CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

October 17, 2025

Peter Butterfield Peter Butterfield Architect 13013 Glenwood Hills Ct NE Albuquerque, NM 8711

peter@pba-lane.com

Re: Oak Street Apartments

200 Oak NE

Albuquerque, NM 87106

Traffic Circulation Layout-Revised

Engineer's Stamp 5-10-25 (K15D169)-TRANS-2025-00298

Dear Mr. Butterfield,

PO Box 1293 The TCL resubmittal received 10-15-25 is approved for Building Permit by Transportation. 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.

Albuquerque 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, and the TCL to the ABQ-PLAN for

log in and evaluation by Transportation.

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

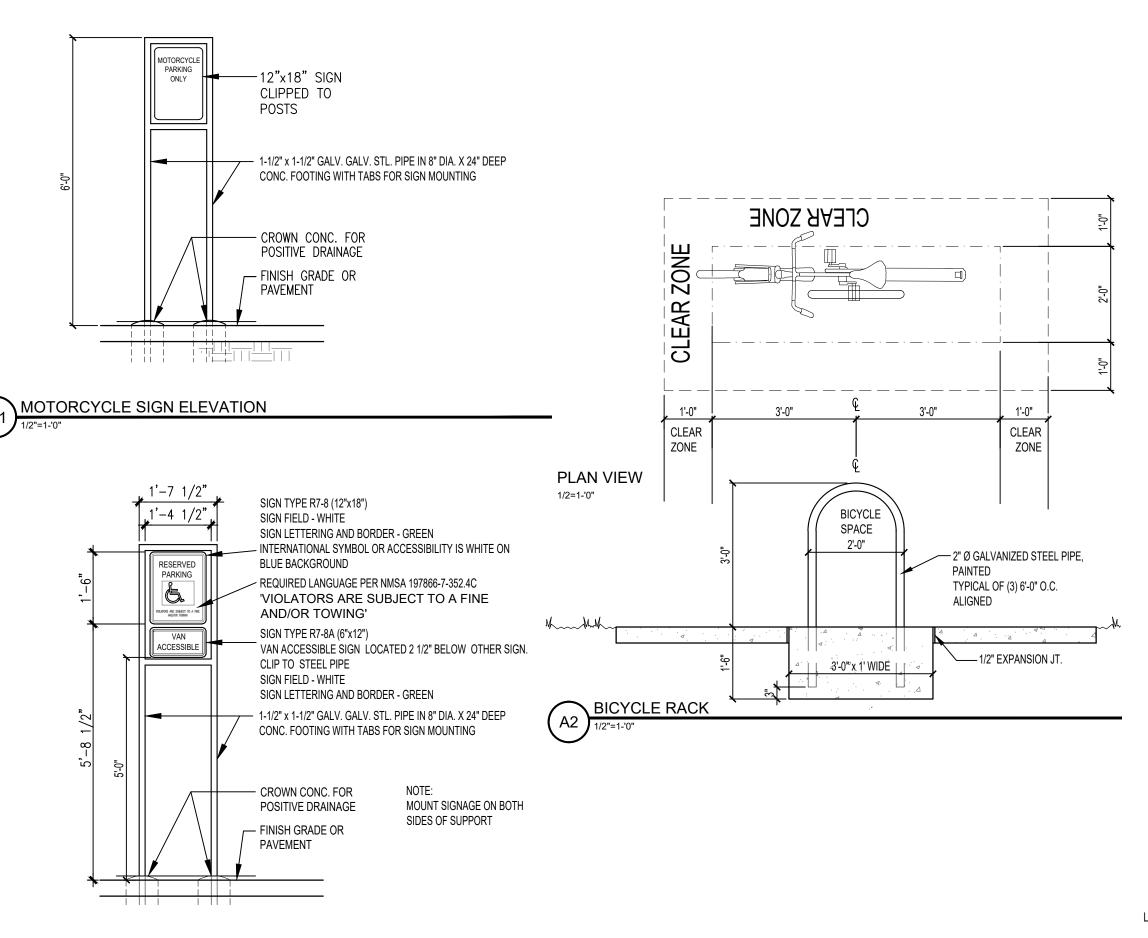
924-3690.

NM 87103

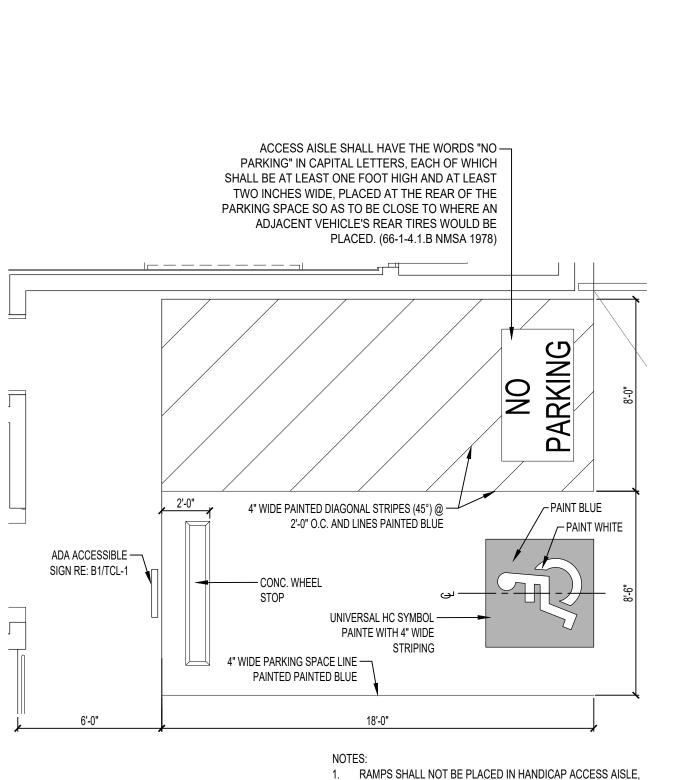
Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. Development Review Services



H.C. SIGN ELEVATION



BUT SHALL BE PLACED WITHIN THE SIDEWALKS

VERTICAL:50 HORIZONTAL)

(1 VERTICAL:12 HORIZONTAL)

IS 5% (1 VERTICAL:20 HORIZONTAL)

AND ADA CODE REQUIREMENTS

ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION (1

MINIMUM WIDTH OF HANDICAP ACCESS RAMPS IS 3'-0"

MAXIMUM HEIGHT IS 6" UNLESS HANDRAIL IS PROVIDED. ADA COMPLIANT NON-RAMP WALKING AREAS MAXIMUM SLOPE

7. HANDICAP PARKING SHALL MEET ALL OTHER APPLICABLE CITY

HANDICAP ACCESS RAMPS MAY NOT EXCEED A SLOPE OF 8%

K-15-Z IN A MAIN STREET (MS) CORRIDOR, ZONED MX-M PER THE INTEGRATED DEVELOPMENT PARKING IS LOCATED IN AN OPEN PARKING GARAGE BELOW THE BUILDING. ZONING DATA DESIGNATION: MX-M LEGAL DESCRIPTION: 022B & L HIGHLAND N102 FT L4,5 & 6 TOTAL SITE ACRES: .327 ACRES APARTMENT BUILDING - DWELLING, MULTI-FAMILY PARKING REQUIREMENTS: DWELLING, MULTI-FAMILY REQUIRED (UC-MS-PT): REQUIRED: 1 SPACE PER DU . ~ 24/1 = 24 PARKING STALLS 24 STALLS PARKING PROVIDED STANDARD: 21 STALLS COMPACT: 2 STALLS ADA STALLS REQUIRED: ADA STALLS PROVIDED:

PROJECT IS A 24 1-BR APARTMENT BUILDING LOCATED @ 200 OAK STREET NE, ZONE GRID MAP LOCATION

TRAFFIC CIRCULATION LAYOUT APPROVED Sertil A. Kanbar 10/17/2025

VAN ACCESSIBLE:

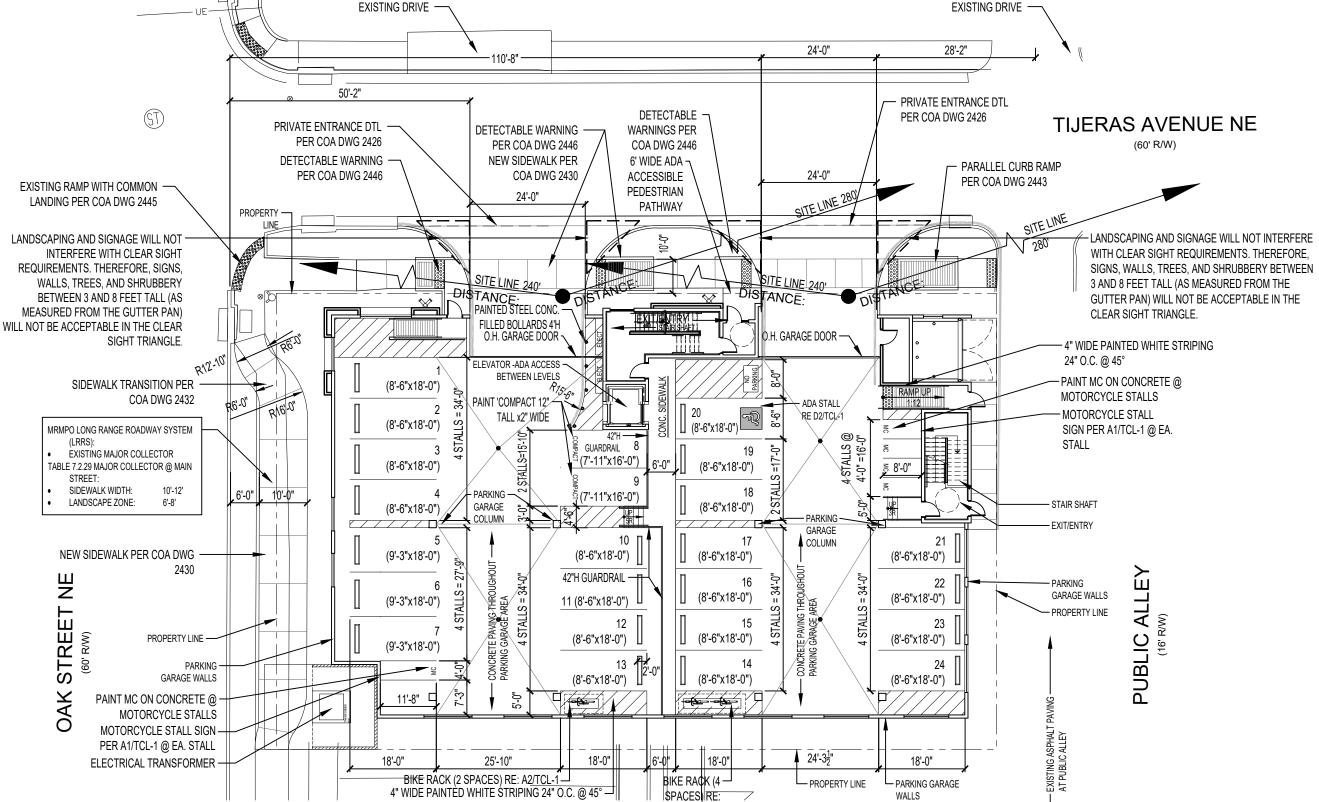
BICYCLE SPACES PROVIDED:

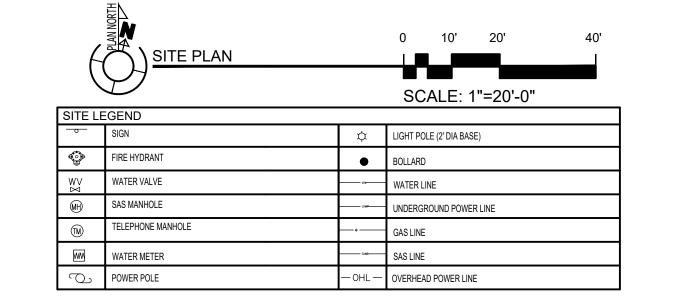
MOTORCYCLE SPACES PROVIDED:5

MOTORCYCLE SPACES REQUIRED:

BICYCLE SPACES REQUIRED:

EXECUTIVE SUMMARY





TRAFFIC APPROVAL PLAN - (CONTRACTOR NOTE: THIS SHEET TO BE USED IN CONJUNCTION WITH SHEET A001) 13013 glenwood hills ct. ne albuquerque nm 87111

(ph) 505 514 1364

XPETER BUTTERFIELD

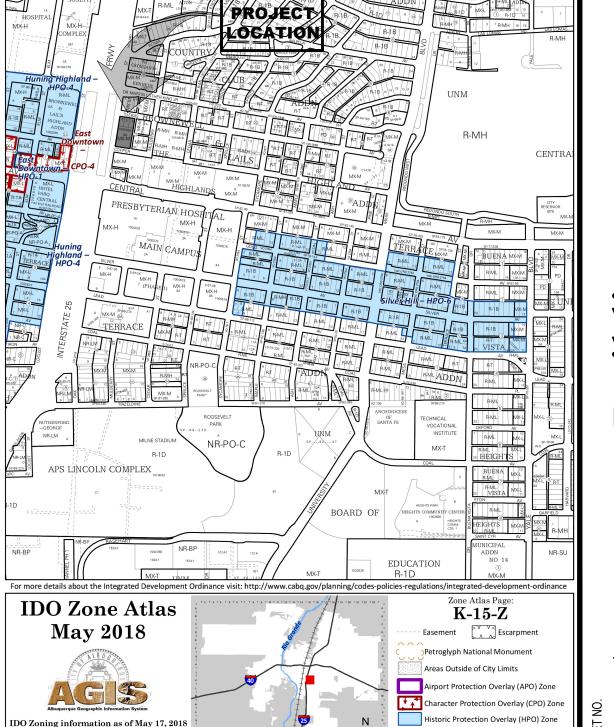
REVISIONS

ADA SITE NOTES SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND
- (MUTCD SIGN # R7-8 AND R7-8A). SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010).
- ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.
- PAVEMENT MARKINGS (NMBC 1110.3)
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978).
- ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN
- GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE
- REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50) ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430



View Protection Overlay (VPO) Zone Feet 0 250 500 1,000

The Zone Districts and Overlay Zones are established by the

D2 TYIPCAL ADA PARKING STALLS DETAIL