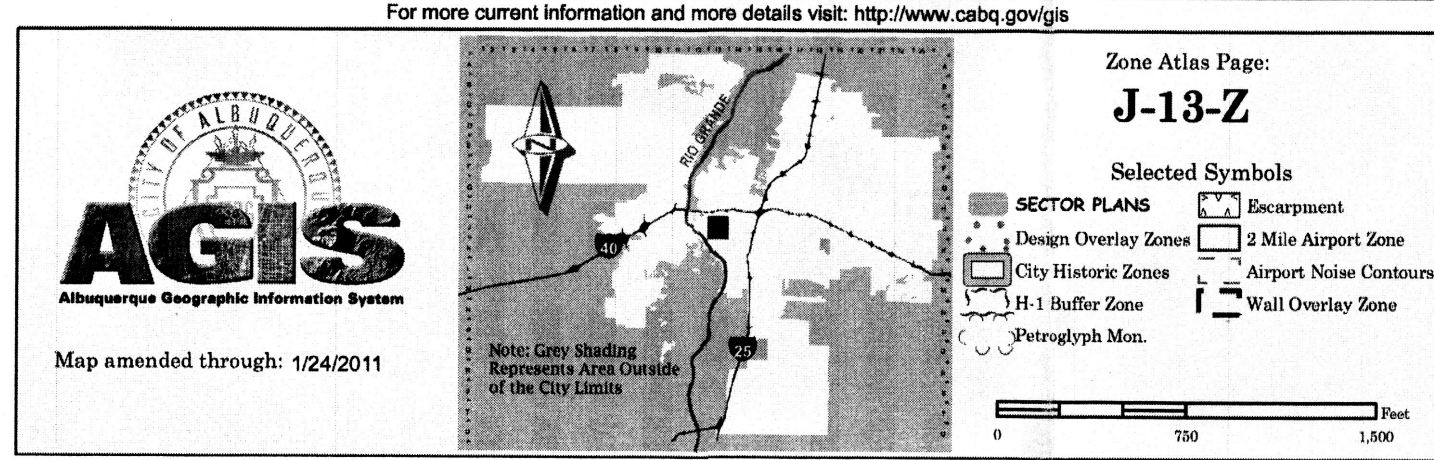




ZONING: R-2
 LOT SIZE: 1.036 ACRES, 45,133 S.F.

1st LEVEL FLOOR PLAN
 2-BEDROOMS 11 x 1,090 S.F. = 11,990 S.F. (HEATED AREA)
 1-BEDROOMS 2 x 732 S.F. = 1,464 S.F. (HEATED AREA)
 1st FLOOR TOTAL HEATED AREA = 13,454 S.F.

2nd LEVEL FLOOR PLAN
 2-BEDROOMS 9 x 1,083 S.F. = 9,747 S.F. (HEATED AREA)
 1-BEDROOMS 8 x 737 (AVG.) S.F. = 5,896 S.F. (HEATED AREA)
 2nd FLOOR TOTAL HEATED AREA = 15,643 S.F.

TOTAL (1st & 2nd FLOOR) = 29,097 S.F. (HEATED AREA)

DENSITY
 30 DWELLING UNITS ALLOWED
 30 DWELLING UNITS PROVIDED

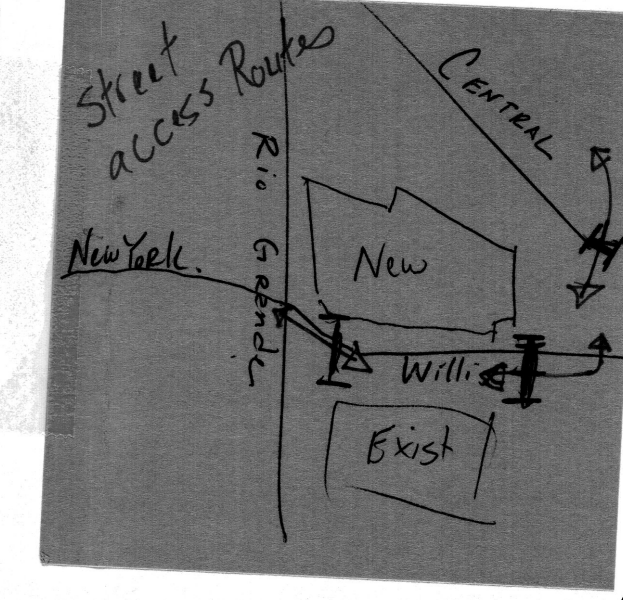
FLOOR AREA RATIO R-2 ZONING
 LOT AREA 1.036 ACRES = 45,133 S.F./2 = 22,567 S.F. ALLOWABLE
 S.F. PROVIDED = 29,097 S.F. (VARIANCE REQUIRED)

USABLE OPEN SPACE
 2 BR AT 500 S.F./EACH = 10,000 S.F. REQUIRED
 1 BR AT 400 S.F./EACH = 4,000 S.F. REQUIRED
 TOTAL REQUIRED = 14,000 S.F.
 S.F. PROVIDED = 15,077.30 S.F.

PARKING REQUIRED:
 REQUIRED: 2 BR = 40 SPACES AT 2/UNIT
 1 BR = 15 SPACES AT 1.5/UNIT
 55 REQUIRED
 5.5 BUS STOP REDUCTION 10%
 50 REQUIRED
 50 x 33 SMALL CARS ALLOWED = 16
 PROVIDED: 16 SMALL CAR SPACES
 30 REGULAR SPACES (3 HC SPACES INCL)
 4 STREET SPACES
 50 SPACES PROVIDED

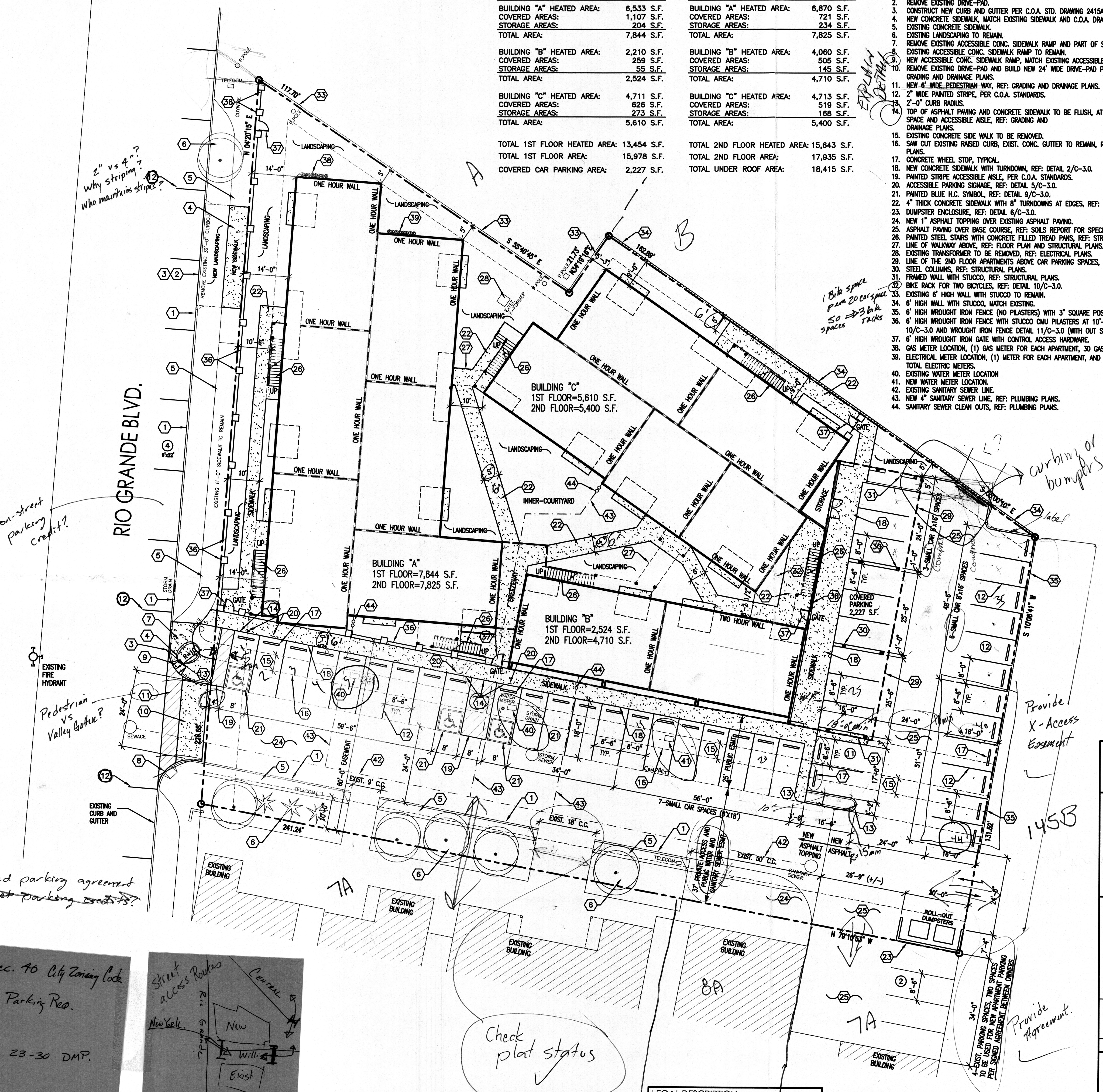
SETBACKS:
 FRONT (SOUTH) 20' REQUIRED 60' PROVIDED
 STREET SIDE 10' REQUIRED 10' PROVIDED
 REAR (NORTH) 15' REQUIRED 5' (VARIANCE REQUIRED)
 SIDE 5' REQUIRED 38.5' PROVIDED

Sec. 40 City Zoning Code
 Parking Req.
 Ref. 23-30 DMP.



BUILDING SCHEDULE		2ND FLOOR AREAS	
1ST FLOOR AREAS		BUILDING "A" HEATED AREA: 6,870 S.F.	
BUILDING "A" HEATED AREA:	6,533 S.F.	COVERED AREAS:	721 S.F.
COVERED AREAS:	1,107 S.F.	STORAGE AREAS:	234 S.F.
STORAGE AREAS:	204 S.F.	TOTAL AREA:	7,825 S.F.
TOTAL AREA:	7,844 S.F.		
BUILDING "B" HEATED AREA: 2,210 S.F.		BUILDING "B" HEATED AREA: 4,060 S.F.	
COVERED AREAS:	259 S.F.	COVERED AREAS:	519 S.F.
STORAGE AREAS:	55 S.F.	STORAGE AREAS:	188 S.F.
TOTAL AREA:	2,524 S.F.	TOTAL AREA:	5,400 S.F.
BUILDING "C" HEATED AREA: 4,711 S.F.		BUILDING "C" HEATED AREA: 4,713 S.F.	
COVERED AREAS:	626 S.F.	COVERED AREAS:	519 S.F.
STORAGE AREAS:	273 S.F.	STORAGE AREAS:	188 S.F.
TOTAL AREA:	5,610 S.F.	TOTAL AREA:	5,400 S.F.
TOTAL 1ST FLOOR HEATED AREA: 13,454 S.F.		TOTAL 2ND FLOOR HEATED AREA: 15,643 S.F.	
TOTAL 1ST FLOOR AREA: 15,978 S.F.		TOTAL 2ND FLOOR AREA: 17,935 S.F.	
COVERED CAR PARKING AREA: 2,227 S.F.		TOTAL UNDER ROOF AREA: 18,415 S.F.	

- KEYED NOTES
- EXISTING CONC. CURB AND GUTTER TO REMAIN.
 - REMOVE EXISTING DRIVE-PAD.
 - CONSTRUCT NEW CURB AND GUTTER PER C.O.A. STD. DRAWING 2415A.
 - NEW CONCRETE SIDEWALK, MATCH EXISTING SIDEWALK AND C.O.A. DRAWING 2430.
 - EXISTING CONCRETE SIDEWALK.
 - EXISTING LANDSCAPING TO REMAIN.
 - REMOVE EXISTING ACCESSIBLE CONC. SIDEWALK RAMP AND PART OF SIDEWALK AS REQUIRED.
 - EXISTING ACCESSIBLE CONC. SIDEWALK RAMP TO REMAIN.
 - NEW ACCESSIBLE CONC. SIDEWALK RAMP, MATCH EXISTING ACCESSIBLE RAMP.
 - REMOVE EXISTING DRIVE-PAD AND BUILD NEW 24" WIDE DRIVE-PAD PER C.O.A. DWS. 2425, REF: GRADING AND DRAINAGE PLANS.
 - NEW 6" WIDE PEDESTRIAN WAY, REF: GRADING AND DRAINAGE PLANS.
 - 2" WIDE PAINTED STRIPE, PER C.O.A. STANDARDS.
 - 2'-0" CURB RADIUS.
 - TOP OF ASPHALT PAVING AND CONCRETE SIDEWALK TO BE FLUSH, AT ACCESSIBLE PARKING SPACE AND ACCESSIBLE AISLE, REF: GRADING AND DRAINAGE PLANS.
 - EXISTING CONCRETE SIDE WALK TO BE REMOVED.
 - SAW CUT EXISTING RAISED CURB, EXIST. CONC. GUTTER TO REMAIN, REF: GRADING AND DRAINAGE PLANS.
 - CONCRETE WHEEL STOP, TYPICAL.
 - NEW CONCRETE SIDEWALK WITH TURNDOWN, REF: DETAIL 2/C-3.0.
 - PAINTED STRIPE ACCESSIBLE AISLE, PER C.O.A. STANDARDS.
 - ACCESSIBLE PARKING SIGNAGE, REF: DETAIL 5/C-3.0.
 - PAINTED BLUE H.C. SYMBOL, REF: DETAIL 9/C-3.0.
 - 4" THICK CONCRETE SIDEWALK WITH 8" TURNDOWNS AT EDGES, REF: DETAIL 3/C-3.0.
 - DUMPSTER ENCLOSURE, REF: DETAIL 6/C-3.0.
 - NEW 1" ASPHALT TOPPING OVER EXISTING ASPHALT PAVING.
 - ASPHALT PAVING OVER BASE COURSE, REF: SOILS REPORT FOR SPECIFICATIONS.
 - PAINTED STEEL STAIRS WITH CONCRETE FILLED TREAD PANS, REF: STRUCTURAL PLANS.
 - LINE OF WALKWAY ABOVE, REF: FLOOR PLAN AND STRUCTURAL PLANS.
 - EXISTING TRANSFORMER TO BE REMOVED, REF: ELECTRICAL PLANS.
 - LINE OF THE 2ND FLOOR APARTMENTS ABOVE CAR PARKING SPACES, REF: 2ND FLOOR PLANS.
 - STEEL COLUMNS, REF: STRUCTURAL PLANS.
 - FRAMED WALL WITH STUCCO, REF: STRUCTURAL PLANS.
 - BIKE RACK FOR TWO BICYCLES, REF: DETAIL 10/C-3.0.
 - EXISTING 6' HIGH WALL WITH STUCCO TO REMAIN.
 - 6' HIGH WALL WITH STUCCO, MATCH EXISTING.
 - 6' HIGH WROUGHT IRON FENCE (NO PILASTERS) WITH 3" SQUARE POSTS REF: DETAIL 11/C-3.0.
 - 6' HIGH WROUGHT IRON FENCE WITH STUCCO CMU PILASTERS AT 10'-0" O.C. REF: DETAIL 10/C-3.0 AND WROUGHT IRON FENCE DETAIL 11/C-3.0 (WITH OUT SQUARE POSTS).
 - 6' HIGH WROUGHT IRON GATE WITH CONTROL ACCESS HARDWARE.
 - GAS METER LOCATION, (1) GAS METER FOR EACH APARTMENT, 30 GAS METERS TOTAL.
 - ELECTRICAL METER LOCATION, (1) METER FOR EACH APARTMENT, AND (1) HOUSE METER, (31) TOTAL ELECTRIC METERS.
 - EXISTING WATER METER LOCATION
 - NEW WATER METER LOCATION.
 - EXISTING SANITARY SEWER LINE.
 - NEW 4" SANITARY SEWER LINE, REF: PLUMBING PLANS.
 - SANITARY SEWER CLEAN OUTS, REF: PLUMBING PLANS.

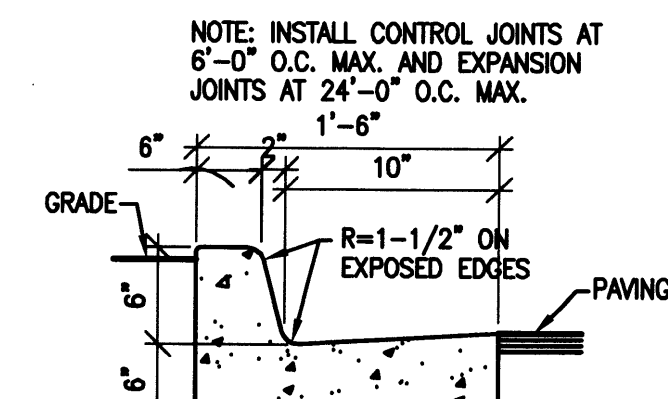
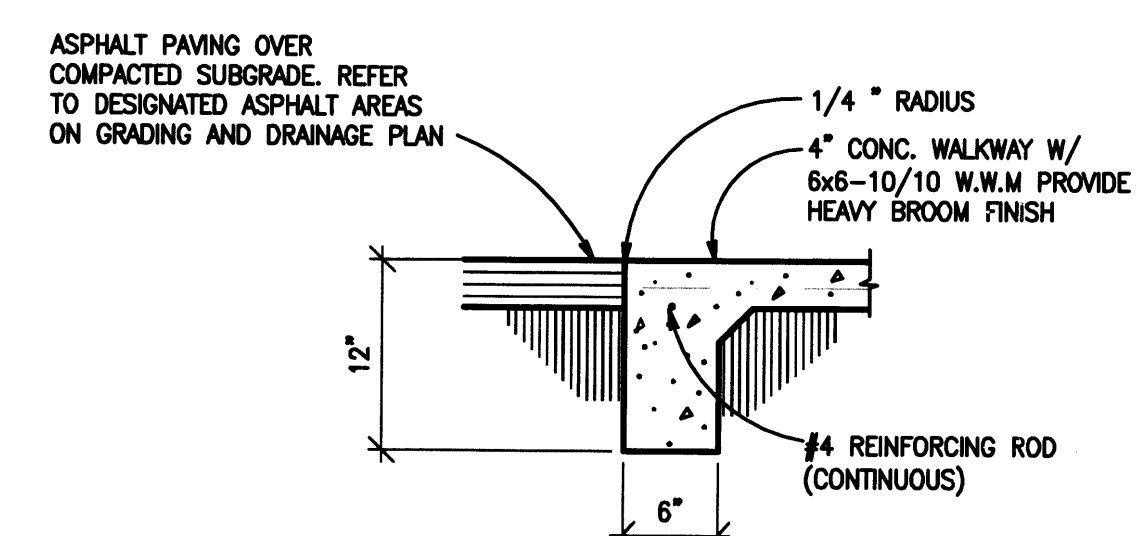
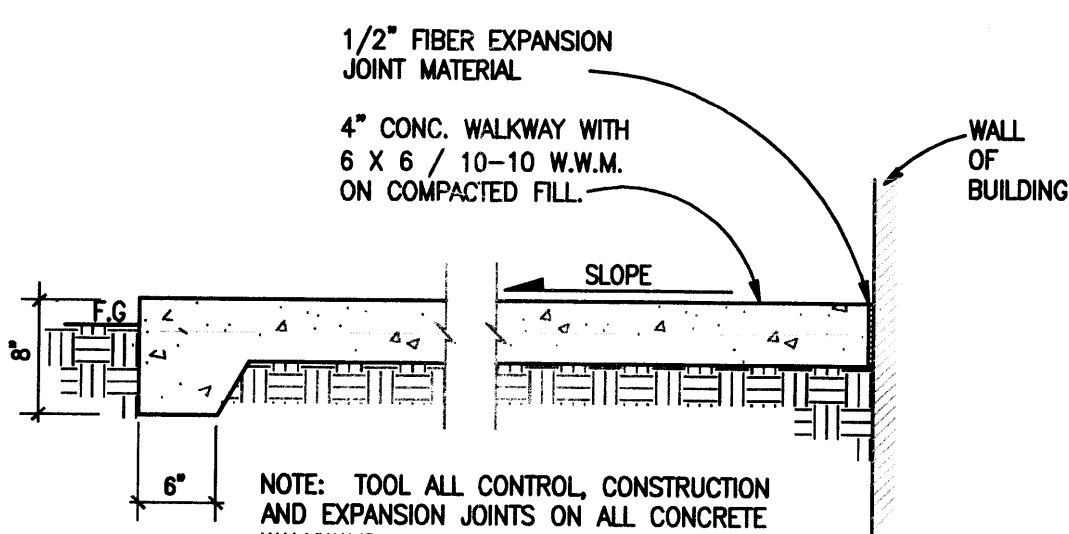
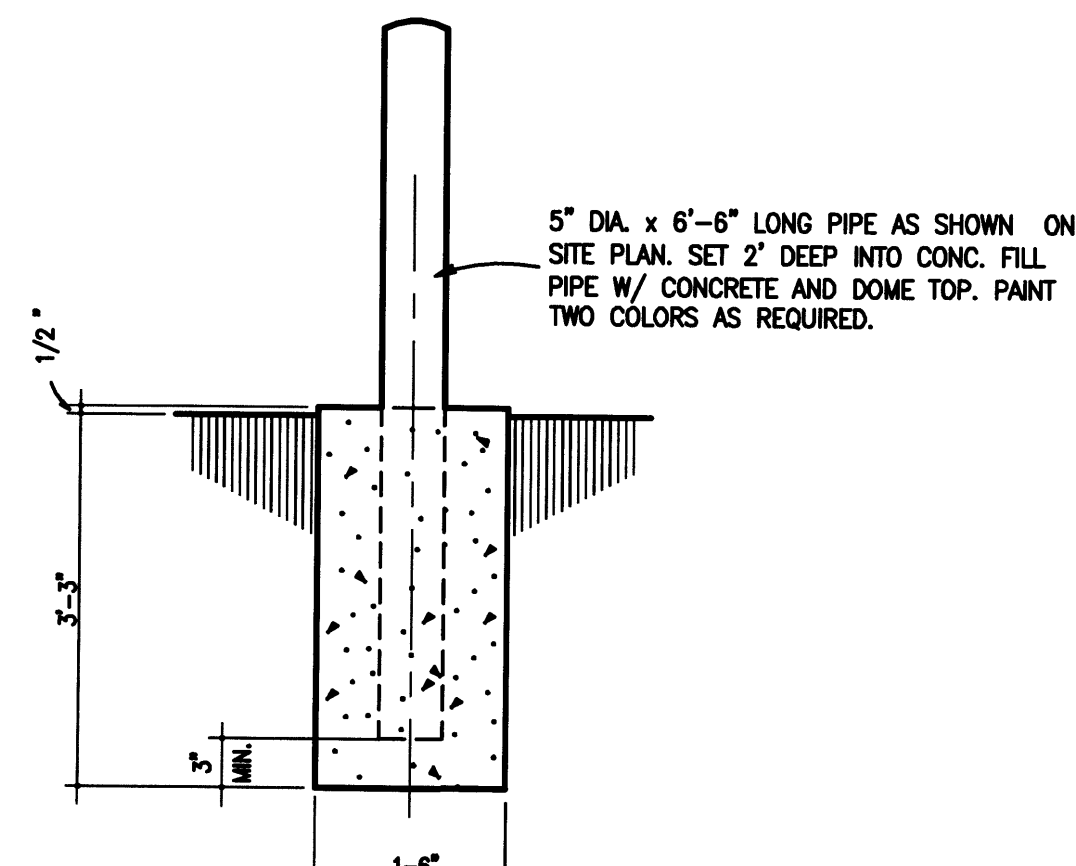
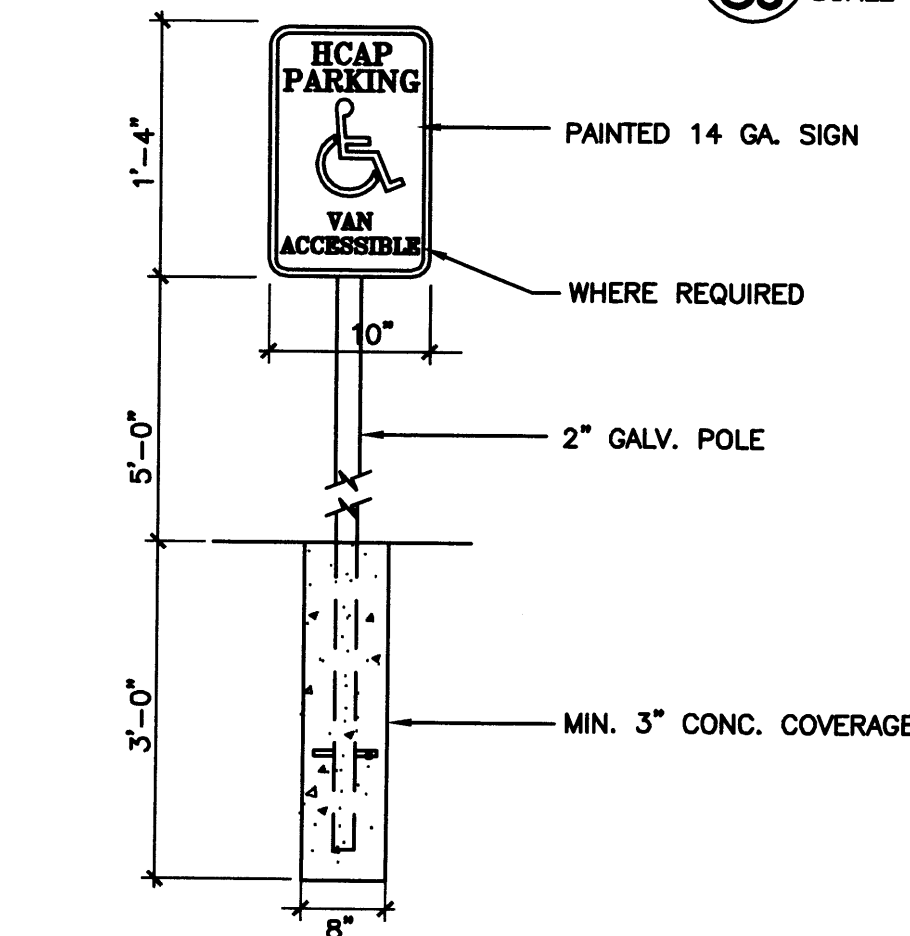
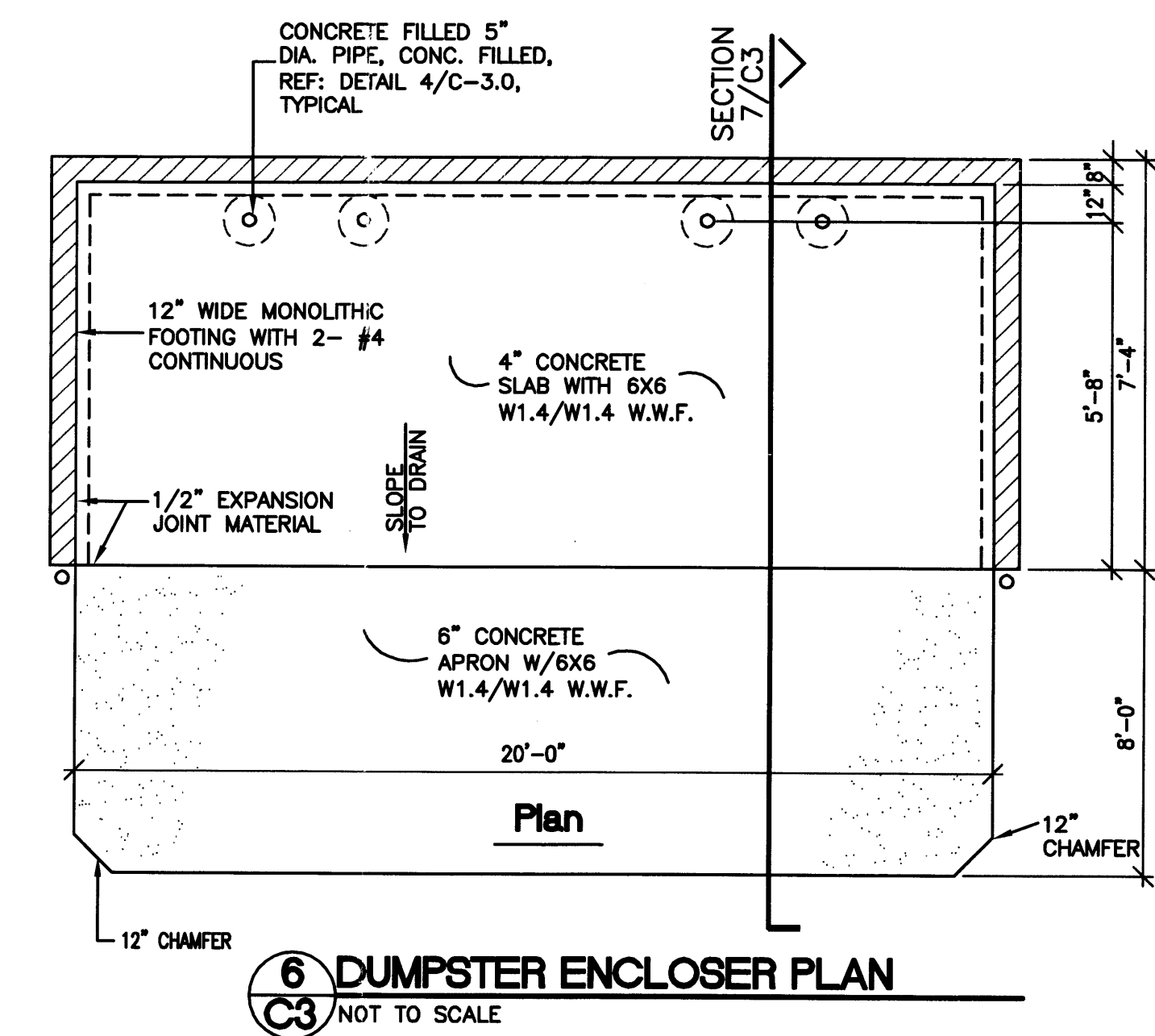
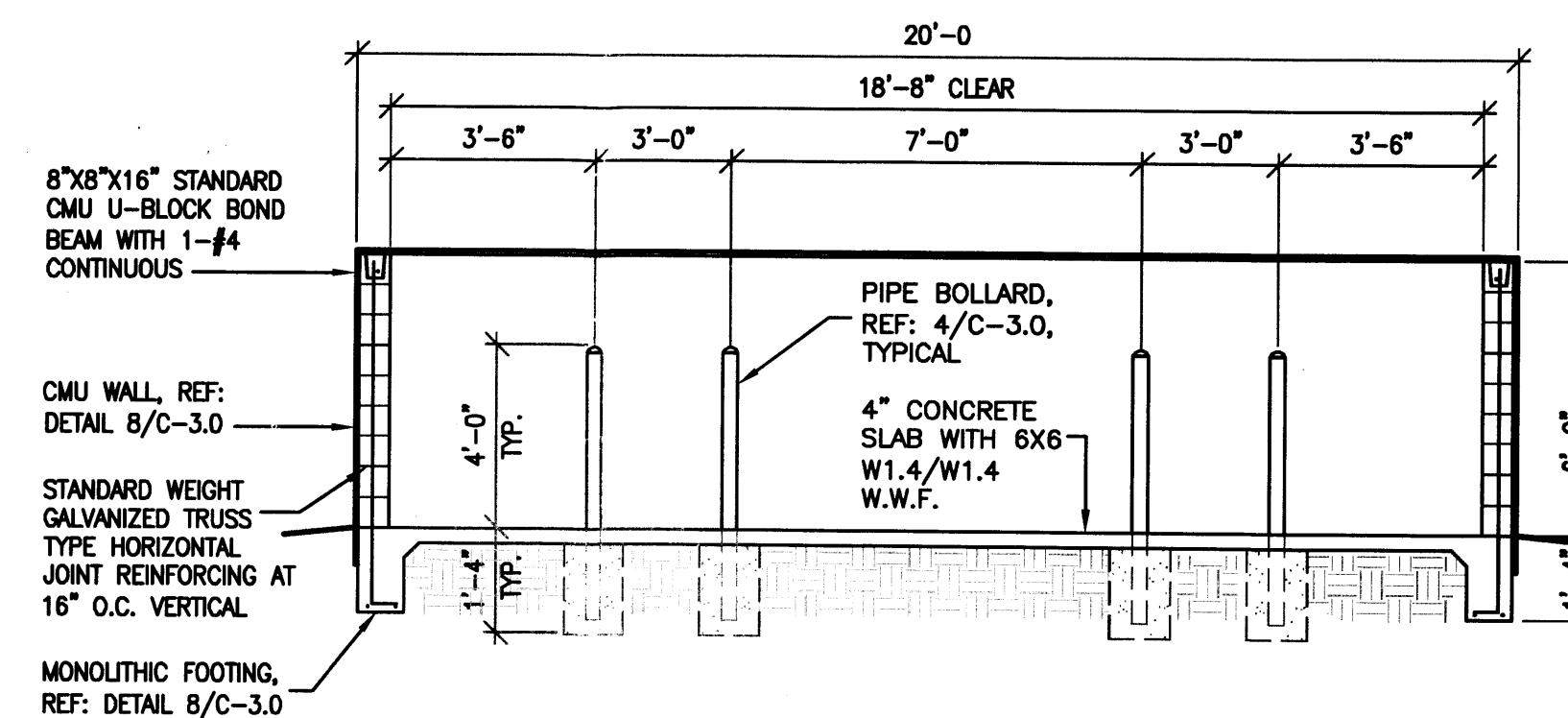
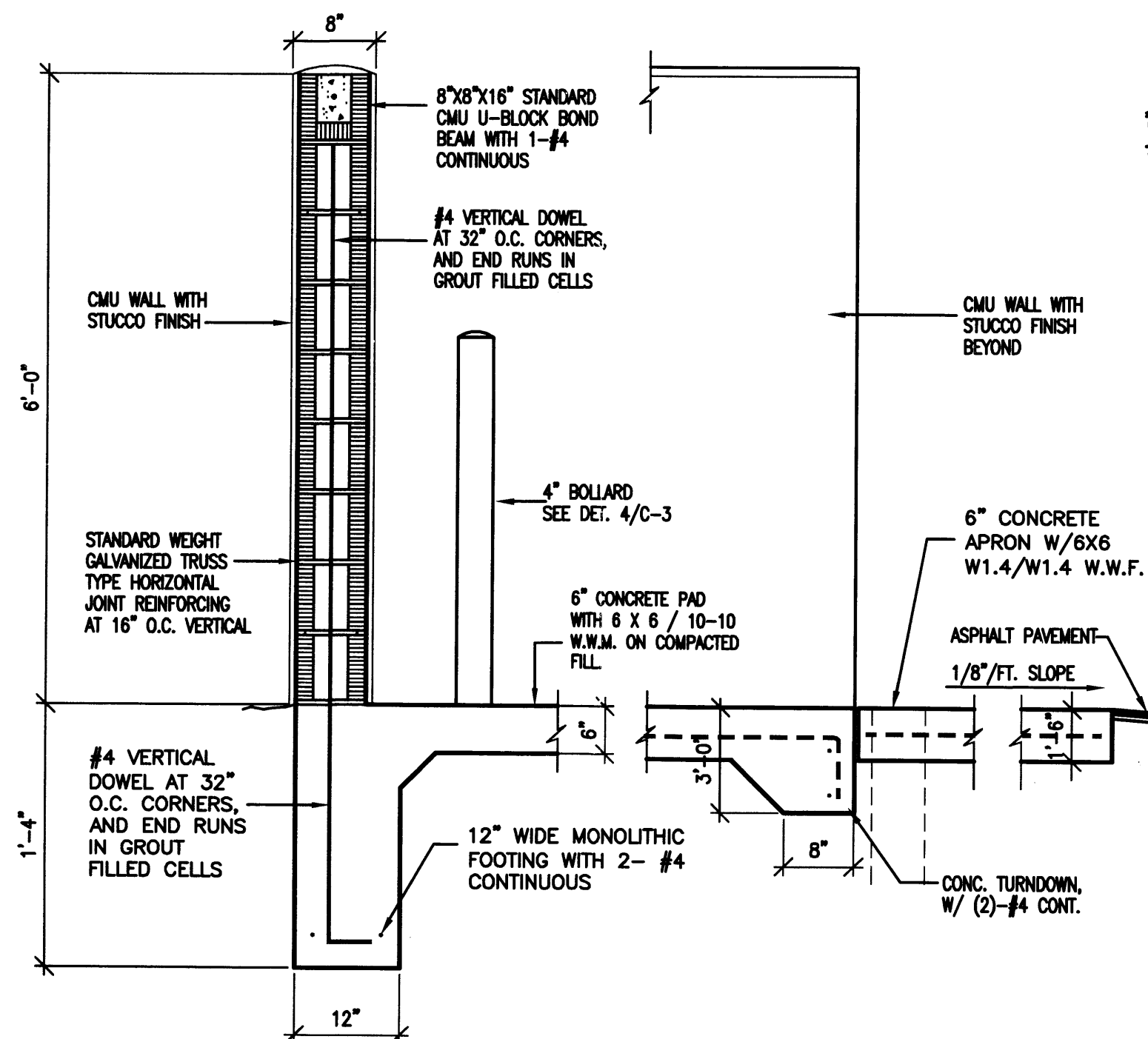
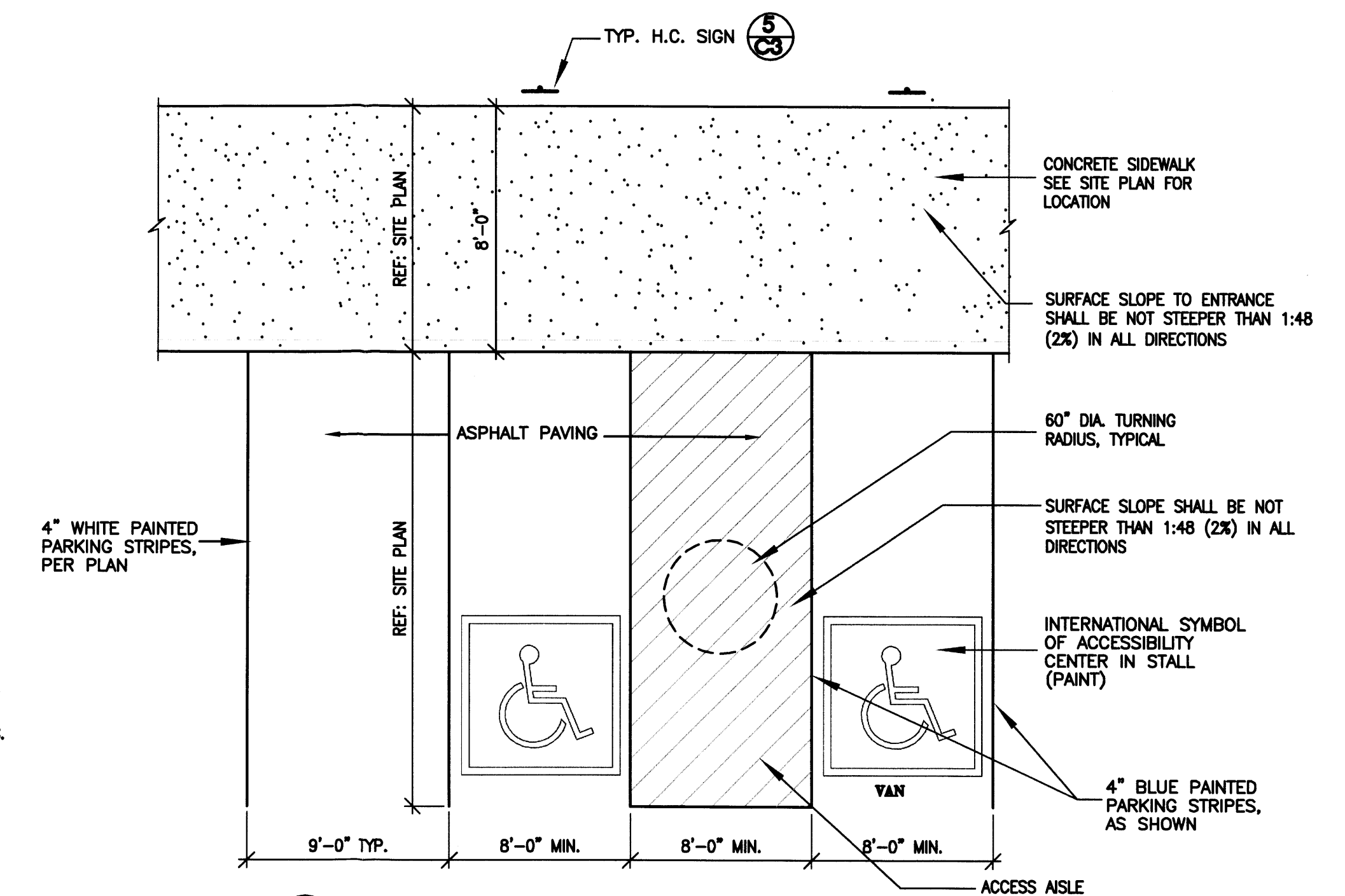
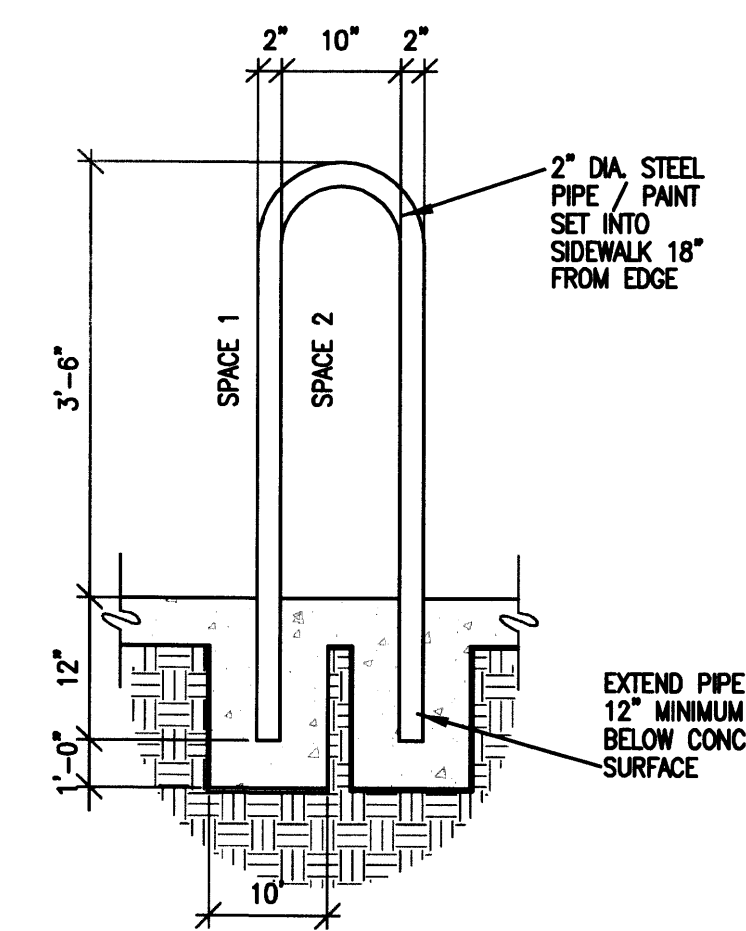
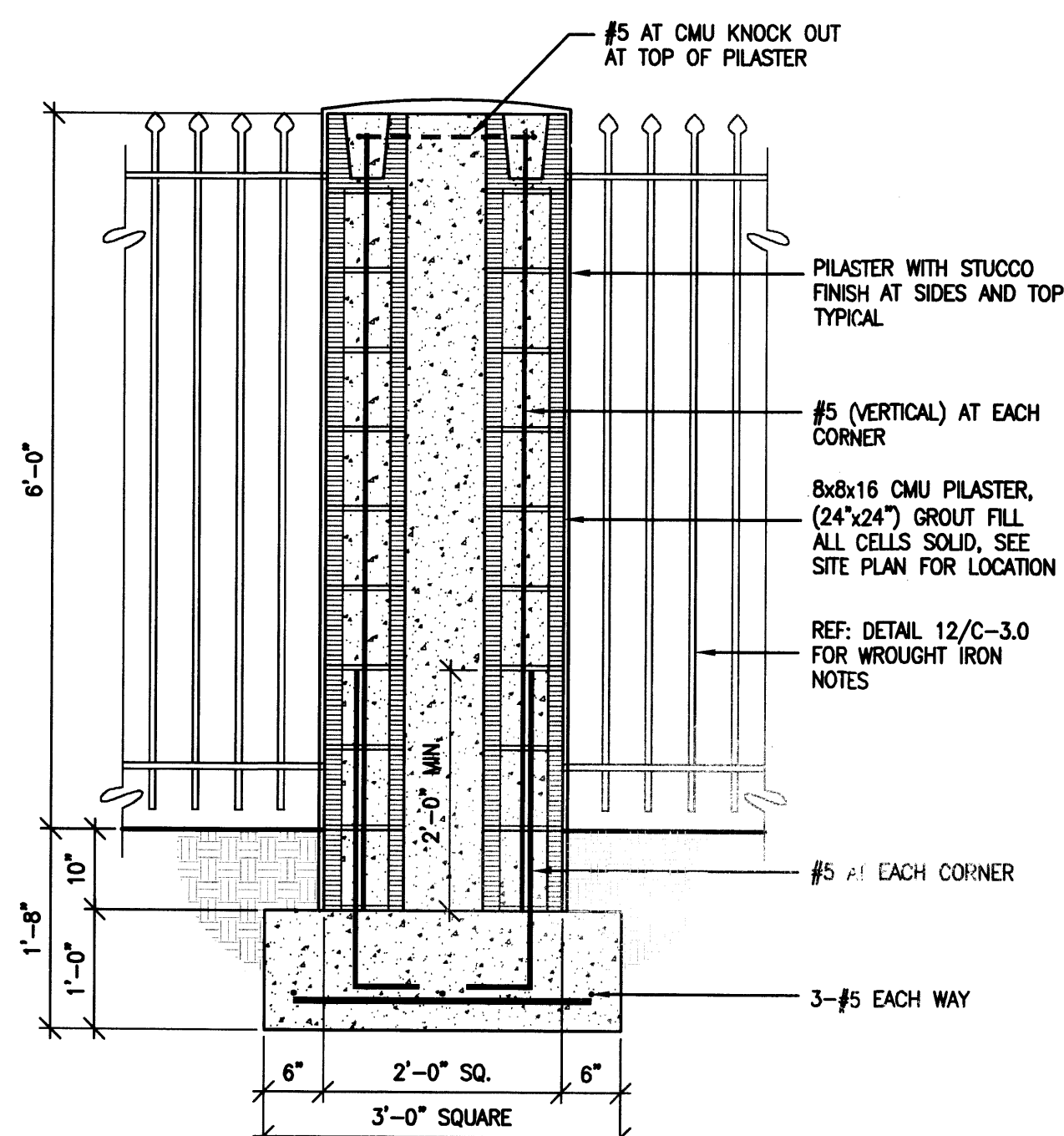
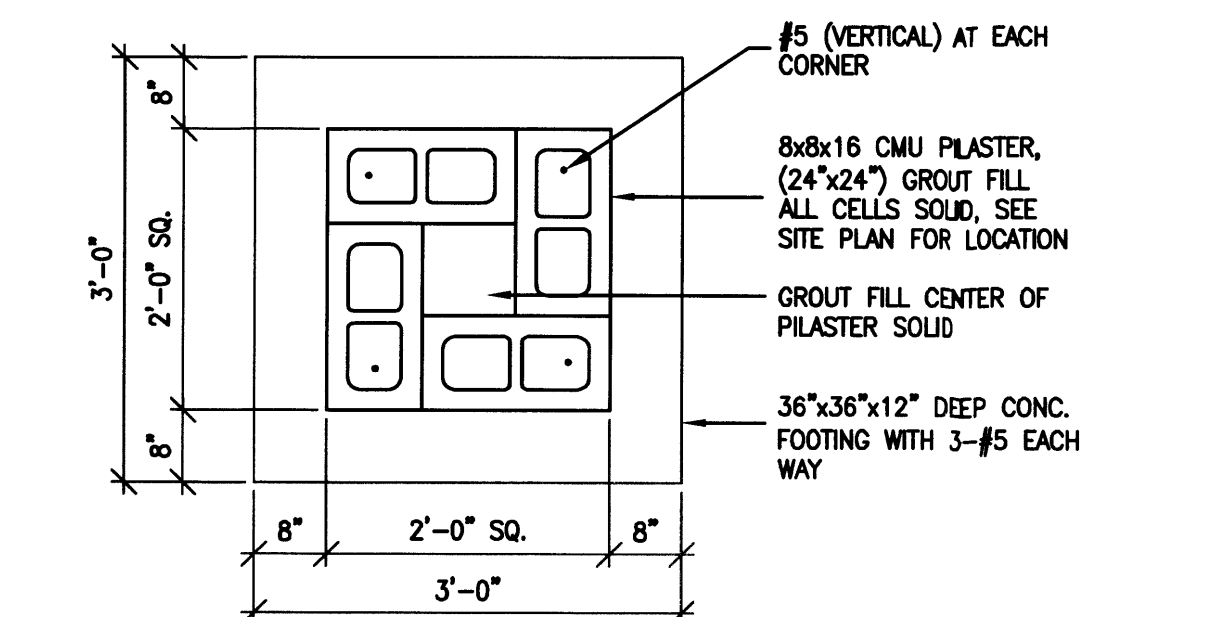
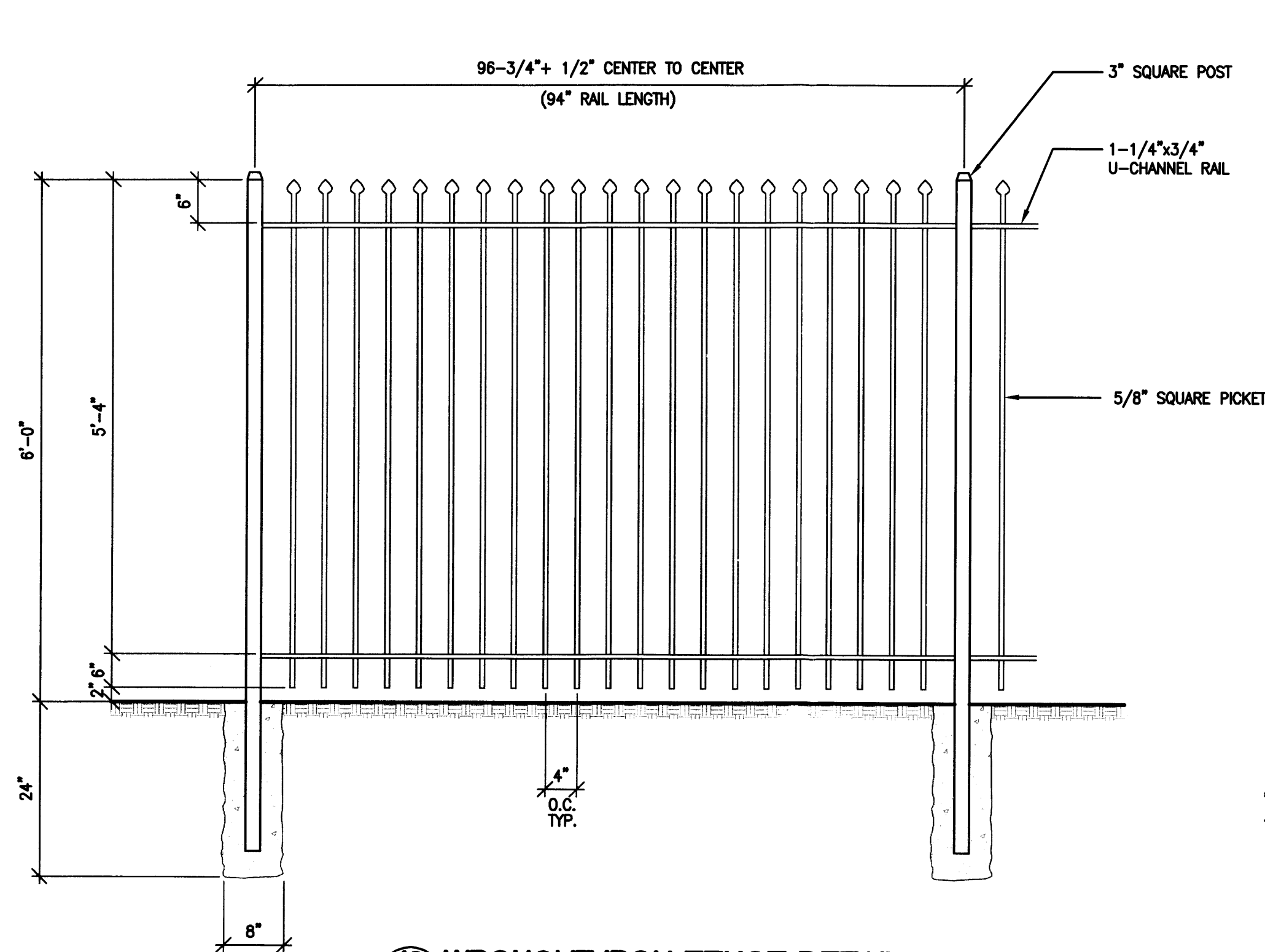


LEGAL DESCRIPTION
 LOT C-1 SHELL SUBDIVISION NO.1
 WITHIN TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, T14P4M
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY NEW MEXICO

PUEBLO VIEJO
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #1158

REVISION DATE	
DATE	06-05-2012
SHEET NUMBER	C-1.0

RECEIVED
 JUN 05 2012
 HYDROLOGY SECTION



REVISION DATE	
 rick bennett ARCHITECTS	1104 Park Avenue SW • Albuquerque, New Mexico 87102 (505) 242-1859 • Fax (505) 242-6663 • rickbennett.com
DATE	06-05-2012
SHEET NUMBER	C-3