

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 9, 2023

Ubaldo Munoz
Jeebs & Zuzu, LLC
5924 Anaheim Ave. NE
Albuquerque, NM 87113

Re: Daycare Norma Perez
7901 Tiffany Rd. SW
Traffic Circulation Layout
Architect's Stamp 07-28-23 (L10-D018A)

Dear Mr. Munoz,

The TCL submittal received 08-01-2023 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

www.cabq.gov

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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

6 Curb Section Detail
1" = 1'-0"

9 Bike Rack Plan Detail
1/4" = 1'-0"

CONCRETE FOOTING

NOTE: SIGN AND MOUNTING HEIGHT TO BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT

1'-6"

2'-0"

1'-0"

CONCRETE FOOTING

NOTE: SIGN AND MOUNTING HEIGHT TO BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT

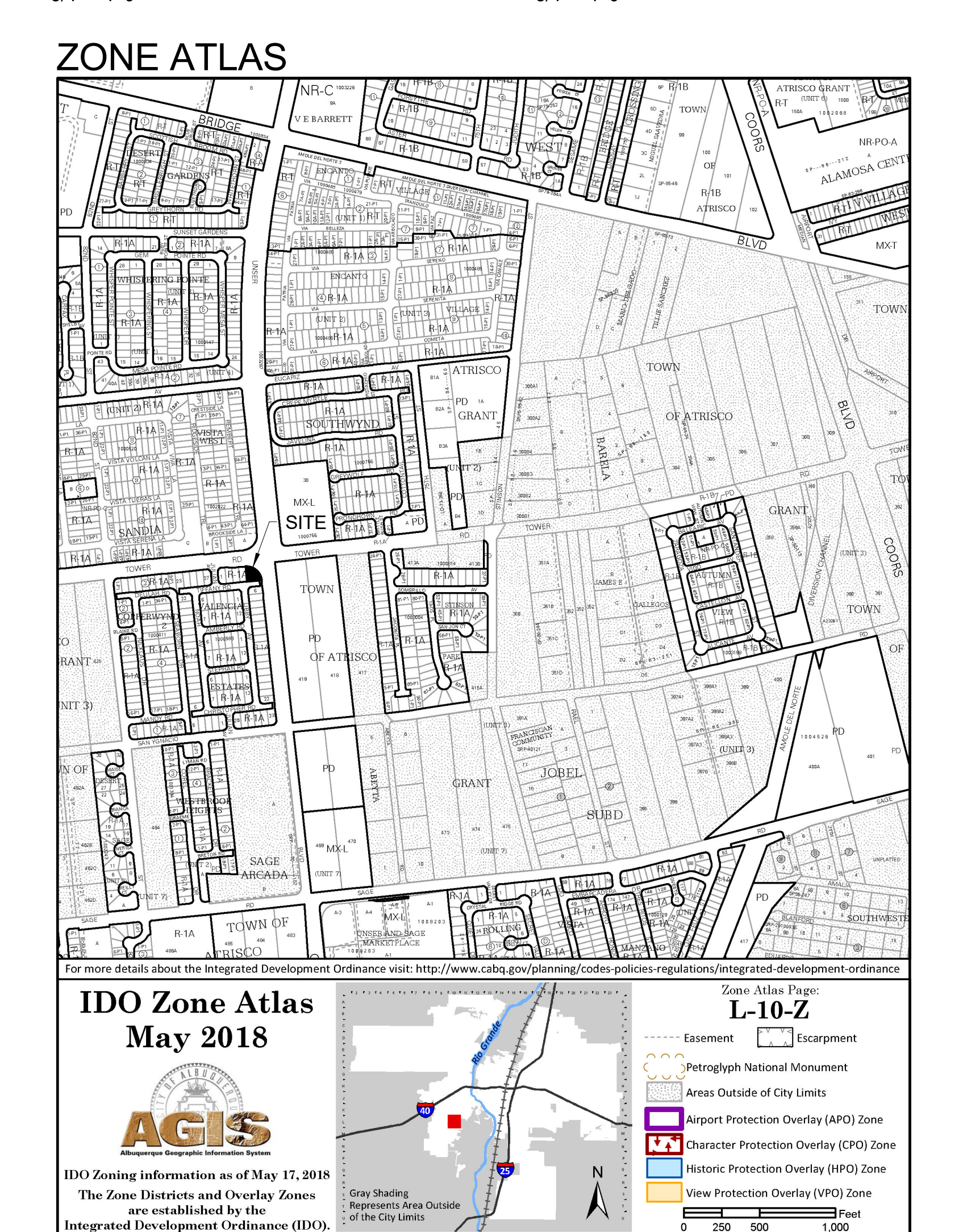
1'-6"

2'-0"

1'-0"

② Handicap Parking Sign $3/4" = 1'-0"$

⑧ Motorcycle Parking $3/4" = 1'-0"$



KEYED NOTES:

1. NEW ADA PARKING. SEE 3/TCL FOR DETAILS.
2. EXISTING CMU YARD WALL TO REMAIN
3. EXISTING WROUGHT IRON GATE TO REMAIN.
4. EXISTING TRASH CURB CONTAINER TO REMAIN.
5. EXISTING FIRE HYDRANT @ 250' WEST OF PROPERTY
6. EXISTING PUBLIC SIDEWALK TO REMAIN.
7. EXISTING ADA DRIVE PAD TO REMAIN.
8. EXISTING DAYCARE ENTRY TO REMAIN.
9. EXISTING PUBLIC XEROSCAPE AREA TO REMAIN.
10. MOTORCYCLE PARKING SPACE. PARKING STALL TO BE 4'X8' MINIMUM IN ITS DIMENSIONS - SEE 3/TCL FOR DETAIL.
11. NEW ADA PARKING SIGN - SEE DETAIL 2/TCL.
12. PATH TO FRONT ENTRY TO BE ZERO STEP WITH 1/2" MAX TRANSITION INTO THE BUILDING.
13. NEW ADA PARKING LOGO PAINTED AT END OF PARKING STALL PER DETAIL
14. METAL BIKE RACK LOOP ANCHORED TO CONCRETE - SEE DETAIL 9/TCL & 11/TCL
15. NEW ADA PARKING ACCESS ISLE
16. NEW MOTORCYCLE PARKING SIGN - SEE DETAIL 8/TCL
17. NEW PRECAST CONCRETE WHEEL STOP - SEE DETAIL 5/TCL

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
3. ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.

The diagram consists of two parts. The left part shows a top-down view of an accessible parking space, which is a rectangle with a dashed border. Inside the rectangle is a wheelchair symbol. Above the rectangle, the text "PAINTED IN WHITE IN CENTER OF HANDICAPPED PARKING STALLS" is written with an arrow pointing to the center of the rectangle. The right part is a cross-sectional detail of the "Bike Rack Detail". It shows a U-shaped metal rack mounted on a concrete pad. The rack has a top width of 1' - 4 1/2" and an opening width of 1' - 0 1/2". The height of the rack is 3' - 0". The concrete pad is 1/2" thick. A list of components and their dimensions is provided to the right of the detail:

- 1. 2" Diameter pipe bike rack.
- 2. Anchor plate cover.
- 3. 3/8" Thick surface mount plate.
- 4. 5/8" Surface screw
- 5. 5/8" Cap Screw
- 6. New 4" concrete pad.

Below the diagrams are two numbered callouts:

- ⑦ Accessible Parking Space Marking
1/4" = 1'-0"
- ⑪ Bike Rack Detail
1/2" = 1'-0"

GENERAL NOTES:

1. CROSS SLOPE NOT TO EXCEED
1:48
2. SIDEWALK SLOPE NOT TO EXCEED
1:20
3. PLEASE USE SAME DETAIL AT ENTRY
FROM COPPER, PAD THICKNESS
THERE TO BE 6" MIN.

The diagram illustrates a sidewalk construction detail. The main cross-section shows a concrete slab on top of compacted granular fill. A new 4-inch thick concrete curb is shown at the edge, containing 1/2-inch diameter bars spaced at 16 inches on center, which are epoxy doweled into the existing concrete below. The curb has a broom finish. Above the curb, there is a layer of 6x6 WMM tied to new #4 dowels. The existing slab or sidewalk remains below the new concrete. Dimensions include a total width of 8 feet, a curb thickness of 4 inches, and a base thickness of 4 inches. Slopes are indicated as 1:48 for the cross-slope and 1:20 for the sidewalk slope. A note refers to the plan view for the width dimension.

- 6X6 10X10 WMM TIED
TO NEW #4 DOWELS.
- NEW 4" CONCRETE SIDE
WALK WITH TURN DOWN
AT EDGES - 3000 PSI AIR
ENTRAINED CONCRETE.
BROOM FINISH
- 1/2" DIAMETER BARS
@ 16" OC. EPOXY DOWELED
TO EXISTING CONCRETE
PAD.
- EXISTING SLAB / SIDEWALK
TO REMAIN
- 4" GRANULAR FILL

See Plan For Width

④ Sidewalk Detail
3/4" = 1'-0"

6' - 0"

1' - 0"

4' - 0"

1' - 0"

#4 BAR ANCHOR
PINS 14" LONG

1'-0"

1'-0"

1/2" = 1'-0"

Concrete Bumper Detail

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

DESIGN CRITERIA

A. ZONING DESIGN CRITERIA		
1. LEGAL DESCRIPTION.....	LOT 5 BLOCK 2 PLAT OF VALENCIA ESTATES SUBDIVISIONCONT .1760 AC	
2. ZONING CLASSIFICATION.....	UPC: 101005612519431305 R - 1A	
3. PERMITTED AND ACTUAL USE.....	PRIVATE RESIDENCE	
4. EXISTING OCCUPANCY.....	R-3	
5. FIRE PROTECTION.....	NON-SPRINKLED	
B. ARCHITECTURAL DESIGN CRITERIA		
1. ACCESSORY OCCUPANCY GROUP.....	E	
2. CONSTRUCTION TYPE.....	5B	
3. FLOOR AREAS		
EXISTING RESIDENCE AREA.....	2,150 SF	
EXISTING DAYCARE AREA.....	384 SF	
REMODEL AREA.....	112 SF	
TOTAL DAYCARE AREA.....	496 SF	
4. OCCUPANCY LOAD		
DAY CARE 35 NET:		
384 SF / 35 NET	11 PEOPLE	
TOTAL OCCUPANCY:	11 PEOPLE	

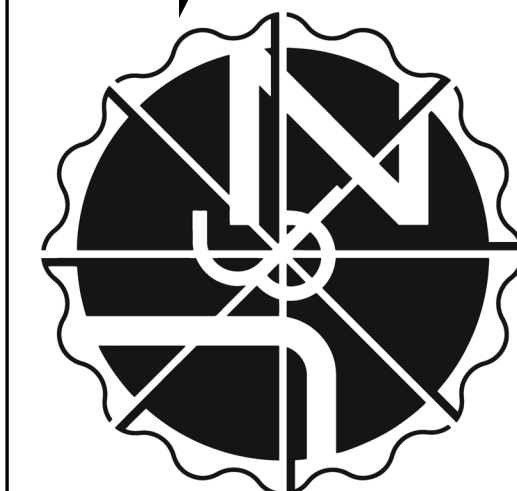
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www.jeebsandzu.com



JEEBS & ZUZU, LLC.

**Architecture
Construction
Design-Build**



job no: *Project Number*

drawn: UM

checked: J&Z

date: April 11, 2023.

Daycare Norma Perez

7901 TIFFANY RD. SW, Albuquerque NM 87121

sheet no:

TCL