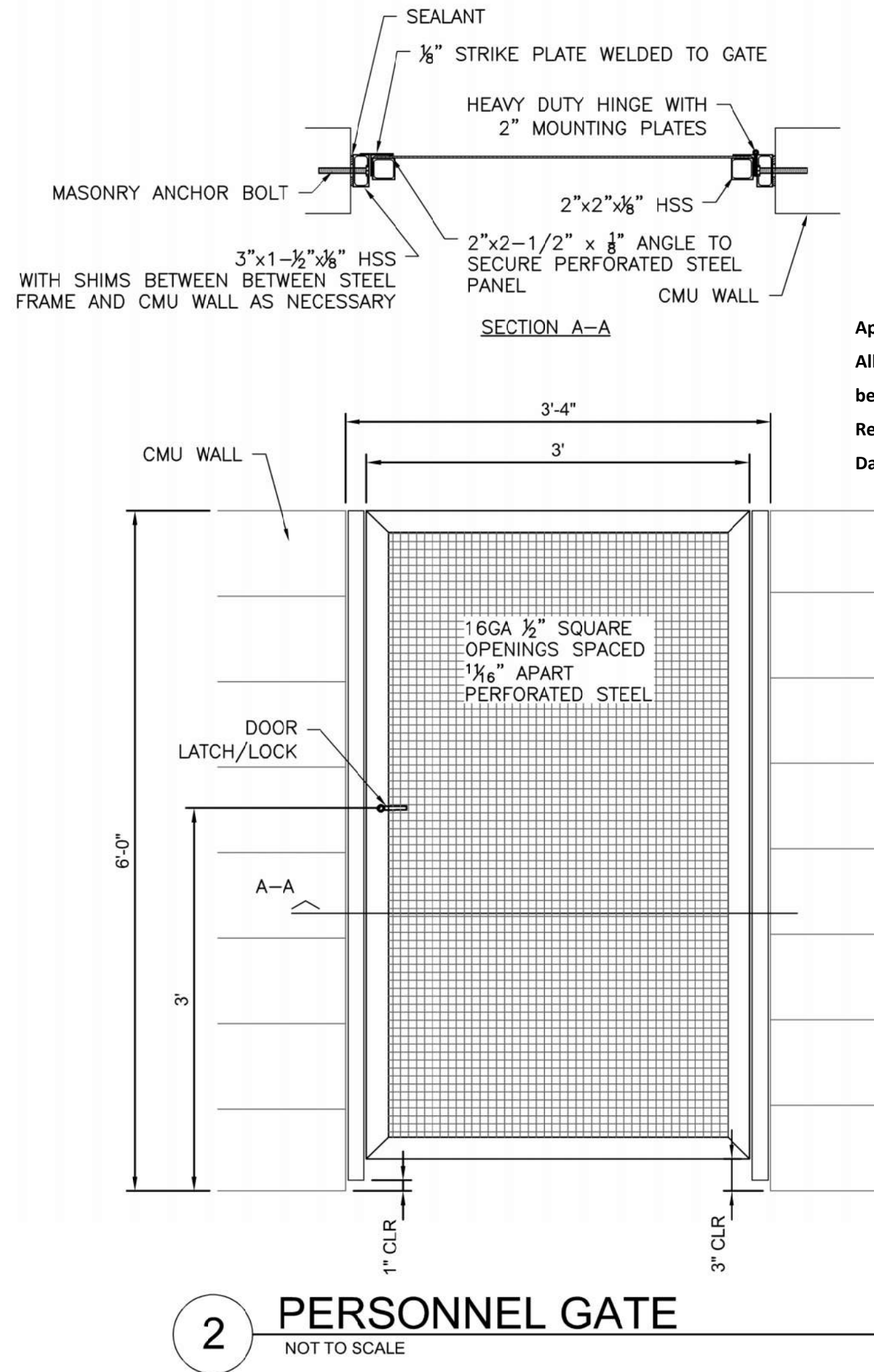
Signed Date



1 SITE AERIAL
SCALE: NOT TO SCALE

KEYED NOTES

1. SWANSON 9'x6' REFUSE ENCLOSURE PAD PER DETAIL 4, PROVIDE STEEL SWING GATES PER DETAIL 3.
2. REMOVE AND SALVAGE SECTION OF EXISTING WROUGHT IRON FENCE, FTO ALLOW FOR REFUSE ENCLOSURE AND GATES.
3. 6' TALL CONCRETE MASONRY UNIT SCREEN WALL AT REFUSE ENCLOSURE PER DETAIL 5.
4. 6" THICK CONCRETE SLAB (4,000 PSI AT 28 DAYS) WITH W 6/6 X 10/10 WWF.
5. 3' WIDE PERSONNEL GATE PER DETAIL 2.



2 PERSONNEL GATE
NOT TO SCALE



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

Reviewer: *Herman Gallagos*

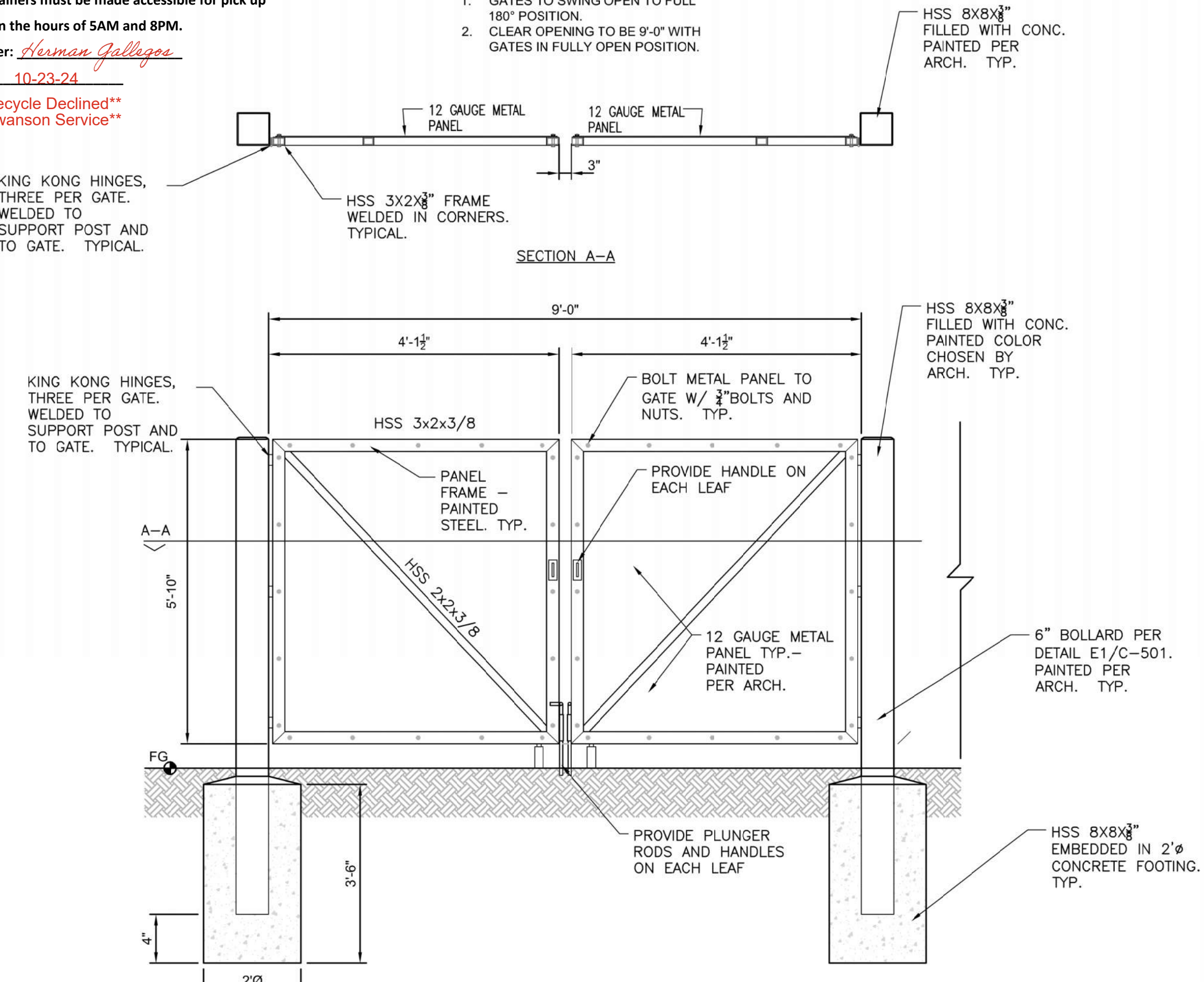
Date: *10-23-24*

****Recycle Declined****

****Swanson Service****

REFUSE ENCLOSURE GATES NOTES

1. GATES TO SWING OPEN TO FULL 180° POSITION.
2. CLEAR OPENING TO BE 9'-0" WITH GATES IN FULLY OPEN POSITION.



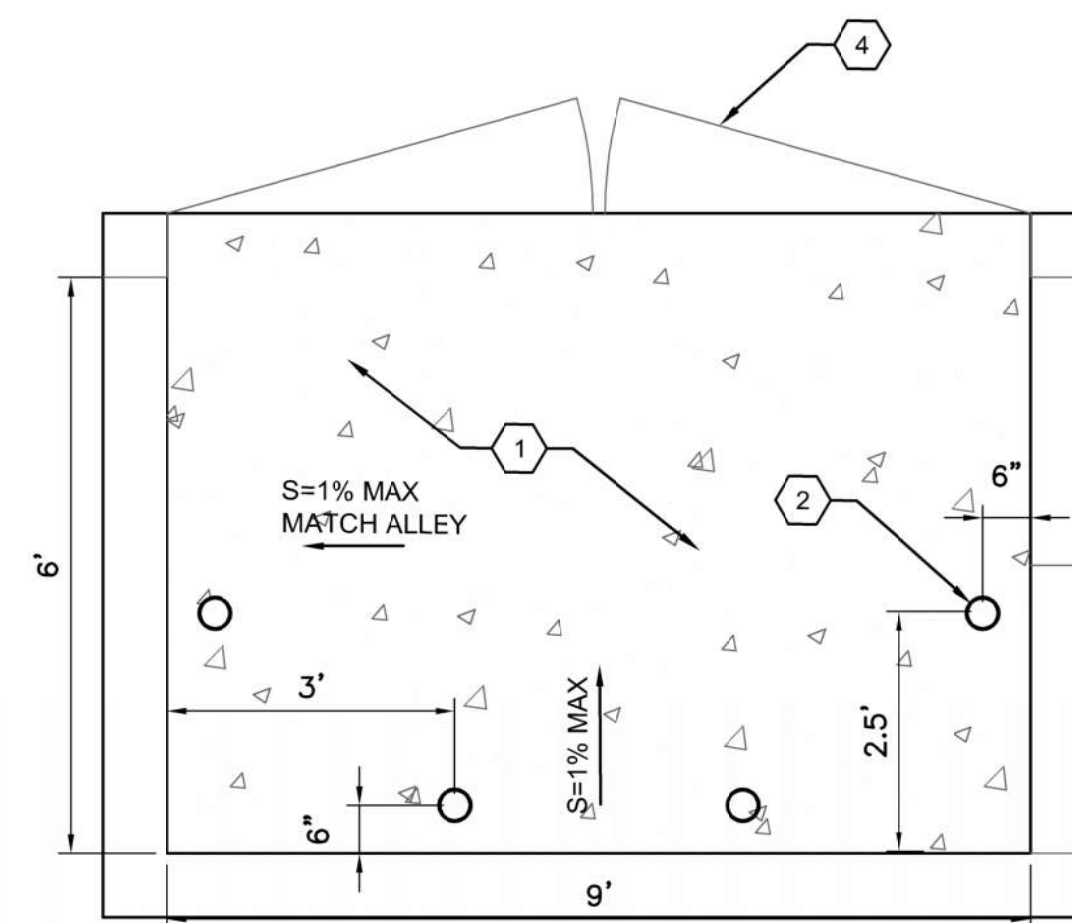
3 REFUSE ENCLOSURE GATES
NOT TO SCALE

GENERAL NOTES

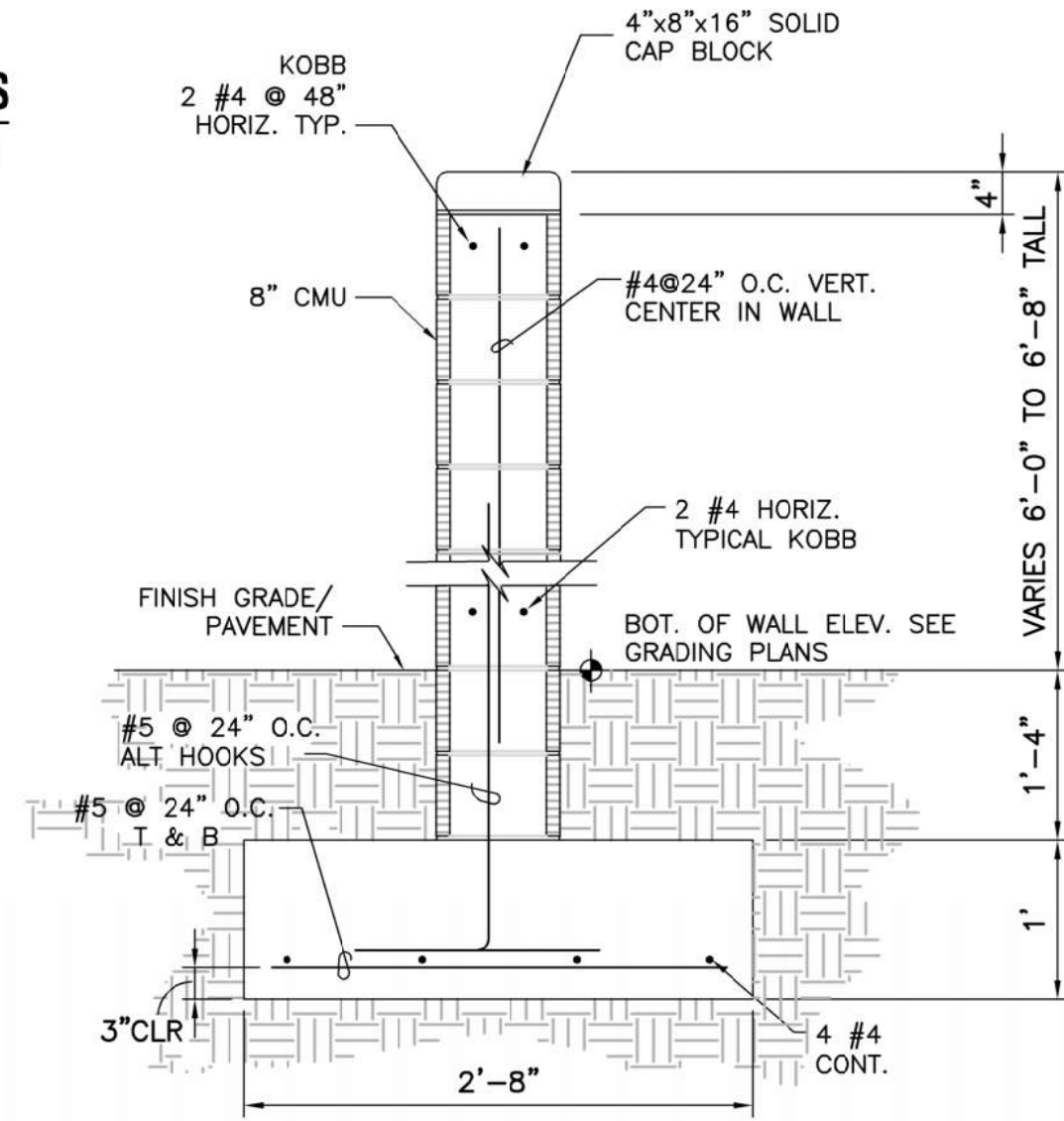
1. EXISTING BUILDING IS BEING CONVERTED INTO DAY CARE FACILITY.
2. NO FULL KITCHEN FACILITY IS INCLUDED WITHIN THE BUILDING, JUST A WARMING KITCHEN.

REFUSE PAD KEYED NOTES

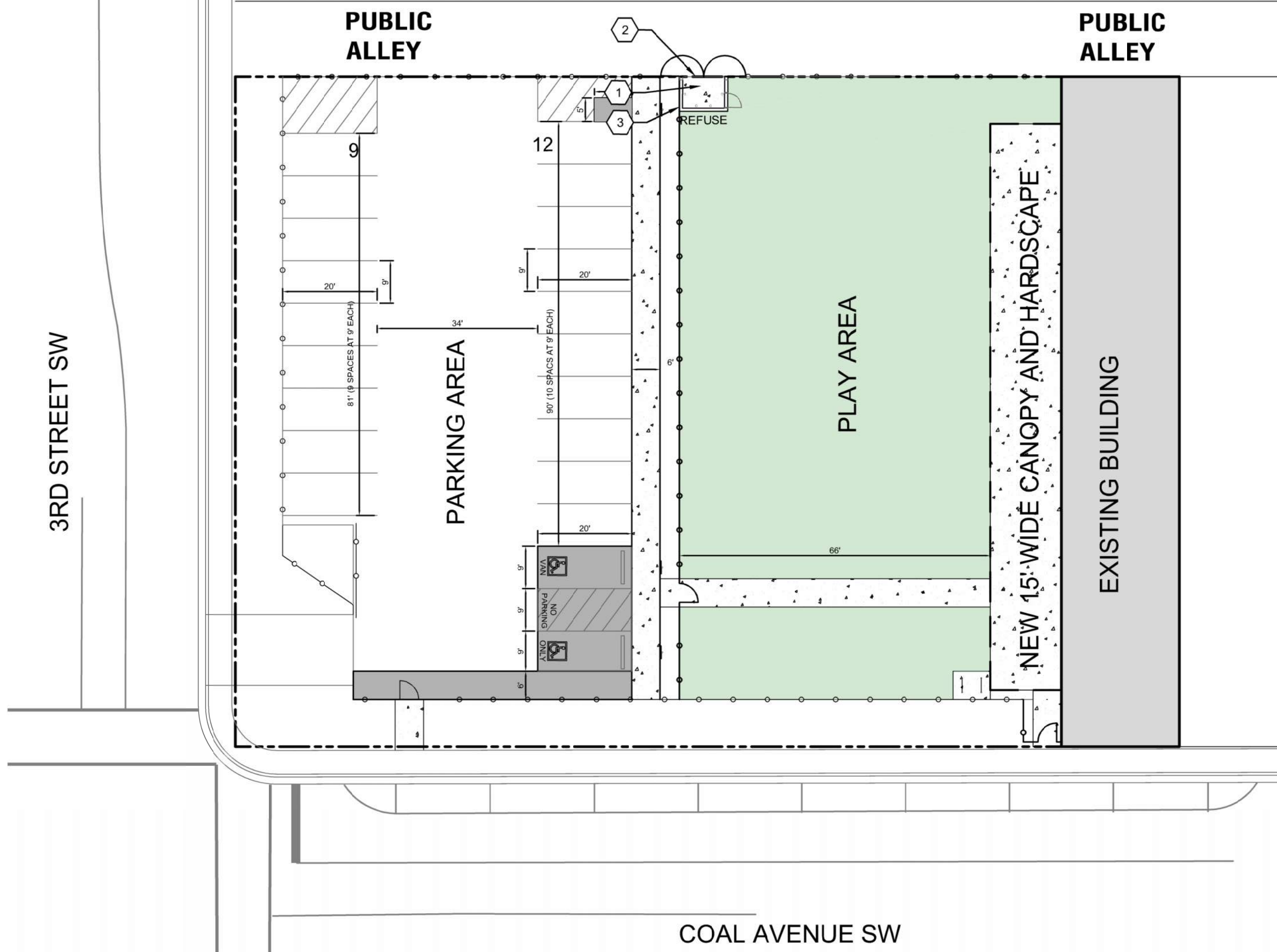
1. CONCRETE SLAB 6" THICK, 4,000 PSI (28 DAYS) WITH 3/4" AGGREGATE AND 5/8 X 10/10 WWF.
2. 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE MINIMUM OF 30" BELOW GRADE. POST TO BE 42" TALL ABOVE CONCRETE SLAB.
3. 3' WIDE PERSONNEL GATE PER DETAIL 2.
4. REFUSE ENCLOSURE GATES PER DETAIL 3.
5. CMU SCREED WALL PER DETAIL 5.



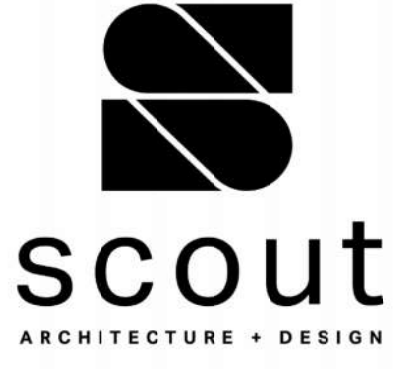
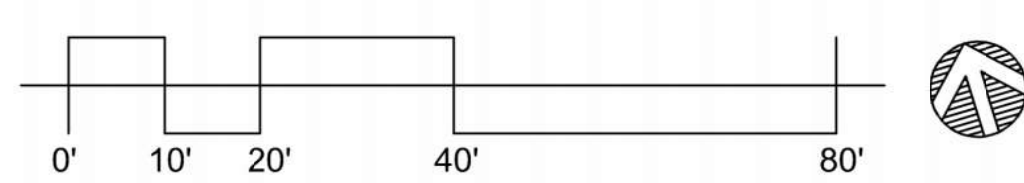
4 SWANSON REFUSE PAD DETAIL
SCALE 1"=2'-0"



5 CMU SCREEN WALL
NOT TO SCALE



A1 SOLID WASTE PLAN
SCALE: 1" = 20'-0"



ARCHITECT/ENGINEER



CHRISTINA KENT DAY CARE

205 COAL AVENUE, SW
ALBUQUERQUE, NEW MEXICO

PERMIT
PLANS

REVISION DATE

DATE 10-23-24

PROJECT NO

SOLID
WASTE
PLAN

SHEET NO.

SOLID