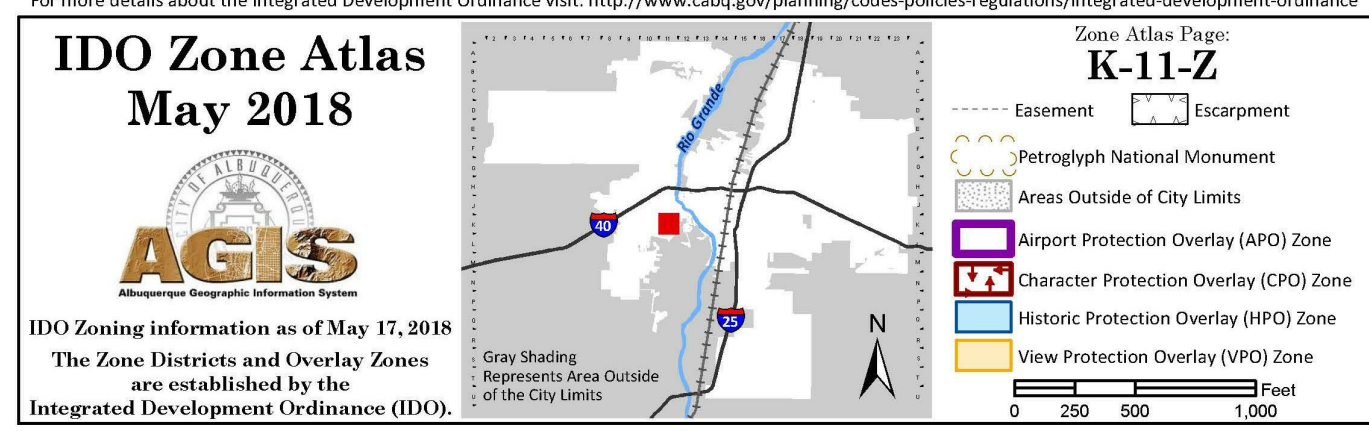


ZONE ATLAS:



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.

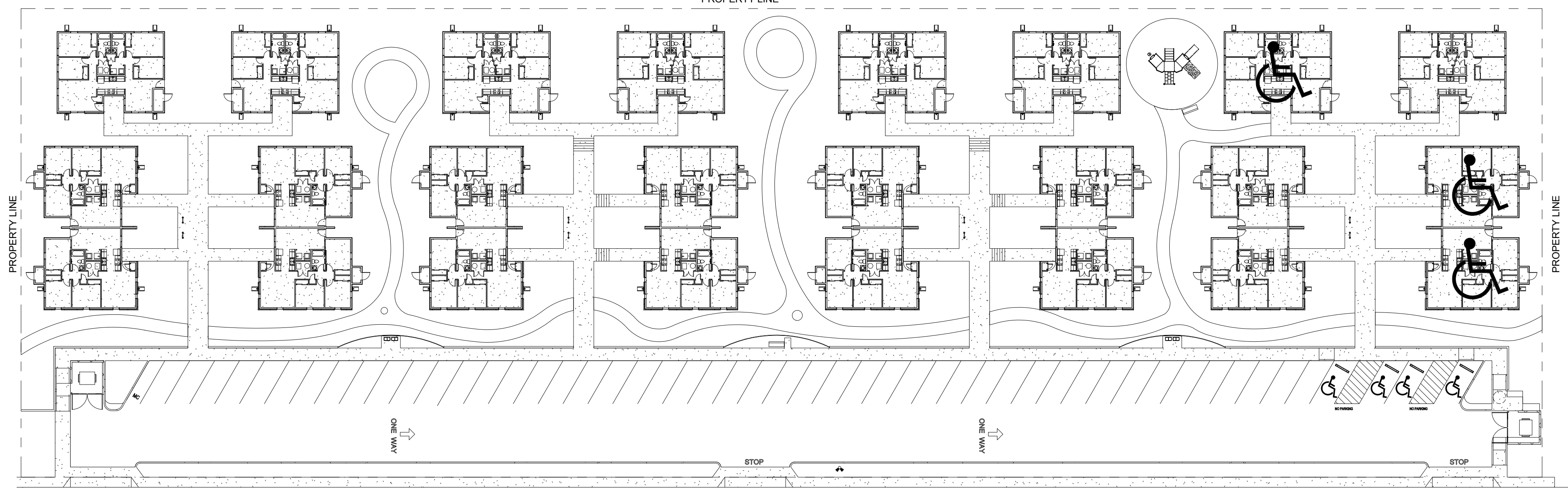
OCCUPANCY TYPE: R2 - 46 UNITS
CONSTRUCTION TYPE: TYPE 5B
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
BUILDING HEIGHT: 24' - 0" FEET
NUMBER OF FLOORS: 2 FLOORS
LOT AREA: 142,935 SF | 3.2 ACRES
UNIT MIX
REHAB:
 THREE BEDROOM 32
 FOUR BEDROOM 10
NEW CONSTRUCTION:
 TWO BEDROOM 30
 THREE BEDROOM 16
TOTAL UNITS 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
 45 COMPACT SPACES
 133 STANDARD SPACES
 9 HANDICAP SPACES
 8 ELECTRIC CHARGING STATIONS
195 SPACES PROVIDED

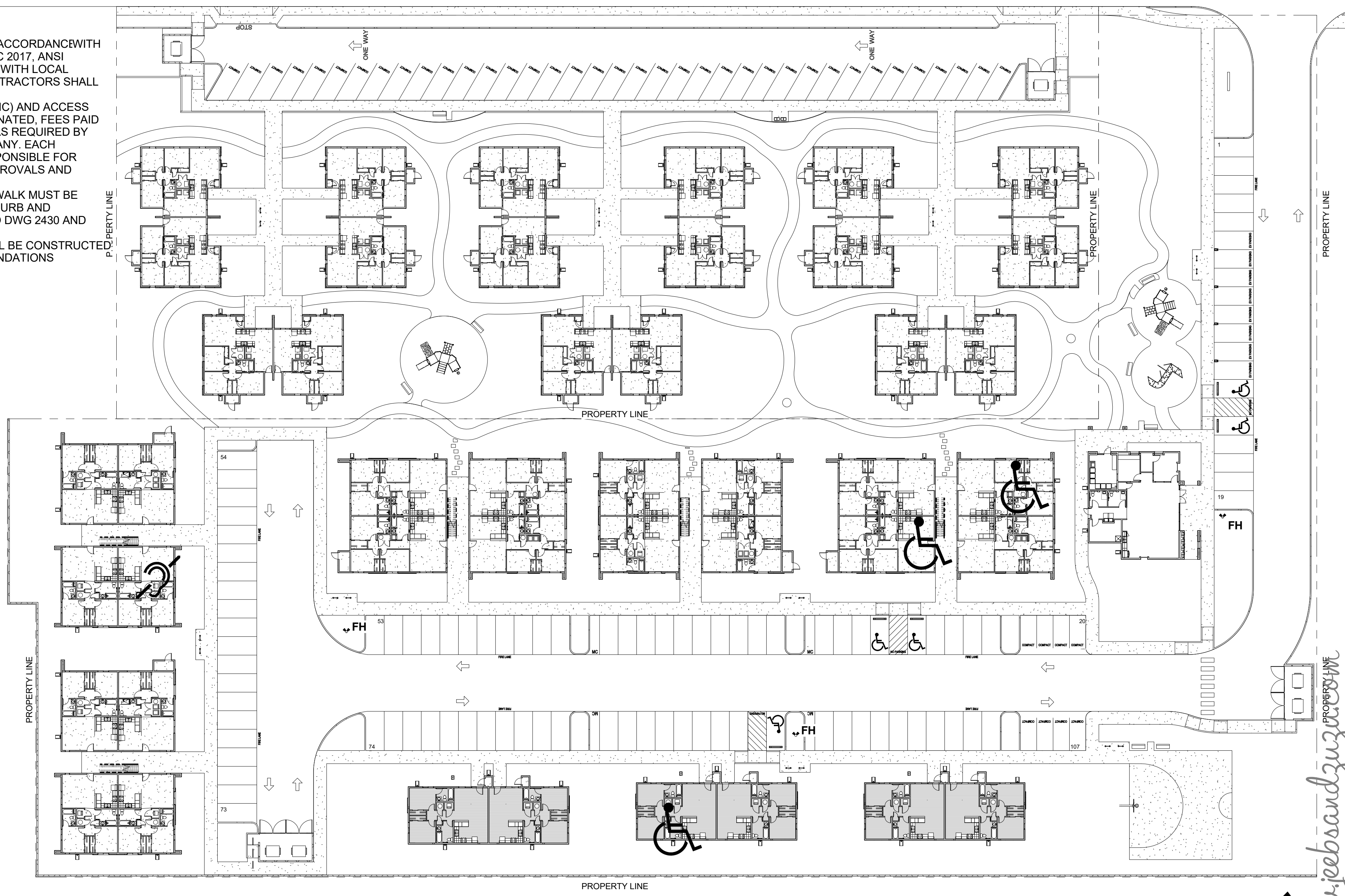
	(gross)	(net)	Subtotal (gross)	Subtotal (net)
NEW CONSTRUCTION UNITS:				
BLDG TYP 1:				
2 Bd Unit (2 per building)	984 sf	904 sf	1,968 sf	1,826 sf
No. Buildings = 3			5,904 sf	5,478 sf
BLDG TYP 2:				
2 Bd Unit (8 per building)	993 sf	907 sf	7,944 sf	7,256 sf
No. Buildings = 3			23,832 sf	21,768 sf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

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.

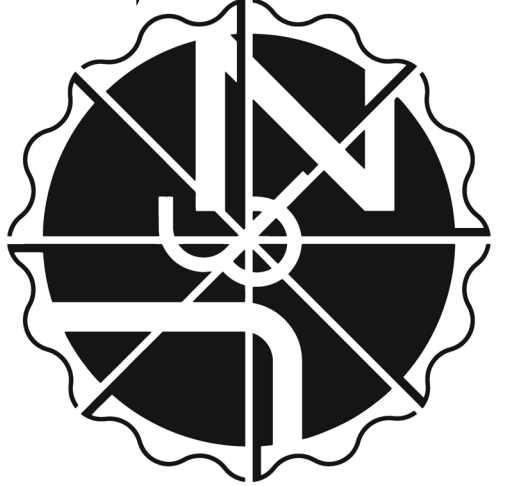


1 TCL - Overall Site Plan
 1" = 30'-0"

easy as pie



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

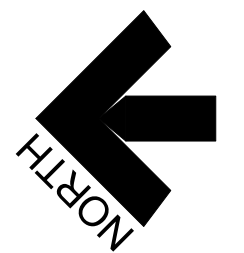


job no:	-
drawn:	EAM
checked:	J&Z
date:	Jun. 8, 2023

2 EAM
 8-2-23

CASITAS DEL CAMINO
 60th Street NW
 Albuquerque, NM 87105

sheet no:
TCL1.0



www.jeebsandzuzu.com

OVERALL SITE PLAN