

CITY OF ALBUQUERQUE



October 11, 2013

Ronald Witherspoon, R.A.
Dekker, Perich, Sabitini
6601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Glenrio Apartments , Glenrio Rd NW & I-25, Traffic Circulation Layout
Architect's Stamp dated 10-9-13 (J10-D043)**

Dear Mr. Witherspoon,

The TCL submittal received 10-10-13 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

New Mexico 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

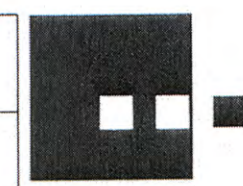
www.cabq.gov

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 924-3306.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File



**Dekker
Perich
Sabatini**

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Albuquerque, NM 87109
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fax 761-4222
dps@dpsdesign.org

ARCHITECT

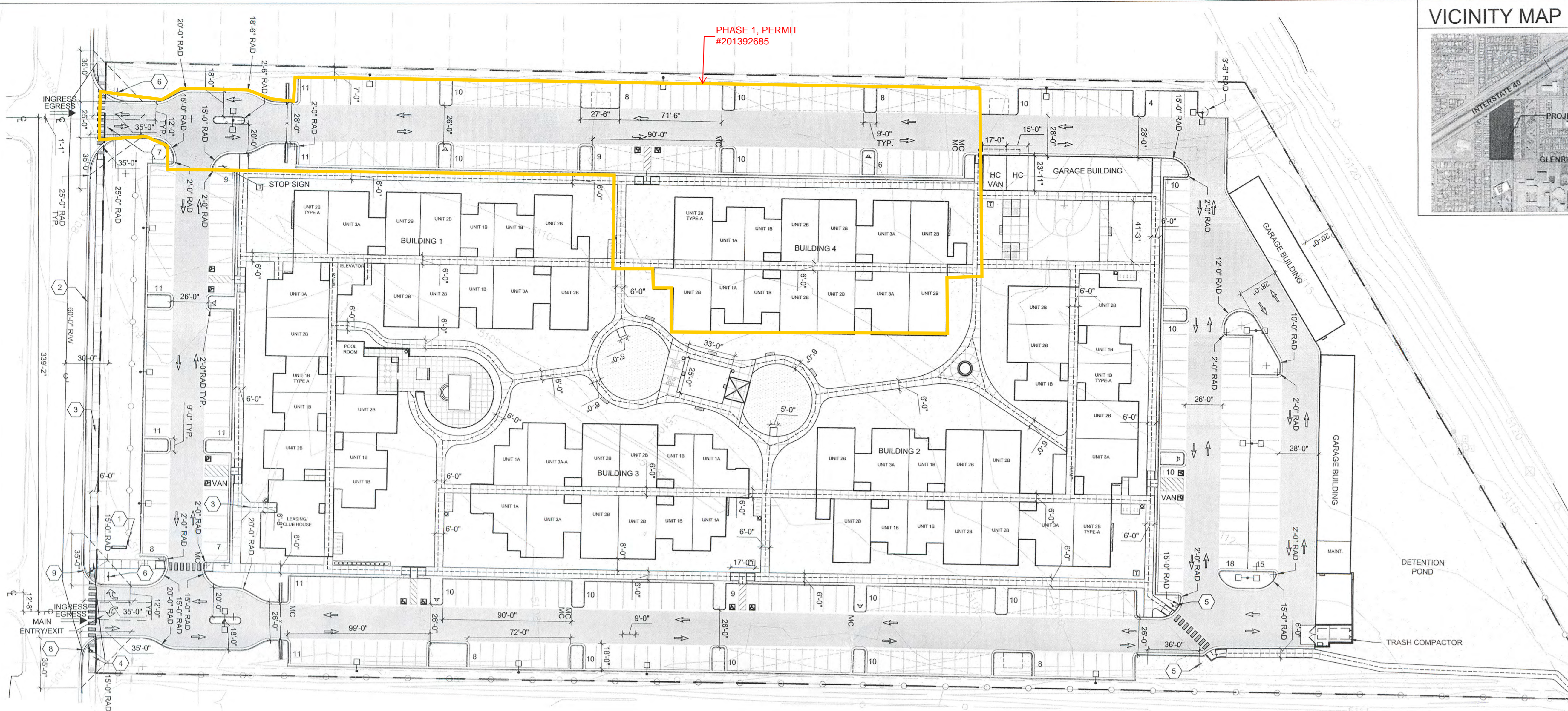
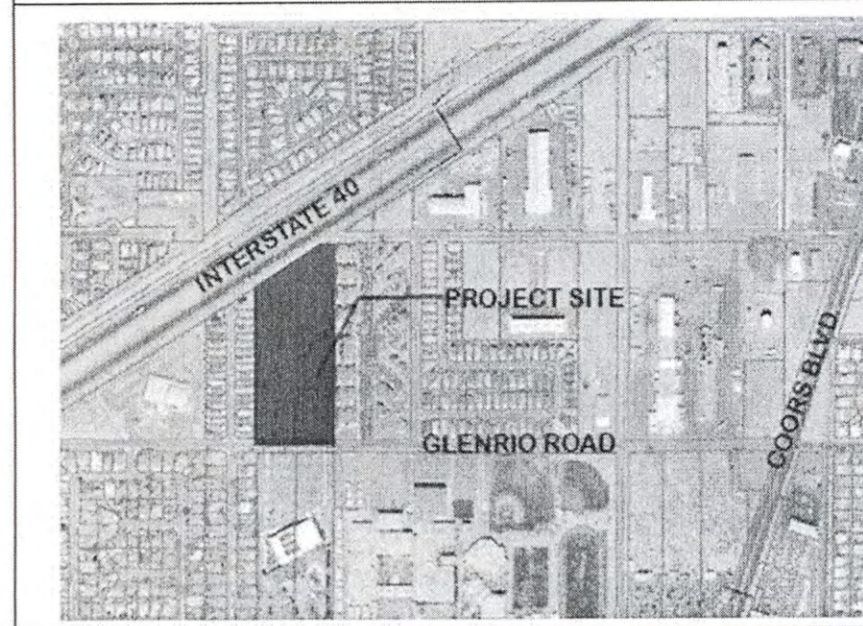


ENGINEER

PROJECT

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. SIGNS, 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	58,587 SF
BUILDING 3- RESIDENTIAL	
FIRST FLOOR	10,854 SF
SECOND FLOOR	10,854 SF
THIRD FLOOR	10,854 SF
TOTAL BUILDING AREA	32,562 SF
BUILDING 4- RESIDENTIAL	
FIRST FLOOR	13,583 SF
SECOND FLOOR	13,583 SF
THIRD FLOOR	13,583 SF
TOTAL BUILDING AREA	40,749 SF
GARAGE BUILDING 1 + MAINTENANCE	3,121 SF
GARAGE BUILDING 2	479 SF
GARAGE BUILDING 3	2,845 SF
PROJECT TOTALS	196,445 SF

PARKING REQUIREMENT

TOTAL PARKING REQUIRED PER CITY OF ALBUQUERQUE ZONING CODE:
TOTAL PARKING PROVIDED @ 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: 99 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	

REVISIONS

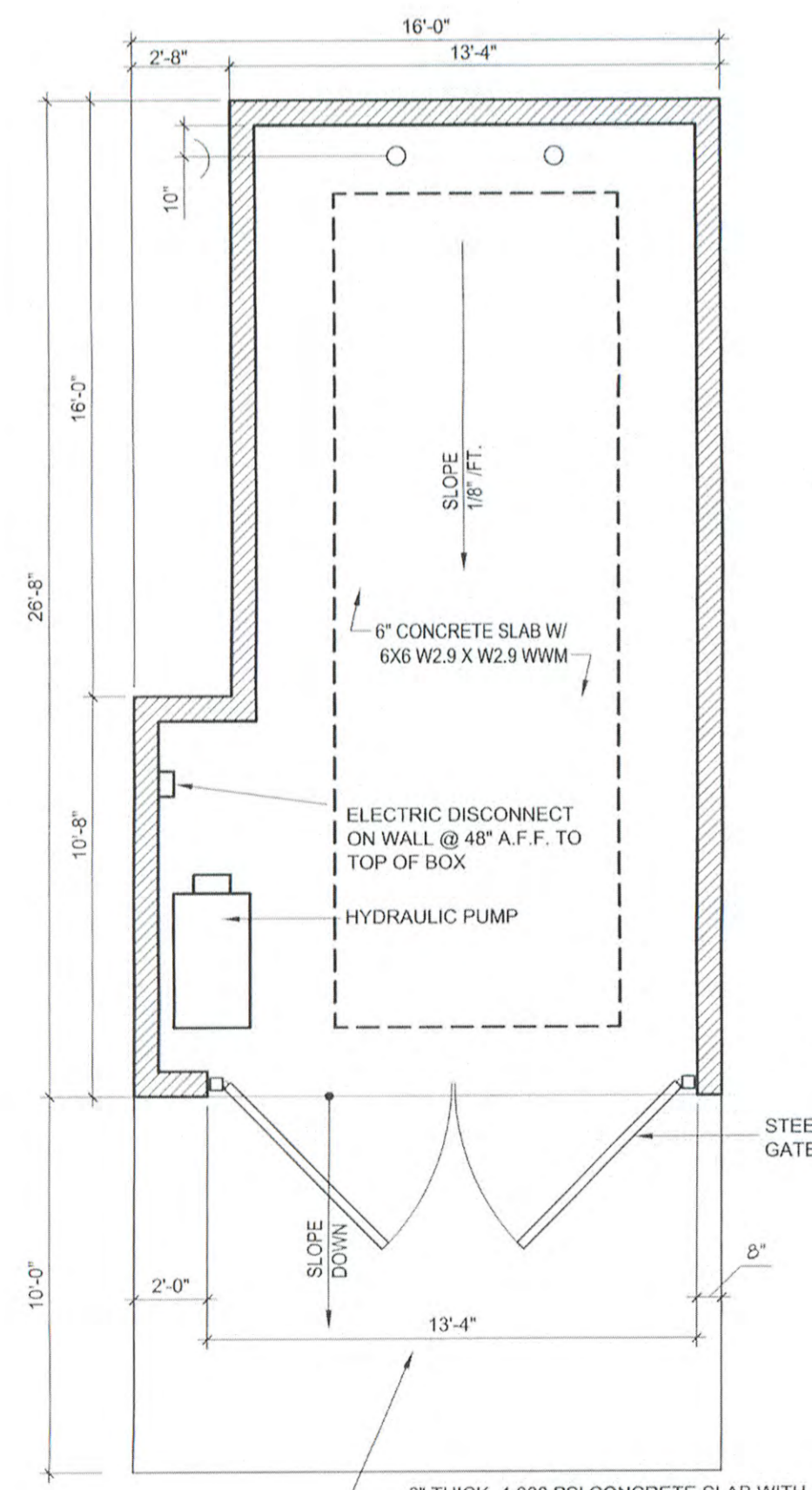
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DRAWN BY: LI,SY
REVIEWED BY: RW
DATE: 10/9/2013
PROJECT NO.: 12-0079
DRAWING NAME:

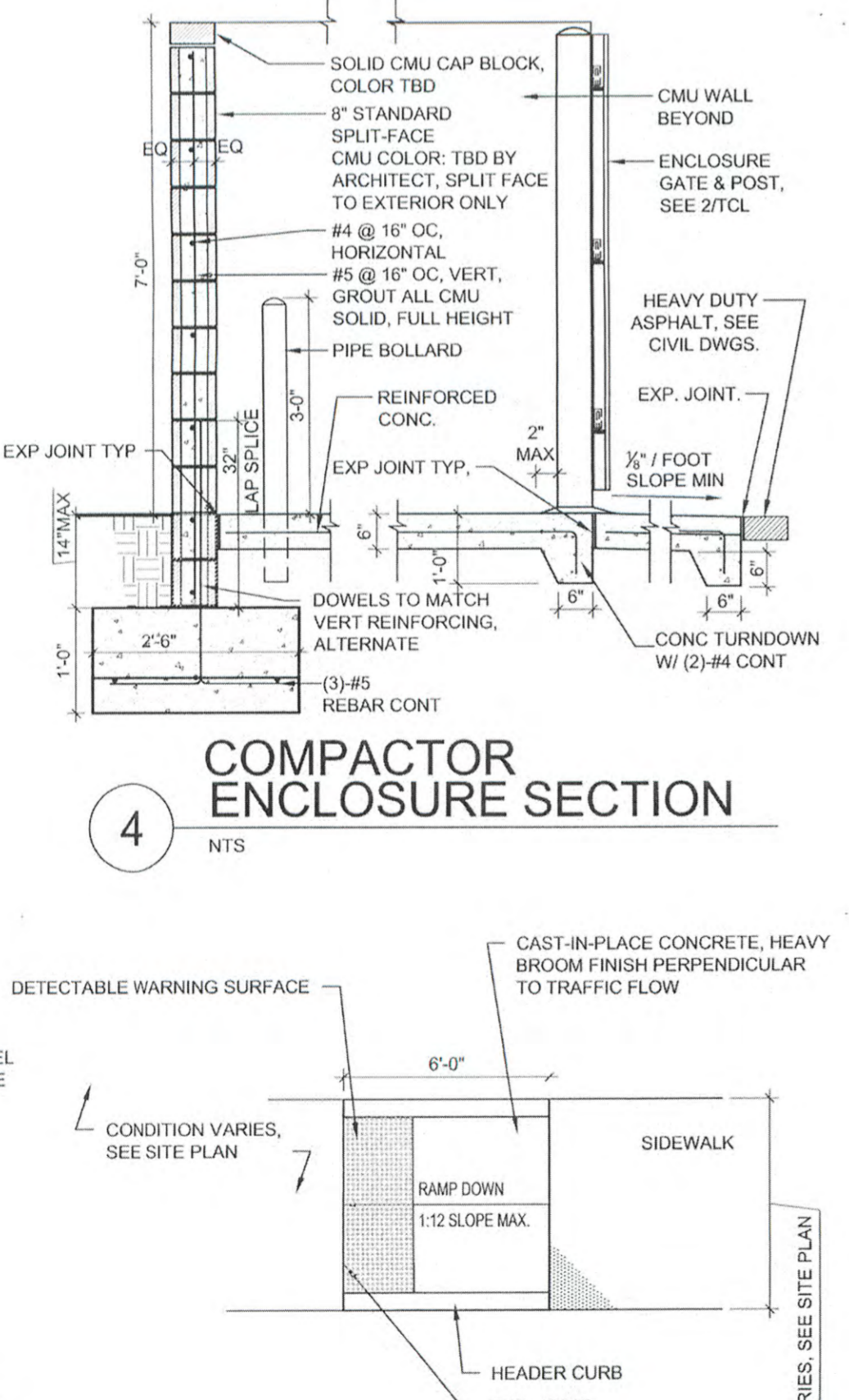
TRAFFIC CIRCULATION LAYOUT

SHEET NO.

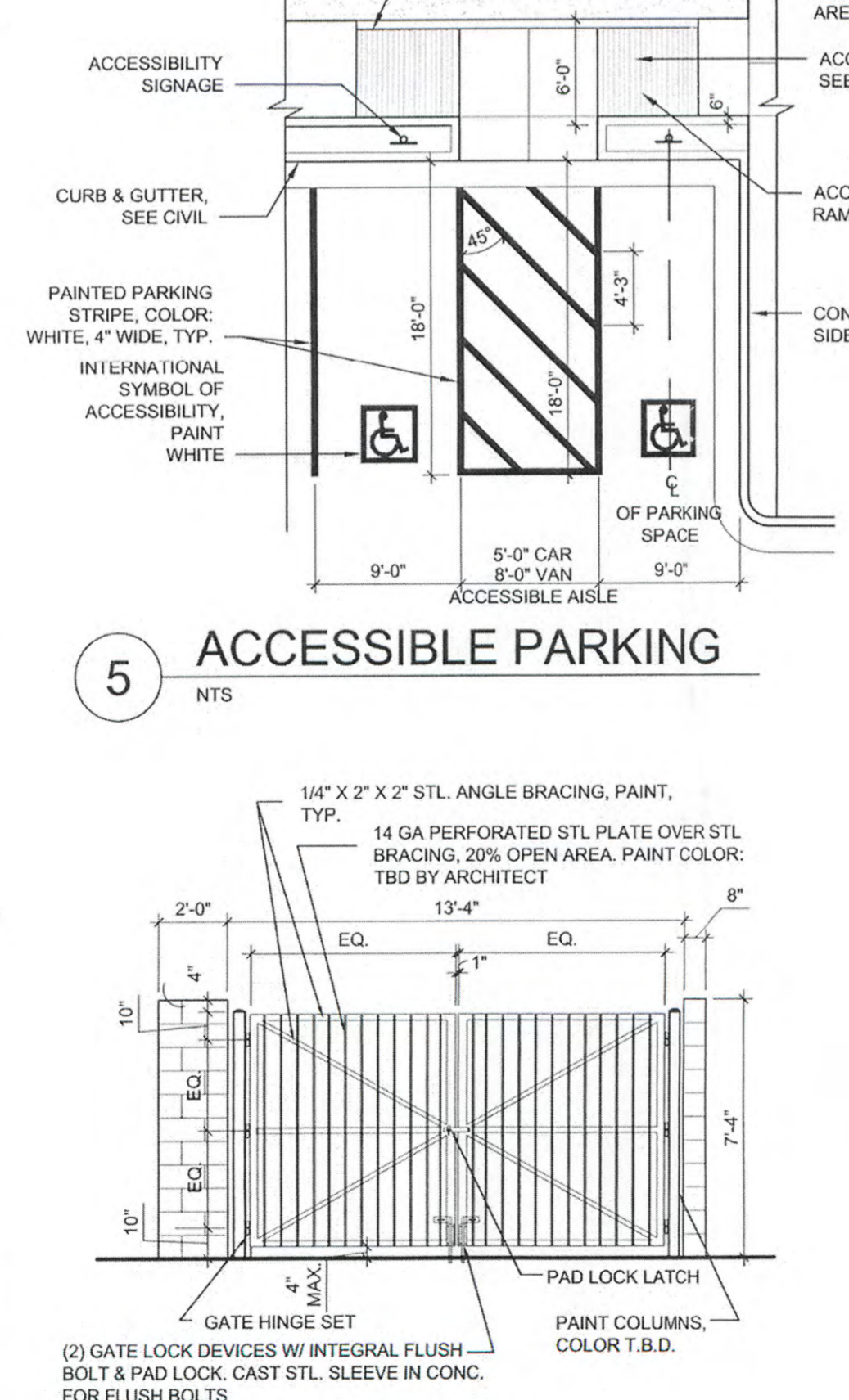
TCL
OF



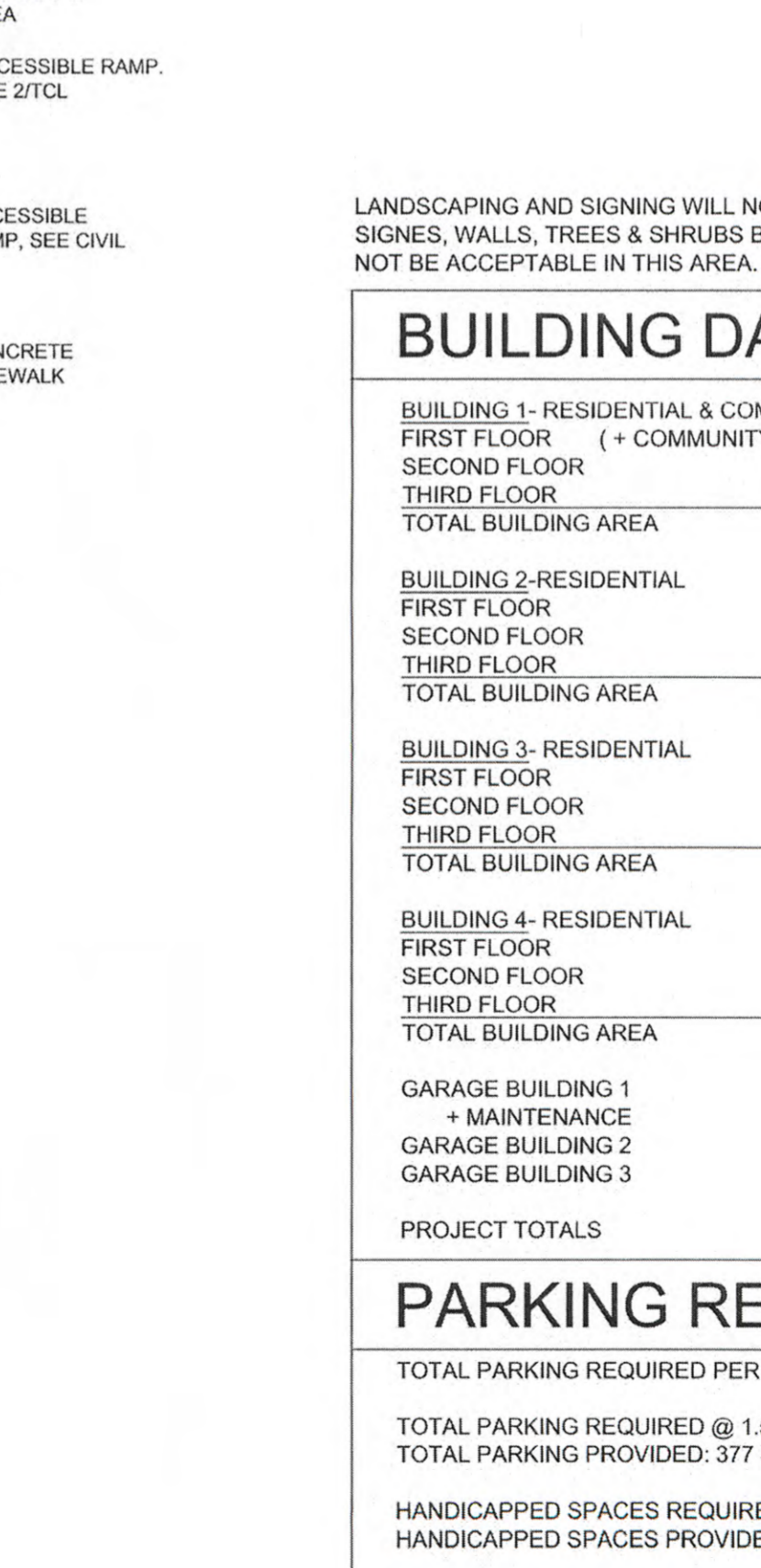
1 COMPACTOR ENCLOSURE
NTS



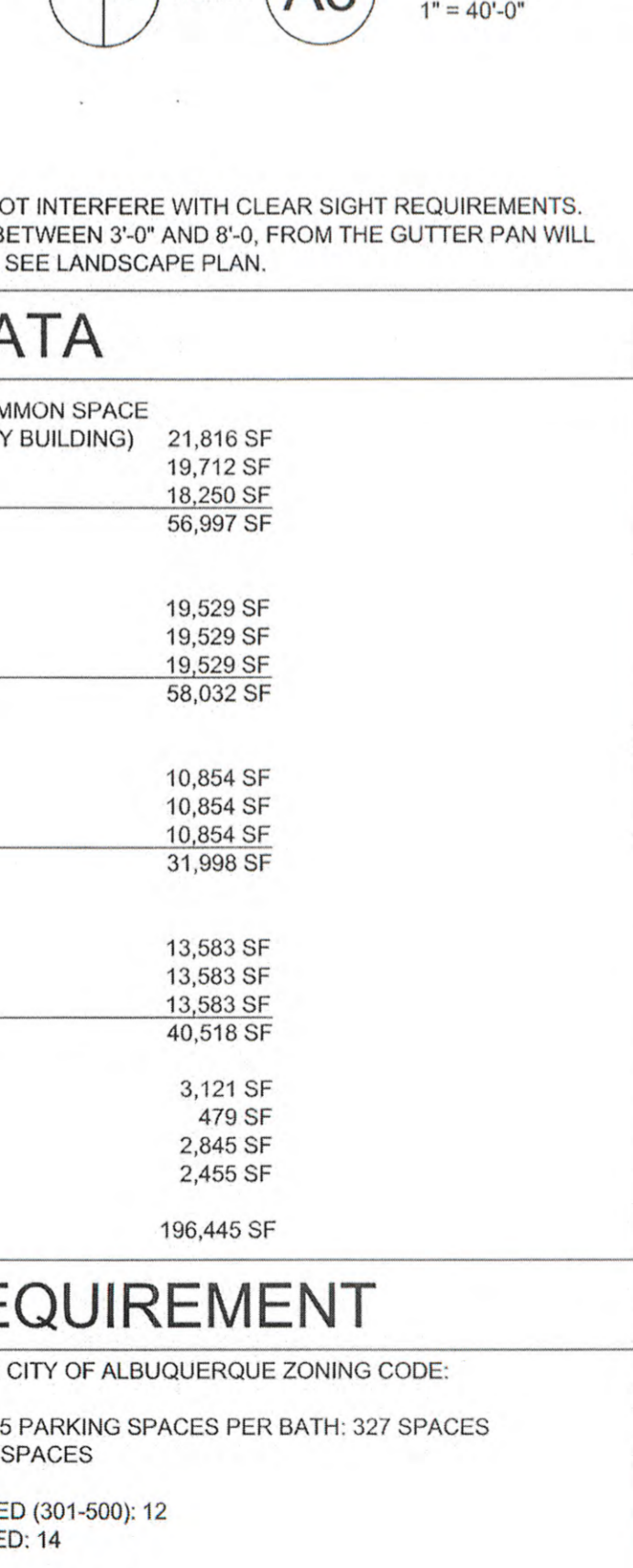
2 ACCESSIBLE RAMP
NTS



3 COMPACTOR ENCLOSURE GATE
NTS



4 COMPACTOR ENCLOSURE SECTION
NTS



5 ACCESSIBLE PARKING
NTS

