

BROADWAY APARTMENTS

314 BROADWAY SE
ALBUQUERQUE, NM 87102

PROJECT DESCRIPTION: NEW 3 LEVEL APARTMENT BUILDING CONSISTING OF SIX (6) TWO BEDROOM UNITS AND FOUR (4) ONE BEDROOM UNITS. SIX OFF STREET VEHICLE PARKING AREAS ARE PROVIDED VIA CARPORTS. SITE IMPROVEMENTS REQUIRED FOR DEVELOPMENT.

ADOPTED CODES:

- 2021 International Existing Building Code
- 2021 NM Plumbing Code
- 2021 NM Mechanical Code
- 2018 International Energy Conservation Code
- 2017 Electrical Code

Design Criteria

- Ground snow load — 20 psf
- Frost line depth — 16"
- Wind speed — 90 mph (3 second gust)
- Seismic Design Category — C

CODE ANALYSIS:

LEGAL DESCRIPTION: 010 007HUNINGS HIGHLAND ADD LOT SIZE: .1647 ACRES

ZONING

- ZONING: MX-L, CPO - 3
- MAIN STREET CORRIDOR AREA
- 1,320 FEET (¼ MILE) OF PREMIUM TRANSIT STATION AREA
- AREA OF CHANGE, ABUTTING AREA OF CHANGE

DEVELOPMENT AREA

- NEW CONSTRUCTION
- FIRST FLOOR: 2488 SQFT
- SECOND FLOOR: 3904 SQFT
- THIRD FLOOR: 3904 SQFT
- TOTAL SQUARE FEET: 10,296 SQFT

PARKING REQUIREMENTS

MULTIFAMILY, UC-MS-PT: 1 space/ DU

PARKING CALCULATIONS:

- 10 UNITS = 10 SPACES
- PARKING REDUCTION: 4 SPACES (40%) *
- TOTAL REQUIRED PARKING SPACES: 6 SPACES
- *30% reduction for location within 1,320 of 15 min transit service
- *10% reduction for location within 330 feet of transit stop.

PARKING PROVIDED ON SITE: 6 SPACES

PARKING PROVIDED ON STREET: 2 SPACES

MOTORCYCLE PARKING REQUIRED: 1 SPACE/ 25 VEHICLE SPACES

MOTORCYCLE PARKING PROVIDED: 1 SPACE

BICYCLE PARKING REQUIRED: 3 SPACES

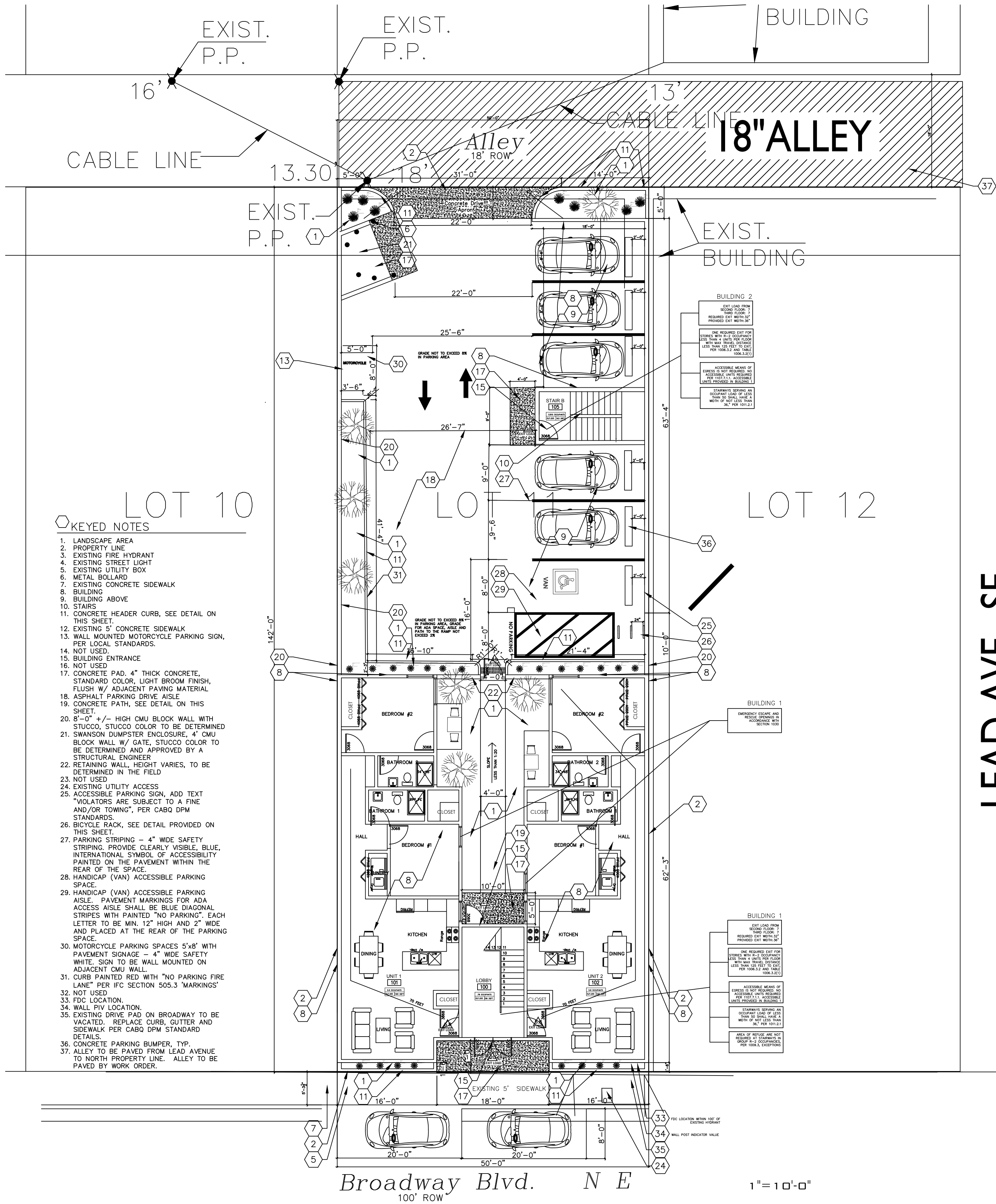
BICYCLE PARKING PROVIDED: 3 SPACES

ADA SPACES REQUIRED: 1 VAN ACCESSIBLE

ADA SPACES PROVIDED: 1 VAN ACCESSIBLE

TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A Cherne
Signed Date



Broadway Blvd. N E
100' ROW

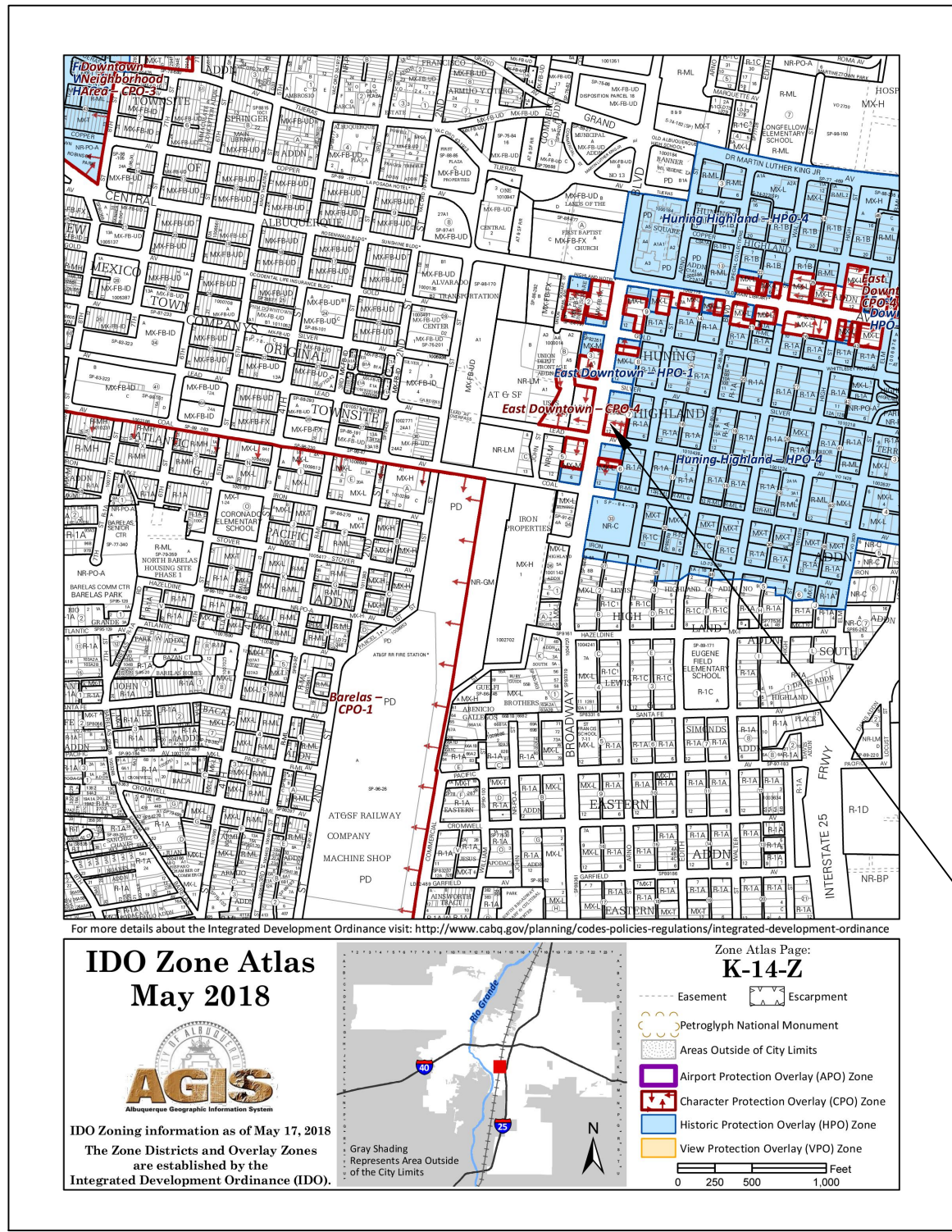
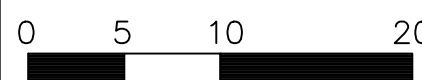
1"=10'-0"

TRAFFIC CIRCULATION PLAN 1"=10'-0"

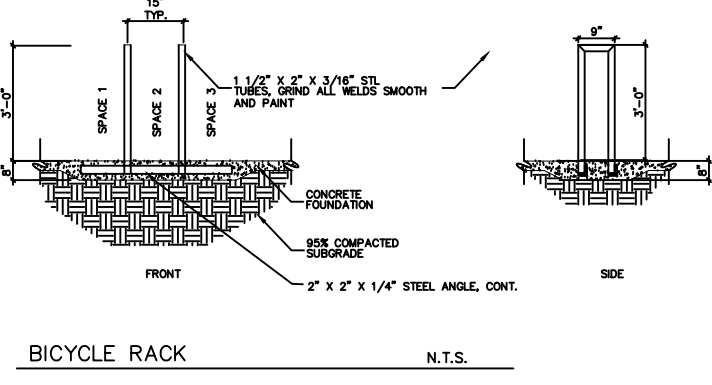
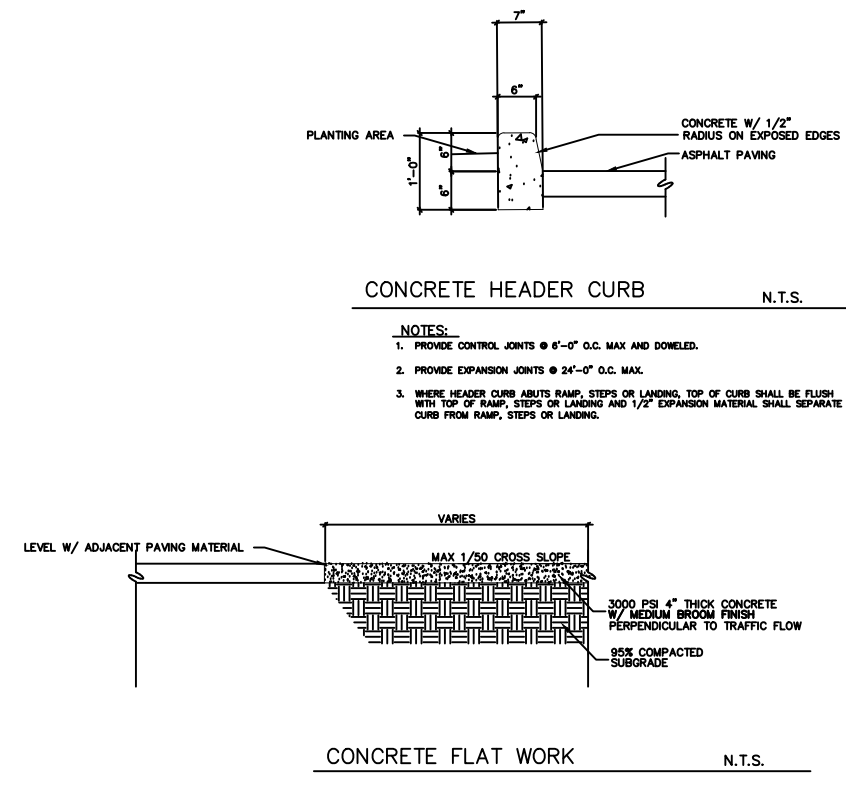


NOTE

ALLEY PAVING: CEMENT OF THE
IMPROVEMENTS TO BE CONSTRUCTION
AND CONSTRUCTION SHALL BE
AND ANY OTHER IMPROVEMENTS TO BE
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AND ANY OTHER IMPROVEMENTS TO BE



VICINITY MAP - ZONE ATLAS K-14



SITE DETAILS N.T.S.

CONTACT INFO

CLIENT
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ARCHITECT OF RECORD
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GENERAL CONTRACTOR
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(505) 818-0806

STATE OF NEW MEXICO
MICHELLE
ALLISON
NO. 004989
REGISTERED PROFESSIONAL ARCHITECT
JAN 4, 2024

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED &
VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE
THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE
RESPONSIBILITY OF THE CONTRACTOR AND OWNER

BROADWAY APARTMENTS
314 BROADWAY SE
ALBUQUERQUE, NEW MEXICO 87102

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO.
TCL
DATE:
1/4/23