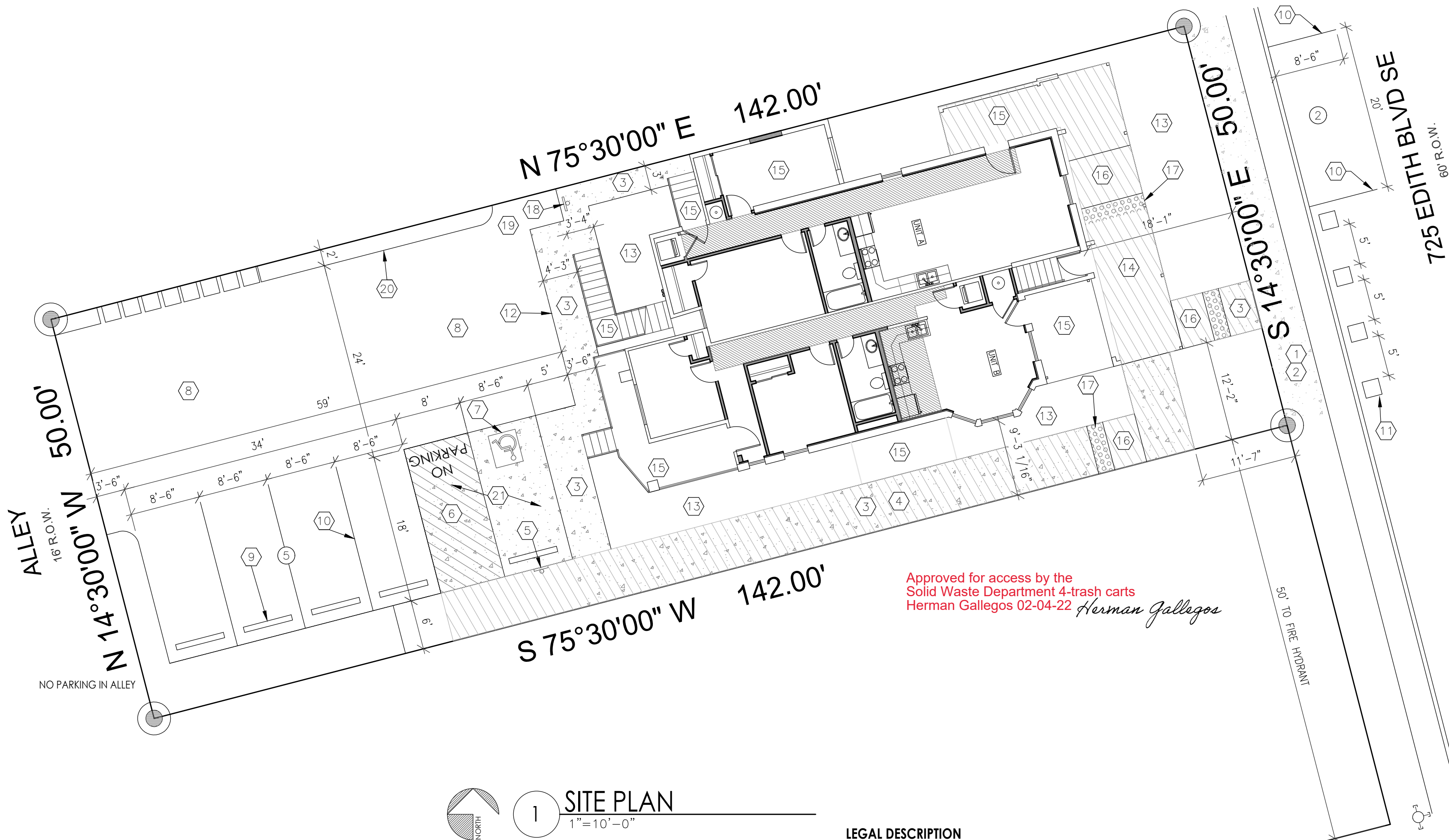
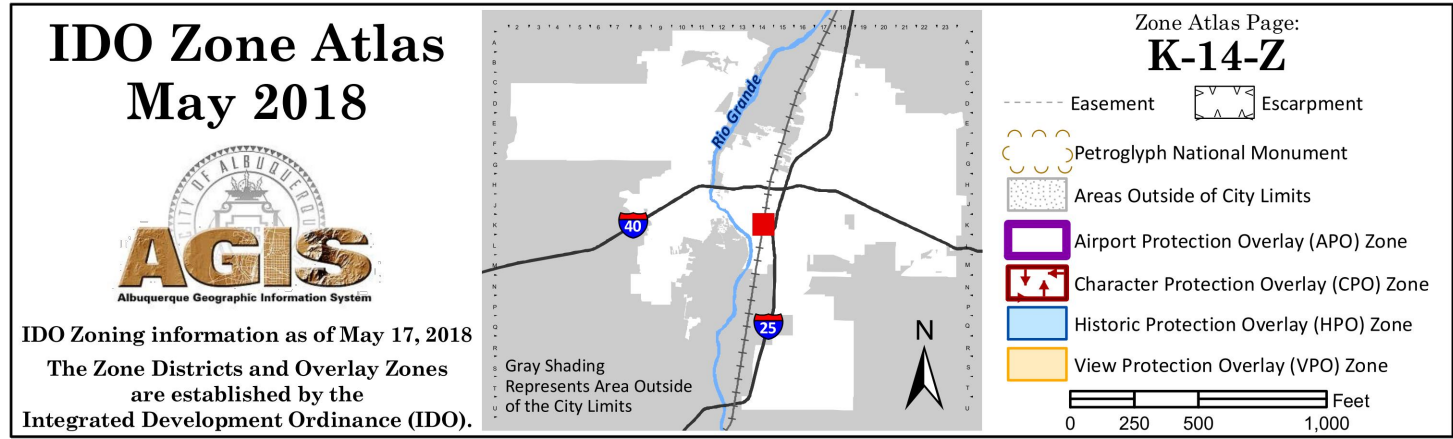
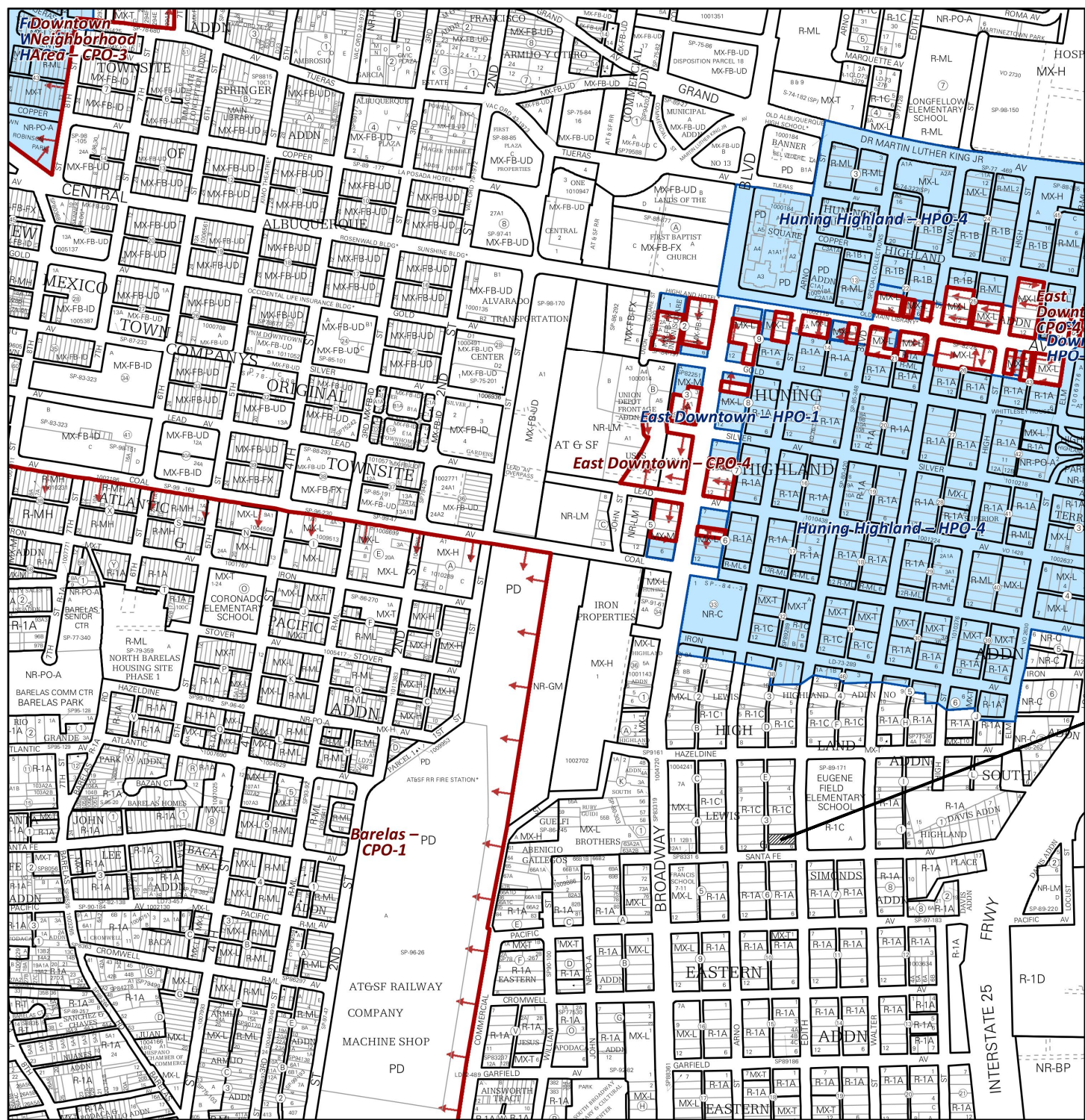


ZONING ORDINANCE	
R-1C	
USABLE OPEN SPACE AREA (U.O.S.)	= N/A
MAXIMUM HEIGHT ALLOWED	= 26 FT
HEIGHT PROVIDED	= 24'5"
LANDSCAPE REQUIREMENTS	
LOT	= 7100 S.F.
BUILDING	= 1661 S.F.
TOTAL	= 5439 S.F.
REQUIRED %	= 15%
LANDSCAPING AREA REQUIRED	= 816 S.F.
LANDSCAPING AREA PROVIDED	= 1303 S.F.
FIRE FLOW REQUIREMENTS	
TYPE V-B 6,114 SF	
3,601 - 4,800 SF	= 1,750 G.P.M. = 2 HOURS
FLOW DURATIONS	
1,750 G.P.M.	= 1 HYDRANTS = 500 FEET
SPACE	
PARKING REQUIREMENTS	
4 UNITS X 1.5/UNIT	REQUIRED = 6 SPACES
TOTAL PROVIDED ON SITE	= 5 SPACES
TOTAL PROVIDED ON STREET	= 1 SPACES
TOTAL PROVIDED	= 6 SPACES
BICYCLE SPACES RESIDENCIAL USE = NO SPACES REQUIRED PER LESS THAN 5 MULTI-FAMILY UNITS	
MOTORCYCLE SPACES=1	

- ### KEYED NOTES
- EXISTING 5' CONC. SIDEWALK.
 - ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 241 SA.
 - CONSTRUCT NEW CONCRETE SIDEWALK, PER CABQ STANDARD DWG. 2430, REF: A5-A6/AS-2.0. SEE PLAN FOR WIDTH.
 - 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY (HATCHED AREA ONLY ON PLANS).
 - ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0
 - PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.8 NMSA 1978), REF: DETAIL A8/AS-2.0
 - HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (6) PLACE REF: DETAIL C2/AS-2.0.
 - NEW GRAVEL DRIVEWAY AND PARKING SPACES.
 - NEW PARKING WHEEL BUMPERS. REF DET A7/AS-2.0
 - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
 - EXISTING WASTE MANAGEMENT TRASH BINS
 - EDGE OF GRAVEL DRIVE-WAY
 - LANDSCAPE AREA
 - EXISTING COVERED PORCH.
 - EXISTING
 - ACCESSIBLE RAMP, C.O.A. STANDARDS REF: DETAIL A10/AS-2.0.
 - 24" TRUNCATED DOMES, TYP.
 - MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP.
 - MOTORCYCLE PARKING SPACE, PAINTED "MC" WHITE ON PAVEMENT PER C.O., STANDARD WHERE SHOWN ON PLANS.
 - FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
 - NEW CONCRETE PAD FOR ADA, ACCESSIBLE PARKING SPACE.

GENERAL NOTES

- THE BUILDING OWNER WILL MANAGE THEIR RECYCLABLES AND TAKE THEM TO A DROP OFF LOCATION



Approved for access by the
Solid Waste Department 4-trash carts
Herman Gallegos 02-04-22

LEGAL DESCRIPTION
LOT 5, BLOCK 3, SUBDIVISION LEWIS &
SIMONDS ADD'N
UPC: 101405740810642104
ZONED: R-1C (OLD SU-2 MR)
0.17 ACRES
ALBUQUERQUE, NEW MEXICO.

GENERAL CONTRACTOR
TO FIELD VERIFY ALL
EXIST. CONSTRUCTION
AND DIMENSIONS PRIOR
TO WORK.

EDITH 4-PLEX APARTMENTS
SITE PLAN
725 EDITH SE
ALBUQUERQUE, NM
PROJECT #2133

REVISION	DATE
DATE	11-30-2021
SHEET NUMBER	AS-1.0