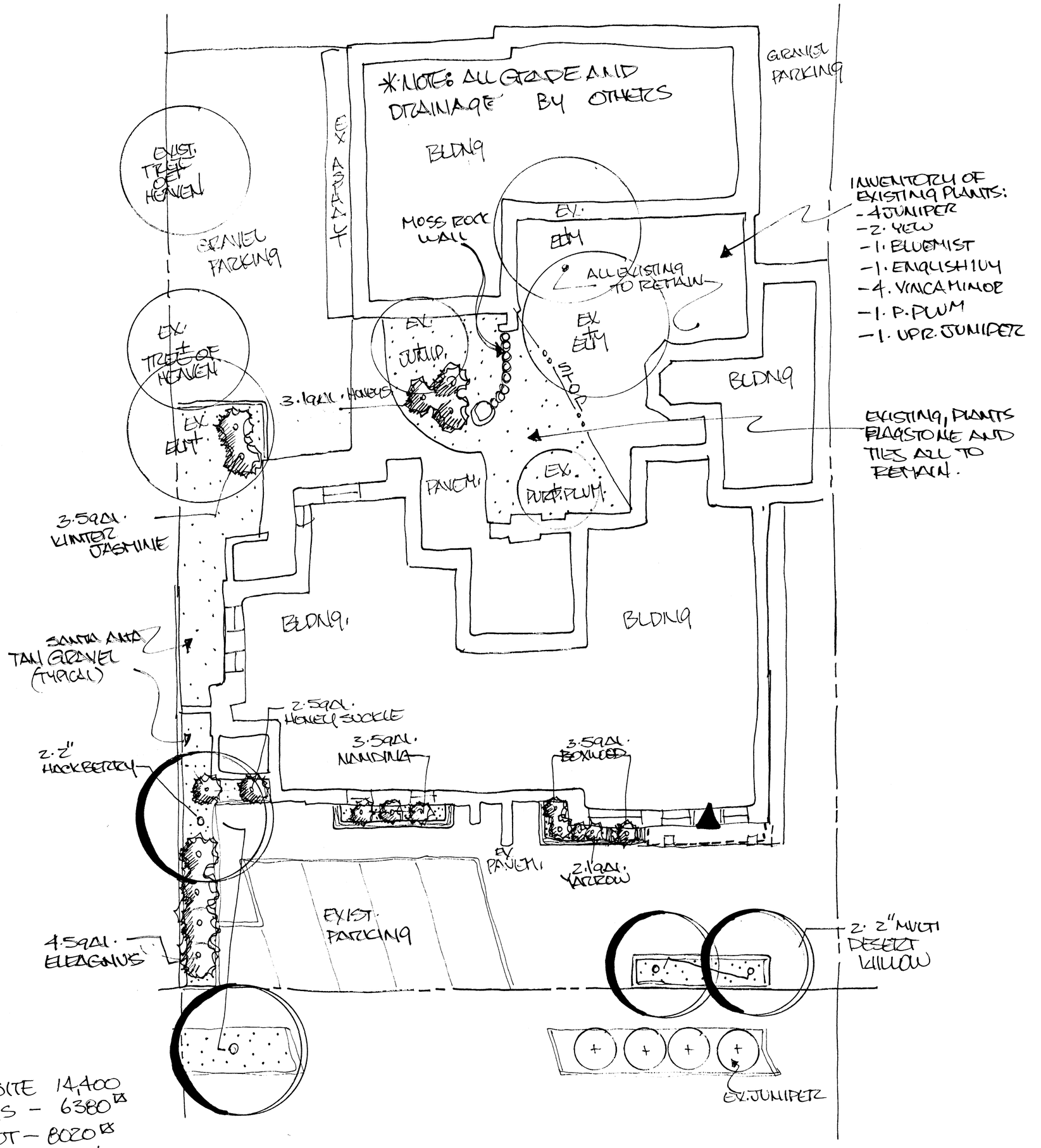


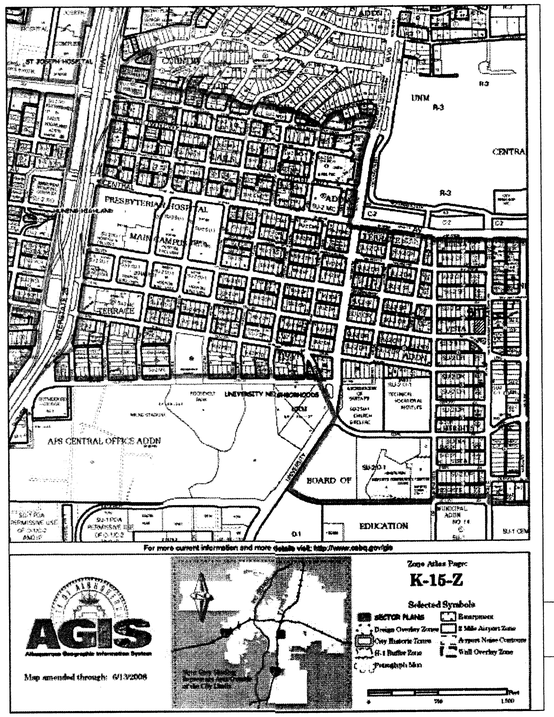
TOTAL SITE 14,400
BUILDINGS – 6380 ☐
NET LOT – 8020 ☐
15%
REQUIRED LANDSC. 1203 ☐
PROVIDED LANDSC. 2035 ☐
REQUIRED PLANT COVERAGE • 1527 ☐
PROVIDED PLANT COVERAGE • 1889

JARVIS BUILDING

2131 LEAD AVE. SE.

FEB. 2011

SCALE 1"=10'



PROJECT DATA - ZONING

LEGAL DESCRIPTION: 2129 AND 2131 LEAD AVENUE SE
LOT(S) 12, BLOCK(S) 3
BUENA VISTA HEIGHTS ADDITION
ZONE ATLAS PAGE K-15-Z

ZONE DESIGNATION: SU-2/NC
UNIVERSITY NEIGHBORHOODS SECTOR DEV. PLAN

LOT AREA= +/-14,200 SF (.33 ACRES)

OFFSTREET PARKING: UNITS < 1000 SF = 1.5 SPACES EACH REQUIRED
APARTMENTS 1, 2 AND 3 AT +/-900 SF = 4.5 SPACES

RESIDENCE 2 AT +/-1500 SF AND 2 BATHROOMS = 2 SPACES

NON-RESIDENTIAL = 1:300 SF = 2114 SF/300 = 7.2 SPACES
TOTAL REQUIRED = 13.7 SPACES
10% REDUCTION IN REQUIRED SPACES FOR PROXIMITY TO BUS LINE
= 13.7*.1=1.37 SPACES
13.7 - 1.37 = 12.33

TOTAL PARKING SPACES REQUIRED = 13
(INCL 1 VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED = 15
(INCL 1 VAN ACCESSIBLE)

AN ADDITIONAL 2 MOTORCYCLE SPACES ARE PROVIDED

PARKING FOR EXISTING STRUCTURES (AREA INDICATED WITH HATCH) IS NOT INCLUDED IN TRAFFIC CIRCULATION LAYOUT

PROJECT DATA - LANDSCAPING

DESCRIPTION OF WORK: LANDSCAPING AREAS SHOWN ARE APPROXIMATE:
SEE LANDSCAPE PLAN FOR PLANTING TYPES AND EXTENT

OPEN SPACE= REQUIREMENTS:
300 SF PER DWELLING UNIT WITH 2 OR MORE BEDS
= 300 * 5 UNITS = 1500 SQ FT OPEN SPACE REQUIRED

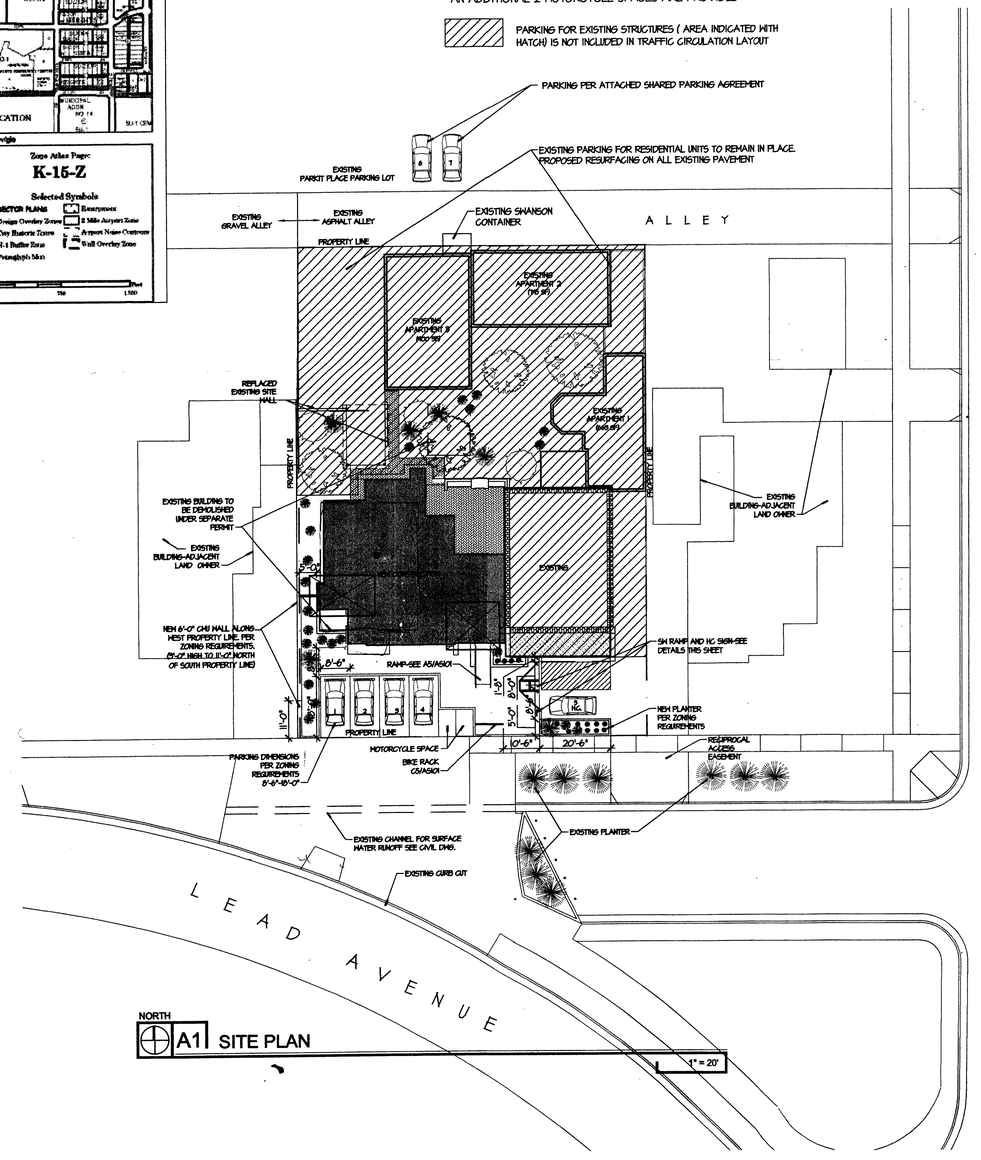
+/-2,226 SQ FT PROVIDED (SEE LANDSCAPE PLAN)

EXISTING UNDISTURBED PARKING DATA -

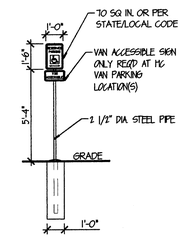
TOTAL UNDISTURBED PARKING SPACES = 8

NEW PARKING DATA -

TOTAL NEW PARKING SPACES = 7
(INCLUDING 1 VAN ACCESSABLE SPACE AND 2 SHARED SPACES)

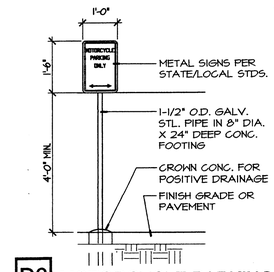


A1 SITE PLAN



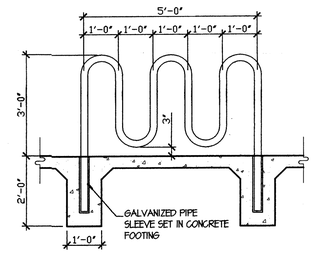
D5 ADA SIGNAGE

SCALE: 1/4" = 1'-0"



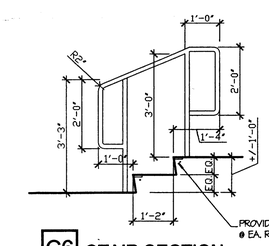
D6 MOTORCYCLE PARKING SIGN

1/2"=1'-0"



C5 BIKE RACK

SCALE: 1/2" = 1'-0"



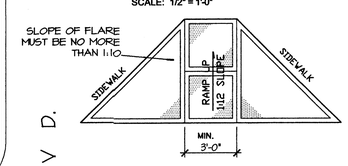
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

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

C6 STAIR SECTION

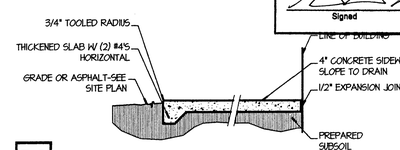
SCALE: 1/2" = 1'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 9/2/09 Date



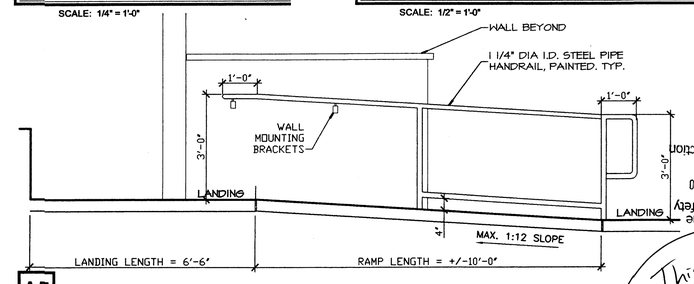
B5 PARKING RAMP PLAN

SCALE: 1/4" = 1'-0"



B6 SIDEWALK DETAIL

SCALE: 1/2" = 1'-0"



A5 RAMP SECTION

SCALE: 1/2" = 1'-0"

This plan has been revised 9-2-09

Albuquerque Building & Safety
MAR 04 2010
I.B.C
Plan Check Section

STATE OF NEW MEXICO 9/2/09 MICHAEL RYAN NO. 10037 REGISTERED ARCHITECT

EDI ENVIRONMENTAL
142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2851 FAX: 505.242.2852

BARBARA JARVIS
2129 AND 2131 LEAD AVE SE
ALBUQUERQUE NM 87106

ISSUE:
CHECK SET

DRAWN:	DMK
CHECKED:	MFR
DATE:	04.18.08

REVISIONS

TRAFFIC CIRCULATION LAYOUT

0653
AS102
— OF

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NON-RESIDENTIAL = 1:300 SF = 2174 SF/300 = 7.2 SPACES

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= 300 * 5 UNITS = 1500 SQ FT OPEN SPACE REQUIRED

+/-2,226 SQ FT PROVIDED (SEE LANDSCAPE PLAN)

GENERAL NOTES - SITE

PERMITS AND CODES:
CONTRACTOR RESPONSIBLE FOR ALL STATE AND LOCAL PERMITS AND SUBMITTALS REQUIRED. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND UTILITY HOOK-UPS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING GUIDELINES SET FORTH IN THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL CODE COUNCIL (ICC) FAMILY OF CODES, APPLICABLE PORTIONS OF THE CURRENT ACCESSIBILITY CODES AND ALL APPLICABLE LOCAL CODES.

ELECTRICAL WIRING METHODS AND MATERIALS SHALL MEET THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AND NEW MEXICO ELECTRICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.

PLUMBING SHALL MEET ALL PROVISIONS OF THE UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, AND THE NEW MEXICO PLUMBING AND MECHANICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.

IF THERE ARE ANY CONFLICTS BETWEEN INFORMATION PROVIDED IN THESE DOCUMENTS, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.

OPTIONS AND MODIFICATIONS:
ANY MODIFICATIONS AND CHANGES SHOULD BE REVIEWED BY THE ARCHITECT. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONCRETE & STEM WALLS:
ALL CONCRETE TO BE MINIMUM 3000 PSI.

SITE:
FINISHED FLOOR OR TOP OF STEM WALL TO BE MINIMUM 6" ABOVE ADJACENT GRADE

CARE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO EXISTING TREES, GRADE, AND FOLIAGE AROUND BUILDING FOOTPRINT. SITE TO BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE CONTAINED AND HAULED OFF WEEKLY. RECYCLE AS MUCH SCRAP AND PACKAGING AS POSSIBLE.

COMPACT EARTH AROUND HOUSE AFTER COMPLETION OF STEM WALL AND RE-GRADE AROUND HOUSE TO ENHANCE FREE DRAINAGE AWAY FROM BUILDING, MINIMUM 1/4" SLOPE PER FOOT FOR 10'-0". MAINTAIN POSITIVE DRAINAGE DURING ENTIRE CONSTRUCTION PROCESS. FINAL GRADING TO BE PROPERLY SLOPED AND RAKED CLEAN. MAINTAIN 1/8" PER FOOT MIN SLOPE FROM BUILDING AT PAVED SURFACES ADJACENT TO BUILDING

PROVIDE SPLASH BLOCKS BELOW CANALES OR DRAIN PIPES TO DIRECT WATER AWAY FROM FOUNDATIONS

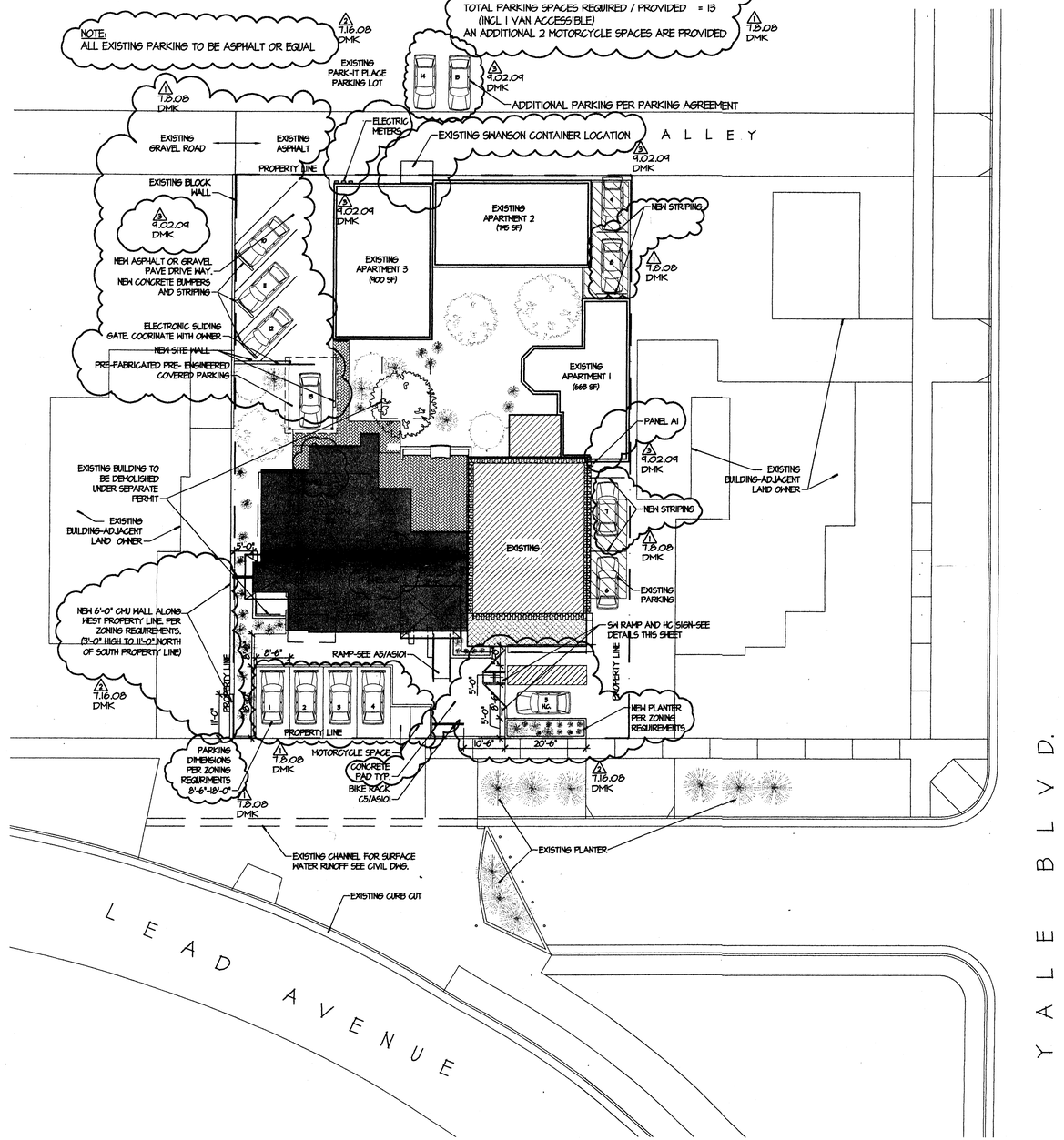
DO NOT PLACE PLANTS REQUIRING HEAVY IRRIGATION NEXT TO THE BUILDING-AVOID FRENCH DRAINS ADJACENT TO THE FOUNDATION TO MINIMIZE WATER INFILTRATION AT THE FOUNDATION LEVEL. IF RETENTION BASINS, PLANTERS AND /OR LANDSCAPING ARE ADJACENT TO OR NEAR THE STRUCTURE, SUCH FEATURES SHOULD BE SEALED AND CONTAIN SHALLOW ROOTED LANDSCAPING. GRADES IN BASINS OR PLANTERS SHOULD SLOPE AWAY FROM THE STRUCTURE AND OUTLETS PROVIDED FOR OVERFLOW.

PROVIDE FREE-DRAINING SOIL LAYER AT BACK OF RETAINING WALLS. TIE VERTICAL DRAINAGE ZONE TO DAYLIT GRAVITY DRAINAGE SYSTEM AT BASE OF WALL

CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY HOOK-UPS TO THE BUILDINGS. THIS INCLUDES WATER, ELECTRICITY, PHONE LINES (3PR MIN), & CABLE TV.

EXTERIOR LIGHTING SHOULD BE SCREENED 15 DEG FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

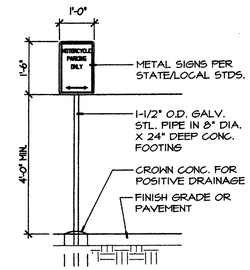
AS A CONDITION OF SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN UP THE SITE, DELIVER ALL GUARANTEES, LIEN WAIVERS, MAINTENANCE MANUALS, AND PROJECT RECORDS, AND SHALL FURNISH A CERTIFICATE OF OCCUPANCY TO THE OWNER



NORTH

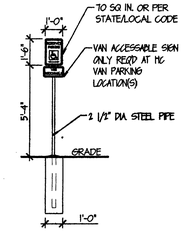
A1 SITE PLAN

1/16" = 1'-0"



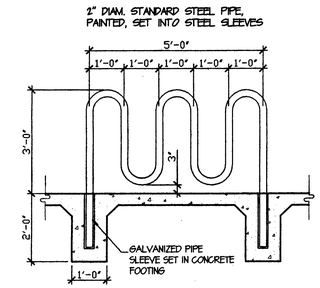
D4 MOTORCYCLE PARKING SIGN

SCALE: 1/2" = 1'-0"



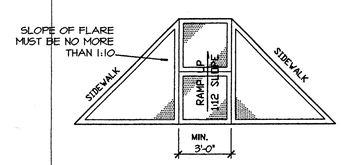
C4 ADA SIGNAGE

SCALE: 1/4" = 1'-0"



C5 BIKE RACK

SCALE: 1/2" = 1'-0"



B4 PARKING RAMP PLAN

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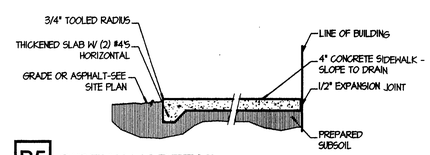
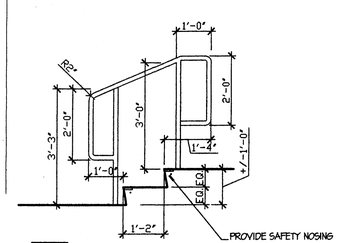


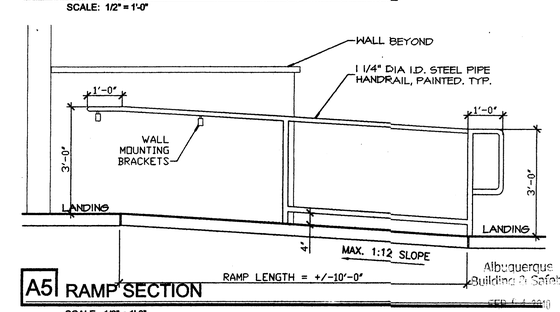
B5 SIDEWALK DETAIL

SCALE: 1/2" = 1'-0"



A4 STAIR SECTION

SCALE: 1/2" = 1'-0"



A5 RAMP SECTION

SCALE: 1/2" = 1'-0"

Albuquerque Building & Safety
SEP 1-4 2010
Plan Check Section

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STATE OF NEW MEXICO
12/23/09
MICHAEL RYAN
NO. 4037
REGISTERED ARCHITECT

ISSUE:
PERMIT SET

DRAWN:	DMK
CHECKED:	MFR
DATE:	12.21.09

REVISIONS

1 7.8.08
2 7.16.08
3 9.2.09

ARCHITECTURAL SITE PLAN

0653

AS101

-- OF