

## GENERAL NOTES

- A. NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT (NFTOD)  
HEIGHT:  
4 STORIES WITH A MAXIMUM OF 52 FEET  
3 STORIES WITH A MAXIMUM OF 40 FEET  
GROUND STORY CLEAR HEIGHT = 10'-0" MINIMUM  
SETBACKS PER SECTOR DEVELOPMENT PLAN:  
0'-10' FRONT SETBACK • 4TH STREET (O' PROVIDED)  
0'-10' SIDE STREET SETBACK • SUMMER & KINLEY AVE. (+/- 8' PROVIDED)  
5'-10' REAR SETBACK INCLUDING ALLEY WIDTH  
C. TOPOGRAPHY/ DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST, LEADING FROM THE PARKING LOT TO THE WEST EDGE PLANTER.  
D. WELLS PARK PROVIDES CHILDREN RECREATION FACILITIES TWO BLOCKS SOUTH AND ONE BLOCK WEST OF PROPERTY.  
E. SURROUNDING USES: TO NORTH, EAST AND SOUTH COMMERCIAL. TO WEST: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL.

## KEYED NOTES

- PATIO AREA WITH BARBECUES AND PICNIC TABLES.
- ROLLING ELECTRICAL GATE.
- REFUSE ENCLOSURE WITH GATE.
- 6' CMU BLOCK WALL.
- TYPICAL PROPERTY LINE.
- 4' WALL WITH 6' METAL FENCING.
- CONCRETE PAVING.
- CONCRETE WALKWAY.
- ASPHALT PAVING.
- ACCESSIBLE CURB RAMP, TYPICAL.
- FIRE SPRINKLER CLOSET.
- EXISTING POLE LIGHT FIXTURE, TYPICAL.
- PROPOSED NEW CITY BUS SHELTER AT EXISTING ROUTE #10 BUS STOP.
- PERMEABLE PAVING / GRAVEL.
- KITCHEN GARDEN.
- "NO ENTRY" SIGN.
- PUTTING GREEN.
- WATER FEATURE.
- NEW POLE LIGHT FIXTURE.
- EXISTING STRUCTURE.
- PROPOSED STRUCTURE.
- PUBLIC BIKE RACK, EXTERIOR.
- NOT USED.
- EXISTING FIRE HYDRANT.
- LANDSCAPE AREA, SEE LANDSCAPE SHEETS.

## RESIDENTIAL UNIT SIZES

TOTALS FOR PROJECT = 56 UNITS  
13 EFFICIENCIES, 23 ONE BEDROOM, & 20 TWO BEDROOMS  
THESE ARE BROKEN DOWN BELOW TO SHOW SIZES

TYPE OF UNIT	* OF UNITS	HEATED SQUARE FOOTAGE PER UNIT
EFFICIENCY 1	8	439
EFFICIENCY 2	2	501
EFFICIENCY 3	3	457
ONE BEDROOM 1	8	566
ONE BEDROOM 2	8	625
ONE BEDROOM 3	4	751
ONE BEDROOM 4	3	636
TWO BEDROOM ONE BATH	12	799
TWO BEDROOM TWO BATH	8	851

## BUILDING SCHEDULE

TOWER A  
FIRST FLOOR  
4,545 GROSS SQ. FT. COMMON AREA

SECOND FLOOR  
(1) EFFICIENCY 1  
(2) ONE BEDROOM 1  
(2) ONE BEDROOM 2  
(1) ONE BEDROOM 3  
(2) TWO BEDROOM 2 BATH  
TOTAL 5713 SQ. FT.

THIRD FLOOR  
(1) EFFICIENCY 1  
(2) ONE BEDROOM 1  
(2) ONE BEDROOM 2  
(1) ONE BEDROOM 3  
(2) TWO BEDROOM 2 BATH  
TOTAL 5713 SQ. FT.

PATIO AREA  
BETWEEN TOWERS A & B: 1,158 SQ. FT.  
PUTTING GREEN: 524 SQ. FT.

KITCHEN GARDEN AREA: 88 SQ. FT.

TOWER B  
FIRST FLOOR  
4,550 GROSS SQ. FT. COMMON AREA

SECOND FLOOR  
(1) EFFICIENCY 2  
(1) EFFICIENCY 3  
(1) ONE BEDROOM 4  
(4) TWO BEDROOM 1 BATH  
TOTAL 4790 SQ. FT.

THIRD FLOOR  
(1) EFFICIENCY 2  
(1) EFFICIENCY 3  
(1) ONE BEDROOM 4  
(4) TWO BEDROOM 1 BATH  
TOTAL 4790 SQ. FT.

FOURTH FLOOR  
(1) LAUNDRY ROOM  
(1) EFFICIENCY 3  
(1) ONE BEDROOM 4  
(4) TWO BEDROOM 1 BATH  
TOTAL 5713 SQ. FT.

ROOF TOP PATIO: 889 SQ. FT.

PROJECT NUMBER:

TOWER C  
FIRST FLOOR  
5,113 GROSS SQ. FT. COMMON AREA

SECOND FLOOR  
(2) EFFICIENCY 1  
(2) ONE BEDROOM 1  
(2) ONE BEDROOM 2  
(1) ONE BEDROOM 3  
(2) TWO BEDROOM 2 BATH  
TOTAL 5713 SQ. FT.

THIRD FLOOR  
(2) EFFICIENCY 1  
(2) ONE BEDROOM 1  
(2) ONE BEDROOM 2  
(1) ONE BEDROOM 3  
(2) TWO BEDROOM 2 BATH  
TOTAL 5713 SQ. FT.

PATIO AREA  
BETWEEN TOWERS B & C: 1,328 SQ. FT.

APPLICATION NUMBER:

## SITE/BUILDING DATA

SITE ACREAGE: 0.98 ACRES

TOTAL UNITS: 56

TOTAL D.U. = 57.14

TOTAL GROSS SQ. FT. PER TOWER:

TOTAL GROSS SQ. FT.:

CONSTRUCTION TYPE: V-A

BUILDING HEIGHT: TOWER A: 38'-8"  
TOWER B: 49'-8"  
TOWER C: 38'-8"

ACCESSIBLE PARKING

NEW STREET LIGHTING STANDARD

EXISTING STREET LIGHTING STANDARD

EXISTING FIRE HYDRANT



## VICINITY MAP

ZONE ATLAS - J-14-Z

ZONING: C-2 COMMERCIAL RETAIL

## PARKING CALCULATIONS

Note: Parking Calculations are based on the

North 4th Rank III Corridor Plan

Required Parking Calculations

Required Residential Parking:

(13) Efficiencies → 1.5 space per = 19.5 spaces

(23) 1 Bedrooms → 1.5 spaces per = 34.5 spaces

(20) 2 Bedrooms → 1.5 spaces per = 30 spaces

Total: 84 Residential Spaces Required

Required Non-Residential Parking:

1,800 Sq. Ft. Multi-purpose (tenants only) = 0 spaces

249 Sq. Ft. Sales Office → 31,000 Sq. Ft. = 3 spaces

Shared parking factor 1.4 reduces to = 2.1 + 3 spaces

2,271 Sq. Ft. Exercise Area (tenants only) = 0 spaces

Total: 3 Non-Residential Spaces Required

Parking Reductions:

NFTOD 10% reduction = -8.7 spaces

Q14-16-3 (6)(a) 10% Transit Reduction = -8.7 spaces

Q14-16-3 (6)(b) 5% Transit Shelter = -4.4 spaces

Total: -21.8 = 22 spaces

Total Required Parking Spaces = 65

Parking Spaces Provided:

Off-street Parking Provided:

(50) Standard Spaces

(4) Accessible Spaces

54 Off-street Parking Spaces Provided

On-Street Parking Provided:

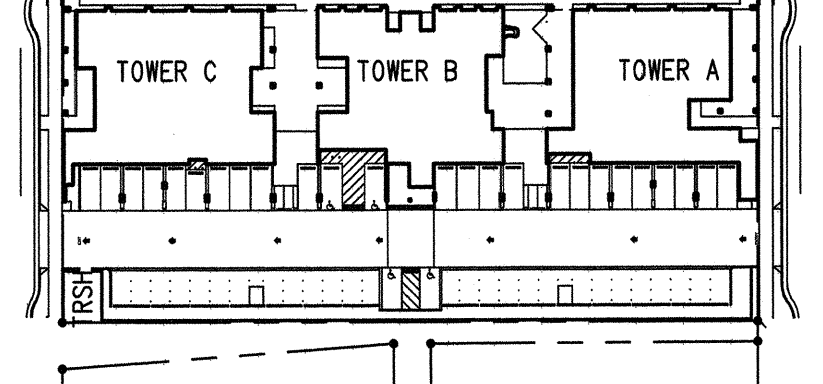
(15) Standard Spaces (7) Spaces count towards parking

Total Parking Provided 61 ≤ 65 Required Parking Spaces

(4) ACCESSIBLE PARKING SPACES

(4) MOTORCYCLE SPACES

(28) BICYCLE PARKING SPACES



## KEY PLAN

NORTH

NTS

integrated  
design architecture

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Greater Albuquerque Housing Partnership

CUATRO

Albuquerque, New Mexico

PROJECT ARCHITECT:

BOB HALL, AIA

Project #: IDA-14-13-P

Date: SEPTEMBER 19, 2014

## NEW ARCHITECTURAL SITE KEY PLAN

By: KIS

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## NEW ARCHITECTURAL SITE KEY PLAN

NORTH

1"=20'-0"

0 5' 10' 20' 40'