

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

March 6, 2015

Ronald A. Witherspoon, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Glenrio Apartments, 6901 Glenrio Rd. NW, BLDG 4, PHASE 2 ONLY
Certificate of Occupancy – Transportation Development**
Architect's Stamp dated 10-09-13 (J10-D043)
Certification dated 03-02-15

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 03-02-15 ,
Transportation Development has no objection to the issuance of a Permanent
Certificate of Occupancy for Phase 2 Only (Permit # 201392073). 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 me at (505)924-3630.

Sincerely,

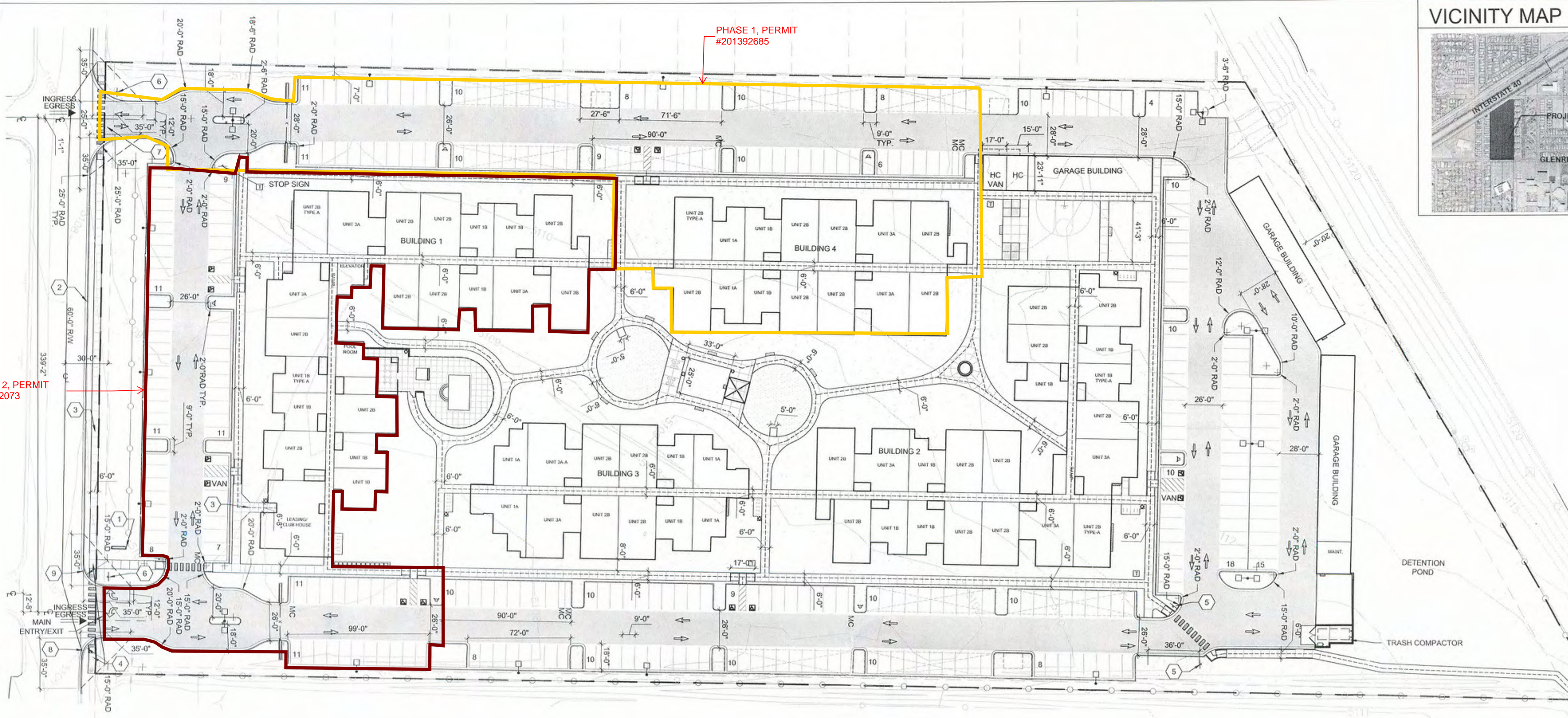
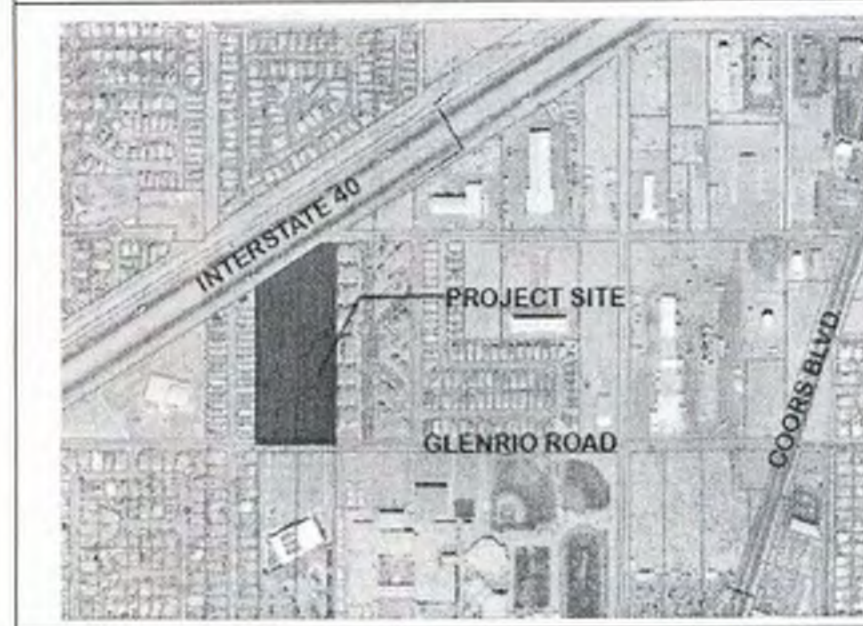
Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk
mao



Glenrio Housing
Albuquerque, NM

VICINITY MAP



**TRAFFIC CIRCULATION LAYOUT
APPROVED**
Signed: [Signature] Date: 10/11/13

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

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRG/Permit approval
and Work Order required.

SITE PLAN
1" = 40'-0"
0 20' 40' 80'

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
SIGNAGE, WALLS, TREES & SHRUBS BETWEEN 3'-0" AND 8'-0", FROM THE GUTTER PAN WILL
NOT BE ACCEPTABLE IN THIS AREA. SEE LANDSCAPE PLAN.

BUILDING DATA

BUILDING 1- RESIDENTIAL & COMMON SPACE	
FIRST FLOOR (+ COMMUNITY BUILDING)	21,816 SF
SECOND FLOOR	19,712 SF
THIRD FLOOR	18,250 SF
TOTAL BUILDING AREA	59,778 SF
BUILDING 2- RESIDENTIAL	
FIRST FLOOR	19,529 SF
SECOND FLOOR	19,529 SF
THIRD FLOOR	19,529 SF
TOTAL BUILDING AREA	58,032 SF
BUILDING 3- RESIDENTIAL	
FIRST FLOOR	10,854 SF
SECOND FLOOR	10,854 SF
THIRD FLOOR	10,854 SF
TOTAL BUILDING AREA	31,998 SF
BUILDING 4- RESIDENTIAL	
FIRST FLOOR	13,583 SF
SECOND FLOOR	13,583 SF
THIRD FLOOR	13,583 SF
TOTAL BUILDING AREA	40,518 SF
GARAGE BUILDING 1	
+ MAINTENANCE	3,121 SF
GARAGE BUILDING 2	479 SF
GARAGE BUILDING 3	2,845 SF
TOTAL GARAGE BUILDING AREA	2,455 SF
PROJECT TOTALS	196,445 SF

PARKING REQUIREMENT

TOTAL PARKING REQUIRED PER CITY OF ALBUQUERQUE ZONING CODE:
TOTAL PARKING REQUIRED @ 1.5 PARKING SPACES PER BATH: 327 SPACES
TOTAL PARKING PROVIDED: 377 SPACES

HANDICAPPED SPACES REQUIRED (301-500): 12
HANDICAPPED SPACES PROVIDED: 14

MOTORCYCLE SPACES REQUIRED (301-500): 6
MOTORCYCLE SPACE PROVIDED: 8

TOTAL BICYCLE PARKING REQUIRED @ 1 SPACE PER 2 DU: 96 SPACES
TOTAL BICYCLE PARKING PROVIDED OUTSIDE BUILDINGS: 60
TOTAL BICYCLE PARKING PROVIDED INSIDE BUILDINGS WITHIN UNITS BALCONIES: 198

SHEET KEYED NOTES

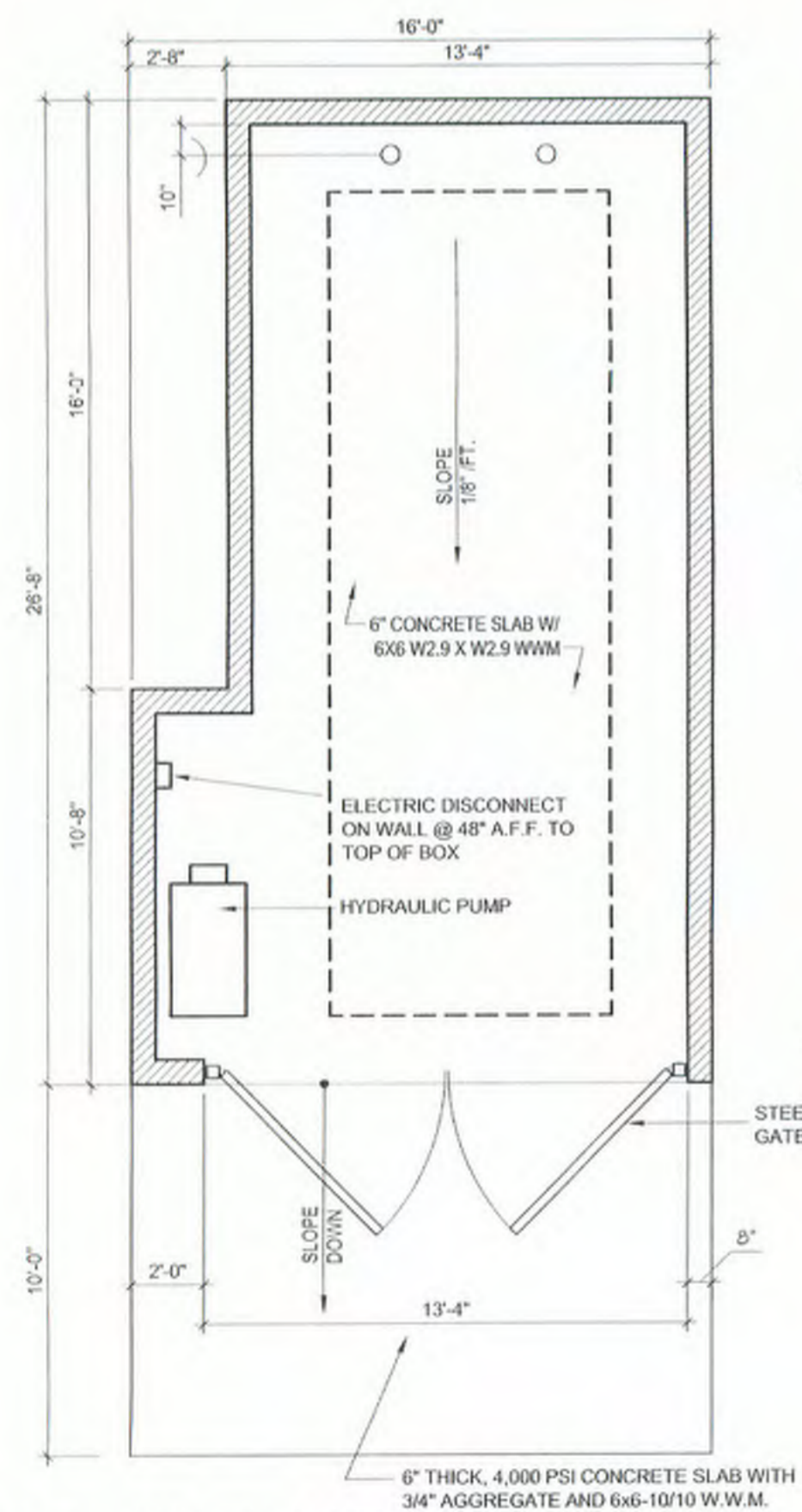
- MONUMENT SIGN
- STANDARD CURB AND GUTTER PER COA STD DWG #2415A
- CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG #2430
- CONSTRUCT 5'X8' WIDE LANDING AREA (AT 2% MAX CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS
- CROSSWALK SIGN WITH NO VISUAL OBSTRUCTIONS
- STOP SIGN
- SECONDARY ENTRY
- BUILD NEW PRIVATE ENTRY PER COA STD DWG #2426 WITH UNIDIRECTIONAL RAMPS, INCLUDING 2' WIDE BY FULL WIDTH TRUNCATED DOMES (DESIGN PER ADA GUIDELINES)
- 15' RADIUS AT CURB TO PRESERVE EXISTING INLET.

LEGEND

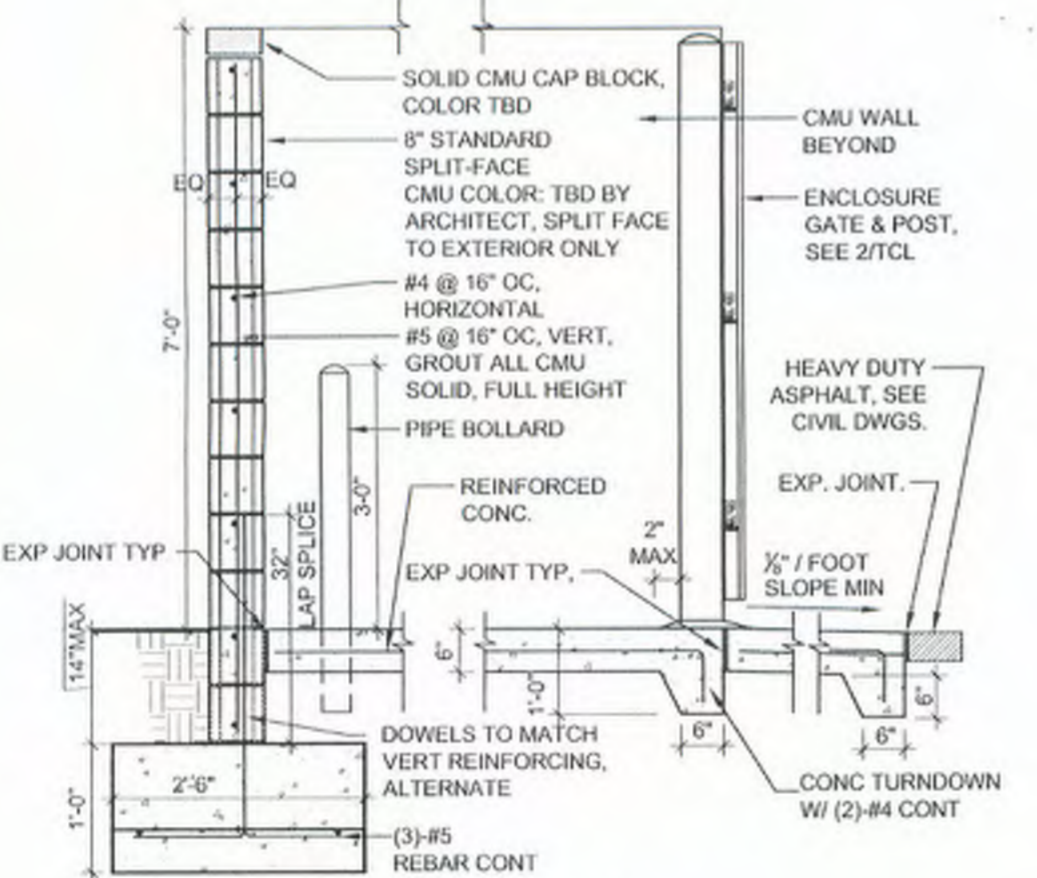
20' REAR YARD SETBACK	MC MOTORCYCLE PARKING
PROPERTY LINE	FIRE HYDRANT
TRAFFIC ARROW	TRANSFORMER
ENGINEERED WOOD FIBER	HANDICAP ACCESSIBLE
LANDSCAPE AREA	HANDICAP ACCESSIBLE ROUTE
HEAVY DUTY ASPHALT	6' HT. ORNAMENTAL FENCING

SITE FURNISHINGS

LIGHT POLE, SEE ELECTRICAL	LITTER RECEPTACLE
BBQ GRILL	BICYCLE RACK
PICNIC TABLE	SHADE STRUCTURE
PICNIC TABLE	KEY PAD
6' BENCH	



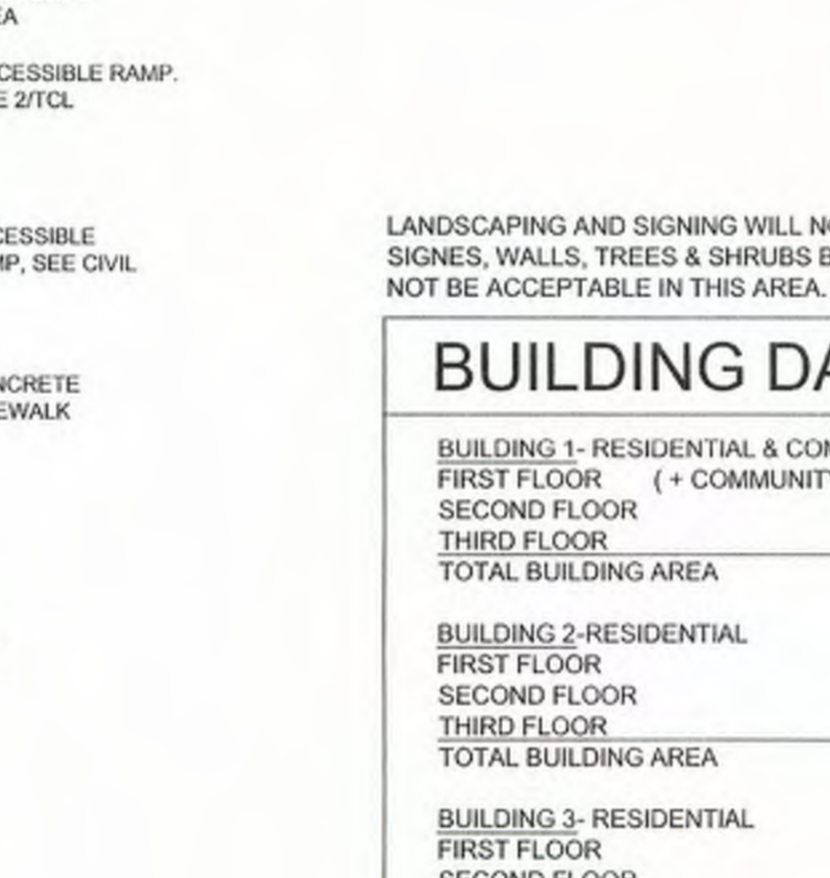
1 COMPACTOR ENCLOSURE
NTS



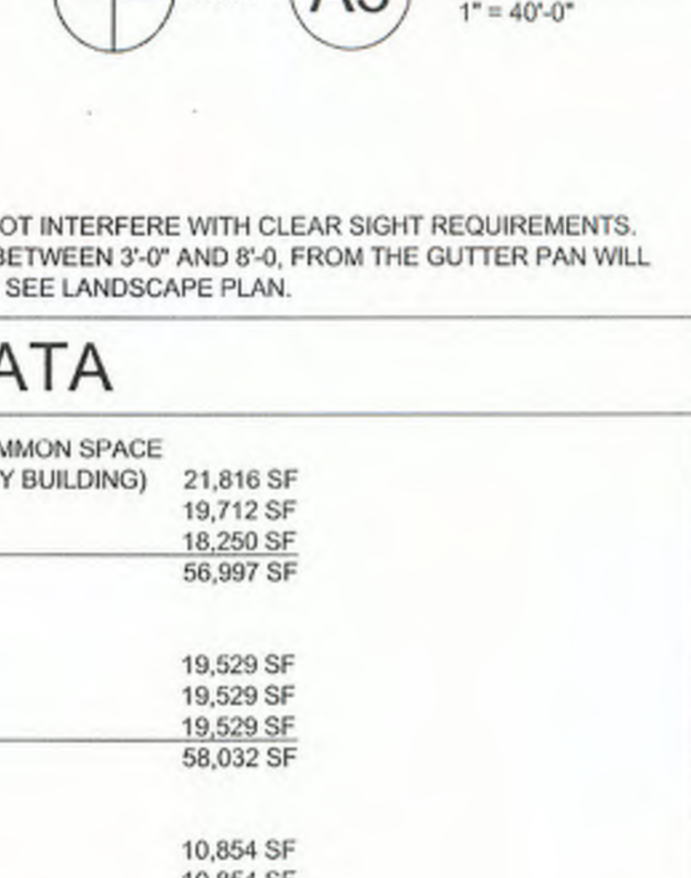
2 ACCESSIBLE RAMP
NTS



3 COMPACTOR ENCLOSURE GATE
NTS



4 COMPACTOR ENCLOSURE SECTION
NTS



5 ACCESSIBLE PARKING
NTS