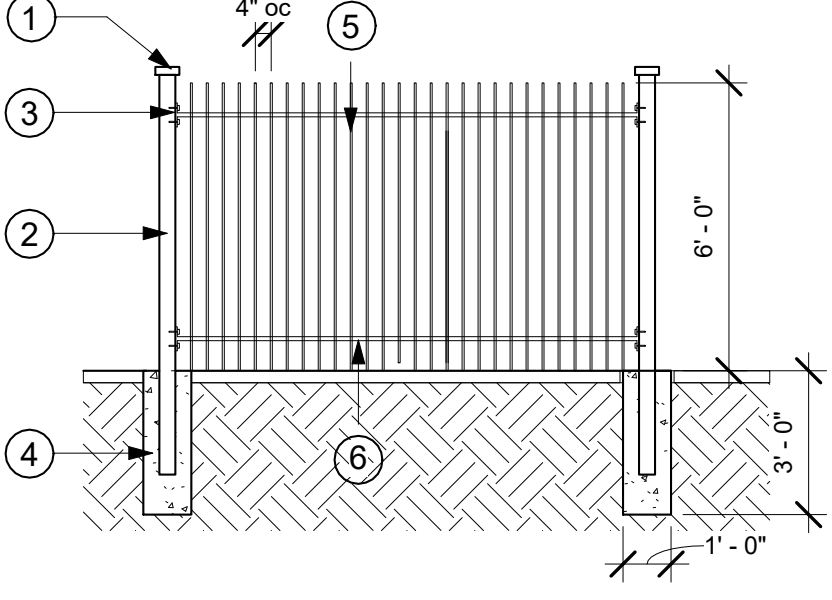
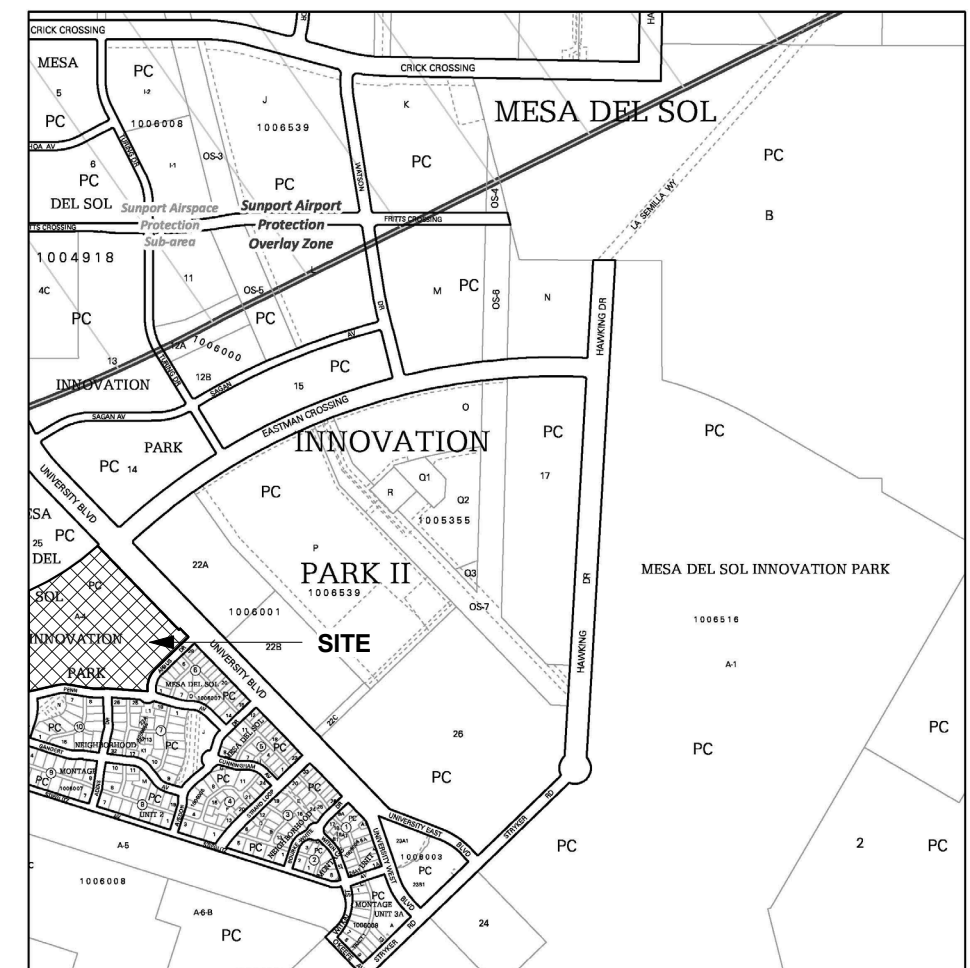


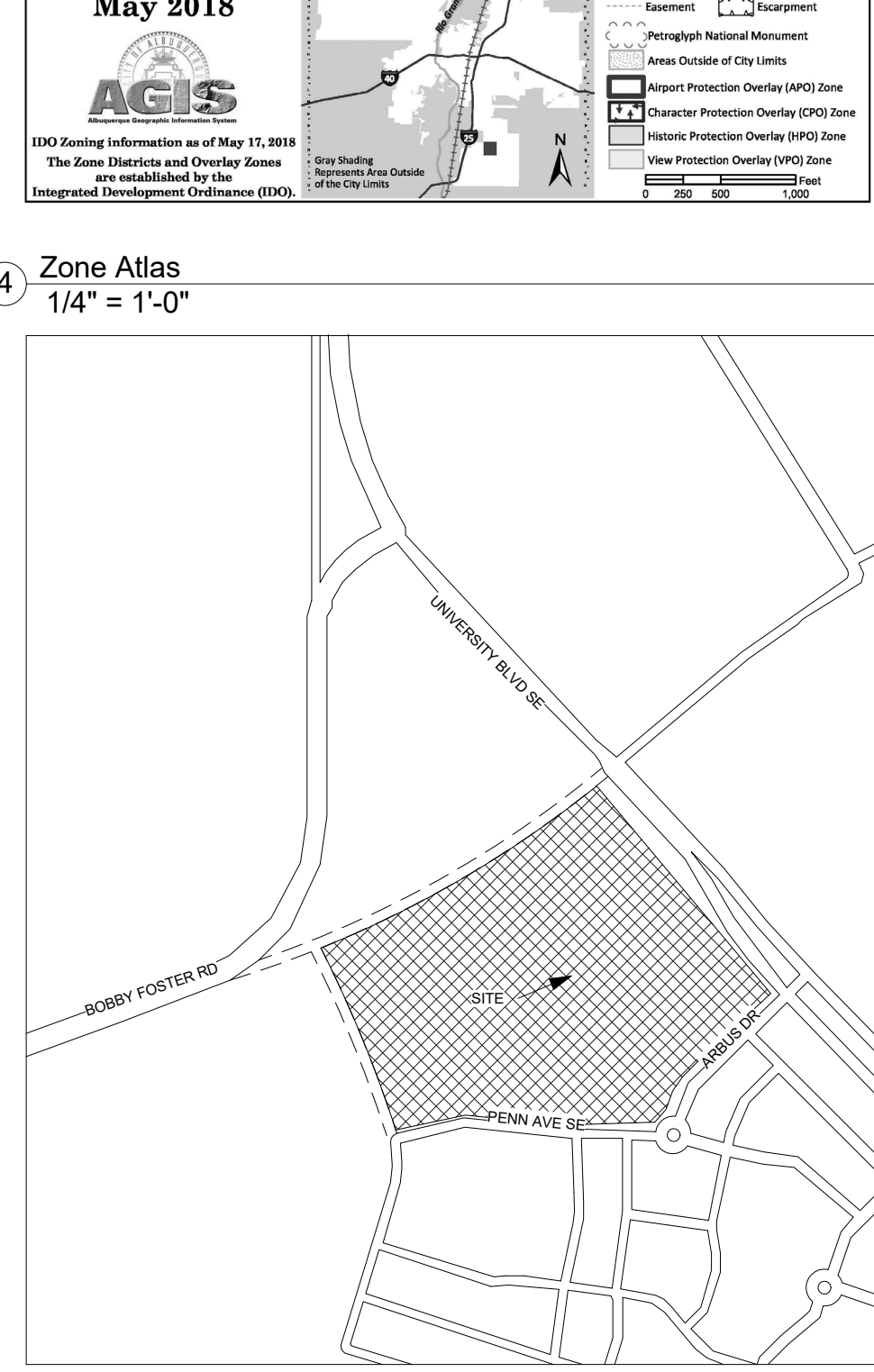
8 Site Lighting Detail
1/4" = 1'-0"



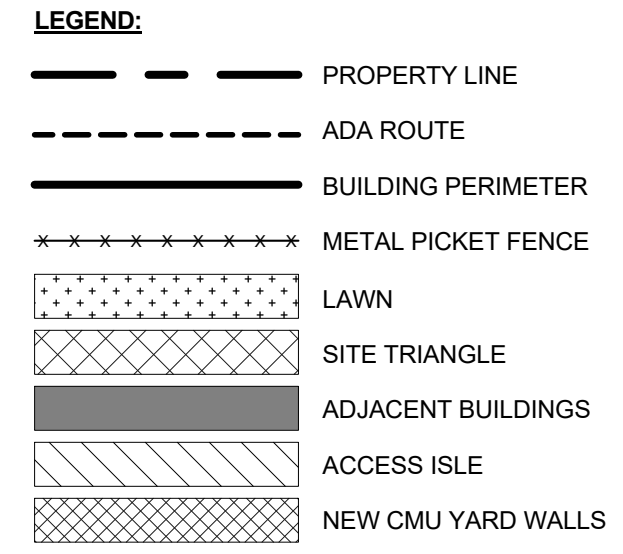
7 Wrought Iron Fence Detail
1/4" = 1'-0"



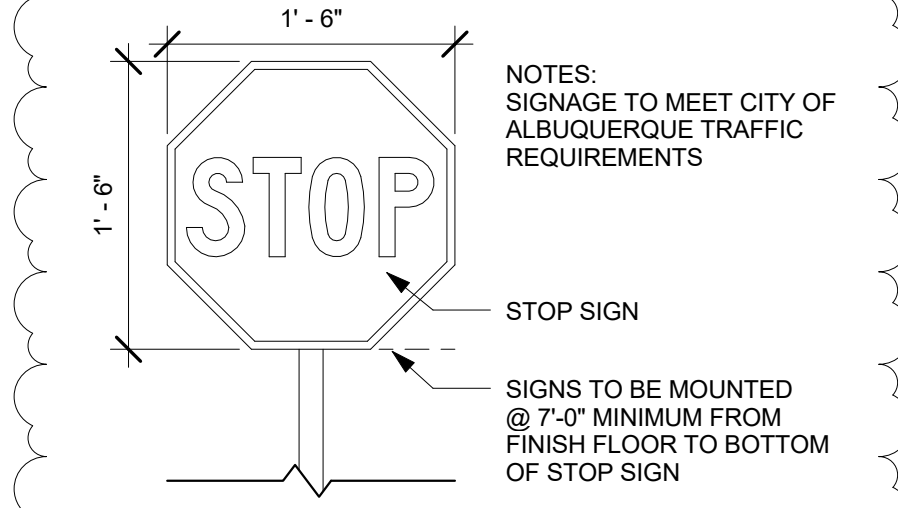
4 Zone Atlas
1/4" = 1'-0"



5 Vicinity Map
1" = 400'-0"



GENERAL NOTES:
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE PUBLIC WORK ORDER-RIGHT OF WAY. SHALL BE DEDICATED ON A PLAT.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE HEIGHT OF LIGHT POLES, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, SHALL COMPLY WITH THE STANDARDS IN TABLE 5-8-1 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 5-8-1 IDO
9. 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.
10. ALL OUTDOOR LIGHT FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURERS SPECIFICATIONS FOR THE FIXTURE.
11. 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.
12. PEDESTRIAN LIGHT POLES SHALL BE MOUNTED NO HIGHER THAN 12 FEET ABOVE GRADE AND SHALL BE PLACED A MAXIMUM OF 100 FEET APART.
13. PEDESTRIAN BOLLARD LAMPS SHALL BE MOUNTED NO HIGHER THAN 4 FEET ABOVE GRADE AND SHALL NOT EXCEED 900 LUMENS FOR ANY SINGLE LAMP.
14. 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.
15. BALCONIES WITH RAILINGS OF SIMILAR DIMENSION AS THOSE SHOWN MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.
16. ELEVATORS WITH ASSOCIATED DOORS, CONTROL ROOMS, AND TOWERS MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.



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

1 DRB Site Plan
1" = 50'-0"

PROJECT NO. _____

APPLICATION NO. _____

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? (YES/NO) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	DATE
ABOWIA	DATE
PARKS & RECREATION DEPT.	DATE
CITY ENGINEER / HYDROLOGY	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

- SITE PLAN LEGEND:**
- COMMUNITY BUILDING
 - SWIMMING POOL
 - LAWN
 - "GATEWAY" WALL MOUNTED SIGN - SEE ELEVATION
 - PRIMARY BUILDING ENTRY
 - OUTDOOR GATHERING AREA
 - MAINTENANCE RM
 - GARAGE ENCLOSURE W/ GATES - SEE DETAILS 6-8 / DRB1.1 FOR GARAGE ENCLOSURE NOTES AND DIMENSIONS
 - DRAINAGE POND
 - ASPHALT DRIVEWAY
 - UNIT PATIOS - 3'-0" SPLIT FACE CMU - COLOR: DARK GR/SEE ELEVATIONS
 - ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAILS 5 & 9 / DRB1.1 FOR ADA PARKING SPACE DIMENSIONS
 - ADA PARKING CURB RAMP - SEE DETAIL 9/DRB1.1 FOR CURB RAMP SLOPES AND DIMENSIONS
 - BUILDING IDENTIFIER SIGN TO BE ILLUMINATED - SEE DETAIL 16 / DRB 1.1
 - (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAILS 11.12 / DRB1.2
 - SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEARANCE 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.
 - MONUMENT SIGN - SEE DETAILS 1-3 / DRB1.1
 - POST INDICATOR VALVE
 - FIRE HYDRANT
 - DETECTABLE WARNING STRIP
 - ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
 - 6'-0" SECURITY VIEW FENCING (<50% OPAQUE), ROD IRON, METAL PICKET @ POOL DECK AND DOG PARK- COLOR: BLACK - SEE DETAIL 7/DRB1.0
 - 18'-0" MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE. NEW STOP SIGN - SEE 3/DRB1.0 FOR DETAIL
 - NEW MEDIAN - SEE CIVIL SHEETS
 - CONCRETE SIDEWALKS FROM BUILDING ENTRY POINTS TO PUBLIC WAY SHALL BE 6'-0" TYP IN WIDT. CROSS SLOPE NOT TO EXCEED 2%
 - COORDINATE SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
 - SECONDARY BUILDING ENTRANCE
 - POOL GATE
 - COMPACT PARKING - SEE DETAIL 5/DRB1.1 FOR ALL PARKING DIMENSIONS
 - ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x4" LEVEL CONCRETE PAD AT ONE SIDE
 - ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS. PLEASE SEE DETAIL 11/DRB1.1 FOR PLAYGROUND WARNING SIGNAGE, PROPERTY LINE
 - CONTINUATION OF BIKE LANE
 - DOG PARK
 - 5' HIGH STUCCO COATED CMU WALL (TAN)
 - A MINIMUM OF 10 OF THESE PARKING SPACES TO BE LABELED AS "ELECTRIC VEHICLE PARKING" CHARGING STATIONS ARE TO HAVE A MIN. OF 240 V RATING. SEE DETAIL 5 FOR PARKING STALL DIMENSIONS
 - SEE DRB 1.2 FOR CROSS WALK CURB RAMP AND REFUSE CURB RAMP LOCATIONS AND DETAILS.
 - N/A
 - COVERED PARKING - SEE DETAILS
 - ELEVATOR
 - BALCONIES AT ALL UPPER LEVEL UNITS - SEE BUILDING ELEVATIONS
 - MOTORCYCLE PARKING - SEE 5/DRB1.1 FOR TYP. DIMENSIONS
 - REMOVE EXISTING DRIVE PAD

PARKING CALCULATIONS:

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

318 UNITS x 1.5	477 SPACES
PARKING SPACES REQUIRED	477 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	479 SPACES
ON STREET PARKING	0 SPACES
COMPACT PARKING SPACES PROVIDED	91 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT	17 SPACES
ADA PARKING SPACES REQUIRED	17 SPACES
NMBC TABLE 1106.1 = 12 SPACES W/ 2 VAN ACCESSIBLE	18 SPACES
ADA PARKING SPACES PROVIDED	18 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES
COVERED PARKING SPACES PROVIDED	320 SPACES
MOTORCYCLE PARKING SPACES REQUIRED	6 SPACES
MOTORCYCLE PARKING PROVIDED	12 SPACES
BICYCLE PARKING SPACES REQUIRED	48 SPACES
10% OF OFF STREET PARKING	47.7 SPACES
BICYCLE PARKING SPACES PROVIDED	72 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	479 SPACES

USEABLE OPEN SPACE CALCULATIONS:

USEABLE OPEN SPACE REQUIREMENTS:

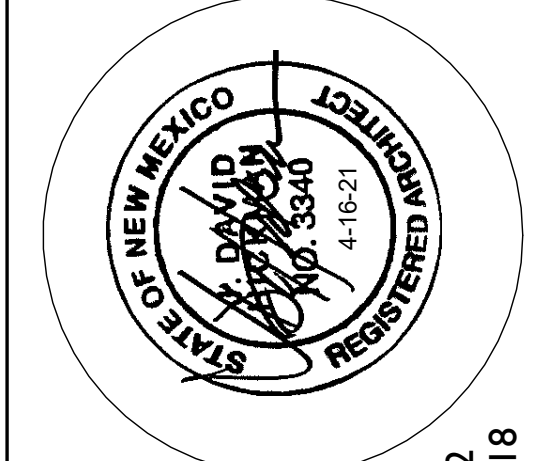
1 BR - 225 SF - 138 UNITS - 31,050 SF	84,690 SF REQUIRED
2 BR - 285 SF - 144 UNITS - 41,040 SF	
3 BR - 350 SF - 36	

USEABLE OPEN SPACE PROVIDED:

CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,094 SF
LANDSCAPE AREA	175,936 SF
TOTAL PROVIDED	244,576 SF PROVIDED

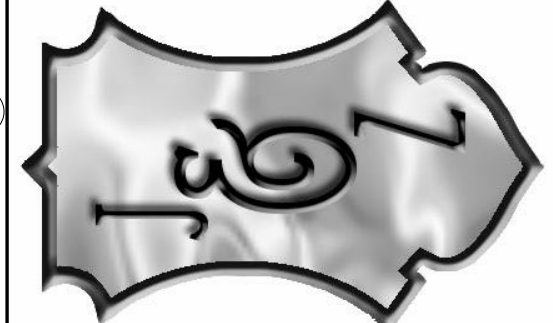
SITE DATA:

LOT SF/ACRE:	518,455 SF	11.9 ACRES
ZONING:	DWELLING / MULTI FAMILY (318 UNITS)	
INTENDED USE:	35 FEET	
MAXIMUM HEIGHT:	35 FEET	



JEBBS & 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: June 25, 2021

DRB SITE PLAN

GATEWAY APARTMENTS @ MESA DEL SOL

UNIVERSITY BLVD 5F
ALBUQUERQUE NM 87106

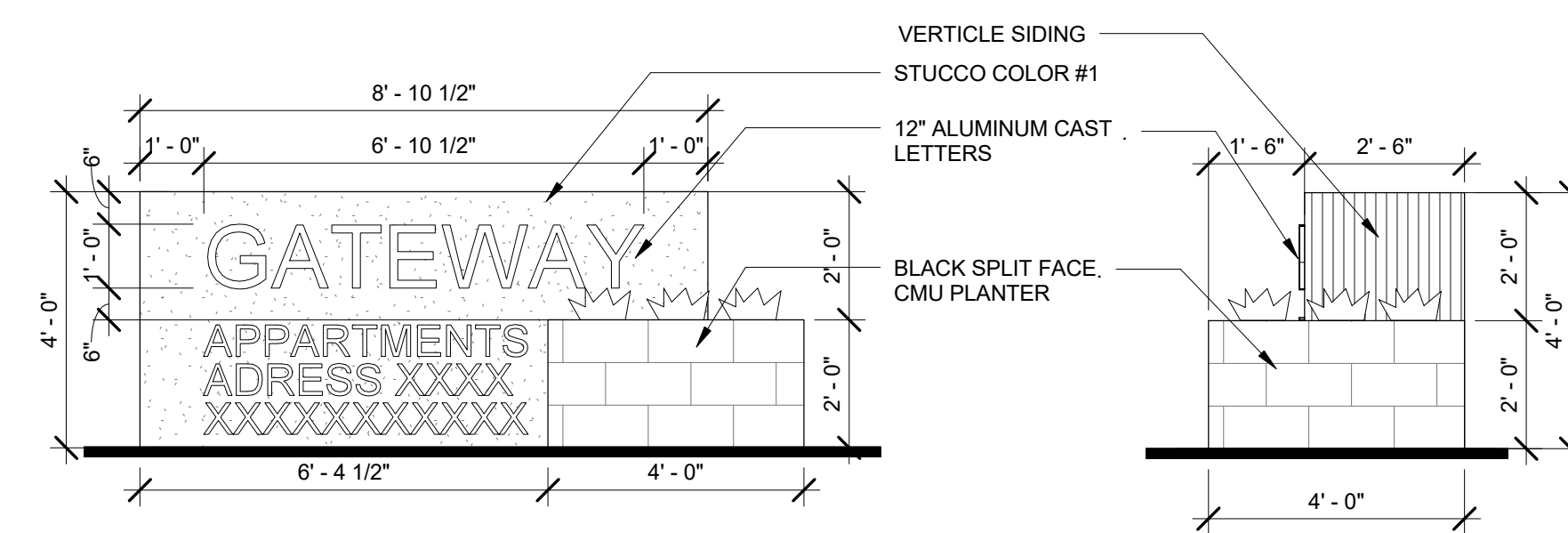
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sheet no: _____

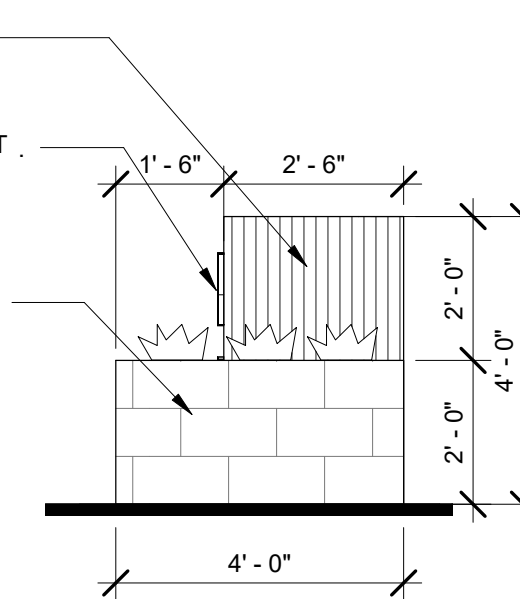
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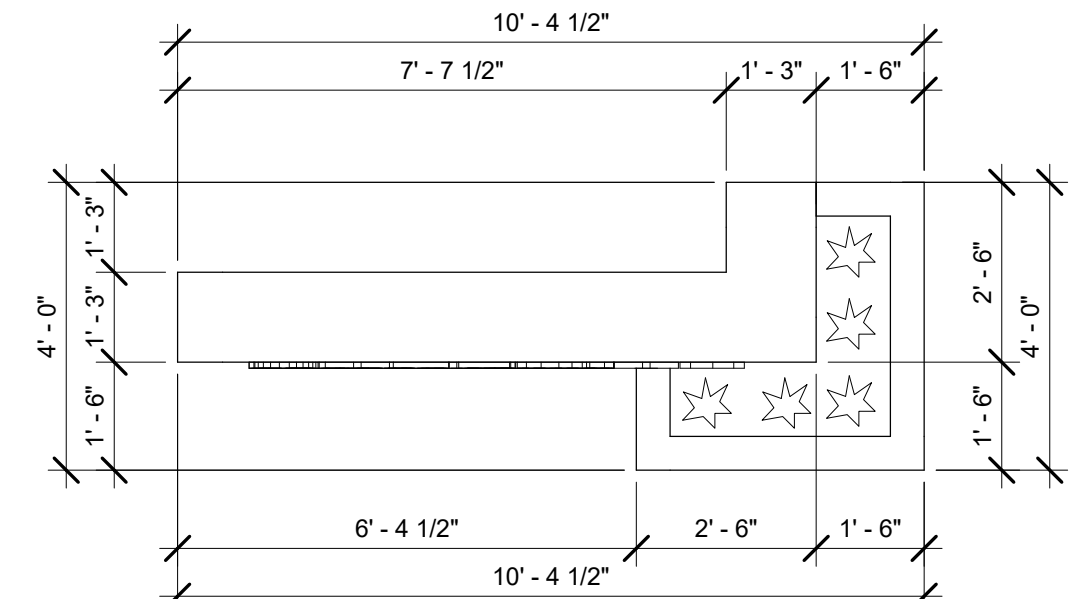
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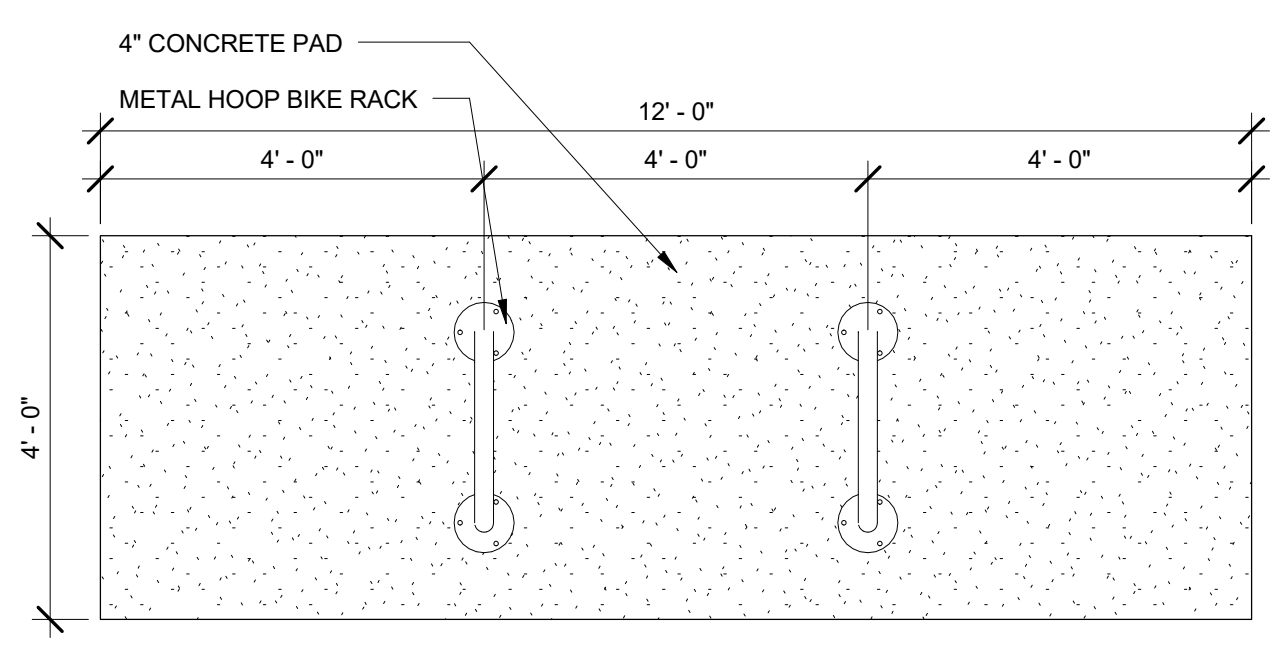
1 Sign 1 Front Elevation
3/8" = 1'-0"



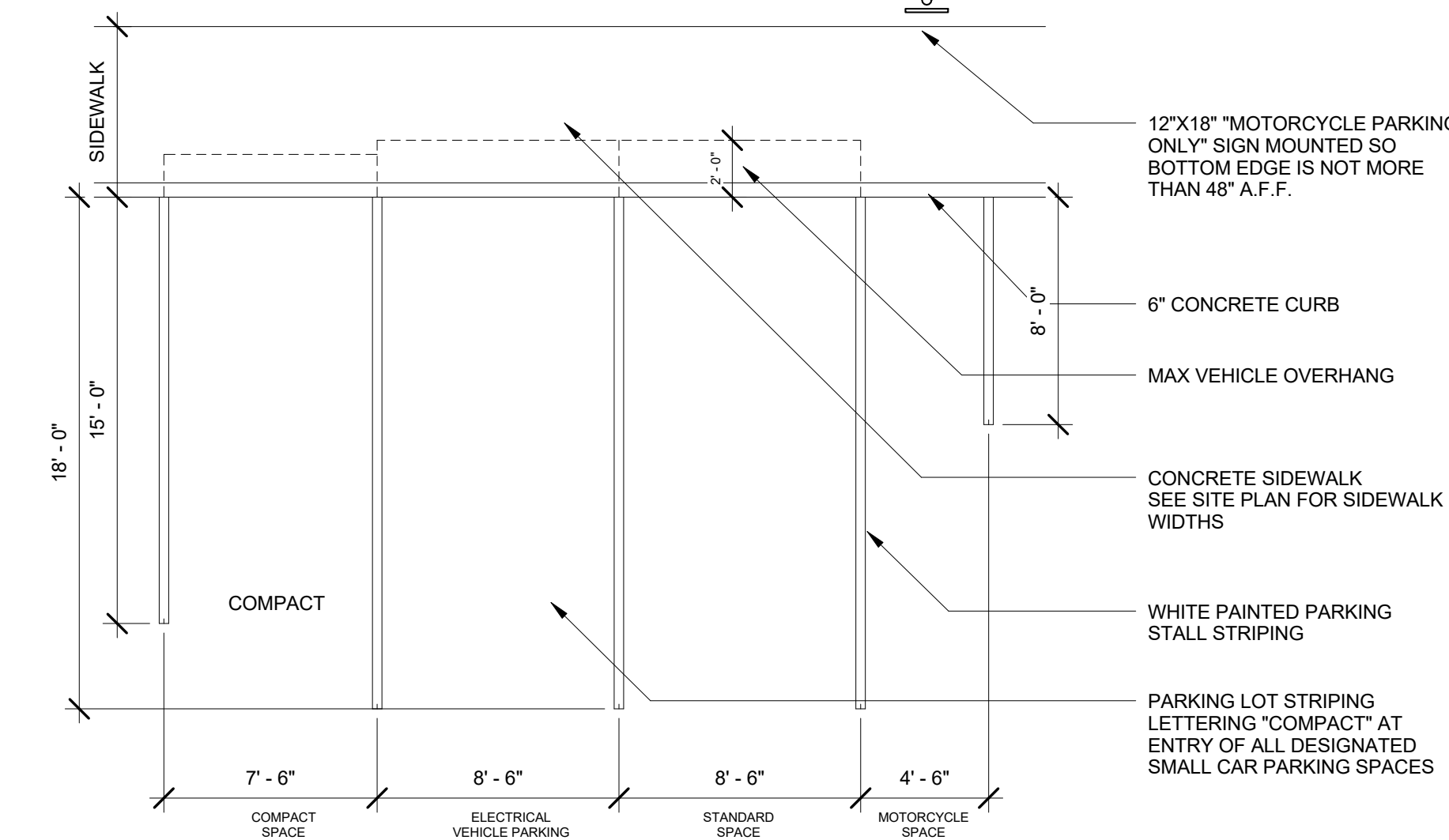
2 Sign 1 Right Elevation
3/8" = 1'-0"



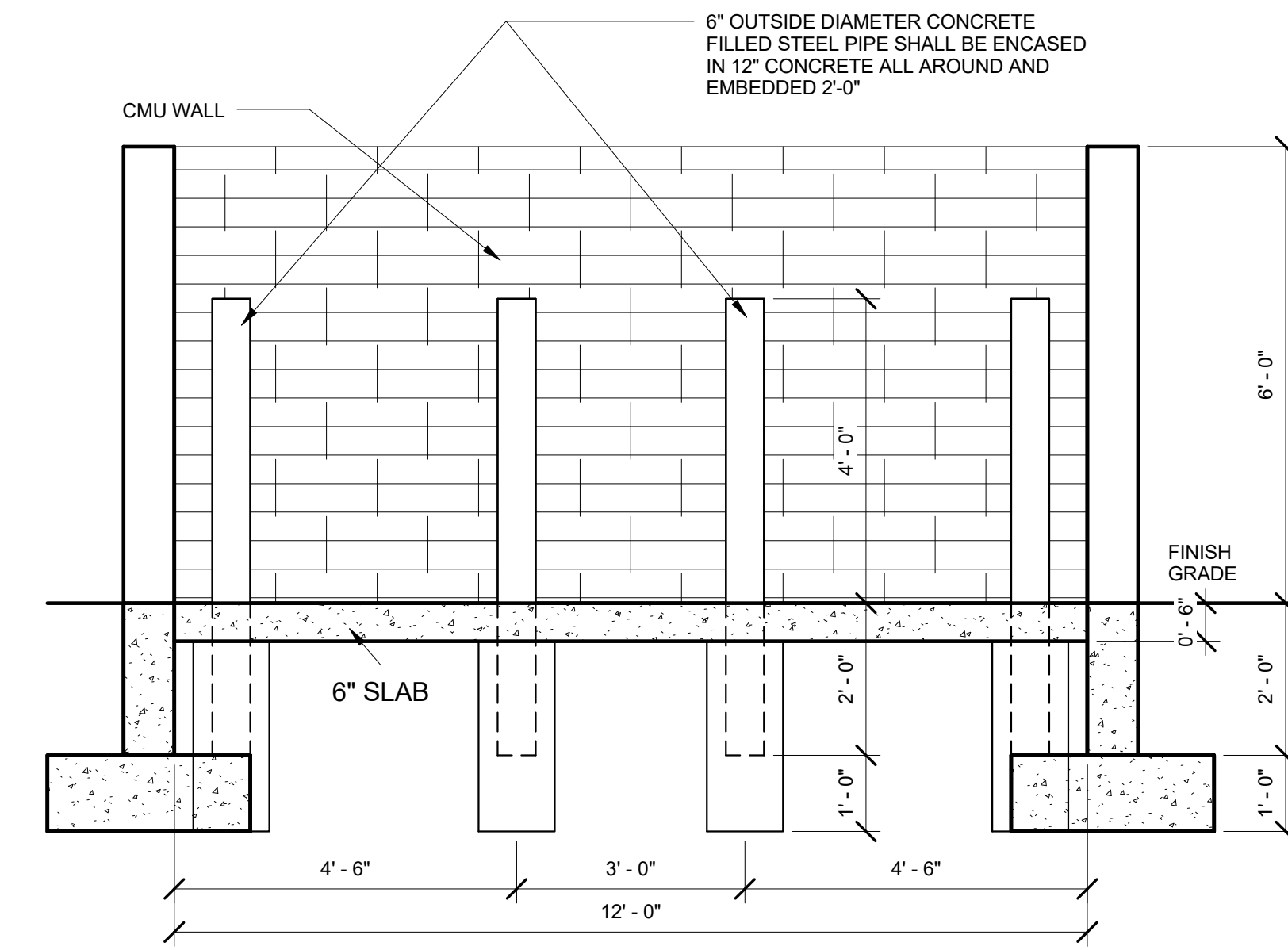
3 Sign 1 Plan
3/8" = 1'-0"



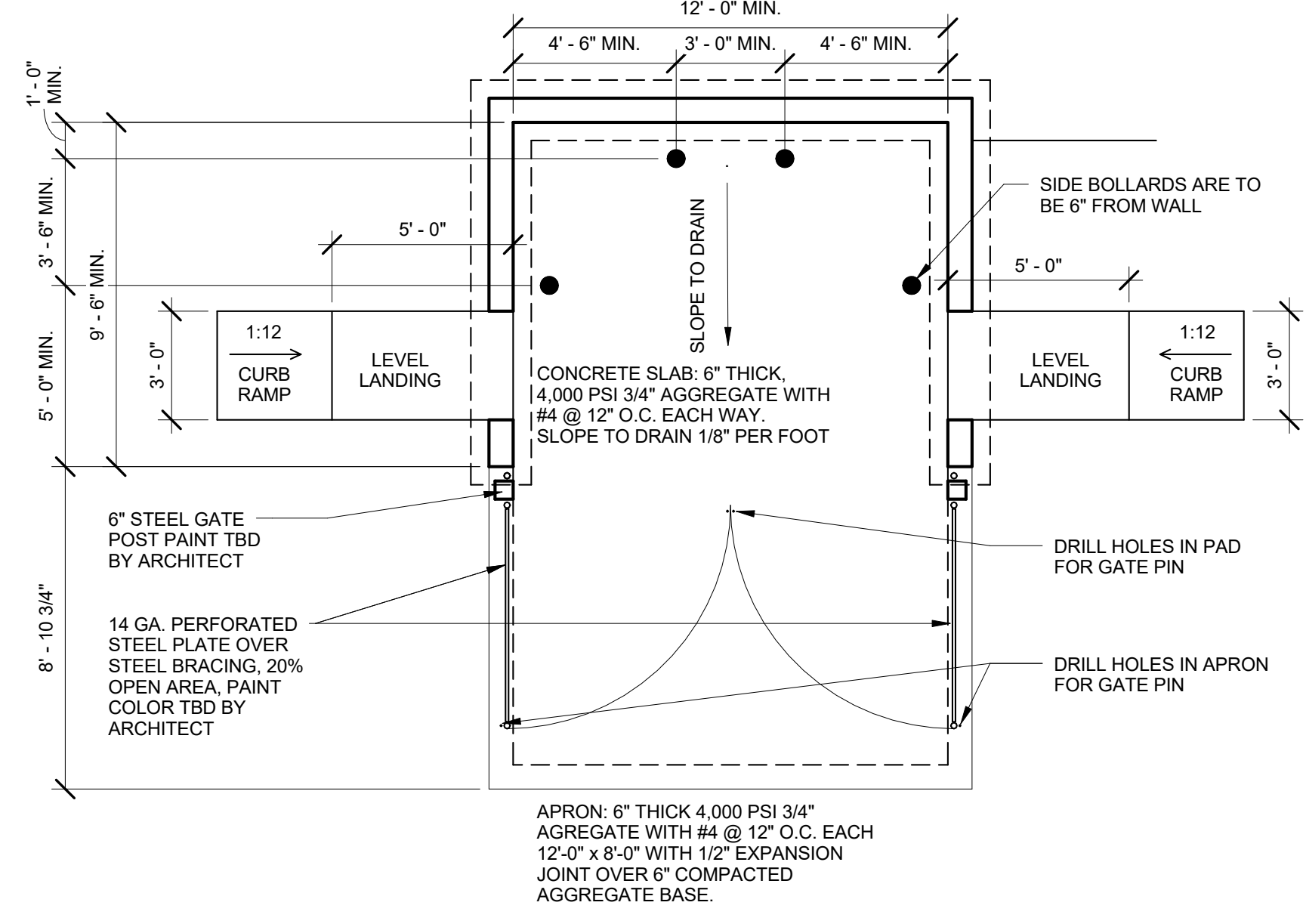
4 Bike Rack Plan
1/2" = 1'-0"



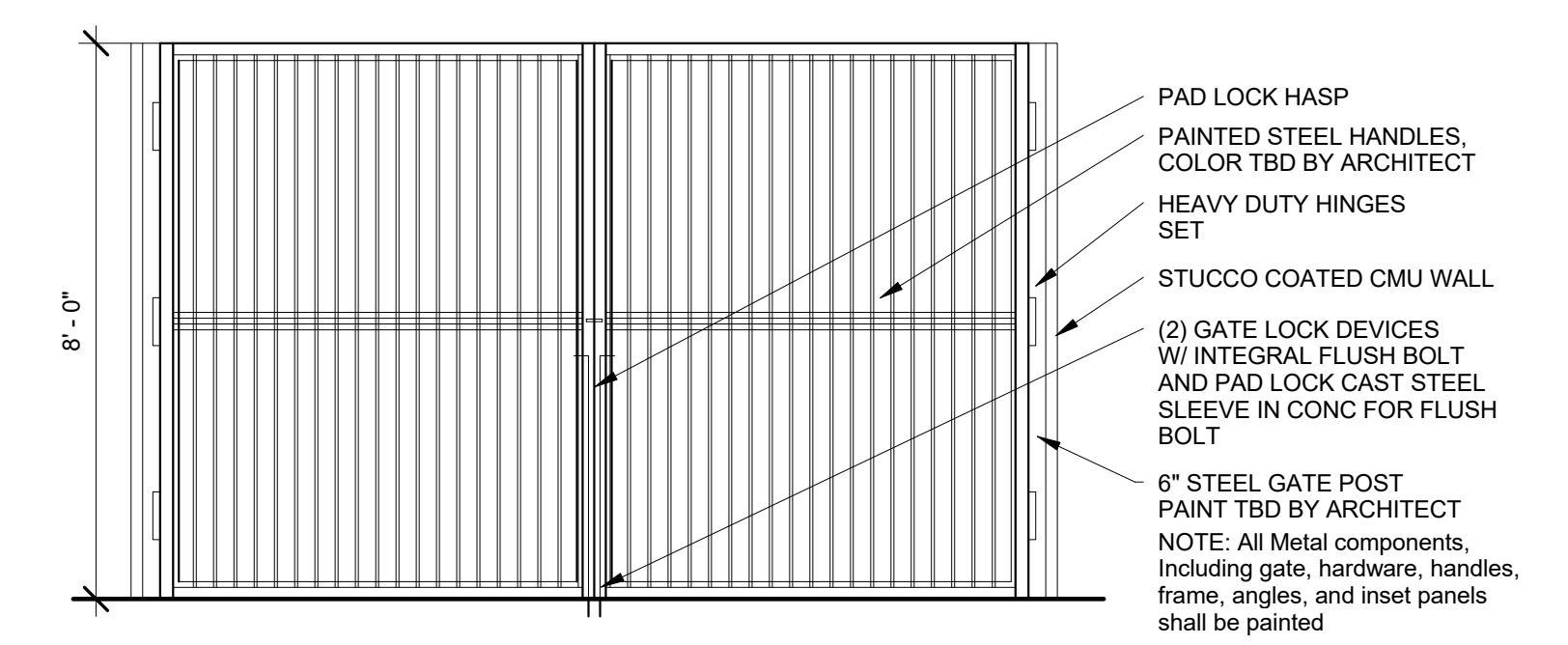
5 Standard Parking Detail
3/16" = 1'-0"



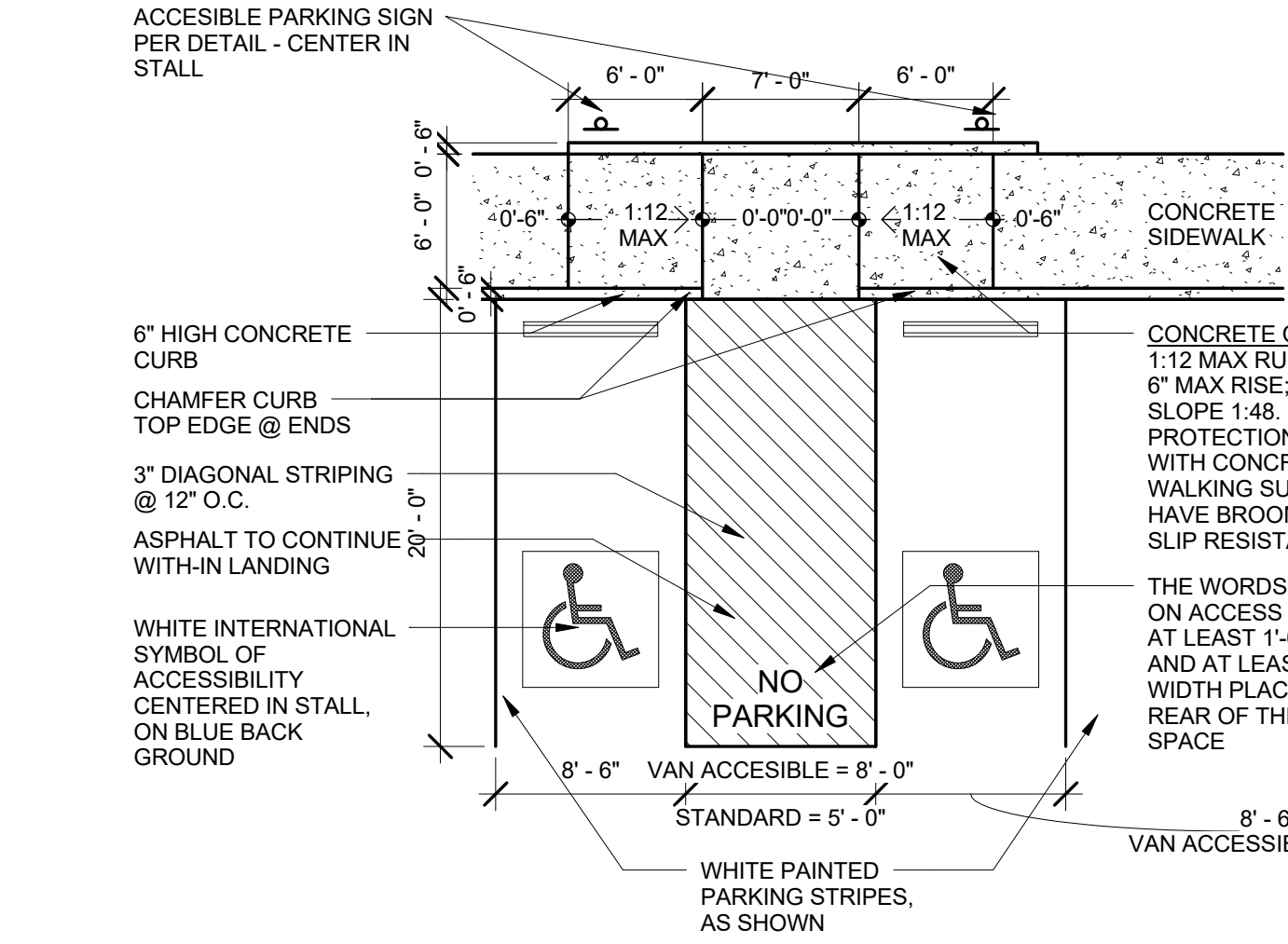
6 Trash Enclosure Section Detail
1/2" = 1'-0"



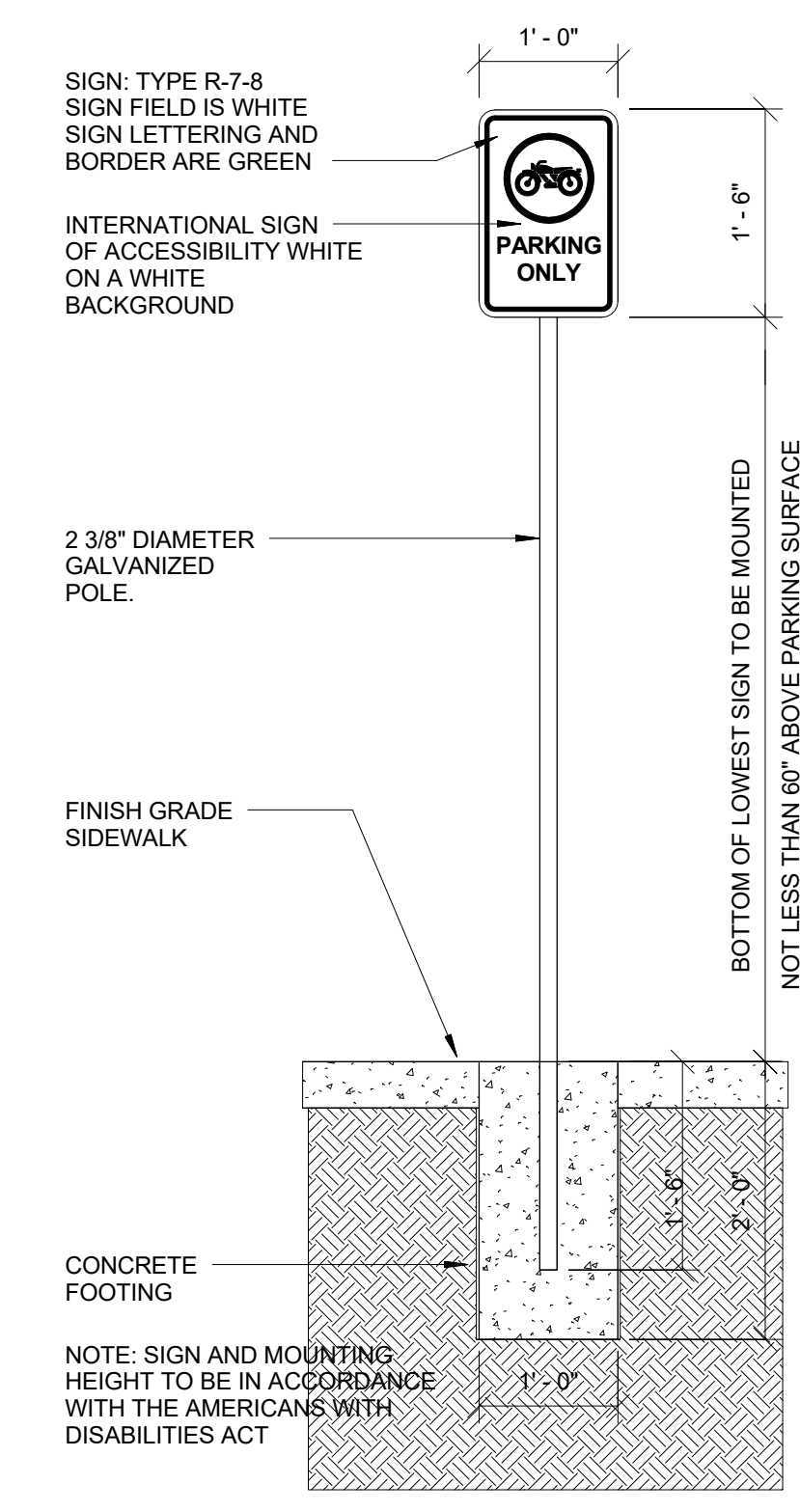
7 Trash Enclosure Detail
1/4" = 1'-0"



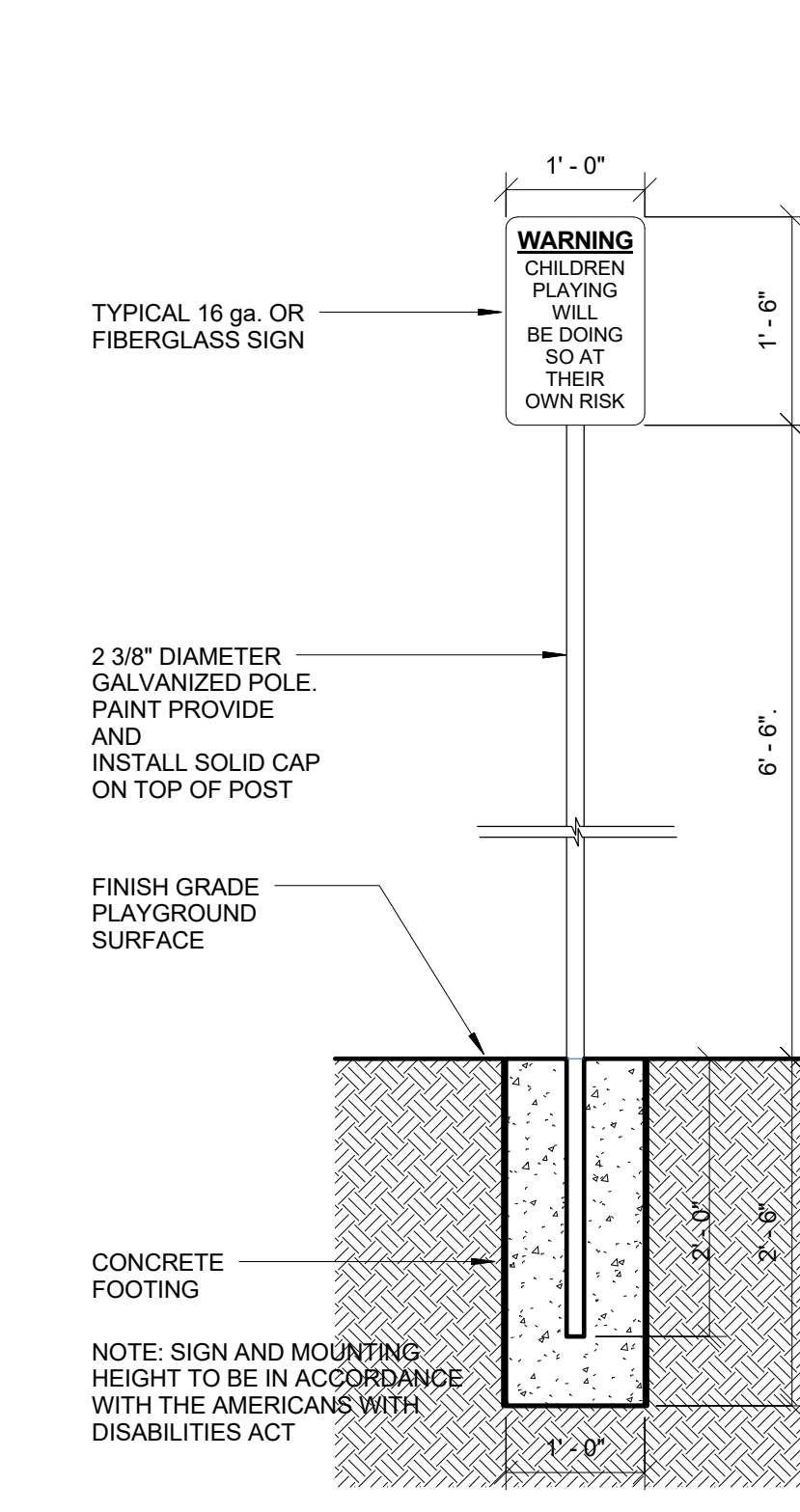
8 Trash Enclosure Gate Elevation
3/8" = 1'-0"



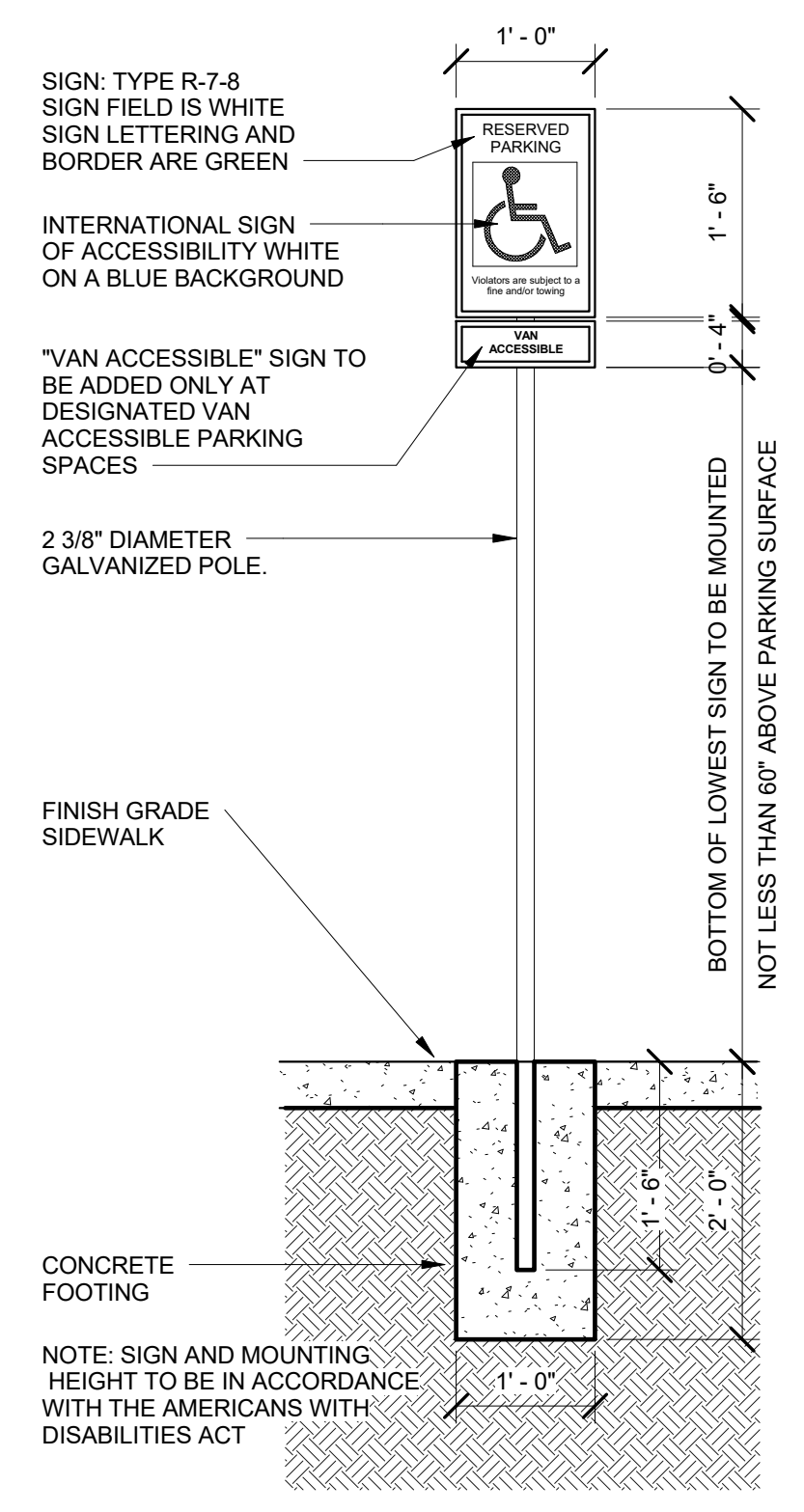
9 ADA Parking Detail
1/8" = 1'-0"



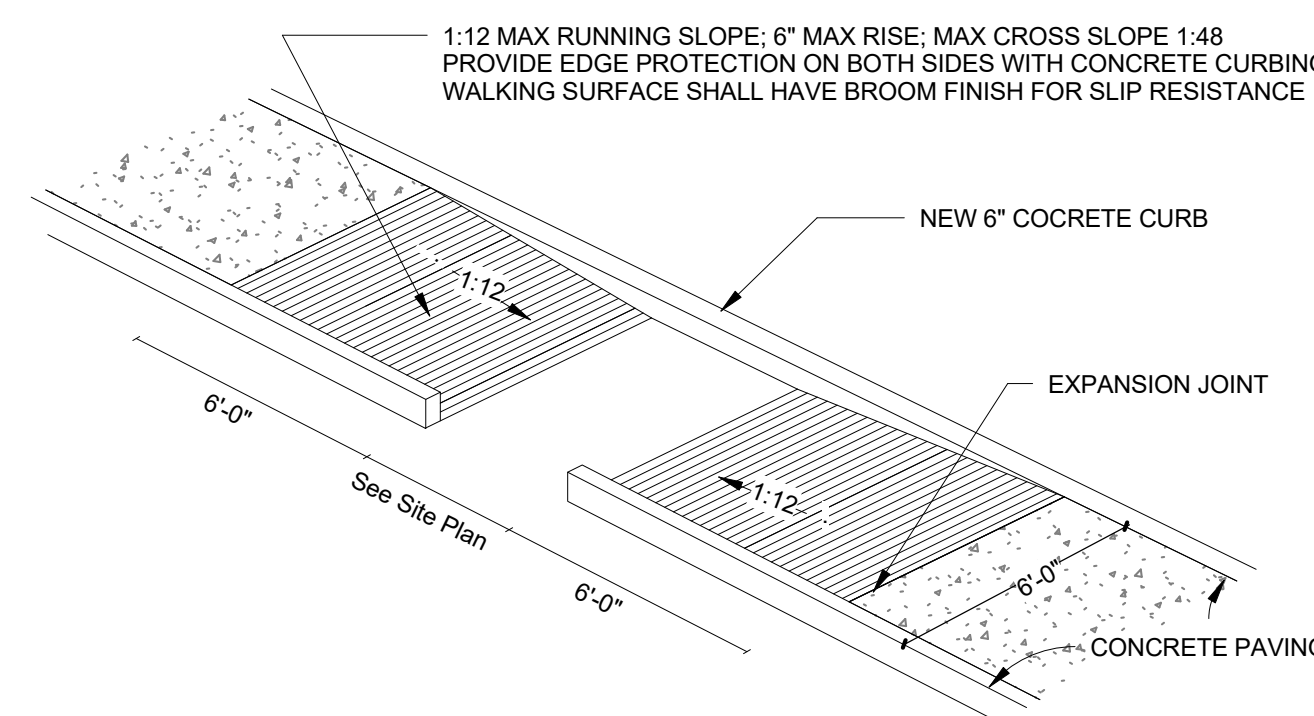
10 Motorcycle Parking Sign
3/4" = 1'-0"



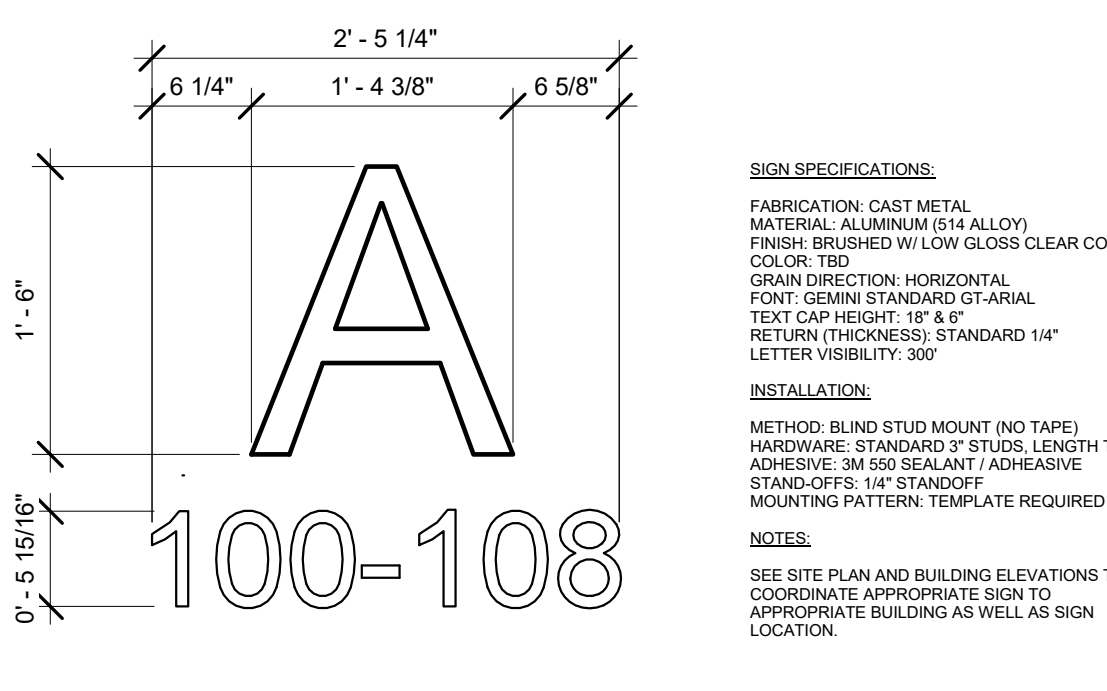
11 Playground Warning Sign
3/4" = 1'-0"



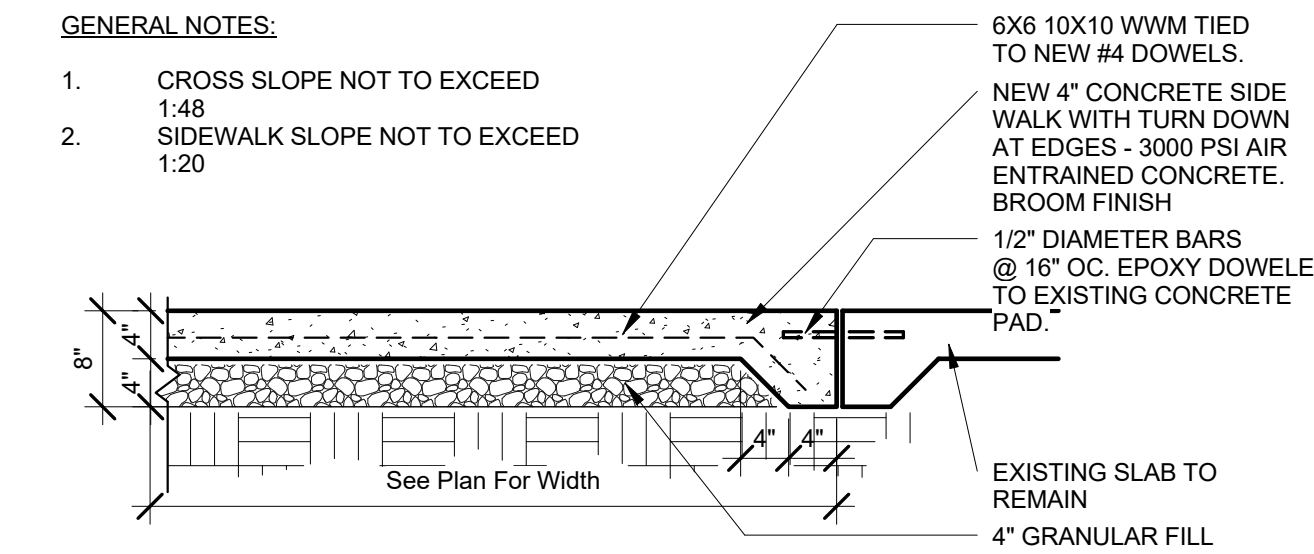
12 Handicap Parking Sign
3/4" = 1'-0"



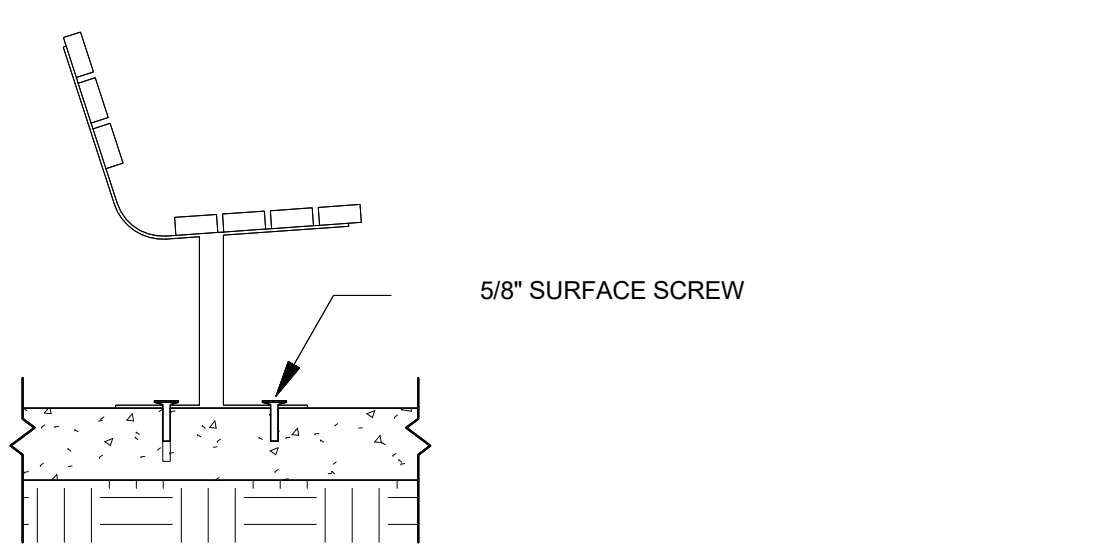
13 Curb Ramp Detail
1/4" = 1'-0"



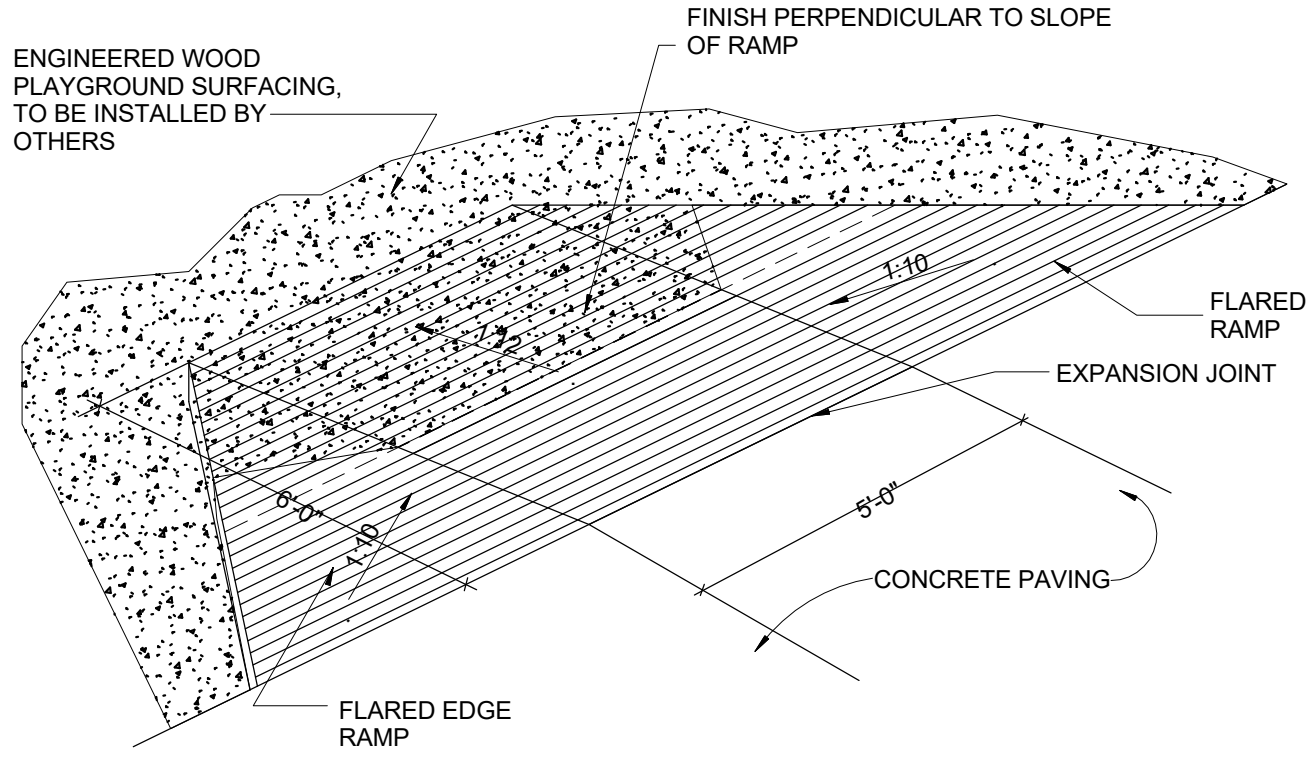
16 Building Signage Detail
1" = 1'-0"



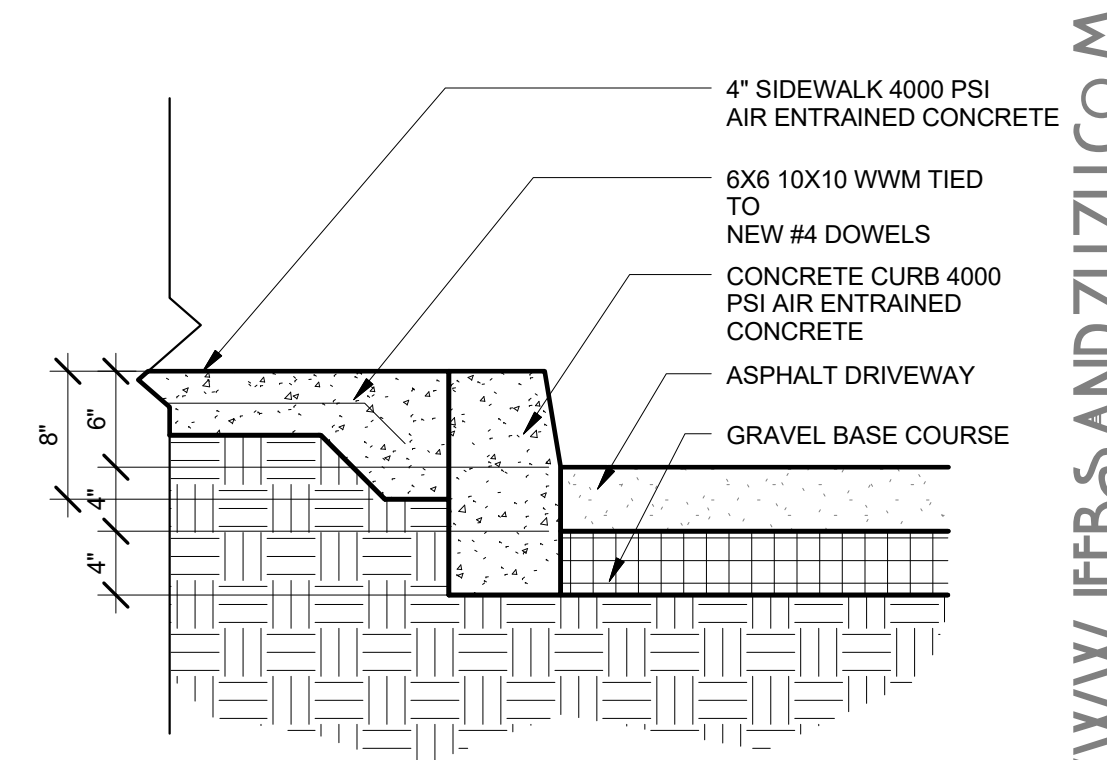
15 Sidewalk Detail
3/4" = 1'-0"



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

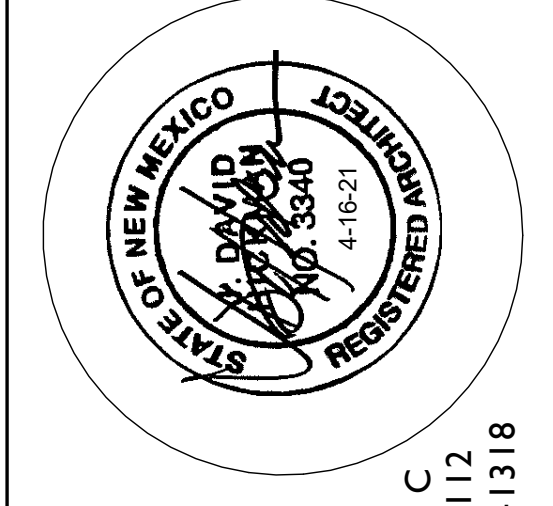


17 Ramp Into Play Area
3/8" = 1'-0"

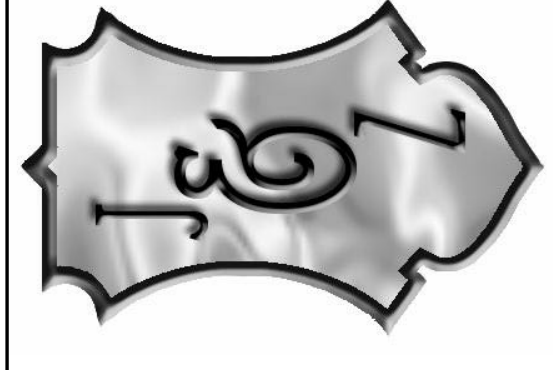


18 Curb Section Detail
1" = 1'-0"

"EASY AS PIE"



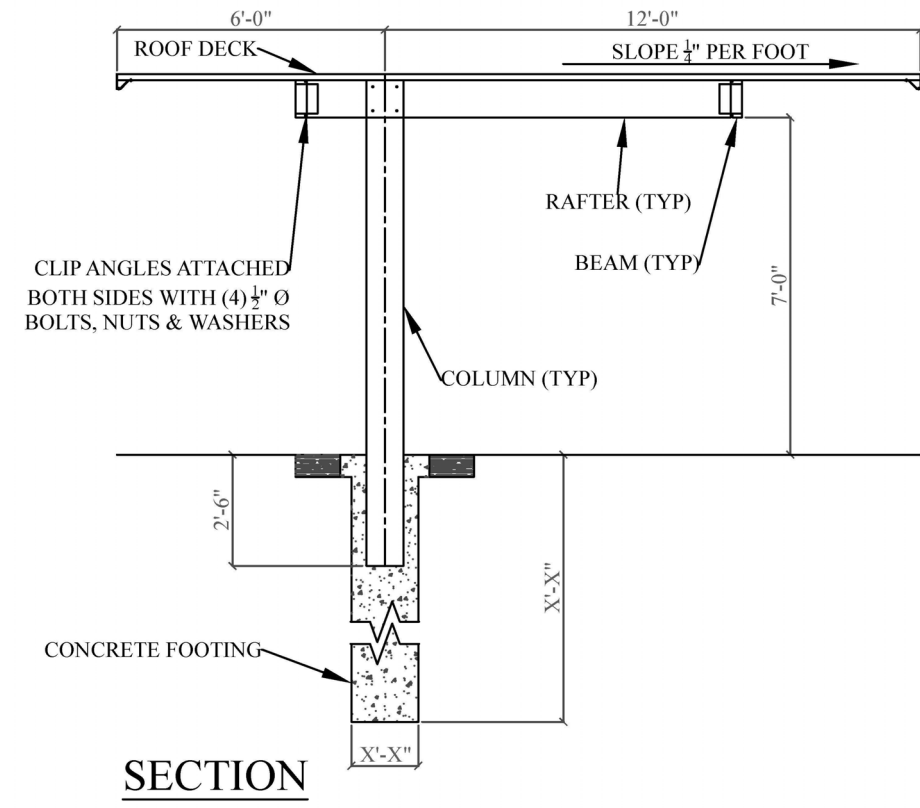
JEBBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



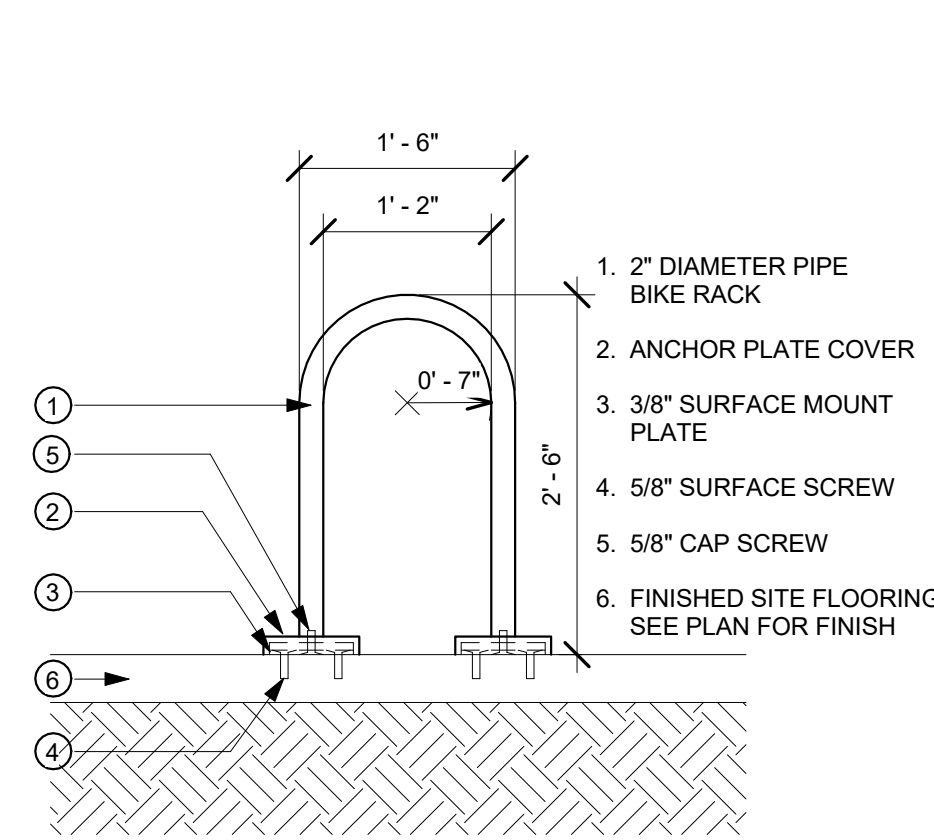
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drawn: GH
checked: J&Z
date: April 16, 2021

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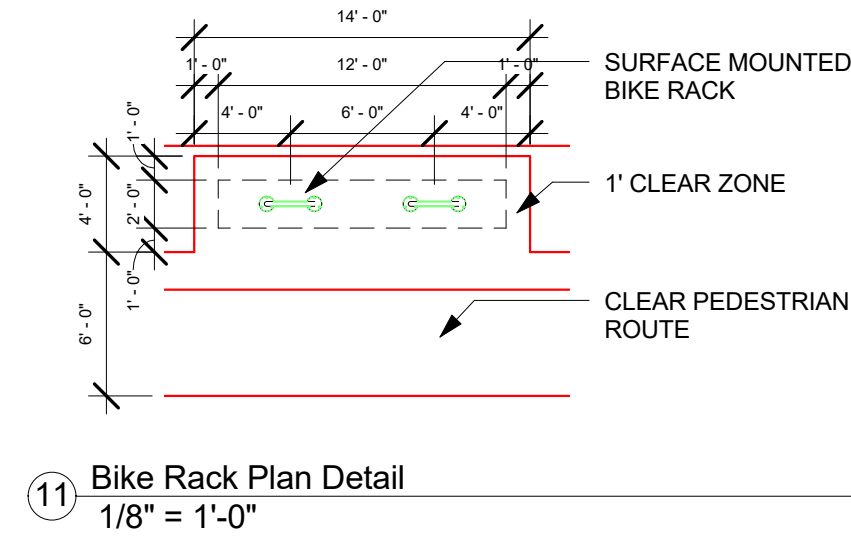
SITE DETAIL
**GATEWAY APARTMENTS
MESA DEL SOL**
UNIVERSITY BLVD SE
ALBUQUERQUE NM 8706
sheet no:
DRBJ



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



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



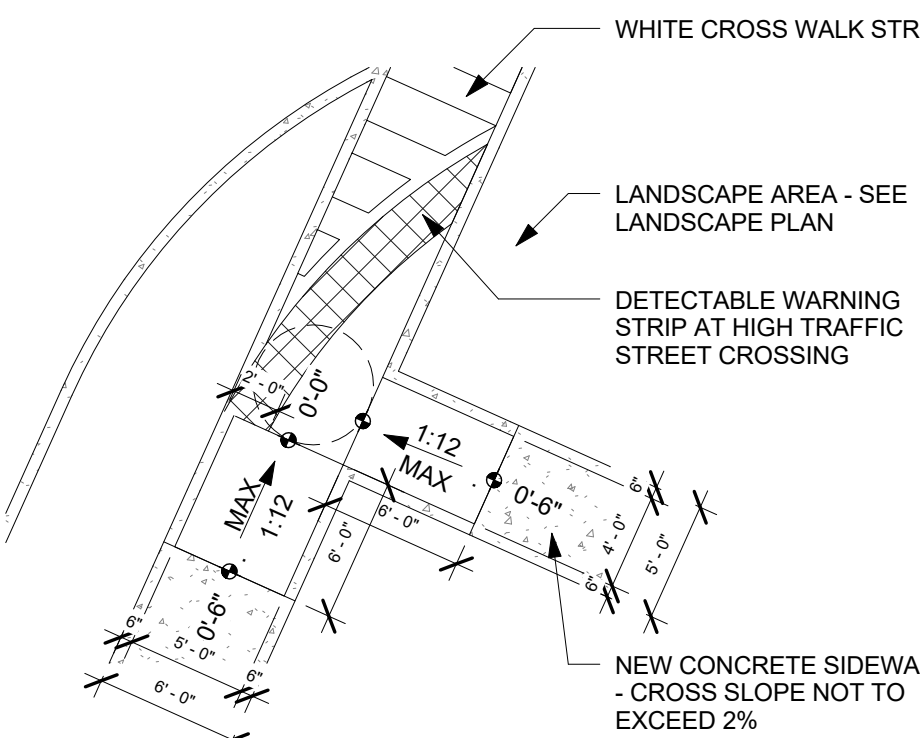
11 Bike Rack Plan Detail
1/8" = 1'-0"

PARKING REQUIREMENTS PER PHASE:

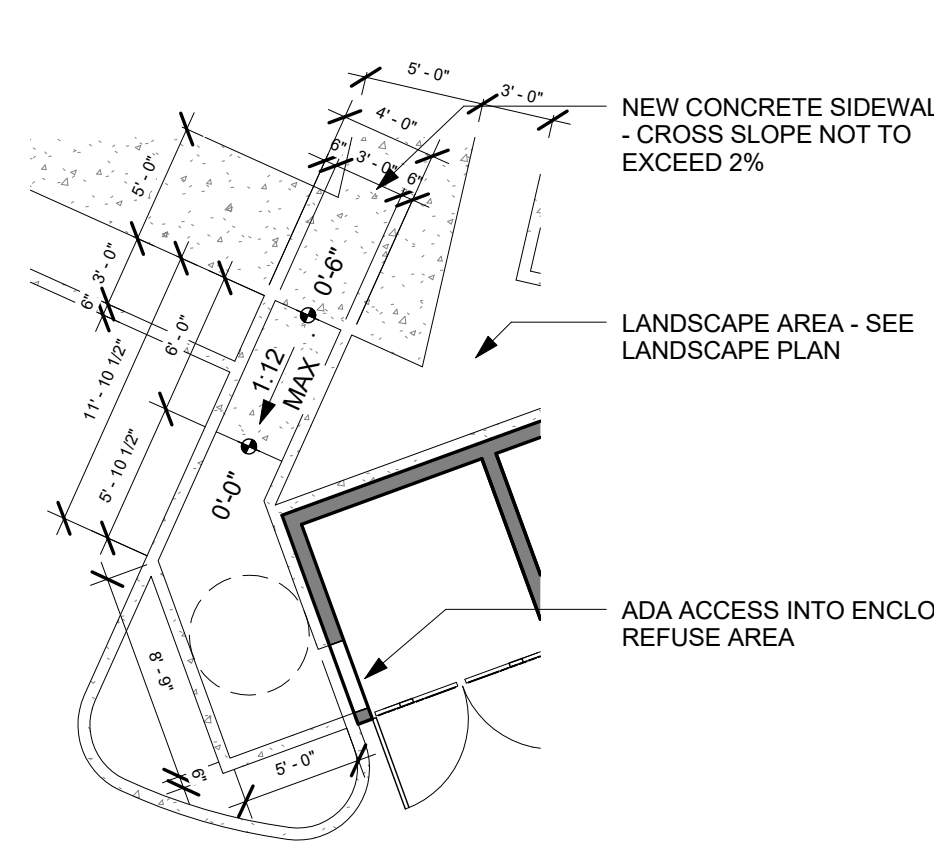
PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1	42	+ 63	89
2	24	99	114
3	42	135	179
4	42	198	205
5	42	261	269
6	42	324	358
7	42	387	431
8	42	450	479

BUILDING AREAS:

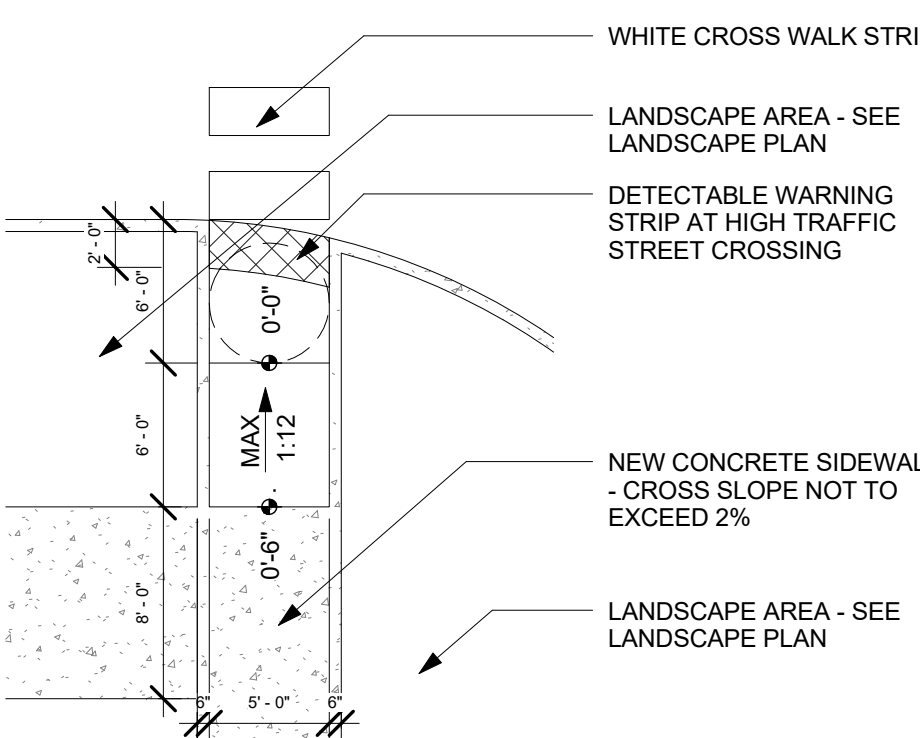
BUILDING	AREAS
A	40,686 SF
B	40,686 SF
C	40,686 SF
D	36,435 SF
E	36,435 SF
G	36,435 SF
H	17,880 SF
I	3,989 SF



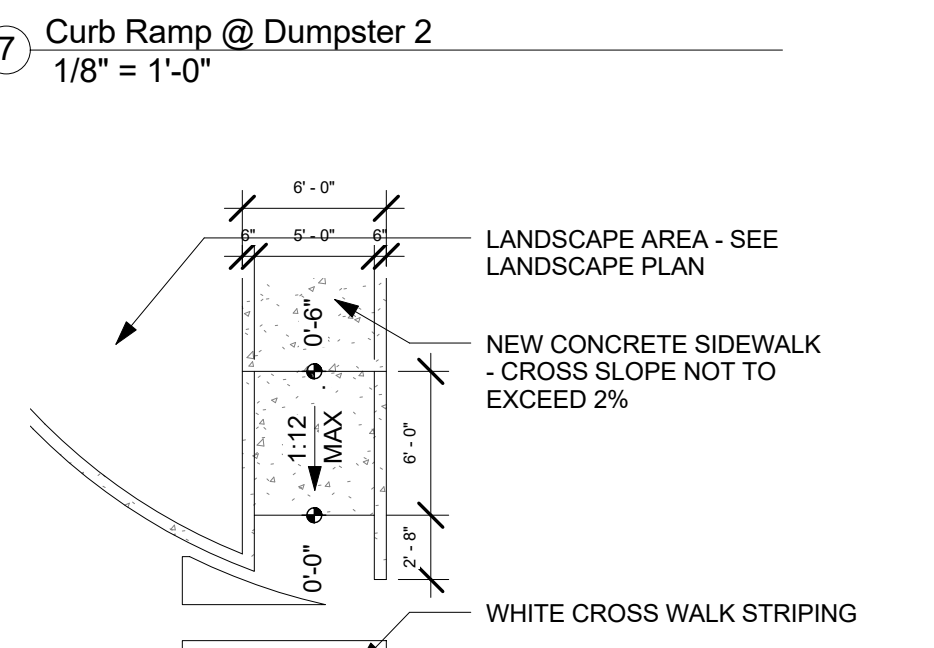
6 Curb Ramp @ Cross Walk 3
1/8" = 1'-0"



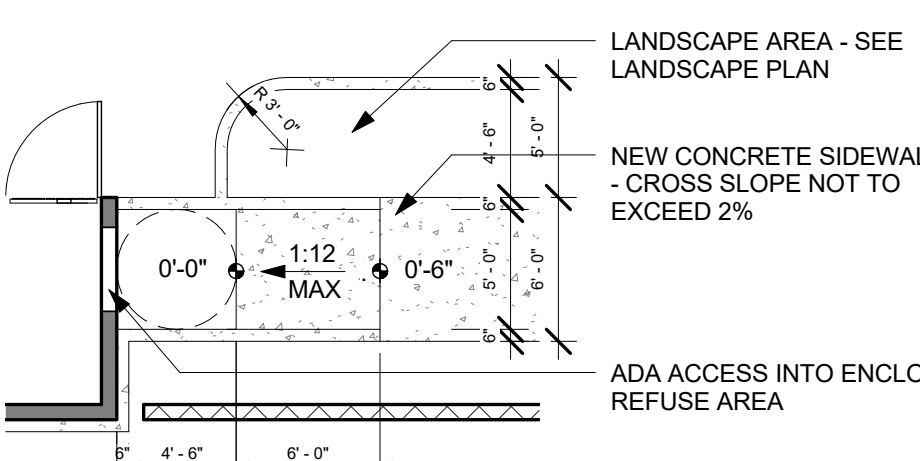
7 Curb Ramp @ Dumpster 2
1/8" = 1'-0"



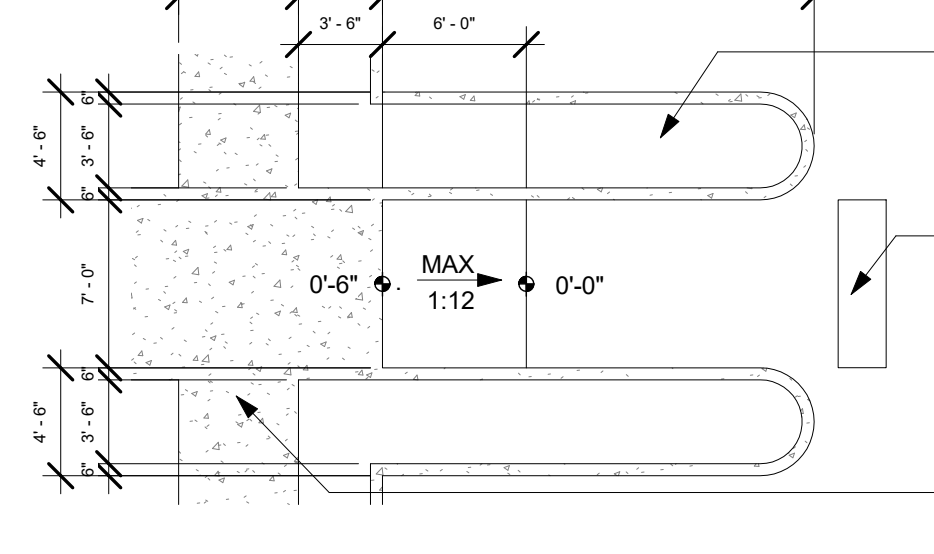
4 Curb Ramp @ Cross Walk 1
1/8" = 1'-0"



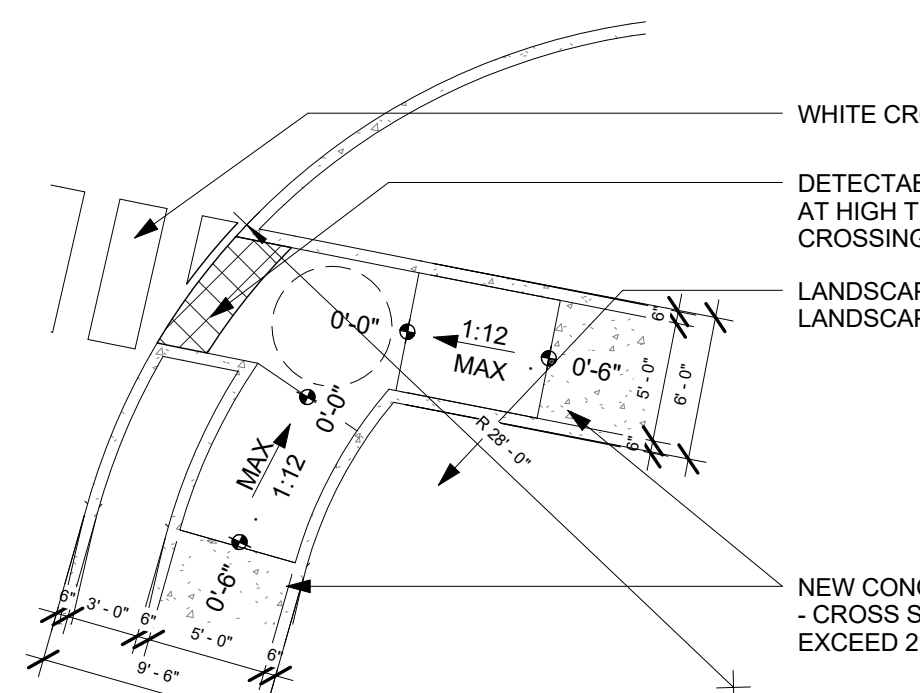
9 Curb Ramp @ Cross Walk 4
1/8" = 1'-0"



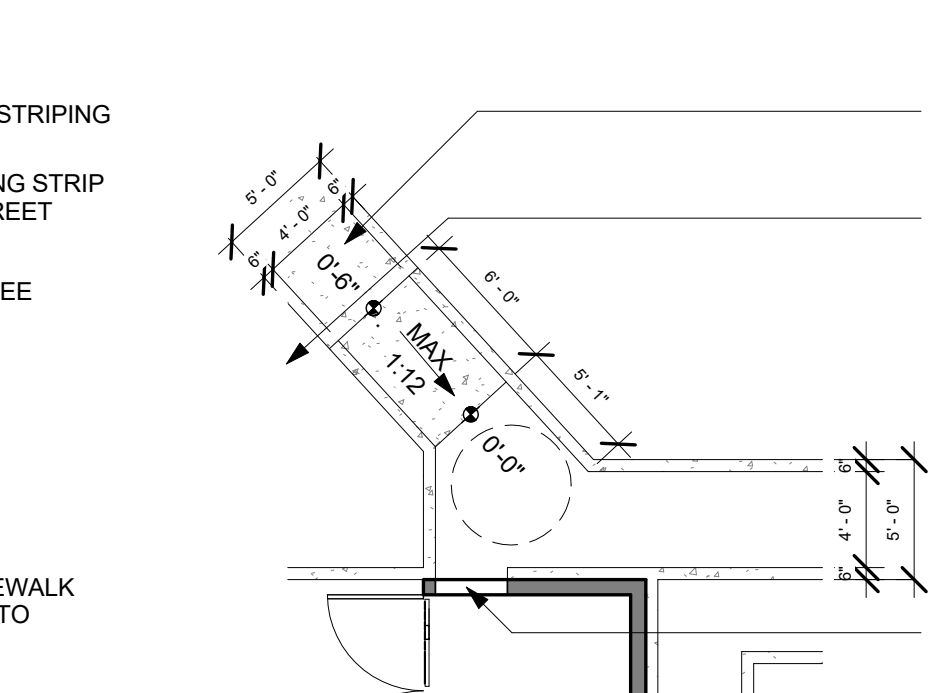
3 Curb Ramp @ Dumpster 1
1/8" = 1'-0"



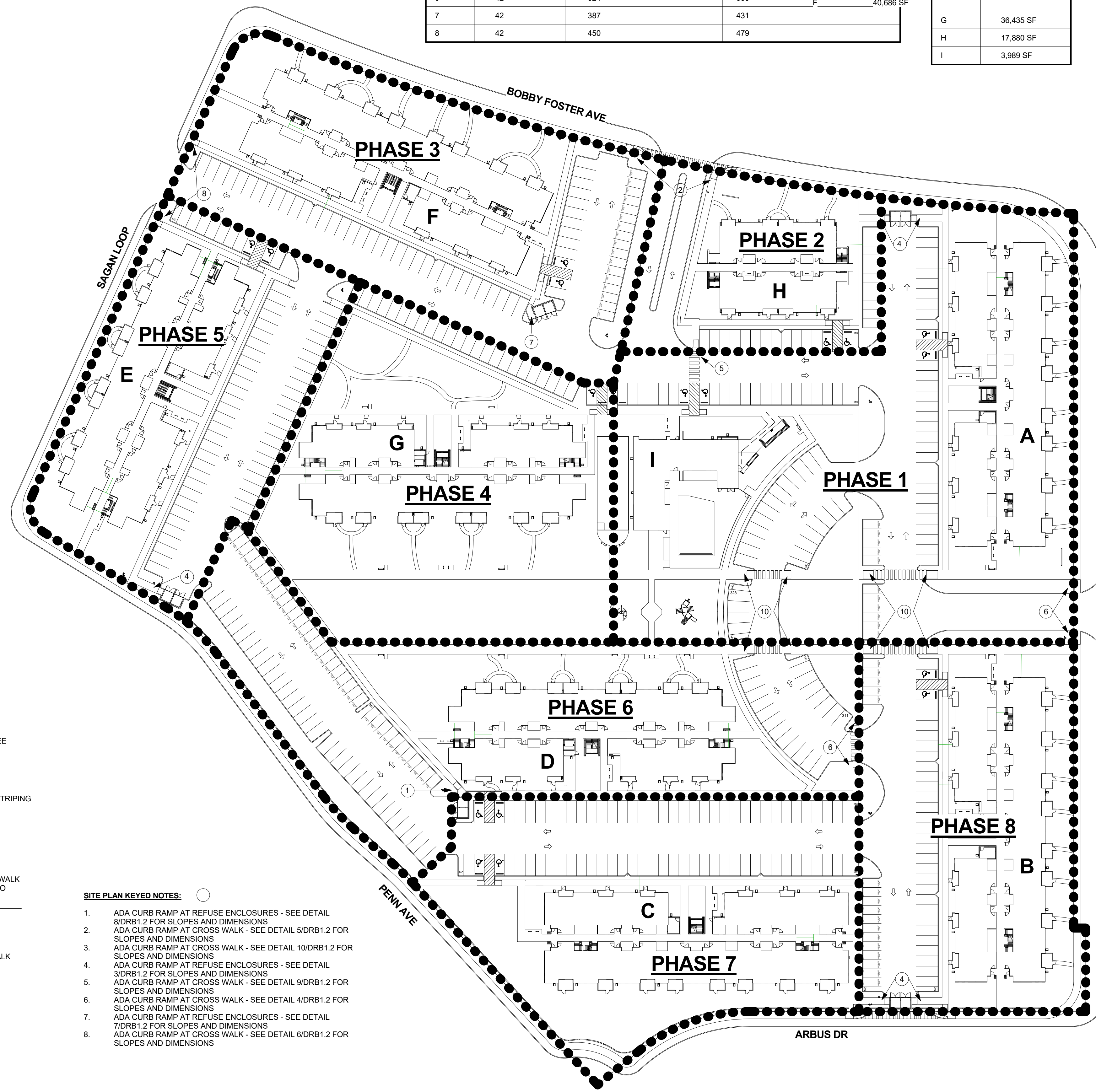
10 Curb Ramp @ Cross Walk 5
1/8" = 1'-0"



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



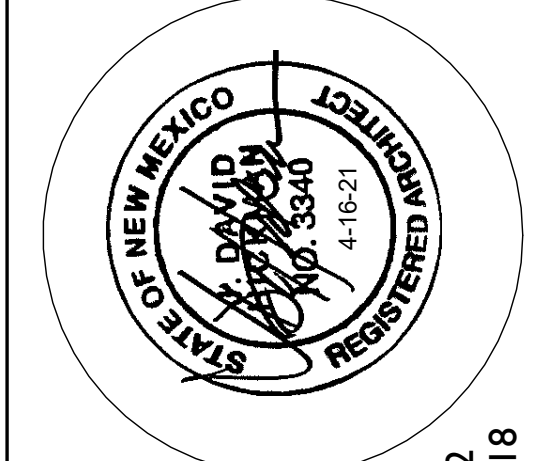
8 Curb Ramp @ Dumpster 3
1/8" = 1'-0"



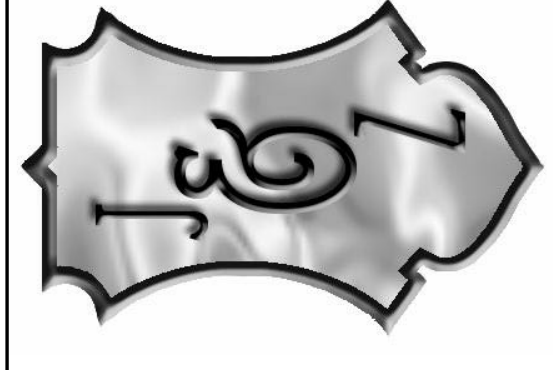
SITE PLAN KEYED NOTES:

- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 9/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 5/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 9/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 4/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 7/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 6/DRB1.2 FOR SLOPES AND DIMENSIONS

1 Phasing Plan
1" = 50'-0"



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job no: 20-026
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checked: J&Z
date: June 25, 2021

PHASING PLAN
GATEWAY APARTMENTS @ MESA DEL SOL
UNIVERSITY BLVD 5F
ALBUQUERQUE NM 8706
sheet no: DRB1.2

"EASY AS PIE"

UNIVERSITY BLVD

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0 20' 40' 60'

