

KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS W/ SIGN & PARALLEL CURB RAMPS (SEE DETAILS SHT. C7.0)
- ON-SITE STANDARD CURB & GUTTER (SEE DETAIL SHT. C7.1)
- CONCRETE SIDEWALK (SEE DETAIL SHT. C7.1)
- DUMPSTER (SEE ARCHITECTURAL PLANS)
- BICYCLE RACKS & BICYCLE SPACES (SEE DETAIL SHT. C7.0)
- TRANSFORMER
- EXISTING SIDEWALK
- DRIVEABLE SURFACE FOR FIRE ACCESS (SEE ARCHITECTURAL PLANS)
- GARAGE LOFT BUILDING-SAN ROQUE-6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- GARAGE LOFT BUILDING-SAN ROQUE-6 BAY ADA (SEE ARCHITECTURAL PLANS)
- GARAGE BUILDING-LA SERENA-6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- GARAGE BUILDING-LA SERENA-6 BAY ADA (SEE ARCHITECTURAL PLANS)
- MOUNTABLE CURB FOR FIRE ACCESS
- ELECTRIC VEHICLE PARKING SPACES
- PARALLEL CURB RAMP (SEE DETAIL SHT. C7.0)
- FLARED CURB RAMP (SEE DETAIL SHT. C7.0)
- REMOVE & REPLACE EX. SIDEWALK W/ 6" WIDE SIDEWALK
- MOTORCYCLE PARKING SPACE (4'x8' TYP.) PLUS SIGNAGE

TRASH COMPACTOR NOTES:

- SAN ROQUE MAIN BUILDING TO HAVE TWO (2) INTERNAL TRASH CHUTE COMPACTOR ROOMS.
- LA SERENA MAIN BUILDING TO HAVE ONE (1) INTERNAL TRASH CHUTE COMPACTOR ROOM.
- EACH EXTERNAL DOUBLE ENCLOSURE SHOWN ON PLAN ARE TO HOUSE ONE (1) TYPICAL EXTERNAL DUMPSTER AND FOR STORAGE OF (1) 2-YARD ROLL-OUT DUMPSTER THAT SERVICES INTERNAL TRASH CHUTE COMPACTORS WITHIN THE SAN ROQUE AND LA SERENA MAIN BUILDINGS.
- MAINTENANCE STAFF WILL BE REQUIRED TO PLACE 2-YARD DUMPSTERS FROM COMPACTORS IN THE EXTERNAL DOUBLE TRASH ENCLOSURES ON SERVICE DAY.

RECYCLABLES NOTES:

- RECYCLABLES FOR SAN ROQUE AND LA SERENA MAIN BUILDINGS TO BE COLLECTED IN 90-GALLON BINS, STORED IN THE TRASH CHUTE ROOMS AND TO BE ROLLED OUT TO EXTERNAL ENCLOSURES BY MAINTENANCE STAFF ON SERVICE DAY.
- 90-GALLON BINS TO BE PLACED IN EACH EXTERNAL ENCLOSURE FOR COLLECTION OF RECYCLABLES FROM THE GARAGE LOFT UNITS.



GRAPHIC SCALE

SCALE: 1"=30'

SAN ROQUE OPEN SPACE REQUIREMENTS

1-BEDROOM:	24 UNITS
2-BEDROOM:	90 UNITS
3-BEDROOM:	23 UNITS
OPEN SPACE REQUIRED:	(225' x 24') + (285' x 90') + (350' x 23') = 39,100 SF
OPEN SPACE PROVIDED:	48,126 SF

LA SERENA OPEN SPACE REQUIREMENTS

1-BEDROOM:	60 UNITS
2-BEDROOM:	40 UNITS
3-BEDROOM:	23 UNITS
OPEN SPACE REQUIRED:	(225' x 60') + (285' x 40') + (350' x 23') = 24,900 SF
OPEN SPACE PROVIDED:	38,436 SF

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES

- 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
- ALL STUDS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-8" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C. TYP.
- ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
- ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
- MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
- ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

PROJECT NUMBER: PR-2021-005414

APPLICATION NUMBER: SI-2023-01357

Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRD plans with a work order is required for any construction within Public Right-of-Way or for the construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

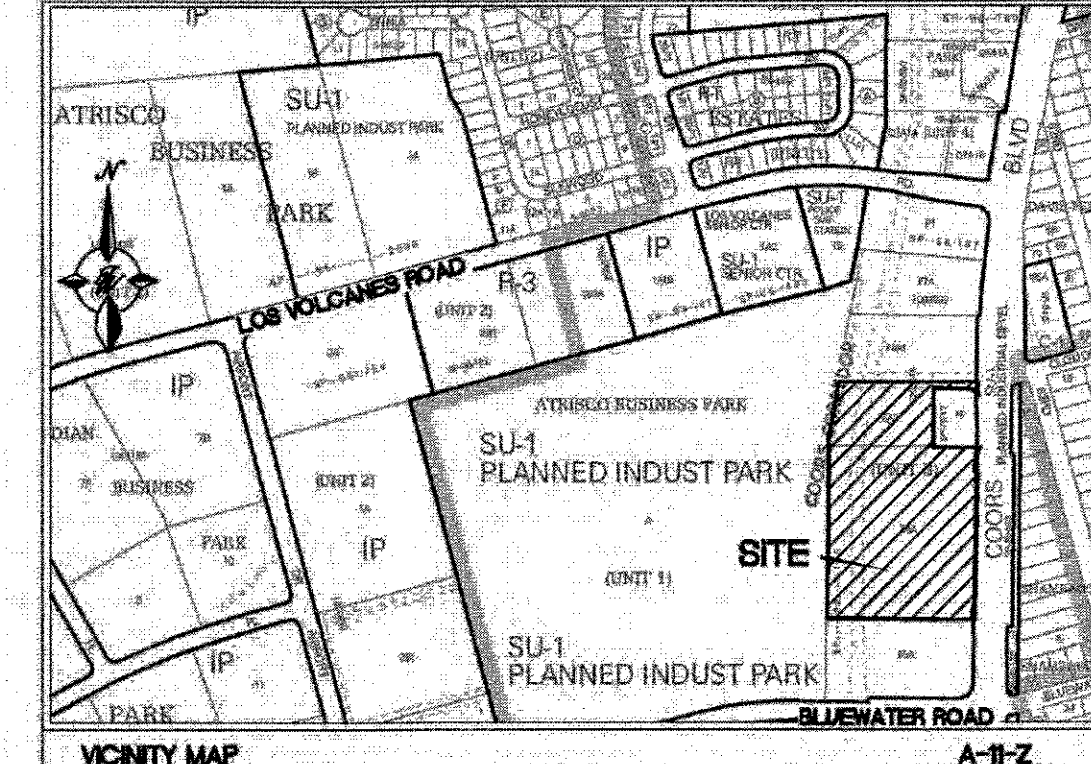
Chief Engineer, Transportation Division	Date	Sep 28, 2023
Chief Engineer, Planning & Development Division	Date	Oct 27, 2023
Chief Engineer, Public Works Division	Date	Sep 29, 2023
Chief Engineer, Parks & Recreation Department	Date	Sep 28, 2023
Chief Engineer, Hydrology	Date	Sep 29, 2023
Code Enforcement	Date	
Environmental Health Department (conditional)	Date	
Sanitary Management	Date	Oct 27, 2023
Planning Department	Date	

CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

SENIOR HOUSING NOTE:

ALL UNITS ASSOCIATED WITH THE LA SERENA DEVELOPMENT ARE INTENDED TO BE SENIOR HOUSING AND WILL BE REQUIRED AS SUCH.



LEGAL DESCRIPTION:

PROPERTY ADDRESS: (vacant land) on 441 & 457 Coors Boulevard N.W., Albuquerque, New Mexico
U.P.C. No. 1-010-058-469-059-406-06
U.P.C. No. 1-010-058-472-018-406-05

LEGAL DESCRIPTION:

TRACTS F-6-A-2-A & F-4-A-1, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T10N, R2E, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GROSS AREA OF SURVEY: 8.9567 Ac., more or less.

SITE DATA - SAN ROQUE

PROPOSED USAGE: MULTI-FAMILY AFFORDABLE HOUSING
IDO CLASSIFICATION: RESIDENTIAL MULTI-FAMILY
PROPOSED LOT AREA: 6.22 ACRES (270,843 SF)

MAIN BUILDING AREA: 161,282 SF
GARAGE BLDG AREA (EA): 6-BAY STANDARD = 1,775 SF
6-BAY ADA = 1,909 SF
TOTAL BUILDING AREA: 173,226 SF

MAIN BUILDING UNITS: 117 UNITS
GARAGE LOFT UNITS: 20 UNITS
TOTAL UNITS: 137 UNITS

PARKING REQUIRED: 215 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 215-(215*0.3) = 151 SPACES

SITE DATA - LA SERENA

PROPOSED USAGE: SENIOR LIVING AFFORDABLE HOUSING
IDO CLASSIFICATION: RESIDENTIAL MULTI-FAMILY
PROPOSED LOT AREA: 2.73 ACRES (119,313 SF)

MAIN BUILDING AREA: 106,881 SF
GARAGE BLDG AREA (EA): 6-BAY STANDARD = 1,450 SF
6-BAY ADA = 1,642 SF
TOTAL BUILDING AREA: 109,973 SF

MAIN BUILDING UNITS: 100 UNITS
TOTAL UNITS: 100 UNITS

PARKING REQUIRED: 136 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 136-(136*0.3) = 96 SPACES

SITE PARKING DATA - OVERALL

TOTAL PARKING REQUIRED: 151 + 96 = 247 SPACES
TOTAL PARKING PROVIDED: 277 SPACES

ADA PARKING SPACES REQUIRED: 8 SPACES
ADA PARKING SPACES PROVIDED: 20 SPACES
VAN ACCESSIBLE REQUIRED: 2 SPACES
VAN ACCESSIBLE PROVIDED: 20 SPACES

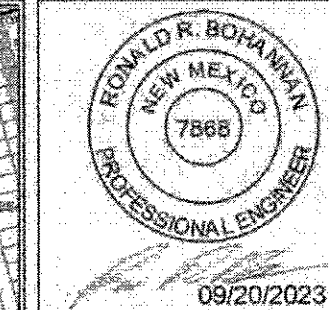
ELECTRIC VEHICLE SPACES REQUIRED: 6 SPACES
ELECTRIC VEHICLE SPACES PROVIDED: 8 SPACES
BICYCLE PARKING REQUIRED: 28 SPACES
BICYCLE PARKING PROVIDED: 96 SPACES

MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 6 SPACES

*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS GRANTED DURING REPLAT OF PROPERTIES

LEGEND

—	PROPOSED CURB & GUTTER
---	BOUNDARY LINE
▬	BUILDING
▬	SIDEWALK
▬	PERIMETER FENCE
▬	EXISTING CURB & GUTTER
▬	PROPOSED BOUNDARY LINE
▬	CONCRETE VALLEY GUTTER
(#)	PARKING COUNT
■	EV CHARGING STATION
■	DRAINAGE INLET
▬	CLEAR SIGHT TRIANGLE
▬	ADA ROUTE FROM RTW



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san roque & la serena
441 & 457 coors blvd. nw
albuquerque, new mexico 87121

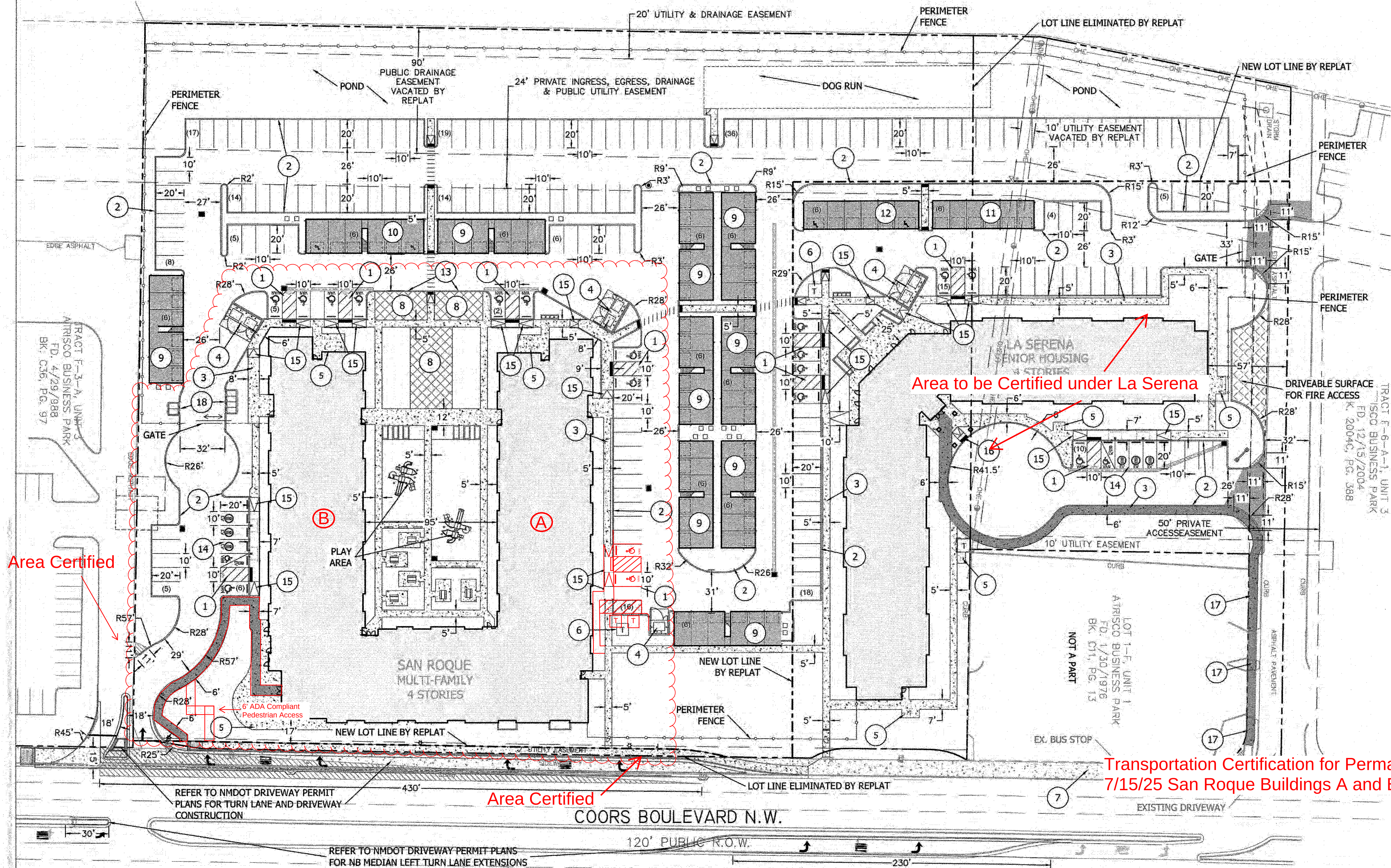
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project: 2020010
date: 08.02.2023
drawn: vp
checked: tb

revised
permit set

in for
Building
Permit

c1.0



Transportation Certification for Permanent Certificate of Occupancy
7/15/25 San Roque Buildings A and B

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.