

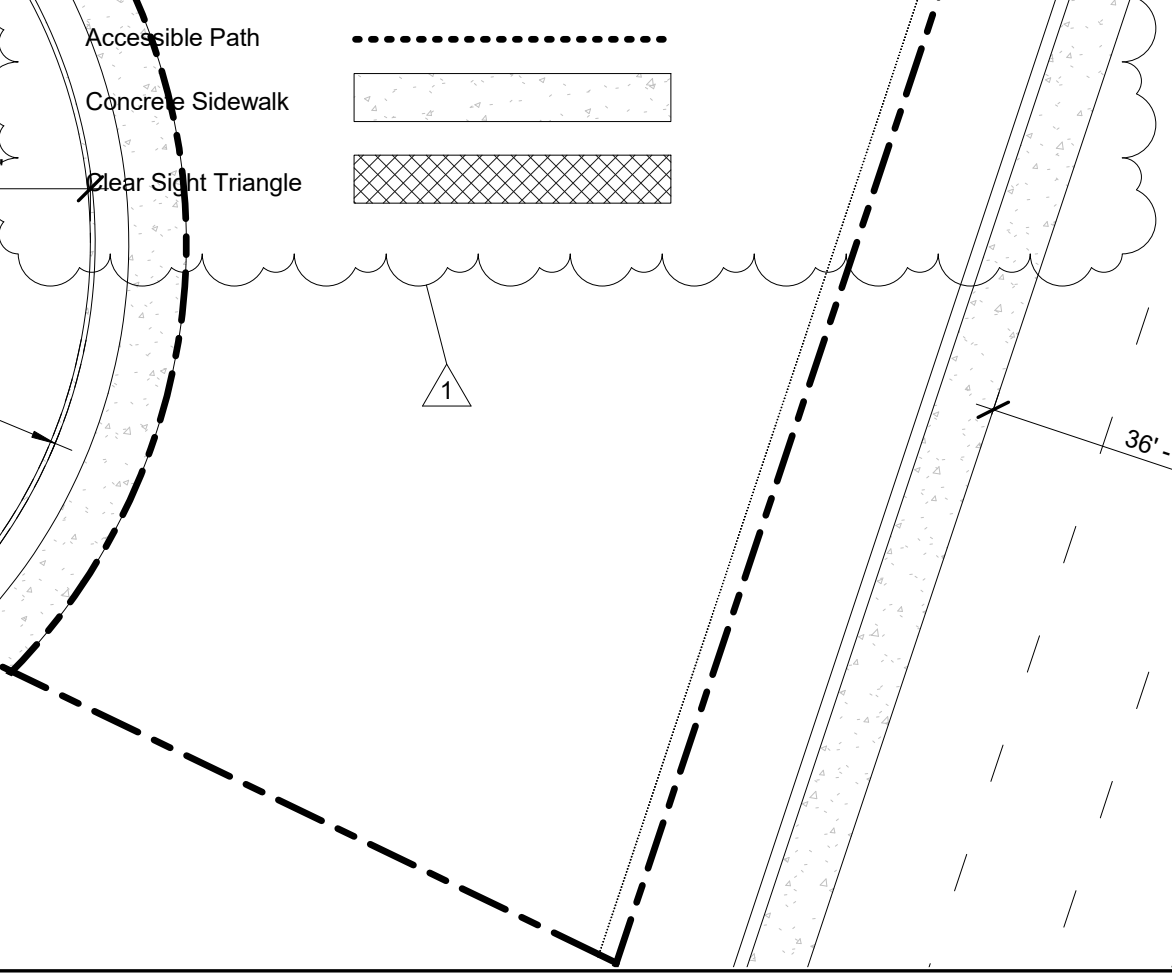
GENERAL NOTES:

- 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. Hearing 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:	R2 - 128 UNITS
CONSTRUCTION TYPE:	TYPE 5A
AUTOMATIC SPRINKLER SYSTEM:	NFPA 13.R
BUILDING HEIGHT:	35' - 9 1/2" 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	24
TOTAL UNITS	128
PARKING SPACES:	
PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5(B) APPLICABILITY	
UPDATED PARKING REQUIREMENTS PER IDO 1.5 PARKING SPACE PER UNIT	197 SPACES
25% OF TOTAL PARKING SPACES MAY BE COMPACT PER IDO STANDARDS	225 STANDARD SPACES
REQUIRED:	22 HANDICAP SPACES
PROVIDED:	8 ELECTRIC CHARGING STATIONS
	255 SPACES PROVIDED
MOTORCYCLE PARKING	
REQUIRED:	5 SPACES
PROVIDED:	6 SPACES
BICYCLE PARKING	
REQUIRED:	20 SPACES
PROVIDED:	64 SPACES



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JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5974 ANAHEIM AVENUE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

job no: -

drawn: J&Z

checked: J&Z

date: Feb. 28, 2024

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6-25-24

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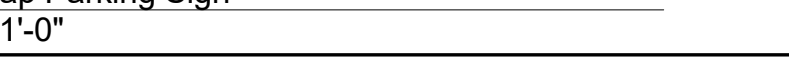
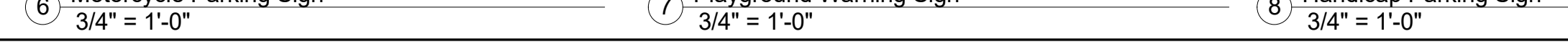
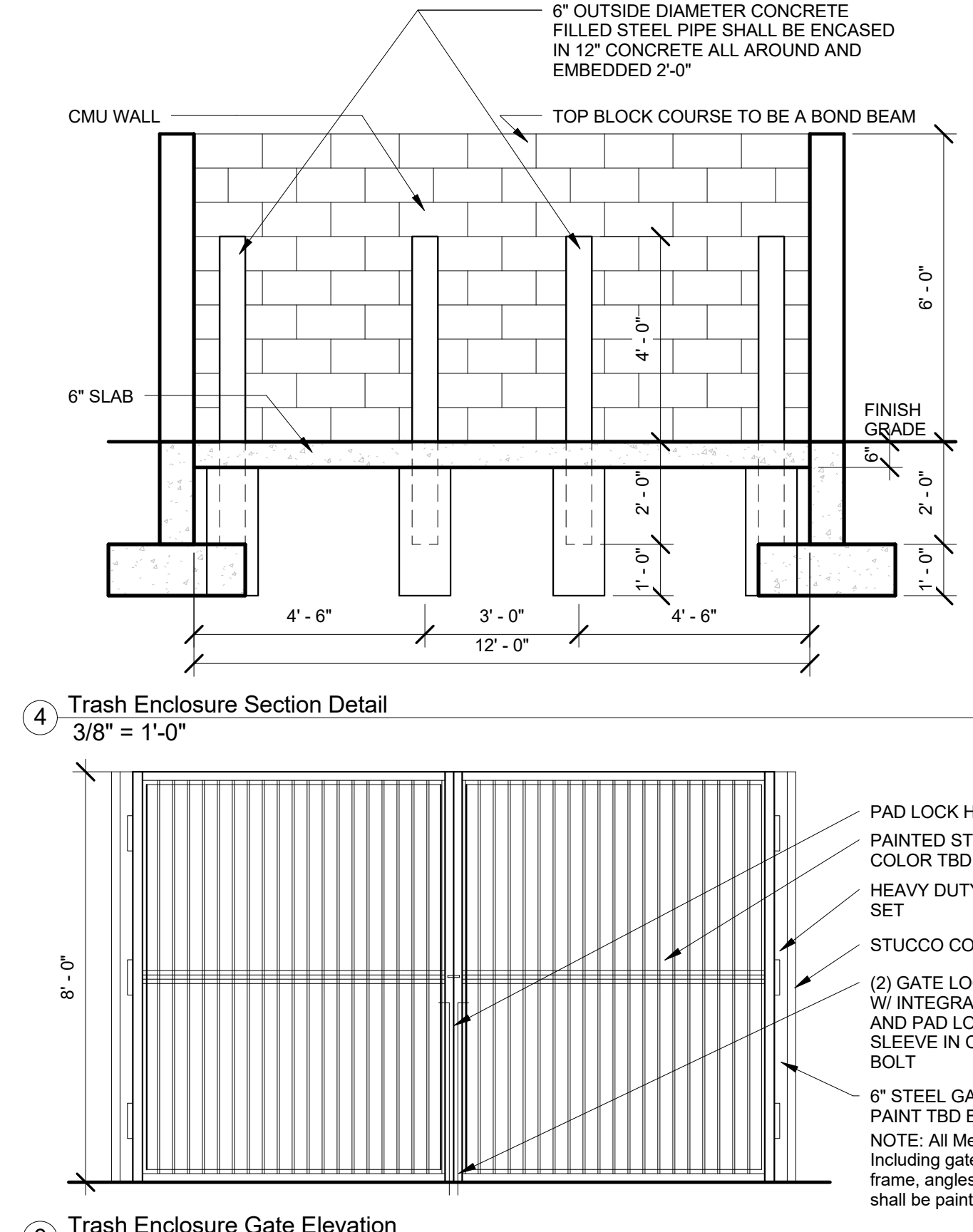
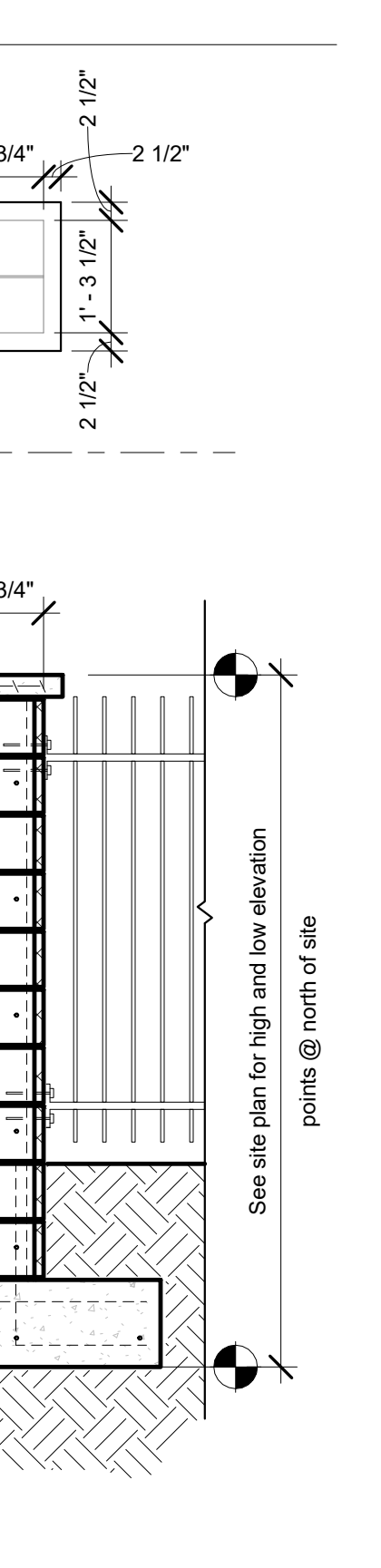
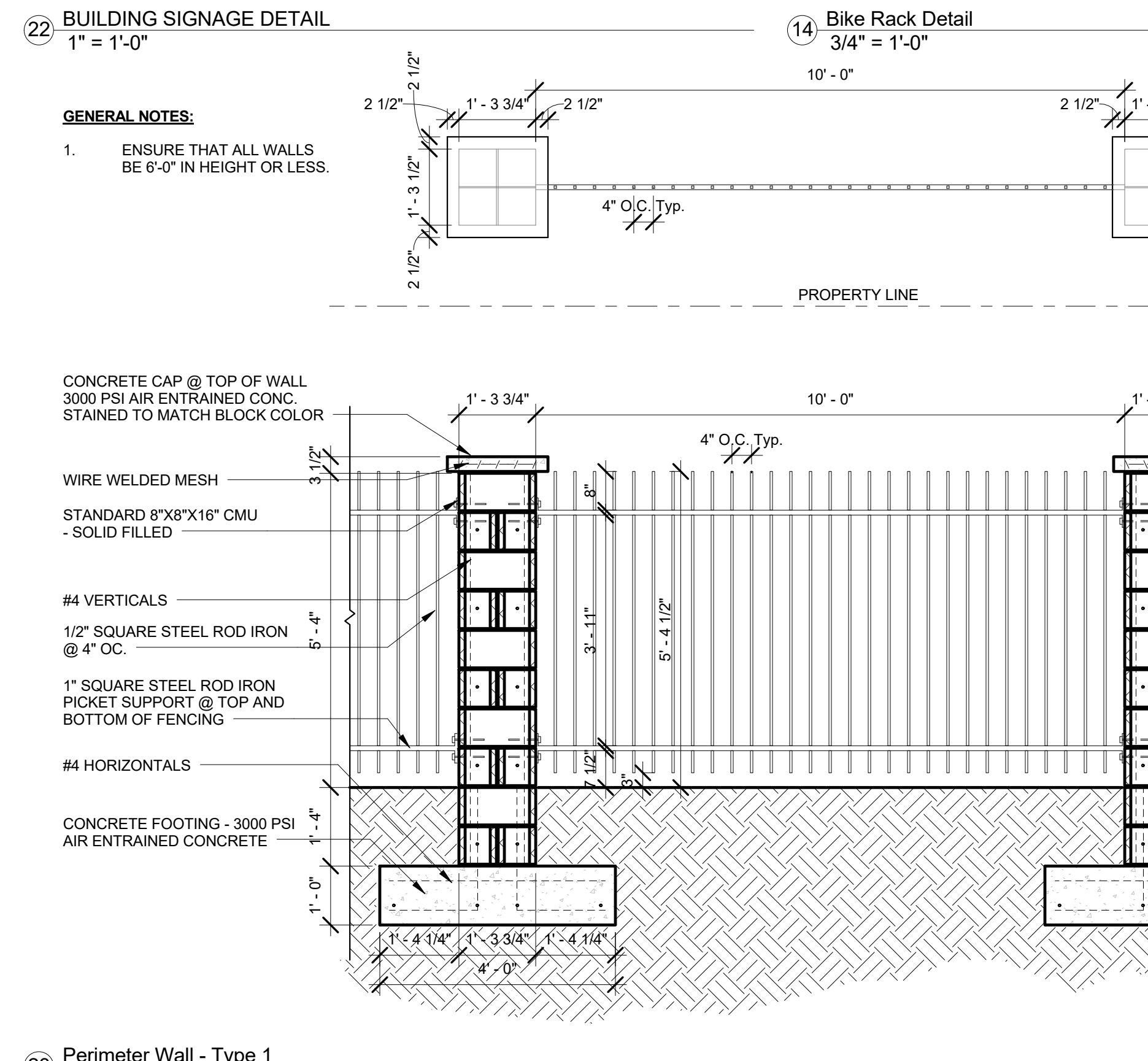
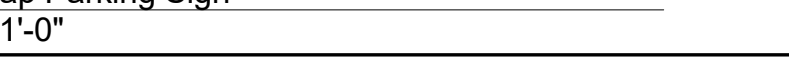
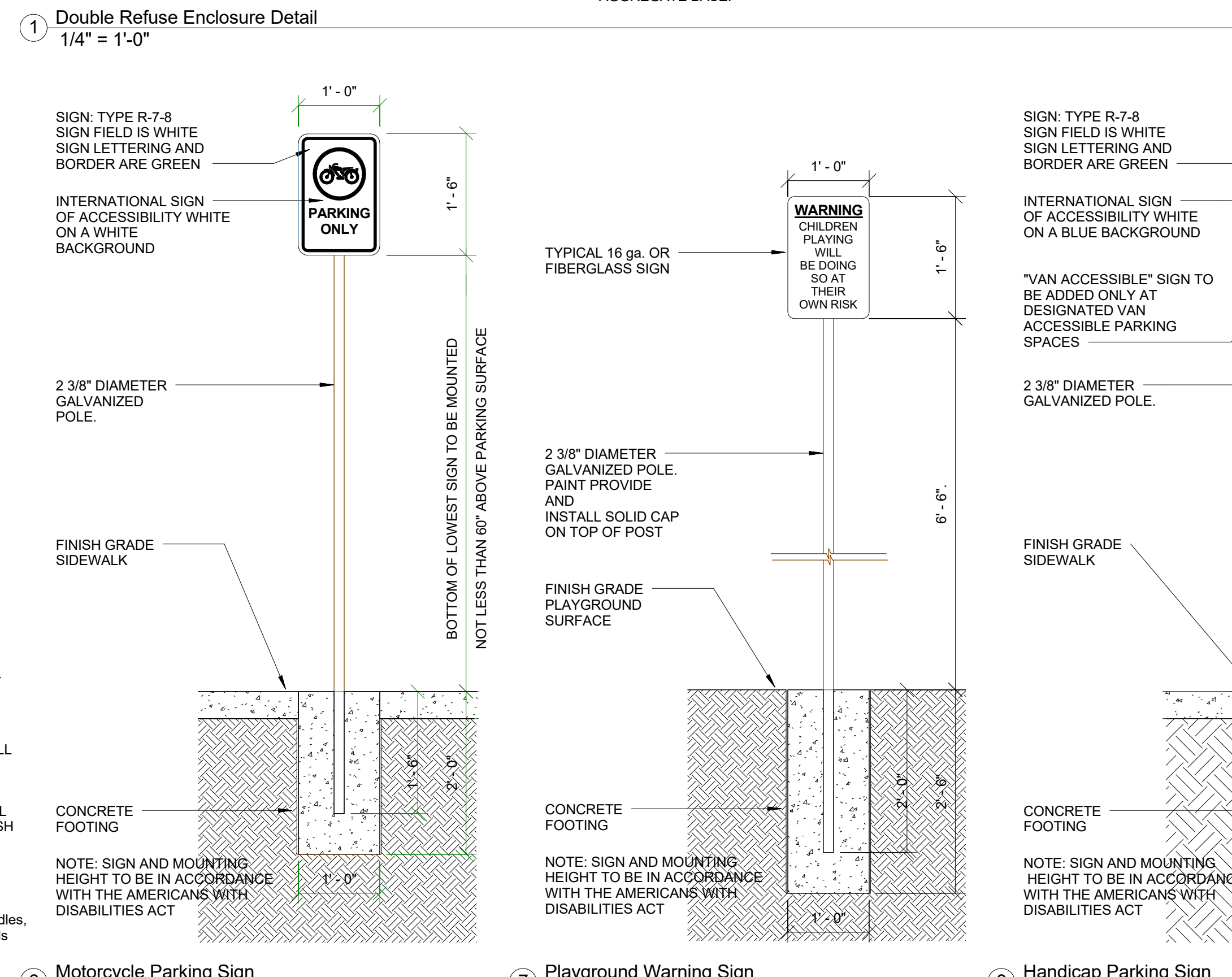
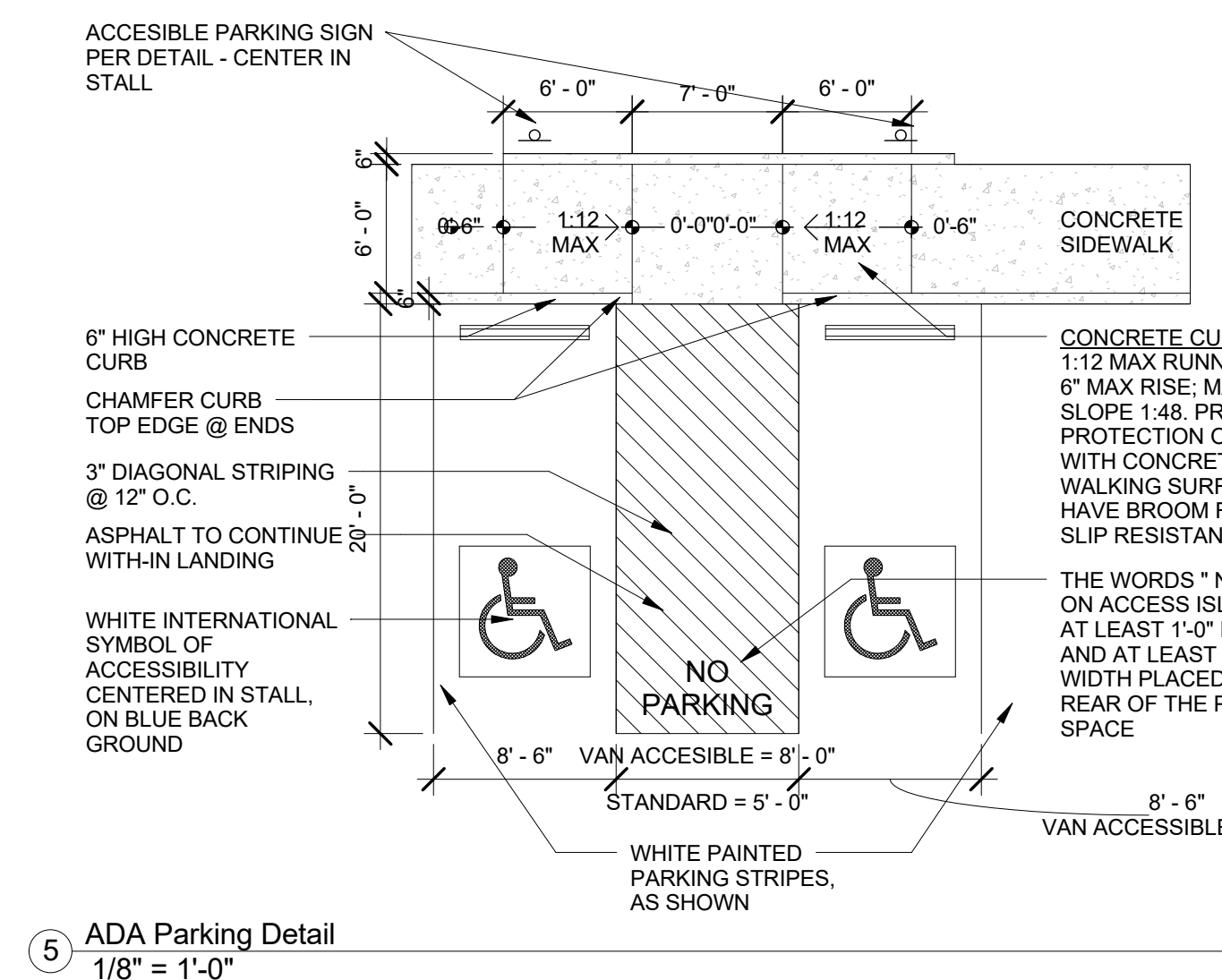
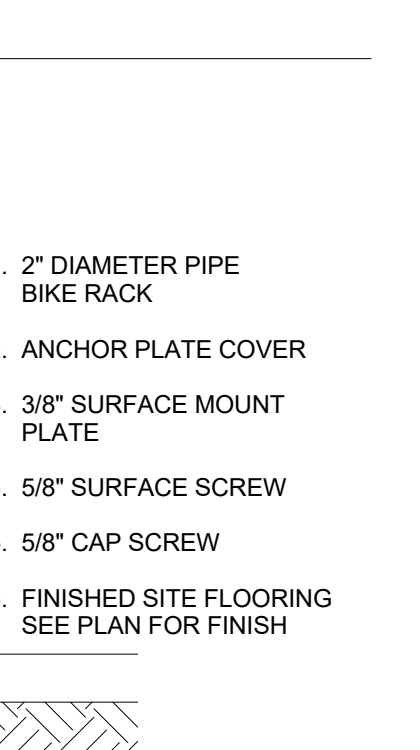
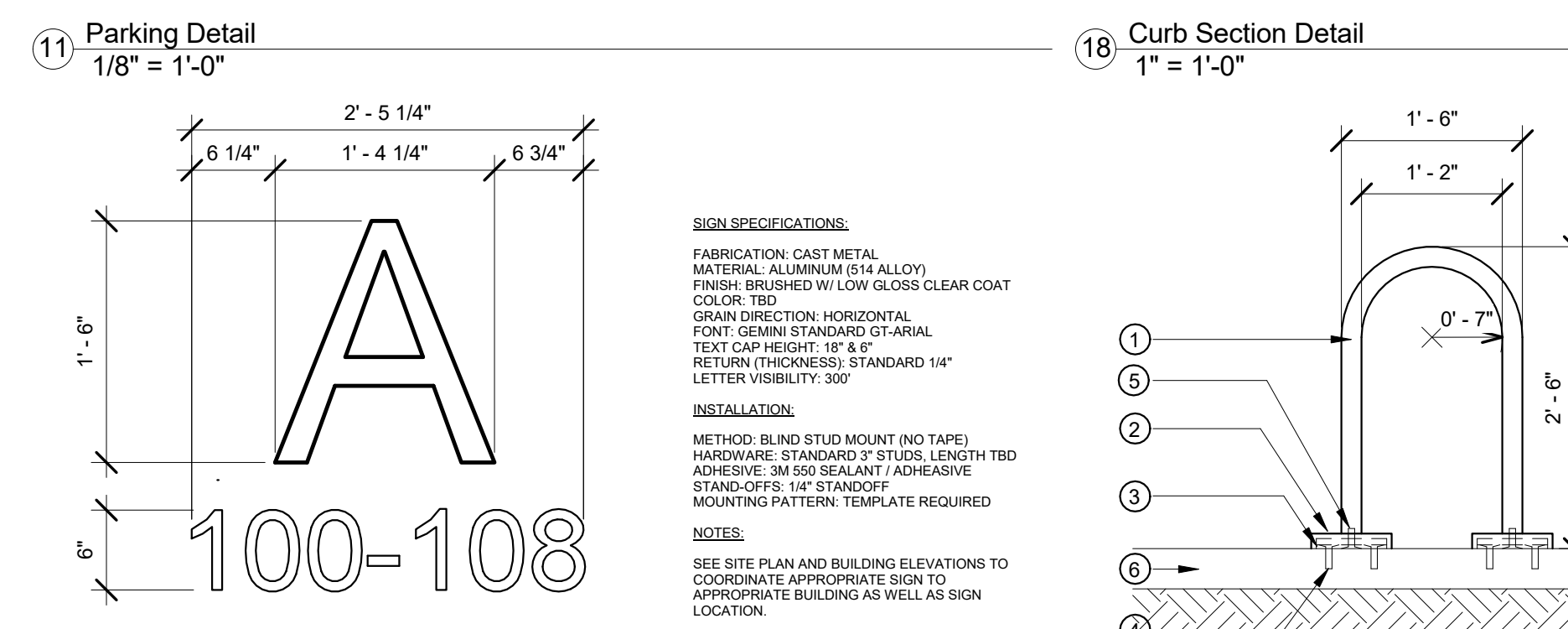
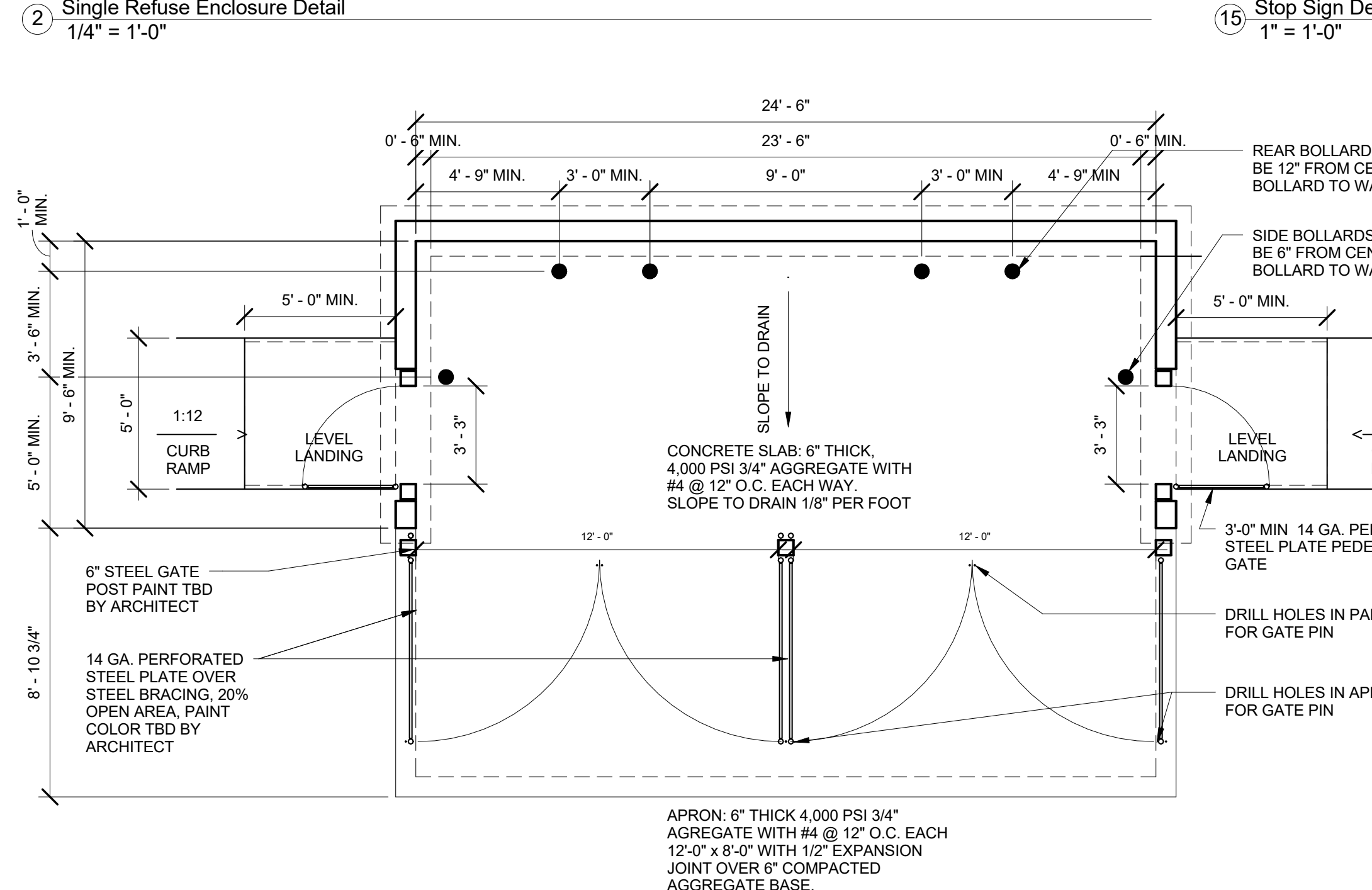
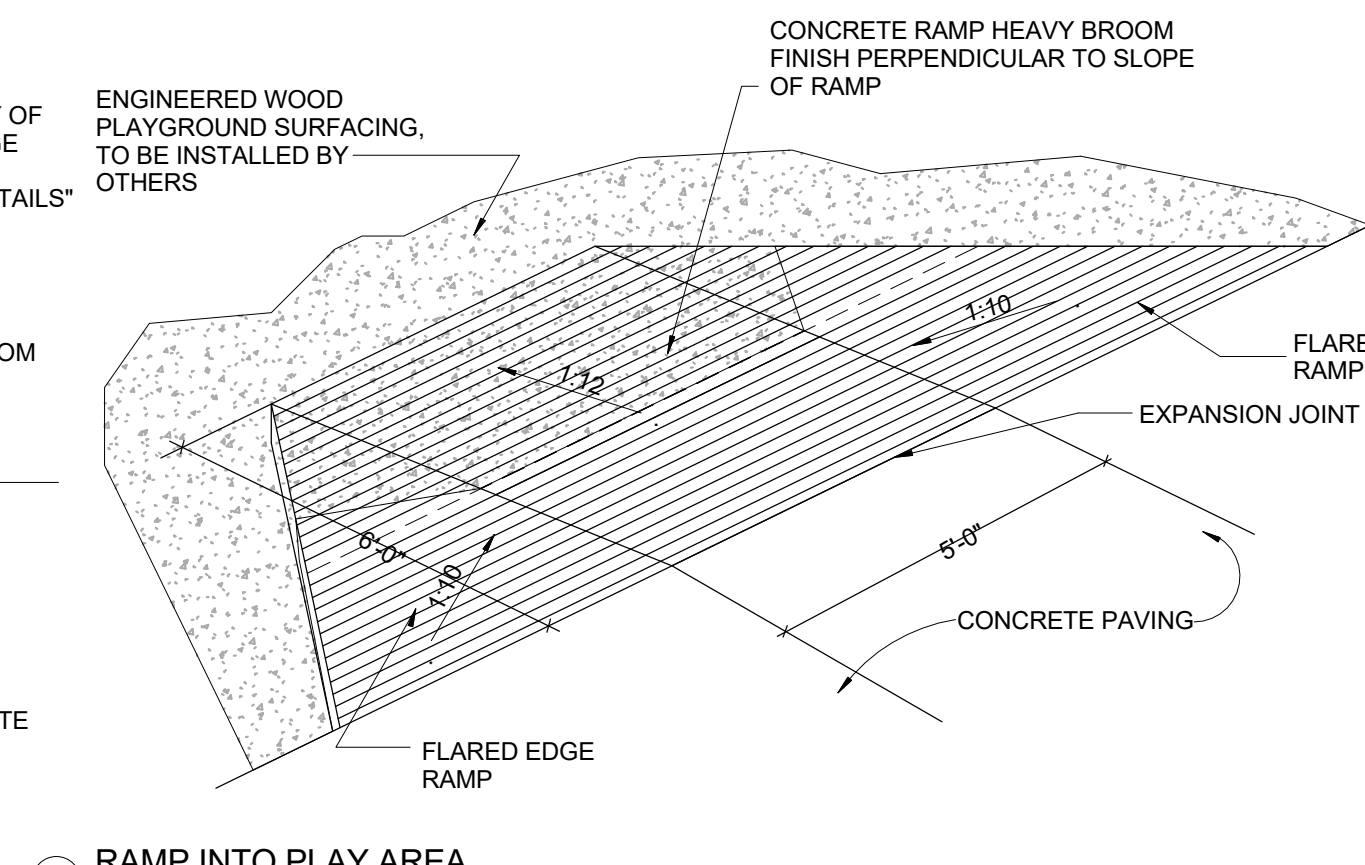
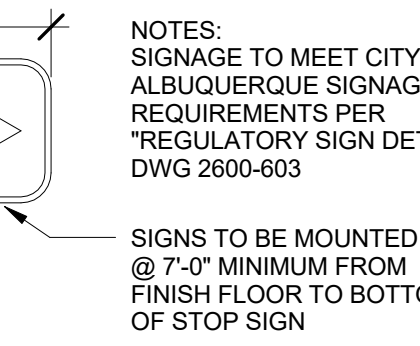
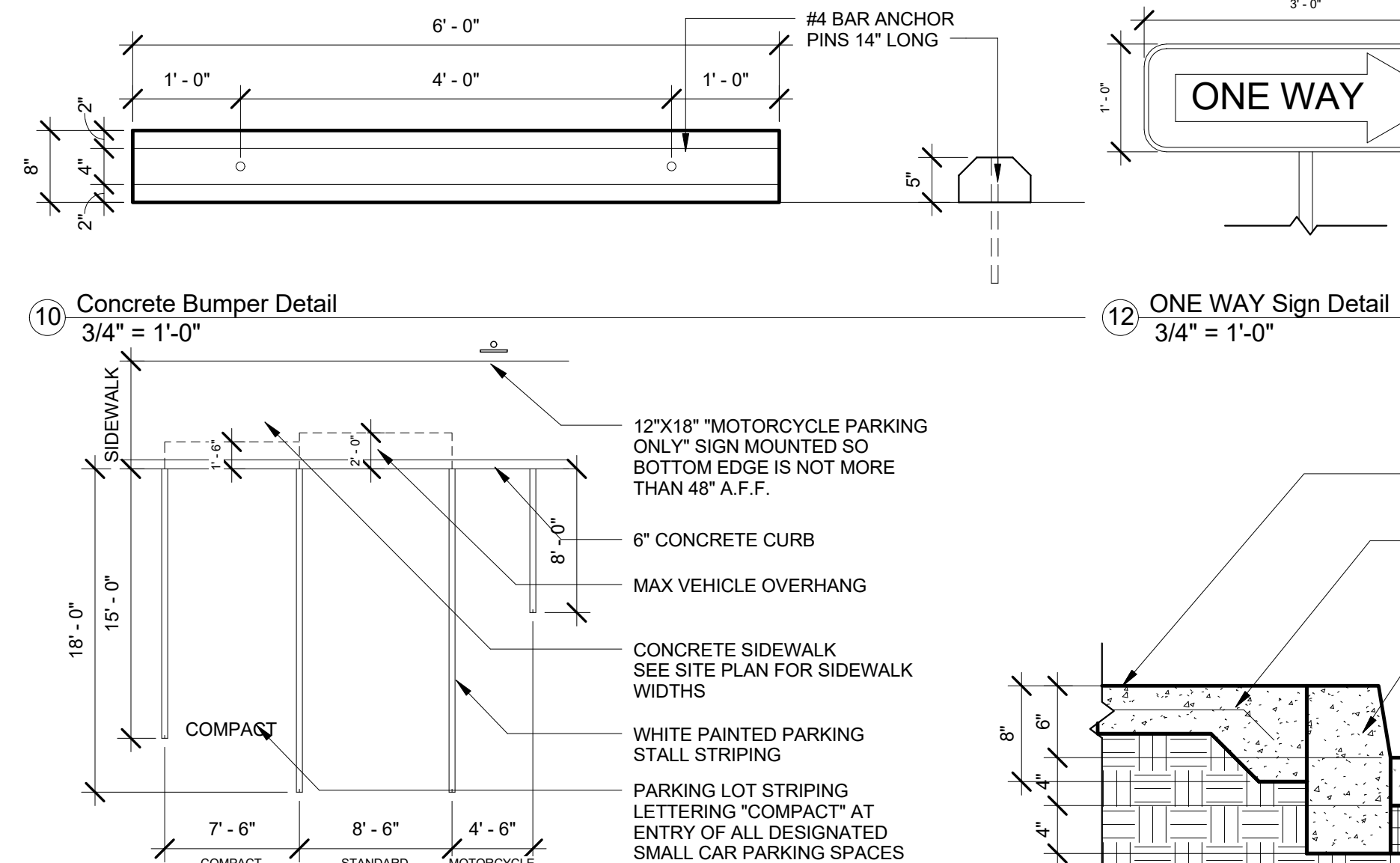
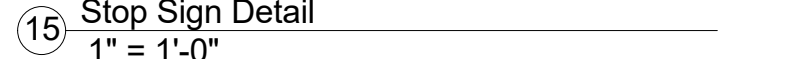
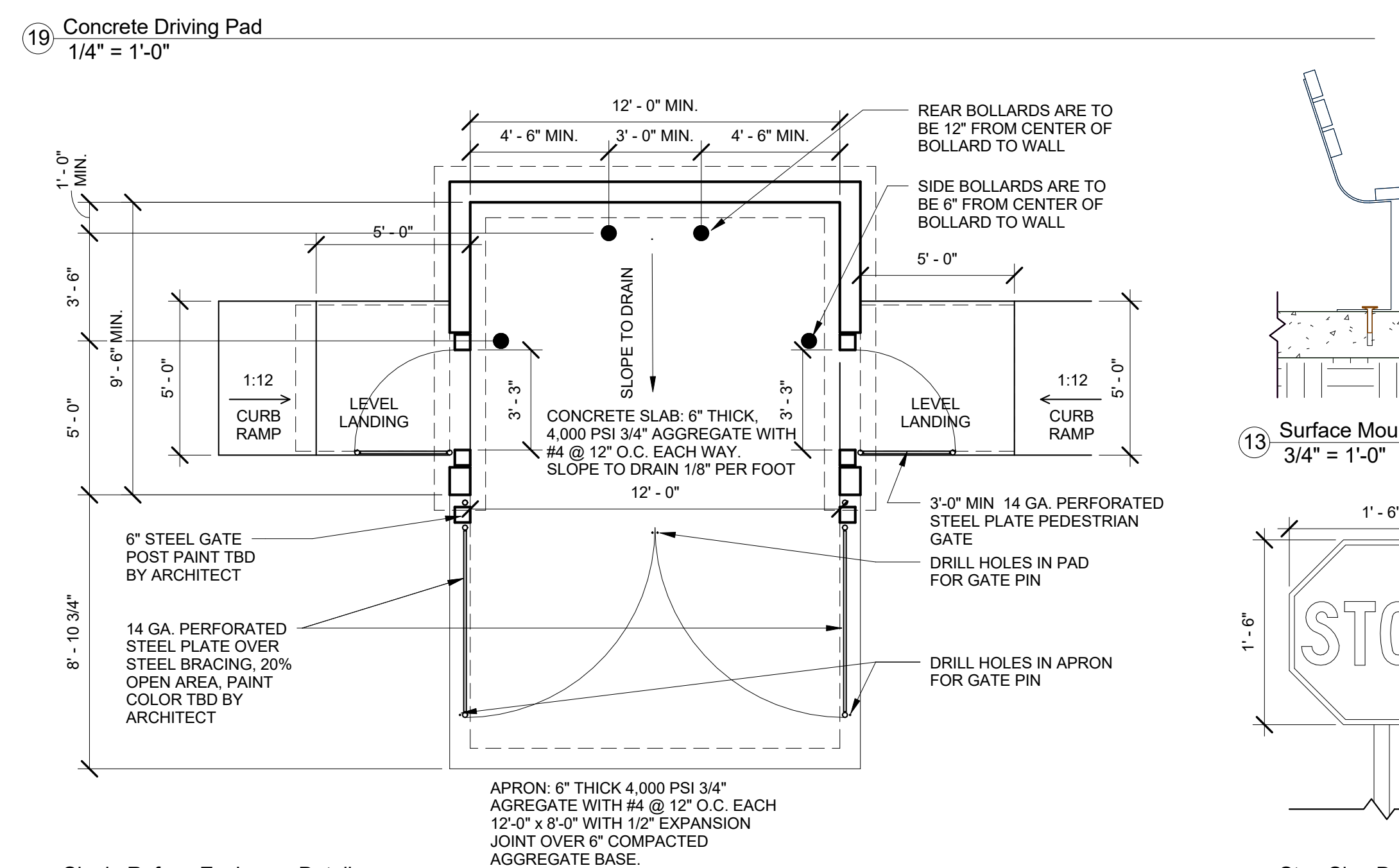
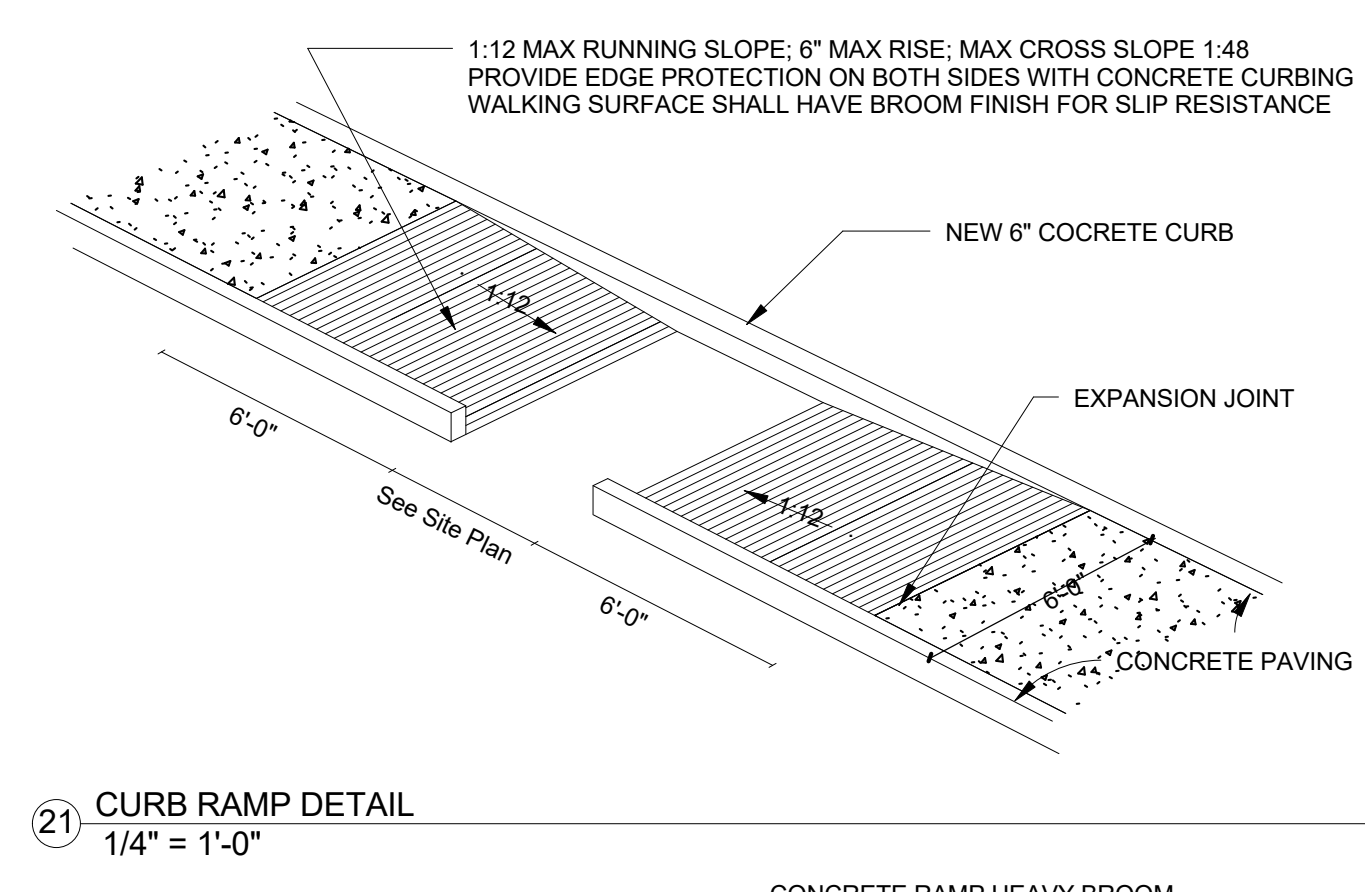
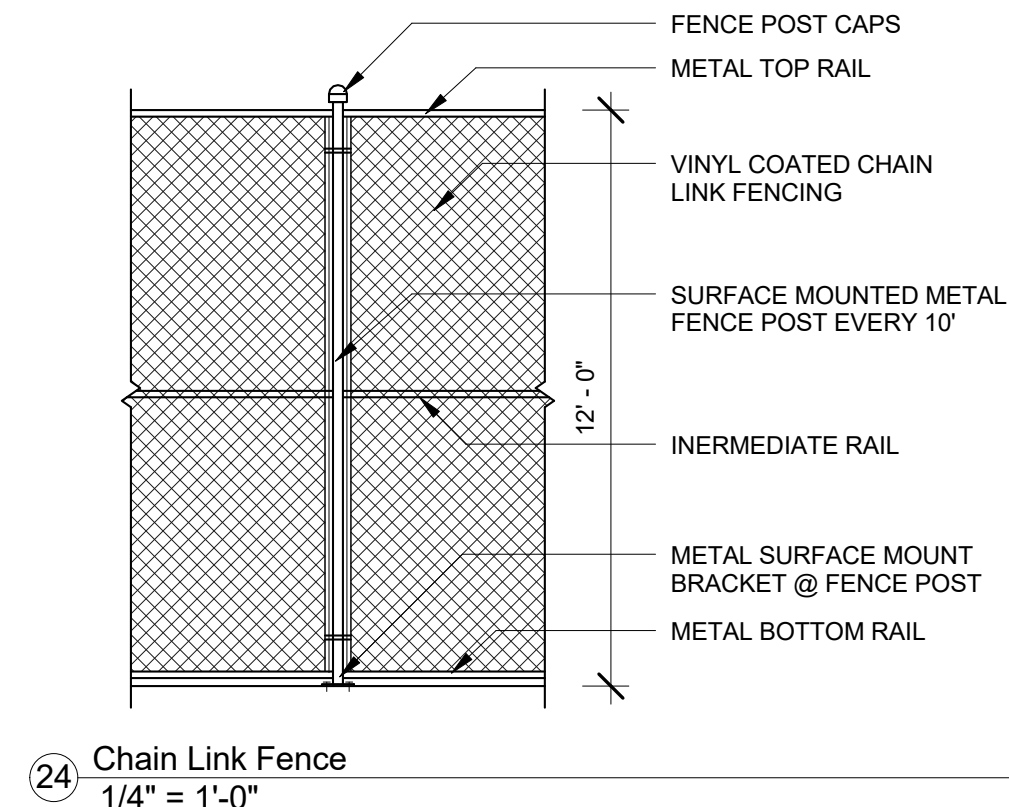
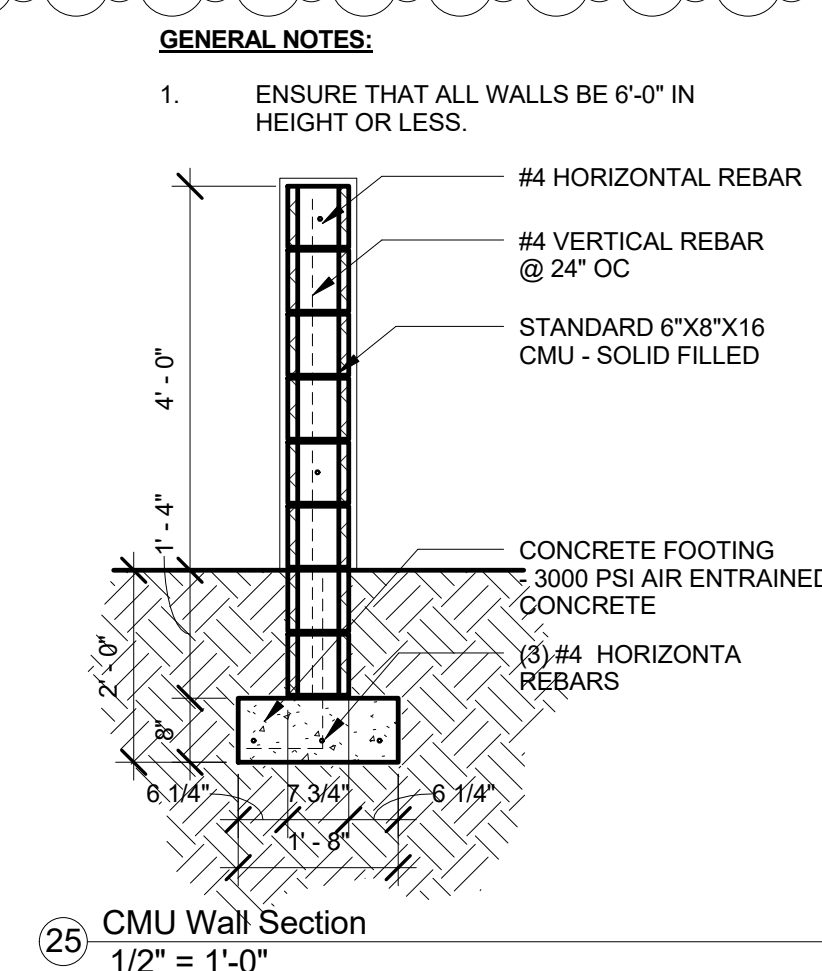
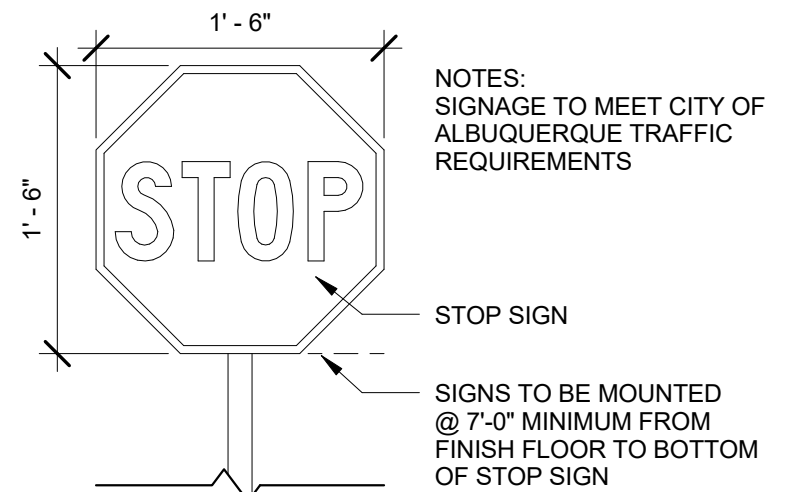
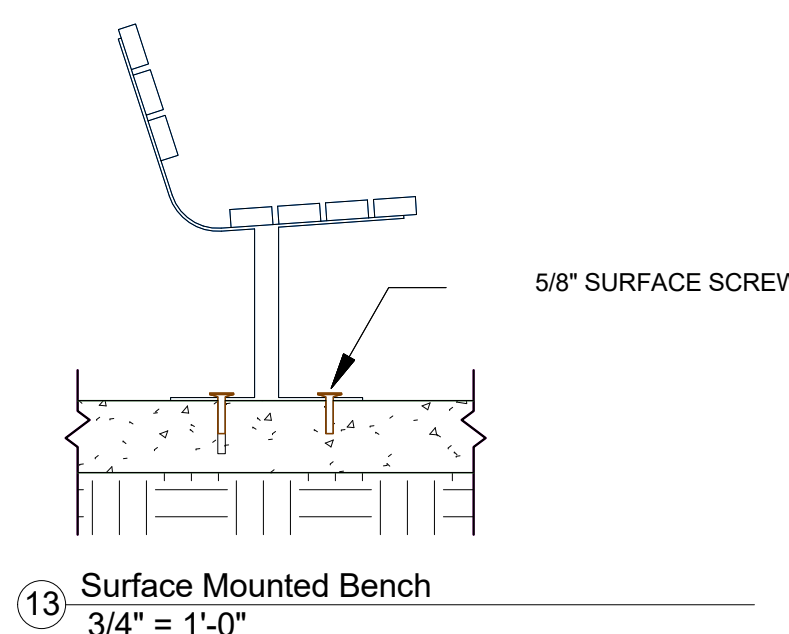
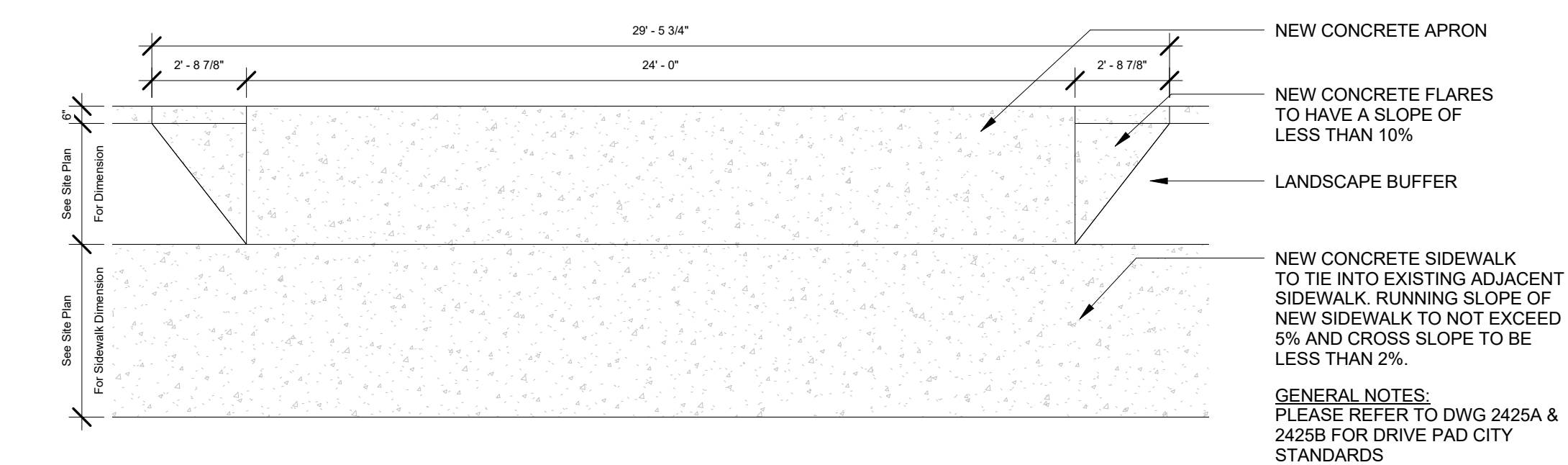
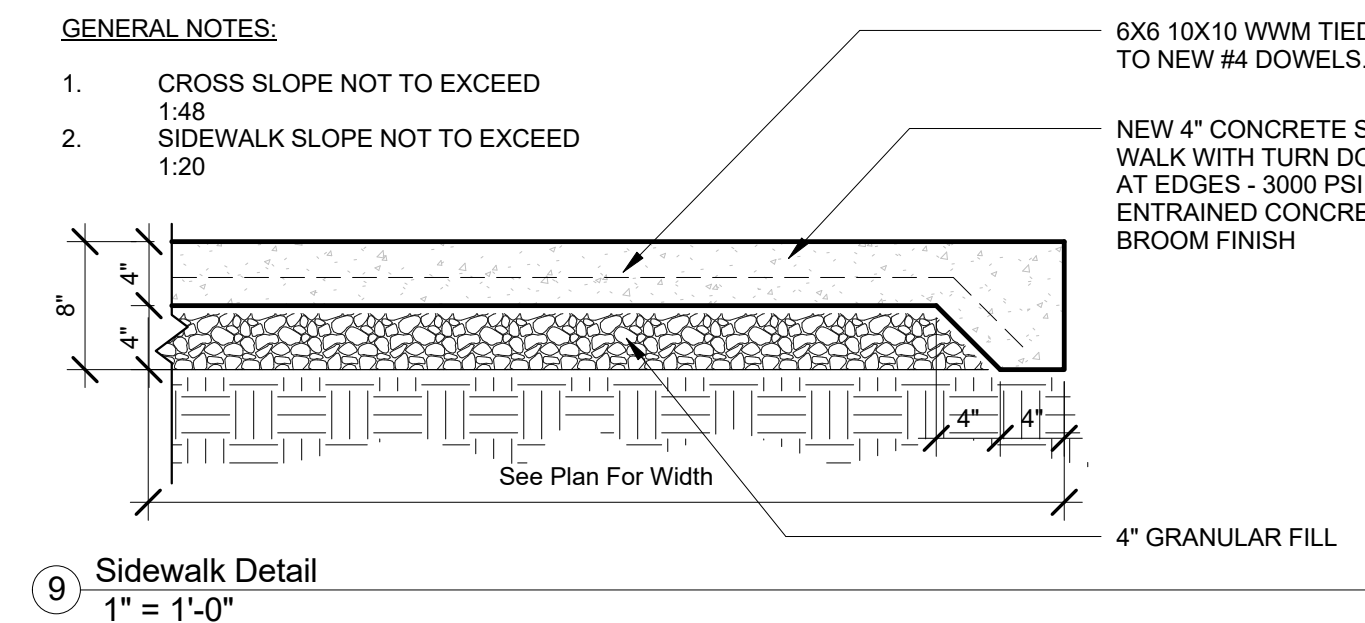
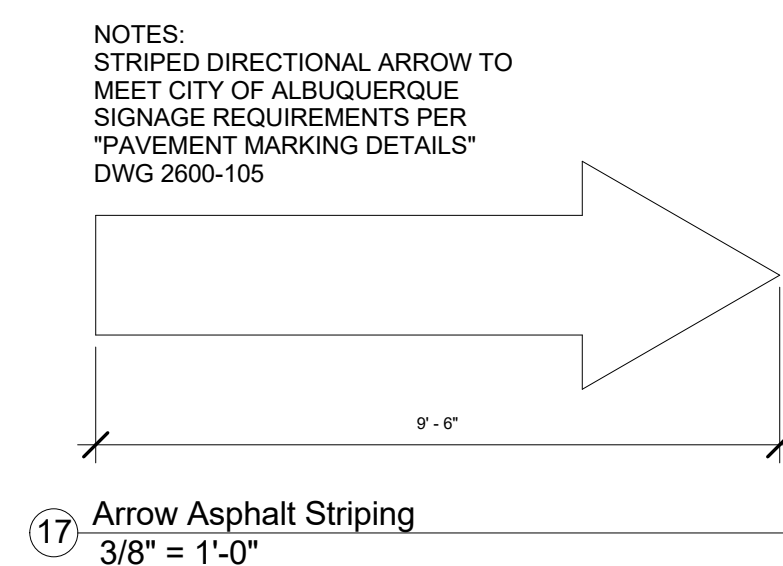
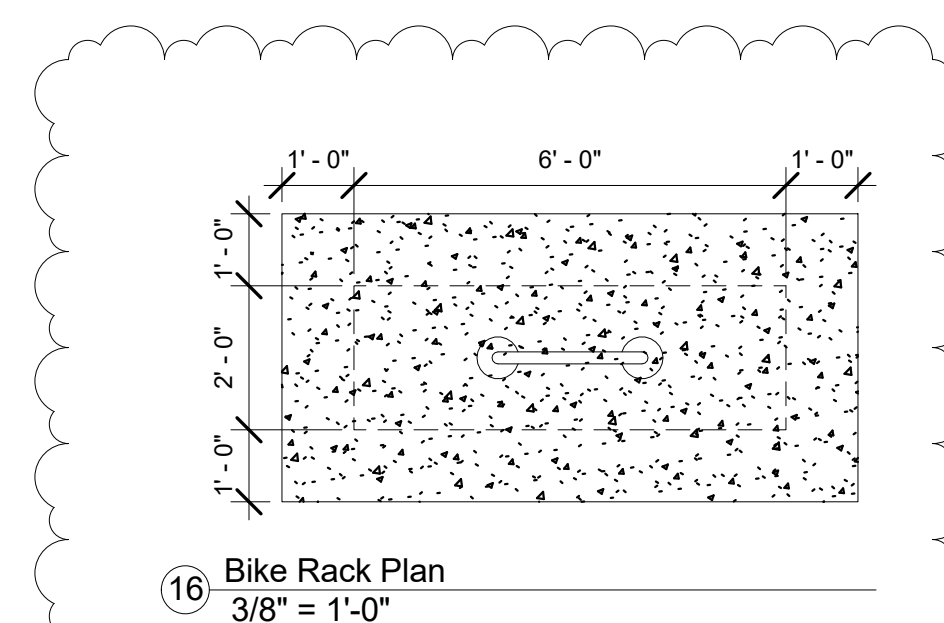
TRAFFIC CIRCULATION LAYOUT

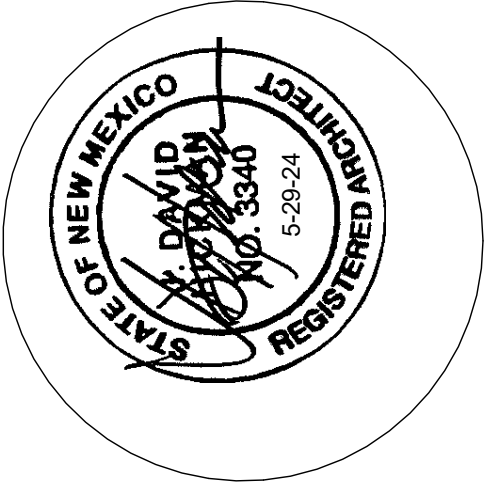
West Mesa Ridge

701 COORS BLVD NW ALBUQUERQUE NM 87121

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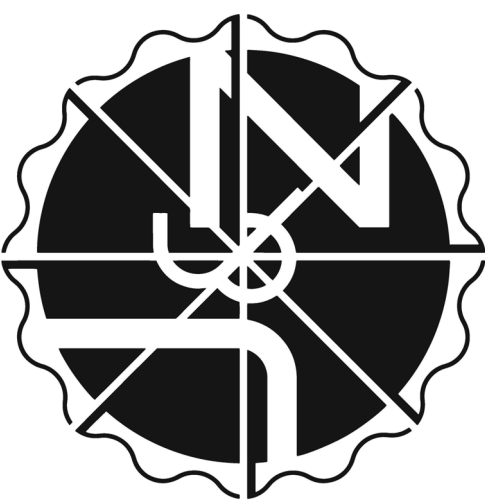




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5974 ANAHEIM AVENUE NE SUITE A
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**Architecture
Construction
Design-Build**



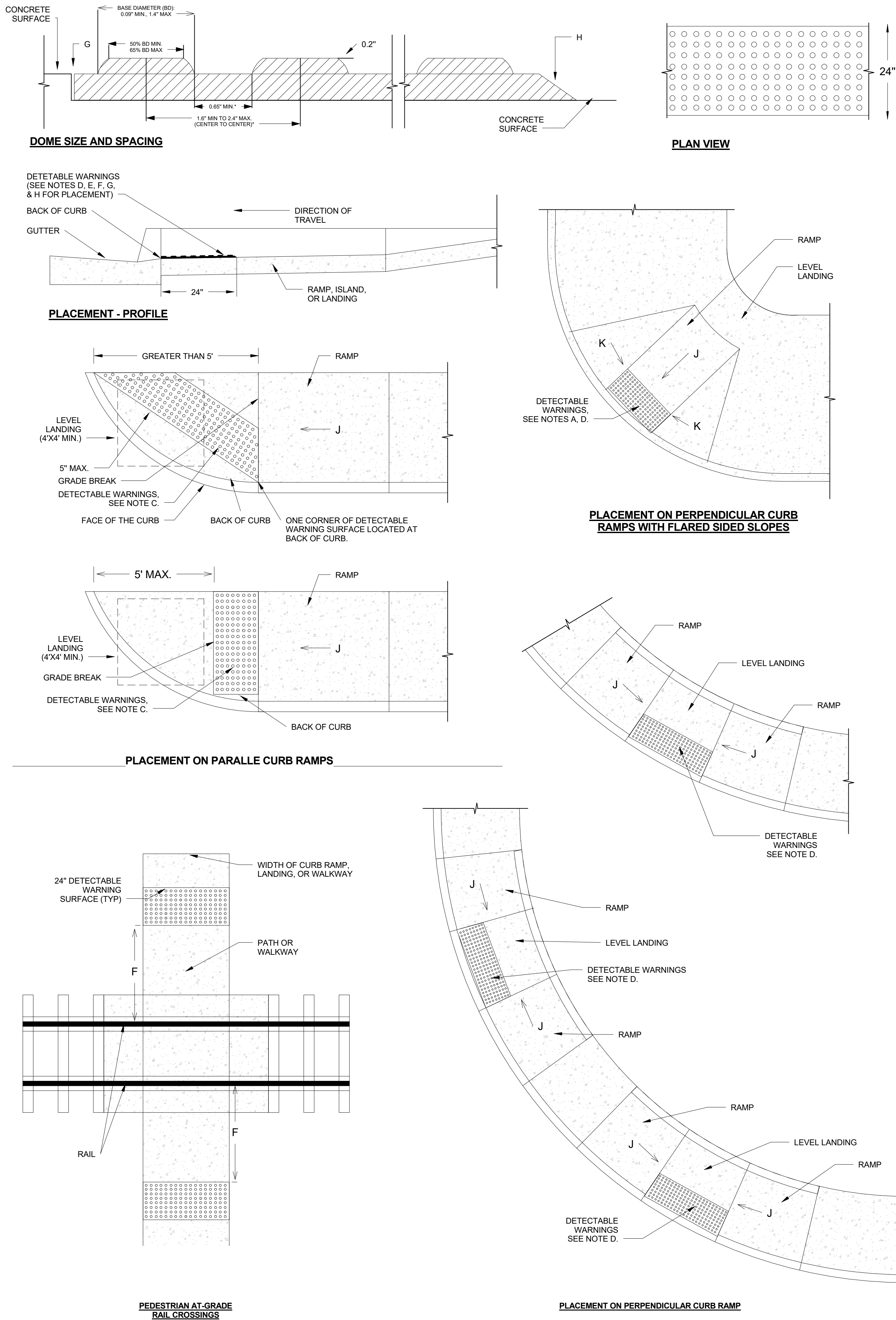
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drawn:	EAM
checked:	J&Z
date:	Feb. 28, 2024

West Mesa Ridge	701 COORS BLVD NW ALBUQUERQUE NM 87121
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TCL2.1	

SITE DETAILS

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GENERAL NOTES FOR DWG 2446:

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAN CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES:

- A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
- B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY
- C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHING 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
- D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
- E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WIRNINGS SUREFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPERATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD DWG. 2448.
- F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6' TO 15' FROM THE CENTERLINE OF THE NEAREST RAIL ALIGH ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
- G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH ADJACENT CONCRETE.
- H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H: 1V.
- J. 8.3% MAX SLOPE, 7% PREFERRED SLOPE.