

HC SIGN

SCALE: NTS HC PARKING SIGN, REF DETAIL PEDESTRIAN ROUTE 4" STRIPE @ 36" OC PER NMSA, THE ADA ADJACENT ACCESS AISLE SHALL BE CLEARLY MARKED BY DIAGONAL BLUE PAVEMENT STRIPING INTERNATIONAL SYMBOL OF ACCESSIBILITY 36" PARKIN -12" HIGH LETTERING WITHIN **ACCESS AISLE** MIN

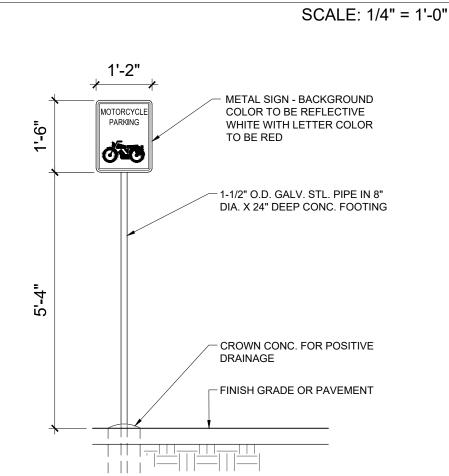
ADA PARKING

4'-0" CLEAR ZONE

1'-0" 2'-0" 2'-0" 2'-0" 2'-0"1'-0"

SCALE: $\frac{1}{8}$ " = 1'-0"

BIKE PARKING



MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"

REFUSE ENCLOSURE

FINISH GRADE

SCALE: 1/8" = 1'-0"

4th

(12)

5

12'-0" STD. ENCLOSURE

+ +

CONCRETE SLAB, 6" THICK

4,000 PSI, $\frac{3}{4}$ " AGGREGATE

EQUAL SLOPE TO DRAIN 1/8"(

SEPARATE BOLARDS

6" THICK, 4,000 PSI

3/4" AGGREGATE WITH

EXPANSION JOINT

APRON REQUIRED IN FRONT OF EACH ENCLOSURE (6" WITH REINFORCING TO WITHSTAND 57,000 LIBS)

CROWNED COND

-#5 @ 32" O.C. IN

TOP BOND BM W/

5X6 -10 / 10 WWM OR EQUAL

FOOTING AS REQUIRED BY DESIGN

PAINTED CMU

REFER DETAIL

W/ (2)-#4 CONT.

4"Ø BOLLARD BEYOND CONCRETE ALL AROUND

FOR GATES

WITH 6X6 - 10/10 WWM OR

17

15.44'

SIDE BOLLARDS MAY BE REQUIRED BOLLARDS ARE TO BE 6" FROM

TTENTION, ALL RESTAURANT AND FOOD SERVICES SANITARY

SEWER DRAIN REQUIRED

DRILL HOLES FOR GATE PIN

HOLES IN APRON FOR GATE PIN

6'-0" INSIDE TO INSIDE

2 FLOORS

28'-4" TALL

24 EA 1 BEDROOM

19,434 TOTAL SF

LA PLATA ST NW

SITE PLAN

9,940SF FOOTPRINT

LOW ALBEDO PAVING SECTION

113_{.64′}

13

N 80°/51' 57" W 105.09°

3,000 PSI CONCRETE W/

CENTER OF SLAB USE 3

¹/₂" CHAIRS @ 48" OCBW

- 6" AGGREGATE

BASE COURSE

THAN 3 INCHES

6" FLEX BASE, COMPACTED TO

95% PER TEX 113-E, IF SOILS

REPORT HAS PVR OF GREATER

SCALE: NTS

#3 REBAR @ 18" OCBW IN

Hazard Route Only **24-Units**

SCALE: 1" = 20'-0'

MANAGEMENT

Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

Staff will place recycle carts on La Plata by 7AM on day of service, and will remove from the curb 24-hours after service.

between the hours of 7AM and 8PM.

Reviewer: Herman Galsegos

Gates will open simultaneously, and open by keypad

See Solid Waste Notes

KEYED NOTES

- 1. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING
- 2. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
- 3. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- 4. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET EXISTING FIRE HYDRANT
- 7. NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- 8. FIRE DEPT. CONNECTION
- 9. HC PARKING SYMBOL
- 10. 6' CMU WALL 11. CURB, REF DETAIL THIS SHEET
- 12. EXISTING PROPERTY LINE
- 13. VEHICULAR GATE
- 14. EXISTING POWER POLE.

15. KNOX BOX

- 16. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE
- GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE 17. EXISTING CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL
- 2418, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE 18. ELECTRIC CHARGING STATION
- 19. REFUSE CONTAINER, REF DETAIL THIS SHEET
- 20. RECYCLING CONTAINER, REF DETAIL THIS SHEET 21. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443,
- DRAWING C.
- 22. EXISTING 6' PUE
- 23. 15' MAX SETBACK PER IDO
- 24. EXISTING STORM WATER CURB INLET 25. NEW RETAINING WALL W/ 3'-6" GUARDRAIL CAP
- 26. EXISTING TRAFFIC SIGNAL
- 27. EXISTING TELECOM BOX
- 28. EXISTING TRANSFORMER 29. EXISTING TRAFFIC CONTROL VAULT
- 30. NEW 6' CMU WALL
- 31. EXISTING CURB 32. RECYCLING CONTAINER PICKUP LOCATION

SOLID WASTE NOTES:

THE DEVELOPMENT IS GATED, SOLID WASTE WILL HAVE 24 HOUR ACCESS TO THE REFUSE CONTAINER AND WILL BE PROVIDED WITH A GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

THE PRESSURE GAUGE TO OPEN THE GATES UPON EXITING SHALL BE POSITIONED AT A MIN OF 22 FEET NORTH OF WHERE THE GATES MEET.

UPC: 101406150849411301 LEGAL: LOT 32 LOS ALAMOS ADDITION ZONING: MX-T (UC-MS-PT) (CPO 9) ZONE ATLAS PAGE: F-14

GROSS LOT AREA = 0.7084 AC = 30,858 SF BUILDING FOOTPRINT = 9,940 SF NET LOT AREA = 20,918 SF

PARKING: **MULTI-FAMILY**

1 BEDROOM: 24 EACH X 1 SPACES (UC-MS-PT) = 24 SPACES 24 SPACES X 5% = 1 CHARGING SPACES REQUIRED, 3 PROVIDED

HC REQUIRED: 1 STANDARD, 1 VAN MOTORCYCLE PARKING 30 SPACES: 2 SPACES REQUIRED / 3 PROVIDED BIKE PARKING 10% OF 24: 3 REQUIRED, 8 SPACES PROVIDED

REQUIRED LANDSCAPE AREA @ 15% = 3,138SF; 6,281 SF PROVIDED

IDO TABLE 5-1-2 OPEN SPACE: 1 BEDROOM: 24 EA X 225 SF X 0.5 (UC-MS-PT) = 2,700 SF

TOTAL TREES REQUIRED = 22

TOTAL TREES PROVIDED = 25

GRADE LEVEL OPEN SPACE = 8,497 SF PROVIDED UPPER FLOOR BALCONIES & DECKS = 504 SF PROVIDED

IDO 14-16-4-3(B)(8)(b) 1 TREE REQUIRED PER GROUND FLOOR UNIT = 12 TREES STREET FRONTAGE 230 FT X TREES 25FT = 10 TREES

MX-T ZONING, UC-MS-PT, CPO 9 FRONT SETBACK: 10FT MIN, 15' MAX (CPO 9) SIDE SETBACK: 0FT MIN, 15' MAX REAR SETBACK: 0FT

MAX BUILDING HEIGHT: 30FT FACADE DESIGN, 14-16-5-11 (E)(2)(b)

2 a. GROUND FLOOR WINDOWS NO HIGHER THAN 30 IN 2 b. WINDOWS PROVIDED ON UPPER FLOORS 2 d. BALCONIES & AWNINGS PROVIDED

3 a. WALL PLANE PROJECTIONS OF AT LEAST 1FT PROVIDED 3 b. COLOR CHANGE PROVIDED

GENERAL NOTES:

CLEAR SIGHT TRIANGLE.

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

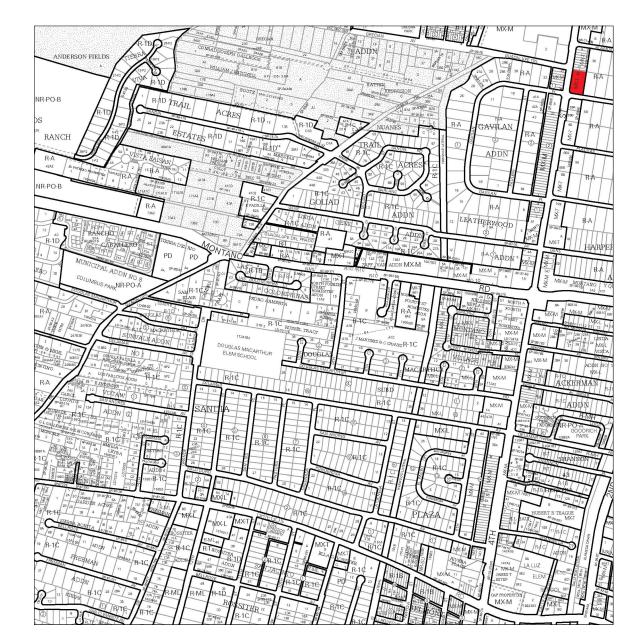
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND

SHALL COMPLY WITH 5-8 OF THE IDO

ROOFTOP SHALL BE BUILT WITH NECESSARY SOLAR INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO ELECTRICAL CONDUIT AND GEAR AND STRUCTURAL SUPPORT

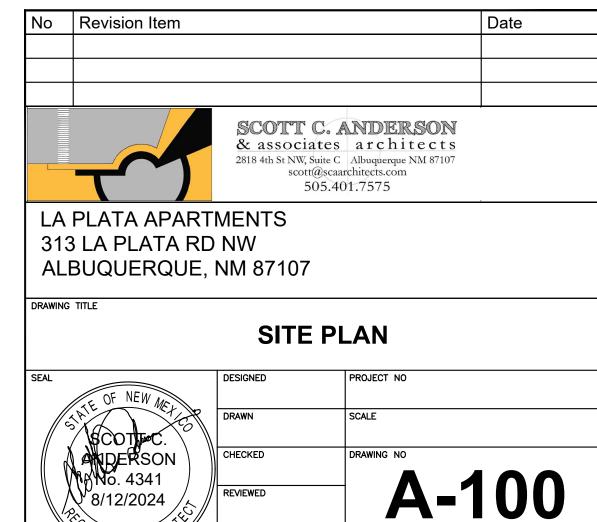
ALL PARKING LOT PAVING SHALL BE COOL SURFACE TREATMENT

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER



AREA MAP

³8/12/2024



8/6/2024