

KEYED NOTES

- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP, REF: DETAIL A8/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. 2418.
- 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 [65-14.1] NMSA 1978). REF: DETAIL A9/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.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
- ELECTRICAL MODULAR METERING LOCATION, REF: ELECTRICAL SITE PLAN.
- GAS METER BANK PER PNM AND CITY OF ALBUQUERQUE STANDARDS, REF: PLUMBING PLANS.
- NOT USED.
- 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
- PIV LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP.
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG. 2426, REF: GRADING AND DRAINAGE PLAN.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECHNICK REPORT.
- FREE STANDING MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS.
- 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 NOTE 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.
- 7'-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 CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430.
- NEW SIDEWALK TRANSITION PER C.O.A. STD. DWG. 2432.
- NOT USED.
- RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL [3] 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
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING CONCRETE SIDEWALK.
- PER THE I.D.O. SECTION 14-16-5-6(F)(1)(i) G.C. TO BUILD 36" HIGH MIN. MASONRY WALL AND FINISHED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING, REF: SHEET AS-2.0 DETAIL C3
- CONTAINER FOR RECYCLING.

BUILDING AREA BREAKDOWN

BUILDING 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.
FIRE RISER ROOM AREA:	40 S.F.
OUTDOOR STORAGE AREA:	41 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,423 S.F.
TOTAL 1ST FLOOR AREA:	10,311 S.F.
BUILDING 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.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,341 S.F.
TOTAL 2ND FLOOR AREA:	10,148 S.F.
BUILDING 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.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,341 S.F.
TOTAL 3RD FLOOR AREA:	10,148 S.F.
TOTAL BUILDING AREA:	30,607 S.F.

LANDSCAPING CALC'S

AREA OF LOT = 38,829 S.F./43560 = .89 ACRES  
AREA OF BLDGS= 11,139 S.F.  
LANDSCAPING REQUIRED = 4,153 SQ FT  
LANDSCAPING PROVIDED = 9,713 SQ FT

USEABLE OPEN SPACE REQUIRED PER IDO

1 BDRM = 21 UNITS x 225 = 4,725 S.F. USEABLE OPEN SPACE  
2 BDRM = 27 UNITS x 285 = 1,420 S.F. USEABLE OPEN SPACE  
TOTAL = 8,145 S.F. USEABLE OPEN SPACE REQUIRED

USEABLE OPEN SPACE PROVIDED

ONE BDRM PATIO/DECKS = 21 x 61 S.F. = 1,281 S.F.  
TWO BDRM PATIO/DECKS = 12 x 69 S.F. = 828 S.F.  
LANDSCAPING PROVIDED = 9,713 S.F. (REF: LANDSCAPE PLAN)  
TOTAL USEABLE OPEN SPACE PROVIDED = 11,822 S.F.

PARKING REQUIRED PER THE IDO

DWELLING, MULTI-FAMILY = 1.5 PARKING SPACES PER UNIT  
33 UNITS x 1.5 = 49.5  
SPACES REQUIRED = 50  
REGULAR SPACES PROVIDED = 36  
COMPACT SPACES PROVIDED = 10  
ON STREET PARKING = 4  
TOTAL PARKING SPACES PROVIDED = 50

ACCESSIBLE PARKING REQUIRED

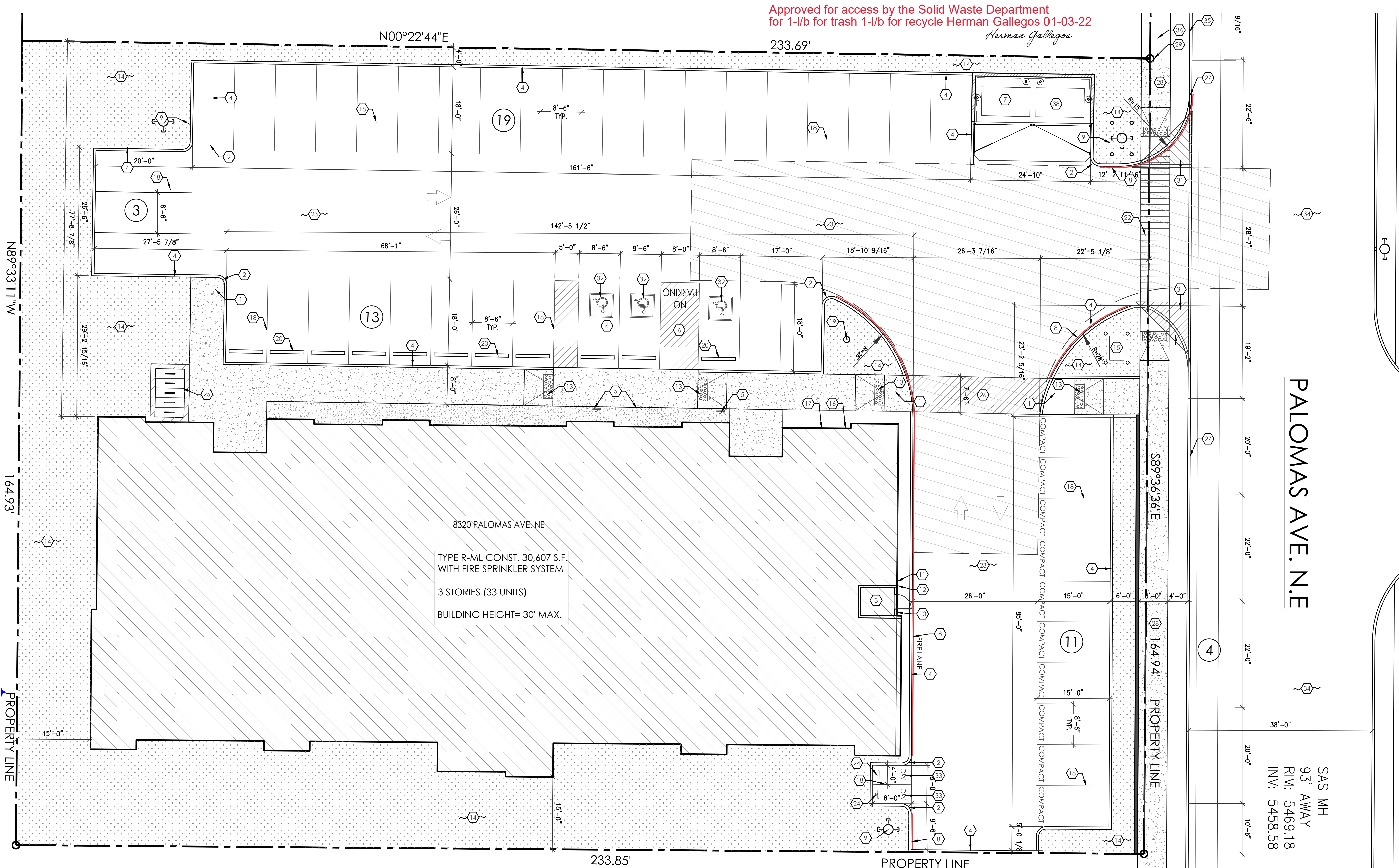
36 TO 50 PARKING SPACES = 3  
ACCESSIBLE REQUIRED PARKING SPACES REQUIRED = 3  
ACCESSIBLE PARKING SPACES PROVIDED = 3, (1) VAN ACCESSIBLE

MOTORCYCLE PARKING REQUIRED

26 TO 50 PARKING SPACES = 2  
MOTORCYCLE PARKING SPACES REQUIRED = 2  
MOTORCYCLE PARKING SPACES PROVIDED = 2

BICYCLE PARKING

10% OF OFF STREET PARKING SPACES = 50 x 10% = 5  
BIKE SPACES REQUIRED = 5  
BIKE SPACES PROVIDED = 5



PALOMAS AVE. N.E.

SAS MH  
93' AWAY  
RIM: 5469.18  
INV: 5458.58

OVERALL SITE PLAN - PALOMAS APARTMENTS  
1" = 10'-0"

PALOMAS APARTMENTS  
OVERALL SITE PLAN  
8320 PALOMAS AVE. NE  
PROJECT #2178

REVISION DATE	
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 12-23-2021 REGISTERED ARCHITECT	
RBA ARCHITECTURE, PC PLANNING DESIGN 10000 Ave. SW ALBUQUERQUE, NM 87102 www.rba.com	
DATE	12-23-21
SHEET NUMBER	AS-1.0