



VICINITY MAP



PHASING PLAN NOTES:

- EACH PHASE IS TO INCLUDE CURBS, PAVING, STRIPING, INDICATED PEDESTRIAN WALKWAYS, AND ANY OTHER FEATURES AS NOTED IN THE CIVIL DRAWINGS, ESC PLAN, AND RELATED DOCUMENTATION.
- MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES, ROADBASE FOR PERIMETER ROAD TO BE IN PLACE FOR PHASE I CO.
- ALL FIRE HYDRANTS TO BE INSTALLED AND ACTIVE FOR PHASE I CO.
- TEMPORARY DUMPSTERS FOR RESIDENTS TO BE IN PLACE AT EACH PHASE, LOCATE WITHIN REASONABLE WALKING DISTANCE FROM EACH BUILDING.
- STAGE MATERIALS AND EQUIPMENT CLEAR OF EMERGENCY VEHICLE ACCESS AISLE
- BALANCE OF SITE WORK, OUTDOOR AMENITIES, PEDESTRIAN WALKWAYS, LANDSCAPE, AND COMPACTOR TO BE COMPLETED AT FINAL PHASE

GARAGES - PHASE V
permit 201392688

CARPORTS - PHASE VI
permit 201392689

BUILDING 4 - PHASE I
63 PARKING SPOTS REQUIRED, 93 PROVIDED
permit 201392685

BUILDING 2 - PHASE IV
90 PARKING SPOTS REQUIRED
permit 201392687

BUILDING 3 - PHASE III
54 PARKING SPOTS REQUIRED,
65 PROVIDED
permit 201392686

BUILDING 1 - PHASE II
90 PARKING SPOTS REQUIRED,
98 PROVIDED
permit 201392073



LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3'-0" AND 8'-0" FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THIS AREA. SEE LANDSCAPE PLAN.

BUILDING DATA

BUILDING 1- RESIDENTIAL & COMMON SPACE	
FIRST FLOOR (+ COMMUNITY BUILDING)	21,816 SF
SECOND FLOOR	19,712 SF
THIRD FLOOR	18,250 SF
TOTAL BUILDING AREA	59,778 SF
BUILDING 2- RESIDENTIAL SPACE	
FIRST FLOOR	19,529 SF
SECOND FLOOR	19,529 SF
THIRD FLOOR	19,529 SF
TOTAL BUILDING AREA	58,687 SF
BUILDING 3- RESIDENTIAL	
FIRST FLOOR	10,854 SF
SECOND FLOOR	10,854 SF
THIRD FLOOR	10,854 SF
TOTAL BUILDING AREA	31,998 SF
BUILDING 4- RESIDENTIAL	
FIRST FLOOR	13,583 SF
SECOND FLOOR	13,583 SF
THIRD FLOOR	13,583 SF
TOTAL BUILDING AREA	40,749 SF
GARAGE BUILDING 1 + MAINTENANCE	
FIRST FLOOR	3,121 SF
SECOND FLOOR	479 SF
THIRD FLOOR	2,845 SF
TOTAL BUILDING AREA	2,455 SF
PROJECT TOTALS	196,445 SF

PARKING REQUIREMENT

TOTAL PARKING REQUIRED PER CITY OF ALBUQUERQUE ZONING CODE:
TOTAL PARKING REQUIRED @ 1.5 PARKING SPACES PER BATH: 327 SPACES
TOTAL PARKING PROVIDED: 377 SPACES
HANDICAPPED SPACES REQUIRED (301-500): 12
HANDICAPPED SPACES PROVIDED: 14
MOTORCYCLE SPACES REQUIRED (301-500): 6
MOTORCYCLE SPACE PROVIDED: 8
TOTAL BICYCLE PARKING REQUIRED @ 1 SPACE PER 2 DU: 99 SPACES
TOTAL BICYCLE PARKING PROVIDED OUTSIDE BUILDINGS: 60
TOTAL BICYCLE PARKING PROVIDED INSIDE BUILDINGS WITHIN UNITS BALCONIES: 198

SHEET KEYED NOTES

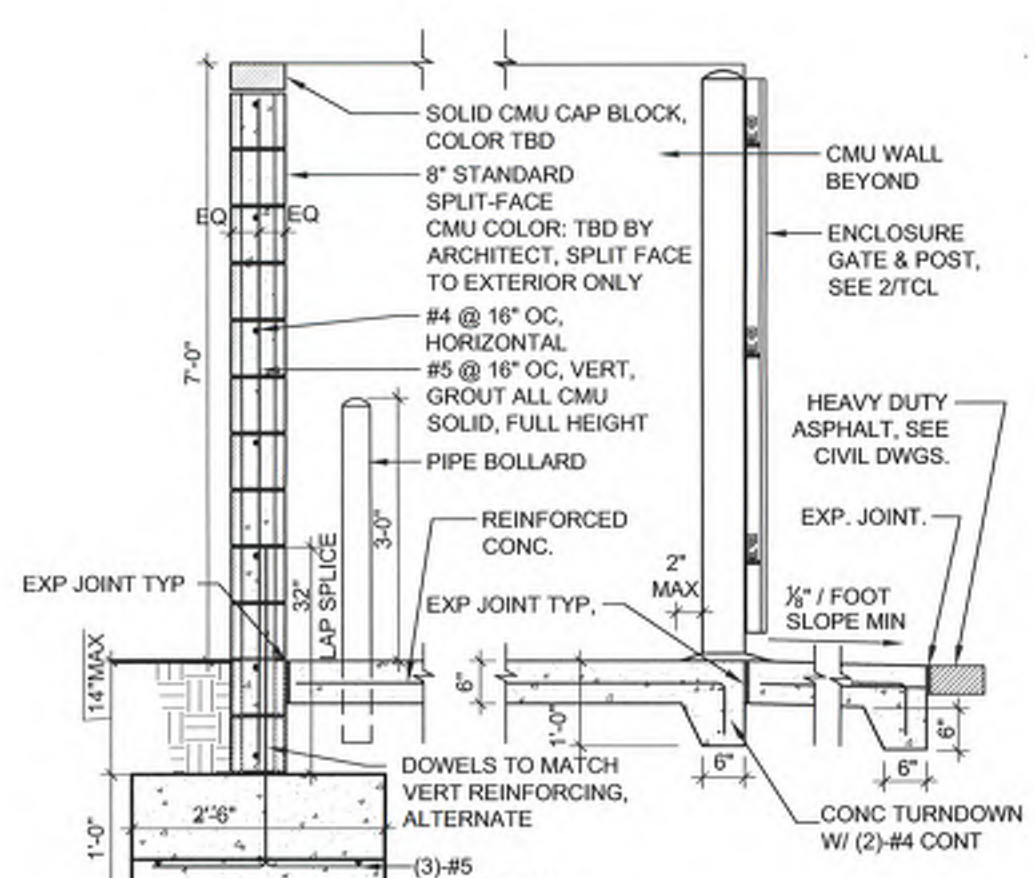
1. MONUMENT SIGN
2. STANDARD CURB AND GUTTER PER COA STD DWG #2415A
3. CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG #2430
4. CONSTRUCT 5'x6' WIDE LANDING AREA (AT 2% MAX CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS
5. CROSSWALK SIGN WITH NO VISUAL OBSTRUCTIONS
6. STOP SIGN
7. SECONDARY ENTRY
8. BUILD NEW PRIVATE ENTRY PER COA STD DWG #2426 WITH UNIDIRECTIONAL RAMPS, INCLUDING 2' WIDE BY FULL WIDTH TRUNCATED DOMES (DESIGN PER ADA GUIDELINES)
9. 15' RADIUS AT CURB TO PRESERVE EXISTING INLET.

LEGEND

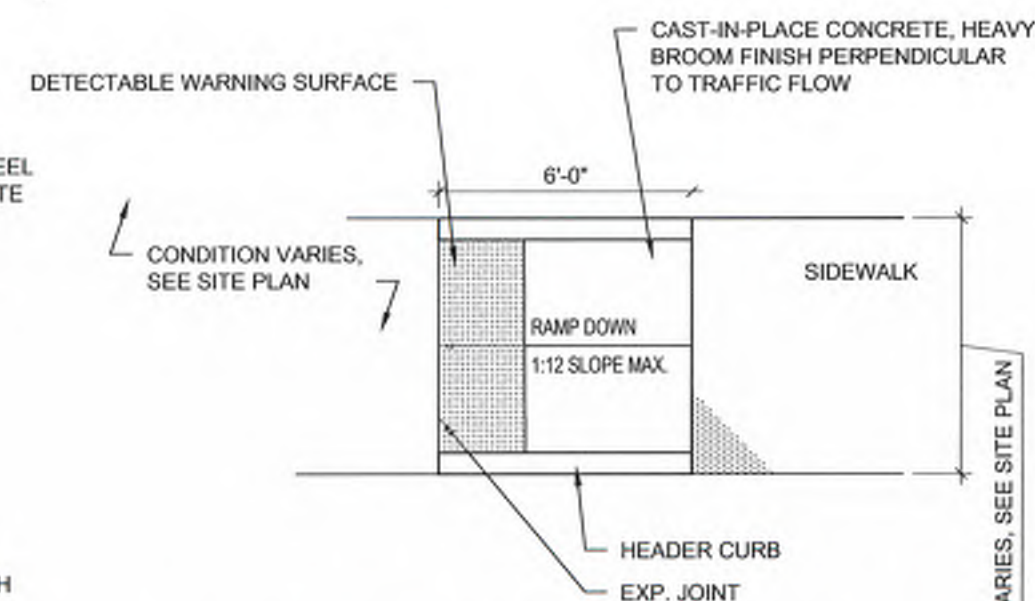
20' REAR YARD SETBACK	MC MOTORCYCLE PARKING
PROPERTY LINE	FIRE HYDRANT
TRAFFIC ARROW	TRANSFORMER
ENGINEERED WOOD FIBER	HANDICAP ACCESSIBLE
LANDSCAPE AREA	HANDICAP ACCESSIBLE ROUTE
HEAVY DUTY ASPHALT	6' HT. ORNAMENTAL FENCING

SITE FURNISHINGS

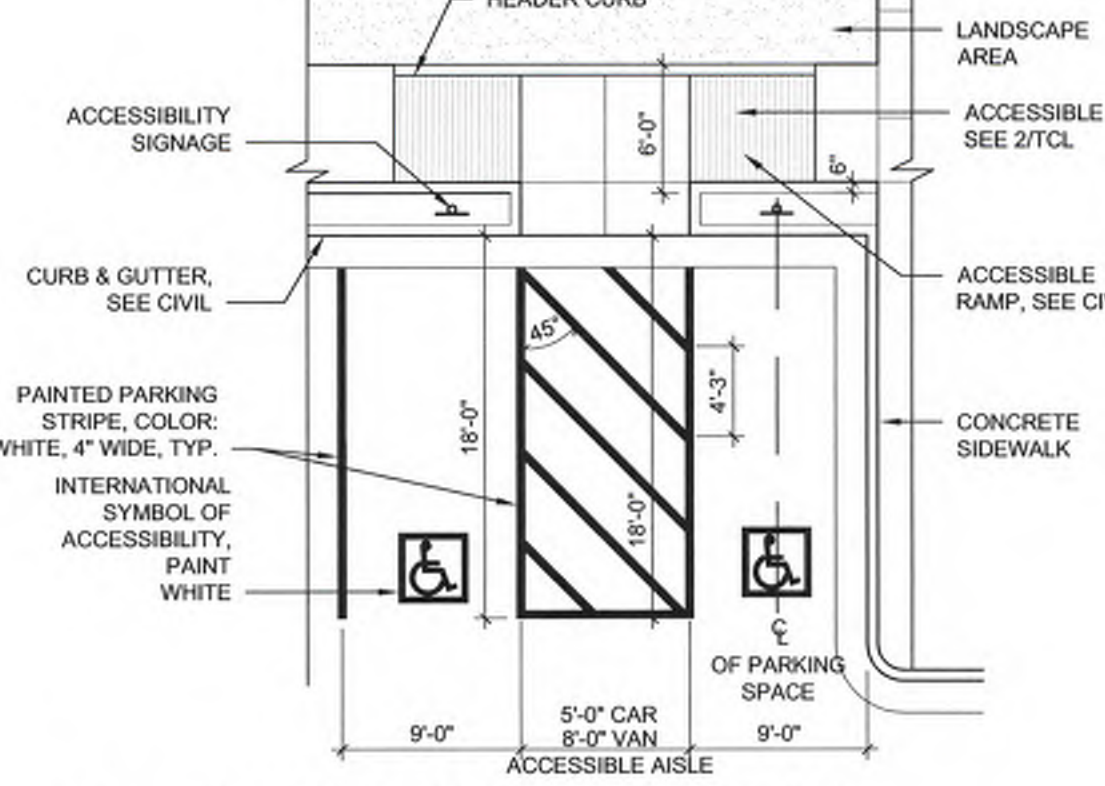
LIGHT POLE, SEE ELECTRICAL	LITTER RECEPTACLE
BBQ GRILL	BICYCLE RACK
PICNIC TABLE	SHADE STRUCTURE
PICNIC TABLE	KEY PAD
6' BENCH	



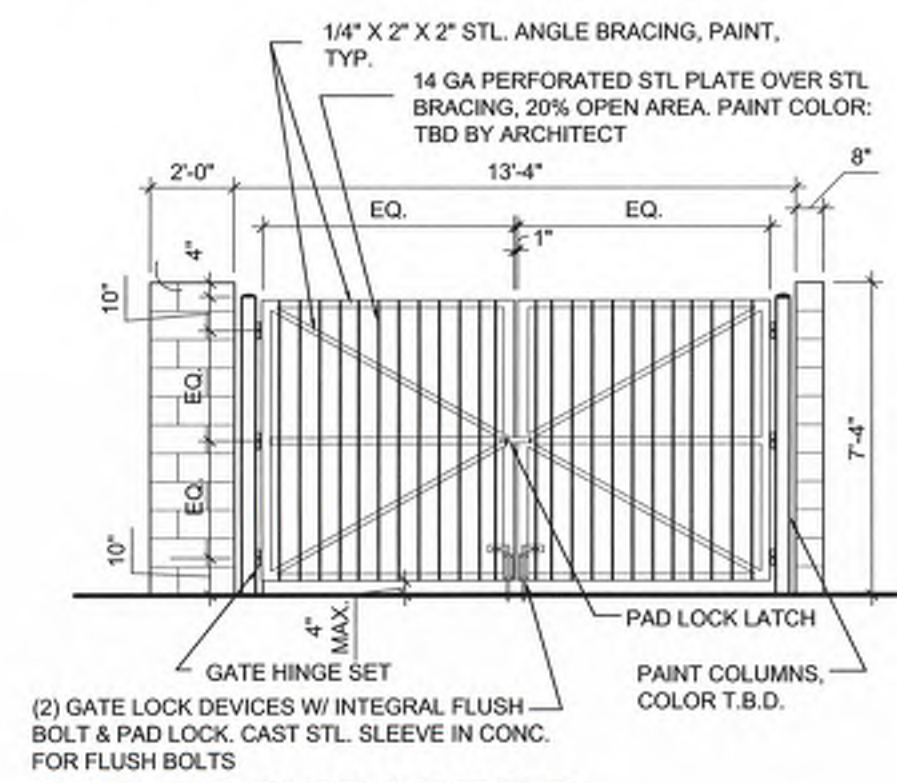
COMPACTOR ENCLOSURE SECTION
NTS



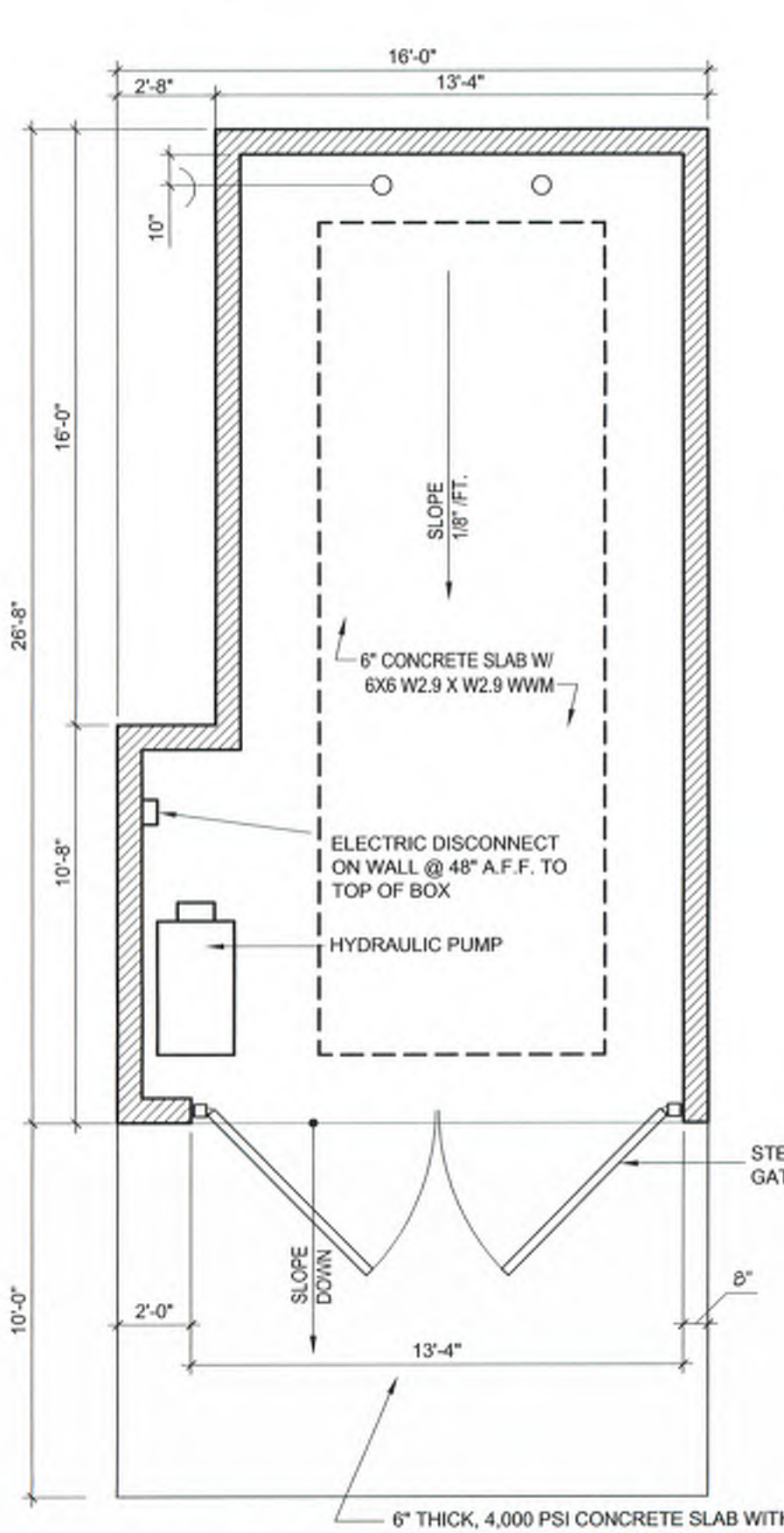
ACCESSIBLE RAMP
NTS



ACCESSIBLE PARKING
NTS



COMPACTOR ENCLOSURE GATE
NTS



COMPACTOR ENCLOSURE
NTS