



October 6, 2020

David Hickman, RA
Jeebs & ZuZu, LLC
11030 Menaul NE, Ste., C
Albuquerque, NM 87113

Re: **Harper Apartments**
6100 Harper Place NE
Traffic Circulation Layout
Architect's Stamp 09-15-2020 (E18-D016)

Dear Mr. Hickman,

The TCL submittal received 10-02-2020 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.

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,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

1 ACCESSIBLE PARKING SPACES - SEE DETAIL
2 STANDARD PARKING SPACES (TYP)

3	CONCRETE CURB/POWDER-LITE DRYAL
4	EXISTING SIDEWALK TO REMAIN
5	N/A
6	CONCRETE SIDEWALK
7	DEMOLISHING CONCRETE CURB AND REPLACE WITH NEW
8	POURED RASBURG STREET

11 GARBAGE ENCLOSURE AND PAV. APRON. SEE DETAIL
12 EXISTING BASEMENT BALL COURT
13 NEW MONUMENTAL SIGN - UNDER SEPARATE PERMIT
14 VAY ACCESSIBLE PARKING SPACES
15 CONCRETE STEPS
16 CROSS WALK
17 MINI SITE TRIANGLE
18 EXISTING CURB

OCCUPANCY = R2

43 UNITS

BUILDINGS * 10	
BUILDING A	3 UNITS
BUILDING B	0 ADA UNIT
BUILDING C	4 UNITS
BUILDING D	0 ADA UNIT
BUILDING E	6 UNITS
BUILDING F	6 UNITS
BUILDING G	8 UNITS
BUILDING H	0 ADA UNIT
BUILDING I	0 ADA UNIT
BUILDING J	6 UNITS
BUILDING K	6 UNITS
BUILDING L	0 ADA UNIT

STANDARD SPACES	91 SPACE
ADA SPACES	8 SPACES
TOTAL SPACES PROVIDED	99 SPACE

**PARKING COMPARISON EXISTING TO 100 REQUIREMENTS
SPACES PER UNIT**

2 BR UNITS	33 UNITS @ 1 SPACE/UNIT	=	33 SPACES
<u>22 BR UNITS</u>	<u>26 UNITS @ 2 SPACE/UNIT</u>	=	<u>52 SPACES</u>
	OTHERWISE REQUIRED BY IDO =		85 SPACES

BICYCLE PARKING SPACES
8 LOOPS WITH 4 SPACES PER LOOP = 32 SPACES

IDO Applicable Sections of the IDO include:

Part 55 Landscaping, Buffering and Screening
(4) Rehabilitation or redevelopment of an existing multi-family, mixed-use, or nonresidential primary building, including but not limited to reconstruction after fire, flood or other damage where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more
55-6(12)(a) A minimum of 15 percent of the net lot area of each development shall contain landscaping — See Landscaping Plan

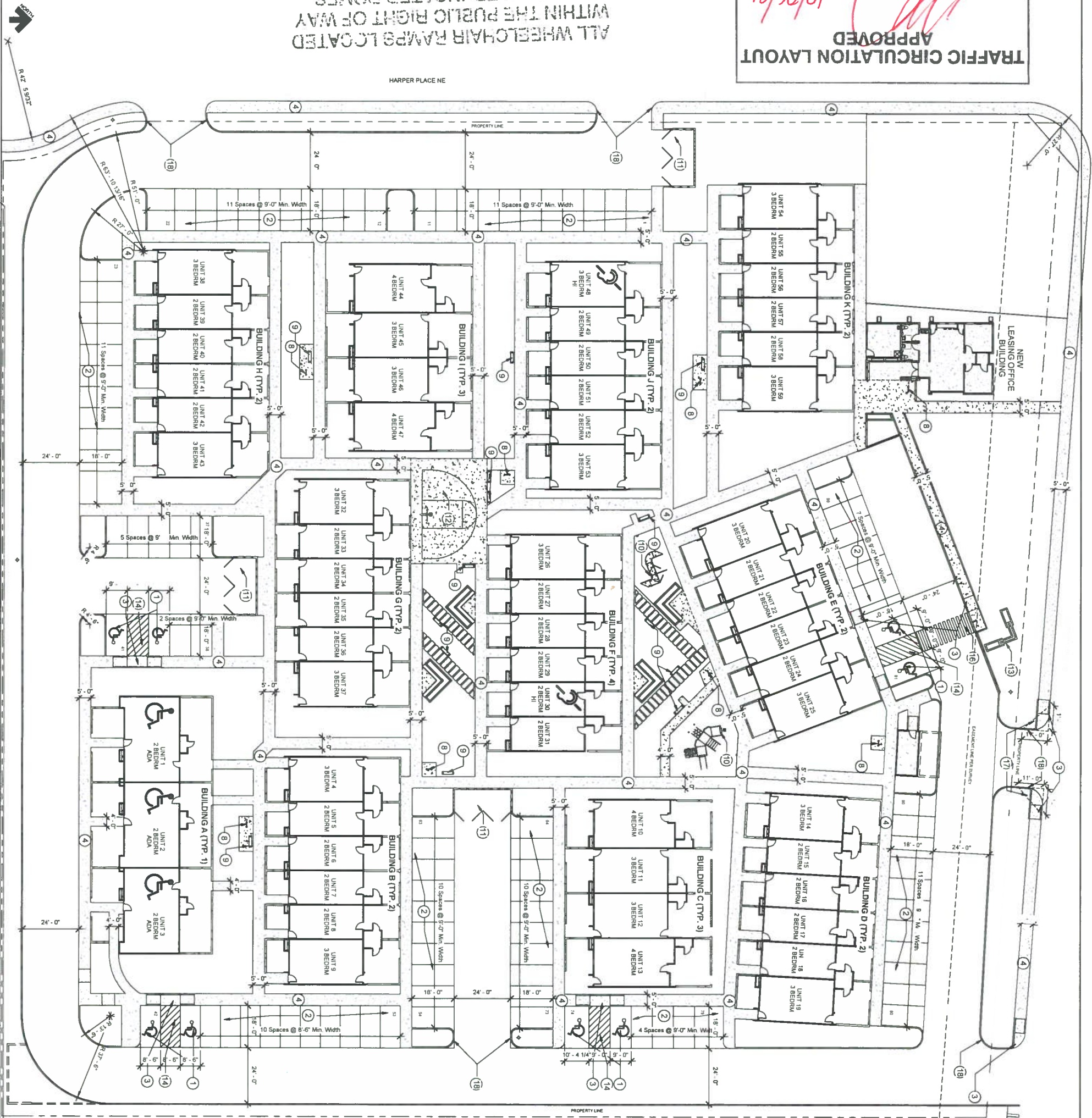
NOTE: The following Section of the IDO is NOT APPLICABLE:
Section 14-16-S.5 Parking and Landscaping

[illegible]

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 10/06/97

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

HARPER PLACE NE

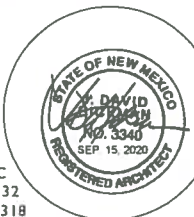


TRAFFIC CIRCULATION LAYOUT

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS 11030 MENAUA

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P 505-797-1318



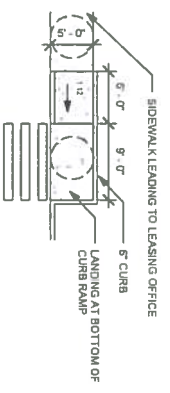
20-005

Gf

Sep. 15, 2020

6100 HARPER PL NE,
ALBUQUERQUE, NM 87109

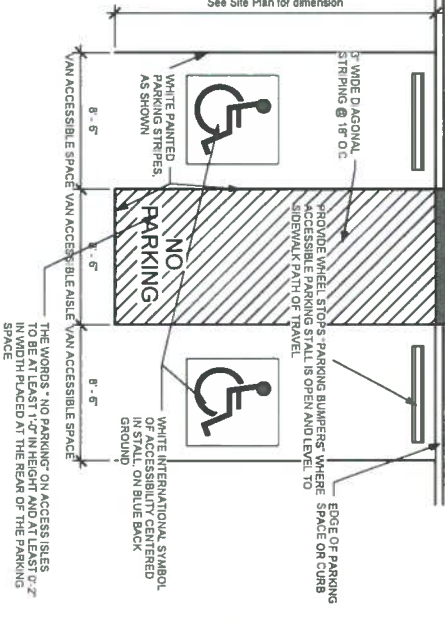
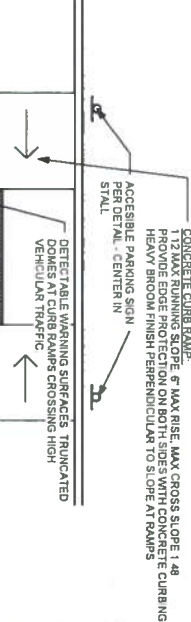
TCLIO



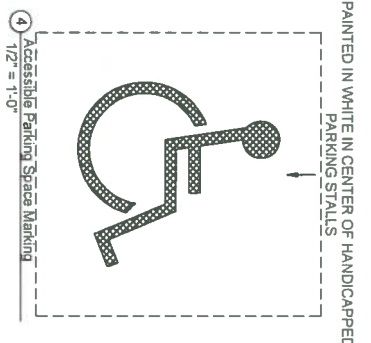
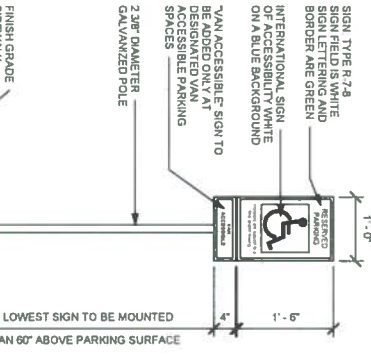
Site Plan - Callout 6
1" = 10'-0"



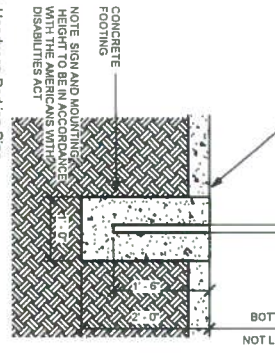
Site Plan - Callout 1
1" = 10'-0"



ADA Parking Detail
3/16" = 1'-0"

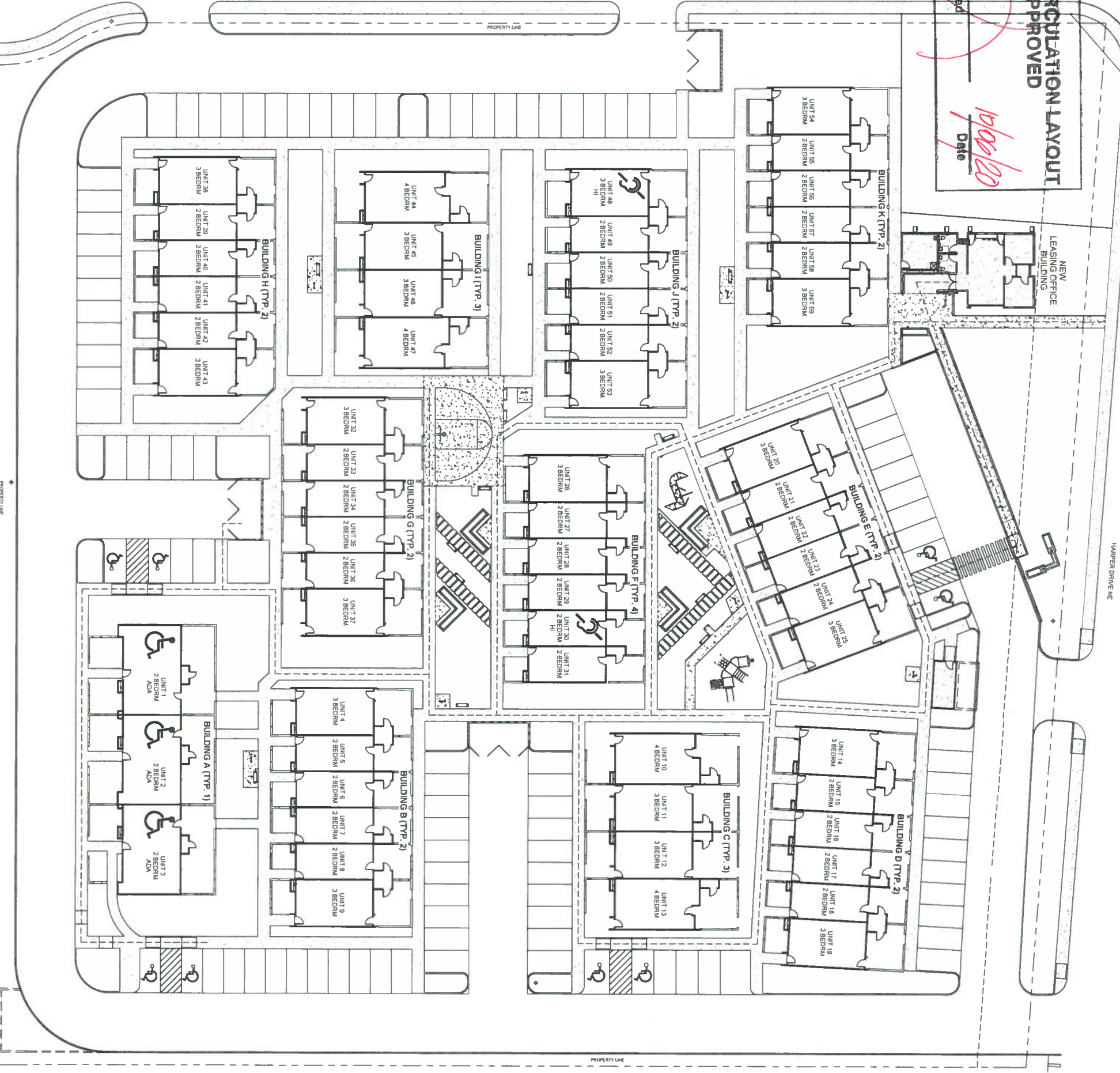


Accessible Parking Space Marking
1/2" = 1'-0"



Handicap Parking Sign
3/4" = 1'-0"

Site Plan - Accessibility Plan (TCL)



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: *[Signature]*
Date: *10/6/20*

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

WWW.JEEBSANDZUZU.COM

SITE ACCESSIBILITY PLAN

6100 HARPER

6100 HARPER PL NE, ALBUQUERQUE, NM 87109

JOB NO.: 20-005

DRAWN: GH

CHECKED: J&Z

DATE: Sep 15, 2020

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

11030 MENAUL NE SUITE C, ALBUQUERQUE, NM 871132

P: 505-797-1318

STATE OF NEW MEXICO

DAVID J. JEEBS

SEP 15, 2020

REGISTERED ARCHITECT