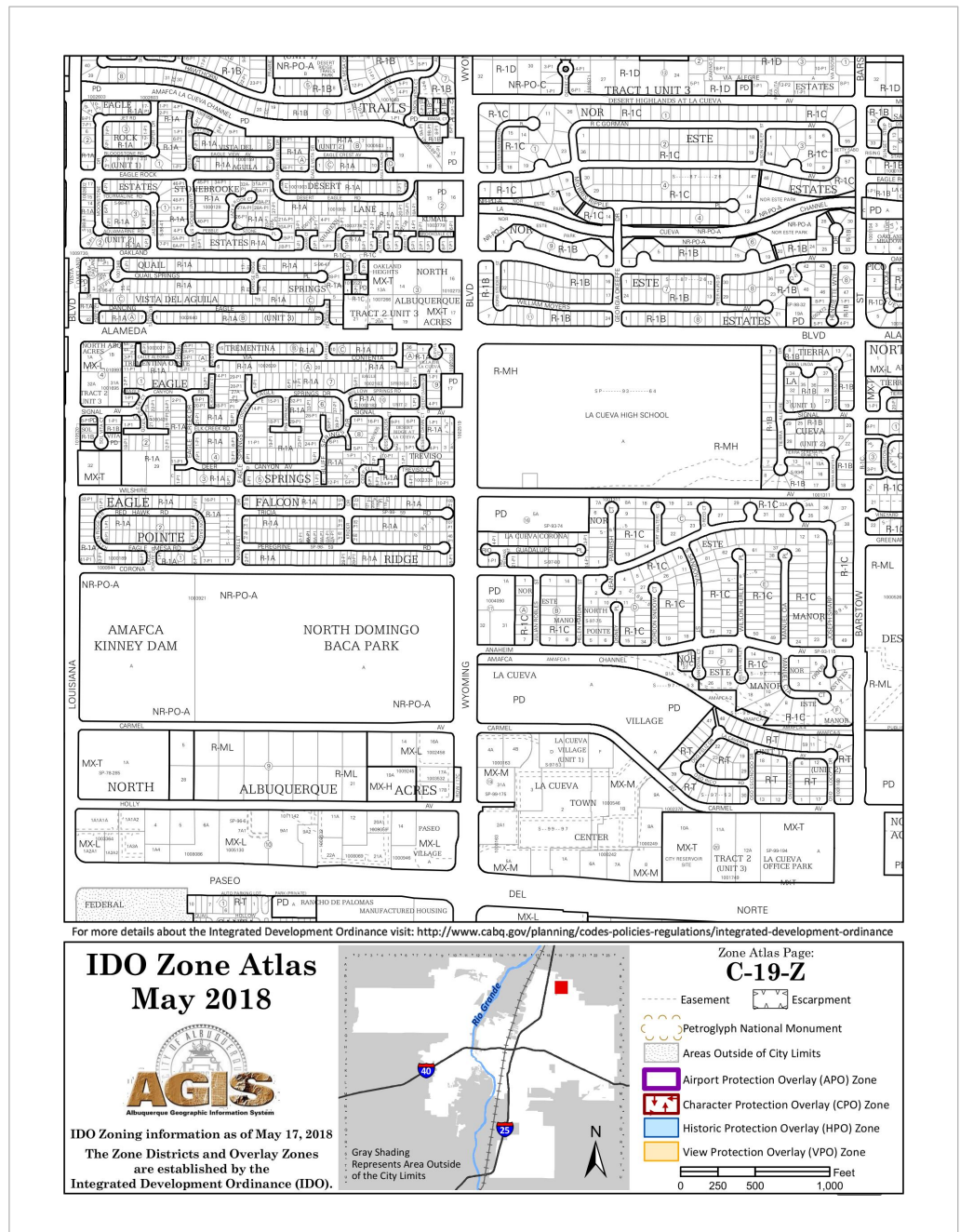


- KEYED NOTES**
- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP. REF: DETAIL A10/AS-2.0.
 - 2'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
 - FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
 - 6' RAISED CONCRETE CURB, TYP. PER C.O.A. STD. DWG 2443.
 - ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
 - PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGN (64-1-4.1, B NMSA 1978). REF: DETAIL A8/AS-2.0.
 - DUMPSTER ENCLOSURE, NOTE: DUMPSTER ENCLOSURE WALLS TO BE 8'-0" HIGH, REF: DETAIL A1/AS-2.0.
 - FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1
 - FIRE HYDRANT LOCATION, TYP. REF: UTILITY PLAN.
 - G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
 - G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM. MOUNT BOX 5'-0" HIGH A.F.F., TYP.
 - FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
 - 24" TRUNCATED DOMES, TYP.
 - LANDSCAPING AREA, REF: LANDSCAPING PLAN.
 - ELECTRICAL VEHICLES CHARGING STATIONS
 - COVERED PARKING SPACES.
 - NOT USED.
 - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0..
 - PIV LOCATION.
 - CONCRETE WHEEL STOP, TYP.
 - 4" THICK CONCRETE SIDEWALK, TYP.
 - CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG 2426 (WITH PARALLEL RAMP), REF: GRADING AND DRAINAGE PLAN.
 - ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEO-TECH REPORT.
 - MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS, REF DETAIL C5/AS-2.0
 - BIKE RACK FOR (5) BICYCLES. REF DETAIL C4/AS-2.0.
 - A. 30" TALL X 18" WIDE.
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.
 - COMB/TOASTER RACKS ARE NOT ALLOWED.
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
 - SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
 - 6' FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
 - CONSTRUCT NEW RAISED 8" STD CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
 - CONSTRUCT NEW 6' WIDTH CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430. MATCHING EXISTING SIDEWALK (5:1 TAPER PROVIDED IF NECESSARY).
 - START OF 6" CONCRETE SIDEWALK.
 - 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY (HATCHED AREA ONLY ON PLANS).
 - 11' x 11' CLEAR SITE TRIANGLE PER DPM, NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL PLACES, REF: C2/AS-2.0 FOR DETAILS.
 - "MC" PARKING" ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH x 2" WIDE.
 - EXIST. ASPHALT ROADWAY, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400
 - CONTAINER FOR RECYCLING.

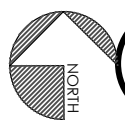
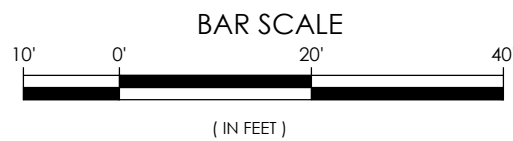
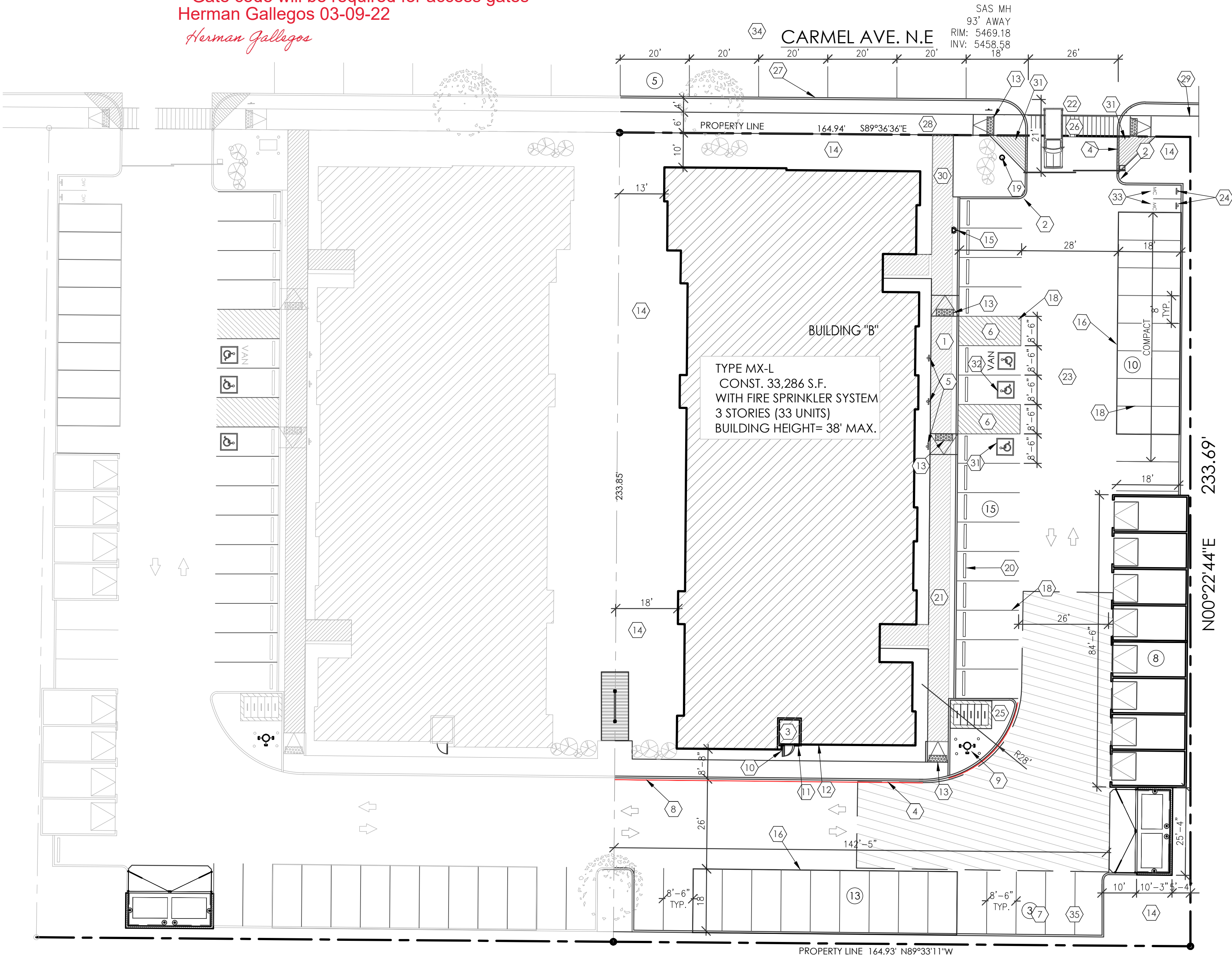
BUILDING "B"	
1ST FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
COVERED PATIOS	= 703 S.F.
FIRE RISER ROOM AREA:	= 40 S.F.
TOTAL 1ST FLOOR AREA:	= 11,122 S.F.
GARAGES AREA:	
	= 1860 S.F.
2ND FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	= 703 S.F.
TOTAL 2ND FLOOR AREA:	= 11,082 S.F.
3RD FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH x 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
HALLWAY	= 1,572 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	= 703 S.F.
TOTAL 3RD FLOOR AREA:	= 11,082 S.F.
TOTAL BUILDING AREA:	33,286 S.F.

IDO ZONE DISTRICT: MX-L	
LANDSCAPING CALC'S	
AREA OF LOT = 38,829 S.F./43560 = .89 ACRES	
AREA OF BLDGS= 11,122 S.F.	
27,690 S.F. x 15% = 4,153	
LANDSCAPING PROVIDED = 9,671 SQ FT	
USABLE OPEN SPACE REQUIRED PER IDO	
1 BDRM = 21 UNITS x 225 = 4,725 S.F. USABLE OPEN SPACE	
2 BDRM = 12 UNITS x 285 = 3,420 S.F. USABLE OPEN SPACE	
TOTAL = 8,145 S.F. U.O.S. REQUIRED	
TOTAL = 9,671 S.F. U.O.S. PROVIDED	
PARKING REQUIRED PER THE IDO	
DWELLING, MULT-FAMILY = 1.5 PARKING SPACES PER UNIT	
33 UNITS x 1.5 = 50 PARKING SPACES REQUIRED	
3 H.C. SPACES	
41 (INCLUDING 3H.C. SPACES)	
PARKING SPACES	= 8
GARAGE SPACES	= 5
ON STREET PARKING	= 5
TOTAL PARKING SPACES PROVIDED = 54	
ELECTRIC VEHICLES SPACES = 1	
MOTORCYCLE PARKING SPACES PROVIDED =2	
BIKE SPACES PROVIDED = 5	



Approved for access by the
Solid Waste Department 4-dumpsters
Gate code will be required for access gates
Herman Gallegos 03-09-22

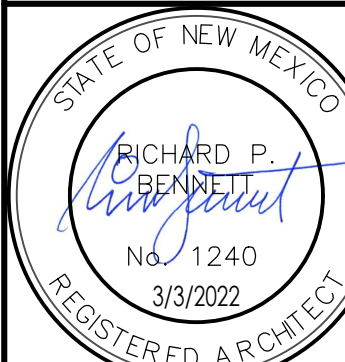
Herman Gallegos



1 OVERALL SITE PLAN - CARMEL APARTMENTS
1" = 20'-0"

CARMEL APARTMENTS
SITE PLAN B
CARMEL AVE. NE.
ALBUQUERQUE, NM.
PROJECT #2179

REVISION DATE



DATE
3/3/2022

SHEET NUMBER

AS-1.0