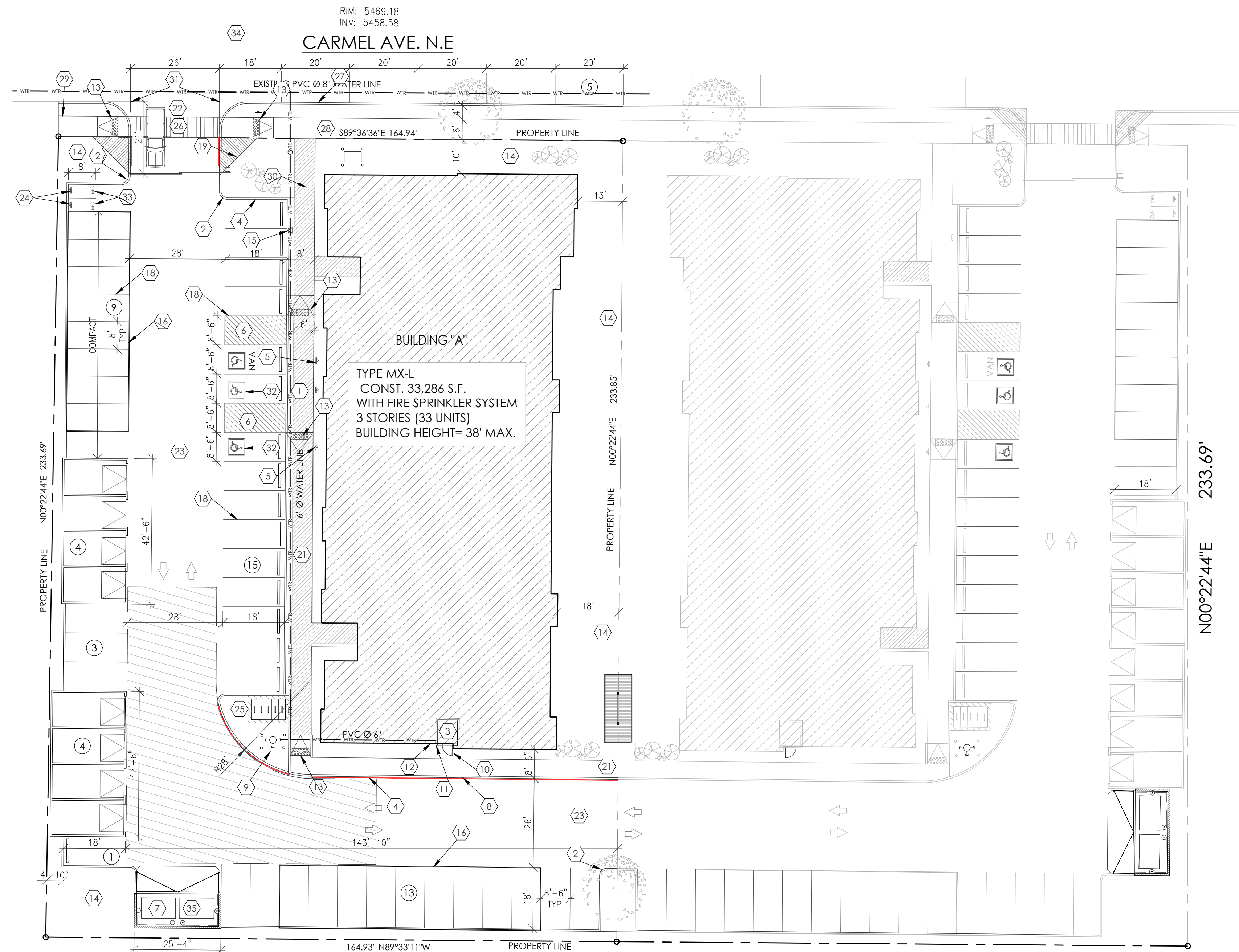
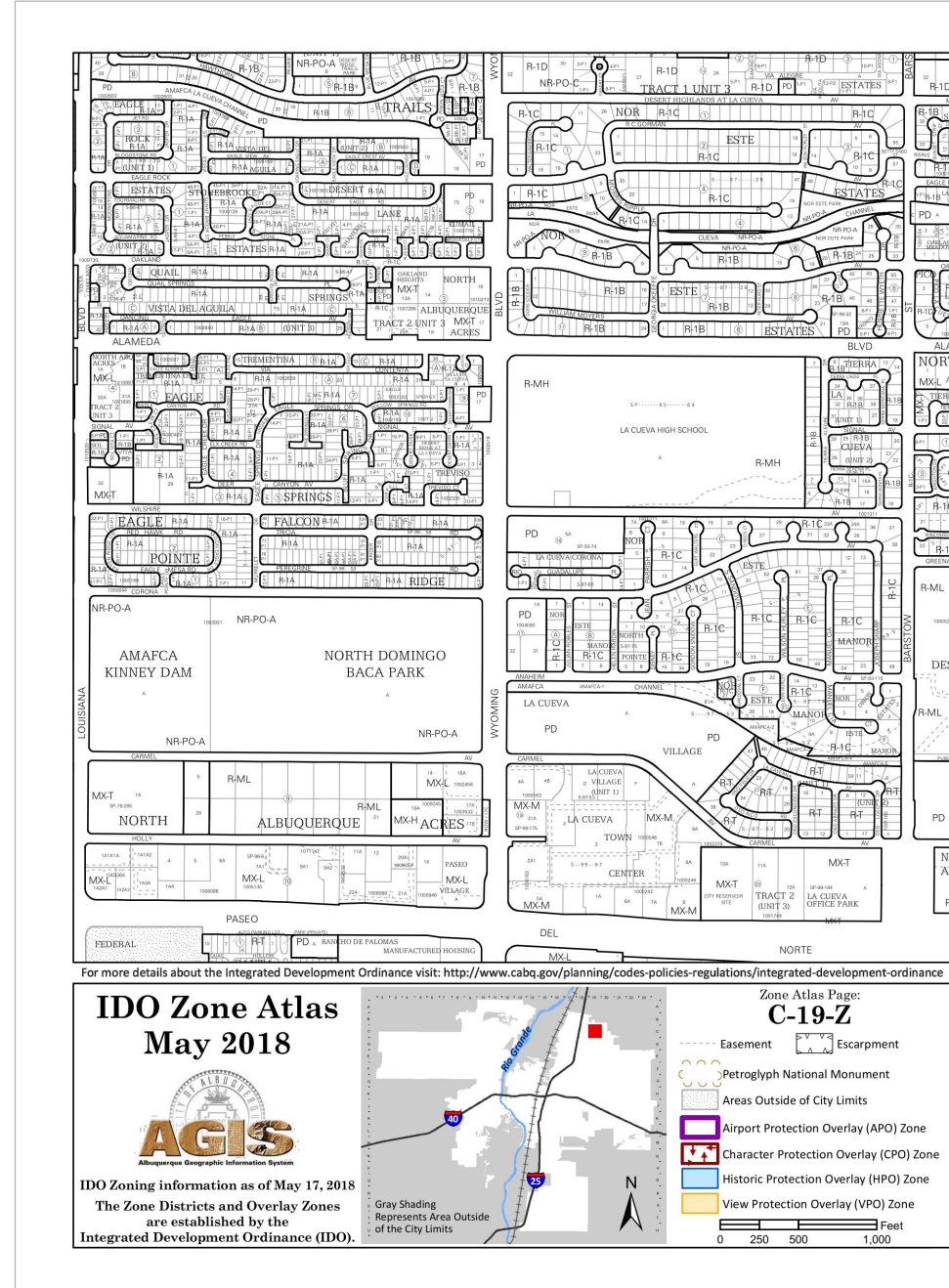


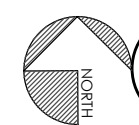
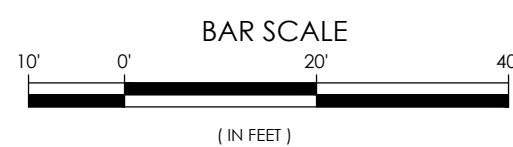
- KEYED NOTES**
- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP, REF: DETAIL A10/AS-2.0.
 - 2'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
 - FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
 - 6" RAISED CONCRETE CURB, 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 (66-1-4.1.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 CONIC, 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 PARALEL 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 NEW 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 "A"	
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: M-XL	
LANDSCAPING CALC'S	
AREA OF LOT =	38,829 S.F./43660 = .89 ACRES
AREA OF BLDGS=	11,122 S.F.
	27,697 S.F. x 15% = 4,153
LANDSCAPING REQUIRED = 4,153 SQ FT	
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 =	3



Approved for access by the
Solid Waste Department 4 dumpsters
Gate code will be required for access gate
Herman Gallegos 03-10-22 *Herman Gallegos*



OVERALL SITE PLAN - CARMEL APARTMENTS

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

REVISION	DATE
DATE	3/3/2022
SHEET NUMBER	AS-1.0