

# 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: O10 007HUNINGS 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, 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

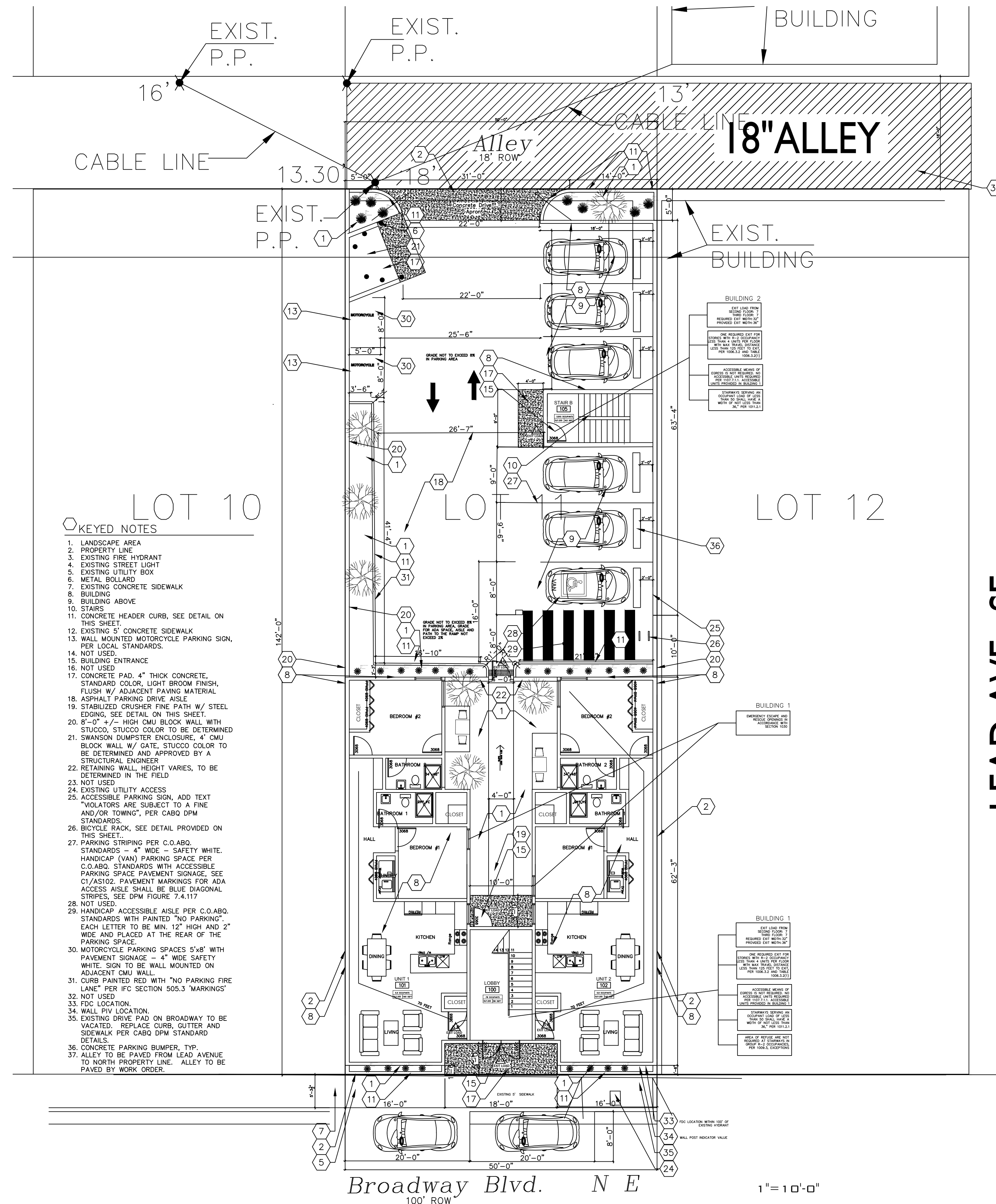
MOTORCYCLE PARKING PROVIDED: 1 SPACE

## BICYCLE PARKING REQUIRED: 3 SPACES

BICYCLE PARKING PROVIDED: 3 SPACES

## ADA SPACES REQUIRED: 1 VAN ACCESSIBLE

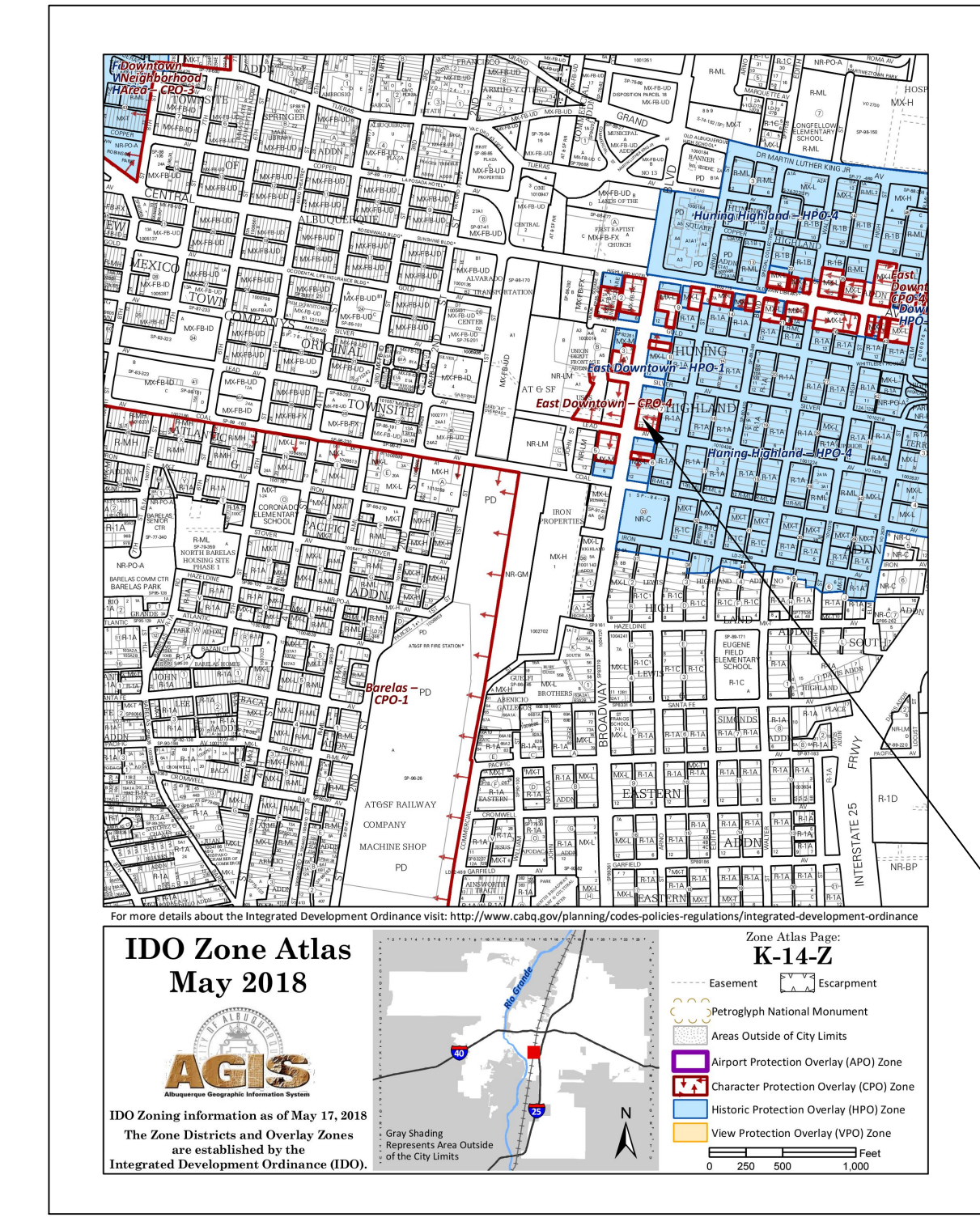
ADA SPACES PROVIDED: 1 VAN ACCESSIBLE



### KEYED NOTES

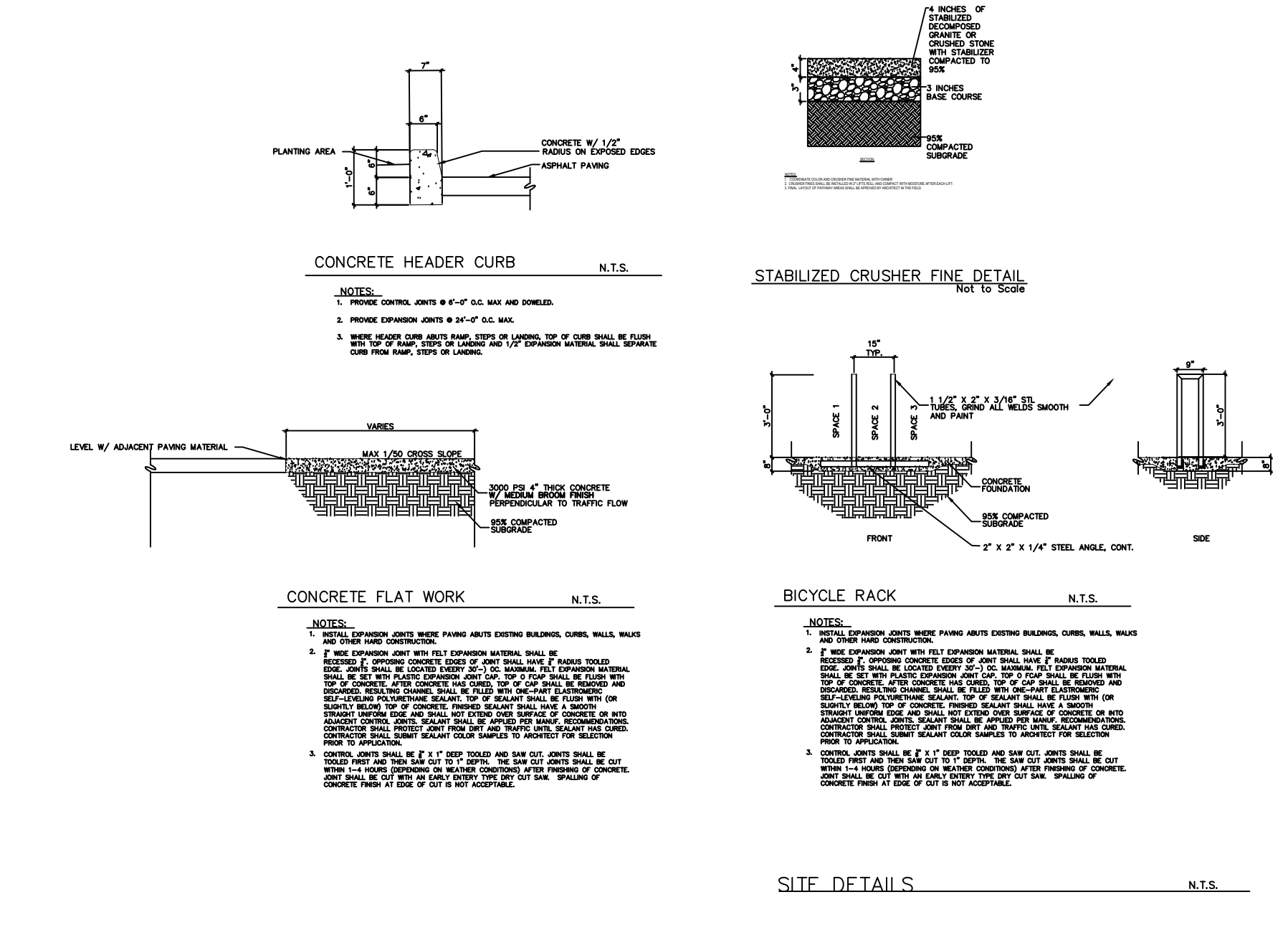
- LANDSCAPE AREA
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- METAL BOLLARD
- EXISTING CONCRETE SIDEWALK
- BUILDING
- BUILDING ABOVE
- STAIRS
- CONCRETE HEADER CURB, SEE DETAIL ON THIS SHEET.
- EXISTING 5" CONCRETE SIDEWALK
- WALL MOUNTED MOTORCYCLE PARKING SIGN, PER LOCAL STANDARDS.
- NOT USED
- BUILDING ENTRANCE
- NOT USED
- CONCRETE PAD, 4" THICK CONCRETE, STANDARD COLOR, LIGHT BROOM FINISH, FLUSH W/ ADJACENT PAVING MATERIAL.
- ASPHALT PARKING DRIVE AISLE
- STABILIZED CRUSHER FINE PATH W/ STEEL EDGING, SEE DETAIL ON THIS SHEET.
- 8'-0" x 7'-6" HIGH CMU BLOCK WALL WITH STUCCO, STUCCO COLOR TO BE DETERMINED
- SWANSON DUMPSTER ENCLOSURE, 4' CMU BLOCK WALL W/ GATE, STUCCO COLOR TO BE DETERMINED AND APPROVED BY A STRUCTURAL ENGINEER
- RETAINING WALL, HEIGHT VARIES, TO BE DETERMINED IN THE FIELD
- NOT USED
- EXISTING UTILITY ACCESS
- ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER CABQ DPM STANDARDS.
- BICYCLE RACK, SEE DETAIL PROVIDED ON THIS SHEET.
- PARKING STRIPING PER C.O.A.BQ. STANDARDS - 4" WIDE - SAFETY WHITE. HANDICAP (VAN) PARKING SPACE PER C.O.A.BQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, SEE C1/A5102. PAVEMENT MARKINGS FOR ADA ACCESS AISLE SHALL BE BLUE DIAGONAL STRIPES, SEE DPM FIGURE 7.4.117
- NOT USED
- HANDICAP ACCESSIBLE AISLE PER C.O.A.BQ. STANDARDS WITH PAINTED "NO PARKING", EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
- MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE - 4" WIDE SAFETY WHITE. SIGN TO BE WALL MOUNTED ON ADJACENT CMU WALL.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 "MARKINGS"
- NOT USED
- FDC LOCATION.
- WALL PIV LOCATION.
- EXISTING DRIVE PAD ON BROADWAY TO BE VACATED. REPLACE CURB, GUTTER AND SIDEWALK PER CABQ DPM STANDARD DETAILS.
- CONCRETE PARKING BUMPER, TYP.
- ALLEY TO BE PAVED FROM LEAD AVENUE TO NORTH PROPERTY LINE. ALLEY TO BE PAVED BY WORK ORDER.

Broadway Blvd. N E  
100' ROW  
1" = 10'-0"



VICINITY MAP - ZONE ATLAS K-14

LEAD AVE., SE



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DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

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

BROADWAY APARTMENTS  
314 BROADWAY SE  
ALBUQUERQUE, NEW MEXICO 87102

REVISIONS I.D.	DESCRIPTION

DECEMBER 22, 2023



PRELIM. SET  
SHEET NO.  
TCL  
DATE:  
9/26/23