

A1 OVERALL SITE PLAN - PHASE 1
1" = 30'-0"

11/27/2024 11:38:00 AM

PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM
ZONING : PC (COMMUNITY CENTER MDS)
OCCUPANCY TYPE : APARTMENTS R-2, B (RETAIL, LEASING, & AMENITY)
CONSTRUCTION TYPE : 3-A (PODIUM BUILDING)
5-A (4 STORY APARTMENT BUILDINGS)
5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)
PHASE 1 SITE AREA: 6.46 ACRES (281,451 SF)
PHASE 2 SITE AREA: 3.01 ACRES (131,078 SF)
TOTAL SITE AREA: 9.47 ACRES (412,529 SF)
DENSITY: 42.52 DU/A

GENERAL SHEET NOTES

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

SHEET KEYNOTES

1 CONCRETE ACCESSIBLE RAMP TYP., SEE B3/AS501, C4/AS501, A3
2 PAINTED PEDESTRIAN CROSSWALK, SEE B4/AS501
3 CONCRETE SIDEWALK WITH CONTROL JOINTS, SEE B5/AS501
4 CONCRETE CURB, SEE B1/AS501
5 BICYCLE RACK, SEE B2/AS501 AND A2/AS501
6 ASPHALT MARKINGS: PARKING STRIPING
7 WROUGHT IRON RESIDENTIAL ENCLOSURE FENCE
8 SLIDING VEHICULAR ACCESS GATE
9 DUMPSTER ENCLOSURE, SEE B1/AS502 AND B4/AS502
10 PEDESTRIAN GATE, SEE D5/AS502
12 ACCESSIBLE PARKING STALL, SEE C2/AS501 & C3/AS501
13 PUBLIC STREET PARALLEL PARKING
15 PROPERTY LINE
18 MONUMENT SIGN; REFER LANDSCAPE
19 FIRE DEPARTMENT CONNECTION (FDC)
20 PARKING CANOPY
21 LIGHT POLE
22 CARPOOL PARKING SIGN
23 FIRE HYDRANT - REFER TO CIVIL
24 CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL 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
25 MOUNTABLE CURB, SEE D2/AS501
26 ACCESSIBLE PARKING SIGN, SEE C1/AS501
27 LOCATION OF KNOX BOX
29 ELECTRIC VEHICLE PARKING SPACE
30 PRIMARY BUILDING ENTRANCE
31 10' PUBLIC UTILITY EASEMENT
32 FIRE RISER ROOM
34 CONCRETE GUTTER, SEE A4/AS501

TRASH AND RECYCLE REFUSE

TRASH DUMPSTER CALCULATION

421 UNITS * 0.55 = 231.55
ACCUMULATED YARDS
231.55 YARDS / 8 YARD
DUMPSTER = 28.94 or 28
ACCUMULATED YARDS PER
DUMPSTER
28 / 7 DESIRED NO# DUMPSTERS =
4 DAYS OF PICK-UP PER WEEK

RECYCLED DUMPSTER CALCULATION

421 UNITS * 0.12 = 50.52
ACCUMULATED YARDS
50.52 YARDS / 8 YARD DUMPSTER
= 6.315 or 6 ACCUMULATED
YARDS PER DUMPSTER
6 / 2 DESIRED NO# DUMPSTERS =
3 DAYS OF PICK-UP PER WEEK

SYMBOL LEGEND

PROPERTY LINE

PUBLIC UTILITY EASEMENT (P.U.D.)

PHASE LINE

FIRE HYDRANT LOCATION, SEE CIVIL

FIRE DEPARTMENT CONNECTION, SEE CIVIL

POST INDICATOR VALVE, SEE CIVIL

TRANSFORMER LOCATION

20' LIGHT POLE

CARPOOL LOCATION

BIKE RACK

VICINITY MAP

DO Zone Atlas May 2018

AGIS

Dekker

ARCHITECT

PROJECT

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

REVISIONS

2/13/2024 COORDINATION

DRAWN BY AG

REVIEWED BY JAF

DATE

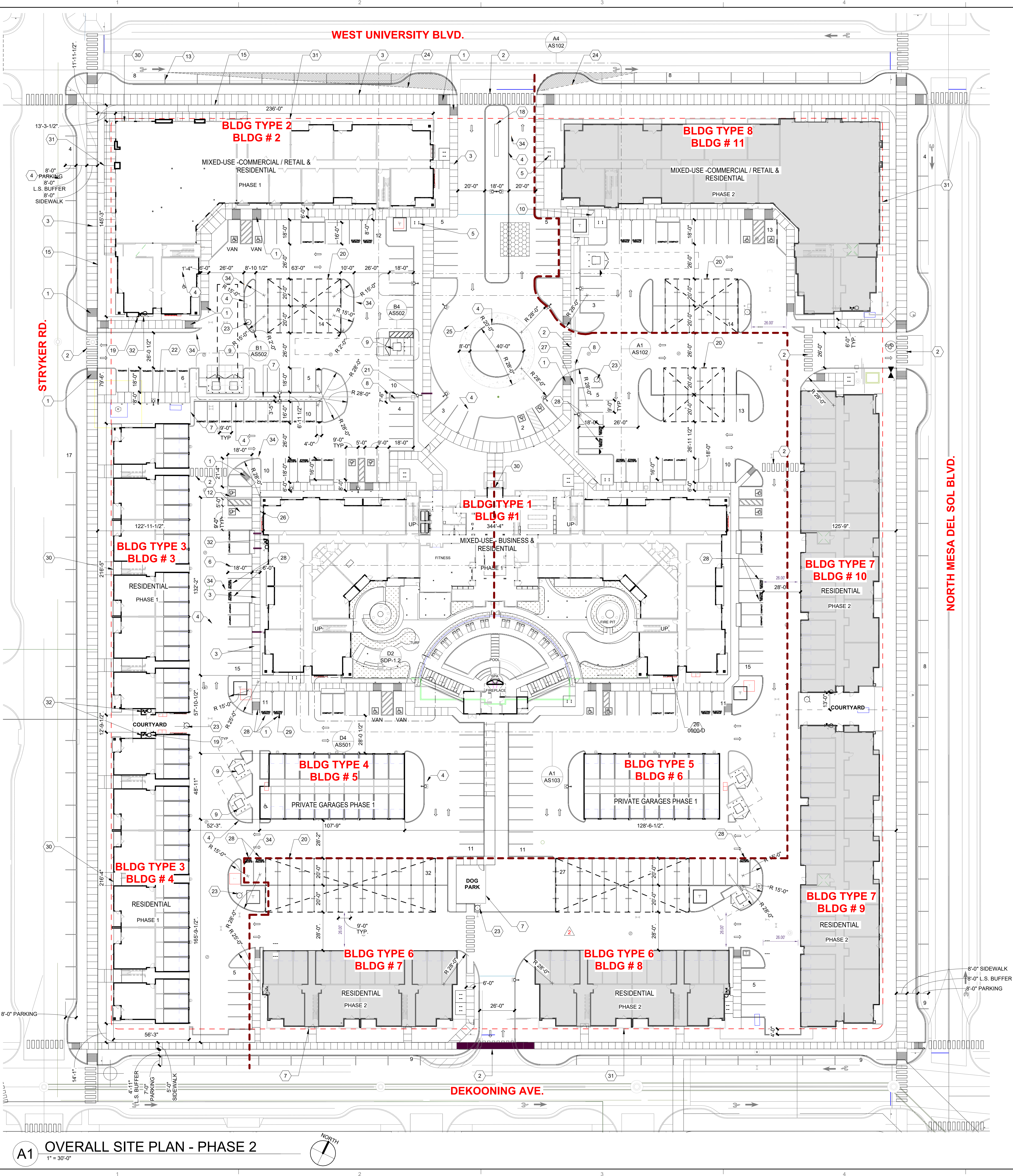
PROJECT NO

DRAWING NAME

SITE PLAN

SHEET NO

AS101a



A1 OVERALL SITE PLAN - PHASE 2
1" = 30'-0"

PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM
ZONING : PC (COMMUNITY CENTER MDS)
OCCUPANCY TYPE : APARTMENTS R-2, B (RETAIL, LEASING, & AMENITY)
CONSTRUCTION TYPE : 3-A (PODIUM BUILDING)
5-A (4 STORY APARTMENT BUILDINGS)
5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)
PHASE 1 SITE AREA : 6.46 ACRES (281,451 SF)
PHASE 2 SITE AREA : 3.01 ACRES (131,078 SF)
TOTAL SITE AREA : 9.47 ACRES (412,529 SF)
DENSITY : 42.52 DU/A

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. SEE B3/AS501, C4/AS501, A3
- PAINTED PEDESTRIAN CROSSWALK, SEE B4/AS501
- CONCRETE SIDEWALK WITH CONTROL JOINTS, SEE B5/AS501
- CONCRETE CURB, SEE B1/AS501
- BICYCLE RACK, SEE B2/AS501 AND A2/AS501
- ASPHALT MARKINGS: PARKING STRIPING
- WROUGHT IRON RESIDENTIAL ENCLOSURE FENCE
- SLIDING VEHICULAR ACCESS GATE
- DUMPSTER ENCLOSURE, SEE B1/AS502 AND B4/AS502
- PEDESTRIAN GATE, SEE D5/AS502
- ACCESSIBLE PARKING STALL, SEE C2/AS501 & C3/AS501
- PUBLIC STREET PARALLEL PARKING
- PROPERTY LINE
- MONUMENT SIGN; REFER LANDSCAPE
- FIRE DEPARTMENT CONNECTION (FDC)
- PARKING CANOPY
- LIGHT POLE
- CARPOOL PARKING SIGN
- FIRE HYDRANT - REFER TO CIVIL
- CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL 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
- MOUNTABLE CURB, SEE D2/AS501
- ACCESSIBLE PARKING SIGN, SEE C1/AS501
- LOCATION OF KNOX BOX
- ELECTRIC VEHICLE PARKING SPACE
- PRIMARY BUILDING ENTRANCE
- 10' PUBLIC UTILITY EASEMENT
- FIRE RISER ROOM
- CONCRETE GUTTER, SEE A4/AS501

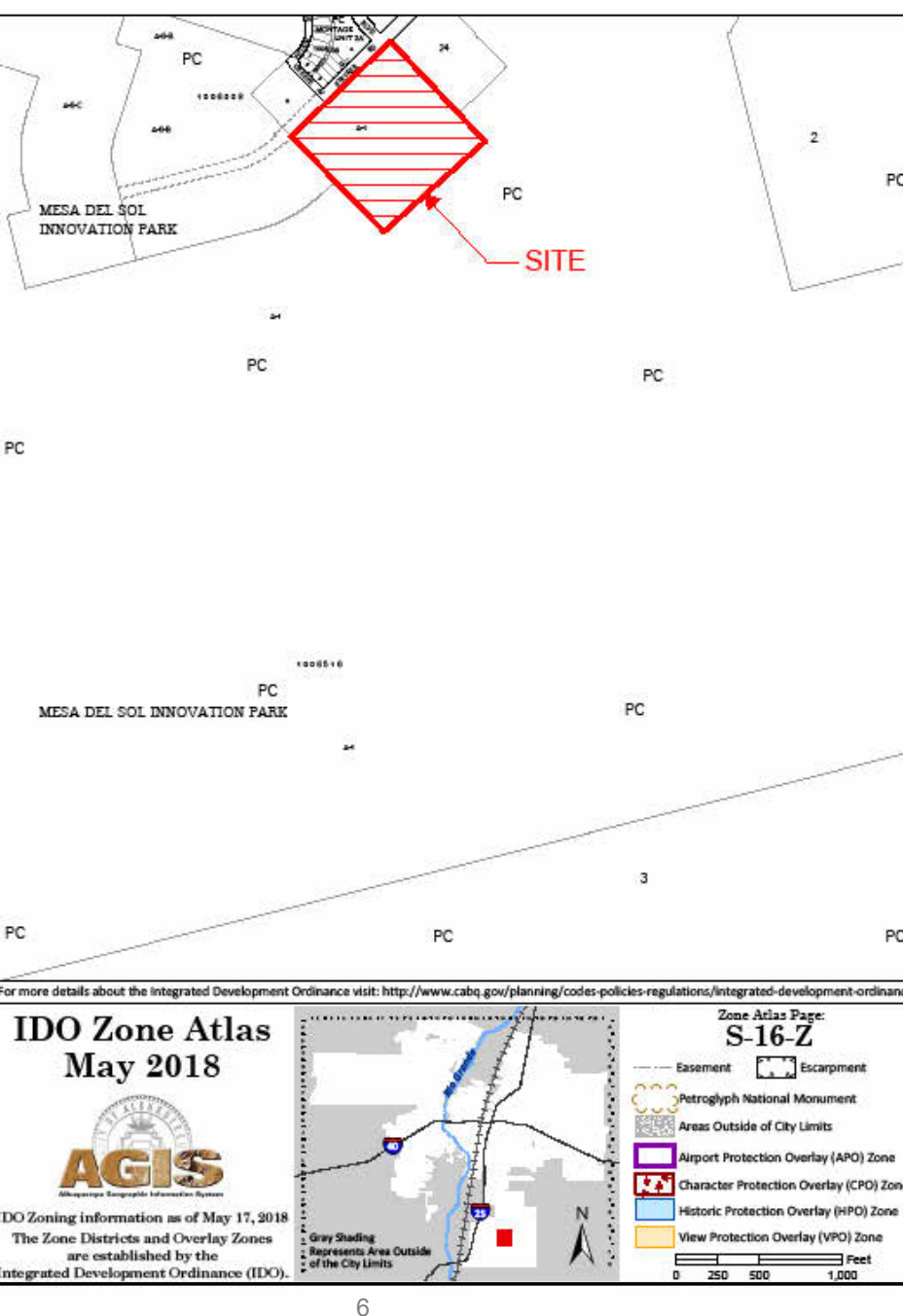
TRASH AND RECYCLE REFUSE

TRASH DUMPSTER CALCULATION	RECYCLED DUMPSTER CALCULATION
421 UNITS * 0.55 = 231.55 ACCUMULATED YARDS	421 UNITS * 0.12 = 50.52 ACCUMULATED YARDS
231.55 YARDS / 8 YARD DUMPSTER = 28.94 or 28 ACCUMULATED YARDS PER DUMPSTER	50.52 YARDS / 8 YARD DUMPSTER = 6.315 or 6 ACCUMULATED YARDS PER DUMPSTER
28 / 7 DESIRED NO. DUMPSTERS = 4 DAYS OF PICK-UP PER WEEK	6 / 2 DESIRED NO. DUMPSTERS = 3 DAYS OF PICK-UP PER WEEK

SYMBOL LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PHASE LINE
- FIRE HYDRANT LOCATION, SEE CIVIL
- FIRE DEPARTMENT CONNECTION, SEE CIVIL
- POST INDICATOR VALVE, SEE CIVIL
- TRANSFORMER LOCATION
- 20' LIGHT POLE
- CARPORT LOCATION
- BIKE RACK

VICINITY MAP



Dekker

ARCHITECT

PROJECT

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/13/2024	COORDINATION	AG
2			JAF
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY AG
REVIEWED BY JAF
DATE
PROJECT NO
DRAWING NAME
SITE PLAN

SHEET NO

AS101b