

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 29, 2022

Eric Munn. R.A  
TI Design Service.  
717 Cagua Dr. NE  
Albuquerque, NM 87108

**Re: Charity Mom's Learning Center**  
**833 Gibson Blvd. SE**  
**Traffic Circulation Layout**  
Architect's Stamp 10-24-22 (L14-D057)

Dear Mr. Munn,

The TCL submittal received 11-02-2022 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](http://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 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,

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

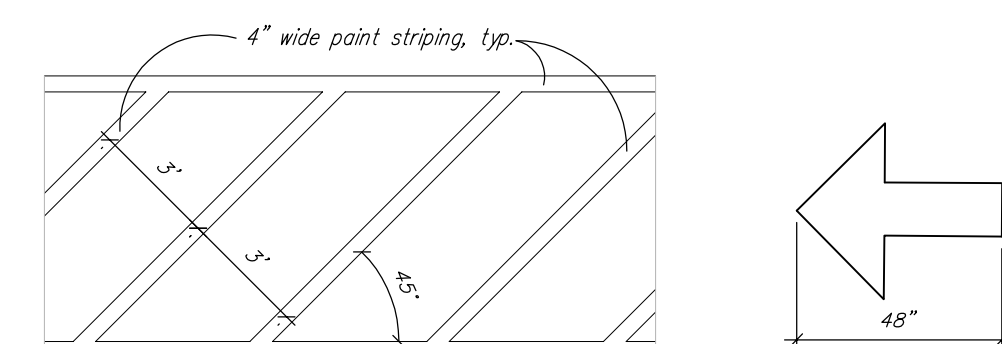
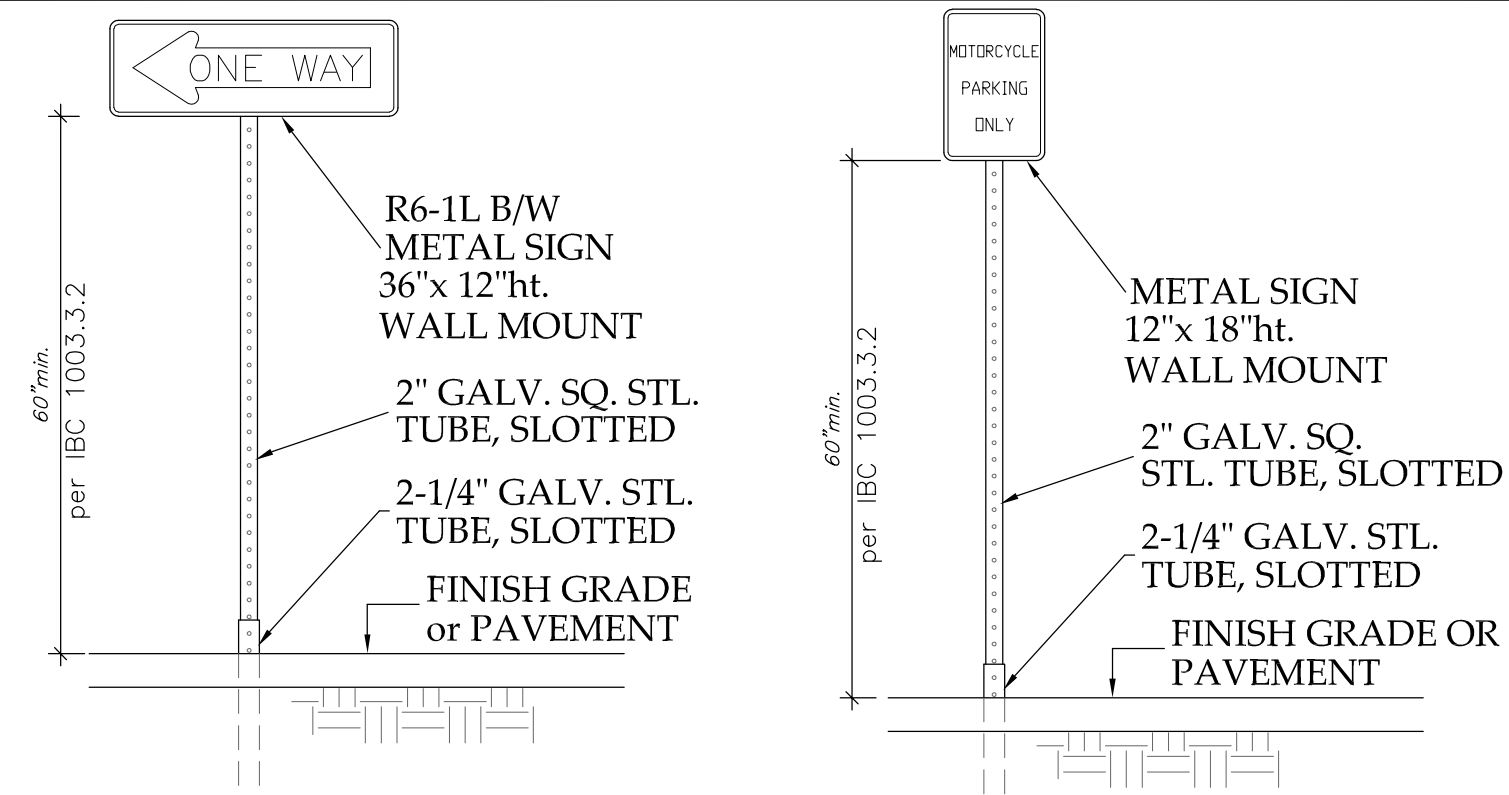
C: CO Clerk, File



# CHARITY MOM'S LEARNING CENTER

## DAYCARE REMODEL

833 Gibson Blvd. SE  
Albuquerque, NM 87102



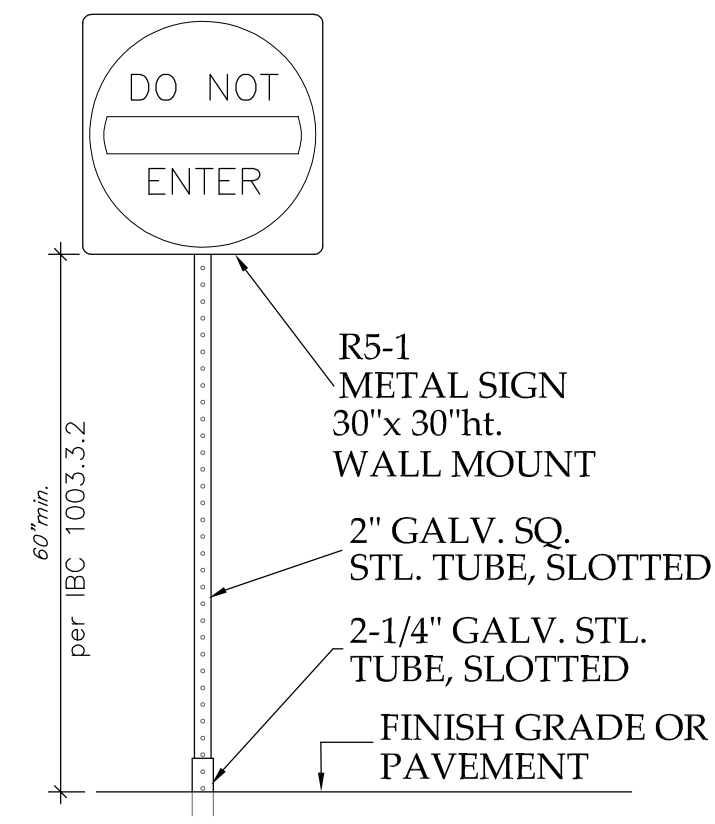
Access Aisle +  
Pedestrian Path Striping  
NO SCALE

DO NOT ENTER  
White paint  
2" w. letter strokes  
Helvetica or Franklin Gothic

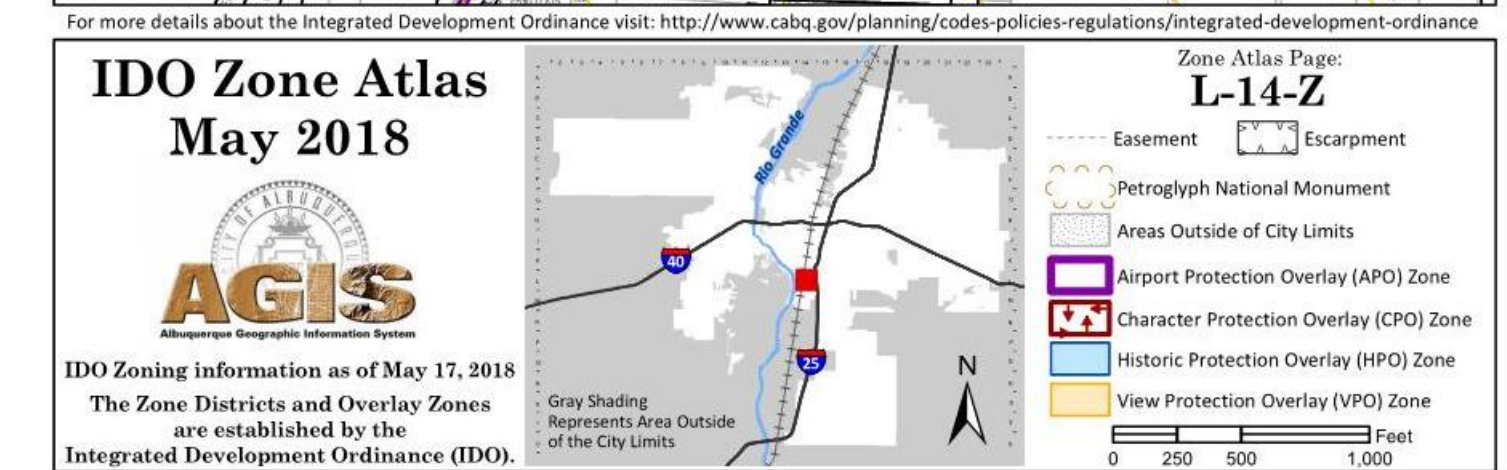
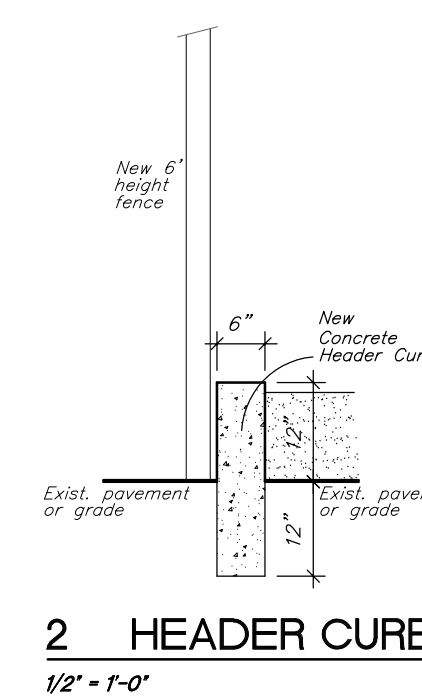
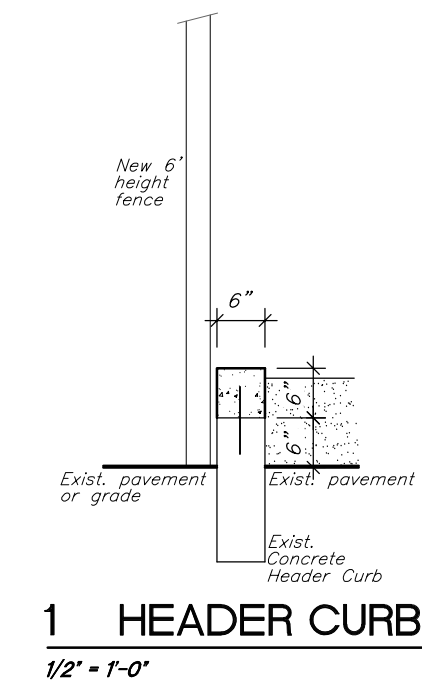
### KEYED NOTES

- 6' wide Accessible Pedestrian Access pathway from sidewalk to building:  
Paint outline and striping on existing asphalt to designate pathway  
Refer to Striping Detail this sheet
- New 4" painted stripe walkway delineation on existing asphalt
- New 6' height Chainlink Fencing around new playground area and along new rear exit egress walk as shown
- New Playground freestanding canopy structure, manufacturer to provide Engineering
- New Dumpster Enclosure per City of Albuquerque Standard Enclosure Detail
- New concrete sidewalk, 3000psi w/ welded wire mesh, 6" turn down edge on open side
- H.C. Parking Space & Access Aisle, NO PARKING letters shall be capital letters 1"ht. minimum and 2" wide, at rear of space where an adjacent vehicle's rear tires would be placed
- "DO NOT ENTER" signage on post, per detail this sheet
- "ONE WAY" signage on post, per detail this sheet

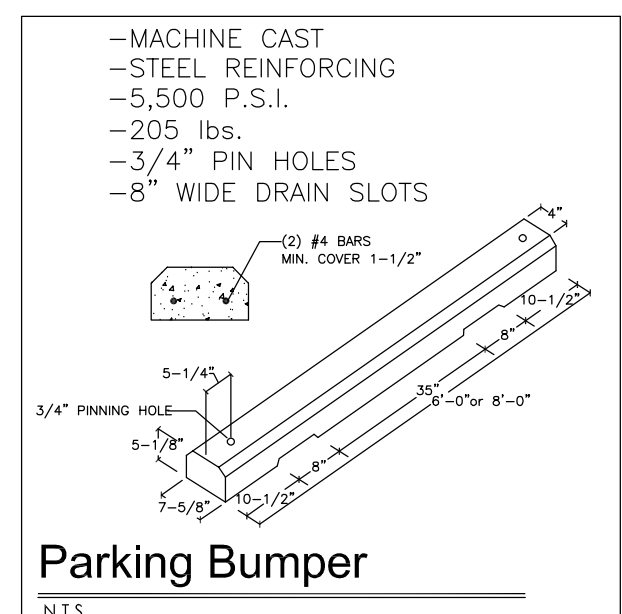
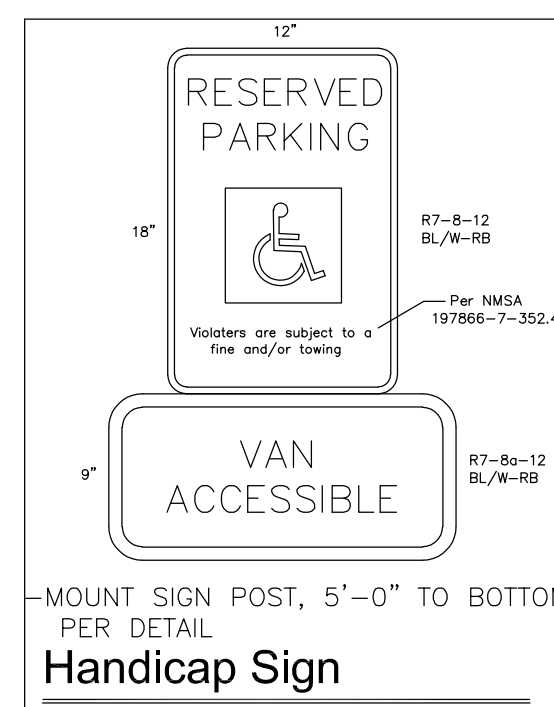
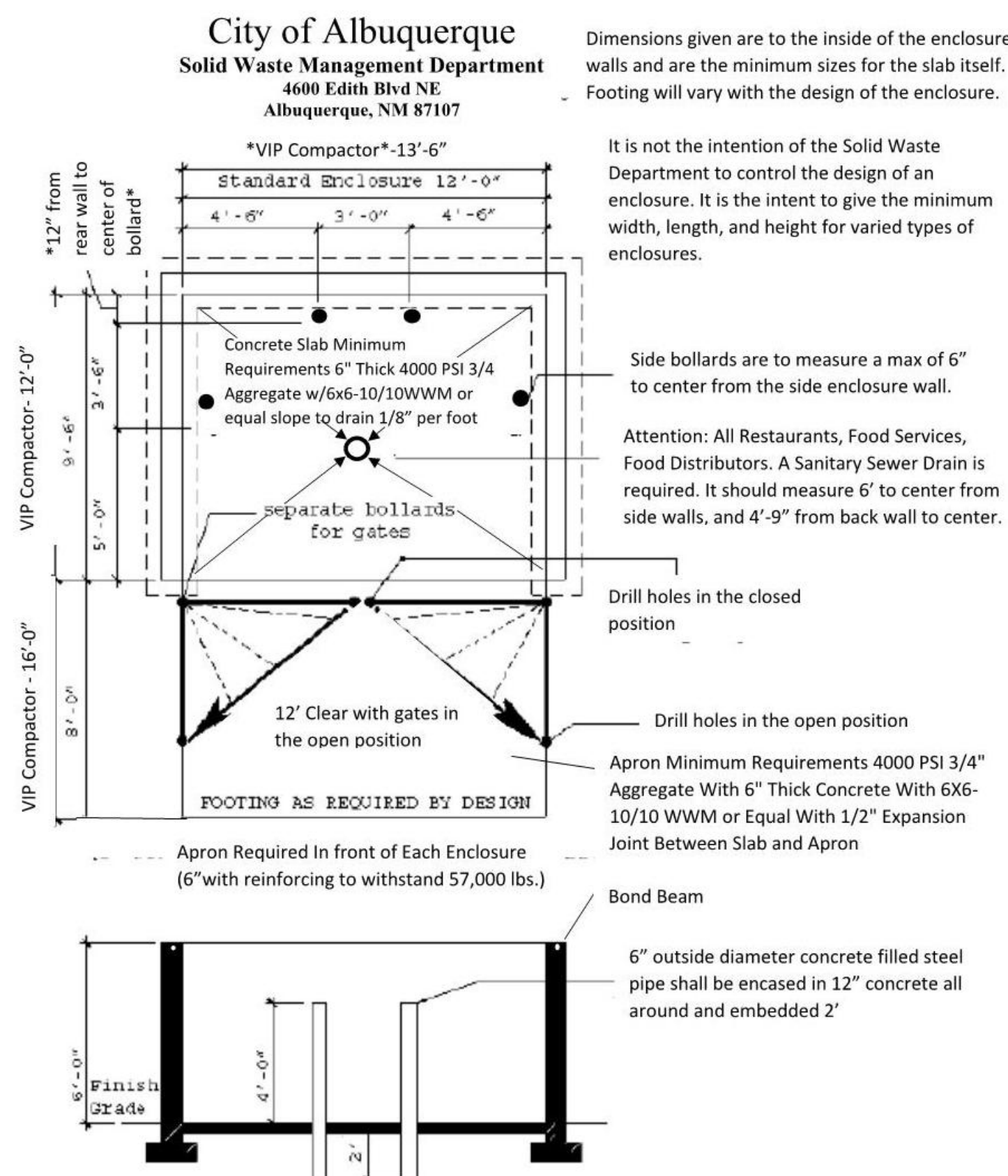
Existing asphalt and existing concrete pavements are Level flush



Typical Parking Signs  
N.T.S. NMAC, SECTION 14.7.2.19 J



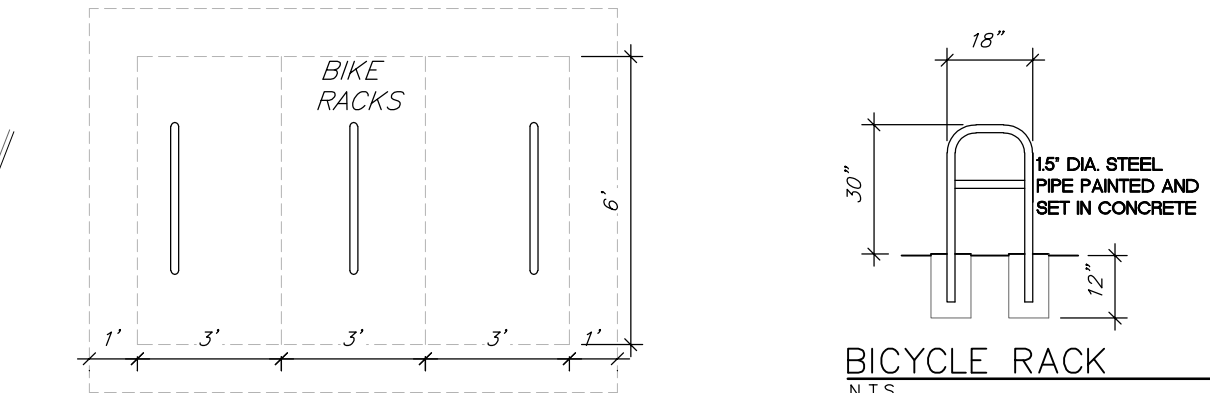
GIBSON BOULEVARD  
PER NEW MEXICO 103' RIGHT-OF-WAY  
35 MPH SPEED LIMIT  
STATE HIGHWAY DEPARTMENT PROJECT NO. F-003-3 (5)



Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter per City standard drawing 2430 & 2415A

All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per City standard drawing 2430 Standard C & G

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE  
REFER TO DPM CHAPTER 23, SECTION/FIGURE 3.9.5 SIGHT DISTANCE



Bicycle racks shall be sturdy and anchored to a concrete pad  
A 1-foot clear zone around the bicycle parking stall shall be provided  
Bicycle parking spaces shall be at least 6 feet long and 2 feet wide

- The rack shall be a minimum 30" tall and 18" wide
- The bicycle frame shall be supported horizontally at 2 or more places
- The rack shall be designed to support the bicycle in an upright position
- See the DPM 7-4(k)(2) & IDO 14-16-5-5(E) for additional information
- The user is not required to lift the bicycle onto the bicycle rack
- Each bicycle parking space is accessible without moving another bicycle

### PARKING CRITERIA

CHILD DAY CARE FACILITY  
1 SPACE PER 400 SF GROSS

4139 SF EXIST. BUILDING = 1755 SF/400  
4139 SF / 400 = 10.3  
11 SPACES REQUIRED

11 SPACES PROVIDED  
1 OF WHICH IS HANDICAPPED ACCESSIBLE  
1 MOTORCYCLE SPACE REQUIRED, 1 MOTORCYCLE SPACE PROVIDED  
3 BICYCLE SPACES REQUIRED, 3 BICYCLE SPACES PROVIDED

### REFUSE

REFUSE IS DISPOSED OF IN NEW ON-SITE DUMPSTER/ENCLOSURE  
REFER TO SOLID WASTE APPROVED SITE PLAN ATTACHED WITH TCL SUBMITTAL

### SITE LIGHTING

ANY EXTERIOR BUILDING MOUNTED OR SITE LIGHT FIXTURES WILL NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY OR OTHER RESIDENTIAL/COMMERCIAL PREMISES

### TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20' - 0"

CHILD DAYCARE REMODEL

TJ Design Services  
Eric V. Munn  
777 Capita Drive NE Albuquerque, NM 87102-0804

CHARITY MOM'S LEARNING CENTER

833 GIBSON BLVD. SE ALBUQUERQUE NM 87102

SHEET

TCL

10 - 24 - 22  
DATE

11 - 10 - 22