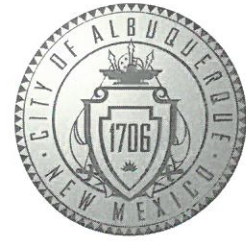


CITY OF ALBUQUERQUE



June 5, 2019

RBA Architecture Planning Design
Darby Miera
117 La Pasada De Anacleto, Corrales, NM 87048

Re: Cedar Apartments
541, 543, 545 Cedar SW. Albuquerque, NM 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp 03-05-2019 (K15-D062)

The TCL submittal received 06-05-2019 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

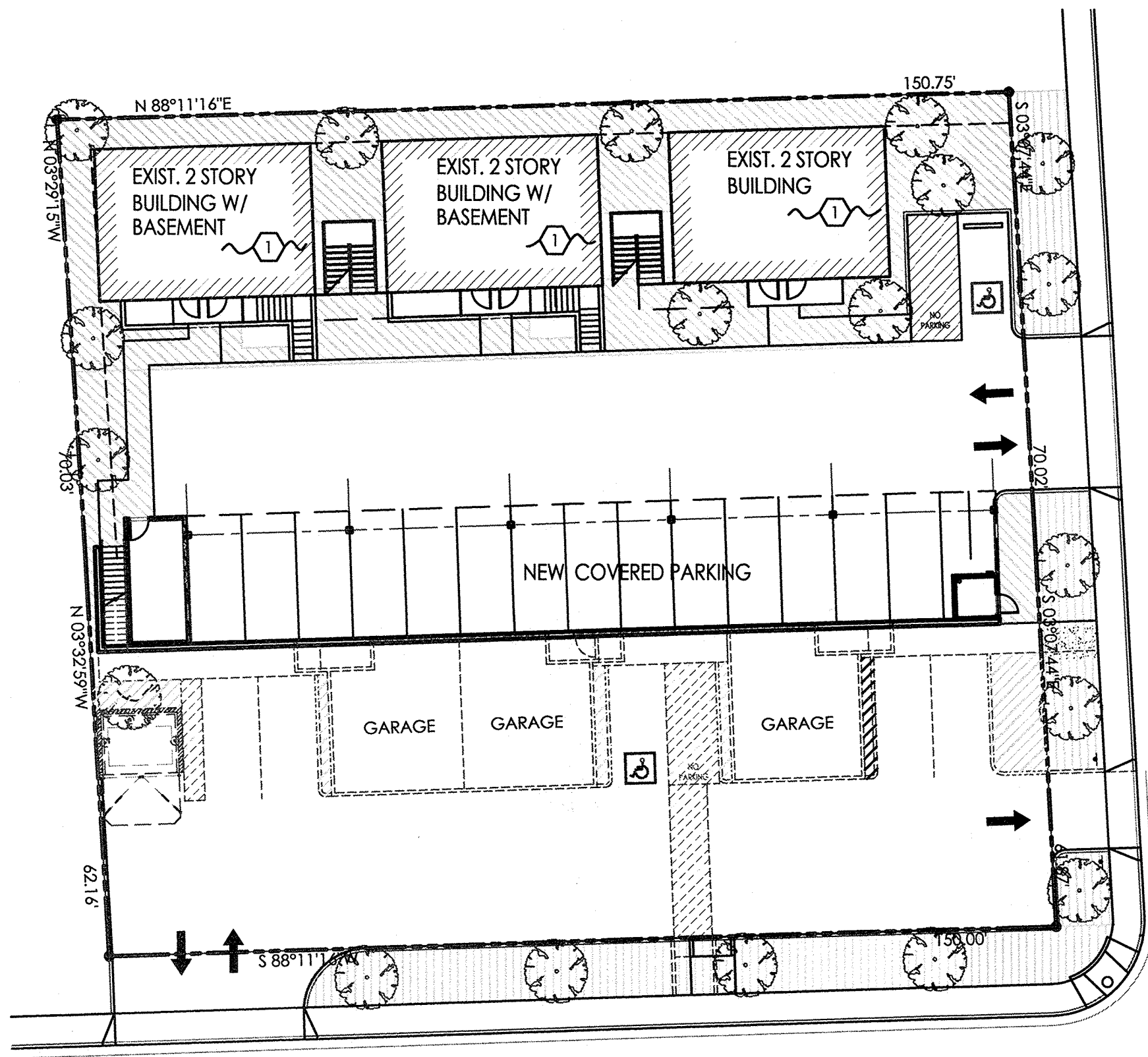
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM via: email
C: File



HAZELDINE AVENUE SE
60' R.O.W.

CEDAR STREET SE
60' R.O.W.

3 LANDSCAPE AREA PLAN

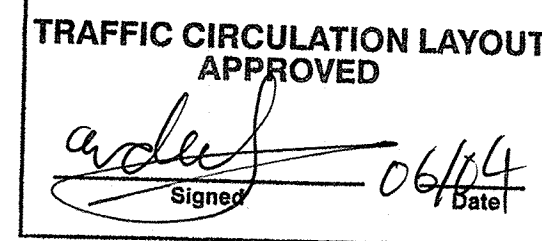
SCALE: 1"=20'-0"

PROJECT NARRATIVE

PROJECT CONSISTS OF ADDING NEW LAUNDRY ROOM AND NEW CARPORT WITH (3) NEW TWO BEDROOM, TWO BATH APARTMENTS OVER NEW CARPORT AND INSTALLING FIRE SPRINKLER SYSTEM AT NEW APARTMENTS AND CARPORT, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO FIRE MARSHALL FOR REVIEW AND APPROVAL.

DEMOLITION WORK TO BE DONE AT EXISTING BUILDINGS AND AT SITE, REF: SHEET A-0.0 FOR ADDITIONAL NOTES. REMOVAL OF EXIST. CONCRETE STAIRS UP TO EXIST. 2ND FLOOR AT BUILDINGS "B" AND "C". REMOVAL OF EXIST. CARPORT AND SMALL CMU BLOCK STORAGE BUILDING. NO INTERIOR WORK TO BE DONE TO INTERIOR OF EXIST. THREE BUILDING.

NEW WORK AT EXIST. THREE BUILDINGS TO INCLUDE INSTALLING NEW EXTERIOR WINDOWS, EXTERIOR DOORS, NEW STUCCO COLOR COAT, STEEL STAIR HANDRAILS, STEEL GUARDRAILS AND (2) NEW SETS OF STEEL FRAMED STAIRWAYS AND LANDINGS, REF: SHEET AS-1.0, A-0.0 AND A-0.1 FOR ADDITIONAL NOTES.



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

EXISTING LOT AREA	=19,842 SQ FT
EXISTING BLDG AREA	= 2,466 SQ FT
NEW BLDG AREA	= 7,736 SQ FT
TOTAL	= 30,044 SQ FT
19,842-7,736=12,106/15% =1,816 sq ft	
LANDSCAPE REQUIRED	= 1,816 SQ FT
LANDSCAPE PROVIDED	= 5,520 SQ FT

U.O.S. REQUIRED	
15 - 1 BDR. UNITS @ 200 SF EA = 3,000 SQ FT	
3 - 2 BDR. UNITS @ 250 SF EA = 750 SQ FT	
TOTAL	= 3,750 SQ FT

LEGEND U.O.S. PROVIDED	
LOWER SITE OPEN SPACE - 3,042 SF	
UPPER SITE OPEN SPACE - 385 SF	
OFFSITE LANDSCAPE - 1,890 SF	
TOTAL= 5,317 SQ FT	

PARKING REQUIREMENTS

CODE MXM	
PARKING REQUIRED:	
15 ONE BEDROOM @ 1.5 SPACES / UNIT = 23 SPACES	
3 TWO BEDROOM @ 2 SPACES / UNIT = 6 SPACES	
REQUIRED SPACES = 29 SPACES	
PARKING PROVIDED:	
LOWER LEVEL: 14 COVERED SPACES AT CARPORT	
1 HANDICAP SPACES (VAN)	
6 GARAGE AT SPACES	
UPPER LEVEL: 1 HANDICAP SPACE	
4 SPACES NEXT TO GARAGES	
TOTAL	26 SPACES
STREET PARKING - 4 SPACES	
TOTAL PARKING - 30 SPACES	
MOTORCYCLE SPACE = 2	

KEYED NOTES

- EXISTING BUILDING, REF: SHEET A-0.0 FOR DEMOLITION AND NEW WORK TO BE DONE.
- EXIST. CONC. STAIRS TO BASEMENT TO REMAIN, G.C. TO ADD NEW PAINTED STEEL HANDRAILS AND GUARDRAILS AS REQUIRED, REF: SHEET A-0.0 FOR DETAILS.
- EXIST. CONC. CURB AND GUTTER, G.C. TO PATCH AND REPAIR AS REQUIRED.
- EXIST. CONC. SIDEWALK, G.C. TO PATCH AND REPAIR AS REQUIRED.
- EXIST. FIRE HYDRANT.
- EXIST. ACCESSIBLE RAMP.
- NEW STEEL FRAMED STAIRS, REF: SHEET A-0.1 FOR DETAILS.
- NEW STEEL FRAMED LANDING, REF: SHEET A-0.1 FOR DETAILS.
- NEW 4" THICK CONCRETE SIDEWALK WITH CONC. TURNDOWN, TOP OF CONC. SIDEWALK AND ASPHALT PAVING TO BE FLUSH, REF: GRADING AND DRAINAGE PLAN.
- EXIST. POWER POLE.
- EXIST. LOT LINE TO BE VACATED
- REMOVE EXIST. CURB CUT, AND BUILD NEW CURB CUT AND DRIVE PAD PER C.O.A. STANDARD DRAWING 2425, REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- 6" HIGH CONCRETE CURB, REF: GRADING AND DRAINAGE PLAN.
- 2'-0" RADIUS.
- 10'-0" RADIUS.
- DUMPSTER ENCLOSURE, REF: AS-2.0.
- 6" THICK CONCRETE SLAB AND APRON AT DUMPSTER ENCLOSURE, REF: AS-2.0.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN AND GRADING AND DRAINAGE PLAN.
- 4" WIDE PAINTED PARKING STRIPE PER C.O.A. STANDARDS, REF: AS-2.0 FOR DETAILS.
- CONCRETE WHEEL STOP, TYPICAL.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, REF: AS-2.0 FOR DETAILS.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER C.O.A. STANDARDS, REF: AS-2.0/ C1 FOR DETAIL.
- "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES, (66-1-4.1.8 NMSA 1978).
- HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. REQUIREMENTS, REF: AS-2.0 FOR DETAILS.
- 6'-0" WIDE MIN. PEDESTRIAN PATH-WAY/SIDEWALK PER C.O.A. REQUIREMENTS.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.
- G.C. TO PROVIDE AND INSTALL AT FIRE RISER ROOM DOOR SIGNAGE STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION. NOTE: FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
- FIRE LANE, PAINT TOP AND SIDE OF CURB RED WITH "FIRE LANE" IN WHITE PAINT.
- PREMISE ID TO BE 12 INCH HIGH NUMERALS, 1" STROKE ON A CONTRASTING BACKGROUND.
- SAW CUT EXIST. CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD, BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2426, REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRED A WORK ORDER WITH DRC APPROVED PLANS.
- 24" TRUNCATED DOMES, REF: GRADING AND DRAINAGE PLANS.
- 2" THICK ASPHALT PAVING OVER BASE COURSE, TYP.
- TOP OF CONC. SIDEWALK AND ASPHALT PAVING TO BE FLUSH, TYP.
- 4" THICK CONC. SIDEWALK WITH 8" CONC. TURNDOWN.
- CONC. STAIRS, REF: GRADING AND DRAINAGE PLAN.
- BIKE RACK REF: DETAIL SHEET 3/AS-2.0
- EXIST. CITY WATER METER
- EXIST. EXTERIOR DOOR.
- NEW 2" WATER LINE TO EXISTING WATER METER.
- MOTORCYCLE PARKING SPACE SIGN FREE STANDING PER ZONING CODE.
- ONE WAY EXIT DESIGNATED SIGN.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGH REQUIREMENTS. THEREFORE, SIGNS, WALL, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURE FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- STREET PARKING SHOULD NOT INTERFERE THE CLEAR SIGHT TRIANGLE.

BUILDING "A", "B", "C" AREAS

EXIST. BUILDING "A" AREA:	822 S.F. (4 ONE BEDROOM UNITS)
EXIST. BUILDING "B" AREA:	822 S.F. (5 ONE BEDROOM UNITS)
EXIST. BUILDING "C" AREA:	822 S.F. (6 ONE BEDROOM UNITS)
TOTAL EXIST. BUILDING AREA:	2,466 S.F. (REF: SHEET A-0.0)

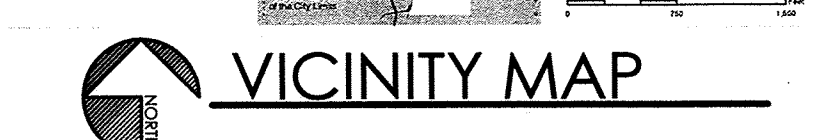
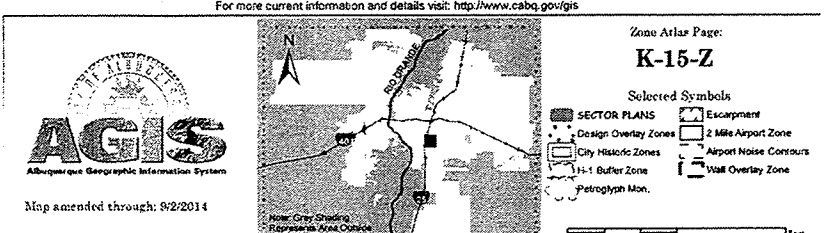
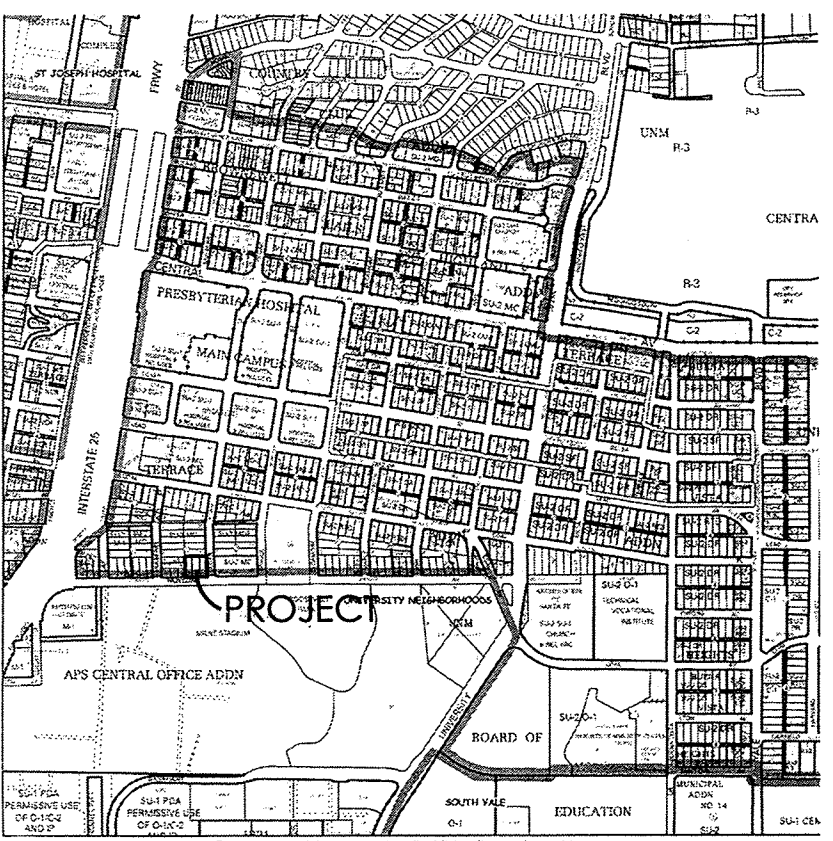
NEW LOWER LEVEL AREAS	
NEW LAUNDRY ROOM AREA:	197 S.F.
NEW CARPORT AREA:	2,667 S.F.
TOTAL NEW LOWER LEVEL AREA:	2,864 S.F.

NEW UPPER LEVEL APARTMENT AREAS	
TWO BEDROOM, 2 BATH AREA:	889 S.F.
TWO BEDROOM, 2 BATH AREA:	889 S.F.
TWO BEDROOM, 2 BATH AREA:	889 S.F.
TOTAL HEATED APARTMENT AREA:	2,667 S.F.
NEW DECK AREA:	197 S.F.
NEW GARAGE AREA:	401 S.F. x 6 = 2,406 S.F.
TOTAL UPPER LEVEL AREAS:	5,278 S.F.

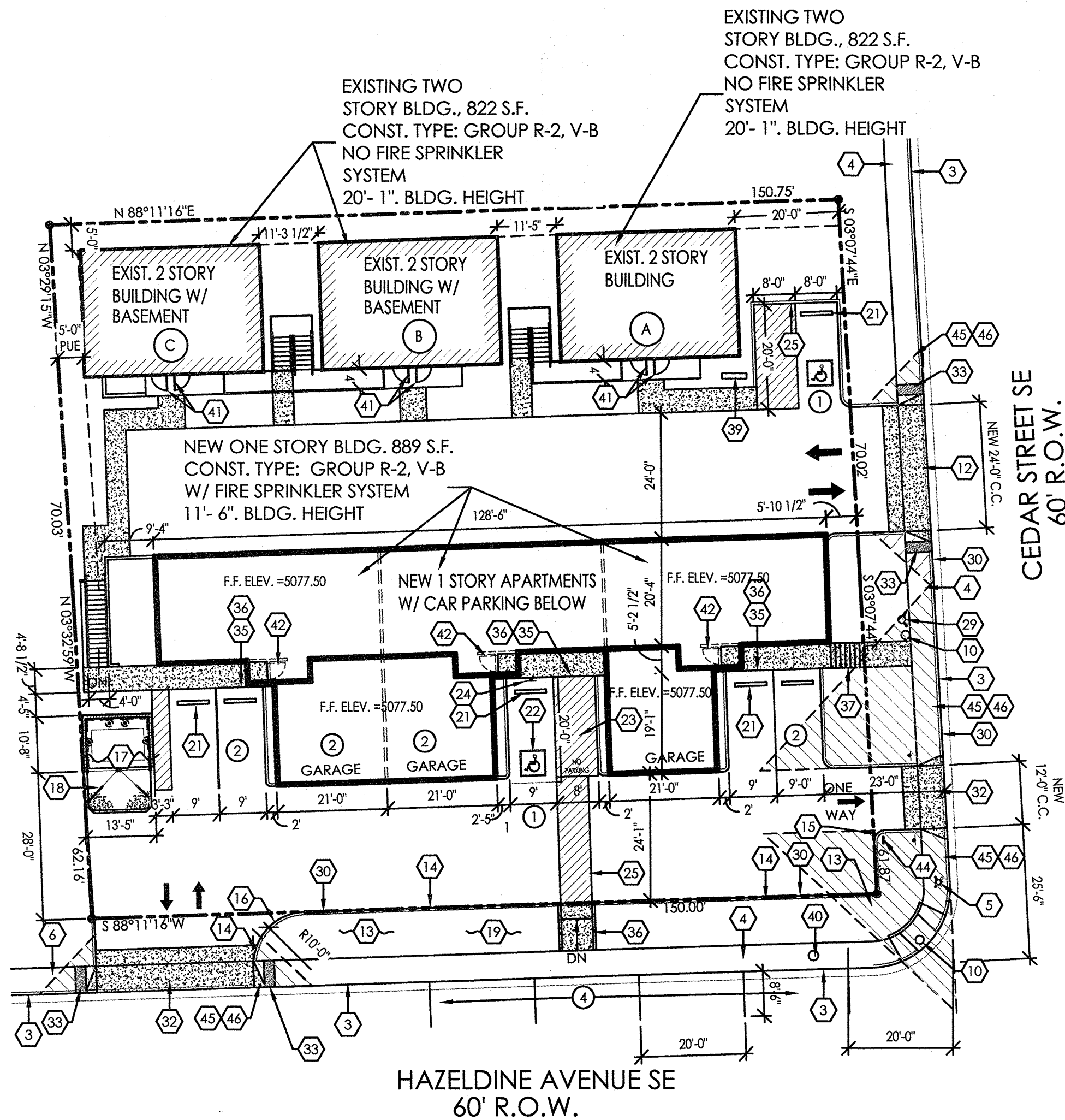
TOTAL EXIST. BUILDING AREA:	2,466 S.F.
TOTAL NEW LOWER/UPPER LEVEL AREA:	8,592 S.F.
11,058 S.F. - NEW CARPORT 2,667=8,391 S.F.	
TOTAL EXIST./NEW BUILDING FOOTPRINT = 2,466 + 2,864 + 2,406 + 2,667= 10,581 S.F.	

LEGAL DESCRIPTION

LOTS 9, 10 & 11, BLOCK 23 TERRACE ADDITION
541,543,545 CEDAR SE, ALBUQUERQUE NM



VICINITY MAP

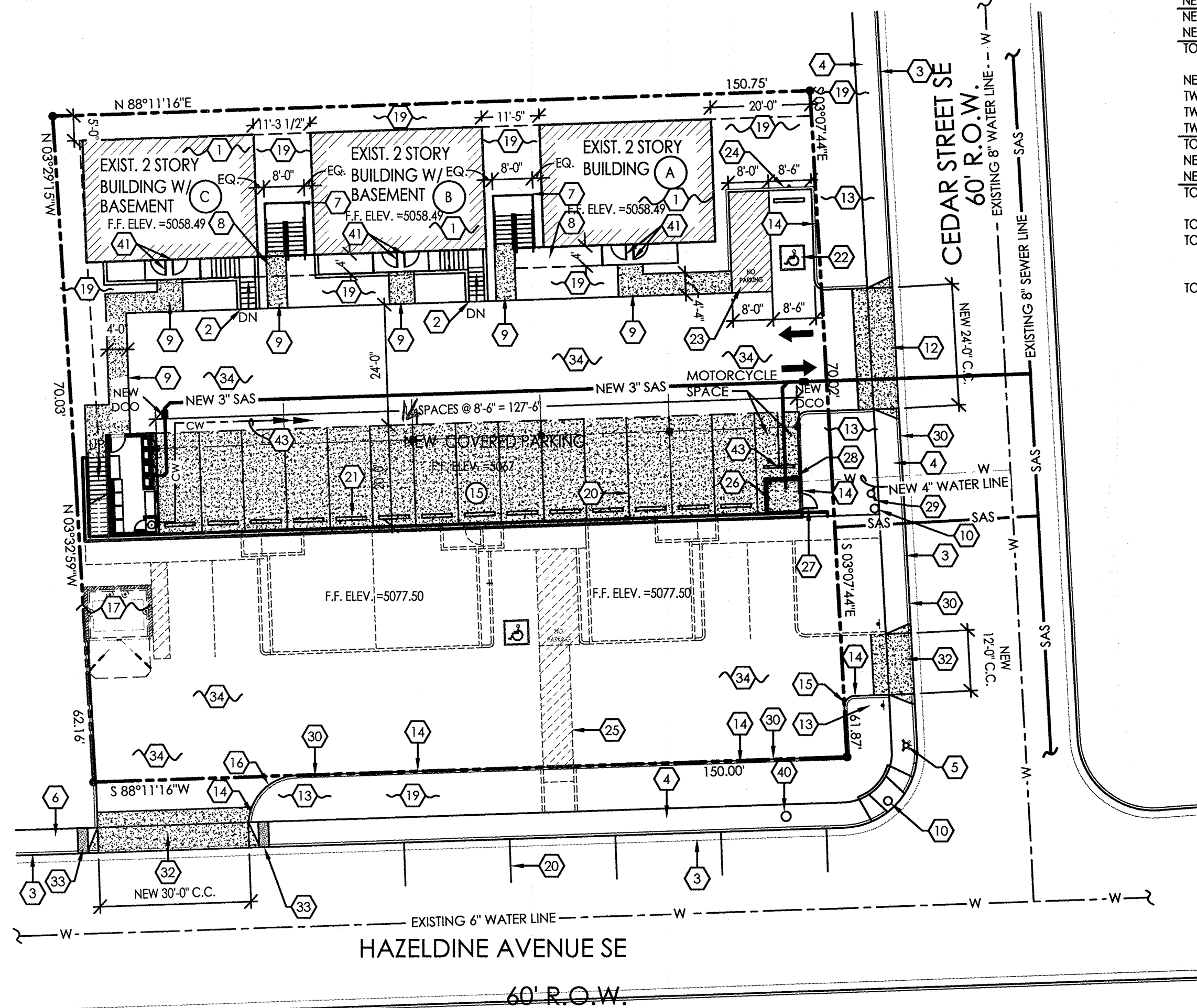


HAZELDINE AVENUE SE
60' R.O.W.

CEDAR STREET SE
60' R.O.W.

2 SITE PLAN - UPPER LEVEL

SCALE: 1"=20'-0"



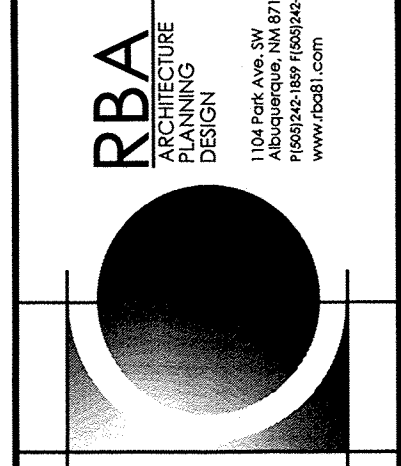
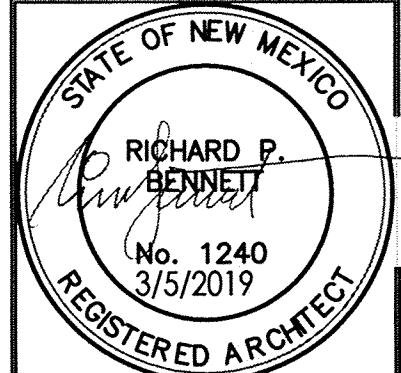
HAZELDINE AVENUE SE
60' R.O.W.

1 SITE PLAN - LOWER LEVEL

SCALE: 1"=20'-0"

CEDAR APARTMENTS
OVERALL SITE PLAN - LOWER / GROUND LEVEL
541,543,545 CEDAR SE, ALBUQUERQUE NM 87106
PROJECT #1761

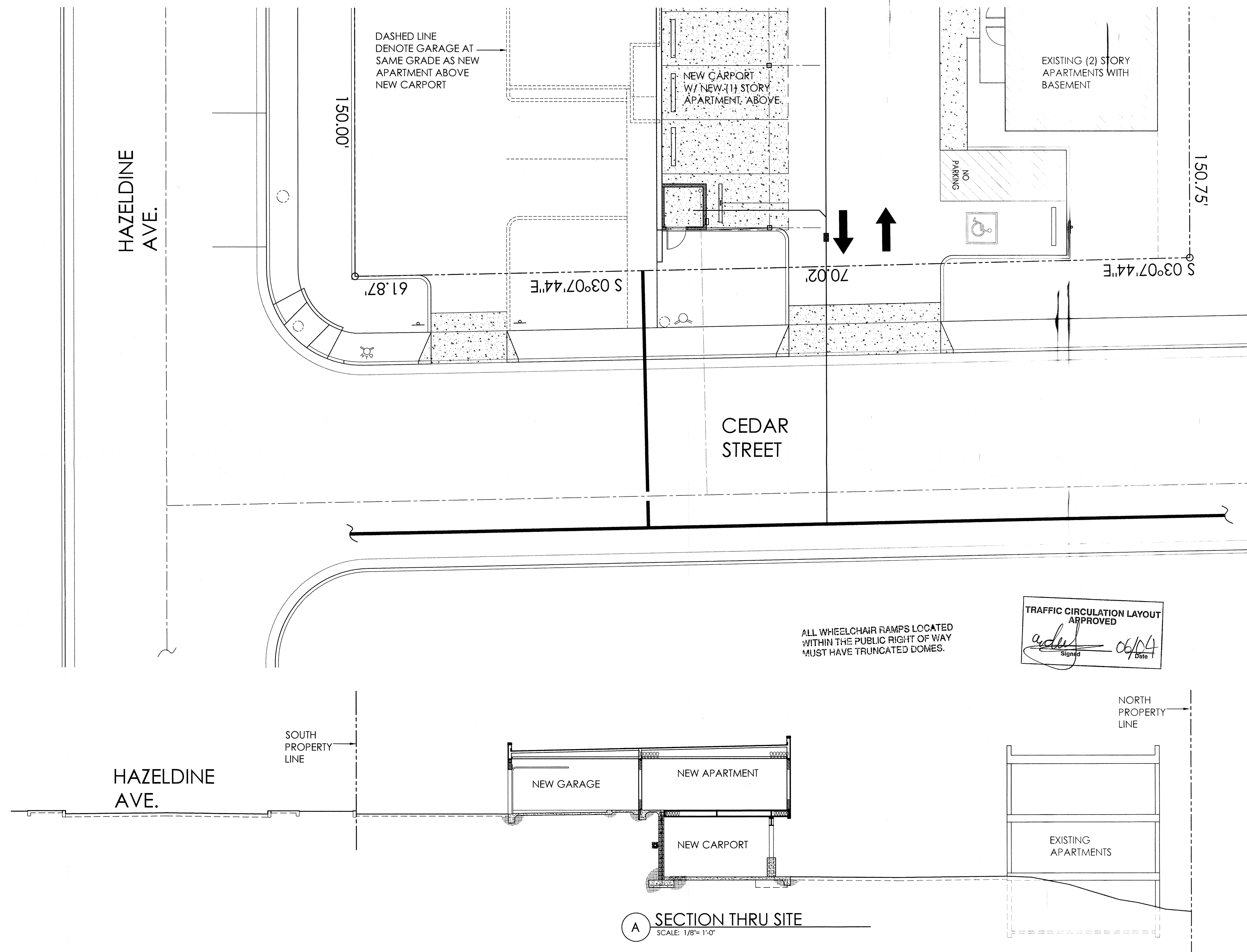
REVISION DATE



DATE
03-5-2019

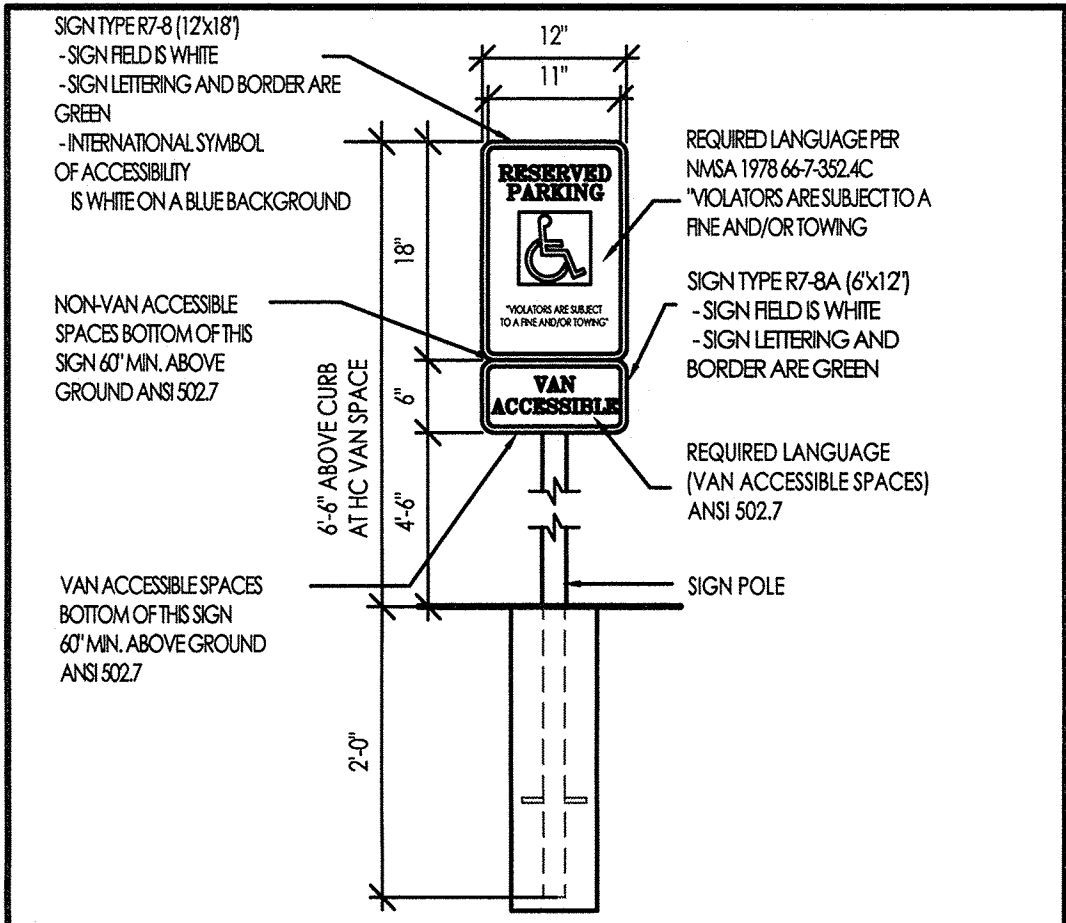
SHEET NUMBER

AS-1.0

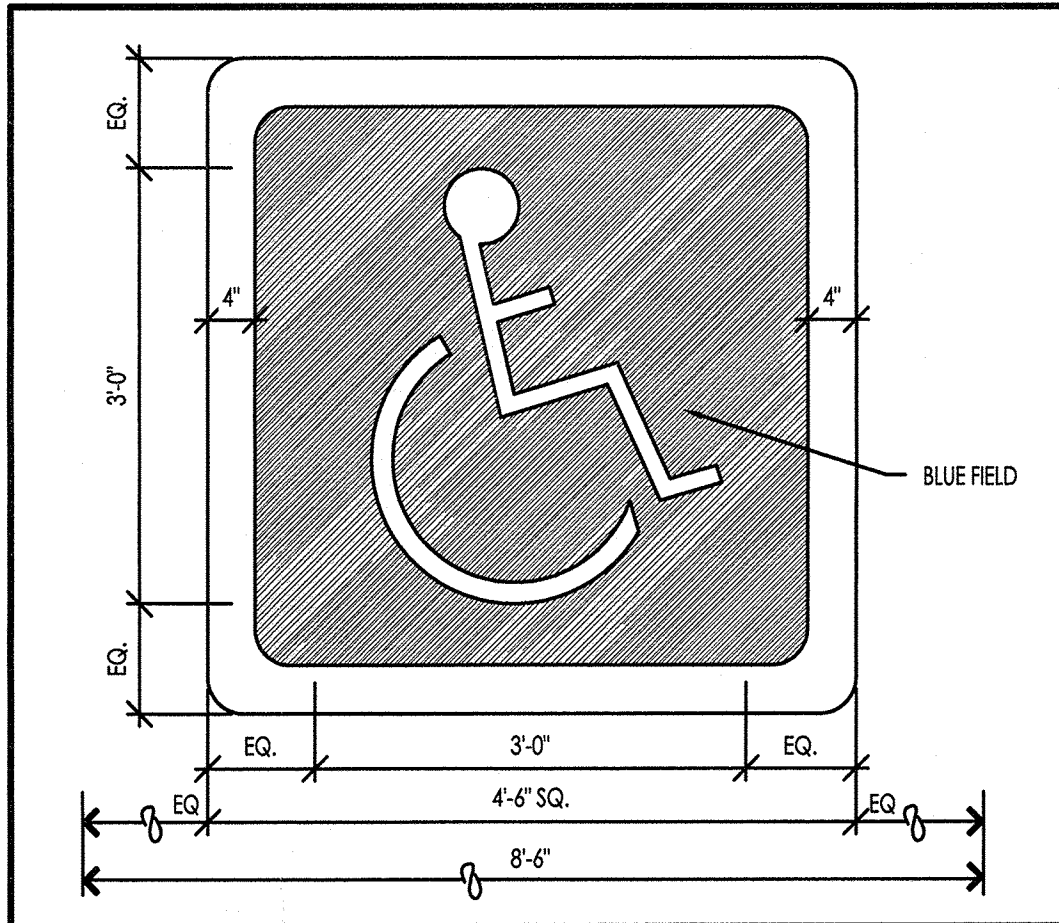


CEDAR APARTMENTS
SECTION THRU SITE
541,543,545 CEDAR SE, ALBUQUERQUE NM ALBUQUERQUE. NM 87106
PROJECT #1761

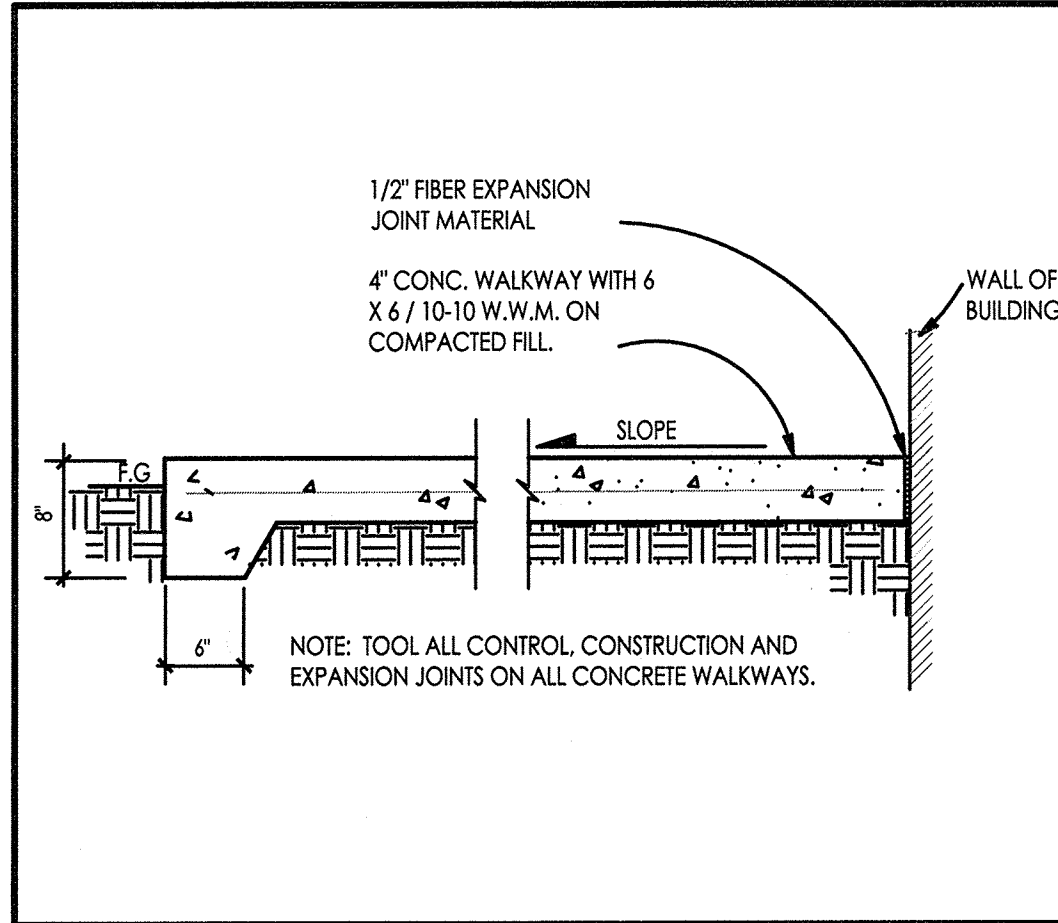
REVISION DATE
<div><div><div><div><div></div><div>STATE OF NEW MEXICO</div></div><div><div>RICHARD P. BENNETT</div><div>No. 1240</div></div><div><div>REGISTERED ARCHITECT</div><div><small>1704 First Ave. SW Albuquerque, NM 87102 www.rpbai.com</small></div></div></div></div></div>
<div><div><div>RBA</div><div>ARCHITECTURE</div><div>DESIGN</div></div><div></div></div>
DATE 05-07-2019
SHEET NUMBER AS-3.0



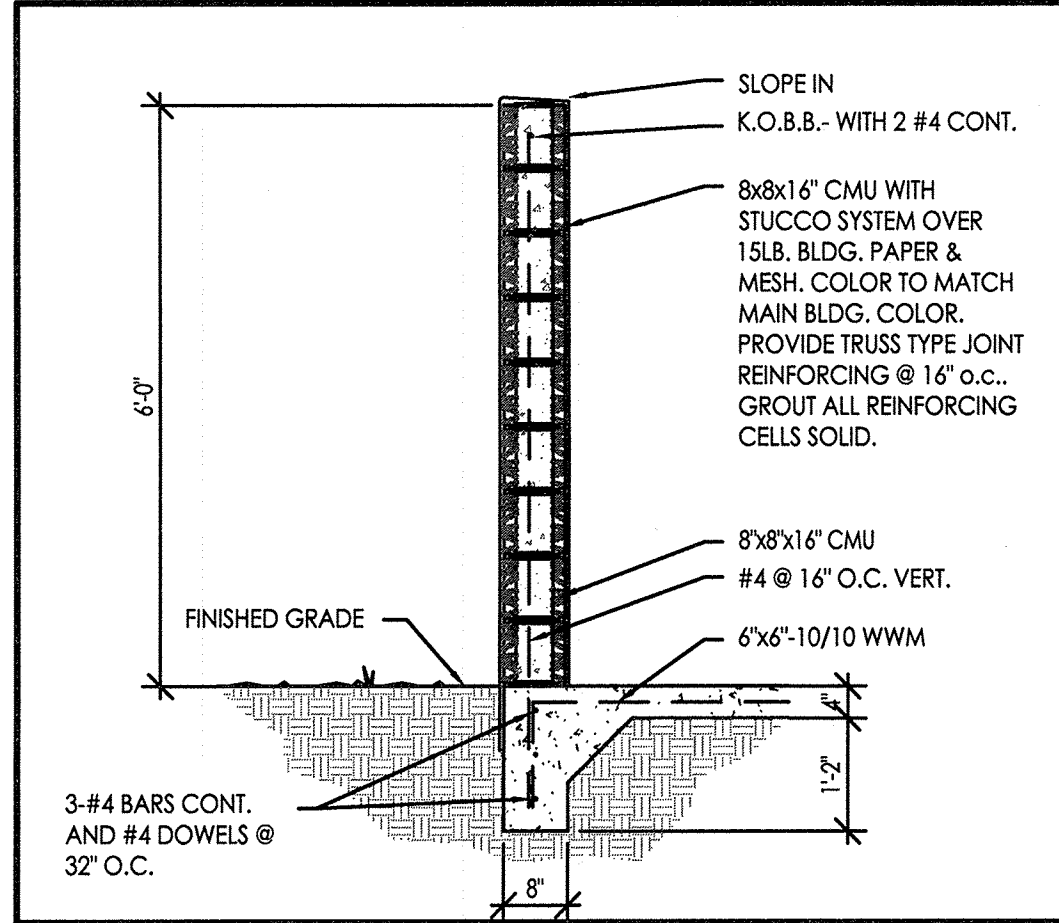
C1 HC PARKING SIGNAGE ELEVATIONS 3/4"=1'-0"



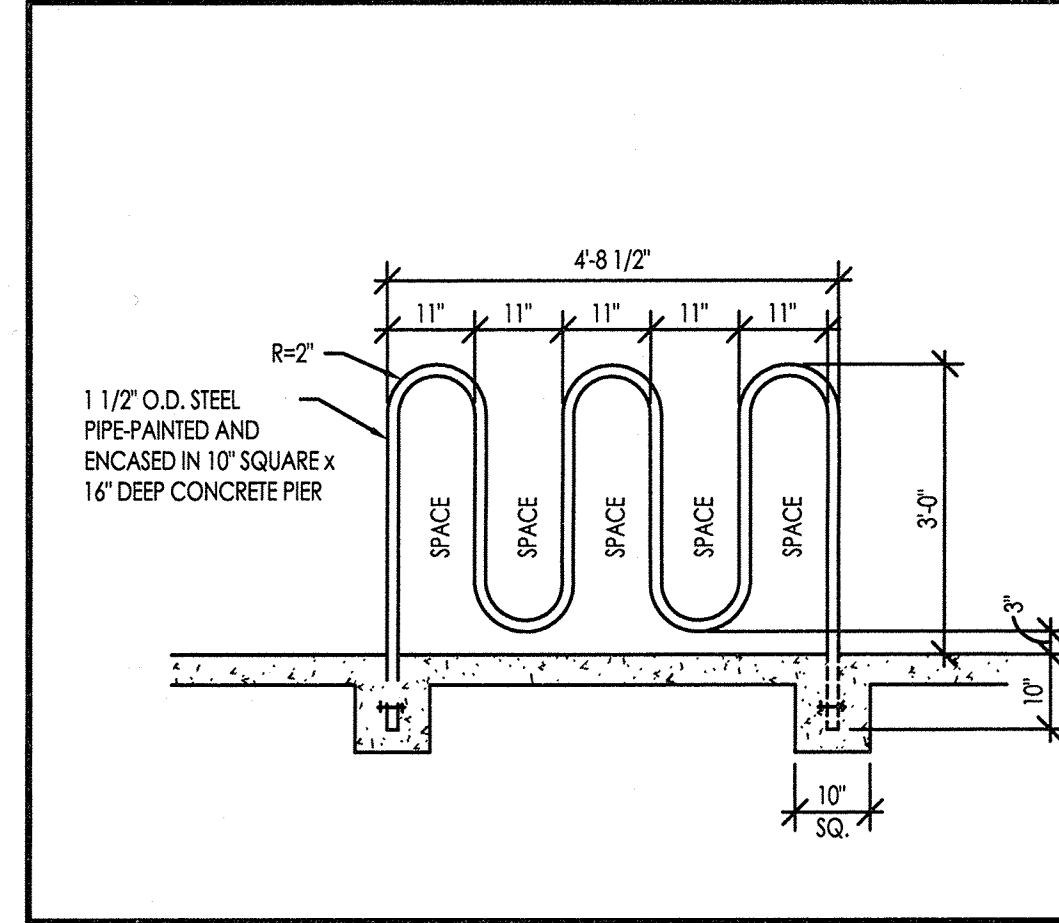
C2 HC PARKING MARKING PLAN 3/4"=1'-0"



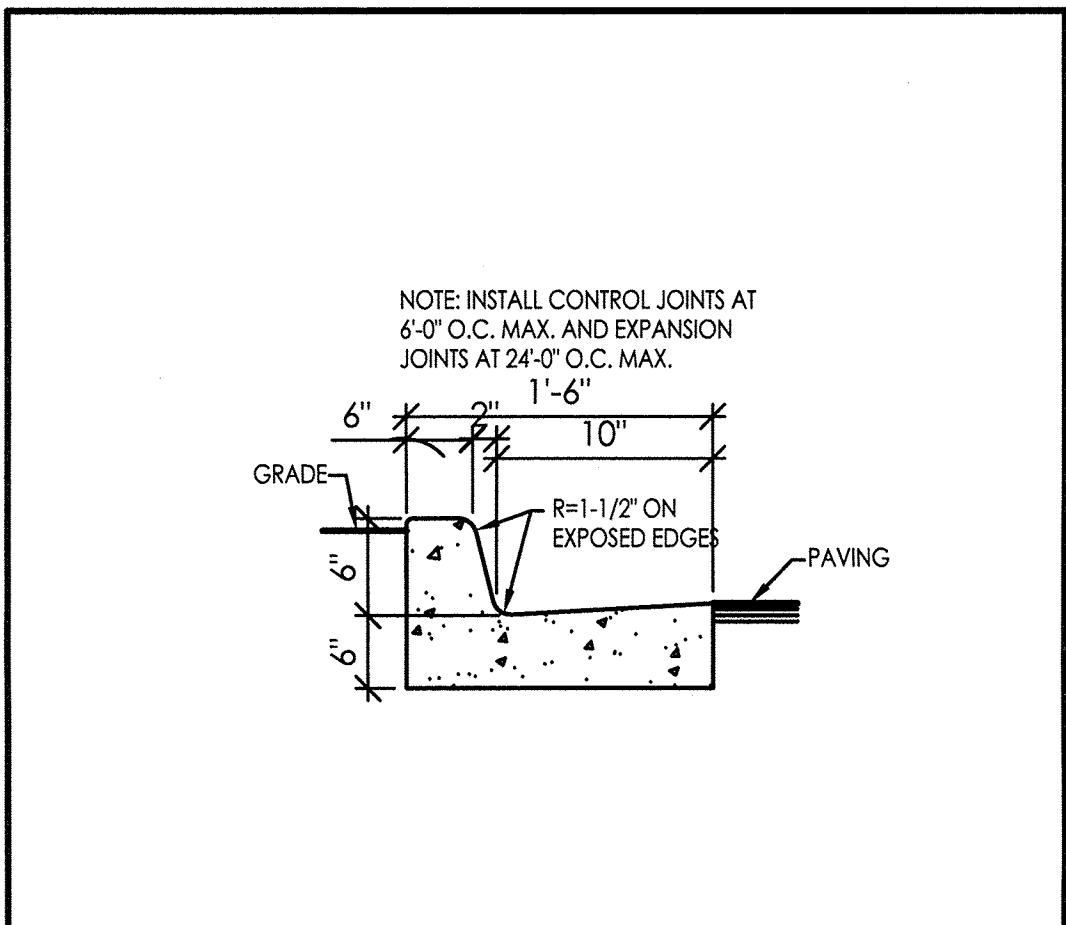
01 TYPICAL SIDEWALK DETAIL N.T.S.



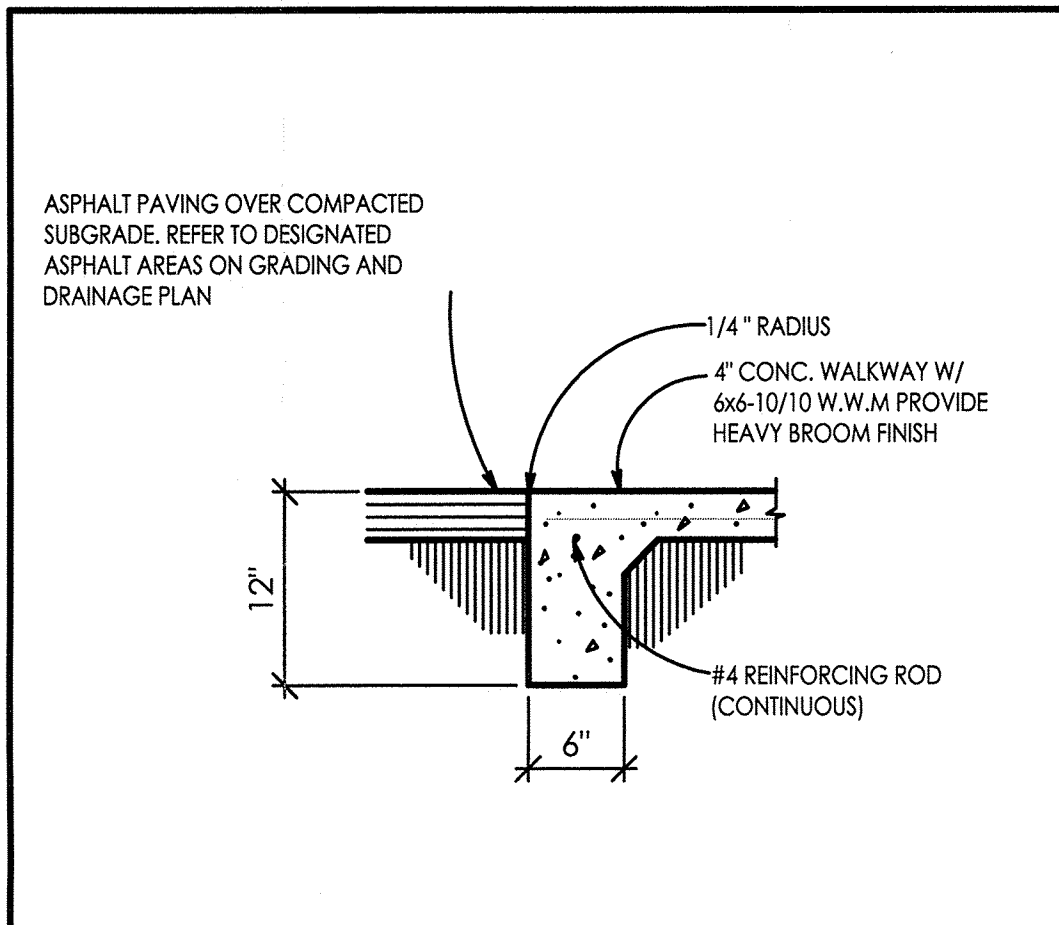
02 REFUSE ENCLOSURE SECTION 1/2"=1'-0"



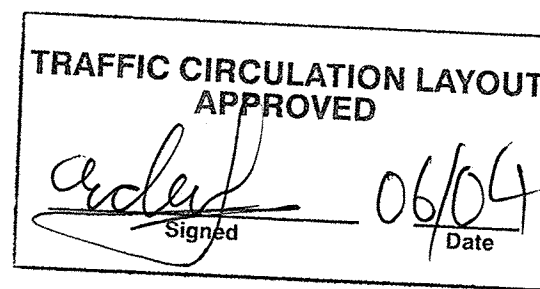
03 BIKE RACK ELEVATION 1/2"=1'-0"



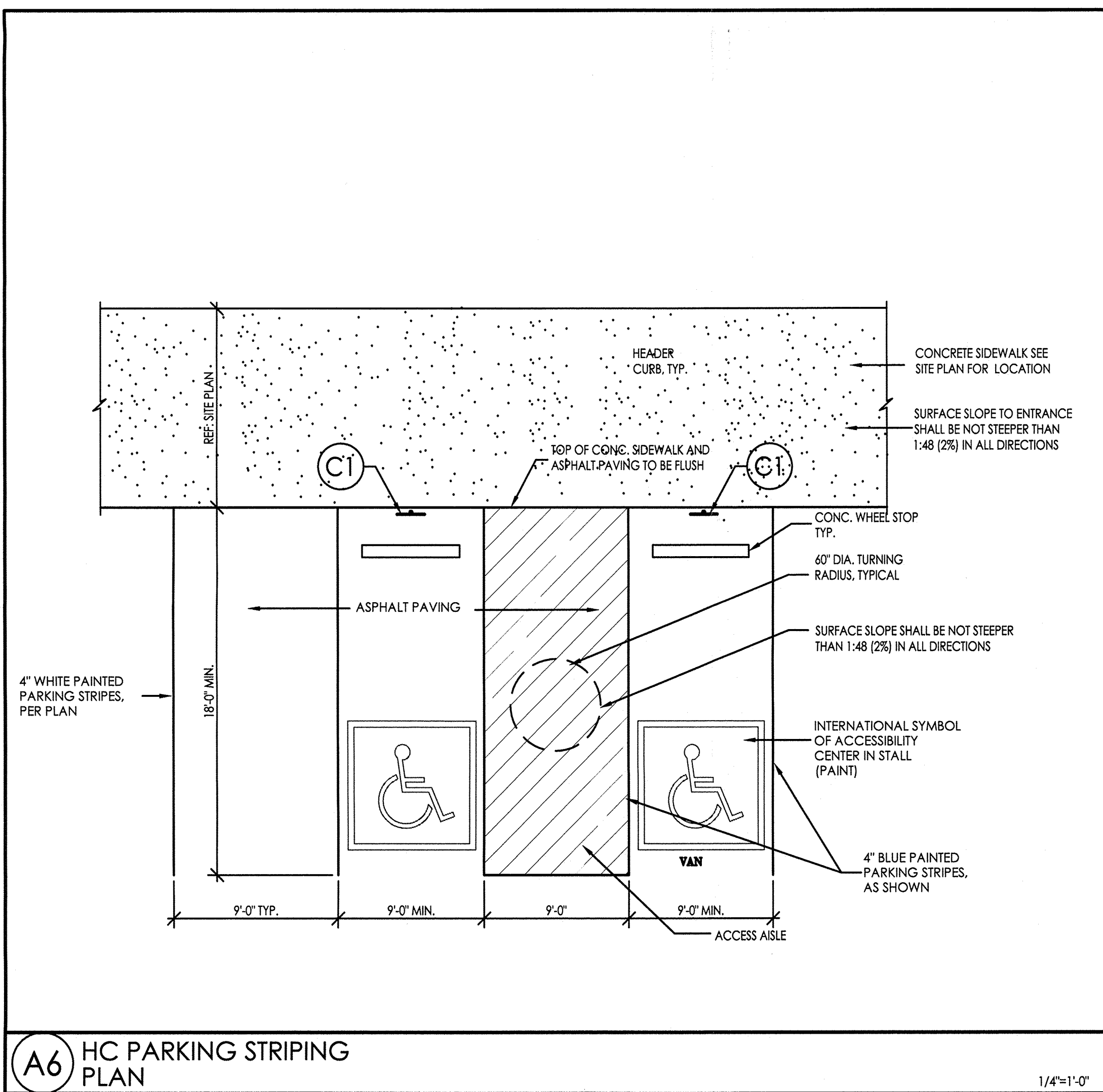
04 CONCRETE CURB & GUTTER DETAIL N.T.S.



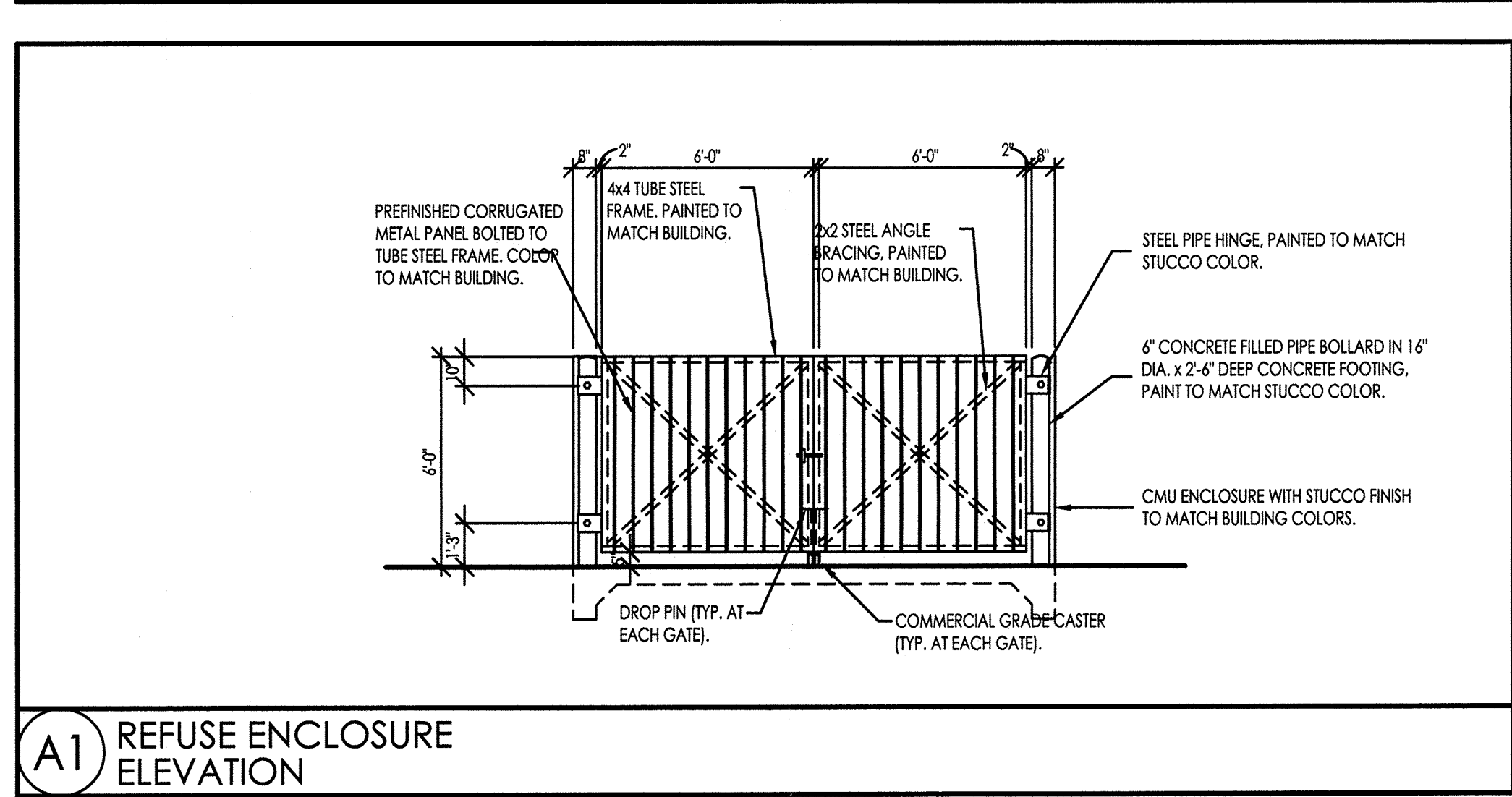
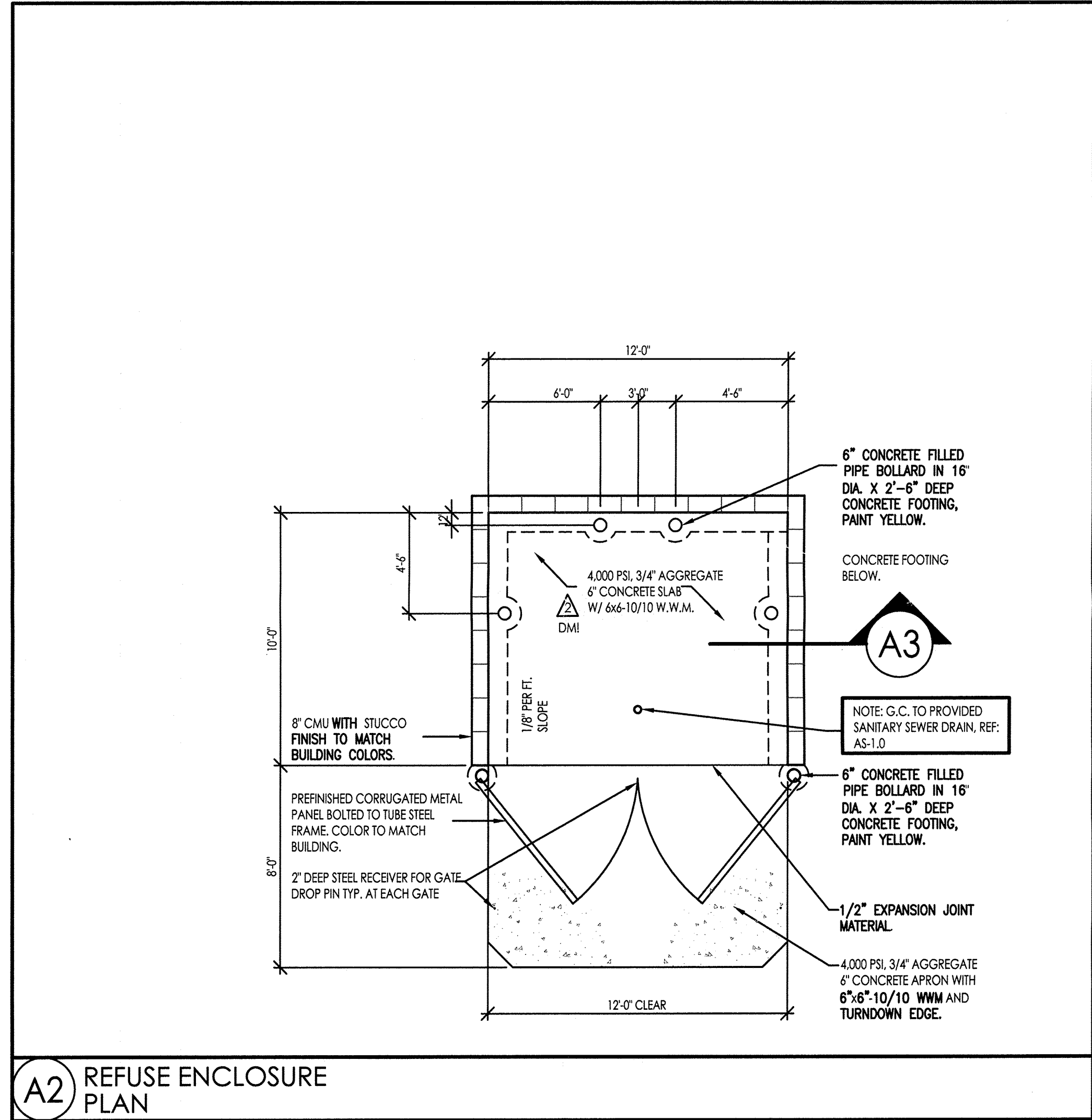
05 TYPICAL CONCRETE CURB & SIDEWALK DETAIL N.T.S.



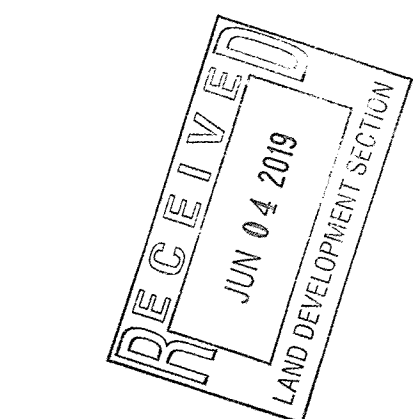
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



A6 HC PARKING STRIPING PLAN 1/4"=1'-0"



A1 REFUSE ENCLOSURE ELEVATION



CEDAR APARTMENTS
SITE DETAILS
HAZELINE AVE, S.E.
541,543,545 CEDAR SE, ALBUQUERQUE NM ALBUQUERQUE, NM 87106
PROJECT #1761

REVISION	DATE
1	

STATE OF NEW MEXICO

RICHARD P. BENNETT

No. 1240

3/5/2019

REGISTERED ARCHITECT

RBA ARCHITECTURE, P.C.

ARCHITECTURE

PLANNING

DESIGN

1000 New York Ave. SW

Albuquerque, NM 87102

Phone: 505.263.0248

www.rba.com

DATE	03-5-2019
SHEET NUMBER	AS-2.0