

SOLID WASTE CALCS:  
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:  
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820  
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION  
ZONING: MX-L  
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF  
BUILDING FOOTPRINT = 31,561 SF  
NET LOT AREA = 30 SF  
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; 74,520 SF PROVIDED

PARKING:  
MULTI-FAMILY  
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES  
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES  
LEASING OFFICE: 738 SF X 0.0035 = 2 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 246 SPACES  
SPACES PROVIDED = 300 SPACES  
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN  
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED  
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:  
1 BEDROOM: 87 EA X 225 SF = 19,575 SF  
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (EXCLUDING SIDEWALKS)  
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED  
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

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.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

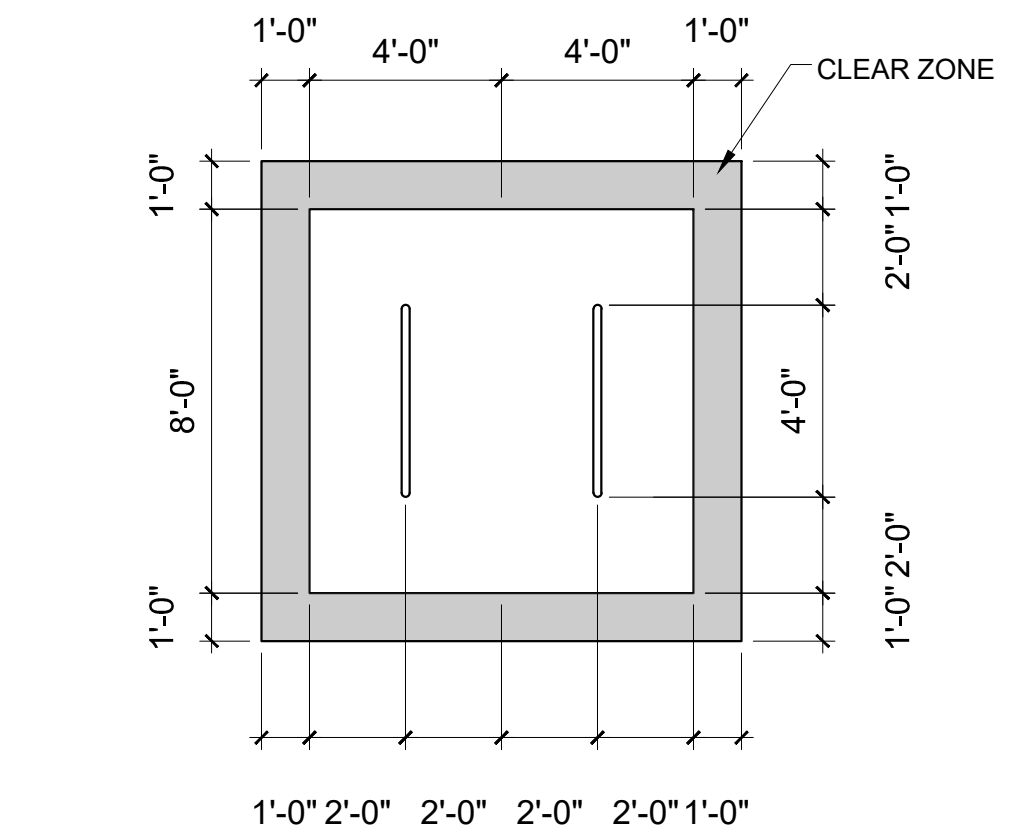
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

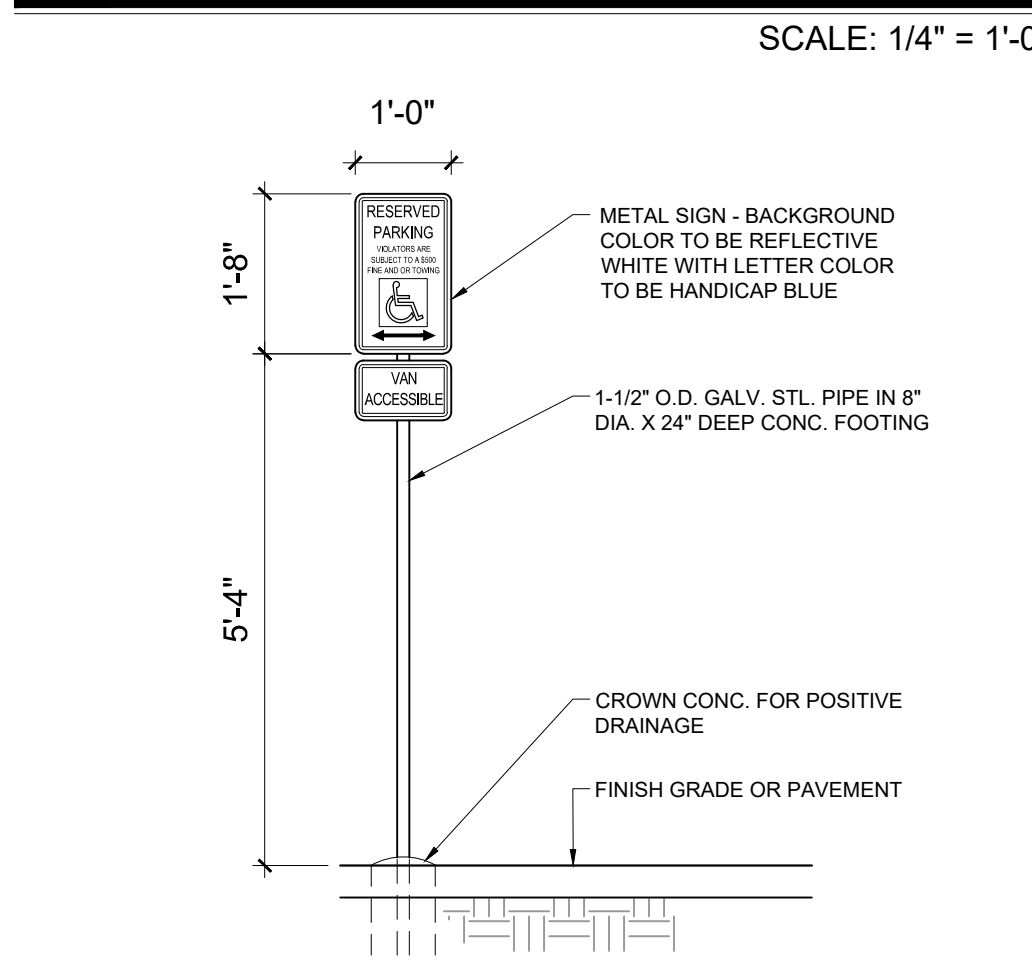
PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

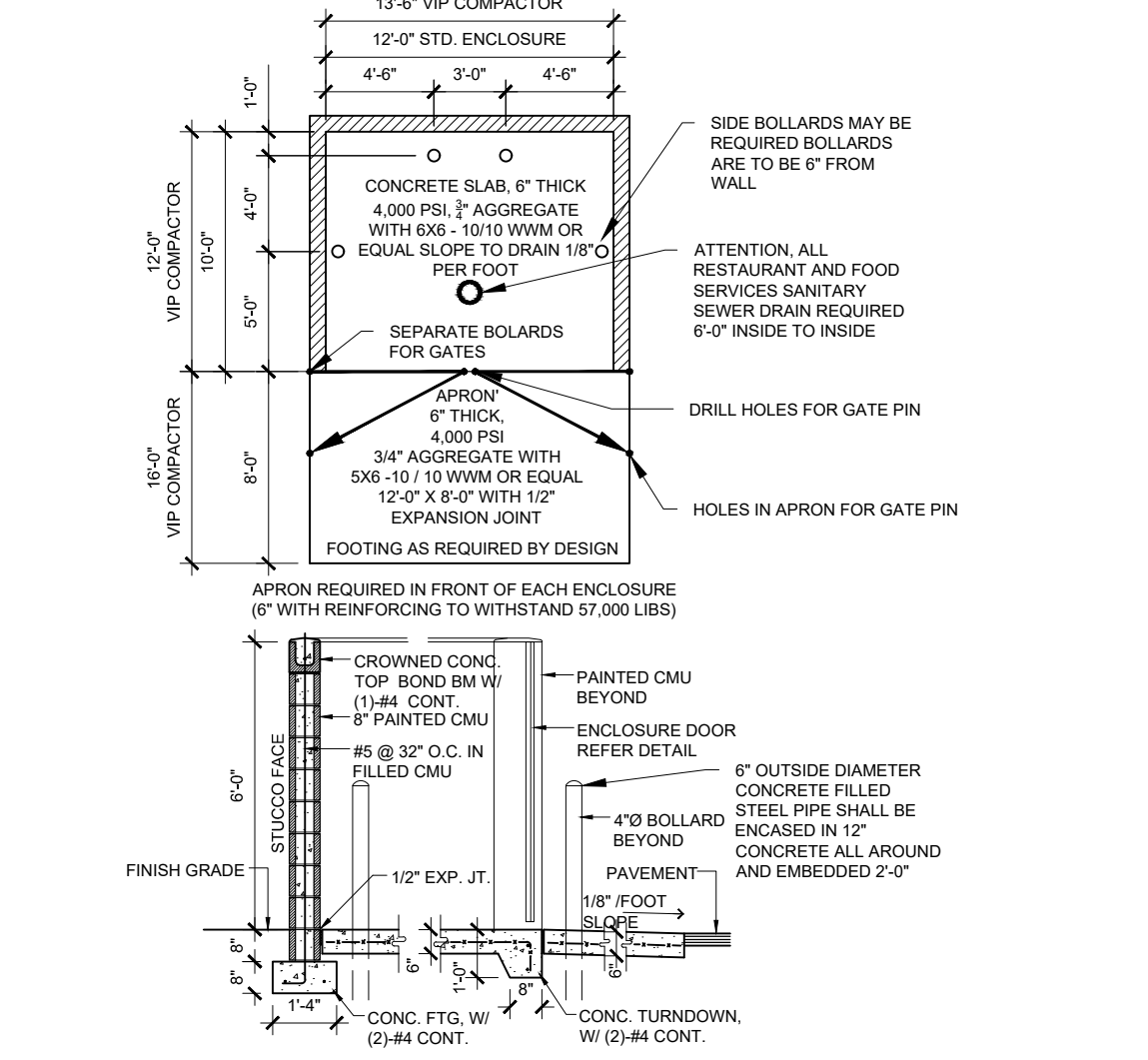
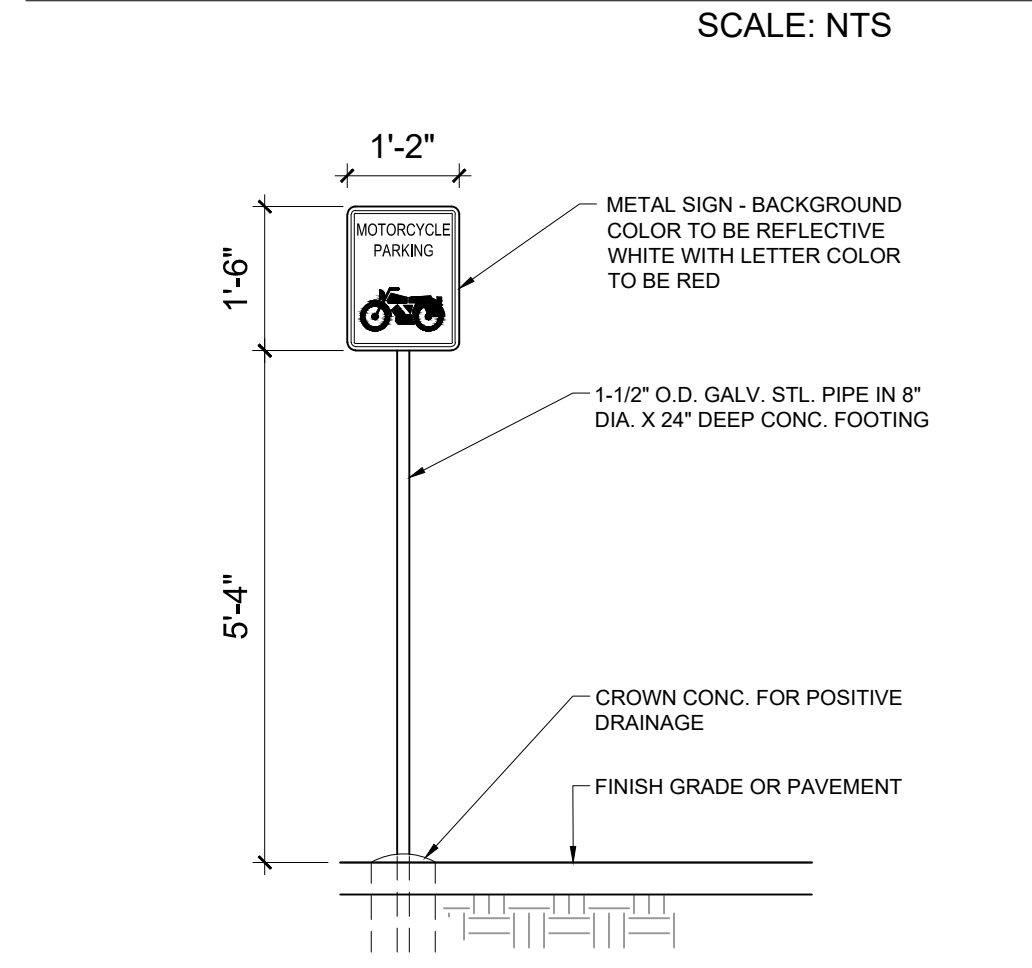
\*MC\* SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE



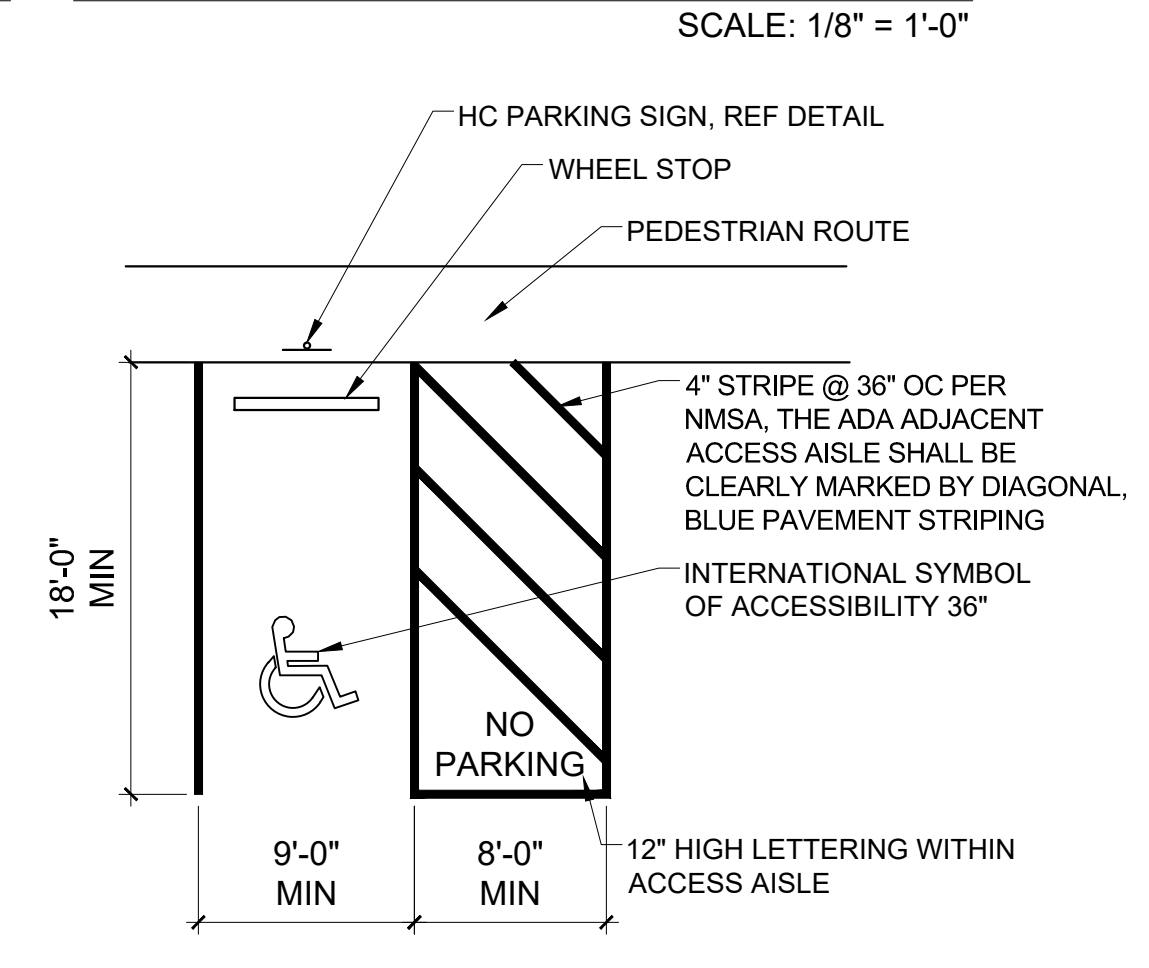
**BIKE PARKING**



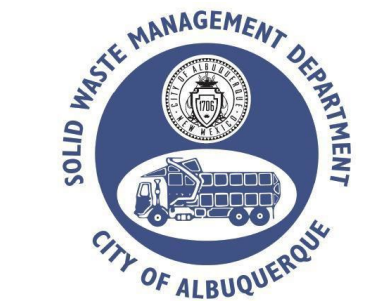
**HC SIGN**



**REFUSE ENCLOSURE**



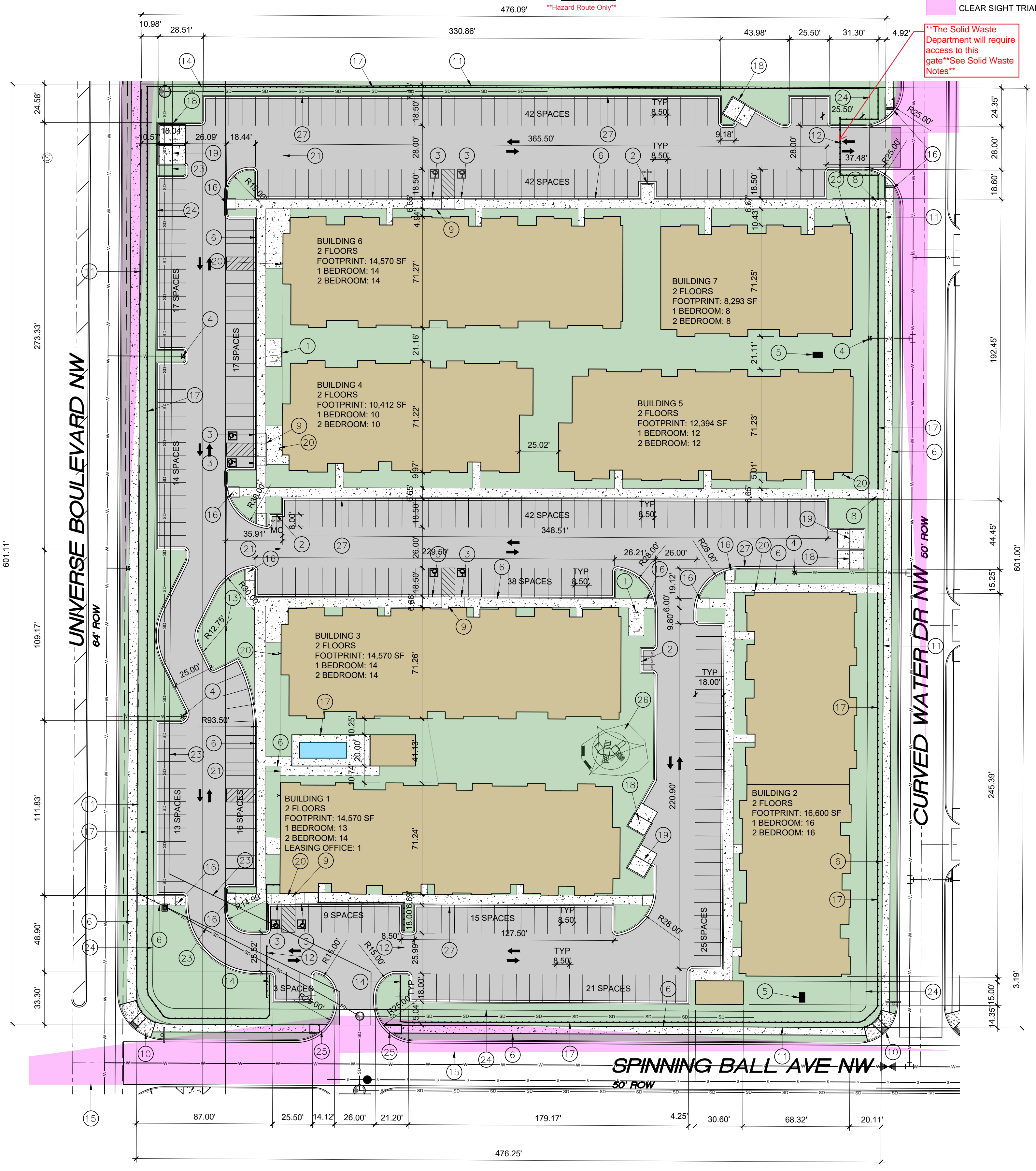
**ADA PARKING**



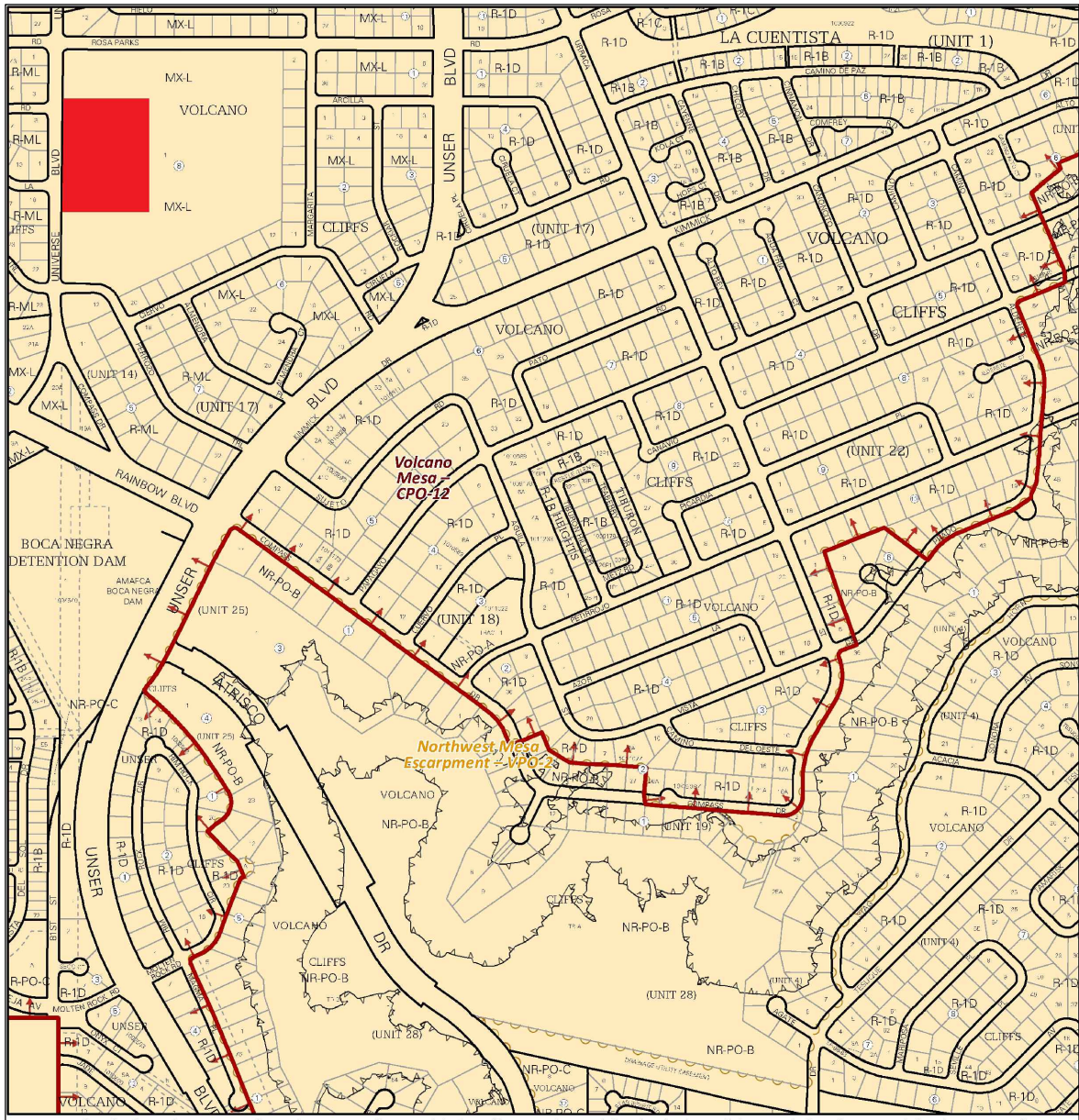
Approved for access by the Solid Waste Department.  
All containers must be made accessible for pick up between the hours of 8AM and 8PM.  
Reviewer: *Devinia Gallegos*  
Date: 10-23-23  
\*\*Hazard Route Only\*\*

- LEGEND
- BUILDING
  - CONCRETE
  - ASPHALT PAVING
  - LANDSCAPE
  - POOL
  - CLEAR SIGHT TRIANGLE

- KEYED NOTES
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
  - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
  - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
  - NEW FIRE HYDRANT
  - IRRIGATION BOX
  - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
  - FIRE DEPT. CONNECTION
  - PEDESTRIAN GATE
  - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
  - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
  - PROPERTY LINE
  - VEHICULAR GATE
  - EXISTING POWER POLE
  - KNOX BOX
  - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
  - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
  - 6" WROUGHT IRON FENCE
  - REFUSE CONTAINER, REF DETAIL THIS SHEET
  - RECYCLING CONTAINER, REF DETAIL THIS SHEET
  - FIRE DEPARTMENT CONNECTION
  - 100FT POWER LINE EASEMENT
  - ELECTRIC VEHICLE CHARGING STATION
  - 20FT DRAINAGE EASEMENT
  - 10FT PUBLIC UTILITY EASEMENT
  - DRIVE PAD REF. COA STANDARD DETAIL 2425A
  - PLAYGROUND
  - 8" STANDARD C & G PER COA STANDARD DETAIL 2415A



**ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER**



IDO Zone Atlas  
May 2018

AGIS

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: D-10-Z

Legend for overlays: Easement, Escarpment, National Monument, Areas Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.

**AREA MAP**

SCOTT C. ANDERSON & associates architects  
2818 4th St NW, Suite C Albuquerque, NM 87107  
scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS  
UNIVERSE BLVD NW  
ALBUQUERQUE, NM 87108

DRAWING TITLE: **SITE PLAN**

SEAL: SCOTT C. ANDERSON, No. 4341, 09/29/2023, REGISTERED ARCHITECT

DESIGNED: PROJECT NO. \_\_\_\_\_  
DRAWN: SCALE \_\_\_\_\_  
CHECKED: DATE \_\_\_\_\_  
REVIEWED: DATE 09/29/2023

DRAWING NO. **A-100**

**MOTORCYCLE SIGN**

SCALE: 1/2" = 1'-0"

**SITE PLAN**

SCALE: 1" = 40'-0"

