

1 TCL - Site Plan
1" = 20'-0"

KEYED NOTES:

1. RECOAT, SEAL, AND RESTRIPE EXISTING ASPHALT DRIVEWAY AND PARKING AREAS.
2. NEW STANDARD PARKING THROUGHOUT SITE TO BE A MINIMUM OF 8.5'X18' AS PER TABLE 7.4.77 OF DPM
3. NEW ADA CONCRETE PARKING PAD AND NEW CURB RAMP ONTO NEW SIDEWALK. SEE 5/TCL1.1 FOR DETAILS
4. EXISTING ADA CONCRETE PARKING PAD AND CURB RAMP TO REMAIN. EXISTING PARKING PAD WAS CONSTRUCTED A COUPLE OF YEARS AGO AND IT MEETS CURRENT DESIGN STANDARDS PER IDO.
5. EXISTING SIDEWALK TO REMAIN.
6. NEW 5' SIDEWALK AND CURB. SEE 14/TCL1.1 FOR DETAILS.
7. NEW MOTORCYCLE PARKING TO BE A MINIMUM OF 4'X8' PER TABLE 7.4.77 OF DPM. SEE 2 & 9/TCL1.1 FOR DETAILS.
8. NEW SURFACE MOUNTED BICYCLE RACKS. SEE 3 & 4/TCL1.1 FOR DETAILS
9. NEW CMU REFUSE / RECYCLING ENCLOSURES.
10. NEW CONCRETE CURB RAMP FROM REFUSE / RECYCLING ENCLOSURE TO NEW SIDEWALK AND FROM NEW SIDEWALK ONTO NEW PLAYGROUND SURFACE. SEE 6/TCL1.1 FOR DETAILS.
11. DEMO AND RECONSTRUCT DRIVE PAD ONTO SITE. DRIVE PAD TO BE CONSTRUCTED PER DPM. SEE 7/TCL1.1 FOR DETAILS.
12. EXISTING FIRE HYDRANT TO REMAIN.
13. EXISTING SITE LIGHT POLE TO REMAIN.
14. EXISTING PUBLIC SIDEWALK TO REMAIN.
15. EXISTING PUBLIC XEROSCAPE AREA TO REMAIN.
16. RELOCATE EXISTING MAIL CENTER TO NEW LOCATION. PAD IN FRONT OF MAIL CENTER TO MEET ACCESSIBILITY STANDARDS. SEE 8/TCL1.1 FOR DETAILS.
17. SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
18. EXISTING RESIDENTIAL UNITS TO REMAIN.
19. NEW COMMUNITY BUILDING.
20. EXISTING CMU WALL TO REMAIN.
21. EXISTING STOP SIGN TO REMAIN.
22. EXISTING PUBLIC CURB RAMP TO REMAIN.
23. NEW CONCRETE 6" CURB. SEE 13/TCL1.1 FOR DETAILS.

PROJECT INFORMATION:

LEGAL DESCRIPTION	1 TR 1 & N 30FT VAC CANDELARIA RD NASSIF GARDENS ADDN REPL LOTS 4 THRU 17 IN
UPC	102006023702030602
ACRES	3.24
ZONING	R-ML
ACTUAL USE	R2
CONSTRUCTION TYPE	VB - NON SPRINKLED
ALTERATION LEVEL	ALTERATION LEVEL 1

UNIT & BUILDING MATRIX:

Building Units:	(gross) (net)	Subtotal (gross)	(net)
BLDG TYP 1:			
Two Bedroom	2	1,051 sf 783 sf	2,102 sf 1,566 sf
Total Building	4	8,408 sf	6,264 sf
BLDG TYP 2:			
Three Bedroom	2	1,080 sf 942 sf	2,160 sf 1,884 sf
Total Building	6	12,960 sf	11,304 sf
BLDG TYP 3:			
Three Bedroom	2	1,089 sf 909 sf	2,178 sf 1,818 sf
Total Building	2	4,356 sf	3,636 sf
BLDG TYP 4:			
Two Bedroom	2	860 sf 791 sf	1,720 sf 1,582 sf
Total Building	2	3,440 sf	3,164 sf
COMM BLDG:			
Comm Bldg.	1	1,871 sf 1,291 sf	1,871 sf 1,291 sf
Total Building	1	1,871 sf	1,291 sf
Two Bedroom	12		
Three Bedroom	16		
Total	28	31,035 sf	25,659 sf

PARKING CALC:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY-

UPDATED PARKING REQUIREMENTS PER IDO
1.5 PARKING SPACE PER UNIT

28 TOTAL UNITS X 1.5 SPACES =	42 PARKING SPACES REQUIRED
STANDARD SPACES PROVIDED -	35 SPACES
ACCESSIBILITY SPACES -	4 SPACES
COMPACT SPACES -	7 SPACES
TOTAL SPACES -	46 PARKING SPACES PROVIDED

GENERAL NOTES:

ZONING ORDINANCE ANALYSIS: (INTEGRATED DEVELOPMENT ORDINANCE - IDO)
IDO: Applicable Sections of the IDO include:

Part 5-6 Landscaping Buffering, and Screening

(4) Renovation or redevelopment of an existing multi-family, mixed-use, or nonresidential primary building, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more.
5-6(C)(2)(a) A minimum of 15 percent of the net lot area of each development shall contain landscaping. - See Landscaping Plan

Part 5-12 Signs (Erection of Monument Sign - To be Completed under Separate Permit)
5-12(B)(1) This Section 14-16-5-12 shall apply to the erection of all signs located outside of, or located within but designed to be viewed from outside of, a structure in any zone district, unless specifically exempted by this IDO. - Signs to be approved under separate permit

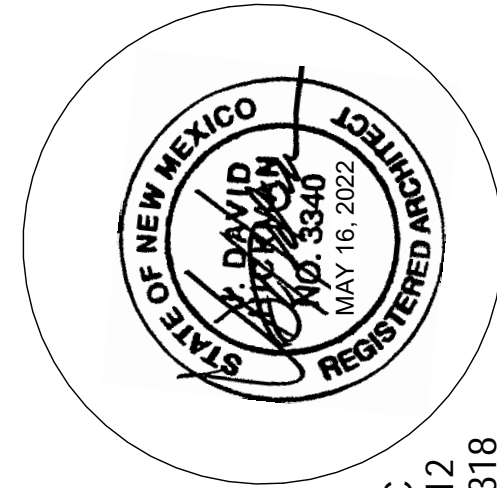
NOTE: The following Section of the IDO is NOT APPLICABLE

Part 5-5 Parking and Loading

(B) Applicability: (Explanation of lack of applicability)
5-5(B)(1)(a) - Construction of a new primary building - (The New Leasing Office Building will contain the leasing function and manager's office for the existing complex. In this case, the office, lobby, maintenance, and community spaces are all ACCESSORY uses to the property's primary residential use. This is not a new Primary Use building.)
5-5(B)(1)(b) - Expansion of an existing building - (No existing buildings are being expanded or will receive increased areas.)
5-5(B)(1)(c) - A change in use of an existing primary use building - (No changes in use are being considered.)
5-5(B)(1)(d) - A change in use of a nonconforming existing primary use building - (No changes in use are being considered.)
Therefore, the provisions of this part of the IDO are not applicable and changes in the number of parking spaces provided are not required.

GENERAL NOTES:

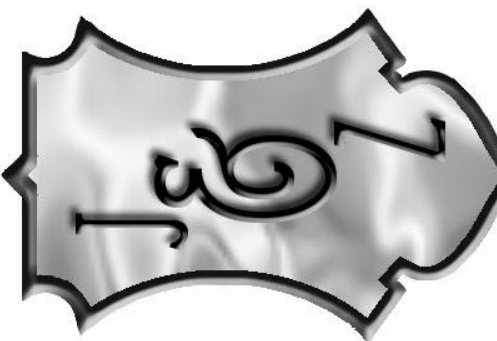
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
3. ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.



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date: May 16, 2022

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