

B1 OVERALL SITE PLAN
1" = 50'-0"

Approved for access by the Solid Waste Department for 1 double trash enclosure**sanitary drain required** and 7 single trash enclosures
Access cards will be given to the Solid Waste Drivers The Solid Waste Department will need access to this project from 7AM to 8PM. *Herman Gallegos*
03-23-23 Herman Gallegos

PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM
 ZONING : PC (COMMUNITY CENTER MDS)
 OCCUPANCY TYPE : APARTMENTS, P-2, B (RETAIL, LEASING, & AMENITY)
 CONSTRUCTION TYPE: 3-A (PODIUM BUILDING)
 5-A (4STORY APARTMENT BUILDINGS)
 5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)
 SITE AREA : 9.47 ACRES (412,529 SF)
 DENSITY: 42.52 DU/A

BUILDING DATA

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG A	3,698	805	-	13,567	18,069	1,869	-	-	-	19,938
LEVEL 2	15,030	2,702	-	-	17,732	1,145	-	-	-	18,877
LEVEL 3	15,030	2,702	-	-	17,732	1,145	-	-	-	18,877
LEVEL 4	15,028	2,699	-	-	17,678	1,145	-	-	-	18,823
TOTAL	48,784	8,895	-	13,567	71,210	4,484	-	-	-	75,694

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG B	13,018	2,910	-	-	15,928	2,107	-	-	-	18,035
LEVEL 2	14,888	2,702	-	-	17,590	1,131	-	-	-	18,721
LEVEL 3	14,888	2,702	-	-	17,590	1,131	-	-	-	18,721
LEVEL 4	14,885	2,699	-	-	17,535	1,131	-	-	-	18,666
TOTAL	57,679	10,964	-	-	68,643	5,501	-	-	-	74,144

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG C	18,618	4,032	9,500	-	30,150	3,254	-	-	-	33,404
LEVEL 2	17,940	3,672	7,500	-	29,112	1,340	-	-	-	30,452
LEVEL 3	21,773	4,985	-	-	26,758	1,340	-	-	-	28,098
LEVEL 4	21,773	4,795	-	-	26,528	1,340	-	-	-	27,868
TOTAL	78,134	17,444	17,000	-	112,548	7,374	-	-	-	119,922

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG D	5,216	2,098	-	-	7,314	635	-	4,432	-	12,381
LEVEL 2	6,157	1,945	-	-	8,002	430	-	-	-	8,432
LEVEL 3	6,157	1,945	-	-	8,002	430	-	-	-	8,432
LEVEL 4	6,157	1,945	-	-	8,002	430	-	-	-	8,432
TOTAL	23,687	7,833	-	-	31,320	1,925	4,432	-	-	37,677
TOTAL ON SITE	47,374	15,266	-	-	62,640	3,850	8,864	-	-	75,354

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG E	1,568	684	-	-	2,222	776	-	3,224	-	6,482
LEVEL 2	5,200	240	-	-	5,440	450	-	-	-	5,890
LEVEL 3	5,200	240	-	-	5,440	450	-	-	-	5,890
TOTAL	11,968	1,334	-	-	13,302	1,676	3,224	-	-	18,262
TOTAL ON SITE	23,936	2,668	-	-	26,604	3,272	6,448	-	-	35,324

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG F	1,568	1,281	-	-	2,849	-	-	4,986	-	7,835
LEVEL 2	6,988	360	-	-	7,348	-	-	-	-	7,348
LEVEL 3	6,988	360	-	-	7,348	-	-	-	-	7,348
TOTAL	15,544	2,001	-	-	17,545	-	-	4,986	-	22,531
TOTAL ON SITE	31,888	4,002	-	-	35,090	-	9,972	-	-	45,062

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA - (GHSF)			PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
					BUILDING AREA	BALCONY AREA	GARAGE AREA			
BLDG G	-	-	-	-	-	-	-	4,986	4,986	9,972
TOTAL	-	-	-	-	-	-	-	4,986	4,986	9,972
TOTAL ON SITE	-	-	-	-	-	-	-	9,972	9,972	19,944

TOTAL PROJECT		TOTAL PROJECT	PATIO / BALCONY	TOTAL PROJECT
DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	BUILDING AREA - (GHSF)
286,968	58,203	17,000	13,567	376,738
376,738	24,481	25,484	-	426,703

PARKING DATA

ACCESSIBILITY PARKING	12
ACCESSIBLE PARKING STALL	4
ACCESSIBLE VAN PARKING STALL	16
TOTAL	32
SURFACE PARKING	249
STANDARD PARKING STALLS	75
PARALLEL PARKING STALLS	17
COMPACT PARKING STALLS	157
TOTAL	341
GARAGE PARKING	128
TOTAL PARKING	485
MOTORCYCLE PARKING STALL	4
BICYCLE PARKING STALL	24
COVERED PARKING STALL	113

UNIT DATA

UNIT TYPE	MARK	BALCONY SF	PATIO SF	NET SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	HEATED SQUARE FOOTAGE	TOTAL GROSS HEATED	TOTAL UNIT	NSF TOTALS	GHSF
S1	0	0	0	568	608	608	25	13	8,370	9,290
S1	0	0	0	600	653	653	42	42	25,200	27,426
S2	15	0	0	603	652	652	23	23	13,869	14,996
S3	0	104	0	872	938	938	30	30	26,160	28,140
A1	0	105	0	702	760	760	28	28	19,656	21,280
A1	72	0	0	736	795	795	107	107	78,752	85,065
WU-A1	75	90	0	758	784	784	24	24	18,120	18,816
WU-A2	75	0	0	835	896	896	0	0	0	0
WU-A3	75	0	0	835	894	894	108	54	45,090	48,276
WU-A4	75	0	0	863	922	922	32	16	13,808	14,752
WU-A5	75	0	0	788	847	847	24	12	9,456	10,164
B1*	0	215	0	895	964	964	14	7	6,265	6,748
B1	142	0	0	945	1018	1018	48	24	22,680	24,432
B2*	0	215	0	945	1019	1019	2	1	945	1,018
B2	142	0	0	1002	1076	1076	18	6	6,012	6,456
B3 Corner	160	0	0	1132	1215	1215	21	7	7,924	8,505
WU-B2	75	90	0	1300	1370	1370	36	12	15,600	17,240
TOTAL	572	408	-	572	608	608	572	408	317,907	346,404

GENERAL SHEET NOTES

- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. REFER TO CIVIL AND ELECTRICAL FOR DEMOLITION ITEMS.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- PAVING WORK OUTSIDE OF PROPERTY LINE BOUNDARY TO FOLLOW SEPARATE PUBLIC WORK ORDER PER CITY OF ALBUQUERQUE.

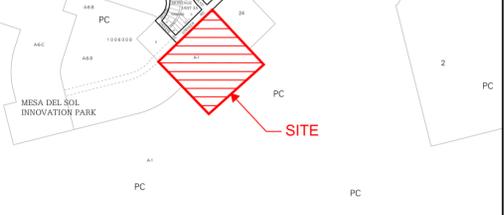
SHEET KEYNOTES

- CONCRETE ACCESSIBLE RAMP TYP.
- PAINTED PEDESTRIAN CROSSWALK
- CONCRETE SIDEWALK WITH CONTROL JOINTS
- CONCRETE CURB, SEE CIVIL
- BICYCLE STALLS
- ASPHALT MARKINGS: PARKING STRIPING
- WROUGHT IRON RESIDENTIAL ENCLOSURE FENCE
- WROUGHT IRON GATE
- DUMPSTER ENCLOSURE
- PEDESTRIAN GATE
- ASPHALT PAVING
- ACCESSIBLE PARKING STALL
- PUBLIC STREET PARALLEL PARKING
- RECYCLING ENCLOSURE
- PROPERTY LINE
- 10' PUBLIC UTILITY EASEMENT
- 6" HIGH PRIVACY WALL AT AMENITY
- MONUMENT SIGN; REFER LANDSCAPE
- FIRE DEPARTMENT CONNECTION (FDC)
- PARKING CANOPY
- LIGHT POLE
- TRANSFORMER BOX
- FIRE HYDRANT - REFER TO CIVIL
- LOCATION OF KNOX BOX
- CLEAR SIGHT TRIANGLE (PER COA)

LEGEND



VACINITY MAP



IDO Zone Atlas
May 2018



DEKKER PERICH SABATINI
Architecture in Progress



SEAL
PROJECT

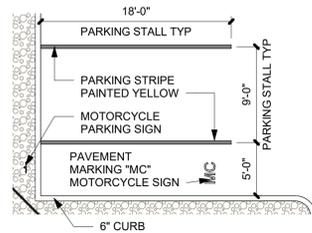
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(Tract A) UNIVERSITY BLVD.
SE ALBUQUERQUE, NM 87106

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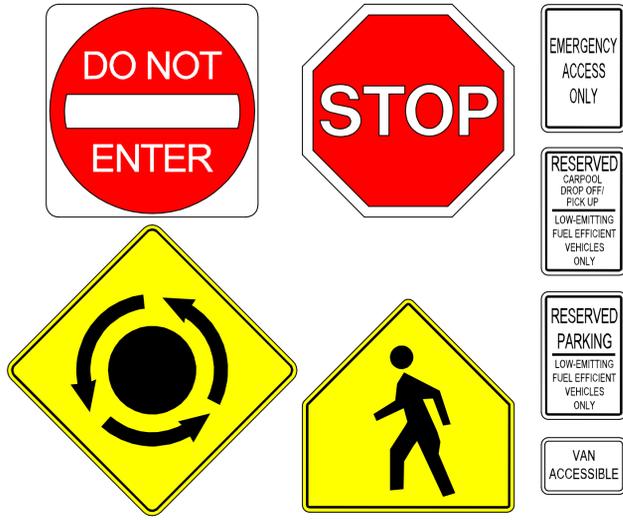
DRAWN BY TD - CWW
REVIEWED BY CWW - HFG
DATE 22/12/16
PROJECT NO: 22-0148

DRAWING NAME
TRAFFIC CONTROL LAYOUT

SHEET NO
TCL

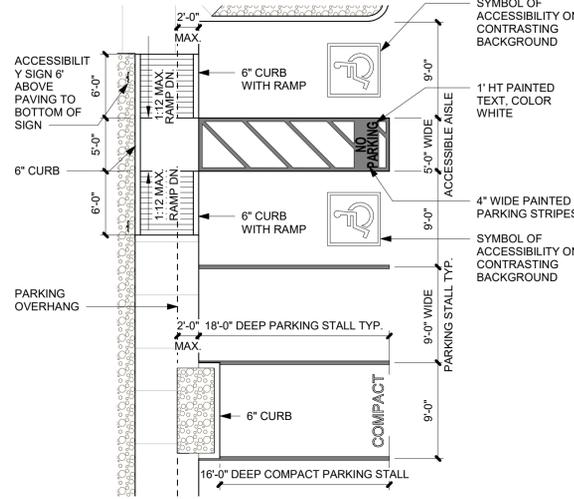


4 TYPICAL MOTORCYCLE PARKING STALL
1/8" = 1'-0"



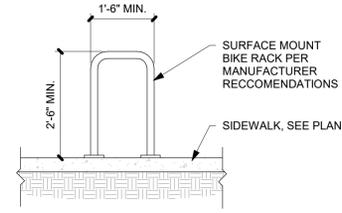
3 TRAFFIC SIGNAGE
1" = 1'-0"

- NOTES:
1. MANUFACTURER: XXXX.
2. COLOR: XXXX
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



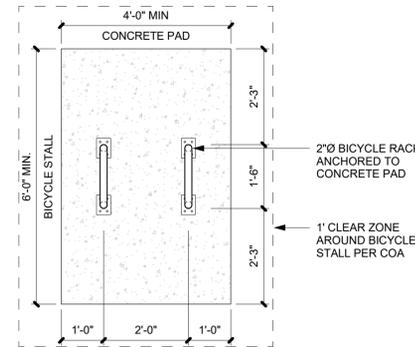
2 TYPICAL ACCESSIBLE PARKING
1/8" = 1'-0"

- NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD



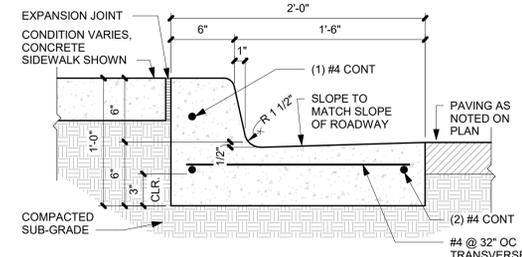
A10 BICYCLE RACK
1/2" = 1'-0"

- NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.

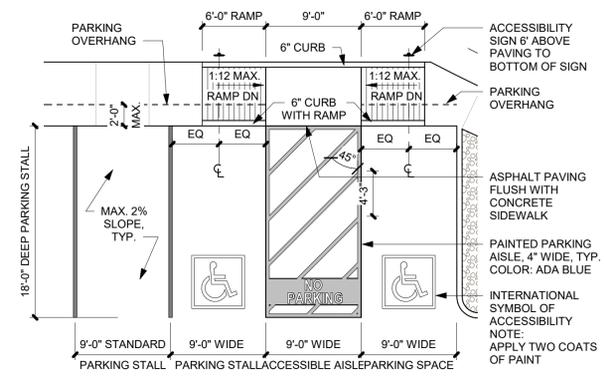


A6 BICYCLE RACK
1/2" = 1'-0"

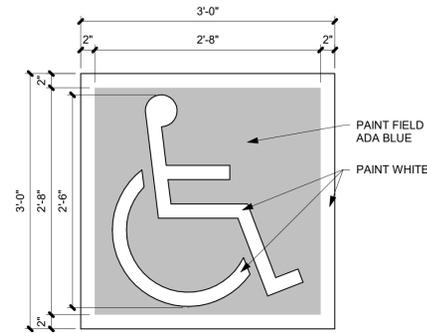
- NOTE:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAM, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



A2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"

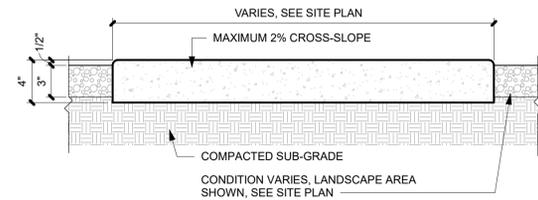


1 TYPICAL ACCESSIBLE PARKING STALL
1/8" = 1'-0"

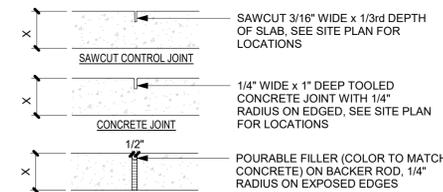


A9 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

- NOTES:
1. SEE SITE PLANS FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTERGRAL COLOR WHEREIF NOTED ON PLAN.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.

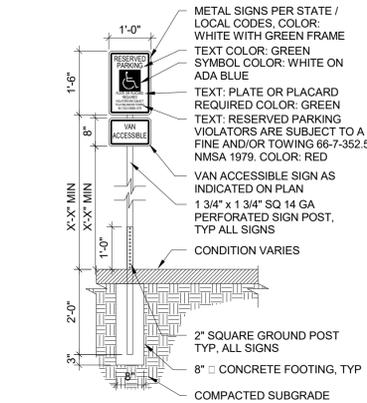


A5 CONCRETE SIDEWALK
1 1/2" = 1'-0"

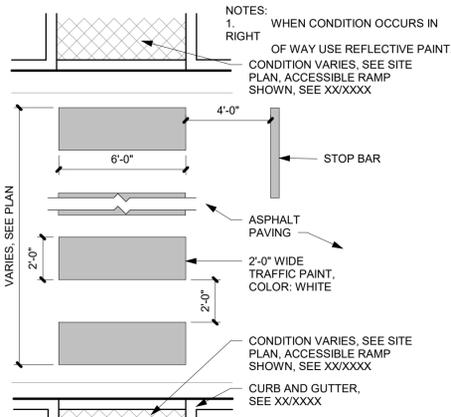


CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12" WALK
CONTROL JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.
EXPANSION JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.

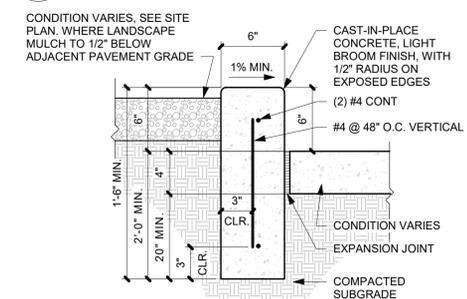
CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"



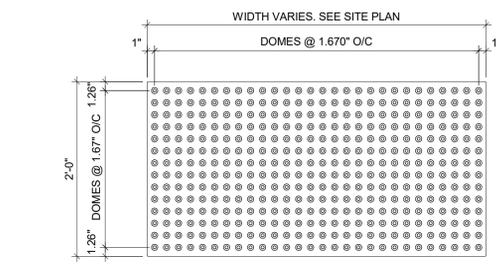
A12 32SIGNAGE01
1/2" = 1'-0"



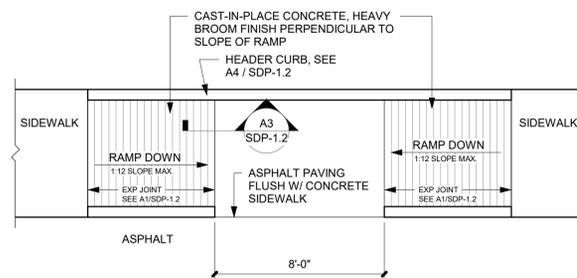
A8 PAINTED CROSSWALK
1/4" = 1'-0"



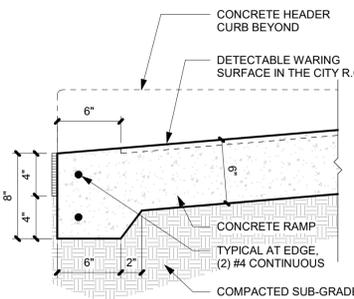
A4 CONCRETE HEADER CURB
1 1/2" = 1'-0"



A11 32PTACTILESURFACE01
1" = 1'-0"



A7 PAINTED CROSSWALK
1/4" = 1'-0"



A3 RAMP TRANSITION
1 1/2" = 1'-0"

DEKKER PERICH SABATINI
Architecture in Progress



SEAL
PROJECT

MESA DEL SOL-TRACT A
(Tract A) UNIVERSITY BLVD.
SE ALBUQUERQUE, NM 87106

DRB

REVISIONS

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DRAWN BY: TD
REVIEWED BY: CWW - HFG
DATE: 22/12/16
PROJECT NO: 22-0148

DRAWING NAME
ENLARGED SITE PLANS & DETAILS

SHEET NO
SDP-1.2