



November 10 2020

David Aube, PE
The Design Group
120 Vassar Drive SE
Albuquerque NM 87XXX

Re: **Marbella Apartments (Hi Lite-Phasing Only)**
6801 Glenrio Drive SE
Traffic Circulation Layout
Engineer's 11-02-2020 (J10-D031)


Dear Mr. David Aube,

The TCL submittal received 11-05-2020 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,


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

www.cabq.gov

NM 87103

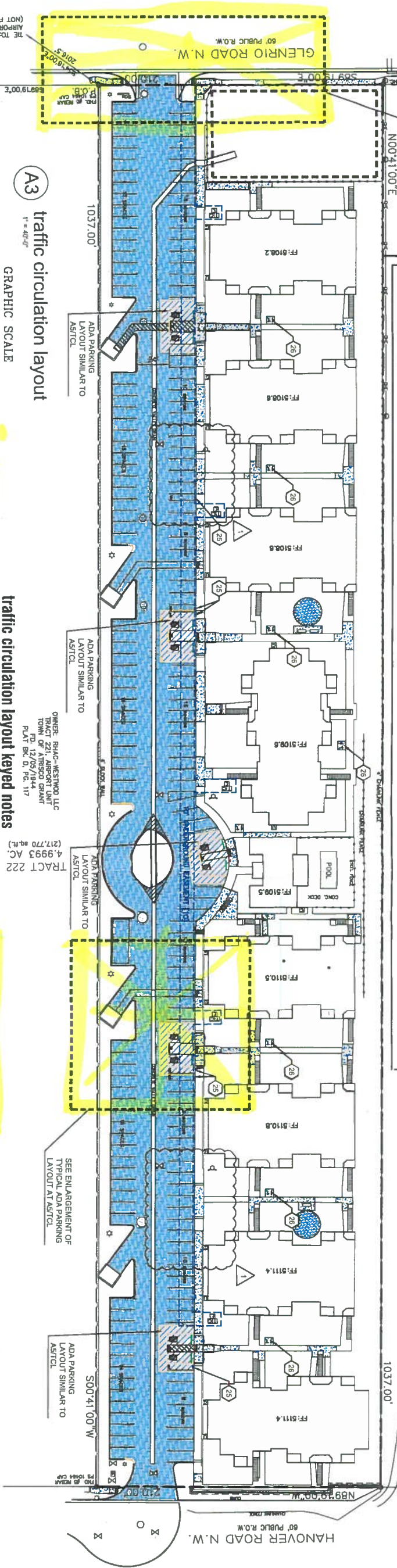
Albuquerque

PO Box 1293

C: CO Clerk, File

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

OWNER: COUNTY OF BERNALILLO
TRACT 221, AIRPORT UNIT
TOWN OF AIRNSO GRANT
FD. 6/04/2014
PLAT BK. 2014C, PG. 51



A3 traffic circulation layout
1" = 40'-0"

GRAPHIC SCALE

SEE ENLARGEMENT OF
PUBLIC CURB RAMP LAYOUT
AT/CTCL

project tabulated parking counts

Use	Req'd Number of Units	On Site Parking Req'd	HC Provided	MC Provided	MC Provided	Bicycle Provided
Residential	97	184	8	10	4	6
Total	97	184	8	10	4	6

Notes:
1. Parking required 1.5 space per unit.
2. Bicycle parking required, 3 spaces or 10% whichever is greater.
3. Motorcycle parking required 4 space per 101-150 of street parking.

SIGN TYPE R7-8 (12"x18")
-sign field is white
-sign lettering and border
are green
-International Symbol of
Accessibility is white on a
blue background

Required language per
NMSA 1978B6-7-352.4C

SIGN TYPE R7-8a (5"x12")
-sign field is white
-sign lettering and border
are green

Required language
(Van Accessible
Spaces) per ANSI
502.7

A1 reserved parking signs
NOT TO SCALE

ADD ADDITIONAL SIGN BELOW RESERVED PARKING SIGN OR VAN ACCESSIBLE SIGN
THAT READS VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
ACCESS AISLES AT ADA PARKING SPACES THAT BE LABELED WITH "NO PARKING"

traffic circulation layout key notes

1. 6" HEADER CURB PER DETAIL
2. ASPHALT PAVEMENT
3. CONCRETE CURB ACCESS RAMP
4. CONCRETE SIDEWALK
5. TURNDOWN EDGE ON SIDEWALK
6. 5" WIDE MOTORCYCLE PARKING SPACE AND SIGN
7. EXISTING VALLEY GUTTER TO REMAIN
8. EXISTING REFUSE CONTAINER AND ENCLOSURE TO REMAIN
9. 4" WIDE WHITE TRAFFIC PARKING
10. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE"
11. HANDRAIL
12. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 7" AND 6"
13. TALL ASPHALT PARKING AREAS TO RECEIVE SLURRY SEAL AND NEW PARKING LOT STRIPING
14. PUBLIC CONCRETE SIDEWALK PER COA STD DWG 2430 AND 2431
15. DETECTABLE WARNING SURFACE
16. CURB ACCESS RAMP IN PUBLIC ROW PER MNDOT STANDARD DRAWING 608
17. RESERVED PARKING SYMBOL PER DETAIL
18. ACCESSIBLE PARKING SIGN PER DETAIL A1/CTCL
19. VAN ACCESSIBLE PARKING SIGN PER DETAIL A1/CTCL
20. CONCRETE PARKING BLOCK
21. PAINTED CROSSWALK PER DETAIL, 12" WHITE STRIPES ON EDGES AND 4" WHITE STRIPES AT 45° ANGLE AT 4" ON CENTER
22. 12" TALL WHITE "NO PARKING" LETTERS IN UNLOADING ZONE
23. 4" WIDE BLUE STRIPES AT 2" ON CENTER AT 45° ANGLE IN UNLOADING ZONE. PROVIDE 4" WIDE BLUE STRIPE SURROUNDING UNLOADING ZONE
24. FILL CONCRETE SIDEWALK JOINT WITH NON-SHRINK GROUT
25. MOTORCYCLE ONLY PARKING SIGN AND 5X20 STALL
26. DERO HOOP RACK HEAVY DUTY BIKE RACK INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
27. EXTEND HANDRAILS ON STAIRS
28. PLAY AREA TO BE INSTALLED UNDER SEPARATE CONTRACT
29. CONCRETE PAD AND BENCH(S). CONCRETE PAD TO BE 1.4% MAX SLOPE IN ANY DIRECTION AND SHALL EXTEND AT LEAST 3' ON ALL SIDES OF BENCH(S).
30. CONSTRUCT SIDEWALK CULVERT

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed
Date 11/09/20
Hi lite area only NSF

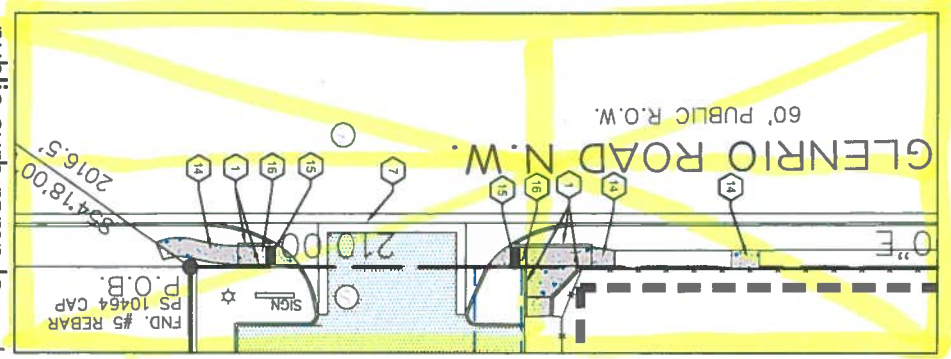


A3 hoop type bike rack
1" = 20'-0"

DERO: HOOP RACK HEAVY DUTY
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

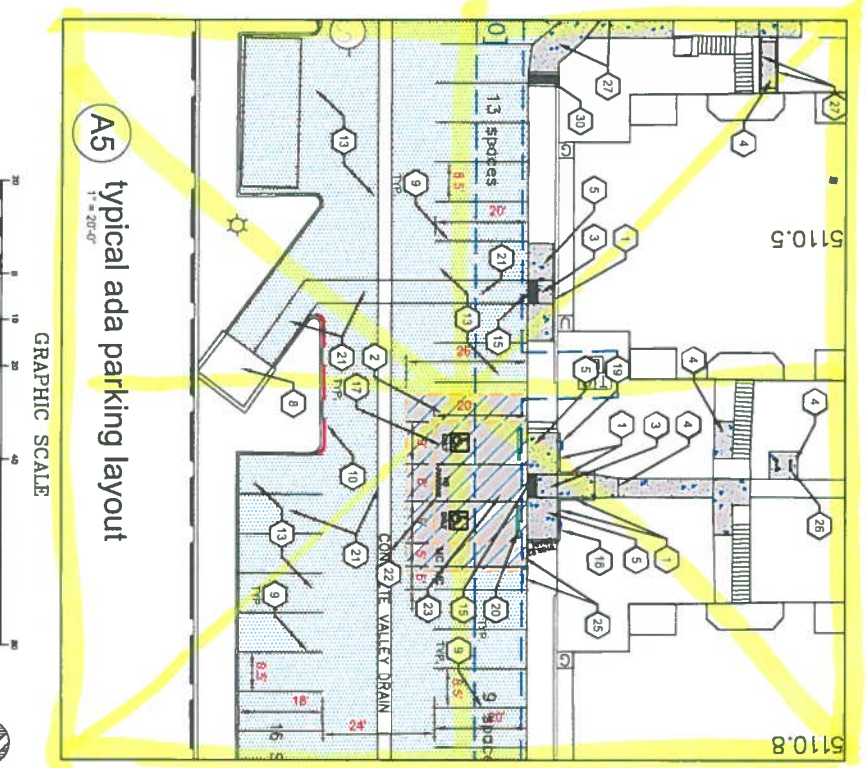
A4 public curb ramp layout
1" = 20'-0"

GRAPHIC SCALE
1 inch = 20 ft.



A5 typical ada parking layout
1" = 20'-0"

GRAPHIC SCALE
1 inch = 20 ft.



NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11"x17"

revision:
1 ASBCH 09.27.19

project:
190101
date:
05.31.19
checked:

traffic
circulation
layout
tcl

permit
set

marbella apartments
6801 glenrio rd.
albuquerque, new mexico 87121

190101
05.31.19
05.31.19

David A. Nilsen
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