



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

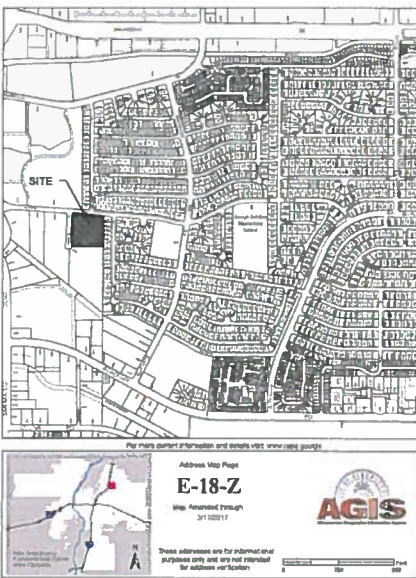
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

VICINITY MAP



GENERAL NOTES

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

KEYED NOTES

1. ACCESSIBLE PARKING SPACES - SEE DETAIL
 2. STANDARD PARKING SPACES (TYP)
 3. EXISTING DRIVEWAY - SEE DETAIL
 4. EXISTING SIDEWALK TO REMAIN
 5. N/A
 6. CONCRETE SIDEWALK
 7. DEMO EXISTING CONCRETE CURB AND REPLACE WITH NEW
 8. BICYCLE PARKING - SEE DETAIL
 9. FLOOR MOUNTED BENCHES - SEE DETAIL
 10. NEW PLAYGROUND WITH ACCESSIBLE CURB RAMP
 11. GARBAGE ENCLOSURE AND PAD/APRON - SEE DETAIL
 12. EXISTING BASKETBALL COURT
 13. NEW MONUMENTAL SIGN - UNDER SEPARATE PERMIT
 14. VAN ACCESSIBLE PARKING SPACES
 15. CONCRETE STEPS
 16. CROSS WALK
 17. MINI SITE TRIANGLE
 18. EXISTING CURB

OCCUPANCY - R-2

| BUILDINGS = 10 | 43 UNITS |
|----------------------|------------|
| BUILDING A - 3 UNITS | 3 ADA UNIT |
| BUILDING B - 6 UNITS | 0 ADA UNIT |
| BUILDING C - 4 UNITS | 0 ADA UNIT |
| BUILDING D - 6 UNITS | 0 ADA UNIT |
| BUILDING E - 6 UNITS | 0 ADA UNIT |
| BUILDING F - 6 UNITS | 1 HI UNIT |
| BUILDING G - 6 UNITS | 0 ADA UNIT |
| BUILDING H - 6 UNITS | 0 ADA UNIT |
| BUILDING I - 4 UNITS | 0 ADA UNIT |
| BUILDING J - 6 UNITS | 1 HI UNIT |
| BUILDING K - 6 UNITS | 0 ADA UNIT |
| COMMUNITY BUILDING | 0 ADA UNIT |

EXISTING PARKING AS PROVIDED

| PARKING SPACES | 91 SPACES |
|-----------------------|-----------|
| STANDARD SPACES | 8 SPACES |
| ADA SPACES | 8 SPACES |
| TOTAL SPACES PROVIDED | 99 SPACES |

PARKING COMPARISON EXISTING TO IDO REQUIREMENTS

| | | |
|---------------------------|-------------------------|------------------|
| 2 BR UNITS | 33 UNITS @ 1 SPACE/UNIT | 33 SPACES |
| 2 BR UNITS | 26 UNITS @ 2 SPACE/UNIT | 52 SPACES |
| OTHERWISE REQUIRED BY IDO | | 85 SPACES |
| | | 85 < 99 PROVIDED |

BICYCLE PARKING SPACES

8 LOOPS WITH 4 SPACES PER LOOP = 32 SPACES * 5 SPACES PER UNIT

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)

IDO - Applicable Sections of the IDO include

Part 5-5 Landscaping, Buffering, and Screening

(4) Renovation 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. 5-5(C)(2)(a) A minimum of 15 percent of the net lot area of each development shall contain landscaping. - See Landscaping Plan

Part 5-12 Signs (Erection of Monument Sign - To be Completed under Separate Permit)

5-12(B)(1) This Section 14-16-5-12 shall apply to the erection of all signs located outside of or located within but designed to be viewed from outside of a structure in any zone district unless specifically exempted by this IDO - Signs to be approved under separate permit

NOTE: The following Section of the IDO is NOT APPLICABLE

Part 5-5 Parking and Loading

(B) Applicability: (Explanation of lack of applicability)

5-5(B)(1)(a) - Construction of a new primary building - (The New Leasing Office Building will contain the leasing function and manager's office for the existing complex. In this case, the office lobby, maintenance, and community spaces are all ACCESSORY uses to the property's primary residential use. This is not a new Primary Use building.)

5-5(B)(1)(b) - Expansion of an existing building - (No existing buildings are being expanded or will receive increased areas.)

5-5(B)(1)(c) - A change in use of an existing primary use building - (No changes in use are being considered.)

5-5(B)(1)(d) - A change in use of a nonconforming existing primary use building - (No changes in use are being considered.)

Therefore, the provisions of this part of the IDO are not applicable and changes in the number of parking spaces provided are not required.

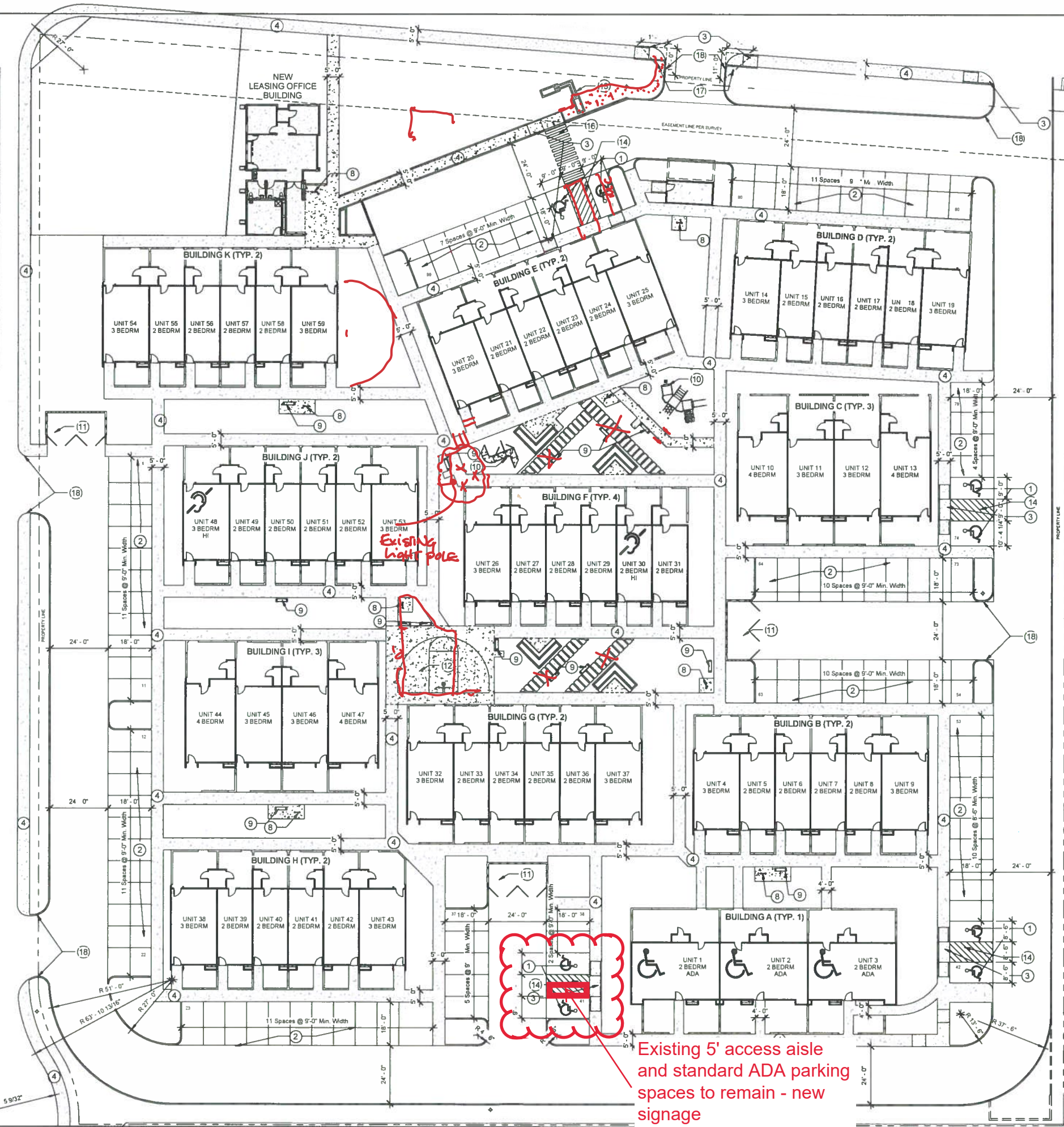
TRAFFIC CIRCULATION LAYOUT
 APPROVED

Signed

Date 10/06/20

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

HARPER PLACE NE



Existing 5' access aisle
 and standard ADA parking
 spaces to remain - new
 signage

"WERE YOUR BUILDING WIZ KIDZ"

WWW.JEEBSANDZUZU.COM

TRAFFIC CIRCULATION LAYOUT

600 HARPER

sheet no: TCLIO



JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
 MAKING HOUSE CALLS

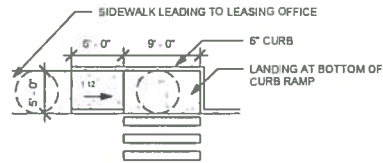
600 HARPER PL. NE
 ALBUQUERQUE, NM 87109

JOB NO: 20-005
 DRAWN: GH
 CHECKED: J&Z
 DATE: Sep. 15, 2020

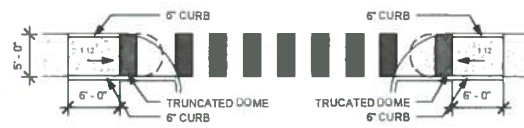
EAM
 10-5-20



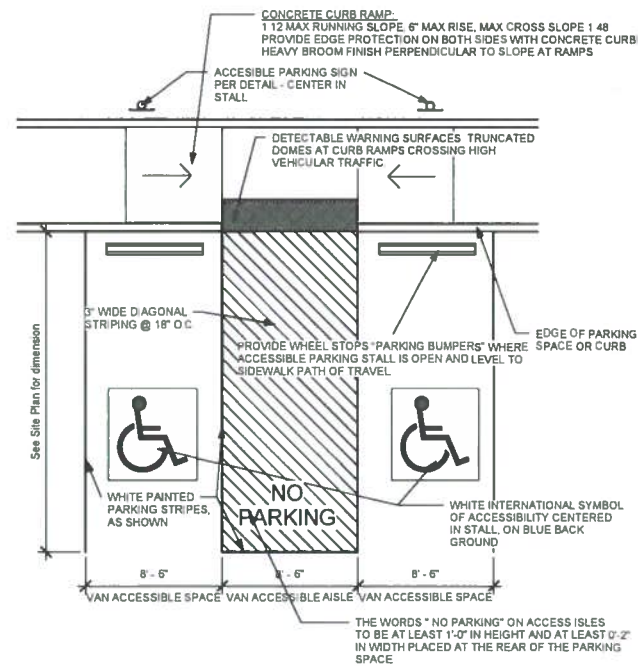
11030 MENAUL NE SUITE C
 ALBUQUERQUE, NM 871132
 P 505-797-1318



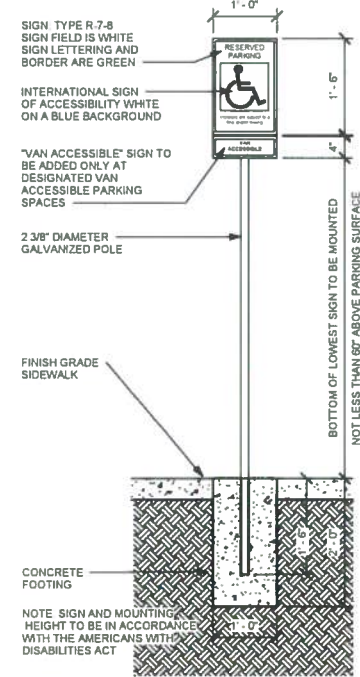
6 Site Plan - Callout 6
1" = 10'-0"



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



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



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

1 Site Plan - Accessibility Plan (TCL)
1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

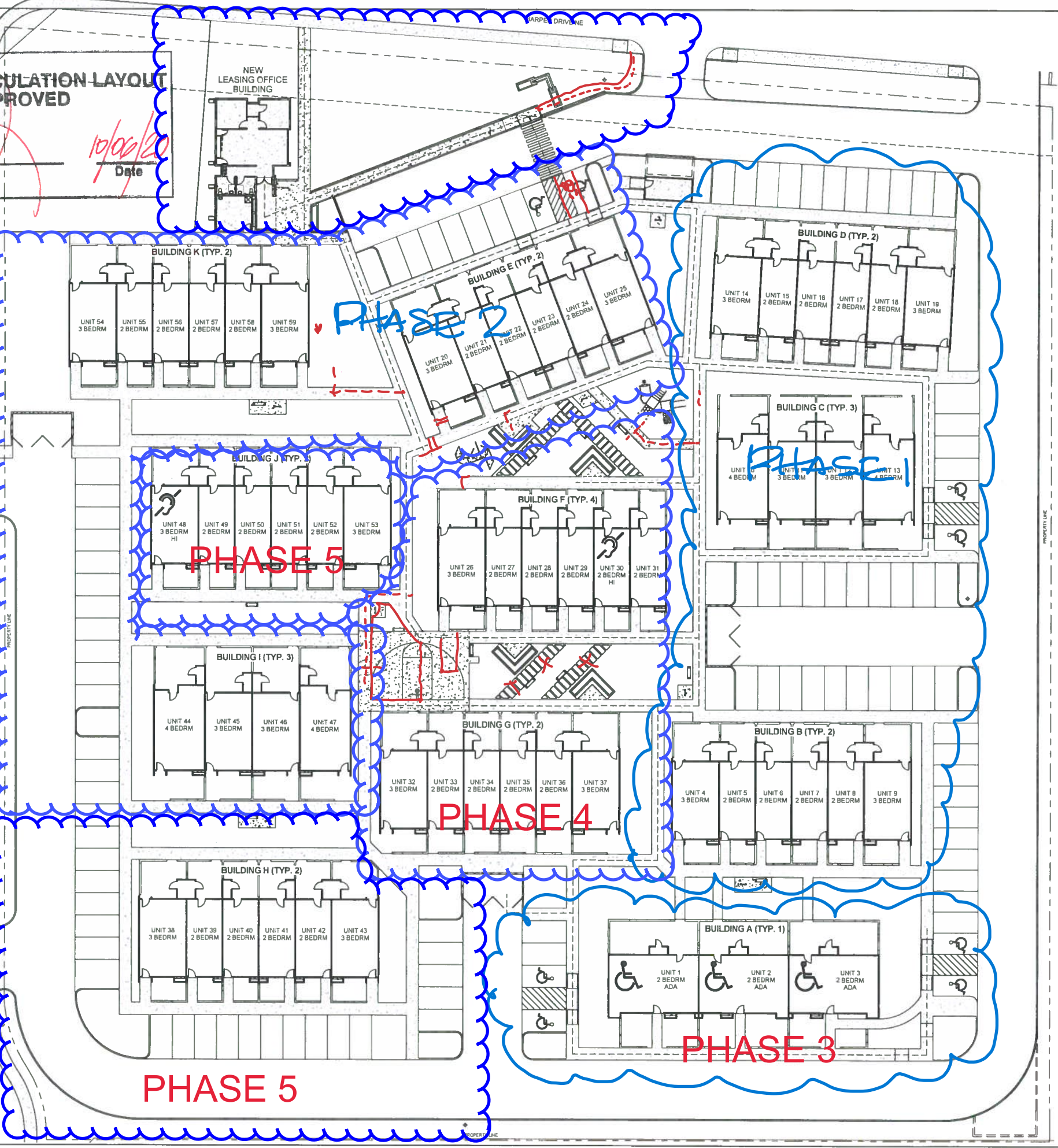
Signed

10/06/20
Date

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

HARPER PLACE NE

PROPERTY LINE



"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"

WWW.JEEBSANDZUZU.COM



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ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P: 505-797-1318



JOB NO: 20-005
DRAWN: GH
CHECKED: J&Z
DATE: Sep. 15, 2020

1 EAM
10-5-20
SHEET NO: 1
TCLII

GIOO HARPER

GIOO HARPER PL. NE,
ALBUQUERQUE, NM 87109