ZONE ATLAS:

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

Zone Atlas Page: K-11-Z

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

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

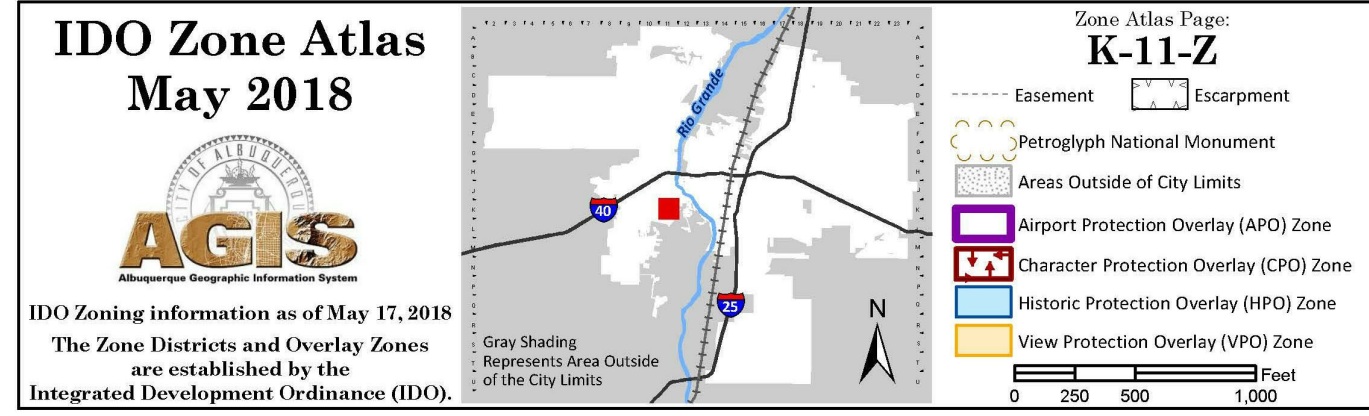| Easement	Escarpment
Petroglyph National Monument	
Areas Outside of City Limits	
Airport Protection Overlay (APO) Zone	
Character Protection Overlay (CPO) Zone	
Historic Protection Overlay (HPO) Zone	
View Protection Overlay (VPO) Zone	

Gray Shading Represents Area Outside of the City Limits

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PROJECT INFORMATION:

LEGAL DESCRIPTION: LOTS NUMBERED ONE (1) THROUGH FIFTEEN (15), INCLUSIVE, AND LOTS SEVENTEEN (17) THROUGH THIRTY TWO (32), INCLUSIVE, OF THE PATLILLY 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.
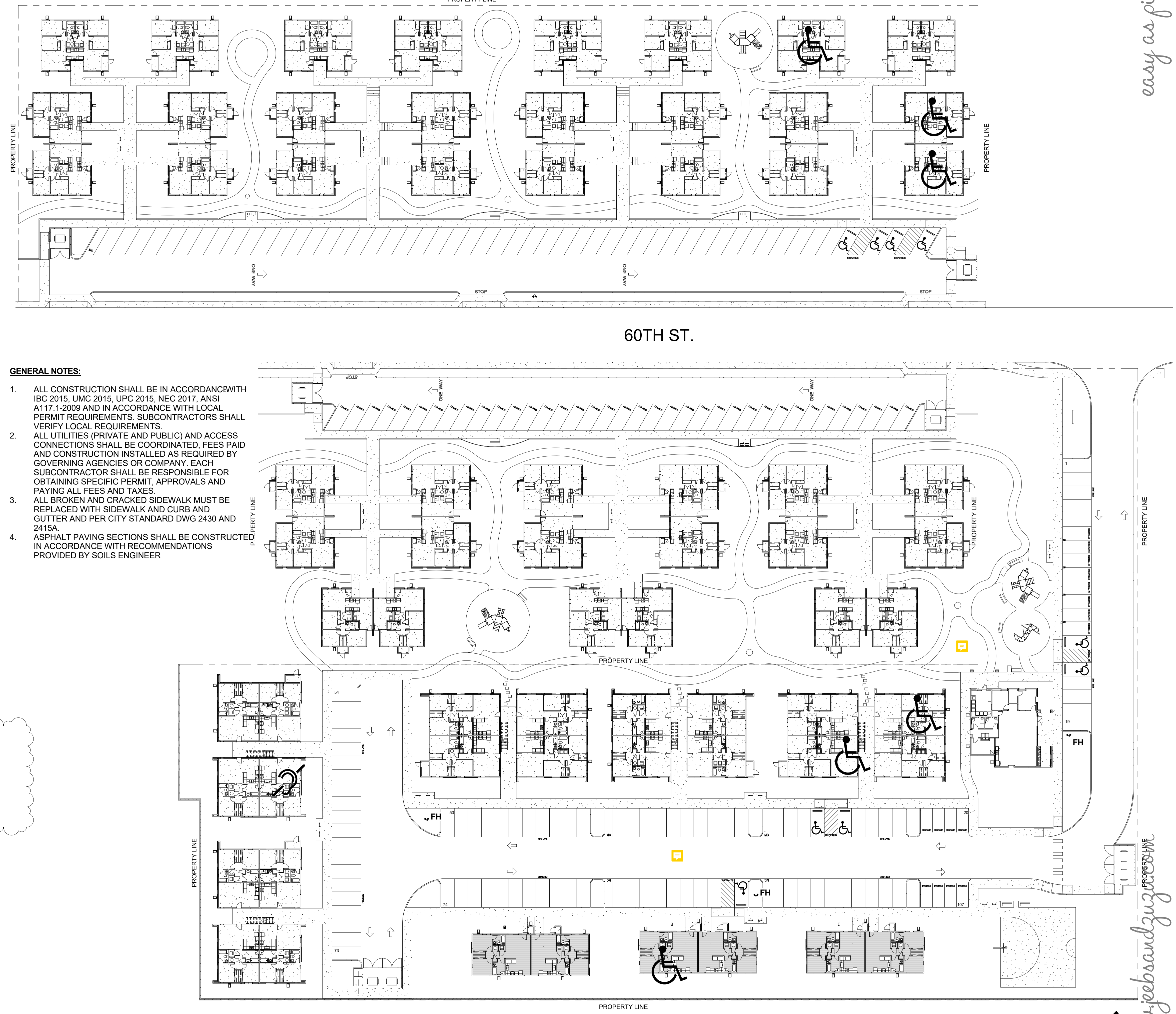
OCCUPANCY TYPE: R2 - 46 UNITS
CONSTRUCTION TYPE: TYPE 5B
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
BUILDING HEIGHT: 24' - 0" FEET
NUMBER OF FLOORS: 2 FLOORS
LOT AREA: 142,935 SF | 3.2 ACRES

UNIT MIX
REHAB:
- 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
PROVIDED:
- 45 COMPACT SPACES
- 133 STANADARD SPACES
- 9 HANDICAP SPACES
- 8 ELECTRIC CHARGING STATIONS
- **195 SPACES PROVIDED**

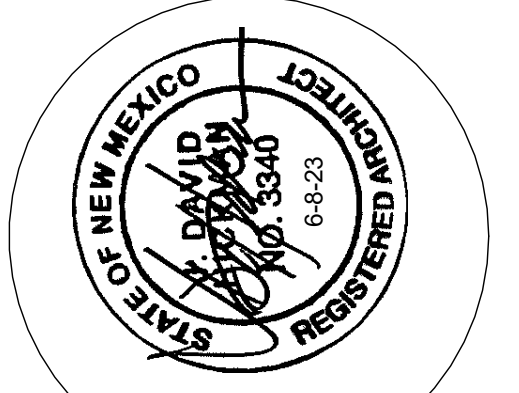|	(gross)	(net)	Subtotal (gross)	Subtotal (net)
NEW CONSTRUCTION UNITS:				
BLDG TYP 1:				
2 Bd Unit (2 per building)	984 sf	904 sf	1,968 sf	1,826 sf
No. Buildings = 3			5,904 sf	5,478 sf
BLDG TYP 2:				
2 Bd Unit (8 per building)	993 sf	907 sf	7,944 sf	7,256 sf
No. Buildings = 3			23,832 sf	21,768 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:

1. 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.
2. 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.
3. ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.
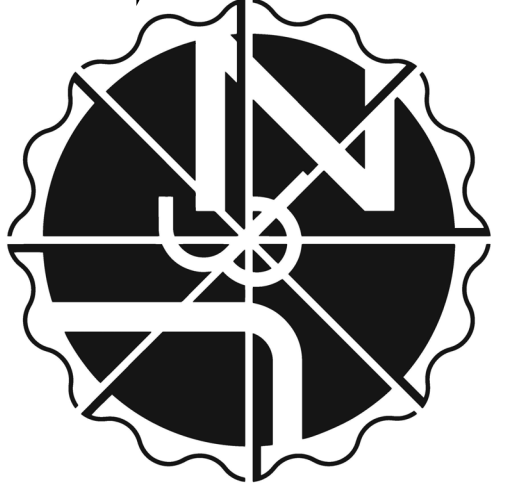4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER

60TH ST.

easy as pie

www.jeebsandzuzuarchitecture.com

STATE OF NEW MEXICO
DAVID [CERTFIED]
No. 3340
REGISTERED ARCHITECT
6-8-23

JEEBS & ZUZU, LLC.

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

Architecture
Construction
Design-Build

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

OVERALL SITE PLAN

sheet no:
TCL1.0

① TCL - Overall Site Plan
1" = 30'-0"

NORTH