

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Building(s)	Unit Type	Number of Units	Use	GSF per unit	Total SF	Req'd Parking	Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Community			Office		2336	9									
U1	1 bdr, 1 ba	10	Residential	688	6880	10		2000							
U1A	1 bdr, 1 ba	2	Residential	756	1512	2		400							
U2	2 bdr, 1.75 ba	20	Residential	943	18860	20		5000							
U2A	2 bdr, 1.75 ba	2	Residential	1079	2158	2		500							
U3	3 bdr, 1.75 ba	11	Residential	1254	13794	22		3300							
U4	4 bdr, 1.75 ba	7	Residential	1457	10199	14		2100							
U4A	4 bdr, 1.75 ba	1	Residential	1391	1391	2		300							
U5	5 bdr, 2.75 ba	1	Residential	1839	1839	2		300							
Total		54			58969	83	86	13900	53,853 sf	4	4	3	3	9	9

- Notes:
1. Parking required 1 space per DU, up to 2 BDR, 2 spaces, per DU with 3 or more BDR
 2. Bicycle parking required, 3 spaces or 10% whichever is greater
 3. Motorcycle parking required 1 space per 25 off street parking.
 4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.
 5. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.

Unit Type	# of Units	Comments
Unit 1	10	1 BR / 1 BA
Unit 1A (First floor Type A)	2	1 BR / 1 BA
Unit 2	20	2 BR / 1 3/4 BA
Unit 2A (First floor Type A)	2	2 BR / 1 3/4 BA
Unit 3	11	3 BR / 1 3/4 BA
Unit 4	7	4 BR / 1 3/4 BA
Unit 4A	1	4 BR / 1 3/4 BA
Unit 5	1	5 BR / 2 3/4 BA
SUBTOTAL	54 Units	

SITE PLAN KEYED NOTES

1. CONCRETE PAVEMENT.
2. CONCRETE CURB AND GUTTER.
3. CONCRETE SIDEWALK.
4. TRASH ENCLOSURE PER DETAIL A1/C-501.
5. AREA RESERVED FOR FUTURE REFUSE ENCLOSURE.
6. EXISTING SIDEWALK TO REMAIN.
7. MAIN DRIVE ASPHALT PAVEMENT.
8. PARKING STALL ASPHALT PAVEMENT.
9. LANDSCAPED AREA. REFER TO LANDSCAPING PLANS
10. ADA RESERVED PARKING STALL.
11. RESERVED PARKING SYMBOL.
12. ADA RESERVED PARKING SIGN PER DETAIL D6/C-501.
13. ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D6/C-501.
14. CONCRETE PARKING BLOCK
15. STRIPED UNLOADING ZONE
16. CURB ACCESS RAMP PER NMDOT STANDARD DRAWINGS
17. 12"x18" "MOTORCYCLE PARKING ONLY" SIGN.
18. (2) 2' WIDE CONCRETE SIDEWALK CULVERTS.
19. RIP RAP EROSION PROTECTION.
20. 6' TALL CONCRETE MASONRY UNIT SCREEN WALL PER DETAIL C5/C-501.
21. APARTMENT STAIRS PER ARCHITECTURAL PLANS.
22. 3" TALL FENCE PER DETAIL A5/C-501.
23. CONCRETE STAIR WITH HAND RAILS.
24. FIRE DEPARTMENT KNOX BOX.
25. 6' TALL WROUGHT IRON PERIMETER FENCE.
26. 4" WIDE, 6' TALL WROUGHT IRON PERSONNEL GATE.
27. MECHANICAL UNIT ON CONCRETE PAD PER MECHANICAL PLANS.
28. PLAYGROUND AREA.
29. BIKE RACKS PER DETAIL C6/C-501.
30. PAINTED CROSSWALK CONTINENTAL STYLE CROSS WALK STRIPING WITH 2" WIDE BY 6' LONG WHITE STRIPES AT 6' ON CENTER PER COA STD DWG 2900-106.
31. MOTORCYCLE PARKING SPACE WITH "MC" PAINTED ON SURFACE AND SIGNAGE PER DETAIL E6/C-501.
32. 3" TALL WROUGHT IRON FENCE PER DETAIL D3/C-501
33. MINI SIGHT TRIANGLE
34. VALLEY GUTTER AND CONCRETE CURB RETURNS PER COA STD DWG 2420.
35. EXISTING 5' TALL CMU WALL WITH PILASTERS. PILASTERS TO REMAIN. SAW CUT SECTION BETWEEN PILASTERS AT 2'-8" ABOVE FINISHED GROUND. INSTALL WROUGHT IRON INFILL PANELS TO RESTORE 5' TALL PERIMETER FENCE PER DETAIL D1/C-501.
36. STREET LIGHTS PER DETAIL A4/C-501.

TABLE OF CONTENTS:

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LP-101:	LANDSCAPING PLAN
C-201:	CONCEPTUAL SITE GRADING PLAN
C-301:	CONCEPTUAL SITE UTILITY PLAN
202.1:	ENLARGED ELEVATIONS - TYPICAL UNIT
202.2:	ENLARGED ELEVATIONS - TYPICAL UNIT
202.3:	ENLARGED ELEVATIONS - TYPICAL UNIT
C-501:	CIVIL DETAILS

PROJECT LOCATION:
BROADWAY BLVD. NE AT MCKNIGHT AVENUE, NE.

LEGAL DESCRIPTIONS:
TRACT A SIXBEE SUBDIVISION
CONTAINING 3.43 ACRES

ZONE ATLAS PAGES:
H-14-Z

EXISTING ZONING:
R-T RESIDENTIAL TOWNHOUSES

PROPOSED USES:
25 RESIDENTIAL BUILDINGS AND 1 COMMUNITY BUILDING

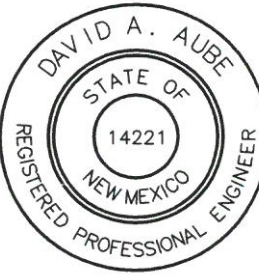


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STAMP



PROJECT NAME

ALBUQUERQUE
HOUSING
AUTHORITY

1850 BROADWAY PLACE NE,
ALBUQUERQUE, NEW MEXICO 87102

PROJECT NUMBER: _____

Application Number: _____

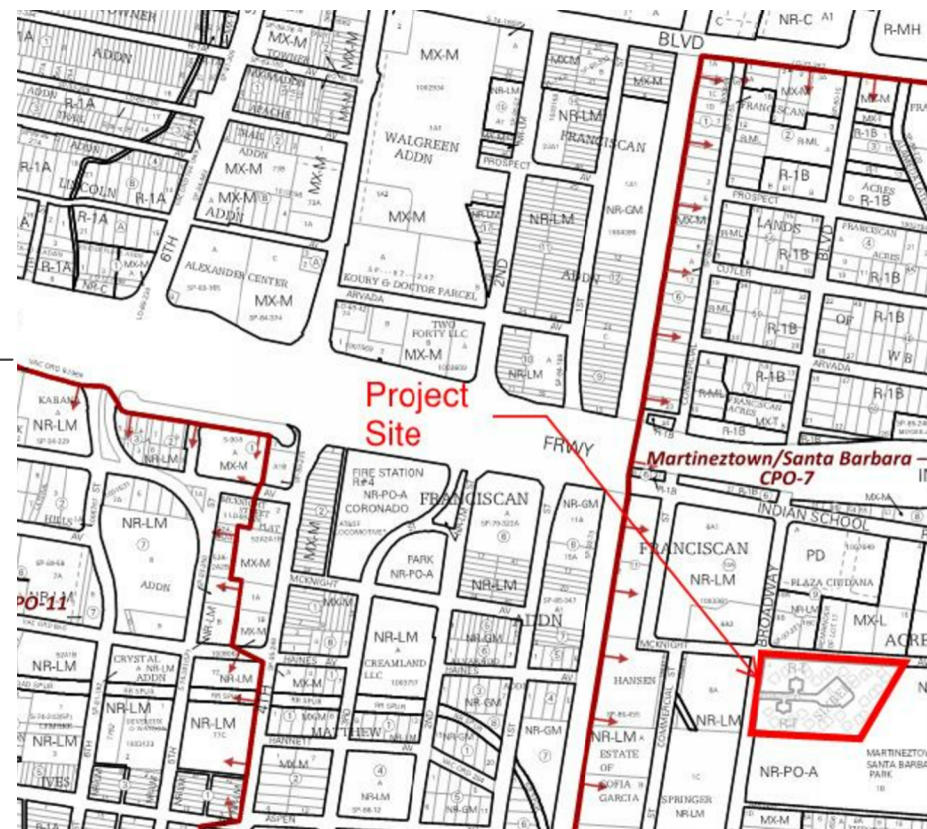
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Easement Notes

- 1 EXISTING 100' PNM EASEMENT (4/24/86, C3-78)
- 2 EXISTING 10' P.U.E. (04/24/86, C3-78)
- 3 EXISTING 20' DRAINAGE EASEMENT (04/24/86, C3-78)
- 4 EXISTING 10' PUE (06/12/95, 95C-208)
- 5 EXISTING 10' UNDERGROUND M&T&T AND PNM EASEMENT (10/13/87, BOOK MISC. 545, PAGE 100)
- 6 EXISTING 5' UNDERGROUND UTILITY EASEMENT (06/24/04, BK. A79, PG. 7887)



A6 ZONE ATLAS PAGE H-14-Z
NTS

Broadway Boulevard NE
60' R/W

McKnight Avenue NE
60' R/W

Back of Curb to Back of Curb 49.2'

10' FRONT YARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

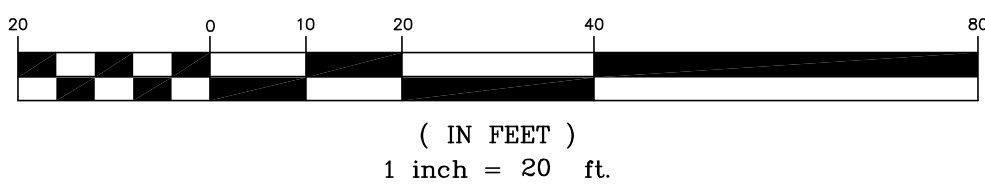
10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

GRAPHIC SCALE



A1 SITE PLAN - DRB
1" = 20'-0"

MARTINEZTOWN PARK
EXISTING ZONING NR-PO-A

5' SIDEYARD SETBACK

MARTINEZTOWN PARK
EXISTING ZONING NR-PO-A

18' REAR YARD SETBACK