

April 30, 2020

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
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 09-14-18 (K14D005)
Certification dated 4-20-20

Dear Mr. Clark

Based upon the information provided in your submittal received 4-21-20, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

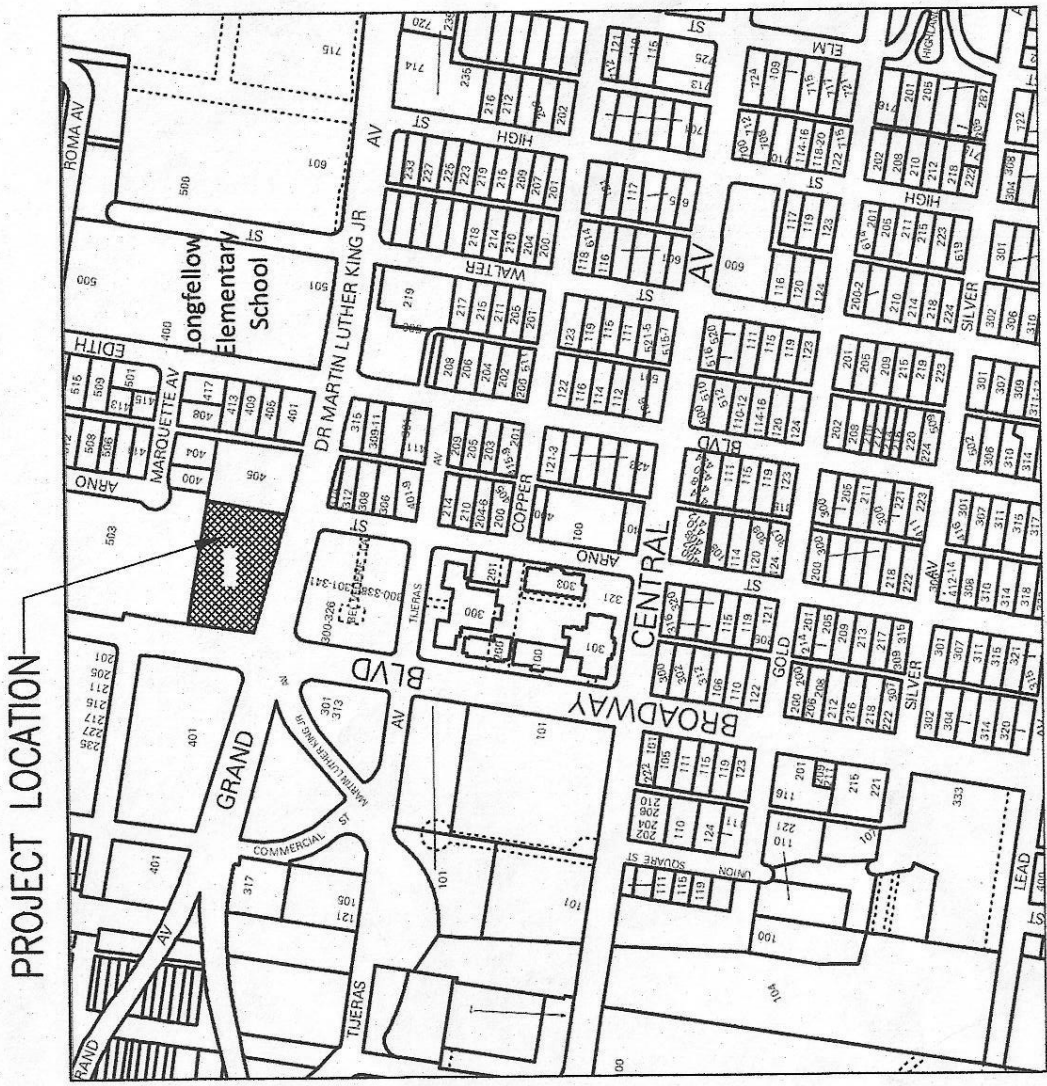


Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

SITE LOCATION MAP



PARKING COMPREHENSIVE ZONING CODE

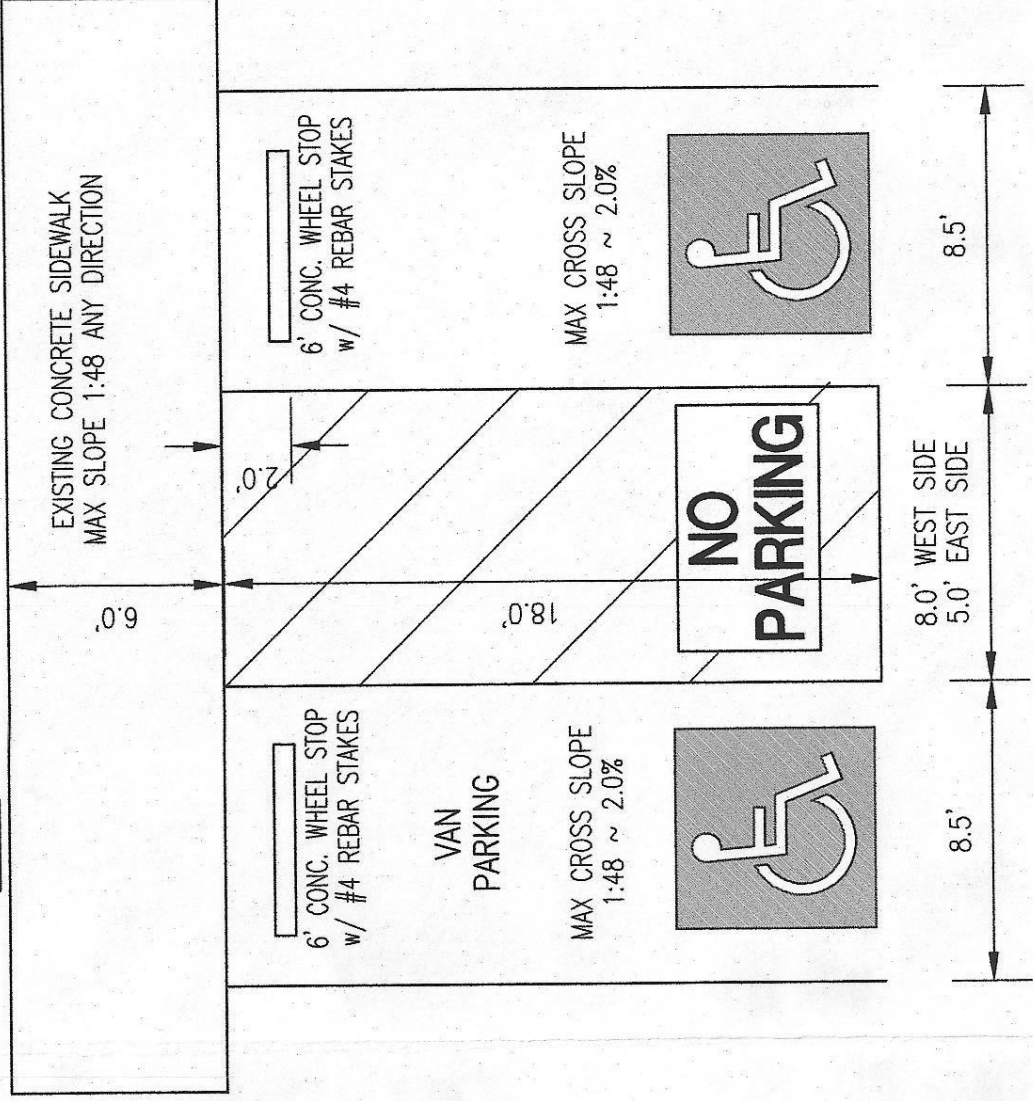
| EXISTING CURRENT OCCUPANCIES: | |
|-----------------------------------------------------------|------------------------------|
| FIRST FLOOR - | |
| GYMNASIUM AREA | 54 MEMBERS / 3 |
| GENERAL RETAIL | 999 SF / 200 |
| CAFE SEATING | 8 SEATS / 4 |
| RESIDENTIAL AREAS | |
| 4 DORMITORY BEDS | 1 SPACE / 3 PERSONS |
| 2 SPACES | |
| SECOND FLOOR - | |
| BUSINESS AREAS | 4,260 SF / 300 |
| 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> |
| ADJUSTED MINIMUM SPACES REQUIRED | 63 SPACES |
| TOTAL SPACES PROVIDED THIS PROJECT: | 63 SPACES |
| TOTAL AUTO 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: | NEW IMPROVEMENTS: |
|------------------------------|-----------------------|
| 1 HANDICAP CURB RAMP | 19 MOTORCYCLE PARKING |
| 2 CURB & GUTTER | 20 OUTDOOR BIKE RACK |
| 3 CONCRETE SIDEWALKS | |
| 4 AREA LIGHTING | |
| 5 ASPHALT PAVING | |
| 6 CONCRETE PAVING | |
| 7 GRAVEL PAVING | |
| 8 ACCESSIBLE PARKING AREA | |
| 9 ACCESSIBLE ROW ACCESS PATH | |
| 10 DUMPSTER ENCLOSURE | |
| 11 LANDSCAPE AREA | |
| 12 DETENTION POND | |
| 13 BUS STOP SHELTER | |
| 14 WATER METER | |
| 15 FIRE HYDRANT | |
| 16 POST INDICATOR VALVE | |
| 17 GAS METER | |
| 18 TRANSFORMER | |

SIGN 'A' - SIMILAR

SIGN 'A'

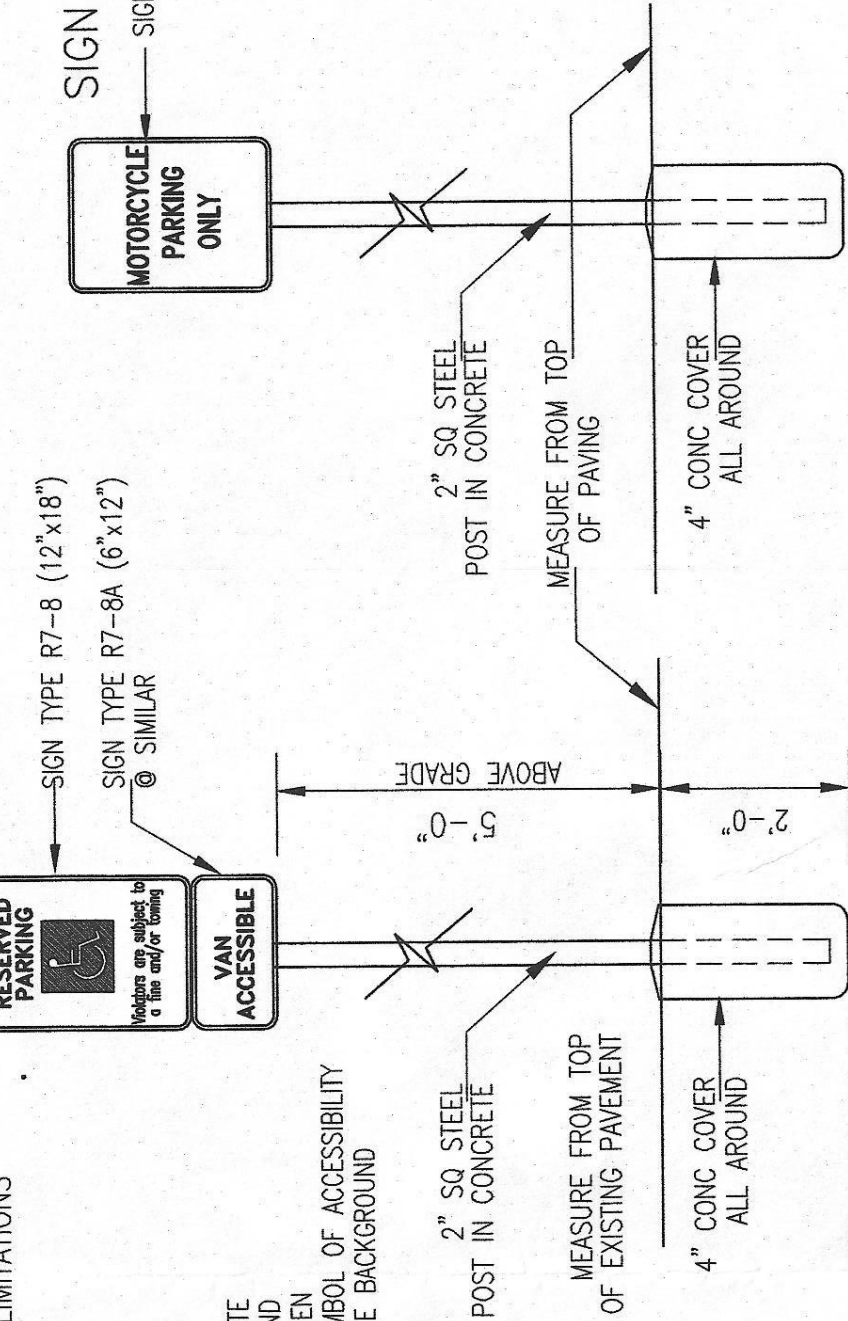


2 ACCESSIBLE PARKING DETAILS

NO SCALE

SIGN 'A'

SIGN 'A'

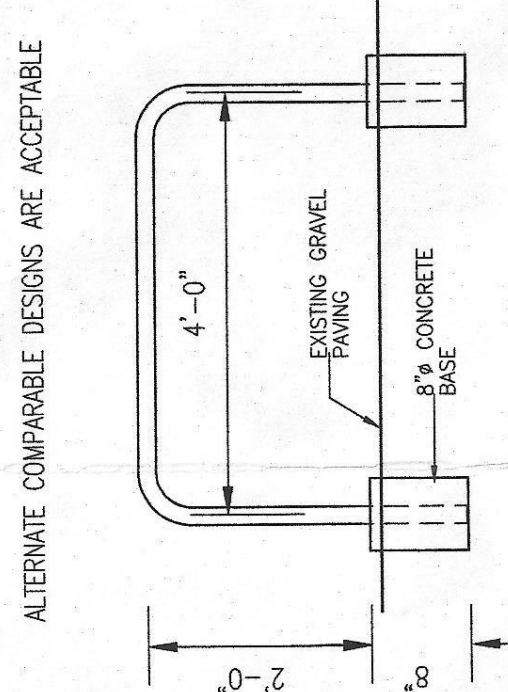


3 SIGNS

NO SCALE

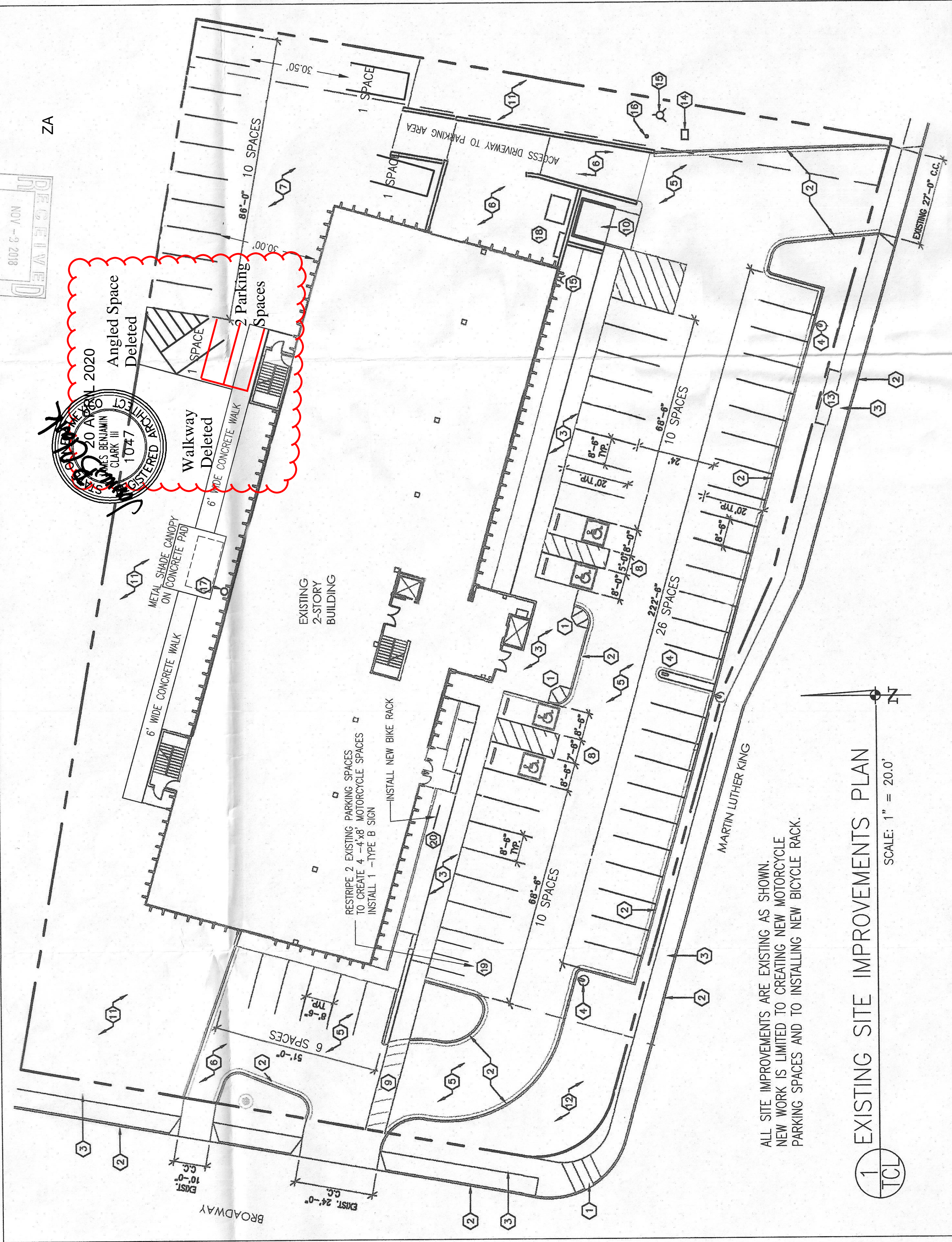
4 BIKE RACK DETAIL

NO SCALE



ALTERNATE COMPARABLE DESIGNS ARE ACCEPTABLE

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



1 EXISTING SITE IMPROVEMENTS PLAN

SCALE: 1" = 20.0'

LEGAL DESCRIPTION

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

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
11/15/18
Date

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

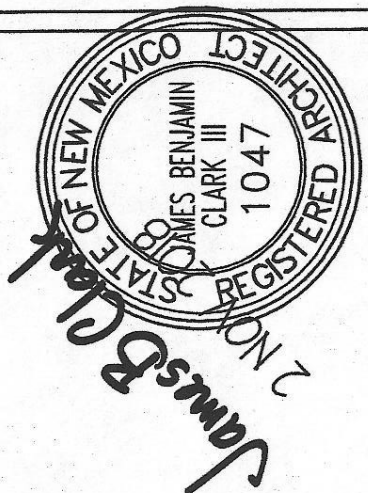
TRAFFIC CIRCULATION
LAYOUT PLAN

SHEET
TCL
1 OF 1

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

REF 181 SITE-TCL
2 NOV 2018

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City of Albuquerque
Planning Department
Development and Building Services Division
600 Second St. NW
Albuquerque, NM 87102

Re: JW MMA Academy
301 martin Luther King Av NE
Traffic Circulation Layout Certification
Architects Stamp 20 April 2020

I, James B. Clark, NMRA #1047, of the firm Masterworks Architects, Inc. certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Plan . The record information edited onto the original design document has been obtained by James B. Clark of the firm Masterworks Architects Inc. I further certify that I 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.

Minor exceptions to the original scope of work, as noted on the attached drawing, involve realigning I and adding I parking space on the north eastern parking area.

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 purpose.

Respectfully submitted,



Signature of Architect

__ 20 April 2020 ____
Date



Encl: Paper copy of annotated AA Site Plan
PDF file of same sent to PLNDRS@cabq.gov



MASTERWORKS ARCHITECTS, INC

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505-242-1866 · MWArchitect@comcast.net