



OPEN SPACE CALCULATIONS

TABLE S-1-1 / R-ML ZONING
 USABLE OPEN SPACE
 1 BD: 200 SF PER UNIT
 2005 SF x 112 UNITS = 22,400 SF
 2 BD: 250 SF PER UNIT
 250 SF x 44 UNITS = 11,000 SF
 TOTAL 33,400 SF REQUIRED OPEN SPACE
 PROVIDED OPEN SPACE: 73,603 SF



PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRC 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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
- BASE COURSE
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: D1/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- SITE LIGHTING
- RAISED PLANTING BEDS
- CONCRETE BENCH
- BIKE RACK
- OUTDOOR FURNITURE
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- POOL PERIMETER FENCE
- PRIVATE SIDEWALK EASEMENT PER DOC #0219023680 DATED 03/2019
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING; REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2

REVISIONS

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DRAWN BY AG, RM
 REVIEWED BY RAW, JM
 DATE 08/16/2019
 PROJECT NO. 19-0019
 DRAWING NAME

SITE PLAN SHEET NO. SDP1.1 OF

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- G. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGN WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYED NOTES

1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
2. FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL
3. TRASH COMPACTOR ENCLOSURE WITH GATE. REF: A2/SDP1.3, A3/SDP1.3 & A4/SDP1.3
4. WALKWAY CONNECTING TO DENNIS CHAVEZ BLVD. 12'-0" TRAIL. A PAVED MULTI-USE TRAIL CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; WITH GATE REF: B2/SDP1.2.
5. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING. REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
6. ACCESSIBLE RAMP. REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, C4/SDP1.2
7. MOTORCYCLE PARKING. REF: B3/ASP1.2
8. BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING. REF: A1/SDP1.3.
9. ACCESSIBLE AISLE WITH STRIPING
10. MONUMENT SIGN PER IDO REQUIREMENTS. REF: C4/SDP1.3
11. SHADE STRUCTURE
12. RAISED GARDEN BEDS
13. POTTING STATION TABLE.
14. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS. REF: B5/SDP1.2
15. 4" WIDE SIDEWALK CONCRETE. REF: B5/SDP1.2
16. CONCRETE CURB AND GUTTER. REF: A2/SDP1.2
17. FLUSH CONCRETE SIDEWALK. REF: D4/SDP1.2
18. FIRE RISER ROOM
19. FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
20. FIRE DEPARTMENT CONNECTION (FDC) FREE STANDING

PROJECT DATA

21. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
22. PARKING STRIPING 4" WIDE, COLOR WHITE
23. PROPERTY LINE
24. PERIMETER (MASONRY) WALL, TO MATCH ADJACENT. REF: B1/SDP1.2.
25. WEST RETAINING WALL
26. PEDESTRIAN GATE
27. DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE. REF: B3/SDP1.2
28. POOL SCREEN WALL
29. SIDEWALK WITH TURNDOWN EDGE. REF: D3/SDP1.2
30. STABILIZED BASE COURSE DEFINED BY EDGE TRANSITION & C5/SDP1.2
31. VANPOOL PARKING WITH SIGNAGE. B3/SDP1.2
32. GATE ENTRY PAD/POST WITH CONTROL ACCESS FOB
33. POOL EQUIPMENT ENCLOSURE
34. MAINTENANCE EQUIPMENT ROOM
35. ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE; REF: B3/SDP1.2
36. SOUTH PERIMETER WALL
37. CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING AND SIGNING 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.
38. CONCRETE MOUNTABLE CURB. REF: D5/SDP1.2
39. EXISTING PRIVATE ACCESS EASEMENT (03-15-11.2011C-20) GRANTED PER PLAT 1004428 PR-2018-001345 DATED 08/15/2018
40. CONCRETE HEADER CURB. REF: D2/SDP1.2
41. SPEED BUMP. REF: B3/SDP1.3 & B2/SDP1.3
42. SPEED LIMIT SIGN. REF: B3/SDP1.2

ZONING: (RML) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

LEGAL DESCRIPTION:
 TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW
 SITE AREA: 5.423 ACRES
 ZONE ATLAS: P-09-Z
 SETBACKS: FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'
 BUILDING HEIGHT: 35'-0" +10% WAIVER @ 3'-0" = 38'-0"
 SPRINKLED: FULLY SPRINKLED
 FIRE FLOW: 4,500 GPM
 HYDRANTS REQUIRED: 5 TOTAL
 BUILDING OCCUPANCY: R-2, 156 APARTMENTS
 CONSTRUCTION TYPE: V-A, FULLY SPRINKLED
 BUILDING SF:
 BUILDING A
 FIRST LEVEL 20,777 GSF
 SECOND LEVEL 20,296 GSF
 THIRD LEVEL 19,912 GSF
 TOTAL 60,985 GSF
 BUILDING B
 FIRST LEVEL 20,777 GSF
 SECOND LEVEL 20,296 GSF
 THIRD LEVEL 19,912 GSF
 TOTAL 60,985 GSF
 CLUBHOUSE 3,158 GSF
 TOTAL 125,128 GSF

PARKING CALCULATION: (TABLE S-5-1)

REQUIRED: MULTI FAMILY = 1.5 / DU
 PROVIDED: 156 UNITS x 1.5 SPACES = 234 SPACES
 PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES
 PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES
 PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS x 2 = 5 CREDIT SPACES
 REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218
 TOTAL: 218 SPACES
 PROVIDED: 218 PARKING SPACES
 25% OF 218 REQUIRED PARKING MAY BE COMPACT
 PROVIDED COMPACT PARKING: 3 SPACES @ 9'-0" x 16'-0"
 PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"
 STANDARD ACCESSIBLE SPACES:
 REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE
 PROVIDED: 10 TOTAL SPACES; 8 VAN ACCESSIBLE AND 2 STANDARD
 BIKE PARKING: 00.25 PER UNIT
 REQUIRED: 0.25 x 156 = 39
 PROVIDED: 40
 20% SECURED LONG TERM STORAGE: 8
 EXTERIOR BIKE PARKING: 32
 MOTORCYCLE PARKING
 REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES
 PROVIDED = 5 SPACES