

ISSUE DATE: 2022-11-30

Date 2 PERMIT COMMENTS

<u>LEGAL DESCRIPTION:</u>
LOT 32-A, BLOCK 27, NORTH ALBUQUERQUE ACRES SITE AREA: 6.5776 ACRES

1 BR UNITS = 118 (54.1%) 2 BR UNITS = 100 (45.9%) TOTAL UNITS = 218

PARKING CALCULATIONS: REQUIRED: 1.5 SPACES PER DU = 327 SPACES ADA REQUIRED: 8 SPACES (2 VAN SPACES)

> GARAGE= SURFACE= 214 SPACES SURFACE (COMPACT)= 42 SPACES

ELECTRIC VEHICLE REQUIRED: 2% TOTAL REQUIRED = 7 SPACES ELECTRIC VEHICLE PROVIDED: 8 SPACES

TOTAL= 34 SPACES

MOTORCYCLE REQUIRED: 6 SPACES MOTORCYCLE PROVIDED: 6 SPACES BICYCLE REQUIRED: 34 SPACES

BICYCLE PROVIDED INTERNAL TO BUILDINGS: 22 SPACES

OPEN SPACE CALCULATIONS: 225 SQUARE FEET PER 1 BED: 26,550 sf

285 SQUARE FEET PER 2 BED: 28,500 s PROVIDED: BALCONIES/PATIOS: 9,234 sf

## **GENERAL NOTES**

- DIMENSIONS ARE TO FACE OF CURB, BUILDING FOUNDATION, FACE OF WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- 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.

ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

## **LEGEND**

ADA SPACE CROSS WALK

EV CHARGER

BIKE RACK

PARKING ROW COUNT — PROPERTY LINE □• □•□ SITE LIGHTING □ SEE LIGHTING PLANS EXTRUDED CONCRETE BASE

- 19. BICYCLE RACK, PER DETAIL ON SHEET CP-501.
- 20. ADA RAMP, PER DETAIL ON SHEET CP-502.
- 21. ADA RAMP, PER DETAIL ON SHEET CP-502.

6. ESTATE CURB, PER DETAIL ON SHEET CP-501.

10. VEHICULAR ACCESS GATE, SEE LANDSCAPE.

11. PEDESTRIAN ACCESS GATE, SEE LANDSCAPE.

8. REFUSE ENCLOSURE, PER DETAIL ON SHEET CP-501.

13. SITE SIGNAGE: STOP SIGN, PER DETAIL ON SHEET CP-501.

14. SITE SIGNAGE: VAN ADA PARKING, PER DETAIL ON SHEET CP-501.

15. SITE SIGNAGE: ADA PARKING, PER DETAIL ON SHEET CP-501.

16. SITE SIGNAGE: MOTORCYCLE PARKING, PER DETAIL ON SHEET

7. SIDEWALK, PER DETAIL ON SHEET CP-501.

9. EXISTING SOLID WALL TO REMAIN.

12. GUEST GATE CALL BUTTON.

CP-501.

17. 4" WHITE STRIPE.

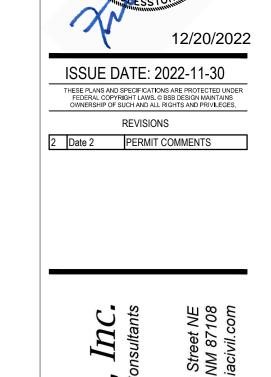
- 22. EV CHARGING STATION.
- 23. ADA PARKING, PER DETAIL ON SHEET CP-501.
- 24. MONUMENT SIGNAGE: MAXIMUM SIZE 24 SQUARE FEET AND 4 FEET TALL PER IDO SECTION 5-12 AND TABLE 5-12-1.
- 25. 6' SOLID CMU WALL ALONG EAGLE ROCK AVENUE (REAR). 26. 3' SOLID CMU WALL WITH 3' VIEW FENCE ABOVE (6' TOTAL
- 27. CONCRETE FILLED BOLLARD, PER DETAIL ON SHEET CP-501.
- 28. TRANSITION FROM MEDIAN CURB & GUTTER TO ESTATE CURB AT

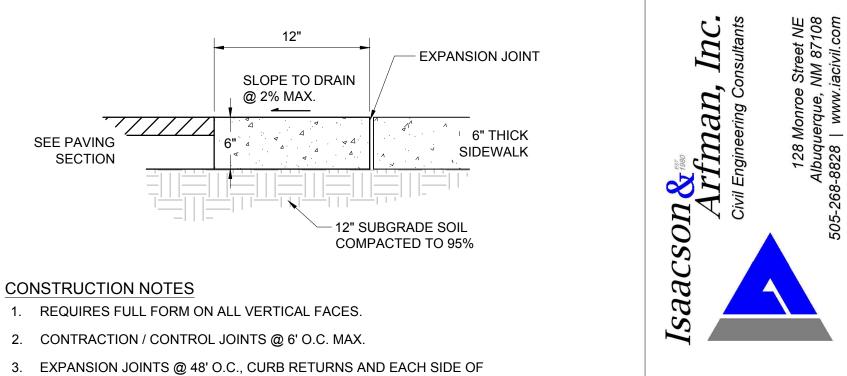
ALBUQUERQUE ||||| D O D DESIGN www.bsbdesign.com 11211 Gold Country Blvd, Suite 101 Gold River, California 95670

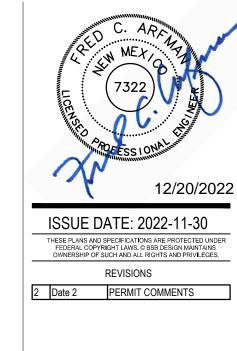
PED

JOB NO: LP210398.00 SITE PLAN

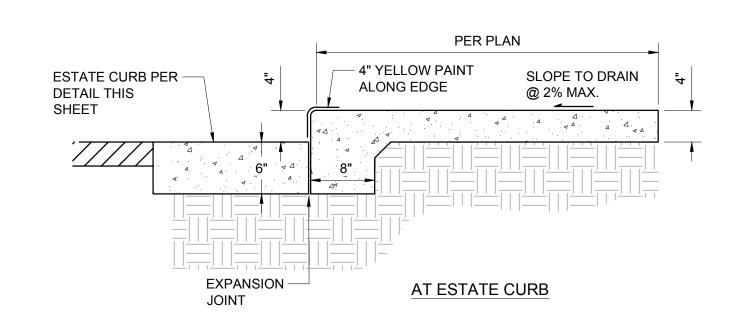


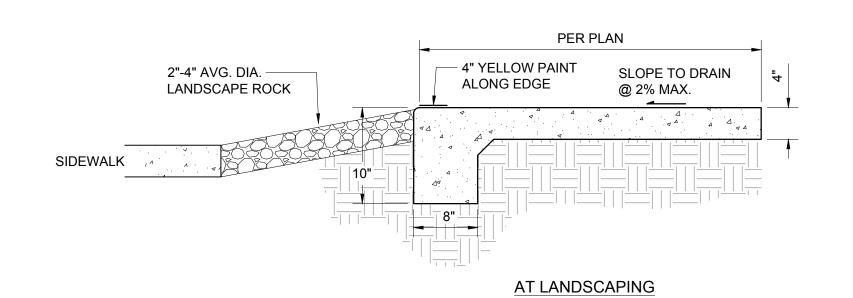












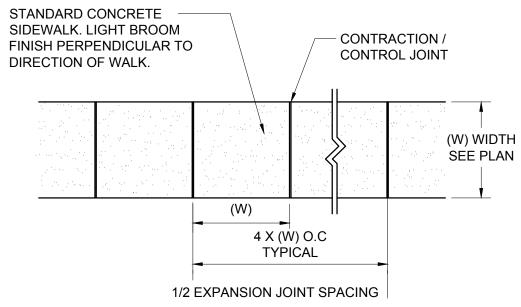
#### **CONSTRUCTION NOTES**

#### 1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.

- 2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF
- 3. REQUIRES FULL FORM ON ALL FACES.
- 4. 3/8" RADII AT ALL EXPOSED EDGES.

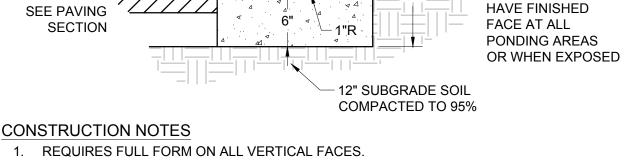
# SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.



- **CONSTRUCTION NOTES**
- 1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
- 2. SEE CONCRETE JOINTS DETAIL 3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF
- CONCRETE (TYP).

#### 4. 3/8" RADII AT ALL EXPOSED EDGES. **CONCRETE WALK** SCALE: N.T.S. **BROOM FINISH**



THEORETICAL
FACE OF CURB

EXPANSION JOINT IF

ADJACENT TO WALK

BACK OF CURB TO

#### **CONSTRUCTION NOTES**

- 2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- 3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF

SLOPE TO DRAIN

4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

# MEDIAN CURB AND GUTTER

SCALE: N.T.S. 6" WIDE THEORETICAL FACE OF CURB

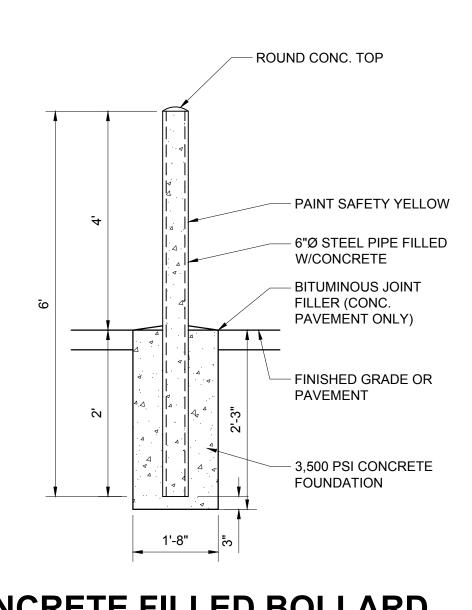


SEE PAVING

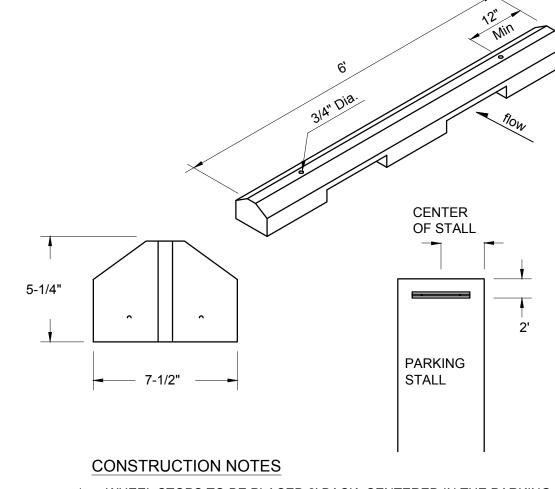
SECTION

**CONSTRUCTION NOTES** 

SCALE: N.T.S.





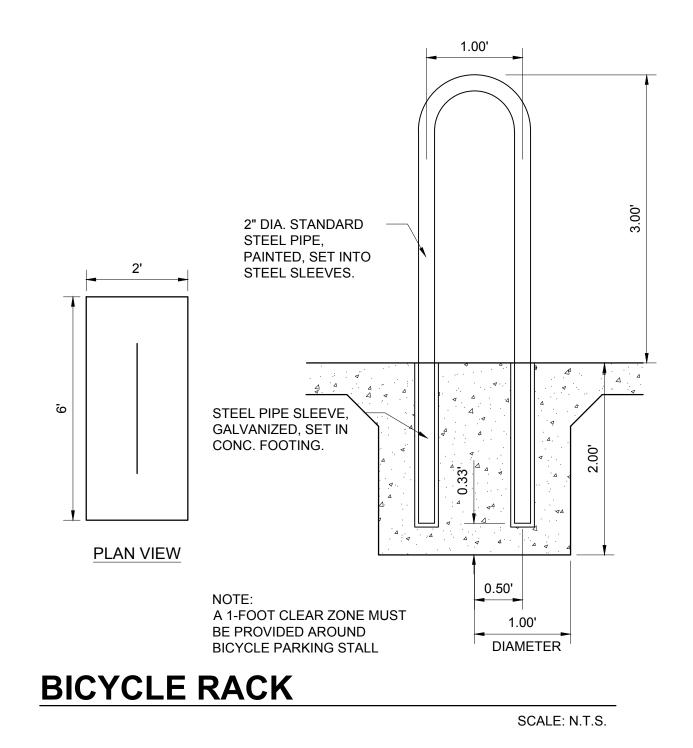


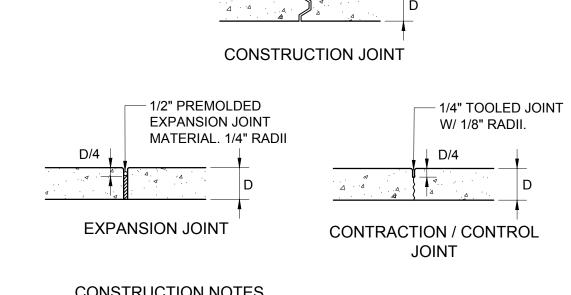
1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING

SCALE: N.T.S.

- STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
- 2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- 3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

#### **CONCRETE WHEEL STOP** SCALE: N.T.S.





@ 2% MAX.

4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8"

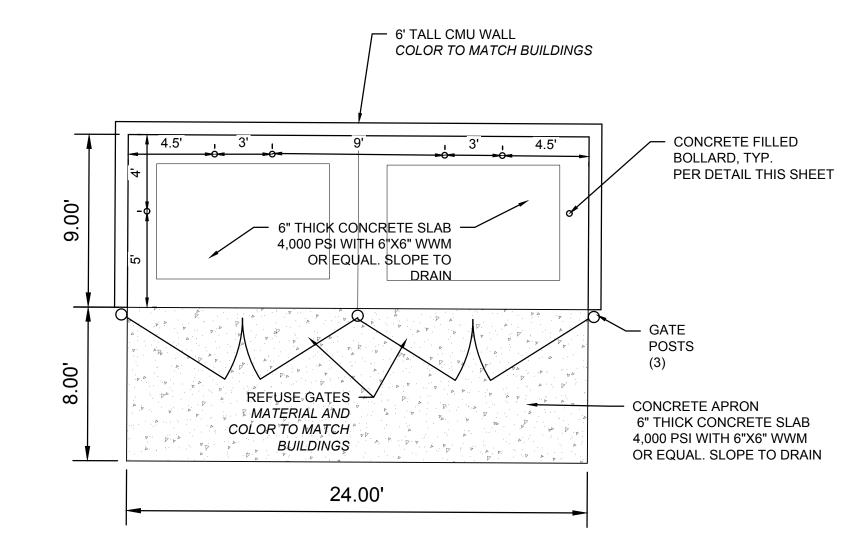
### CONSTRUCTION NOTES

- 1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
- 2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
- 3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15'
- 4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

## **CONCRETE JOINTS**

SCALE: N.T.S.

SCALE: N.T.S.



REFUSE ENCLOSURE

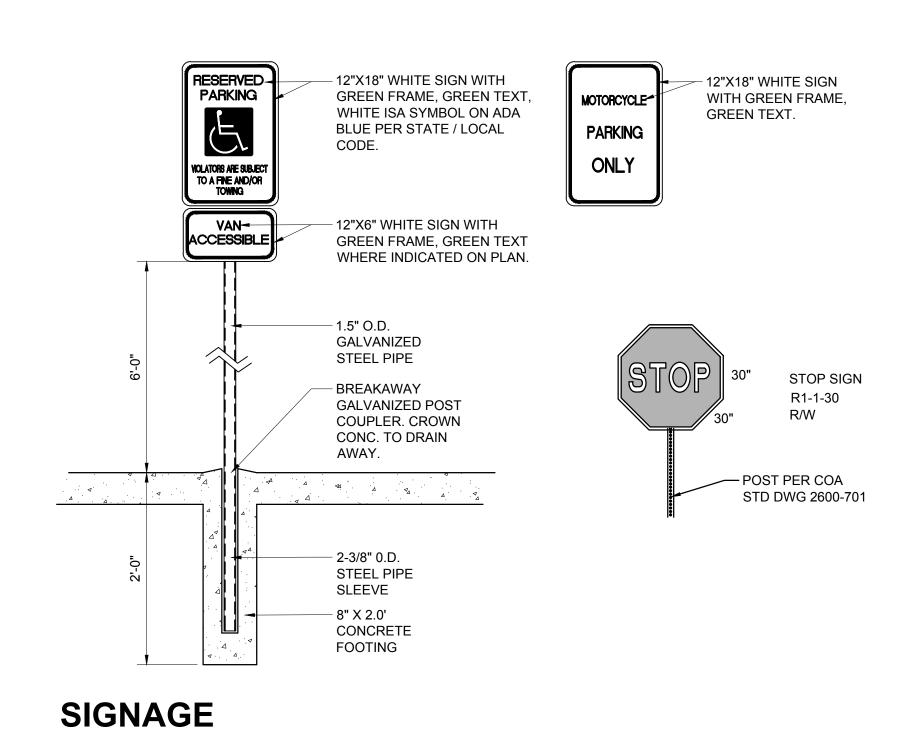
6' MIN. - 4" WHITE PAINTED STRIPING

## PAINTED CROSSWALK MARKINGS

WIDE STROKES

PAINTED 'COMPACT'

SCALE: N.T.S.



**BSB** DESIGN www.bsbdesign.com 11211 Gold Country Blvd, Suite 101 JOB NO: LP210398.00

SITE DETAILS

**ARTMENT** 

**PEDRO** 

SAN

TEKIN

CP-501

JOB NO: LP210398.00 SITE ADA DETAILS

CP-502

# TEKIN



PAVEMENT SUBGRADE COMPACTED AS SPECIFIED SECTION A-A DEEP X 1/4" WIDE GROOVES 2" O.C.

- CONCRETE CURB

& GUTTER

— CURB (BEYOND)

CONCRETE FLUSH

H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL

CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/

WITH PAVEMENT

4" THICK CONCRETE

SIDEWALK SECTION

1:20 MAX

**DETECTABLE WARNING SURFACE NOTES** 1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).

2% CROSS

SLOPE MAX.

IF CHANGE IN DIRECTION

OR IF RAMP EXCEEDS 30

FEET

RAMP (BEYOND)

RETAINING -

CURB

2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM. 3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

ADA ACCESSIBLE RAMP NOTES

4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACABLE.

5. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

# ALL APPLICABLE ANSI REQ'S

NOTE: INSTALL 1" TOOLED RADIUS ON

ALL EXPOSED EDGES

ADA RAMP DETAIL

**EXPANSION JOINT** 

LANDSCAPE AREA

PROVIDE 5' SQUARE MINIMUM

CHANGE IN DIRECTION

CONCRETE SIDEWALK

LANDING AT TOP OF RAMP FOR

**EXPANSION JOINT** 

SCALE: N.T.S.

SCALE: 1"=5'

**KEYED NOTES** 

A PCC LANDING AREA AT 2% SLOPE (MAX.) IN ALL DIRECTIONS.

B PCC RAMP AT 8.3% MAX. SLOPE OR 15' LONG (MAX.) AND 2% MAX CROSS SLOPE.

© 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES). CAST IN PLACE, REPLACEABLE.

(D) 6" HEADER CURB PER COA STD DWG #2415B.

(E) ADA PARKING SIGN. SEE DETAIL THIS SHEET.

ADA PARKING STALL / ACCESS AISLE AT 2% SLOPE (MAX.) IN ALL DIRECTIONS

ADA CURBED RAMP DETAIL

H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL

CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/

- WIDTH VARIES RE:

SITE PLAN (6' MIN.

LANDSCAPE AREA

MONOLITHIC CONCRETE

INTEGRALLY COLORED DAVIS

SMOOTH TEXTURE FINISH W/

COLORS 160 "BRICK RED":

1/4" DEEP X 1/4" WIDE GROOVES 2" O.C.

HANDICAP RAMP

- EXPANSION JOINT

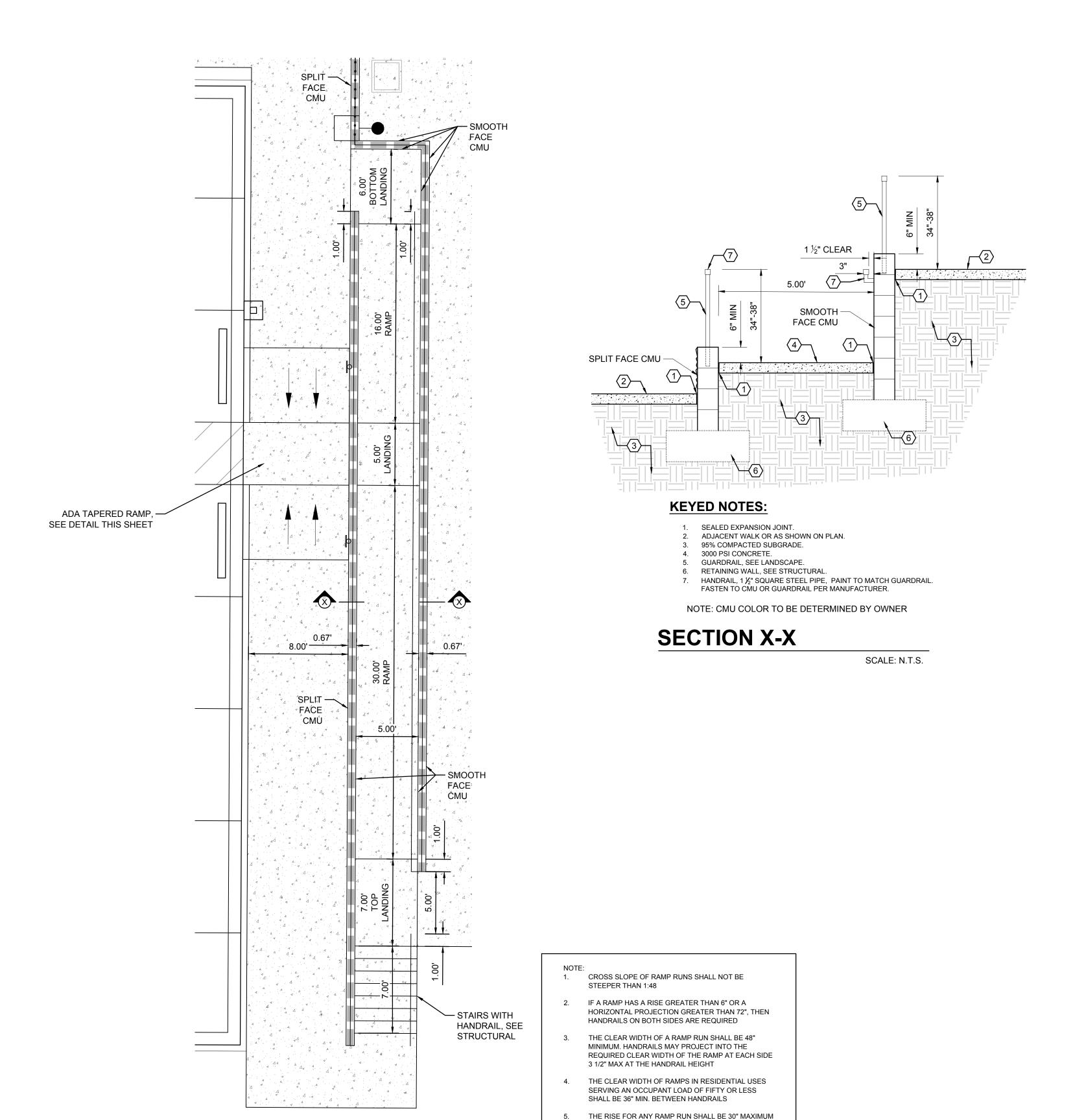
PROVIDE ADA APPROVED

- 6" STANDUP CURB OR CURB & GUTTER AS

IN WIDTH

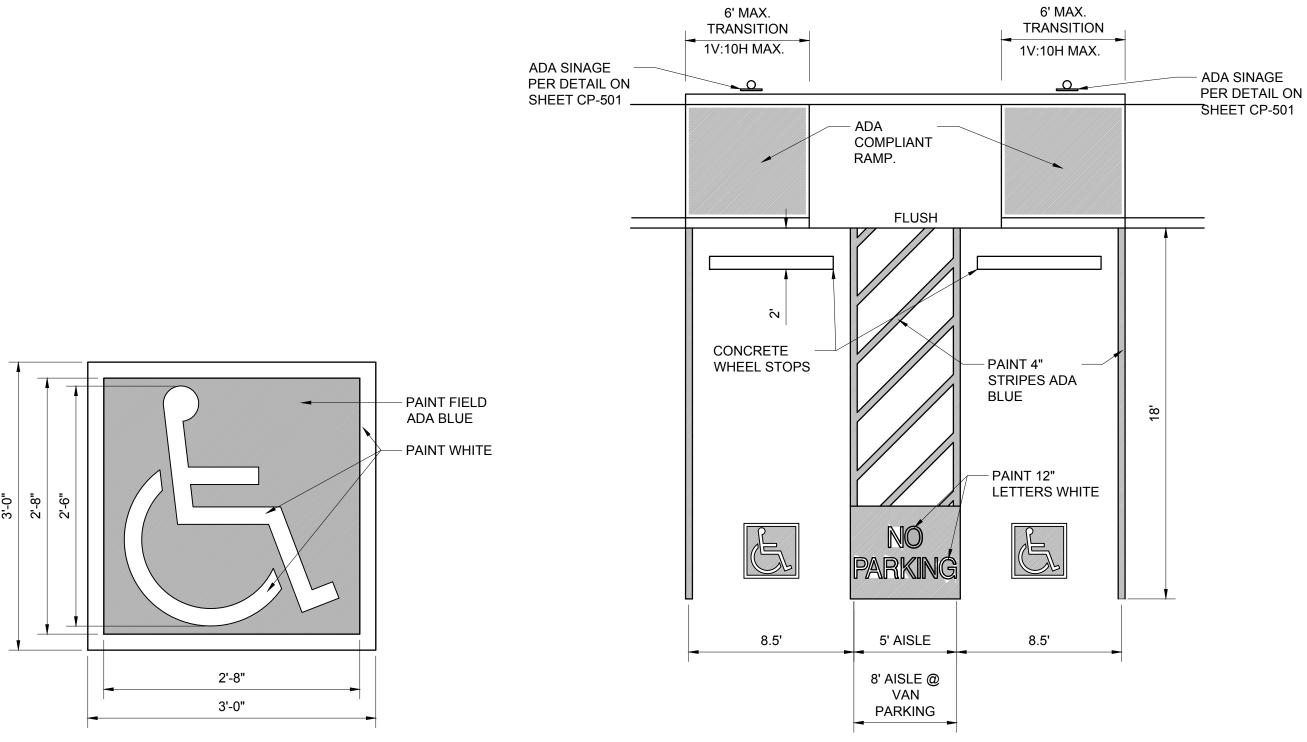
APPLICABLE (SEE SITE PLAN)

TRUNCATED DOME STRIP 2'



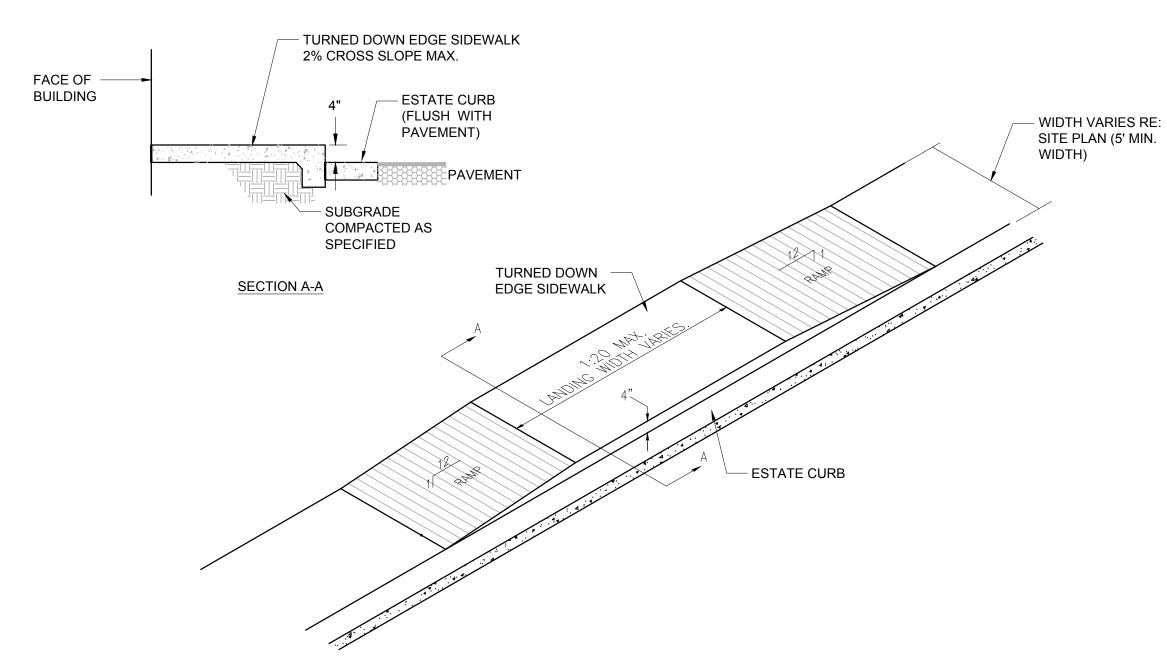
ADA TAPERED RAMP DETAIL

ALL APPLICABLE ANSI REQ'S



**ACCESSIBILITY SYMBOL** SCALE: N.T.S.

**ADA PARKING DETAIL** 



- WIDTH VARIES RE:

SITE PLAN (5' MIN.

- MONOLITHIC CONCRETE HANDICAP RAMP

PROVIDE ADA APPROVED TRUNCATED

DOME STRIP 2' IN WIDTH

DEEP X 1/4" WIDE GROOVES 2" O.C.

- MONOLITHIC CONCRETE HANDICAP RAMP

INTEGRALLY COLORED DAVIS COLORS 160

"BRICK RED"; SMOOTH TEXTURE FINISH W/ 1/4"

INTEGRALLY COLORED DAVIS COLORS 160

"BRICK RED"; SMOOTH TEXTURE FINISH W/ 1/4"

SCALE: N.T.S.

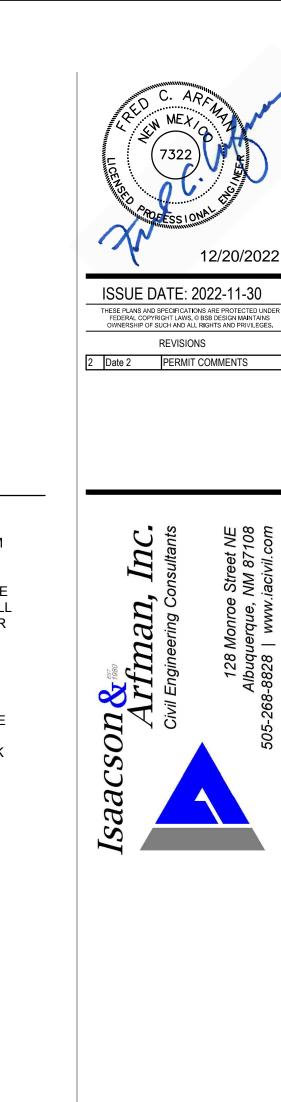
SCALE: N.T.S.

WIDTH)

H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

ADA RAMP AT LOBBY DOORS DETAIL

SCALE: N.T.S.



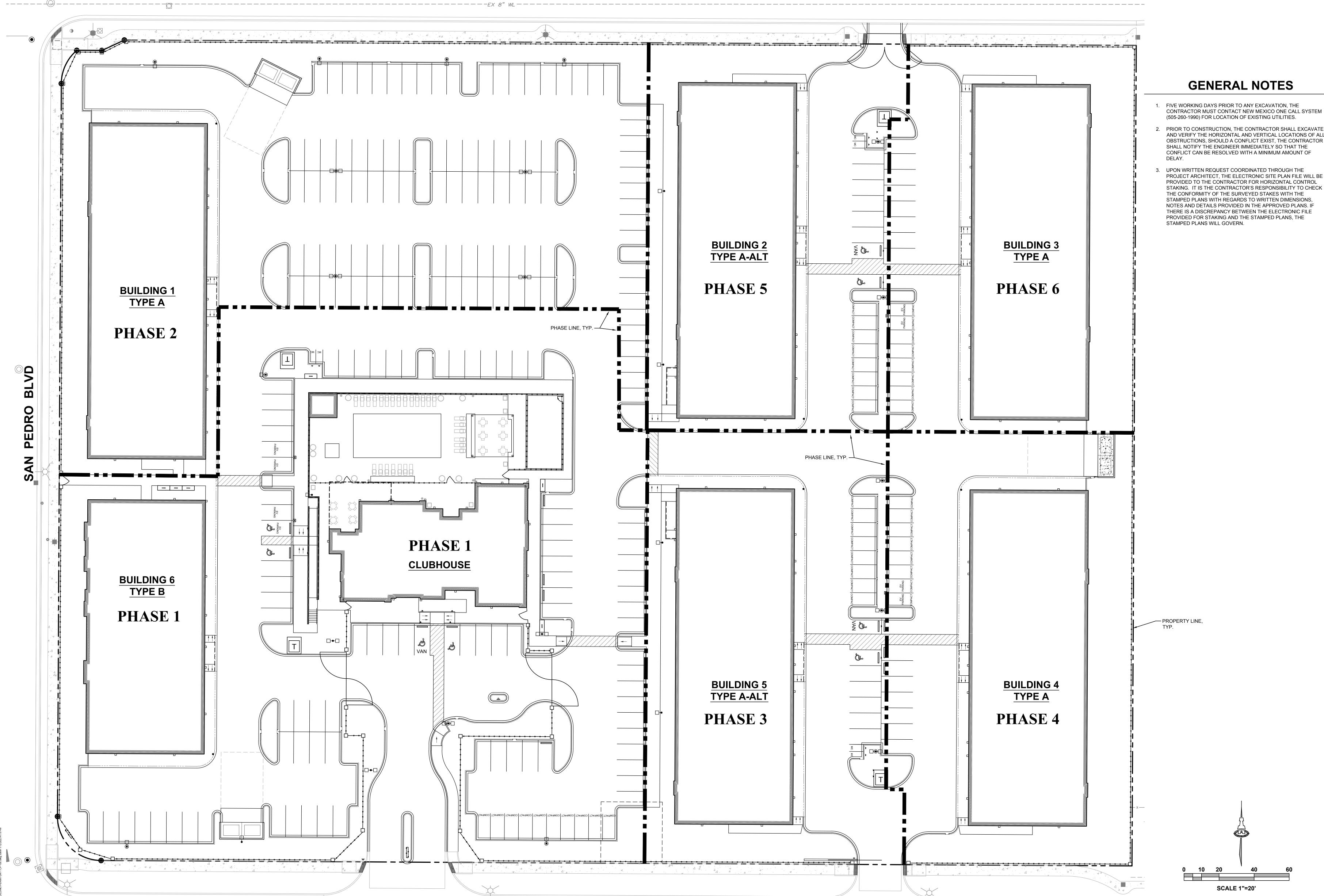


**APARTMENTS** SAN PEDRO

**BSB** DESIGN

11211 Gold Country Blvd, Suite 101 Gold River, California 95670 916.941.0990 JOB NO: LP210398.00

SITE PHASING



•