

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:

- 2015 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: OJO OOTHUNINGS HIGHLAND ADD
LOT SIZE: .1647 ACRES

ZONING

ZONING: MX-L, CPO - 3
MAIN STREET CORRIDOR AREA
1,320 FEET (1/4 MILE) OF PREMIUM TRANSIT STATION AREA
AREA OF CHANGE, ADJUTING 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-M5-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

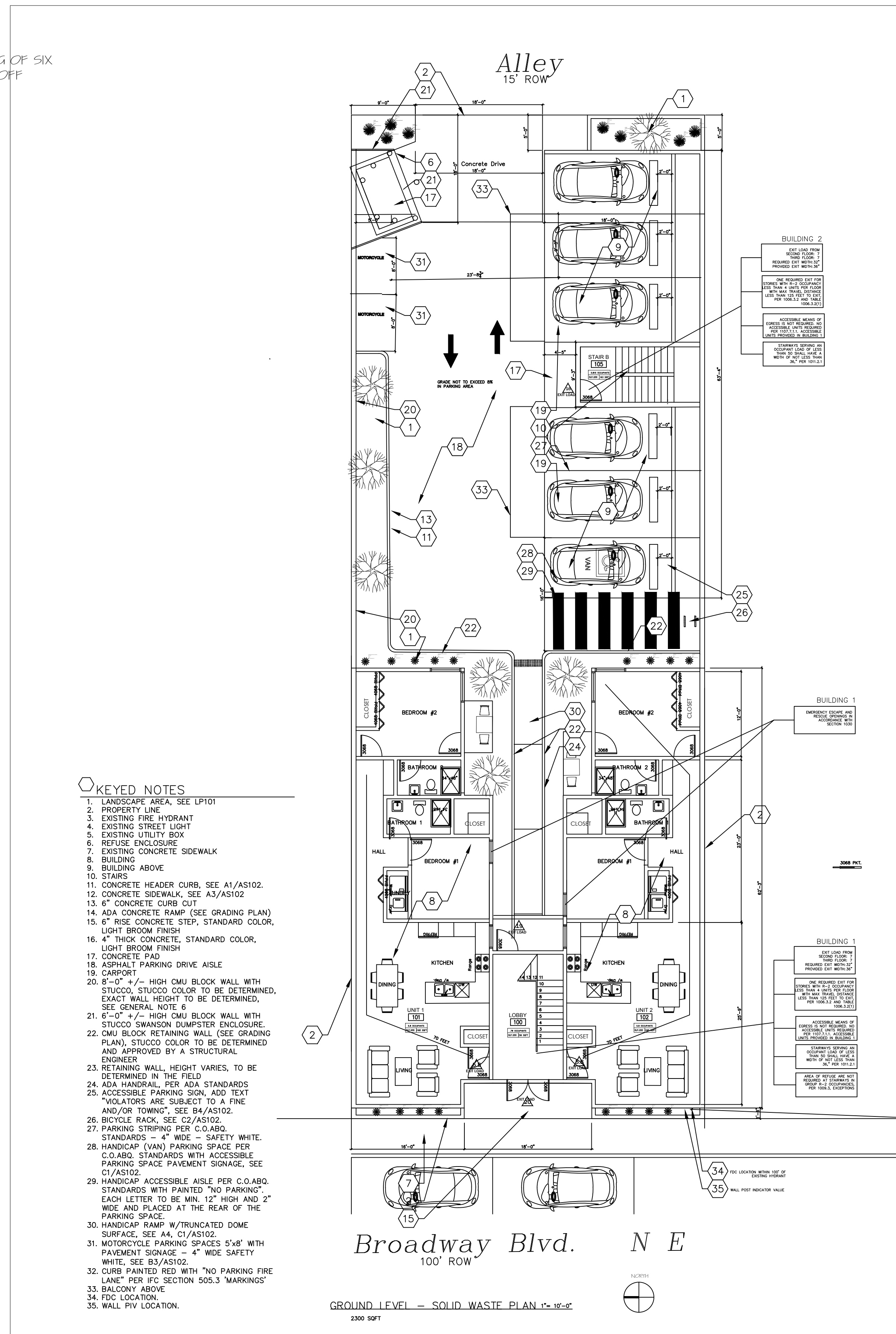
MOTORCYCLE PARKING PROVIDED: 1 SPACE

BICYCLE PARKING REQUIRED: 3 SPACES

BICYCLE PARKING PROVIDED: 3 SPACES

ADA SPACES REQUIRED: 1 VAN ACCESSIBLE

ADA SPACES PROVIDED: 1 VAN ACCESSIBLE

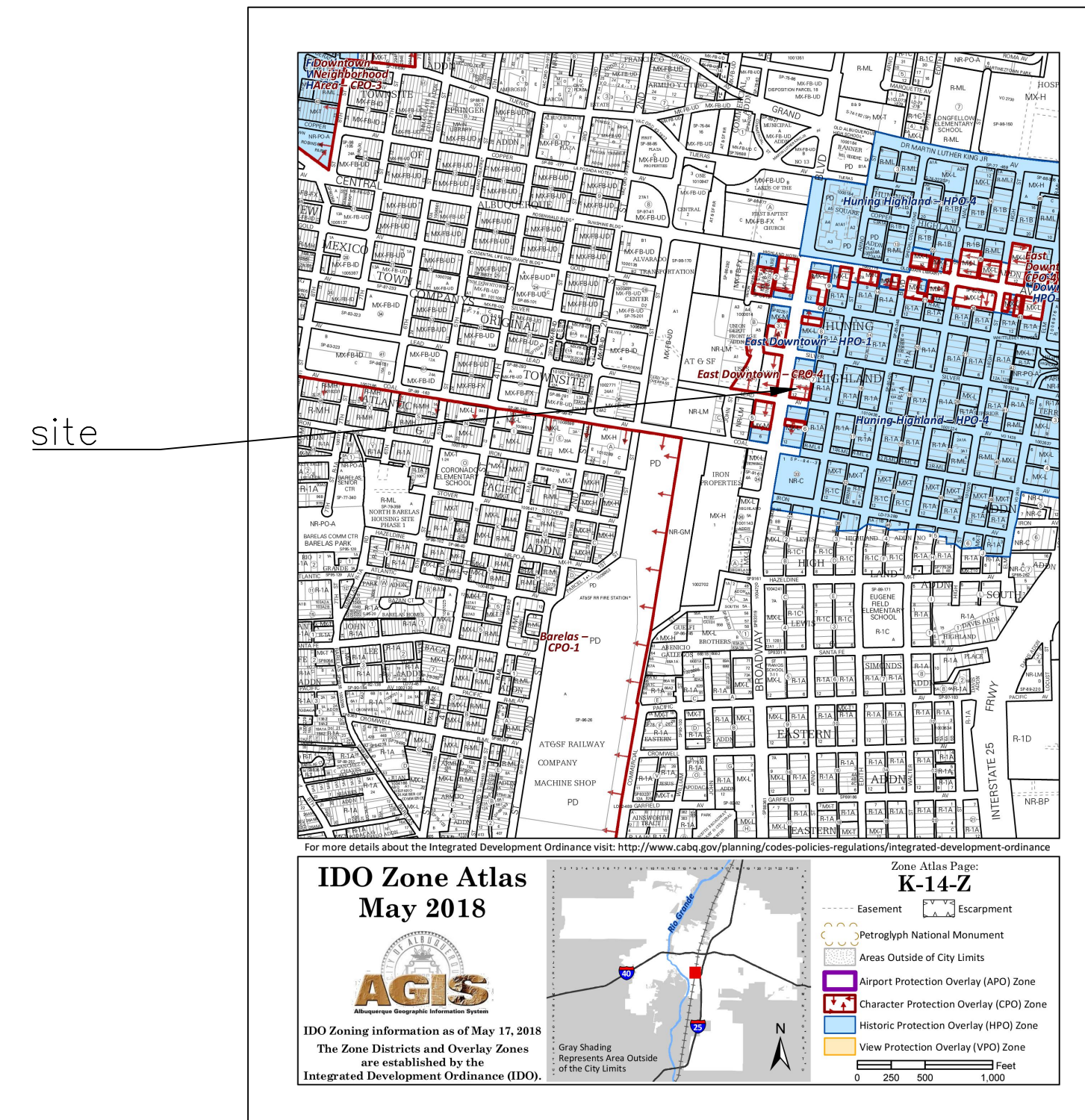


CONTACT INFO

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GENERAL CONTRACTOR
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VICINITY MAP - ZONE ATLAS K-14

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

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

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ALBUQUERQUE, NEW MEXICO 87102

REVISIONS

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PRELIM. SET

SHEET NO.
TCL
DATE:
9/26/23