



REVISIONS

△	07/24/2023	REV 1
△	09/05/2023	REV 2

DRAWN BY	AS, SP
REVIEWED BY	DM
DATE	7/24/2023
PROJECT NO.	21-0020
DRAWING NAME	

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

PROJECT DATA

ZONING:
IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MULTIFAMILY RESIDENTIAL
PLANNING CONTEXT:
SITE IS WITHIN THE UPTOWN URBAN CENTER
TRANSIT:
PROJECT SITE IS WITHIN A MAJOR TRANSIT CORRIDOR (LOUISIANA BOULEVARD). BUS ROUTE 12 IS ALONG CONSTITUTION, WEST OF LOUISIANA BOULEVARD, BUS ROUTE 157 IS ALONG LOUISIANA. A BUS STOP IS LOCATED APPROXIMATELY 255 FEET FROM THE SUBJECT SITE AT THE LOUISIANA/CONSTITUTION INTERSECTION.
BIKE FACILITIES:
A BIKE ROUTE IS WITHIN CONSTITUTION AVENUE EAST OF LOUISIANA BOULEVARD AND BIKE LANES ARE WITHIN CONSTITUTION AVENUE WEST OF LOUISIANA BOULEVARD. THE PASEO DE LAS MONTANAS MULTI-USE TRAIL IS NORTH OF THE SUBJECT SITE, WHICH CROSSES OVER I-40 AND CONTINUES ALONG THE FRONTAGE ROAD AS THE I-40 TRAIL.
LEGAL DESCRIPTION:
Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico
SITE AREA: 1.74 ACRES
ZONE ATLAS: J-19-2
SETBACKS: FRONT = 0' MIN / 15' MAX, SIDE = 0' MIN / N/A MAX, REAR = 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0"
ACTUAL HEIGHT: 77'-0"
SPRINKLERED: YES, NFPA 13
BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL
CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA, 5 STORY RESIDENTIAL BUILDING - TYPE VA
BUILDING SF:
FIRST LEVEL - COVERED PARKING (PODIUM) 44,987 GSF
SECOND LEVEL 34,015 GSF
THIRD LEVEL 34,350 GSF
FOURTH LEVEL 34,350 GSF
FIFTH LEVEL 34,350 GSF
SIXTH LEVEL 34,350 GSF
TOTAL 216,402 GSF
PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)
REQUIRED SPACES: 1 SPACES / DWELLING UNITS: 190 X 1 = 190 SPACES
PROVIDED PARKING = 159 SPACES AT GROUND LEVEL GARAGE, 71 SPACES AT LOWER LEVEL GARAGE
PROVIDED PARKING = 230 TOTAL SPACES
ACCESSIBLE PARKING: (ADA 208 2.3)
2% OF UNITS = 190 X .02 = 3.8 = 4 SPACES REQUIRED
STANDARD SPACES + VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED
BICYCLE PARKING REQUIRED = 19 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)
BICYCLE PARKING PROVIDED = 19 SPACES

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
STUDIO	STUDIO	518 SF	61	31,598 SF
1-1B	1 BEDROOM / 1 BATHROOM	698 SF	15	10,470 SF
1-1C	1 BEDROOM / 1 BATHROOM	699 SF	18	12,582 SF
1-1D	1 BEDROOM / 1 BATHROOM	641 SF	25	16,025 SF
1-1E	1 BEDROOM / 1 BATHROOM	646 SF	19	12,274 SF
1-1F	1 BEDROOM / 1 BATHROOM	741 SF	10	7,410 SF
1-1G	1 BEDROOM / 1 BATHROOM	639 SF	4	2,556 SF
1-1H	1 BEDROOM / 1 BATHROOM	652 SF	5	3,260 SF
1-1J	1 BEDROOM / 1 BATHROOM	689 SF	5	3,445 SF
2-2B	2 BEDROOM / 2 BATHROOM	1,060 SF	28	29,680 SF
TOTAL:			190 UNITS	129,300 SF

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING		
USABLE OPEN SPACE		
1 BD, 225 SF PER UNIT	225 SF x 162 UNITS	= 36,450 SF
2 BD, 285 SF PER UNIT	285 SF x 28 UNITS	= 7,980 SF
TOTAL		= 44,430 SF
UC-MS-PT: 50% REDUCTION	= 44,430 SF X 50%	= 22,215 SF
REQUIRED OPEN SPACE:		
PROVIDED OPEN SPACE:		
LEVEL 1	= 7,633 SF	
LEVEL 2	= 12,728 SF	
LEVEL 3	= 2,419 SF	
LEVEL 4	= 2,226 SF	
LEVEL 5	= 2,226 SF	
LEVEL 6	= 2,400 SF	
TOTAL		= 29,630 SF

LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- 6" TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

SHEET KEYED NOTES

- TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- CONCRETE CURB & GUTTER, SEE D3/SDP1.2
- 6" WIDE CONCRETE SIDEWALK SEE D5/SDP1.2
- BUILDING ABOVE
- EXISTING FIRE HYDRANT, SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING, SEE A5/SDP1.2
- 15' MAX FRONT SETBACK
- LANDSCAPING AND SIGNAGE 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 CLEAR SIGHT TRIANGLE
- ACCESSIBLE RAMP, SEE B3/SDP1.2
- BIKE STORAGE ROOM
- BIKE RACK, SEE C3/SDP1.2
- PERPENDICULAR CURB RAMP'S ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443
- WATER METER VAULT, SEE CIVIL
- TRASH CHUTE FOR REFUSE AND RECYCLE
- VEHICLE RAMP
- MOTORCYCLE PARKING SPACES

EASEMENT NOTES

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 10' P.U.E.
- EXISTING 10' UTILITY EASEMENT
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE
- EXISTING 30' COMMON ACCESS EASEMENT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE AT FIRST LEVEL COVERED PARKING GARAGE, LEASING OFFICE, MAIL AND PACKAGE CENTER AND BIKE STORAGE ROOM. AT SECOND FLOOR LEVEL THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

CPTED

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)
NATURAL ACCESS CONTROL -
PROPERLY LOCATED ENTRANCES, EXITS, FENCING, LANDSCAPING, AND LIGHTING DIRECT FOOT AND MOTOR VEHICULAR TRAFFIC INTO THE SITE. NATURAL ACCESS CONTROL IS IMPLEMENTED AT PRIMARY BUILDING ENTRANCE LOCATED AT THE MAIN VEHICULAR AND PEDESTRIAN WAY ALONG CONSTITUTION AVENUE. SIGNS, FENCES AND LANDSCAPE MATERIAL FORM AN EDGE ALONG THE STREET ENTRANCE TO THE PROJECT.

NATURAL SURVEILLANCE -
THE MAIN BUILDING ENTRY, LEASING AND MAINTENANCE OFFICES ON SITE INCORPORATE WINDOWS ALLOWING DIRECT VIEW OF ACTIVITIES AT THE ARRIVAL POINTS OUTSIDE THE BUILDING. THE PARKING AREAS ARE WELL ILLUMINATED AND HAVE DIRECT LINE OF SITE INTO AND THROUGH SITE AREAS WITH OPEN SECURITY FENCES AND LOW LANDSCAPE PLANTINGS ALONG THE BOUNDARIES OF THE SITE AND BUILDING TO THE PUBLIC WAY.

MAINTENANCE
COMMITMENT TO ROUTINE AND PREVENTATIVE MAINTENANCE DEMONSTRATES THAT SOMEONE CARES AND IS INVESTING IN THE PROPERTY. NEGLECTED SPACE OFTEN RESULTS IN MISUSE OF THAT SPACE BY PEOPLE. DURING DESIGN AND CONSTRUCTION, ATTENTION TO THE MATERIAL AND FINISHES ARE SELECTED FOR DURABILITY AND LOW MAINTENANCE. ON SITE BUILDING MANAGEMENT PLAN WILL IMMEDIATELY REMOVE GRAFFITI, KEEP TRASH RECEPTACLES CLEAN, MAINTAIN LIGHTING, AND CARE FOR LANDSCAPING. PLANT MATERIAL IS SELECTED IN CONSIDERATION OF FULL MATURATION TO AVOID NEGATIVE IMPACT TO SIGHT LIGHTS.

PROJECT NUMBER: PR-2021-005689

Application Number: SI-2023-01391

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

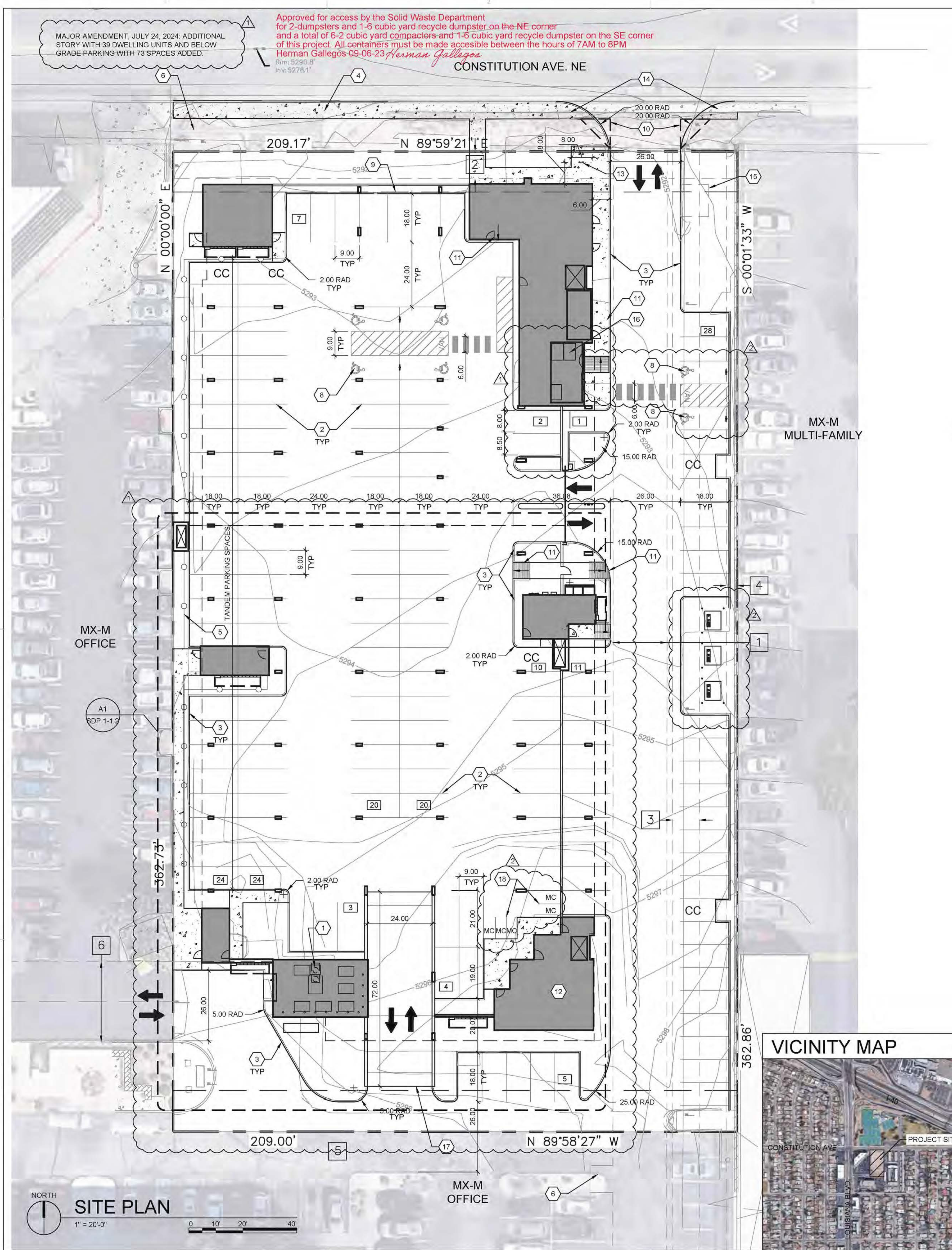
DFT SITE DEVELOPMENT PLAN APPROVAL:

<i>Ernest Armijs</i>	Oct 16, 2023
Traffic Engineering, Transportation Division	Date
<i>Alan Guitierrez</i>	Nov 22, 2023
ABCWUA	Date
<i>Whitney Ober</i>	Oct 12, 2023
Parks and Recreation Department	Date
<i>Wagner Chen</i>	Oct 12, 2023
Hydrology	Date
<i>Jeff Paulsen</i>	Oct 12, 2023
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos <i>Herman Gallegos</i>	09-06-23
Solid Waste Management	Date
<i>Jay Rodenbeck</i>	Nov 22, 2023
Panning Department	Date

VICINITY MAP



Approved for access by the Solid Waste Department for 2-dumpsters and 1-6 cubic yard recycle dumpster on the NE corner and a total of 6-2 cubic yard compactors and 1-6 cubic yard recycle dumpster on the SE corner of this project. All containers must be made accessible between the hours of 7AM to 8PM
Herman Gallegos 09-06-23 *Herman Gallegos*
Rev: 5290.8
Inv: 5276.1



SITE PLAN