

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 26, 2023

Eric V. Munn, R.A
T.I Design Services
717 Cagua Dr. NE
Albuquerque, NM 87109

Re: Charity Mom's Child Learning Center/ 833 Gibson Blvd. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-24-2022 (L14-D057)
Certification dated 06-14-23

Dear Mr. Munn,

Based upon the information provided in your submittal received 06-15-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\xxx 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 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-29-2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn OF TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON June 14, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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.

Site Plan Construction Changes are shown in redmarks on the TCL site plan herein.

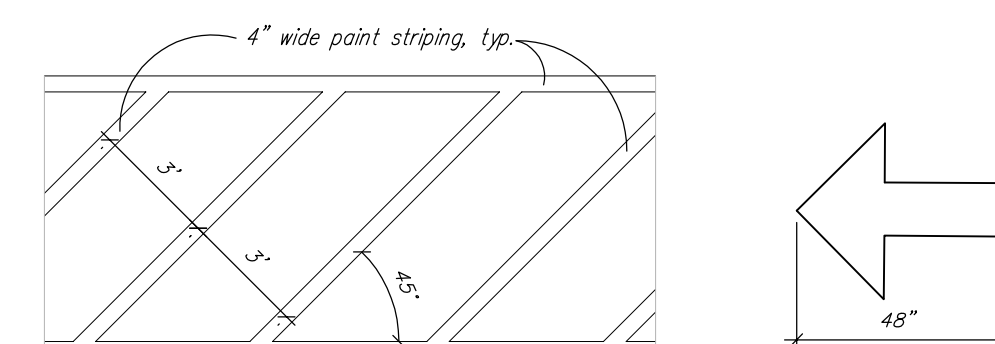
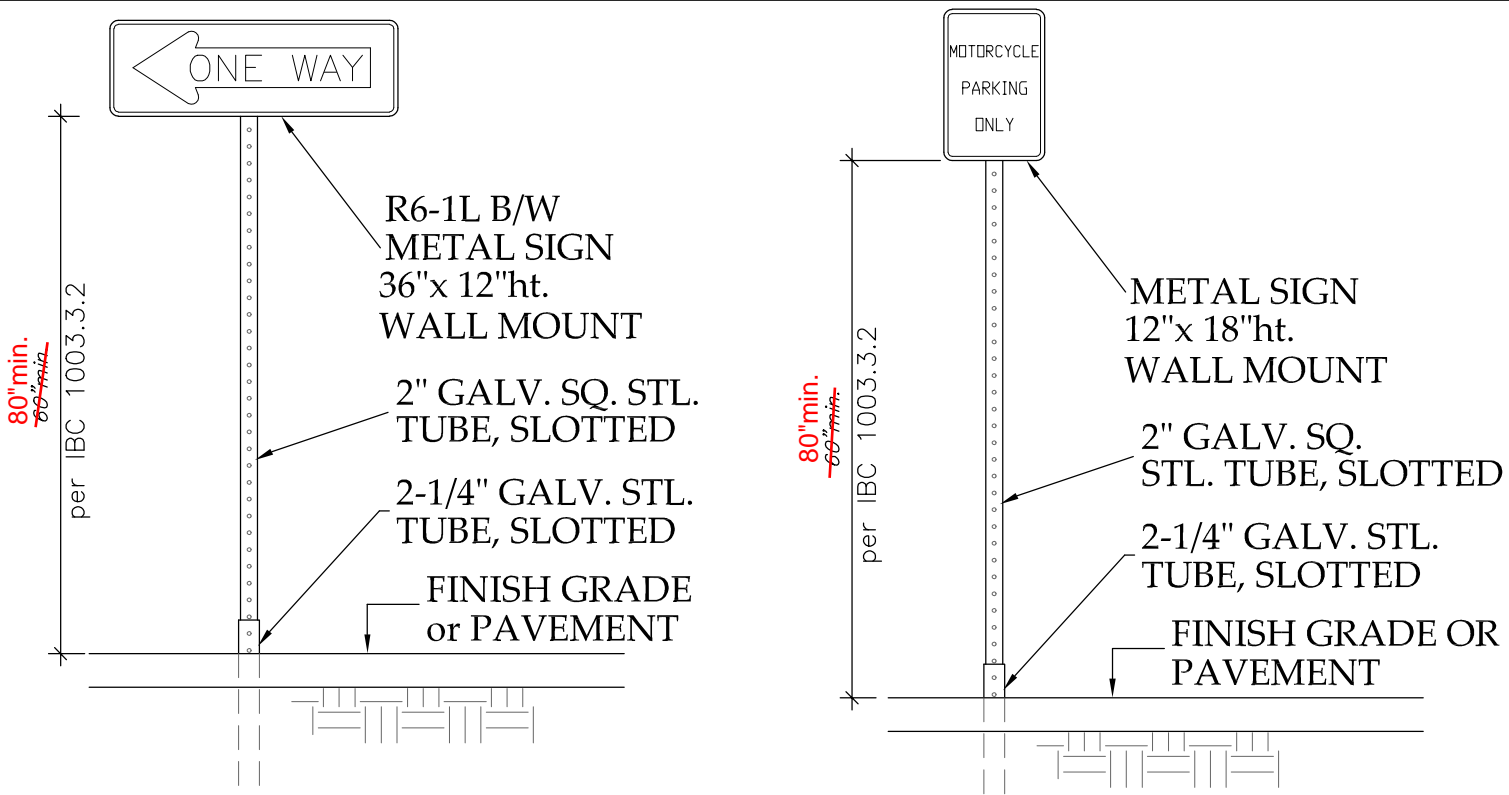
THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



CHARITY MOM'S LEARNING CENTER

DAYCARE REMODEL

833 Gibson Blvd. SE
Albuquerque, NM 87102

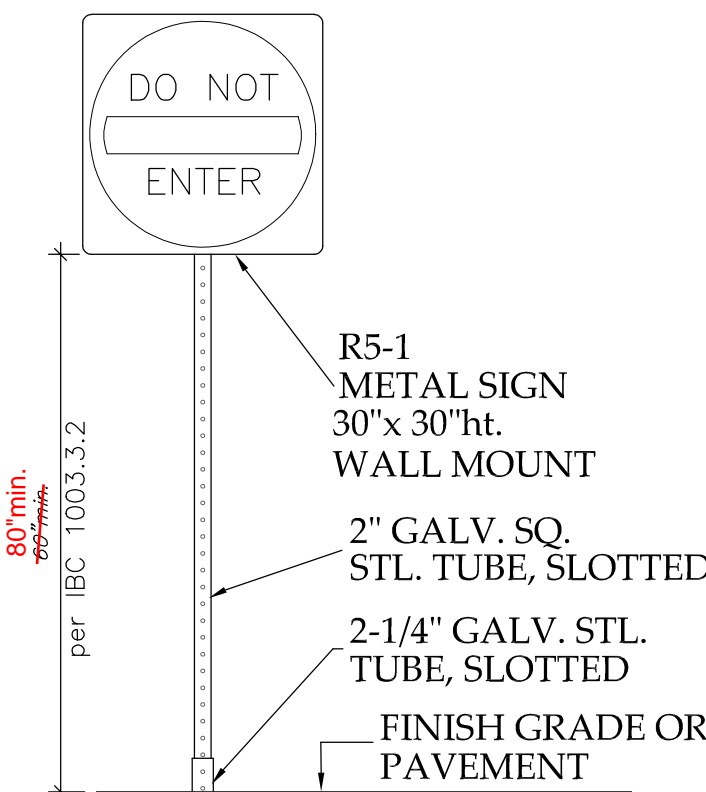


DO NOT ENTER
White paint
2" w. letter strokes
Helvetica or Franklin Gothic

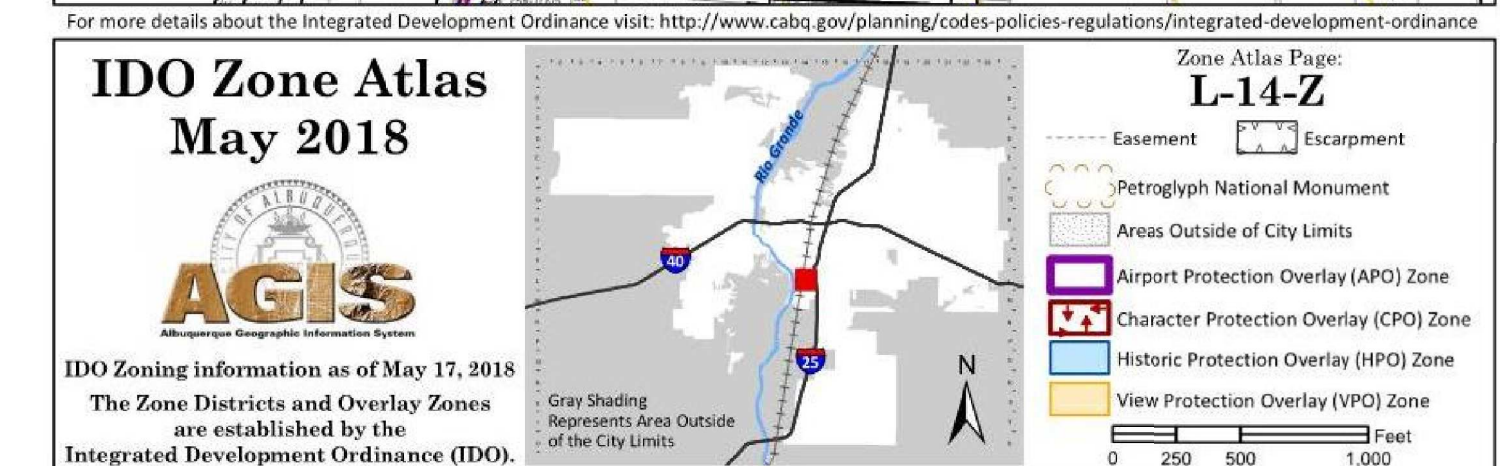
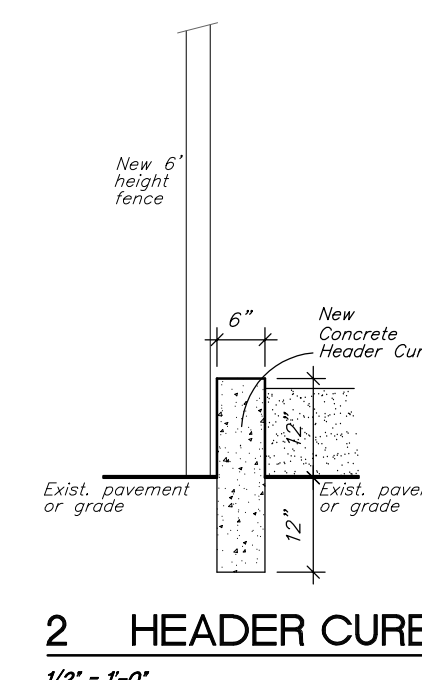
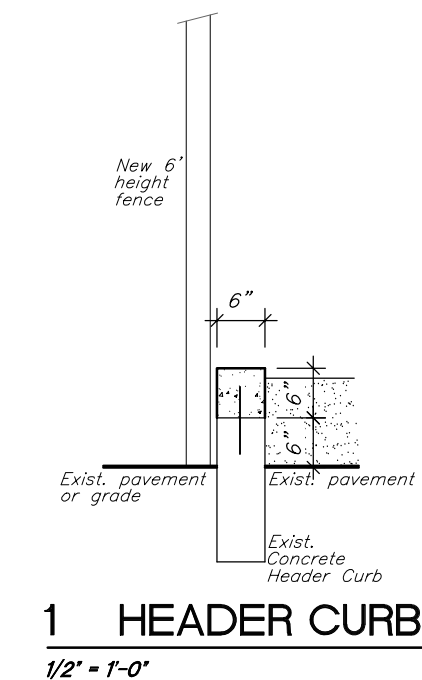
KEYED NOTES

- 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



City of Albuquerque
Solid Waste Management Department
4600 Edith Blvd NE
Albuquerque, NM 87107

Dimensions given are to the inside of the enclosure walls and are the minimum sizes for the slab itself. Footing will vary with the design of the enclosure.

It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for varied types of enclosures.

Side bollards are to measure a max of 6" to center from the side enclosure wall.

Attention: All Restaurants, Food Services, Food Distributors. A Sanitary Sewer Drain is required. It should measure 6" to center from side walls, and 4'-9" from back wall to center.

Drill holes in the closed position

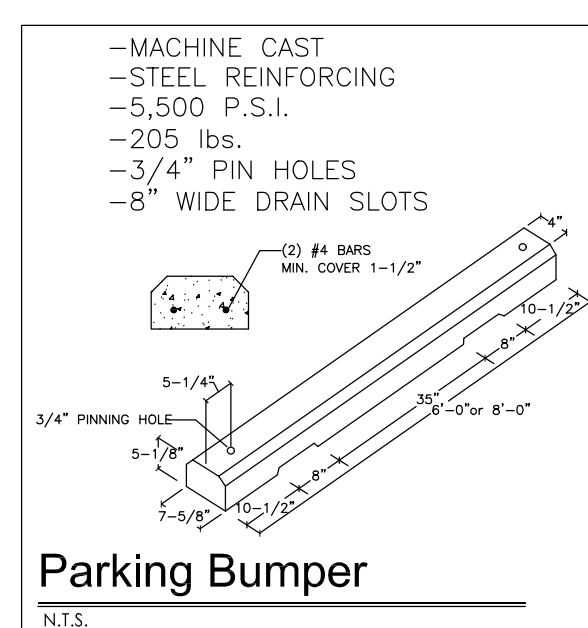
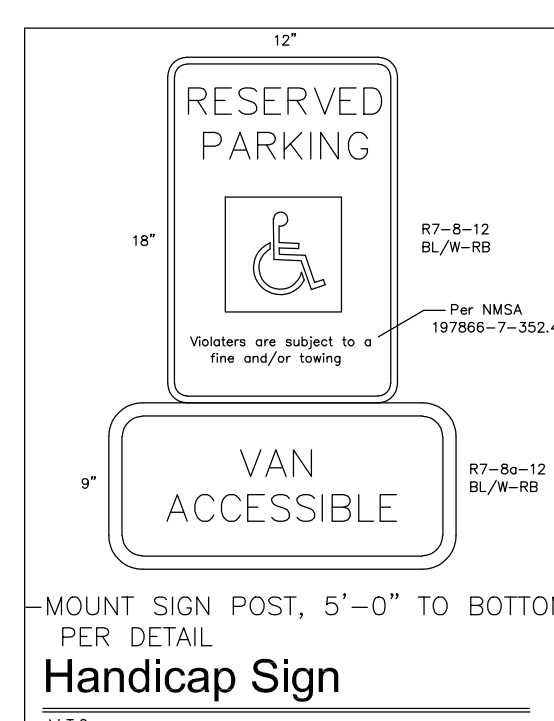
Drill holes in the open position

Apron Minimum Requirements 4000 PSI 3/4" Aggregate With 6" Thick Concrete With 6X6-10/10 WWM or Equal With 1/2" Expansion Joint Between Slab and Apron

Bond Beam

6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 2'

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

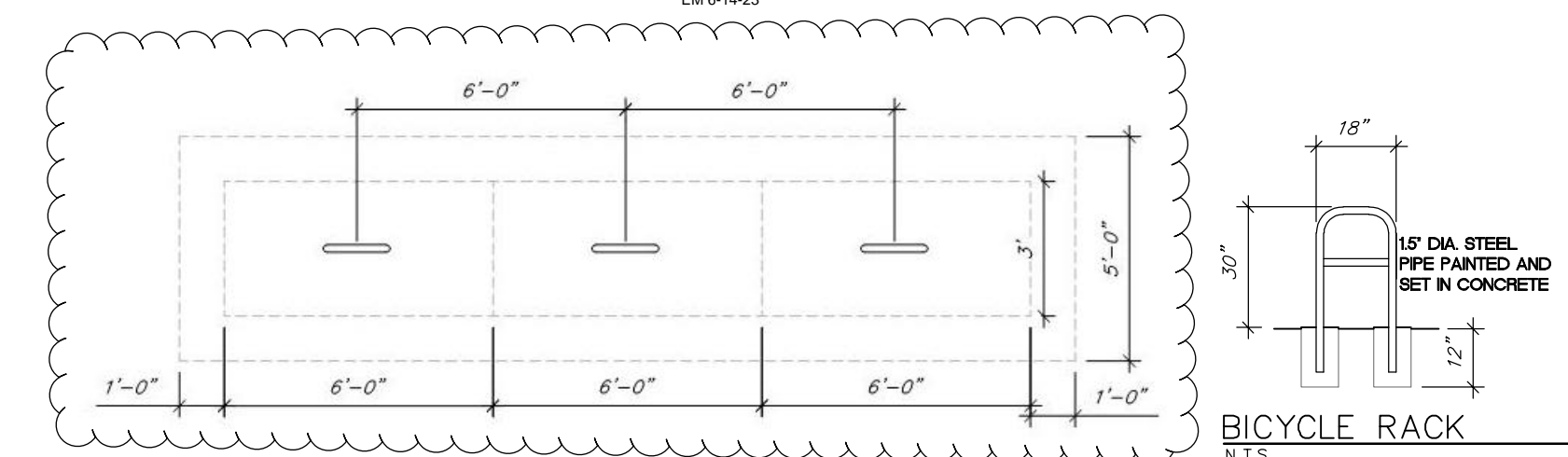


EM 6-14-23 TCL AS-BUILT CERTIFICATION

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.
- Comb/toaster racks are not allowed.
- 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 rack allows varying bicycle frame sizes and styles to be attached.
- 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 CROSS

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
777 Capita Drive NE Albuquerque, NM 87102-6864

CHARITY MOM'S LEARNING CENTER

833 GIBSON BLVD SE ALBUQUERQUE NM 87102

SHEET

TCL

10 - 24 - 22
DATE
2 - 6 - 14 - 23
11 - 10 - 22