

**GENERAL SHEET NOTES**

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, 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.
- I. PUBLIC IMPROVEMENTS SHALL BE BUILT PER SEPARATE WORK ORDER DRAWINGS.
- J. ACCESS TO VEHICULAR GATES WILL BE PROVIDED TO THE FIRE DEPARTMENT, ABCWUA, AND SOLID WASTE VIA FOB ACCESS/KEYED ENTRY.

**DEVIATIONS**

REQUESTED VARIANCE TO PEDESTRIAN WALKWAY WIDTHS THROUGH ZHE APPLICATION SUBMITTED ON 11.03.2020  
 INDIAN SCHOOL ROAD - DEVIATION OF 7'-0" TO THE REQUIRED 15'-0"  
 WINROCK LOOP - DEVIATION OF 8'-0" TO THE REQUIRED 15'-0"  
 PENNSYLVANIA STREET - DEVIATION OF 4'-0" TO THE REQUIRED 10'-0"

**PROJECT DATA**

**ZONING:** IDO MX-M + URBAN CENTER (UC), PART OF WINROCK MASTER PLAN  
**LEGAL DESCRIPTION:** PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-A WINROCK CENTER ADDITION CONT 3.3847 AC  
**SITE AREA:** 3.3847 ACRES  
**IDO ZONE ATLAS:** J-19-2 (MAY 2018)  
**SETBACKS (MIN/MAX):** FRONT 0'15", SIDE= 0'15", REAR= 15' MIN  
**BUILDING HEIGHT 75'-0" MAX ALLOWED:**  
 BUILDING 1: 50'-6"  
 BUILDING 2: 50'-6"  
 TOWNHOUSES: 48'-0"

**FIRE FLOW:** 4,500 GPM  
**HYDRANTS REQUIRED:** 4 TOTAL  
**BUILDING OCCUPANCY:** R-2 (APARTMENTS) + A (COMMONS)  
**CONSTRUCTION TYPE:** VA, FULLY SPRINKLED

**AREA OF LOT COVERED BY BUILDINGS**  
 BUILDING 1: 38,985 SF  
 BUILDING 2: 17,698 SF  
 TOWNHOUSES: 3,731 SF  
**TOTAL: 60,414 SF** *this number is used to calculate net lot*

**GROSS AREA OF BUILDINGS**  
 BUILDING 1 (4 LEVELS): 153,359 GSF  
 BUILDING 2 (4 LEVELS): 66,610 GSF  
 TOWNHOUSES (2 LEVELS): 7,399 GSF  
**TOTAL: 227,368 GSF**

**USABLE OPEN SPACE**  
 1 BR: 200 SF/UNIT, 2 BR: 250 SF/UNIT, 3 BR: 300SF/UNIT  
 STUDIO + 1 BR = 151 \* 200 SF = 30,200 SF  
 2 BR = 56 \* 250 SF = 14,000 SF  
 USABLE OPEN SPACE REQUIRED: 22,100 SF WITH 50% REDUCTION FOR UC  
 USABLE OPEN SPACE PROVIDED: 35,500 SF  
 (courtyard area including pool, landscape areas, private walkways)

**PARKING CALCULATION** (IDO Table 5-5-1):  
 T SPACE/DWELLING UNIT = 207 PARKING SPACES REQUIRED

**PARKING CREDITS** IDO 5-5(C)(6):  
 2 ELECTRIC VEHICLE CHARGING STATION WITH 2 PORTS (4)  
 1 DESIGNATED SHARED CARPOOL SPACE (4)

**PARKING REDUCTION:**  
 PROXIMITY TO TRANSIT 30% REDUCTION (60)  
 (Winrock MP located within 1/2 mile of Uptown Transit Center)  
 PARKING SPACES REQUIRED WITH CREDITS/REDUCTIONS = 141  
 PARKING SPACES PROVIDED = 159  
 (80 parking spaces are provided off-site via existing shared parking agreement associated with the declaration of property between property owner and land leases)

**MOTORCYCLE PARKING REQUIRED = 4**  
**MOTORCYCLE PARKING PROVIDED = 4**  
**BICYCLE PARKING REQUIRED = 3 PER 5 DU = 124**  
**BICYCLE PARKING PROVIDED = 126** (100 interior bike storage, 26 exterior bicycle racks)

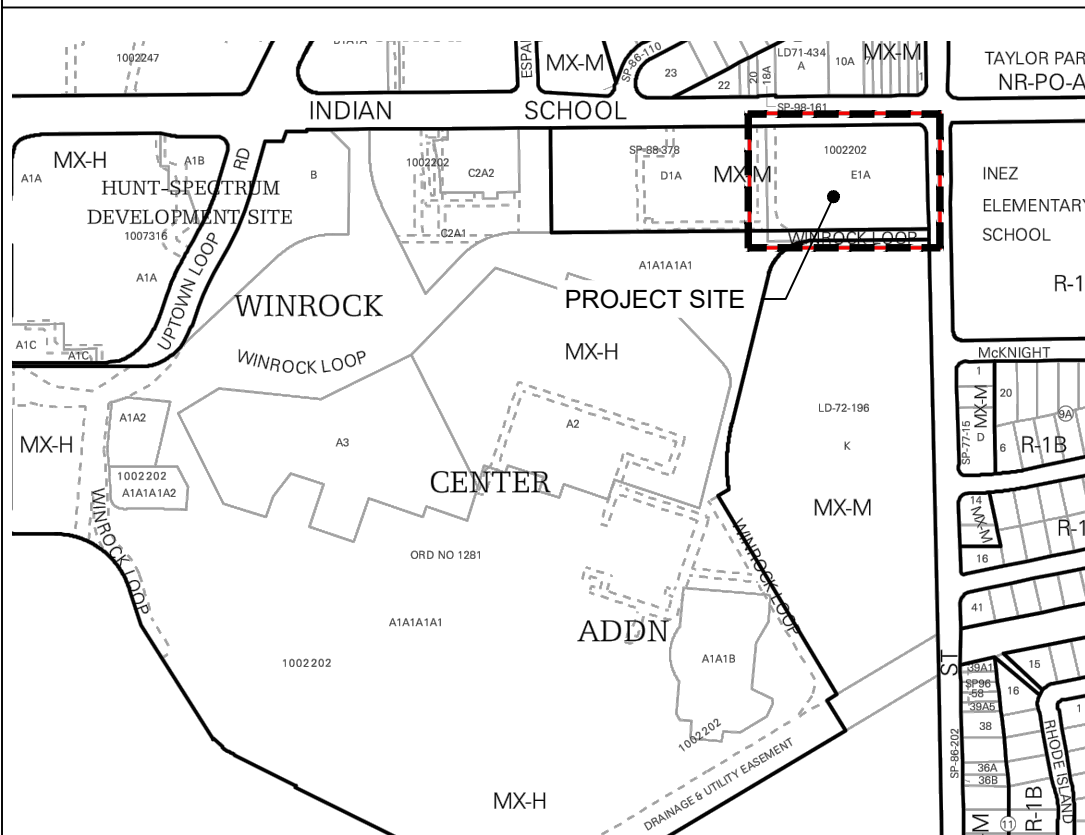
**LEGEND**

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES OR SYNTHETIC TURF
- ACCENT PAVING: COLORED CONCRETE OR CONCRETE PAVERS
- RAISED PEDESTRIAN CROSSING WITH DRIVABLE CURBS/RAISED PEDESTRIAN CROSSING TABLE
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- SITE LIGHTING TO MATCH WINROCK TOWN CENTER
- TWO-POINT LOCK BICYCLE RACK EACH SUPPORTING 2 BICYCLES PER 5-S(E)(4)
- SITE FURNITURE: TABLES AND CHAIRS, BENCHES, TRASH RECEPTACLES, POOL FURNITURE

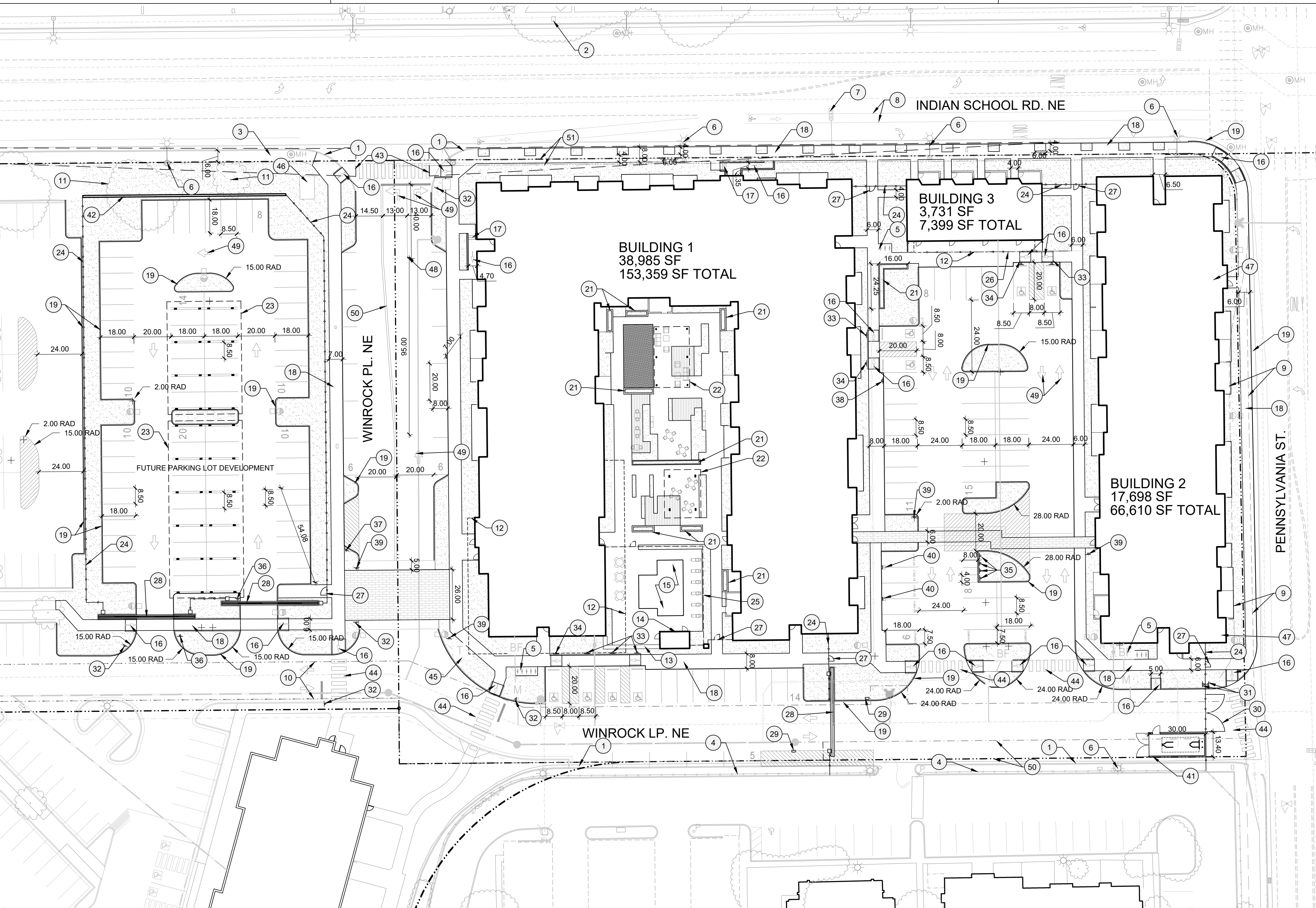
**SHEET KEYNOTES**

- | CODE | DESCRIPTION  |
|------|--|
| 1    | EXISTING CONCRETE CURB   |
| 2    | EXISTING BUS STOP  |
| 3    | EXISTING SIDEWALK  |
| 4    | EXISTING FENCE   |
| 5    | BICYCLE RACK   |
| 6    | EXISTING LIGHT POLE  |
| 7    | EXISTING TRAFFIC LIGHT   |
| 8    | EXISTING BIKE LANE   |
| 9    | EXISTING LANE TO BE REMOVED  |
| 10   | EXISTING EASMENT   |
| 11   | EXISTING TREE  |
| 12   | BUILDING OVERHANG  |
| 13   | BUILDING POOL WALL   |
| 14   | POOL FACILITIES  |
| 15   | POOL   |
| 16   | CONCRETE ACCESSIBLE RAMP, SEE SDP1.2   |
| 17   | CONCRETE STAIRS WITH HANDRAILS   |
| 18   | CONCRETE SIDEWALK/WALKWAY, SEE SDP1.2  |
| 19   | CONCRETE CURB, SEE SDP1.2  |
| 20   | CONCRETE CURB: DRIVABLE  |
| 21   | RAISED PLANTER   |
| 22   | SHADE STRUCTURE  |
| 23   | FUTURE CARPORT   |
| 24   | FENCE: 6'-0" HEIGHT, ORNAMENTAL, SEE SDP1.2  |
| 25   | FENCE: 6'-0" HEIGHT AT POOL  |
| 26   | FENCE: 9'-0" HEIGHT, ORNAMENTAL  |
| 27   | GATE: PEDESTRIAN 6'-0" HEIGHT, 3'-0" WIDTH, ORNAMENTAL, SEE SDP1.2                   |
| 28   | GATE: VEHICULAR, 6'-0" HEIGHT  |
| 29   | GATE: KEY PEDESTAL   |
| 30   | GATE: VEHICULAR EMERGENCY ACCESS ONLY, 6'-0" HEIGHT                                  |
| 31   | SITE SIGNAGE: EMERGENCY ACCESS ONLY, SEE SDP1.2                                      |
| 32   | SITE SIGNAGE: STOP SIGN, SEE SDP1.2  |
| 33   | SITE SIGNAGE: ACCESSIBLE PARKING, SEE SDP1.2   |
| 34   | SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE SDP1.2                                     |
| 35   | SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE SDP1.2                                    |
| 36   | SITE SIGNAGE: DO NOT ENTER, SEE SDP1.2   |
| 37   | SITE SIGNAGE: NO PARKING SERVICE VEHICLES ONLY, SEE SDP1.2                           |
| 38   | SITE SIGNAGE: SHARED CARPOOL ONLY, SEE SDP1.2  |
| 39   | SITE SIGNAGE: YIELD TO PEDESTRIANS, SEE SDP1.2                                       |
| 40   | EV CHARGING STATION  |
| 41   | TRASH COMPACTOR IN ENCLOSURE TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS, SEE SDP1.2 |
| 42   | FUTURE SCREEN WALL 4'-0" HEIGHT MAX, MATERIAL MATCH BUILDING                         |
| 43   | CLEAR SIGHT TRIANGLE   |
| 44   | PEDESTRIAN CROSSWALK   |
| 45   | ELECTRIC TRANSFORMER   |
| 46   | MONUMENT SIGN PER APPROVED AA #13-10262  |
| 47   | PUBLIC R.O.W. TO BE VACATED, SEE DRB VACATION REQUEST                                |
| 48   | ASPHALT STRIPING: WHITE  |
| 49   | DIRECTIONAL ARROW: WHITE   |
| 50   | ASPHALT STRIPING: DOUBLE YELLOW  |
| 51   | NEW EASEMENT GRANTED BY RE-PLAT  |

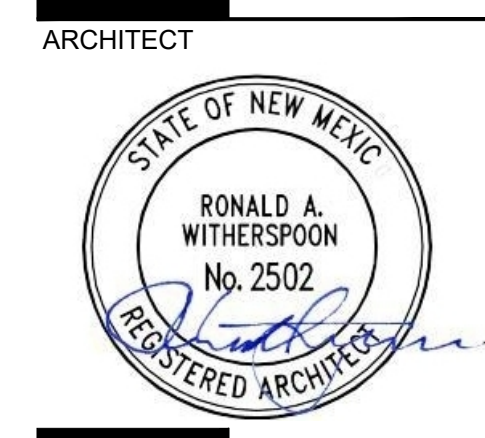
**VICINITY MAP**



PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [ ] 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:	
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:



ARCHITECTURE DESIGN INSPIRATION



ENGINEER

PROJECT

**APARTMENTS AT INDIAN SCHOOL & PENNSYLVANIA**  
 7500 INDIAN SCHOOL RD NE  
 ALBUQUERQUE, NM, 87110

REVISIONS


DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	04.16.2021
PROJECT NO.	19-0087
DRAWING NAME	SITE PLAN

SHEET NO. **SDP1.1**  
OF