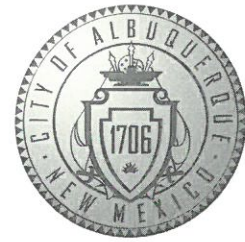


CITY OF ALBUQUERQUE



November 9, 2017

Del Paul Jack, RA
Del Paul Jack Architect
3805 Tonkawa Trail, Austin, TX
Austin, TX 78756

Re: Sandia Acrobatic Gymnastics Academy
3400 Candelaria Rd. NE
Traffic Circulation Layout
Architect's Stamp 09-29-17 (H16D152)

Dear Mr. Jack,

Based upon the information provided in your submittal received 11-03-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Add a scale to the plan view.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. Provide the lengths of the parking stalls where no dimension is shown.
3. The compact spaces at the north of the site look like they are standard size.
4. ADA curb ramps must be updated to current standards and have truncated domes installed. The ADA ramp on Candelaria Rd. and Wellesley Dr must be updated to current ADA standards.
5. Motorcycle parking spaces should be dimensioned. The motorcycle space closed in by parking spaces will not be allowed. Provide the # of required motorcycle spaces.
6. Please dimension all new and existing curb cuts on site.
7. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Please indicate the radii on the end islands.
8. A 5 ft. keyway is required for dead-end parking aisles.
9. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs. The 18 foot curb cut is not big enough for two way travel must be a minimum of 24 feet.
10. Please specify the City Standard Drawing Number when applicable.
11. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. The

PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE



drive entrance next to the loading dock must be closed with curb, gutter and sidewalk.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan patz
Traffic Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 09/2015)

Project Title: SANDIA ACROBATIC GYMNASIACS ACADEMY Building Permit #: _____ City Drainage #: H16D152

DRB#: ~ EPC#: ~ Work Order#: ~

Legal Description: _____

City Address: 3400 CANDELARIA ROAD N.E., ALBUQUERQUE, NEW MEXICO

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: ERIN RICE Contact: _____

Address: 3400 CANDELARIA ROAD NE, ALBUQUERQUE, NEW MEXICO

Phone#: _____ Fax#: _____ E-mail: _____

Architect: DEL PAUL JACK Contact: DEL JACK

Address: 3805 TONKAWA TRAIL UNIT A, AUSTIN, TEXAS 78756

Phone#: 505 235 2670 Fax#: ~ E-mail: del paul jack@yahoo.com

Other Contact: R.C. BALDONADO Contact: _____

Address: _____

Phone#: 505 720 5180 Fax#: ~ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY DRAINAGE - NOT REQUIRED < 400 S.F. (ZERO)
☒ TRAFFIC/TRANSPORTATION
☐ MS4 EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ 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

☐ PRE-DESIGN MEETING

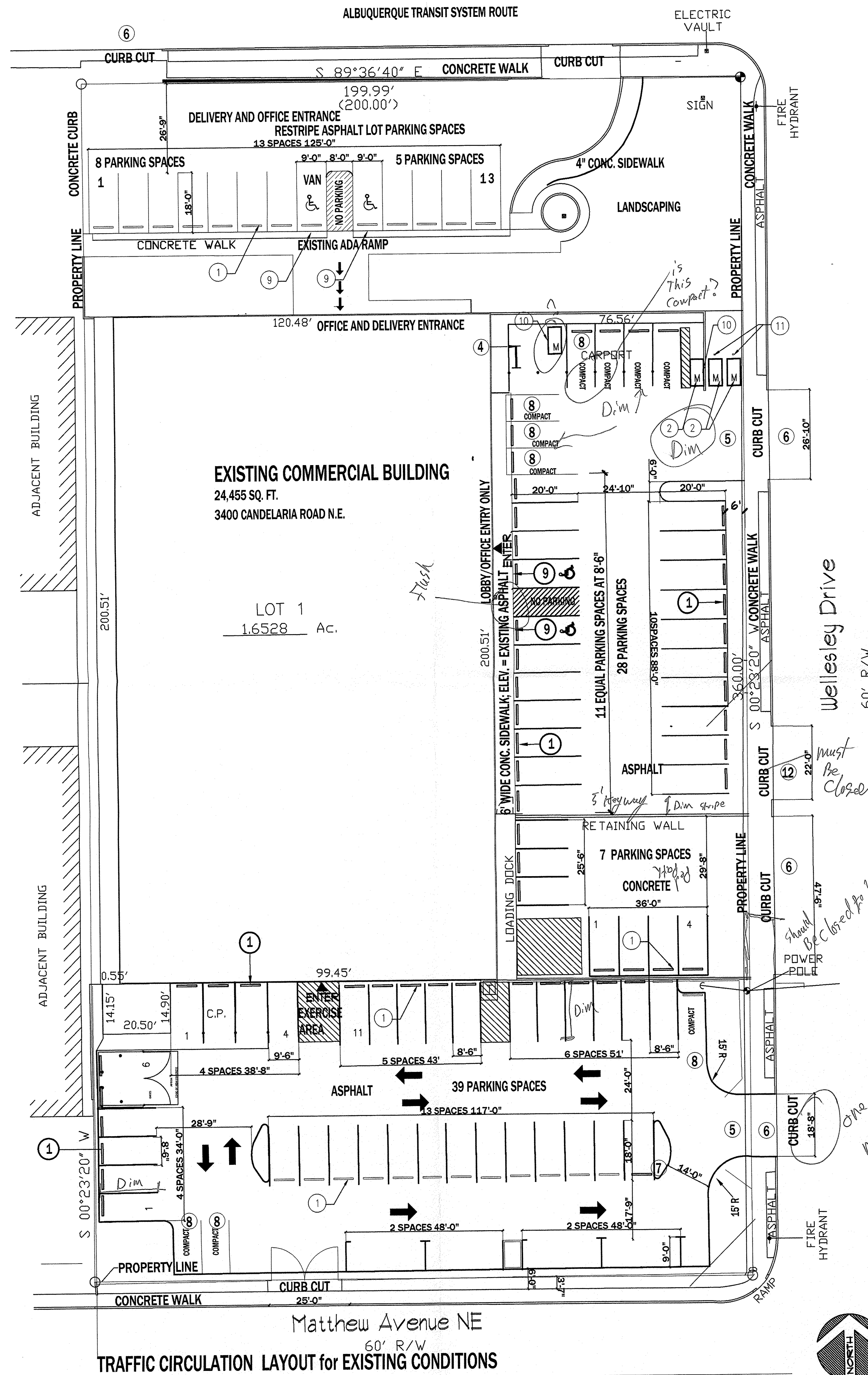
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL? ☐ Yes ☒ No

DATE SUBMITTED: 10.24.2017 By: DEL JACK

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

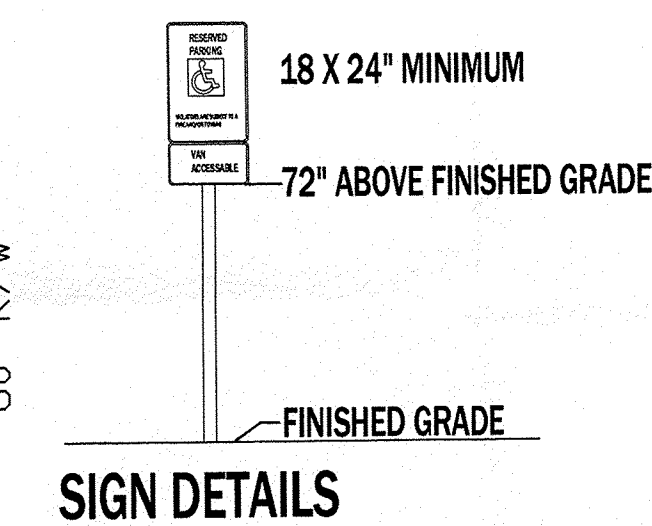
Candelaria Road NE
85' R/W
ALBUQUERQUE TRANSIT SYSTEM ROUTE



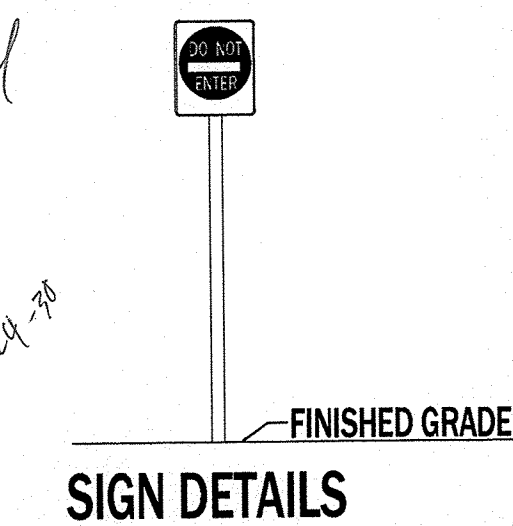
KEYED NOTES

- 1 ANCHORED CONCRETE PARKING BUMPER
 - 2 COVERED MOTORCYCLE PARKING SPACE FOR 4
 - 3 DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT STANDARDS
 - 4 BICYCLE RACK FOR 5 - MINIMUM
 - 5 ALL TURNING RADII TO BE 15'-0"
 - 6 ACCESS POINT FOR PARKING LOT
 - 7 SIGN-DO NOT ENTER
 - 8 SMALL CAR SPACE @ 8' x 15' + 18" OVERHANG
 - 9 ADA SIGN
 - 10 MOTOR CYCLE SIGN ON WALL
 - 11 MOTORCYCLE SIGN - FREE STANDING
 - 12 CLOSE CURB CUT PER COA STANDARD DETAIL
- PARKING REQUIREMENTS:
EXERCISE: 260 OCCUPANTS - 3 PER 1 SPACE = 87
WAREHOUSING STORAGE: 1 PER 2000 = 4
TOTAL = 91 SPACES
10% TRANSIT ROUTE DISCOUNT = 9 SPACES
PARKING REQUIRED = 82 SPACES
SMALL CAR SPACES ALLOWED AT ONE THIRD OF TOTAL REQUIRED = 27

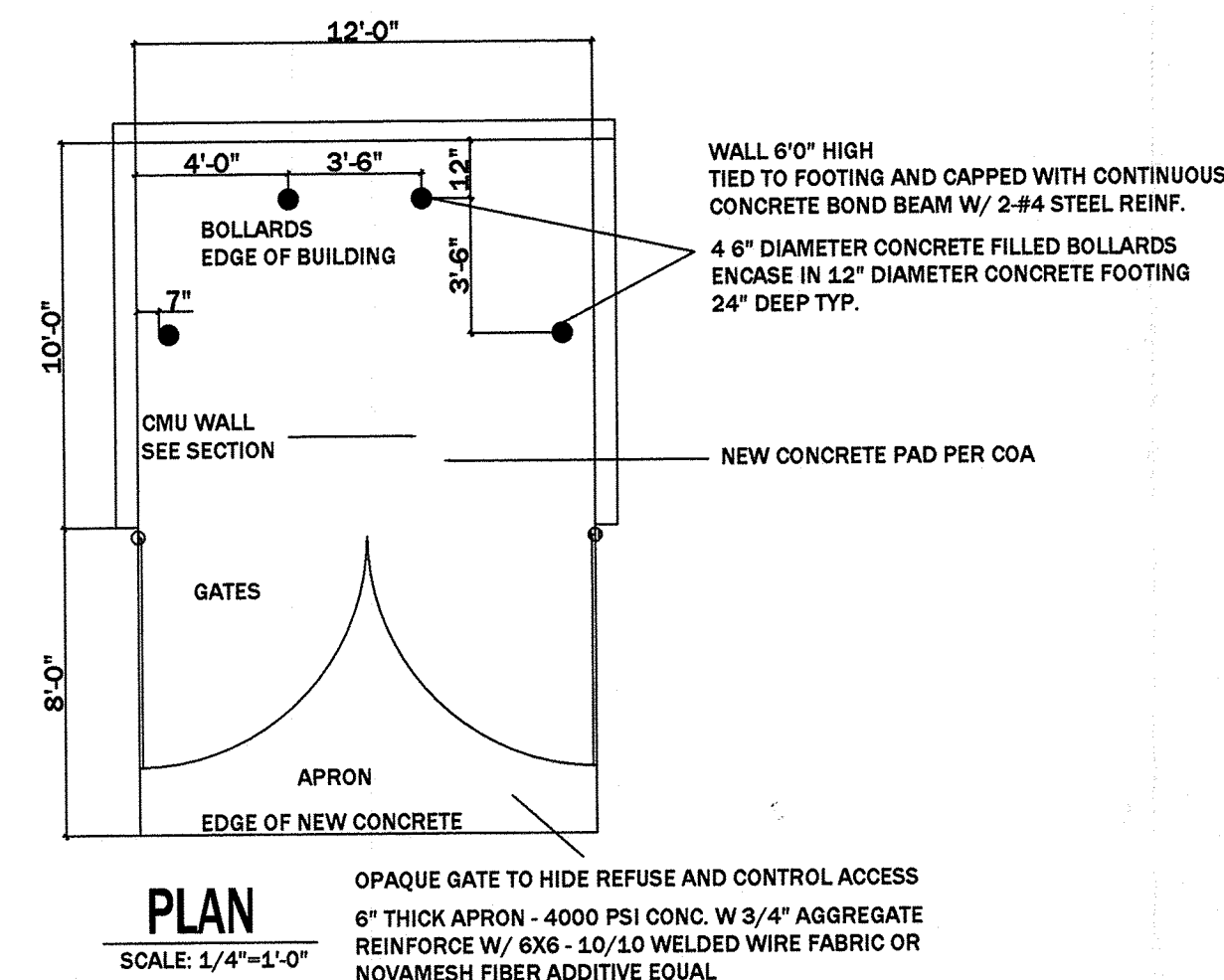
28 PARKING SPACES
39 PARKING SPACES
13 PARKING SPACES
7 PARKING SPACES
87 TOTAL SPACES PROVIDED



SIGN DETAILS

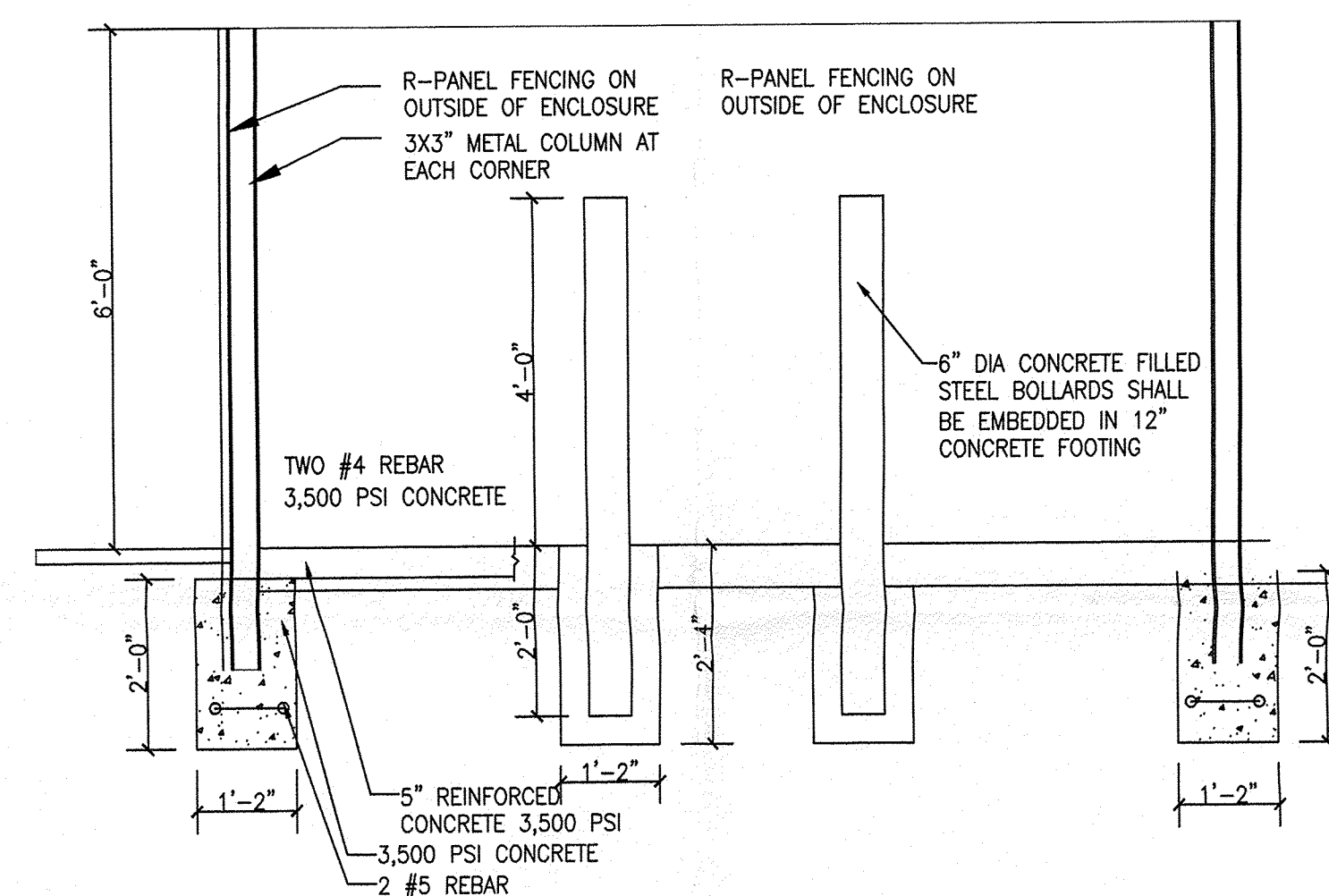


SIGN DETAILS



PLAN

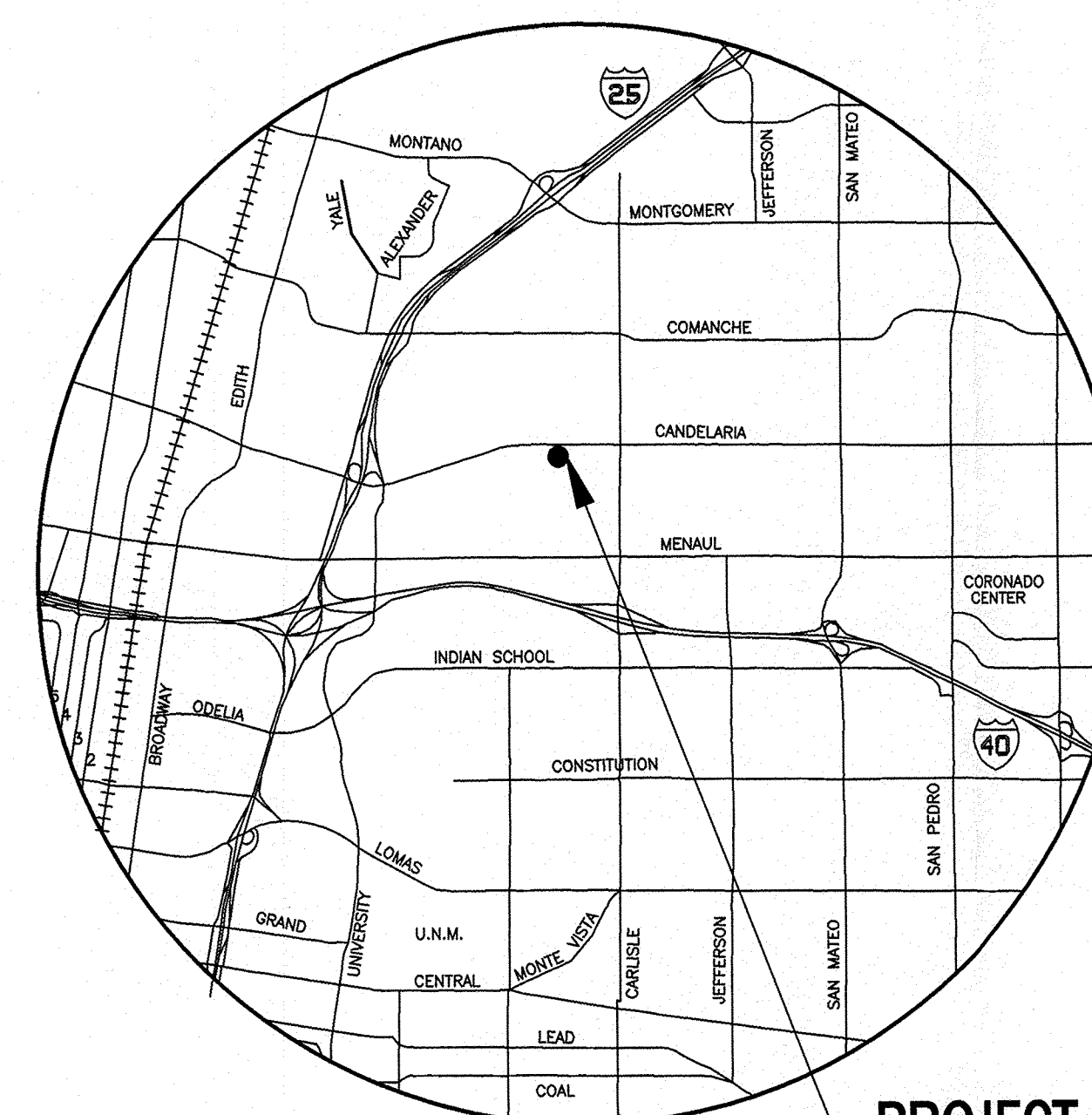
TRASH ENCLOSURE DETAILS



SECTION

SCALE: 1/2" = 1'-0"

LOCATION MAP



PROJECT LOCATION

TCL

TRAFFIC CIRCULATION
PLAN

SANDIA ACROBATIC GYMNASTICS ACADEMY
3400 CANDELARIA RD NE, ALBUQUERQUE, NM

DEL PAUL JACK ARCHITECT
ALBUQUERQUE, NEW MEXICO
505.235.2670

