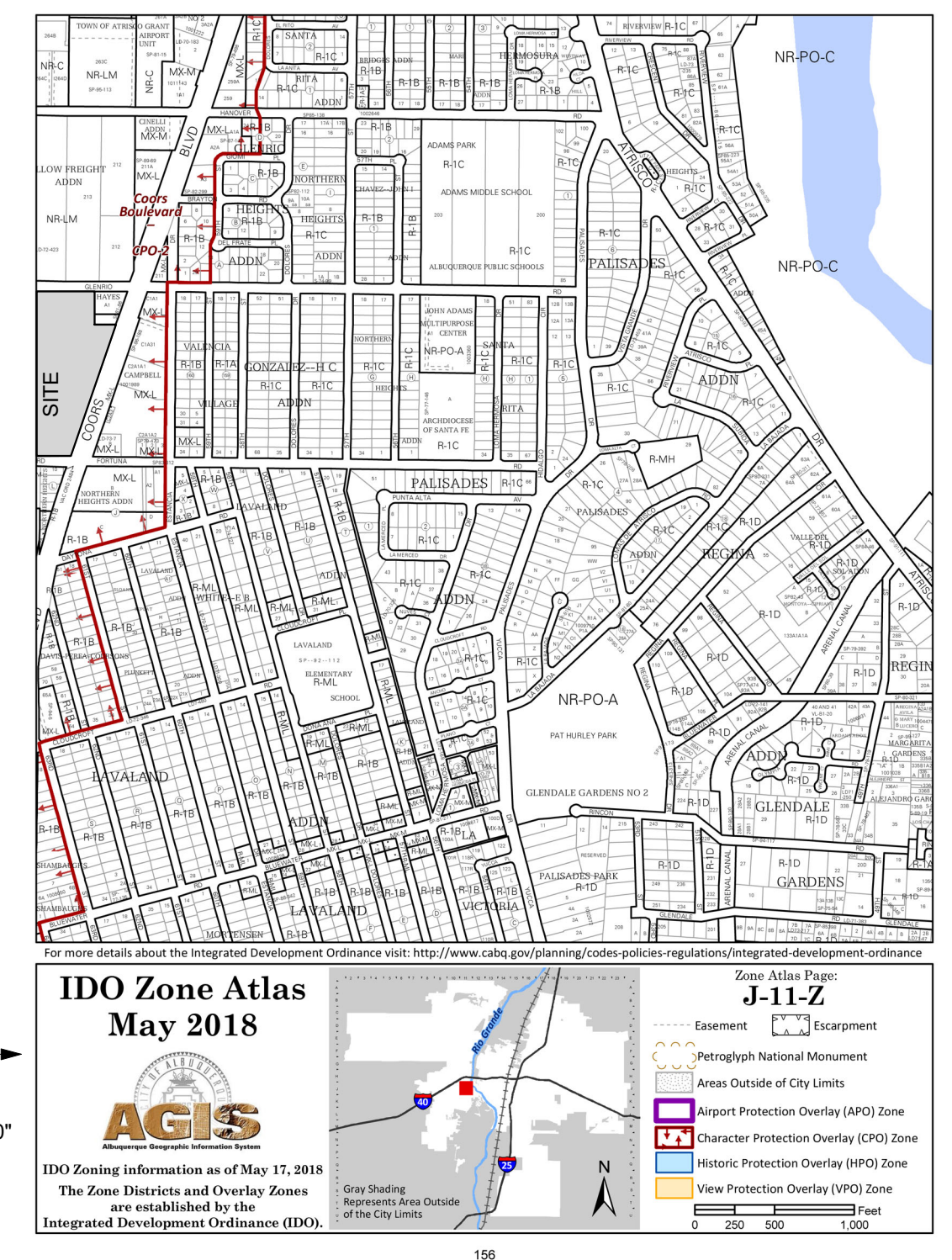


ZONE ATLAS



GENERAL NOTES:

- Site shall be developed in accordance with the Federal Clean Water Act and EPA best practices
- Site Grading and drainage shall be configured to drain away from buildings with ground water recharge as a goal
- Retention basins shall be landscaped and made safe and attractive
- The total number of parking spaces provided exceeds the minimum off-street parking requirements of the CASO IDO
- Accessible Units (Type A accessible units as described by the ANSI A117.1) are to exceed the minimum requirement of 5% of the total number of units. The total number of accessible units (20) shall be dispersed among the various unit types.
- All remaining units shall be Type B adaptable, shall have zero step entry, shall be located on an accessible route, and shall include 36" entry doors
- Storm water shall be directed away from the buildings through the use of gutters, downspouts, and roof drains
- Water shall be directed away from building edges and foundations by sloping grade to landscape areas for onsite water retention and reabsorption into ground water supply
- A complete grading and drainage plan using best practices engineering shall be developed. Ponding areas shall be minimal depth, shall be landscaped and attractive. See Landscaping Plan for additional landscaping requirements.
- Buildings and Units to be individually marked with contrasting color signage. Signs shall be lit from dusk to dawn with the use of building and site lighting. Site Lighting package shall be Energy Star qualified.
- Hearing Impaired Units are to meet the minimum requirement of 2% of the total number of units. The total number of hearing impaired units (3) shall be dispersed among the various unit types.

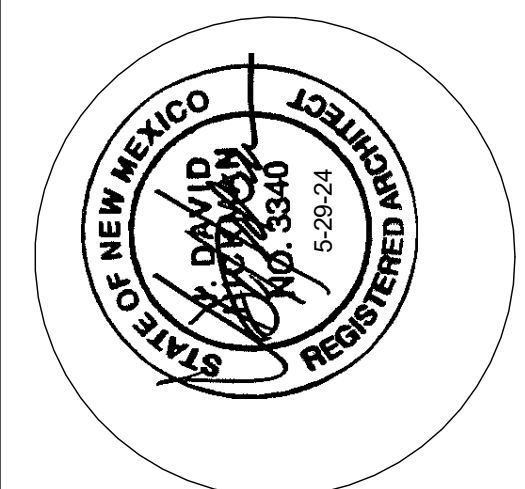
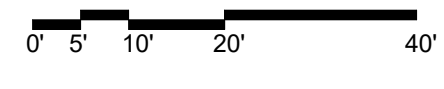
KEYED NOTES:

1. New Accessible Sidewalks - See Detail 9/TCL2.0
2. Accessible Unit
3. Heating Impaired Unit
4. ADA & Van Accessible Parking w/ Precast Concrete Wheel Stops - Please See Detail 5 & 8/TCL2.0 For Parking Space Dimensions
5. Garbage Enclosure with Gates - See Details 14-1/TCL2.0 For Garbage Enclosure Notes & Dimensions
6. New gated basketball court for kids 12 and older with warning sign
7. New tot lot play structure for kids 5 and under with warning sign
8. New play ground structure for kids 5-12 with warning sign
9. Shaded Picnic Tables / BBQ Grill
10. Mail Center with Lighting (lit dusk until dawn)
11. All Weather Permanent Mounted Bench w/ 30x48 Level Concrete Pad At One Side For ADA Access - See Detail 3/TCL2.0
12. 32 Bike Racks Arches (64 Spaces) - See 14 & 16/TCL2.0 For Details
13. Recycling Center Enclosure
14. Community Building main entry
15. Community Gardens w/ irrigation lines and yard hydrant
16. Crosswalk connection to refuse enclosures and public way
17. ADA Curb Ramp - See Detail 5 & 21 For Curb Ramp Slopes & Dimensions
18. Round - About
19. Fire Lane
20. New 6" rod iron fence at property perimeter
21. Gated dog park w/ shaded seating area
22. Detention pond
23. Concrete Masonry Yard Walls for protection from head lights. See 25/TCL2.0 For Details
24. Location of future YDI Building on Adjacent Lot
25. Street trees per IDO
26. Electric Vehicle Parking & Charging Spaces
27. Asphalt Driveway - Drive Aisle 2.5" Asphalt Pavement
28. Over 4" Compacted Roadway Basecourse. Drive Shall Be Designed & Constructed Capable of Supporting the Imposed Load of Fire Apparatus Weighing At Least 75,000 Lbs Drive Shall Not Exceed 10% Grade. See Detail 18/TCL2.0
29. Building Identifier Sign To Be Illuminated From Dusk To Dawn - See 22/TCL2.0
30. Sight Triangle Per DPM Table 7.5.60 - Landscaping, Fencing & Signage 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 w/ The Clear Sight Triangle
31. Detectable Warning Strip & Public Curb Ramp. See 1/TCL2.1
32. New Stop Signage - See Detail 15/TCL2.0
33. Motorcycle Parking - See 6 & 11/TCL2.0 For Dimensions
34. New 6" High Chain Link Fence w/ Basketball Court & Dog Park Perimeter - See 24/TCL2.0
35. Motorcycle Parking
36. Detectable Warning Strip & Public Curb Ramp. See Detail 1/TCL2.1
37. Public Crosswalk
38. New Stop Signage - See Detail 15/TCL2.0
39. Entries into residential buildings

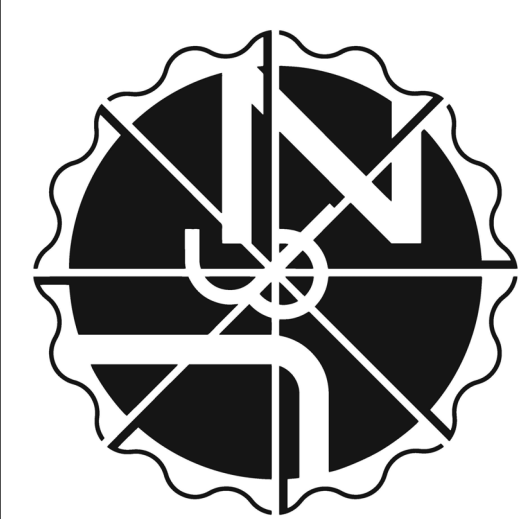
PROJECT INFORMATION:

OCCUPANCY TYPE: RESIDENTIAL
CONSTRUCTION TYPE: TYPE 5A
AUTOMATIC SPRINKLER SYSTEM: 13R
BUILDING HEIGHT: 35' - 9" / 12' FEET
NUMBER OF FLOORS: 3 FLOORS
LOT AREA: 276,900 SF | 6.35 ACRES
UNIT MIX
NEW CONSTRUCTION:
ONE BEDROOM: 34
TWO BEDROOM: 70
THREE BEDROOM: 128
TOTAL UNITS: 224
PARKING SPACES:
PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 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:
PROVIDED:
MOTORCYCLE PARKING
REQUIRED:
PROVIDED:
BICYCLE PARKING
REQUIRED:
PROVIDED:
ACCESSIBLE SIDEWALK
CONCRETE SIDEWALK
CLEAR SIGHT TRIANGLE

1 Site Plan
1" = 20'-0"



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



job no: -
drawn: J&Z
checked: J&Z
date: Feb. 28, 2024

1 EAM
6-25-24

West Mesa Ridge
sheet no:
TCL1.0
701 COORS BLVD NW ALBUQUERQUE NM 87121