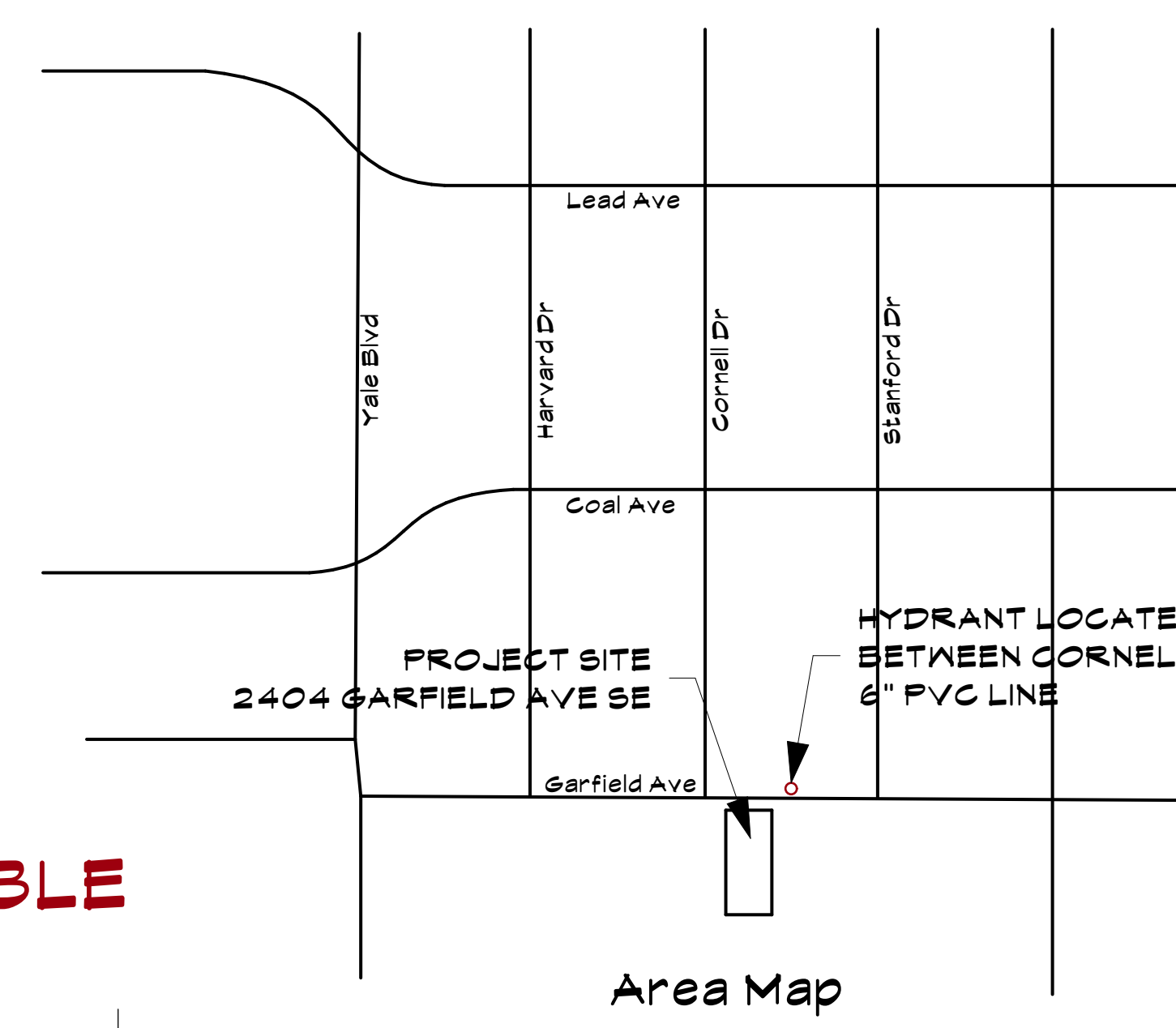


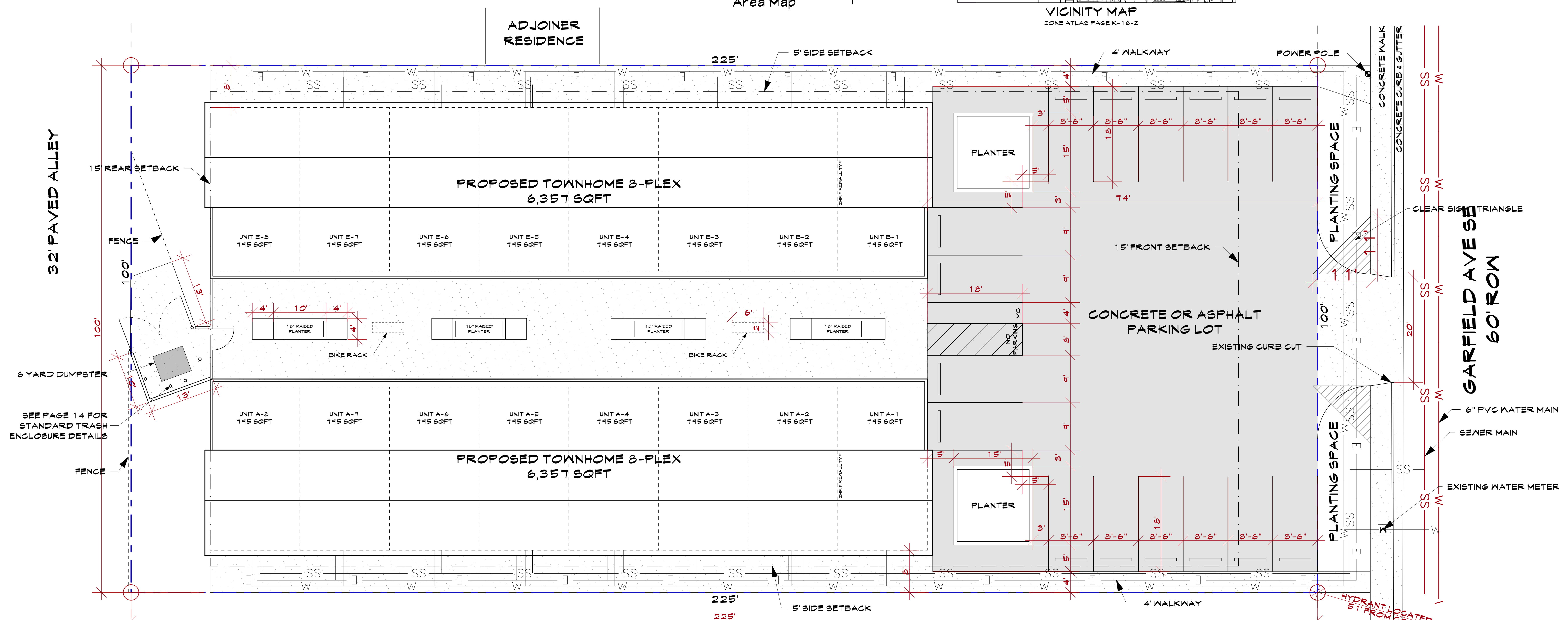
ADAM R. KING
NEW MEXICO
19852
8/25/24
PROFESSIONAL ENGINEER

THIS STAMP SPEAKS
ONLY FOR STRUCTURAL
ELEMENTS

KING
ENGINEERING
& DESIGN www.kingengineer.com



NO TOWNHOME UNITS ARE ADA ACCESSIBLE

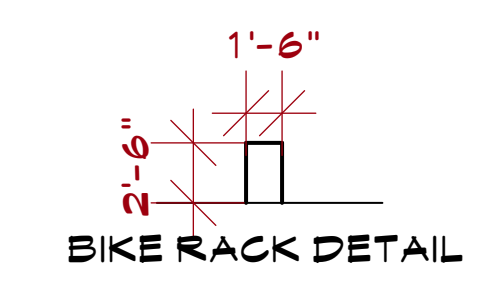


- SITE PLAN NOTES**
1. REFER TO GRADING AND DRAINAGE PLAN FOR FINISHED FLOOR AND LANDSCAPING GRADES
 2. 1 OFF STREET PARKING SPACE PER DWELLING UNIT REQUIRED PER TABLE 5-5-1 OF THE IDO. TOTAL REQUIRED PARKING = 16 SPACES
 3. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH THE SIDEWALK AND CURB & GUTTER. REFER TO THE CITY STANDARD DRAWINGS 2430 (SIDEWALK) 24 15 (CURB & GUTTER).
 5. PROVIDE ADA PARKING SPACES WITH SIGN PER 66-7-352.4C NMSA 1978 WHICH STATES "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PROVIDE ADA ACCESS AISLES WITH THE WORDS "NO PARKING" IN CAPITAL LETTERS. EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSEST TO WHERE THE ADJACENT VEHICLES REAR TIRE WOULD BE PLACED (66-1-4.1.B NMSA 1978). MOTORCYCLE PARKING SPACE SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED PER ZONING CODE
 6. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 7. BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
 8. TOTAL BUILDING HEIGHT = 22'-4"
 9. UNUSED CURB CUTS TO BE REPLACED WITH CURB & GUTTER PER CITY STANDARD 24 15A & 2430
 10. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 11. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARDS
 12. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED PER THE ZONING CODE

ADDRESS:
2404 GARFIELD AVE SE, 87106

LEGAL DESCRIPTION:
LOT SEVEN (7), BLOCK SIXTY-EIGHT (68) OF THE UNIVERSITY HEIGHTS

ZONING:
-REQUIRED PARKING SPACES PER IDO = 16
SPACES PROVIDED = 16
-REQUIRED MOTORCYCLE PARKING SPACES PER IDO = 1
SPACES PROVIDED = 1
-REQUIRED BICYCLE PARKING SPACES PER IDO = 2
SPACES PROVIDED = 2



HEATED FLOOR AREA:
TOTAL 16-FLEX FLOOR AREA = 12,714 SQ.FT.
INDIVIDUAL UNIT = 795 SQ. FT.