

# CITY OF ALBUQUERQUE



July 24, 2020

Shannon Parks, RA  
Scout Architecture & Design  
2722 San Joaquin Ave SE  
Albuquerque, NM 87106

**Re: Pando Daycare**  
**3504-3506 Anderson Ave SE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 10-21-19 (L16D041)  
Certification dated 7-21-20

Dear Ms. Parks,

Based upon the information provided in your submittal received 7-21-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please add Bike Rack.

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov) for release of Final CO

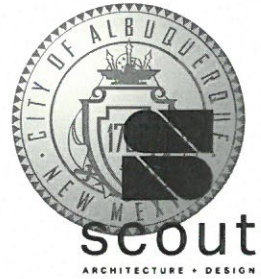
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

# CITY OF ALBUQUERQUE



July 21, 2020

Shannon Parks  
SCOUT design  
505.414.6212

RE: Traffic Certification Letter for Pando Daycare

I, Shannon Parks, NMPE OR NMRA NUMBER 005140, OF THE FIRM SCOUT design, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/03/20. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Emily Brudenell OF THE FIRM SCOUT design. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/17/20 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.

Please see attached redline plan.

NM 87103

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.

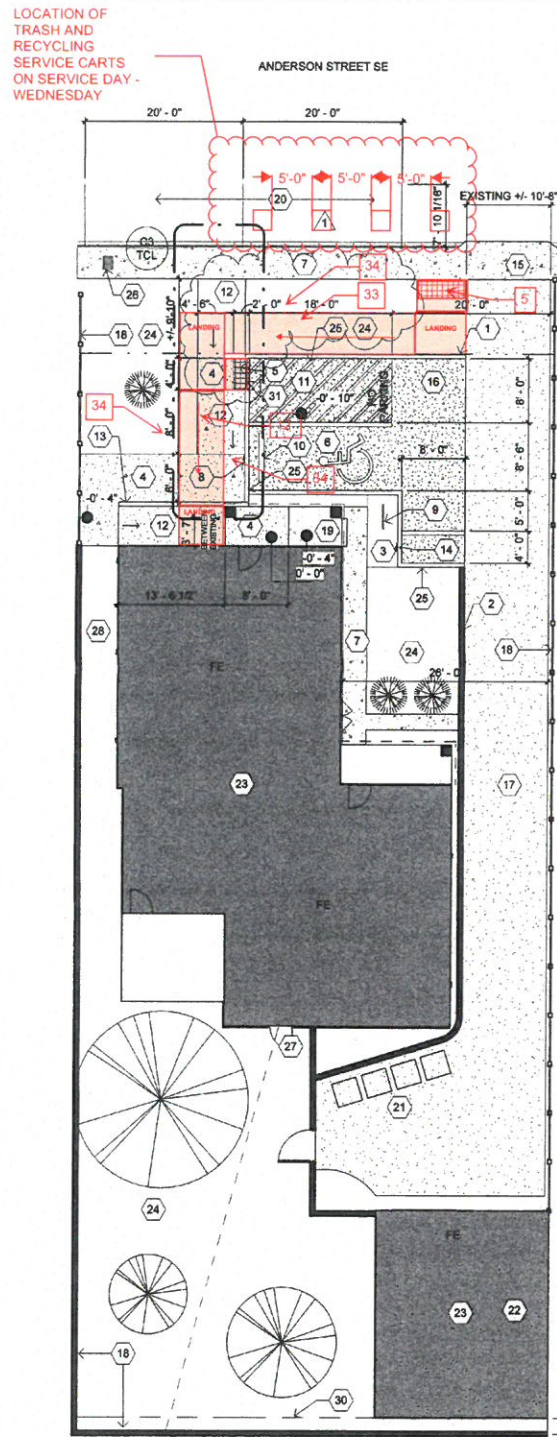
A handwritten signature in blue ink, appearing to read "Shannon Parks", is located on the left side of the page.

\_\_\_\_\_  
Signature of Engineer or Architect

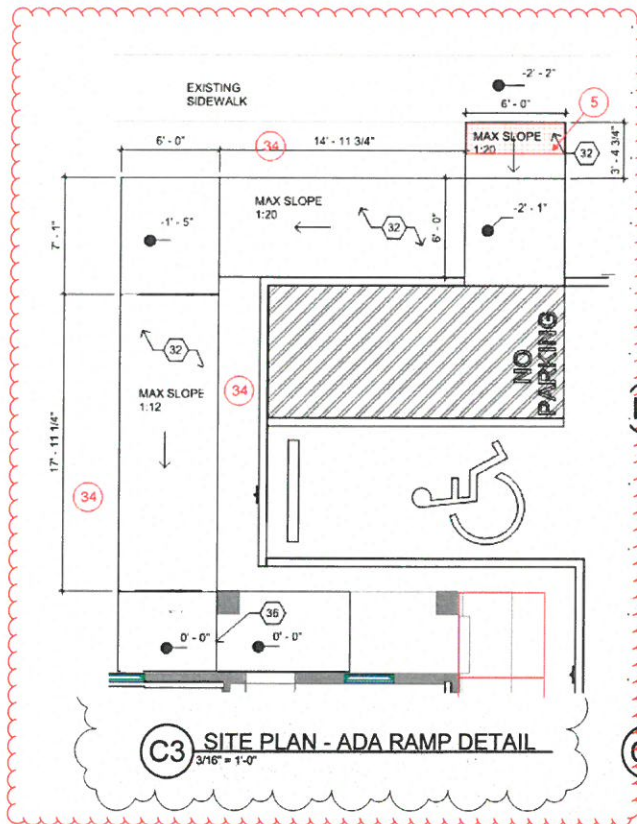
07.21.20 Date





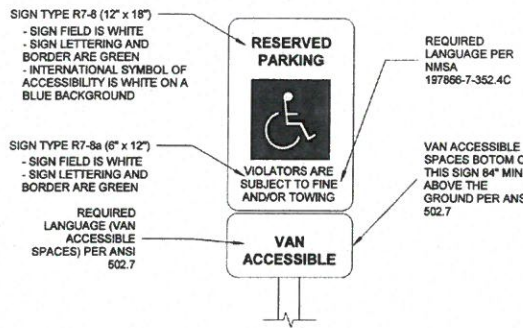


**A1 SITE PLAN**  
3/32" = 1'-0"

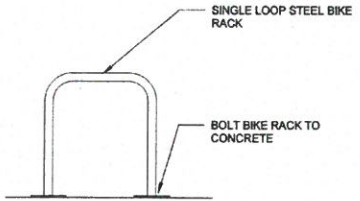


**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Signed: [Signature] 10/21/19  
Date:

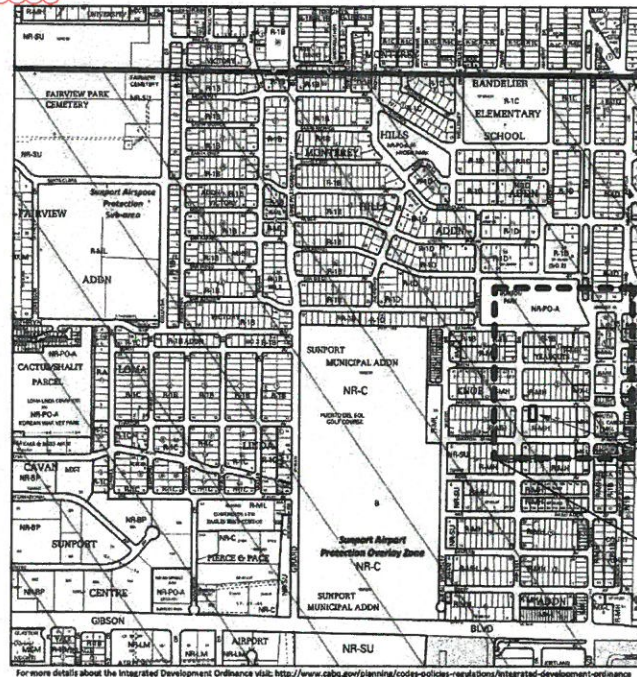
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



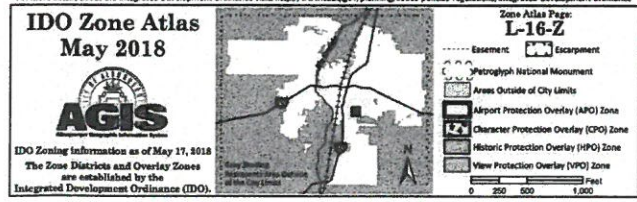
**D4 ADA VAN ACCESSIBLE PARKING SIGN**  
1 1/2" = 1'-0"



**C4 BIKE RACK**  
1/2" = 1'-0"



PROJECT LOCATION



**GENERAL NOTES**

- FIELD VERIFY EXISTING UTILITIES, ELEVATIONS, AND DIMENSIONS.
- FIELD VERIFY DIMENSIONS, ELEVATIONS, AND DIMENSIONS.
- DO NOT SCALE DRAWINGS. \* DIMENSIONS SHALL BE USED TO DETERMINE REQUIRED CLARIFICATION FROM ARCHITECT. \* DIMENSIONS SHALL BE USED TO DETERMINE REQUIRED CLARIFICATION FROM ARCHITECT.

**KEYED NOTES**

- PROPERTY LINE.
- EXISTING CURB TO REMAIN.
- GRAVEL SURFACE FOR BIKE RACK.
- 4" CONCRETE SIDEWALK REINFORCED WITH 6" X 6" 10 X 10 WELDED WIRE FABRIC.
- TACTILE WARNING SURFACE.
- ADA PARKING SPACE.
- EXISTING SIDEWALK TO REMAIN.
- ADA PARKING SIGN, MOUNTED 7'-0" FROM BOTTOM OF SIGN PER CITY OF ALBUQUERQUE REQUIREMENT. RE: DETAIL D4/TCL.
- BIKE RACK, RE: C4/TCL.
- PARKING BUMPER.
- ADA PARKING AISLE STRIPED TO MEET DOT ADA STANDARD WITH "NO PARKING" ALONG BOTTOM OF AISLE. TEXT SIZE 12" HIGH AND 2" WIDE.
- ACCESSIBLE RAMP, SLOPE 1:16 MAX. 4" CONCRETE SIDEWALK REINFORCED WITH 6" X 6" 10 X 10 WELDED WIRE FABRIC.
- 6 INCH CONCRETE WALL, HEIGHT TO MATCH TOP LANDING AT FRONT ENTRY DOOR. PROVIDE EXPANSION MATERIAL BETWEEN NEW AND EXISTING CONCRETE.
- MOTORCYCLE PARKING SPACE AND RESERVED FREE STANDING "MOTOR CYCLE PARKING" SIGN.
- EXISTING DRIVE LANE AND CURB CUT.
- NEW ASPHALT PAVING. SLOPE PARKING TO DRAIN TO EAST. 1% MIN, 2% MAX.
- EXISTING ASPHALT TO REMAIN.
- EXISTING FENCING TO REMAIN.
- EXISTING STOOP AND STAIR TO REMAIN.
- EXISTING ON STREET PARKING.
- EXISTING REFUSE STORAGE.
- EXISTING PARKING SPACE IN EXISTING GARAGE.
- EXISTING BUILDING.
- EXISTING LANDSCAPE TO REMAIN.
- NEW 6 INCH CONCRETE CURB.
- EXISTING WATER METER.
- EXISTING OVERHEAD ELECTRICAL SERVICE AND PANEL LOCATION.
- EXISTING GAS METER.
- CLOSEST EXISTING FIRE HYDRANT.
- EXISTING PUBLIC UTILITY EASEMENT.
- GAZEBO/WHOLESALE ACCESS FROM ADA PARKING TO SIDEWALK. SEE CITY STANDARD DETAIL DRAWINGS 24.0.
- MAX 2% CROSS SLOPE IN ANY DIRECTION.
- ACCESSIBLE RAMP, SLOPE 1:16 MAX. 4" CONCRETE SIDEWALK REINFORCED WITH 6" X 6" 10 X 10 WELDED WIRE FABRIC.
- BUILD GRADE UP TO EDGE OF RAMP AND SIDEWALK WITH MIN. SLOPE OF 5:1.

**PROJECT INFORMATION**

**LEGAL DESCRIPTION:** LOT NINE (9) IN BLOCK NUMBERED THREE (3) OF CORONADO BUILDERS SUBDIVISION OF BLOCKS 3 AND 4, KNOB HEIGHTS, AND ADDITION THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON SEPTEMBER 30, 1948, IN PLAT BOOK B, FOLIO 116.

**ZONING:** RESIDENTIAL - MULTI-FAMILY HIGH DENSITY (R-MH)

**BUILDING USE:** DAYCARE (EDUCATION OCCUPANCY)

**SITE AREA:** 8,121 SF

**PROJECT DESCRIPTION:** PROJECT IS AN EXISTING DUPLEX BEING RENOVATED TO BE A DAYCARE.

**SITE SUMMARY:** THE EXISTING SITE FEATURES A GARAGE AND ASPHALT DRIVEWAY WHICH THE PROPOSED PLAN IS REUSING. THE FOCUS OF THE SITE WORK IS TO INCLUDE AN ADA VAN ACCESSIBLE PARKING SPACE AND CLEARANCE WITH AN ADA ACCESSIBLE PATH TO THE FRONT ENTRY.

**PARKING:**

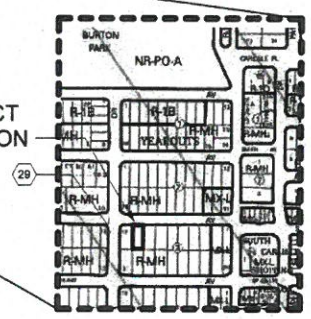
1400 SF @ 2240 SF WITH 30% TRANSIT CREDIT  
(BUS LINE 16 WITH STOPS ON CARLISLE BETWEEN ANDERSON AND THAXTON APPROXIMATELY 680 FEET AWAY)

**TOTAL REQUIRED: 4 SPACES**  
TOTAL PROVIDED: 2 ON STREET SPACES  
1 ADA VAN ACCESSIBLE SPACE  
1 GARAGE SPACE  
4 TOTAL SPACES

1 MOTORCYCLE SPACE REQUIRED  
1 MOTORCYCLE SPACE PROVIDED

1 BICYCLE SPACES REQUIRED  
2 BICYCLE SPACES PROVIDED

NO TRANSIT CREDIT, 5 SPACES REQUIRED. PLEASE SEE DOCUMENTS FOLDER FOR OFF SITE PARKING AGREEMENT TO MEET PARKING NEED 11.22.19



**scout**  
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

STATE OF NEW MEXICO  
SHANNON PARKS  
No. 005140  
10/21/19  
REGISTERED ARCHITECT

**PANDO LITTLE SCHOOL**  
3504 - 3506 ANDERSON AVE SE  
ALBUQUERQUE NM 87106

REVISION	DATE
ADDENDUM 001	10.15.19
ADDENDUM 002	10.21.19
DATE	10.04.19
PROJECT NO.	
TRAFFIC CIRCULATION LAYOUT	

SHEET NO.  
**TCL**