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 = 92,414 SF
NET LOT AREA = 193,585 SF
REQUIRED LANDSCAPE AREA @ 25% = 48,396 SF ; 115,374 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 1 PER 3,500 SF = 2 SPACES REQUIRED
CLUBHOUSE AMMENITY 583 SF X 1 PER 3,000 SF = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 248 SPACES
SPACES PROVIDED = 296 SPACES
248 SPACES X 5% = 12 CHARGING SPACES REQUIRED, 13 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 WINDOWS SHALL BE RECESSED 2 INCHES

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 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

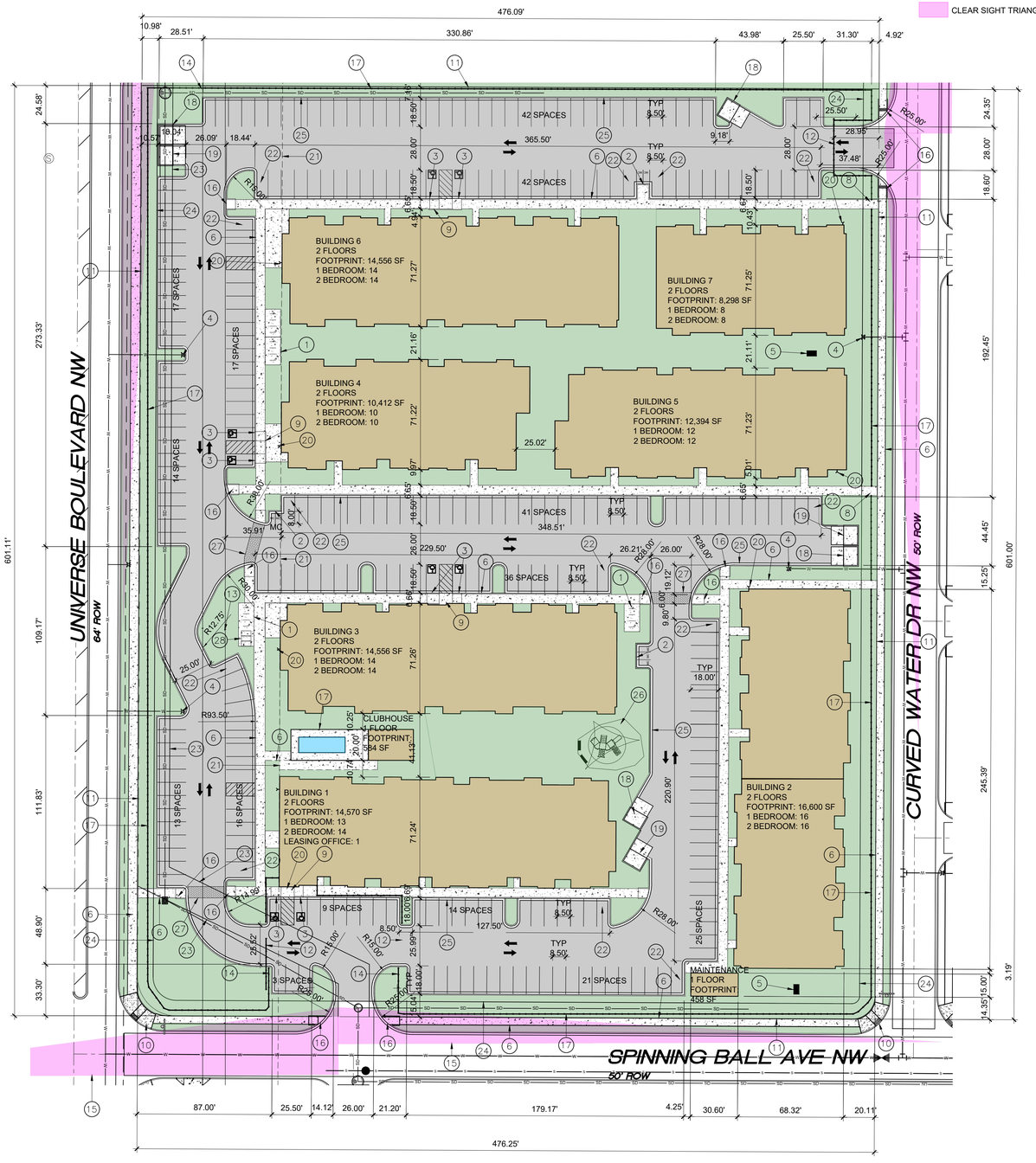
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

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

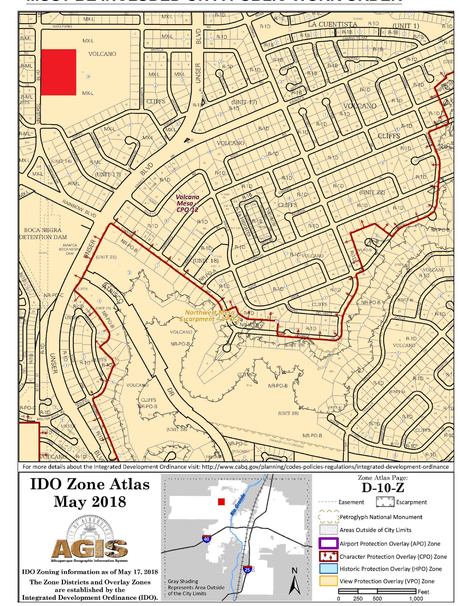
LEGEND
- BUILDING
- CONCRETE
- ASPHALT PAVING
- LANDSCAPE
- POOL
- CLEAR SIGHT TRIANGLE

KEYED NOTES
1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
4. NEW FIRE HYDRANT
5. IRRIGATION BOX
6. NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
7. FIRE DEPT. CONNECTION
8. PEDESTRIAN GATE
9. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
10. PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
11. PROPERTY LINE
12. VEHICULAR GATE
13. EXISTING POWER POLE
14. KNOX BOX
15. 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
16. PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
17. 4'-10" WROUGHT IRON FENCE
18. REFUSE CONTAINER, REF DETAIL THIS SHEET
19. RECYCLING CONTAINER, REF DETAIL THIS SHEET
20. FIRE DEPARTMENT CONNECTION
21. 100FT POWER LINE EASEMENT
22. ELECTRIC VEHICLE CHARGING STATION
23. 20FT DRAINAGE EASEMNT
24. 10FT PUBLIC UTILITY EASEMENT
25. 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
26. PLAYGROUND
27. COLORED CONCRETE CROSSWALK WITH STAMPED BRICK PATTERN
28. LONG TERM BICYCLE STORAGE LOCKER, GLOBAL INDUSTRIAL 79FB936381, 2 BIKE. 3 LOCKERS PROVIDED WITH 2 BIKES PER LOCKER = 6 SPACES PROVIDED.

STUCCO LRV:
9080 = 26
9085 = 28
6033 = 19
9095 = 50

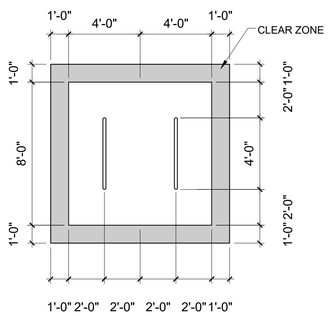


ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



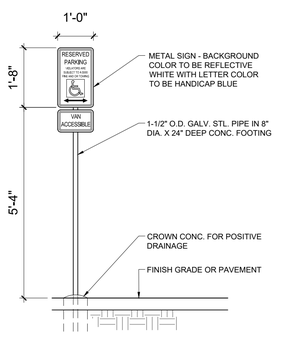
AREA MAP

SCALE:NTS



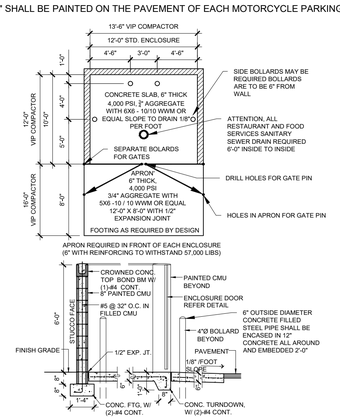
BIKE PARKING

SCALE: 1/4" = 1'-0"



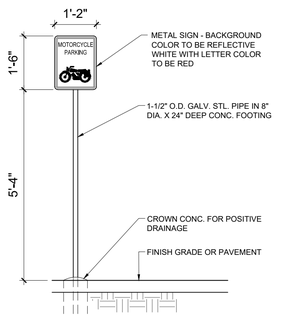
HC SIGN

SCALE: NTS



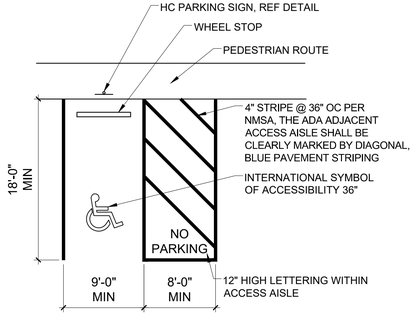
REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"



MOTORCYCLE SIGN

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



ADA PARKING

SCALE: 1/8" = 1'-0"

SITE PLAN

SCALE: 1" = 40'-0"

0' 20' 40' 80' 120' 160'

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UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE
SITE PLAN

SEAL	DESIGNED	PROJECT NO
STATE OF NEW MEXICO SCOTT C. ANDERSON No. 4341 4/1/2024 REGISTERED ARCHITECT	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
	DATE 4/1/2024	OF