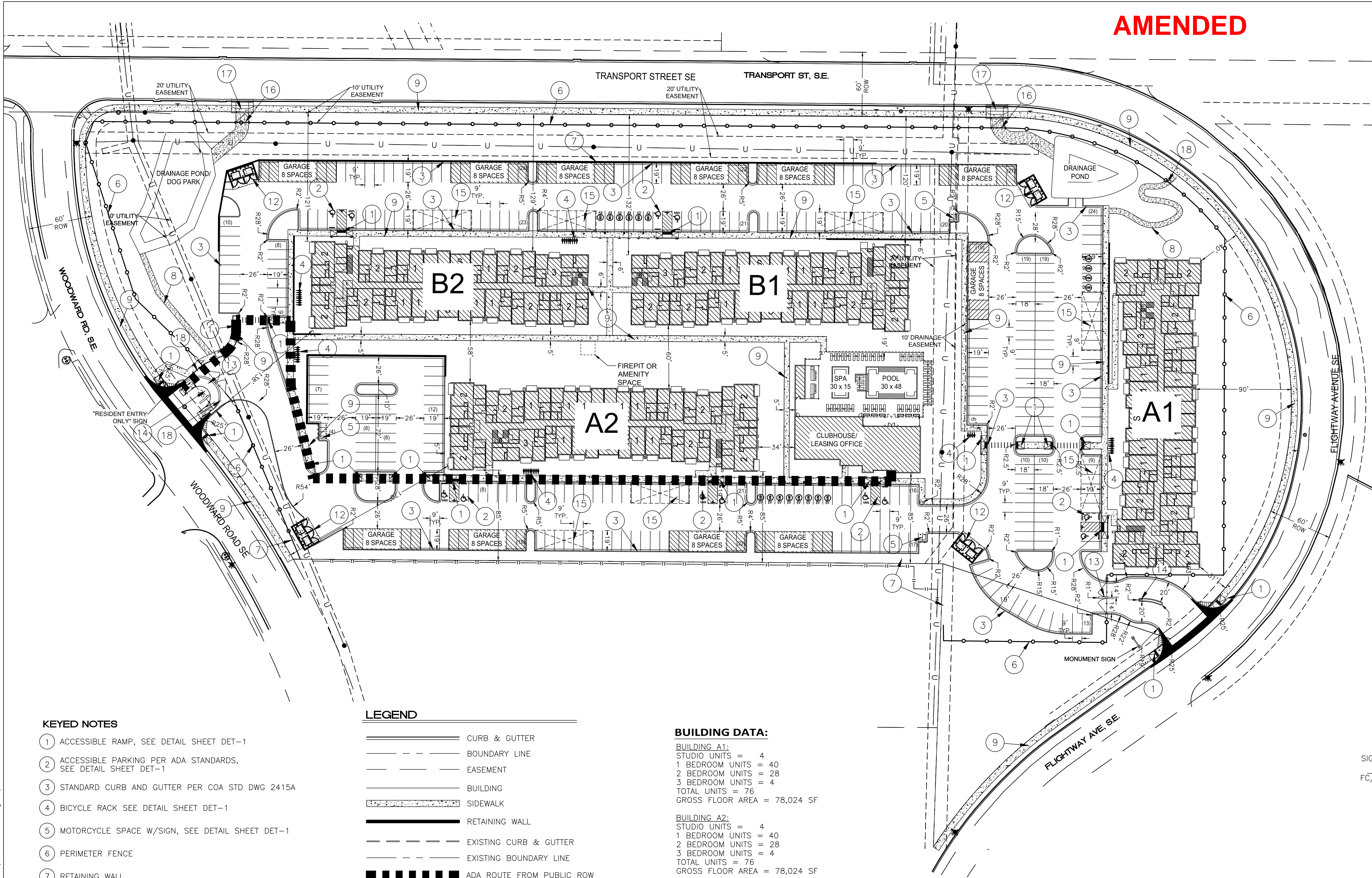


\\TINAS\Z\_Drive\2023\2023065 Transport Apartments - Opus\dwg\Construction\2023065 SP.dwg Sep 09, 2024 - 9:21am



KEYED NOTES

- 1 ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- 2 ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 BICYCLE RACK SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- 6 PERIMETER FENCE
- 7 RETAINING WALL
- 8 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 9 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- 10 NOT USED
- 11 NOT USED
- 12 DUMPSTER W/RECYCLING
- 13 VEHICULAR GATED ACCESS
- 14 ENTRY KEYPAD AND KNOX KEY SWITCH
- 15 CARPORT PARKING
- 16 POND MAINTENANCE ACCESS ROAD AND GATE
- 17 CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- 18 PEDESTRIAN GATED ACCESS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE

BUILDING DATA:

**BUILDING A1:**  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

**BUILDING A2:**  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

**BUILDING B1:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

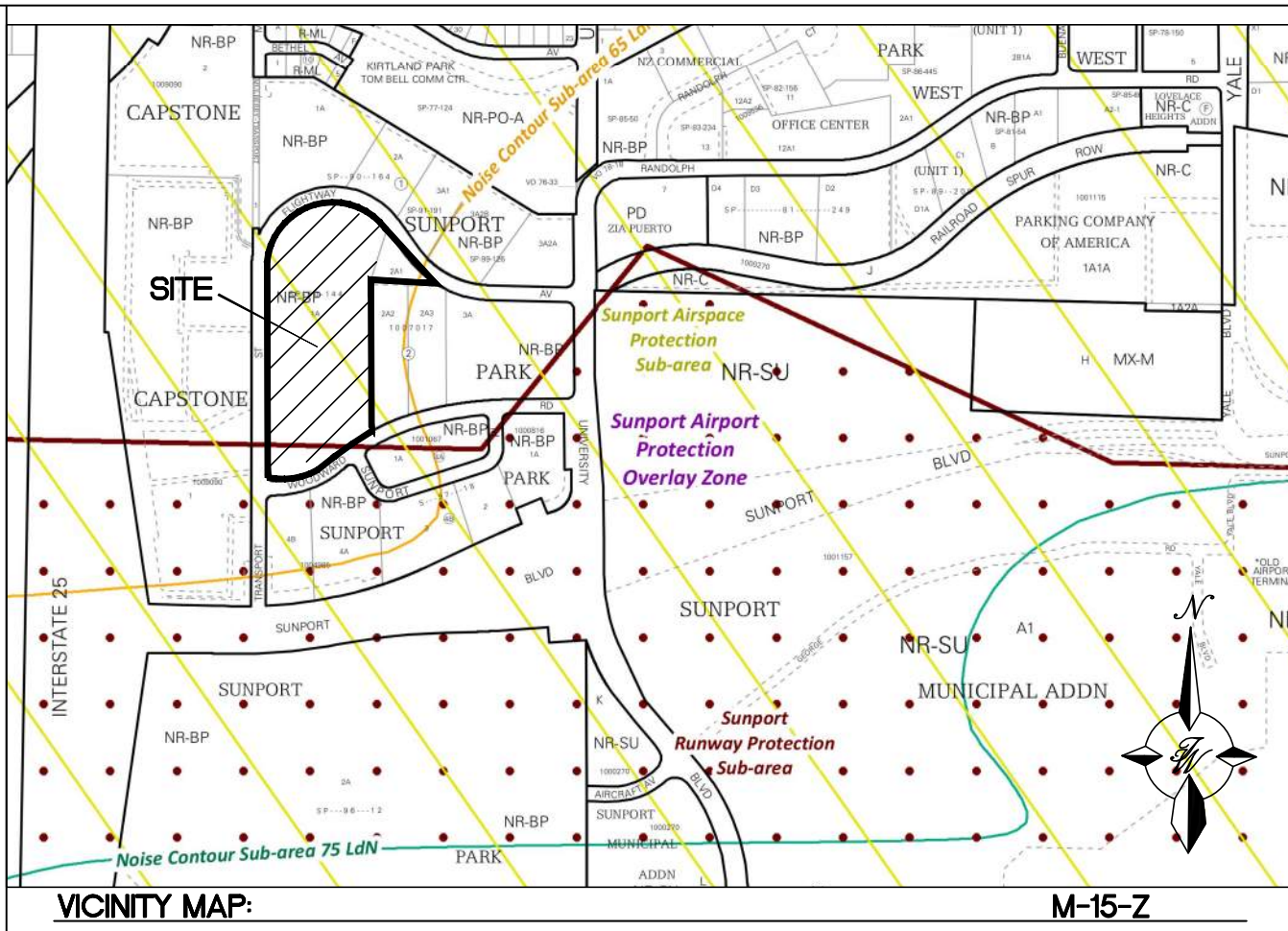
**BUILDING B2:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

**CLUBHOUSE:**  
GROSS FLOOR AREA = 5,413 SF

**FUTURE GARAGES:**  
NUMBER OF BUILDINGS = 11  
GROSS FLOOR AREA = 16,060 SF

TOTAL UNITS = 254  
TOTAL GROSS FLOOR AREA = 280,379 SF

AMENDED



LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE  
SITE AREA: 10.69 AC +/-  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
IDO ZONING: NR-BP  
PRE-IDO ZONING: SU-1 PERMISSIVE USES AND MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:

20 STUDIO UNITS X 1 = 20 SPACES  
122 1 BEDROOM UNITS X 1.2 = 147 SPACES  
98 2 BEDROOM UNITS X 1.6 = 157 SPACES  
14 3 BEDROOM UNITS X 1.8 = 25 SPACES  
5,413 SF AMENITY BLDG AREA X 0.003 = 16 SPACES

TOTAL PARKING REQUIRED = 365 SPACES  
TOTAL PARKING PROVIDED = 420 SPACES

CHARGING STATIONS REQUIRED = 365 X 0.05 = 18 SPACES  
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES  
ADA PARKING PROVIDED = 12 SPACES  
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES  
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 420 X 0.10 = 42 SPACES  
BICYCLE PARKING PROVIDED = 44 SPACES

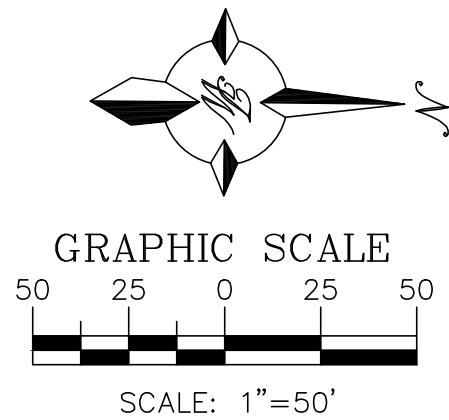
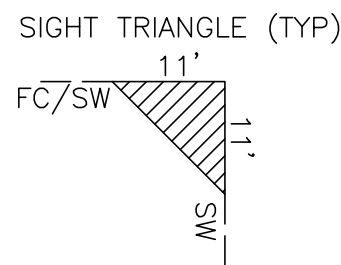
MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

CLEAR SIGHT TRIANGLE NOTE:

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 THE CLEAR SIGHT TRIANGLE



CAUTION

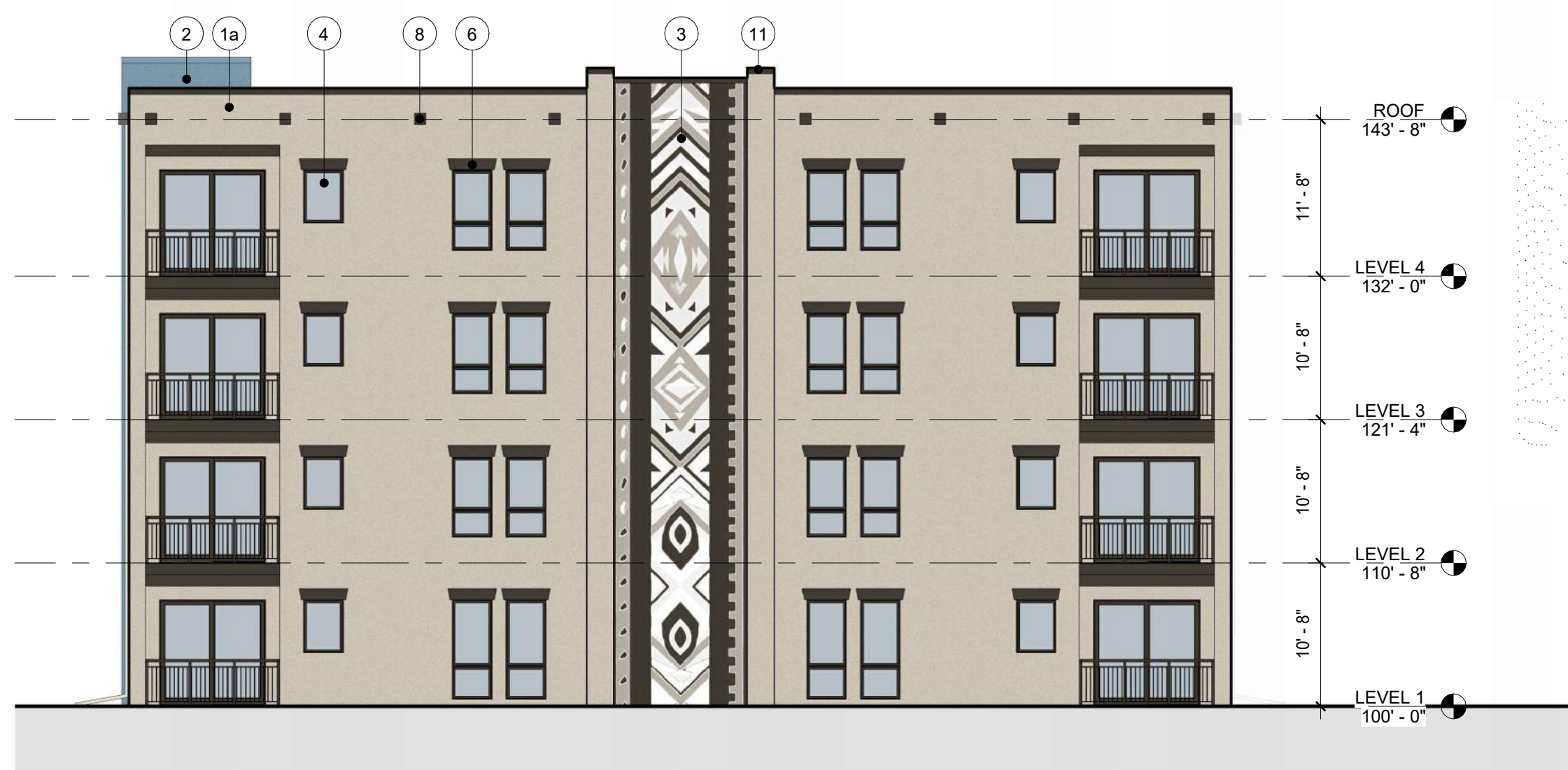
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

|   |                      |          |
|---|----------------------|----------|
| <div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div> <div>09/09/24</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div> | TRANSPORT APARTMENTS | DRAWN BY |
|   | ALBUQUERQUE, NM      | SB       |
|   | SITE PLAN            | DATE     |
|   |                      | 07/03/24 |
|   |                      | DRAWING  |
|   |                      |          |
|   |                      | SHEET #  |
|   |                      | C10      |
|   |                      | JOB #    |
|   |                      | 2023065  |





1 BUILDING A - NORTH ELEVATION  
1" = 10'-0"



2 BUILDING A - EAST ELEVATION  
1" = 10'-0"



3 BUILDING A - WEST ELEVATION  
1" = 10'-0"

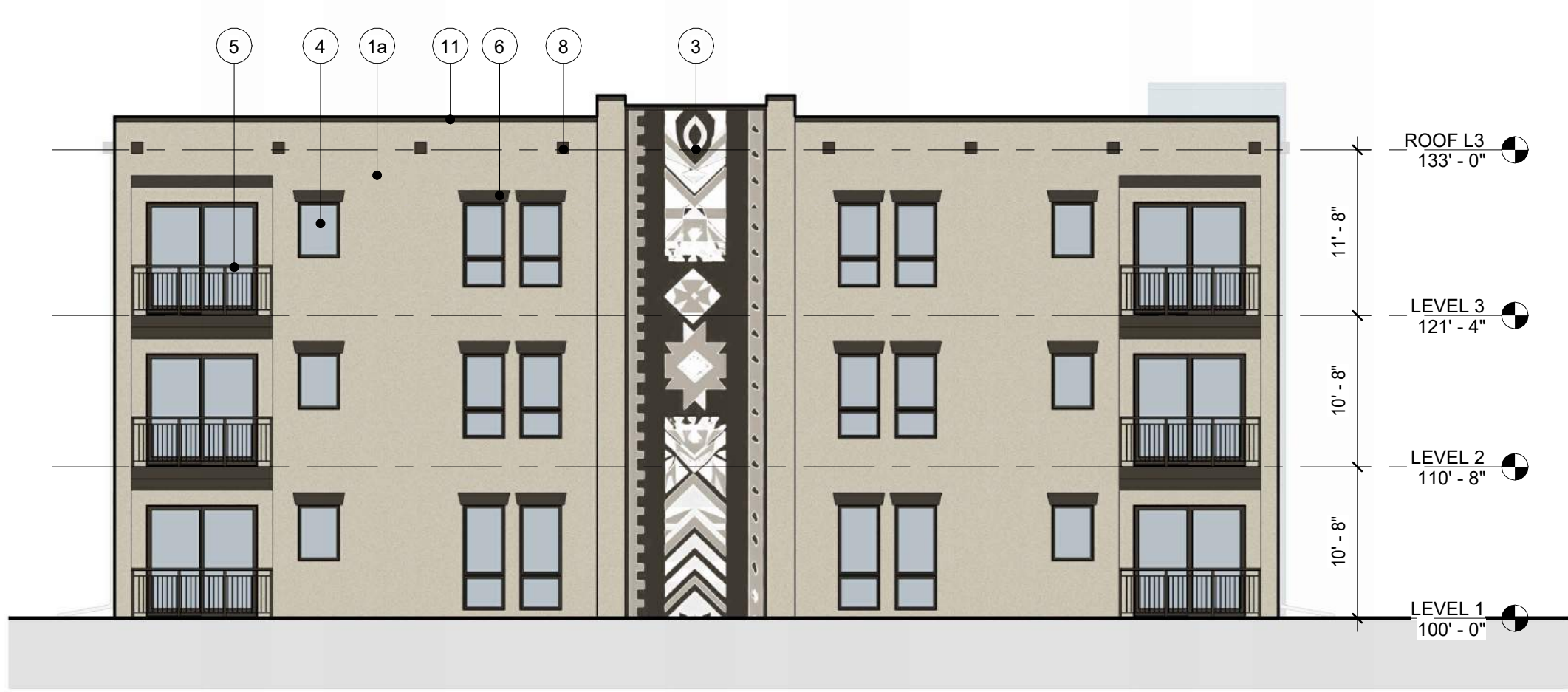
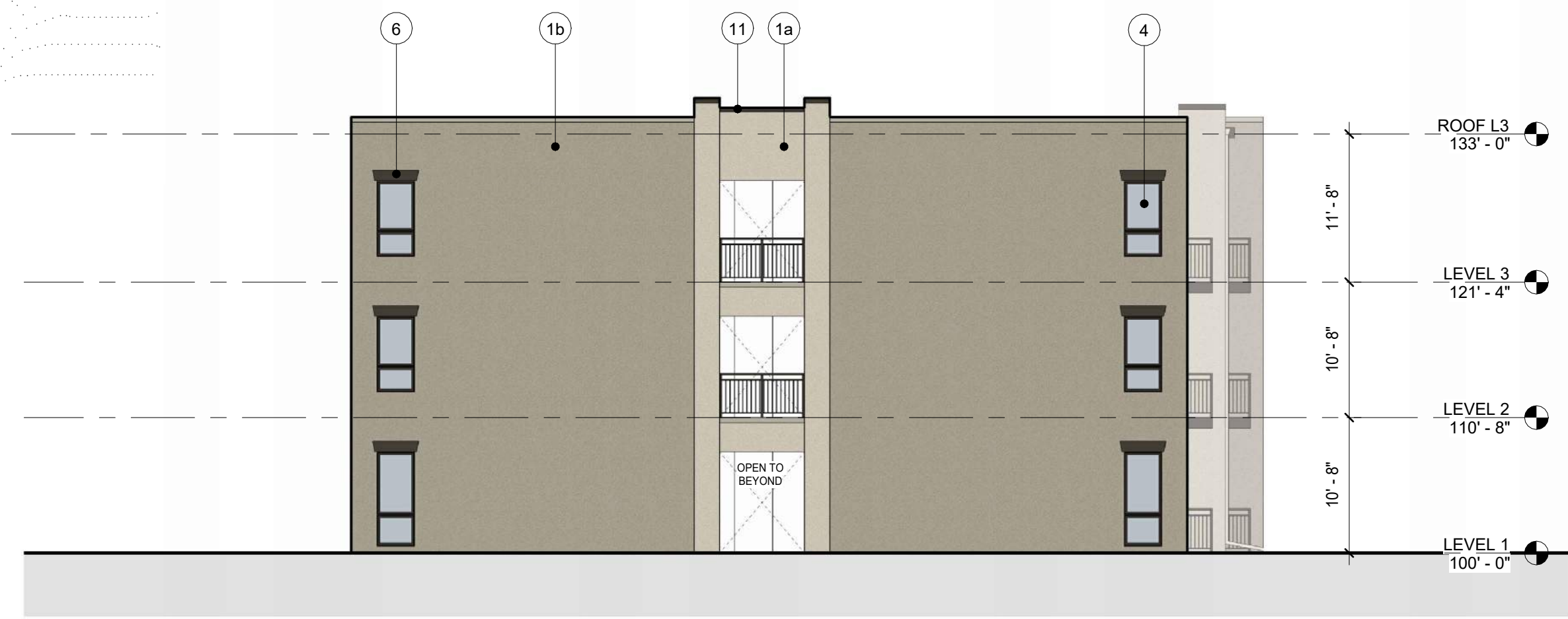
| MATERIAL KEY                                       |                                      |
|--|--------------------------------------|
| 1a   | CLADDING STUCCO TAN                  |
| 1b   | CLADDING STUCCO BROWN                |
| 2  | CLADDING STUCCO BLUE                 |
| 3  | ART APPLIQUE                         |
| 4  | BRONZE RESIDENTIAL WINDOWS AND DOORS |
| 5  | BRONZE METAL RAILING                 |
| 6  | BRONZE COLORED LINTEL ELEMENT        |
| 7  | BRONZE STOREFRONT WINDOW SYSTEM      |
| 8  | BRONZE VIGA ELEMENT                  |
| 9  | BLUE METAL CANOPY                    |
| 10   | BROWN COPING TO MATCH STUCCO         |
| 11   | BRONZE COPING                        |
| 12   | BRONZE METAL CANOPY                  |
| SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL |                                      |



4 BUILDING A - SOUTH ELEVATION  
1" = 10'-0"

- Façade Notes:
1. Building Entrances – All Exterior doors to have weather stripping and sweep.
  2. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
  3. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide.
  4. Windows facing west shall use heat mitigation features.
  5. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of façade length.
  6. Each street-facing façade shall be designed with more than one building finish material or color.
  7. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
  8. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.





| MATERIAL KEY                                       |                                      |
|--|--------------------------------------|
| 1a   | CLADDING STUCCO TAN                  |
| 1b   | CLADDING STUCCO BROWN                |
| 2  | CLADDING STUCCO BLUE                 |
| 3  | ART APPLIQUE                         |
| 4  | BRONZE RESIDENTIAL WINDOWS AND DOORS |
| 5  | BRONZE METAL RAILING                 |
| 6  | BRONZE COLORED LINTEL ELEMENT        |
| 7  | BRONZE STOREFRONT WINDOW SYSTEM      |
| 8  | BRONZE VIGA ELEMENT                  |
| 9  | BLUE METAL CANOPY                    |
| 10   | BROWN COPING TO MATCH STUCCO         |
| 11   | BRONZE COPING                        |
| 12   | BRONZE METAL CANOPY                  |
| SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL |                                      |

1 BUILDING B - NORTH ELEVATION  
1" = 10'-0"

2 BUILDING B - SOUTH ELEVATION  
1" = 10'-0"

Facade Notes:

1. Building Entrances – All Exterior doors to have weather stripping and sweep.
2. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
3. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide.
4. Windows facing west shall use heat mitigation features.
5. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of facade length.
6. Each street-facing façade shall be designed with more than one building finish material or color.
7. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
8. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.

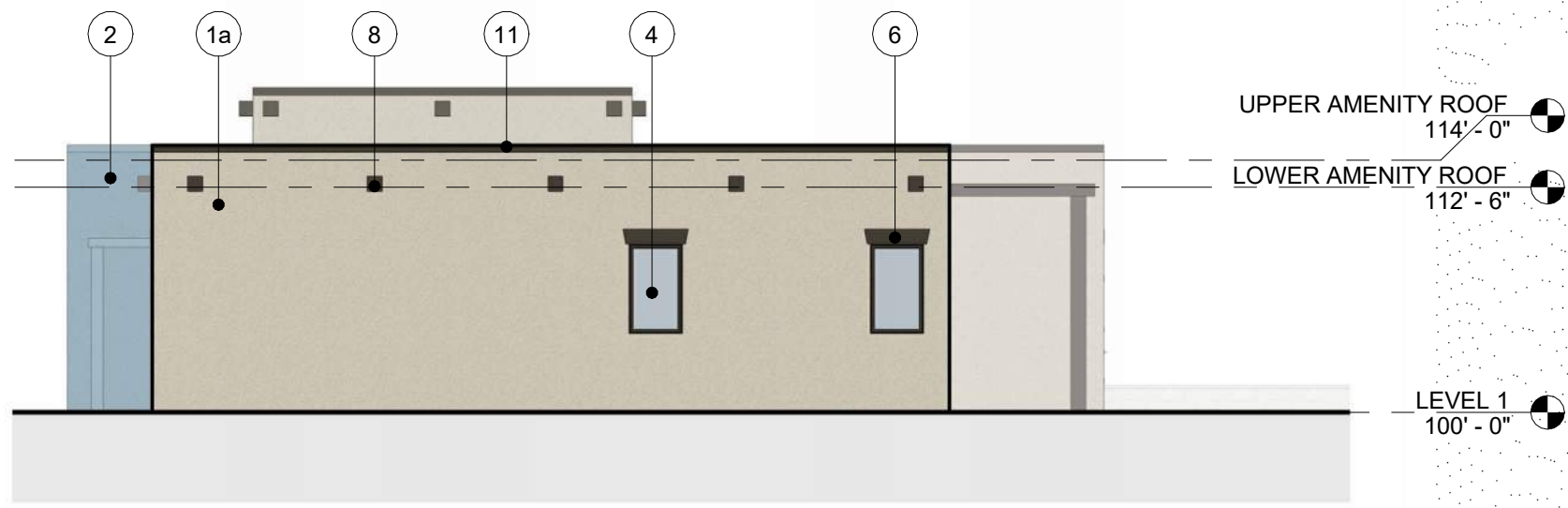


3 BUILDING B - EAST ELEVATION  
1" = 10'-0"

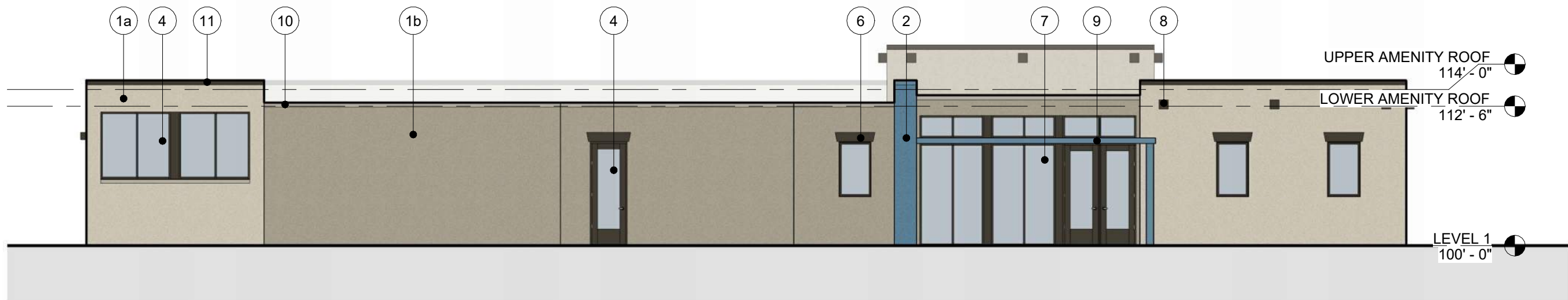


4 BUILDING B - WEST ELEVATION  
1" = 10'-0"

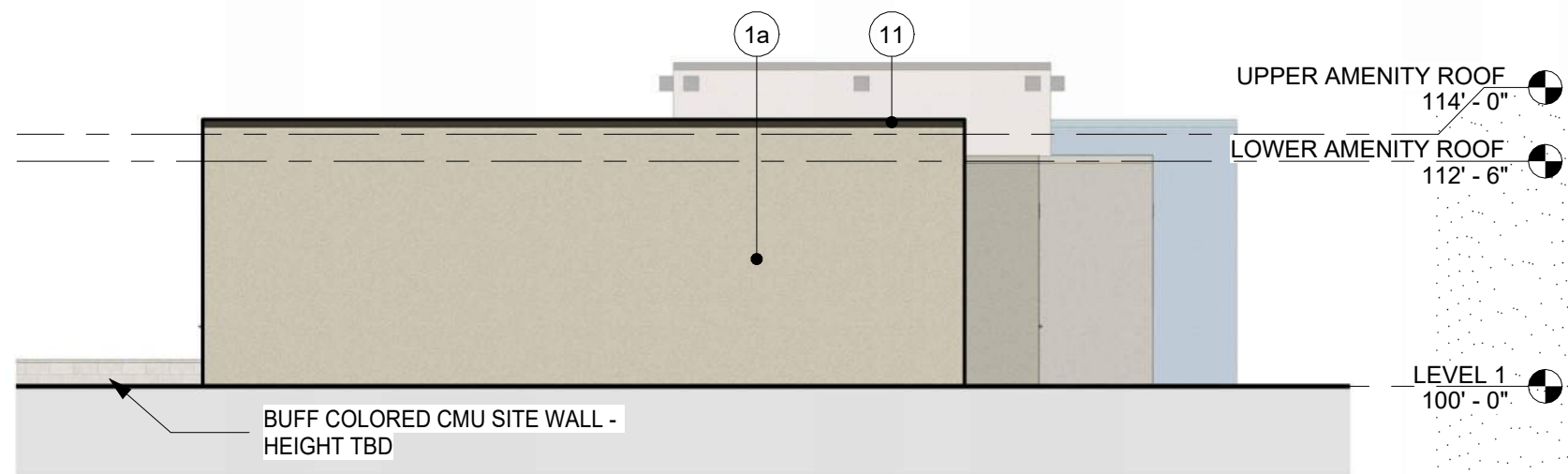




1 AMENITY BUILDING - NORTH ELEVATION  
1" = 10'-0"



2 AMENITY BUILDING - EAST ELEVATION  
1" = 10'-0"

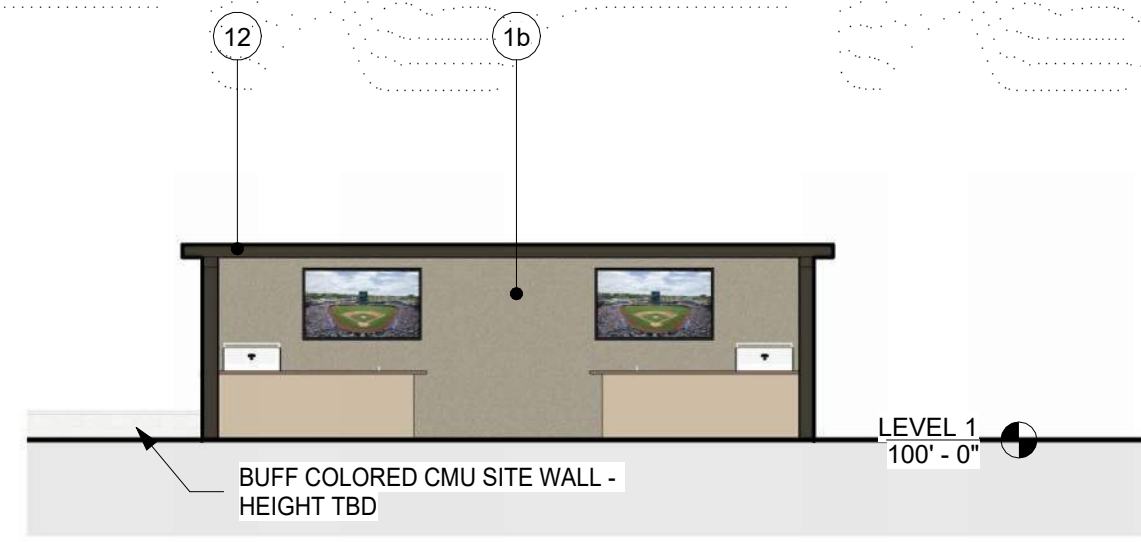


3 AMENITY BUILDING - SOUTH ELEVATION  
1" = 10'-0"

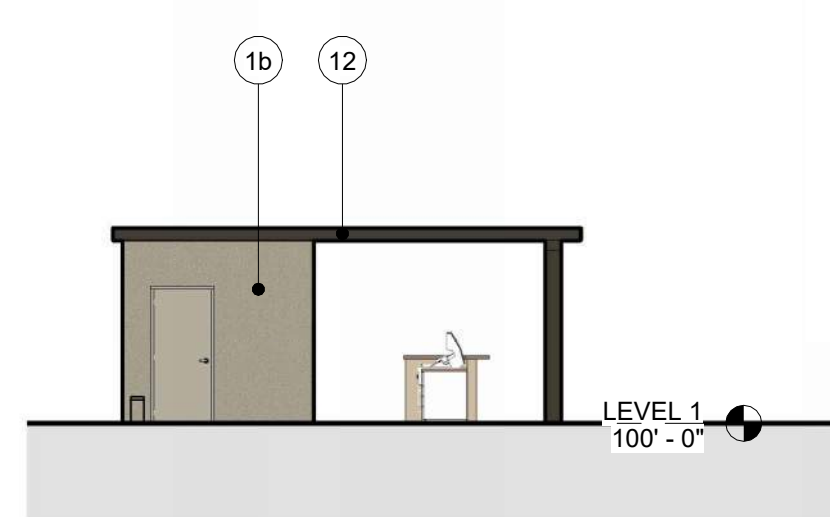


4 AMENITY BUILDING - WEST ELEVATION  
1" = 10'-0"

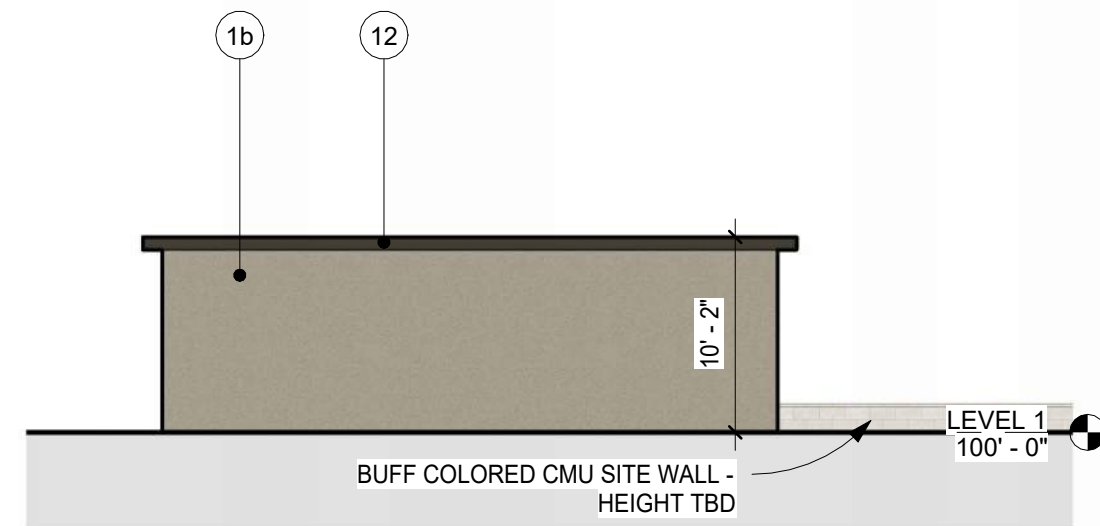
- Façade Notes:
1. Building Entrances – All Exterior doors to have weather stripping and sweep.
  2. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
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  8. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.



6 AMENITY BUILDING - NORTH ELEVATION 2  
1" = 10'-0"



5 AMENITY BUILDING - EAST ELEVATION 2  
1" = 10'-0"



7 AMENITY BUILDING - SOUTH ELEVATION 2  
1" = 10'-0"



8 AMENITY BUILDING - WEST ELEVATION 2  
1" = 10'-0"

| MATERIAL KEY                                       |                                      |
|--|--------------------------------------|
| 1a   | CLADDING STUCCO TAN                  |
| 1b   | CLADDING STUCCO BROWN                |
| 2  | CLADDING STUCCO BLUE                 |
| 3  | ART APPLIQUE                         |
| 4  | BRONZE RESIDENTIAL WINDOWS AND DOORS |
| 5  | BRONZE METAL RAILING                 |
| 6  | BRONZE COLORED LINTEL ELEMENT        |
| 7  | BRONZE STOREFRONT WINDOW SYSTEM      |
| 8  | BRONZE VIGA ELEMENT                  |
| 9  | BLUE METAL CANOPY                    |
| 10   | BROWN COPING TO MATCH STUCCO         |
| 11   | BRONZE COPING                        |
| 12   | BRONZE METAL CANOPY                  |
| SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL |                                      |