

PROJECT DATA	
LEGAL DESCRIPTION: LOT 32-A, BLOCK 27, NORTH ALBUQUERQUE ACRES	
SITE AREA: 6.5776 ACRES	
ZONING: R-MH	
UNIT CALCULATIONS: 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) PROVIDED: GARAGE= 93 SPACES SURFACE= 214 SPACES SURFACE (COMPACT)= 42 SPACES 8 SPACES (3 VAN SPACES) ADA= 8 SPACES TOTAL= 357 SPACES	
ELECTRIC VEHICLE REQUIRED: 2% TOTAL REQUIRED = 7 SPACES ELECTRIC VEHICLE PROVIDED: 8 SPACES	
MOTORCYCLE REQUIRED: 6 SPACES MOTORCYCLE PROVIDED: 6 SPACES	
BICYCLE REQUIRED: 34 SPACES BICYCLE PROVIDED: SURFACE= 12 SPACES INTERNAL TO BUILDINGS= 22 SPACES TOTAL= 34 SPACES	
OPEN SPACE CALCULATIONS: REQUIRED: 225 SQUARE FEET PER 1 BED: 26,550 sf 285 SQUARE FEET PER 2 BED: 28,500 sf TOTAL: 55,050 sf PROVIDED: BALCONIES/PATIOS: 9,234 sf SURFACE: 78,440 sf TOTAL= 87,674 sf	

- ### GENERAL NOTES
- DIMENSIONS ARE TO FACE OF CURB, BUILDING FOUNDATION, FACE OF WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL CURB RADI 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 18 FEET TALL.

LEGEND	
	ADA SPACE
	PEDESTRIAN CROSS WALK
	DUAL PORT EV CHARGER
	ADA PATHWAY
	BIKE RACK
	PARKING ROW COUNT
	PROPERTY LINE
	SITE LIGHTING SEE LIGHTING PLANS
	EXTRUDED CONCRETE BASE

ALL WORK SHOWN WITHIN PUBLIC RIGHT OF WAY AND/OR PUBLIC WATER AND SEWER EASEMENTS ARE TO BE CONSTRUCTED UNDER A CITY OF ALBUQUERQUE PUBLIC WORK ORDER.

- ### KEYED NOTES
- EXISTING CURB & GUTTER.
  - EXISTING SIDEWALK.
  - STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
  - MEDIAN CURB & GUTTER, PER DETAIL ON SHEET CP-501.
  - ADA RAMP AT LOBBY DOORS, PER DETAIL ON SHEET CP-502.
  - ESTATE CURB, PER DETAIL ON SHEET CP-501.
  - SIDEWALK, PER DETAIL ON SHEET CP-501.
  - REFUSE ENCLOSURE, PER DETAIL ON SHEET CP-501.
  - EXISTING SOLID WALL TO REMAIN.
  - VEHICULAR ACCESS GATE, SEE LANDSCAPE.
  - PEDESTRIAN ACCESS GATE, SEE LANDSCAPE.
  - GUEST GATE CALL BUTTON.
  - SITE SIGNAGE: STOP SIGN, PER DETAIL ON SHEET CP-501.
  - SITE SIGNAGE: VAN ADA PARKING, PER DETAIL ON SHEET CP-501.
  - SITE SIGNAGE: ADA PARKING, PER DETAIL ON SHEET CP-501.
  - SITE SIGNAGE: MOTORCYCLE PARKING, PER DETAIL ON SHEET CP-501.
  - 4" WHITE STRIPE.
  - CROSSWALK STRIPING, PER DETAIL ON SHEET CP-501.
  - BICYCLE RACK, PER DETAIL ON SHEET CP-501.
  - ADA RAMP, PER DETAIL ON SHEET CP-502.
  - ADA RAMP, PER DETAIL ON SHEET CP-502.
  - EV CHARGING STATION.
  - ADA PARKING, PER DETAIL ON SHEET CP-501.
  - MONUMENT SIGNAGE: MAXIMUM SIZE 24 SQUARE FEET AND 4 FEET TALL PER IDO SECTION 5-12 AND TABLE 5-12-1.
  - 6" SOLID CMU WALL ALONG EAGLE ROCK AVENUE (REAR).
  - 3" SOLID CMU WALL WITH 3' VIEW FENCE ABOVE (6' TOTAL HEIGHT).
  - CONCRETE FILLED BOLLARD, PER DETAIL ON SHEET CP-501.
  - TRANSITION FROM MEDIAN CURB & GUTTER TO ESTATE CURB AT ADA RAMP.

12/20/2022

ISSUE DATE: 2022-11-30

REVISIONS

Date	Permit Comments
2	

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JOB NO: LP210398.00

SITE PLAN

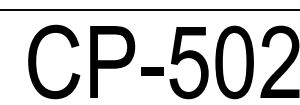
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CP-100







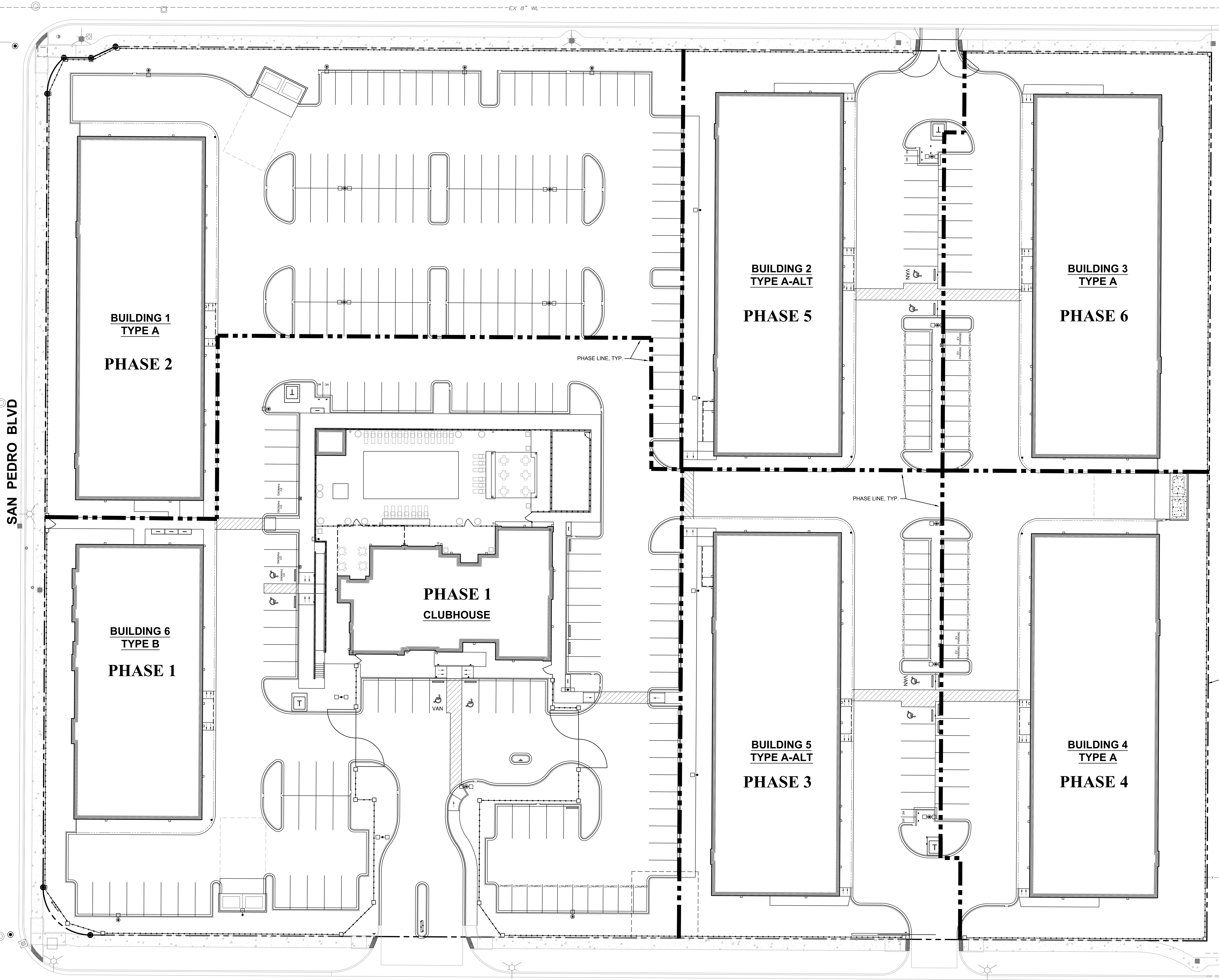




EAGLE ROCK AVE

SAN PEDRO BLVD

OAKLAND AVE



GENERAL NOTES

1. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC SITE PLAN FILE WILL BE PROVIDED TO THE CONTRACTOR FOR HORIZONTAL CONTROL STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE CONFORMITY OF THE SURVEYED STAKES WITH THE STAMPED PLANS WITH REGARDS TO WRITTEN DIMENSIONS, NOTES AND DETAILS PROVIDED IN THE APPROVED PLANS. IF THERE IS A DISCREPANCY BETWEEN THE ELECTRONIC FILE PROVIDED FOR STAKING AND THE STAMPED PLANS, THE STAMPED PLANS WILL GOVERN.



ISSUE DATE: 2022-11-30	
THESE PLANS AND ANY INFORMATION ARE PROVIDED UNDER THE ASSUMPTION THAT THE USER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
REVISIONS	PERMIT COMMENTS
1 Date 2	

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JOB NO. LP210388.00  
SITE PHASING  
PLAN

CP-103

2022-11-30 - 100% CONSTRUCTION DOCUMENTS