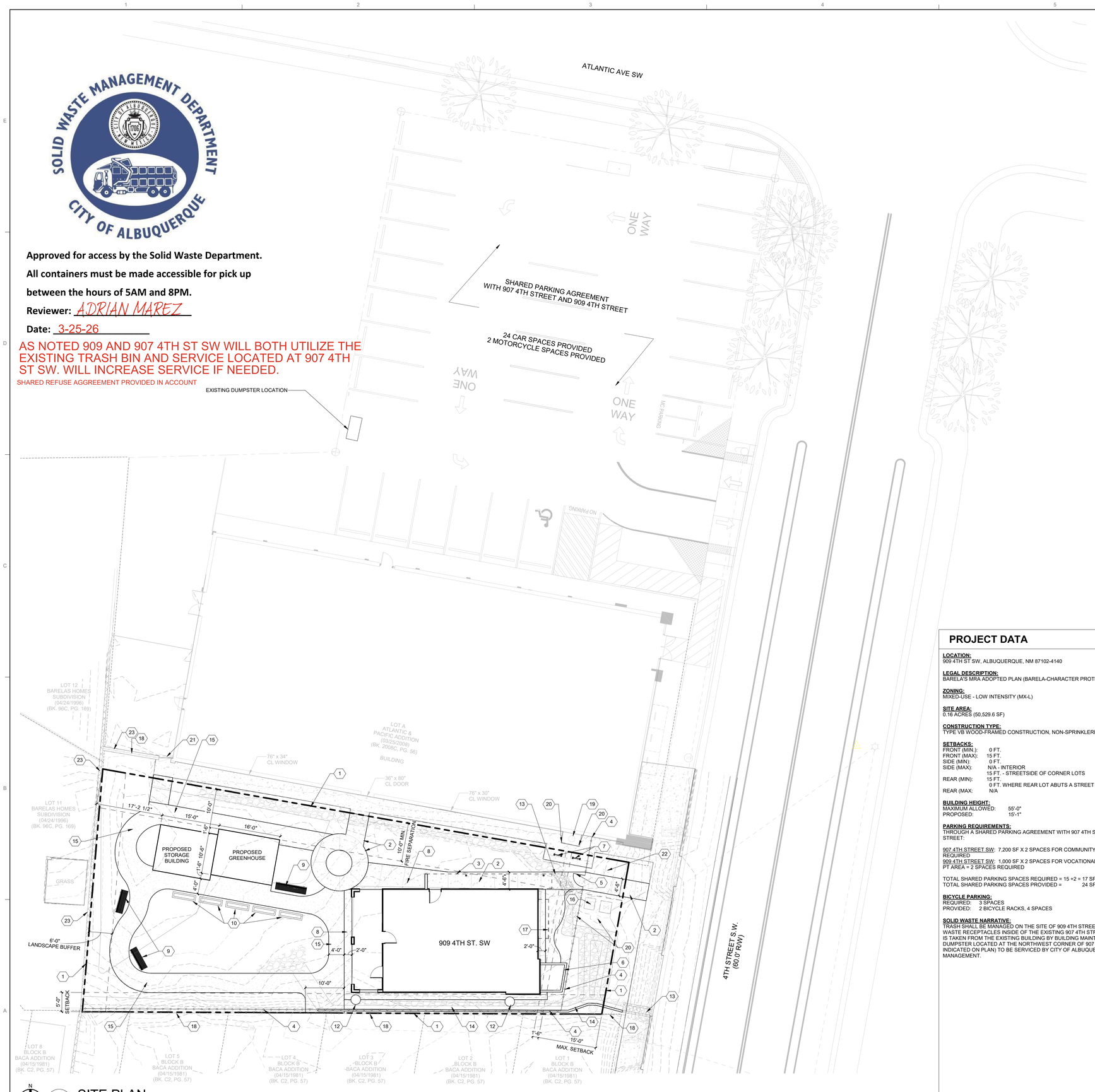


SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

Reviewer: ADRIAN MAREZ

Date: 3-25-26

AS NOTED 909 AND 907 4TH ST SW WILL BOTH UTILIZE THE EXISTING TRASH BIN AND SERVICE LOCATED AT 907 4TH ST SW. WILL INCREASE SERVICE IF NEEDED.

SHARED REFUSE AGGREEMENT PROVIDED IN ACCOUNT

N

A1 SITE PLAN

1" = 10'-0"

0 10' 20'

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES.
B. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
C. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS AND GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
D. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
E. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY, COORDINATE LOCATION AND INSTALLATION.
F. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ALL SITE AMENITIES AS REQUIRED.
H. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
I. SIDEWALK JOINTS SHALL FOLLOW LAYOUT AS SHOWN ON THE SITE PLAN.
J. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALKS, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS, AND BETWEEN ASPHALT AND CONCRETE JOINTS.
K. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
L. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
M. ALL SIDEWALKS AND ACCESSIBLE RAMPS TO BE CONCRETE.
N. PARKING DETAILS NOT PROVIDED AS NO REVISIONS TO THE PARKING LOT AS PART OF THE SHARED PARKING AGREEMENT ARE PROPOSED.

SHEET KEYNOTES

1. PROPERTY LINE
2. CONCRETE SIDEWALK, WIDTH AS INDICATED
3. COVERED ENTRY ABOVE
4. 5'-0" HIGH WROUGHT IRON FENCE
5. 3'-0" WIDE 5'-0" HIGH PEDESTRIAN GATE
6. CMU OR CAST IN PLACE CONCRETE RAISED PLANTER
7. BICYCLE RACK
8. 2'-0" WIDE CONCRETE APRON
9. SITE BENCH
10. PREMANUFACTURED PLANTER
11. LANDSCAPED AREA
12. VERTICAL WATER STORAGE TANK
13. SIDEWALK CULVERT, REF: CIVIL
14. CONCRETE CURB AND GUTTER
15. STABILIZED CRUSHERFINES
16. EXISTING FIRE HYDRANT TO REMAIN
17. AWNING / SHADE DEVICE ABOVE
18. EXISTING CHAINLINK FENCE TO REMAIN
19. EXISTING GAS METER TO REMAIN
20. EXISTING PIPE BOLLARD
21. EXISTING GATE
22. EXISTING PIV CONNECTION TO REMAIN
23. EXISTING CMU WALL TO REMAIN

PROJECT DATA

LOCATION:
909 4TH ST SW, ALBUQUERQUE, NM 87102-4140

LEGAL DESCRIPTION:
BARELA'S MRA ADOPTED PLAN (BARELA-CHARACTER PROTECTION OVERLAY ZONE 3-4)

ZONING:
MIXED-USE - LOW INTENSITY (MX-L)

SITE AREA:
0.16 ACRES (50,529.6 SF)

CONSTRUCTION TYPE:
TYPE VB WOOD-FRAMED CONSTRUCTION, NON-SPRINKLERED

SETBACKS:
FRONT (MIN.): 0 FT.
FRONT (MAX): 15 FT.
SIDE (MIN): 0 FT.
SIDE (MAX): N/A - INTERIOR
15 FT. - STREETSIDE OF CORNER LOTS
REAR (MIN): 15 FT.
0 FT. WHERE REAR LOT ABUTS A STREET OR ALLEY
REAR (MAX: N/A

BUILDING HEIGHT:
MAXIMUM ALLOWED: 55'-0"
PROPOSED: 15'-1"

PARKING REQUIREMENTS:
THROUGH A SHARED PARKING AGREEMENT WITH 907 4TH STREET AND 909 4TH STREET:

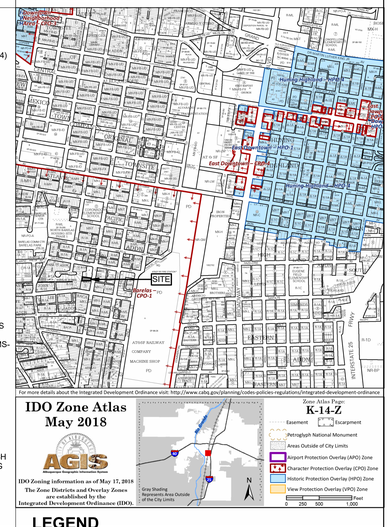
907 4TH STREET SW: 7,200 SF X 2 SPACES FOR COMMUNITY CENTER USE = 15 SPACES REQUIRED
909 4TH STREET SW: 1,000 SF X 2 SPACES FOR VOCATIONAL SCHOOL USE WITHIN A MS-PT AREA = 2 SPACES REQUIRED

TOTAL SHARED PARKING SPACES REQUIRED = 15 +2 = 17 SPACES
TOTAL SHARED PARKING SPACES PROVIDED = 24 SPACES

BICYCLE PARKING:
REQUIRED: 3 SPACES
PROVIDED: 2 BICYCLE RACKS, 4 SPACES

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON THE SITE OF 909 4TH STREET SW BY UTILIZING THE WASTE RECEPTACLES INSIDE OF THE EXISTING 907 4TH STREET SW. BUILDING. TRASH IS TAKEN FROM THE EXISTING BUILDING BY BUILDING MAINTENANCE TO THE EXISTING DUMPSTER LOCATED AT THE NORTHWEST CORNER OF 907 4TH STREET SW (AS INDICATED ON PLAN) TO BE SERVICED BY CITY OF ALBUQUERQUE WASTE MANAGEMENT.

ZONE ATLAS



IDO Zone Atlas
May 2018

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:
K-14-Z

Easement
Escarpment
Petroglyph 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
Feet
0 250 500 1,000

Gray Shading Represents Area Outside of the City Limits

LEGEND

PROPERTY LINE
FENCE
SETBACK

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL
GREENHOOD
No. 5594
3/23/2026
REGISTERED ARCHITECT

PROJECT

Encuentro Home Health Facility

909 4th Street SW
Albuquerque, NM 87102

TRAFFIC CIRCULATION LAYOUT

REVISIONS

DRAWN BY	DEKKER
REVIEWED BY	DEKKER
DATE	03/23/2026
PROJECT NO	25-0121

DRAWING NAME

TCL

SHEET NO

TCL-01

3/23/2026 3:07:47 PM