

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 1, 2023

Daniel Puzak, RA
Aria Studio Consultants, INC
100 Gold Ave SW, Suite 205
Albuquerque, NM 87102

Re: Alterations/ Children's Promis Centers LLC
401 Alvarado Dr. SE
Traffic Circulation Layout
Architect's Stamp 08-04-22 (K18-D022)

Dear Mr. Puzak,

The TCL submittal received 02-15-2023 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

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. **Sidewalk Easement agreement need to be provided as a conditional of releasing final CO.**

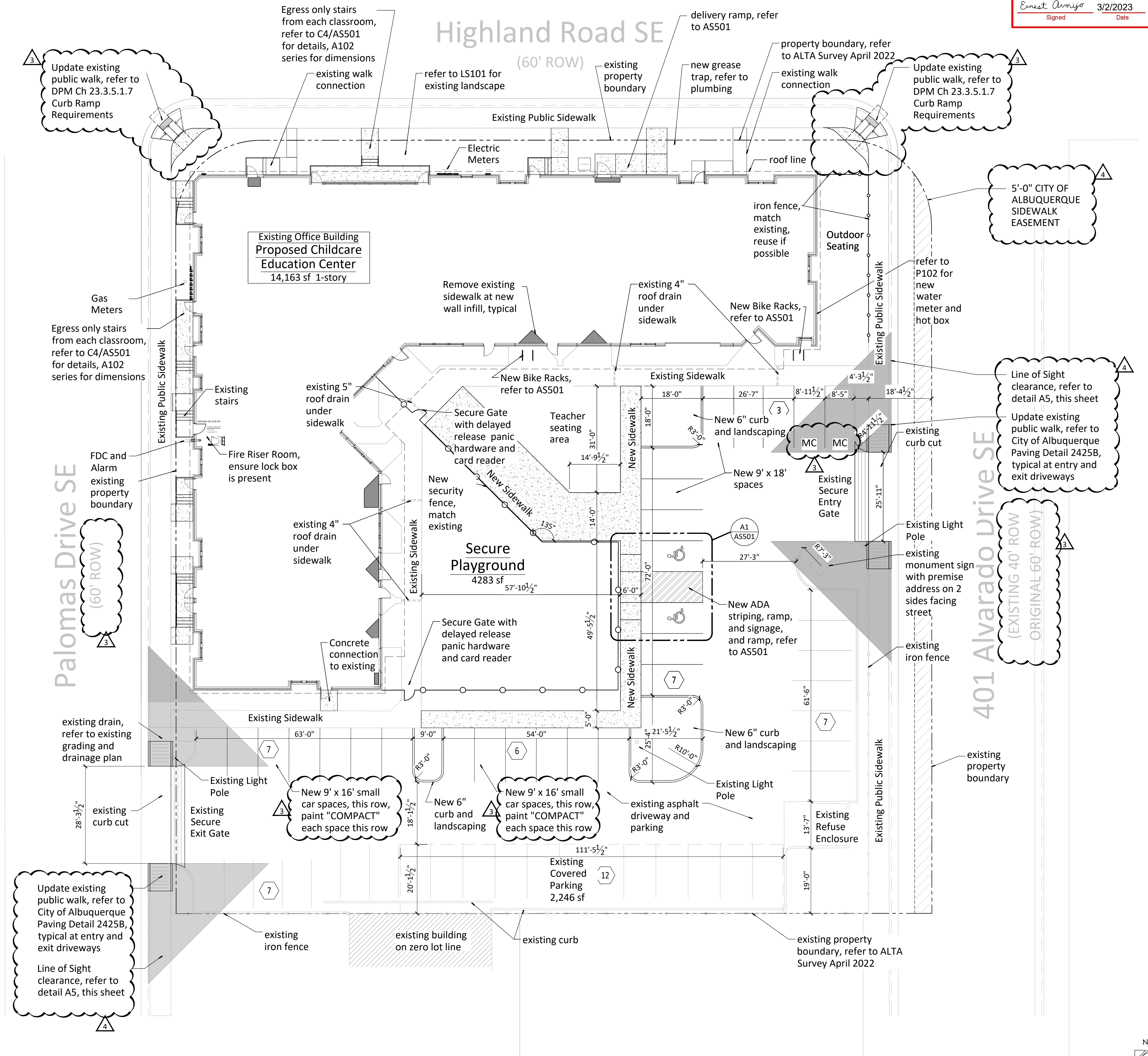
www.cabq.gov

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



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga 3/2/2023
Signed Date

Architectural Site Plan

Code Referenced
City of Albuquerque IDO (effective 2022-05-27)
Mixed Use Medium Intensity (MX-M)

Address and Legal Description
401 Alvarado Drive SE, Albuquerque, NM 87108
UPC 101606332550410706
LOT 1A BLOCK 61 TIERRAS PLAGE BEING A REPLAT OF LOTS 1-9 & 16-24 BLK 61
TIERRAS & THE VACATED WSLY 20' OF ALVARADO DR SE CONT 1.130 AC M/L
1.0285 Acres

Type of Development & Occupant Load

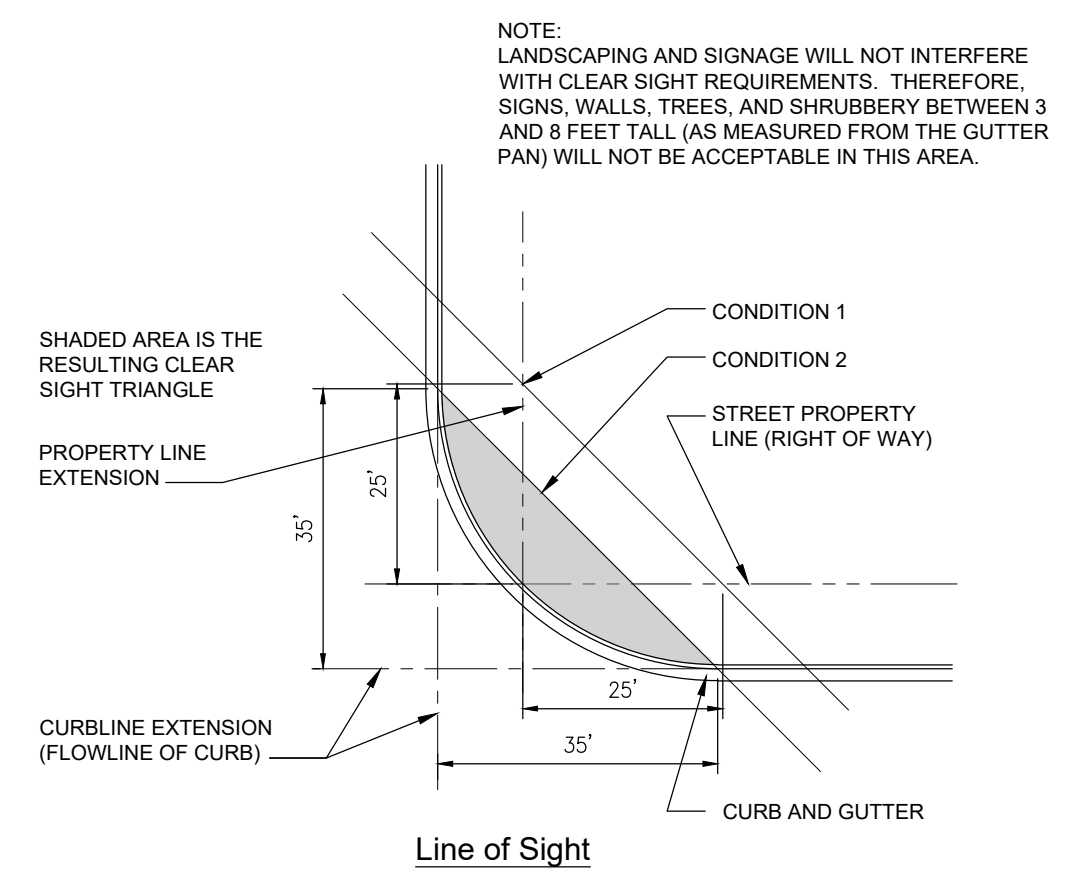
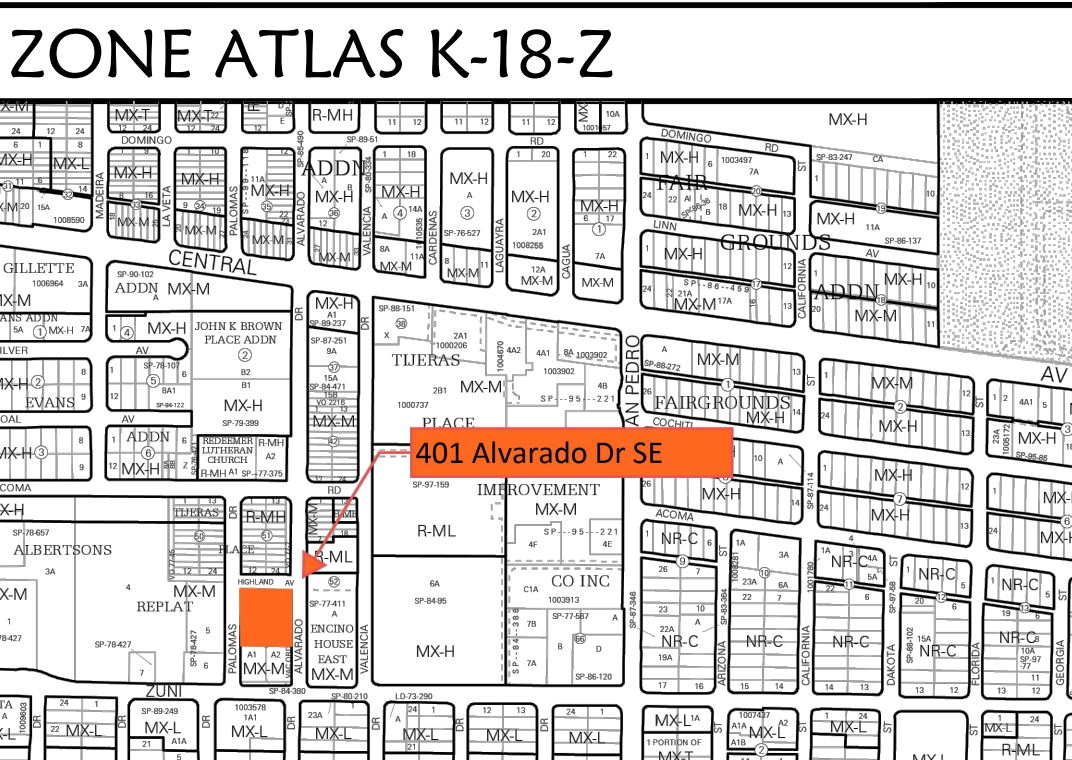
Child Care Facility with Kitchen	11,434 sf
Future Adult Vocational Training	2,729 sf
Playground (Accessory)	4,283 sf

Parking Required (Table 5-5-1)

Child Care	1 space per 400 sf	28.59
Adult Training	3 spaces per 1000 sf	8.19
Playground	no requirement (verify with city planner)	
Total spaces required		36.77
Motorcycle		2.00
Bicycle		8.19
Total spaces provided		49 spaces includes 2 ADA spaces (1 van) 8 bicycle, 2 motorcycle

Executive Summary
Interior remodel of 14,163 sf existing office building, fully sprinkled. Existing footprint to remain unchanged. Existing exterior elevations to remain unchanged. Partial removal of existing asphalt for new playground (design under separate permit) seating area, fencing, site lighting (refer to electrical).

- GENERAL SITE NOTES**
- A. For dimensions, refer to A102 series. All dimensions are to grid, framing or face of brick, unless noted otherwise. Clear or minimum dimensions are to finish.
 - B. Refer to existing grading and drainage plan for reference and drain in sidewalk detail
 - C. Contractor is responsible for safe and adequate shoring of all parts of the structure during construction.
 - D. Contractor to protect all doors, casework, exterior brick, windows, ceiling tiles, and plumbing fixtures for owner inspection and re-use.
 - E. All exterior and interior columns to remain.
 - F. All flooring to be removed and concrete prepared for new flooring, see Finishes Plan A131.
 - G. All exterior concrete to slope away from the building at 1/8" per foot minimum and have a broom finish.
 - H. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter, refer to City of Albuquerque standard detail drawings 2415A and 2430.



ARIA

STUDIO CONSULTANTS, INC
100 Gold Ave. SW, Suite 205,
Albuquerque, NM 87102
Daniel@ariasinc.com (505) 506-2314

Alterations
Children's Promise Centers LLC
401 Alvarado Drive SE
Albuquerque, NM 87108

Architect/Engineer Seal

MARK	DATE	DESCRIPTION
4	02/23/2023	TCL COMMENTS
3	02/06/2023	TCL COMMENTS
2	01/05/2023	OWNER CHANGES
1	09/23/2022	COA PERMIT COMMENTS
REVISIONS		
ISSUE	Permit Review	
PROJECT NO	2207-Children's Promise TI	
CAD DWG FILE	2124_ABCBBC_A100s	
DRAWN BY	DGP	
CHECKED BY	DGP	
DATE	August 4, 2022	

Architectural Site Plan
Traffic Circulation Layout

AS101