

CITY OF ALBUQUERQUE



March 6, 2019

Eric Munn, RA
TI Design Services
717 Cagua Drive NE
Albuquerque, NM 108

Re: Avengers Daycare
9901 Central Ave NE NM 87123
30-Day Temporary Certificate of Occupancy- Traffic Certification Only
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 06-21-2018 (K20D064)
Certification dated 03-04-2019

Dear Mr. Munn,

Based upon the information provided in your submittal received 3-5-19, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

NM 87103

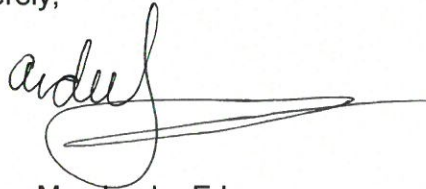
www.cabq.gov

1. Please remove the temporary fencing.
2. Please remove all debris from the parking area.
3. You may send a photo of the correction to mmaadandar@cabq.gov for release of final CO.



If you have any questions, please contact me at (505) 924-36756

Sincerely,

A handwritten signature in black ink, appearing to read 'Mojgan', followed by a long, horizontal, slightly wavy line that extends to the right.

Mojgan Maadandar, E.I.
Associate engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

T.I. Design Services - Eric Munn
717 Cagua Drive NE Albuquerque NM

TRAFFIC CERTIFICATION

I, Eric Munn, NMRA/Owner, OF THE FIRM, TI Design Services, HEREBY CERTIFY THAT THIS PROJECT, The Avengers Childcare, 9901 Central Av. NE, BP2018-21601, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TCL PLAN DATED 6-27-2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn OF THE FIRM TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON March 4, 2019_ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED AND AMENDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

<Exceptions > None

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

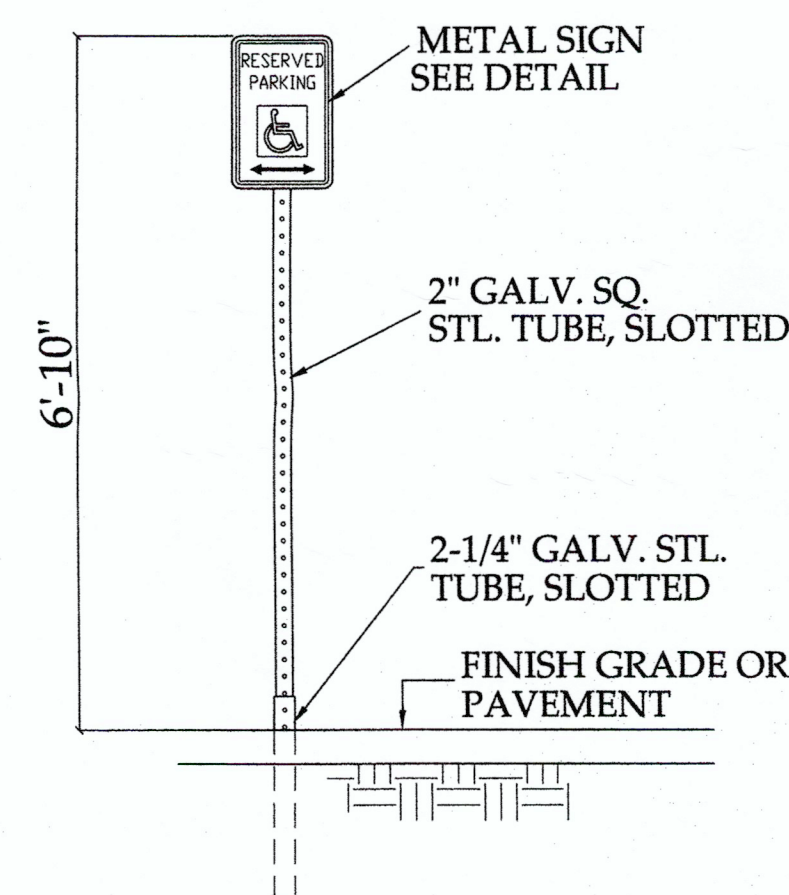
ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect



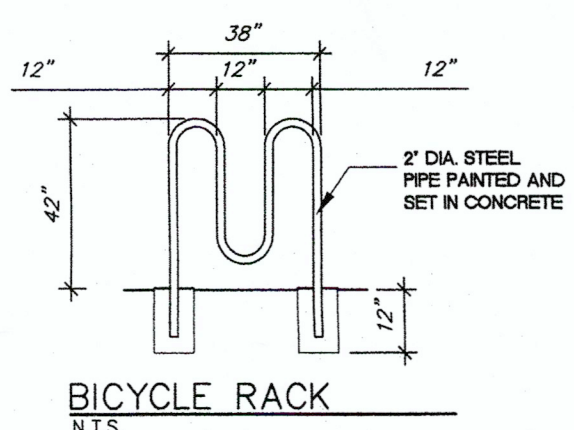
Motorcycle Parking Sign

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

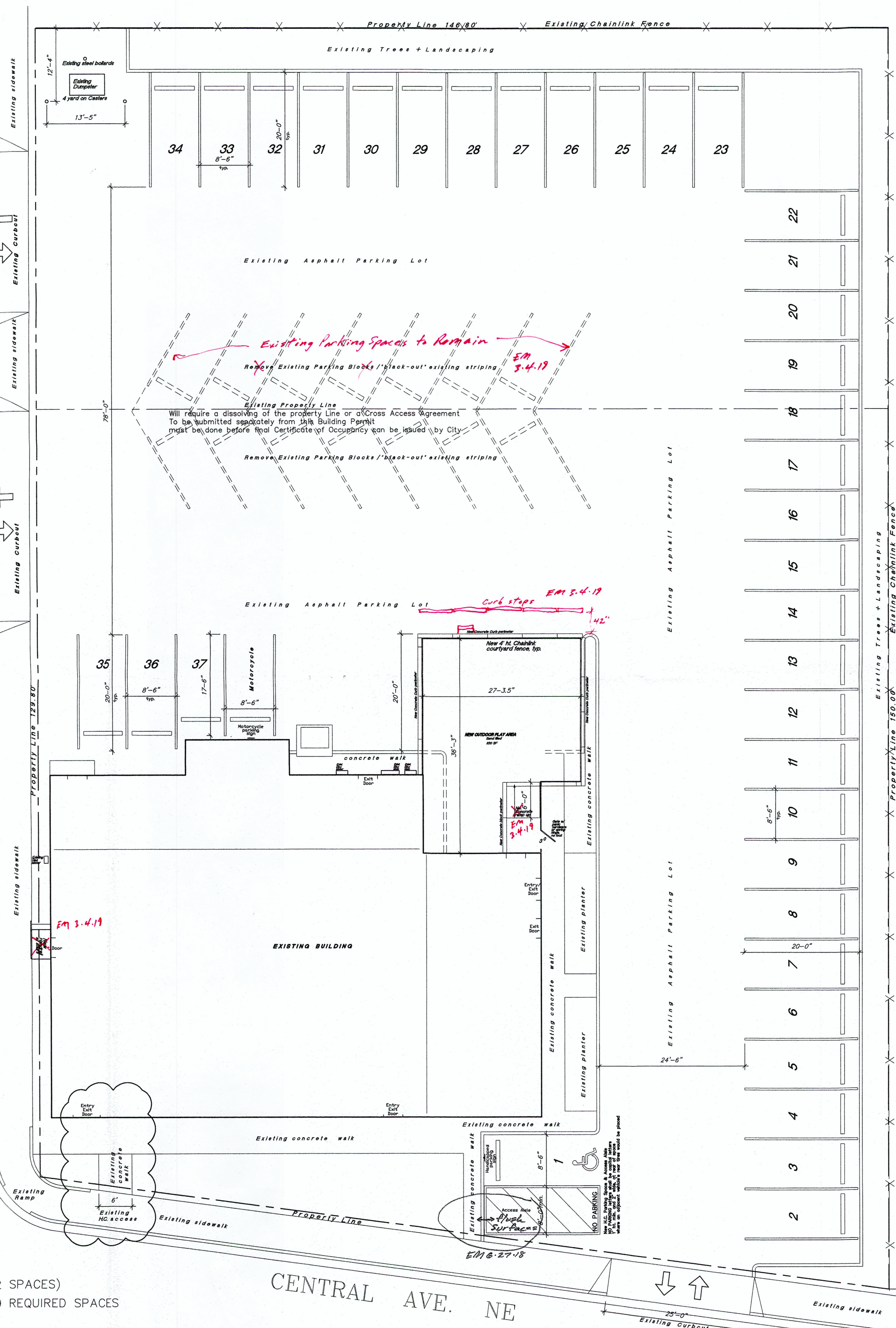
REFUSE

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. 102005737800640401

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

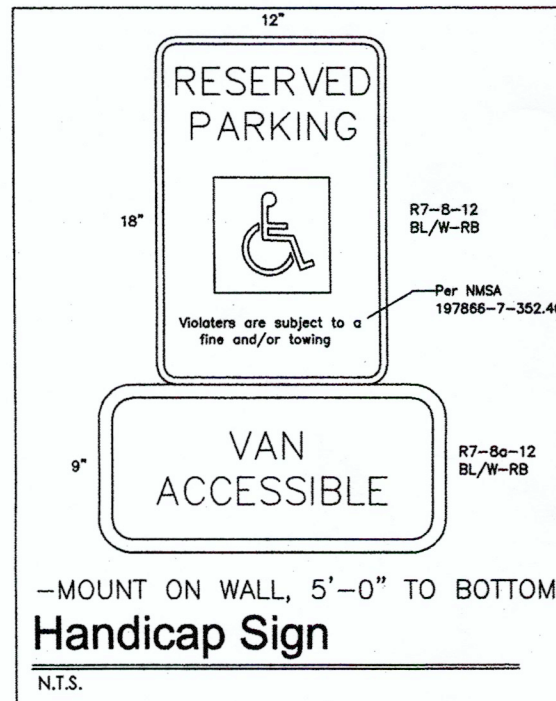
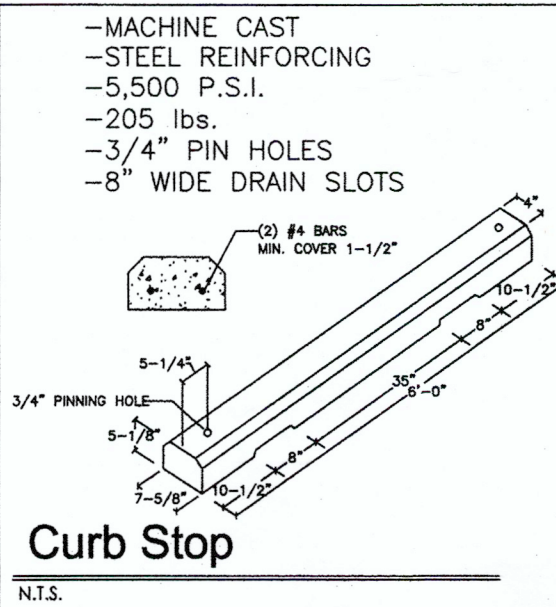
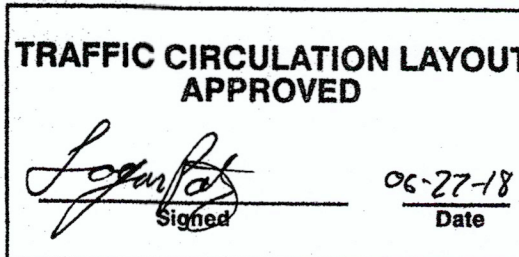
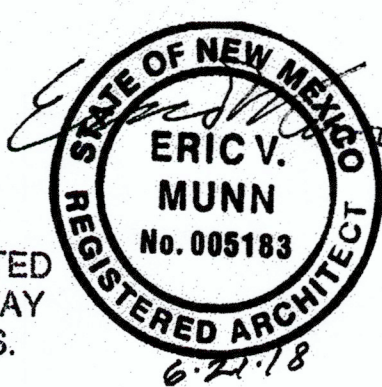
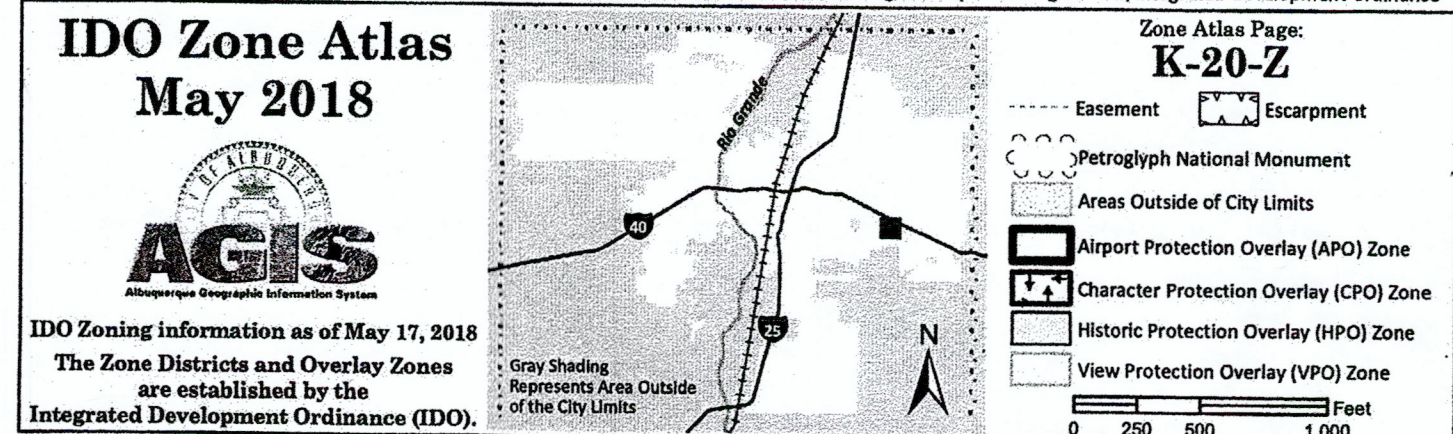
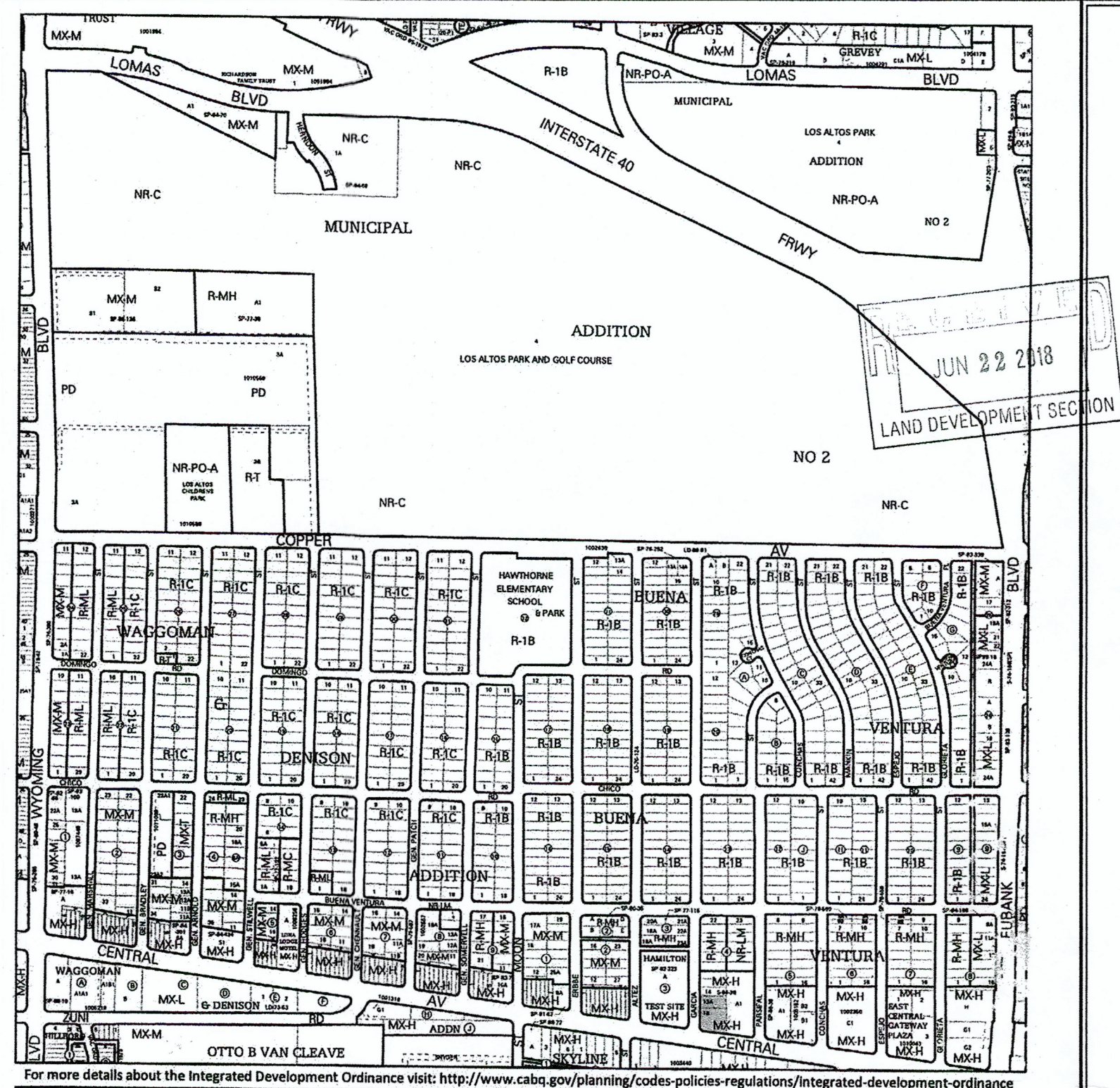
AUTOMATIC SPRINKLER SYSTEM:
NOT SPRINKLERED; REFER TO EXCEPTION 2 OF IBC SECTION 903.2.6

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 2902.7
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:

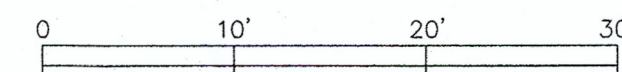
UNISEX STAFF BATHROOM - 1 WATER CLOSET, 1 LAVATORY
UNISEX PUBLIC BATHROOM - 1 WATER CLOSET, 1 LAVATORY
5 WATER CLOSETS & SINKS FOR CHILDREN

UTILITY SINK REQUIRED: 1 PROVIDED
DRINKING FOUNTAINS REQUIRED: 1 HI/LO SET PROVIDED



SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10' - 0"



DAYCARE CENTER

THE AVENGERS PLACE CHILDCARE

SHEET

TCL

6 - 21 - 18

DATE