

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

**DEKKER
PERICH
SABATINI**

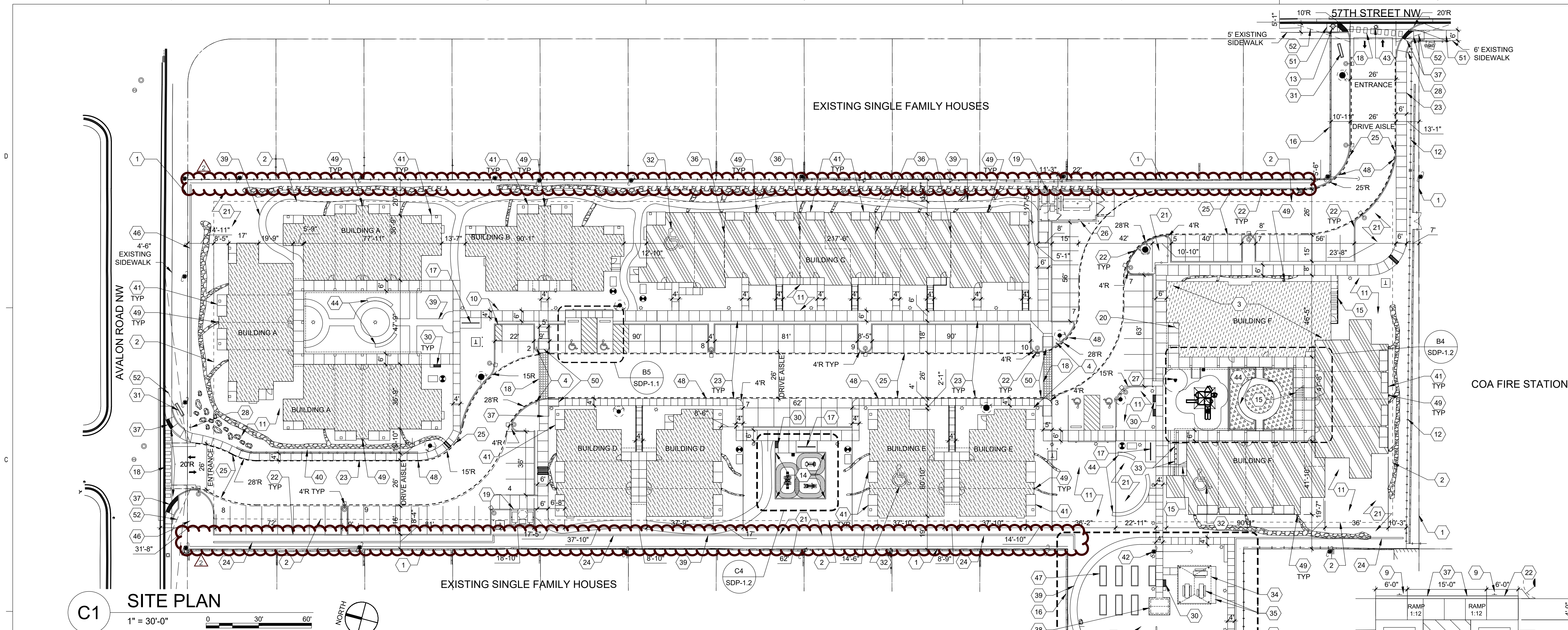
7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

SEAL

**DRB
SUBMITAL**
DECEMBER 11, 2015

PROJECT

GENERATIONS AT WEST MESA
57TH STREET AND CENTRAL AVE
ALBUQUERQUE, NM



C1 SITE PLAN
1" = 30'-0"
0 30' 60'

SITE DATA

SITE ADDRESS: 5710 57TH STREET NW, ALBUQUERQUE, NM

LEGAL DESCRIPTION: Tract c-8-B, Town of Atasco Grant, Airport Unit, as the same is shown on the plat thereof, filed Feb. 6, 2012, in Plat Book 2012C, Page 14, AND, Lots 5 and 6, Torres Addition, as the same is shown on the plat thereof, filed April 1, 1947, in volume, And, Vacated Portion, of Esperanza Drive, N.W. as the same is shown on the plat filed November 18, 1947, in Volume A1, Folio 60.

ACRES: 3.651 AC (159,037.56 SF)

DEVELOPMENT PLANS: WEST MESA SECTOR PLAN, AREA PLAN: WESTSIDE STRATEGIC PLAN

ZONING SUMMARY: ZONE CHANGE PROPOSED FROM R-1 TO SU-1 FOR R2 USES AND COMMUNITY CENTER

CONSTRUCTION TYPE: VB, FULLY SPRINKLERED

DENSITY: PERMITTED 30 DU PER AC, ACTUAL 14.8 DU PER AC, RE: UNIT DATA

FLOOR AREA RATIO: FAR OF 5 PERMITTED, FAR OF .31 ACTUAL, RE: BUILDING DATA

BUILDING SETBACKS:
15' FRONT SETBACK
10' SIDE SETBACK AT STREET SIDE
5' SIDE SETBACK AT INTERNAL PROPERTY LINE
15' REAR SETBACK

BUILDING HEIGHT: HEIGHT UP TO 26' PERMITTED AT ANY LEGAL LOCATION. HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - R.O.W. CENTERLINE SOLAR ACCESS PROTECTION, NORTHERN BOUNDARY MUST:
HEIGHT OVER 26' SHALL FALL WITHIN 45 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT SHALL NOT EXCEED 26' WITHIN 85' OF LOT ZONED FOR HOUSES

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
CENTRAL AVENUE AT 57TH STREET PROVIDES THE MAJOR SIGNALIZED ACCESS INTO THE GENERATIONS AT WEST MESA DEVELOPMENT. PRIMARY PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FROM AVALON ROAD NW. PEDESTRIAN INGRESS AND EGRESS IS ALSO AVAILABLE FROM THE COMMUNITY GARDEN ALONG 58TH STREET NW.

BIKEWAY AND TRAIL ACCESS
BIKEWAY ACCESS IS PROVIDED BY A BIKE WAY ON CENTRAL AVENUE, A BIKE PATH ON YUCCA DRIVE NW 3BLOCKS TO THE EAST OF THE SITE, AND ON BLUEWATER ROAD NW 1 BLOCK NORTH OF THE SITE.

TRANSIT ACCESS
CENTRAL BOULEVARD IS A DESIGNATED MAJOR TRANSIT CORRIDOR WITH REGULAR DAILY BUS ROUTES AND DAILY RAPID RIDE ROUTE.

UNIT DATA

QUANTITY	UNIT TYPE	BD/BA QUANTITY	GROSS SF	NEW NET SF PER UNIT	OPEN SPACE REQUIRED PER UNIT	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
1	1A Type "A"	180/18A	648.0	543.0	400	400	
23	1B	180/18A	648.0	543.0	400	9,200	
1	2A Type "A"	280/28A	884.0	768.0	500	500	
11	2B	280/28A	884.0	713.0	500	5,500	
2	2C Type "A"	280/28A	1,071.0	908.0	500	1,000	
8	2D	280/28A	908.0	778.0	500	4,000	
2	2E	280/28A	1,111.0	973.0	500	1,000	
6	3	380/38A	1,244.0	1,072.0	600	3,600	
54	TOTAL UNITS		45,252.0	38,061.0		25,200	58,600

SHEET KEYED NOTES

- PROPERTY LINE
- PROPERTY SETBACK
- COMMUNITY BUILDING, SEE BUILDING DATA BUILDING F
- PEDESTRIAN CROSSING SIGN, RE: SDP-1.2
- 8'-6" X 20' ADA PARKING STALL, RE: C3/SDP-1.2
- 8'-6" X 20' ADA VAN ACCESS AISLE, RE: C3/SDP-1.2
- 9'-4" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
- PAINTED ADA PAVEMENT SIGN
- POLE MOUNTED ADA SIGN, RE: B2/SDP-1.2
- TYPICAL MOTORCYCLE PARKING SPACE; 4'-0" X 8'-0", WITH POLE MOUNTED SIGNAGE, RE: B2/SDP-1.2
- LANDSCAPED AREA; RE: LANDSCAPE PLAN SHEET SDP-2.1
- METAL FENCE, EXISTING TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- ADULT OUTDOOR FITNESS EQUIPMENT
- EXTERIOR STAIR
- EXISTING MASONRY WALL TO REMAIN
- METAL BIKE RACK W/ CONCRETE SIDEWALK, PAINTED DARK GRAY, CAPACITY 10 BIKES PER RACK AREA, RE: A2/SDP-1.2
- ACCESSIBLE PEDESTRIAN CROSSWALK
- CONVENIENCE TRASH BIN AND ENCLOSURE, 6' HIGH SOLID MASONRY WALLS, RE: A1/SDP-1.2 SIMILAR
- PRIMARY BUILDING ENTRY
- DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
- 6" CONCRETE CURB
- CONCRETE CURB
- MASONRY RETAINING AND/OR FENCE AS NEEDED BY GRADING PLAN PAINTED NEUTRAL EARTH TONE RE: A4/SDP-1.3
- TRASH COMPACTOR WITH 7'-4" HIGH CMU ENCLOSURE WALL AND GATE, RE: A5/SDP-1.3
- PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN, RE: SDP-1.2
- STOP SIGN
- CONCRETE WHEEL STOP
- BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
- MONUMENT SIGN, RE: C1/SDP-1.2
- ACCESSIBLE GROUND FLOOR DWELLING UNIT
- CLUSTER MAILBOXES
- SHADE STRUCTURE
- BBQ GRILL AND PICNIC TABLES
- STEP IN BUILDING FINISHED FLOOR ELEVATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
- GARDEN SHED
- COMPACTED GRAVEL PATH, RE: LANDSCAPE PLAN
- SOLID MASONRY RETAINING WALL, PAINTED, RE: A3/SDP-1.2
- DWELLING UNIT PATIO
- EXISTING POWER POLE TO REMAIN, RE: CONCEPTUAL UTILITIES PLAN
- EXISTING POWER POLE TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- CONCRETE SEAT WALLS AT 18" HIGH
- PEDESTRIAN SWING GATE W/ LOCK
- MASONRY WALL W/ STEEL PICKET DESIGN, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS RE: C2/SDP-1.2
- RAISED GARDEN PLANTERS, RE: B3 SDP-1.2
- PAINTED FIRE LANE STRIPING ON CURB RE: B1/SDP1.2
- DOWNSPOUT LOCATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE
- CONNECT NEW CONCRETE SIDEWALK TO BE FLUSH AND ALIGNED WITH THE EXISTING SIDEWALK
- SIGHT TRIANGLE, 7' LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3.9 AREA LIGHTING REGULATIONS, RE: LIGHT POLE DETAIL SHEET D1/SDP-1.2
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE UNIT DATA TABLE AND LANDSCAPE SHEET SDP-3.1 FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL PARKING SPACES TO BE 9'-0" X 18'-0" UNO, RE: C3/SDP-1.2
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

LEGEND

- PAINTED DIRECTIONAL ARROWS
- PEDESTRIAN POLE LIGHTS, 12' HIGH MAX, DARK BRONZE FINISH
- PARKING LIGHT, 25' HIGH MAX AT PERIMETER PARKING, 16' HIGH MAX WITHIN 100' OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- SINGLE STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY & COMMUNITY BUILDING
- FIRE LANE STRIPPING AT CURB, RE: B1/SDP-1.2
- FIRE HYDRANT, RE: CONCEPTUAL UTILITIES PLAN
- FIRE DEPARTMENT CONNECTION (FDC), RE: CONCEPTUAL UTILITIES PLAN
- POST INDICATOR VALVE (PIV), BACK FLOW PREVENTER AND HOT BOX, RE: CONCEPTUAL UTILITIES PLAN
- TRANSFORMER, RE: ELECTRICAL

PARKING

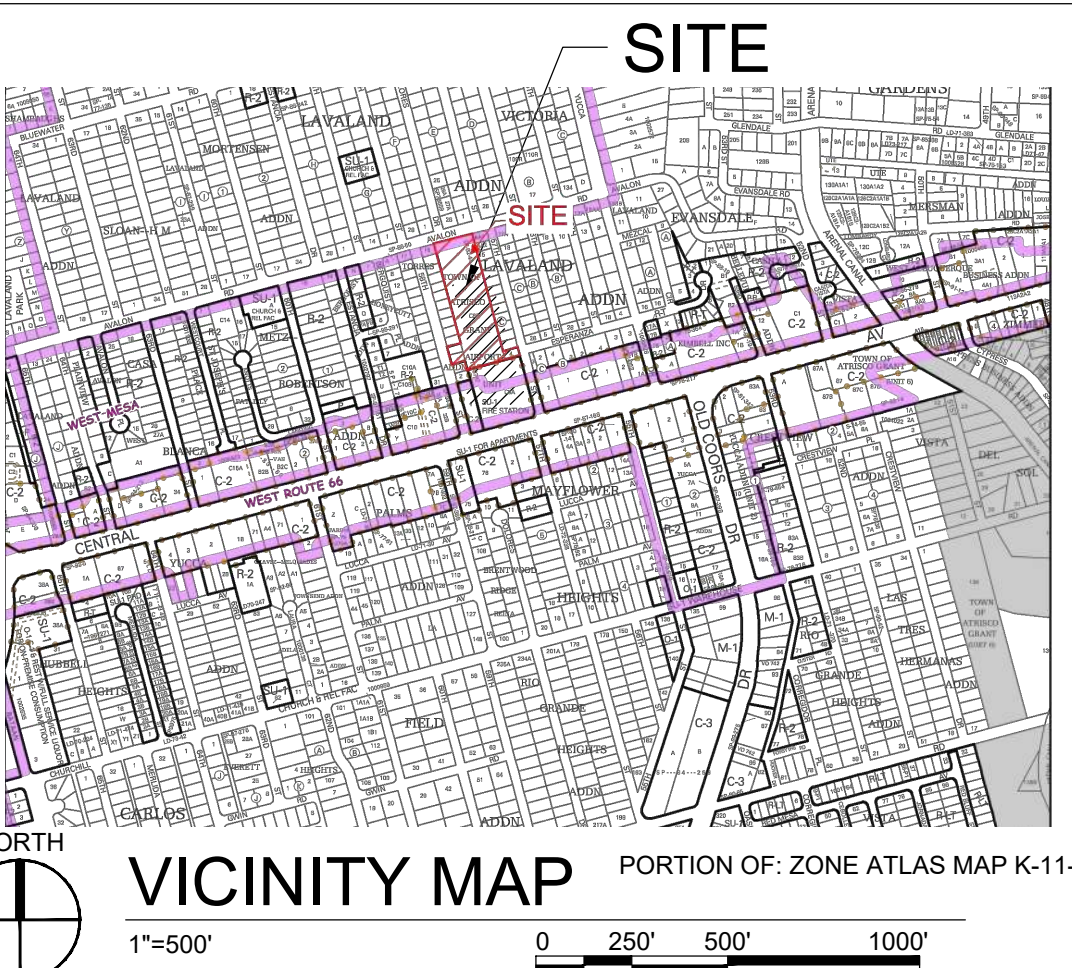
PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1

SPACES PER BATH	QUANTITY OF UNITS < 1000SF	UNITS > 1000SF	PARKING SPACES REQUIRED
1.5	1	1A	1.5
1.5	23	1B	34.5
1.5	1	2A	1.5
1.5	11	2B	16.5
2	2	2C	4
2	8	2D	16
2	2	2E	4
2	6	3M	12
TOTAL UNITS			90
10% PARKING REDUCTION WITH A BUS STOP			9
TOTAL PARKING REQUIRED			81
TOTAL PROVIDED			83

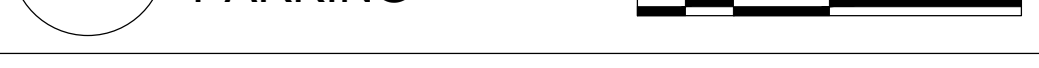
ACCESSIBLE SPACES REQUIRED = 4, PROVIDED = 4
MOTORCYCLE SPACES REQUIRED = 1, PROVIDED = 1
BICYCLE PARKING REQUIRED = 27, PROVIDED = 30

BUILDING DATA

Generations at West Mesa - BUILDING DATA	Gross SF	Gross Heated SF	1 BD	2 BD	UNIT MIX
Building A	10,567.0	8,327.0	6	6	3 BD
Level 1	10,567.0	8,327.0	6	6	0
Total	10,567.0	8,327.0	6	6	TOTAL UNITS 12
Building B	3,080.0	2,735.0	2	2	
Level 1	3,080.0	2,735.0	2	2	0
Total	3,080.0	2,735.0	2	2	TOTAL UNITS 4
Building C	8,757.0	7,965.0	0	4	6
Level 1	8,757.0	7,965.0	0	4	6
Level 2	3,648.0	3,550.0	0	0	0
Total	12,405.0	11,515.0	0	4	TOTAL UNITS 10
Building D	4,878.0	4,040.0	1 BD	2 BD	3 BD
Level 1	4,878.0	4,040.0	4	2	0
Total	4,878.0	4,040.0	4	2	TOTAL UNITS 6
Building E	4,878.0	4,040.0	1 BD	2 BD	3 BD
Level 1	4,878.0	4,040.0	4	2	0
Total	4,878.0	4,040.0	4	2	TOTAL UNITS 6
Building F	4511.00	3695.00	1 BD	2 BD	3 BD
Level 1 CB	4511.00	3695.00	4	4	0
Level 1 R	7,489.0	5,529.0	4	4	0
Level 2	7,489.0	5,529.0	4	4	0
Total	19,489.0	14,753.0	4	4	TOTAL UNITS 10
Total Gross SF on Site	55,297.00	45,410.00	Total units on site		54



B5 TYP ACCESSIBLE PARKING



DRAWING INDEX

- 1 OF 13 SDP-1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 OF 13 SDP-1.2 PROJECT DETAILS
- 3 OF 13 SDP-1.3 PROJECT DETAILS
- 4 OF 13 SDP-2.1 LANDSCAPE PLAN
- 5 OF 13 SDP-2.2 LANDSCAPE DETAILS
- 6 OF 13 SDP-3.1 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 1 OF 2
- 7 OF 13 SDP-3.2 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 2 OF 2
- 8 OF 13 SDP-4.1 CONCEPTUAL UTILITY PLAN
- 9 OF 13 SDP-5.1 BUILDING ELEVATIONS
- 10 OF 13 SDP-5.2 BUILDING ELEVATIONS
- 11 OF 13 SDP-5.3 BUILDING ELEVATIONS
- 12 OF 13 SDP-5.4 BUILDING ELEVATIONS
- 13 OF 13 SDP-5.5 BUILDING ELEVATIONS

PROJECT NUMBER:

APPLICATION NUMBER:
Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCVUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS

NO.	DATE	REVISION
2	04/28/2020	REVIEW COMMENTS

DRAWN BY MJH, CWW

REVIEWED BY RAW

DATE 12/11/2015

PROJECT NO 14-0701

DRAWING NAME

**SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT**

CITY ENGINEER

SOLID WASTE MANAGEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT

SHEET NO

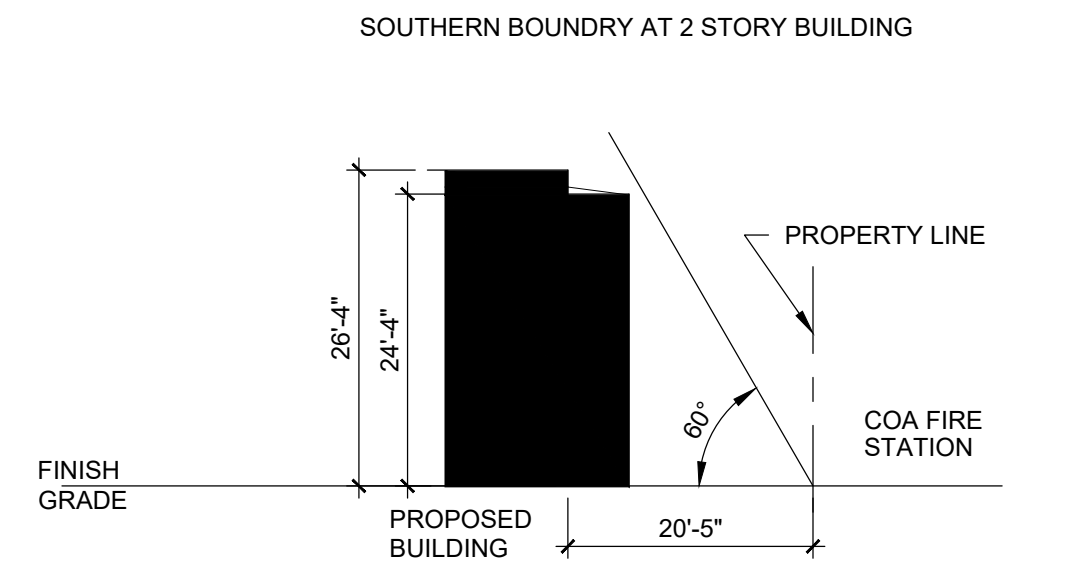
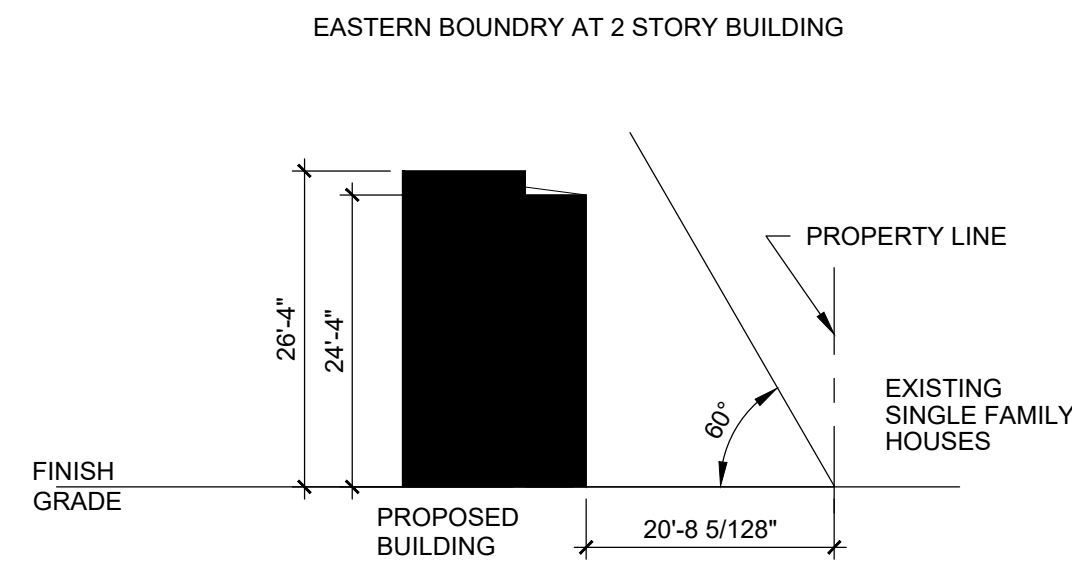
SDP-1.1R1

2	04/28/2020	REVIEW COMMENTS
1		
1		
1		
1		
1		

DRAWN BY	MJH, CWW
REVIEWED BY	RAW
DATE	12/11/2015
PROJECT NO	14-0701

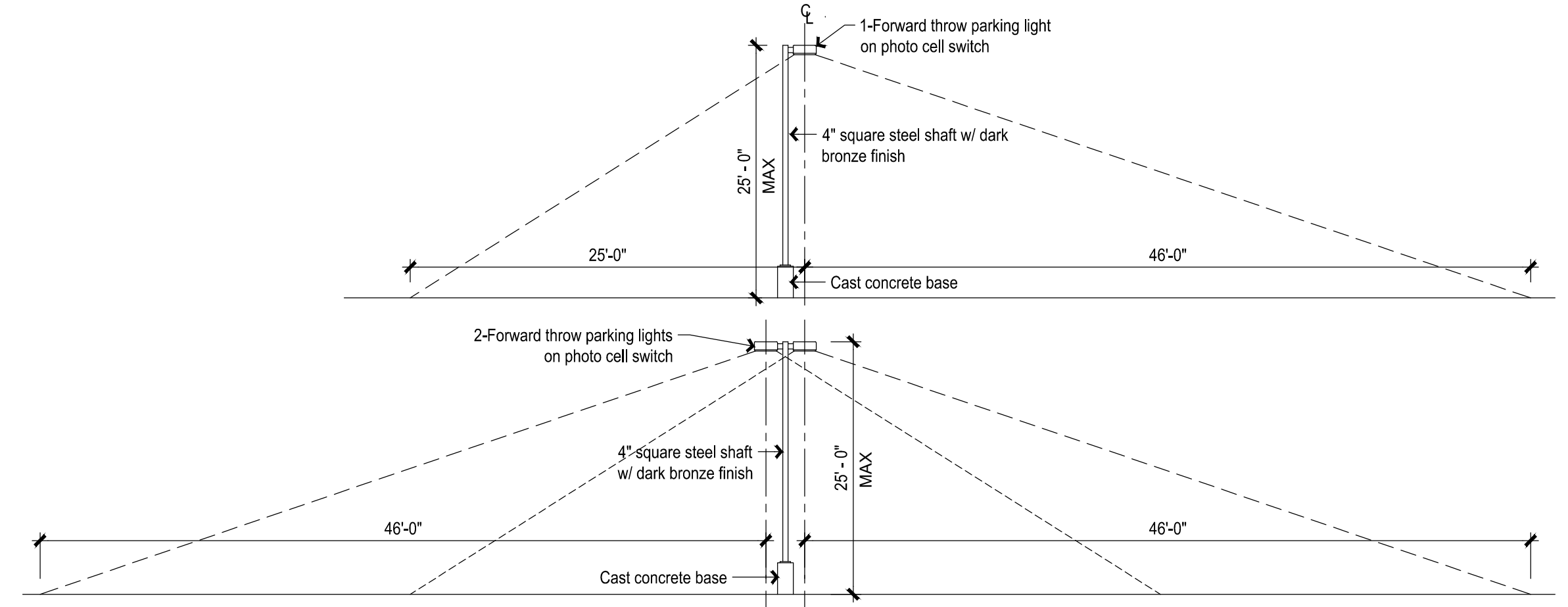
DRAWING NAME
PROJECT DETAILS

SHEET NO
SDP-1.3R1



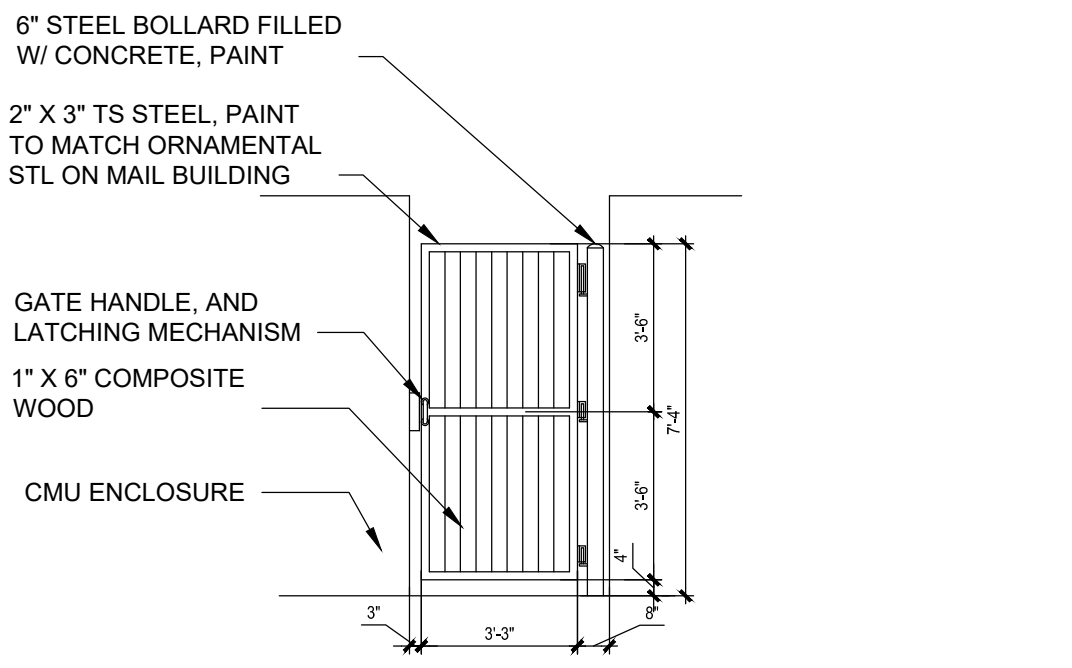
**D4 ANGLE PLANE DETAIL
EAST PROPERTY LINE**
1/16" = 1'-0"
0 8' 16' 32'

NOTE: CONDITIONS VARY ON SITE AT MULTIPLE BUILDINGS. DIMENSIONS FROM BUILDING TO PROPERTY LINE ARE AT CONDITIONS WITH THE SHORTEST DISTANCE.



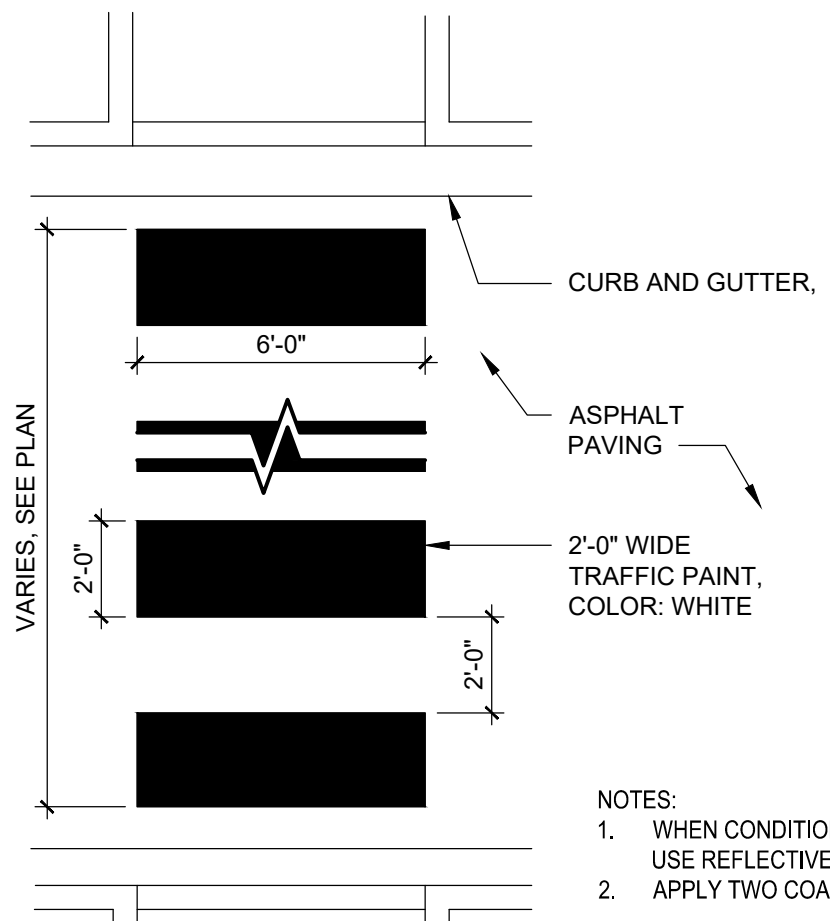
D2 25 FT LIGHT POLE
1/8" = 1'-0"
0 4' 8' 16'

NOTE: NO LIGHT POLE OVER 16' SHALL FALL WITHIN 100' OF ABUTTING RESIDENTIAL ZONE



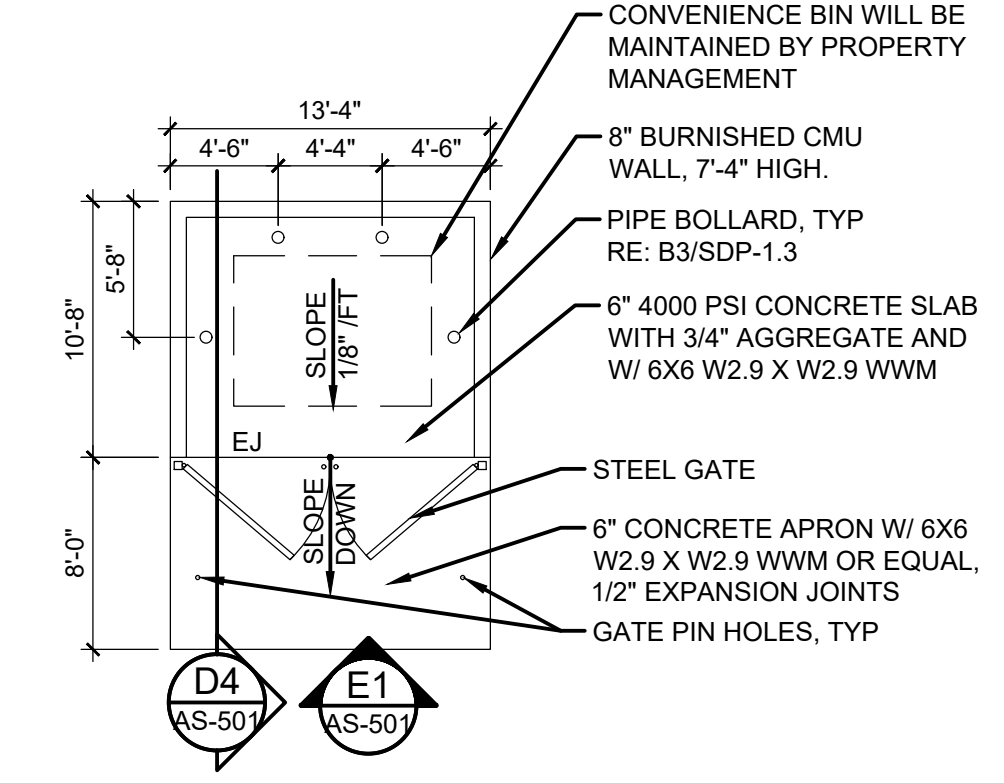
C5 GATE ELEVATION
1/4" = 1'-0"
0 2' 4' 8'

NOTE: STUCCO CMU AT ENCLOSURE WALLS
COLOR: LIGHT TAN
PAINTED METAL COLOR: DARK GREY

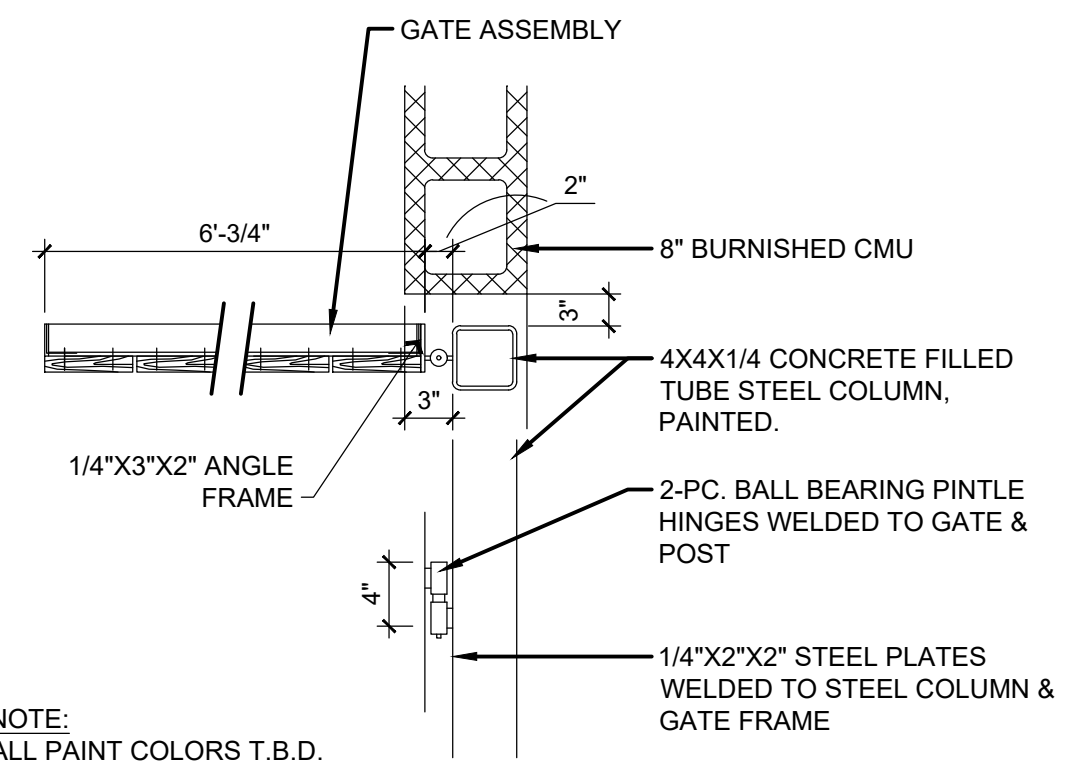


B2 PAINTED CROSSWALK
1/4" = 1'-0"
0 2' 4' 8'

NOTES:
1. WHEN CONDITION OCCURS IN RIGHT OF WAY USE REFLECTIVE PAINT.
2. APPLY TWO COATS OF PAINT.

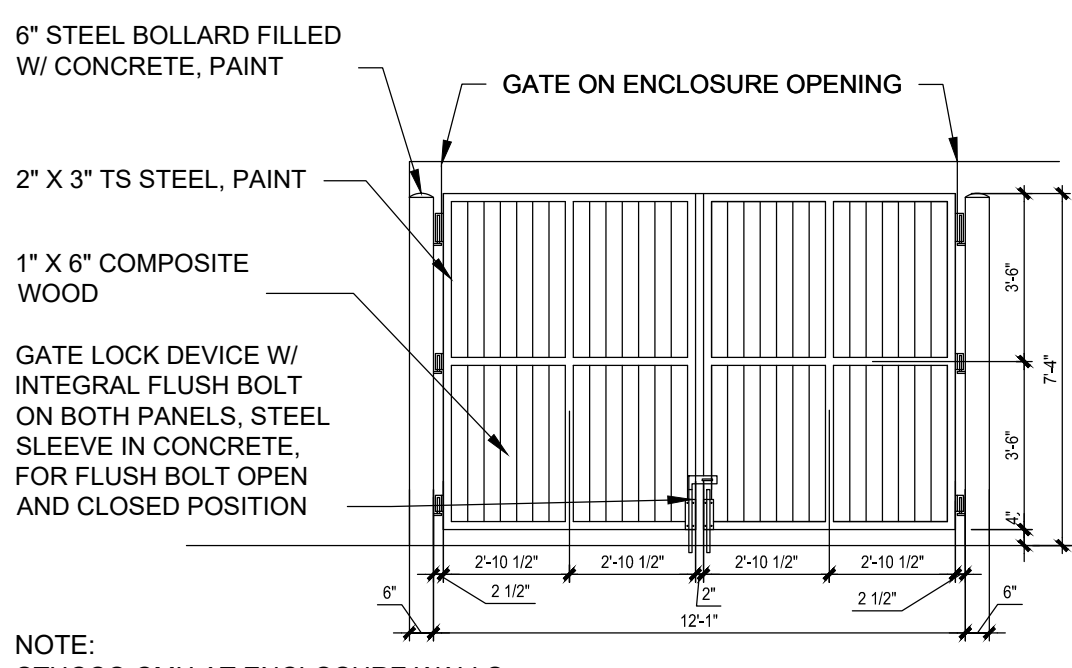


C3 CONVENIENCE TRASH ENCLOSURE
1/8" = 1'-0"
0 4' 8' 16'



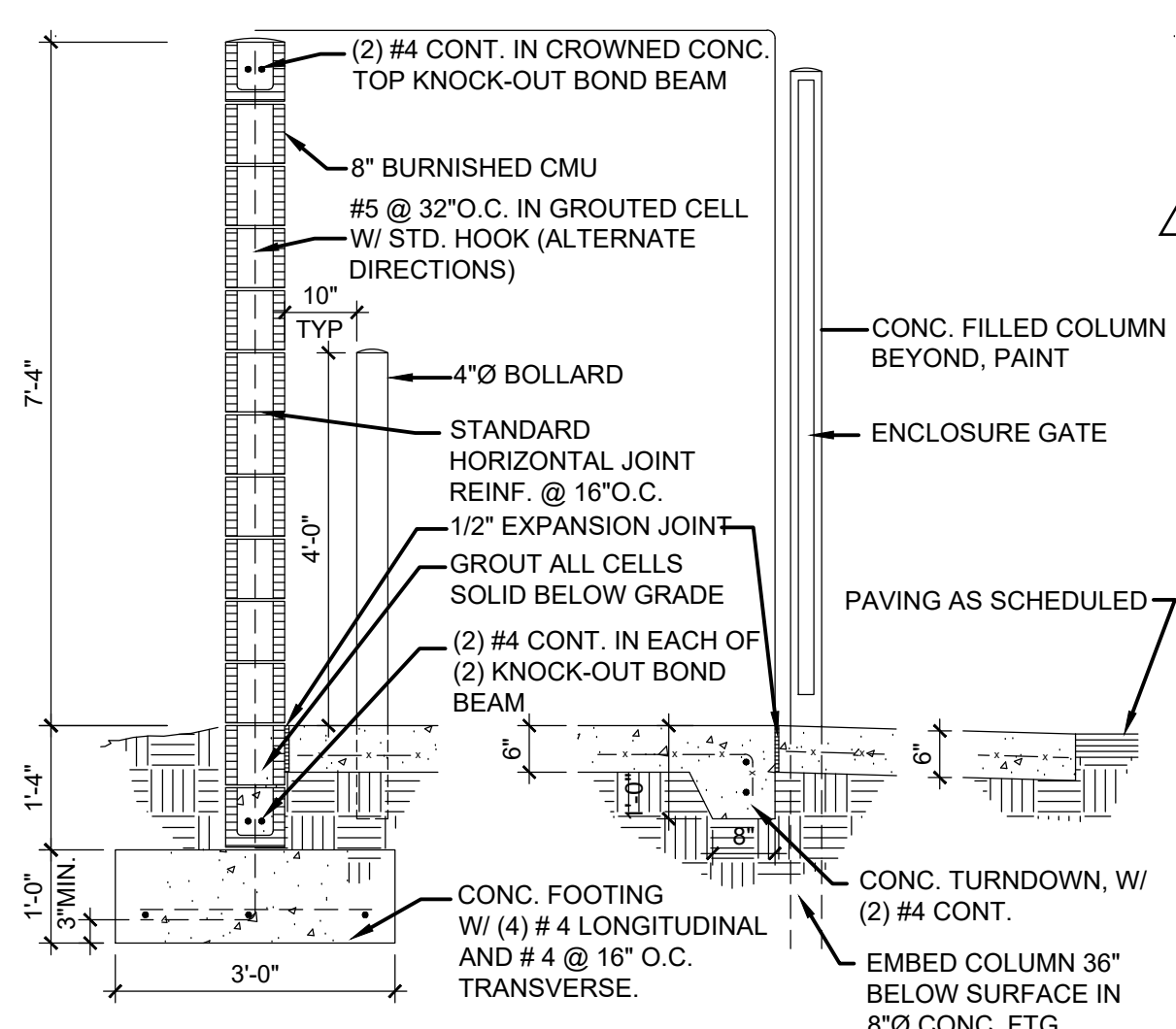
B3 CORNER DETAIL
1" = 1'-0" 1/2" = 1'-0"
0 1/2' 1' 2'

NOTE: ALL PAINT COLORS T.B.D.

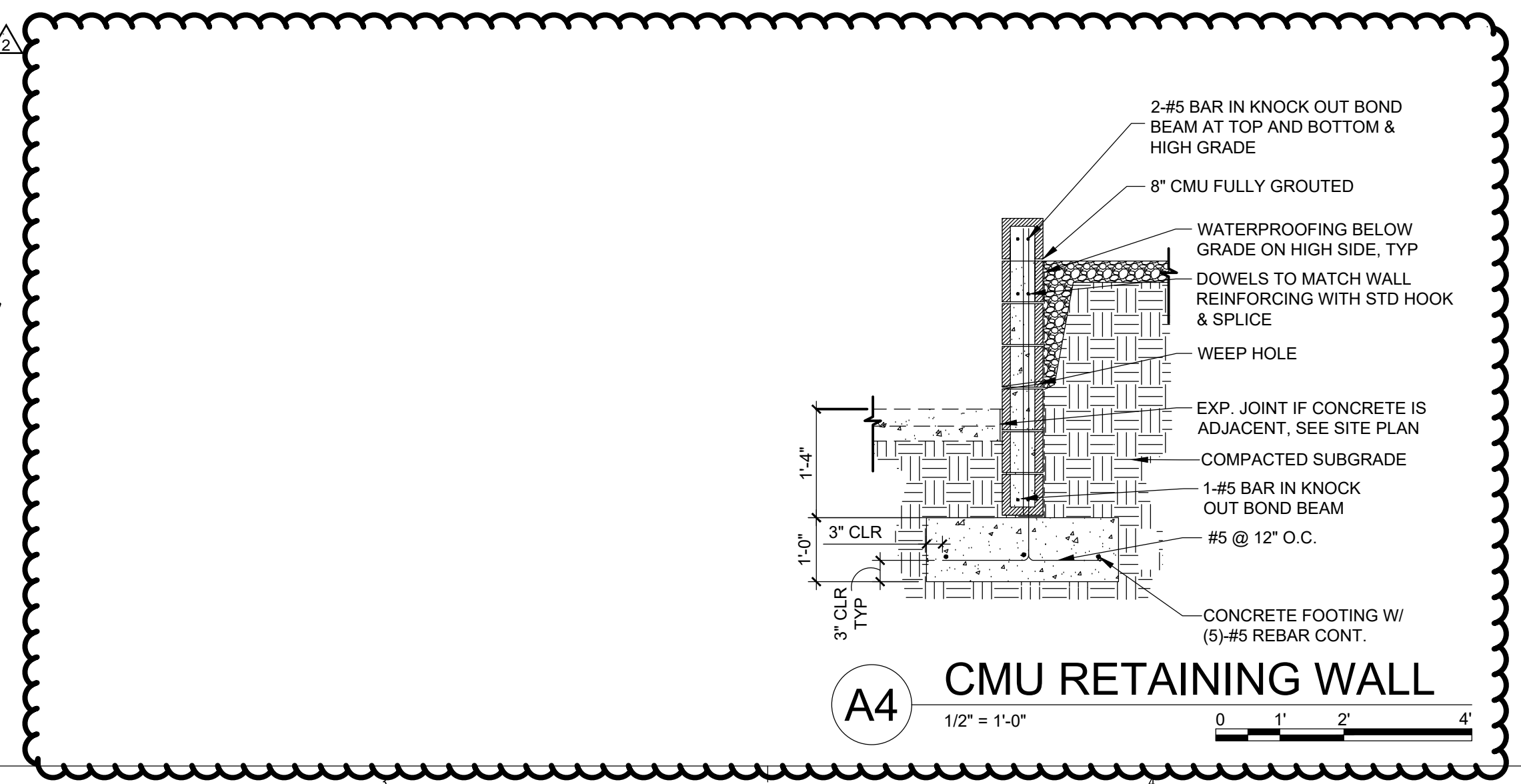


B5 GATE ELEVATION
1/4" = 1'-0"
0 2' 4' 8'

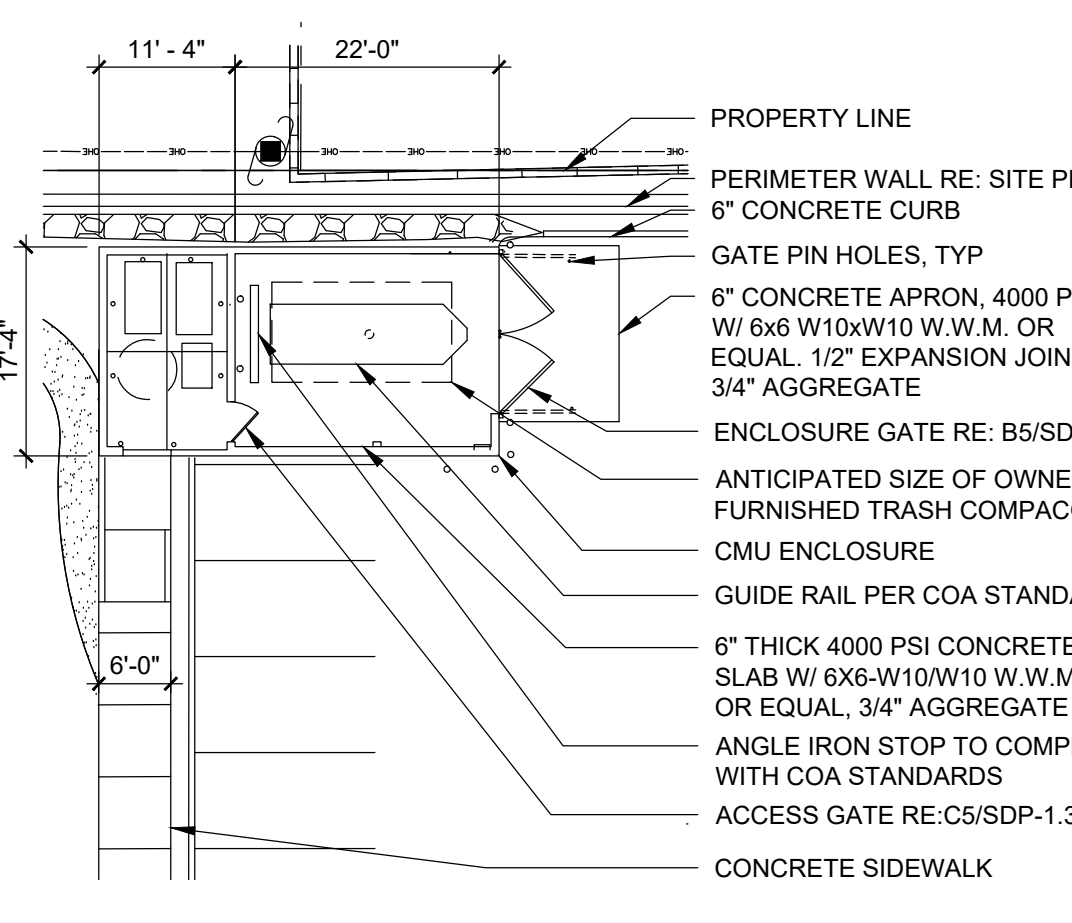
NOTE: STUCCO CMU AT ENCLOSURE WALLS
COLOR: LIGHT TAN
PAINTED METAL COLOR: DARK GREY



A2 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"
0 1' 2' 4'



A4 CMU RETAINING WALL
1/2" = 1'-0"
0 1' 2' 4'



A5 TRASH ENCLOSURE DETAIL
1/16" = 1'-0"
0 8' 16' 32'