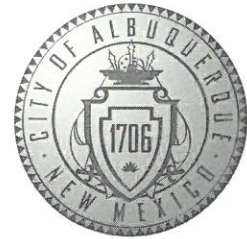


CITY OF ALBUQUERQUE



August 2, 2019

Antonio Vigil
Mullen Heller Architecture
1718 central Ave SW Suite D
Albuquerque, NM 87104

Re: Swim Labs Swim School
8120 Ventura St. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 07-27-2019 (C20D082)

Dear Mr. Vigil,

The TCL submittal received 08-01-2019 is approved for Building Permit. 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.

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.

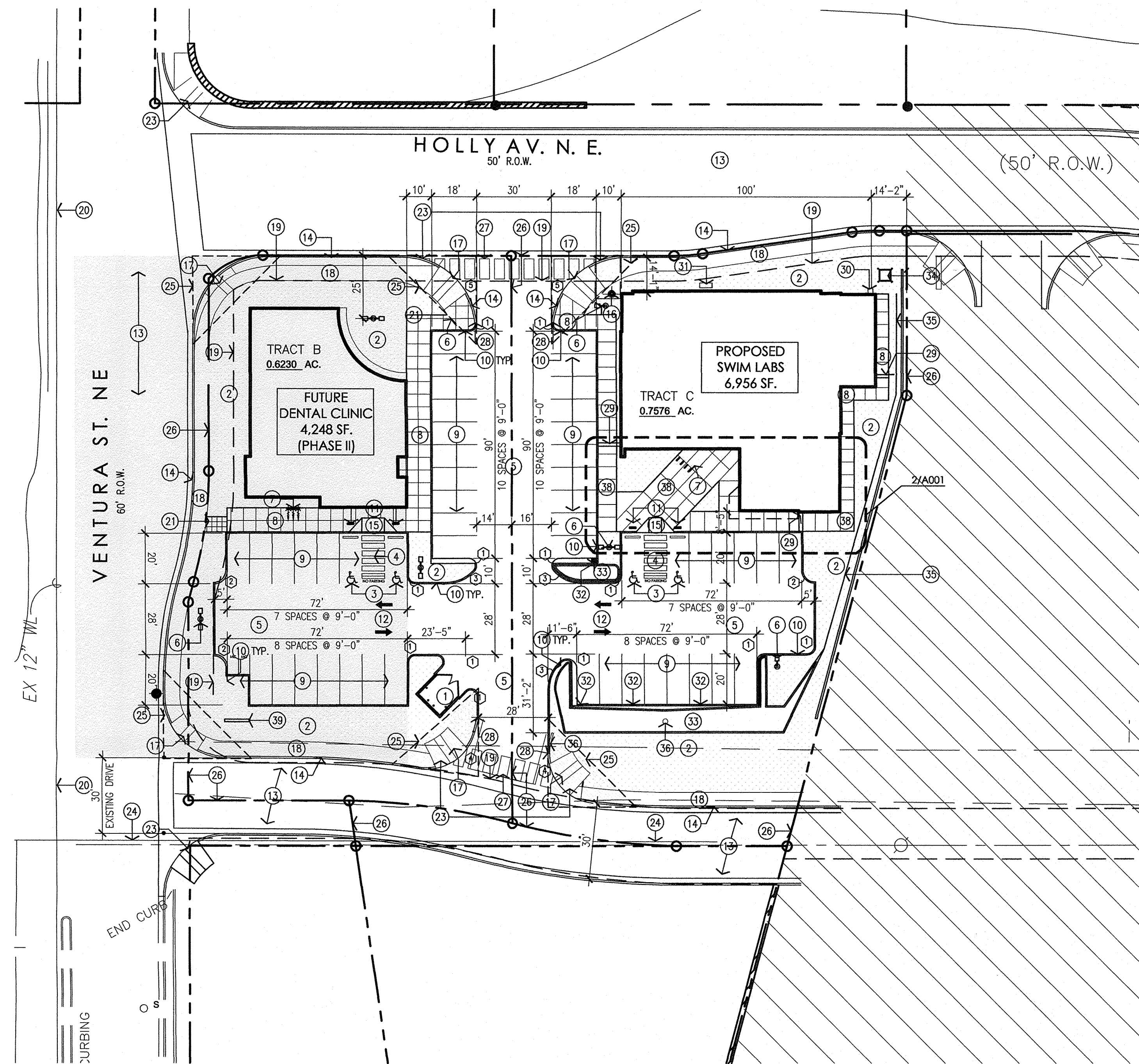
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

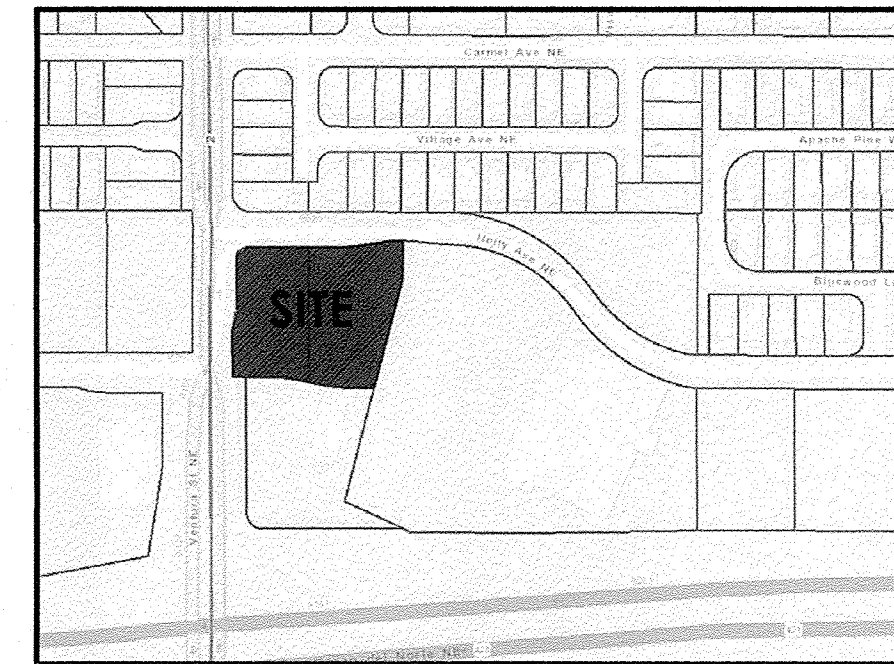
\MM via: email
C: CO Clerk, File



1 Architectural Site Plan
Scale: 1"=30'-0"

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- [G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

SHADED AREA INDICATES
PHASE II OF THE SITE DEVELOPMENT

ALL OTHER SITE WORK IS PART OF PHASE I,
IMPROVEMENTS UNDER AN EXISTING BUILDING
PERMIT.

RADIUS INFORMATION:

- ① = 3'-0"
- ② = 5'-0"
- ③ = 15'-0"
- ④ = 20'-0"
- ⑤ = 30'-0"

KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE. 1/A002.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN. SEE 6/A002.
- [4] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978. SEE 5/A002.
- [5] PROPOSED ASPHALT PAVING.
- [6] PROPOSED SITE LIGHTING. SEE GENERAL NOTES.
- [7] PROPOSED BIKE RACK WITH 3 SPACES. SEE 10/A002.
- [8] PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE 7/A002.
- [9] PROPOSED PAINTED PARKING STRIPING.
- [10] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- [11] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE 9/A002.
- [12] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.
- [13] EXISTING ASPHALT ROAD.
- [14] EXISTING CONCRETE CURB TO REMAIN.
- [15] PROPOSED HC RAMP. SEE 8/A002.
- [16] EXISTING FIRE HYDRANT TO REMAIN.
- [17] EXISTING CITY STANDARD HC RAMP. INSTALL TRUNCATED DOMES PER COA STANDARDS.
- [18] EXISTING CITY STANDARD SIDEWALK.
- [19] EXISTING 10' PUBLIC UTILITY EASEMENT.
- [20] EXISTING 20' PUBLIC WATERLINE EASEMENT.
- [21] PROPOSED (6" MINIMUM) SIDEWALK CONNECTION TO PUBLIC SIDEWALK. SEE DIMENSIONS FOR FOR WIDTH.
- [22] EXISTING 30' ACCESS EASEMENT.
- [23] EXISTING CURB CUT TO REMAIN.
- [24] EXISTING UNDERGROUND POWER LINES.
- [25] CLEAR SIGHT TRIANGLE: LANDSCAPING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- [26] EXISTING PROPERTY LINE.
- [27] NEW PAINTED STRIPING.
- [28] TIE NEW CURB INTO EXISTING CURB CUT.
- [29] NEW SIDEWALK CULVERT.
- [30] NEW WALL MOUNTED IRRIGATION CONTROL BOX, REFER TO LANDSCAPE.
- [31] NEW IRRIGATION BACKFLOW PREVENTOR IN HOT BOX, REFER TO LANDSCAPE.
- [32] NEW 2' CURB OPENING, REFER TO CIVIL.
- [33] NEW STORM WATER POND - REFER TO CIVIL.
- [34] NEW CONCRETE PAD FOR TRANSFORMER, REFER TO ELECTRICAL.
- [35] NEW SWALE, REFER TO CIVIL.
- [36] REMOVE PORTION OF EXISTING CURB TO ALIGN WITH NEW CURB.
- [37] FRENCH DRAIN, REFER TO CIVIL.
- [38] PROPOSED CONCRETE SIDEWALK, SEE 2/A001.
- [39] MONUMENT SIGN.

PARKING CALCULATIONS:

REQUIRED PARKING:

[BUILDING 1- 6,956 SF]
TENANT A: 5,932 SF - TRAINING FACILITY
(2.5 SPACES/1000 SF) = 15 SPACES REQ.
TENANT B: 1,024 SF - FUTURE RETAIL
(4 SPACES/1000 SF) = 4 SPACES REQ.

[BUILDING 2- 4,248 SF - DENTAL CLINIC]
(5 SPACES/1000 SF) = 25 SPACES REQ.
TOTAL PARKING SPACES REQUIRED = 44 SPACES
TOTAL PARKING SPACES PROVIDED = 49 SPACES

ACCESSIBLE PARKING:

1 SPACE / 25 = 2 REQUIRED
= 4 PROVIDED

MOTORCYCLE PARKING:

1 SPACE / 25 = 2 REQUIRED
= PROVIDED

BICYCLE PARKING:

1 SPACE / 20 = 3 REQUIRED
= 3 PROVIDED

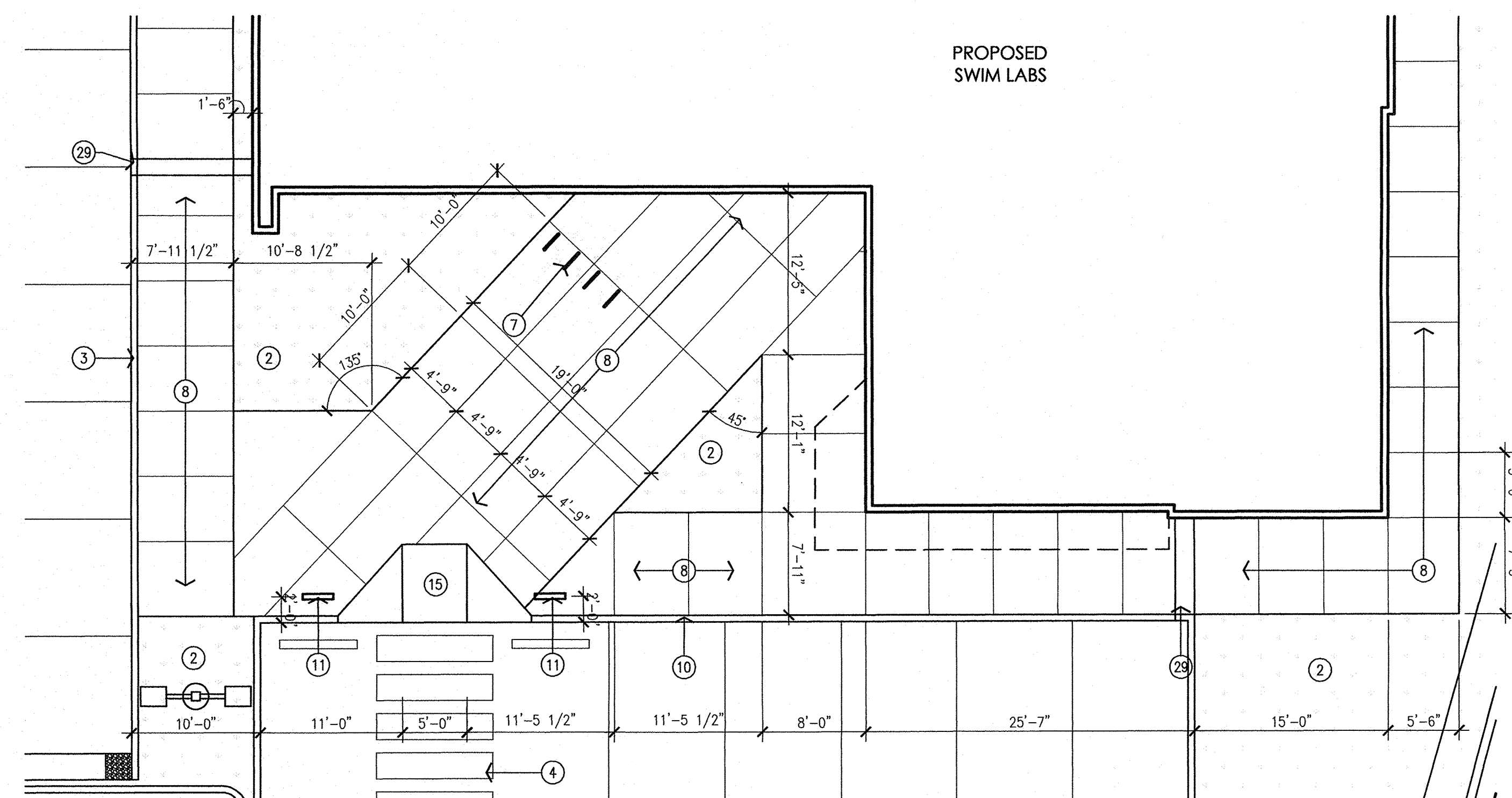
SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 15 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 20 FEET MAXIMUM.

TRAFFIC CIRCULATION LAYOUT APPROVED

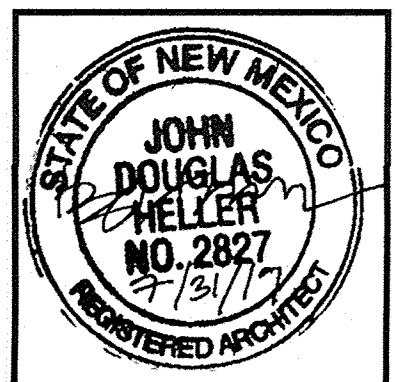
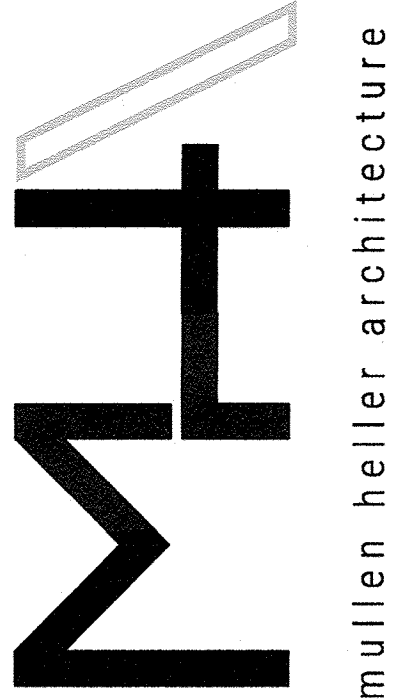
Signed _____ Date 8/2/19

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



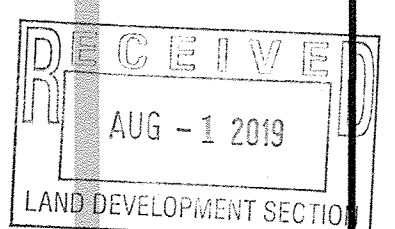
2 Enlarged Site Plan
Scale: 1/8"=1'-0"

REV	DATE	DESCRIPTION
1		
2		
3		
4		



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | SITE D
ALBUQUERQUE, NM | 87109
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 18-20
DRAWN BY MW/AG
PROJECT MGR JDH
DATE 7-24-2019
PHASE CD



PROJECT SwimLabs
8120 Ventura St. NE
Albuquerque, NM 87122
TITLE Traffic Circulation Layout