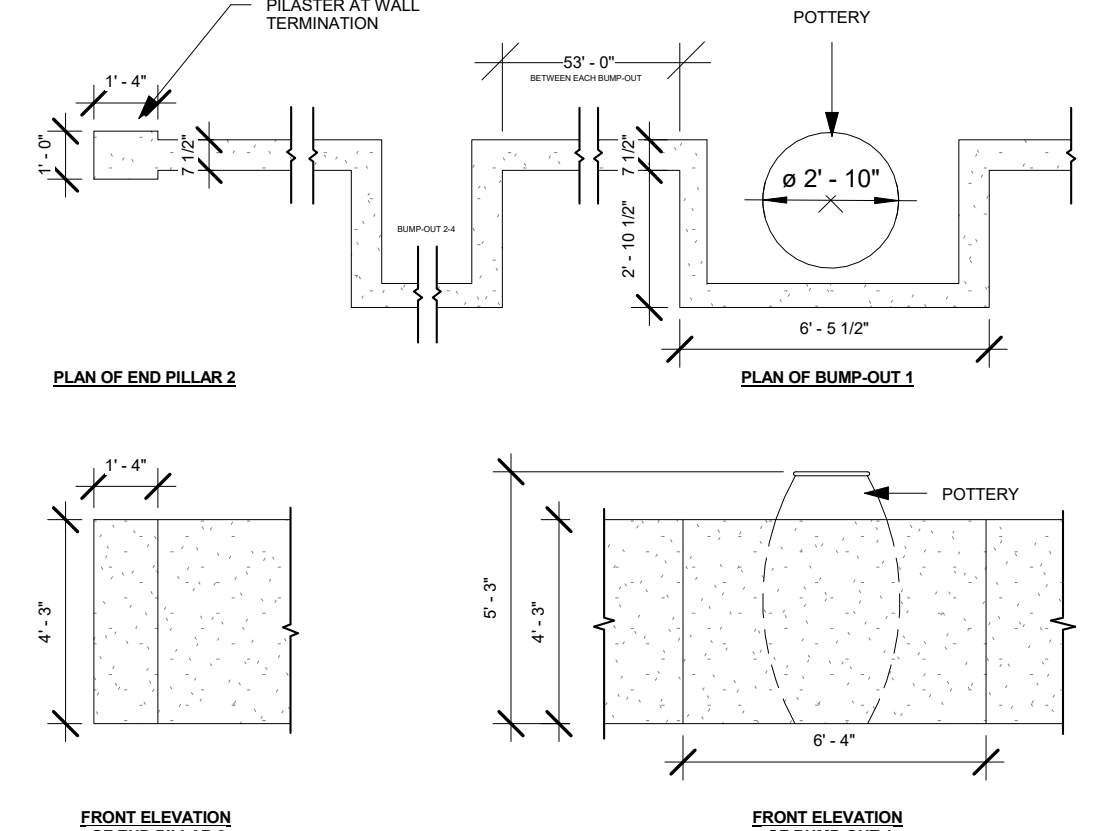
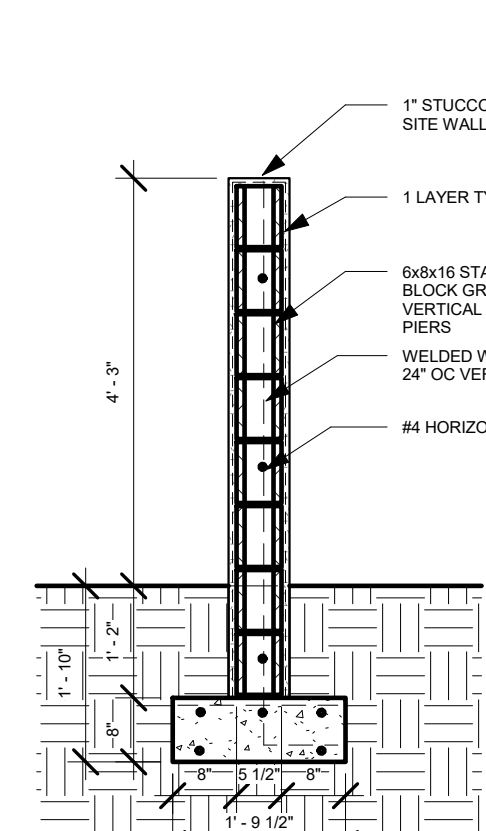


13 Car Port Section
1/4" = 1'-0"



14 Site Wall Detail
1/4" = 1'-0"



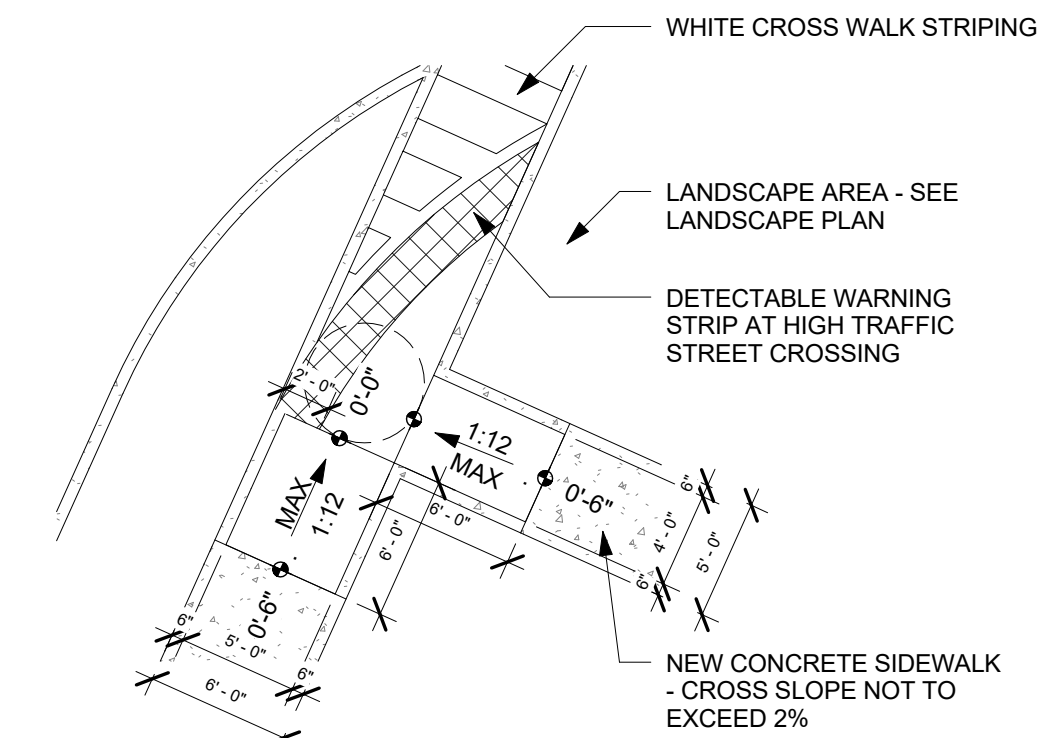
15 Site Wall Section Detail
1/2" = 1'-0"

PARKING REQUIREMENTS PER PHASE:

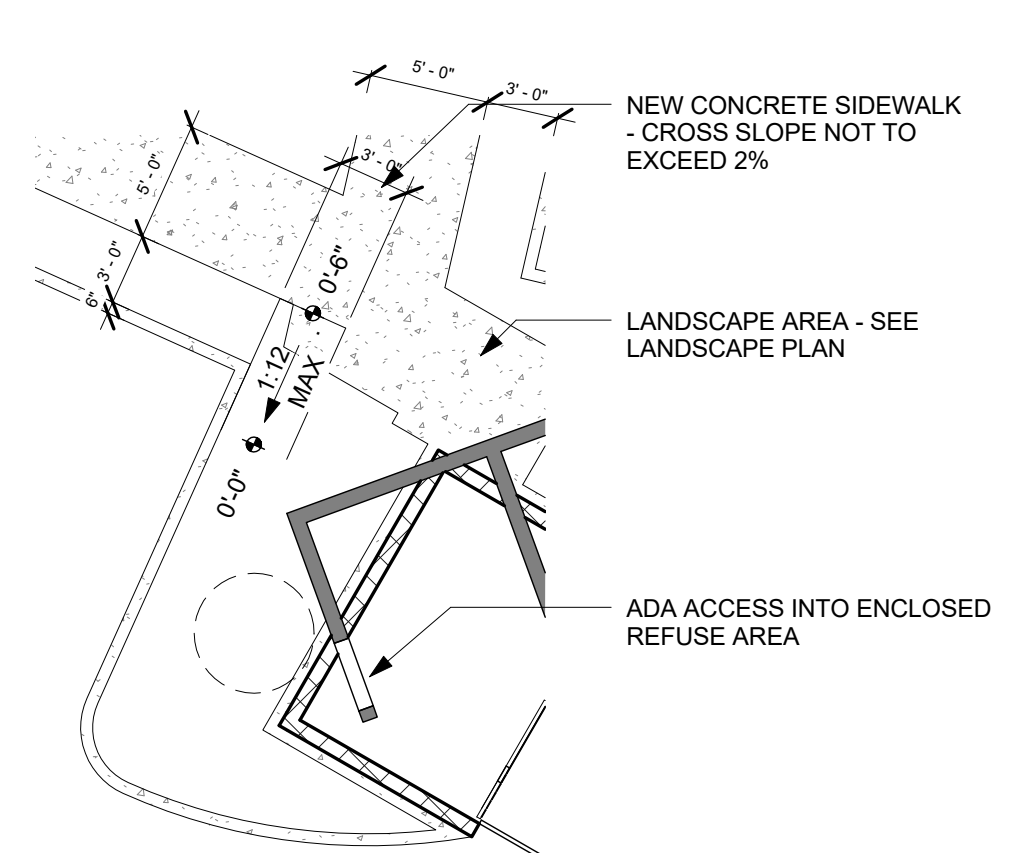
PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1	42	+ 63	89
2	24	99	114
3	42	135	179
4	42	198	205
5	42	261	269
6	42	324	358
7	42	387	431
8	42	450	479
			F 40,686 SF

BUILDING AREAS:

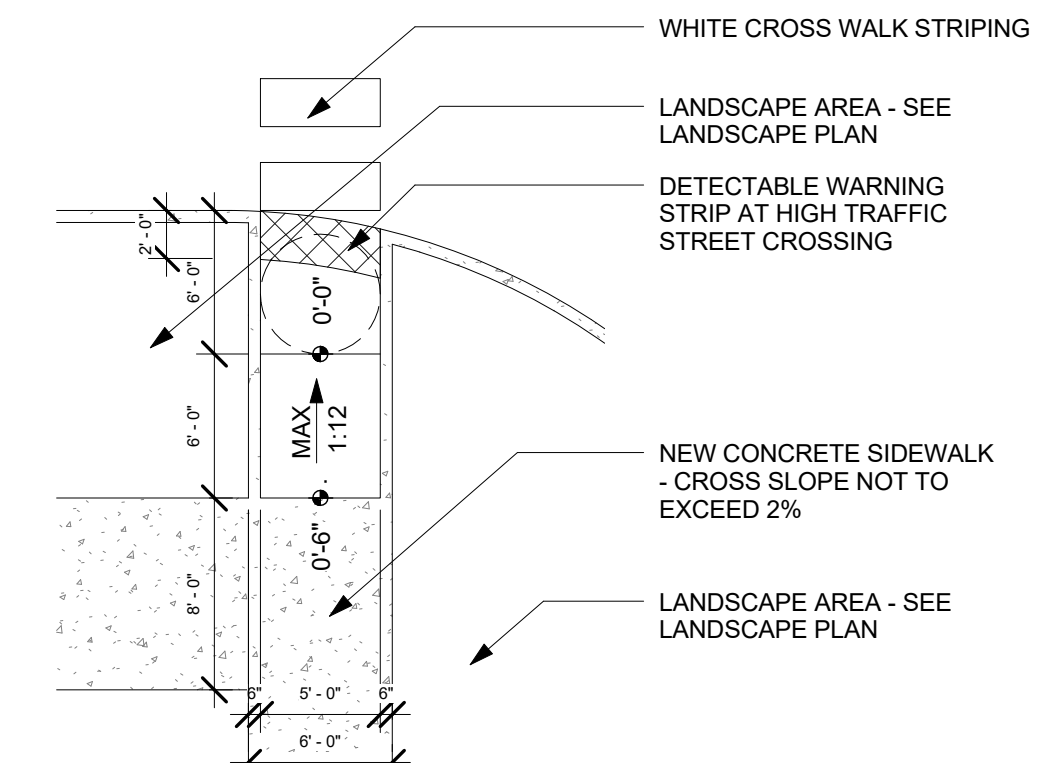
BUILDING	AREAS
A	40,686 SF
B	40,686 SF
C	40,686 SF
D	36,435 SF
E	36,435 SF
G	36,435 SF
H	17,880 SF
I	3,989 SF



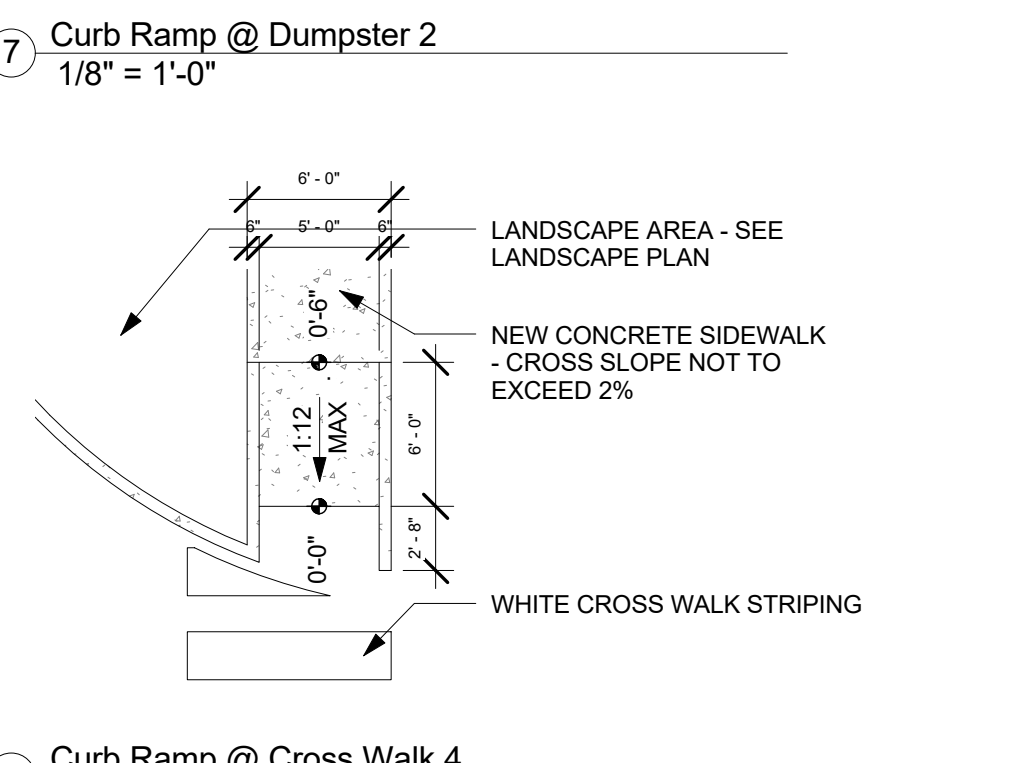
6 Curb Ramp @ Cross Walk 3
1/8" = 1'-0"



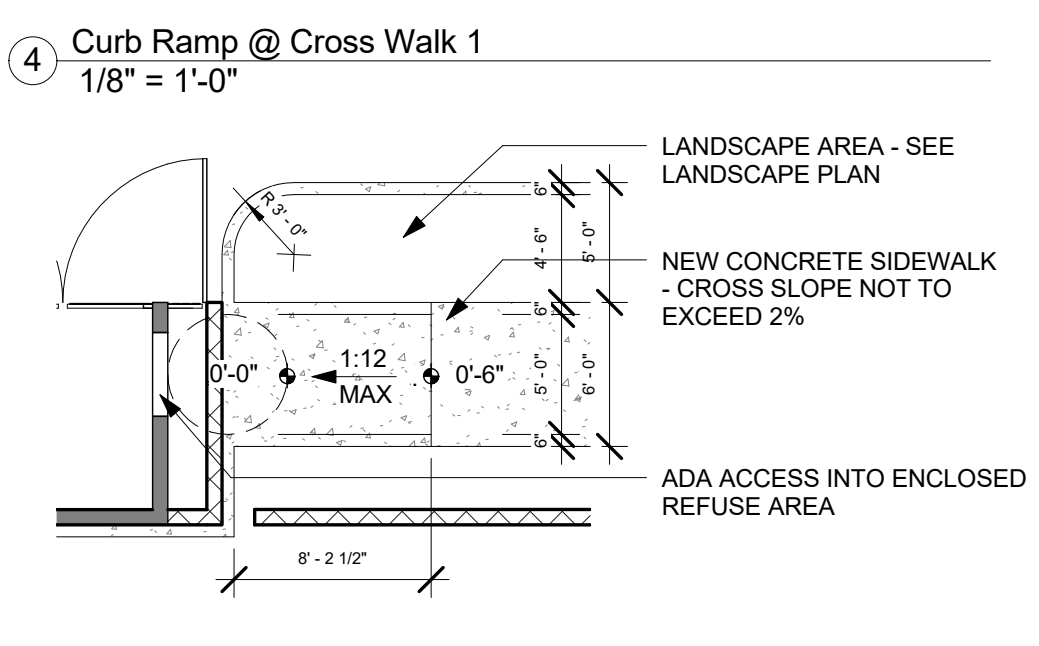
7 Curb Ramp @ Dumpster 2
1/8" = 1'-0"



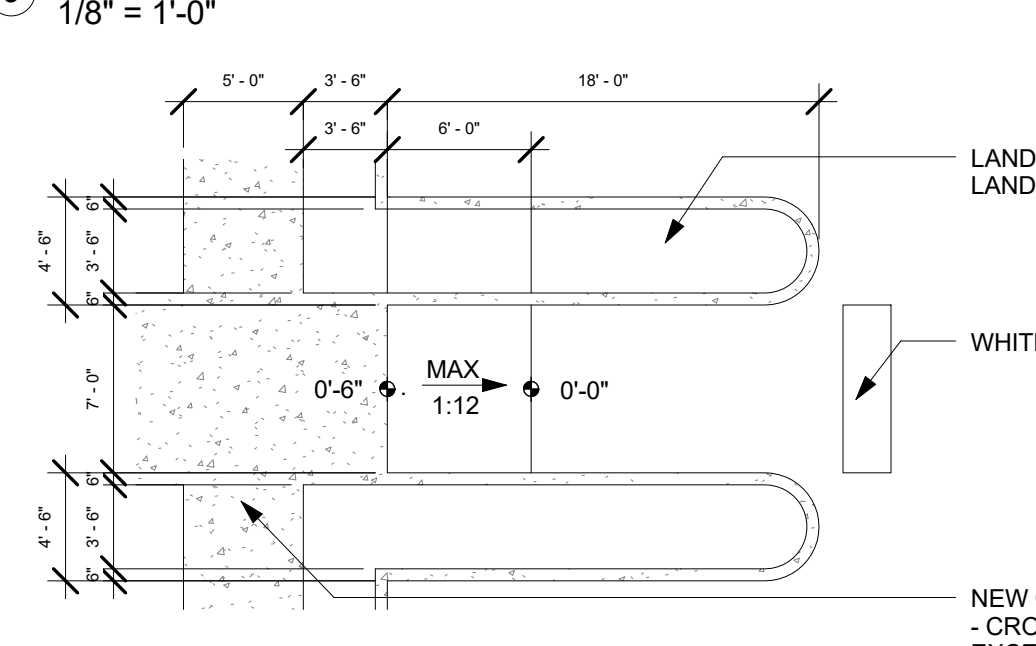
4 Curb Ramp @ Cross Walk 1
1/8" = 1'-0"



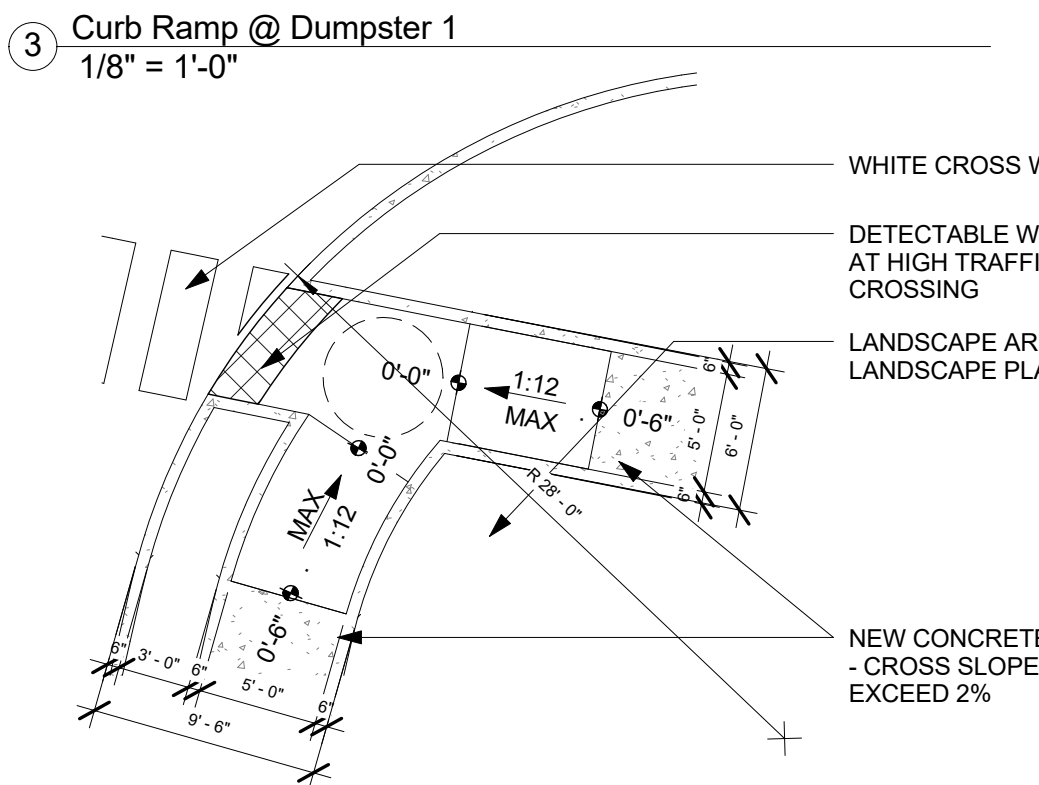
9 Curb Ramp @ Cross Walk 4
1/8" = 1'-0"



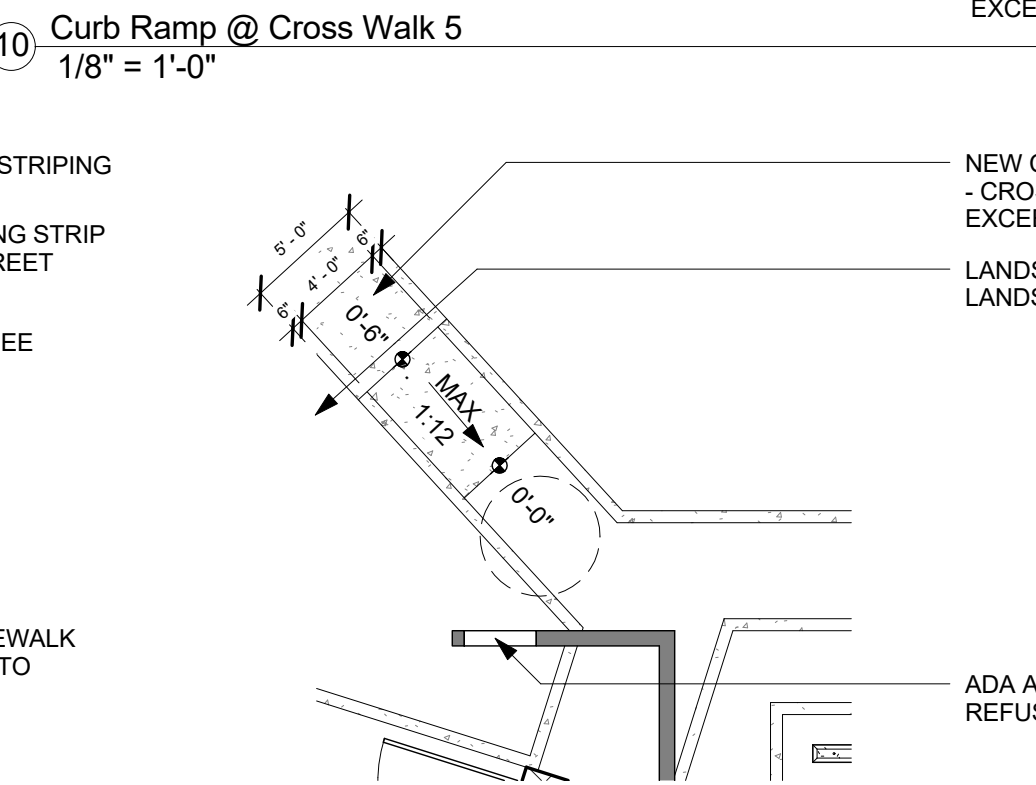
3 Curb Ramp @ Dumpster 1
1/8" = 1'-0"



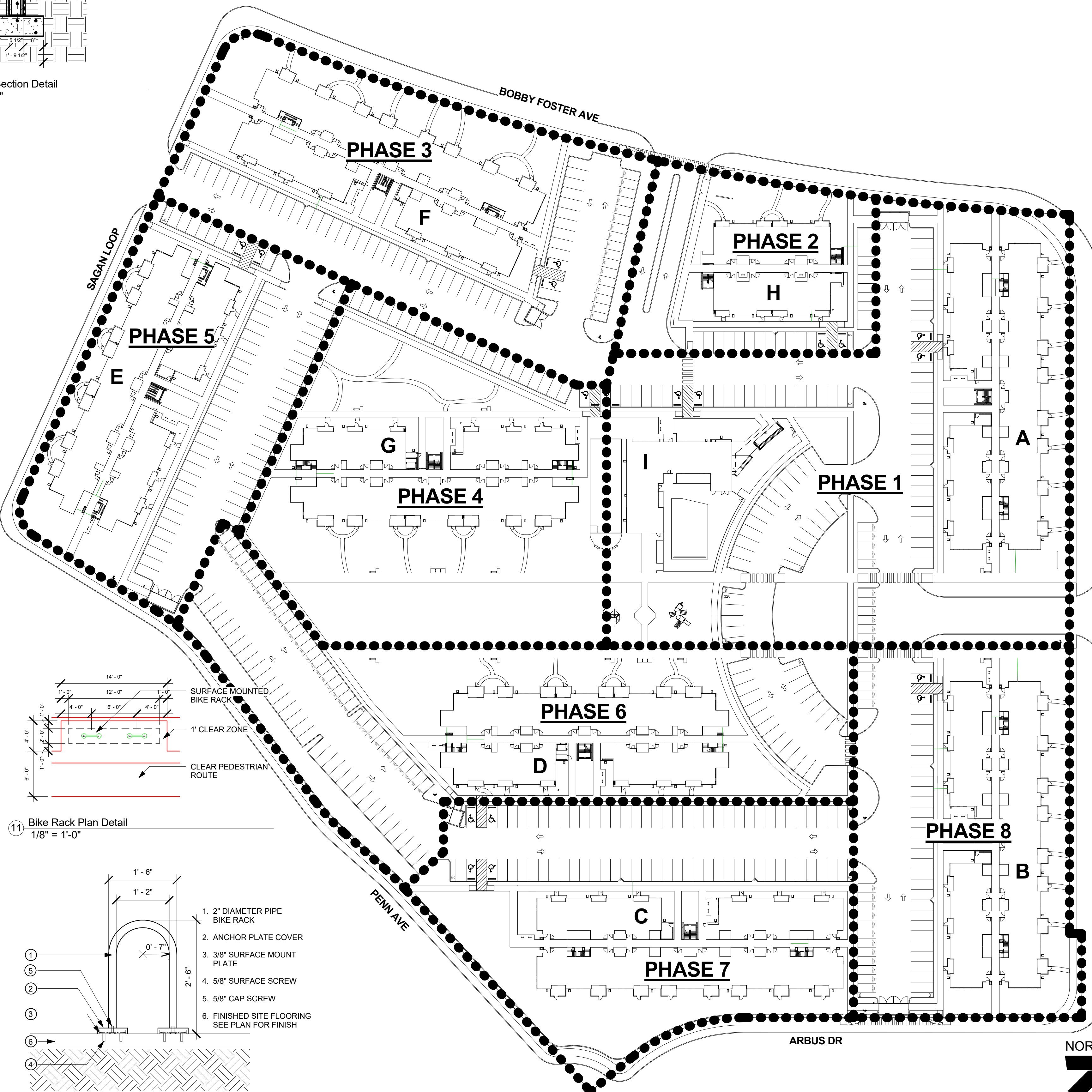
10 Curb Ramp @ Cross Walk 5
1/8" = 1'-0"



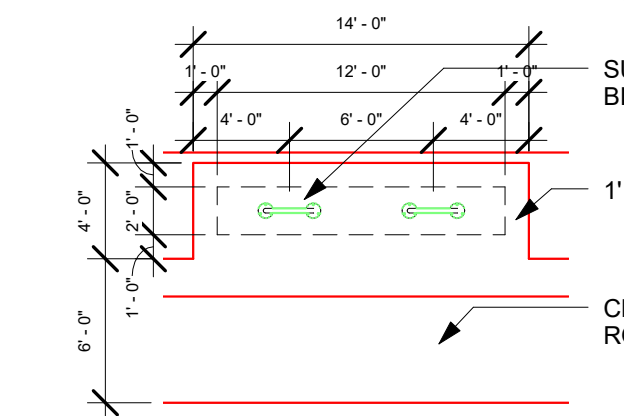
5 Curb Ramp @ Cross Walk 2
1/8" = 1'-0"



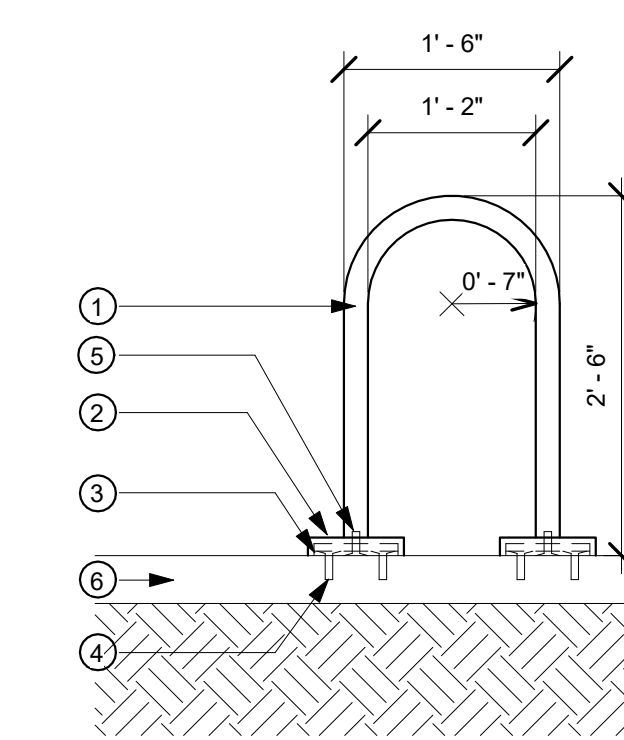
8 Curb Ramp @ Dumpster 3
1/8" = 1'-0"



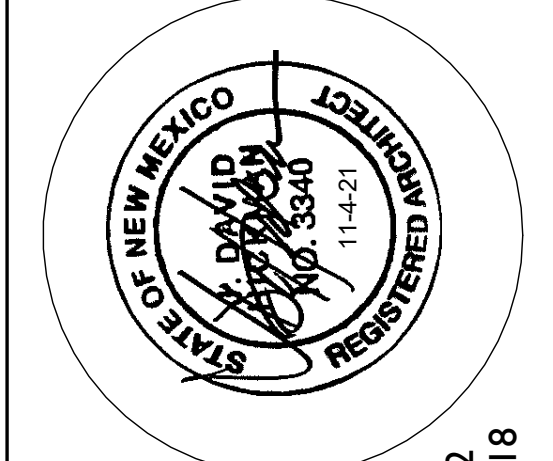
1 Phasing Plan
1" = 50'-0"



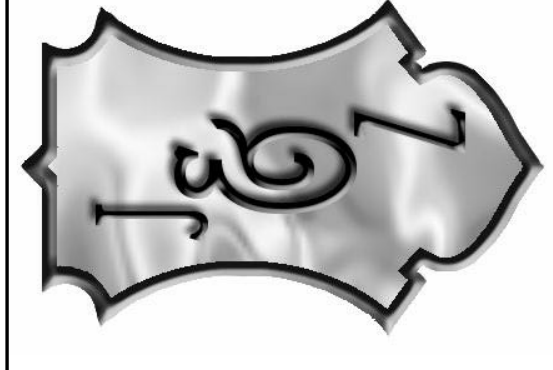
11 Bike Rack Plan Detail
1/8" = 1'-0"



12 Bike Rack Detail
3/4" = 1'-0"



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job no: 20-026
drawn: EAM
checked: J&Z
date: Nov. 4, 2021

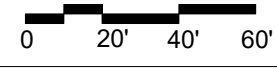
GATEWAY APARTMENTS @ MESA DEL SOL
UNIVERSITY BLVD 5F
ALBUQUERQUE NM 87106

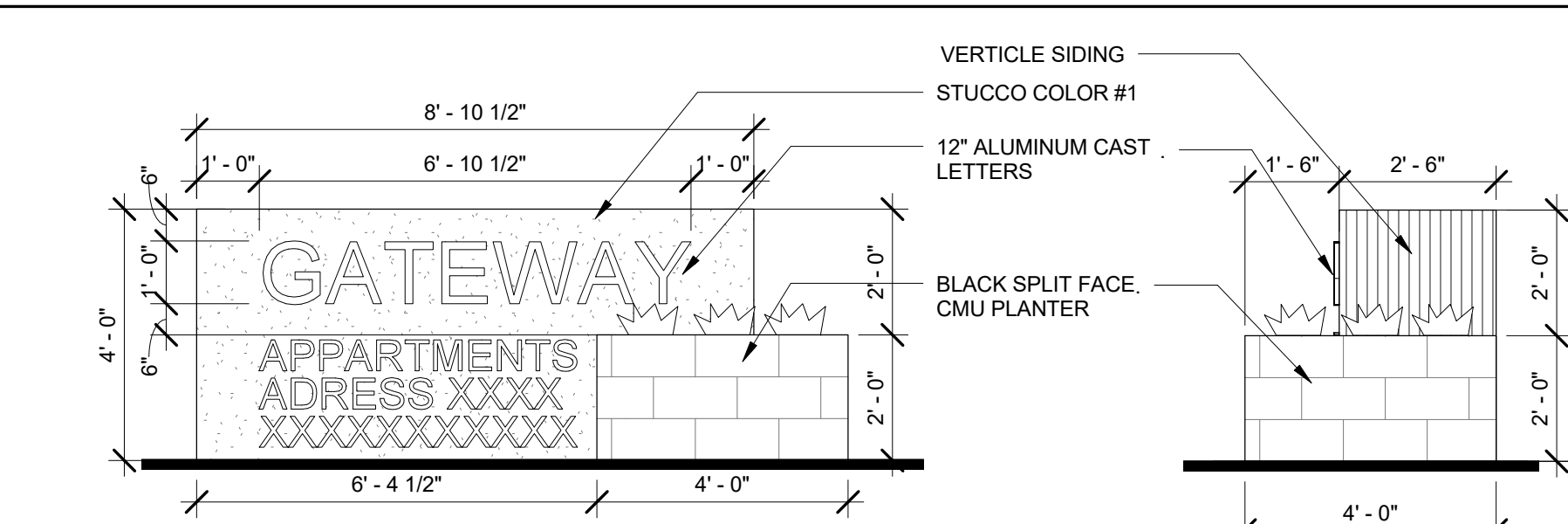
sheet no: ASI

"EASY AS PIE"

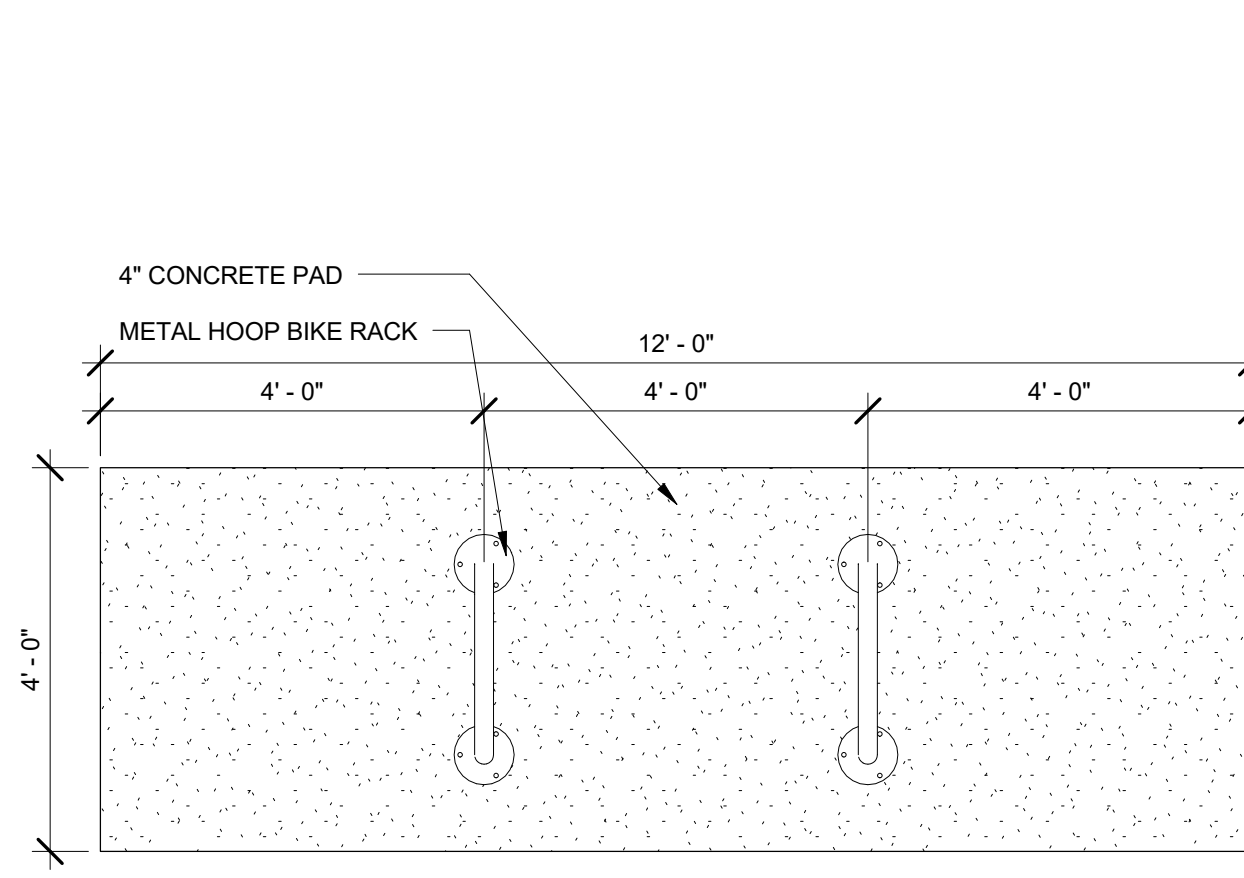
UNIVERSITY BLVD

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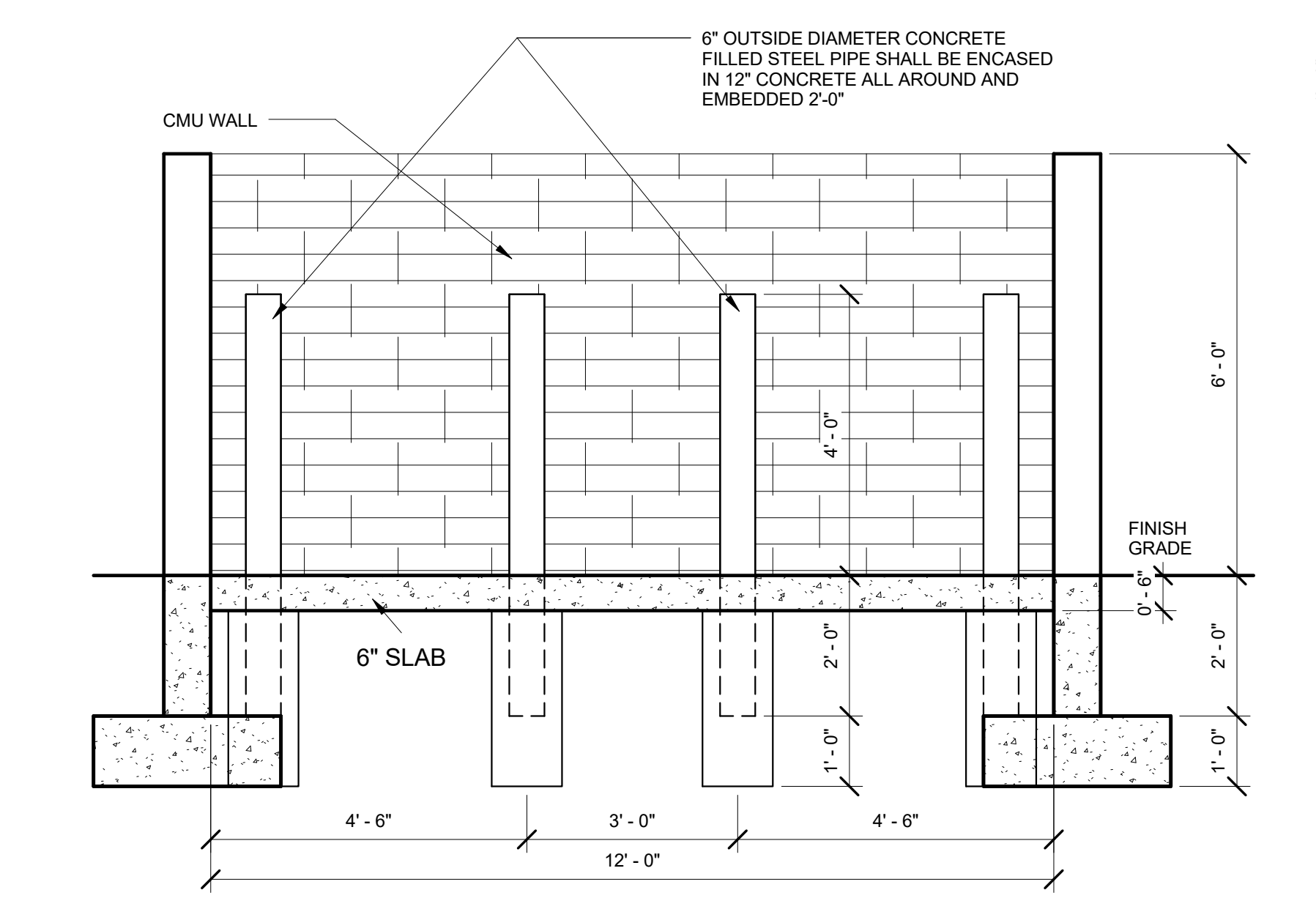




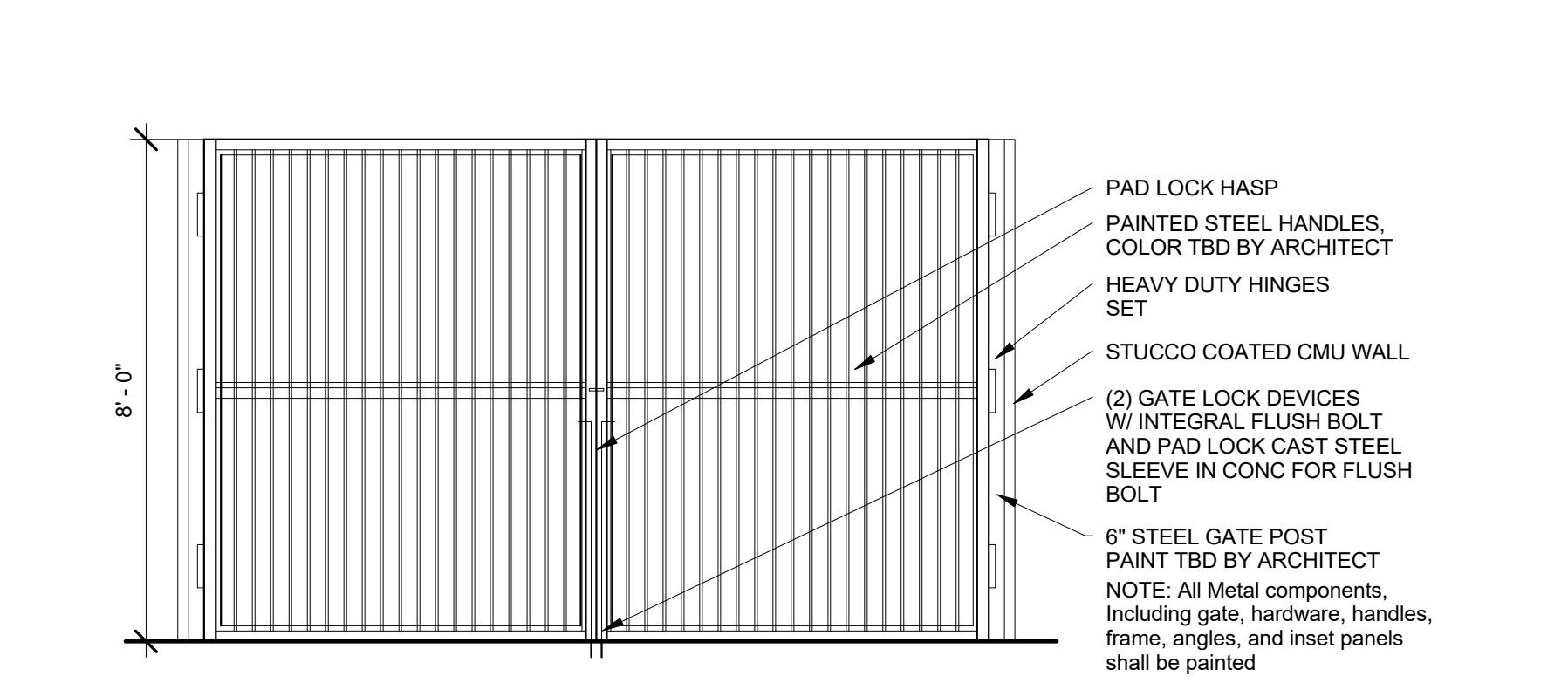
1 Sign 1 Front Elevation
3/8" = 1'-0"



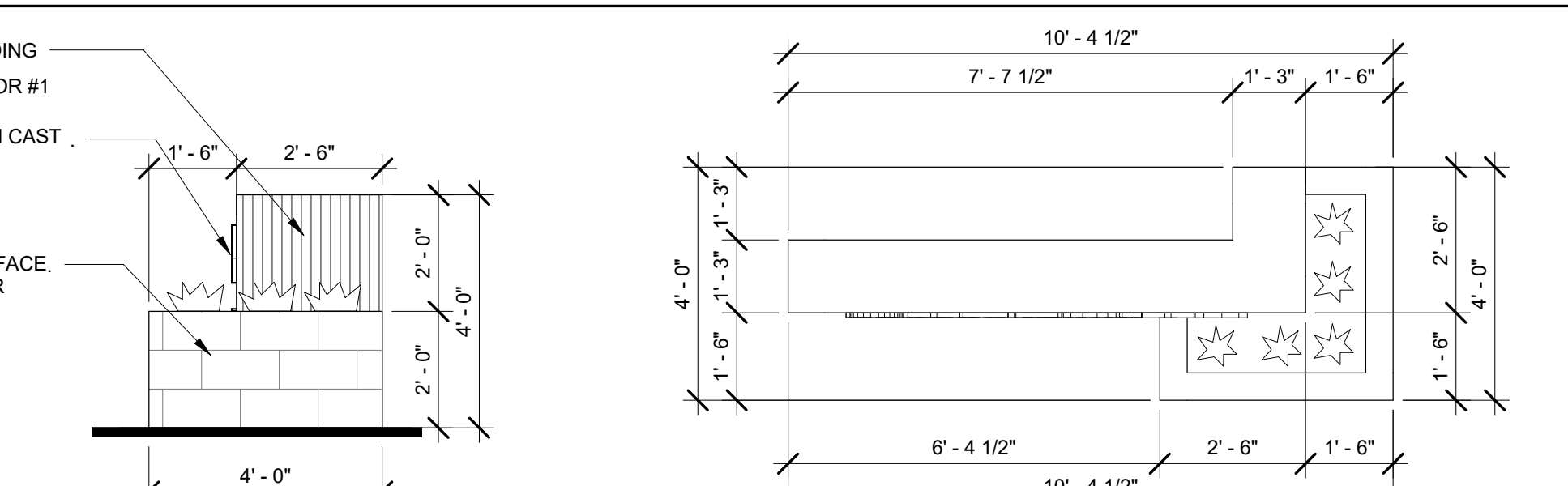
4 Bike Rack Plan
1/2" = 1'-0"



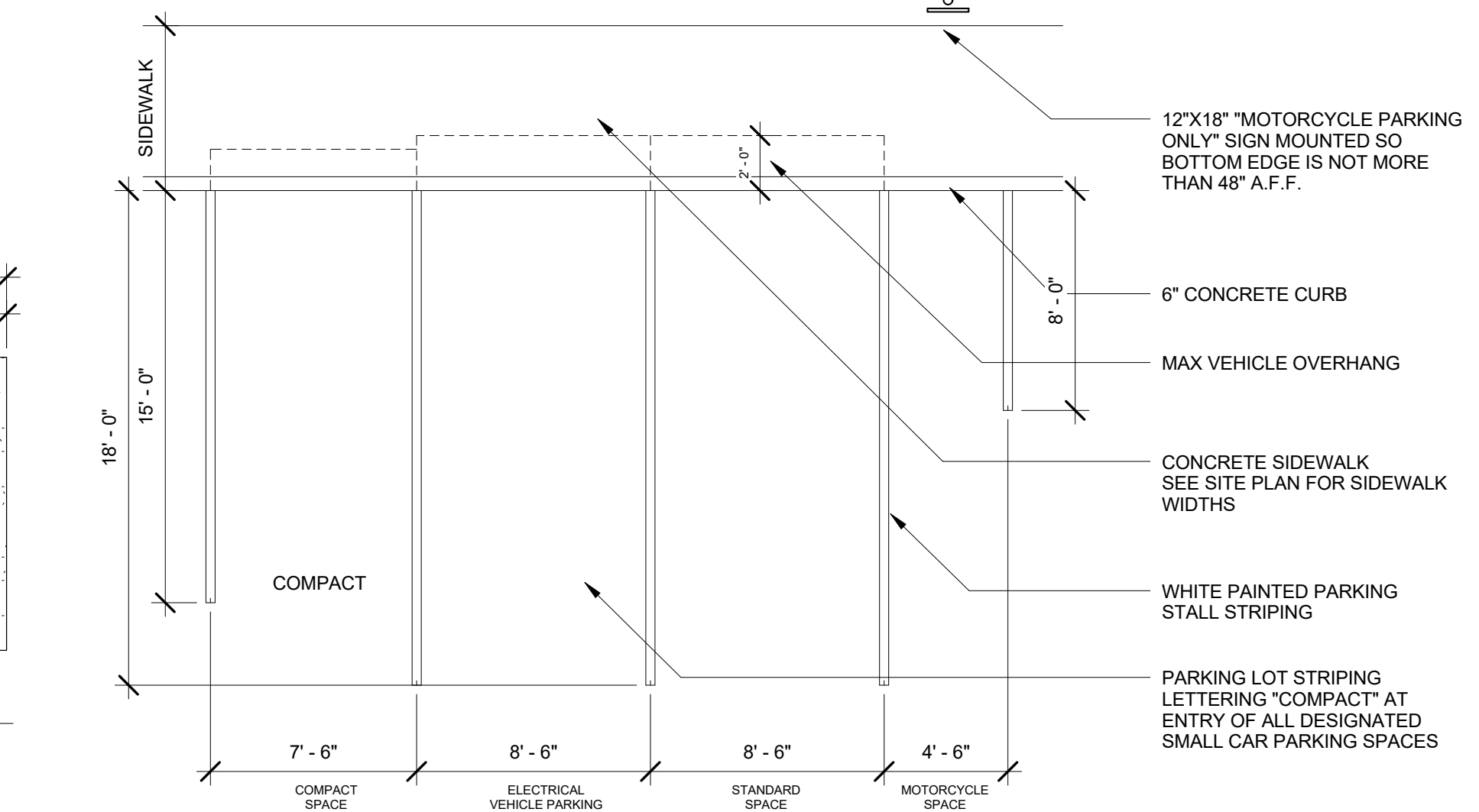
6 Trash Enclosure Section Detail
1/2" = 1'-0"



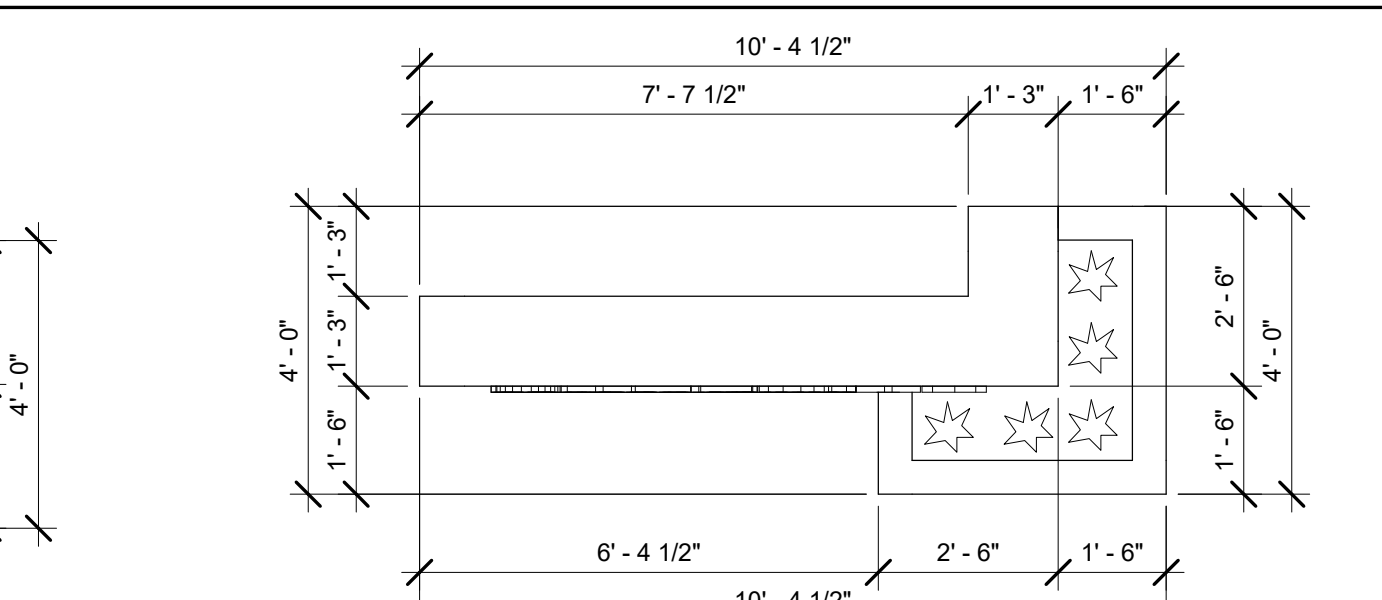
8 Trash Enclosure Gate Elevation
3/8" = 1'-0"



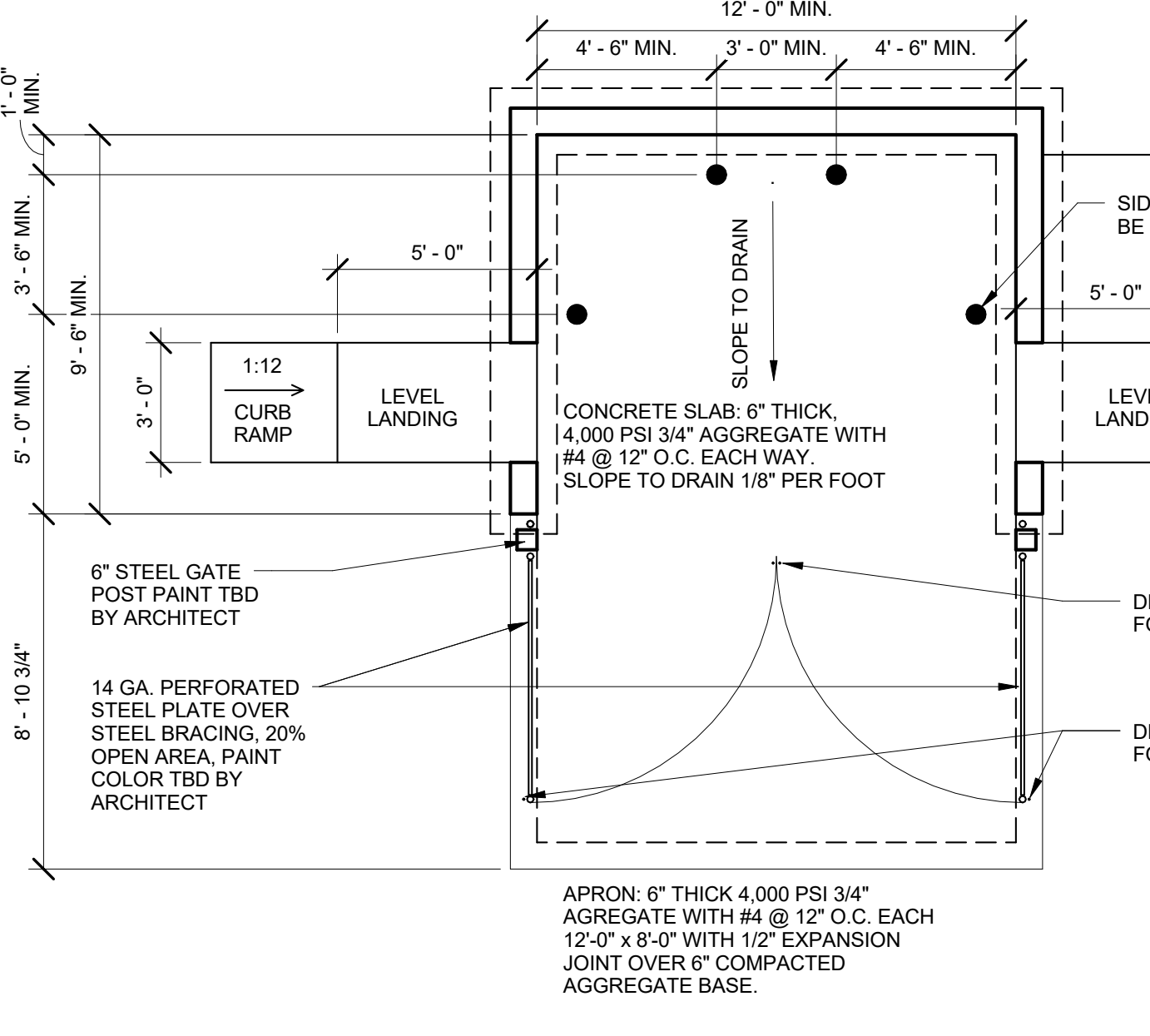
2 Sign 1 Right Elevation
3/8" = 1'-0"



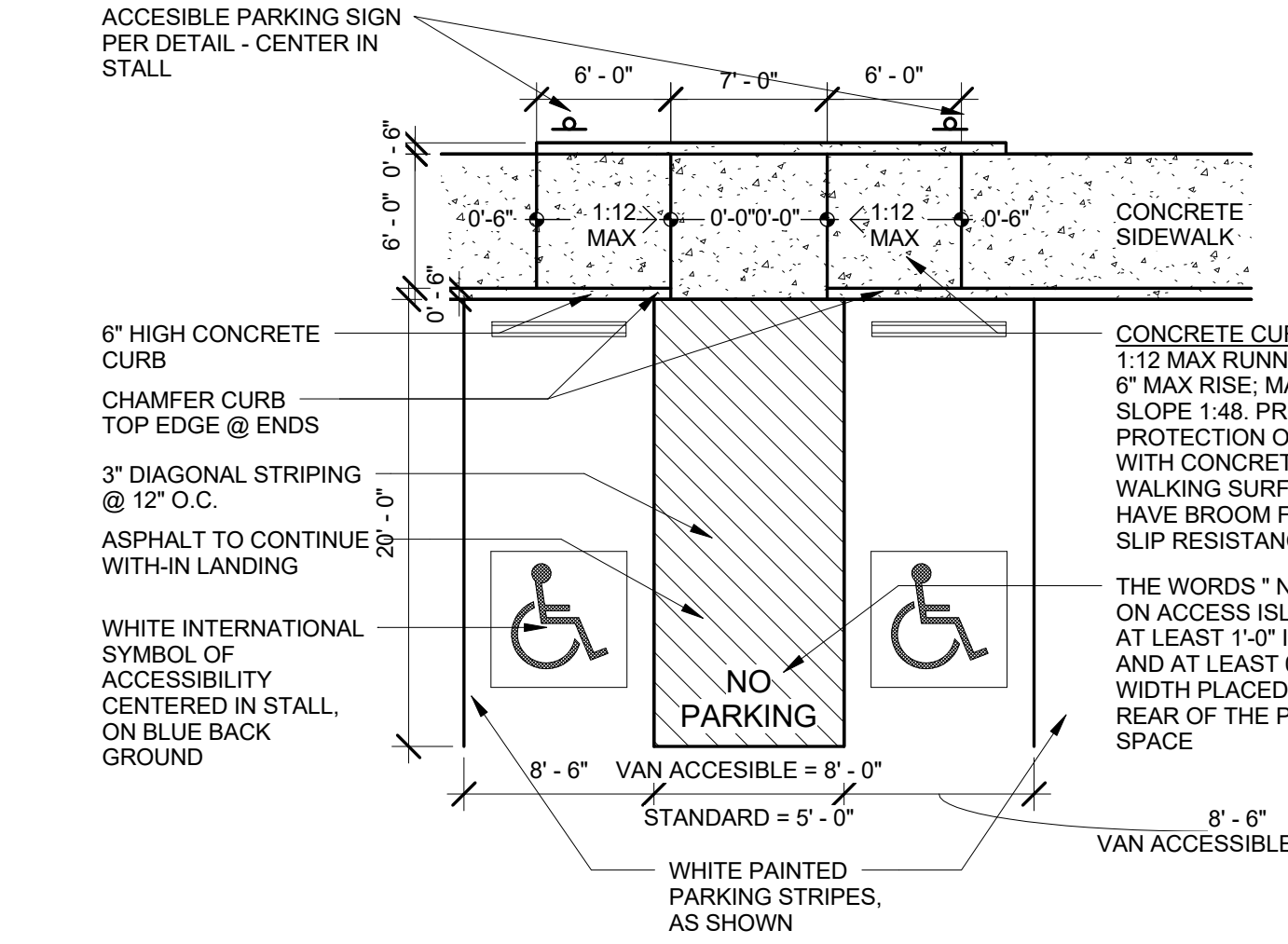
5 Standard Parking Detail
3/16" = 1'-0"



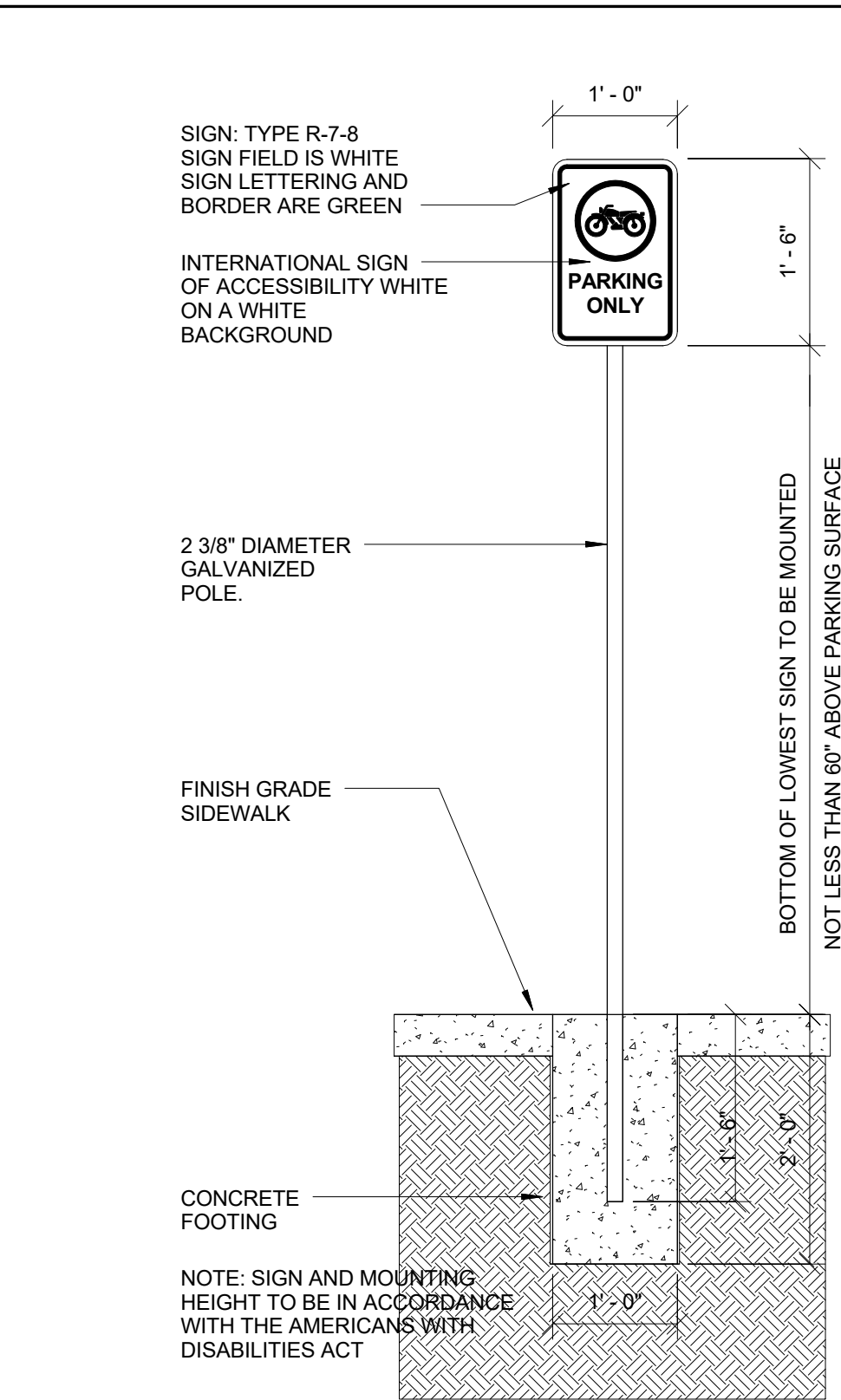
3 Sign 1 Plan
3/8" = 1'-0"



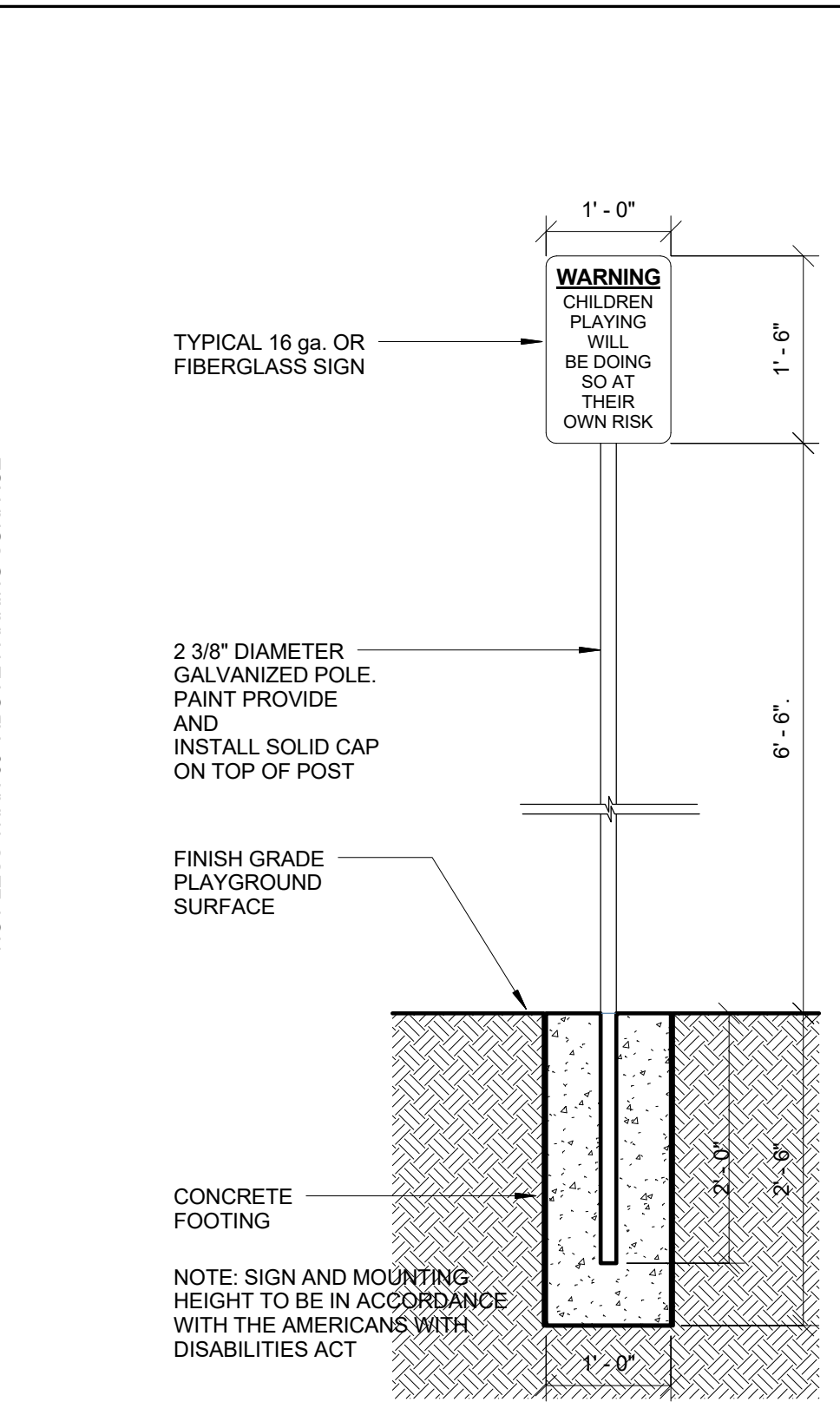
7 Trash Enclosure Detail
1/4" = 1'-0"



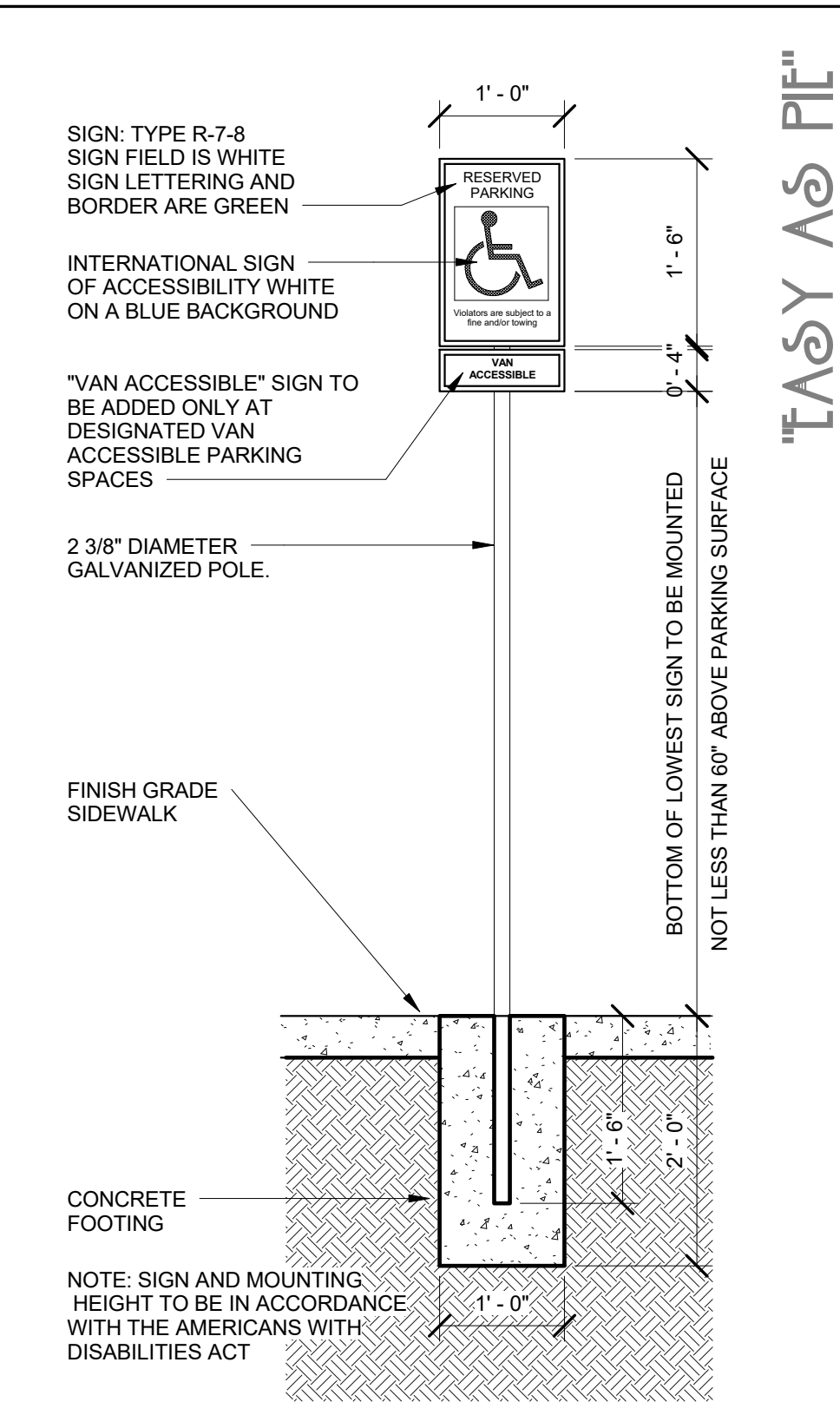
9 ADA Parking Detail
1/8" = 1'-0"



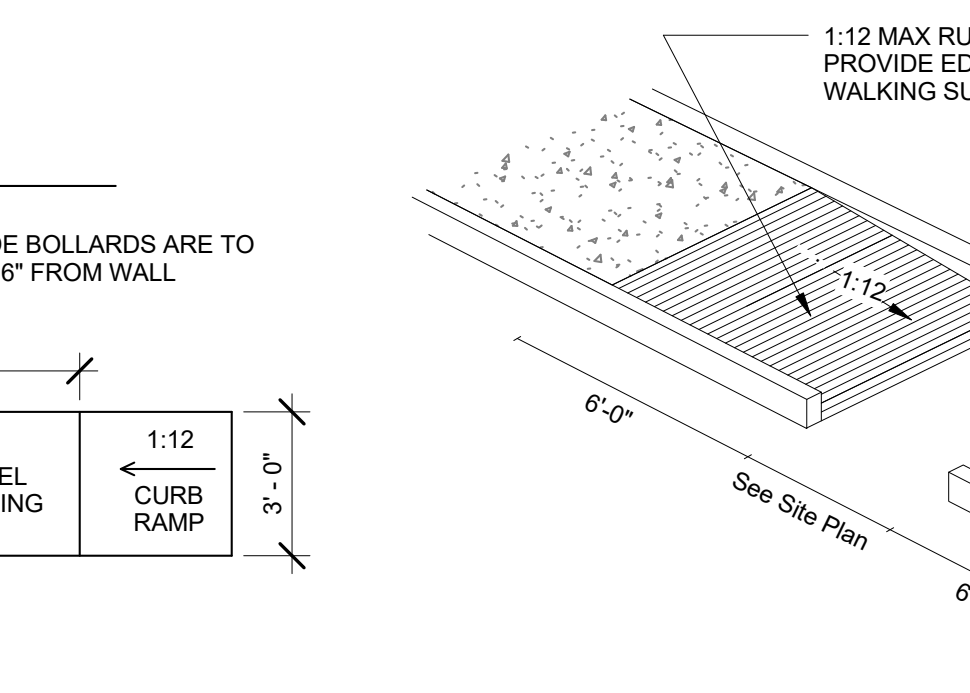
10 Motorcycle Parking Sign
3/4" = 1'-0"



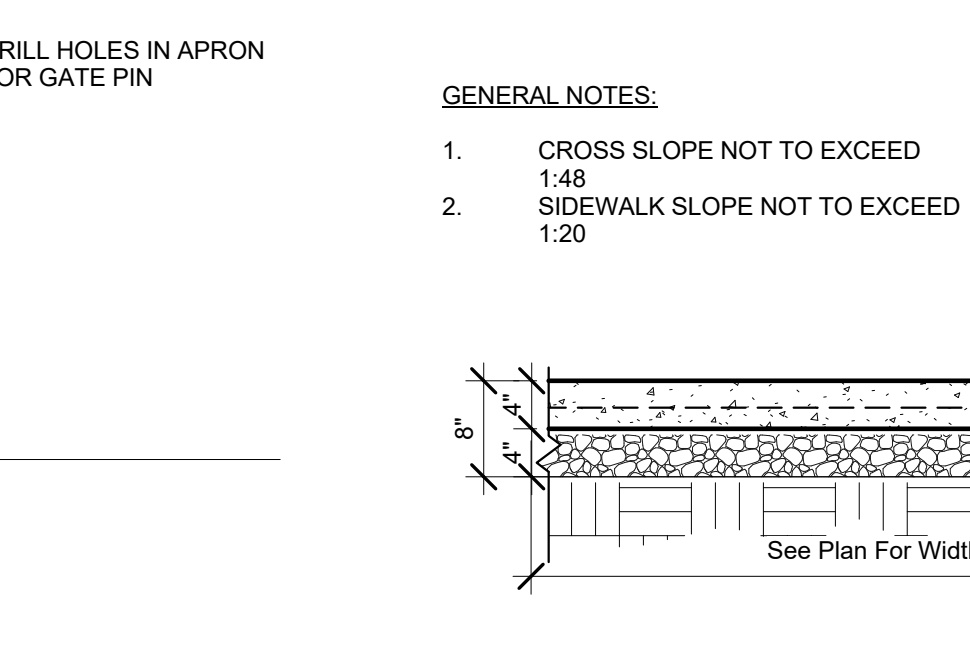
11 Playground Warning Sign
3/4" = 1'-0"



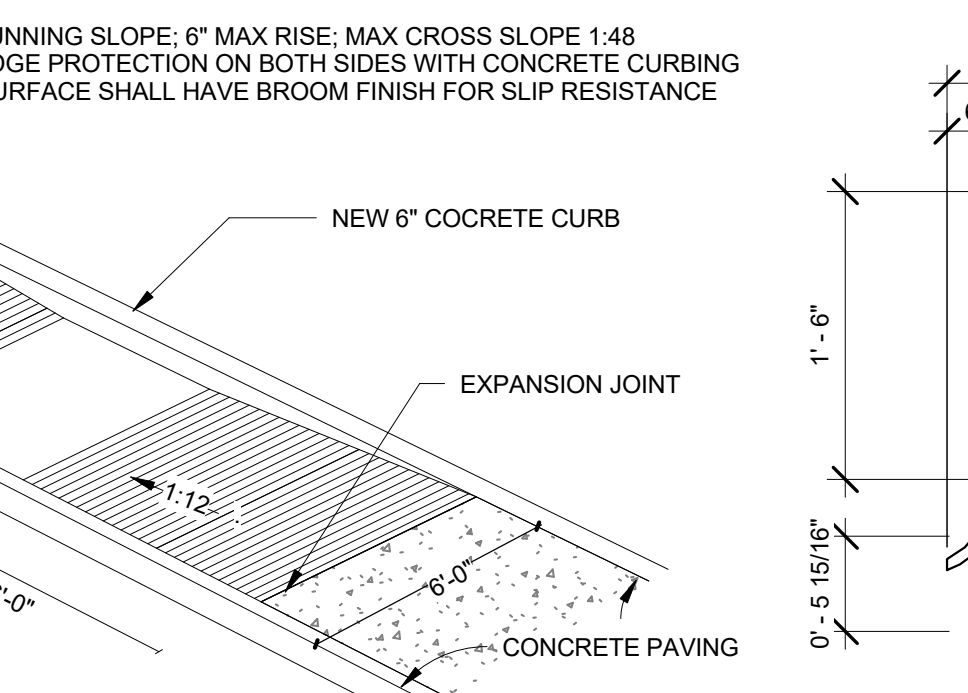
12 Handicap Parking Sign.
3/4" = 1'-0"



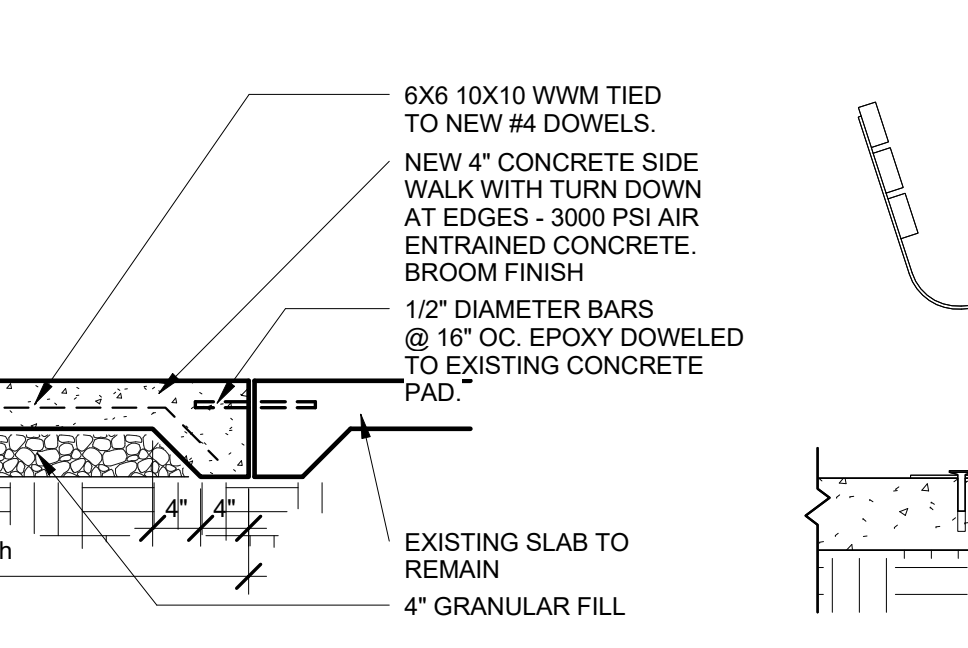
13 Curb Ramp Detail
1/4" = 1'-0"



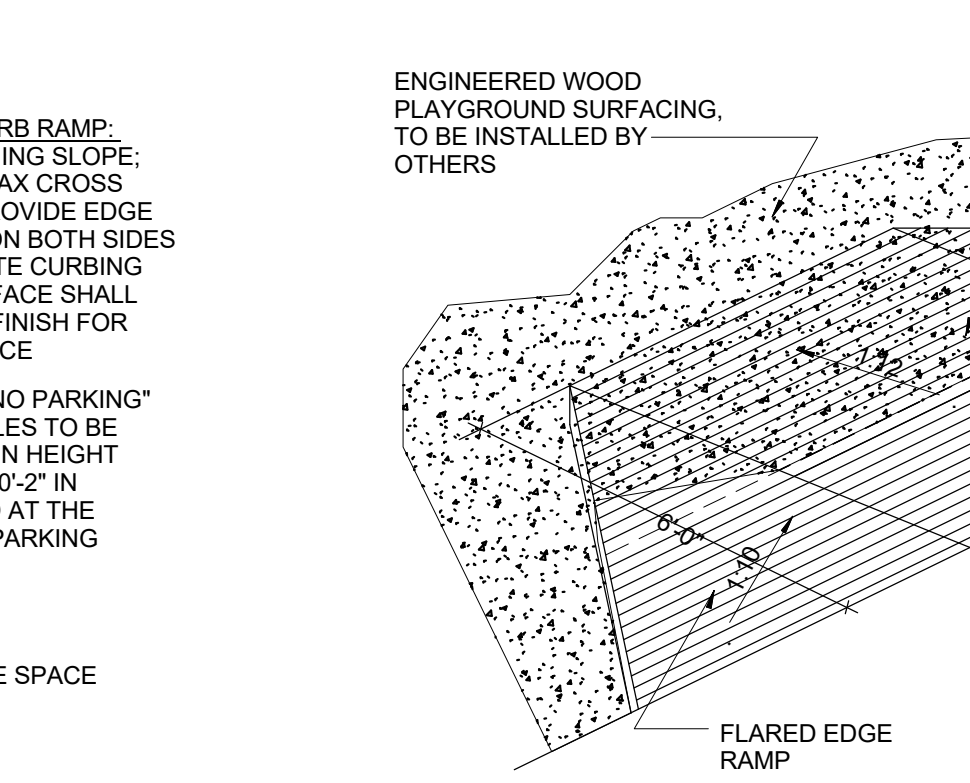
15 Sidewalk Detail
3/4" = 1'-0"



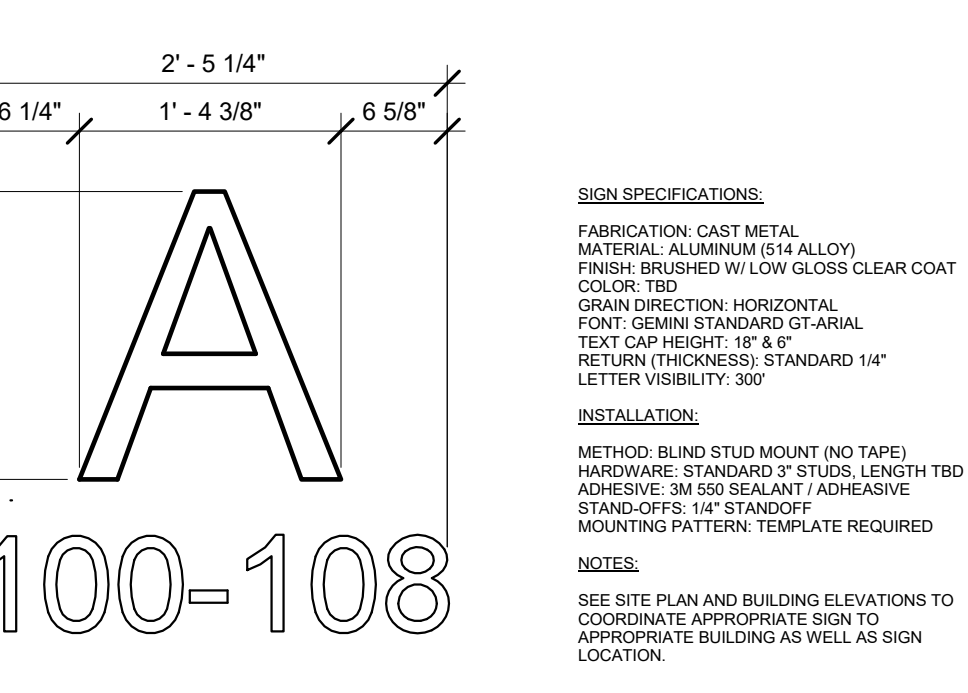
16 Building Signage Detail
1" = 1'-0"



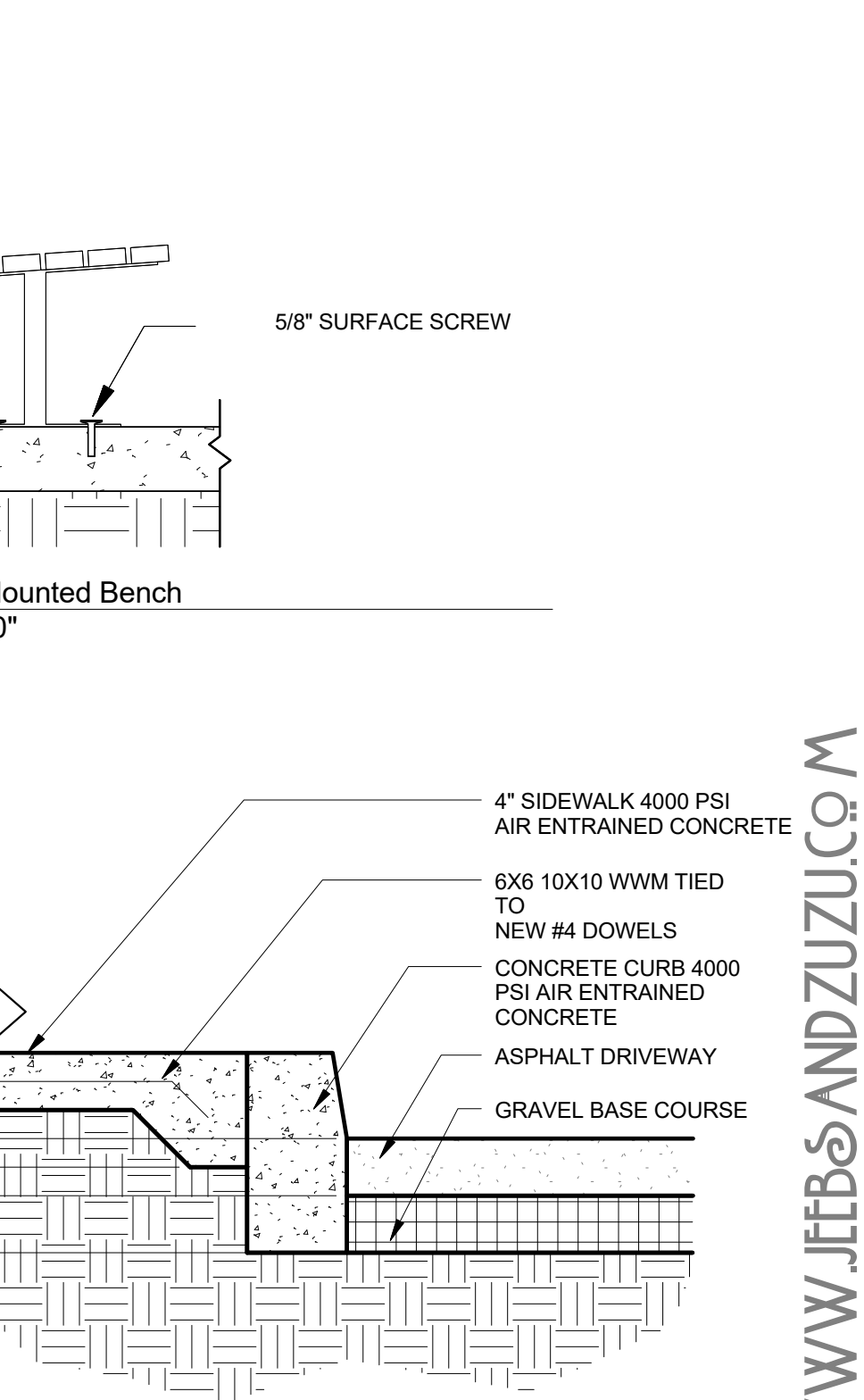
14 Surface Mounted Bench
3/4" = 1'-0"



17 Ramp Into Play Area
3/8" = 1'-0"



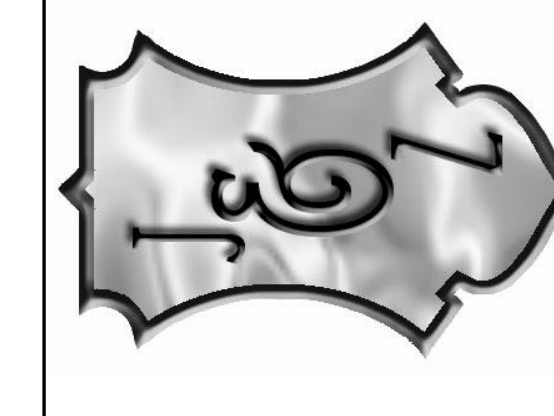
18 Curb Section Detail
1" = 1'-0"



18 Curb Section Detail
1" = 1'-0"



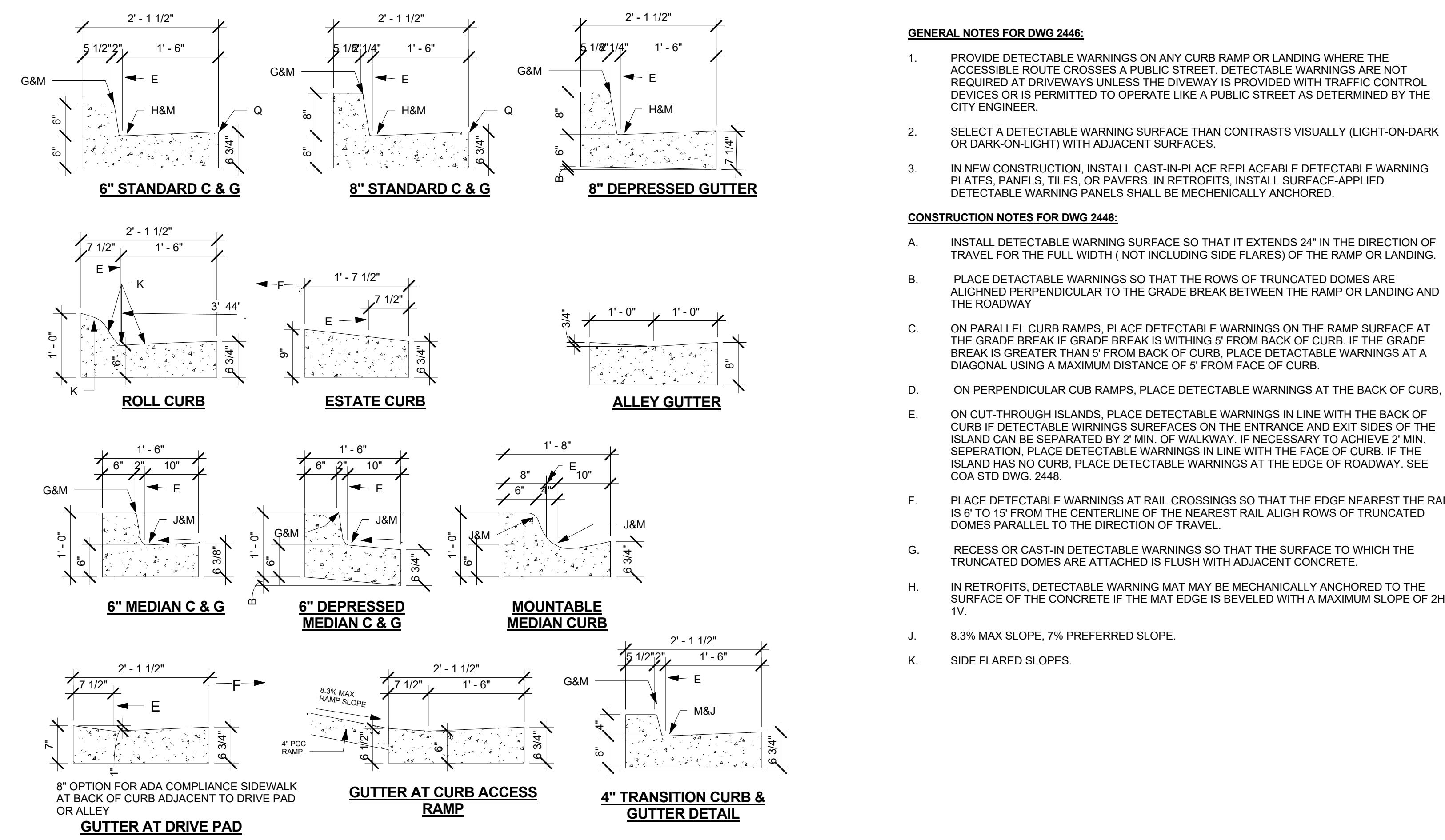
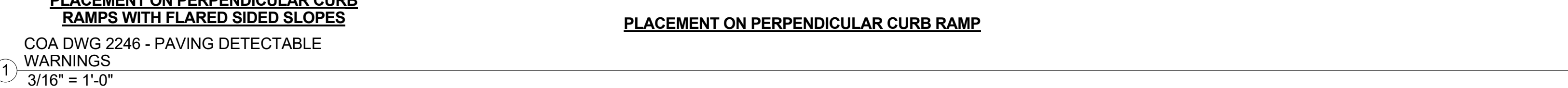
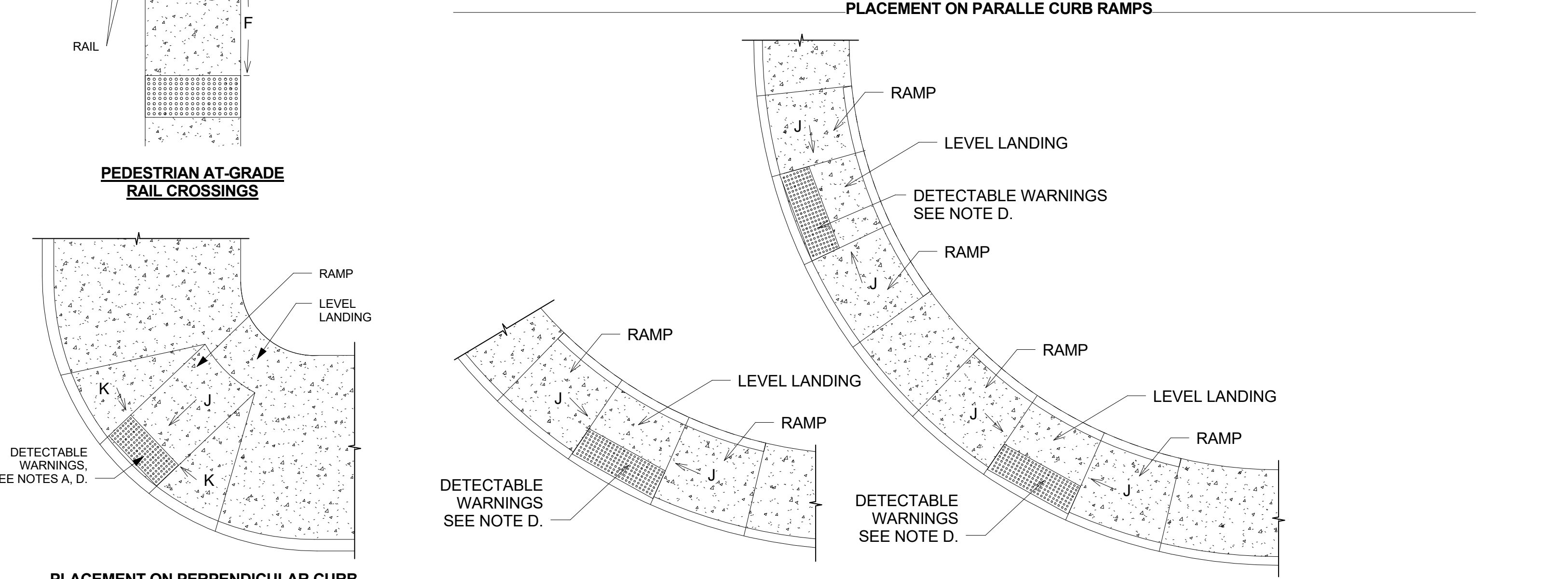
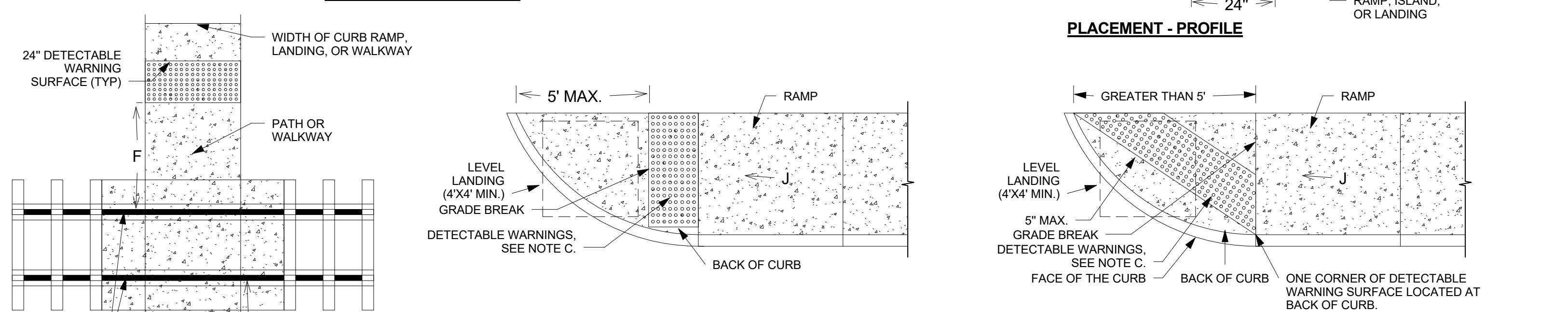
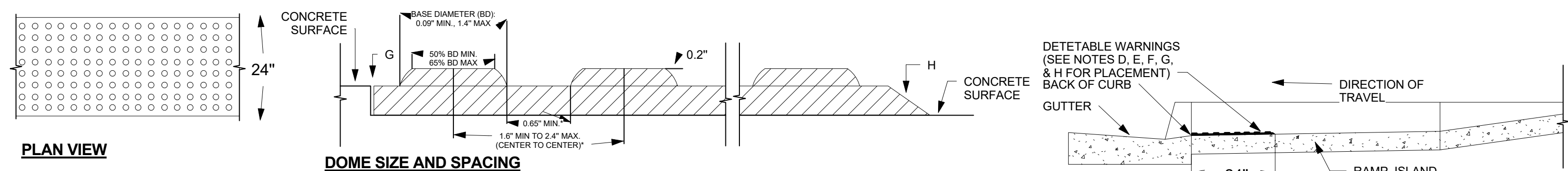
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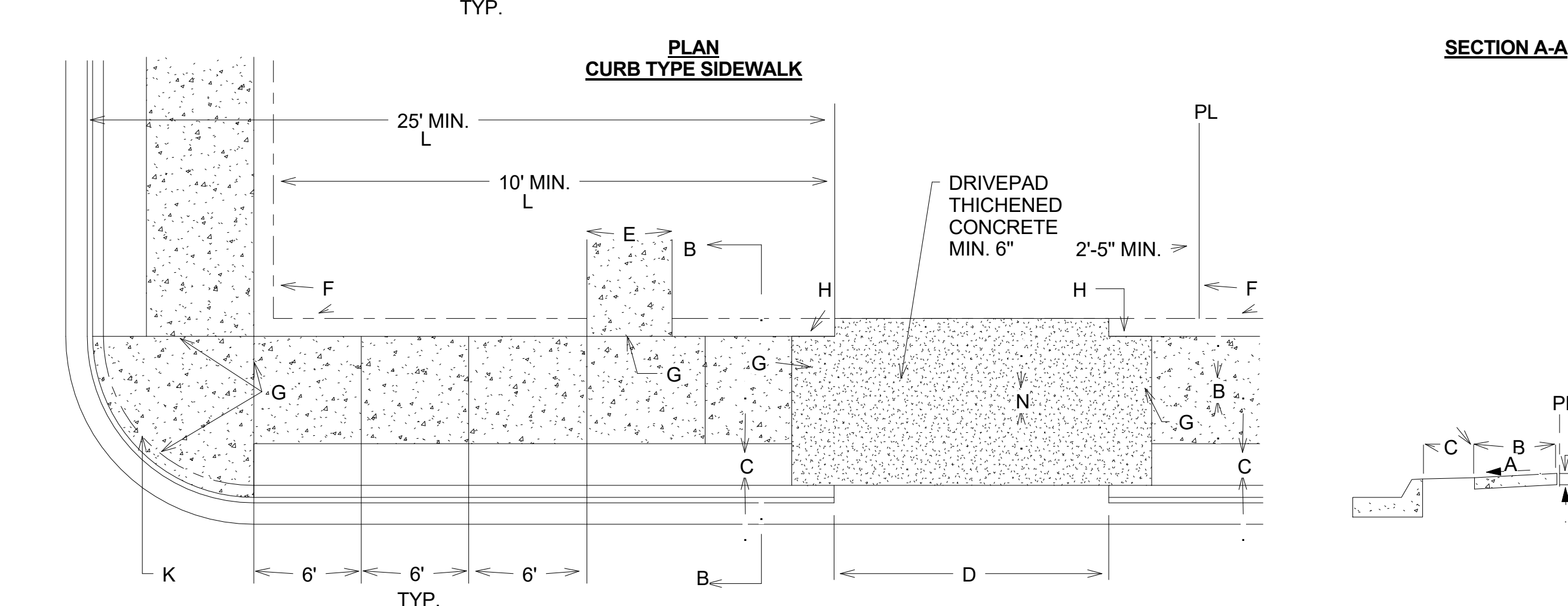
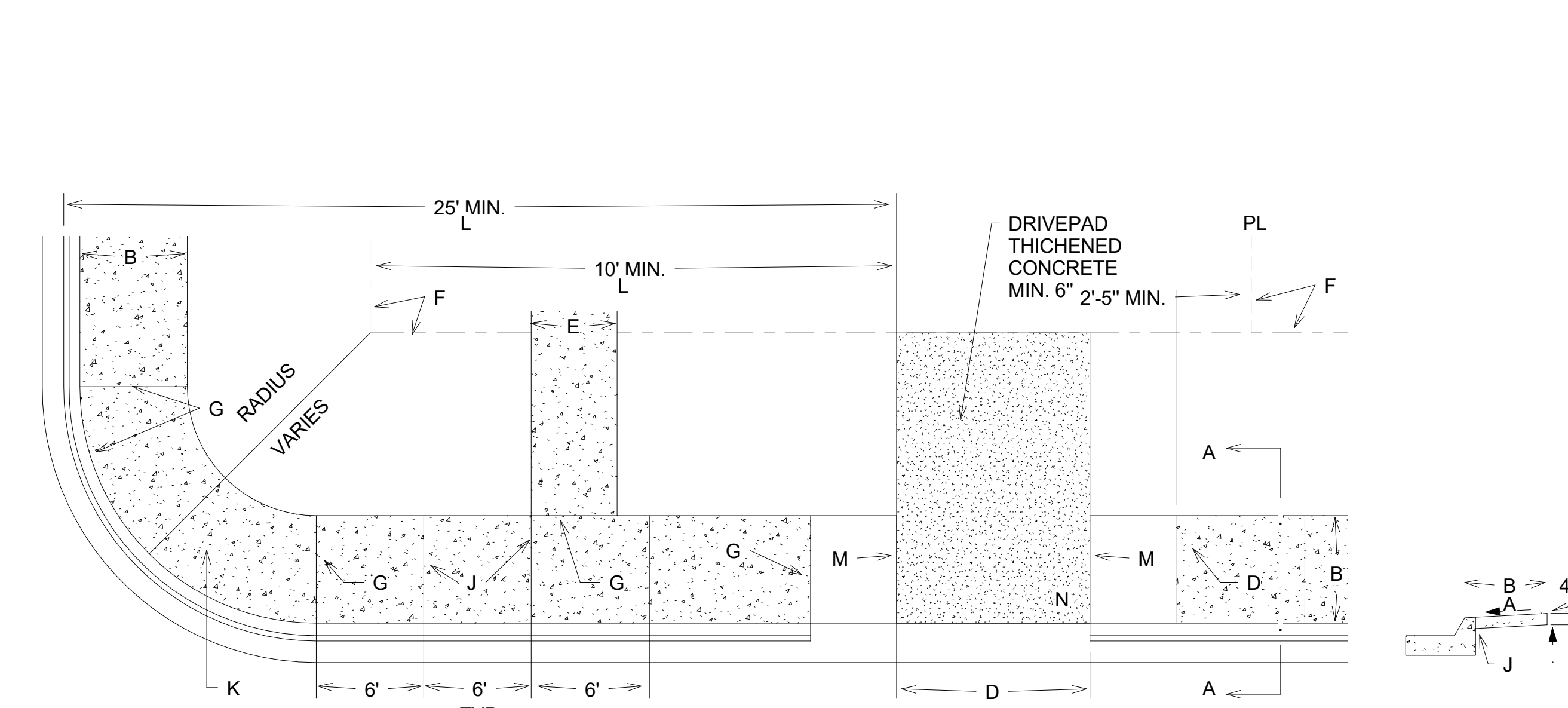
Job no: 20-026
drawn: GH
checked: J&Z
date: April 16, 2021

GATEWAY APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SE
ALBUQUERQUE NM 8706

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SHEET no: ASI2



COA DWG 2246 - PAVING DETECTABLE WARNINGS
3/16" = 1'-0"



- GENERAL NOTES FOR DWG 2446:**
- PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
 - SELECT A DETECTABLE WARNING SURFACE THAT CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
 - IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS SHALL BE MECHANICALLY ANCHORED.
- CONSTRUCTION NOTES FOR DWG 2446:**
- INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
 - PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY.
 - ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHIN 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
 - ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
 - ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WARNING SURFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPARATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD DWG. 2448.
 - PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6" TO 15" FROM THE CENTERLINE OF THE NEAREST RAIL. ALIGN ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
 - RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH ADJACENT CONCRETE.
 - IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H: 1V.
 - 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
 - SIDE FLARED SLOPES.
- GENERAL NOTES FOR DWG 2430:**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
 - FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
 - GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
 - ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H: 1V. CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE A RAMP.
 - PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
 - SEE COA STD DWG 2425A & 2425B FOR DRIVEPAD DETAILS.
- CONSTRUCTION NOTES FOR DWG 2430:**
- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
 - 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDE SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
 - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
 - SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
 - WALKWAY VARIABLE (4' MINIMUM).
 - PROPERTY LINE.
 - 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS, OR OTHER IMMOVABLE OBJECTS.
 - HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
 - CONTRACTION JOINTS.
 - FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
 - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
 - RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
 - ADA ACCESSIBLE PATHWAY, 2% MAX. CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- GENERAL NOTES FOR DWG 2415:**
- CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
 - FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWS OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
 - FOR ALL OTHER C & D AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING. 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWS OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
 - FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
 - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 - REMOVE & REPLACE PAVEMENT 1" WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
 - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
 - ADA = AMERICANS WITH DISABILITY ACT.
- CONSTRUCTION NOTES FOR DWG 2415:**
- REQ. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDED 1/4" EXP JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
 - VARIABLE, DEPRESS AS NEEDED.
 - DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED @ 2" O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
 - EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
 - FACE OF CURB/FLOW LINE.
 - TRAFFIC SIDE.
 - 3/4" RADIUS
 - 1-1/2" RADIUS
 - 2" RADIUS
 - 24" RADIUS
 - TACK COAT.
 - DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
 - NOT USED
 - 8" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION PER SECTION 301.
 - AC PAVEMENT.
 - #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
 - #3 PINS @ 3'-0" O.C. W/STD. HOOK.

"EASY AS PIE"
STATE OF NEW MEXICO
REGISTERED ARCHITECT
NO. 3340
4-16-21

JEEBS & ZUZU, LLC.
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11030 MENAUL NE SUITE C
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P: 505-797-1318

Job no: 20-026
drawn: JG
checked: J&Z
date: June 25, 2021

WWW.JEEBSANDZUZU.CO.NM
GATEWAY APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SE
ALBUQUERQUE NM 8706
sheet no: AS13



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

43	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1225	52675	M
19	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	58125	M
8	2" cal	Purple Robe Locust <i>Robinia pseudoacacia</i>	40x35	1225	9800	M
45	2" cal	Frontier Elm <i>Ulmus 'Frontier'</i>	20x25	675	28125	M
5	2" cal	New Mexico Olive <i>Ulmus 'Frontier'</i>	15x15	225	1125	M
46	2" cal	Fragrant Ash <i>Fraxinus cuspidata</i>	20x20	400	18400	M
19	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	675	1875	M
64	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i> Tree Form, 8' ht at planting	30x20	400	25600	M
54	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	1116	M
17	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	675	10625	H
318 Total Trees			Tree Coverage	224726		

Shrubs & Groundcovers

234	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	25	5850	M
31	5 Gal	Gro-Low Sunac <i>Rhus aromatica 'Gro-Low'</i>	3x8	64	1984	L
280	5 Gal	Japanese Barberry <i>Berberis thunbergii</i>	5x5	25	10000	M
104	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x5	25	2600	M
28	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	8x10	100	2800	M
8	5 Gal	Rose of Sharon <i>Hibiscus syriacus</i>	10x10	100	800	M
5	5 Gal	Common Lilac <i>Hibiscus syriacus</i>	15x15	225	1125	M
85	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	16	1360	M
11	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12	144	1584	M
98	5 Gal	Buffalo Juniper <i>Juniperus sabinia 'Buffalo'</i>	1x12	144	14112	M
152	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	1368	M
212	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	1908	M
35	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	5x6	36	1260	L
53	5 Gal	Apache Plume <i>Folgia paradoxa</i>	6x1	49	2591	L
29	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	1421	L
525	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	2.5x2	4	2100	M
242	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	3x3	9	2118	M
2076	Total Shrubs		Shrub Coverage	52041		
155	2-3cf		Boulders	52041		

To be placed at contractor discretion
Landscape Gravel / Filter Fabric
3/4" Crushed, Color tbd
Oversize Landscape Gravel / Filter Fabric
2-4" Adobe Rose
Slopes exceeding 3:1
Sod Lawn
Albuquerque Park Blend

LANDSCAPE NOTES:
All landscaping for Gateway Apartments shall comply with the Mesa del Sol, Design Guide, and the City of Albuquerque, I.D.C.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all areas unless otherwise designated.

All street trees planted shall be selected from the City of Albuquerque plant palette and sizing list.

Organic mulch is required as ground cover under trees within a 5 foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (see landscape detail sheet)

IRRIGATION NOTES:
Irrigation system shall be designed and installed to be capable of utilizing reclaimed water.

Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netain spiral (50' length) with 3 lines at a final radius of 4.5' from tree trunk, pinned in place. Netain shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Water use calculations shall be developed prior to final approval ensuring compliance with the Mesa del Sol guidelines for seasonal water use.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Irrigation systems shall comply with section 8 of the ABQWA legislation and ordinances (cross connection prevention and control ordinance).

The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	518455
TOTAL BUILDING AREA (sf)	-10138
TOTAL LOT AREA (sf)	417117
LANDSCAPE REQUIREMENT (15%)	62568
TOTAL LANDSCAPE REQUIRED (15%)	62568
TOTAL ON-SITE LANDSCAPE PROVIDED	195254
TOTAL LIVE GROUNDCOVER REQUIRED	14644
TOTAL LIVE GROUNDCOVER PROVIDED	276113

IMPERVIOUS AREAS:

CONCRETE SIDEWALKS	59,546 SF
ASPHALT / PARKING	59,634 SF
PARKING LANDSCAPING REQUIRED (15%)	23,945 SF
PARKING LANDSCAPING PROVIDED	156,961 SF

FERVIOUS AREAS:

LAWN	25,208 SF
GROUND COVER (GRAVEL / LANDSCAPE)	116,188 SF
PLAYGROUND (WOOD CHIPS)	4,504 SF
20% OF LANDSCAPE AREA IS ALLOWED TO BE HIGH WATER USE TURF-AREA MAX ALLOWED	40,358 SF
HIGH WATER USE TURF PROVIDED	25,208 SF

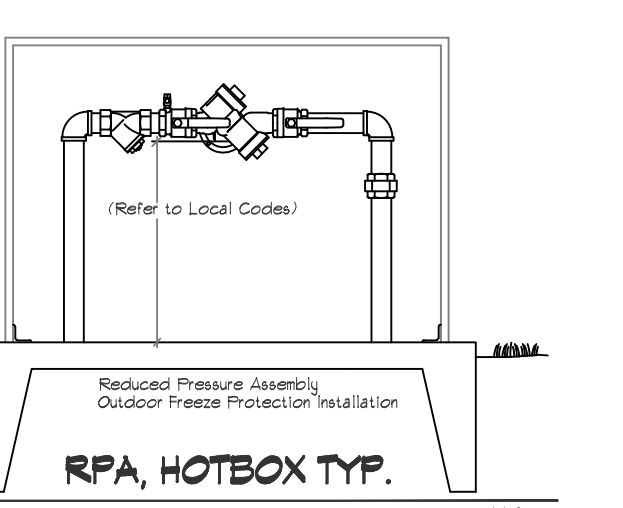
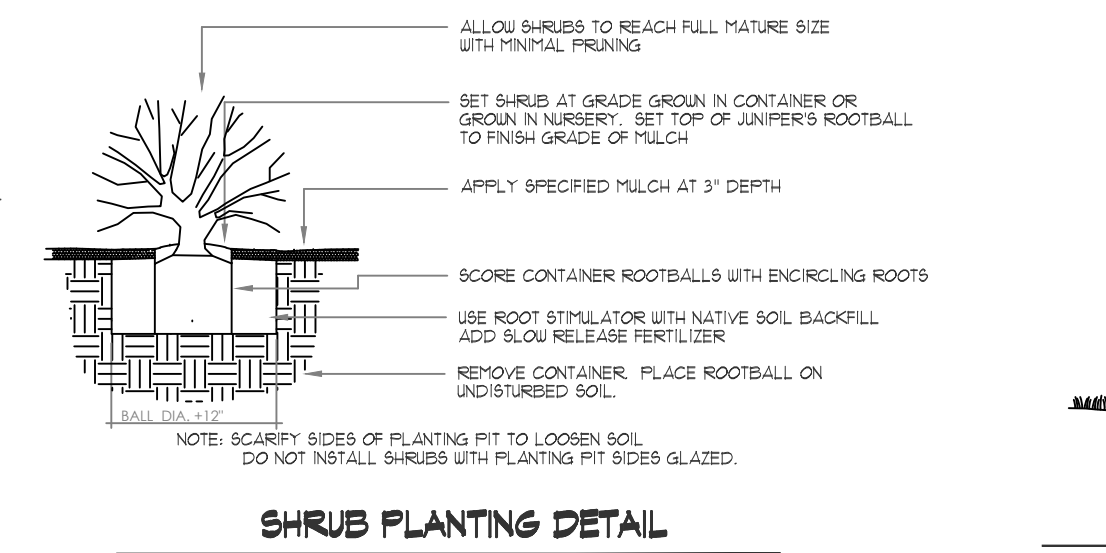
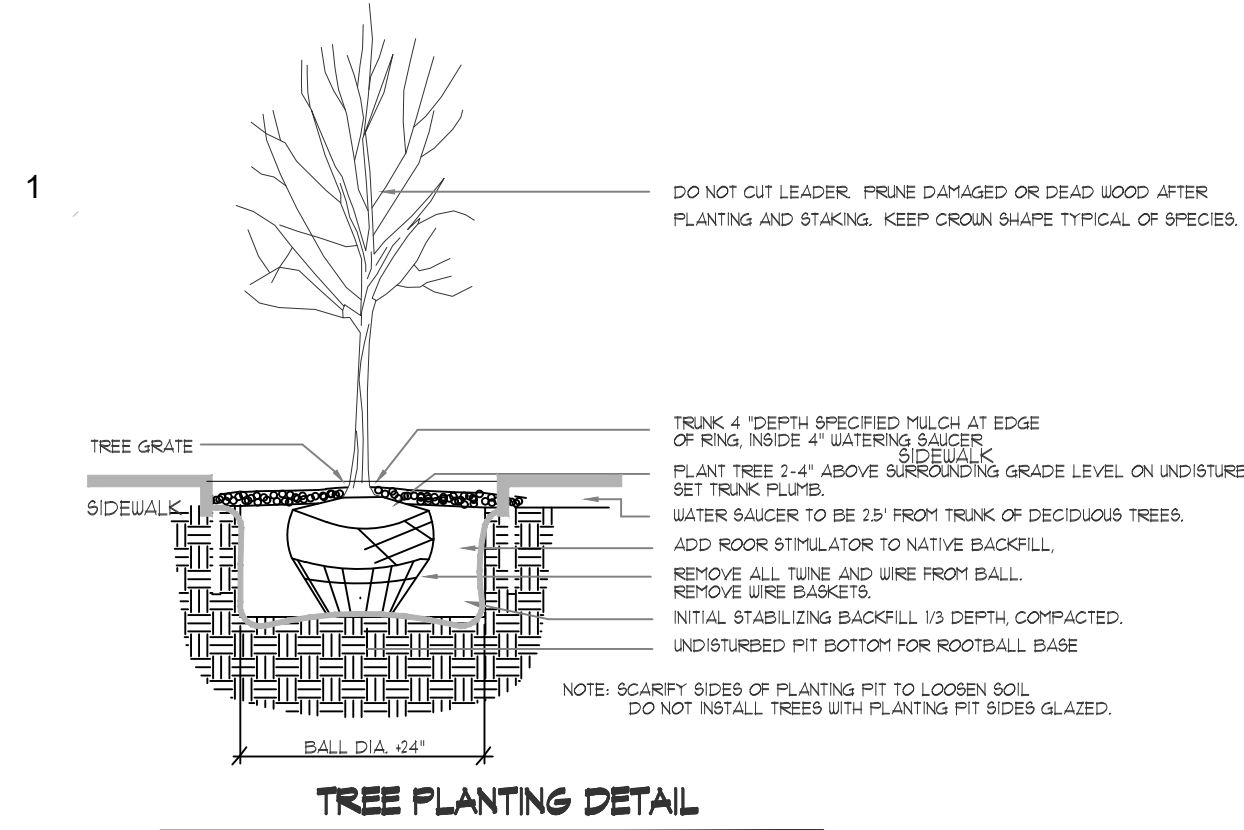
REQUIRED STREET TREES

PROVIDED AT 25' O.C. SPACING AVG	91
REQUIRED PARKING LOT TREES	48
AT 1 PER 10 SPACES (411 SPACES / 10)	48
PROVIDED PARKING LOT TREES:	
1 TREE REQUIRED PER GROUND AND 2ND FLOOR UNITS	

GROUND FLOOR UNITS:

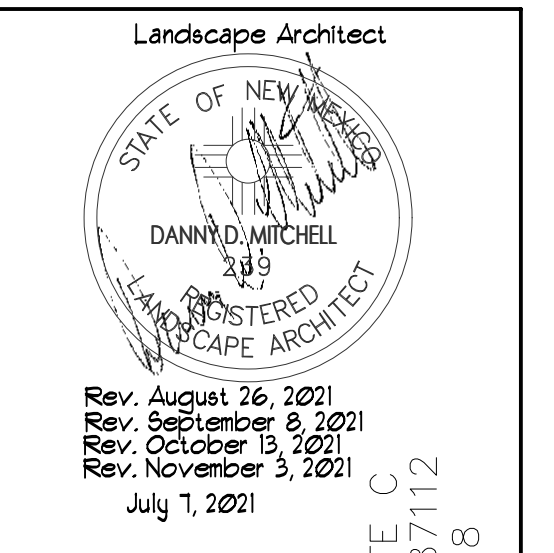
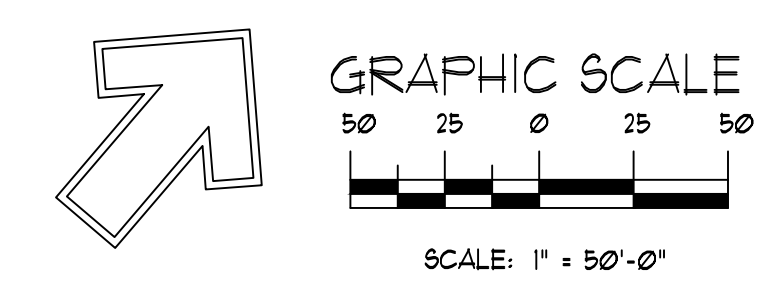
2ND FLOOR UNITS:	106
TREES PROVIDED	212
USABLE OPEN SPACE REQUIREMENT	313
FOR MULTI-FAMILY RESIDENTIAL	
OPEN SPACE PROVIDED	62,589 SF
	201,188 SF

Mitchell Associates, llc
LANDSCAPE ARCHITECTURE
danny@mitchellassociatesllc.com 505.639.9583



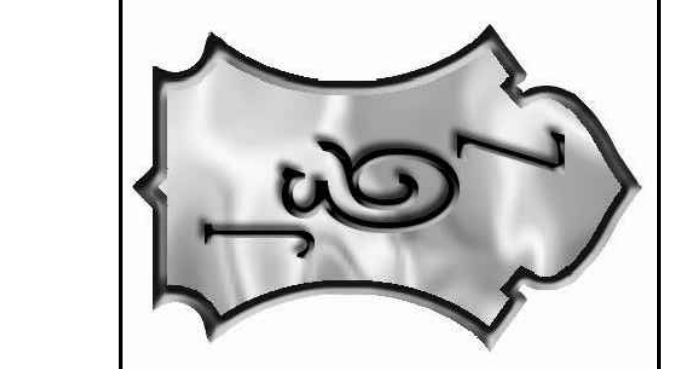
○ Landscape Plan
1" = 50'-0"

NOT FOR CONSTRUCTION



Rev. August 26, 2021
Rev. September 8, 2021
Rev. October 13, 2021
Rev. November 3, 2021
July 1, 2021

J&Z
JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
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P: 505-797-1318



job no: 20-026
drawn: DM
checked: J&Z
date: April 16, 2021

WWW.JEEBSANDZUZU.CO.M
LANDSCAPE PLAN
GATEWAY APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106
sheet no:
DRB 2.0

LEGAL DESCRIPTION: TRACT A-4-A, REPLAT OF TRACT A-4 MESA DEL SOL INNOVATION PARK

SITE AREA: 11.9075 AC (518,694 SF)

BENCHMARK: City of Albuquerque Station '5-R15' being a brass cap.
ELEV= 5306.674 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated November, 2020

FLOOD HAZARD: From FEMA Map 35001C0555H (8/16/2012), this site is identified as being within Zone 'X' which is determined to be an area of minimal flood hazard.

OFFSITE FLOW: The site does not accept offsite flow as public streets border the site to the north, east, and south. The land to the west is undeveloped and is scheduled to be developed as Sagan Road. The Mesa del Sol DMP defines this site as being within Basin M which is to drain to the southwest and discharge to regional pond 2A. Discharge is based on 56.08/15.15= 3.7 CFS/AC.

EXISTING CONDITIONS: The site is currently undeveloped and the site slopes down to the west at 0.5 - 1%.

PROPOSED IMPROVEMENTS: The proposed improvements include 8 residential apartment buildings, a community building, paved access and parking, sidewalks, and landscaping.

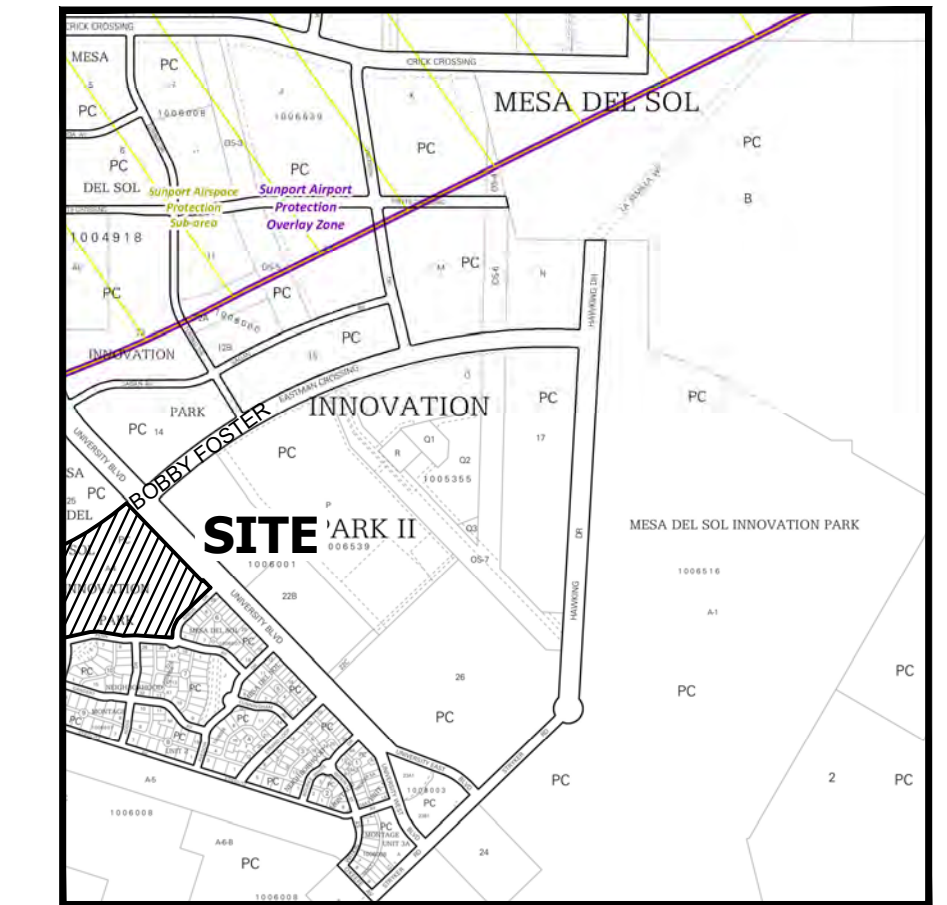
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the SWQ volume.

Existing land treatment: 100% A PRECIPITATION ZONE: 3
 $Q = (1.87)(11.91) = 22.3$ CFS
 Proposed land treatment: 10% B, 31% C and 59% D
 $Q = [(0.10)(2.60) + (0.31)(3.45) + (.59)(5.02)](11.91) = 51.1$ CFS

SWQ V = $(306,030)(0.42/12) = 10,711$ CF

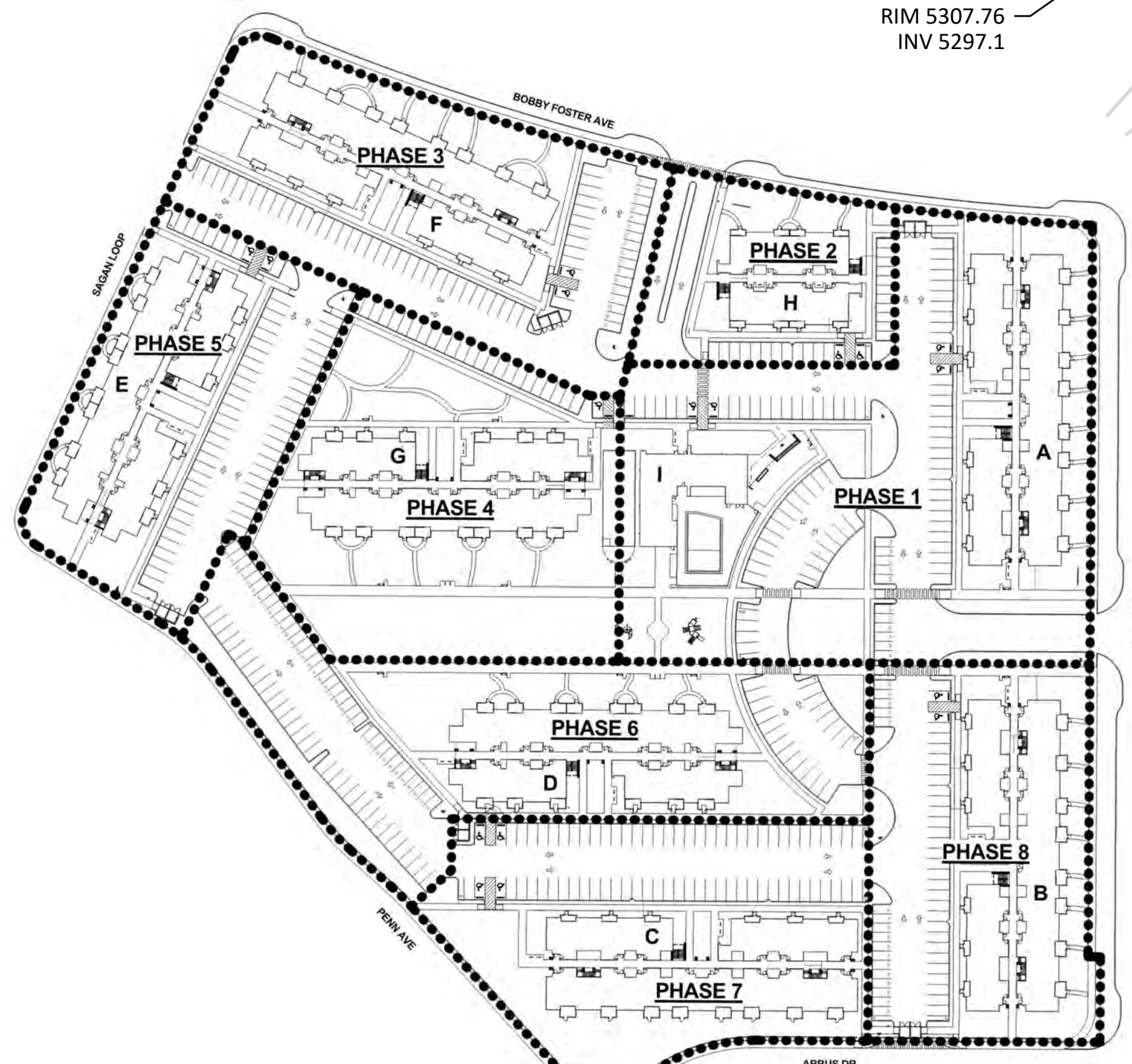
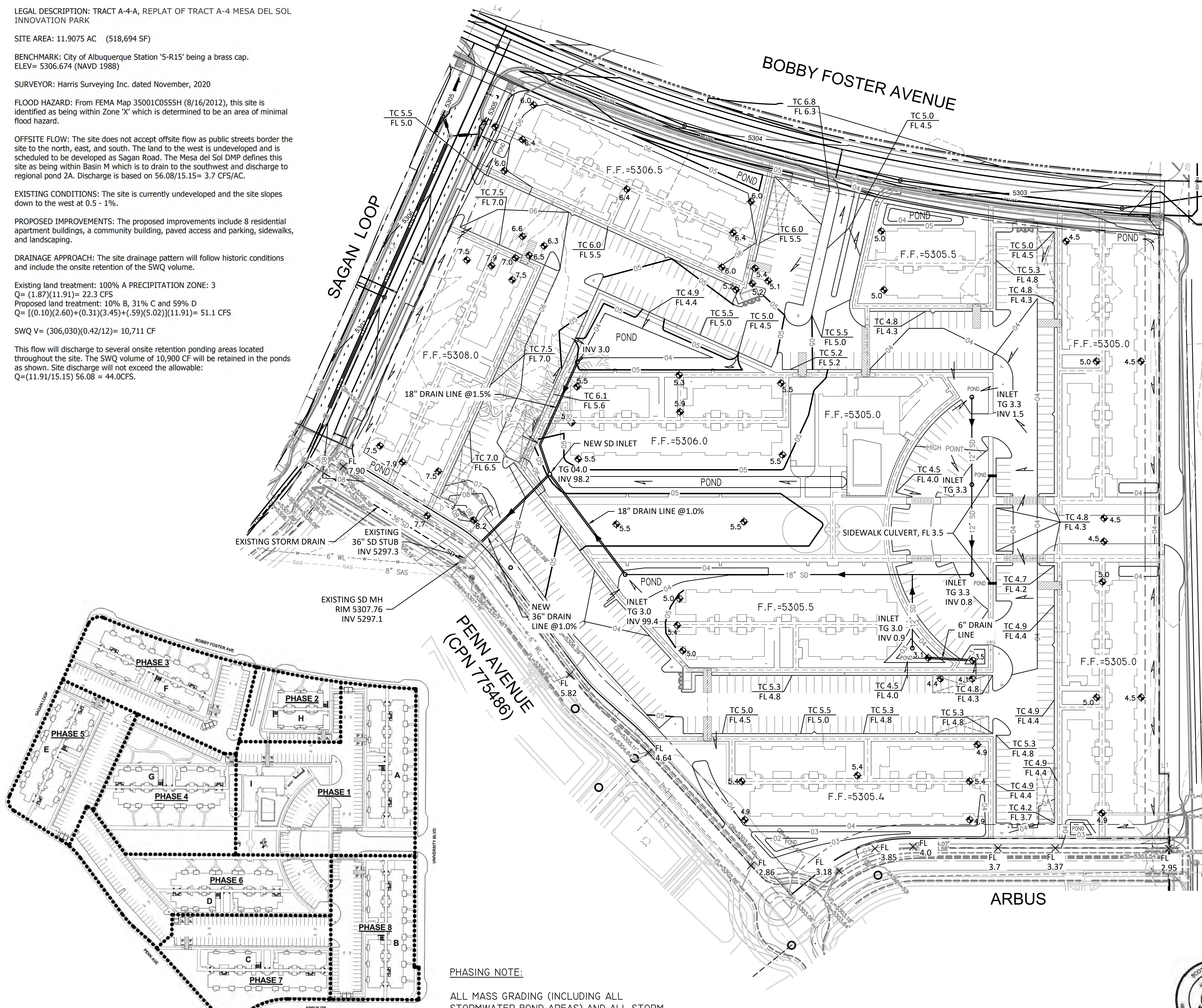
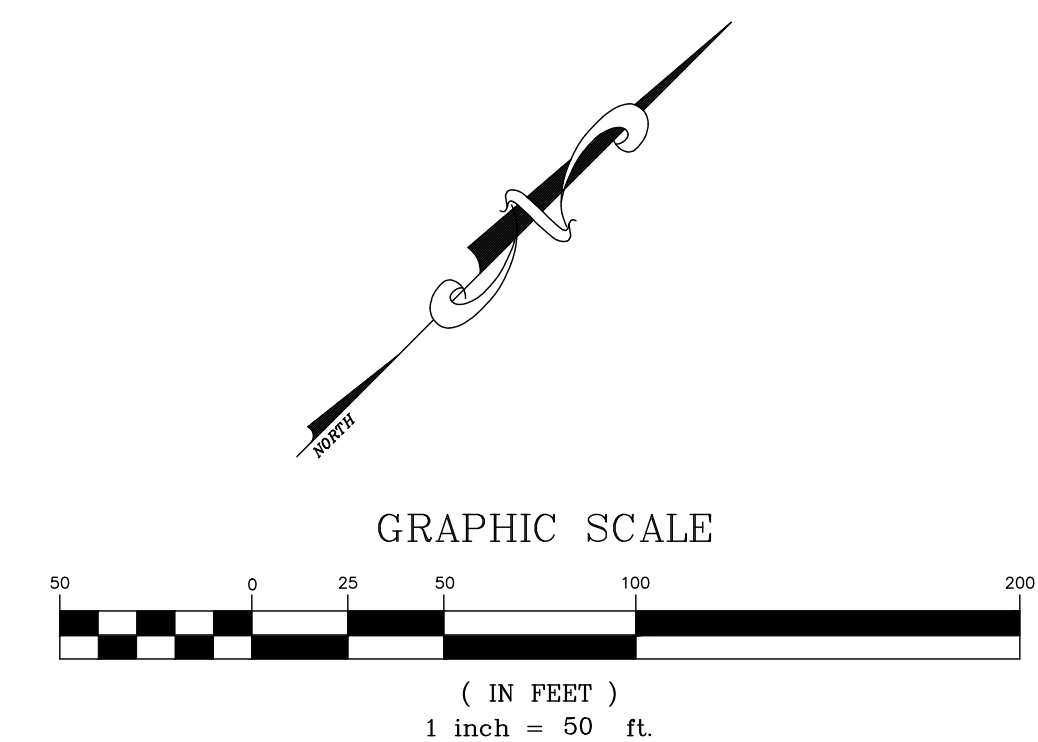
This flow will discharge to several onsite retention ponding areas located throughout the site. The SWQ volume of 10,900 CF will be retained in the ponds as shown. Site discharge will not exceed the allowable:
 $Q = (11.91/15.15) 56.08 = 44.0$ CFS.

CONCEPTUAL
GRADING AND DRAINAGE PLAN
ENCANTO APARTMENTS
MESA DEL SOL
AUGUST, 2021



VICINITY MAP
ZONE ATLAS R-16-Z

Legend	
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	STORM DRAIN
	STORM DRAIN INLET
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	COVERED PARKING AREA



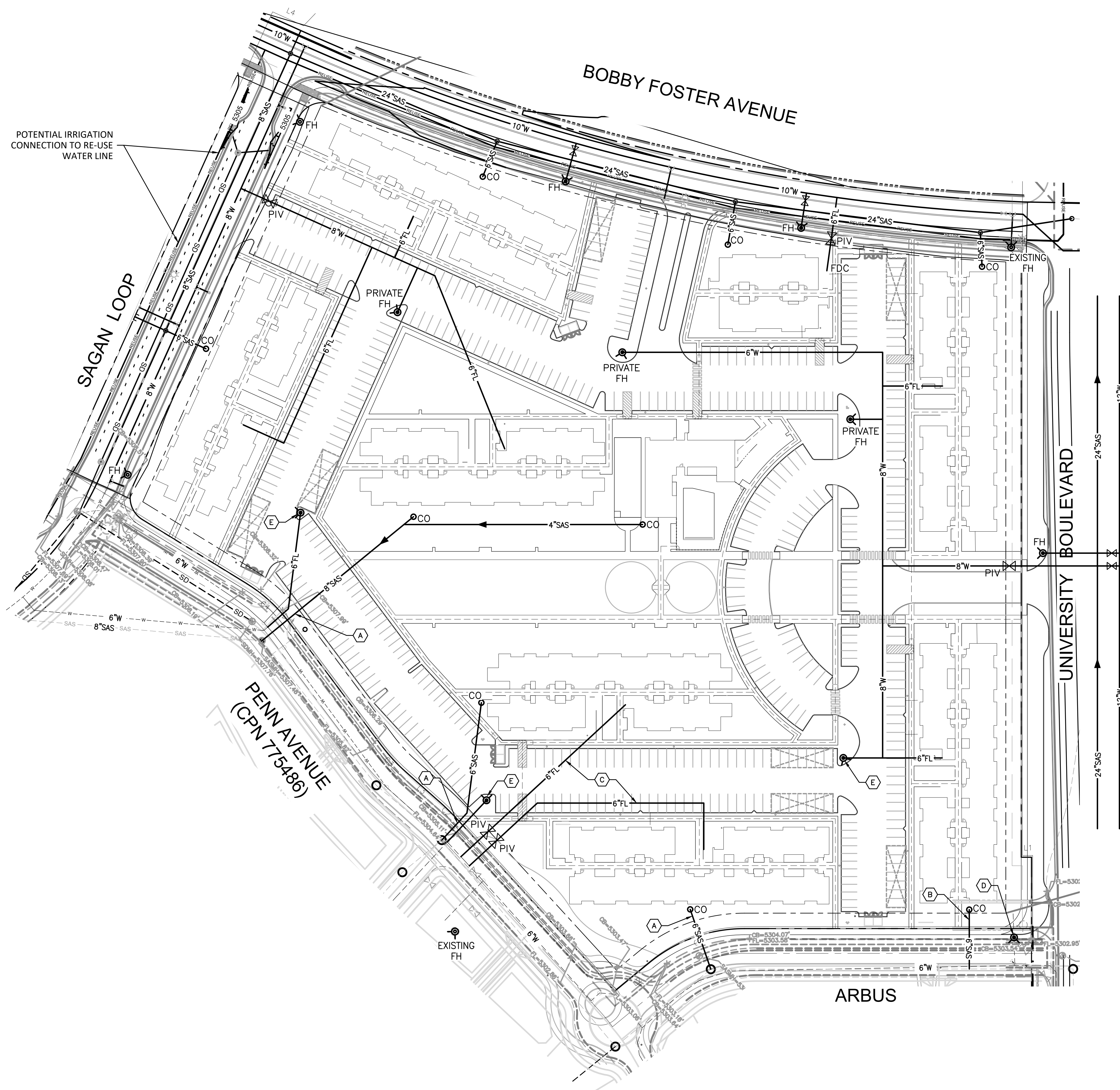
PHASING PLAN
N.T.S.

PHASING NOTE:
ALL MASS GRADING (INCLUDING ALL STORMWATER POND AREAS) AND ALL STORM DRAIN INLETS AND STORM DRAIN LINES SHALL BE BUILT AS PART OF PHASE I.



Scott M McGee PE
 9700 Sand Verbena Trail NE
 Albuquerque, NM 87122
 505.263.2905
 scottmmcgee@gmail.com

CONCEPTUAL
UTILITY PLAN
**ENCANTO APARTMENTS
MESA DEL SOL**
AUGUST, 2021



KEYED UTILITY NOTES

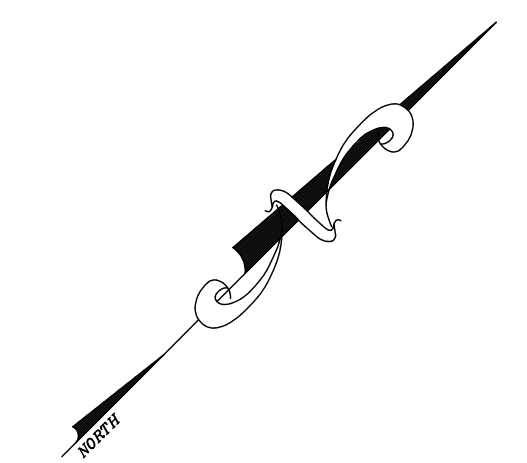
- A. EXISTING 6" SANITARY SEWER STUB TO R/W LINE.
- B. NEW 6" SANITARY SEWER SERVICE PER ABCWUA STD DRAWING TO BE BUILT BY PUBLIC WORK ORDER.
- C. NEW 6" FIRELINE TO BUILDING FROM WATER MAIN WITH POST INDICATOR VALVE (PIV) AS SHOWN. 2" DOMESTIC METERED SERVICE SHALL ALSO BE IN SAME TRENCH.
- D. EXISTING PUBLIC FIRE HYDRANT.
- E. NEW PRIVATE FIRE HYDRANT PER ABCWUA STD DRAWING.
- F. INSTALL FIRE DEPT CONNECTION (FDC) WITHIN 100' OF A FIRE HYDRANT

NOTE:

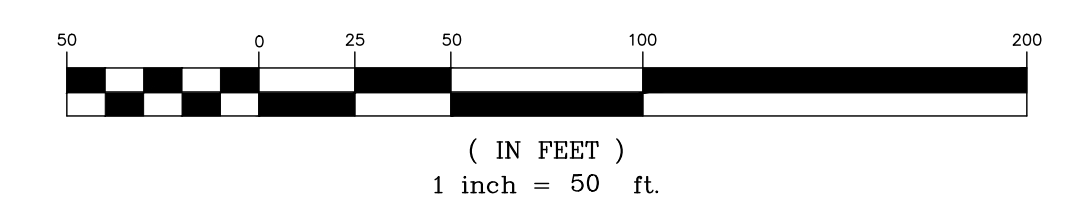
THE CONTRACTOR SHALL COORDINATE WITH THE AVAILABLE LOCAL HIGH SPEED INTERNET (BROADBAND) PROVIDERS TO DEVELOP AND IMPLEMENT A HIGH SPEED INTERNET PLAN THAT PROVIDES SERVICE CONNECTIONS TO ALL BUILDINGS AND TO ALL UNITS AND COMMUNITY SPACES.

Legend

	SAS	EXISTING SANITARY SEWER LINE
	6"W	EXISTING WATER LINE WITH SIZE
	4"SAS	PROPOSED SANITARY SEWER LINE WITH SIZE
	2"W	PROPOSED WATER LINE WITH SIZE
	6"FL	PROPOSED FIRELINE WITH SIZE
	PIV	POST INDICATOR VALVE
	FDC	FIRE DEPARTMENT CONNECTION
	CO	CLEANOUT
	FH	FIRE HYDRANT
		COVERED PARKING AREA

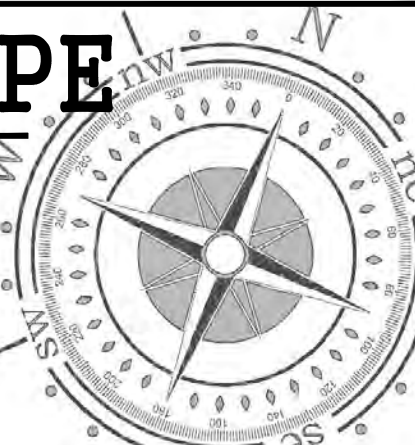


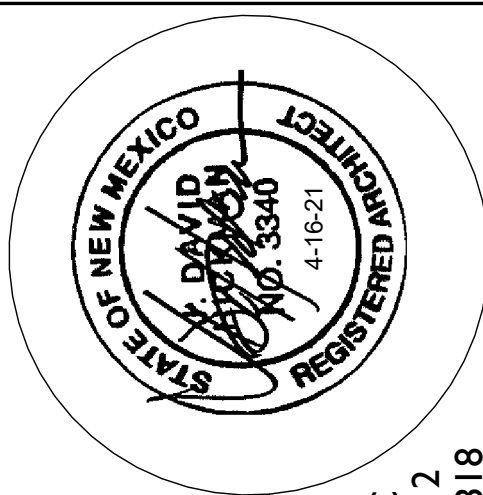
GRAPHIC SCALE



Scott M McGee PE

9700 Sand Verbena Trail NE
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scottmmcgee@gmail.com

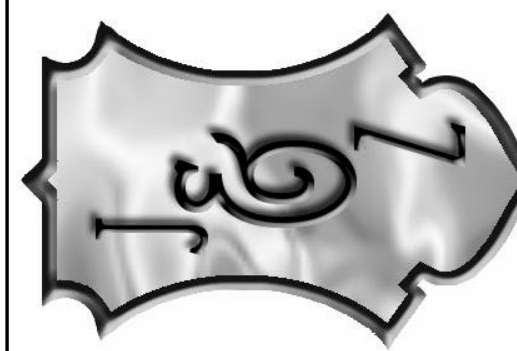




JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
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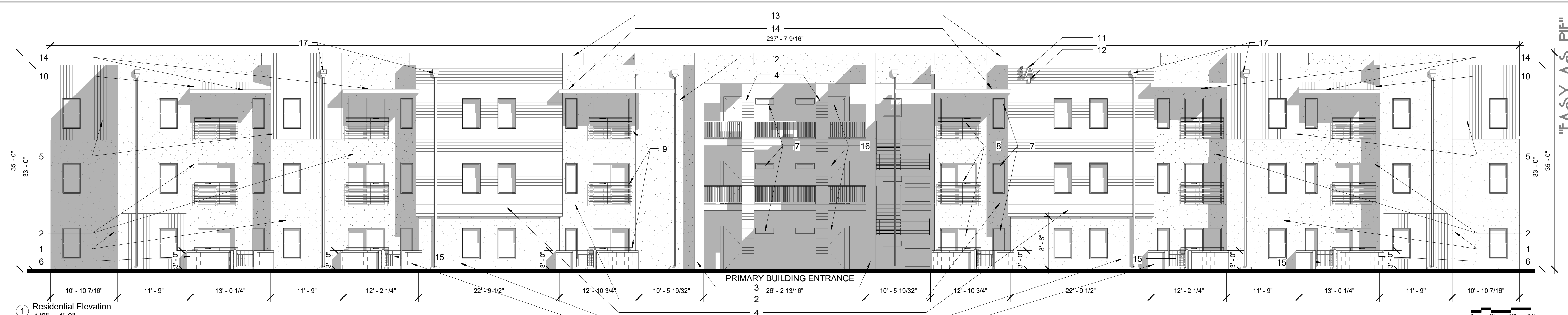
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drawn: GH
checked: J&Z
date: April 16, 2021

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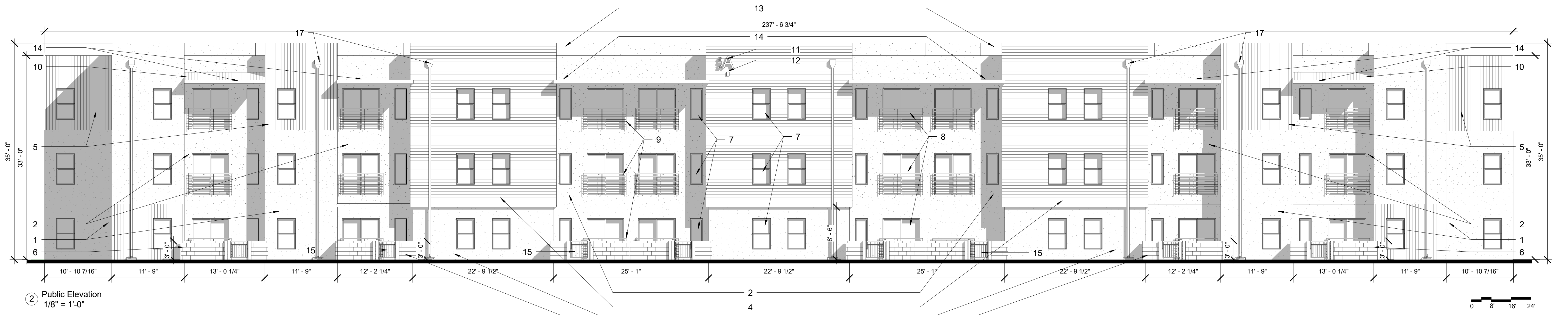
GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD 5F
ALBUQUERQUE NM 87106

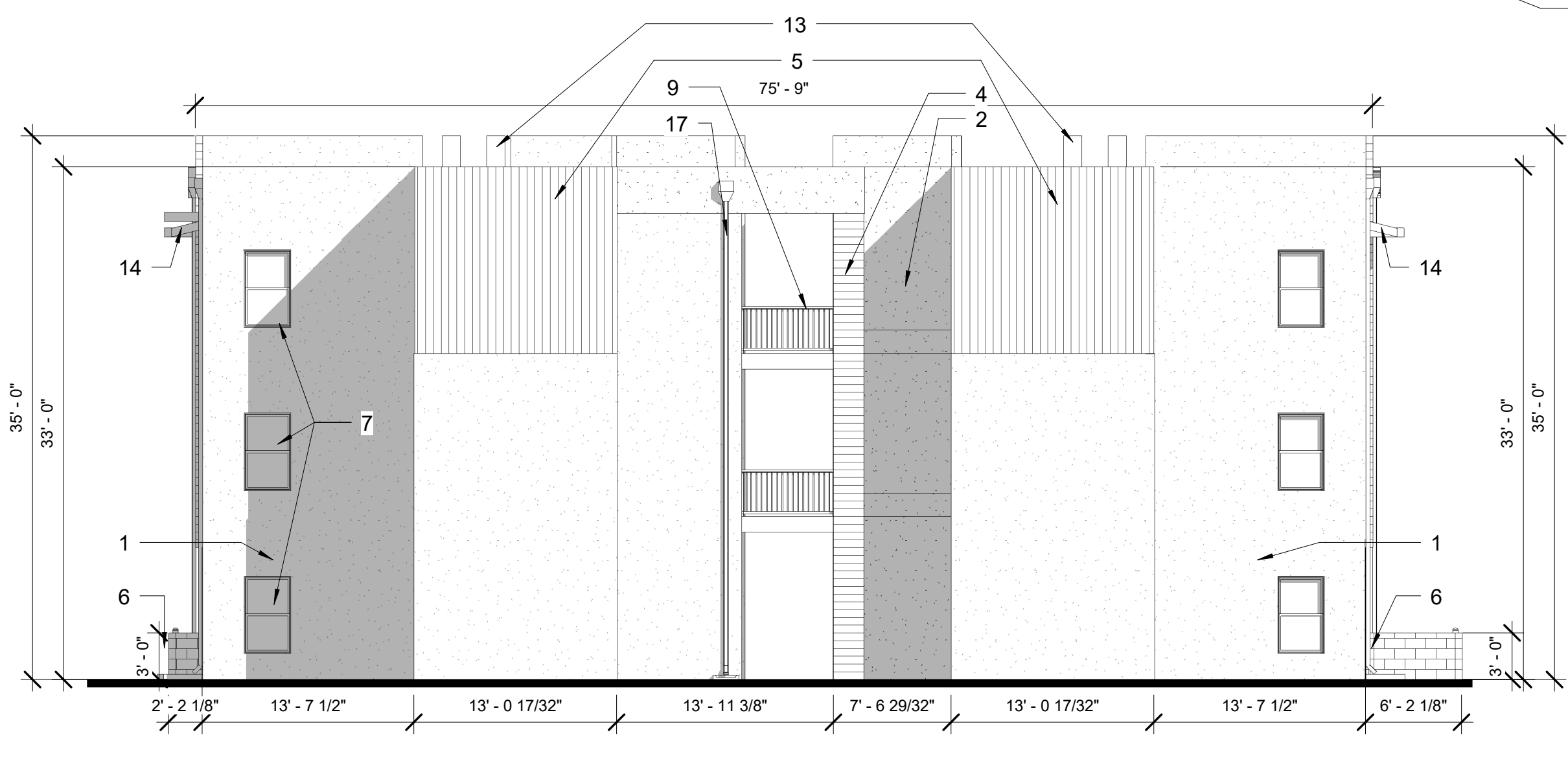
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DRB3.0



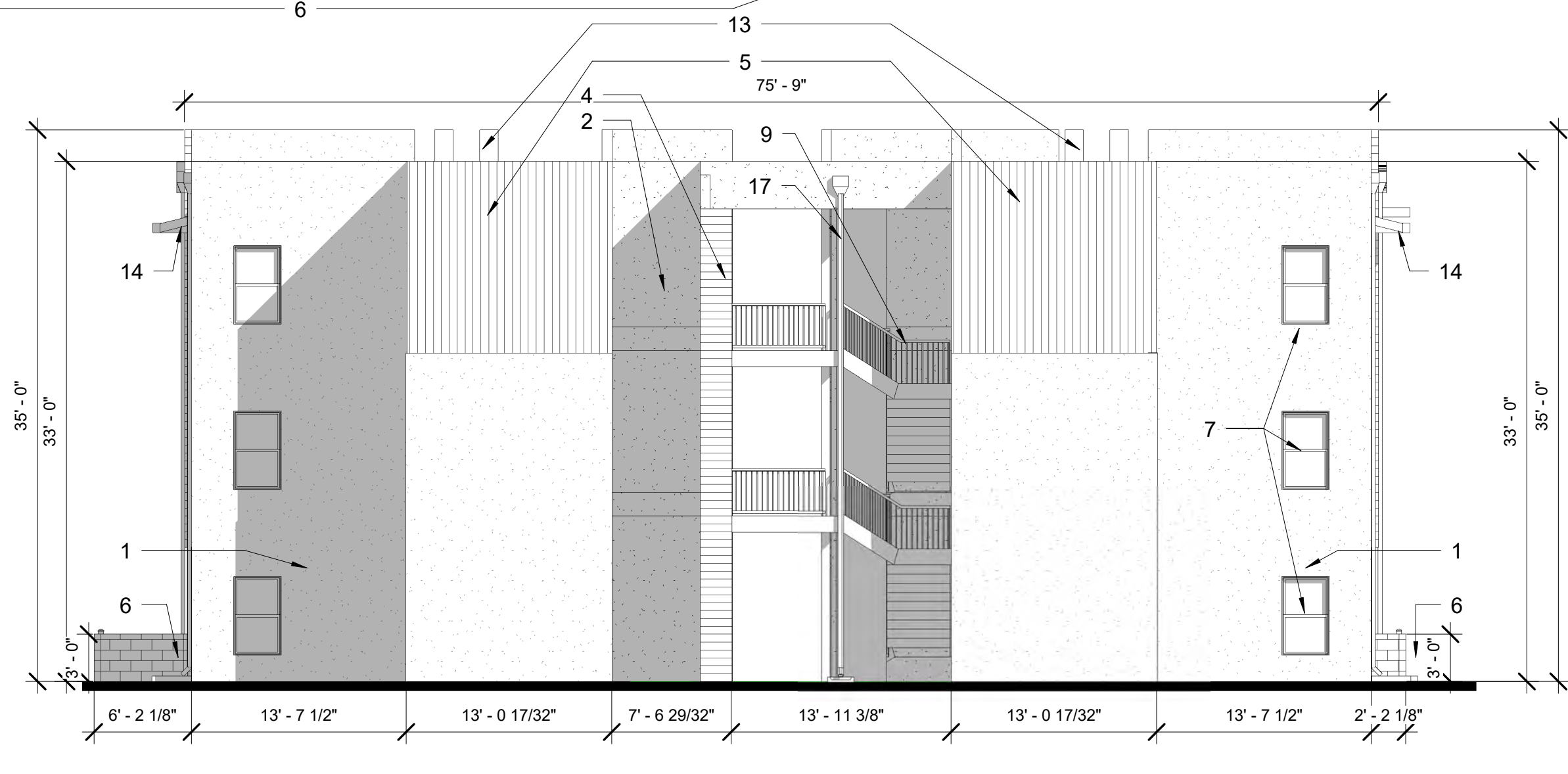
1 Residential Elevation
1/8" = 1'-0"



2 Public Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



4 Left Elevation
1/8" = 1'-0"

- KEY NOTES:**
- 1- STUCCO COLOR #1: WHITE
 - 2- STUCCO COLOR #2: GREY
 - 3- STUCCO COLOR #3: DARK GREY
 - 4- HORIZONTAL SIDING: BLUE
 - 5- VERTICAL SIDING: RED
 - 6- CMU WALL: DARK GREY
 - 7- VINYL WINDOW: WHITE
 - 8- VINYL SLIDING DOOR: WHITE
 - 9- METAL RAILING: BLACK PAINT FINISH
 - 10- METAL AWNING: BLUE
 - 11- BUILDING LETTER / ADDRESS SIGN
 - 12- EXTERIOR LIGHTING
 - 13- MECHANICAL EQUIPMENT
 - 14- METAL TRIM: WHITE
 - 15- METAL GATE: BLACK PAINT FINISH
 - 16- EXTERIOR SOLID DOOR: RED
 - 17- DOWNSPOUTS

- GENERAL NOTES:**
- 1- ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPERATE BUILDING PERMIT IN ACCORDANCE W/ CABQ PERMITTING REQUIREMENTS.
 - 2- PRIMARY PEDESTRIAN ENTRANCES TO EACH BUILDING SHALL BE EMPHASIZED THROUGH VARIATIONS IN FAÇADE COLOR OR MATERIALS, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.
 - 3- IN NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES.

SIGNAGE:

- All signs shall be approved prior by Mesa Del Sol Corporation.

Signs Prohibited -

The following signs are prohibited, and these types of signs shall be removed or brought into conformance with this IDO and the DPM in accordance with maintenance standards for signs in Subsection 14-16-5-13(B)(10):

- 5-12(C)(1) - Any sign contributing to confusion of traffic control or resembling traffic control lighting: unauthorized sign, signal, marking, or device that purports to be or imitates official traffic control devices or railroad signs or signals; unauthorized sign that attempts to control traffic on any public right-of-way or private way; or sign that hides or interferes with the effectiveness of any official traffic control devices or any railroad signs or signals.
- 5-12(C)(2) - Any sign located in a clear sight triangle

- Back lit or channel lit illuminated signs are not to be installed on the property.
- Electronic signs are not to be installed at the property.

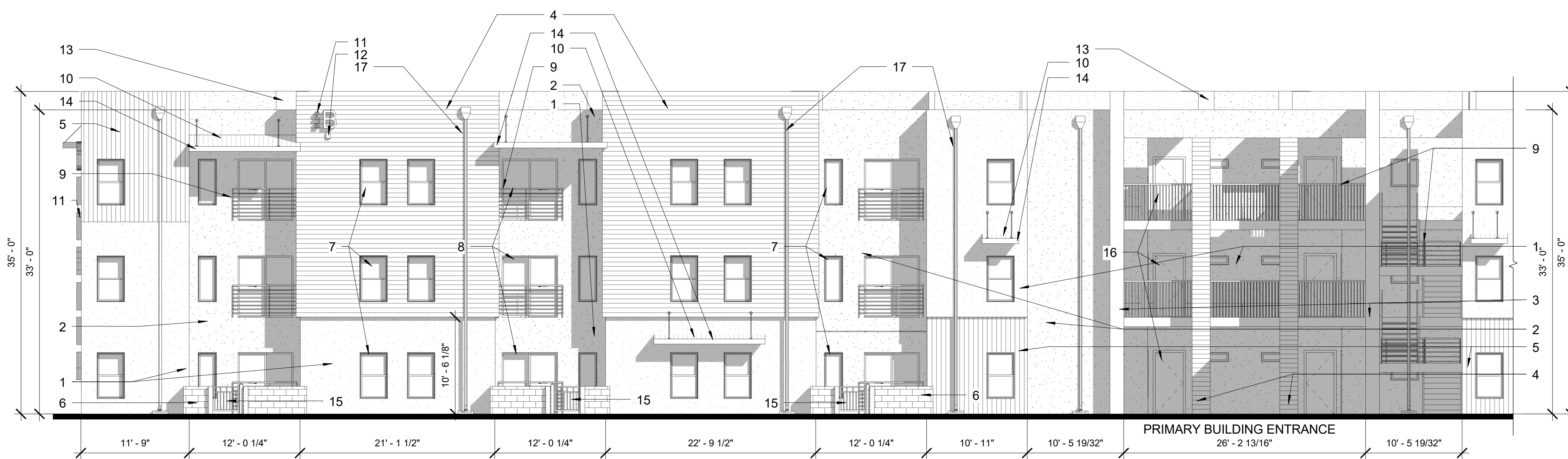
Signs that Require a Sign Permit -

5-12(D)(1)(a) - New signs that meet any of the following criteria may not be erected until a Sign Permit is obtained pursuant to Subsection 14-16-5-5(C) (Permit - Sign):

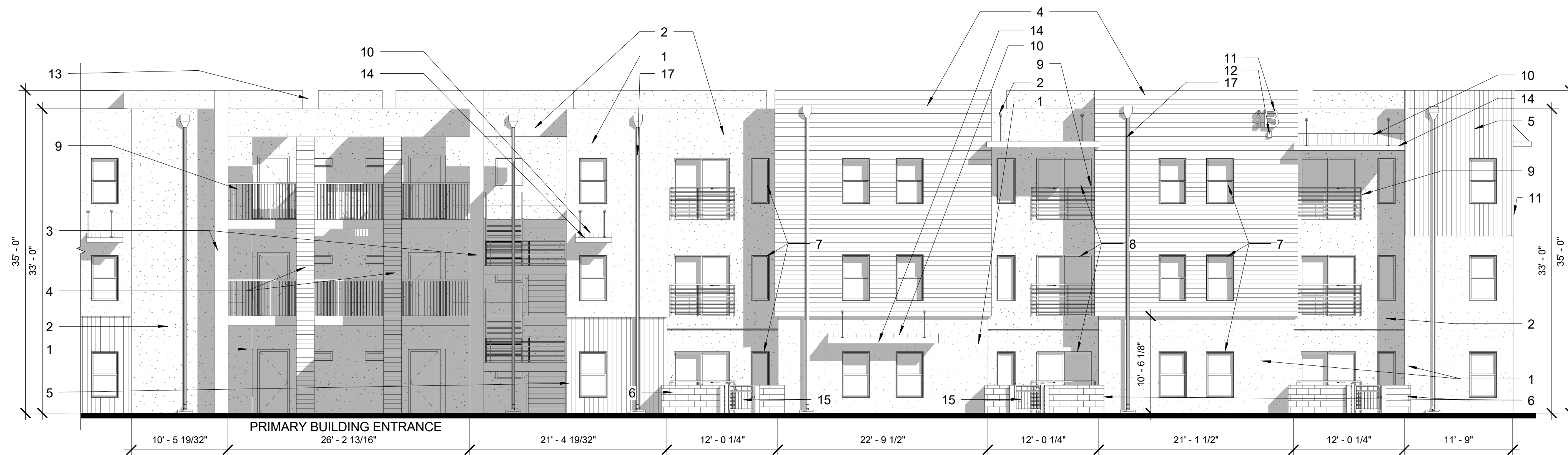
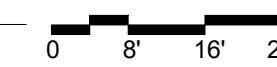
- Signs with an area greater than 24 square feet.
- Signs taller than 8 feet.
- Signs with moving elements.
- Freestanding and projecting signs.
- Portable signs.

Design and Construction -

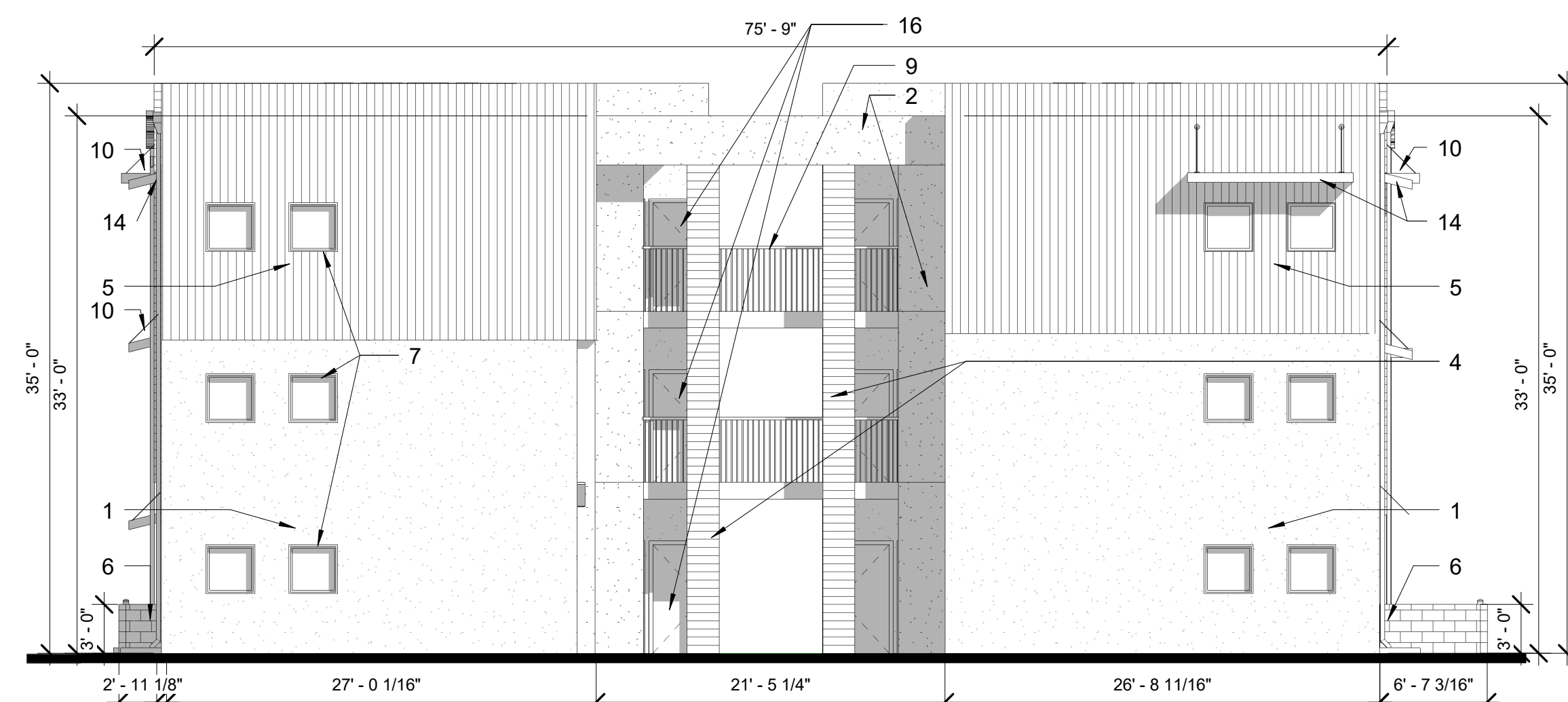
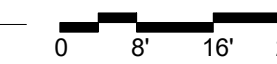
5-12(E)(4)(a) - All signs shall be constructed of durable material and maintained in good condition and repair. shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.



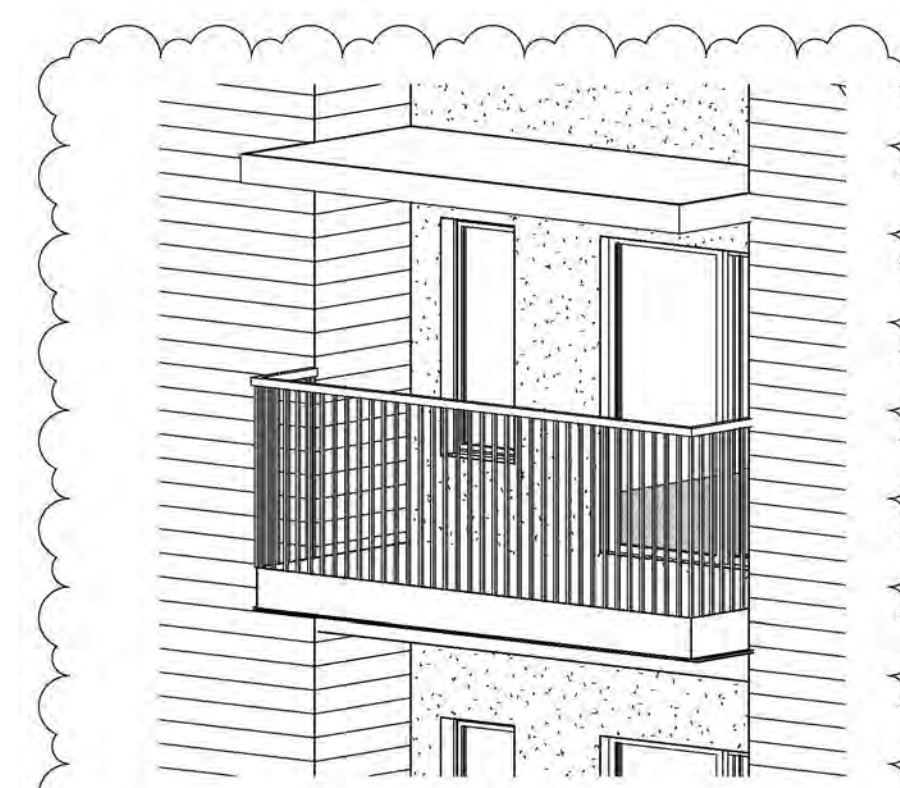
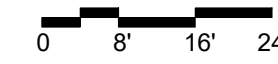
1 Residential Elevation Left
1/8" = 1'-0"



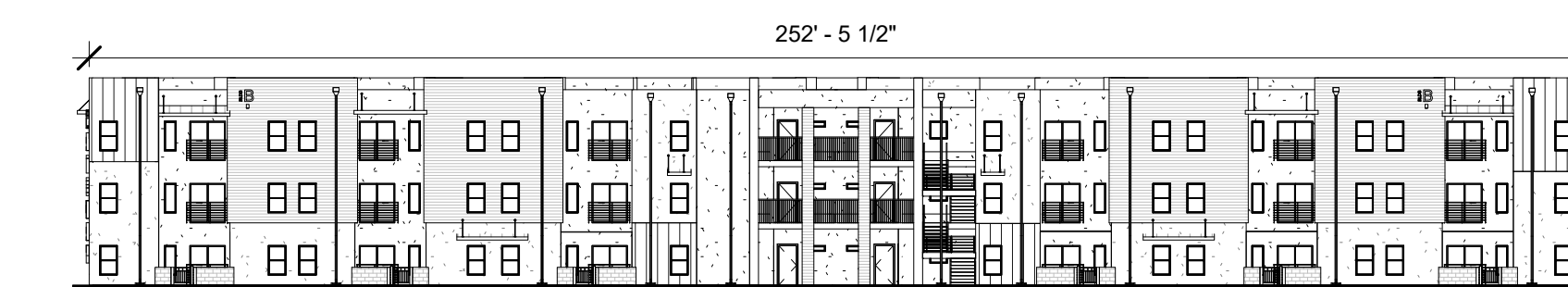
2 Residential Elevation Right
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



GENERAL NOTES:
BALCONIES WITH RAILINGS OF SIMILAR DIMENSION AS THOSE SHOWN MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.
PROPOSED BALCONY TO BE LOCATED ON UPPER FLOORS WHERE SLIDING GLASS DOORS ARE SHOWN.
Alternate Balcony Design



4 Residential Elevation Full View
1" = 30'-0"

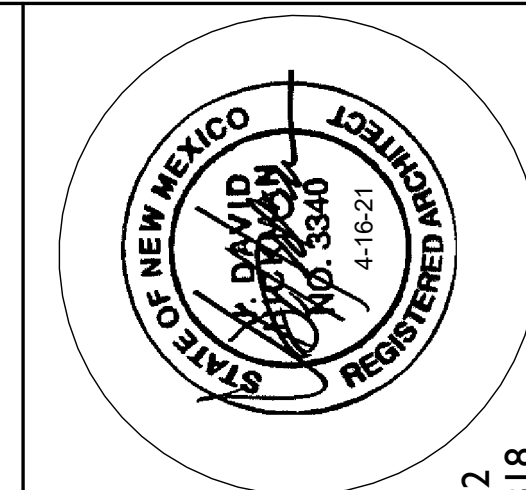
KEY NOTES:

- 1- STUCCO COLOR #1: WHITE
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- 3- STUCCO COLOR #3: DARK GREY
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"EASY AS PIE"



JEBBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

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P: 505-797-1318



job no: 20-026

drawn: GH

checked: J&Z

date: June 25, 2021

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BUILDING TYP. 2 - ELEVATION 6

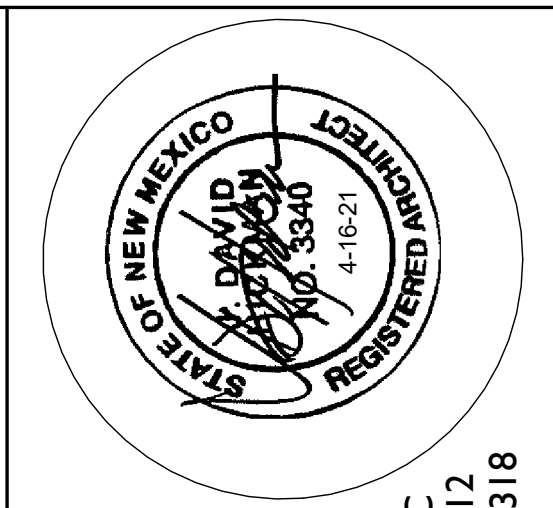
GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:

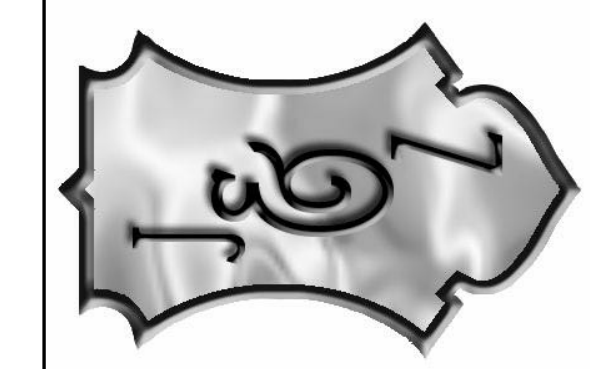
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 ARCHITECTS & CONTRACTORS
 MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
 ALBUQUERQUE, NM 87112
 P: 505-797-1318



job no: 20-026
 drawn: GH
 checked: J&Z
 date: April 16, 2021

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BUILDING TYP. 2 - ELEVATION No
GATEWAY APARTMENTS
MESA DEL SOL
 UNIVERSITY BLVD 5F
 ALBUQUERQUE NM 8706

sheet no:
DRB3.2

KEY NOTES:

- 1- STUCCO COLOR #1: WHITE
- 2- STUCCO COLOR #2: GR EY
- 3- STUCCO COLOR #3: DARK GREY
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- 17- DOWNSPOUTS
- 18- BUILDING SIGN - 3 DIMENSIONAL PLASTIC LETTERS: BLUE

GENERAL NOTES:

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- 3- IN NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES.

SIGNAGE:

- All signs shall be approved prior by Mesa Del Sol Corporation.

Signs Prohibited -

The following signs are prohibited, and these types of signs shall be removed or brought into conformance with this IDO and the DPM in accordance with maintenance standards for signs in Subsection 14-16-5-13(B)(10):

- 5-12(C)(1) - Any sign contributing to confusion of traffic control or resembling traffic control lighting; unauthorized sign, signal, marking, or device that purports to be or imitates official traffic control devices or railroad signs or signals; unauthorized sign that attempts to control traffic on any public right-of-way or private way; or sign that hides or interferes with the effectiveness of any official traffic control devices or any railroad signs or signals.
- 5-12(C)(2) - Any sign located in a clear sight triangle

- Back lit or channel lit illuminated signs are not to be installed on the property.
- Electronic signs are not to be installed at the property.

Signs that Require a Sign Permit -

5-12(D)(1)(a) - New signs that meet any of the following criteria may not be erected until a Sign Permit is obtained pursuant to Subsection 14-16-6-5(C) (Permit - Sign):

- Signs with an area greater than 24 square feet.
- Signs taller than 8 feet.
- Signs with moving elements.
- Freestanding and projecting signs.
- Portable signs.

Design and Construction -

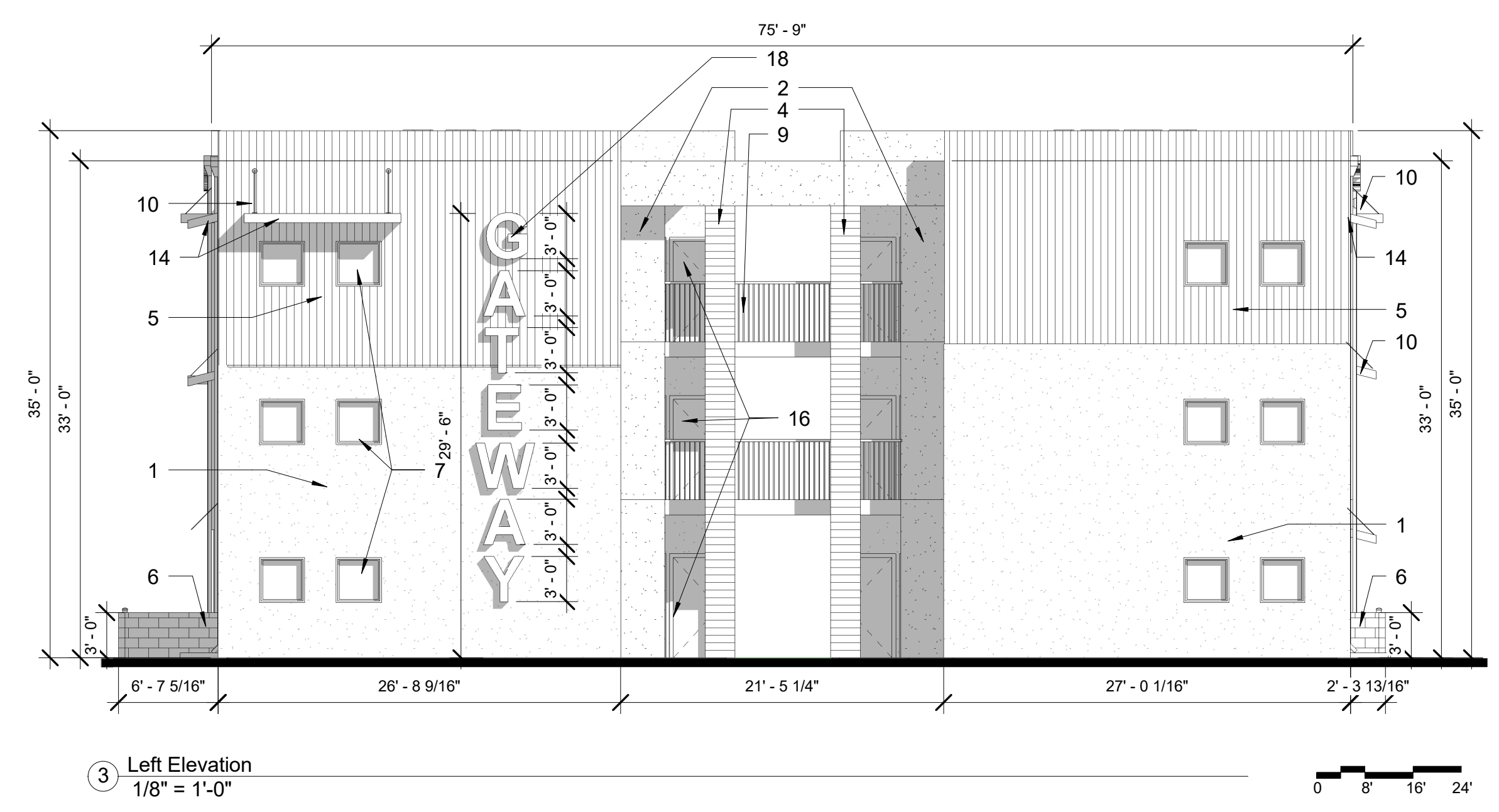
5-12(E)(4)(a) - All signs shall be constructed of durable material and maintained in good condition and repair, shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.



1 Public Elevation Left
 1/8" = 1'-0"



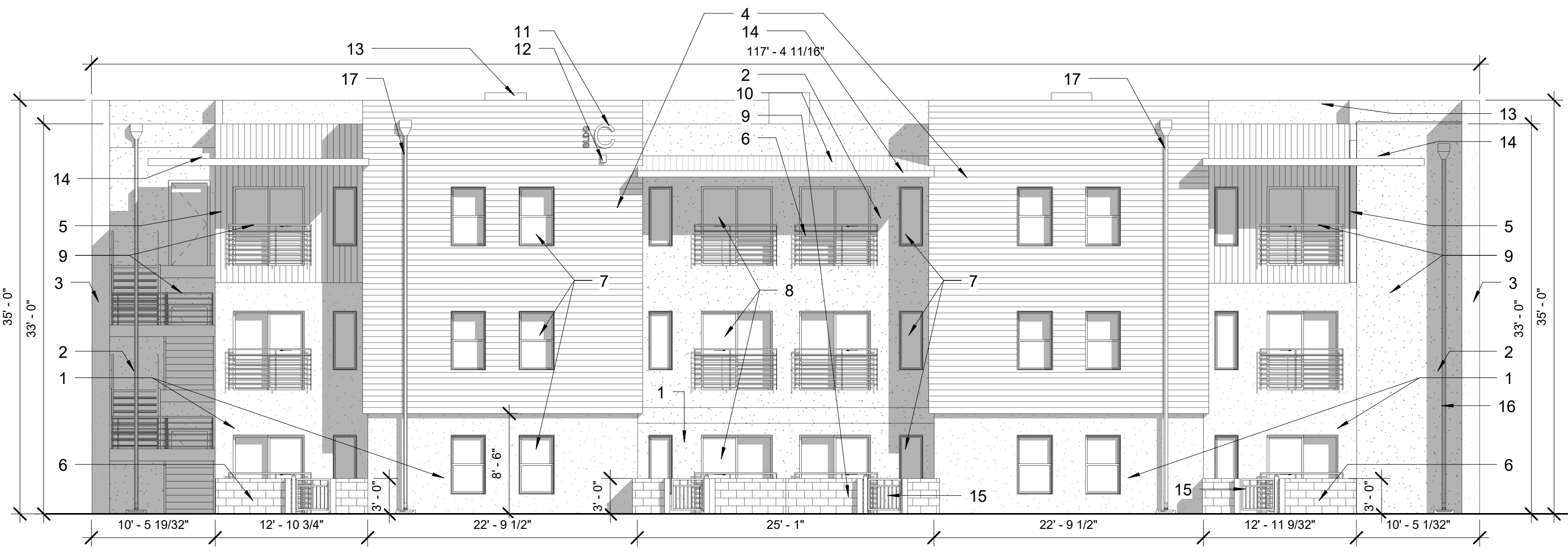
2 Public Elevation Right
 1/8" = 1'-0"



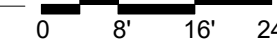
3 Left Elevation
 1/8" = 1'-0"



4 Public Elevation Full View
 1" = 30'-0"



1 Residential Elevation
1/8" = 1'-0"

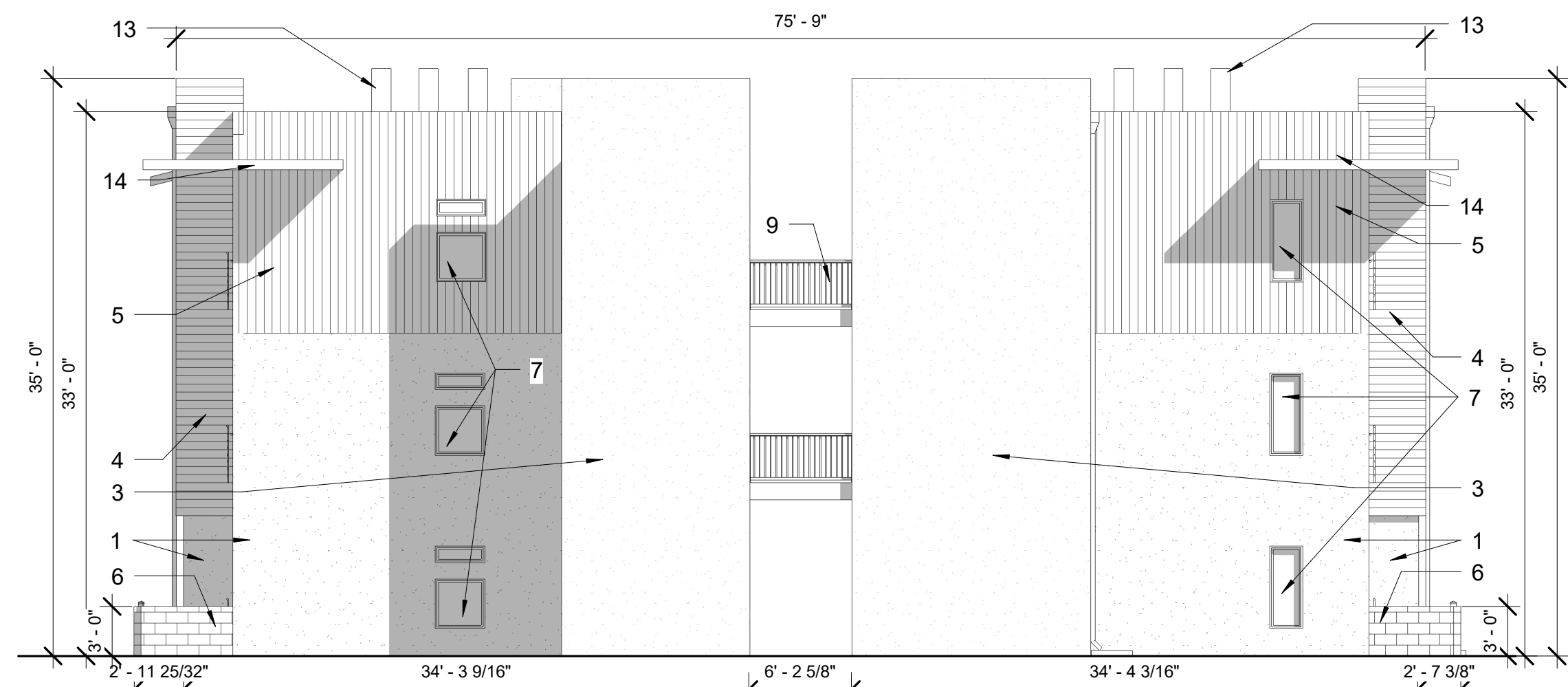


KEY NOTES:

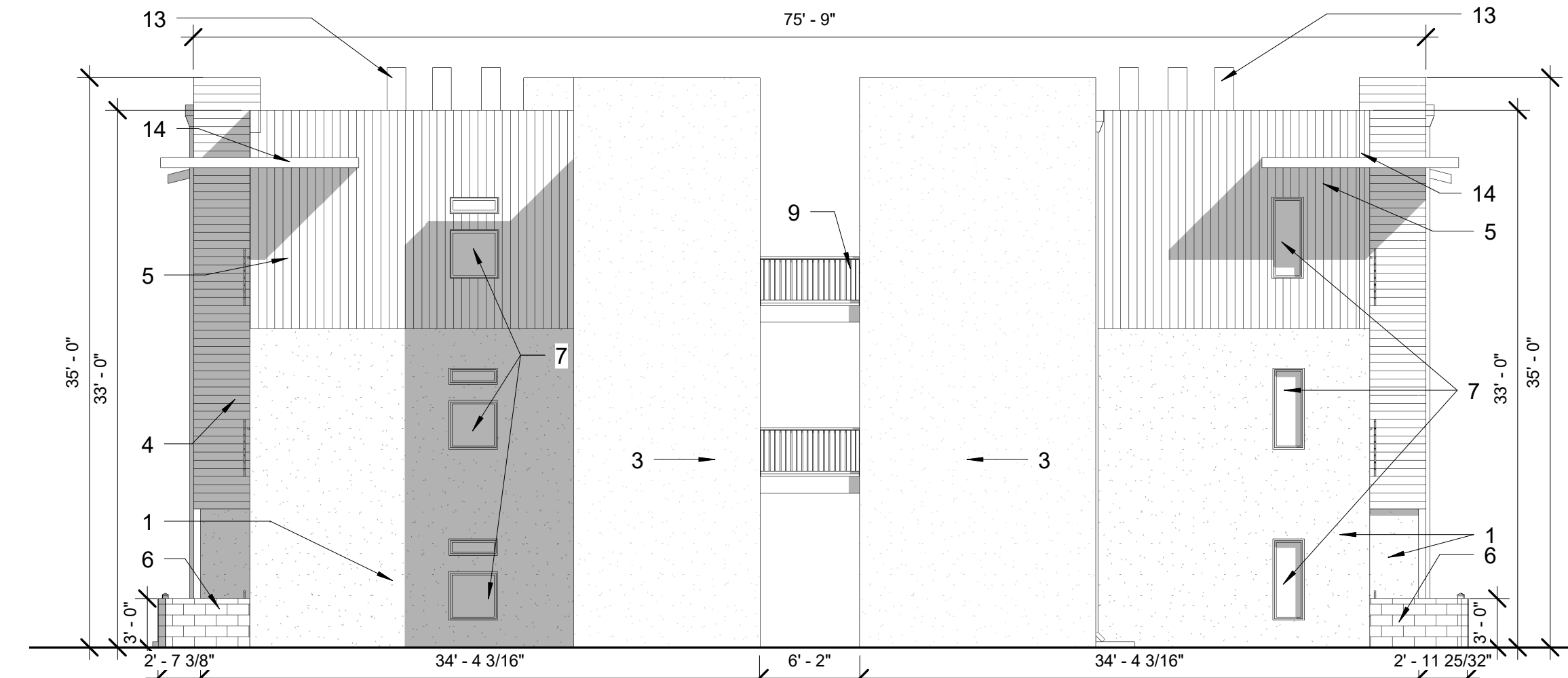
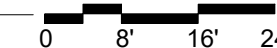
- 1- STUCCO COLOR #1: WHITE
- 2- STUCCO COLOR #2: GREY
- 3- STUCCO COLOR #3: DARK GREY
- 4- HORIZONTAL SIDING: BLUE
- 5- VERTICAL SIDING: RED
- 6- CMU WALL: DARK GREY
- 7- VINYL WINDOW: WHITE
- 8- VINYL SLIDING DOOR: WHITE
- 9- METAL RAILING: BLACK PAINT FINISH
- 10- METAL AWNING: BLUE
- 11- BUILDING LETTER / ADDRESS SIGN
- 12- EXTERIOR LIGHTING
- 13- MECHANICAL EQUIPMENT
- 14- METAL TRIM: WHITE
- 15- METAL GATE: BLACK PAINT FINISH
- 16- EXTERIOR SOLID DOOR: RED
- 17- DOWNSPOUTS

GENERAL NOTES:

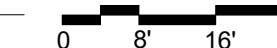
- 1- ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPERATE BUILDING PERMIT IN ACCORDANCE W/ CABQ PERMITTING REQUIREMENTS.
- 2- PRIMARY PEDESTRIAN ENTRANCES TO EACH BUILDING SHALL BE EMPHASIZED THROUGH VARIATIONS IN FACADE COLOR OR MATERIALS, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.
- 3- IN NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES.



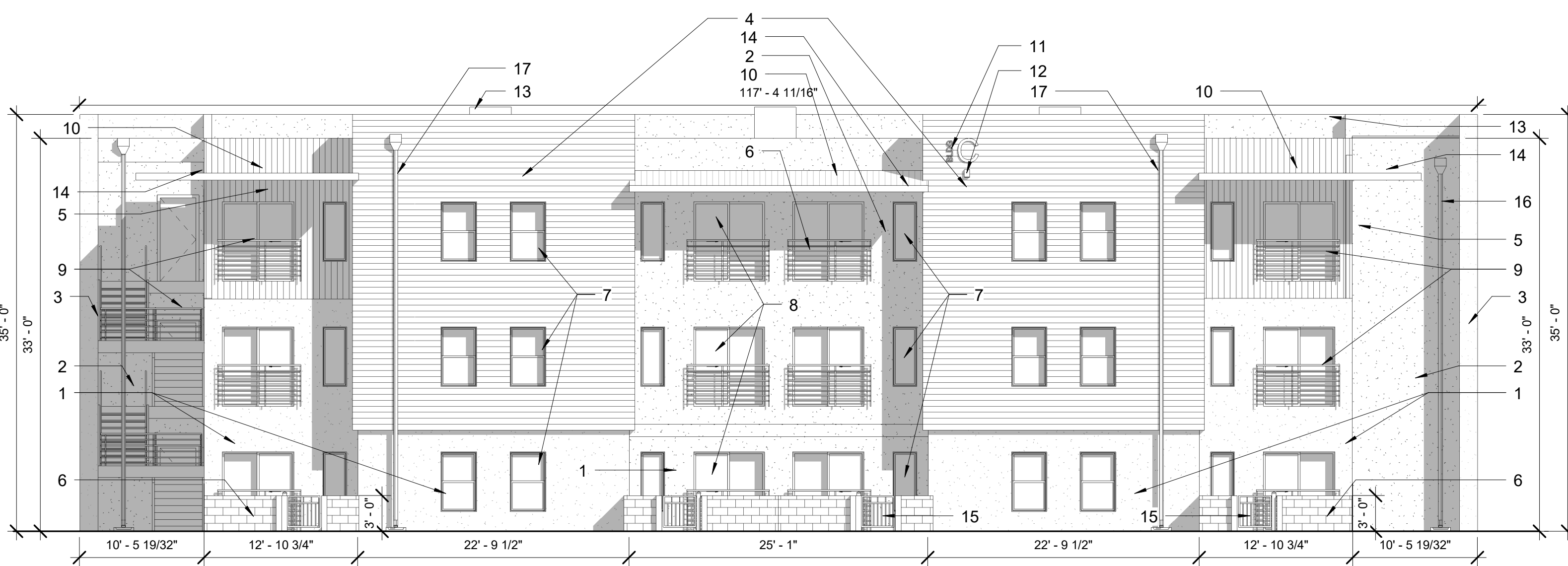
3 Left Elevation
1/8" = 1'-0"



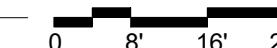
4 Right Elevation
1/8" = 1'-0"



PRIMARY BUILDING ENTRANCE



2 Public Elevation
1/8" = 1'-0"



SIGNAGE:

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- Signs with moving elements.
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- Portable signs.

Design and Construction -

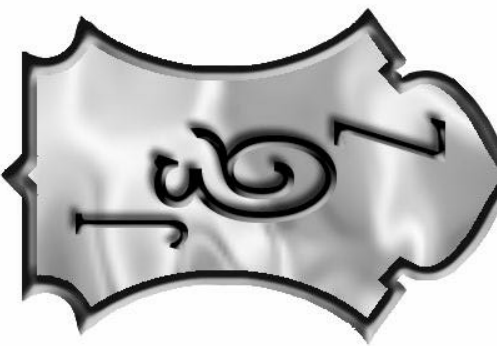
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"EASY AS PIE"



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 20-026
drawn: IG
checked: IJ&Z
date: April 16, 2021

WWW.JEEBSANDZUZU.CO.M

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD 5F
ALBUQUERQUE NM 8706

sheet no:

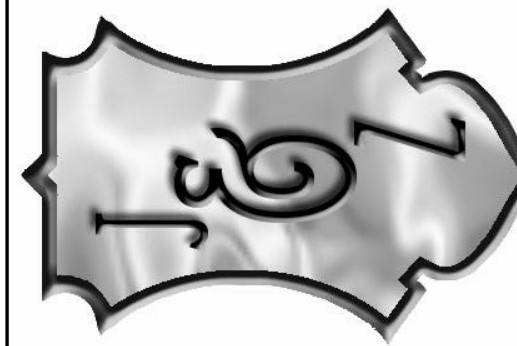
DRB33

BUILDING TYP. 3 - ELEVATION 68



"EASY AS PIE"

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 ARCHITECTS & CONTRACTORS
 MAKING HOUSE CALLS



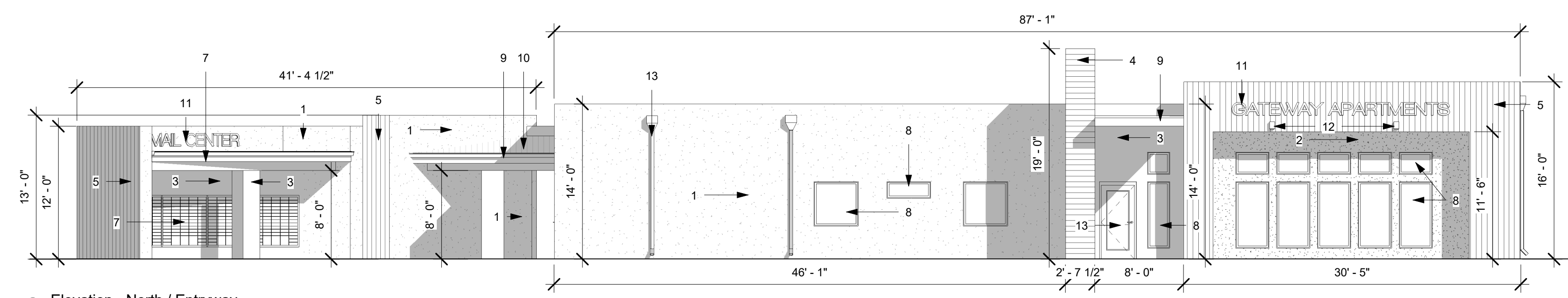
job no: 20-026
 drawn: JDH
 checked: J&Z
 date: April 16, 2021

WWW.JEEBSANDZUZU.CO.M
 Co. COMMUNITY BUILDING - ELEVATIONS
GATEWAY APARTMENTS
MESA DEL SOL
 UNIVERSITY BLVD 5F
 ALBUQUERQUE NM 87106

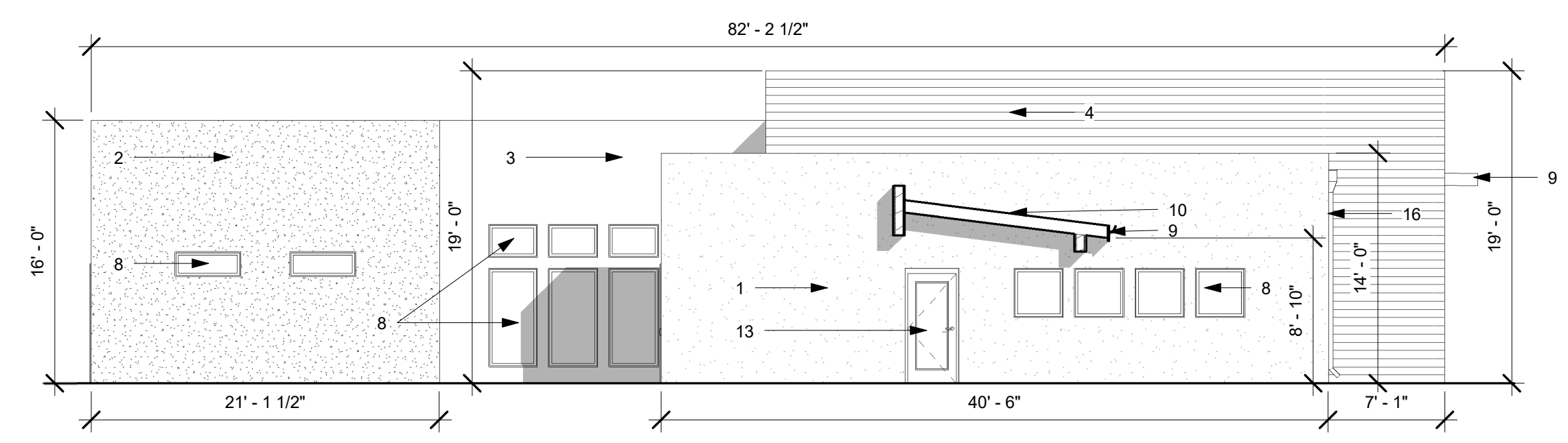
sheet no:
DRB33

- KEY NOTES:**
- 1- STUCCO COLOR #1: WHITE
 - 2- STUCCO COLOR #2: GREY
 - 3- STUCCO COLOR #3: DARK GREY
 - 4- HORIZONTAL SIDING: BLUE
 - 5- VERTICAL SIDING: RED
 - 6- ROLL-UP DOOR
 - 7- WALL MOUNTED MAILBOXES
 - 8- VINYL WINDOW: WHITE
 - 9- METAL TRIM: WHITE
 - 10- METAL AWNING: BLUE
 - 11- BRUSHED ALUMINUM LETTER
 - 12- EXTERIOR LIGHTING
 - 13- EXTERIOR FULL LIGHT DOORS
 - 14- EXTERIOR SOLID DOUBLE DOOR
 - 15- EXTERIOR SOLID DOOR: RED
 - 16- DOWNSPOUTS

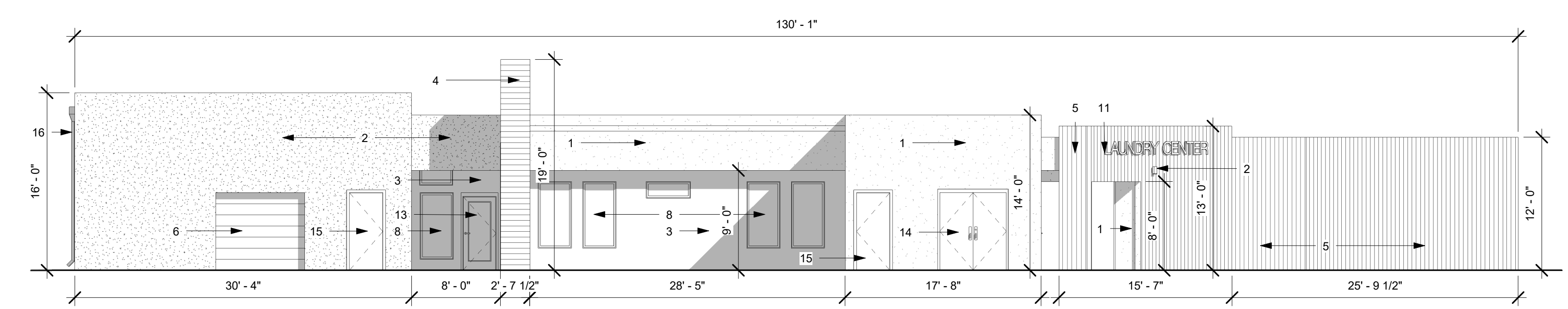
- GENERAL NOTES:**
- 1- ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPARATE BUILDING PERMIT IN ACCORDANCE W/ CABQ PERMITTING REQUIREMENTS.



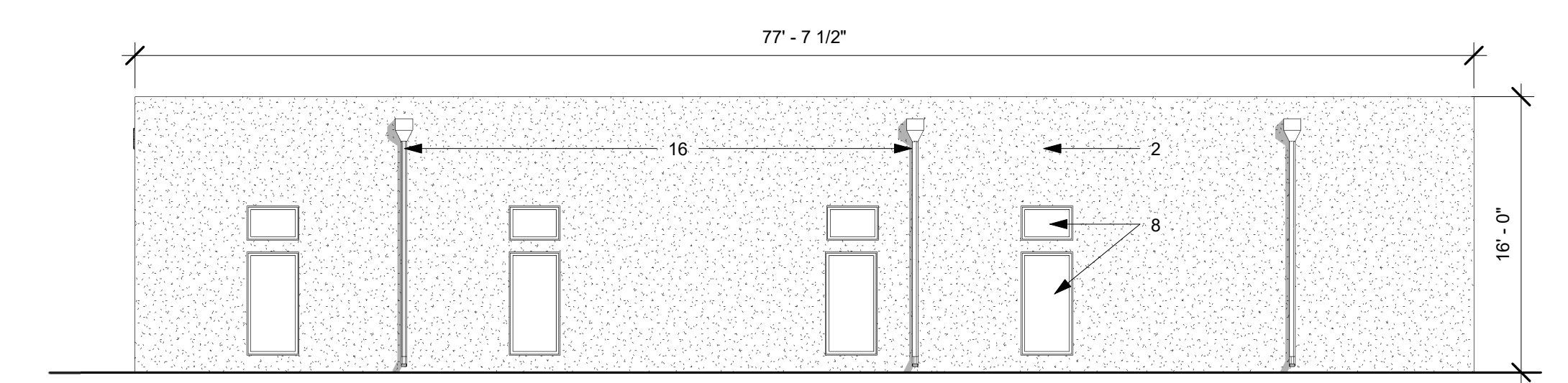
1 Elevation - North / Entryway
 1/8" = 1'-0"



2 Elevation - East
 1/8" = 1'-0"



3 Elevation - South
 1/8" = 1'-0"



4 Elevation - West
 1/8" = 1'-0"

FIRE FLOWS:

FIRE FLOW REQUIREMENTS AS PER APPENDIX B
2015 INTERNATIONAL FIRE CODE

TABLE B105.1 (2) VALUES			
*BUILDING A:	FA= 43,441	FF = 3,500 GPM	DURATION = 3 HOURS
*BUILDING B:	FA= 43,441	FF = 3,500 GPM	DURATION = 3 HOURS

TABLE B105.2 - (reduced flow requirements for buildings with automatic sprinkler systems)
use section 903.1.1.2
Fire Flow = 25% of the value in Table B105.1(2)
Duration = Table B105.1(2) at reduced flow rate

*BUILDING A:	FF = 3,500 GPM x 0.25 = 1750 GPM	DURATION = 2 HOURS
*BUILDING B:	FF = 3,500 GPM x 0.25 = 1750 GPM	DURATION = 2 HOURS

TOTAL PROPOSED HYDRANTS: 8

* CALCULATIONS HAVE BEEN DETERMINED FOR THE MOST RESTRICTIVE DESIGN SCENARIO PER 2015 INTERNATIONAL FIRE CODE AND 2015 INTERNATIONAL BUILDING CODE. SMALLER BUILDINGS ARE TO FOLLOW SAME DESIGN CONSTRUCTION PERIMETERS AS BUILDING A & B FOR CONSTRUCTION CONSISTENCY.

LINE LEGEND:



FIRE HYDRANT LOCATIONS AND DISTRIBUTION:

HYDRANT LOCATIONS AND DISTRIBUTION REQUIREMENTS AS PER APPENDIX C
2015 INTERNATIONAL FIRE CODE

VALUES FROM CALCULATED VALUE APPENDIX B

	FIRE FLOW	MIN HYDRANTS	AVG SPACING	MAX DISTANCE
*BUILDING A:	FF = 1,750 GPM	1	500 FEET	625 FEET
*BUILDING B:	FF = 1,750 GPM	1	500 FEET	625 FEET



KEYED NOTES:

1. FIRE HYDRANT - HYDRANT TO BE LOCATED A MINIMUM OF 15' FROM VEHICLE PARKING OR OTHER OBSTRUCTIONS.
2. POST INDICATOR VALVE
3. FIRE RISER ROOM
4. SWIMMING POOL
5. COMMUNITY BUILDING / LEASING OFFICE
6. GARBAGE ENCLOSURE
7. MAINTENANCE ROOM
8. DRAINAGE PONDING AREA
9. FIRE DEPARTMENT CONNECTION - ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE.
10. 36" CMU PATIO WALL AND GATE
11. 6' IRON POOL FENCE AND GATE
12. PLAYGROUND & TOT LOT
13. MAIL CENTER
14. ACCESS ROAD - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPRATUS WEIGHING AT LEAST 75,000 POUNDS. - DRIVE SHALL NOT EXCEED 10% GRADE.
15. PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
16. BUILDING ADDRESS SIGN
17. BUILDING LETTER SIGN WITH GROUPED UNIT NUMBERS
18. COMMUNITY BUILDING SIGN
19. KNOX BOCK FOR ENTRY TO COMMUNITY BUILDING - FIRE ALARM PANEL

NOTE:
ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER -

SEE SECTION "6.8 PAVEMENTS" FROM THE COMPLETED "GEOTECHNICAL EVALUATIONS REPORT" BY WESTERN TECHNOLOGIES, INC. DATED AUGUST 8, 2017.

PROJECT INFORMATION

OCCUPANCY TYPE: R2 318 UNITS
CONSTRUCTION TYPE: TYPE 5A
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R

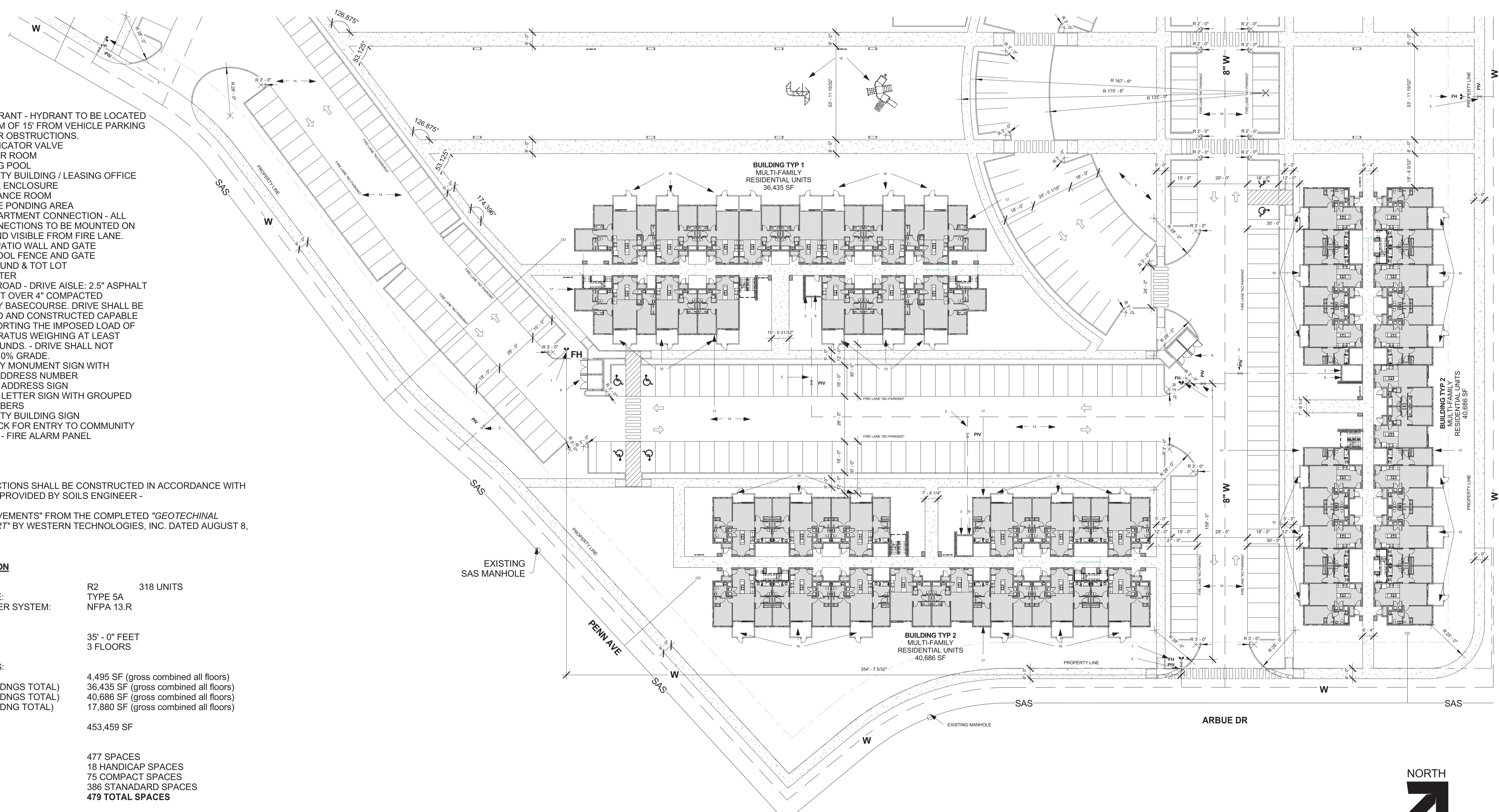
BUILDING HEIGHT: 35'-0" FEET
NUMBER OF FLOORS: 3 FLOORS

BUILDING FIRE AREAS:
COMMUNITY BLDNG: 4,495 SF (gross combined all floors)
BUILDING TYP 1: (3 BLDNGS TOTAL) 36,435 SF (gross combined all floors)
BUILDING TYP 2: (4 BLDNGS TOTAL) 40,686 SF (gross combined all floors)
BUILDING TYP 3: (1 BLDNG TOTAL) 17,880 SF (gross combined all floors)

LOT AREA: 453,459 SF

PARKING SPACES:

REQUIRED:
PROVIDED:
477 SPACES
18 HANDICAP SPACES
75 COMPACT SPACES
386 STANADARD SPACES
479 TOTAL SPACES
9 MOTORCYCLE SPACES



1 Fire 1 Plan - 1
1" = 30'-0"



"e a s y a s p i e"



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no:	20-026
drawn:	EAM
checked:	J&Z
date:	Mar. 31 2021

www.jeebsandzuzu.com

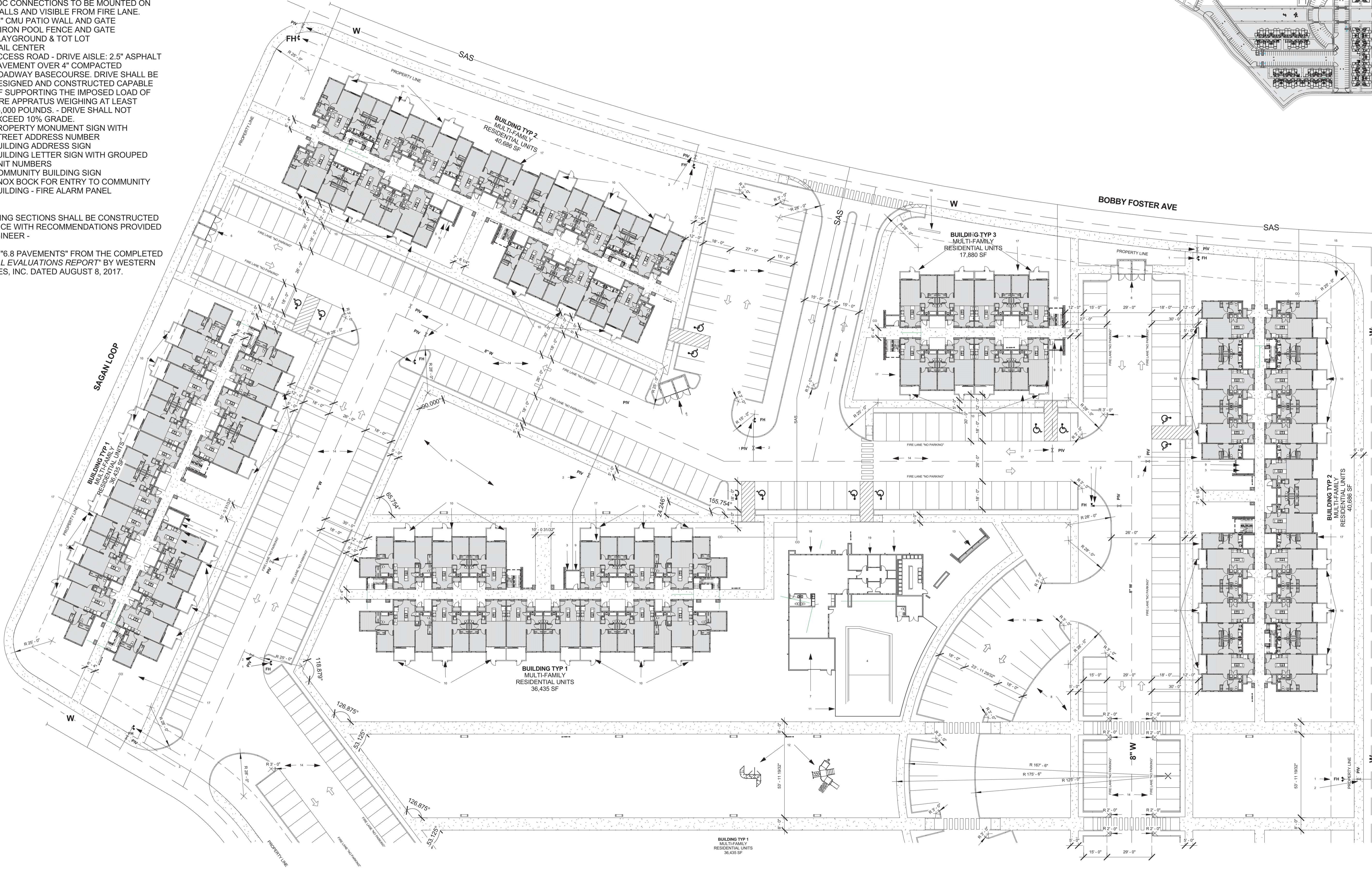
Fire 1 Plan
sheet no:
Fire 1.0
Gatway Apartments
Mes a Del So I
University Blvd SE
Albuquerque NM 87106

KEYED NOTES:

1. FIRE HYDRANT - HYDRANT TO BE LOCATED A MINIMUM OF 15' FROM VEHICLE PARKING OR OTHER OBSTRUCTIONS.
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1 Fire 1 Plan - 2
1" = 30'-0"

"e a s y a s p i e"



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ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

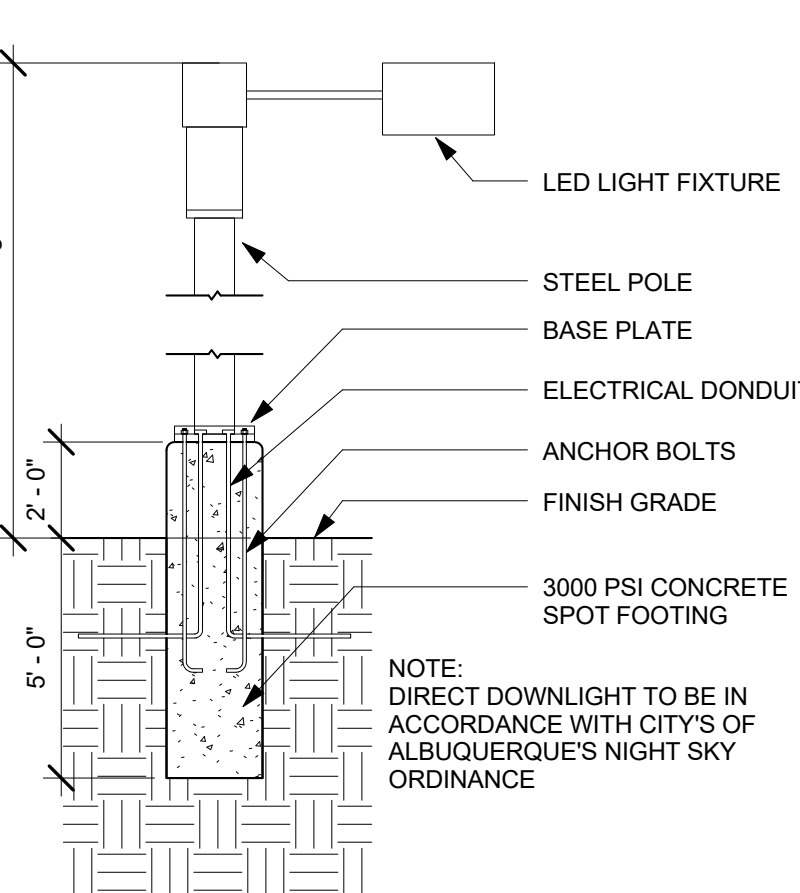


job no: 20-026
drawn: EAM
checked: J&Z
date: Mar. 31 2021

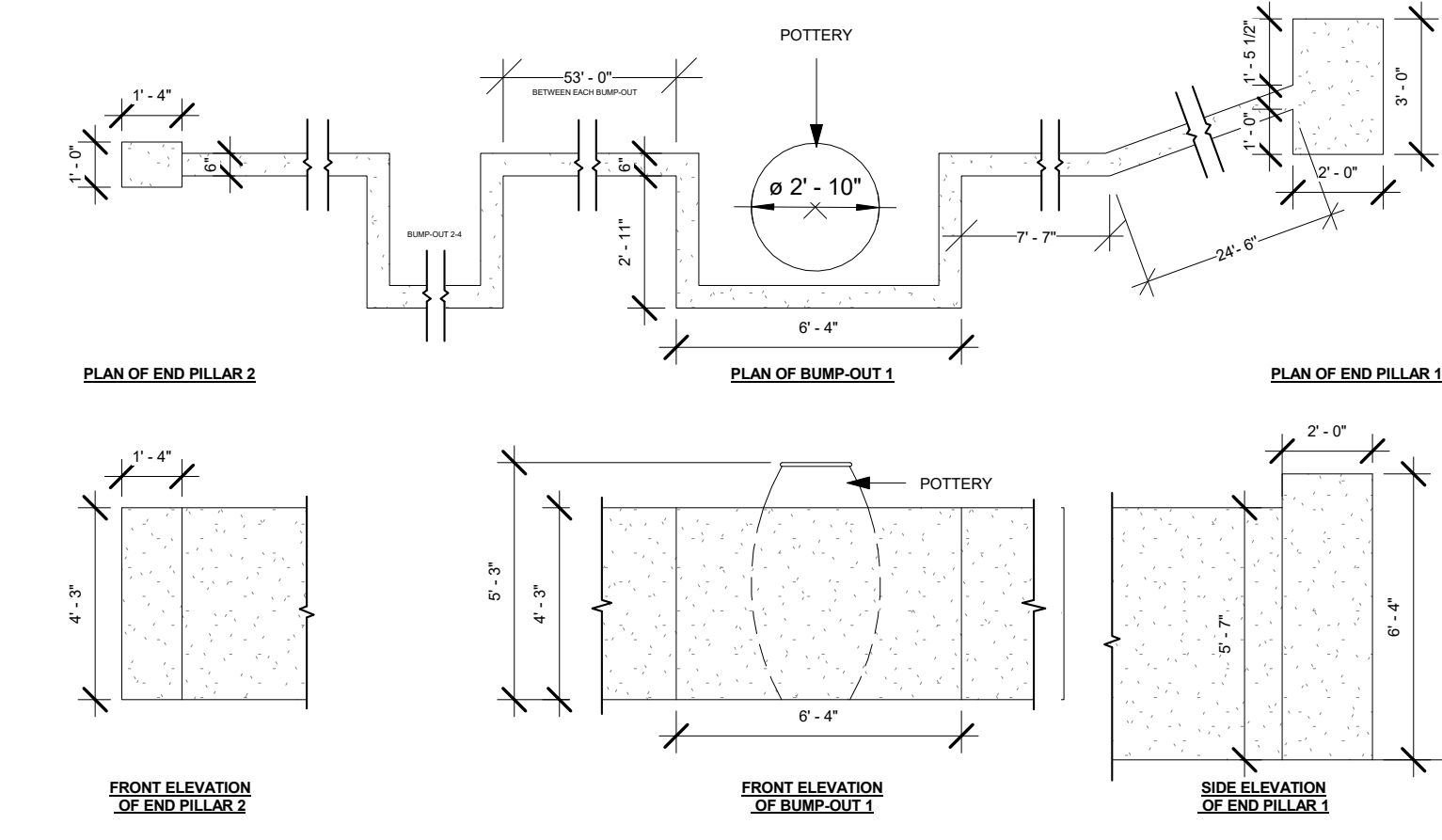
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Gatway Apartments
Mes a Del So I
University Blvd SE
Albuquerque NM 87106

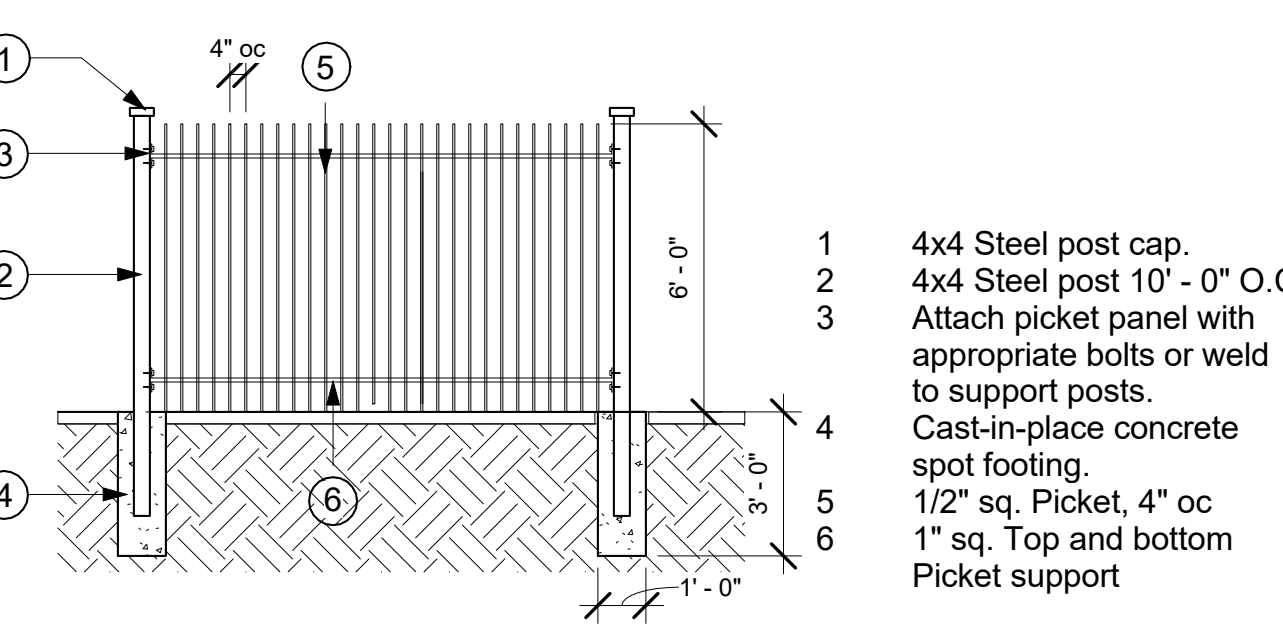
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Fire 1.1



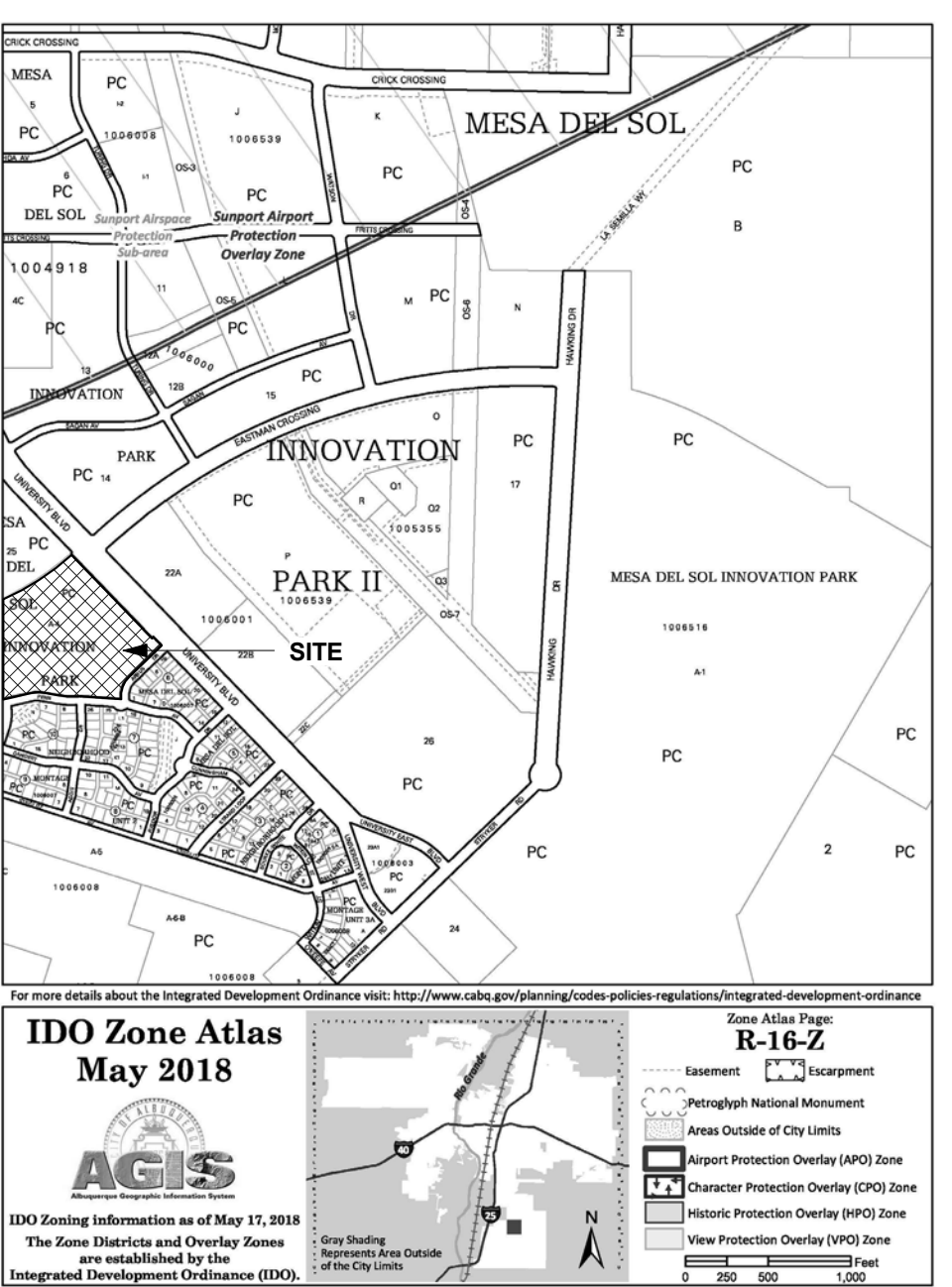
8 Site Lighting Detail
1/4" = 1'-0"



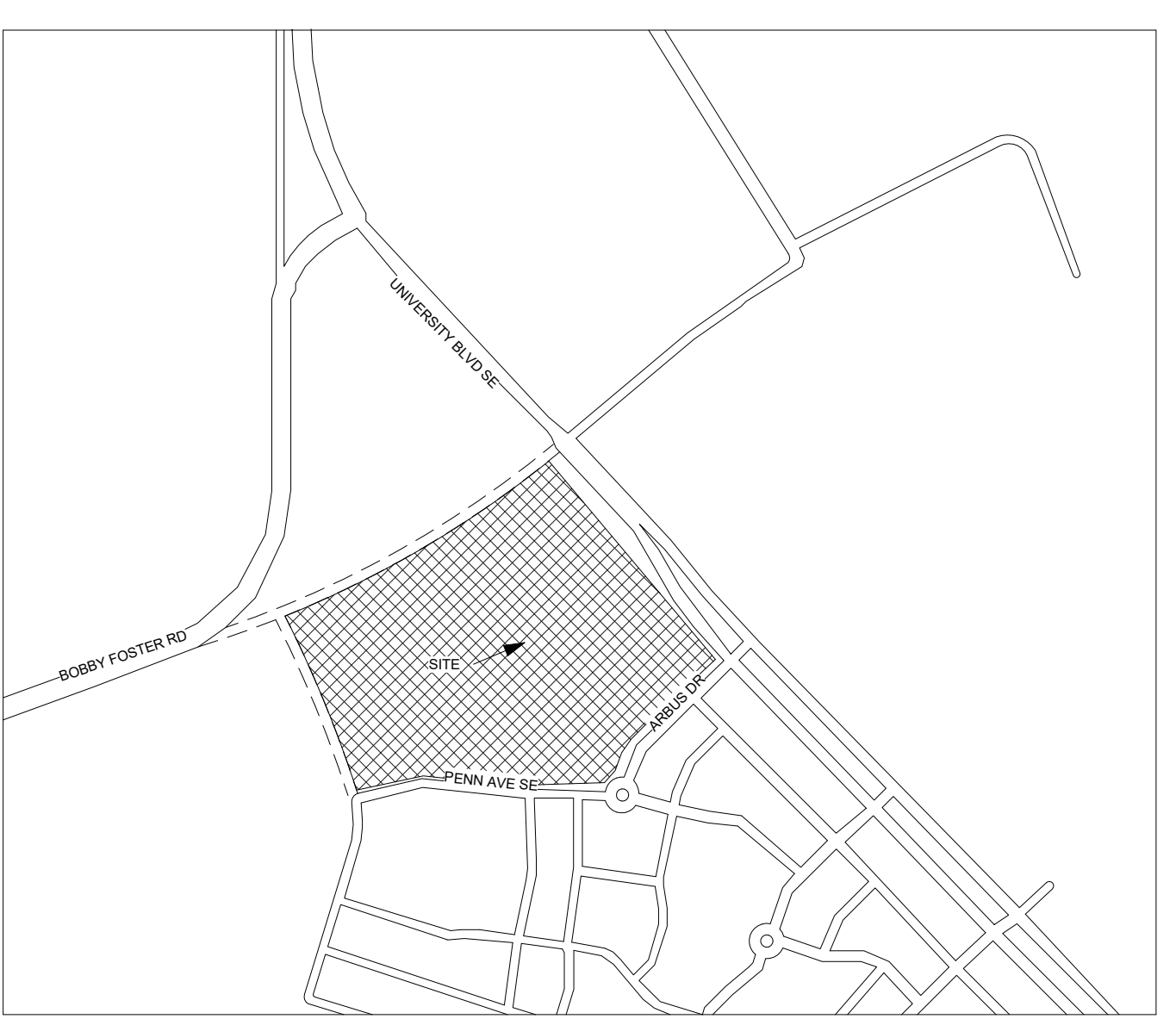
3 SITE WALL DETAIL
1/4" = 1'-0"



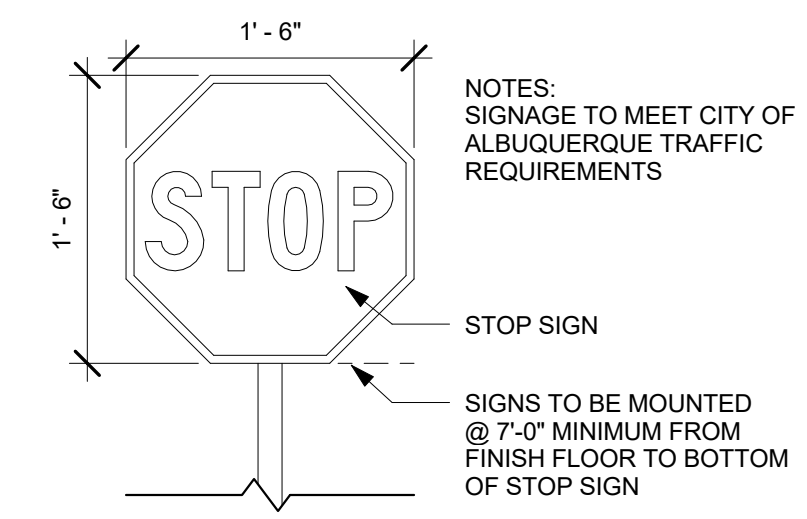
7 Wrought Iron Fence Detail
1/4" = 1'-0"



4 Zone Atlas
1/4" = 1'-0"



6 Vicinity Map
1" = 400'-0"



9 Stop Sign Detail
1" = 1'-0"

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER. RIGHT OF WAY SHALL BE DEDICATED ON A PLAN.
- ALL INFRASTRUCTURE WORK TO BE COMPLETED IN THE CITY'S RIGHT OF WAY SHALL BE COMPLETED BY PUBLIC WORK ORDER. THE DEVELOPMENT OF THIS SITE SHALL COORDINATE WITH THE ONGOING INFRASTRUCTURE DEVELOPMENT BEING COMPLETED BY THE MASTER DEVELOPER.
- ALL INFRASTRUCTURE TO BE COMPLETED ON THE SITE SHALL BE COMPLETED BY BUILDING PERMIT. ALL OUTDOOR LIGHT FIXTURES 150 WATTS OR GREATER FOR INCANDESCENT LIGHT SOURCES OR 70 WATTS OR GREATER FOR OTHER TYPES OF LIGHT SOURCES SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

NO LIGHT SOURCE FOR ANY OUTDOOR LIGHT FIXTURE SHALL BE DIRECTLY VISIBLE FROM ANY ADJACENT PROPERTY OR PUBLIC RIGHT OF WAY AND SHALL NOT BE VISIBLE FROM A DISTANCE GREATER THAN 1000 FEET IN ANY RESIDENTIAL ZONE DISTRICT.
ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND AIMED SO THAT LIGHT SPILLOVER ONTO THE AREA 10 FEET BEYOND THE PROPERTY LINE SHALL NOT EXCEED 200 FOOT LAMBERTS AT THE PROPERTY LINE.
OUTDOOR LIGHT FIXTURES SHALL HAVE A MINIMUM LIGHT INTENSITY OF ONE LUMEN PER SQ FT AND A MAXIMUM INTENSITY OF 2 LUMENS PER SQ FT UNLESS SPECIFIED OTHERWISE IN THE IDO.
ALL OUTDOOR LIGHT FIXTURES WITHIN ANY RESIDENTIAL OR MIXED USE ZONE DISTRICT SHALL REMAIN OFF BETWEEN 11 PM AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, DRIVE AISLES, EQUIPMENT YARDS, AND PARKING LOTS.

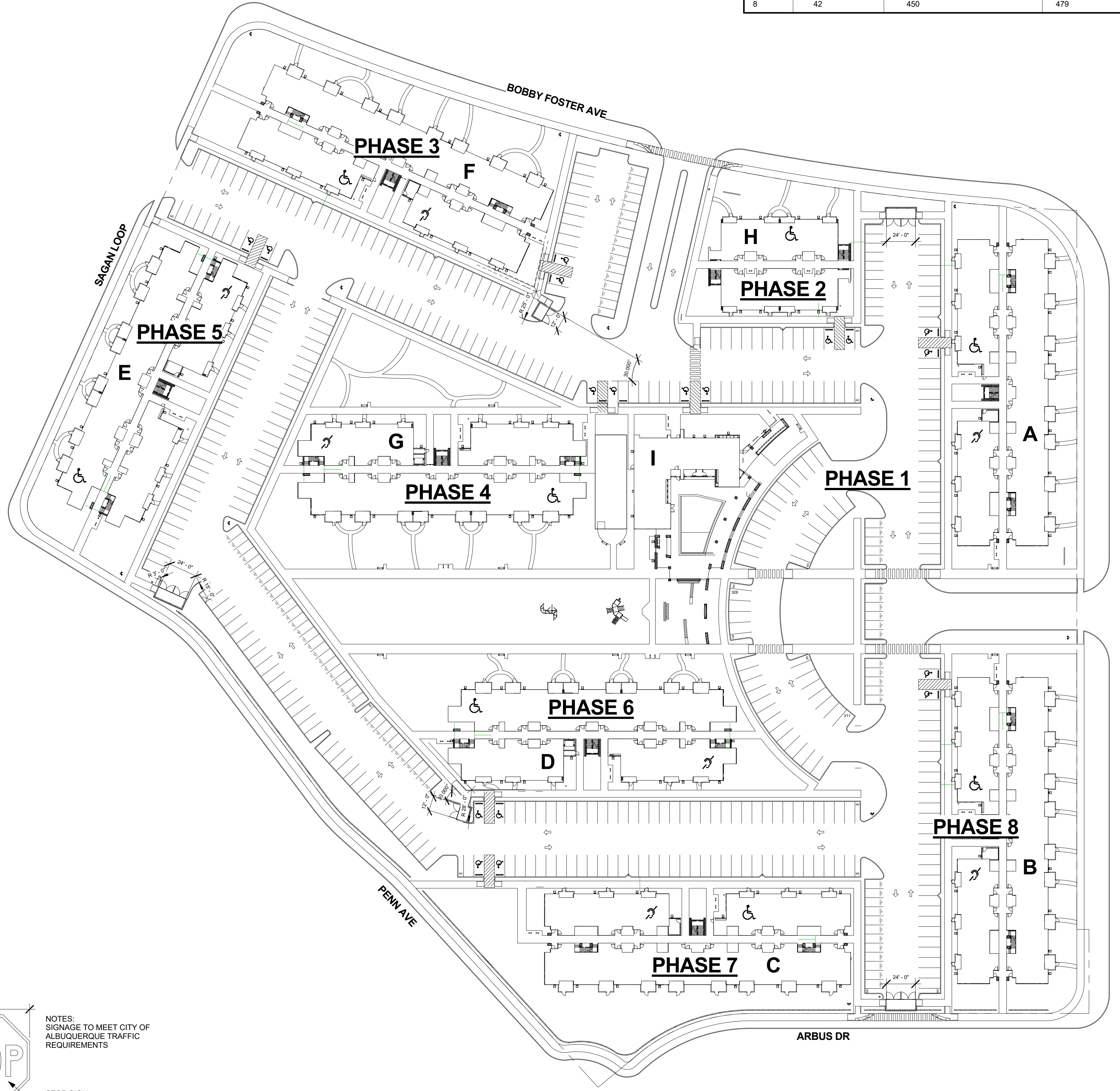
- THE HEIGHT OF LIGHT POLES, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, SHALL COMPLY WITH THE STANDARDS IN TABLE 5-5-1 UNLESS PART 14-16-2, 0, OR ANY USE SPECIFIC STANDARD IN SECTION 14-16-4-3 PROVIDES A DIFFERENT STANDARD. MIXED USE ZONE DISTRICT - 20' MAX HEIGHT PER TABLE 5-5-1 IDO.
- ALL OUTDOOR LIGHT FIXTURES MOUNTED ON A BUILDING OR STRUCTURE OTHER THAN A LIGHT POLE, EXCEPT FOR SECURITY LIGHTING, SHALL BE MOUNTED AT LEAST 6 FEET AND NO MORE THAN 15 FEET ABOVE GRADE OR NO HIGHER THAN 7 FEET ABOVE THE FLOOR OR A STOOP OR PORCH UNLESS SPECIFIED OTHERWISE IN THE IDO.
- ALL OUTDOOR LIGHT FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURER'S SPECIFICATIONS FOR THE FIXTURE.
- PEDESTRIAN SCALE LIGHTING, INCLUDING LIGHTING FOR SIDEWALKS, WALKWAYS, TRAILS, AND BICYCLE PATHS, SHALL PROVIDE AN ILLUMINATION OF AT LEAST 1 FOOT CANDLE, NOT TO EXCEED 4 FOOT CANDLES.
- PEDESTRIAN LIGHT POLES SHALL BE MOUNTED NO HIGHER THAN 12 FEET ABOVE GRADE AND SHALL BE PLACED A MAXIMUM OF 100 FEET APART.
- PEDESTRIAN BOLLARD LAMPS SHALL BE MOUNTED NO HIGHER THAN 4 FEET ABOVE GRADE AND SHALL NOT EXCEED 900 LUMENS FOR ANY SINGLE LAMP.
- ADDITIONAL COVERED PARKING SPACES MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT PROVIDED THAT THEY MATCH THE DESIGN HEREIN AND COMPLY WITH THE IDO.
- BALCONIES WITH RAILINGS OF SIMILAR DIMENSION AS THOSE SHOWN MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.
- ELEVATORS WITH ASSOCIATED DOORS, CONTROL ROOMS, AND TOWERS MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.

PARKING REQUIREMENTS PER PHASE:

PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1	42	+ 63	89
2	24	99	114
3	42	135	179
4	42	198	205
5	42	261	269
6	42	324	358
7	42	387	431
8	42	450	479

BUILDING AREAS:

BUILDING	AREAS
A	40,686 SF
B	40,686 SF
C	40,686 SF
D	36,435 SF
E	36,435 SF
F	40,686 SF
G	36,435 SF
H	17,880 SF
I	3,989 SF



1 Phasing Plan
1" = 50'-0"

PARKING CALCULATIONS:

PER CITY OF ALBUQUERQUE IDO 14-16-5.5, 1.5 PARKING IS REQUIRED FOR EVERY UNIT

PARKING SPACES REQUIRED: 318 UNITS X 1.5 = 477 SPACES

TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED: 479 SPACES

ON STREET PARKING COMPACT PARKING SPACES PROVIDED: 9 SPACES

ADA PARKING REQUIRED 1 / ADA UNIT: 17 SPACES

ADA PARKING SPACES PROVIDED: 18 SPACES

VAN ACCESSIBLE PARKING SPACES PROVIDED: 9 SPACES

COVERED PARKING SPACES PROVIDED: 320 SPACES

MOTORCYCLE PARKING SPACES REQUIRED: 8 SPACES

MOTORCYCLE PARKING PROVIDED: 12 SPACES

BICYCLE PARKING SPACES REQUIRED: 48 SPACES

10% OF OFF STREET PARKING BICYCLE PARKING SPACES PROVIDED: 72 SPACES

TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED: 479 SPACES

USEABLE OPEN SPACE CALCULATIONS:

USEABLE OPEN SPACE REQUIREMENTS:

1 BR - 225 SF - 138 UNITS - 31,050 SF
2 BR - 285 SF - 144 UNITS - 41,040 SF
3 BR - 350 SF - 36 - 12,600 SF

84,690 SF REQUIRED

USEABLE OPEN SPACE PROVIDED:

CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,084 SF
LANDSCAPE AREA	175,936 SF

244,576 SF PROVIDED

SITE DATA:

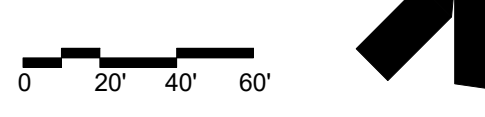
LOT SF/ACRE: 518,455 SF 11.9 ACRES

ZONING: PC

INTENDED USE: DWELLING / MULTI FAMILY (318 UNITS)

MAXIMUM HEIGHT: 35 FEET

Approved for access by the Solid Waste Department
Herman Gallegos 11-04-21
Herman Gallegos



EASY 2D PLOT

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SIT / PHASING PLAN

GATEWAY APARTMENTS @ MESA DEL SOL

UNIVERSITY BLVD SE ALBUQUERQUE NM 87106

ASIO

JOB NO: 20-026

DRAWN: EAM

CHECKED: J&Z

DATE: June 25, 2021

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

11030 MENAUL NE SUITE C ALBUQUERQUE, NM 87112 P. 505-797-1318

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

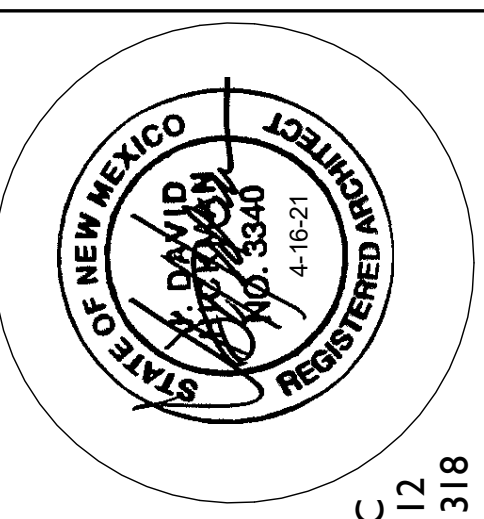
MAKING HOUSE CALLS

JOB NO: 20-026

DRAWN: EAM

CHECKED: J&Z

DATE: June 25, 2021













PR-2020-004138_SD-2021-00574_Site_Plan_A pproved_9-22-21_Approved_Sheet_1


Final Audit Report


2021-11-24


Created:	2021-11-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvIhw1ZOpW8B4zThUcJ0v9RtzgK8z_I3p

"PR-2020-004138_SD-2021-00574_Site_Plan_Approved_9-22-21_Approved_Sheet_1" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2021-11-22 - 10:22:54 PM GMT- IP address: 143.120.132.106
-  Document emailed to Maggie Gould (mgould@cabq.gov) for signature
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-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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-  Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
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 Agreement completed.
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