

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided	Electric Vehicle Parking
Leasing Office	1	Office	2000	3										
Commercial	1	Office/Retail	2000	3										
1 bdr, 1 ba	68	Residential	533	34		7650		6.8						
2 bdr, 2 ba	14	Residential	795	7		1995		1.4						
3 bdr, 2 ba	10	Residential	1016	5		1750		1						
Total	92			52	62	11395	17,150 sf	6	12	8	2	3	5	8
Notes:														
1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT				Table 5-5-1: Off-street Parking Requirements										
2. Bicycle parking required, 3 spaces or 10% whichever is greater				Table 5-5-5: Bicycle Parking Requirements										
3. Motorcycle parking required 1 space per 25 off street parking.				Table 5-5-4: Motorcycle Parking Requirements										
4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.														
5. Open Space per Table 2-4-5 including a 50% reduction for UC-MS-PT. Open space includes 9,616 sf of landscaping and 7,534 sf of sidewalk and patio space.														
6. Un-assigned On Street Parking available along Silver Avenue SE and Jackson Street SE is 17, including 2 ADA spaces.														

SITE PLAN GENERAL NOTES

- MINI SIGHT TRIANGLE (11' ON EACH SIDE STARTING AT BACK OF SIDEWALK AND THEN EXTENDING TO FLOW LINE OF CURB PER DEVELOPMENT PROCESS MANUAL FIGURE 7.4.94), FOR ILLUSTRATIVE PURPOSES ONLY.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.
- REFUSE WILL BE COLLECTED INTERNALLY BY A TRASH CHUTE AND COMPACTOR. MAINTENANCE STAFF WILL MOVE REFUSE TO THE REFUSE HOLDING YARD, A MINIMUM OF (4) 2 CUBIC YARD ROLLING DUMPSTERS FOR TRASH WILL BE AVAILABLE.
- RECYCLE MATERIALS WILL BE COLLECTING IN ROLLING BINS ON EACH FLOOR OF THE BUILDING AND WILL BE MOVED OUT TO HOLDING YARD BY MAINTENANCE STAFF.
- SOLID WASTE WILL BE PROVIDED A PROXIMITY CARD AND KEY PAD ACCESS CODES TO ENSURE ACCESS FOR REFUSE COLLECTION.
- ACCESS SHALL BE PROVIDED TO ABCWUA AS NECESSARY FOR WATER METER VAULT FOR MAINTENANCE.
- ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.
- CURB ACCESS RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETAILED AS PART OF PUBLIC WORK ORDER.
- VARIANCES TO BUILDING DESIGN STANDARDS IN THE NOB HILL/LAND CPO-8 WERE APPROVED BY THE ZHE FOR THIS PROJECT UNDER PROJECT PR-2021-005535. SEE BUILDING ELEVATION SHEET FOR DETAILS.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 9" TALL PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A6/C-501.
- CONCRETE PAVEMENT STRIP 2' WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501 AND TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443. TO BE DETAILED IN TWO PLANS.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000(1)11 HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E5/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING, PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501 AND CONCRETE RUNDOWN PER DETAIL D5/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- NOT USED.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- NOT USED.
- NOT USED.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 1' 2" AND 6" TALL.
- STORM WATER RETENTION POND. SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER. SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- NOT USED.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- NOT USED.
- DOG PARK SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- LOW SEAT WALL. SEE LANDSCAPING PLANS.
- CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT. PROVIDE 3" LONG CURB TRANSITION FROM 6" TALL TO FLUSH ON EACH SIDE.
- CONCRETE CURB ACCESS RAMP DETAIL A PAIRED PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2443. TO BE DETAILED IN TWO PLANS.
- NOT USED.
- CONCRETE CURB ACCESS RAMP DETAIL B CORNER ACCESS RAMP PER COA STANDARD DWG 2441. TO BE DETAILED IN TWO PLANS.
- 24" THERMOPLASTIC WHITE STOP BAR STRIPING.
- CONCRETE CURB ACCESS RAMP TYPE A PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP SIMILAR TO COA STANDARD DWG 2443 DETAIL B MODIFIED TO HAVE SLOPING WING INSTEAD OF HEADER CURB. TO BE DETAILED IN TWO PLANS.
- PROVIDE 12" TURNDOWN ON SIDEWALK.
- 4" WIDE CONCRETE RUNDOWN PER DETAIL D5/C-501.
- TURNED DOWN SIDEWALK AT PLAYGROUND PER DETAIL C4/C-502.
- SEE LANDSCAPING PLANS FOR DETAILS OF THIS AREA.

REVISIONS: JUNE 27, 2023
ADA accessible parking dimensions and associated pavement markings updated

REVISIONS: JUNE 23, 2023
Future PV (Solar canopy) @ parking
ADA compliant ramps relocated
EV parking updated

SITE PLAN KEYED NC

- PAINTED ONE-WAY ARROW.
- GATE MOUNTED SIGN: "NO EXIT".
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- NOT USED.
- NOT USED.
- SIGN: ELECTRIC VEHICLE CHARGING STATION.
- ELECTRONIC GATE FOR PEDESTAL.
- FUTURE ELECTRIC VEHICLE (EV) PEDESTALS WITH BOLLARDS.

PROJECT NUMBER: PR-2021-005390

Application Number: SI-2021-00832 - SITE PLAN

Is an Infrastructure List Required? (X) Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jeanne Wolfenbarger
Traffic Engineering, Transportation Division
Blaine Carter
ABCWUA
Ernest Amigo
City Engineer/Hydrology
Charles Maestas
Code Enforcement
Environmental Health Department (conditional)
Herman Gallages
Solid Waste Management
DRB Chairperson, Planning Department

Sep 28, 2021
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Sep 29, 2021
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Sep 28, 2021
Date
Sep 29, 2021
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Date
08-31-21
Date
Oct 8, 2021
Date

REVISIONS

NO.	DATE	DESCRIPTION
3	07-27-23	ASI 022
2	06-19-23	ASI 020
1	1-20-23	ASI 011

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Drawn by: BJB
Checked by: FCA
Date: December 6, 2022
Project number: IA 2511

SHEET TITLE

SITE PLAN
DRB

SHEET NUMBER

SP-DRB-A



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CONSULTANT

STAMP



PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108



Revision A prepared by Isaacson & Arfman, Inc.

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For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.

ALL WORK WITHIN THE RIGHT-OF-WAY TO BE
CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.

DEVIATION APPROVED WITH THIS SITE PLAN
TO ALLOW FOR 3'-6" TALL PATIO RAILING
ABOVE CONCRETE PATIO THAT IS UP TO 30"
ABOVE PUBLIC SIDEWALK AT THIS LOCATION
AS REQUIRED BY GUARDRAIL DEFINED IN
INTERNATIONAL BUILDING CODE

CENTRAL AVENUE

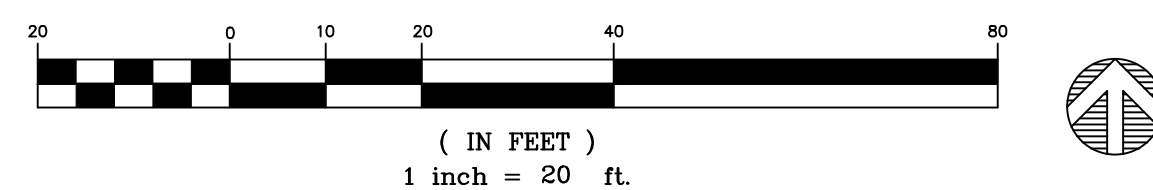
PROPOSED
4 STORY BLDG.

ZONING MX-M

SILVER AVENUE

ZONING MX-M

GRAPHIC SCALE



A1 SITE PLAN - DRB

1" = 20'-0"