

PROJECT DATA

ZONING: (MX-4) MIXED USE - MODERATE INTENSITY ZONE DISTRICT (UC-MS-PT) PREMIUM TRANSIT AREA

LEGAL DESCRIPTION: TRACT A, NUEVO ATRISCO (BEING A REPLAT OF TRACT B1, WEST ROUTE 66 ADDITION II AS RECORDED IN OCTOBER 2018) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22 TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, PREVIOUSLY TRACT B1, WEST ROUTE 66 ADDITION II AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "WEST ROUTE 66 ADDITION II, BEING A REPLAT OF TRACT B OF WEST ROUTE 66 ADDITION AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91 AND LOT 1 OF UNIV HOSPITALS CLINIC AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18, SITUATE WITHIN PROJECTED SECTION 22, T.10N., R.2E., N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE OF SURVEY: SEPTEMBER 2016, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 9, 2016, IN PLAT BOOK 2016C, PAGE 151.

SITE AREA: 3.0858 ACRES (134,460 SF)

USABLE OPEN SPACE: (TABLE 5-1-2) 1BR: 201 SQ. FT./UNIT = 27 X 200 = 5,400 SQ. FT. 2BR: 250 SQ. FT./UNIT = 42 X 250 = 10,500 SQ. FT. 3BR: 300 SQ. FT./UNIT = 17 X 300 = 5,100 SQ. FT. TOTAL = 21,000 SQ. FT. UC-MS-PT: 50% REDUCTION = 10,500 SQ. FT. PROVIDED COURTYARD OPENSOURCE = 12,670 SQ. FT. PROVIDED ROOFTOP PATIO OPENSOURCE = 1,957 SQ. FT. PROVIDED TOTAL = 14,627 SQ. FT. PROVIDED

BUILDING HEIGHT: (TABLE 5-1-2: MIXED-USE ZONE DISTRICT DIMENSIONAL STANDARDS) UC-MS-PT: 65FT MAXIMUM HEIGHT PLUS 12' WORKFORCE HOUSING BONUS = 77FT MAXIMUM HEIGHT

PARKING CALCULATION: (TABLE 5-5-1) DWELLING UNITS, MULTI-FAMILY UC-MS-PT: 1 SPACE / DU = 80 SPACES 80 UNITS X 1 SPACE/UNIT = 80 SPACES 6 LIVE/WORK UNITS X 1 SPACE/UNIT = 6 SPACES RESIDENTIAL SPACES REQUIRED = 86 SPACES RESIDENTIAL SPACES PROVIDED = 98 SPACES (INCLUDES 4 ACCESSIBLE SPACES PER 5-C(7)(A))

BICYCLE PARKING (MFA 2018: PARKING FOR BICYCLES SHALL BE PROVIDED AT A RATIO OF .5 BICYCLE PARKING SPACE PER UNIT = 43 SPACES REQUIRED LEED: LONG-TERM BICYCLE STORAGE CAPACITY REQUIRED = 56 SPACES COVERED AND 5 SHORT TERM COVERED SPACES PROVIDED BICYCLE SPACES = 90 (80 ARE LOCATED IN AN INDOOR BICYCLE STORAGE ROOM, AND 10 ARE LOCATED OUTDOORS)

DEMOLITION NOTES

- A. EXISTING PAVEMENT, ASPHALT CURB, AND LIGHT POLES WITHIN THIS PROJECT WORK AREA TO BE DEMOLISHED. B. CONTRACTOR SHALL OBTAIN AN UNDERSTANDING OF EXISTING CONDITIONS BOTH ON SITE AND ADJACENT TO THE SITE. C. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLES, AND ALL EXISTING IMPROVEMENTS TO REMAIN. D. DEMOLITION ITEMS MUST BE FIELD VERIFIED WITH OWNER. E. CONTRACTOR TO VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ASSOCIATED EQUIPMENT BEFORE EXCAVATION. F. UTILITIES SCHEDULED FOR DEMOLITION SHALL BE CAPPED OFF AS CLOSE TO THE SOURCE AS POSSIBLE AND COMPLETELY REMOVED. UTILITY DEMOLITION IS TO BE COMPLETE INSIDE THE LIMITS OF WORK AND INCLUDES, BUT IS NOT LIMITED TO: CONDUIT, PIPE, WIRES, ANCHORS AND TIES. G. DEMOLITION MATERIALS ARE TO BE REMOVED TO A LEGAL WASTE FACILITY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING REFUSE CONTAINERS TO HANDLE DEBRIS TO BE REMOVED, AS WELL AS PROVIDING FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF DEBRIS. H. EXISTING UTILITY STUBS THAT REMAIN SHALL BE DOCUMENTED ON SURVEYED AS-BUILT DRAWINGS THAT SHALL BE TURNED OVER TO THE OWNER AT CONTRACT CLOSE OUT.

GENERAL SHEET NOTES

- A. SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT. B. THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009. C. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX. D. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS. E. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%. F. THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC. G. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION. H. CONTRACTOR TO COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION. I. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS. J. ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. K. SEE CIVIL SITE GRADING PLAN FOR INFORMATION ON DRAINAGE CURB CUTS AND DETENTION AREAS. L. THE GRADES INDICATED ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR SETTING SUBGRADES TO ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO PLAYGROUND EQUIPMENT AND FOOTINGS, AND PLAYGROUND PROTECTIVE SURFACING. M. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. N. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES O. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS P. LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING Q. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE R. PARKING SPACES AT 9'-0" X 18'-0" UNLESS NOTED OTHERWISE S. PROVIDE EXPANSION JOINTS ALONG BUILDING FACE WITH POURABLE SEALANT, TYP SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN. U. BUILDING AND FREESTANDING SIGNAGE TO BE SUBMITTED UNDER A SEPARATE SIGN PERMIT AS PER THE UNDERLYING ZONING. V. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH SELECT LEED FOR HOMES V4 CREDITS. CONTRACTOR SHALL HOLD THESE REQUIREMENTS PARAMOUNT WHEN CONSIDERING FIELD CHANGES AND/OR SUBSTITUTION REQUESTS.

SHEET KEYED NOTES

- 1 EXISTING CONCRETE WALK TO REMAIN 2 EXISTING ASPHALT TO REMAIN 3 CONCRETE SIDEWALK SEE A1/AS501 4 TURNDOWN SIDEWALK AT PLAY AREA SEE B3/AS501 5 CONCRETE CURB AND GUTTER SEE A3/AS501 6 CONCRETE CURB RAMP TYPE A SEE B5/AS501 7 CONCRETE CURB RAMP TYPE B SEE B6/AS501 8 CONCRETE RAMP AT PLAY AREA SEE B2/AS501 9 CONCRETE BUILDING APRON SEE A5/AS501 10 CONCRETE MOW CURB SEE B4/AS501 11 DEEP CONCRETE MOW CURB AT PLAY AREA SEE B1/AS501 12 CONCRETE HEADS & CURB SEE D4/AS501 13 CONCRETE CROSSWALK SEE D5/AS501 14 CONCRETE SEATWALL SEE C3 & C4/AS501 15 CONCRETE SEATWALL SEE C2 & C4/AS501 16 CONCRETE RETAINING WALL SEE E3/AS501 17 REFUSE ENCLOSURE GATE SEE D2 & D3/AS502 18 SINGLE REFUSE AND RECYCLING ENCLOSURE PER MFA REQ. SEE D2/AS502 19 DOUBLE REFUSE AND RECYCLING ENCLOSURE PER MFA REQ. SEE D2/AS502 20 6" TALL ORNAMENTAL WIRE FENCE SEE C5/AS501 21 8" TALL ORNAMENTAL WIRE GATE A SEE C6/AS501 22 8" TALL ORNAMENTAL WIRE GATE B SEE D6/AS501 23 OVERHEAD BUILDING CANOPY SEE ARCHITECTURAL 24 AGE 2-5 RECREATIONAL PLAY AREA SEE SPECIFICATIONS 25 AGE 6-12 RECREATIONAL PLAY AREA SEE SPECIFICATIONS 26 AGE 12+ GATHERING AREA 27 AGE APPROPRIATE PLAY AREA RULES SIGN 28 RAISED GARDEN PLANTER SEE E2 & E3/AS502 29 PIPE BOLLARD SEE A1/AS502 AND SPECIFICATIONS 30 BICYCLE RACK SEE A3/AS502 31 PARKING LOT STRIPING SEE B2/AS502 32 ACCESSIBLE PARKING STRIPING SEE B2/AS502 33 ACCESSIBLE PAVEMENT MARKING SEE B1/AS502 34 FIRELANE STRIPING SEE C2/AS502 35 STOP LINE PAVEMENT STRIPING 36 MAINTAIN EXISTING ACCESS FROM ADJACENT PROPERTY 37 STORMWATER DETENTION AREA SEE CIVIL 38 ACCESSIBLE VAN PARKING SIGN SEE C1/AS502 39 FIRELANE SIGN SEE C2/AS502 40 PEDESTRIAN CROSSING SIGN SEE C1/AS502 41 VISITOR PARKING ONLY SIGN SEE C1/AS502 42 NO SMOKING SIGN SEE C1/AS502 43 STOP SIGN SEE C1/AS502 44 LOADING ZONE, NO PARKING SIGN SEE C1/AS502 45 MONUMENT SIGN BY OTHERS SEE E4/AS502 FOR FOUNDATION. MONUMENT SIGN PROVIDED FOR ENTIRE DEVELOPMENT INCLUDING ALL FUTURE PHASES 46 IRRIGATION P.O.C. WITH 1 1/2" STUB-OUT AND SUBMETER, SEE CIVIL AND IRRIGATION SPECS 47 FROST FREE HOSE BIB SEE CIVIL AND MECHANICAL 48 RESIDENTIAL MAIL BOX LOCATION, SEE ARCH 49 LIVE/WORK MAILBOX LOCATION, OWNER PROVIDED 50 FIRE RISER ROOM AND BACKFLOW PREVENTER LOCATION, SEE CIVIL AND MECHANICAL 51 ELECTRICAL EQUIPMENT, SEE ELECTRICAL 52 ELECTRICAL METER BANKS, SEE ELECTRICAL 53 EASEMENT LINE 54 LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PLANE) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE 55 EXPANSION JOINT, TYP. SEE A6/AS501 56 CONTROL JOINT, TYP. SEE A6/AS501 57 CURB OPENING SEE C1/AS501 58 COORDINATE SIDEWALK CONNECTION WITH OFF-SITE WORK BY OTHERS 59 CURB CUT, SEE CIVIL

LEGEND

- LANDSCAPE AREA, SEE LANDSCAPE STABILIZED CRUSHER FINES, SEE A5/AS501 ENGINEERED WOOD PLANT SURFACING, SEE SPECIFICATIONS REINFORCED CONCRETE, SEE A2/AS501 HEAVY DUTY ASPHALT, SEE D1/AS501 LIGHT DUTY ASPHALT, SEE D2/AS501 BASE COURSE PAVING, SEE D3/AS501 FIRE DEPARTMENT ACCESS LANE / EASEMENT AS NOTED PROPERTY LINE FIRE HYDRANT, SEE UTILITY FIRE DEPARTMENT CONNECTION (F.D.C.), SEE UTILITY MAX BUILDING SET BACK LINE SITE LIGHTING, SEE SITE ELECTRICAL ANOVA AIRI BISTRO TABLE WITH SEATS, SEE SPECIFICATIONS ANOVA AIRI LEAF TRASH RECEPTACLE, SEE SPECIFICATIONS ANOVA AIRI LEAF 6" CONTOUR BENCH, SEE SPECIFICATIONS IRRIGATION CONTROLLER INSIDE ELECTRICAL ROOM

