

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
- B. SETBACKS PER SECTOR DEVELOPMENT PLAN:  
0'-10' FRONT SETBACK = 4TH STREET (0' 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 BARBEQUES AND PICNIC TABLES.
- ROLLING ELECTRICAL GATE.
- REFUSE ENCLOSURE WITH GATE.
- 6' CMU BLOCK WALL, SEE SHEET SITE400 & SITE401.
- TYPICAL PROPERTY LINE.
- 4" WALL WITH 4" CAP BLOCK, SEE SHEET SITE400 & SITE401.
- 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, SEE SHEET SITE600.
- PUTTING GREEN.
- WATER FEATURE.
- NEW POLE LIGHT FIXTURE.
- EXISTING STRUCTURE.
- PROPOSED STRUCTURE.
- BIKE RACK, EXTERIOR.
- NEW FIRE HYDRANT.
- EXISTING FIRE HYDRANT.
- LANDSCAPE AREA, SEE LANDSCAPE SHEETS.
- FLUSH 12" WIDE CONCRETE RETAINING STRIP.
- NEW CONCRETE DRIVE PAD.
- NEW 6" CONCRETE PARKING CURBS.
- NEW 6" CONCRETE CURBING.
- 6" REBAR FENCE, SEE SHEET SITE400 & SITE401.
- SITE AND BUILDING SIGNAGE SEE SHEET SITE600.

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  
(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 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 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.

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.

SITE/BUILDING DATA

PROJECT ADDRESS: 1319 4TH NW

SITE ACREAGE: 0.98 ACRES

TOTAL UNITS: 56

TOTAL D.U. = 57.14

TOTAL GROSS SQ.FT. PER TOWER:

TOWER A: 19,889 SQ. FT.  
TOWER B: 25,861 SQ. FT.  
TOWER C: 20,462 SQ. FT.  
66,212 SQ. FT.

TOTAL GROSS SQ. FT.:

CONSTRUCTION TYPE: V-A

BUILDING HEIGHT:

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

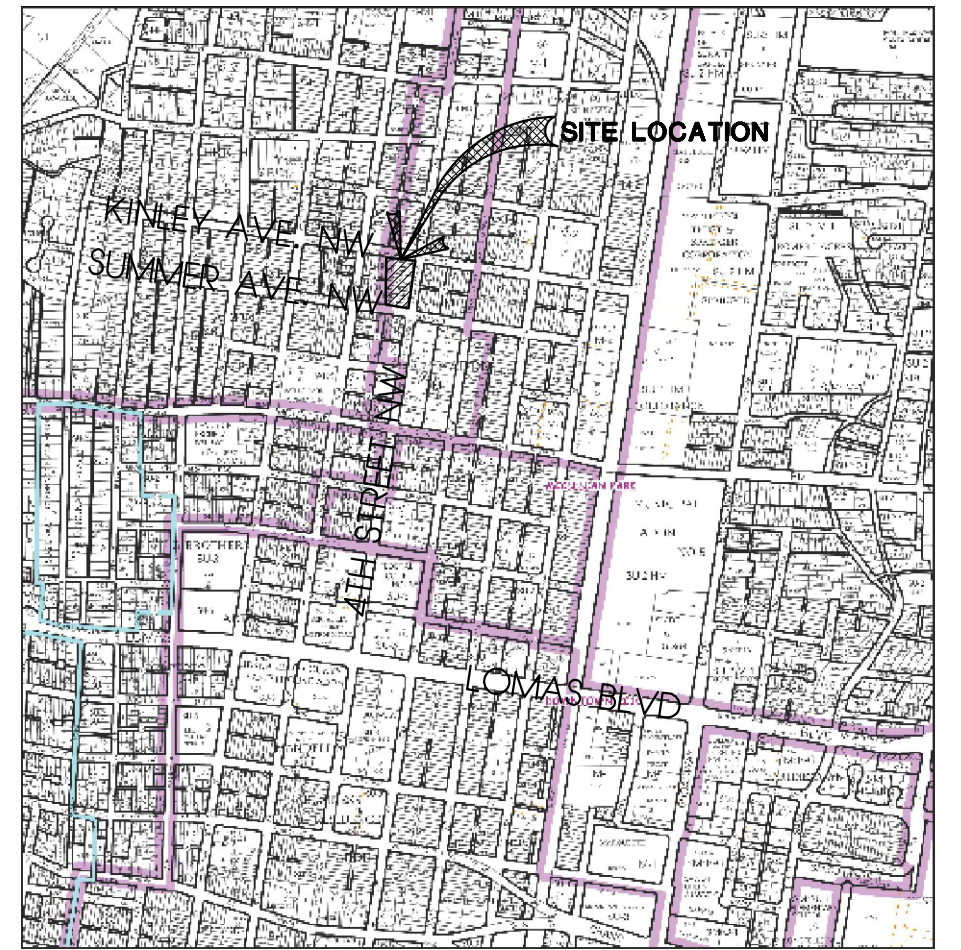
ACCESSIBLE PARKING

NEW STREET LIGHTING STANDARD

EXISTING STREET LIGHTING STANDARD

EXISTING & NEW FIRE HYDRANT

APPLICATION NUMBER:



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 = 3/1,000 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:

- NFTODD 10% reduction = -8.7 spaces
- a14-16-3 (6)a) 10% Transit Reduction = -8.7 spaces
- a14-16-3 (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:
- (60) Standard Spaces
- (4) Accessible Spaces
- 54 Off-street Parking Spaces Provided

On-Street Parking Provided:

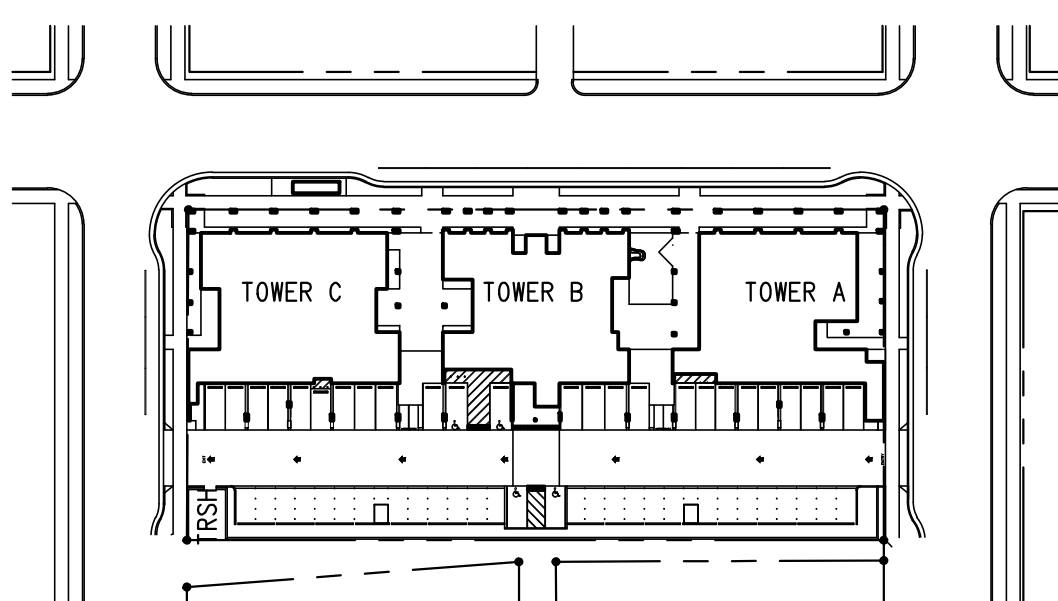
- (15) Standard Spaces (7) Spaces count towards parking

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 22, 2014

NEW ARCHITECTURAL SITE KEY PLAN

By:

KIS

File:

DRB\_SITE PLN.DWG

Plot Date:

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SITE100

NEW ARCHITECTURAL SITE KEY PLAN

