

CITY OF ALBUQUERQUE



October 22, 2019

Shannon Parks, R.A.
SCOUT Architecture & Design
2722 San Joaquin Ave SE
Albuquerque, NM 87106

Re: Pando Daycare
3504-3506 Anderson Ave SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-21-19 (L16D041)

Dear Mrs. Parks,

The TCL submittal received 10-17-2019 is approved for Building Permit with. 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.

1. When requesting CO please remove city standard drawing 2440 from TCL.

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.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services
EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

GENERAL NOTES

- FIELD VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- FIELD VERIFY DIMENSIONS, HEIGHTS AND LAYOUT OF SITE AND BUILDING ELEMENTS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

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 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 8 INCH CONCRETE CURB.
- EXISTING WATER METER.
- EXISTING OVERHEAD ELECTRICAL SERVICE AND PANEL LOCATION.
- EXISTING GAS METER.
- CLOSEST EXISTING FIRE HYDRANT.
- EXISTING PUBLIC UTILITY EASEMENT.
- GAP IN CURB/ WHEELCHAIR ACCESS FROM ADA PARKING TO SIDEWALK. SEE CITY STANDARD DETAIL DRAWINGS 2440.
- MAX. 2% CROSS SLOPE IN ANY DIRECTION.

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:

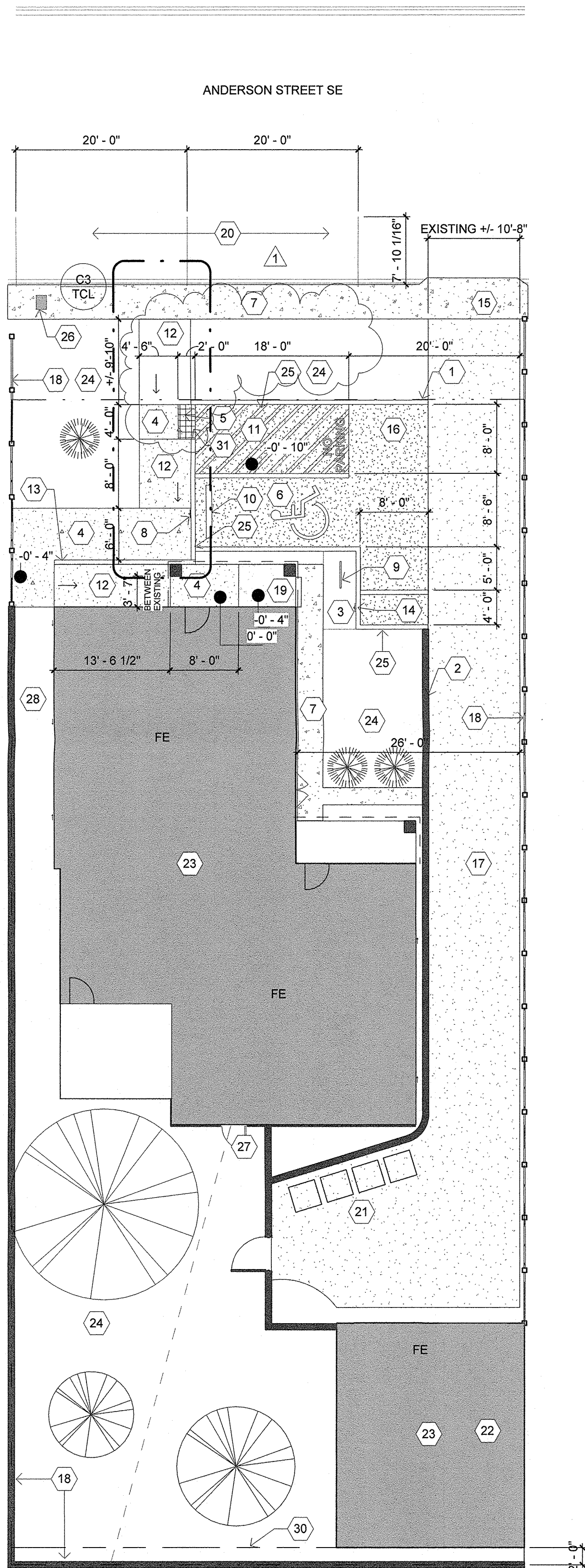
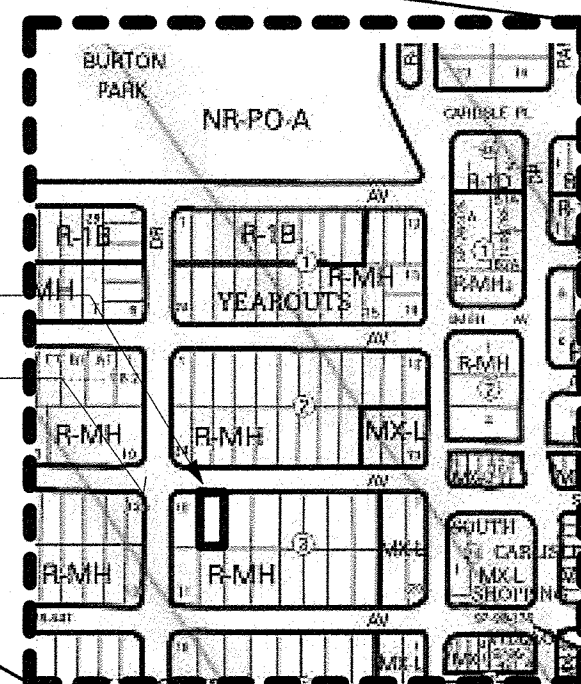
1/400 SF @ 2240 SF WITH 30% TRANSIT CREDIT
(BUS LINE 16 WITH STOPS ON CARLISLE BETWEEN ANDERSON AND THAXTON APPROXIMATELY 680 FEET AWAY)

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

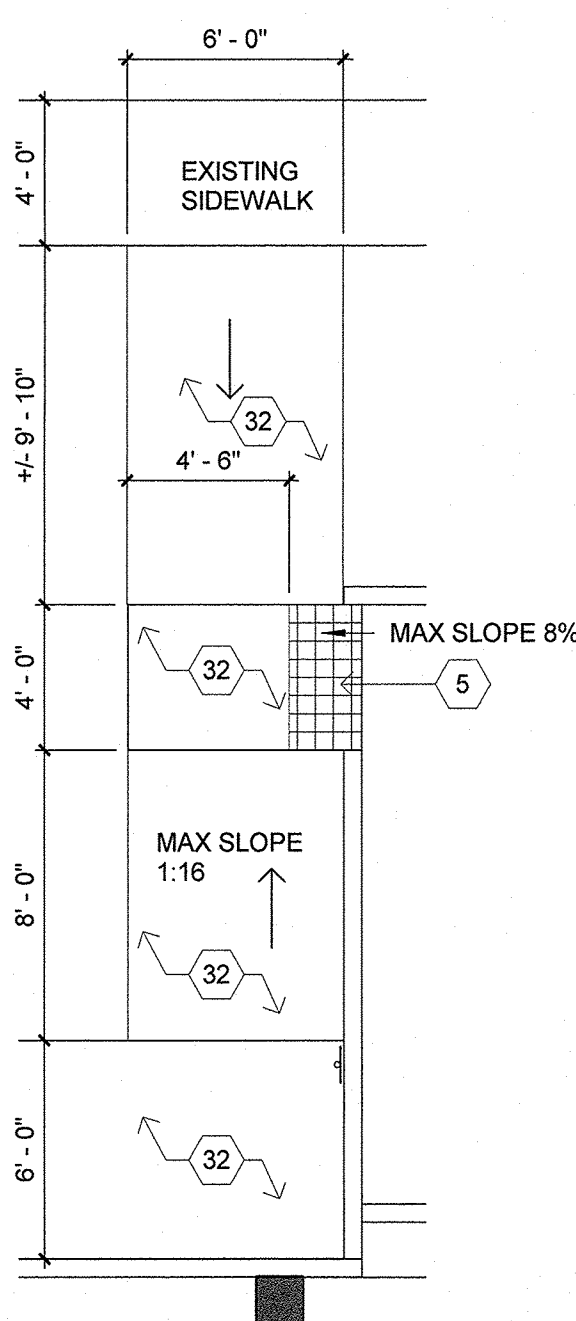
PROJECT LOCATION



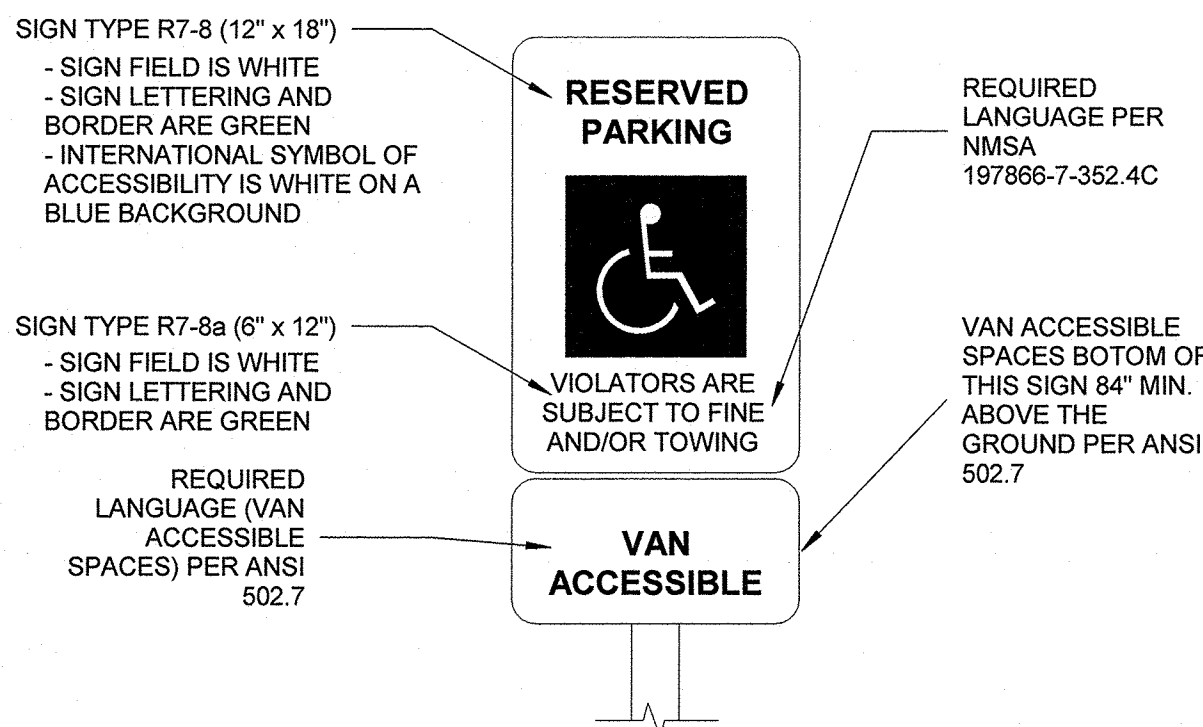
TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature]
Signed _____ Date 10/21/19

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

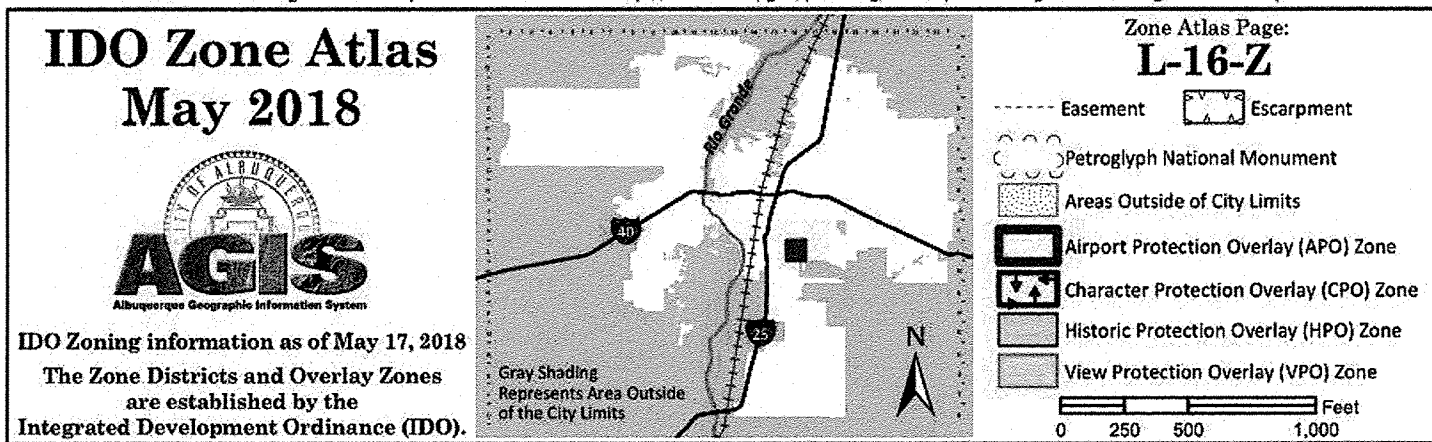
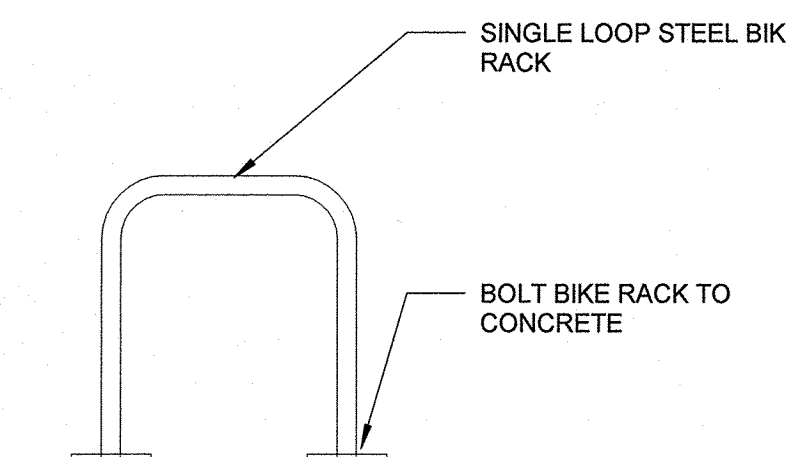
C3 SITE PLAN - ADA RAMP DETAIL
3/16" = 1'-0"



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



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



REVISION	DATE
ADDENDUM 001	10.15.19
ADDENDUM 002	10.21.19
DATE	10.04.19
PROJECT NO	-

TRAFFIC CIRCULATION LAYOUT

SHEET NO.

TCL



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: PANDO DAYCARE Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT NINE (9) IN BLOCK NUMBERED THREE (3) OF CORONADO BUILDERS SUBDIVISION OF BLOCKS 3 AND 4

City Address: 3504-3506 ANDERSON AVE SE ALBUQUERQUE NM 87106

Applicant: SCOUT DESIGN Contact: EMILY BRUDENELL

Address: 2722 SAN JOAQUIN AVE SE ALBUQUERQUE NM 87106

Phone#: 505-818-7012 Fax#: _____ E-mail: emily@scoutarch.com

Other Contact: PANDO LITTLE SCHOOL Contact: MELISSA SCOTT

Address: 3538 ANDERSON AVE SE, ALBUQUERQUE, NM 87106

Phone#: 505-585-1259 Fax#: _____ E-mail: melissa@pandoschool.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? X Yes _____ No **WORK IS RENOVATING AN EXISTING
DUPLEX INTO A DAYCARE**

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: 10.17.19 By: EMILY BRUDENELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____