



September 18, 2018

Masterworks Architects Inc.
James B Clarke, R.A.
516 11th St. NW
Albuquerque, NM 87102

Re: JW MMA Academy Apartments
301 Martin Luther King Ave NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-14-18 (K14D005)

Dear Mr. Clark

The TCL submittal received 09-14-17 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG, via: email
C: File

SITE LOCATION MAP



PARKING COMPREHENSIVE ZONING CODE

EXISTING CURRENT OCCUPANCIES:

FIRST FLOOR -		
GYMNASIUM AREA	54 MEMBERS / 3	18 SPACES
GENERAL RETAIL	999 SF / 200	5 SPACES
CAFE SEATING	8 SEATS / 4	2 SPACES
RESIDENTIAL AREAS		
4 DORMITORY BEDS	1 SPACE / 3 PERSONS	2 SPACES

SECOND FLOOR -		
BUSINESS AREAS	4,260 SF / 300	15 SPACES
RESIDENTIAL AREAS		
7 APARTMENTS	1.5 SPACES / DWELLING UNIT	10 SPACES
15 DORMITORY BEDS	1 SPACE / 3 PERSONS	5 SPACES
SUBTOTAL EXISTING REQUIRED SPACES		57 SPACES

THIS PROJECT NEW OCCUPANCIES:

RESIDENTIAL AREAS		
9 APARTMENTS	1.5 SPACES / DWELLING UNIT	13 SPACES
SUBTOTAL NEW REQUIRED SPACES		13 SPACES

TOTAL REQUIRED SPACES THIS PROJECT: 70 SPACES

PARKING REDUCTIONS - 10% BUS ROUTE PROXIMITY	< 7 SPACES>
PARKING REDUCTIONS - 5% BUS SHELTER	< 4 SPACES>
ADJUSTED MINIMUM SPACES REQUIRED	59 SPACES

TOTAL SPACES PROVIDED THIS PROJECT:
TOTAL AUTO SPACES: 60 SPACES
TOTAL MOTORCYCLE SPACES: 4 SPACES

OTHER PARKING REQUIREMENTS:

ACCESSIBLE PARKING		4 SPACES
(CARS)	2 SPACES REQD. -2 SPACES PROVIDED	
(VANS)	1 SPACE REQD. -2 SPACES PROVIDED	
MOTORCYCLES	3 SPACES REQD.	4 SPACES
BICYCLES	2 SPACES REQD. FOR CUSTOMERS	2 SPACES
RESIDENTS: 6 SPACES REQD. -PROVIDED INTERIOR COMMON AREAS		

KEYED NOTES

EXISTING IMPROVEMENTS:

- HANDICAP CURB RAMP
- CURB & GUTTER
- CONCRETE SIDEWALKS
- AREA LIGHTING
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL PAVING
- ACCESSIBLE PARKING AREA
- ACCESSIBLE ROW ACCESS PATH
- DUMPSTER ENCLOSURE
- LANDSCAPE AREA
- DETENTION POND
- BUS STOP SHELTER
- WATER METER
- FIRE HYDRANT
- POST INDICATOR VALVE
- GAS METER
- TRANSFORMER

NEW IMPROVEMENTS:

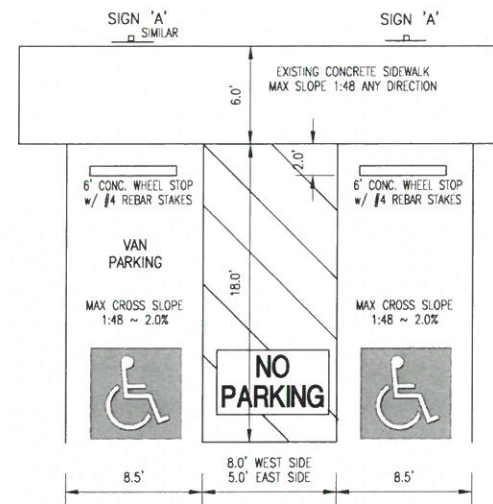
- MOTORCYCLE PARKING
- OUTDOOR BIKE RACK

LEGAL DESCRIPTION

301 MARTIN LUTHER KING AV NE
LOT: 8 & 9; BLOCK: 0000;
SUBDIVISION: MARTINEZTOWN PLAN PHASE 7
ZONING: SM
ZONING DESCRIPTION: 0-1
ZONE MAP: K14
UPC: 101405741449513702

2 ACCESSIBLE PARKING DETAILS

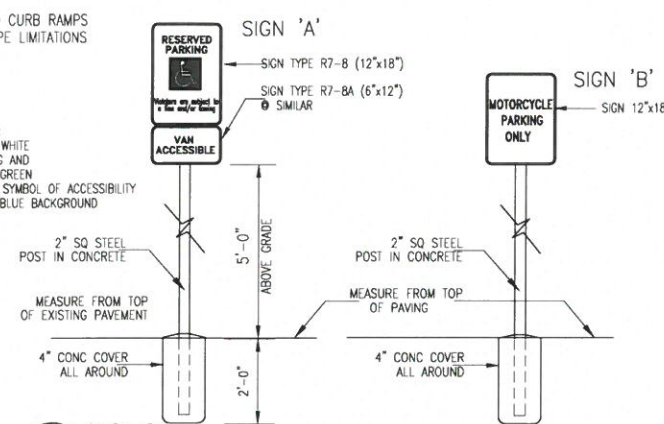
TCL NO SCALE



NOTE:
PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE.
"NO PARKING" TEXT SHALL BE 12" HIGH W/ 2" STROKE, COLOR BLUE.
ACCESSIBLE SYMBOL SHALL BE COLOR WHITE ON A BLUE BACKGROUND.

EXISTING ASPHALT PAVING AREAS AND CURB RAMPS
COMPLY WITH DIMENSIONS AND SLOPE LIMITATIONS

ALL SIGN TYPES:
-SIGN FIELD IS WHITE
-SIGN LETTERING AND
BORDER ARE GREEN
-INTERNATIONAL SYMBOL OF ACCESSIBILITY
IS WHITE ON BLUE BACKGROUND



3 SIGNS

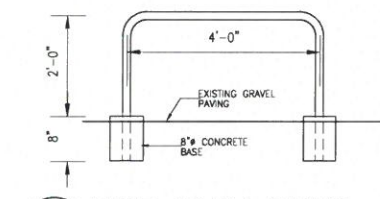
TCL NO SCALE

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

TRAFFIC CIRCULATION LAYOUT APPROVED

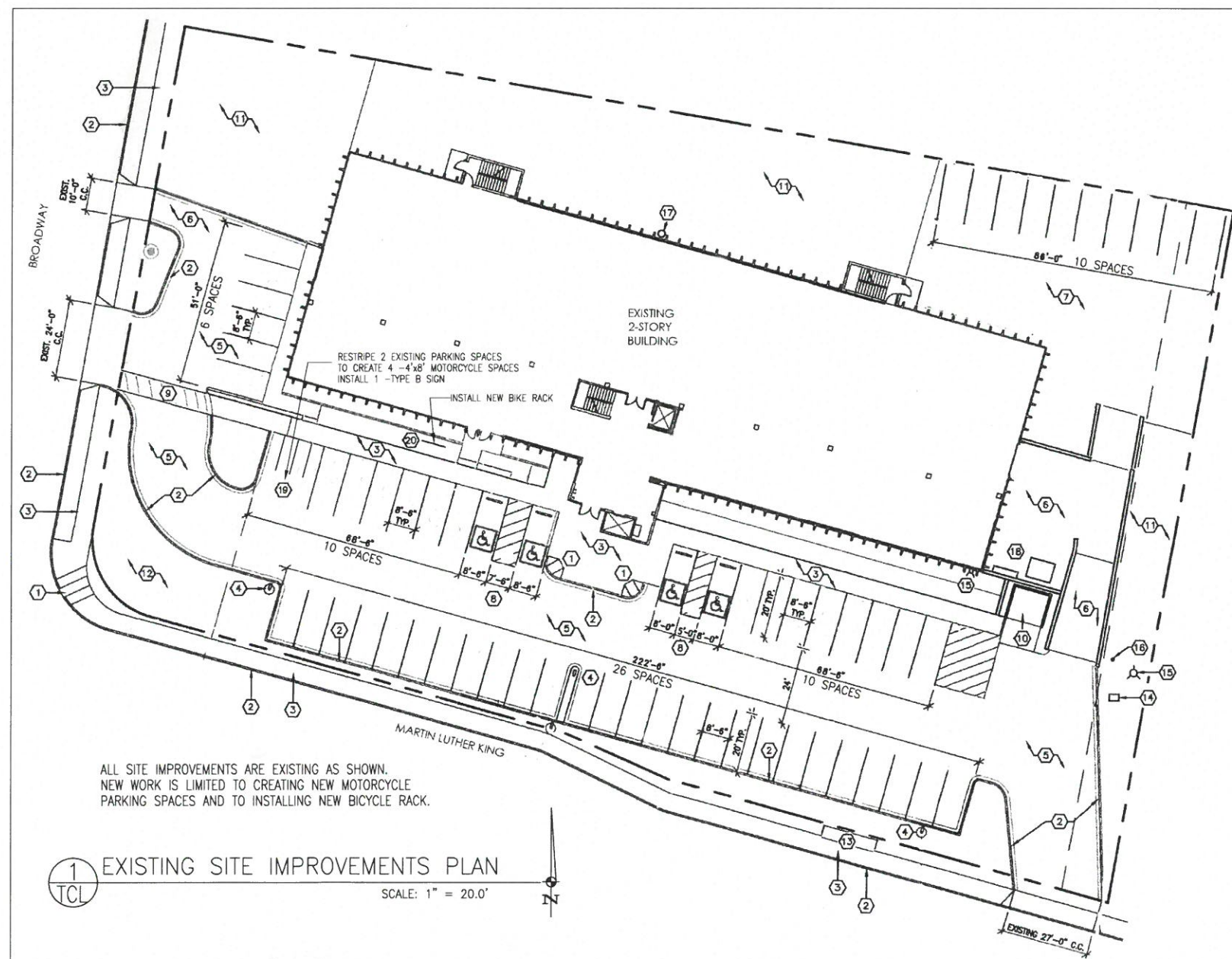
Signed *James B. Clark* Date *9/18/18*

ALTERNATE COMPARABLE DESIGNS ARE ACCEPTABLE



4 BIKE RACK DETAIL

TCL NO SCALE



ALL SITE IMPROVEMENTS ARE EXISTING AS SHOWN.
NEW WORK IS LIMITED TO CREATING NEW MOTORCYCLE
PARKING SPACES AND TO INSTALLING NEW BICYCLE RACK.

1 EXISTING SITE IMPROVEMENTS PLAN

TCL SCALE: 1" = 20.0'

MASTERWORKS
ARCHITECTS, INC
516 ELEVENTH ST NW 242-1866
ALBUQUERQUE, NEW MEXICO 87102

FILE 1811SITE-TCL
14 SEP 2018

APARTMENT REMODEL OF THE
JW MMA ACADEMY
301 MARTIN LUTHER KING AV NE
ALBUQUERQUE, NM 87102

TRAFFIC CIRCULATION
LAYOUT PLAN

SHEET
TCL
1 OF 1