

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: O1O OOTHUNINGS 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, 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-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

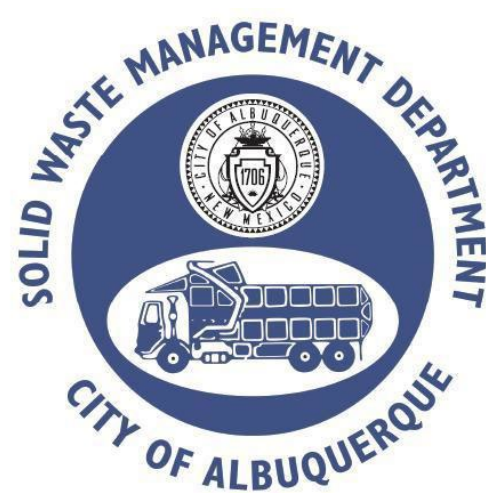
ADA SPACES REQUIRED: 1 VAN ACCESSIBLE

ADA SPACES PROVIDED: 1 VAN ACCESSIBLE

NOTE: OWNER IS WORKING WITH
CODE ENFORCEMENT TO CLEAR
VEGETATION AND FENCING IN ALLEY
ROW.

NOTE: PROVIDE A SMOOTH SURFACE
(CONCRETE) TO ROLL DUMPSTER
FROM TRASH ENCLOSURE TO THE
ALLEY A MINIMUM OF 8 FEET WIDE
AND 5 FEET LONG

See Solid Waste Notes



Approved for access by the Solid Waste Department.

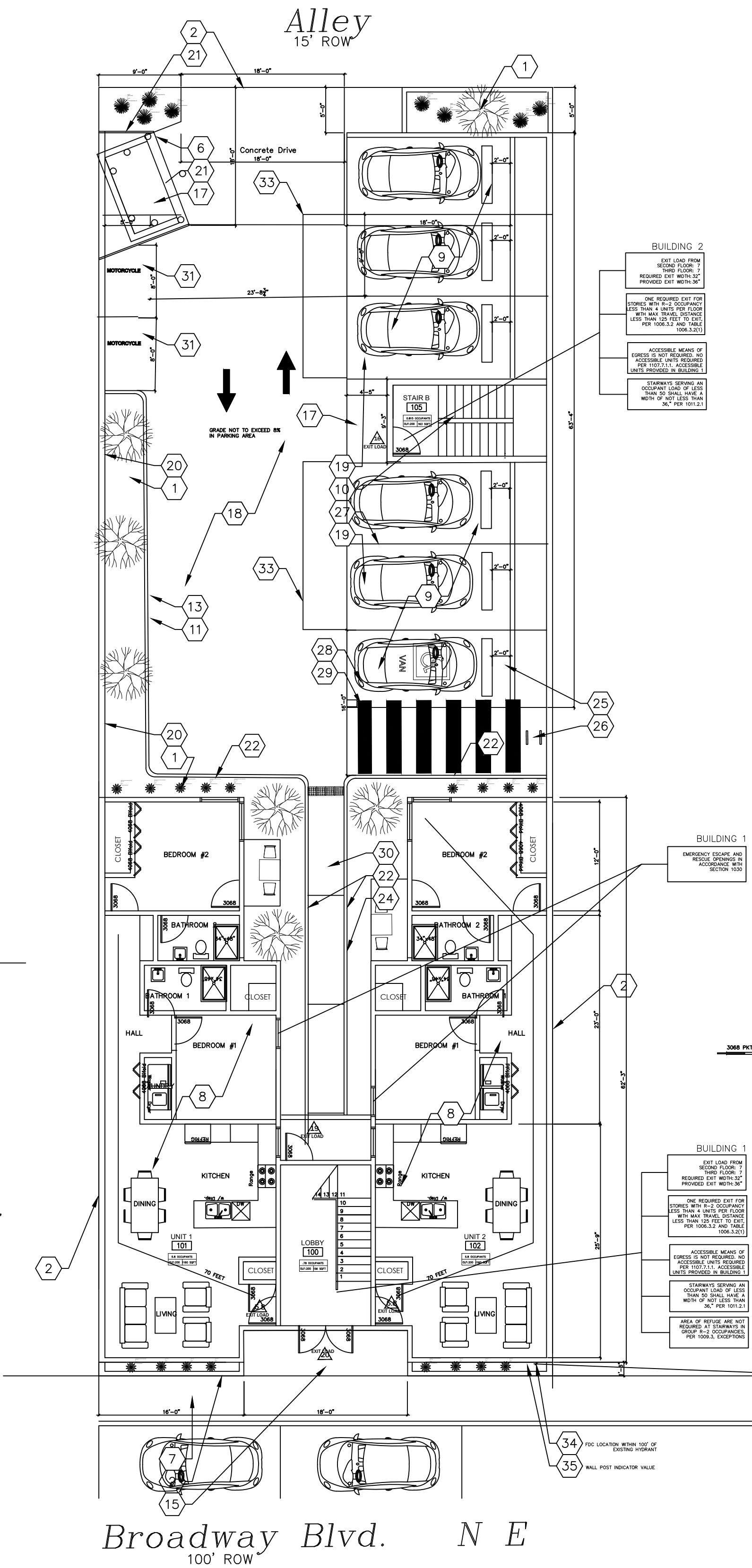
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.

Reviewer: *Herman Gallagos*

Date: 09-26-23

KEYED NOTES

1. LANDSCAPE AREA, SEE LP101
2. PROPERTY LINE
3. EXISTING FIRE HYDRANT
4. EXISTING STREET LIGHT
5. EXISTING UTILITY BOX
6. REFUSE ENCLOSURE
7. EXISTING CONCRETE SIDEWALK
8. BUILDING
9. BUILDING ABOVE
10. STAIRS
11. CONCRETE HEADER CURB, SEE A1/AS102.
12. CONCRETE SIDEWALK, SEE A3/AS102
13. 6" CONCRETE CURB CUT
14. ADA CONCRETE RAMP (SEE GRADING PLAN)
15. 6" RISE CONCRETE STEP, STANDARD COLOR, LIGHT BROOM FINISH
16. 4" THICK CONCRETE, STANDARD COLOR, LIGHT BROOM FINISH
17. CONCRETE PAD
18. ASPHALT PARKING DRIVE AISLE
19. CARPORT
20. 8'-0" +/- HIGH CMU BLOCK WALL WITH STUCCO, STUCCO COLOR TO BE DETERMINED, EXACT WALL HEIGHT TO BE DETERMINED, SEE GENERAL NOTE 6
21. 6'-0" +/- HIGH CMU BLOCK WALL WITH STUCCO SWANSON DUMPSTER ENCLOSURE.
22. CMU BLOCK RETAINING WALL (SEE GRADING PLAN), STUCCO COLOR TO BE DETERMINED AND APPROVED BY A STRUCTURAL ENGINEER
23. RETAINING WALL, HEIGHT VARIES, TO BE DETERMINED IN THE FIELD
24. ADA HANDRAIL, PER ADA STANDARDS
25. ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", SEE B4/AS102.
26. BICYCLE RACK, SEE C2/AS102.
27. PARKING STRIPING PER C.O.A.BQ. STANDARDS — 4" WIDE — SAFETY WHITE.
28. HANDICAP (VAN) PARKING SPACE PER C.O.A.BQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, SEE C1/AS102.
29. 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.
30. HANDICAP RAMP W/TRUNCATED DOME SURFACE, SEE A4, C1/AS102.
31. MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE — 4" WIDE SAFETY WHITE, SEE B3/AS102.
32. CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 "MARKINGS"
33. BALCONY ABOVE
34. FDC LOCATION
35. WALL PIV LOCATION.



GROUND LEVEL — SOLID WASTE PLAN 1"= 10'-0"

1"= 10'-0"



CONTACT INFO

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September 26, 2023



DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED &
VERIFIED FOR CORRECTNESS AND INTEGRITY OF THIS PROJECT IS THE
RESPONSIBILITY OF THE CONTRACTOR AND OWNER

SOLID WASTE

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ALBUQUERQUE, NEW MEXICO 87102

REVISIONS	TO	DESCRIPTION

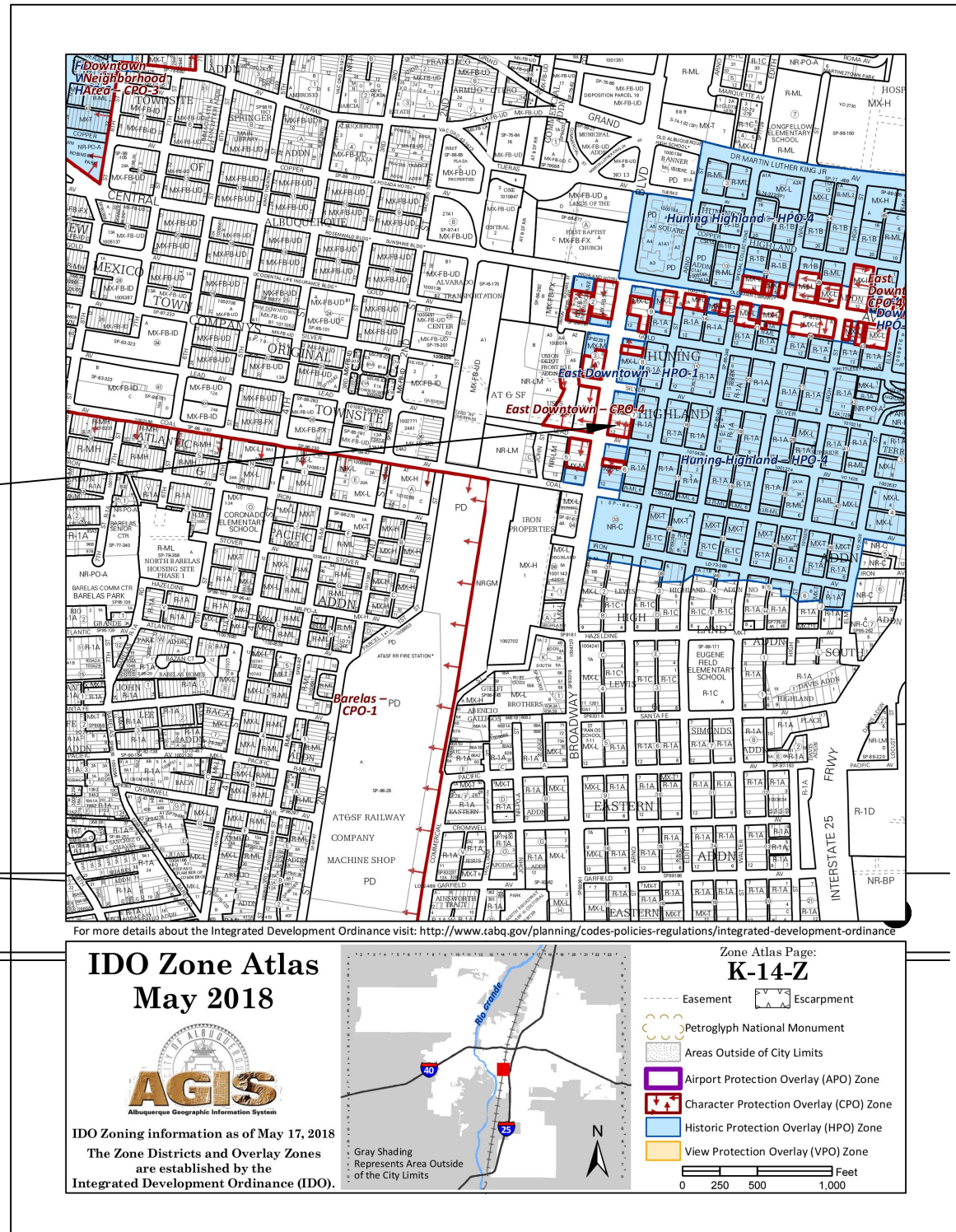
PRELIM. SET

SHEET NO.

SW

DATE:

7/14/23



VICINITY MAP - ZONE ATLAS K-14