



Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

AHA plans to rehabilitate the existing 42 units along the east and west sides of 60th Street NW and construct an additional 46 units and community building on the abutting vacant land west of the existing units.

APPLICATION INFORMATION

Applicant/Owner: Albuquerque Housing Authority		Phone: (505) 595-6785
Address: 1840 University Blvd SE		Email: swatson@abqah.org
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): JAG Planning & Zoning, Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: Owner	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: See Attached	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-11-Z	Existing Zoning: R-ML	Proposed Zoning No Change
# of Existing Lots: 52	# of Proposed Lots: 2	Total Area of Site (Acres): 7 ac.

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 60th St NW | Between: **Central** | and: **Avalon**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-006156

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Juanita Garcia</i>	Date: 4/22/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT


A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ✓ ___ 1) DFT Application form completed, signed, and dated
- ✓ ___ 2) Form S3 with all the submittal items checked/marked
- ✓ ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ ___ 5) Letter describing, explaining, and justifying the request
- ✓ ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ✓ ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

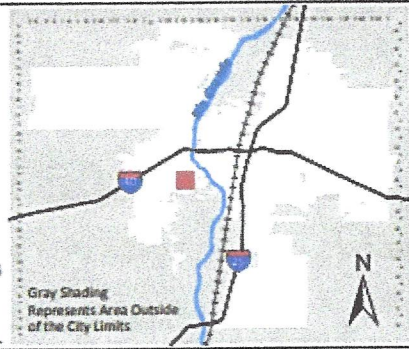


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1000 Feet



April 22, 2024

Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Albuquerque Housing Authority, respectfully requests your review of a proposed Sketch Plan Application for several property located on 60th St NW. Please review the attached document identifying the addresses and legal description of the properties. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO) and is not located within a Community Protection Overlay (CPO).

Albuquerque Housing Authority plans to rehabilitate the existing 42 units along the east and west sides of 60th ST NW and construct an additional 46 units and community building on the abutting vacant land west of the existing units.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

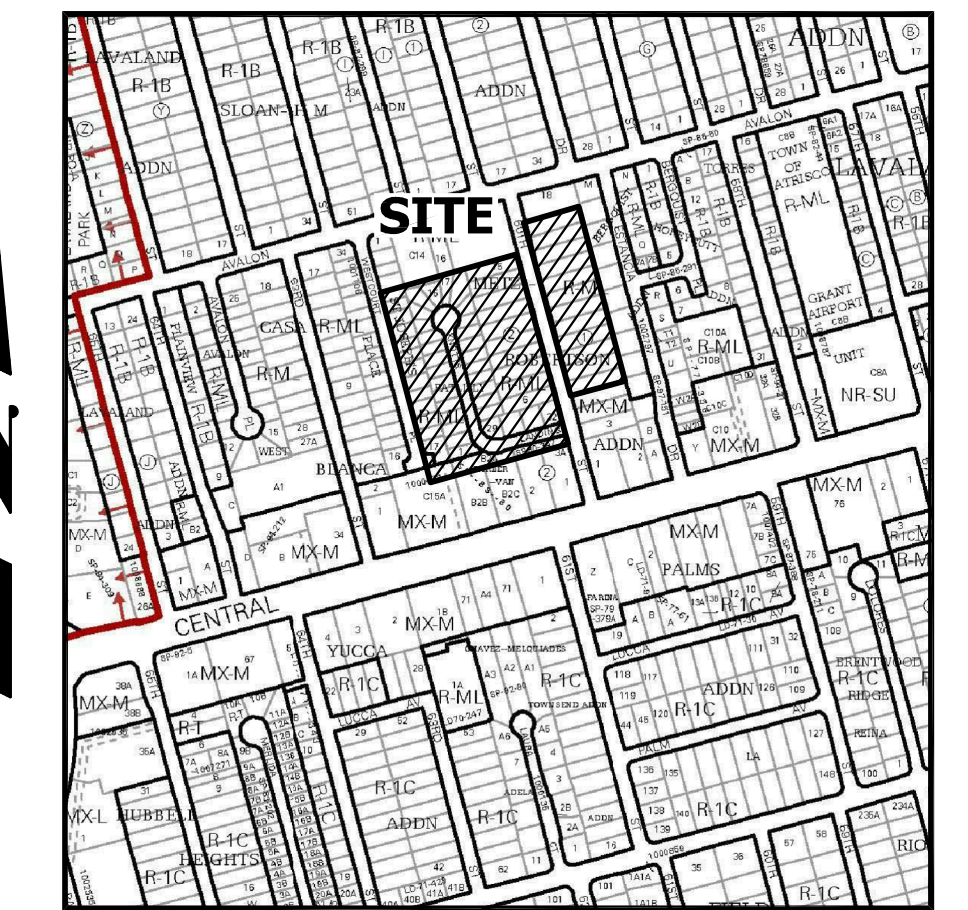
Sincerely,

Juanita Garcia

Principal

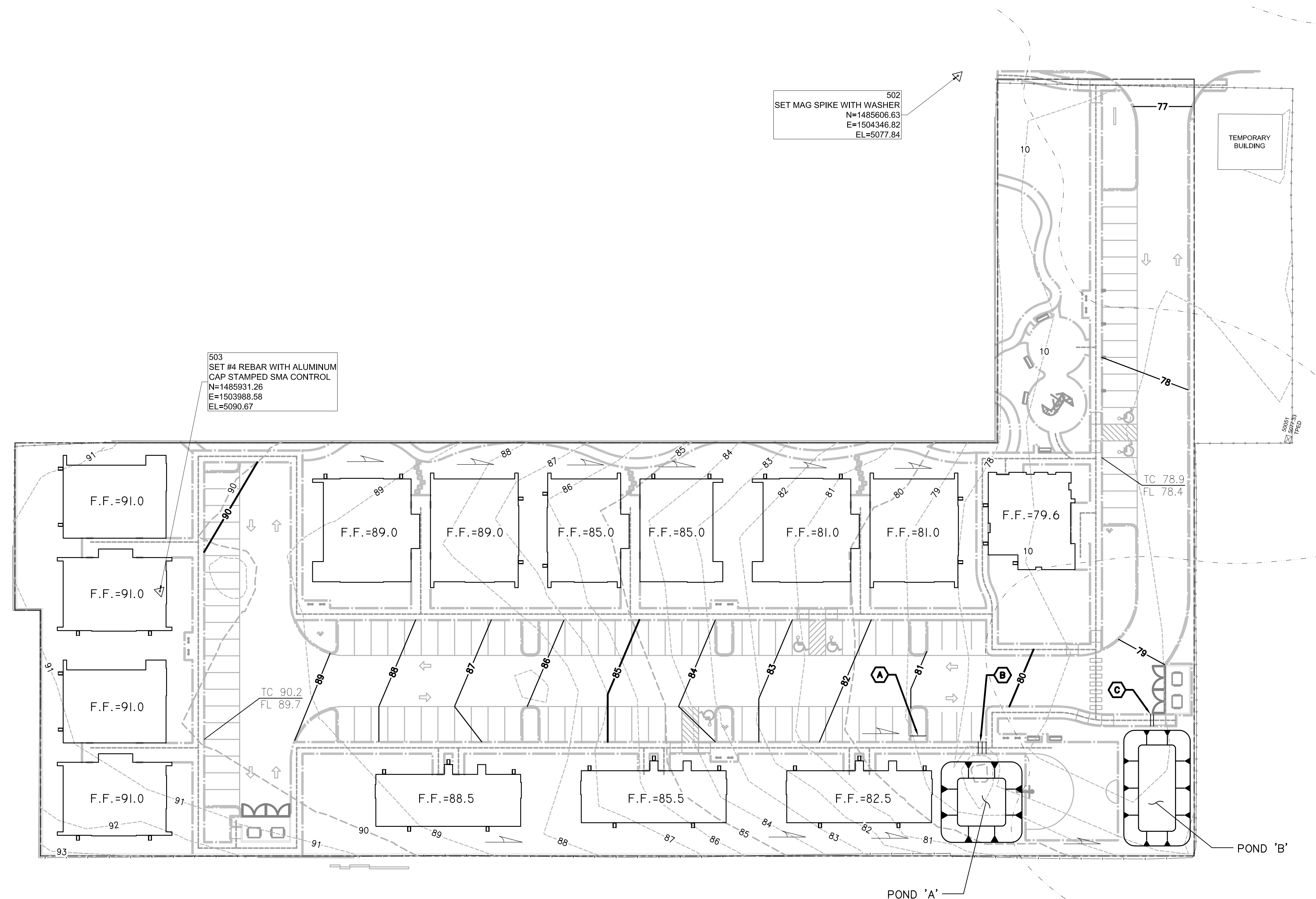
JAG Planning and Zoning, LLC

GRADING & DRAINAGE PLAN
CASITAS DEL CAMINO
 OCTOBER, 2023



ZONE ATLAS MAP K-11-Z

ADDRESS: Knott's Landing Ct NW, Albuquerque, NM
 LEGAL DESCRIPTION: LOTS 1-15 & 17-32 PATLILLY SUBDIVISION
 SITE AREA: 3.2813 AC (142,935 SF)
 BENCHMARK: City of Albuquerque Station '9-K10 1989' being an aluminum disc with ELEV= 5117.72 (NAVD 1988)
 SURVEYOR: Souder, Miller & Assocs. dated March, 2023
 FLOOD HAZARD: From FEMA Map 35001C0329H (8/16/2012), the majority of this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain. There are two areas (14% +/- of the site) at the south end of the site that are in Zone AH with an identified flood elevation of 5076.
 OFFSITE FLOW: The site does not accept offsite flow.
 EXISTING CONDITIONS: The site is currently undeveloped as 31 residential lots and a 42'-wide public cul-de-sac. The site slopes down to the south at 0.25 - 3%.
 PROPOSED IMPROVEMENTS: The proposed improvements include 14 multi-family residence buildings, access road with parking, concrete sidewalks, and landscaping.
 DRAINAGE APPROACH: The site drainage pattern will incorporate onsite retention of the SWQ volume with controlled discharge to 60th Street NW.
 Existing land treatment: 100% A PRECIPITATION ZONE: 1
 $Q = (1.54)(3.281) = 5.1$ CFS
 Proposed land treatment: 35% C and 65% D
 $Q = [(0.35)(2.87) + (0.65)(4.12)](3.281) = 12.1$ CFS
 $SWQ V = (92,908)(0.42/12) = 3,252$ CF
 This flow will discharge to two onsite retention ponding areas located in the southwest corner of the site. The SWQ volume will be retained in the pond bottom areas provided to mitigate site discharge.



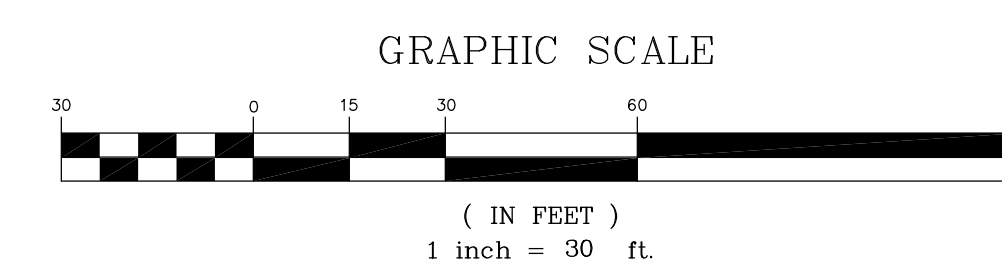
503
 SET #4 REBAR WITH ALUMINUM
 CAP STAMPED SMA CONTROL
 N=1485931.26
 E=1503988.58
 EL=5090.67

502
 SET MAG SPIKE WITH WASHER
 N=1485906.63
 E=1504348.82
 EL=5077.84

KEYED NOTES

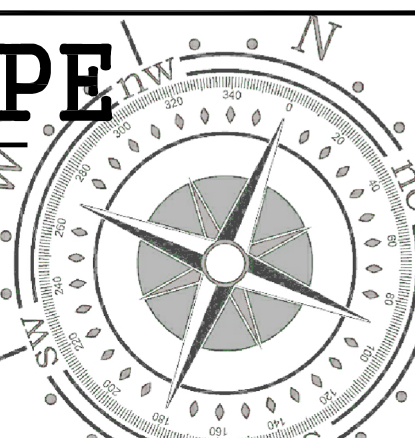
- A. 3' MEDIAN OPENING.
- B. (2)-24" SIDEWALK CULVERTS.
- C. 18" SIDEWALK CULVERT.

Legend	
--- 8 ---	EXISTING CONTOUR - MAJOR
--- 8 ---	EXISTING CONTOUR - MINOR
— 8 —	NEW CONTOUR - MAJOR
— 8 —	NEW CONTOUR - MINOR
F.F. = 85.5	FINISH FLOOR ELEVATION
→	FLOW DIRECTION



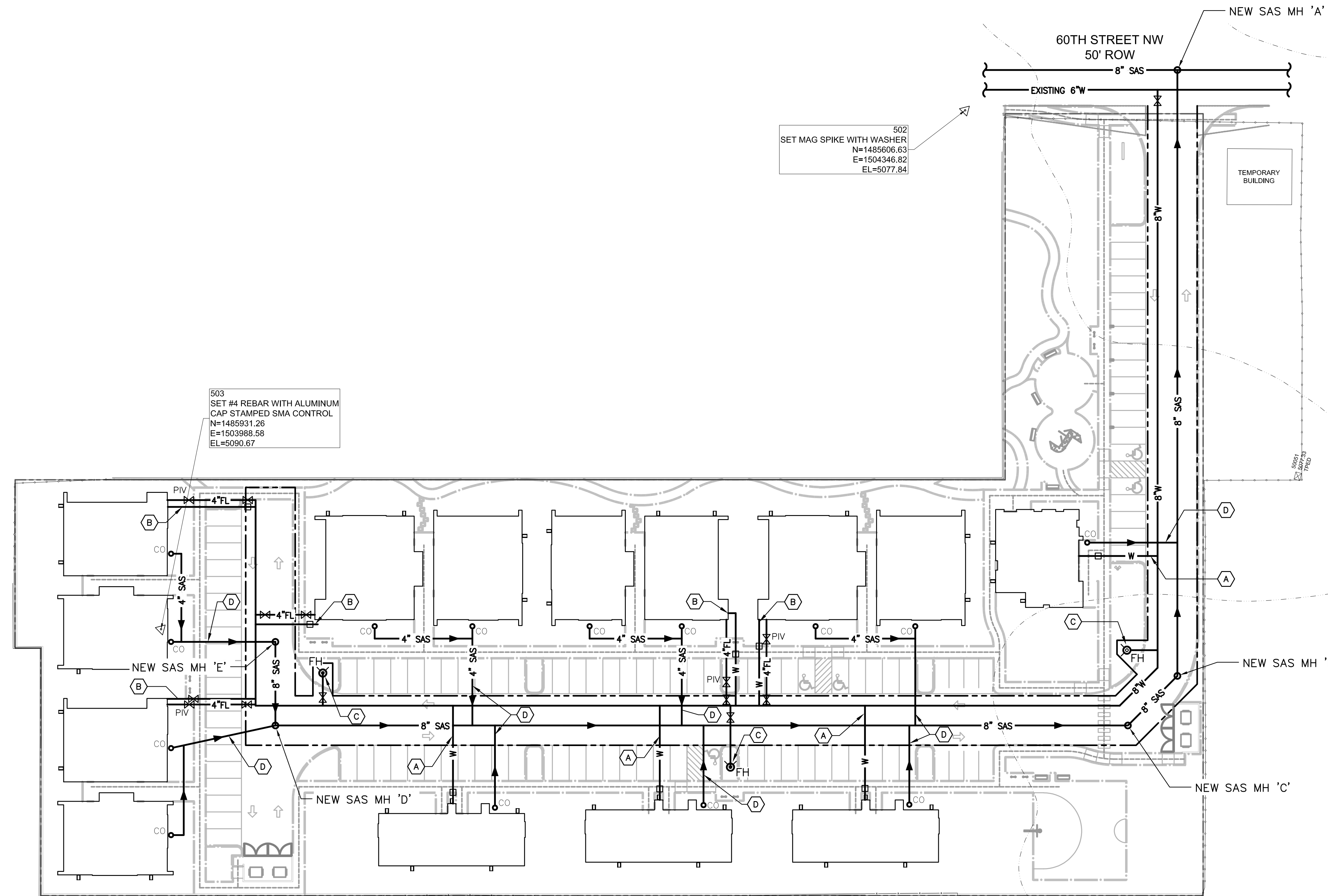
Scott M McGee PE

9700 Tanoan Dr NE
 Albuquerque, NM 87111
 505.263.2905
 scottmmcgee@gmail.com



CONCEPTUAL UTILITIES PLAN CASITAS DEL CAMINO

OCTOBER, 2023



502
SET MAG SPIKE WITH WASHER
N=1485908.63
E=1504348.82
EL=5077.84

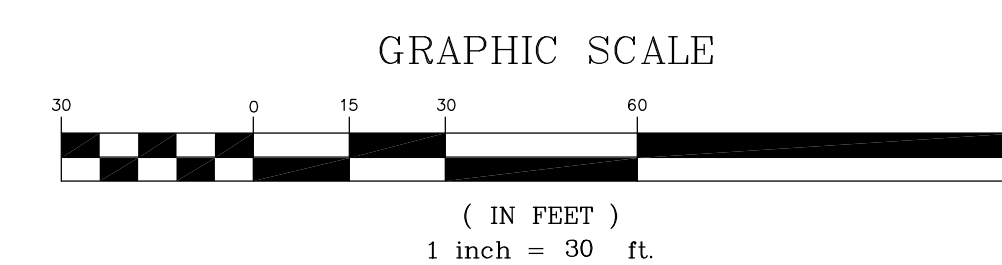
503
SET #4 REBAR WITH ALUMINUM
CAP STAMPED SMA CONTROL
N=1485931.26
E=1503988.58
EL=5090.67

KEYED NOTES

- A. NEW 1-1/2" WATER SERVICE.
- B. NEW 2" WATER SERVICE.
- C. NEW PUBLIC FIRE HYDRANT.
- D. NEW 4" SANITARY SEWER SERVICE.

Legend

— 8" SAS —	NEW SANITARY SEWER LINE
— 2"W —	NEW WATER LINE WITH SIZE
⊙ FH	FIRE HYDRANT
○ CO	CLEANOUT



Scott M McGee PE

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com



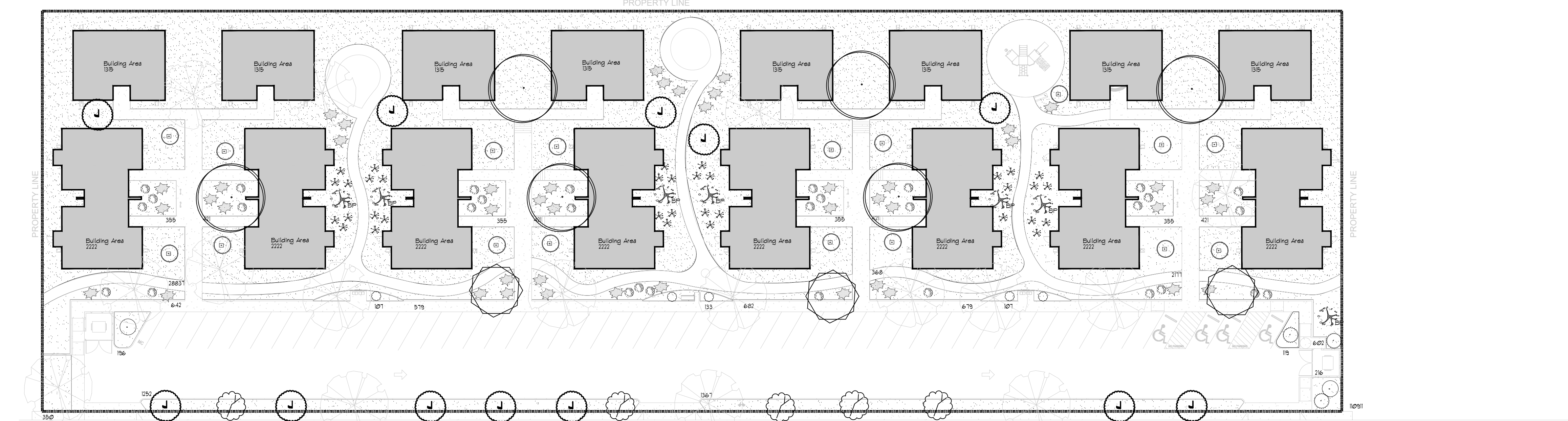
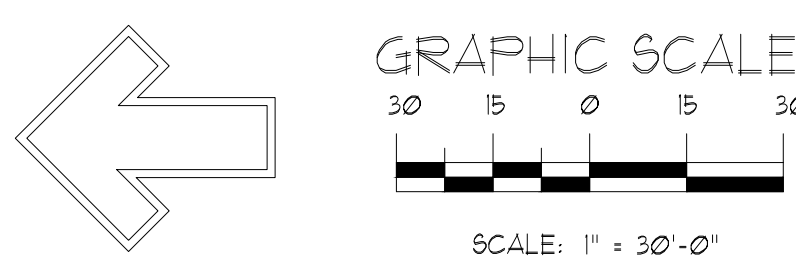
LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	Average	H2O USE
Trees				
33	Varries	Existing Trees	40x30	900 29100 M
5	2' cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1225 6125 M
8	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625 5000 M
6	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	15x15	225 1350 M
6	4 - 6'	Palm Yucca <i>Yucca faxoniiana</i> Note: Install 3 Boulders and 150sf cobble accent	15x6	36 216 M
11	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144 1584 M
11	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	625 6875 L
24	15 Gal	Golden Ball Leadtree <i>Chilopsis linearis</i>	15x15	225 5400 L
14	15 Gal	Western Soapberry <i>Chilopsis linearis</i>	30x30	900 12600 L 68850

Shrubs & Groundcovers				
81	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	3x6	36 2916 M
21	5 Gal	Beardgrass <i>Nolina texana</i>	5x3	9 243 L
43	1 Gal	Deep Blue Lavender <i>Lavender angustifolia</i>	2x3	9 387 L Hidcote
32	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	4x6	36 1152 L
71	5 Gal	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3x8	64 4544 L
22	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10x10	100 2200 L
1	5 Gal	Ornisa <i>Chrysothamnus nauseosus</i>	5x1	49 343 L
21	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	49 1323 L
25	5 Gal	Sotol Yucca <i>Dasyliirion wheeleri</i>	6x1	49 1225 L
91	5 Gal	Red Yucca <i>Dasyliirion wheeleri</i>	3x3	9 819 L
113	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	144 16272 M
19	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	16 304 L
9	2-3cf	Boulders		31728
125430		Landscape Gravel / Filter Fabric Mountainair Brown		

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	336915
TOTAL BUILDING AREA (sf)	11163
TOTAL NET LOT AREA (sf)	259152
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	38873
TOTAL ON-SITE LANDSCAPE PROVIDED	125430
TOTAL LIVE GROUNDCOVER REQUIRED	31358
TOTAL LIVE GROUNDCOVER PROVIDED	31728
TOTAL LIVE PLANT COVER REQUIRED	94013
TOTAL LIVE PLANT COVER PROVIDED	102578



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

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

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

Plant beds shall achieve 75% live ground cover at maturity.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

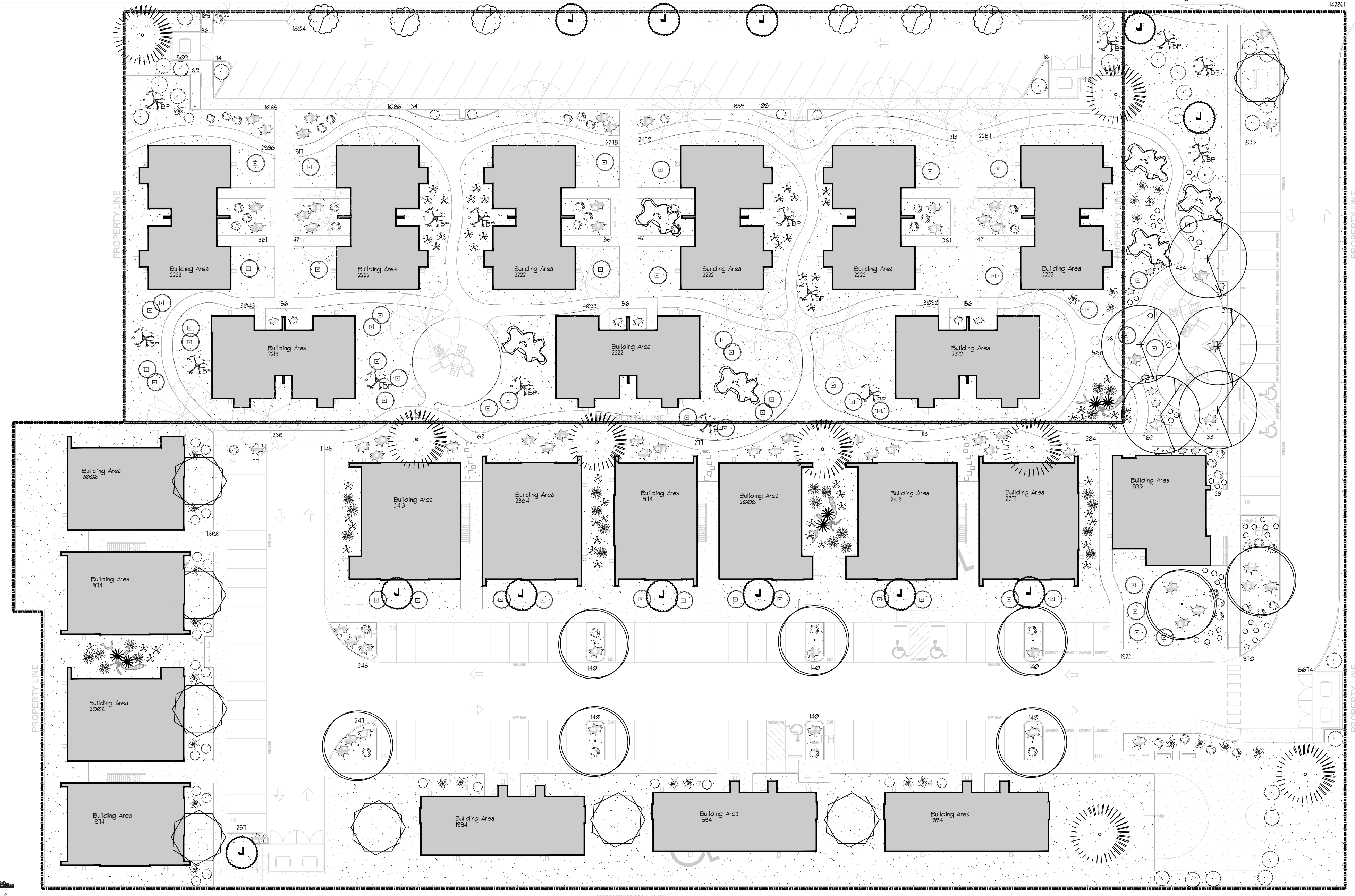
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

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.



easy as pie

www.jeebsandzuzu.com



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build
5924 ANAHEIM AVENUE NE SUITE 4239
ALBUQUERQUE, NM 87113
P: 505-797-1318



job no: -
drawn: PP
checked: DM
date:

CASITAS DEL CAMINO
60th Street NW
Albuquerque, NM 87105
sheet no: LS-101

PROJECT INFORMATION

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THROUGH FIFTEEN (15), INCLUSIVE, AND LOTS SEVENTEEN (17) THROUGH THIRTY TWO (32), INCLUSIVE, OF THE PATULLY SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1981 IN MAP BOOK C18, FOLIO 64.

OCCUPANCY TYPE: R2
 CONSTRUCTION TYPE: TYPE 5B
 AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
 BUILDING HEIGHT: 24' - 0" FEET
 NUMBER OF FLOORS: 2 FLOORS
 BUILDING FIRE AREAS:
 COMMUNITY BLDNG: 2,499 SF (gross combined all floors)
 BUILDING TYP 1: (3 BLDNGS TOTAL) 5,904 SF (gross combined all floors)
 BUILDING TYP 2: (3 BLDNGS TOTAL) 7,944 SF (gross combined all floors)
 BUILDING TYP 3: (2 BLDNG TOTAL) 10,000 SF (gross combined all floors)

46 UNITS
 8 COMPACT SPACES
 86 STANDARD SPACES
 5 HANDICAP SPACES
 10 ELECTRIC CHARGING STATIONS
 107 SPACES PROVIDED

LOT AREA:

142,935 SF | 3.2 ACRES

PARKING SPACES:

REQUIRED: 69 SPACES
 PROVIDED: 86 STANDARD SPACES
 5 HANDICAP SPACES
 10 ELECTRIC CHARGING STATIONS
 107 SPACES PROVIDED

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

LINE LEGEND:

--- W WATER LINE
 --- SAS SEWER LINE

FIRE FLOWS:

FIRE FLOW REQUIREMENTS AS PER APPENDIX B
 2015 INTERNATIONAL FIRE CODE

TABLE B105.1 (2) VALUES

*BUILDING TYP 3: FA = 10,000 FF = 2,750 GPM DURATION = 2 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 TYP 3: FA = 7,500 FF = 2,250 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 TYP 3 FOR CONSTRUCTION CONSISTENCY.

FIRE HYDRANT LOCATIONS AND DISTRIBUTION:

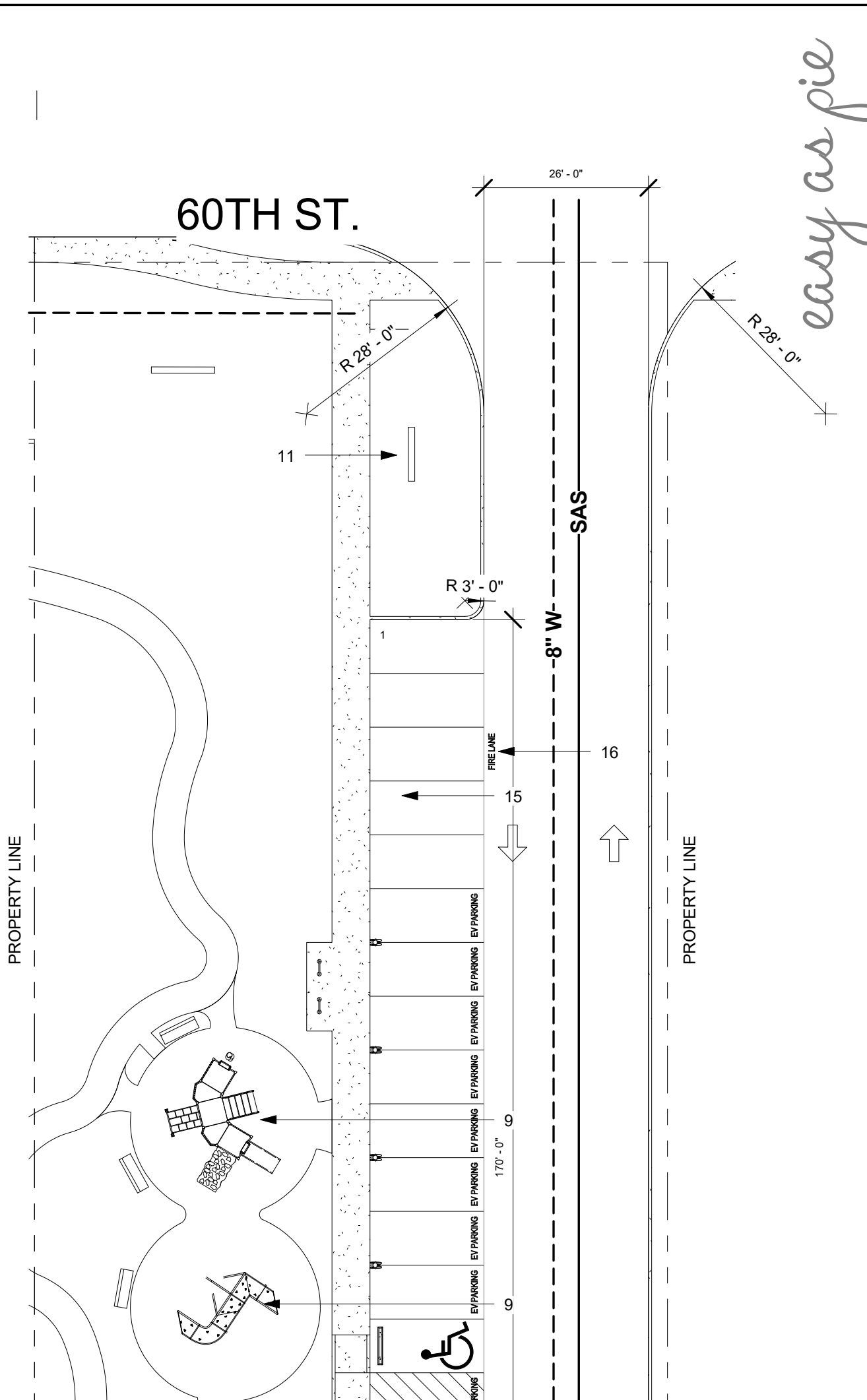
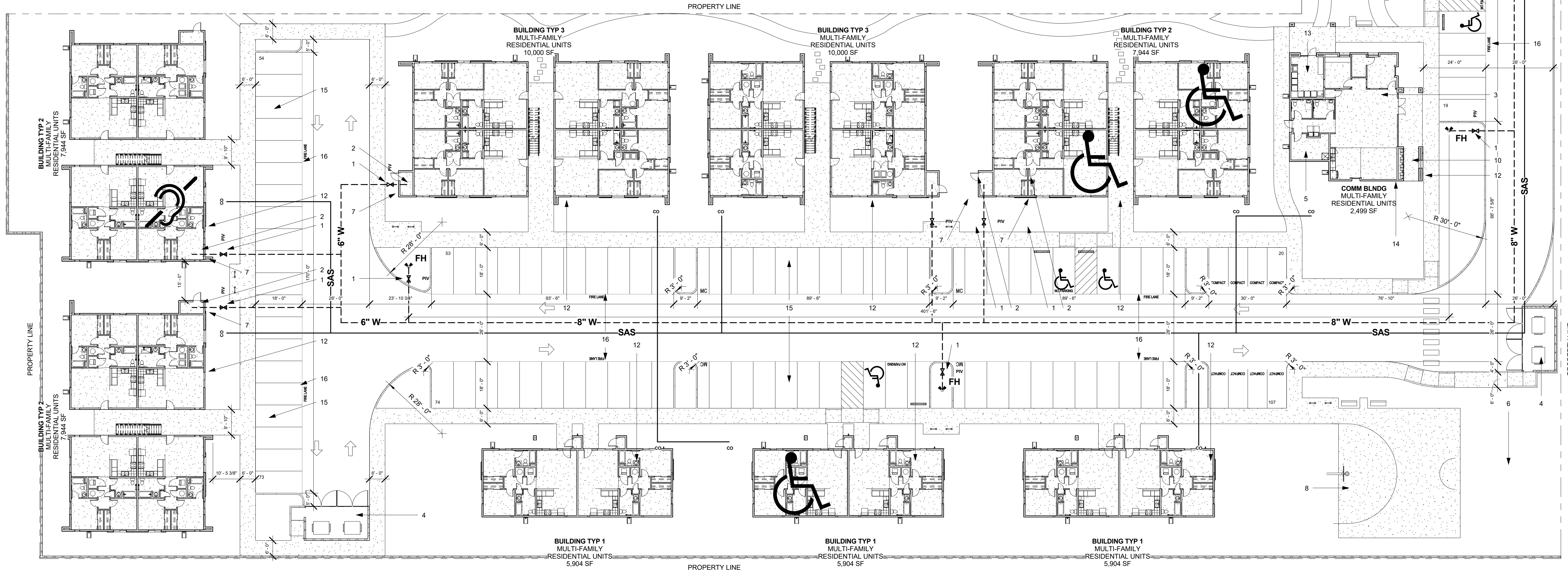
HYDRANT LOCATIONS AND DISTRIBUTION REQUIREMENTS AS PER APPENDIX C
 2015 INTERNATIONAL FIRE CODE

VALUES FROM CALCULATED VALUE APPENDIX B

*BUILDING TYP 3:	FIRE FLOW	MIN HYDRANTS	AVG SPACING	MAX DISTANCE
	FF = 2,250 GPM	2	450 FEET	225 FEET

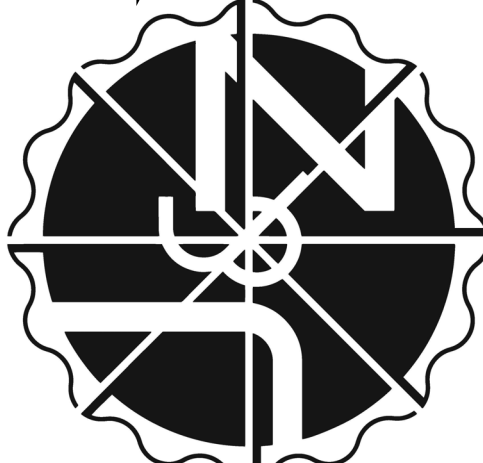
KEYED NOTES:

- POST INDICATOR VALVE
- FIRE RISER ROOM
- COMMUNITY BUILDING / LEASING OFFICE
- GARBAGE ENCLOSURE
- MAINTENANCE ROOM
- DRAINAGE PONDING AREA
- FIRE DEPARTMENT CONNECTION - ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE.
- BASKETBALL COURT
- PLAYGROUND AND TOT LOT
- MAIL CENTER
- PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
- 18" ALUMINUM CAST BUILDING LETTER SIGN W/ GROUPED UNIT NUMBERS TO BE LIT FROM DUSK TO DAWN.
- LAUNDRY FACILITY
- KNOX BOCK FOR ENTRY TO COMMUNITY BUILDING - FIRE ALARM PANEL
- 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.
- FIRE LANE



SET NOT FOR CONSTRUCTION

JEEBS & ZUZU, LLC.
 Architecture
 Construction
 Design-Build



job no: -
 drawn: EAM
 checked: J&Z
 date: Jun. 8, 2023

4/19/23

CASITAS DEL CAMINO
 60th Street NW
 Albuquerque, NM 87105

sheet no:
Fire 1

www.jeebsandzuzu.com

1 Fire 1 Plan
 1" = 20'-0"

ZONE ATLAS:



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

AGIS

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **K-11-Z**

- Escapment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading: Representative Area Outside of the City Limits

174

PROJECT INFORMATION:

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THROUGH FIFTEEN (15), INCLUSIVE, AND LOTS SEVENTEEN (17) THROUGH THIRTY TWO (32), INCLUSIVE, OF THE PATILLY SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1981 IN MAP BOOK C18, FOLIO 64.

OCCUPANCY TYPE: R2 - 46 UNITS
CONSTRUCTION TYPE: TYPE 5B
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
BUILDING HEIGHT: 24' - 0" FEET
NUMBER OF FLOORS: 2 FLOORS
LOT AREA: 142,935 SF | 3.2 ACRES

UNIT MIX

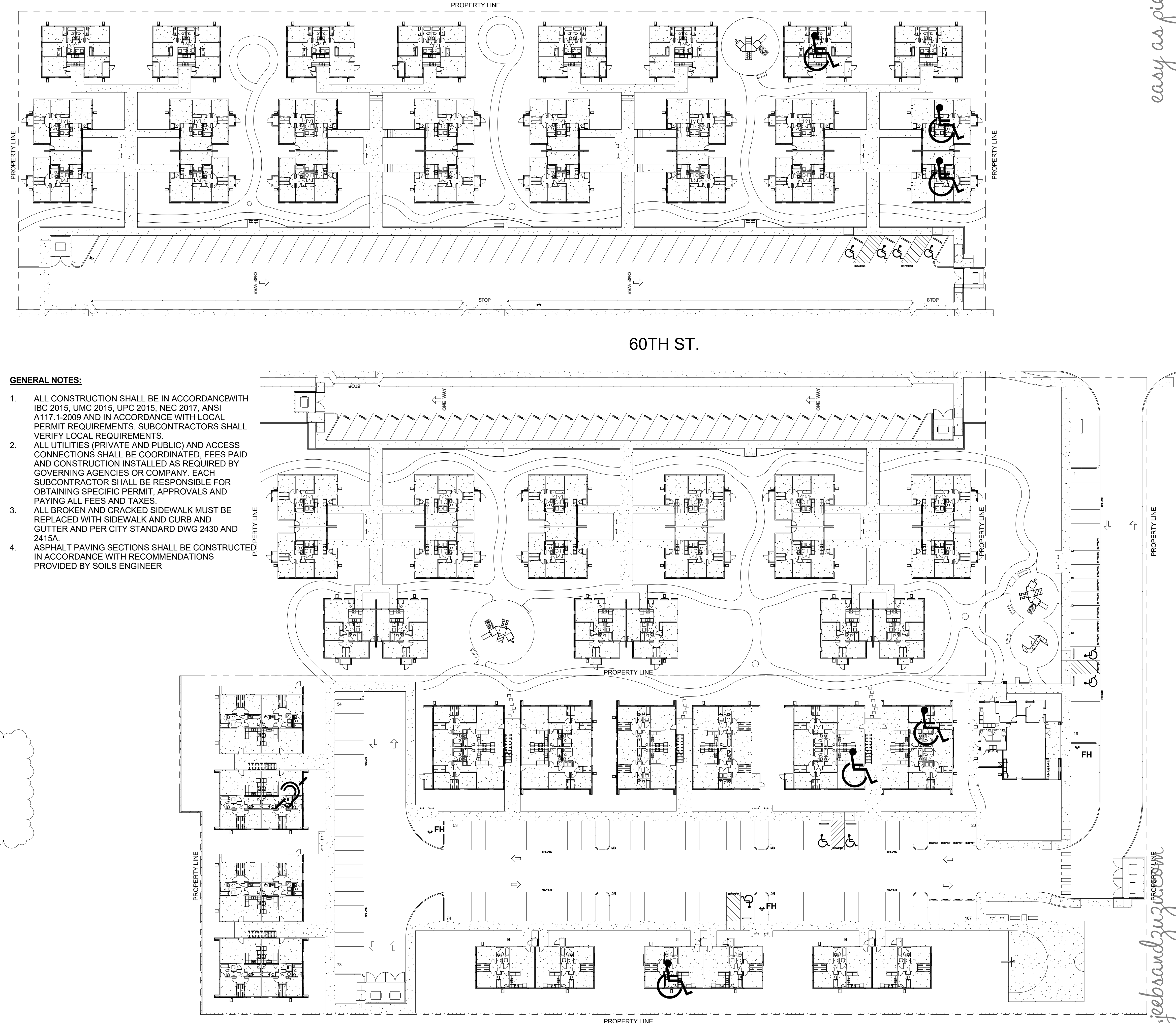
THREE BEDROOM	32
FOUR BEDROOM	10
NEW CONSTRUCTION:	
TWO BEDROOM	30
THREE BEDROOM	16
TOTAL UNITS	88

PARKING SPACES:
 PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5/5(B) APPLICABILITY - UPDATED PARKING REQUIREMENTS PER IDO 1.5 PARKING SPACE PER UNIT
 25% OF TOTAL PARKING SPACES MAY BE COMPACT PER IDO STANDARDS
REQUIRED: 132 SPACES
 45 COMPACT SPACES
 133 STANDARD SPACES
 9 HANDICAP SPACES
 8 ELECTRIC CHARGING STATIONS
195 SPACES PROVIDED

	(gross)	(net)	Subtotal (gross)	Subtotal (net)
NEW CONSTRUCTION UNITS:				
BLDG TYP 1:				
2 Bd Unit (2 per building)	984 sf	904 sf	1,968 sf	1,826 sf
No. Buildings = 3			5,904 sf	5,478 sf
BLDG TYP 2:				
2 Bd Unit (8 per building)	993 sf	907 sf	7,944 sf	7,256 sf
No. Buildings = 3			23,832 sf	21,768 sf
BLDG TYP 3:				
3 Bd Unit (8 per building)	1,250 sf	1,093 sf	10,000 SF	8,744 SF
No. Buildings = 2			20,000 SF	17,488 SF
REHABILITATION UNITS:				
BLDG TYP 4:				
3 Bd Unit (2 per building)	1,097 sf	982 sf	2,194 sf	1,964 sf
No. Buildings = 16			35,104 sf	31,424 sf
BLDG TYP 5:				
4 Bd Unit (1 per building)	1,371 sf	1,227 sf	1,371 sf	1,227 sf
No. Buildings = 10			13,710 sf	12,270 sf
Total New Construction			49,064 sf	44,734 sf
Total Rehab			48,814 sf	43,694 sf
Total Building			98,550 sf	88,428 sf
Community Building			2,052 sf	1,576 sf
Total Project Area			100,602 sf	90,004 sf

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.
- ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER



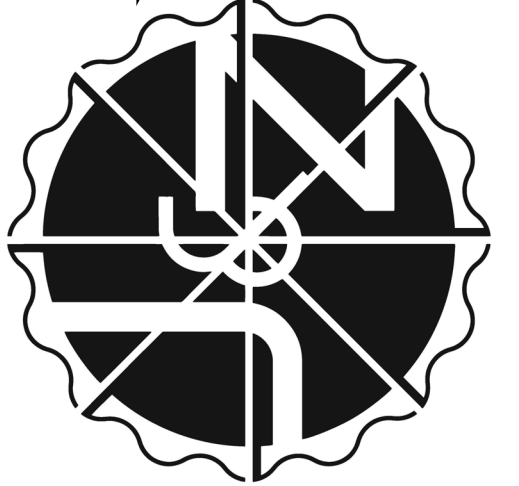
1 TCL - Overall Site Plan
 1" = 30'-0"

easy as pie

SET NOT FOR CONSTRUCTION

JEEBS & ZUZU, LLC.
 Architecture
 Construction
 Design-Build

5924 ANAHEIM AVENUE SUITE A
 ALBUQUERQUE, NM 87113
 P: 505-797-1318



job no:	-
drawn:	EAM
checked:	J&Z
date:	Jun. 8, 2023

2 EAM 8-2-23

CASITAS DEL CAMINO

60th Street NW
 Albuquerque, NM 87105

sheet no: **S10**

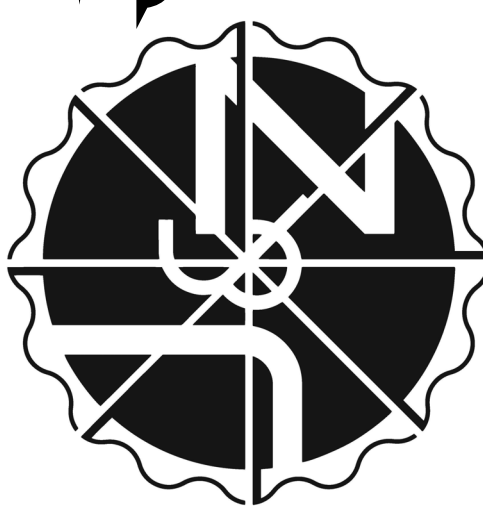


www.jeebsandzuzu.com

OVERALL SITE PLAN

SET NOT FOR CONSTRUCTION

JEEBS & ZUZU, LLC.
 Architecture
 Construction
 Design-Build



5924 ANAHEIM AVENUE SUITE A
 ALBUQUERQUE, NM 87113
 P: 505-797-1318

job no: -
 drawn: EAM
 checked: J&Z
 date: Jun. 8, 2023

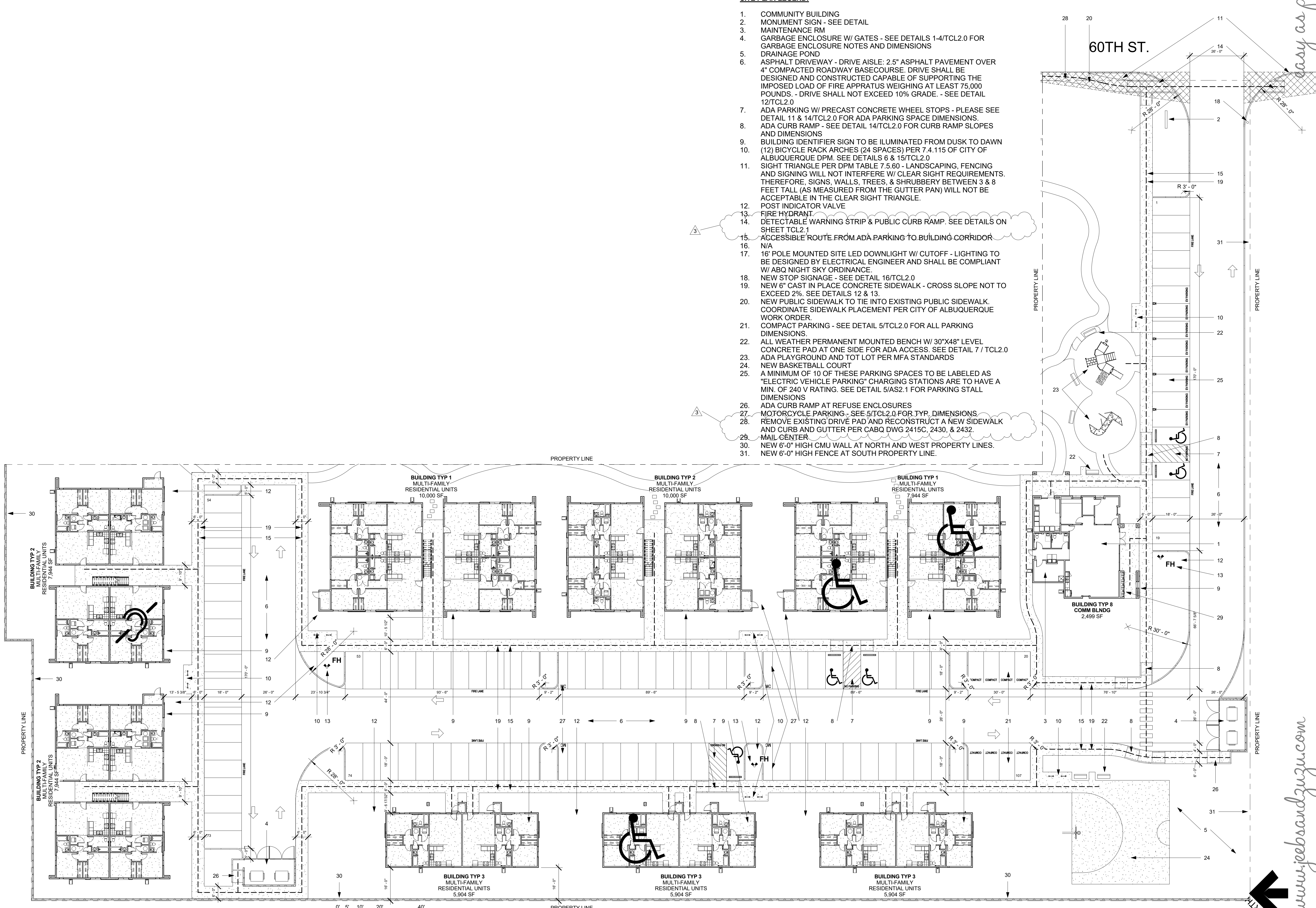
3 EAM 8-24-23

CASITAS DEL CAMINO
 60th Street NW
 Albuquerque, NM 87105

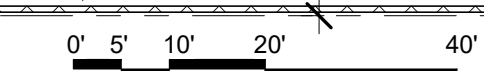
sheet no: **S1.1**

SITE PLAN LEGEND:

1. COMMUNITY BUILDING
2. MONUMENT SIGN - SEE DETAIL
3. MAINTENANCE RM
4. GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 1-4/TCL2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
5. DRAINAGE POND
6. ASPHALT DRIVEWAY - 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. - SEE DETAIL 12/TCL2.0
7. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 11 & 14/TCL2.0 FOR ADA PARKING SPACE DIMENSIONS.
8. ADA CURB RAMP - SEE DETAIL 14/TCL2.0 FOR CURB RAMP SLOPES AND DIMENSIONS
9. BUILDING IDENTIFIER SIGN TO BE ILLUMINATED FROM DUSK TO DAWN
10. (12) BICYCLE RACK ARCHES (24 SPACES) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAILS 6 & 15/TCL2.0
11. SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ 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.
12. POST INDICATOR VALVE
13. FIRE HYDRANT
14. DETECTABLE WARNING STRIP & PUBLIC CURB RAMP. SEE DETAILS ON SHEET TCL2.1
15. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
16. N/A
17. 16' POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE DESIGNED BY ELECTRICAL ENGINEER AND SHALL BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE.
18. NEW STOP SIGNAGE - SEE DETAIL 16/TCL2.0
19. NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%. SEE DETAILS 12 & 13.
20. NEW PUBLIC SIDEWALK TO TIE INTO EXISTING PUBLIC SIDEWALK. COORDINATE SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
21. COMPACT PARKING - SEE DETAIL 5/TCL2.0 FOR ALL PARKING DIMENSIONS.
22. ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE FOR ADA ACCESS. SEE DETAIL 7 / TCL2.0
23. ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS
24. NEW BASKETBALL COURT
25. 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/AS2.1 FOR PARKING STALL DIMENSIONS
26. ADA CURB RAMP AT REFUSE ENCLOSURES
27. MOTORCYCLE PARKING - SEE 5/TCL2.0 FOR TYP. DIMENSIONS
28. REMOVE EXISTING DRIVE PAD AND RECONSTRUCT A NEW SIDEWALK AND CURB AND GUTTER PER CABQ DWG 2415C, 2430, & 2432.
29. MAIL CENTER
30. NEW 6'-0" HIGH CMU WALL AT NORTH AND WEST PROPERTY LINES.
31. NEW 6'-0" HIGH FENCE AT SOUTH PROPERTY LINE.

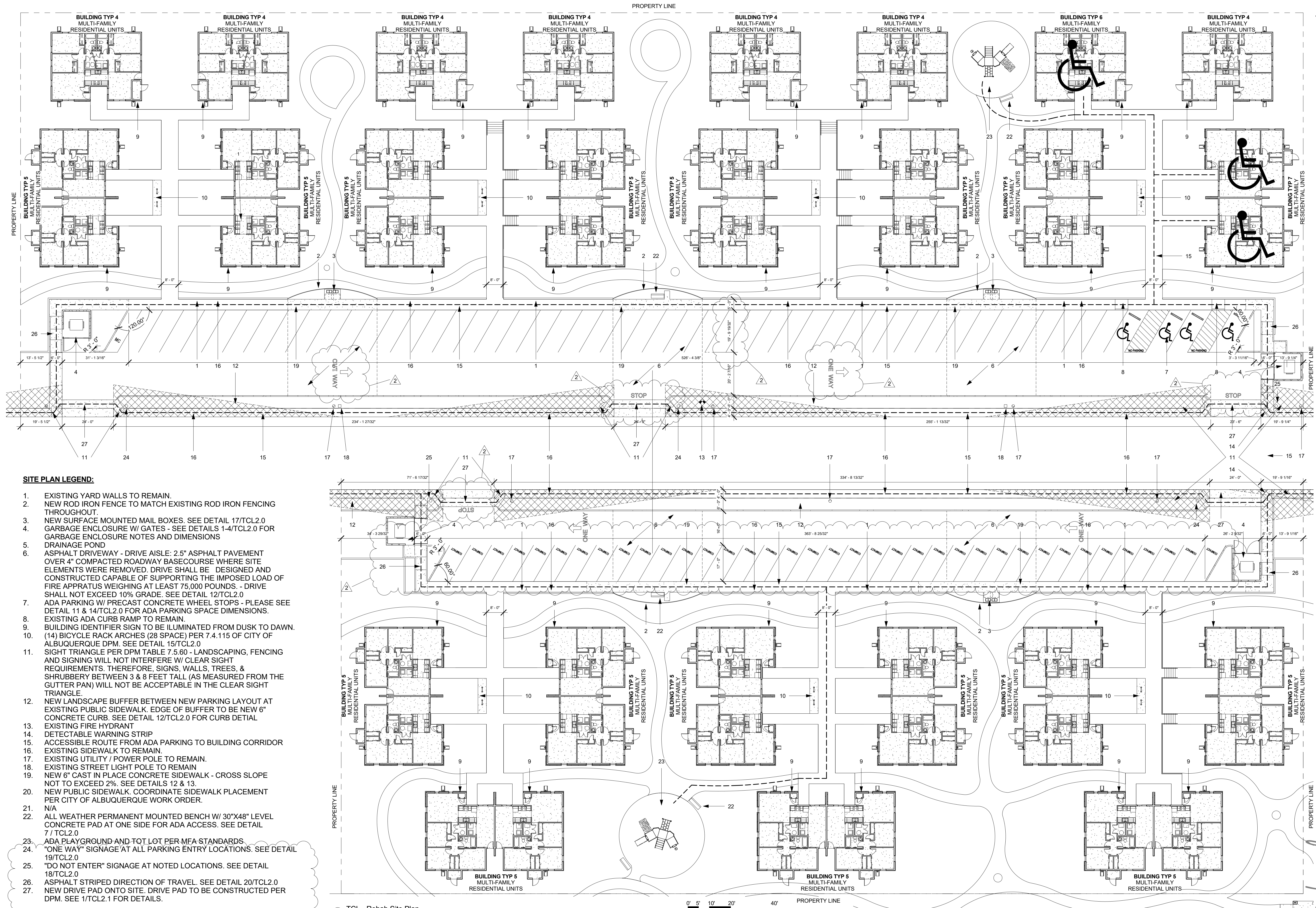


1 TCL - New Construction Site Plan
 1" = 20'-0"



www.jeebsandzuzu.com

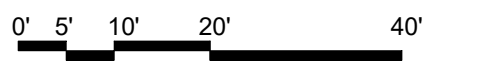
NEW CONSTRUCTION SITE PLAN



SITE PLAN LEGEND:

1. EXISTING YARD WALLS TO REMAIN.
2. NEW ROD IRON FENCE TO MATCH EXISTING ROD IRON FENCING THROUGHOUT.
3. NEW SURFACE MOUNTED MAIL BOXES. SEE DETAIL 17/TCL2.0
4. GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 1-4/TCL2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
5. DRAINAGE POND
6. ASPHALT DRIVEWAY - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE WHERE SITE ELEMENTS WERE REMOVED. 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. SEE DETAIL 12/TCL2.0
7. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 11 & 14/TCL2.0 FOR ADA PARKING SPACE DIMENSIONS.
8. EXISTING ADA CURB RAMP TO REMAIN.
9. BUILDING IDENTIFIER SIGN TO BE ILLUMINATED FROM DUSK TO DAWN.
10. (14) BICYCLE RACK ARCHES (28 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAIL 15/TCL2.0
11. SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ 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.
12. NEW LANDSCAPE BUFFER BETWEEN NEW PARKING LAYOUT AT EXISTING PUBLIC SIDEWALK. EDGE OF BUFFER TO BE NEW 6" CONCRETE CURB. SEE DETAIL 12/TCL2.0 FOR CURB DETAIL
13. EXISTING FIRE HYDRANT
14. DETECTABLE WARNING STRIP
15. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
16. EXISTING SIDEWALK TO REMAIN.
17. EXISTING UTILITY / POWER POLE TO REMAIN.
18. EXISTING STREET LIGHT POLE TO REMAIN
19. NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%. SEE DETAILS 12 & 13.
20. NEW PUBLIC SIDEWALK. COORDINATE SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
21. N/A
22. ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE FOR ADA ACCESS. SEE DETAIL 7 / TCL2.0
23. ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS.
24. "ONE WAY" SIGNAGE AT ALL PARKING ENTRY LOCATIONS. SEE DETAIL 19/TCL2.0
25. "DO NOT ENTER" SIGNAGE AT NOTED LOCATIONS. SEE DETAIL 18/TCL2.0
26. ASPHALT STRIPED DIRECTION OF TRAVEL. SEE DETAIL 20/TCL2.0
27. NEW DRIVE PAD ONTO SITE. DRIVE PAD TO BE CONSTRUCTED PER DPM. SEE 1/TCL2.1 FOR DETAILS.

1 TCL - Rehab Site Plan
1" = 20'-0"

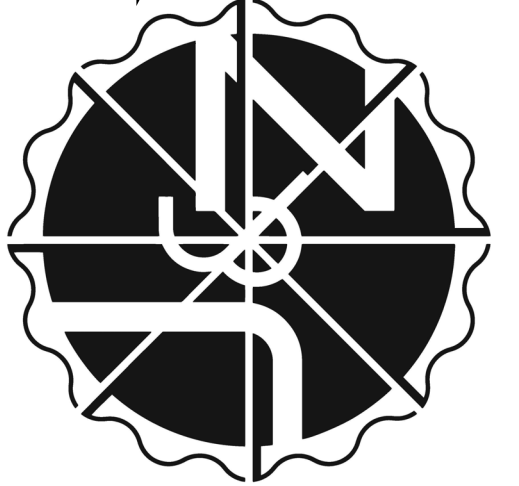


easy as pie

www.jeebsandzuzu.com

SET NOT FOR CONSTRUCTION

JEEBS & ZUZU, LLC.
 Architecture
 Construction
 Design-Build



job no: -
 drawn: EAM
 checked: J&Z
 date: Jun. 8, 2023

- 1 EAM 7-27-23
- 2 EAM 8-2-23

CASTAS DEL CAMINO
 60th Street NW
 Albuquerque, NM 87105

REHAB SITE PLAN
 sheet no: **112**

