

CITY OF ALBUQUERQUE



September 19, 2016

David Aube
Hartman + Majewski Design Group
120 Vassar Dr., SE
Albuquerque, NM 87106

Re: GAHP Casa Feliz, Buildings A-L (Revision)
441 Espanola SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 08-25-16 (L19-D073A-I)

Dear Mr. Aube,

The revision for change of pavement surface from asphalt to 3" thick gravel pavement, for the TCL submittal received 08-31-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for placed into the existing approved building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

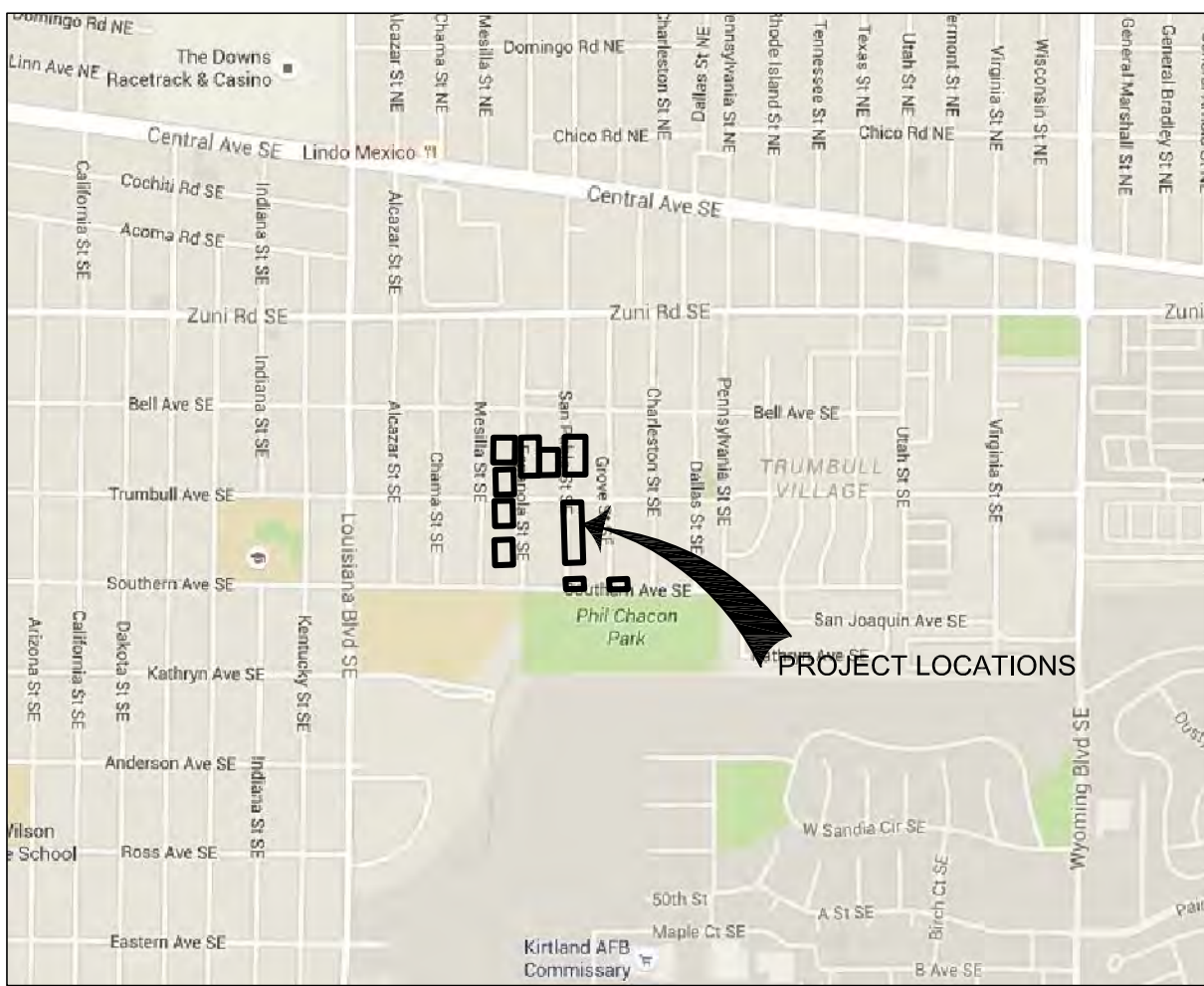
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with 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.

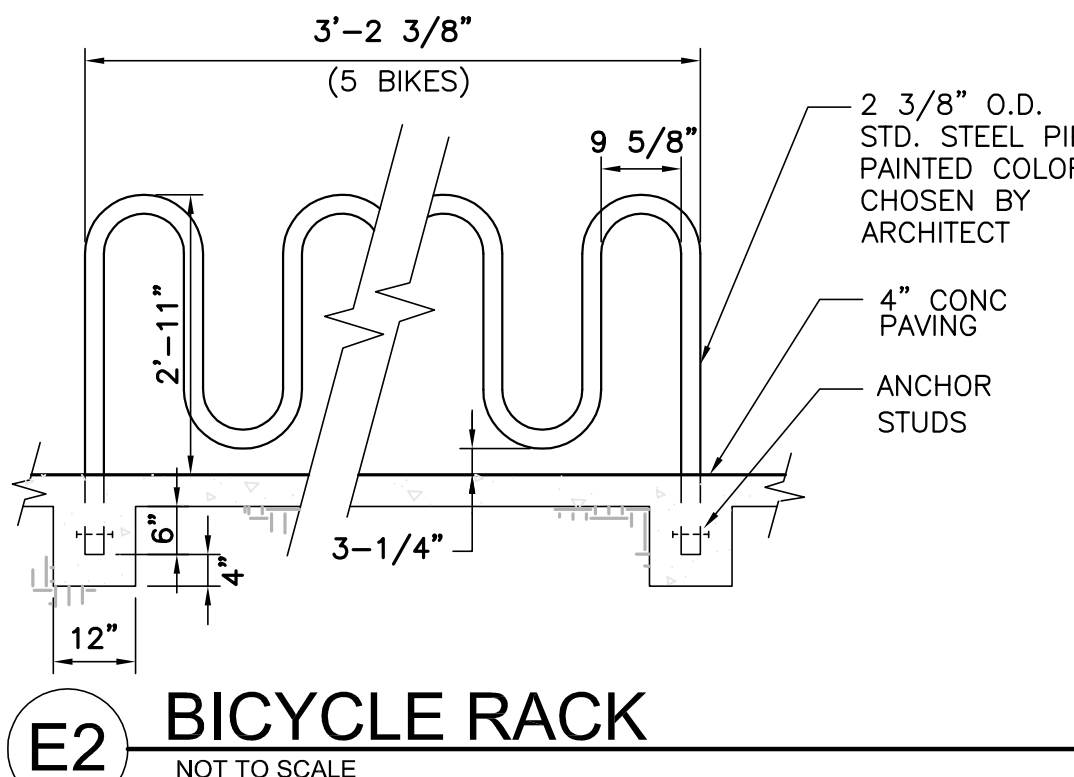
Sincerely,

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

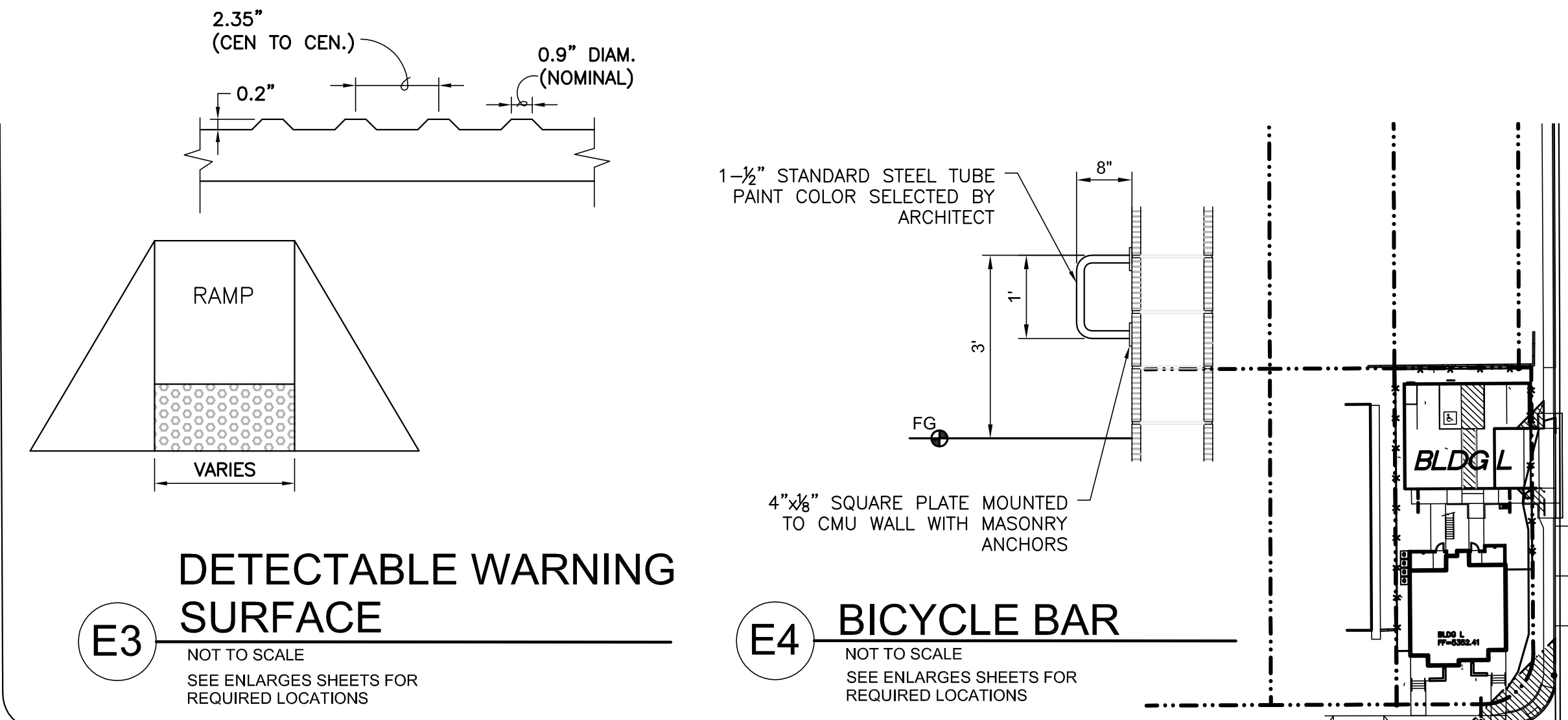
mao via: email
C: CO Clerk, File



A2 VICINITY MAPS
SCALE: NOT TO SCALE



E2 BICYCLE RACK
NOT TO SCALE
SEE ENLARGES SHEETS FOR REQUIRED LOCATIONS



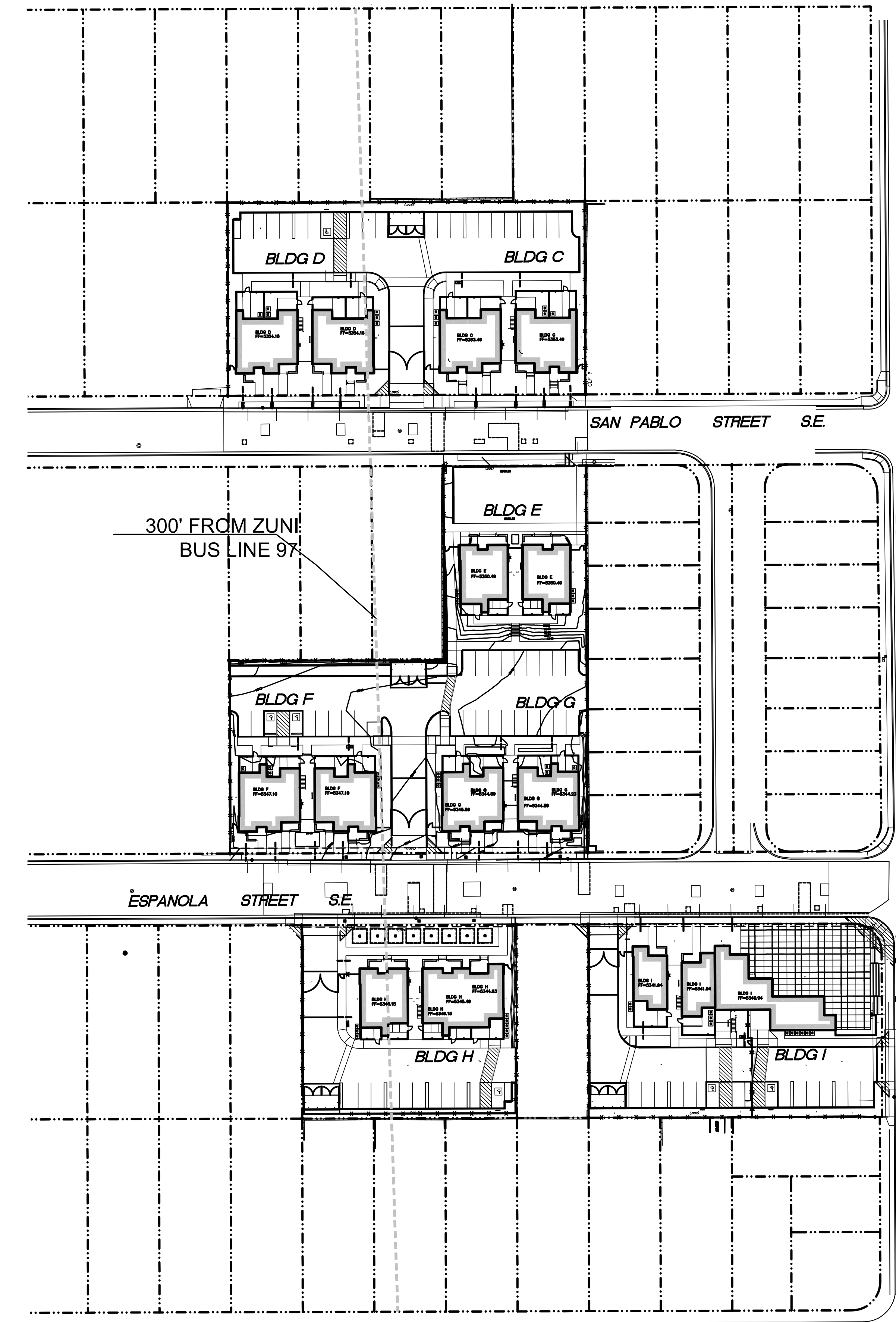
E3 DETECTABLE WARNING SURFACE
NOT TO SCALE
SEE ENLARGES SHEETS FOR REQUIRED LOCATIONS

E4 BICYCLE BAR
NOT TO SCALE
SEE ENLARGES SHEETS FOR REQUIRED LOCATIONS

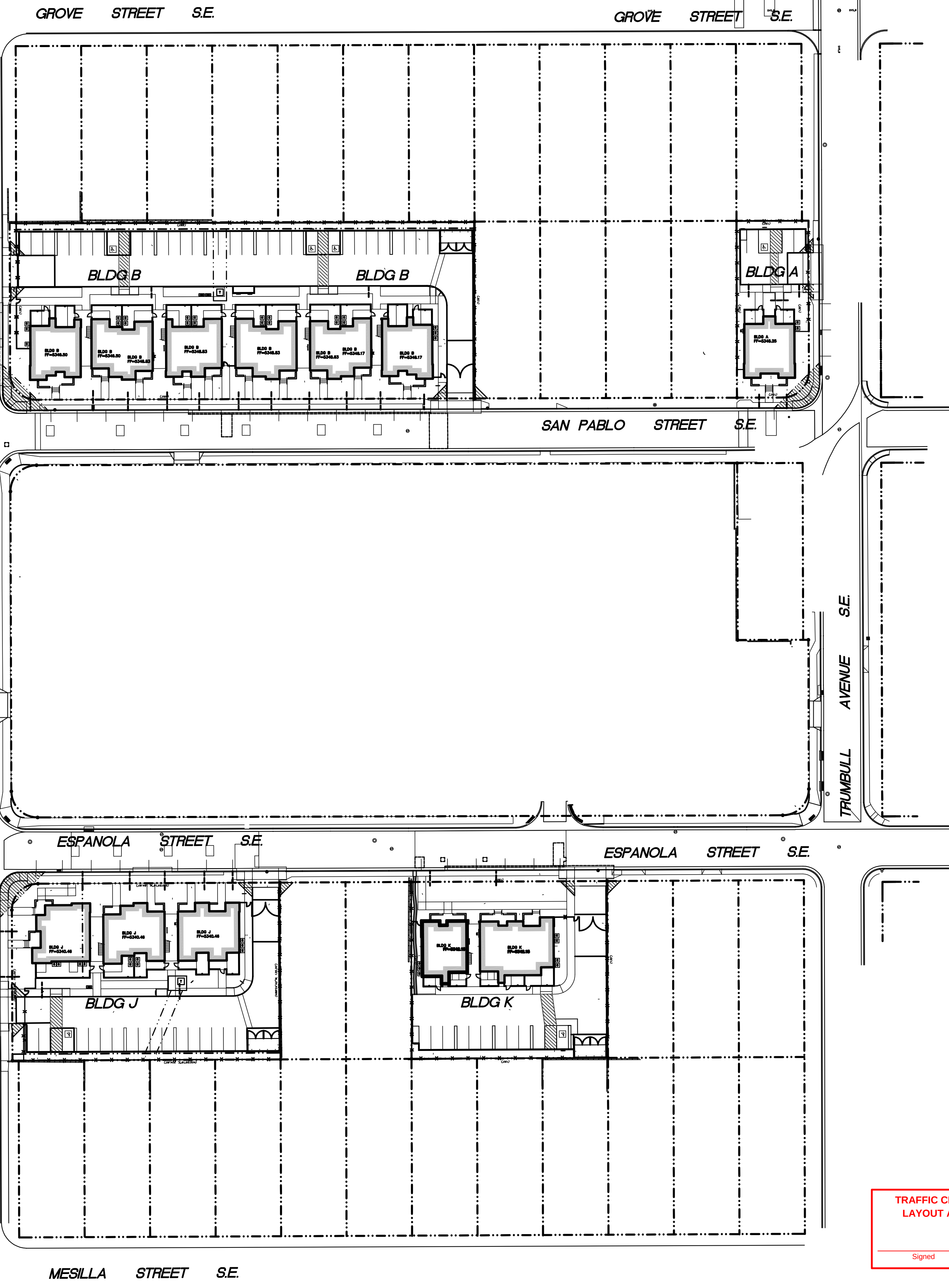
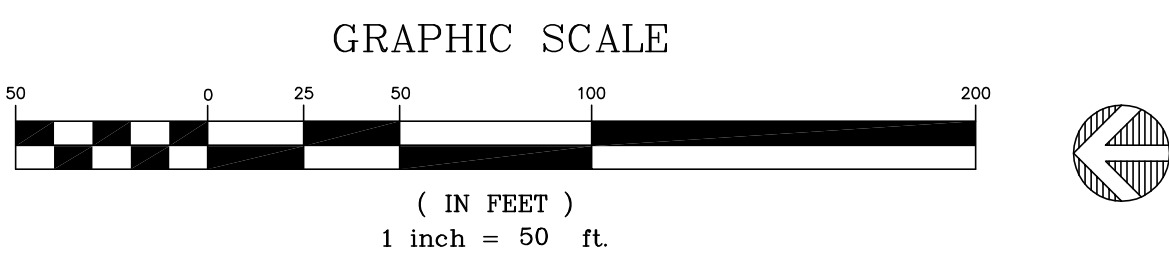
PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
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Total	89	144	176	171	143	60	173	14	14	11	11	46	113

Notes:
1. Parking required 1 space per bath, but no less than 1.5 dwelling unit.
2. Bicycle parking required, 1 per 2 dwelling units.
3. Motorcycle parking required 1 space per 25 off street parking.
4. HC at Community Bldg includes one HC stall inside and outside secure perimeter.

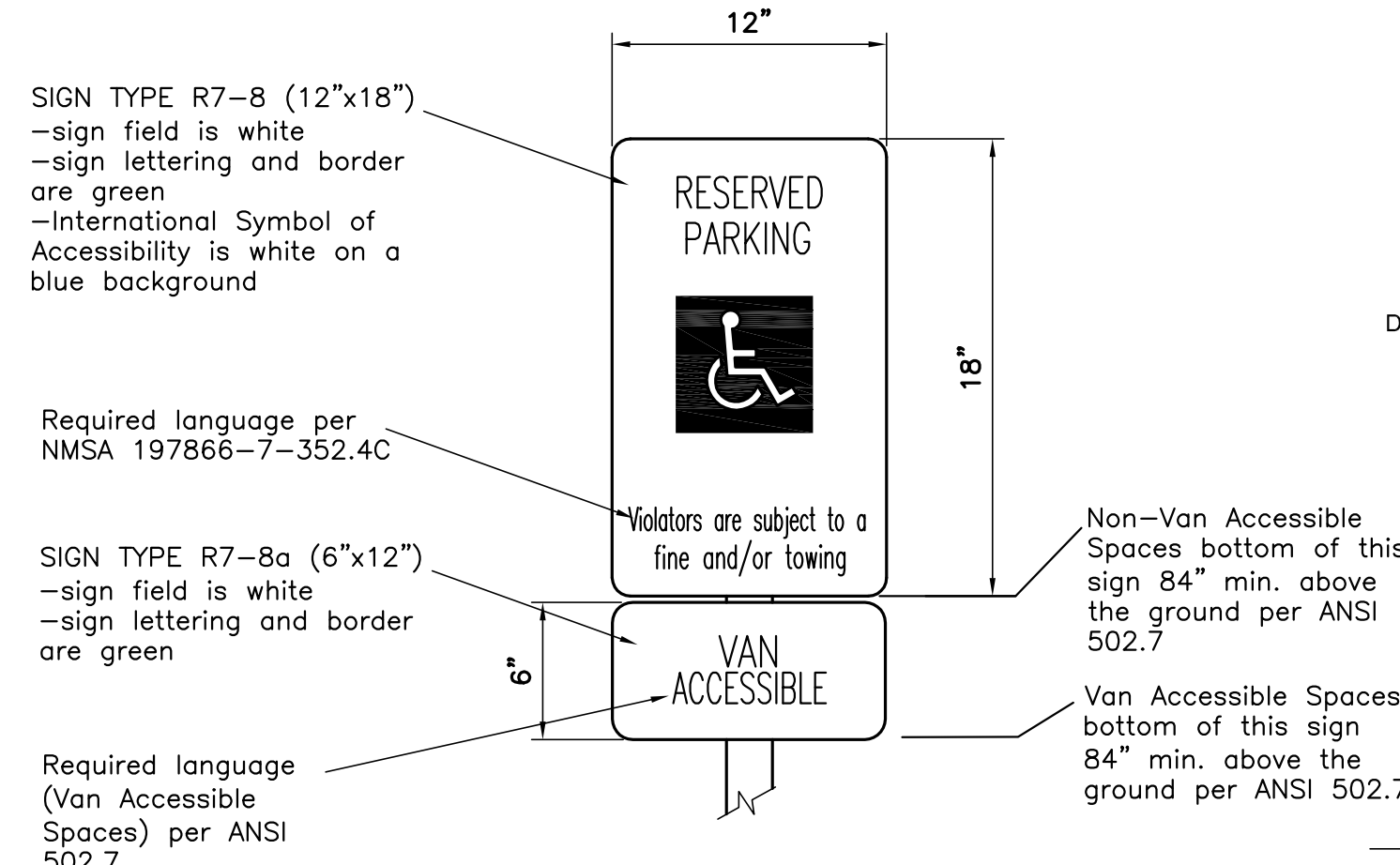


A1 OVERALL TRAFFIC CIRCULATION LAYOUT
1" = 50'-0"



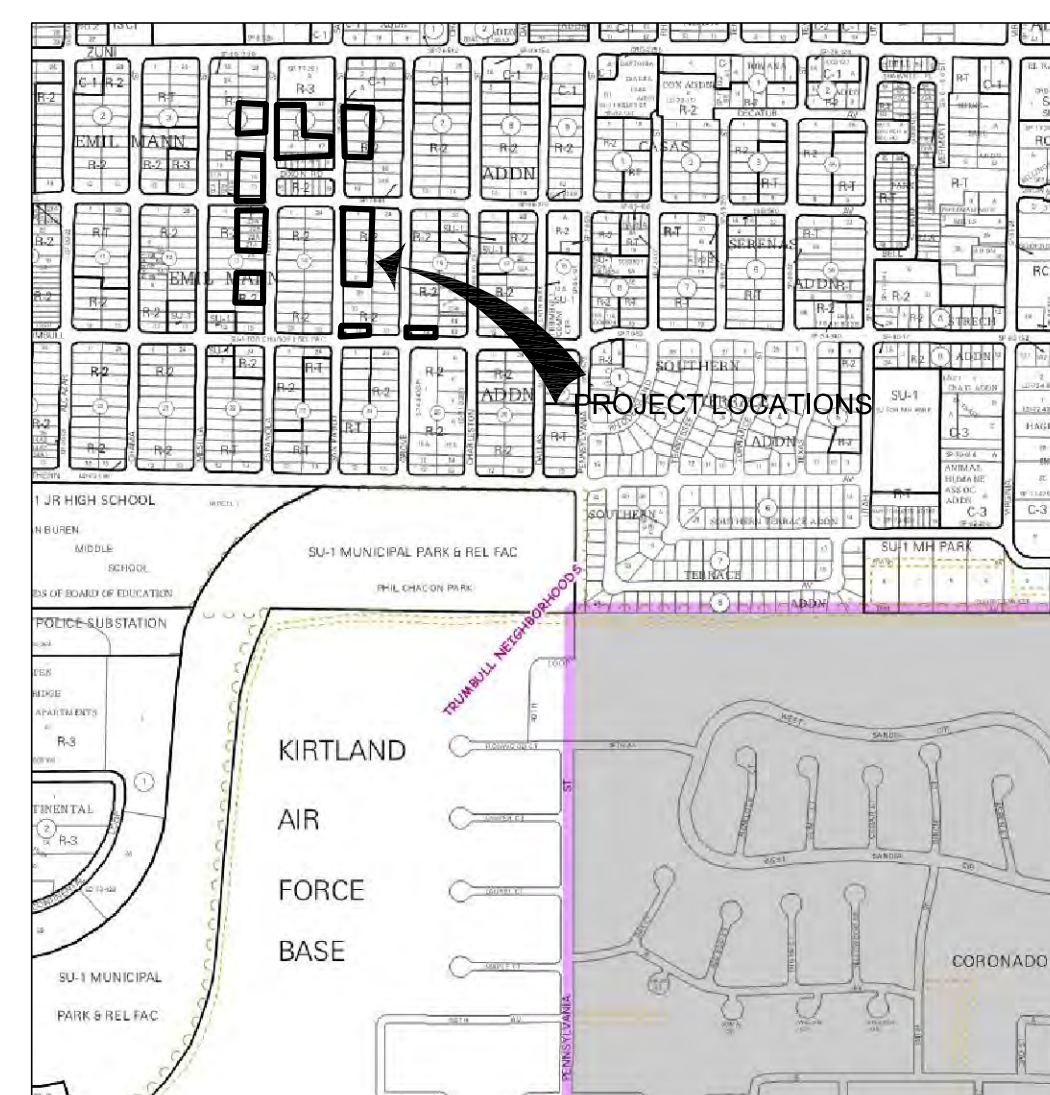
TRAFFIC CIRCULATION LAYOUT APPROVED
Signed _____ Date _____

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



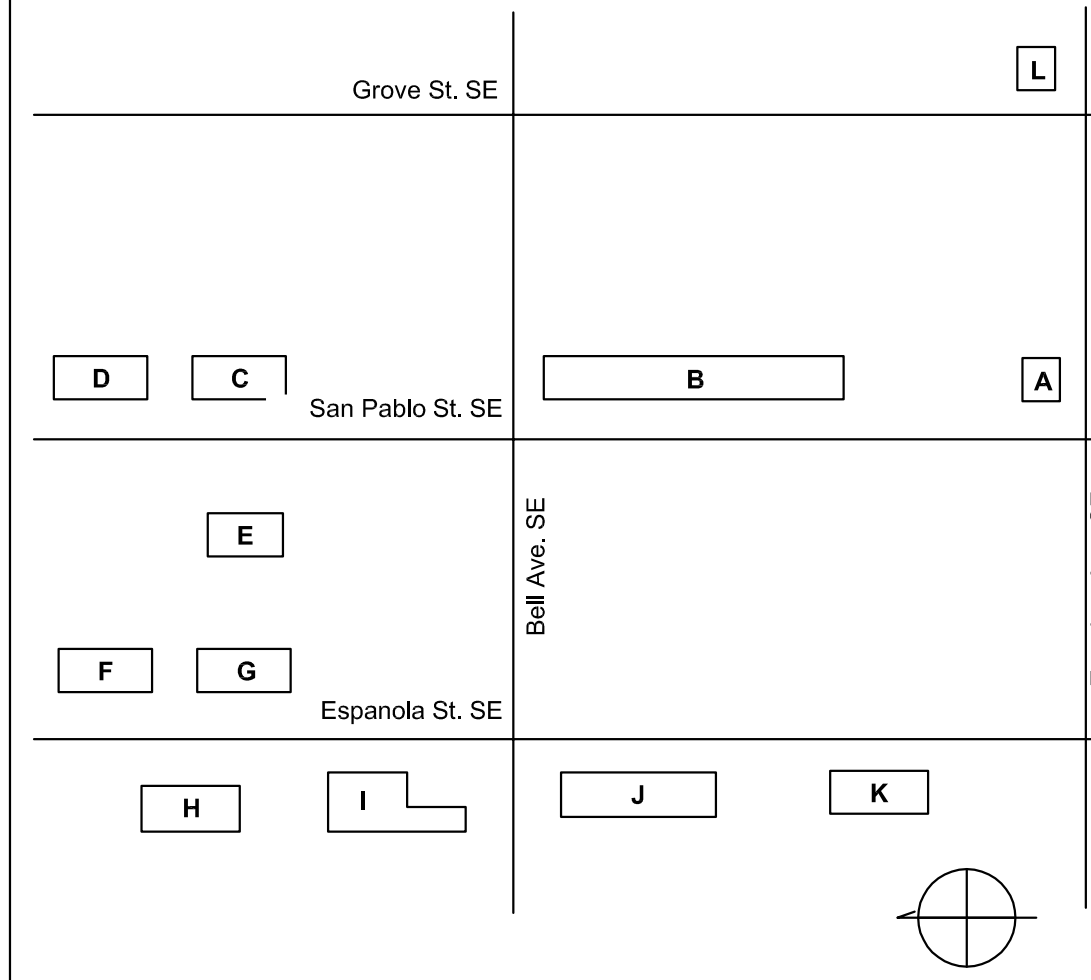
D5 RESERVED PARKING SIGNS
NOT TO SCALE

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"



A4 L-19-Z ZONE ATLAS PAGE
SCALE: NOT TO SCALE

KEY PLAN



dg
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120 Vassar Dr. SE Suite 100
Albuquerque New Mexico 87106
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CONSULTANT

STAMP



100% CONSTRUCTION SET
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	ASI 001

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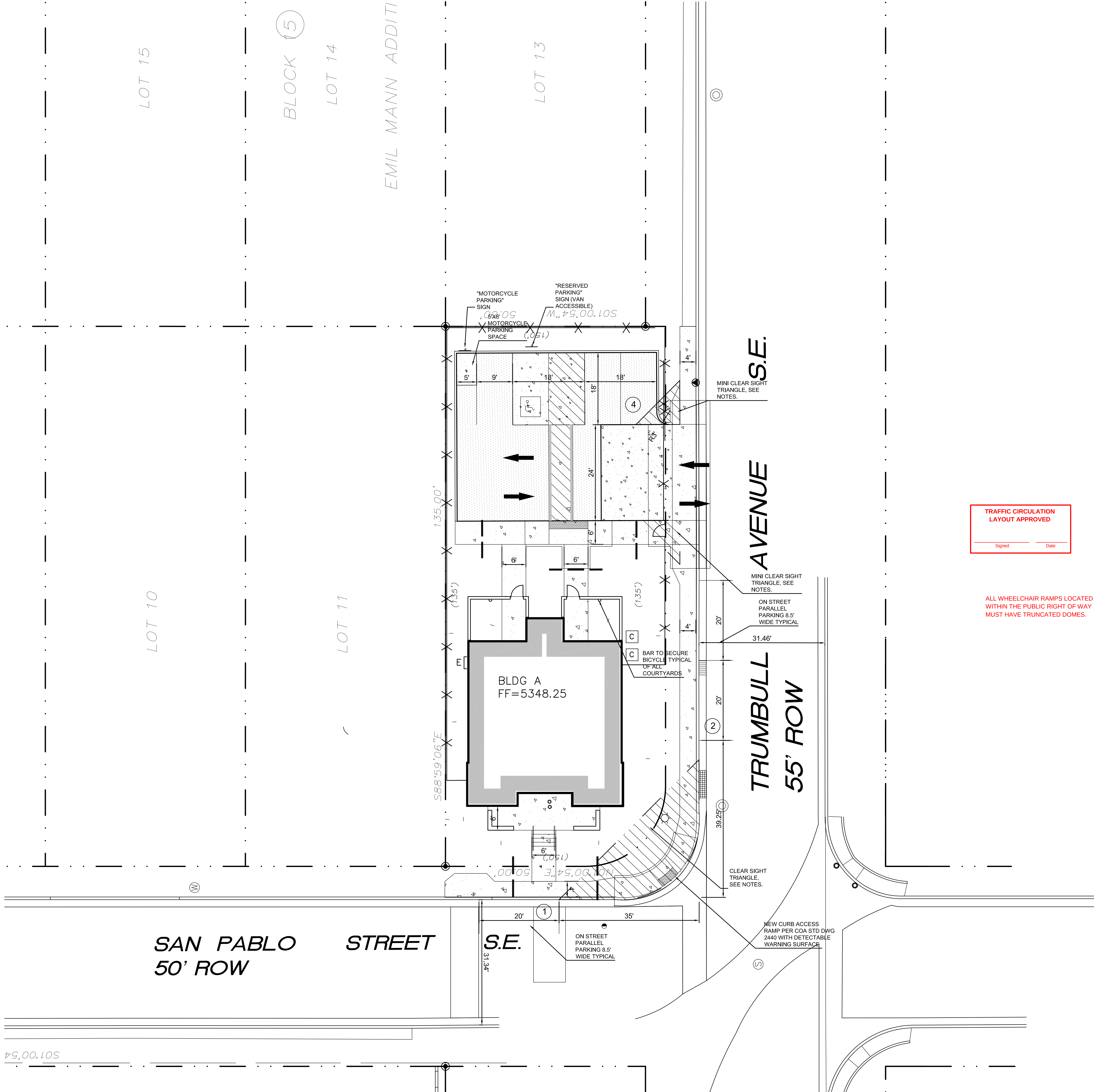
Drawn by: DAA
Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

SHEET TITLE

OVERALL TRAFFIC
CIRCULATION LAYOUT

SHEET NUMBER

TCL-1



PROJECT TABULATED PARKING COUNTS

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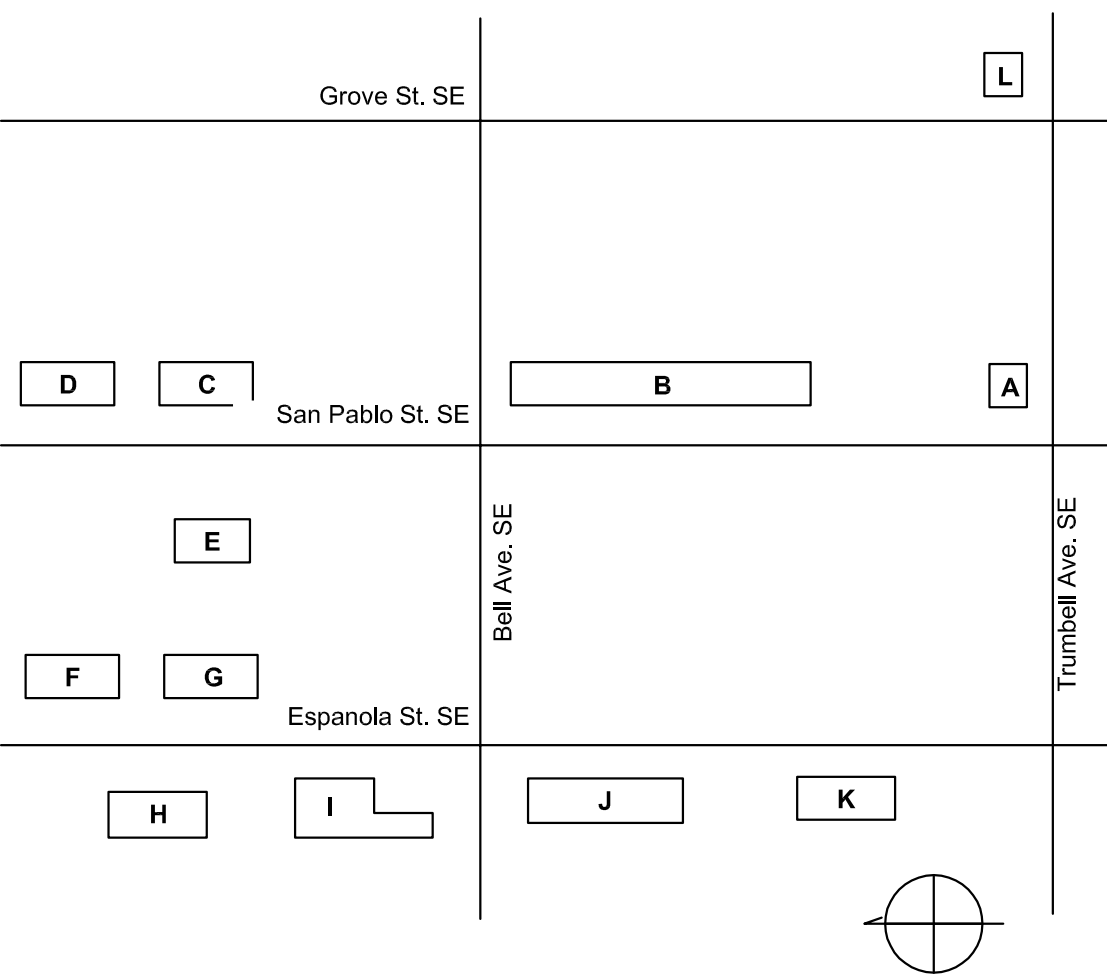
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3. Motorcycle parking required 1 space per 25 off street parking.
3. HC at Community Bldg includes one HC stall inside and outside secure perimeter.

HATCH LEGEND

- LIGHT DUTY PARKING LOT
3" THICK GRAVEL PAVEMENT
- CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

- NOTES :
- CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D.5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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KEY PLAN



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GREATER ALBUQUERQUE
HOUSING PATRTNERSHIP

REVISIONS

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Drawn by: DAA
Checked by: DAA
Date: FEBRUARY 19, 2016
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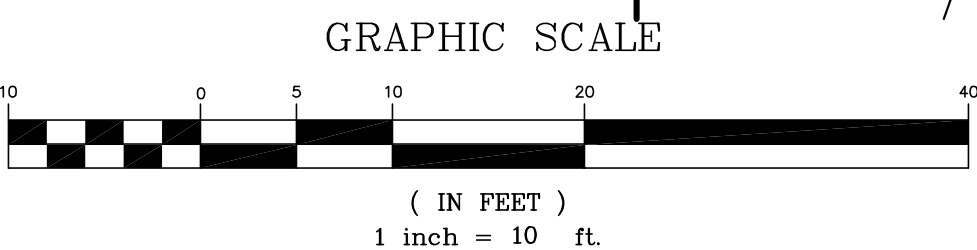
SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING A

SHEET NUMBER

TCL - 2

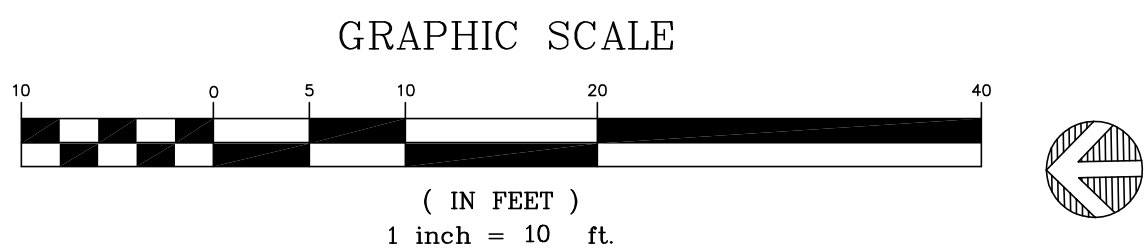
A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING A
1" = 10'-0"



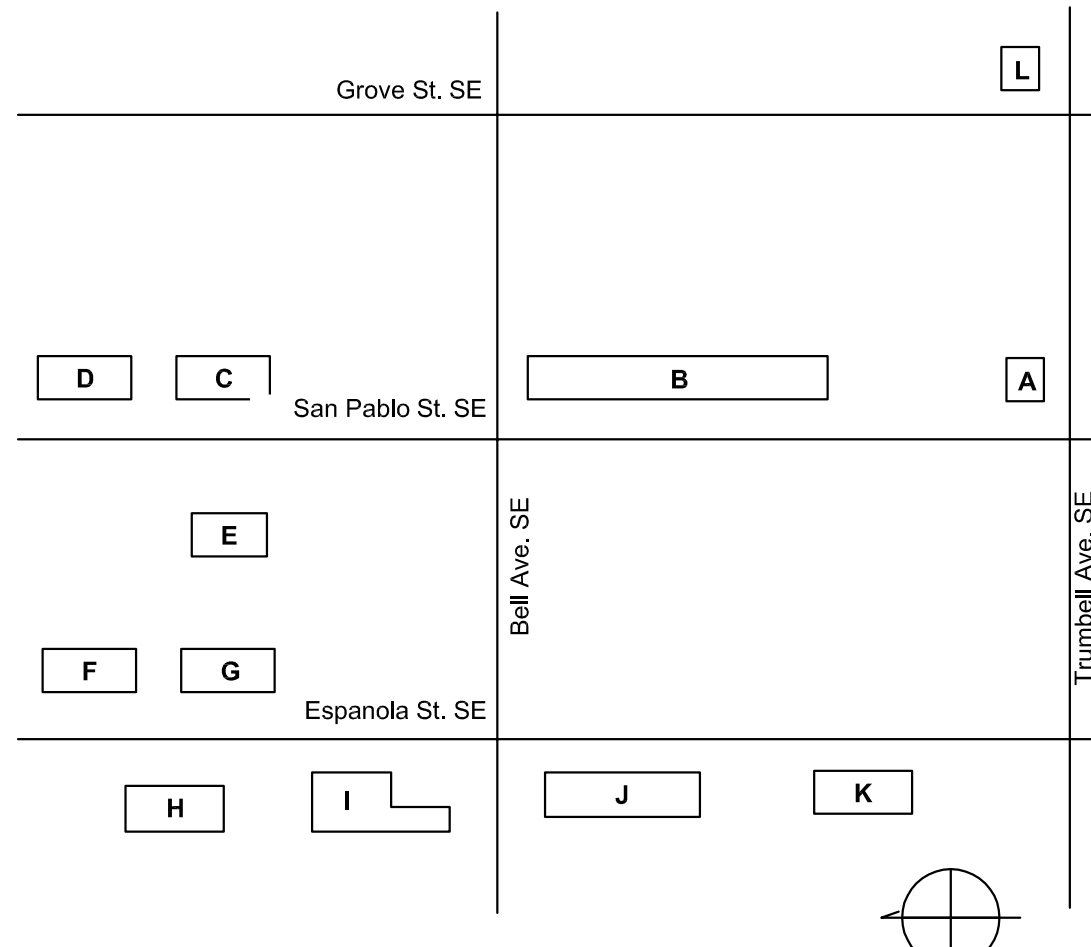
A1

ENLARGED TRAFFIC CIRCULATION LAYOUT - NORTHERN PART OF BUILDING B

1" = 10'-0"



KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	ASI 001

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Drawn by	DAA
Checked by	DAA
Date	FEBRUARY 19, 2016
Project number	2491

SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING B

SHEET NUMBER

TCL - 3

TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

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

- NOTES :
- CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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STAMP



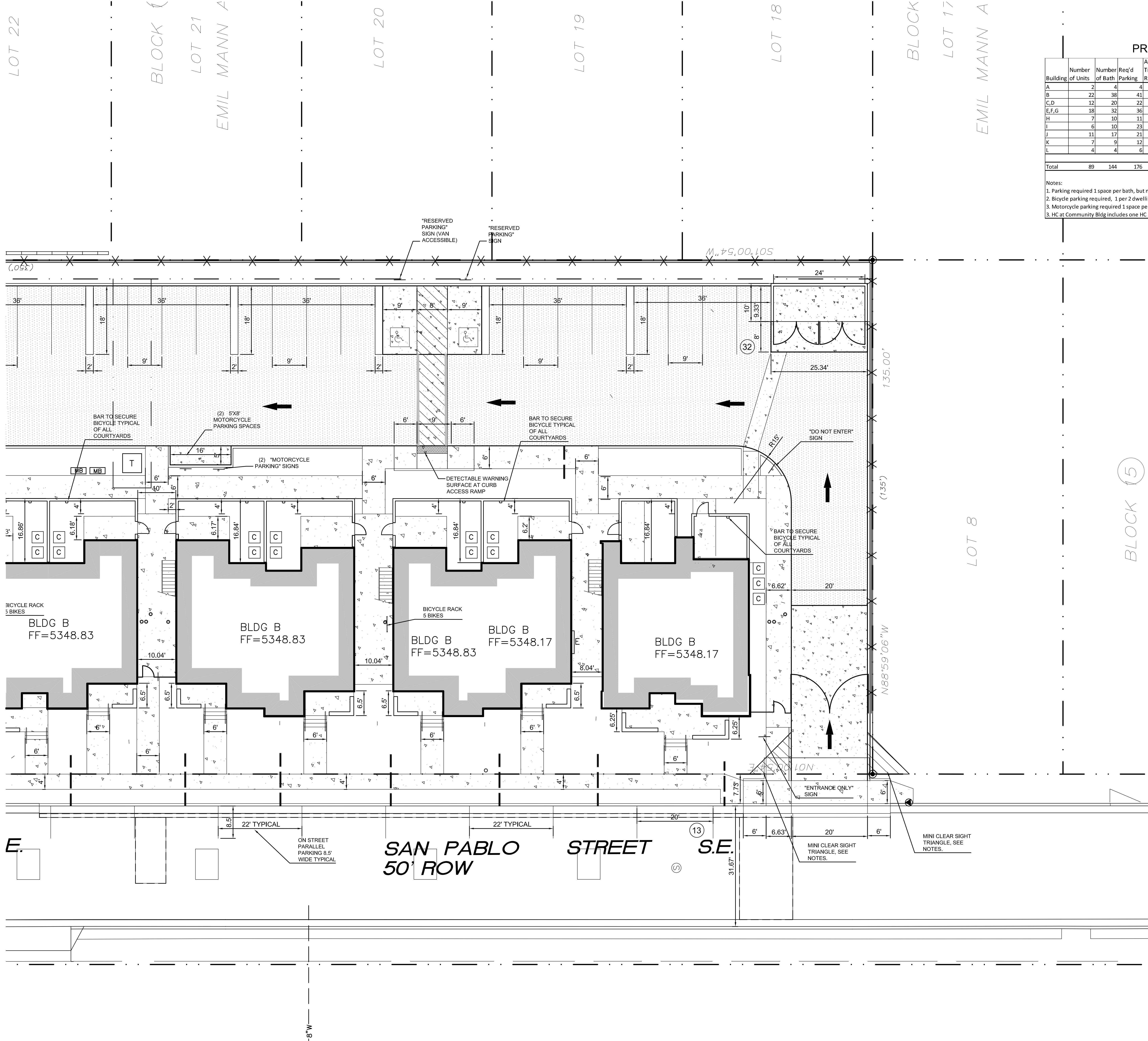
100% CONSTRUCTION SET

PROJECT NAME
CASA FELIZ

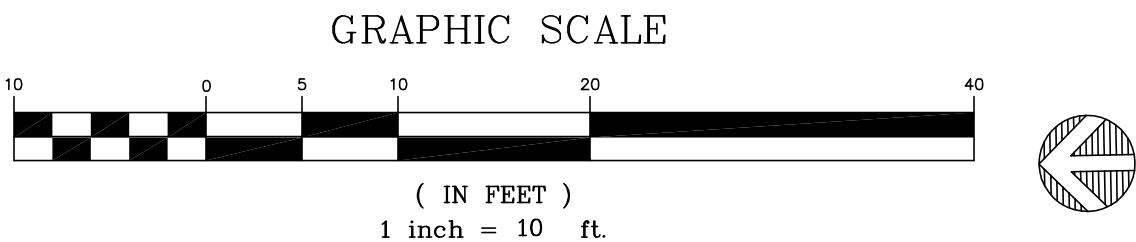
441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

TCL - 3



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - SOUTHERN PART OF BUILDING B



PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided	HC Parking Req'd	HC Provided	MC Provided	MC Req'd	Bicycle Provided	Bicycle Req'd
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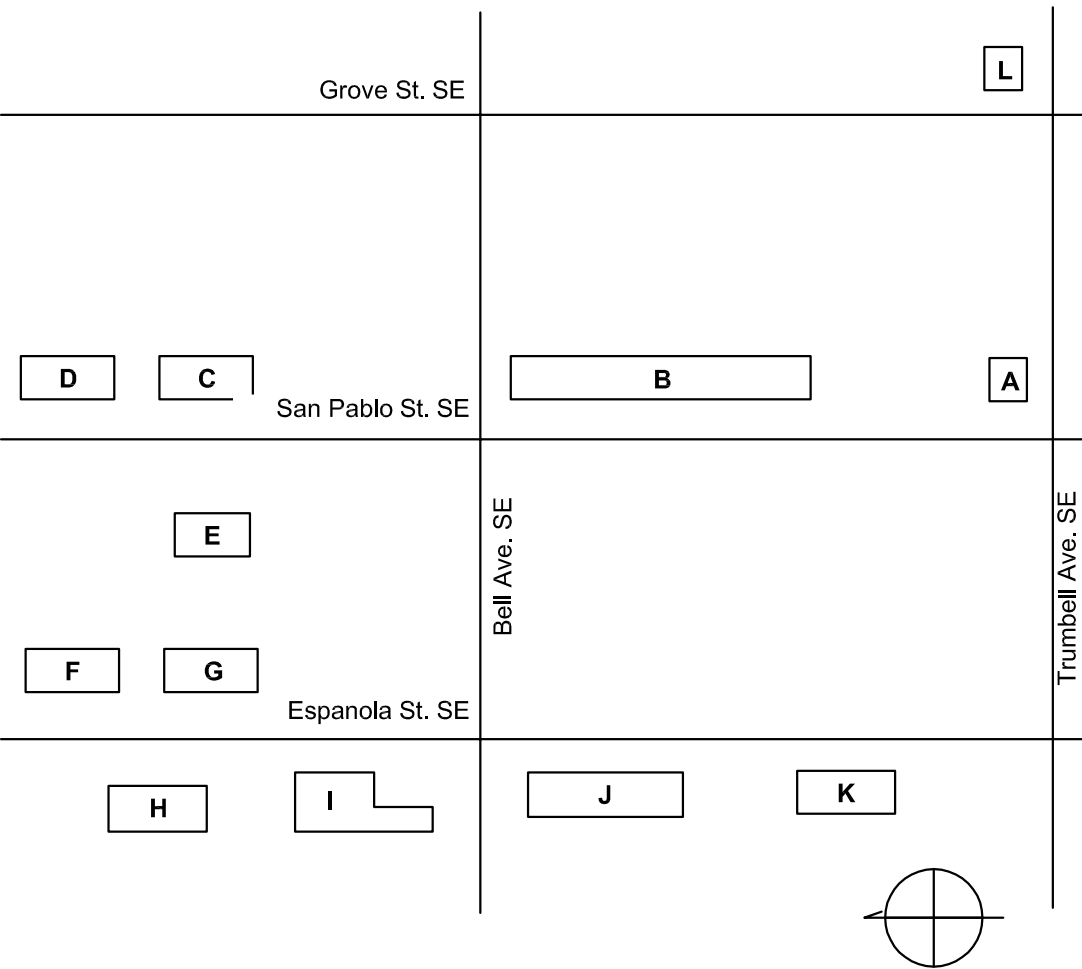
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TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____ Date _____

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

KEY PLAN





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CONSULTANT

STAMP



100% CONSTRUCTION SET
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CASA FELIZ

441 ESPANOLA STREET SE,
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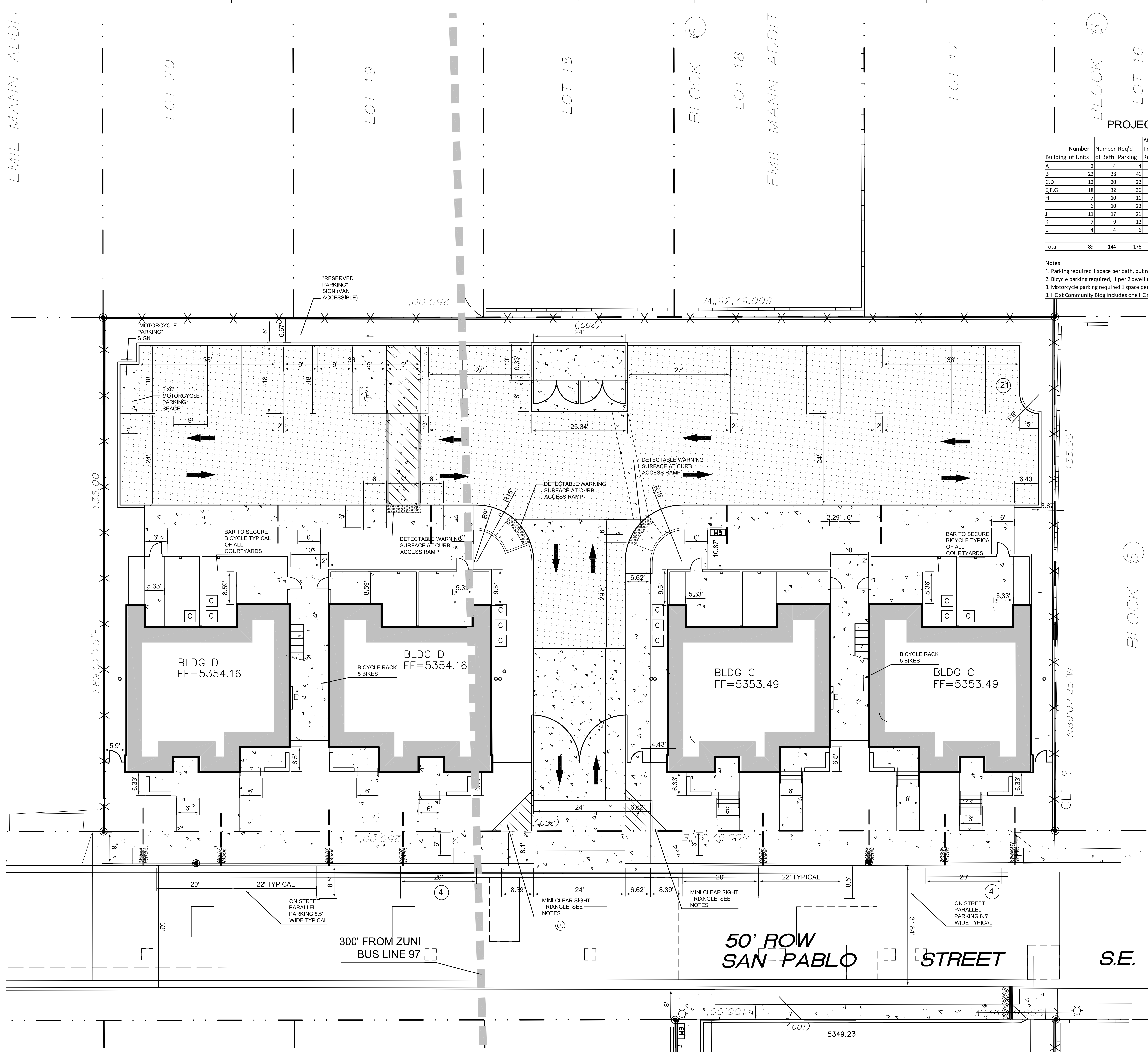
Drawn by: DAA
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SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING B

SHEET NUMBER

TCL - 4



PROJECT TABULATED PARKING COUNTS

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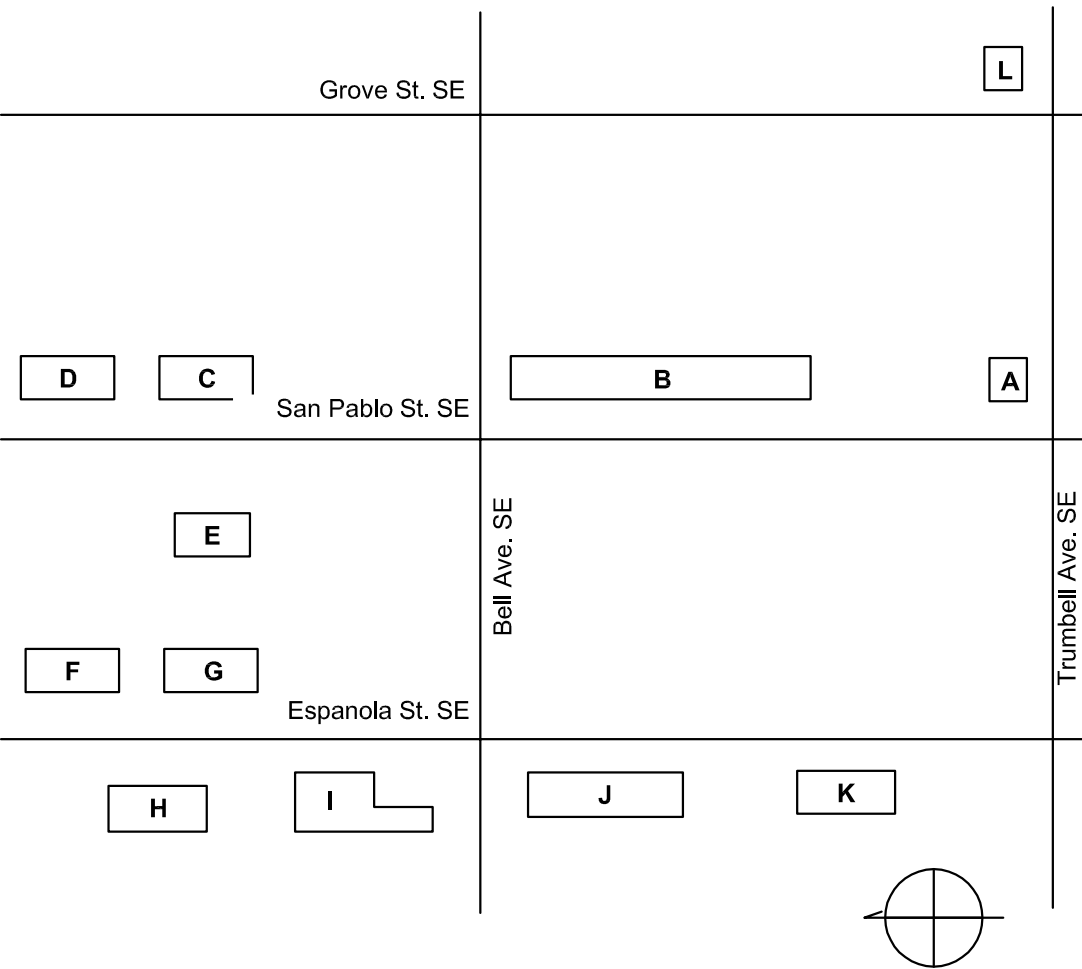
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TRAFFIC CIRCULATION
LAYOUT APPROVED

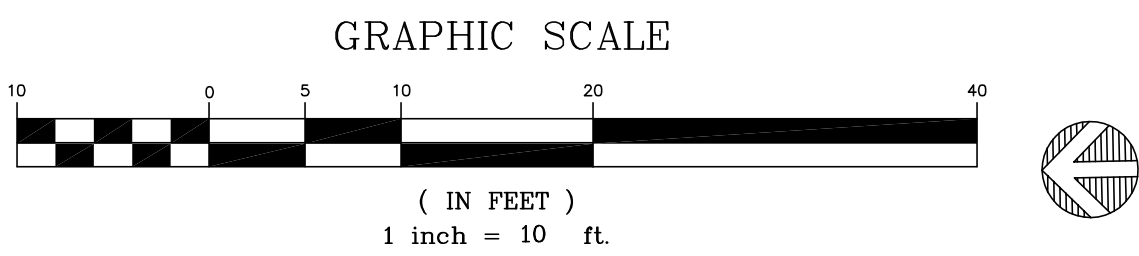
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ALL WHEEL CHAIR RAMPS LOCATED
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MUST HAVE TRUNCATED DOMES.

KEY PLAN



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDINGS C AND D
1" = 10'-0"

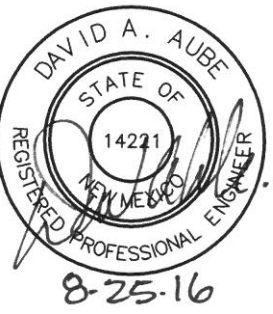


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Copyright: Design Group

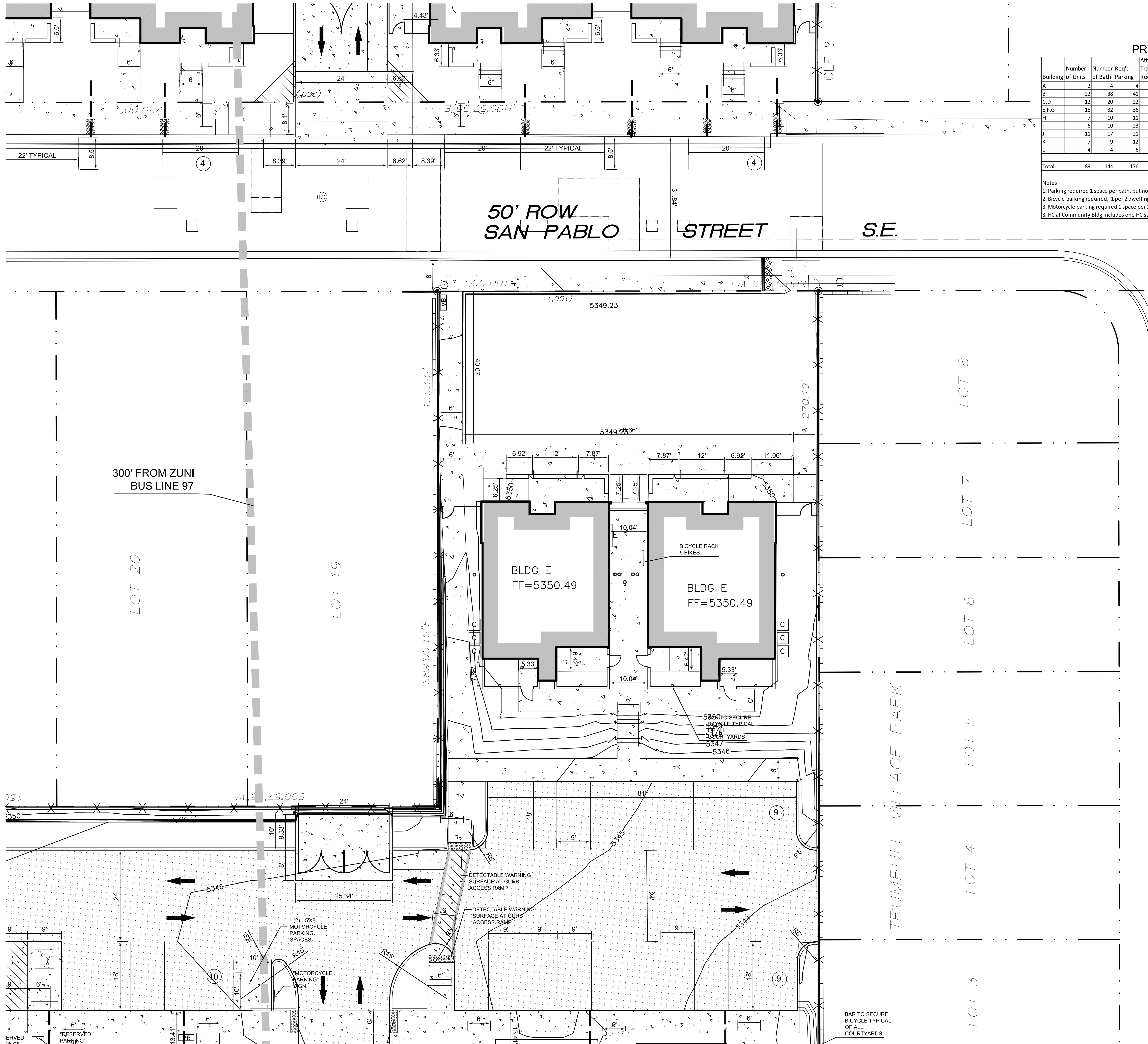
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SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDINGS C AND D

SHEET NUMBER

TCL - 5



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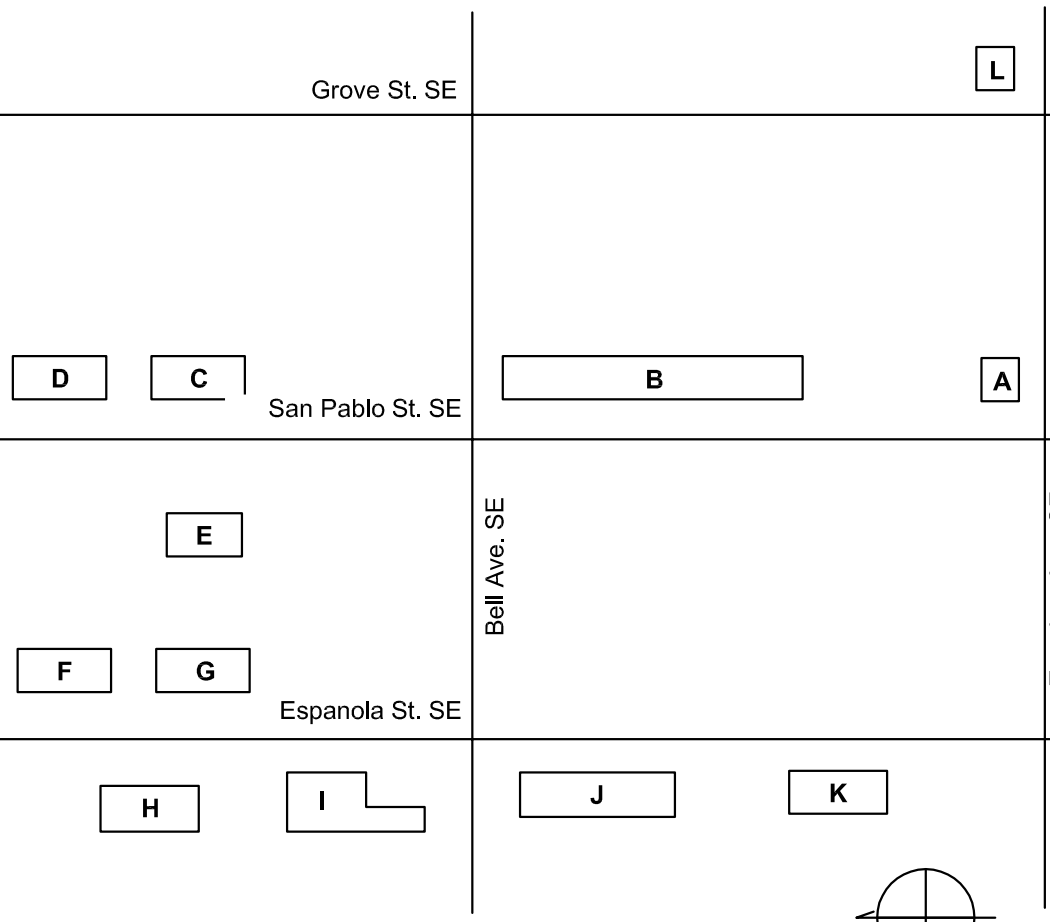
HATCH LEGEND

- LIGHT DUTY PARKING LOT
3" THICK GRAVEL PAVEMENT
- CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

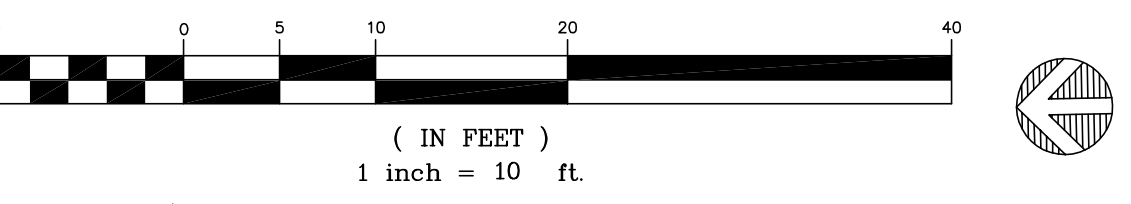
TRAFFIC CIRCULATION
LAYOUT APPROVED

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

KEY PLAN

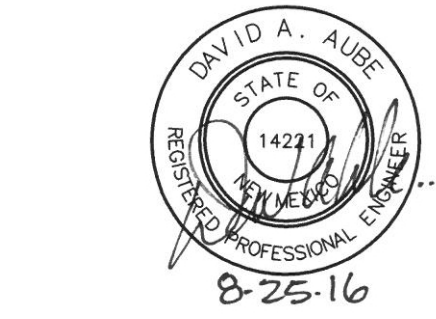


A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING E



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100% CONSTRUCTION SET

PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	ASI 001

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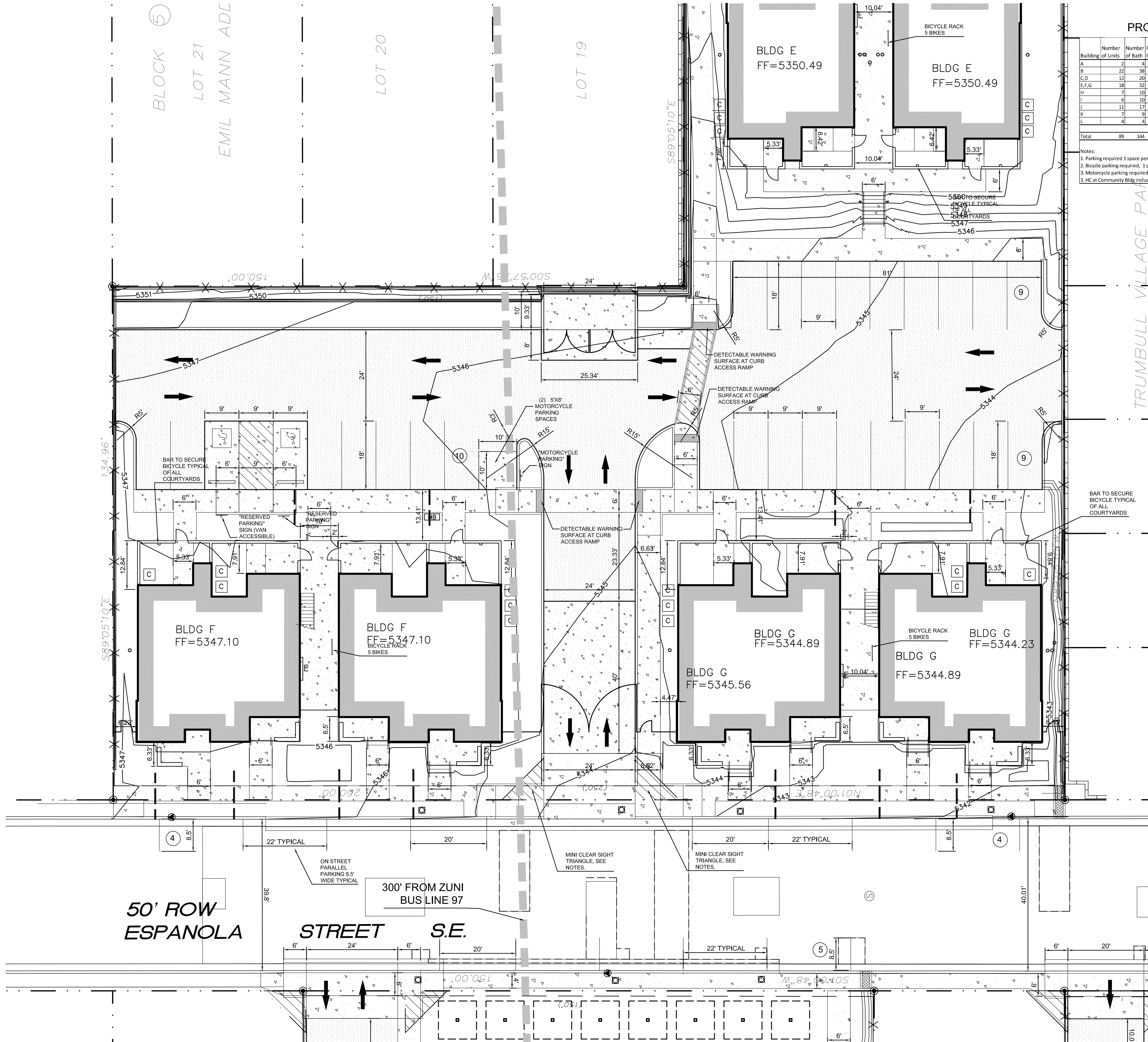
Drawn by	DAA
Checked by	DAA
Date	FEBRUARY 19, 2016
Project number	2491

SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING E

SHEET NUMBER

TCL - 6



PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided Parking	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
A	2	4	4	4	4	3	5.5	1	1	1	1	1	2
B	22	38	41	41	32	15	39.5	3	3	2	2	11	22
C,D	12	20	22	20	21	8	25	2	2	1	1	6	18
E,F,G	18	32	36	33	28	8	32	2	2	2	2	9	27
H	7	10	11	11	5	13.5	1	1	1	1	1	4	10
I	6	10	23	23	15	6	18	2	2	1	1	3	12
J	11	17	21	21	17	7	20.5	1	1	1	1	6	10
K	7	9	12	12	11	5	13.5	1	1	1	1	4	10
L	4	4	6	6	4	3	5.5	1	1	1	1	2	2
Total	89	144	176	171	143	60	173	14	14	11	11	46	113

Notes:
1. Parking required 1 space per bath, but no less than 1.5 dwelling unit.
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HATCH LEGEND

- LIGHT DUTY PARKING LOT
3" THICK GRAVEL PAVEMENT
- CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

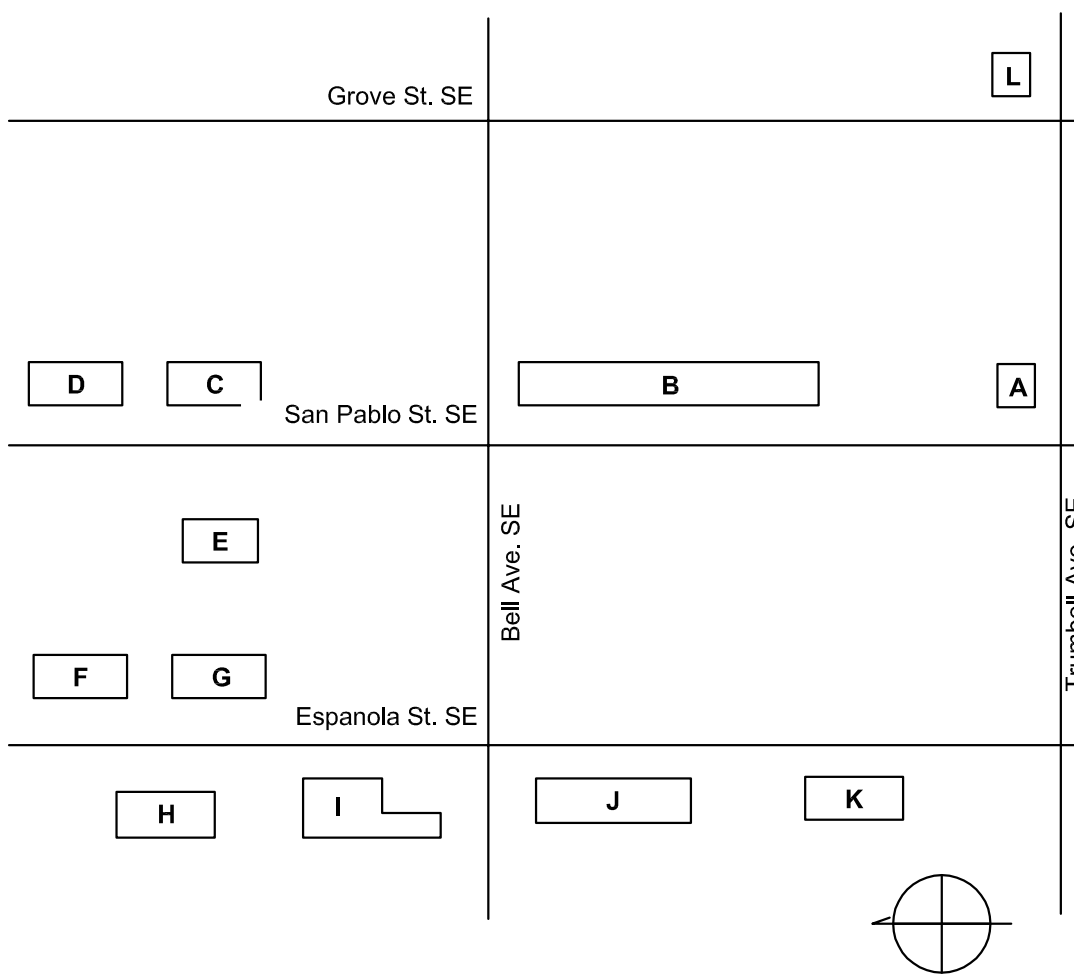
- NOTES :
- CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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TRAFFIC CIRCULATION LAYOUT APPROVED

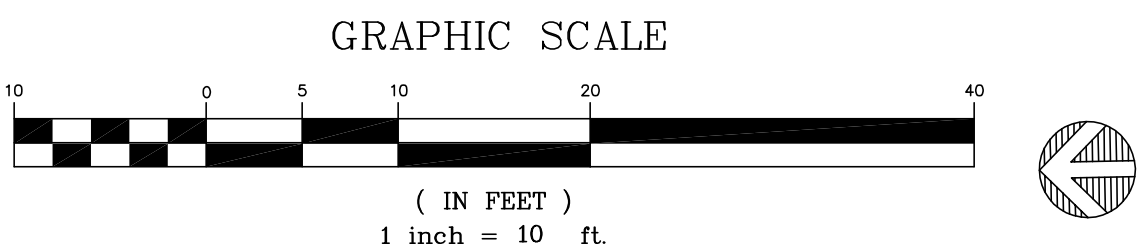
Signed _____ Date _____

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

KEY PLAN



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDINGS F AND G
1" = 10'-0"



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100% CONSTRUCTION SET
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE.
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	AST 001

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Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

SHEET TITLE
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDINGS F AND G

SHEET NUMBER

TCL - 7

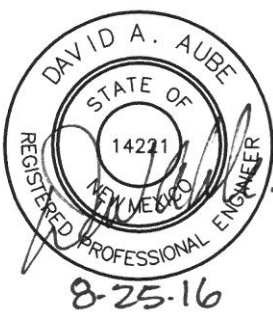


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PROJECT NAME
CASA FELIZ

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ALBUQUERQUE, NEW MEXICO 87108

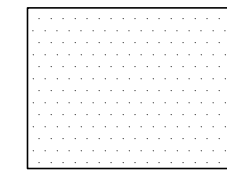
GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

PROJECT TABULATED PARKING COUNTS

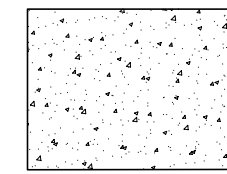
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Total	89	144	176	171	143	60	173	14	14	11	11	46	113

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HATCH LEGEND



LIGHT DUTY PARKING LOT
3" THICK GRAVEL PAVEMENT



CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

NOTES:

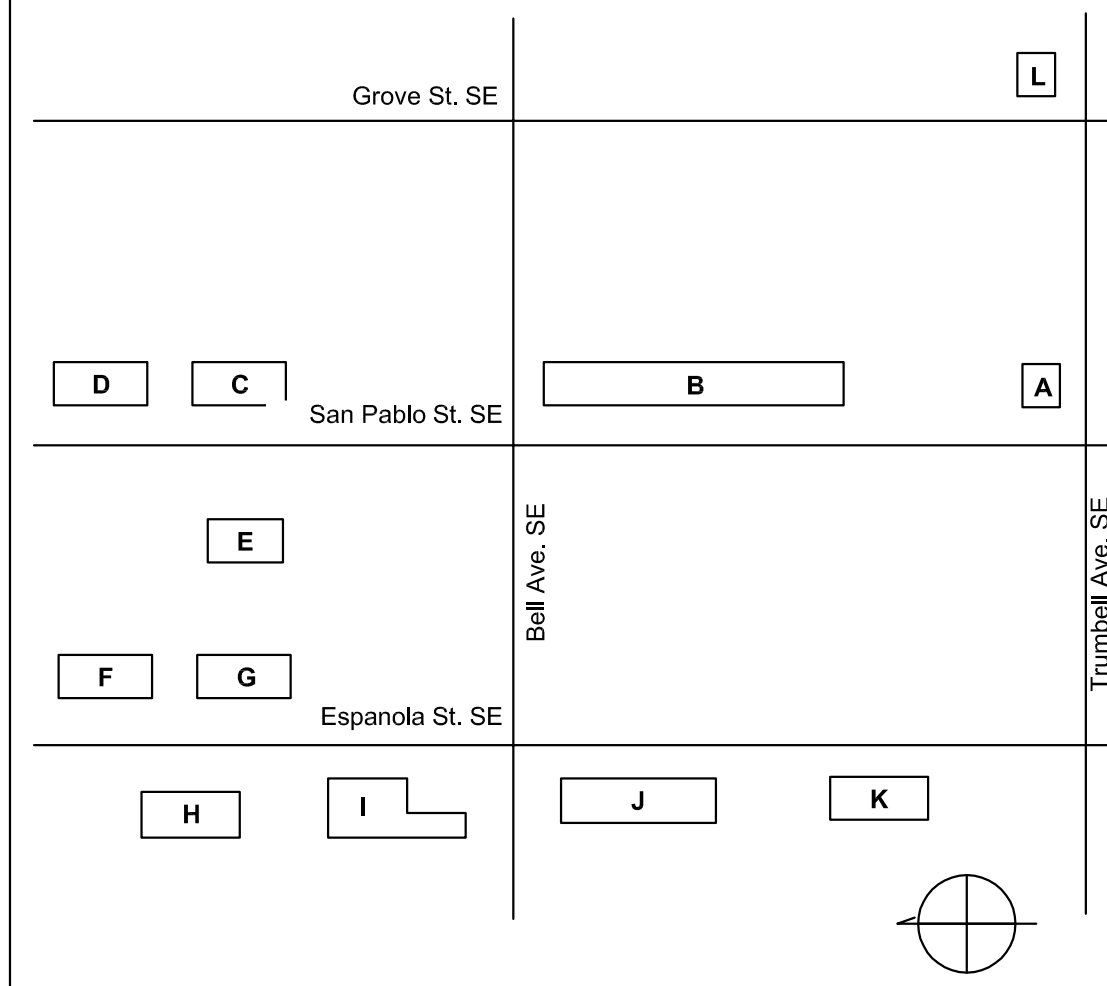
- CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
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TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

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

KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION
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Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

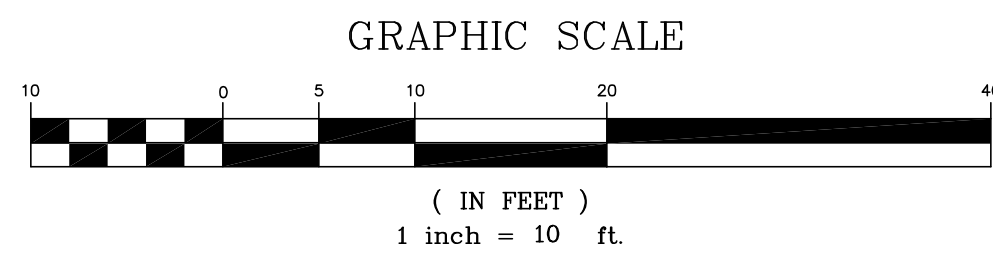
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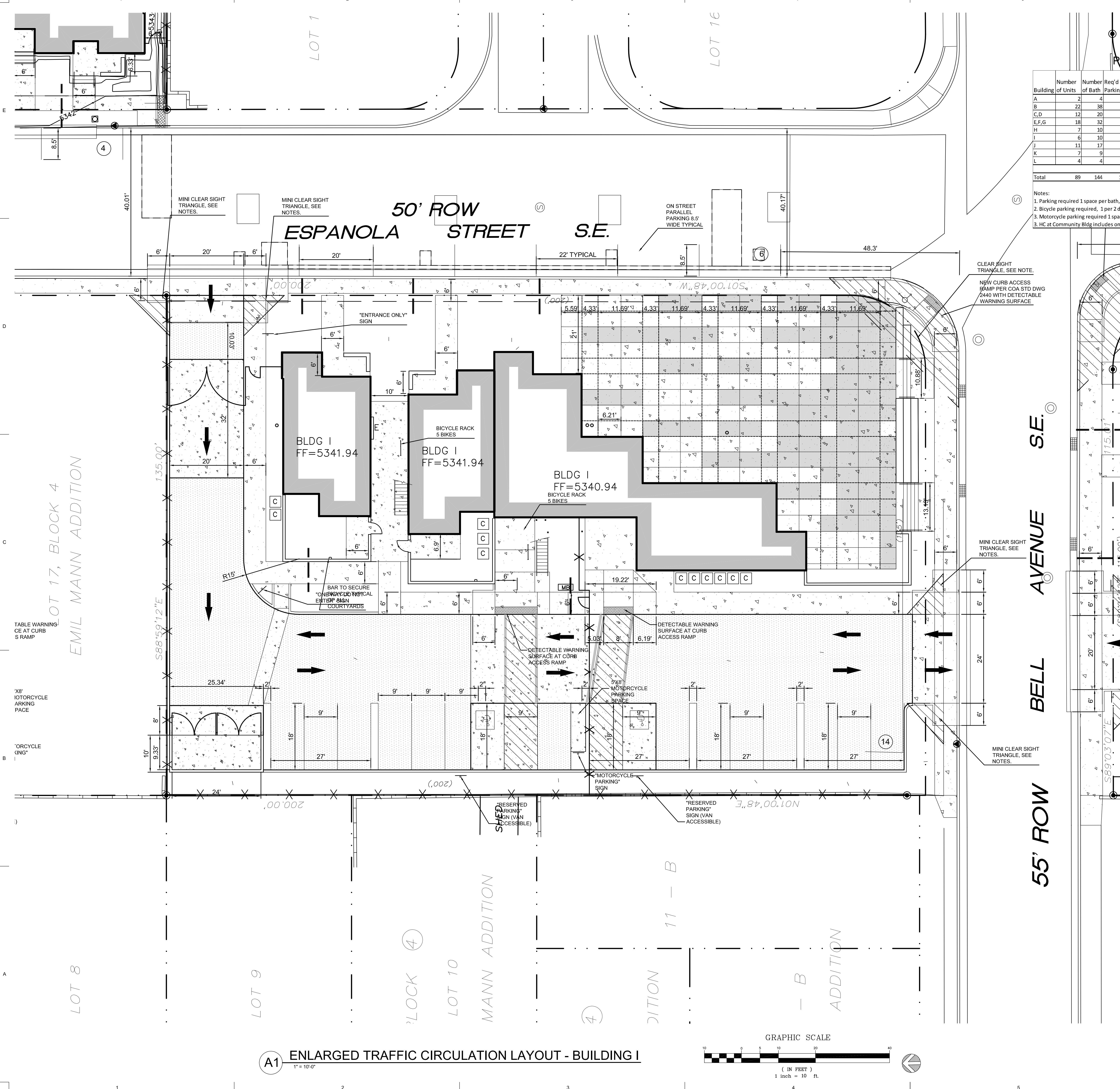
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING H

SHEET NUMBER

TCL - 8

A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING H
1" = 10'-0"





PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided Parking	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
A	2	4	4	4	4	3	5.5	1	1	1	1	1	2
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HATCH LEGEND

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- CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

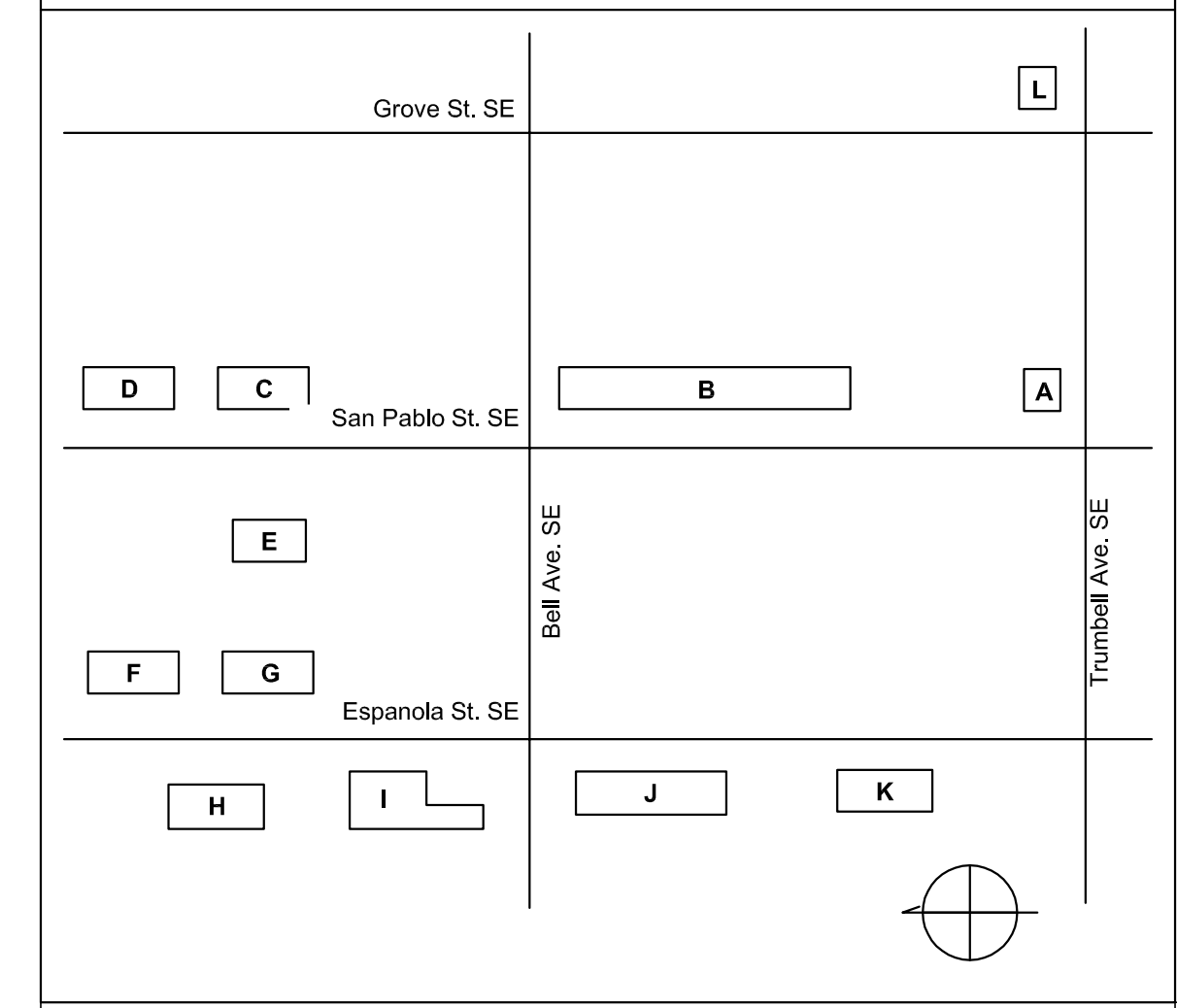
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TRAFFIC CIRCULATION
LAYOUT APPROVED

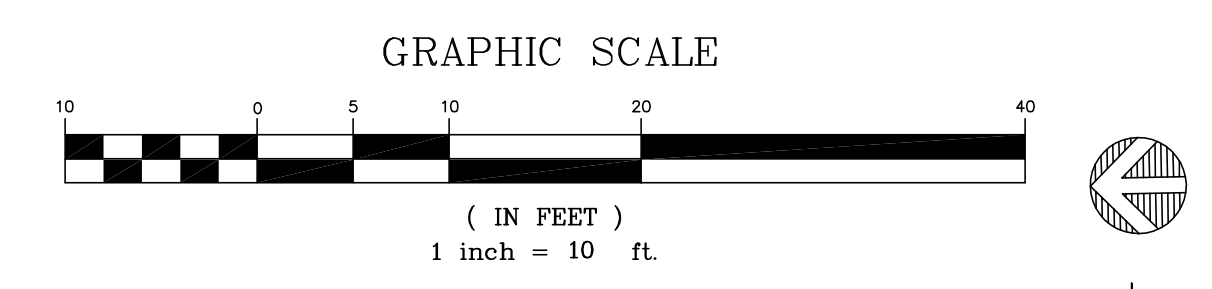
Signed _____ Date _____

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

KEY PLAN



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING I
1" = 10'-0"



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PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

REVISIONS		
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NO.	DATE	DESCRIPTION

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Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

SHEET TITLE
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING I

SHEET NUMBER
TCL - 9



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GREATER ALBUQUERQUE
HOUSING PATRNTNSHIP

TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

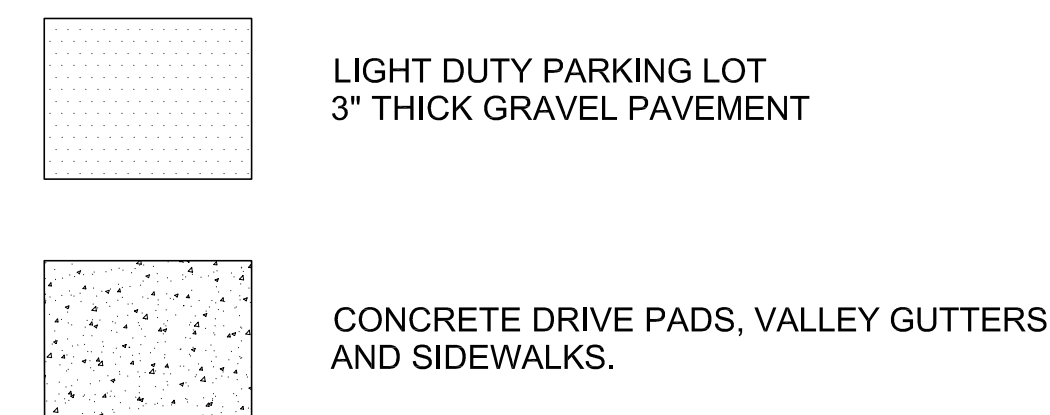
ALL WHEELCHAIR RAMPS LOCATED
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PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
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L	4	4	6	6	4	3	5.5	1	1	1	1	2	2
Total	89	144	176	171	143	60	173	14	14	11	11	46	113

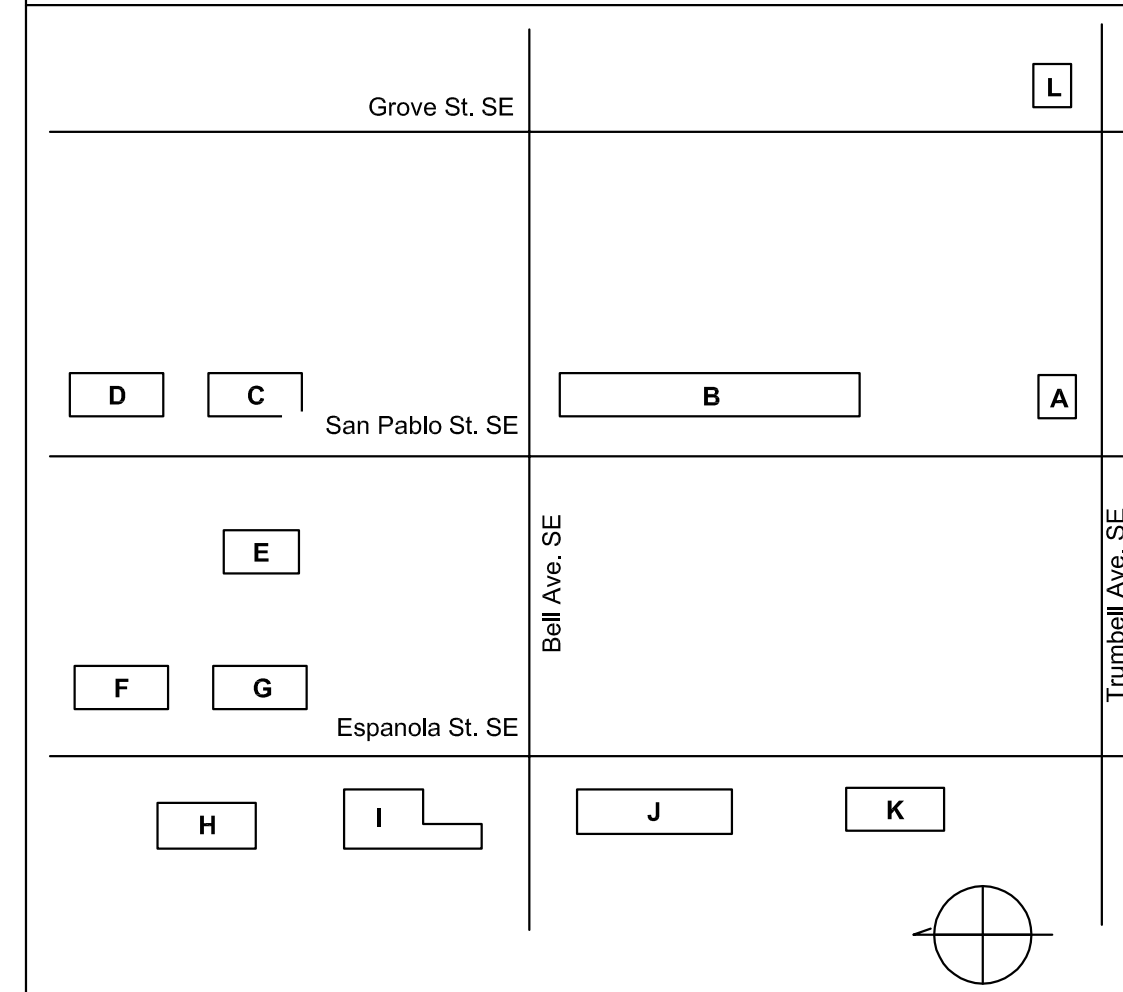
Notes:
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HATCH LEGEND



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KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	AST 001

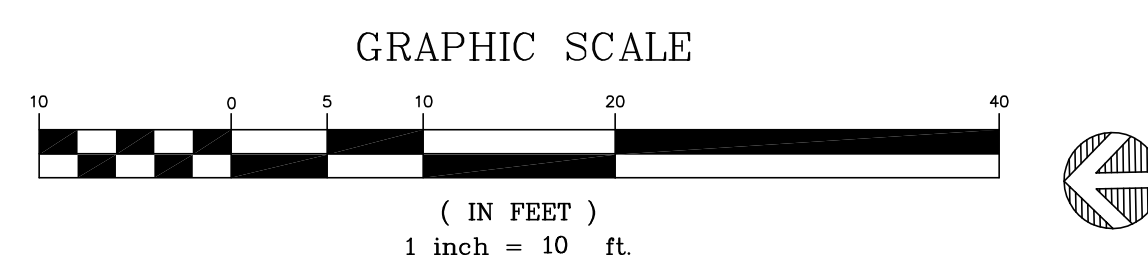
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Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

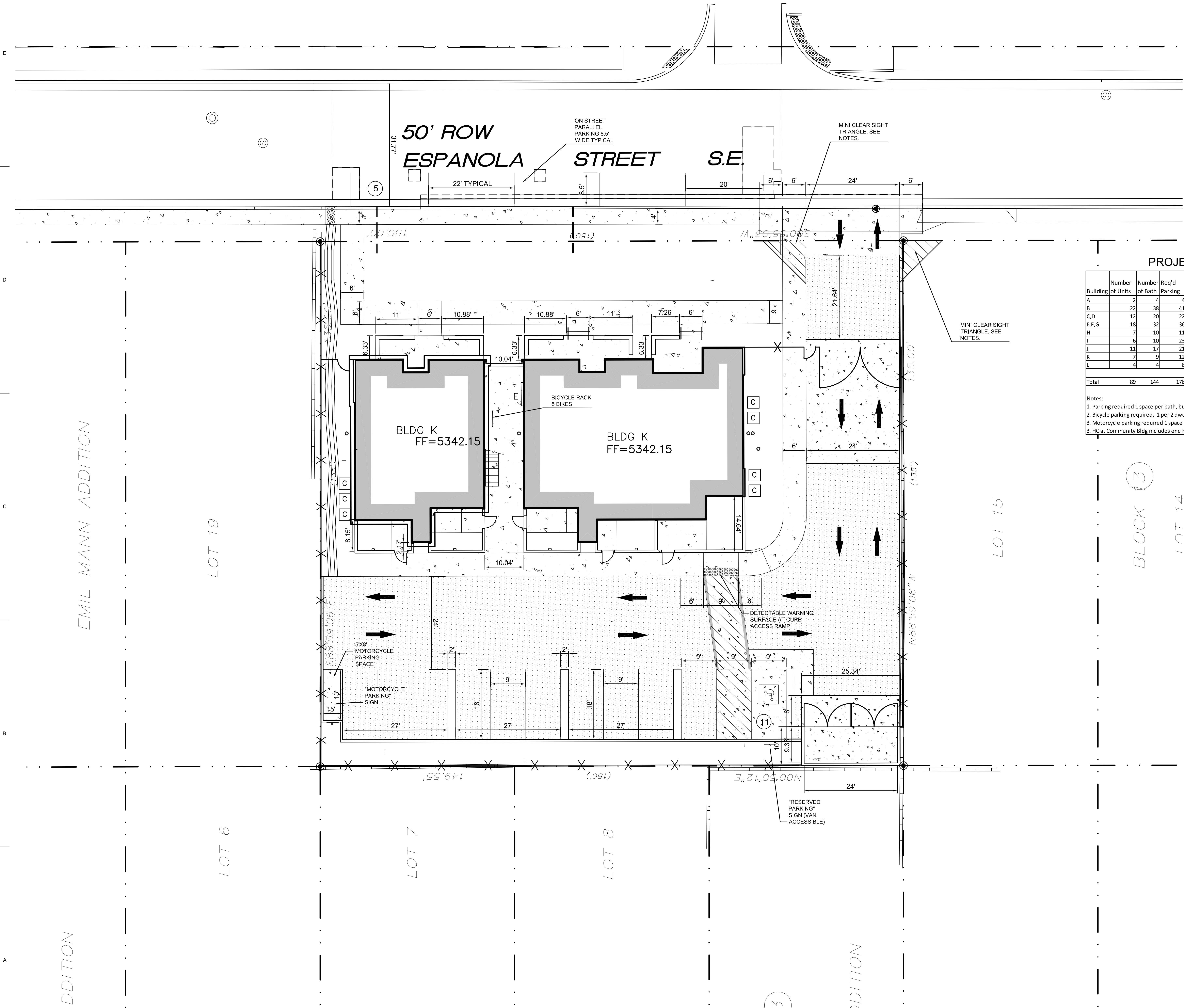
SHEET TITLE
**ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING J**

SHEET NUMBER

TCL - 10

A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING J
1" = 10'-0"





TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

ALL WHEELCHAIR RAMPS LOCATED
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MUST HAVE TRUNCATED DOMES.

PROJECT TABULATED PARKING COUNTS

Building	of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided Parking	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
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L	4	4	6	6	4	3	5.5	1	1	1	1	2	2
Total	89	144	176	171	143	60	173	14	14	11	11	46	113

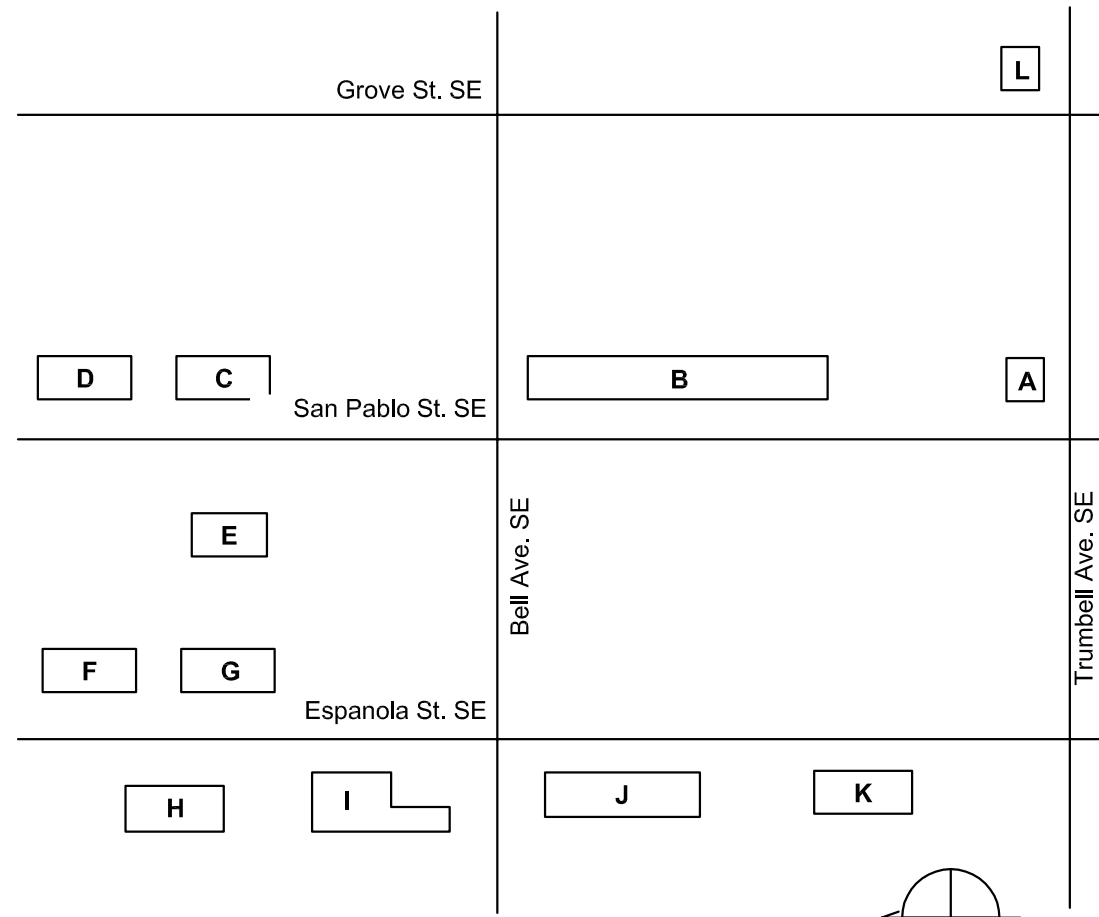
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HATCH LEGEND

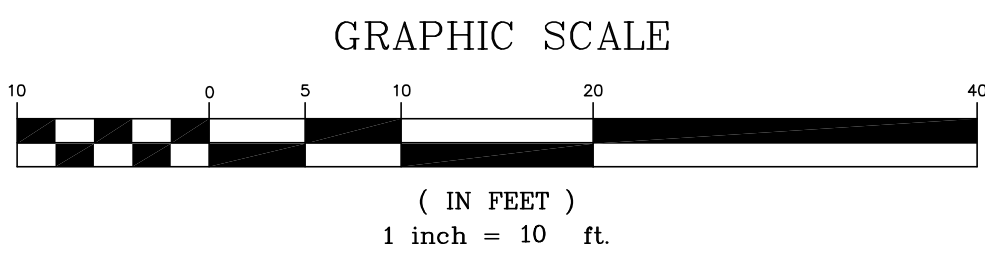
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KEY PLAN



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING K
1" = 10'-0"



STAMP



100% CONSTRUCTION SET
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	AS1 001

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Drawn by: DAA
Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

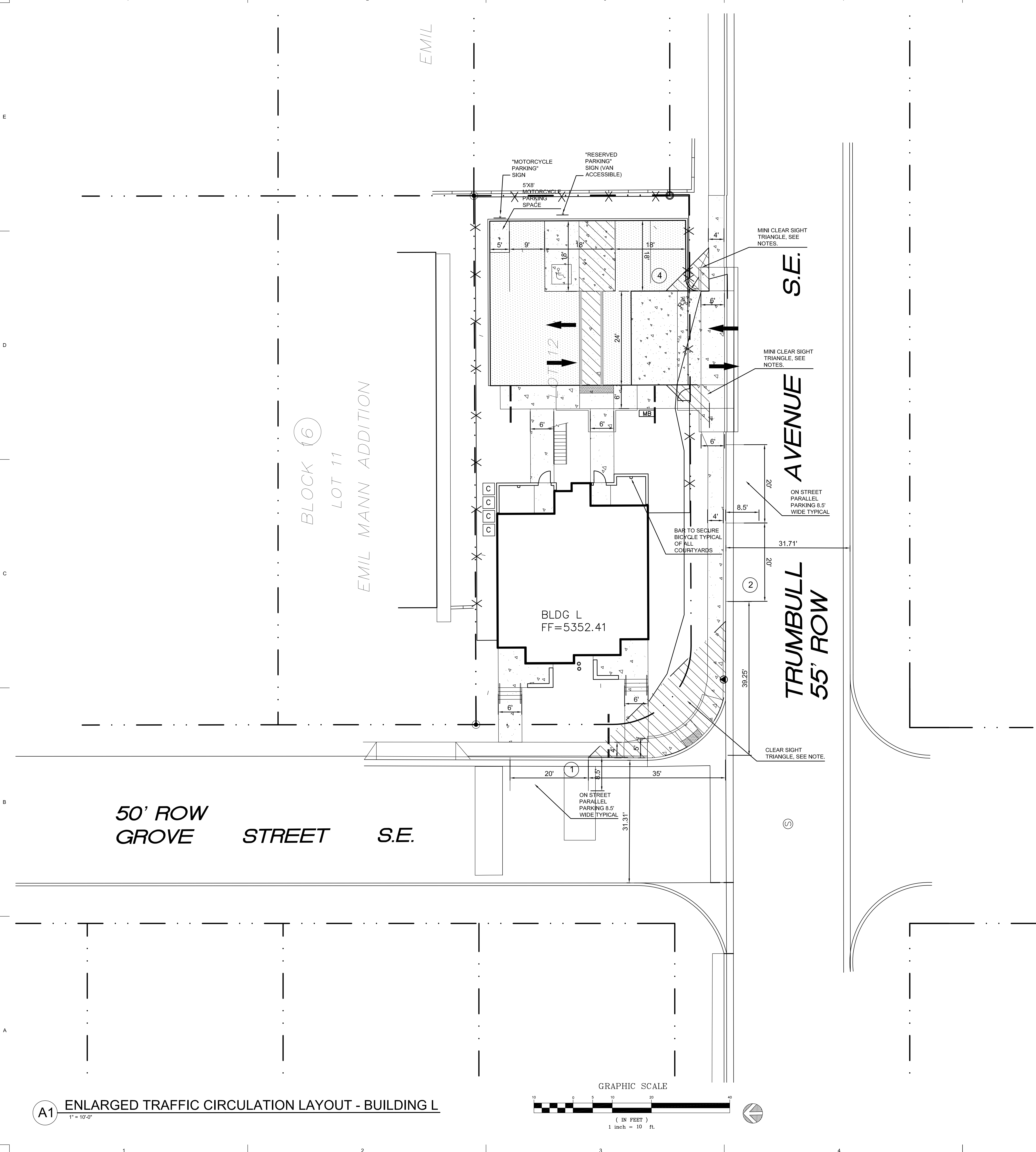
SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING K

SHEET NUMBER

TCL - 11

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8/14/2016 6:13:40 AM



PROJECT TABULATED PARKING COUNTS

Building	Number of Units	Number of Bath	Req'd Parking	After Transit Reduction	On Site Parking	Off Site Parking	Total Provided Parking	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
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Total	89	144	176	171	143	60	173	14	14	11	11	46	113

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2. Bicycle parking required, 1 per 2 dwelling units.
3. Motorcycle parking required 1 space per 25 off street parking.
3. HC at Community Bldg includes one HC stall inside and outside secure perimeter.

HATCH LEGEND

- LIGHT DUTY PARKING LOT
3" THICK GRAVEL PAVEMENT
- CONCRETE DRIVE PADS, VALLEY GUTTERS
AND SIDEWALKS.

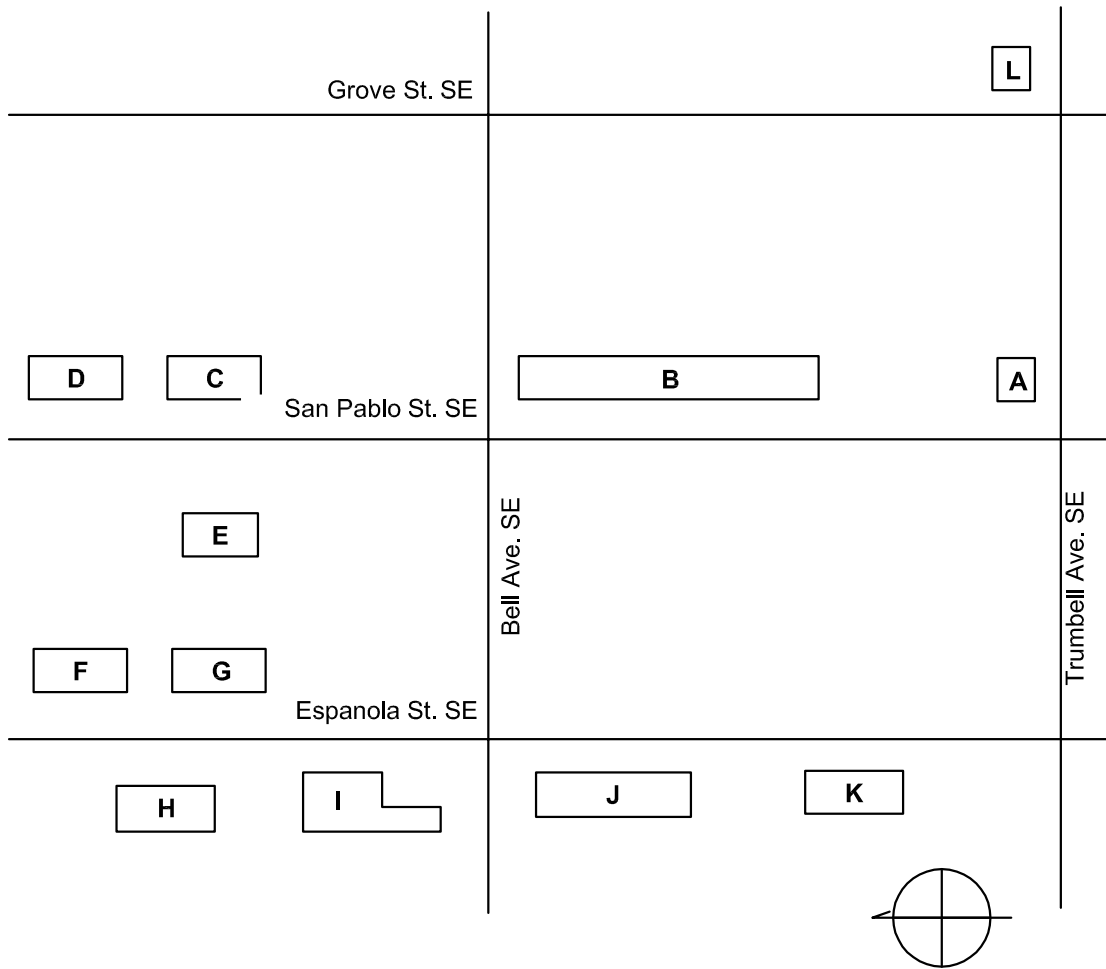
- NOTES :
- CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - MINI CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 6, SUBSECTION D.12. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - ALL PARKING AREAS ARE SURROUNDED BY A 6" TALL HEADER CURB OR BY ELEVATED SIDEWALK 6" TALL.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

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

KEY PLAN



dg
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100% CONSTRUCTION SET
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GREATER ALBUQUERQUE
HOUSING PATRTRNSHIP

REVISIONS

NO.	DATE	DESCRIPTION
1	2.26.16	AST 001

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Drawn by: DAA
Checked by: DAA
Date: FEBRUARY 19, 2016
Project number: 2491

SHEET TITLE

ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING L

SHEET NUMBER

TCL - 12