

CITY OF ALBUQUERQUE



June 27, 2018

T.I. Design Services
Eric Munn
717 Cagua Dr. NE
Albuquerque, NM 87108

Re: The Avengers Place Childcare
9901 Central Ave NE
Traffic Circulation Layout
Architect's Stamp **06-21-18** (K20-D065)

Dear Mr. Munn,

The TCL submittal received 06-22-18 is approved for Building Permit. 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 a 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 TCL with 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,

Logan Patz
Traffic Engineer, Planning Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: The Avengers Place Child Care **Building Permit #:** _____ **Hydrology File #:** K200065
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 13A Block 4 Buena Vista
City Address: 4901 Central Av NE Albuquerque NM 87123
9901
Applicant: T.I. Design Services **Contact:** Eric Munn
Address: 717 Capra Dr. NE ABA NM 87108
Phone#: 688-2914 **Fax#:** _____ **E-mail:** holybarbarian@yahoo.com
Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL? ☒ Yes ☒ No

DATE SUBMITTED: 6-22-18 By: [Signature]

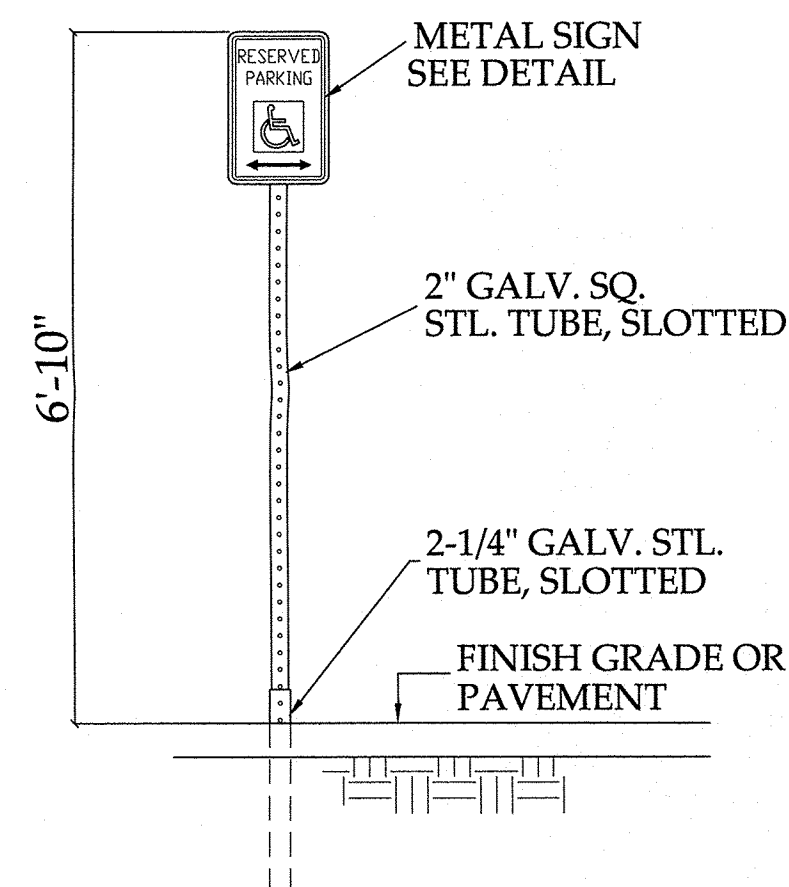
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

METAL SIGN
12"x 18"ht. min.
WALL MOUNT

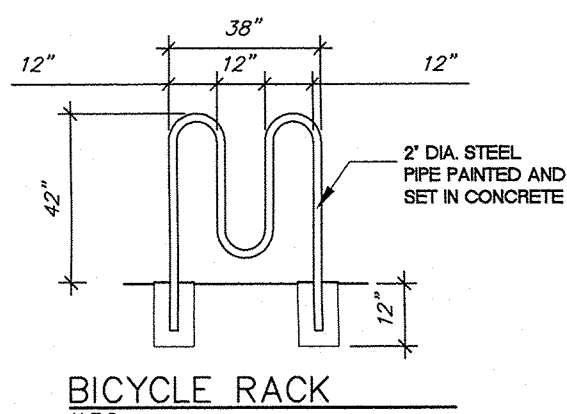
Motorcycle Parking Sign

N.T.S. NMAC, SECTION 14.7.2.19 J



Handicap Sign

N.T.S. NMAC, SECTION 14.7.2.19 J



PREMISE IDENTIFICATION:
10"min. to 14"max. ABOVE
GRADE. NUMBERS SHALL BE
min. 10" ht. & min. width
of 2" ON CONTRASTING
BACKGROUND

Provide Key Box at Premises
Per Fire Code Section 506
Key Box shall be illuminated

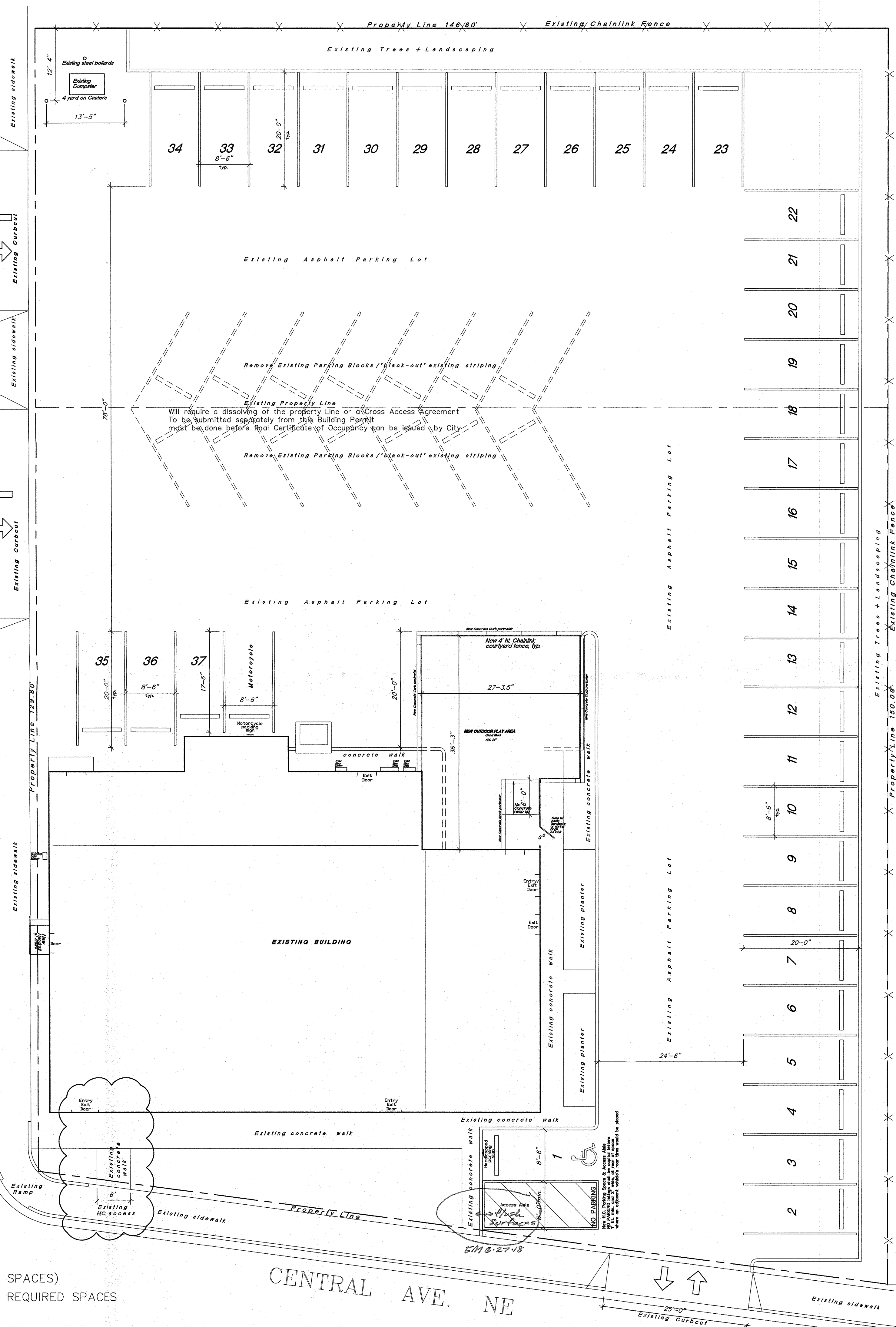
REFUSE

REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER

PARKING CRITERIA

DAYCARE : 1 SPACE PER 400 GSF (4786/400= 12 SPACES)
12 SPACES REQUIRED (x30% on Transit Route) = 9 REQUIRED SPACES
37 PARKING SPACES PROVIDED...
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE;
1 MOTORCYCLE SPACE PROVIDED

GARCIA ST. NE



LEGAL DESCRIPTION
LOT 13A
BLOCK 4
BUENA VENTURA SUBDIVISION
IDO ZONE DISTRICT MX-H
MAP K-20
UPC No. 10200573780064041

APPLICABLE CODES:
2015 NEW MEXICO BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 ALBUQUERQUE ENERGY CONSERVATION CODE
ACCESSIBILITY 2003 NEW MEXICO BARRIER FREE CODE ANSI A117.1
2012 UNIFORM PLUMBING CODE
2012 UNIFORM MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE

BASED ON THE 2015 INTERNATIONAL BUILDING CODE

THIS IS A REMODEL OF AN EXISTING 4,786 SF RESTAURANT BUILDING, TO CREATE A
NEW CHILD DAYCARE FACILITY

GROSS FLOOR AREA:
IBC TABLES 504.3, 504.4, & 506.2

ALLOWABLE AREA I-4 40' hl. / 1 STORY / 9,000 S.F.
ACTUAL AREA 14' hl. / 1 STORY / 4,786 S.F.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

OCCUPANCY CLASSIFICATION

I-4 DAY CARE FACILITY - PER IBC SECTIONS 305.2 & 308.5.2 Exception

BUILDING TYPE:
IBC TABLE 601 & SECTION 602
CONSTRUCTION TYPE TYPE V B
FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601
STRUCTURAL FRAME 0 HR
BEARING WALLS 0 HR
NON-BEARING WALLS 0 HR
ROOF CONSTRUCTION 0 HR

AREA SEPARATION:
THERE IS NO AREA SEPARATION REQUIRED.

OCCUPANT LOAD:
IBC TABLE 1004.1.2

USE	AREA/FACTOR	OCCUPANTS
DAYCARE	2130/35(Net)	61
OFFICE/CORRIDOR/BATHROOM	1359/100(Gross)	14
STORAGE	513/300(Gross)	2
KITCHEN	800/200(Gross)	4
TOTAL		81

AUTOMATIC SPRINKLER SYSTEM:
NOT SPRINKLERED; REFER TO EXCEPTION 2 OF IBC SECTION 903.2.6

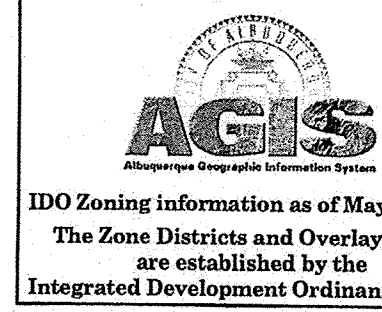
MEANS OF EGRESS: NEW ADDITION
TABLE 1006.2.1 MIN. EXITS OCCUPANT LOAD/TYPE = 2 EXITS REQ., 6 PROVIDED
ACTUAL EXIT WIDTH = 6 EXITS @ 36" EACH MIN.
MAX TRAVEL DISTANCE PER TABLE 1017.2 = 200 FT
ACTUAL MAX TRAVEL DISTANCE = 50'-0" FT

PLUMBING FIXTURE COUNTS: NEW ADDITION
IBC TABLE 2902.1
81 OCCUPANTS / 2 = 41 MEN AND 41 WOMEN
WATER CLOSETS REQUIRED: 3 PER SEX
LAVATORIES REQUIRED: 3 PER SEX
- WATER CLOSET & LAVATORY REQUIREMENTS
PROVIDED IN :

UNISEX STAFF BATHROOM - 1 WATER CLOSET, 1 LAVATORY
UNISEX PUBLIC BATHROOM - 1 WATER CLOSET, 1 LAVATORY
5 WATER CLOSETS & SINKS FOR CHILDREN

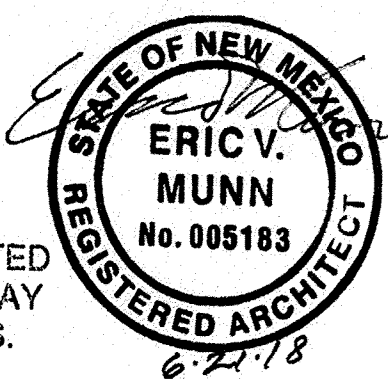
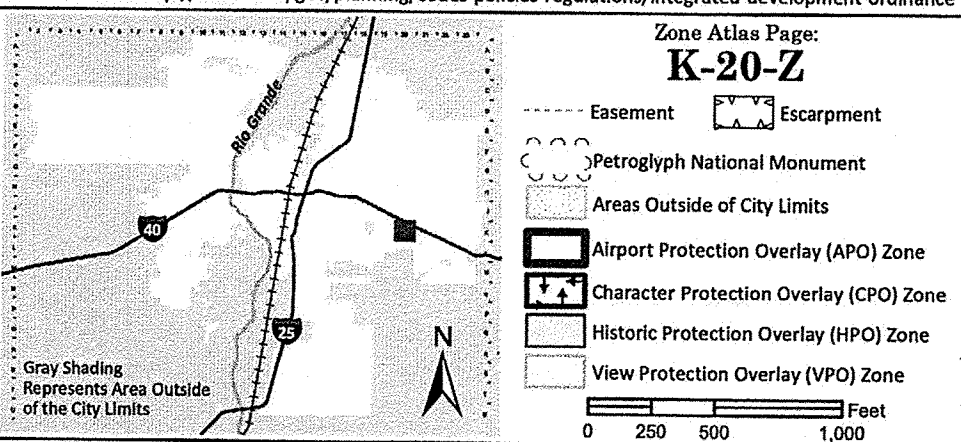
UTILITY SINK REQUIRED: 1 PROVIDED
DRINKING FOUNTAINS REQUIRED: 1 H/I/O SET PROVIDED

IDO Zone Atlas May 2018



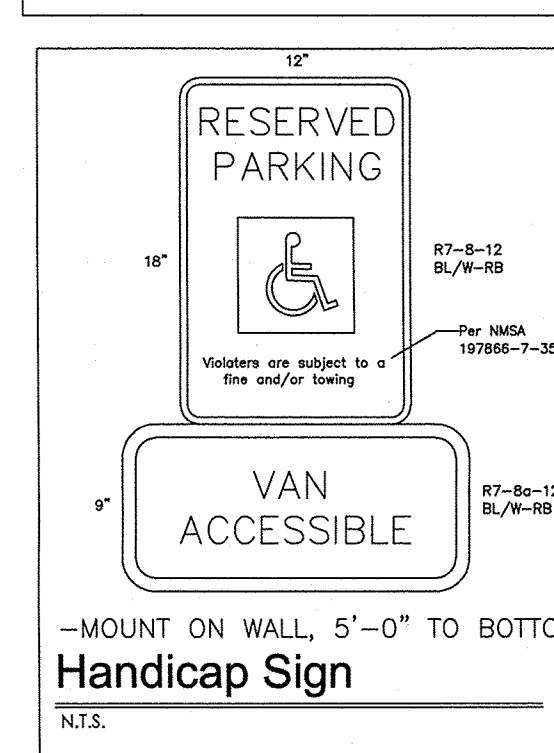
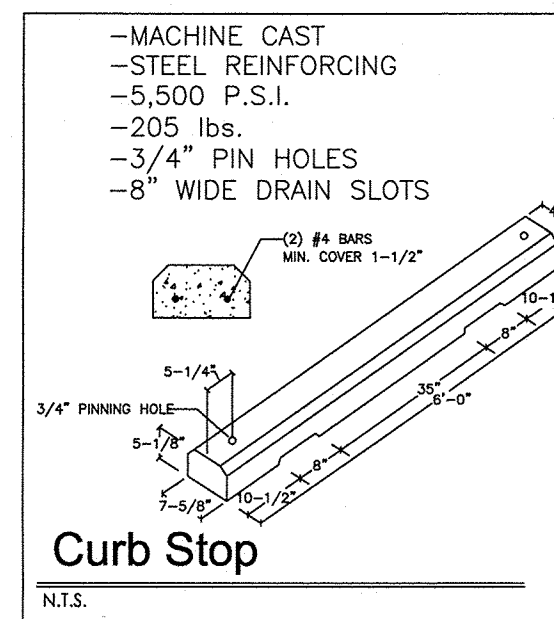
IDO Zoning Information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



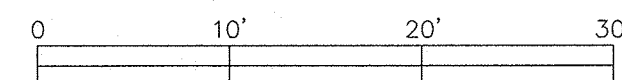
TRAFFIC CIRCULATION LAYOUT APPROVED

Signature: [Signature]
Date: 06-27-18



SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10' - 0"



DAYCARE CENTER

The AVENGERS PLACE CHILDCARE

SHEET

TCL

6 - 21 - 18
DATE