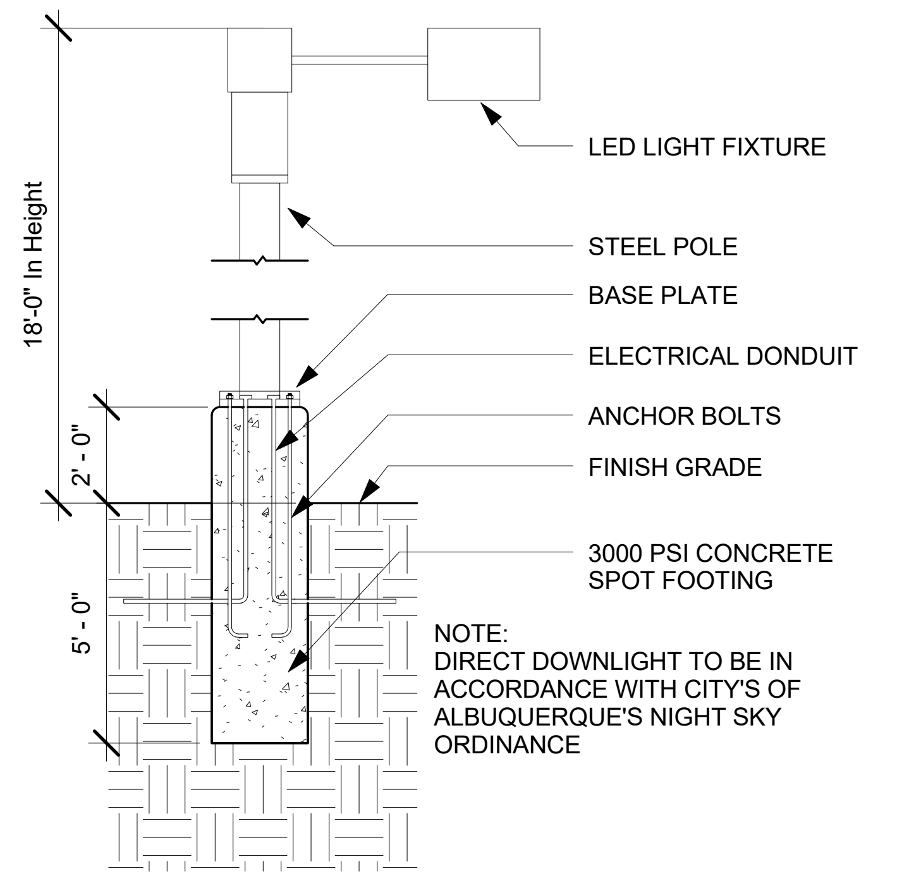


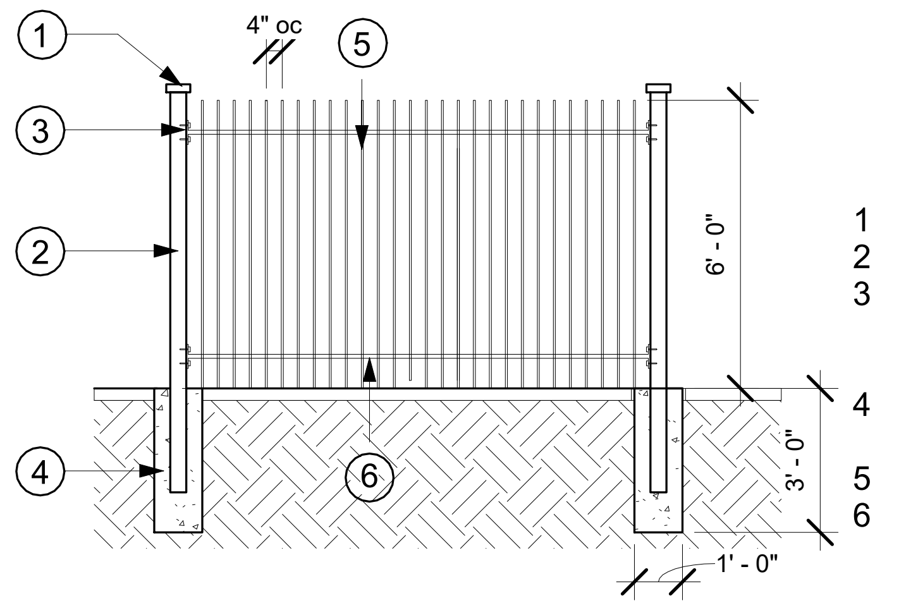
LED LIGHT FIXTURE
STEEL POLE
BASE PLATE
ELECTRICAL DONDUIT
ANCHOR BOLTS
FINISH GRADE
3000 PSI CONCRETE SPOT FOOTING
18'-0" In Height
2' - 0"
5' - 0"

NOTE:
DIRECT DOWNLIGHT TO BE IN ACCORDANCE WITH CITY'S OF ALBUQUERQUE'S NIGHT SKY ORDINANCE

⑧ Site Lighting Detail
1/4" = 1'-0"

LEGEND:

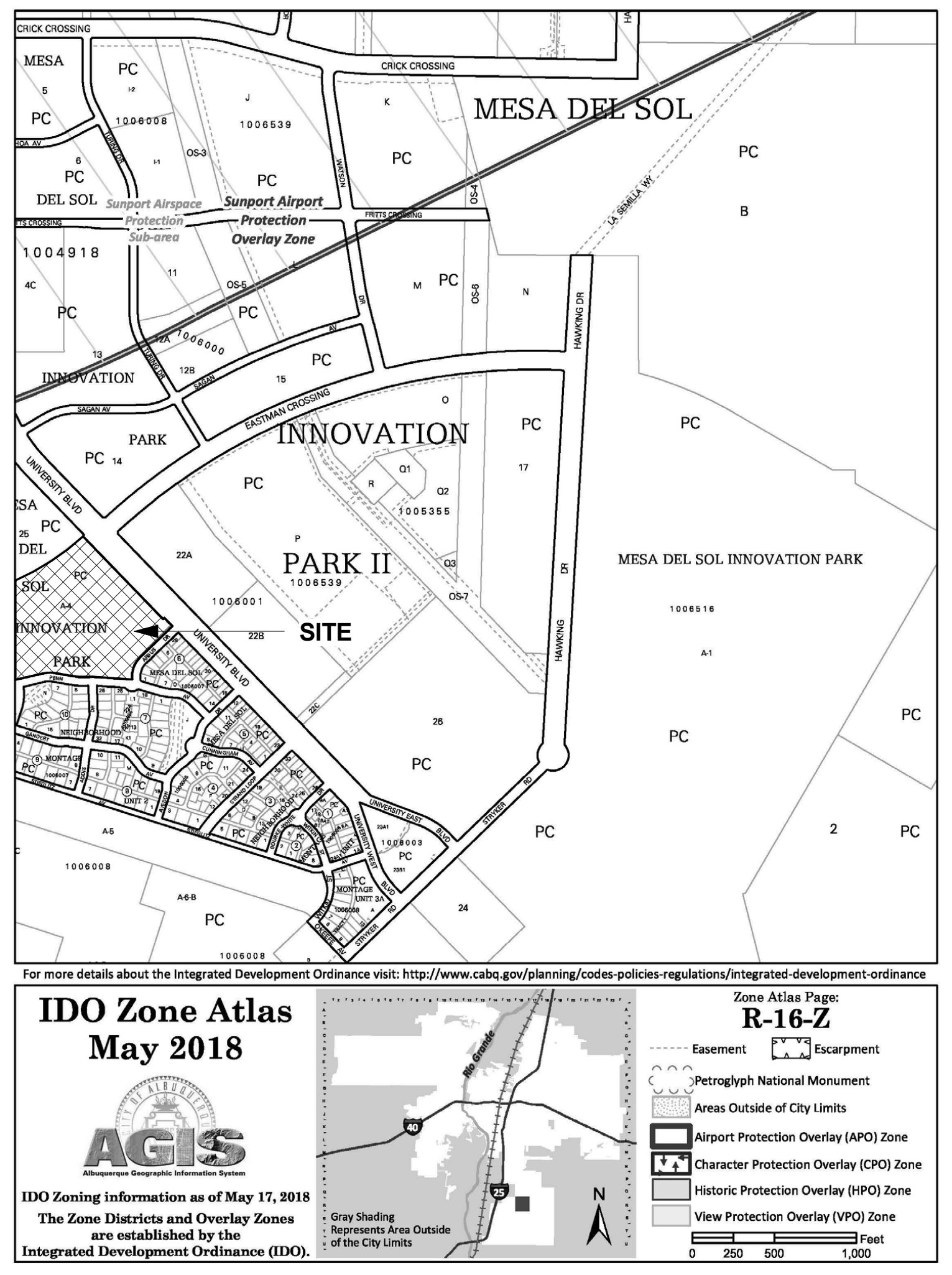
— — —	PROPERTY LINE
- - - - -	ADA ROUTE
———	BUILDING PERIMETER
-x-x-x-x-	METAL PICKET FENCE
▨	LAWN
▨	SITE TRIANGLE
■	ADJACENT BUILDINGS
▨	ACCESS ISLE
▨	NEW CMU YARD WALLS



1
2
3
4
5
6
4" oc
6' - 0"
3' - 0"
1' - 0"

1	4x4 Steel post cap.
2	4x4 Steel post 10' - 0" O.C.
3	Attach picket panel with appropriate bolts or weld to support posts.
4	Cast-in-place concrete spot footing.
5	1/2" sq. Picket, 4" oc
6	1" sq. Top and bottom Picket support

⑦ Wrought Iron Fence Detail
1/4" = 1'-0"



MESA DEL SOL
INNOVATION
PARK II
SITE
MESA DEL SOL INNOVATION PARK
Sunport Airport Protection Overlay Zone
Sunport Airspace Protection Sub-area
CRICK CROSSING
UNIVERSITY BLVD
HAWKING DR
EASTMAN CROSSING
STRYKER RD
PC
IDO Zone Atlas
May 2018
AGIS
Albuquerque Geographic Information System
Zone Atlas Page:
R-16-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
Gray Shading Represents Area Outside of the City Limits
Feet
0 250 500 1,000

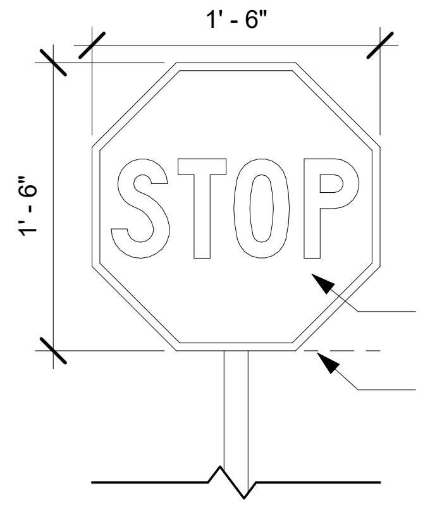
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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

④ Zone Atlas
1/4" = 1'-0"

UNIVERSITY BLVD SE
BOBBY FOSTER RD
SITE
PENN AVE SE
ARBUS DR

⑤ Vicinity Map
1" = 400'-0"

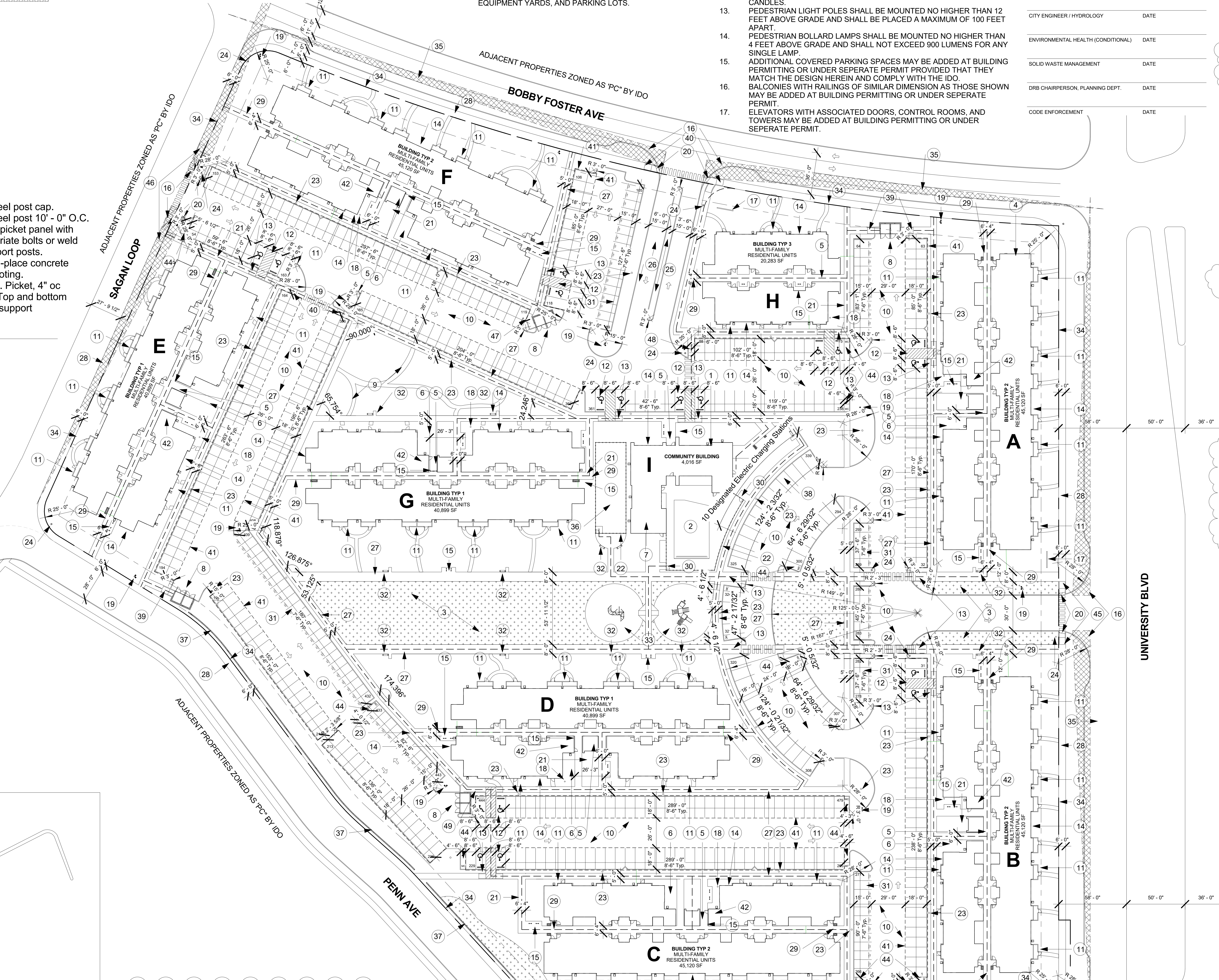


NOTES:
SIGNAGE TO MEET CITY OF ALBUQUERQUE TRAFFIC REQUIREMENTS

STOP SIGN

SIGNS TO BE MOUNTED @ 7'-0" MINIMUM FROM FINISH FLOOR TO BOTTOM OF STOP SIGN

⑨ Stop Sign Detail
1" = 1'-0"



BOBBY FOSTER AVE
SAGAN LOOP
PENN AVE
ARBUS DR
UNIVERSITY BLVD
ADJACENT PROPERTIES ZONED AS "PC" BY IDO
ADJACENT PROPERTIES ZONED AS 'PC" BY IDO
ADJACENT PROPERTIES ZONED AS "PC" BY IDO
A
B
C
D
E
F
G
H
I
BUILDING TYP 2 MULTI-FAMILY RESIDENTIAL UNITS 45,120 SF
BUILDING TYP 1 MULTI-FAMILY RESIDENTIAL UNITS 40,899 SF
BUILDING TYP 3 MULTI-FAMILY RESIDENTIAL UNITS 20,283 SF
COMMUNITY BUILDING 4,016 SF
10 Designated Electric Charging Stations
NORTH
0 20' 40' 60'

① DRB Site Plan
1" = 50'-0"

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
2. RIGHT OF WAY SHALL BE DEDICATED ON A PLAT PRIOR TO SITE APPROVAL.
3. ALL INFRASTRUCTURE WORK TO BE COMPLETED IN THE CITY'S RIGHT OF WAY SHALL BE COMPLETED BY PUBLIC WORK ORDER. ALL INFRASTRUCTURE TO BE COMPLETED ON THE SITE SHALL BE COMPLETED BY BUILDING PERMIT.
4. ALL OUTDOOR LIGHT FIXTURES 150 WATTS OR GREATER FOR INCANDESCENT LIGHT SOURCES OR 70 WATTS OR GREATER FOR OTHER TYPES OF LIGHT SOURCES SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.
5. NO LIGHT SOURCE FOR ANY OUTDOOR LIGHT FUXTURE SHALL BE DIRECTLY VISIBLE FROM ANY ADJACENT PROPERTY OR PUBLIC RIGHT OF WAY AND SHALL NOT BE VISIBLE FROM A DISTANCE GREATER THAN 1000 FEET IN ANY RESIDENTIAL ZONE DISTRICT.
6. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND AIMED SO THAT LIGHT SPILLOVER ONTO THE AREA 10 FEE BEYOND THE PROPERTY LINE SHALL NOT EXCEED 200 FOOT LAMBERTS AT THE PROPERTY LINE.
7. OUTDOOR LIGHT FIXTURES SHALL HAVE A MINIMUM LIGHT INTENSITY OF ONE LUMEN PER SQ FT AND A MAXIMUM INTENSITY OF 2 LUMENS PER SQ FT UNLESS SPECIFIED OTHERWISE IN THE IDO.
8. ALL OUTDOOR LIGHT FIXTURES WITHIN ANY RESIDENTIAL OR MIXED USE ZONE DISTRICT SHALL REMAIN OFF BETWEEN 11 PM AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, DRIVE AISLES, EQUIPMENT YARDS, AND PARKING LOTS.
9. THE HEIGHT OF LIGHT POLES, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, SHALL COMPLY WITH THE STANDARDS IN TABLE 5-8-1 UNLESS PART 14-16-2, 0, OR ANY USE SPECIFIC STANDARD IN SECTION 14-16-4-3 PROVIDES A DIFFERENT STANDARD.MIXED USE ZONE DISTRIC - 20' MAX HEIGHT PER TABLE 5-8-1 IDO
10. ALL OUTDOOR LIGHT FIXTURES MOUNTED ON A BUILDING OR STRUCTURE OTHER THAN A LIGHT POLE, EXCEPT FOR SECURITY LIGHTING, SHALL BE MOUNTED AT LEAST 6 FEET AND NO MORE THAN 15 FEET ABOVE GRADE OR NO HIGHER THAN 7 FEET ABOVE THE FLOOR OR A STOOP OR PORCH UNLESS SPECIFIED OTHERWISE IN THE IDO.
11. ALL OUTDOOR LIGHT FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURERS SPECIFICATIONS FOR THE FICTURE.
12. PEDESTRIAN SCALE LIGHTING, INCLUDING LIGHTING FOR SIDEWALKS, WALKWAYS, TRAILS, AND BICYCLE PATHS, SHALL PROVIDE AN ILLUMINATION OF AT LEAST 1 FOOT CANDLE, NOT TO EXCEED 4 FOOT CANDLES.
13. PEDESTRIAN LIGHT POLES SHALL BE MOUNTED NO HIGHER THAN 12 FEET ABOVE GRADE AND SHALL BE PLACED A MAXIMUM OF 100 FEET APART.
14. PEDESTRIAN BOLLARD LAMPS SHALL BE MOUNTED NO HIGHER THAN 4 FEET ABOVE GRADE AND SHALL NOT EXCEED 900 LUMENS FOR ANY SINGLE LAMP.
15. ADDITIONAL COVERED PARKING SPACES MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPERATE PERMIT PROVIDED THAT THEY MATCH THE DESIGN HEREIN AND COMPLY WITH THE IDO.
16. BALCONIES WITH RAILINGS OF SIMILAR DIMENSION AS THOSE SHOWN MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPERATE PERMIT.
17. ELEVATORS WITH ASSOCIATED DOORS, CONTROL ROOMS, AND TOWERS MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPERATE PERMIT.

PROJECT NO.

APPLICATION NO.

IS AN APPROVED INFASTRUCTURE LIST REQUIRED?
[ ] YES [ ] NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPT.	DATE
CITY ENGINEER / HYDROLOGY	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

SITE PLAN LEGEND:

1. COMMUNITY BUILDING
2. SWIMMING POOL
3. LAWN
4. "GATEWAY" WALL MOUNTED SIGN - SEE ELEVATION
5. PRIMARY BUILDING ENTRY
6. OUTDOOR GATHERING AREA
7. MAINTENANCE RM
8. GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 6-8 / DRB1.1 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
9. DRAINAGE POND
10. ASPHALT DRIVEWAY
11. UNIT PATIOS - 3'-0" SPLIT FACE CMU - COLOR: DARK GRAY - SEE ELEVATIONS
12. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAILS 5 & 9 / DRB1.1 FOR ADA PARKING SPACE DIMENSIONS.
13. ADA CURB RAMP - SEE DETAIL 10/DRB1.1 FOR CURB RAMP SLOPES AND DIMENSIONS
14. BUILDING IDENTIFIER SIGN TO BE ILUMINATED - SEE DETAIL 16 / DRB 1.1
15. (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAILS 11 - 12 / DRB1.2
16. 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.
17. MONUMENT SIGN - SEE DETAILS 1-3 / DRB1.1
18. POST INDICATOR VALVE
19. FIRE HYDRANT
20. DETECTABLE WARNING STRIP
21. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
22. 6'-0" SECURITY VIEW FENCING (<50% OPAQUE). ROD IRON, METAL PICKET @ POOL DECK AND DOG PARK- COLOR: BLACK - SEE DETAIL 7/DRB1.0
23. 16' POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE.
24. NEW STOP AND PEDESTRIAN CROSSING SIGNAGE - SEE DETAILS
25. NEW MEDIAN - SEE CIVIL SHEETS
26. PRIMARY ENTRANCE
27. NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
28. EXISTING PUBLIC SIDEWALK 6'-0" WIDTH TO CONTINUE ACROSS TO SITE
29. SECONDARY BUILDING ENTRANCE
30. POOL GATE.
31. COMPACT PARKING - SEE DETAIL 5/DRB1.1 FOR ALL PARKING DIMENSIONS.
32. ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"X48" LEVEL CONCRETE PAD AT ONE SIDE
33. ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS
34. PROPERTY LINE
35. CONTINUATION OF BIKE LANE
36. DOG PARK
37. 5' HIGH STUCCO COATED CMU WALL (TAN)
38. 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 FOR PARKING STALL DIMENSIONS
39. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS
40. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 5/DRB1.2 FOR SLOPES AND DIMENSIONS
41. COVERED PARKING - SEE DETAILS
42. ELEVATOR
43. BALCONIES AT ALL UPPER LEVEL UNITS - SEE BUILDING ELEVATIONS.
44. MOTORCYCLE PARKING - SEE 5/DRB1.1 FOR TYP. DIMENSIONS
45. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 4/DRB1.2 FOR SLOPES AND DIMENSIONS
46. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 6/DRB1.2 FOR SLOPES AND DIMENSIONS
47. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS
48. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 9/DRB1.2 FOR SLOPES AND DIMENSIONS
49. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 8/DRB1.2 FOR SLOPES AND DIMENSIONS

PARKING CALCULATIONS:

PER CITY OF ALBUQUERQUE IDO 14-16-5-5, 1.5 PARKING IS REQUIRED FOR EVERY UNIT	318 UNITS x 1.5
PARKING SPACES REQUIRED	477 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	**479 SPACES**
ON STREET PARKING	0 SPACES
COMPACT PARKING SPACES PROVIDED	91 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT	
ADA PARKING SPACES REQUIRED	17 SPACES
NMBC TABLE 1106.1 = 12 SPACES W/ 2 VAN ACCESSIBLE	
ADA PARKING SPACES PROVIDED	18 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES
COVERED PARKING SPACES PROVIDED	320 SPACES
MOTORCYCLE PARKING SPACES REQUIRED	6 SPACES
MOTORCYCLE PARKING PROVIDED	12 SPACES
BICYCLE PARKING SPACES REQUIRED	
10% OF OFF STREET PARKING	48 SPACES
BICYCLE PARKING SPACES PROVIDED	72 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	**479 SPACES**

USEABLE OPEN SPACE CALCULATIONS:

USEABLE OPEN SPACE REQUIREMENTS:
1 BR - 225 SF - 138 UNITS - 31,050 SF
2 BR - 285 SF - 144 UNITS - 41,040 SF
3 BR - 350 SF - 36 - 12,600 SF
84,690 SF REQUIRED

USEABLE OPEN SPACE PROVIDED:

CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,094 SF
LANDSCAPE AREA	175,936 SF
	244,576 SF PROVIDED

SITE DATA:

LOT SF/ACRE:	518,455 SF	11.9 ACRES
ZONING:	PC	
INTENDED USE:	DWELLING / MULTI FAMILY (318 UNITS)	
MAXIMUM HEIGHT:	35 FEET	

"EASY AS PIE"

J. DAVID
NO. 3340
4-16-21

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	EAM
checked:	J&Z
date:	June 25, 2021

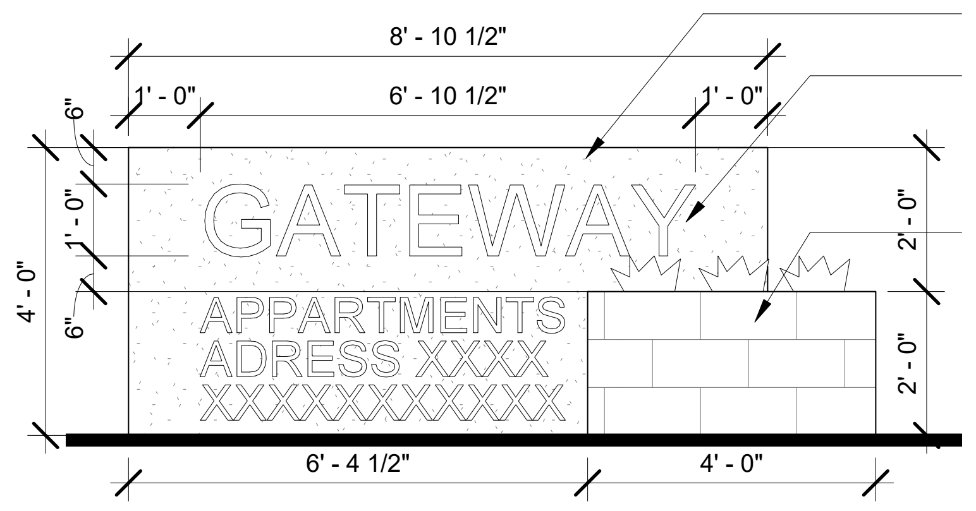
WWW.JEEBSANDZUZU.COM

DRB SITE PLAN

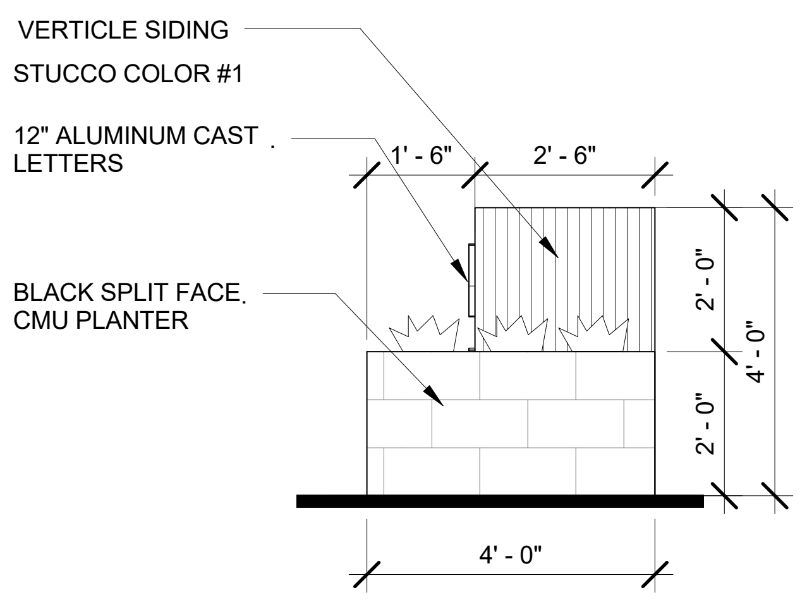
GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

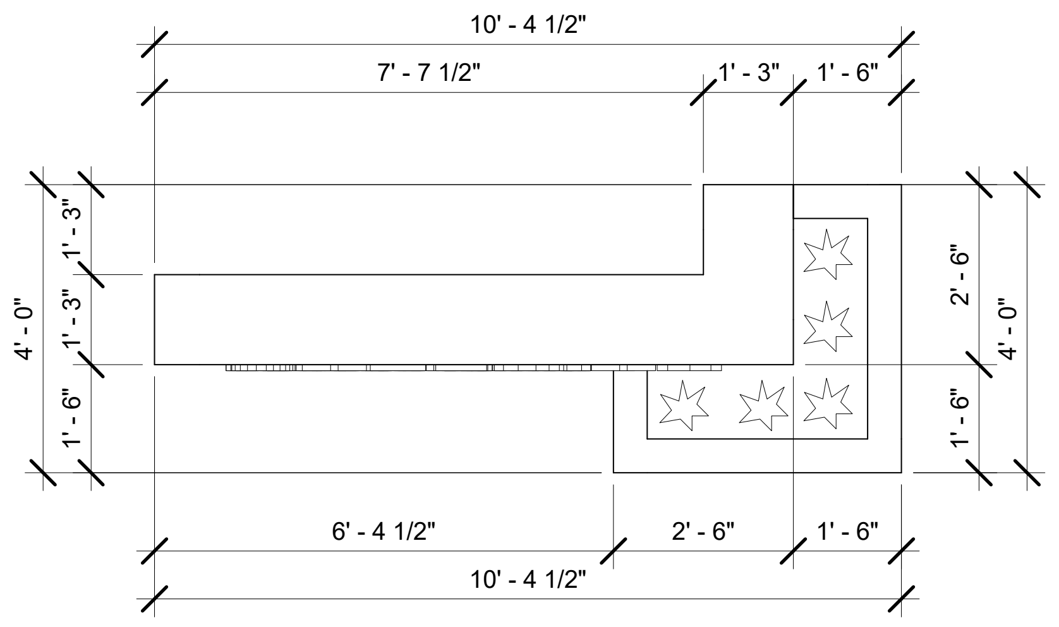
sheet no:
DRB1.0


8' - 10 1/2"
1' - 0"
6' - 10 1/2"
1' - 0"
6"
1' - 0"
6"
4' - 0"
2' - 0"
2' - 0"
GATEWAY
APPARTMENTS
ADRESS XXXX
XXXXXXXXXXX
6' - 4 1/2"
4' - 0"

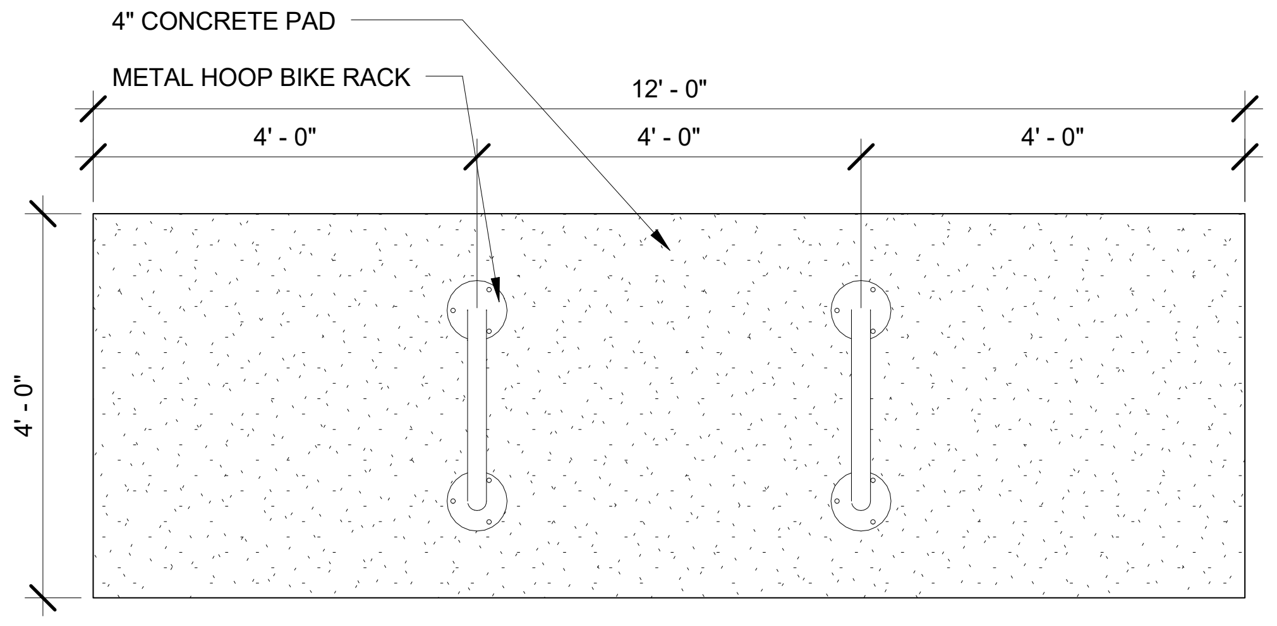
① Sign 1 Front Elevation
3/8" = 1'-0"


VERTICLE SIDING
STUCCO COLOR #1
12" ALUMINUM CAST LETTERS
BLACK SPLIT FACE, CMU PLANTER
1' - 6"
2' - 6"
2' - 0"
2' - 0"
4' - 0"
4' - 0"

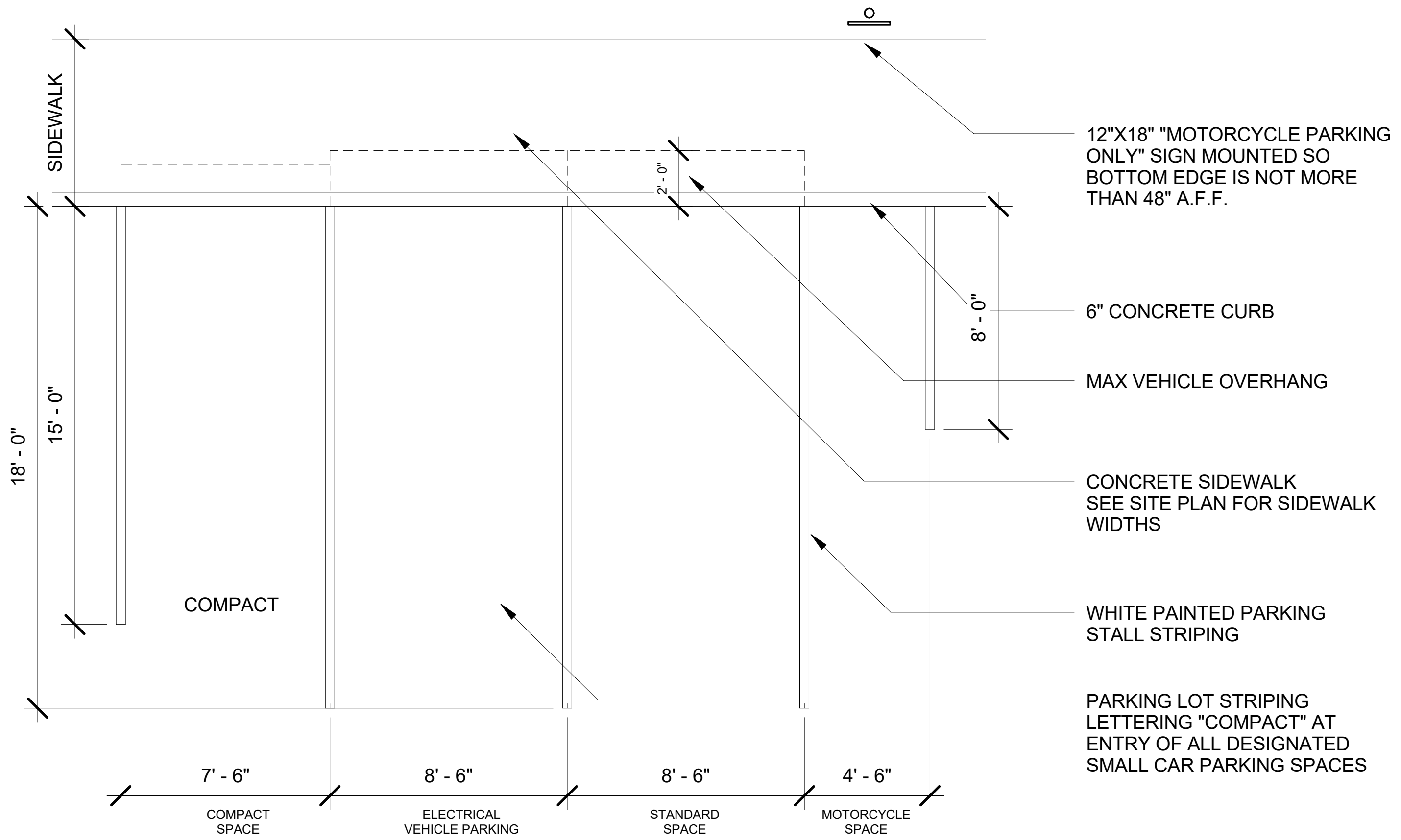
② Sign 1 Right Elevation
3/8" = 1'-0"


10' - 4 1/2"
7' - 7 1/2"
1' - 3"
1' - 6"
1' - 3"
1' - 3"
1' - 6"
4' - 0"
2' - 6"
1' - 6"
4' - 0"
6' - 4 1/2"
2' - 6"
1' - 6"
10' - 4 1/2"

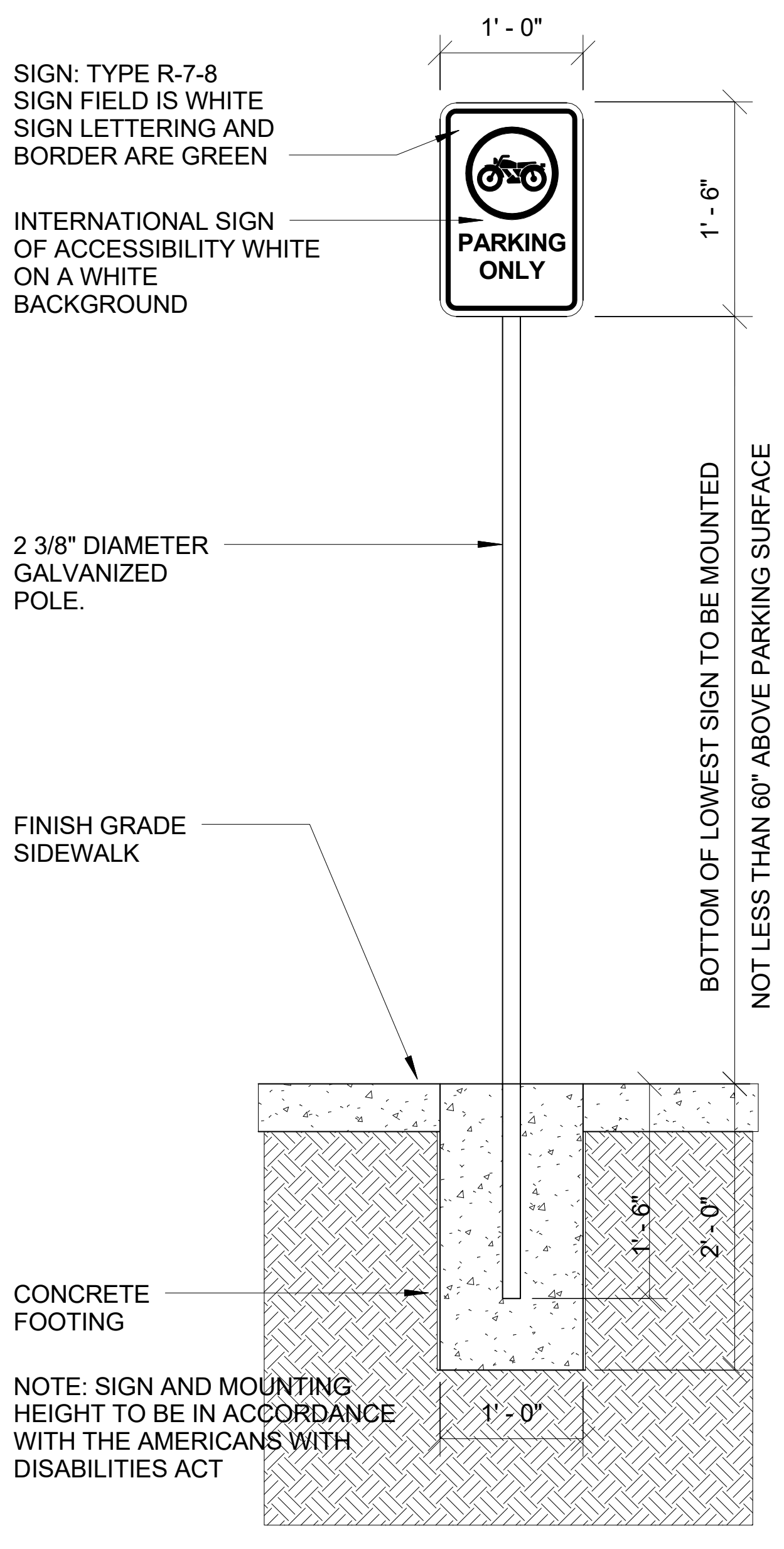
③ Sign 1 Plan
3/8" = 1'-0"


4" CONCRETE PAD
METAL HOOP BIKE RACK
12' - 0"
4' - 0"
4' - 0"
4' - 0"
4' - 0"

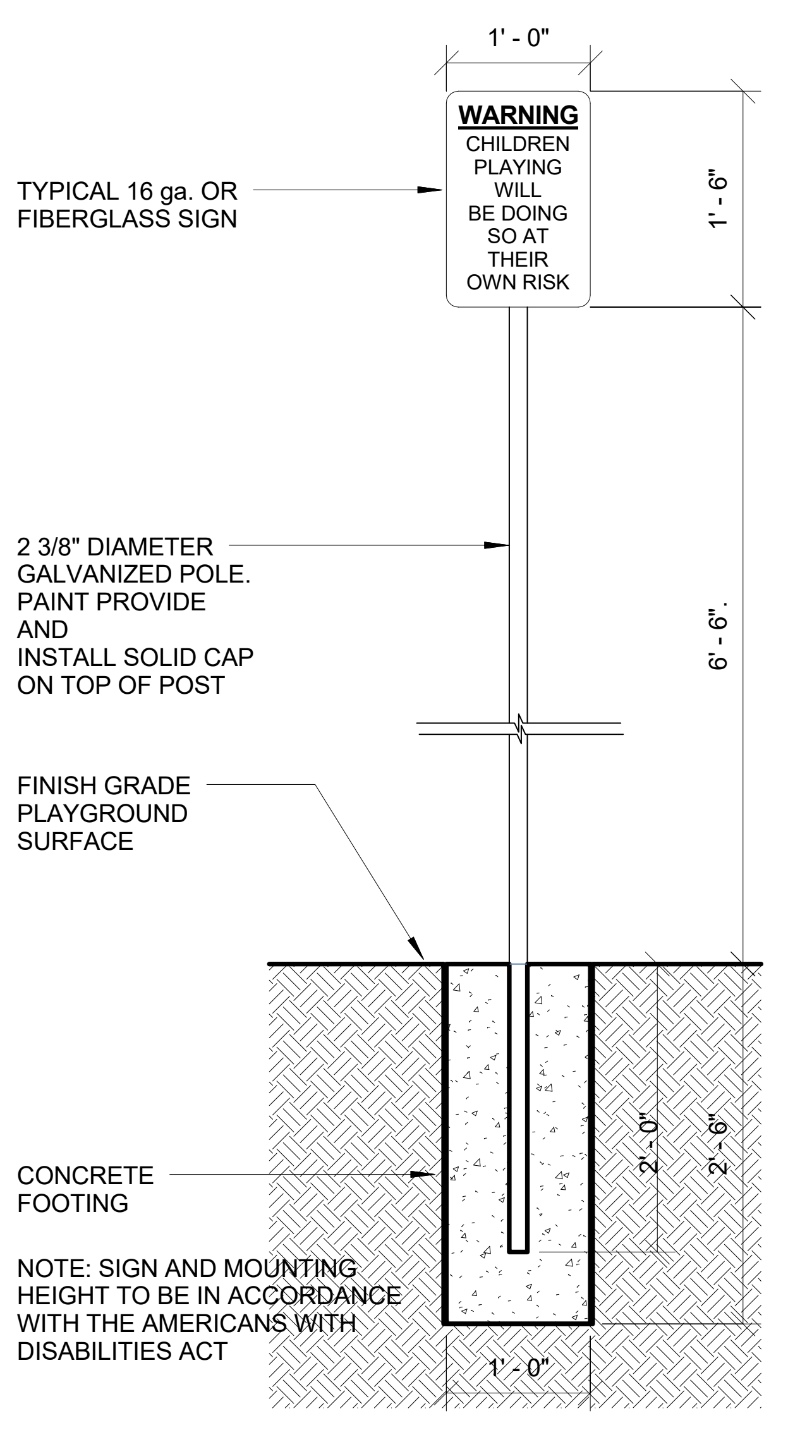
④ Bike Rack Plan
1/2" = 1'-0"


SIDEWALK
12"X18" "MOTORCYCLE PARKING ONLY" SIGN MOUNTED SO BOTTOM EDGE IS NOT MORE THAN 48" A.F.F.
2' - 0"
8' - 0"
6" CONCRETE CURB
MAX VEHICLE OVERHANG
18' - 0"
15' - 0"
CONCRETE SIDEWALK SEE SITE PLAN FOR SIDEWALK WIDTHS
COMPACT
WHITE PAINTED PARKING STALL STRIPING
PARKING LOT STRIPING LETTERING "COMPACT" AT ENTRY OF ALL DESIGNATED SMALL CAR PARKING SPACES
7' - 6"
8' - 6"
8' - 6"
4' - 6"
COMPACT SPACE
ELECTRICAL VEHICLE PARKING
STANDARD SPACE
MOTORCYCLE SPACE

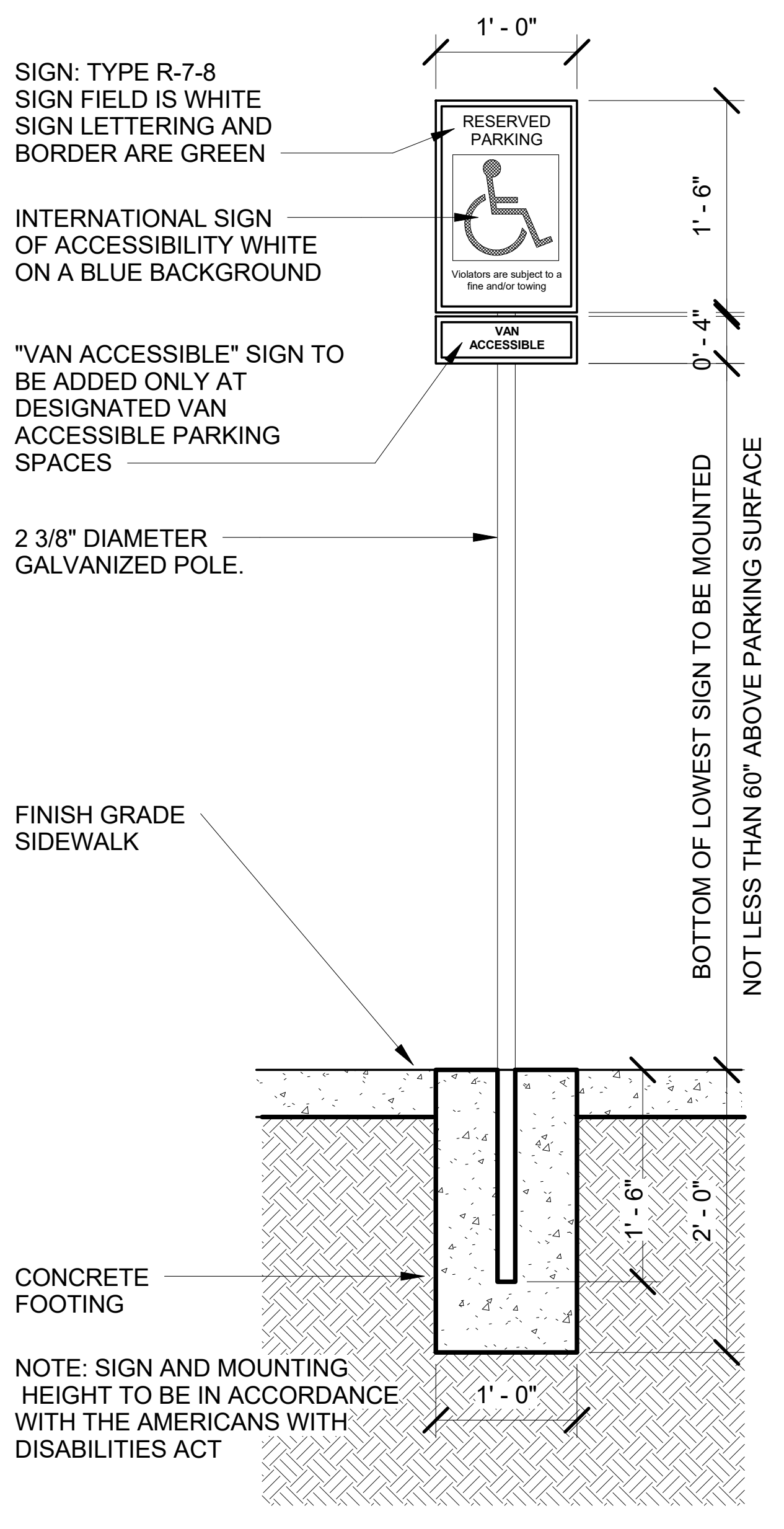
⑤ Standard Parking Detail
3/16" = 1'-0"


SIGN: TYPE R-7-8 SIGN FIELD IS WHITE SIGN LETTERING AND BORDER ARE GREEN
INTERNATIONAL SIGN OF ACCESSIBILITY WHITE ON A WHITE BACKGROUND
1' - 0"
PARKING ONLY
1' - 6"
2 3/8" DIAMETER GALVANIZED POLE.
BOTTOM OF LOWEST SIGN TO BE MOUNTED
NOT LESS THAN 60" ABOVE PARKING SURFACE
FINISH GRADE SIDEWALK
CONCRETE FOOTING
1' - 6"
2' - 0"
NOTE: SIGN AND MOUNTING HEIGHT TO BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT
1' - 0"

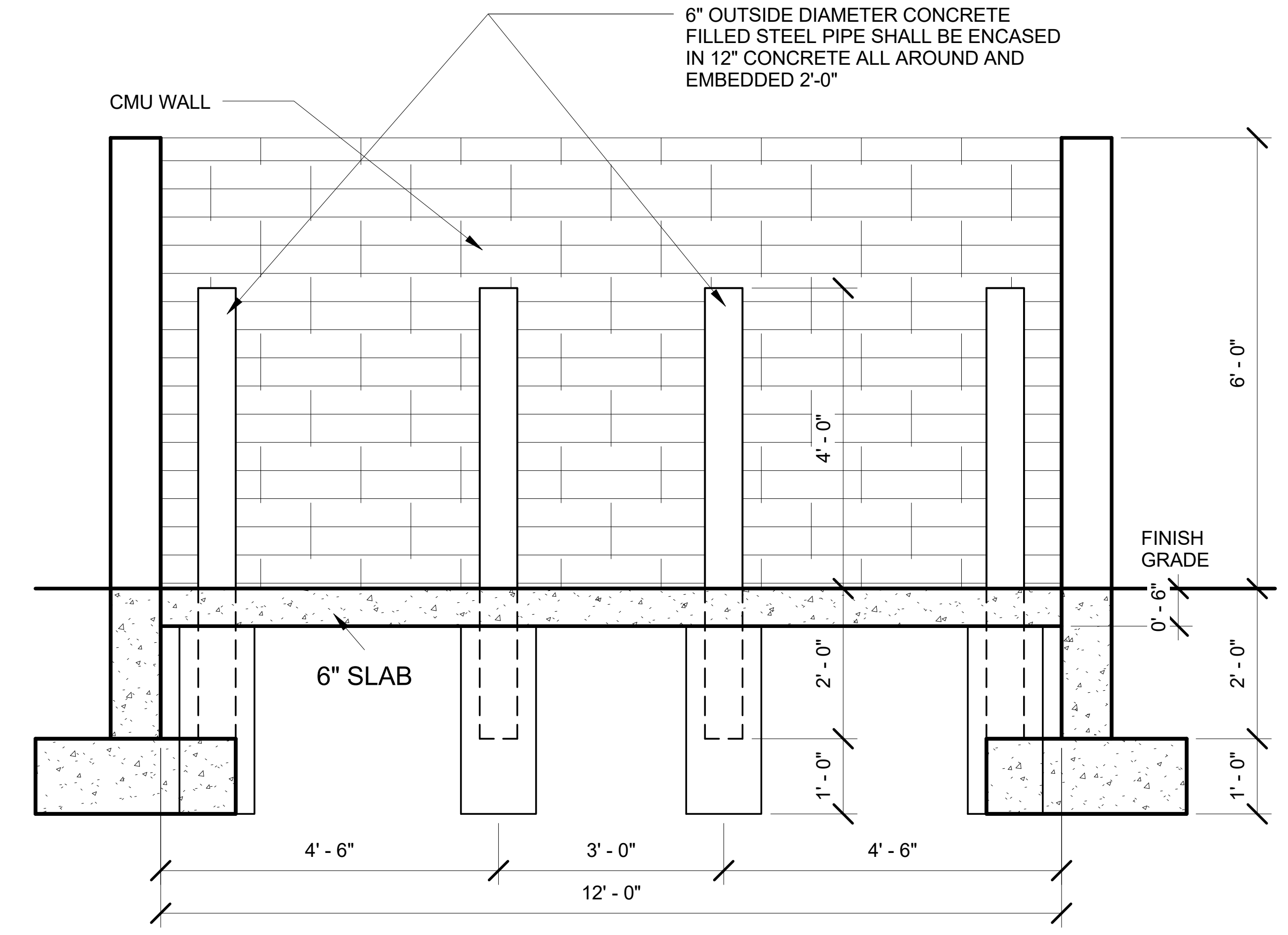
⑩ Motorcycle Parking Sign
3/4" = 1'-0"


1' - 0"
WARNING
CHILDREN PLAYING WILL BE DOING SO AT THEIR OWN RISK
TYPICAL 16 ga. OR FIBERGLASS SIGN
1' - 6"
2 3/8" DIAMETER GALVANIZED POLE. PAINT PROVIDE AND INSTALL SOLID CAP ON TOP OF POST
6' - 6".
FINISH GRADE PLAYGROUND SURFACE
CONCRETE FOOTING
2' - 0"
2' - 6".
NOTE: SIGN AND MOUNTING HEIGHT TO BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT
1' - 0"

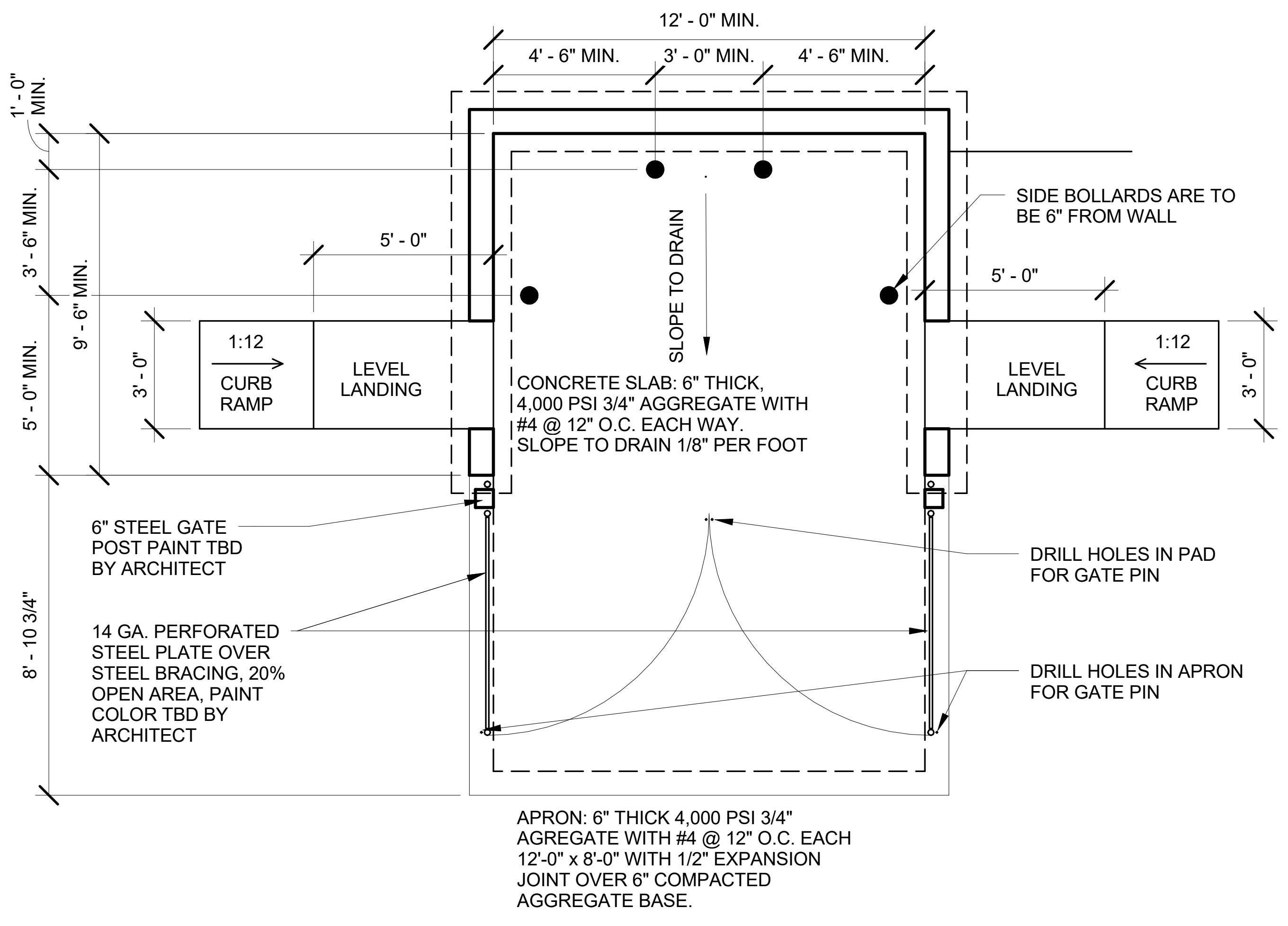
⑪ Playground Warning Sign
3/4" = 1'-0"


SIGN: TYPE R-7-8 SIGN FIELD IS WHITE SIGN LETTERING AND BORDER ARE GREEN
1' - 0"
RESERVED PARKING
Violators are subject to a fine and/or towing
VAN ACCESSIBLE
INTERNATIONAL SIGN OF ACCESSIBILITY WHITE ON A BLUE BACKGROUND
1' - 6"
0' - 4"
"VAN ACCESSIBLE" SIGN TO BE ADDED ONLY AT DESIGNATED VAN ACCESSIBLE PARKING SPACES
2 3/8" DIAMETER GALVANIZED POLE.
BOTTOM OF LOWEST SIGN TO BE MOUNTED
NOT LESS THAN 60" ABOVE PARKING SURFACE
FINISH GRADE SIDEWALK
CONCRETE FOOTING
1' - 6"
2' - 0"
NOTE: SIGN AND MOUNTING HEIGHT TO BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT
1' - 0"

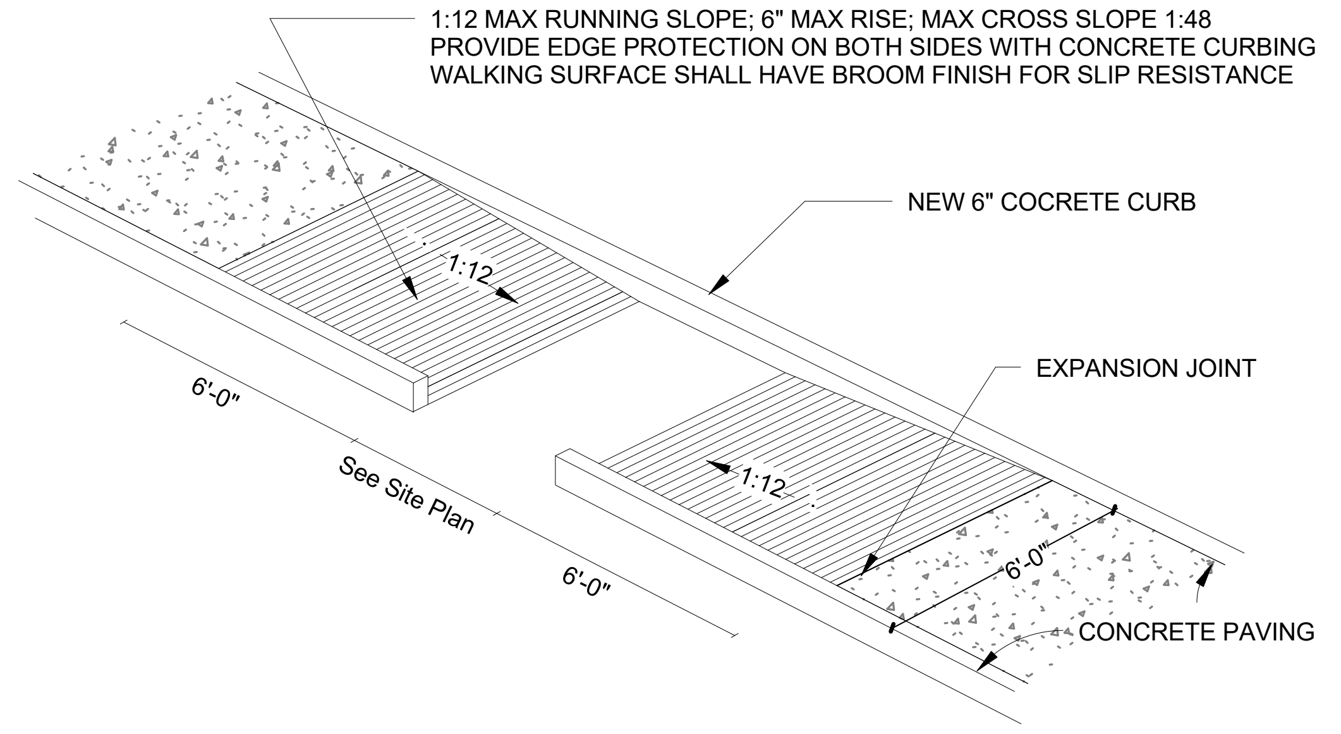
⑫ Handicap Parking Sign.
3/4" = 1'-0"


6" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2'-0"
CMU WALL
4' - 0"
6' - 0"
FINISH GRADE
6" SLAB
0' - 6"
2' - 0"
2' - 0"
1' - 0"
1' - 0"
4' - 6"
3' - 0"
4' - 6"
12' - 0"

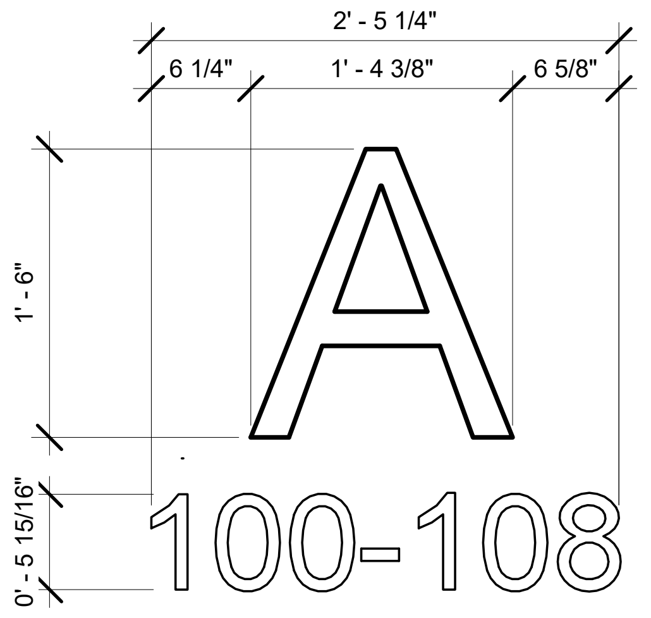
⑥ Trash Enclosure Section Detail
1/2" = 1'-0"


12' - 0" MIN.
4' - 6" MIN.
3' - 0" MIN.
4' - 6" MIN.
1' - 0" MIN.
3' - 6" MIN.
9' - 6" MIN.
5' - 0" MIN.
8' - 10 3/4"
SIDE BOLLARDS ARE TO BE 6" FROM WALL
SLOPE TO DRAIN
5' - 0"
5' - 0"
1:12
CURB RAMP
LEVEL LANDING
3' - 0"
CONCRETE SLAB: 6" THICK, 4,000 PSI 3/4" AGGREGATE WITH #4 @ 12" O.C. EACH WAY. SLOPE TO DRAIN 1/8" PER FOOT
LEVEL LANDING
1:12
CURB RAMP
3' - 0"
6" STEEL GATE POST PAINT TBD BY ARCHITECT
DRILL HOLES IN PAD FOR GATE PIN
14 GA. PERFORATED STEEL PLATE OVER STEEL BRACING, 20% OPEN AREA, PAINT COLOR TBD BY ARCHITECT
DRILL HOLES IN APRON FOR GATE PIN
APRON: 6" THICK 4,000 PSI 3/4" AGREGATE WITH #4 @ 12" O.C. EACH 12'-0" x 8'-0" WITH 1/2" EXPANSION JOINT OVER 6" COMPACTED AGGREGATE BASE.

⑦ Trash Enclosure Detail
1/4" = 1'-0"


1:12 MAX RUNNING SLOPE; 6" MAX RISE; MAX CROSS SLOPE 1:48 PROVIDE EDGE PROTECTION ON BOTH SIDES WITH CONCRETE CURBING WALKING SURFACE SHALL HAVE BROOM FINISH FOR SLIP RESISTANCE
NEW 6" COCRETE CURB
1:12
EXPANSION JOINT
6'-0"
See Site Plan
6'-0"
1:12
6'-0"
CONCRETE PAVING

⑬ Curb Ramp Detail
1/4" = 1'-0"


2' - 5 1/4"
6 1/4"
1' - 4 3/8"
6 5/8"
1' - 6"
A
0' - 5 15/16"
100-108

SIGN SPECIFICATIONS:

FABRICATION: CAST METAL
MATERIAL: ALUMINUM (514 ALLOY)
FINISH: BRUSHED W/ LOW GLOSS CLEAR COAT
COLOR: TBD
GRAIN DIRECTION: HORIZONTAL
FONT: GEMINI STANDARD GT-ARIAL
TEXT CAP HEIGHT: 18" & 6"
RETURN (THICKNESS): STANDARD 1/4"
LETTER VISIBILITY: 300'

INSTALLATION:

METHOD: BLIND STUD MOUNT (NO TAPE)
HARDWARE: STANDARD 3" STUDS, LENGTH TBD
ADHESIVE: 3M 550 SEALANT / ADHEASIVE
STAND-OFFS: 1/4" STANDOFF
MOUNTING PATTERN: TEMPLATE REQUIRED

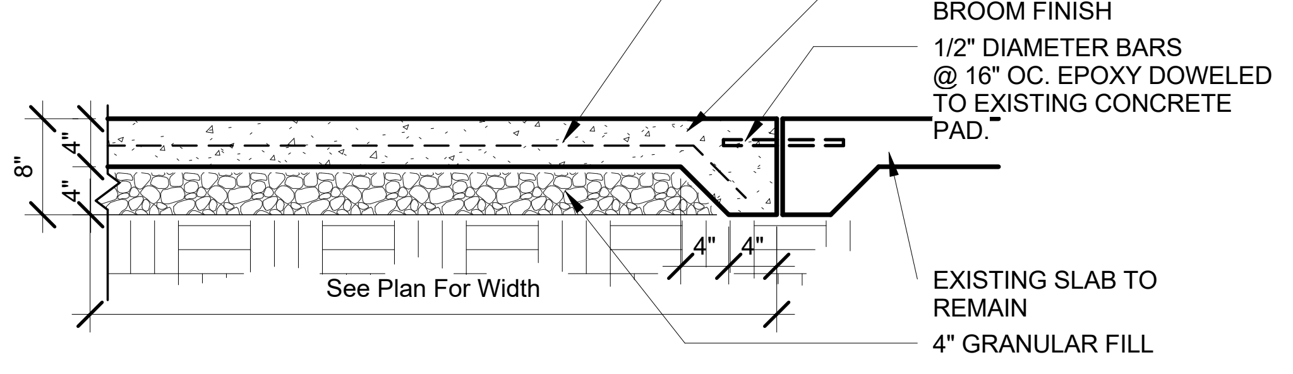
NOTES:

SEE SITE PLAN AND BUILDING ELEVATIONS TO COORDINATE APPROPRIATE SIGN TO APPROPRIATE BUILDING AS WELL AS SIGN LOCATION.

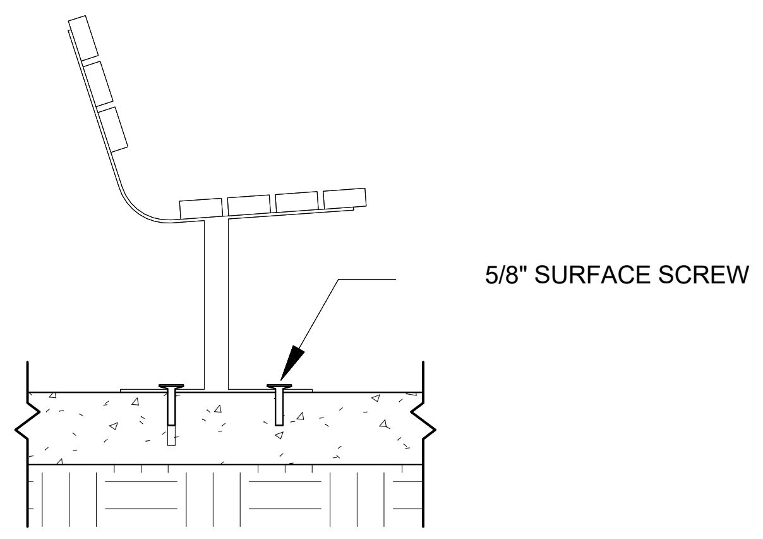
⑯ Building Signage Detail
1" = 1'-0"

GENERAL NOTES:

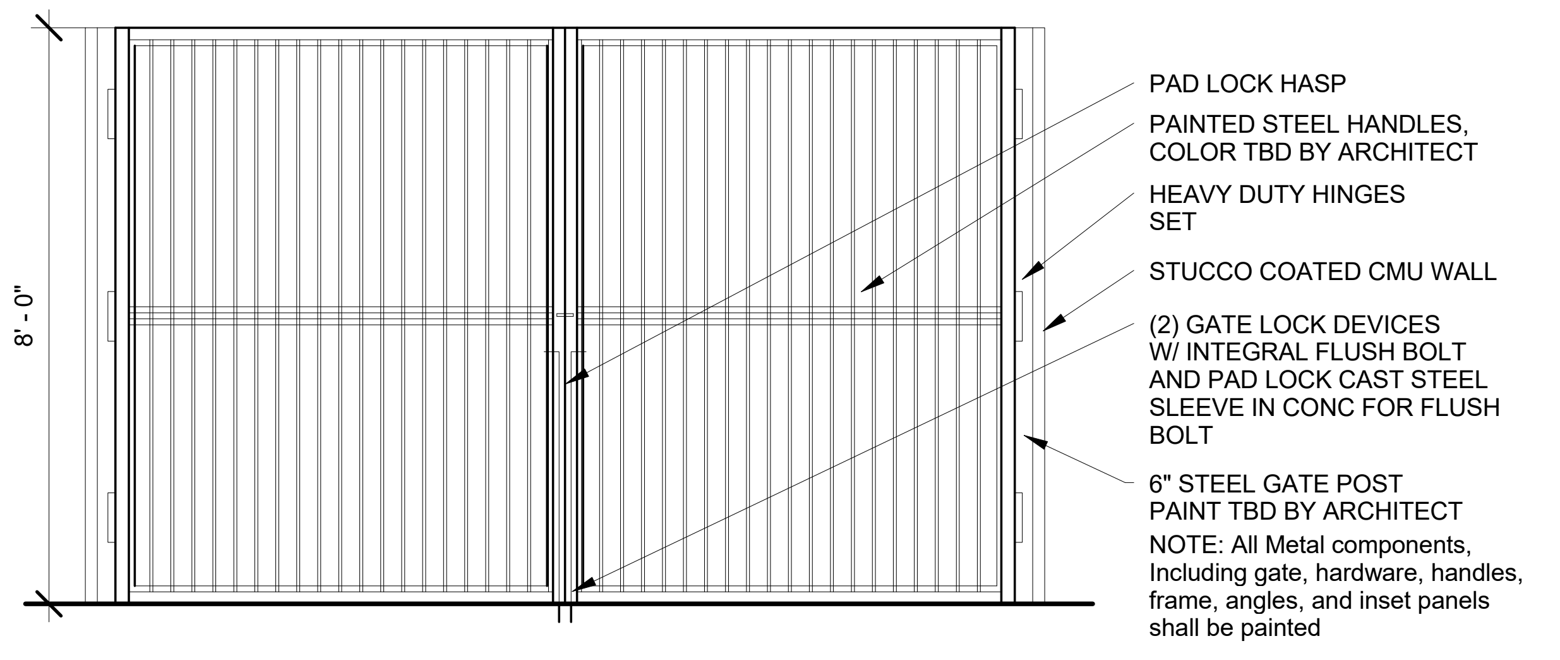
1. CROSS SLOPE NOT TO EXCEED 1:48
2. SIDEWALK SLOPE NOT TO EXCEED 1:20


6X6 10X10 WWM TIED TO NEW #4 DOWELS.
NEW 4" CONCRETE SIDE WALK WITH TURN DOWN AT EDGES - 3000 PSI AIR ENTRAINED CONCRETE. BROOM FINISH
1/2" DIAMETER BARS @ 16" OC. EPOXY DOWELED TO EXISTING CONCRETE PAD.
8"
4"
4"
4"
4"
See Plan For Width
EXISTING SLAB TO REMAIN
4" GRANULAR FILL

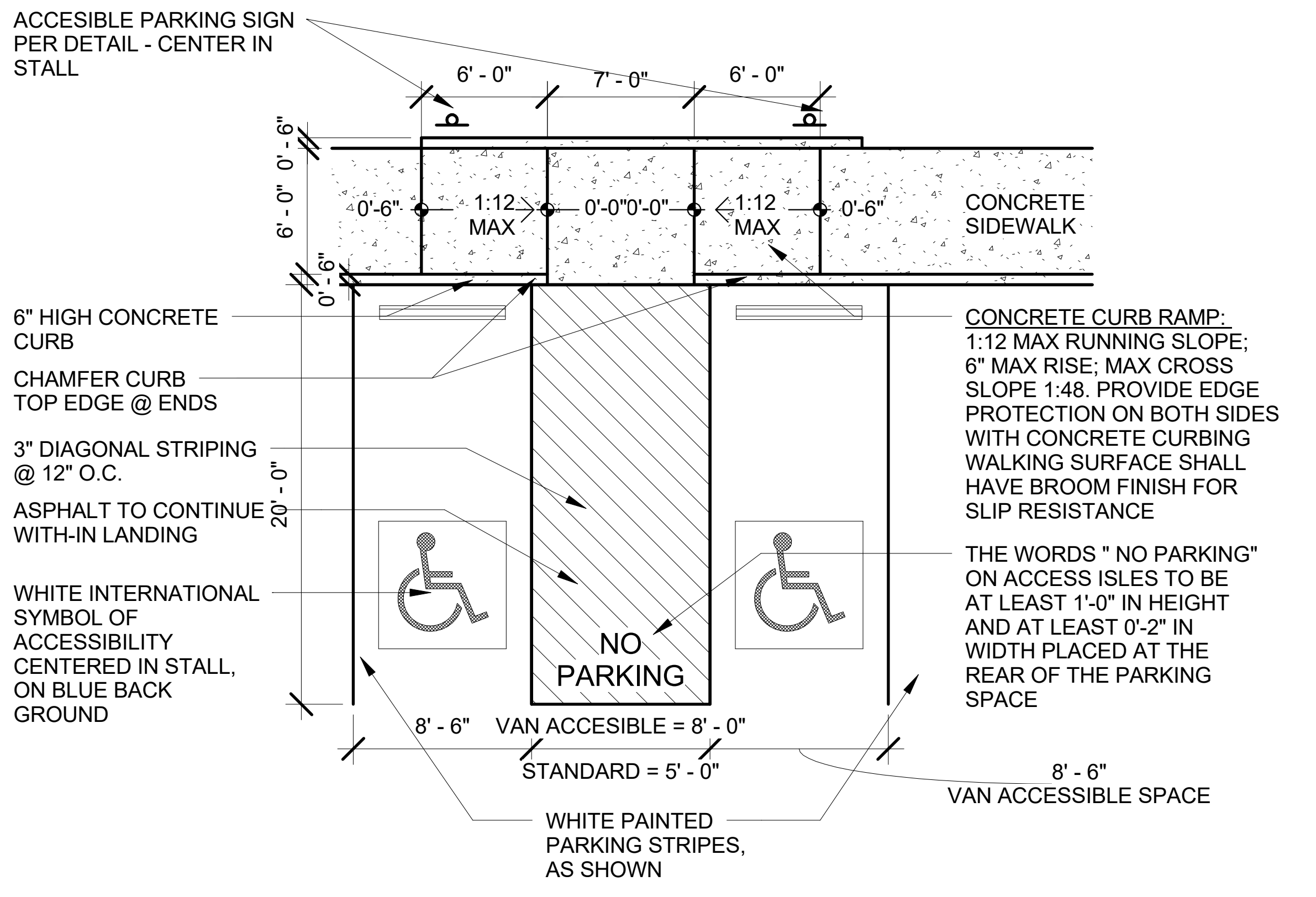
⑮ Sidewalk Detail
3/4" = 1'-0"


5/8" SURFACE SCREW

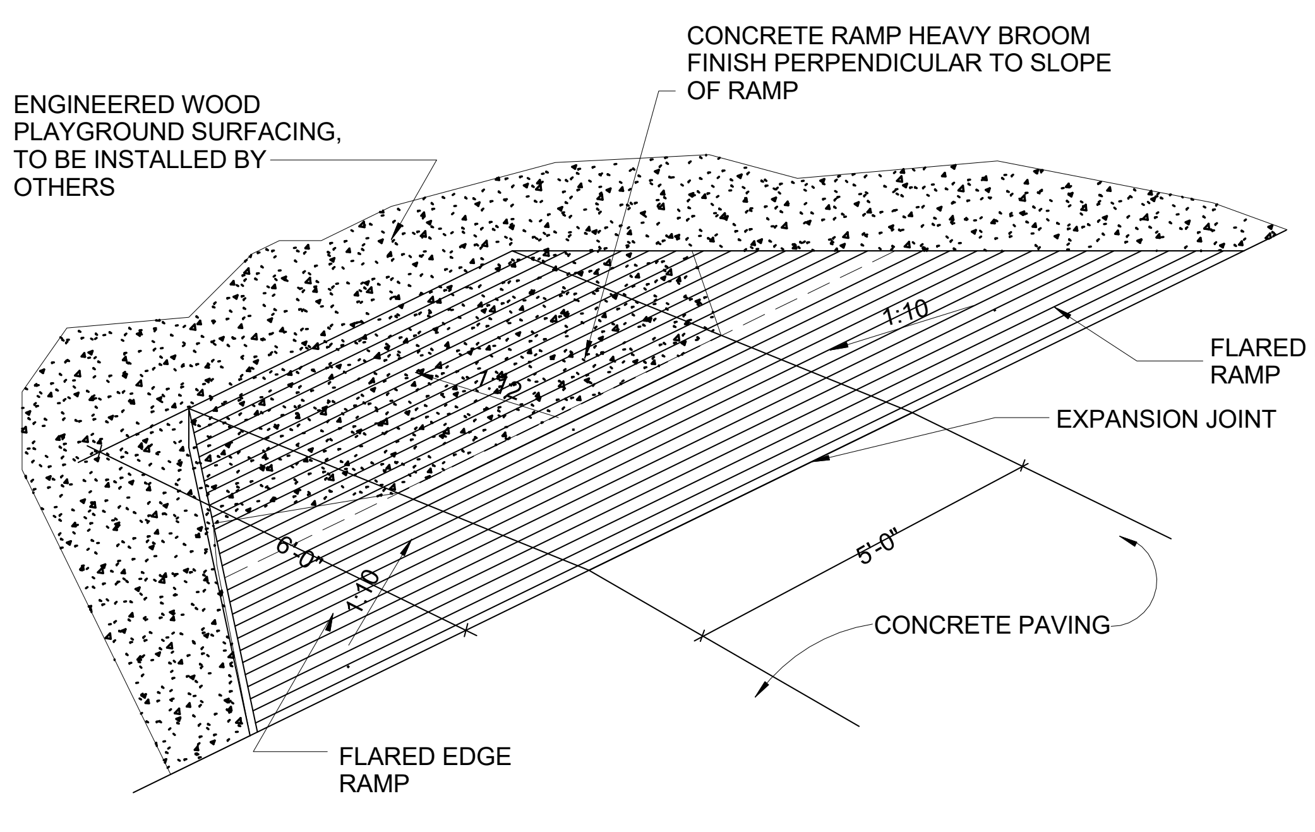
⑭ Surface Mounted Bench
3/4" = 1'-0"


8' - 0"
PAD LOCK HASP
PAINTED STEEL HANDLES, COLOR TBD BY ARCHITECT
HEAVY DUTY HINGES SET
STUCCO COATED CMU WALL
(2) GATE LOCK DEVICES W/ INTEGRAL FLUSH BOLT AND PAD LOCK CAST STEEL SLEEVE IN CONC FOR FLUSH BOLT
6" STEEL GATE POST PAINT TBD BY ARCHITECT
NOTE: All Metal components, Including gate, hardware, handles, frame, angles, and inset panels shall be painted

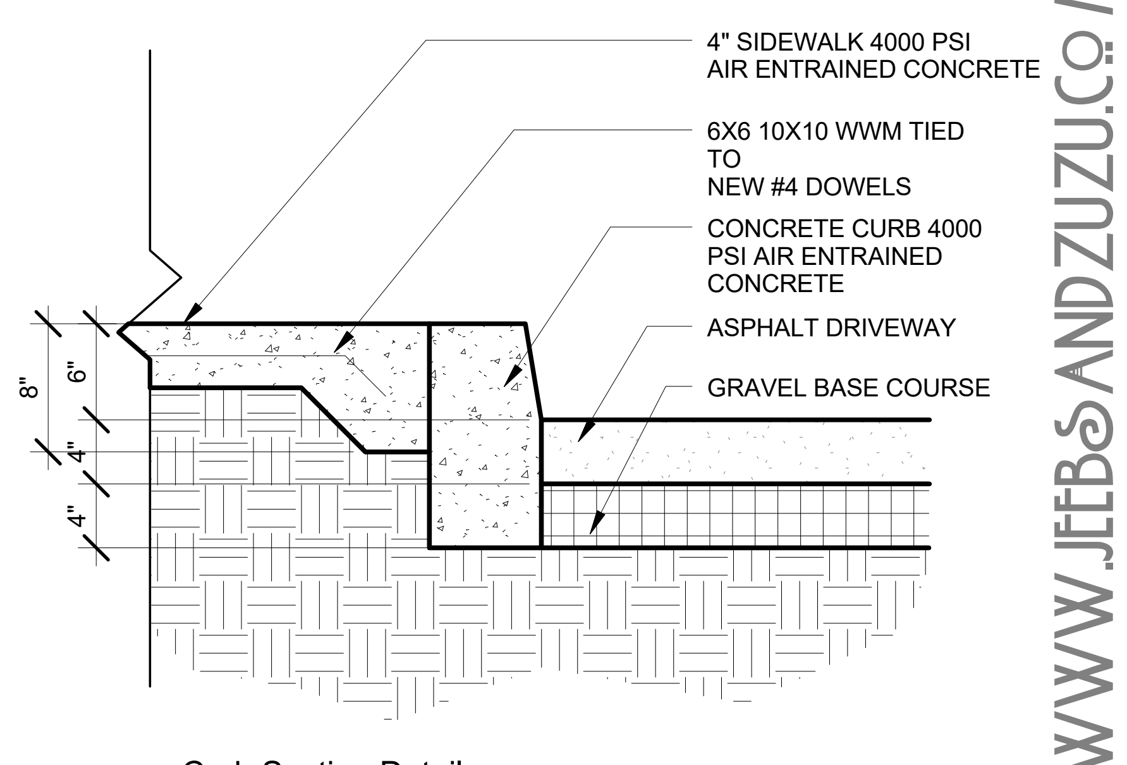
⑧ Trash Enclosure Gate Elevation
3/8" = 1'-0"


ACCESIBLE PARKING SIGN PER DETAIL - CENTER IN STALL
6' - 0"
7' - 0"
6' - 0"
0' - 6"
6' - 0"
0' - 6"
0'-6"
1:12 MAX
0'-0"0'-0"
1:12 MAX
0'-6"
CONCRETE SIDEWALK
6" HIGH CONCRETE CURB
CHAMFER CURB TOP EDGE @ ENDS
3" DIAGONAL STRIPING @ 12" O.C.
ASPHALT TO CONTINUE WITH-IN LANDING
20' - 0"
WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED IN STALL, ON BLUE BACK GROUND
CONCRETE CURB RAMP: 1:12 MAX RUNNING SLOPE; 6" MAX RISE; MAX CROSS SLOPE 1:48. PROVIDE EDGE PROTECTION ON BOTH SIDES WITH CONCRETE CURBING WALKING SURFACE SHALL HAVE BROOM FINISH FOR SLIP RESISTANCE
THE WORDS " NO PARKING" ON ACCESS ISLES TO BE AT LEAST 1'-0" IN HEIGHT AND AT LEAST 0'-2" IN WIDTH PLACED AT THE REAR OF THE PARKING SPACE
NO PARKING
8' - 6"
VAN ACCESIBLE = 8' - 0"
STANDARD = 5' - 0"
8' - 6" VAN ACCESSIBLE SPACE
WHITE PAINTED PARKING STRIPES, AS SHOWN

⑨ ADA Parking Detail
1/8" = 1'-0"


CONCRETE RAMP HEAVY BROOM FINISH PERPENDICULAR TO SLOPE OF RAMP
ENGINEERED WOOD PLAYGROUND SURFACING, TO BE INSTALLED BY OTHERS
1:10
FLARED EDGE RAMP
EXPANSION JOINT
6'-0"
5'-0"
CONCRETE PAVING
FLARED EDGE RAMP

⑰ Ramp Into Play Area
3/8" = 1'-0"


4" SIDEWALK 4000 PSI AIR ENTRAINED CONCRETE
6X6 10X10 WWM TIED TO NEW #4 DOWELS
CONCRETE CURB 4000 PSI AIR ENTRAINED CONCRETE
ASPHALT DRIVEWAY
GRAVEL BASE COURSE
8"
6"
4"
4"

⑱ Curb Section Detail
1" = 1'-0"

"EASY AS PIE"

WWW.JEEBSANDZUZU.COM

STATE OF NEW MEXICO
DAVID
NO. 3340
4-16-21
REGISTERED ARCHITECT

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

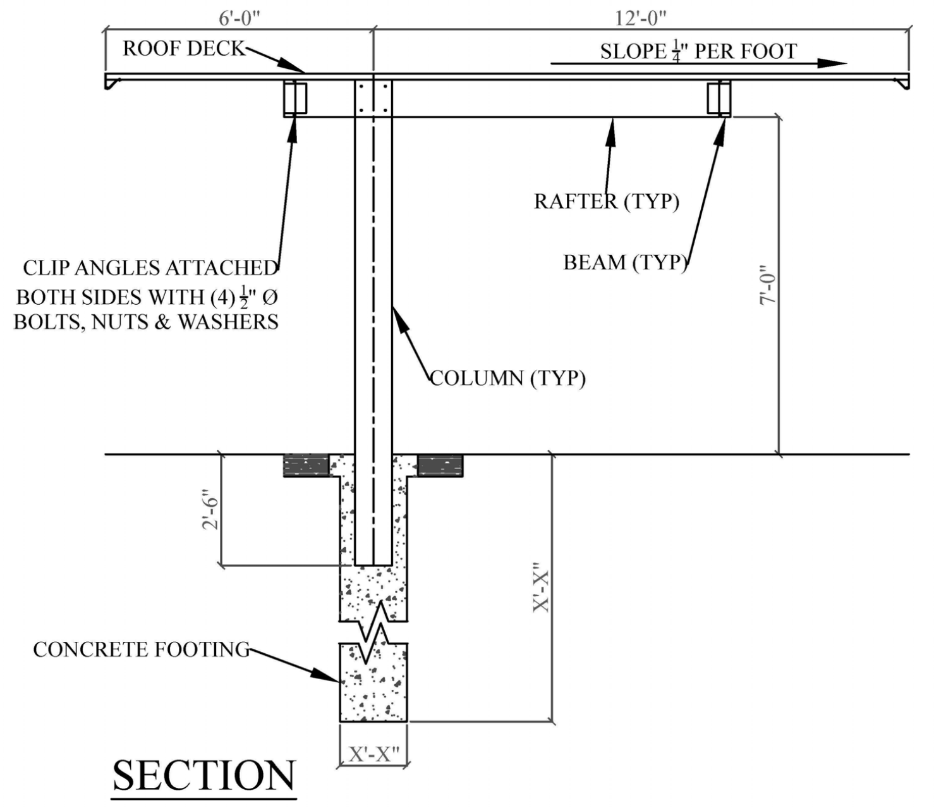
job no:	20-026
drawn:	GH
checked:	J&Z
date:	June 25, 2021

SITE DETAILS

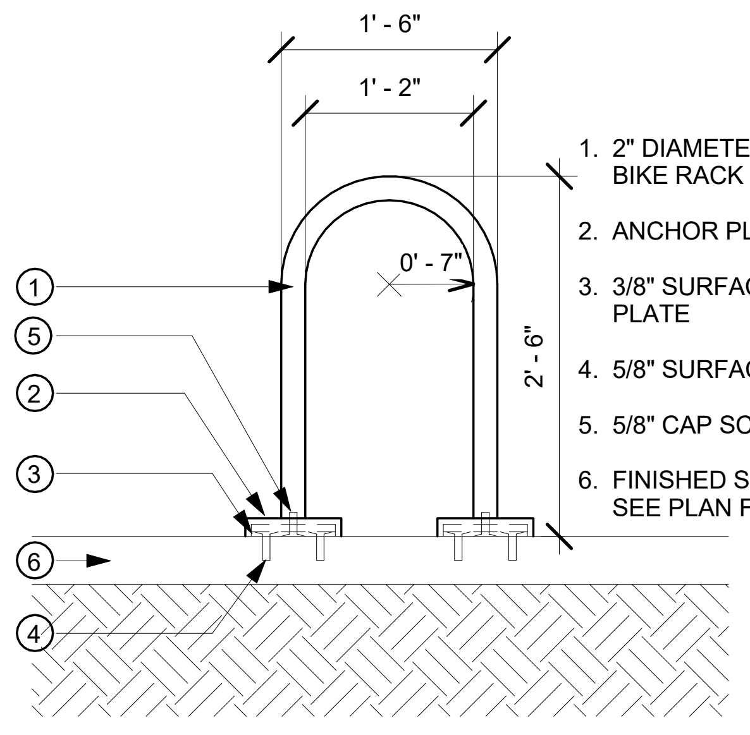
GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB1.1

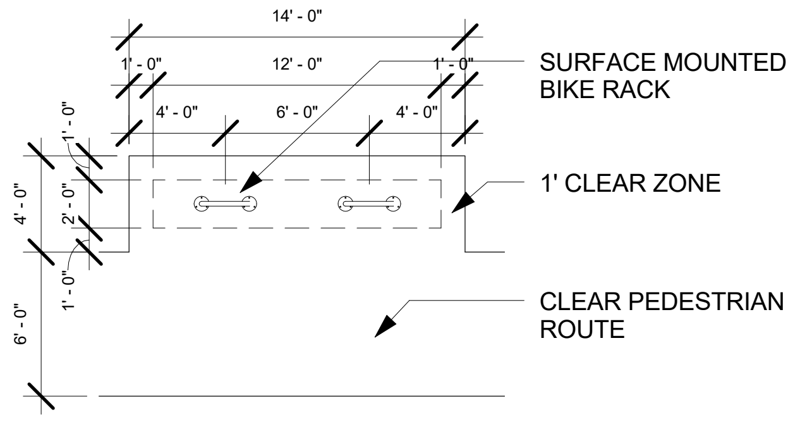

6'-0"
12'-0"
ROOF DECK
SLOPE ¼" PER FOOT
RAFTER (TYP)
BEAM (TYP)
CLIP ANGLES ATTACHED BOTH SIDES WITH (4) ½" Ø BOLTS, NUTS & WASHERS
COLUMN (TYP)
7'-0"
2'-6"
X'-X"
CONCRETE FOOTING
X'-X"
SECTION

⑬ Car Port Section
1/4" = 1'-0"


1' - 6"
1' - 2"
0' - 7"
2' - 6"
1
5
2
3
6
4

1. 2" DIAMETER PIPE BIKE RACK
2. ANCHOR PLATE COVER
3. 3/8" SURFACE MOUNT PLATE
4. 5/8" SURFACE SCREW
5. 5/8" CAP SCREW
6. FINISHED SITE FLOORING SEE PLAN FOR FINISH

⑫ Bike Rack Detail
3/4" = 1'-0"


14' - 0"
1' - 0"
12' - 0"
1' - 0"
4' - 0"
6' - 0"
4' - 0"
1' - 0"
4' - 0"
2' - 0"
1' - 0"
6' - 0"
SURFACE MOUNTED BIKE RACK
1' CLEAR ZONE
CLEAR PEDESTRIAN ROUTE

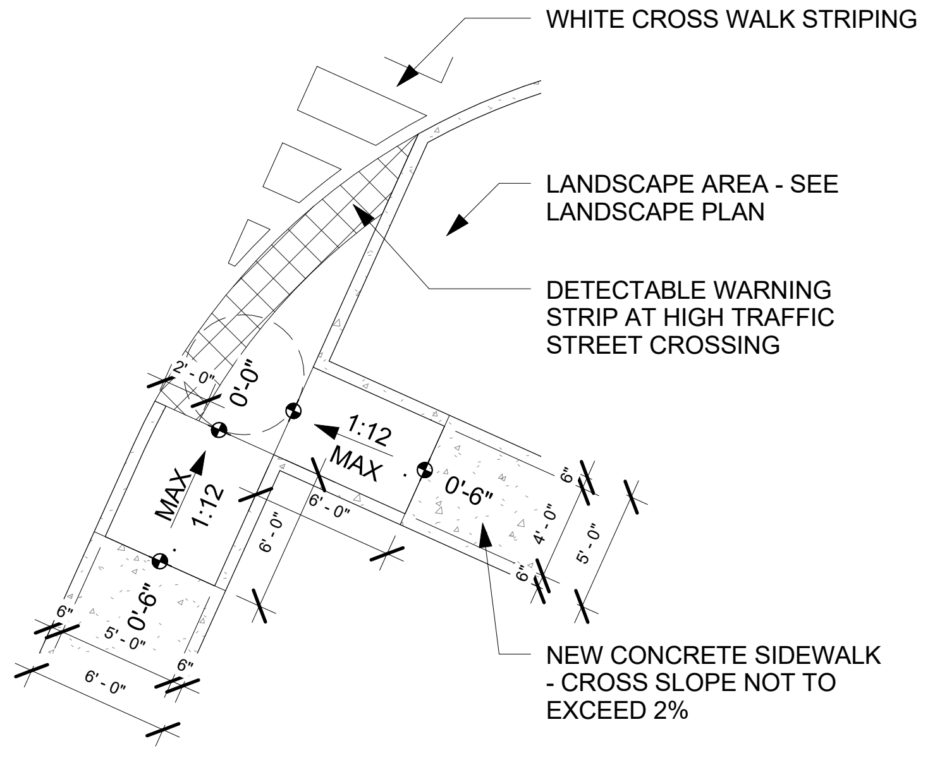
⑪ Bike Rack Plan Detail
1/8" = 1'-0"

PARKING REQUIREMENTS PER PHASE:

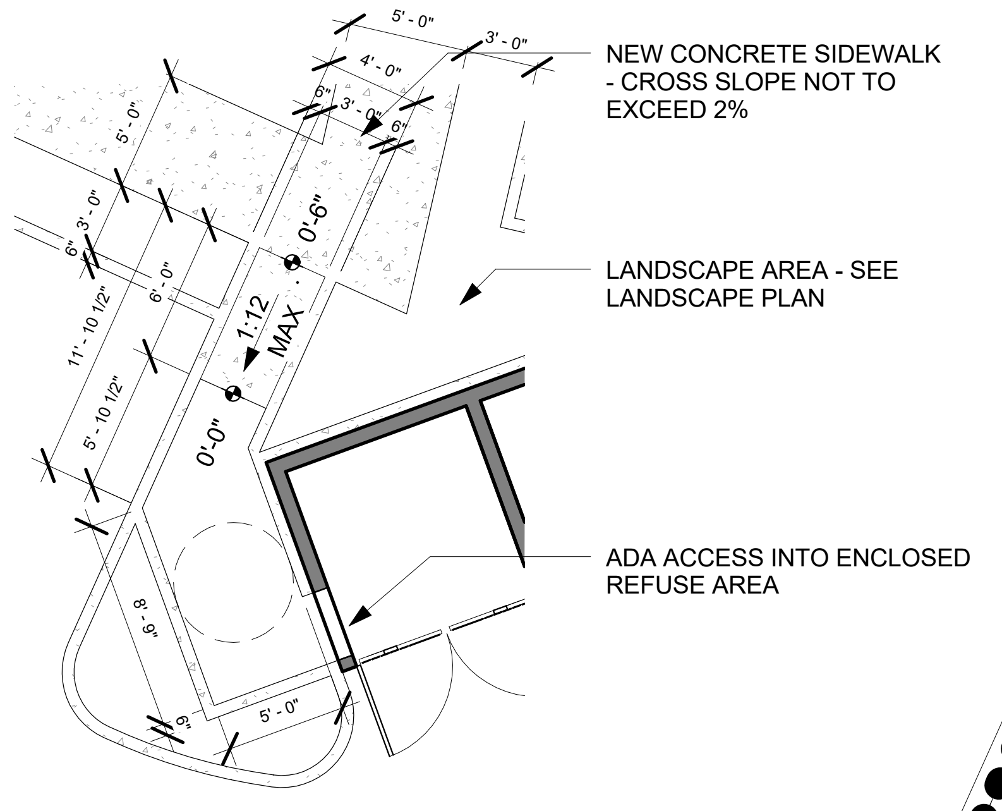
PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1	42	+ 63	89
2	24	99	114
3	42	135	179
4	42	198	205
5	42	261	269
6	42	324	358
7	42	387	431
8	42	450	479

BUILDING AREAS:

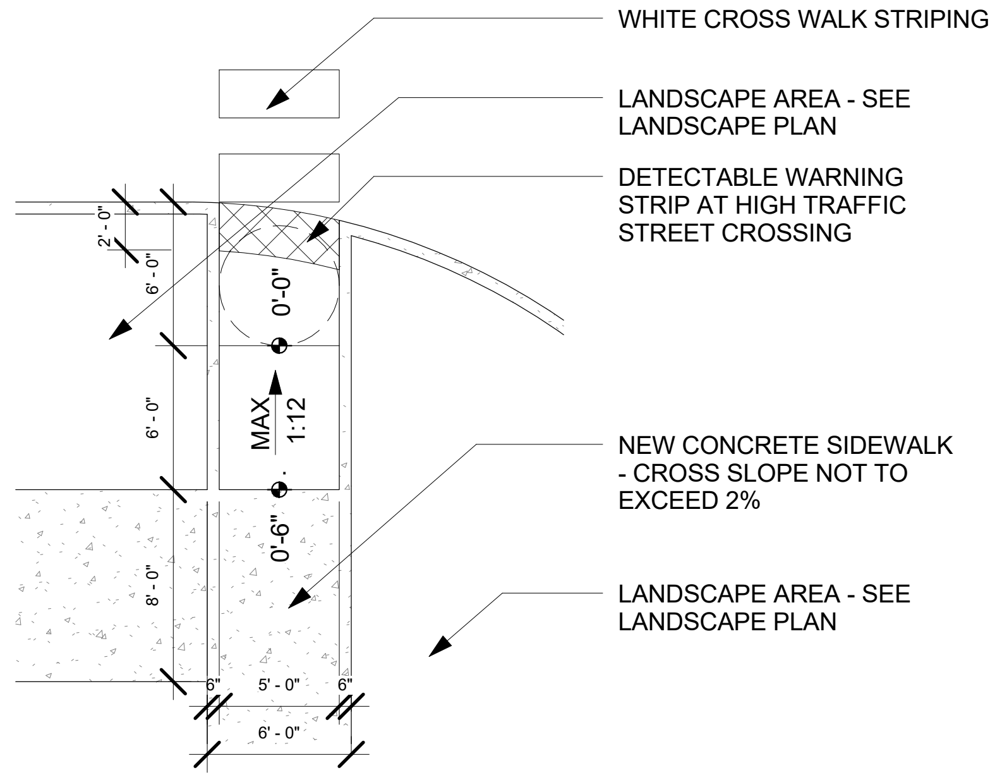
BUILDING	AREAS
A	40,686 SF
B	40,686 SF
C	40,686 SF
D	36,435 SF
E	36,435 SF
F	40,686 SF
G	36,435 SF
H	17,880 SF
I	3,989 SF


WHITE CROSS WALK STRIPING
LANDSCAPE AREA - SEE LANDSCAPE PLAN
DETECTABLE WARNING STRIP AT HIGH TRAFFIC STREET CROSSING
0'-0"
1:12 MAX
0'-6"
MAX 1:12
0'-6"
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%

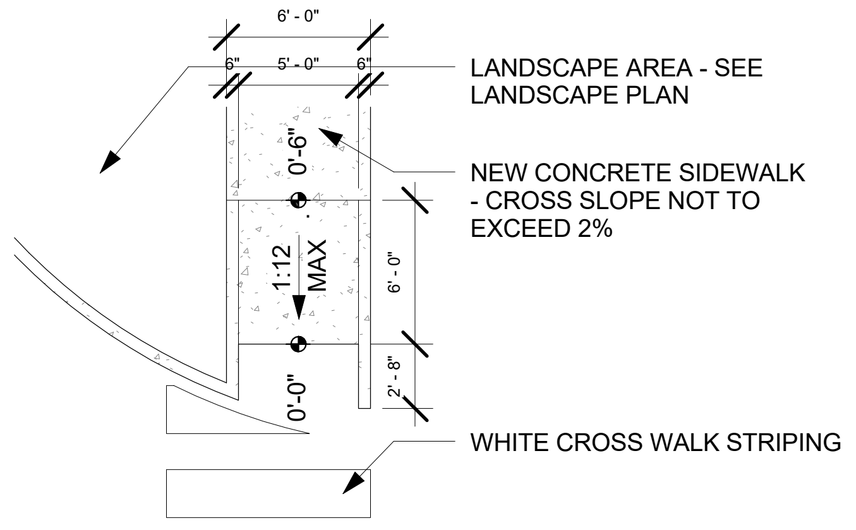
⑥ Curb Ramp @ Cross Walk 3
1/8" = 1'-0"


5' - 0"
4' - 0"
3' - 0"
0'-6"
1:12 MAX
0'-0"
5' - 0"
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
LANDSCAPE AREA - SEE LANDSCAPE PLAN
ADA ACCESS INTO ENCLOSED REFUSE AREA

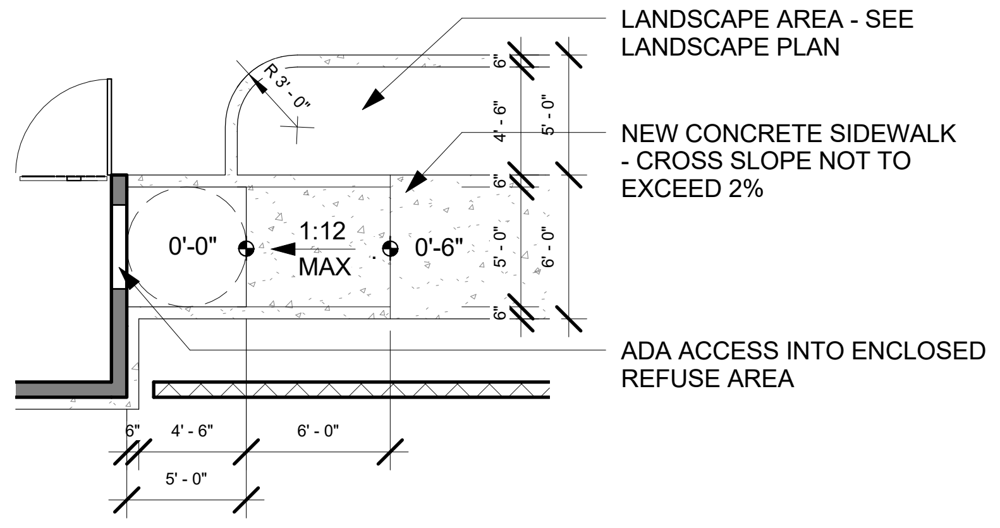
⑦ Curb Ramp @ Dumpster 2
1/8" = 1'-0"


WHITE CROSS WALK STRIPING
LANDSCAPE AREA - SEE LANDSCAPE PLAN
DETECTABLE WARNING STRIP AT HIGH TRAFFIC STREET CROSSING
0'-0"
MAX 1:12
0'-6"
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
LANDSCAPE AREA - SEE LANDSCAPE PLAN
5' - 0"
6' - 0"

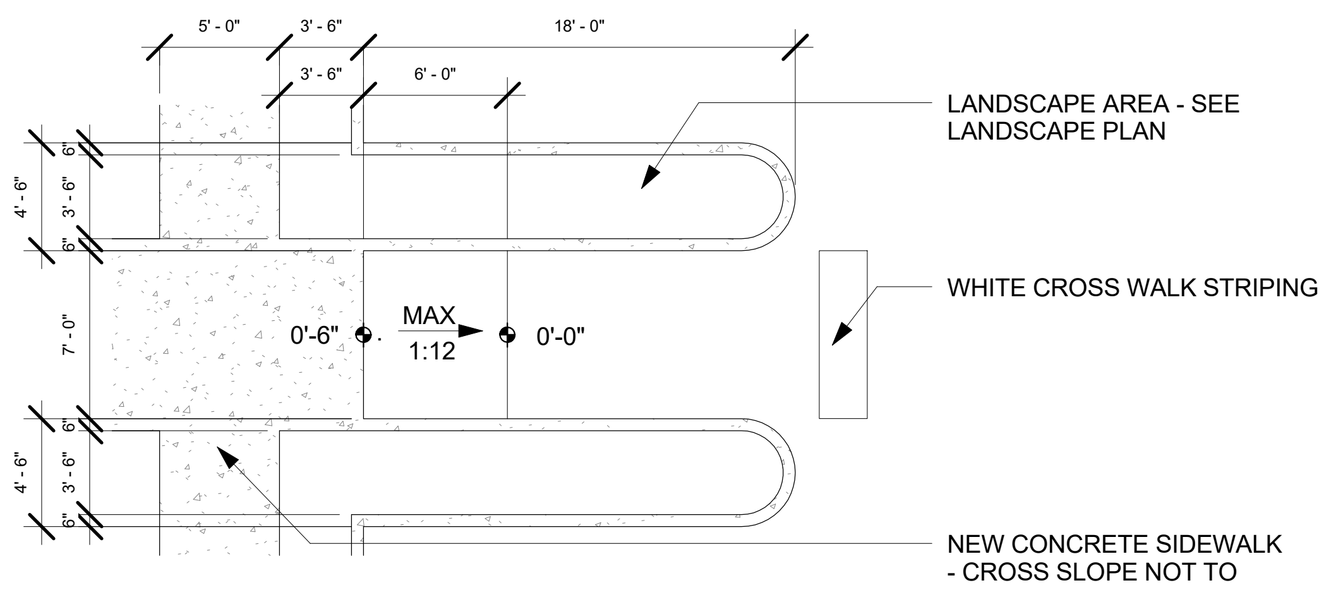
④ Curb Ramp @ Cross Walk 1
1/8" = 1'-0"


6' - 0"
5' - 0"
LANDSCAPE AREA - SEE LANDSCAPE PLAN
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
0'-6"
1:12 MAX
0'-0"
WHITE CROSS WALK STRIPING

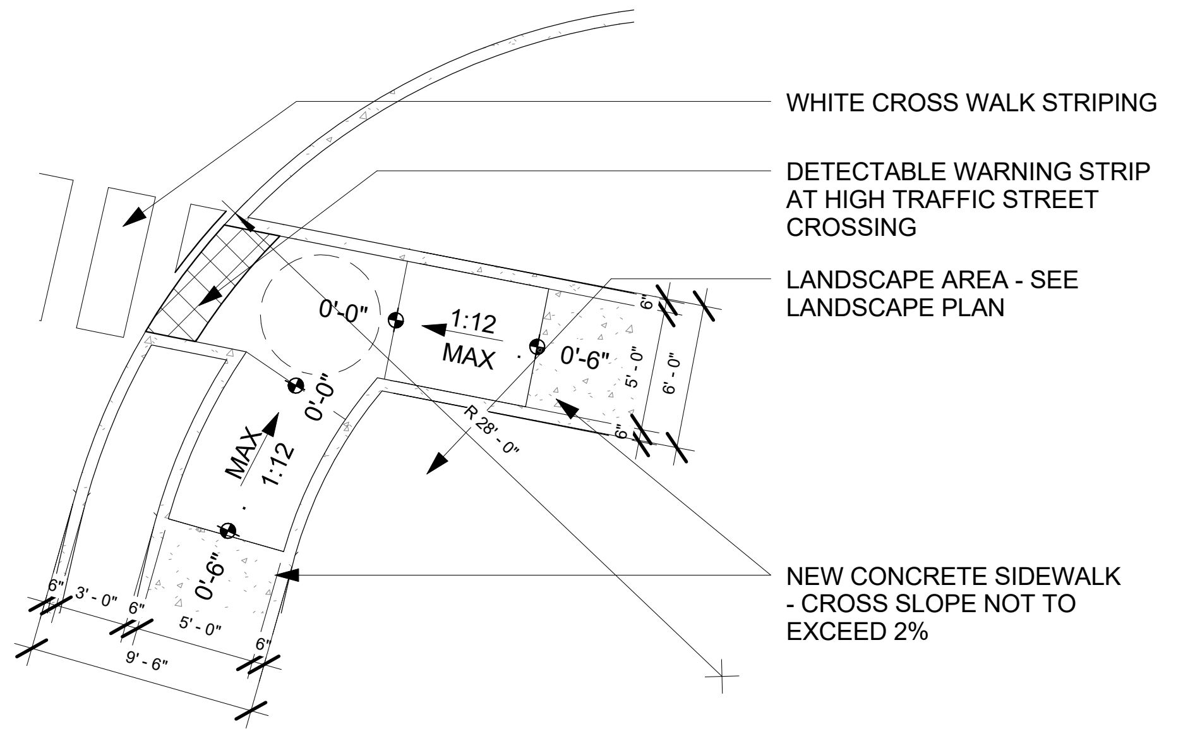
⑨ Curb Ramp @ Cross Walk 4
1/8" = 1'-0"


LANDSCAPE AREA - SEE LANDSCAPE PLAN
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
0'-0"
1:12 MAX
0'-6"
ADA ACCESS INTO ENCLOSED REFUSE AREA
4' - 6"
6' - 0"
5' - 0"

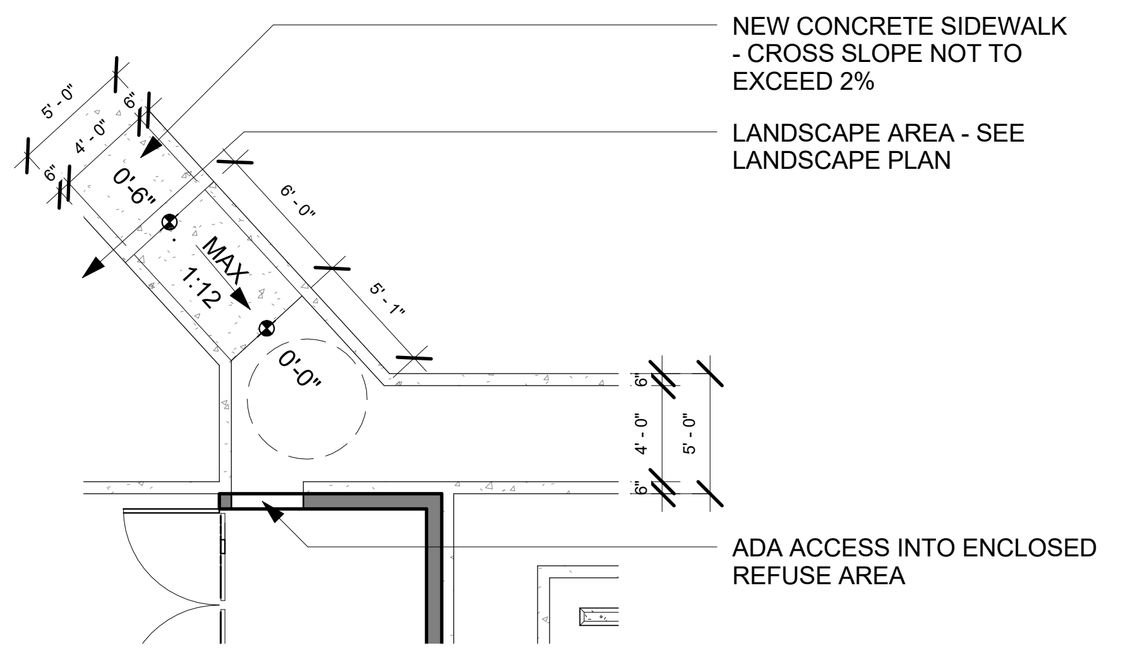
③ Curb Ramp @ Dumpster 1
1/8" = 1'-0"


5' - 0"
3' - 6"
6' - 0"
18' - 0"
LANDSCAPE AREA - SEE LANDSCAPE PLAN
0'-6"
MAX 1:12
0'-0"
WHITE CROSS WALK STRIPING
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%

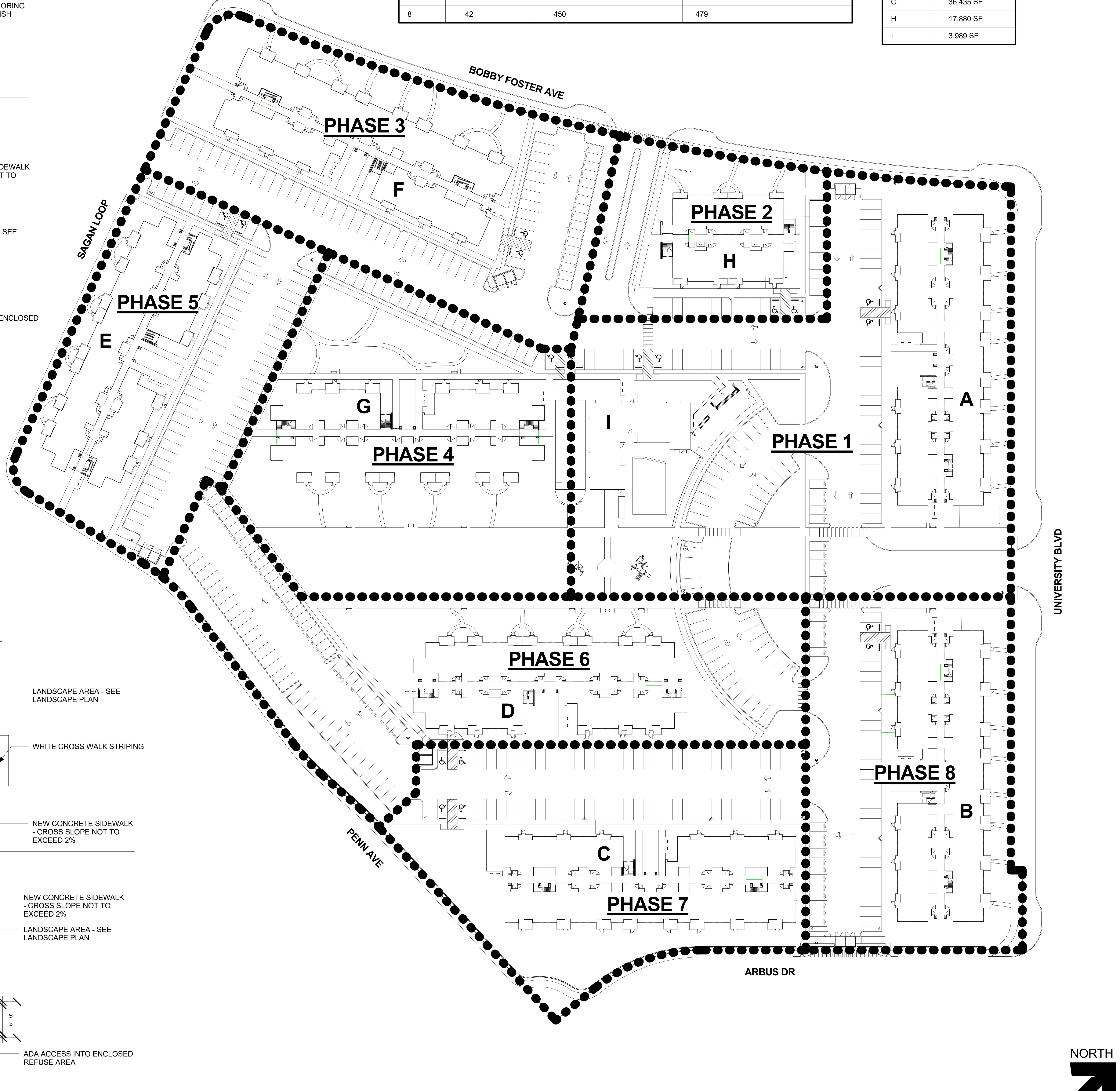
⑩ Curb Ramp @ Cross Walk 5
1/8" = 1'-0"


WHITE CROSS WALK STRIPING
DETECTABLE WARNING STRIP AT HIGH TRAFFIC STREET CROSSING
LANDSCAPE AREA - SEE LANDSCAPE PLAN
0'-0"
1:12 MAX
0'-6"
MAX 1:12
0'-6"
NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%

⑤ Curb Ramp @ Cross Walk 2
1/8" = 1'-0"


NEW CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
LANDSCAPE AREA - SEE LANDSCAPE PLAN
0'-6"
MAX 1:12
0'-0"
ADA ACCESS INTO ENCLOSED REFUSE AREA

⑧ Curb Ramp @ Dumpster 3
1/8" = 1'-0"


BOBBY FOSTER AVE
SAGAN LOOP
PHASE 3
F
PHASE 2
H
PHASE 5
E
G
PHASE 4
I
PHASE 1
A
UNIVERSITY BLVD
PHASE 6
D
PHASE 8
B
C
PHASE 7
PENN AVE
ARBUS DR
NORTH
0
20'
40'
60'

① Phasing Plan
1" = 50'-0"

"EASY AS PIE"

STATE OF NEW MEXICO
DAVID
NO. 3340
4-16-21
REGISTERED ARCHITECT

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	*20-026*
drawn:	*EAM*
checked:	*J&Z*
date:	*June 25, 2021*

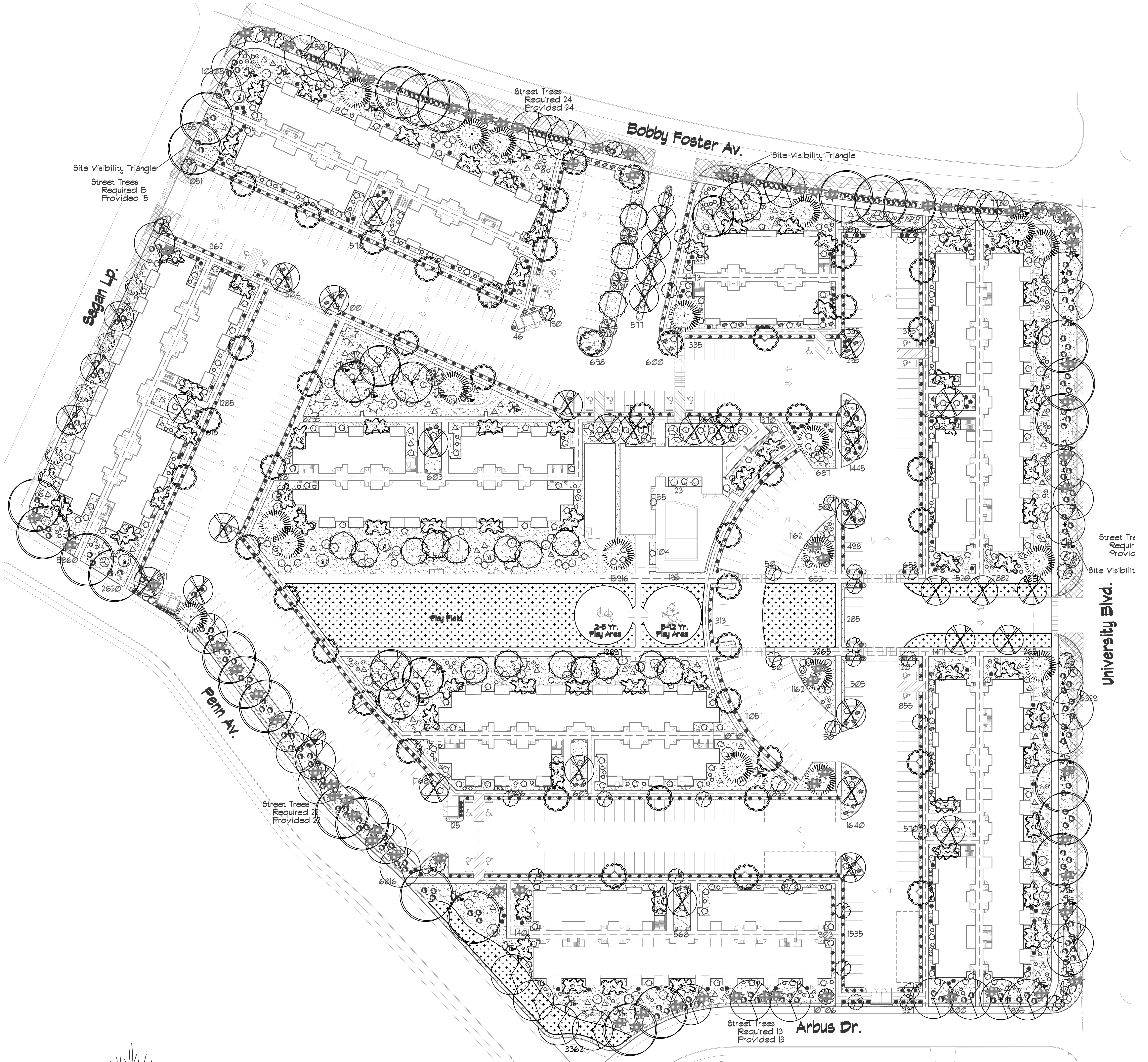
WWW.JEEBSANDZUZU.COM

PHASING PLAN

GATEWAY APARTMENTS
MESA DEL SOL

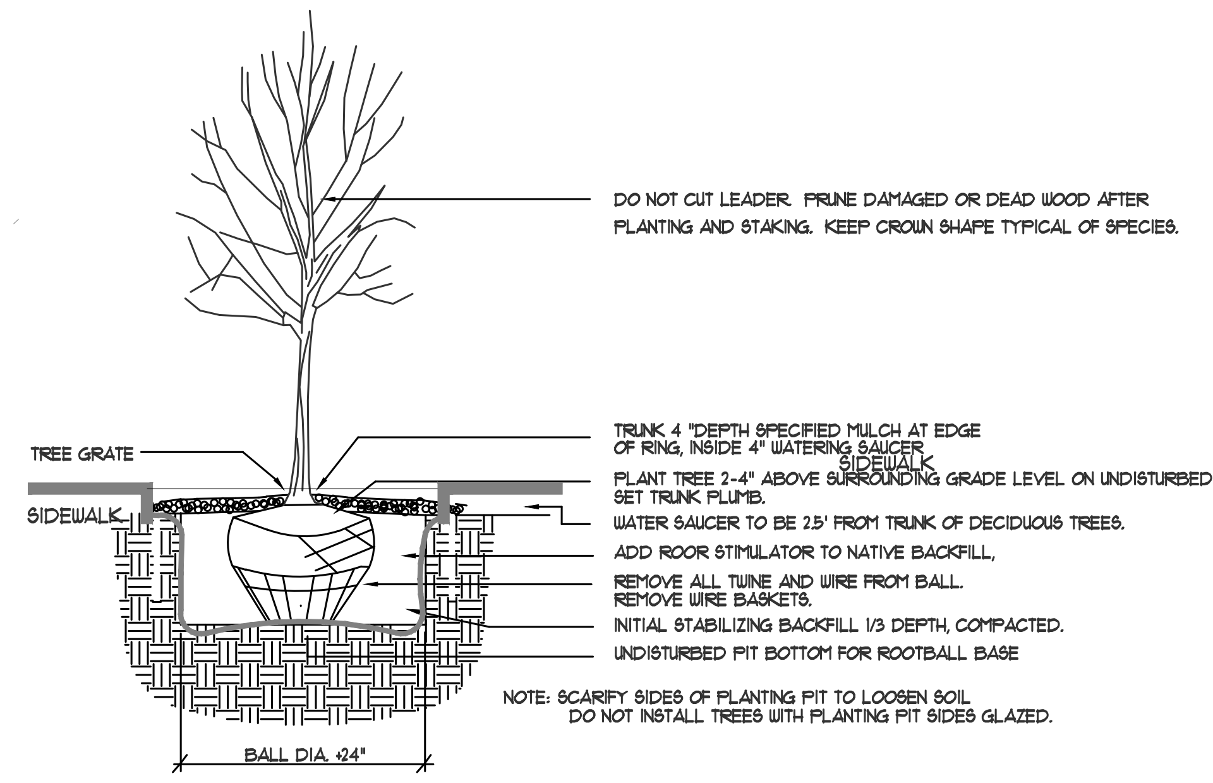
UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRBI.2


Street Trees
Required 24
Provided 24
Bobby Foster Av.
Site Visibility Triangle
Site Visibility Triangle
Street Trees
Required 15
Provided 15
Sagan Lp.
Play Field
2-5 Yr. Play Area
5-12 Yr. Play Area
University Blvd.
Street Tre
Requir
Provic
Site Visibilit
Penn Av.
Street Trees
Required 22
Provided 22
Street Trees
Required 13
Provided 13
Arbus Dr.

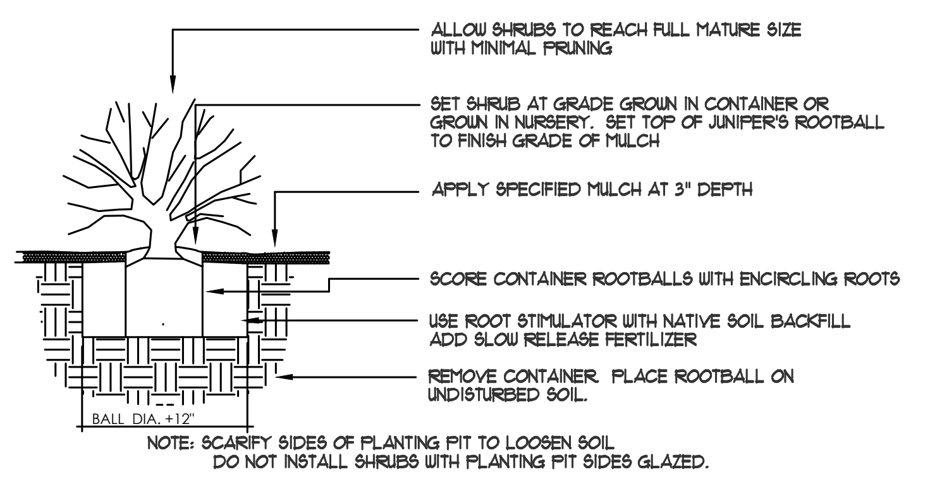
Landscape Plan
1" = 50'-0"

1


DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
TREE GRATE
SIDEWALK
SIDEWALK
TRUNK 4 "DEPTH SPECIFIED MULCH AT EDGE OF RING, INSIDE 4" WATERING SAUCER
PLANT TREE 2-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL SET TRUNK PLUMB.
WATER SAUCER TO BE 2.5' FROM TRUNK OF DECIDUOUS TREES.
ADD ROOR STIMULATOR TO NATIVE BACKFILL,
REMOVE ALL TWINE AND WIRE FROM BALL. REMOVE WIRE BASKETS.
INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED.
UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE
NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL
DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.
BALL DIA. +24"

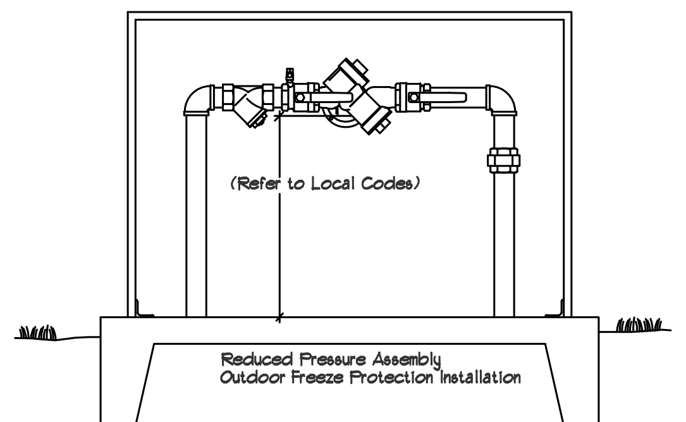
TREE PLANTING DETAIL

N.T.S.


ALLOW SHRUBS TO REACH FULL MATURE SIZE WITH MINIMAL PRUNING
SET SHRUB AT GRADE GROWN IN CONTAINER OR GROWN IN NURSERY. SET TOP OF JUNIPER'S ROOTBALL TO FINISH GRADE OF MULCH
APPLY SPECIFIED MULCH AT 3" DEPTH
SCORE CONTAINER ROOTBALLS WITH ENCIRCLING ROOTS
USE ROOT STIMULATOR WITH NATIVE SOIL BACKFILL ADD SLOW RELEASE FERTILIZER
REMOVE CONTAINER. PLACE ROOTBALL ON UNDISTURBED SOIL.
BALL DIA. +12"
NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL
DO NOT INSTALL SHRUBS WITH PLANTING PIT SIDES GLAZED.

SHRUB PLANTING DETAIL

N.T.S.


(Refer to Local Codes)
Reduced Pressure Assembly
Outdoor Freeze Protection Installation

RPA, HOTBOX TYP.

N.T.S.

LANDSCAPE LEGEND

Trees

QTY	SIZE	COMMON/BOTANICAL				H2O USE
43	2" cal	Chinese Pistache *Pistacia chinensis*	40x35	1225	52675	M+
27	2" cal	Honey Locust *Gleditsia triacanthos*	50x45	2025	54675	M
8	2" cal	Purple Robe Locust *Robinia pseudoacacia*	40x35	1225	1000	M+
37	2" cal	Frontier Elm *Ulmus 'Frontier'*	20x25	625	23125	M+
5	2" cal	New Mexico Olive *Ulmus 'Frontier'*	15x15	225	1125	M
46	2" cal	Fragrant Ash *Fraxinus cuspidata*	20x20	400	18400	M
18	15 Gal	Desert Willow *Chilopsis linearis*	20x25	625	11250	M
65	15 Gal	Crape Myrtle *Lagerstroemia, indica* *Tree Form, 8' ht at planting*	30x20	400	26000	M
48	15 Gal.	Oklahoma Redbud *Cercis reniformis*	15x12	144	6912	M
19	6 - 8'	Austrian Pine *Pinus nigra*	35x25	625	11875	H
311	Total Trees		Tree Coverage		207037	

Shrubs & Groundcovers

QTY	SIZE	COMMON/BOTANICAL				H2O USE
215	5 Gal	India Hawthorne *Raphiolepis indica*	3x5	25	5375	M
30	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3x8	64	1920	L
278	5 Gal	Japanese Barberry *Berberis thunbergii*	5x5	25	6950	M
103	5 Gal	Butterfly Bush *Buddleia davidii*	5x5	25	2575	M
28	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	8x10	100	2800	M
8	5 Gal	Rose of Sharon *Hibiscus syriacus*	10x10	100	800	M
5	5 Gal	Common Lilac *Hibiscus syriacus*	15x15	225	1125	M
79	5 Gal	Knock Out Roses *Rosa 'Knock Out'*	3x4	16	1264	M
11	5 Gal	Winter Jasmine *Jasminum nudiflorum*	4x12	144	484	M
74	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1x12	144	10656	M
145	5 Gal	Cherry Sage *Salvia greggii*	2x3	9	1305	M
166	5 Gal	Blue Mist *Caryopteris x clandonensis*	3x3	9	1494	M
35	5 Gal	Fern Bush *Chamaebatiaria millefolium*	5x6	36	1260	L
53	5 Gal	Apache Plume *Fallugia paradoxa*	6x7	49	2597	L
29	5 Gal	Chamisa *Chrysothamnus nauseosus*	5x7	49	1421	L
451	5 Gal	Feather Reed Grass *Calamogrostis arudinacea*	2.5x2	4	1804	M
138	5 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	3x3	9	1242	M
1848	Total Shrubs		Shrub Coverage		45072	
155	2-3cf	Boulders *To be placed at contractor discretion*				
157789		Landscape Gravel / Filter Fabric *3/4" Crushed, Color tbd*				
XX		Oversize Landscape Gravel / Filter Fabric *2-4" Adobe Rose* *Slopes exceeding 3:1*				
25208 14.15% of Total LS		Sod Lawn *Albuquerque Park Blend*				

LANDSCAPE NOTES:

All landscaping for Gateway Apartments shall comply with the Mesa del Sol, Design Guide, and the City of Albuquerque, IDO.

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

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

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all areas unless otherwise designated.

All street trees planted shall be selected from the city of Albuquerque plant palette and sizing list.

Organic mulch is required as ground cover under trees within a 5 foot radius around the tree trunk, but not directly against the trunk. in these areas, weed barrier fabric is prohibited. (see landscape detail sheet)

IRRIGATION NOTES:

Irrigation system shall be designed and installed to be capable of utilizing reclaimed water.

Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Water use calculations shall be developed prior to final approval ensuring with compliance with the Mesa del Sol guidelines for seasonal water use.

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.

Irrigation systems shall comply with section 8 of the ABCWUA legislation and ordinances (cross connection prevention and control ordinance).

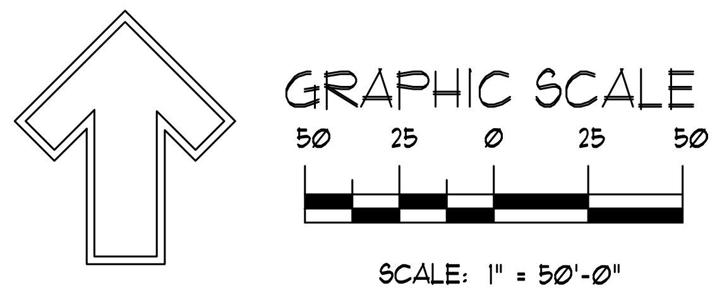
The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	518455
TOTAL BUILDING AREA (sf)	-101138
TOTAL LOT AREA (sf)	417317
LANDSCAPE REQUIREMENT	× .15
TOTAL LANDSCAPE REQUIRED (15%)	62598
TOTAL ON-SITE LANDSCAPE PROVIDED	182997
TOTAL LIVE GROUNDCOVER REQUIRED	137247
TOTAL LIVE GROUNDCOVER PROVIDED	252109

IMPERVIOUS AREAS:	
CONCRETE SIDEWALKS	59,546 SF
ASPHALT / PARKING	159,634 SF
PARKING LANDSCAPING REQUIRED(15%)	23,945 SF
PARKING LANDSCAPING PROVIDED	156,961 SF
PERVIOUS AREAS:	
LAWN	25,208 SF
GROUND COVER (GRAVEL / LANDSCAPE)	167,711 SF
PLAYGROUND (WOOD CHIPS)	4,504 SF
20% OF LANDSCAPE AREA IS ALLOWED TO BE HIGH WATER USE TURF-AREA MAX ALLOWED	29,613 SF
HIGH WATER USE TURF PROVIDED	25,208 SF
REQUIRED STREET TREES PROVIDED AT 25' O.C. SPACING AVG	97
REQUIRED PARKING LOT TREES AT 1 PER 10 SPACES (477 SPACES / 10):	48
PROVIDED PARKING LOT TREES:	48
1 TREE REQUIRED PER GROUND AND 2ND FLOOR UNITS	
GROUND FLOOR UNITS:	106
2ND FLOOR UNITS:	106
TREES REQUIRED	212
TREES PROVIDED	311
USABLE OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL	62,589 SF
OPEN SPACE PROVIDED	197,423 SF

NOT FOR CONSTRUCTION


GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 50'-0"

Mitchell Associates, LLC
Danny Mitchell
Landscape Architecture
505.639.9583
danny@mitchellassociatesllc.com

Landscape Architect
DANNY D. MITCHELL
239
Rev. August 26, 2021

July 7, 2021

"EASY AS PIE"

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	DM
checked:	J&Z
date:	April 16, 2021

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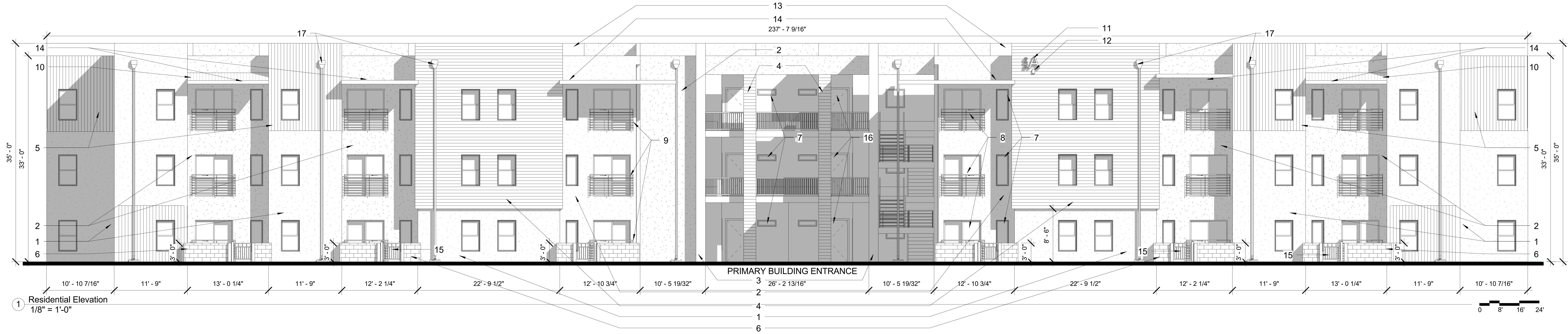
LANDSCAPE PLAN

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB 2.0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237' - 7 9/16"
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35' - 0"
33' - 0"
3' - 0"
8' - 6"
PRIMARY BUILDING ENTRANCE
10' - 10 7/16"
11' - 9"
13' - 0 1/4"
12' - 2 1/4"
22' - 9 1/2"
12' - 10 3/4"
10' - 5 19/32"
26' - 2 13/16"
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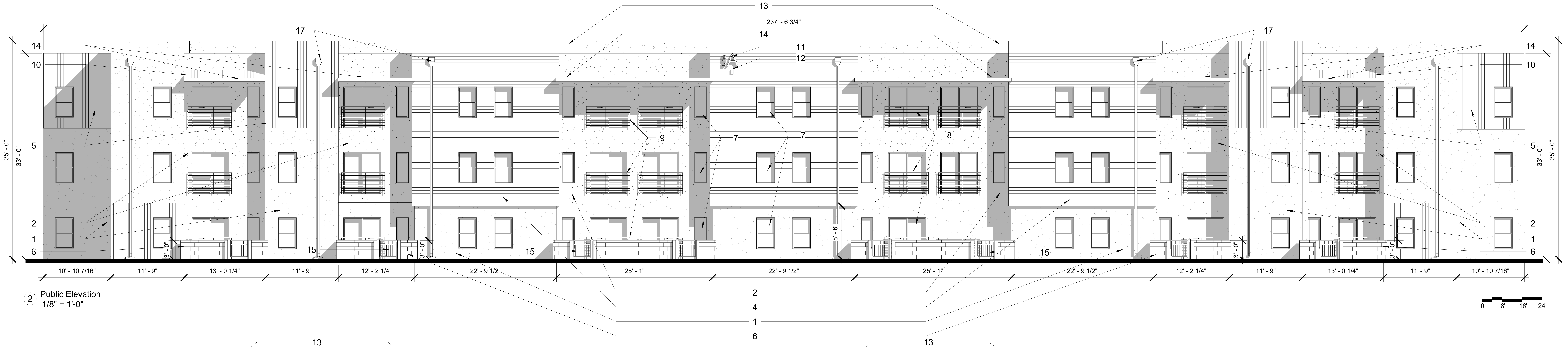
24'

① Residential Elevation
1/8" = 1'-0"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237' - 6 3/4"
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3' - 0"
8' - 6"
10' - 10 7/16"
11' - 9"
13' - 0 1/4"
12' - 2 1/4"
22' - 9 1/2"
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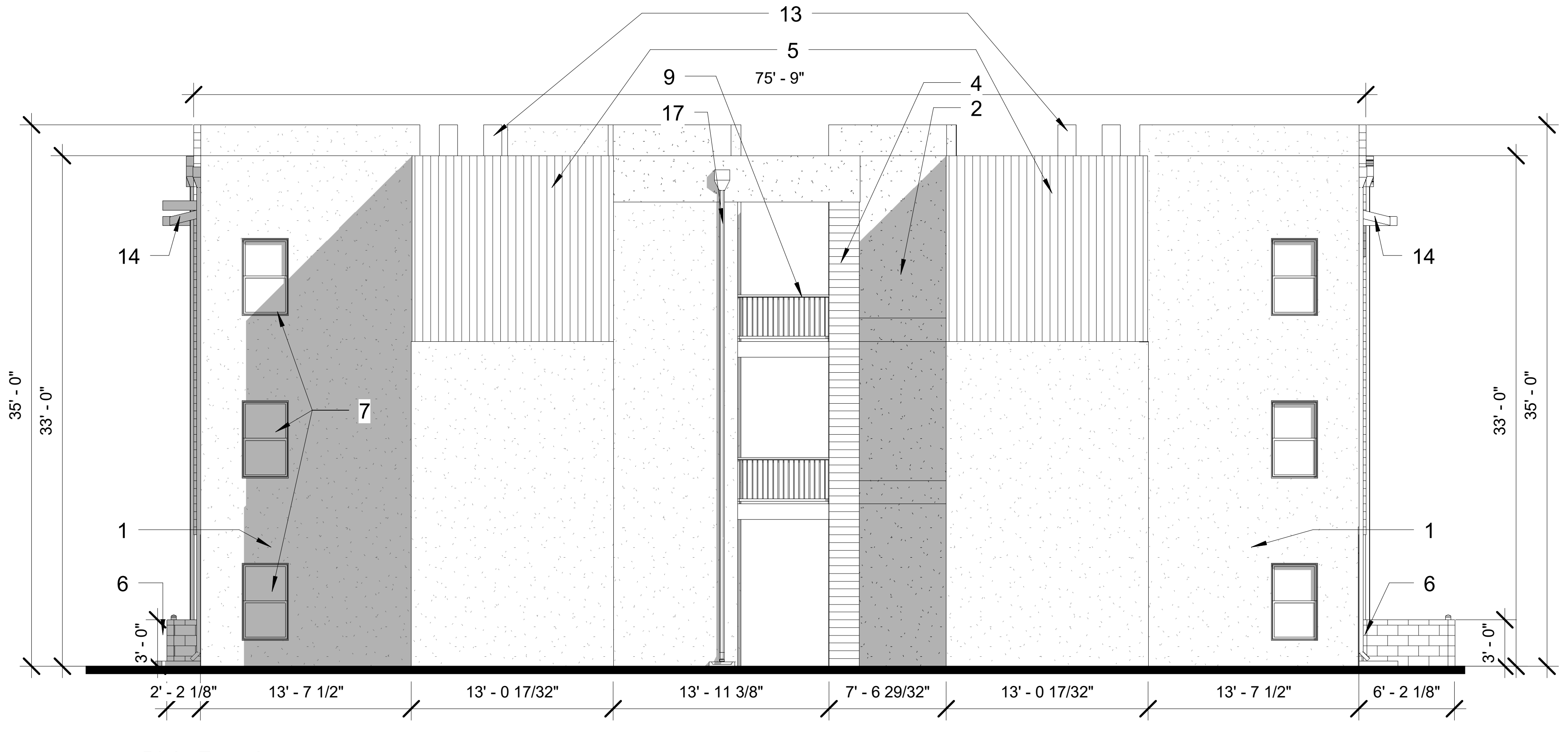
24'

② Public Elevation
1/8" = 1'-0"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13' - 0 17/32"
13' - 11 3/8"
7' - 6 29/32"
6' - 2 1/8"
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8'
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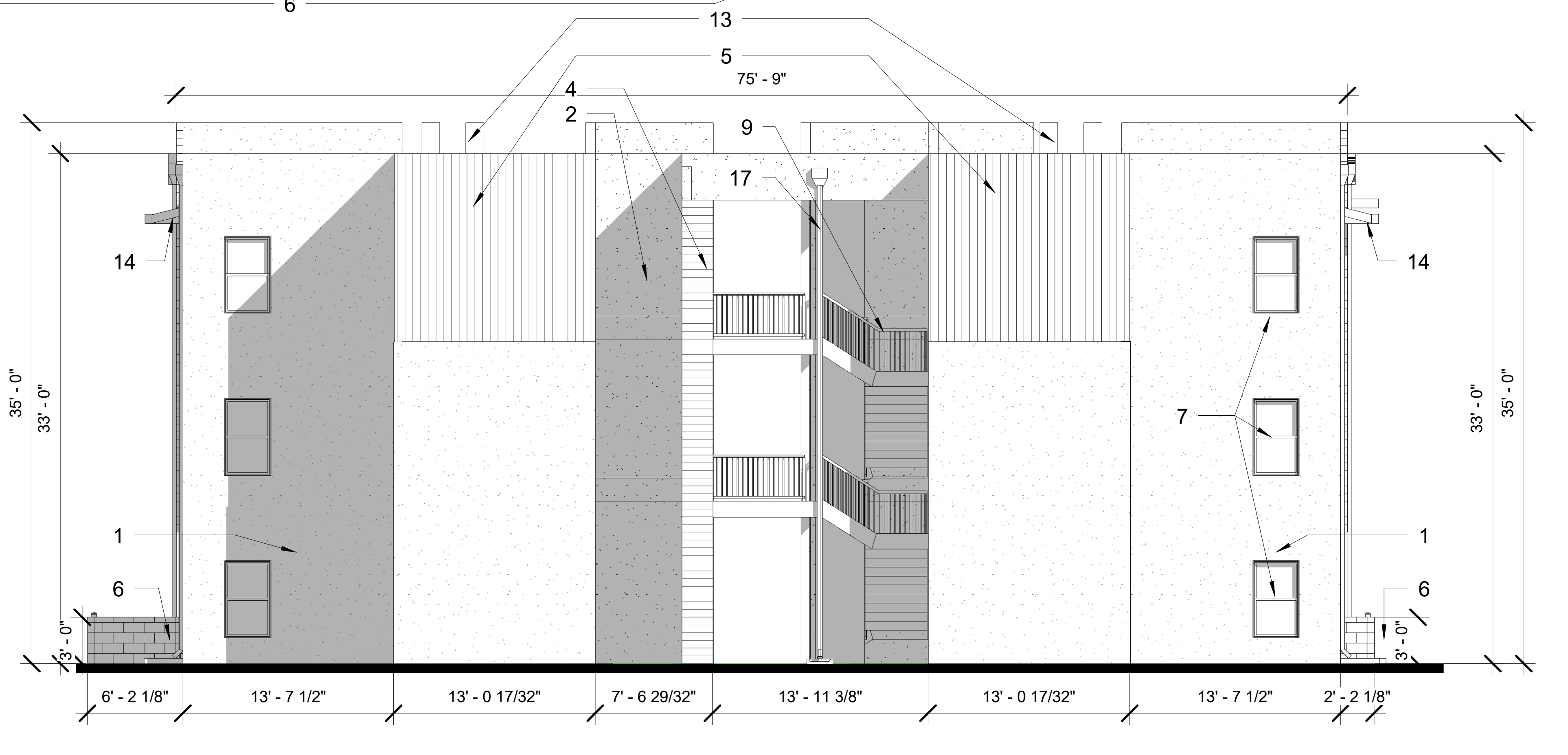
24'

③ Right Elevation
1/8" = 1'-0"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6' - 2 1/8"
13' - 7 1/2"
13' - 0 17/32"
7' - 6 29/32"
13' - 11 3/8"
2' - 2 1/8"
0
8'
16'
24'

④ Left Elevation
1/8" = 1'-0"

KEY NOTES:

1- STUCCO COLOR #1: WHITE
2- STUCCO COLOR #2: GREY
3- STUCCO COLOR #3: DARK GREY
4- HORIZONTAL SIDING: BLUE
5- VERTICAL SIDING: RED
6- CMU WALL: DARK GREY
7- VINYL WINDOW: WHITE
8- VINYL SLIDING DOOR: WHITE
9- METAL RAILING: BLACK PAINT FINISH
10- METAL AWNING: BLUE
11- BUILIDNG LETTER / ADDRESS SIGN
12- EXTERIOR LIGHTING
13- MECHANICAL EQUIPMENT
14- METAL TRIM: WHITE
15- METAL GATE: BLACK PAINT FINISH
16- EXTERIOR SOLID DOOR: RED
17- DOWNSPOUTS

SIGNAGE:

- All signs shall be approved prior by Mesa Del Sol Corporation.

Signs Prohibited -

The following signs are prohibited, and these types of signs shall be removed or brought into conformance with this IDO and the DPM in accordance with maintenance standards for signs in Subsection 14-16-5-13(B)(10):

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5-12(C)(2) - Any sign located in a clear sight triangle

- Back lit or channel lit illuminated signs are not to be installed on the property.
- Electronic signs are not to be installed at the property.

Signs that Require a Sign Permit -

5-12(D)(1)(a) - New signs that meet any of the following criteria may not be erected until a Sign Permit is obtained pursuant to Subsection 14-16-6-5(C) (Permit - Sign):

- Signs with an area greater than 24 square feet.
- Signs taller than 8 feet.
- Signs with moving elements.
- Freestanding and projecting signs.
- Portable signs.

Design and Construction -

5-12(E)(4)(a) - All signs shall be constructed of durable material and maintained in good condition and repair, shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.

GENERAL NOTES:

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2- PRIMARY PEDESTRIAN ENTRANCES TO EACH BUILDING SHALL BE EMPHASIZED THROUGH VARIATIONS IN FACADE COLOR OR MATERIALS, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

3- IN NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES.

"EASY AS PIE"

STATE OF NEW MEXICO
REGISTERED ARCHITECT
DAVID
NO. 3340
4-16-21

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no: 20-026
drawn: GH
checked: J&Z
date: June 25, 2021

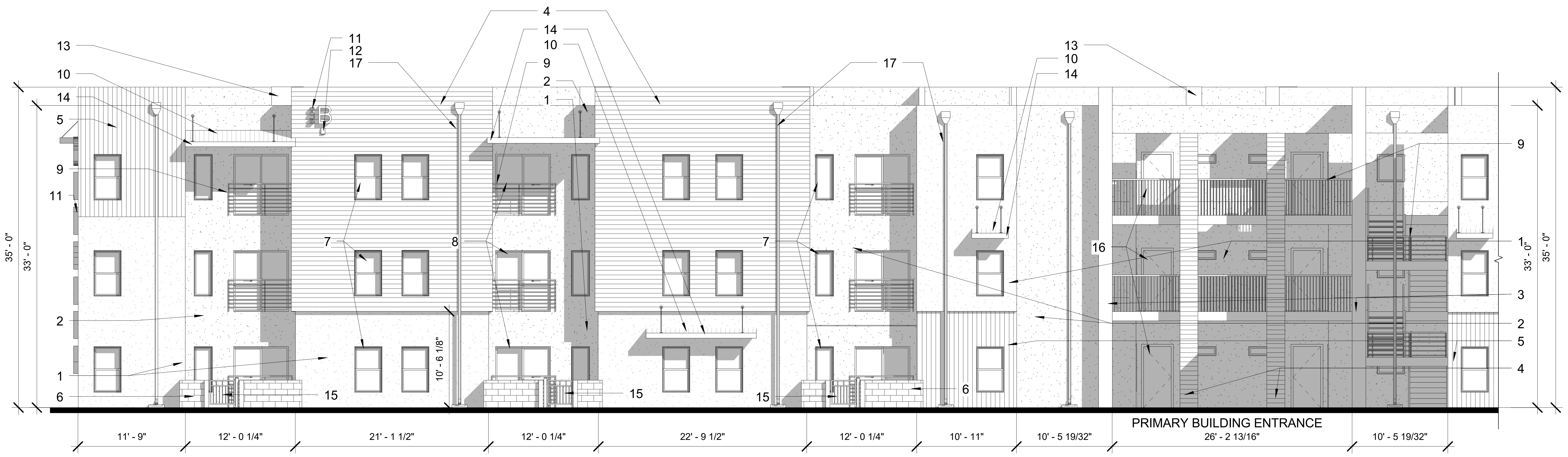
WWW.JEEBSANDZUZU.COM

BUILDING TYP 1 - ELEVATIONS

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB3.0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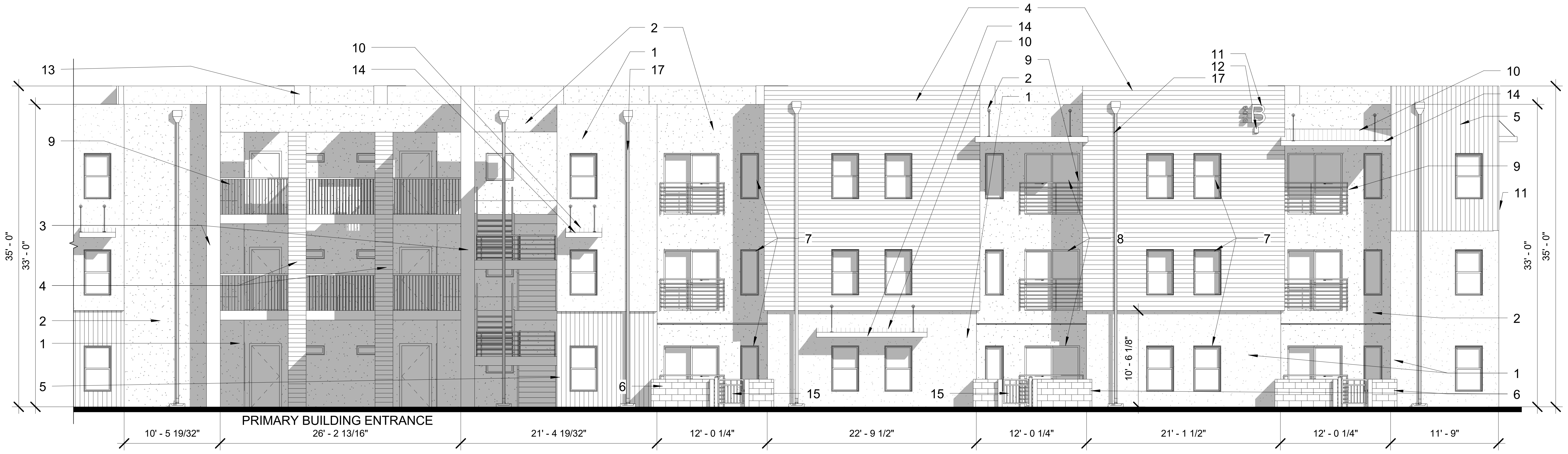
10' - 6 1/8"
35' - 0"
33' - 0"
PRIMARY BUILDING ENTRANCE
11' - 9"
12' - 0 1/4"
21' - 1 1/2"
12' - 0 1/4"
22' - 9 1/2"
12' - 0 1/4"
10' - 11"
10' - 5 19/32"
26' - 2 13/16"
10' - 5 19/32"

1 Residential Elevaton Left
1/8" = 1'-0"

0 8' 16' 24'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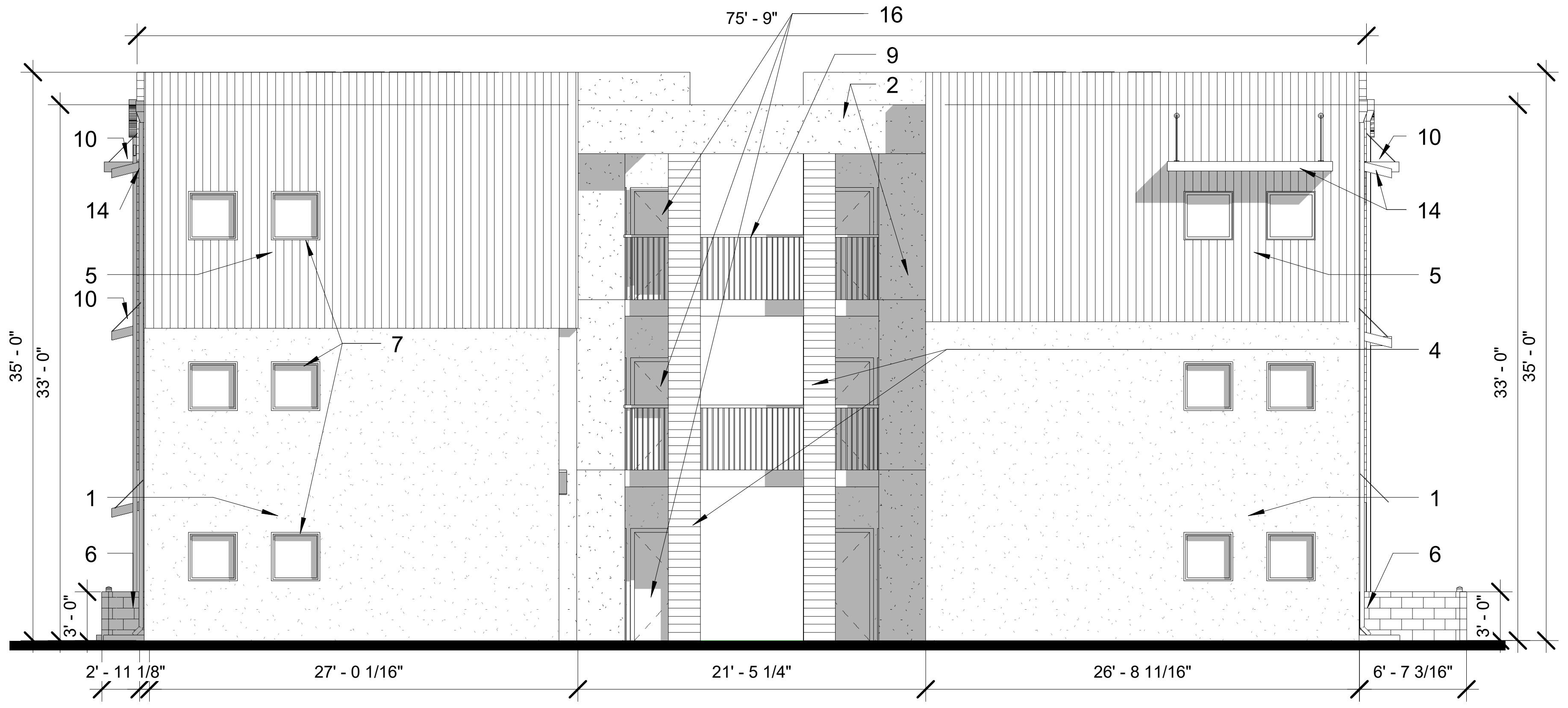
10' - 6 1/8"
35' - 0"
33' - 0"
PRIMARY BUILDING ENTRANCE
10' - 5 19/32"
26' - 2 13/16"
21' - 4 19/32"
12' - 0 1/4"
22' - 9 1/2"
12' - 0 1/4"
21' - 1 1/2"
12' - 0 1/4"
11' - 9"

2 Residential Elevation Rignt
1/8" = 1'-0"

0 8' 16' 24'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3' - 0"
2' - 11 1/8"
27' - 0 1/16"
21' - 5 1/4"
26' - 8 11/16"
6' - 7 3/16"

3 Right Elevation
1/8" = 1'-0"

0 8' 16' 24'

KEY NOTES:

1- STUCCO COLOR #1: WHITE
2- STUCCO COLOR #2: GREY
3- STUCCO COLOR #3: DARK GREY
4- HORIZONTAL SIDING: BLUE
5- VERTICAL SIDING: RED
6- CMU WALL: DARK GREY
7- VINYL WINDOW: WHITE
8- VINYL SLIDING DOOR: WHITE
9- METAL RAILING: BLACK PAINT FINISH
10- METAL AWNING: BLUE
11- BUILIDNG LETTER / ADRESS SIGN
12- EXTERIOR LIGHTING
13- MECHANICAL EQUIPMENT
14- METAL TRIM: WHITE
15- METAL GATE: BLACK PAINT FINISH
16- EXTERIOR SOLID DOOR: RED
17- DOWNSPOUTS

GENERAL NOTES:

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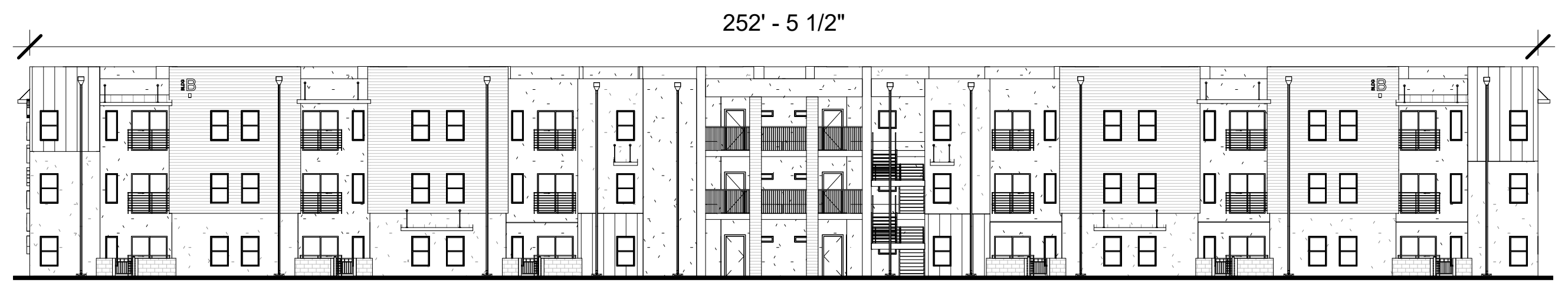
3- IN NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, WINDOWS SHALL BE RECESSED NOT LESS THAN 2 INCHES.



4 Residential Elevation Full View
1" = 30'-0"

"EASY AS PIE"

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DAVID
NO. 3340
4-16-21

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

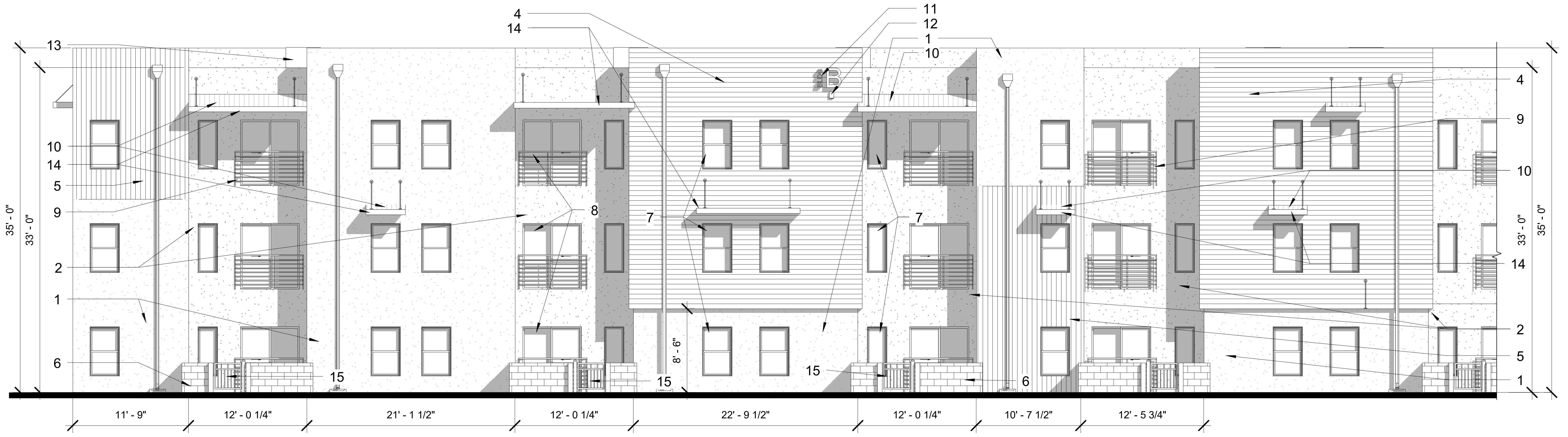
job no: 20-026
drawn: GH
checked: J&Z
date: June 25, 2021

BUILDING TYP. 2 – ELEVATIONS

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB3.1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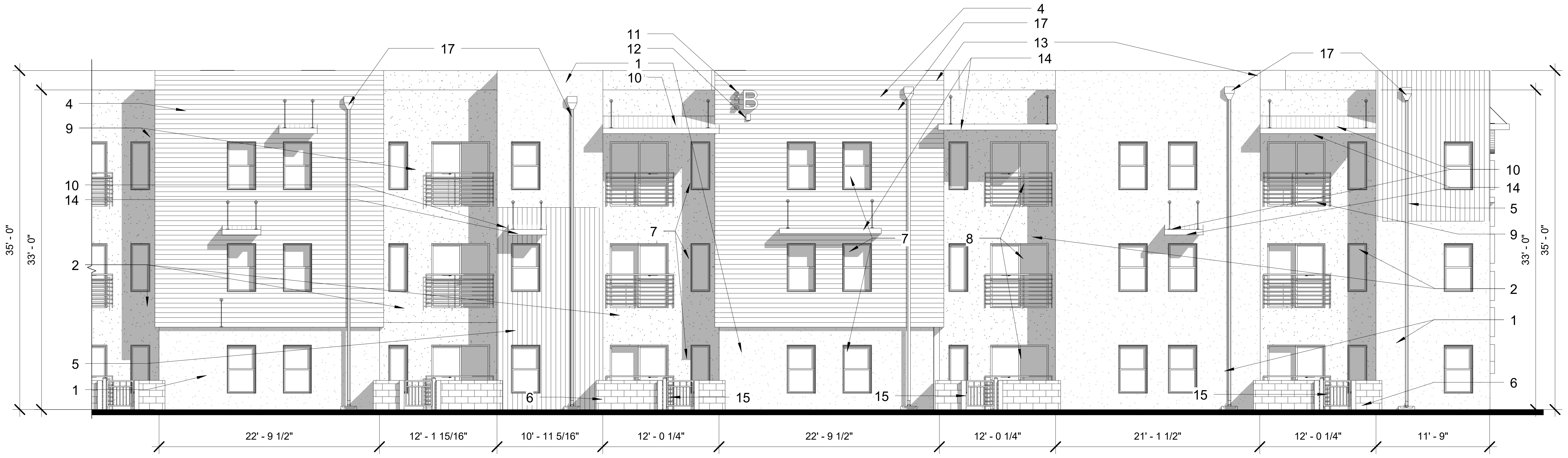
33' - 0"
8' - 6"
11' - 9"
12' - 0 1/4"
21' - 1 1/2"
12' - 0 1/4"
22' - 9 1/2"
12' - 0 1/4"
10' - 7 1/2"
12' - 5 3/4"
0 8' 16' 24'

1 Public Elevation Left
1/8" = 1'-0"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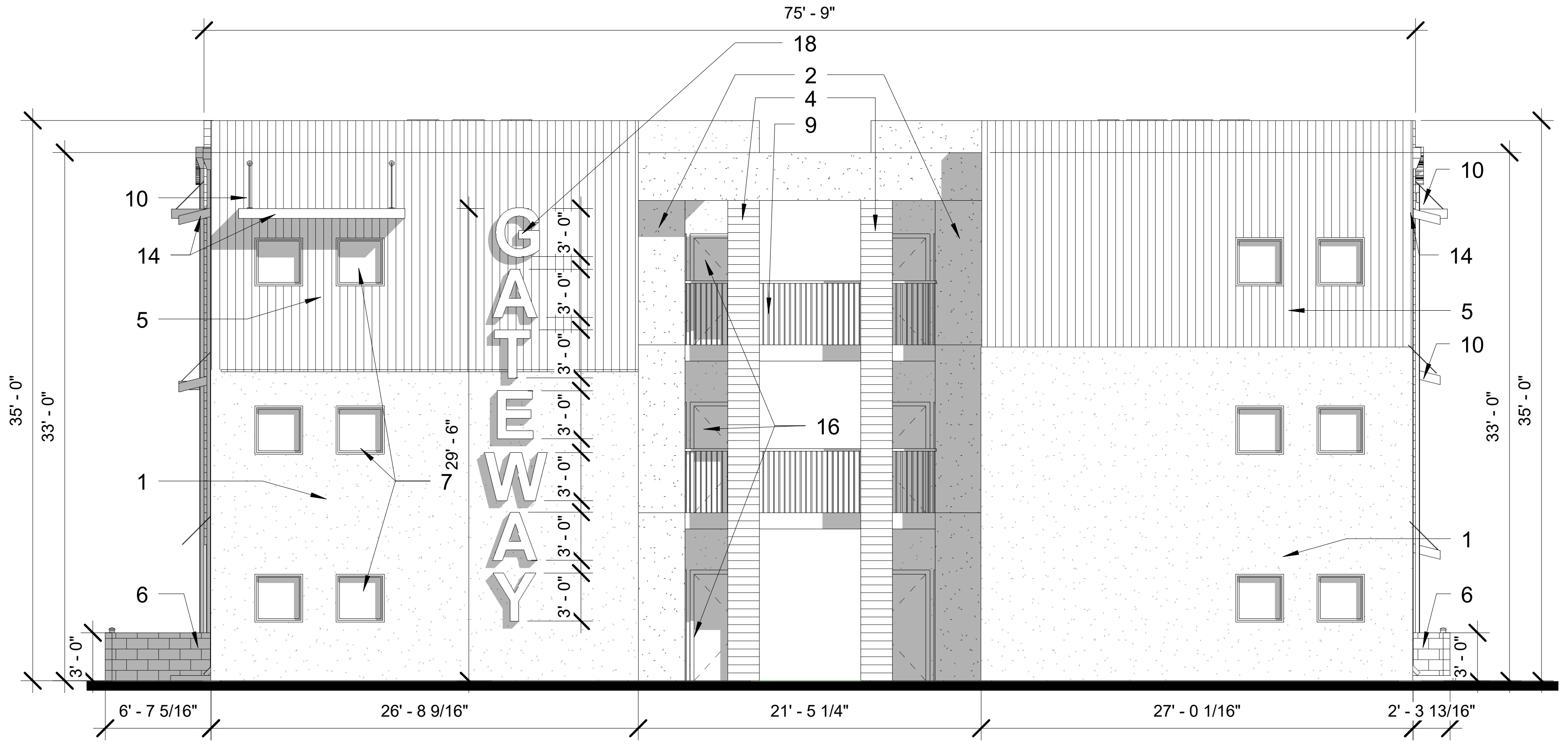
35' - 0"
33' - 0"
22' - 9 1/2"
12' - 1 15/16"
10' - 11 5/16"
12' - 0 1/4"
22' - 9 1/2"
12' - 0 1/4"
21' - 1 1/2"
12' - 0 1/4"
11' - 9"
0 8' 16' 24'

2 Public Elevation Right
1/8" = 1'-0"


75' - 9"
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29' - 6"
3' - 0"
GATEWAY
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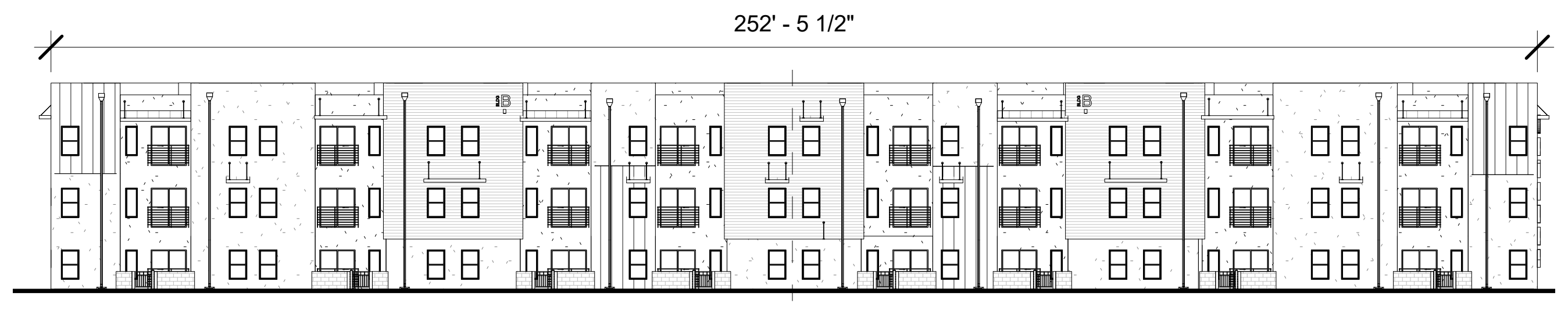
35' - 0"
33' - 0"
6' - 7 5/16"
26' - 8 9/16"
21' - 5 1/4"
27' - 0 1/16"
2' - 3 13/16"
0 8' 16' 24'

3 Left Elevation
1/8" = 1'-0"



4 Public Elevation Full View
1" = 30'-0"

KEY NOTES:

1- STUCCO COLOR #1: WHITE
2- STUCCO COLOR #2: GR EY
3- STUCCO COLOR #3: DARK GREY
4- HORIZONTAL SIDING: BLUE
5- VERTICAL SIDING: RED
6- CMU WALL: DARK GREY
7- VINYL WINDOW: WHITE
8- VINYL SLIDING DOOR: WHITE
9- METAL RAILING: BLACK PAINT FINISH
10- METAL AWNING: BLUE
11- BUILDING LETTER / ADDRESS SIGN
12- EXTERIOR LIGHTING
13- MECHANICAL EQUIPMENT
14- METAL TRIM: WHITE
15- METAL GATE: BLACK PAINT FINISH
16- EXTERIOR SOLID DOOR: RED
17- DOWNSPOUTS
18- BUILDING SIGN - 3 DIMENSIONAL PLASTIC LETTERS: BLUE

GENERAL NOTES:

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SIGNAGE:

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- Freestanding and projecting signs.
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5-12(E)(4)(a) - All signs shall be constructed of durable material and maintained in good condition and repair, shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.

"EASY AS PIE"

STATE OF NEW MEXICO
K. DAVID
NO. 3340
4-16-21
REGISTERED ARCHITECT

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	GH
checked:	J&Z
date:	June 25, 2021

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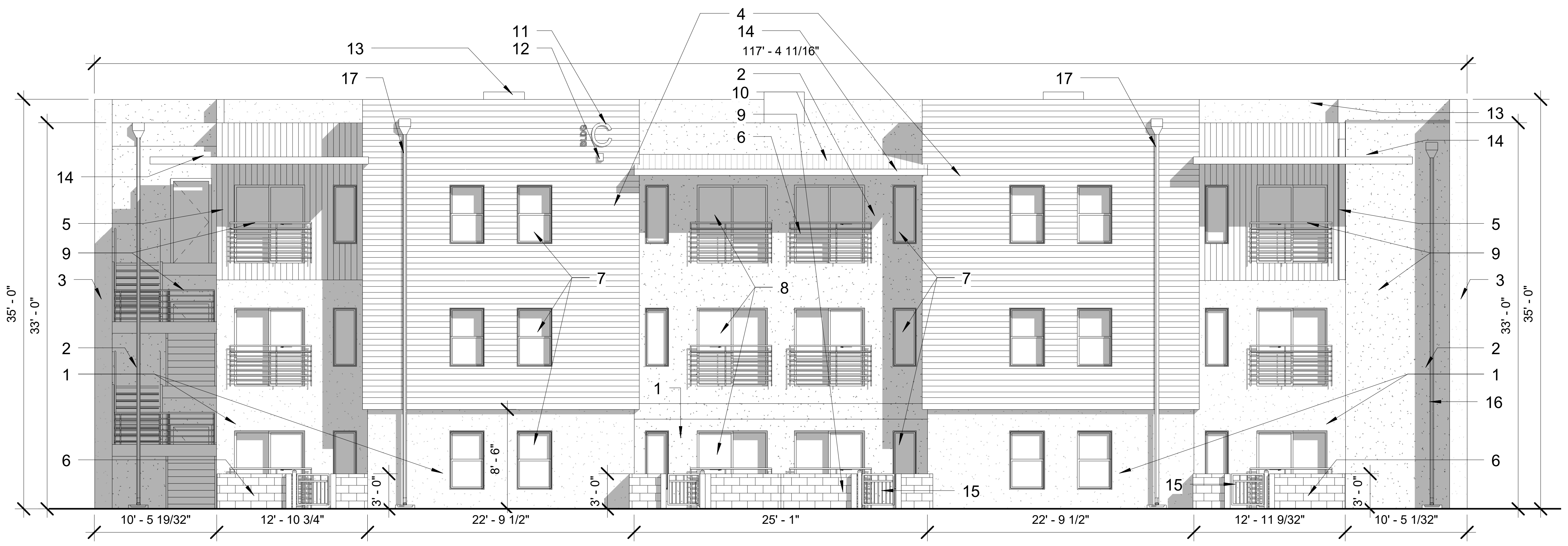
BUILDING TYP. 2 - ELEVATIONS

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB3.2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35' - 0"
33' - 0"
3' - 0"
10' - 5 19/32"
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25' - 1"
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10' - 5 1/32"

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0 8' 16' 24'

KEY NOTES:

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4- HORIZONTAL SIDING: BLUE
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6- CMU WALL: DARK GREY
7- VINYL WINDOW: WHITE
8- VINYL SLIDING DOOR: WHITE
9- METAL RAILING: BLACK PAINT FINISH
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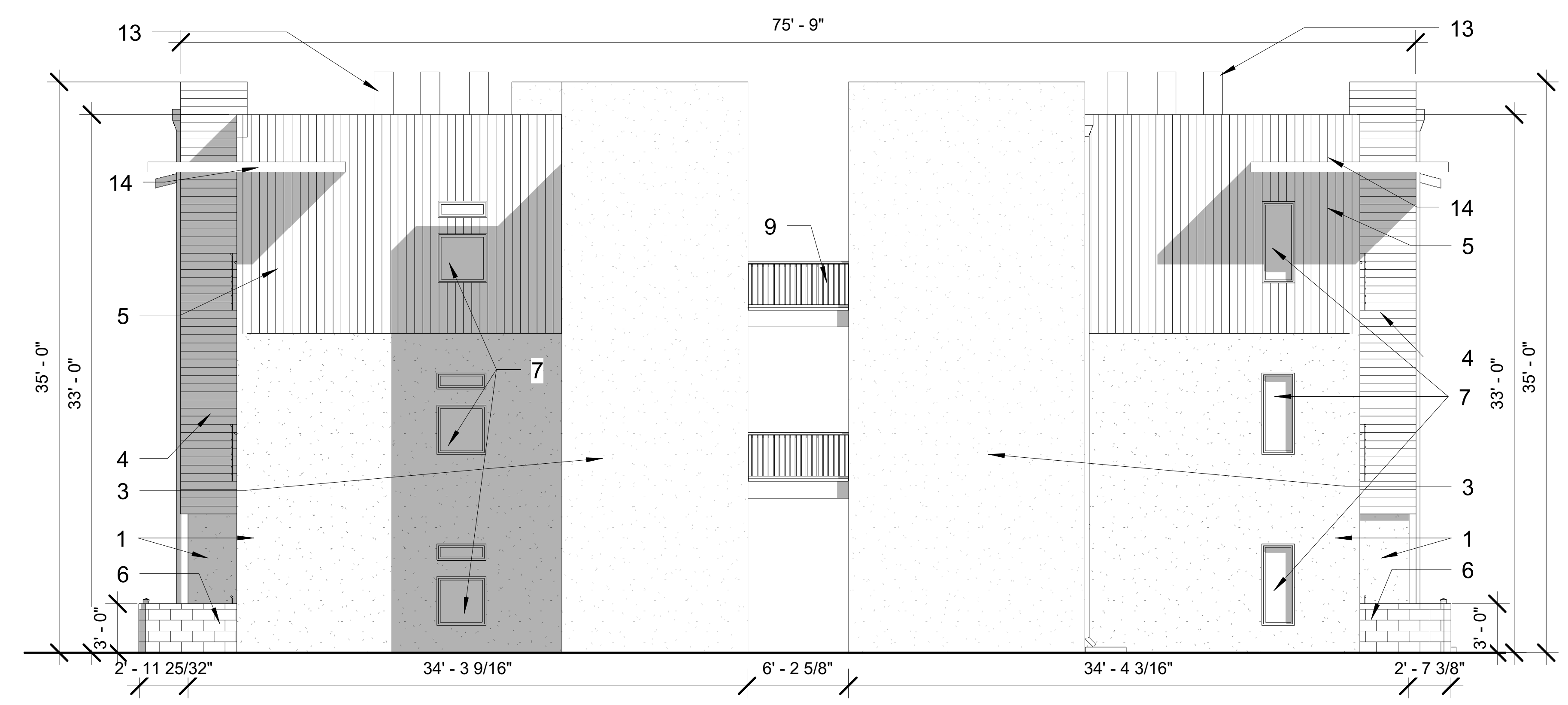
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75' - 9"
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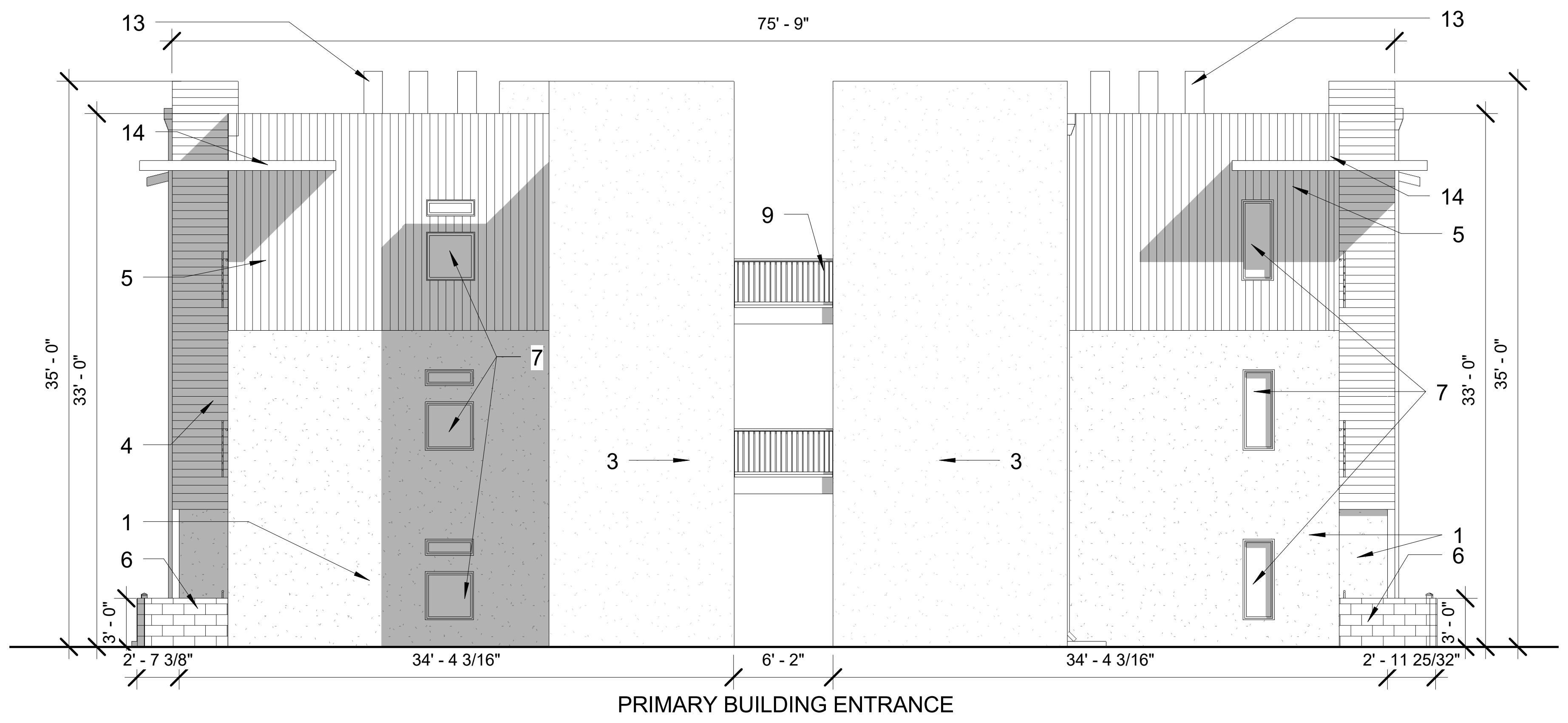
4
3
1
6
7
9
14
5
4
7
3
1
6
35' - 0"
33' - 0"
3' - 0"
2' - 11 25/32"
34' - 3 9/16"
6' - 2 5/8"
34' - 4 3/16"
2' - 7 3/8"

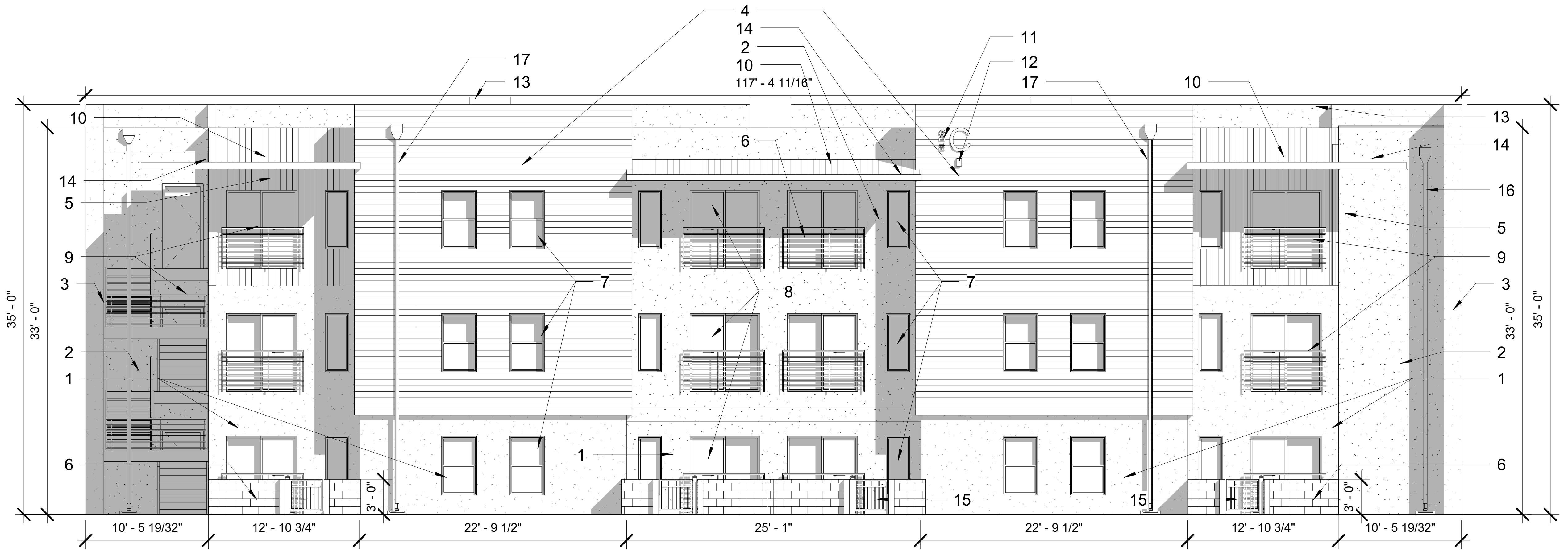
③ Left Elevation
1/8" = 1'-0"

0 8' 16' 24'


13
75' - 9"
13
14
5
4
1
6
7
9
3
3
14
5
7
1
6
35' - 0"
33' - 0"
3' - 0"
2' - 7 3/8"
34' - 4 3/16"
6' - 2"
34' - 4 3/16"
2' - 11 25/32"
PRIMARY BUILDING ENTRANCE

④ Right Elevation
1/8" = 1'-0"

0 8' 16' 24'


4
14
2
10
117' - 4 11/16"
17
13
11
12
17
10
10
14
5
9
3
2
1
6
6
7
8
7
1
15
15
13
14
16
5
9
3
2
1
6
35' - 0"
33' - 0"
3' - 0"
10' - 5 19/32"
12' - 10 3/4"
22' - 9 1/2"
25' - 1"
22' - 9 1/2"
12' - 10 3/4"
10' - 5 19/32"

② Public Elevation
1/8" = 1'-0"

0 8' 16' 24'

SIGNAGE:

- All signs shall be approved prior by Mesa Del Sol Corporation.

Signs Prohibited -

The following signs are prohibited, and these types of signs shall be removed or brought into conformance with this IDO and the DPM in accordance with maintenancstandards for signs in Subsection 14-16-5-13(B)(10):

5-12(C)(1) - Any sign contributing to confusion of traffic control or resembling traffic control lighting: unauthorized sign, signal, marking, or device that purports to be or imitates official traffic control devices or railroad signs or signals; unauthorized sign that attempts to control traffic on any public right-of-way or private way; or sign that hides or interferes with the effectiveness of any official traffic control devices or any railroad signs or signals.

5-12(C)(2) - Any sign located in a clear sight triangle

- Back lit or channel lit illuminated signs are not to be installed on the property.
- Electronic signs are not to be installed at the property.

Signs that Require a Sign Permit -

5-12(D)(1)(a) - New signs that meet any of the following criteria may not be erected until a Sign Permit is obtained pursuant to Subsection 14-16-6-5(C) (Permit - Sign):

- Signs with an area greater than 24 square feet.
- Signs taller than 8 feet.
- Signs with moving elements.
- Freestanding and projecting signs.
- Portable signs.

Design and Construction -

5-12(E)(4)(a) - All signs shall be constructed of durable material and maintainedgood condition and repair, shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.

"EASY AS PIE"

NO. 3340
4-16-21

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	IG
checked:	IJ&Z
date:	June 25, 2021

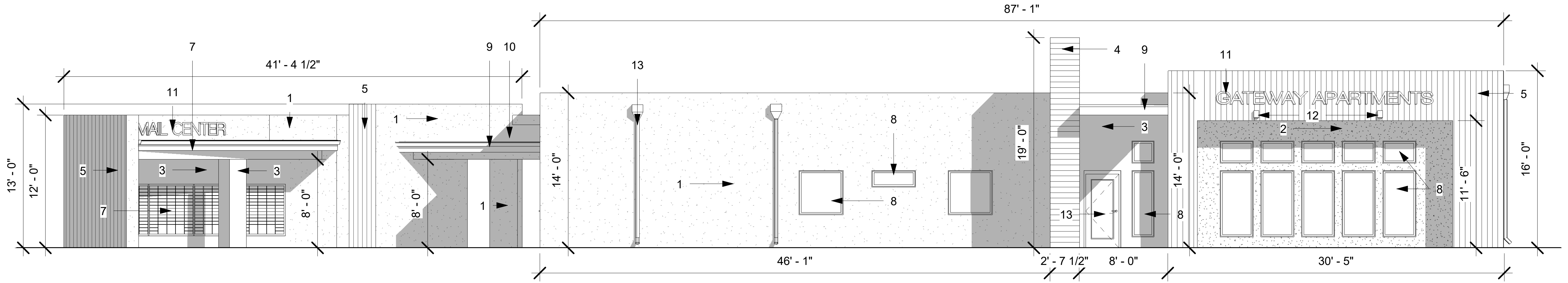
WWW.JEEBSANDZUZU.COM

BUILDING TYP. 3 - ELEVATIONS

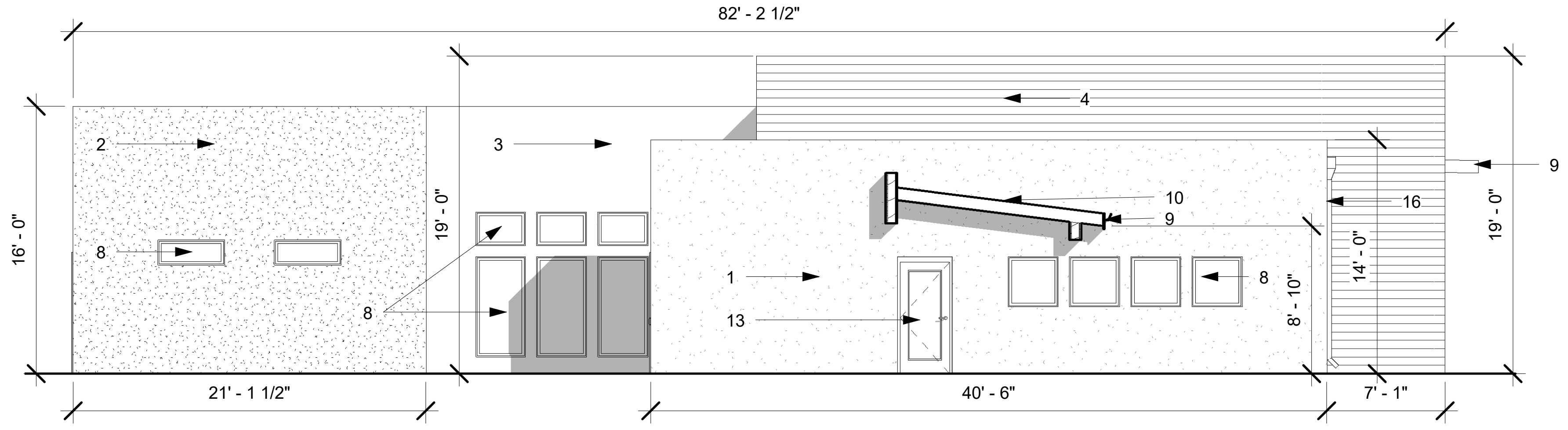
GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

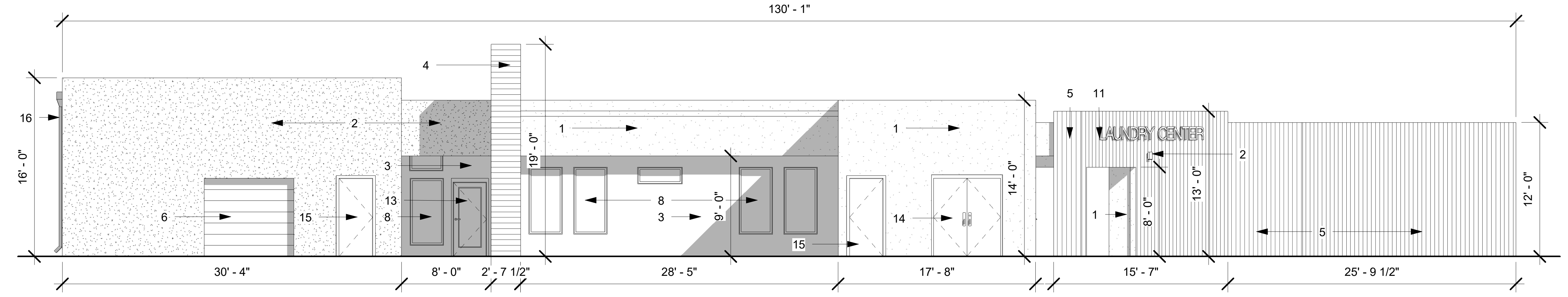
sheet no:
DRB3.3


87' - 1"
41' - 4 1/2"
7
11
1
5
9
10
13
4
9
11
MAIL CENTER
GATEWAY APARTMENTS
12
2
5
3
3
7
1
1
8
8
8
3
13
8
8
13' - 0"
12' - 0"
8' - 0"
8' - 0"
14' - 0"
19' - 0"
14' - 0"
11' - 6"
16' - 0"
46' - 1"
2' - 7 1/2"
8' - 0"
30' - 5"
0
8'
16'
24'

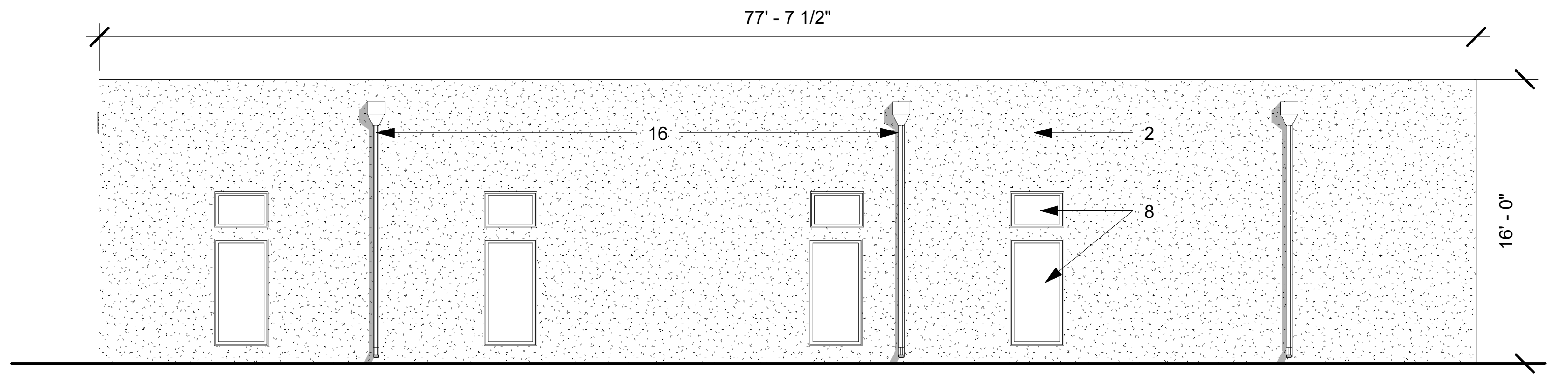
① Elevation - North / Entryway
1/8" = 1'-0"


82' - 2 1/2"
4
2
3
9
10
9
16
1
13
8
8
8
16' - 0"
19' - 0"
14' - 0"
8' - 10"
19' - 0"
21' - 1 1/2"
40' - 6"
7' - 1"
0
8'
16'
24'

② Elevation - East
1/8" = 1'-0"


130' - 1"
4
16
2
1
1
5
11
LAUNDRY CENTER
2
3
13
8
6
15
8
3
14
15
1
5
16' - 0"
19' - 0"
9' - 0"
14' - 0"
8' - 0"
13' - 0"
12' - 0"
30' - 4"
8' - 0"
2' - 7 1/2"
28' - 5"
17' - 8"
15' - 7"
25' - 9 1/2"
0
8'
16'
24'

③ Elevation - South
1/8" = 1'-0"


77' - 7 1/2"
16
2
8
16' - 0"
0
8'
16'
24'

④ Elevation - West
1/8" = 1'-0"

KEY NOTES:

1- STUCCO COLOR #1: WHITE
2- STUCCO COLOR #2: GREY
3- STUCCO COLOR #3: DARK GREY
4- HORIZONTAL SIDING: BLUE
5- VERTICAL SIDING: RED
6- ROLL-UP DOOR
7- WALL MOUNTED MAILBOXES
8- VINYL WINDOW: WHITE
9- METAL TRIM: WHITE
10- METAL AWNING: BLUE
11- BRUSHED ALUMINUM LETTER
12- EXTERIOR LIGHTING
13- EXTERIOR FULL LIGHT DOORS
14- EXTERIOR SOLID DOUBLE DOOR
15- EXTERIOR SOLID DOOR: RED
16- DOWNSPOUTS

GENERAL NOTES:

1- ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPARATE BUILDING PERMIT IN ACCORDANCE W/ CABQ PERMITTING REQUIREMENTS.

"EASY AS PIE"

NO. 3340
4-16-21

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ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

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ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	JDH
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date:	June 25, 2021

WWW.JEEBSANDZUZU.COM

COMMUNITY BUILDING - ELEVATIONS

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no:
DRB3.4

LEGAL DESCRIPTION: TRACT A-4-A, REPLAT OF TRACT A-4 MESA DEL SOL INNOVATION PARK

SITE AREA: 11.9075 AC (518,694 SF)

BENCHMARK: City of Albuquerque Station ‘5-R15’ being a brass cap.
ELEV= 5306.674 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated November, 2020

FLOOD HAZARD: From FEMA Map 35001C0555H (8/16/2012), this site is identified as being within Zone ‘X’ which is determined to be an area of minimal flood hazard.

OFFSITE FLOW: The site does not accept offsite flow as public streets border the site to the north, east, and south. The land to the west is undeveloped and is scheduled to be developed as Sagan Road. The Mesa del Sol DMP defines this site as being within Basin M which is to drain to the southwest and discharge to regional pond 2A. Discharge is based on 56.08/15.15= 3.7 CFS/AC.

EXISTING CONDITIONS: The site is currently undeveloped and the site slopes down to the west at 0.5 - 1%.

PROPOSED IMPROVEMENTS: The proposed improvements include 8 residential apartment buildings, a community building, paved access and parking, sidewalks, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the SWQ volume.

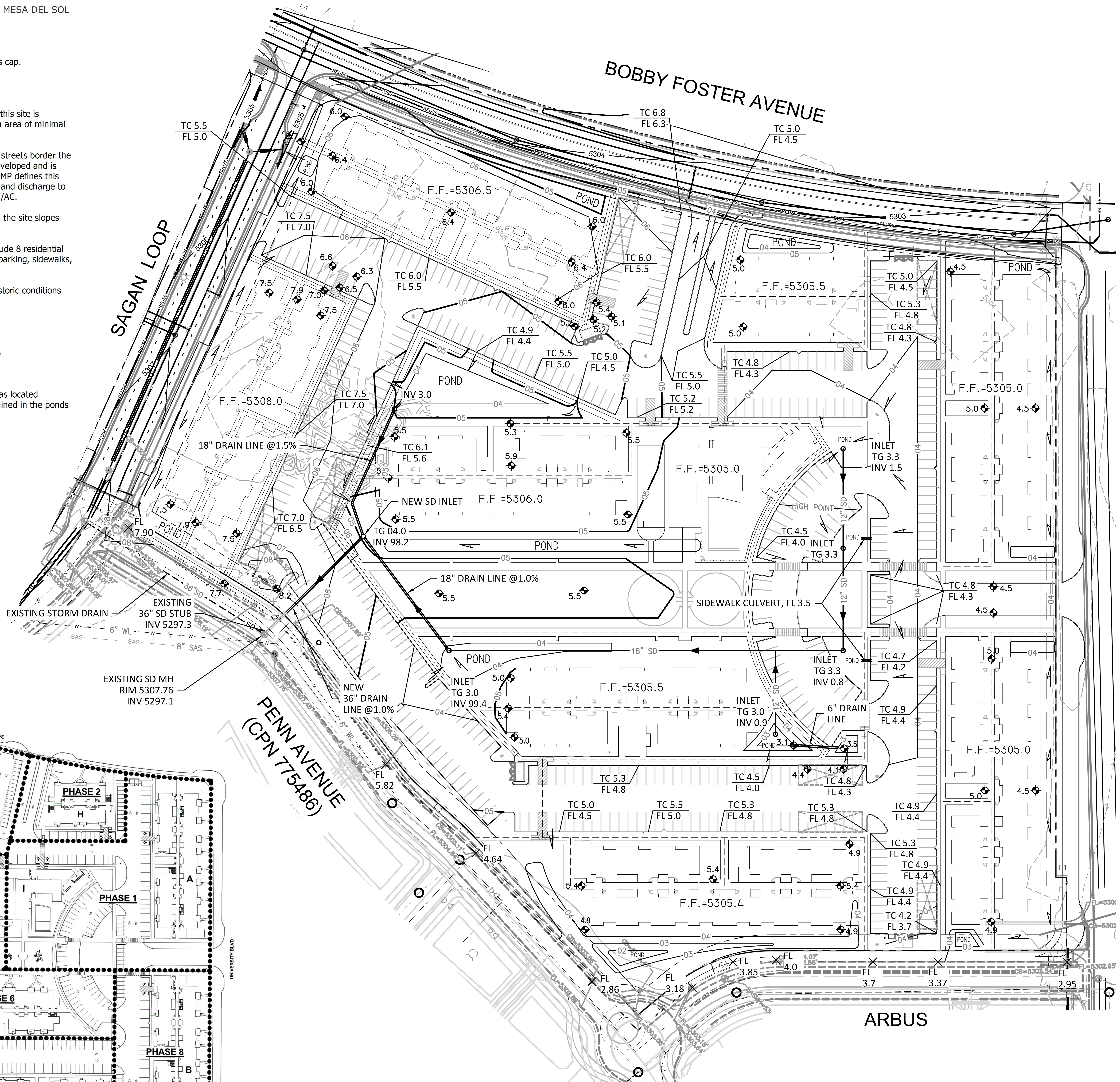
Existing land treatment: 100% A PRECIPITATION ZONE: 3
$Q= (1.87)(11.91)= 22.3$ CFS
Proposed land treatment: 10% B, 31% C and 59% D
$Q= [(0.10)(2.60)+(0.31)(3.45)+(.59)(5.02)](11.91)= 51.1$ CFS

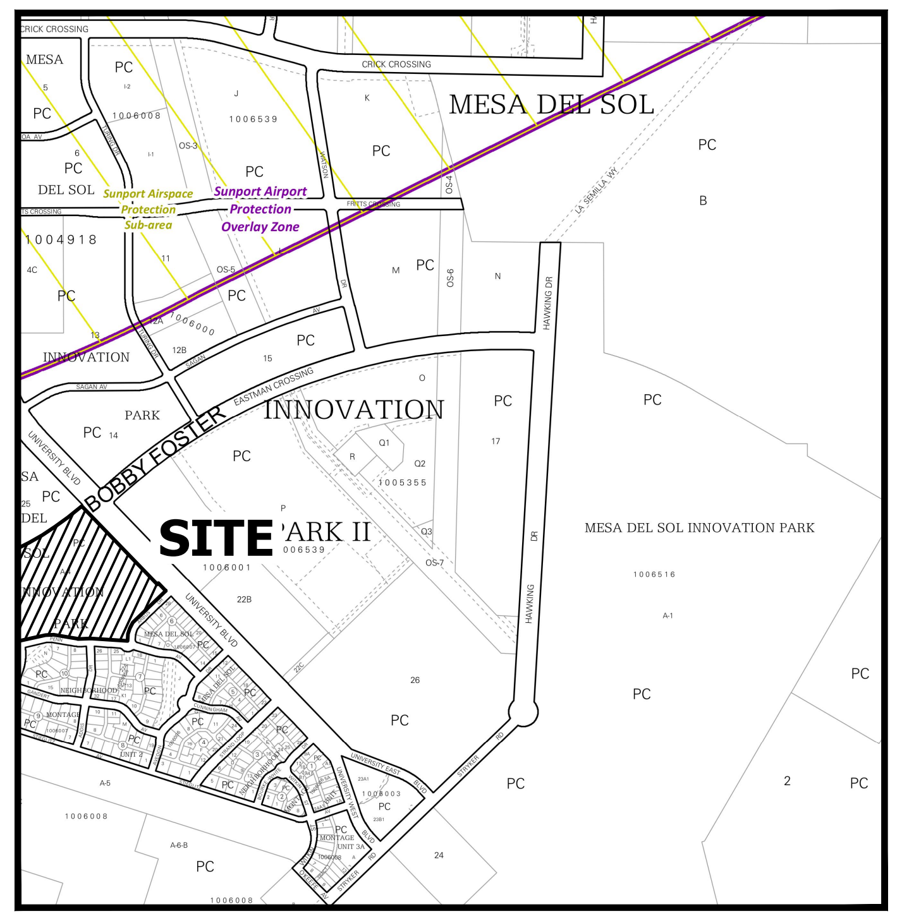
SWQ $V= (306{,}030)(0.42/12)= 10{,}711$ CF

This flow will discharge to several onsite retention ponding areas located throughout the site. The SWQ volume of 10,900 CF will be retained in the ponds as shown. Site discharge will not exceed the allowable:
$Q=(11.91/15.15)\ 56.08 = 44.0$CFS.

CONCEPTUAL
GRADING AND DRAINAGE PLAN
ENCANTO APARTMENTS
MESA DEL SOL

AUGUST, 2021


BOBBY FOSTER AVENUE
SAGAN LOOP
UNIVERSITY BOULEVARD
PENN AVENUE (CPN 775486)
ARBUS
L4
5305
5306
5304
5303
REUSE
TC 5.5 FL 5.0
TC 6.8 FL 6.3
TC 5.0 FL 4.5
6.0
6.4
POND
F.F.=5306.5
TC 7.5 FL 7.0
6.6
6.3
6.5
7.5
7.9
7.0
TC 6.0 FL 5.5
TC 6.0 FL 5.5
5.4
5.1
5.2
TC 4.9 FL 4.4
TC 5.5 FL 5.0
TC 5.0 FL 4.5
TC 5.5 FL 5.0
TC 5.2 FL 5.2
TC 4.8 FL 4.3
TC 5.0 FL 4.5
TC 5.3 FL 4.8
TC 4.8 FL 4.3
F.F.=5305.5
5.0
4.5
F.F.=5308.0
TC 7.5 FL 7.0
INV 3.0
18" DRAIN LINE @1.5%
TC 6.1 FL 5.6
5.3
5.9
5.5
F.F.=5306.0
NEW SD INLET
TG 04.0 INV 98.2
TC 7.0 FL 6.5
F.F.=5305.0
INLET TG 3.3 INV 1.5
HIGH POINT
12" SD
TC 4.5 FL 4.0
INLET TG 3.3
F.F.=5305.0
FL 7.90
7.7
8.2
18" DRAIN LINE @1.0%
SIDEWALK CULVERT, FL 3.5
TC 4.8 FL 4.3
EXISTING STORM DRAIN
EXISTING 36" SD STUB INV 5297.3
36" SD
6" WL
8" SAS
EXISTING SD MH RIM 5307.76 INV 5297.1
NEW 36" DRAIN LINE @1.0%
INLET TG 3.0 INV 99.4
18" SD
INLET TG 3.3 INV 0.8
TC 4.7 FL 4.2
F.F.=5305.5
INLET TG 3.0 INV 0.9
6" DRAIN LINE
TC 4.9 FL 4.4
3.1
3.5
4.4
4.1
FL 5.82
TC 5.3 FL 4.8
TC 4.5 FL 4.0
TC 4.8 FL 4.3
F.F.=5305.0
TC 5.0 FL 4.5
TC 5.5 FL 5.0
TC 5.3 FL 4.8
TC 5.3 FL 4.8
TC 4.9 FL 4.4
FL 4.64
TC 5.3 FL 4.8
TC 4.9 FL 4.4
TC 4.9 FL 4.4
TC 4.2 FL 3.7
F.F.=5305.4
4.9
FL 2.86
FL 3.18
FL 3.85
FL 4.0
FL 3.7
FL 3.37
FL 2.95


MESA DEL SOL
DEL SOL
INNOVATION
PARK
BOBBY FOSTER
SITE
PARK II
MESA DEL SOL INNOVATION PARK

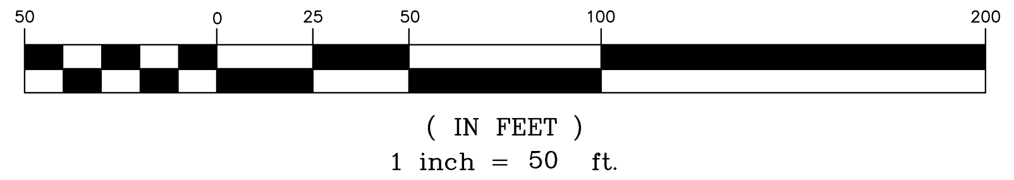
VICINITY MAP

ZONE ATLAS R-16-Z

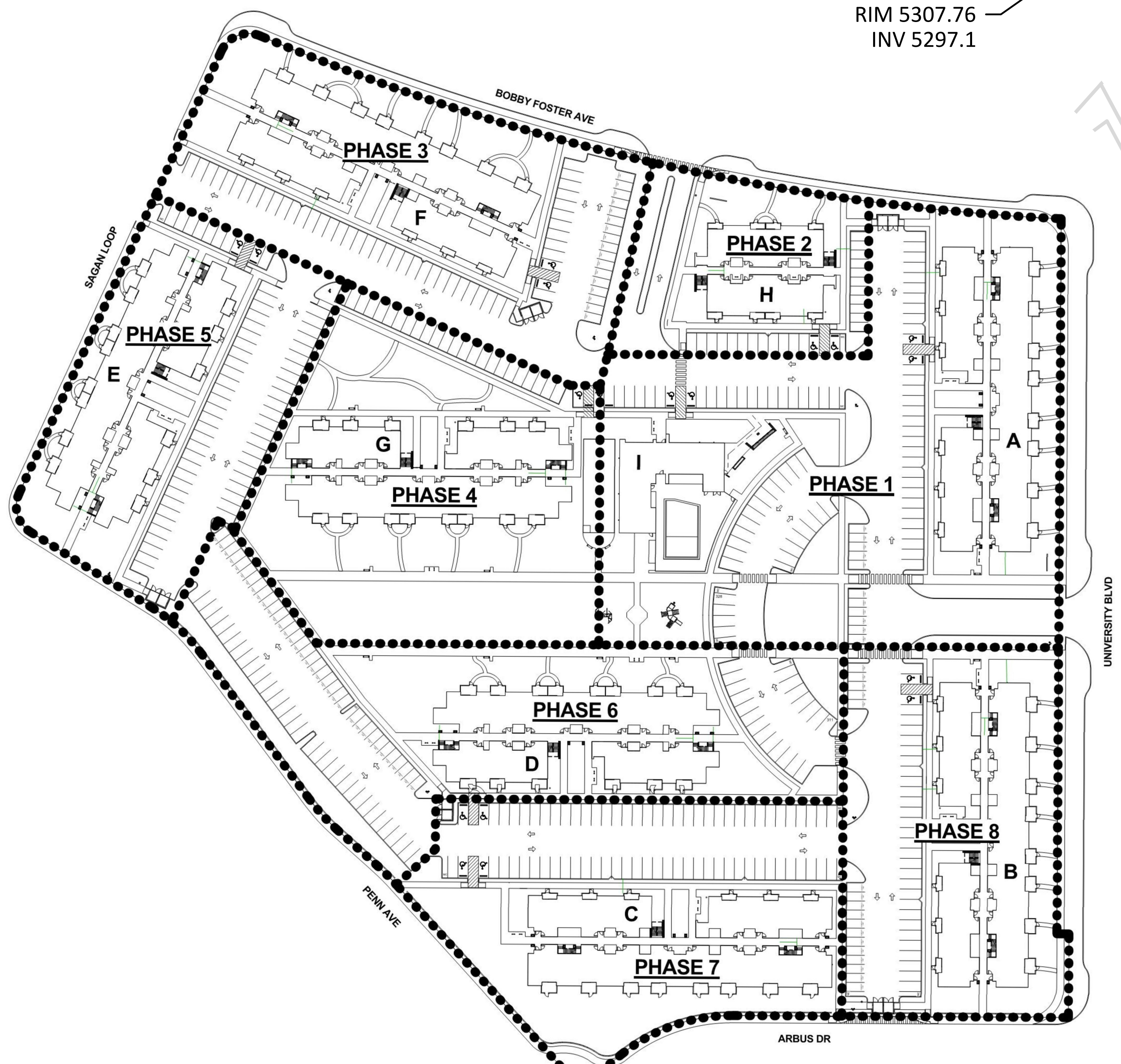
Legend

—	EXISTING CONTOUR – MAJOR
—	EXISTING CONTOUR – MINOR
—05—	NEW CONTOUR – MAJOR
—04—	NEW CONTOUR – MINOR
—SD—	STORM DRAIN
—○	STORM DRAIN INLET
⊕ 4.5	SPOT ELEVATION
◁—	FLOW DIRECTION
F.F.=5305.0	FINISH FLOOR ELEVATION
☒	COVERED PARKING AREA

GRAPHIC SCALE


50
0
25
50
100
200

(IN FEET)
1 inch = 50 ft.


BOBBY FOSTER AVE
SAGAN LOOP
UNIVERSITY BLVD
PENN AVE
ARBUS DR
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
A
B
C
D
E
F
G
H
I

PHASING PLAN
N.T.S.

PHASING NOTE:

ALL MASS GRADING (INCLUDING ALL STORMWATER POND AREAS) AND ALL STORM DRAIN INLETS AND STORM DRAIN LINES SHALL BE BUILT AS PART OF PHASE I.

SCOTT M. McGEE
NEW MEXICO
10519

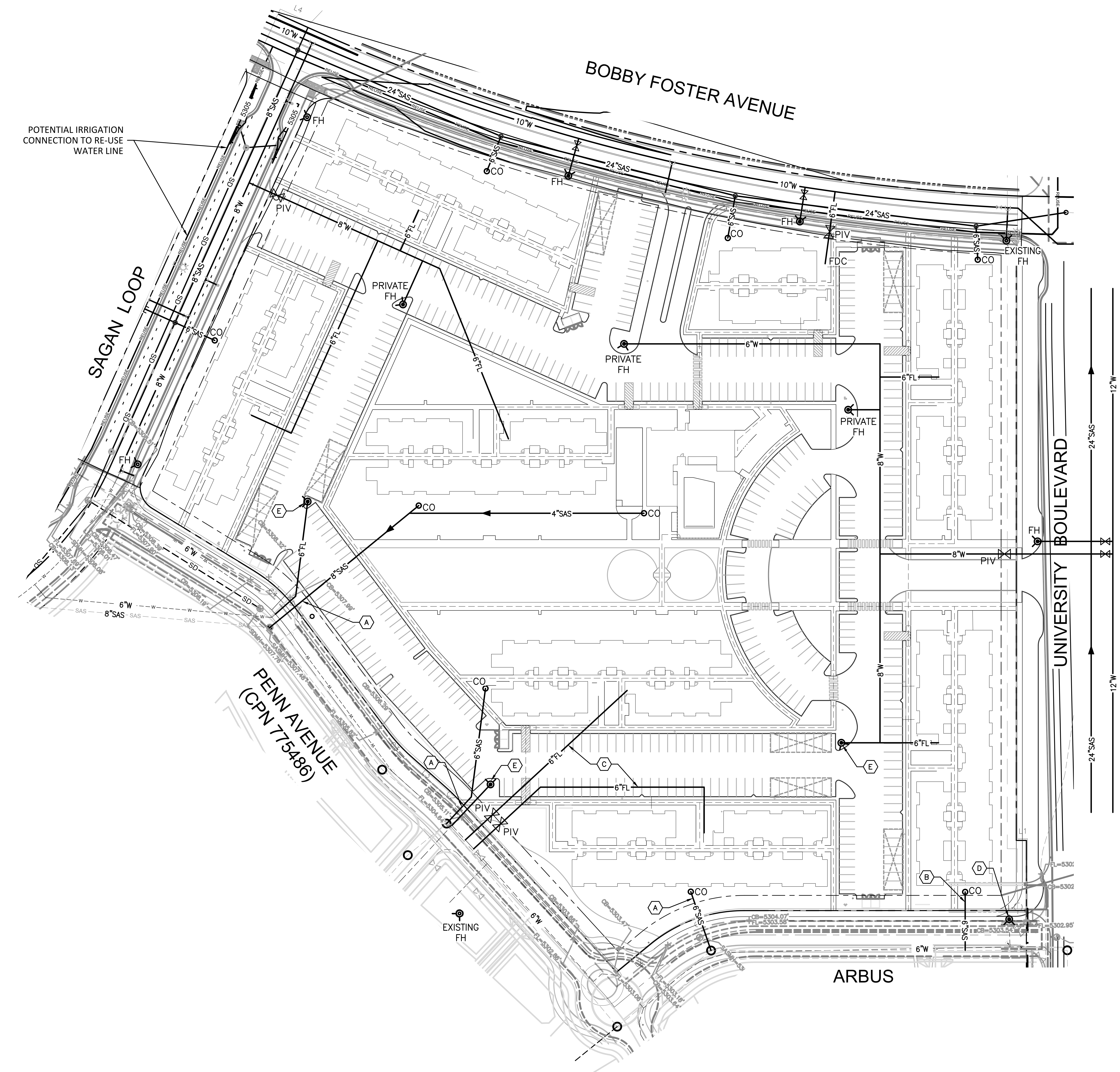
Scott M McGee PE

9700 Sand Verbena Trail NE
Albuquerque, NM 87122
505.263.2905
scottmmcgee@gmail.com

CONCEPTUAL
UTILITY PLAN

ENCANTO APARTMENTS
MESA DEL SOL

AUGUST, 2021


BOBBY FOSTER AVENUE
SAGAN LOOP
UNIVERSITY BOULEVARD
PENN AVENUE
(CPN 775486)
ARBUS
POTENTIAL IRRIGATION CONNECTION TO RE-USE WATER LINE
10"W
24"SAS
8"SAS
8"W
6"W
12"W
6"SAS
4"SAS
6"FL
8"SAS
FH
EXISTING FH
PRIVATE FH
PIV
FDC
CO
A
B
C
D
E
SD

KEYED UTILITY NOTES

A. EXISTING 6" SANITARY SEWER STUB TO R/W LINE.

B. NEW 6" SANITARY SEWER SERVICE PER ABCWUA STD DRAWING TO BE BUILT BY PUBLIC WORK ORDER.

C. NEW 6" FIRELINE TO BUILDING FROM WATER MAIN WITH POST INDICATOR VALVE (PIV) AS SHOWN. 2" DOMESTIC METERED SERVICE SHALL ALSO BE IN SAME TRENCH.

D. EXISTING PUBLIC FIRE HYDRANT.

E. NEW PRIVATE FIRE HYDRANT PER ABCWUA STD DRAWING.

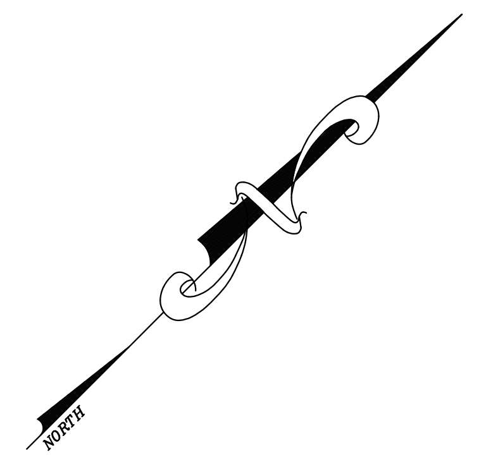
F. INSTALL FIRE DEPT CONNECTION (FDC) WITHIN 100' OF A FIRE HYDRANT

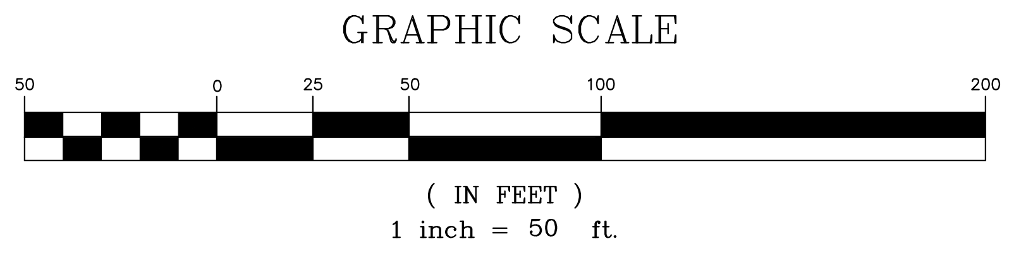
NOTE:

THE CONTRACTOR SHALL COORDINATE WITH THE AVAILABLE LOCAL HIGH SPEED INTERNET (BROADBAND) PROVIDERS TO DEVELOP AND IMPLEMENT A HIGH SPEED INTERNET PLAN THAT PROVIDES SERVICE CONNECTIONS TO ALL BUILDINGS AND TO ALL UNITS AND COMMUNITY SPACES.

Legend

- - - SAS - - -	EXISTING SANITARY SEWER LINE
- - - 6"W - - -	EXISTING WATER LINE WITH SIZE
——4"SAS——	PROPOSED SANITARY SEWER LINE WITH SIZE
——2"W——	PROPOSED WATER LINE WITH SIZE
——6"FL——	PROPOSED FIRELINE WITH SIZE
——⋈—— PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
○CO	CLEANOUT
FH ◎	FIRE HYDRANT
▨	COVERED PARKING AREA




GRAPHIC SCALE
50
0
25
50
100
200
(IN FEET)
1 inch = 50 ft.

SCOTT M. McGEE
NEW MEXICO
10519

Scott M McGee PE

9700 Sand Verbena Trail NE
Albuquerque, NM 87122
505.263.2905
scottmmcgee@gmail.com

FIRE FLOWS:

FIRE FLOW REQUIREMENTS AS PER APPENDIX B
2015 INTERNATIONAL FIRE CODE

TABLE B105.1 (2) VALUES

*BUILDING A:	FA= 43,441	FF = 3,500 GPM	DURATION =	3 HOURS
*BUILDING B:	FA= 43,441	FF = 3,500 GPM	DURATION =	3 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 A:	FF = 3,500 GPM x 0.25 = 1750 GPM	DURATION =	2 HOURS
*BUILDING B:	FF = 3,500 GPM x 0.25 = 1750 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 A & B FOR CONSTRUCTION CONSISTENCY.

LINE LEGEND:

——W——	WATER LINE
——SAS——	SEWER LINE

FIRE HYDRANT LOCATIONS AND DISTRIBUTION:

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

VALUES FROM CALCULATED VALUE APPENDIX B

	FIRE FLOW	MIN HYDRANTS	AVG SPACING	MAX DISTANCE
*BUILDING A:	FF = 1,750 GPM	1	500 FEET	625 FEET
*BUILDING B:	FF = 1,750 GPM	1	500 FEET	625 FEET

ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 20-004880REVISION
APPROVED DATE: 06/07/21
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

KEYED NOTES:

1. FIRE HYDRANT - HYDRANT TO BE LOCATED A MINIMUM OF 15' FROM VEHICLE PARKING OR OTHER OBSTRUCTIONS.
2. POST INDICATOR VALVE
3. FIRE RISER ROOM
4. SWIMMING POOL
5. COMMUNITY BUILDING / LEASING OFFICE
6. GARBAGE ENCLOSURE
7. MAINTENANCE ROOM
8. DRAINAGE PONDING AREA
9. FIRE DEPARTMENT CONNECTION - ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE.
10. 36" CMU PATIO WALL AND GATE
11. 6' IRON POOL FENCE AND GATE
12. PLAYGROUND & TOT LOT
13. MAIL CENTER
14. 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.
15. PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
16. BUILDING ADDRESS SIGN
17. BUILDING LETTER SIGN WITH GROUPED UNIT NUMBERS
18. COMMUNITY BUILDING SIGN
19. KNOX BOCK FOR ENTRY TO COMMUNITY BUILDING - FIRE ALARM PANEL

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

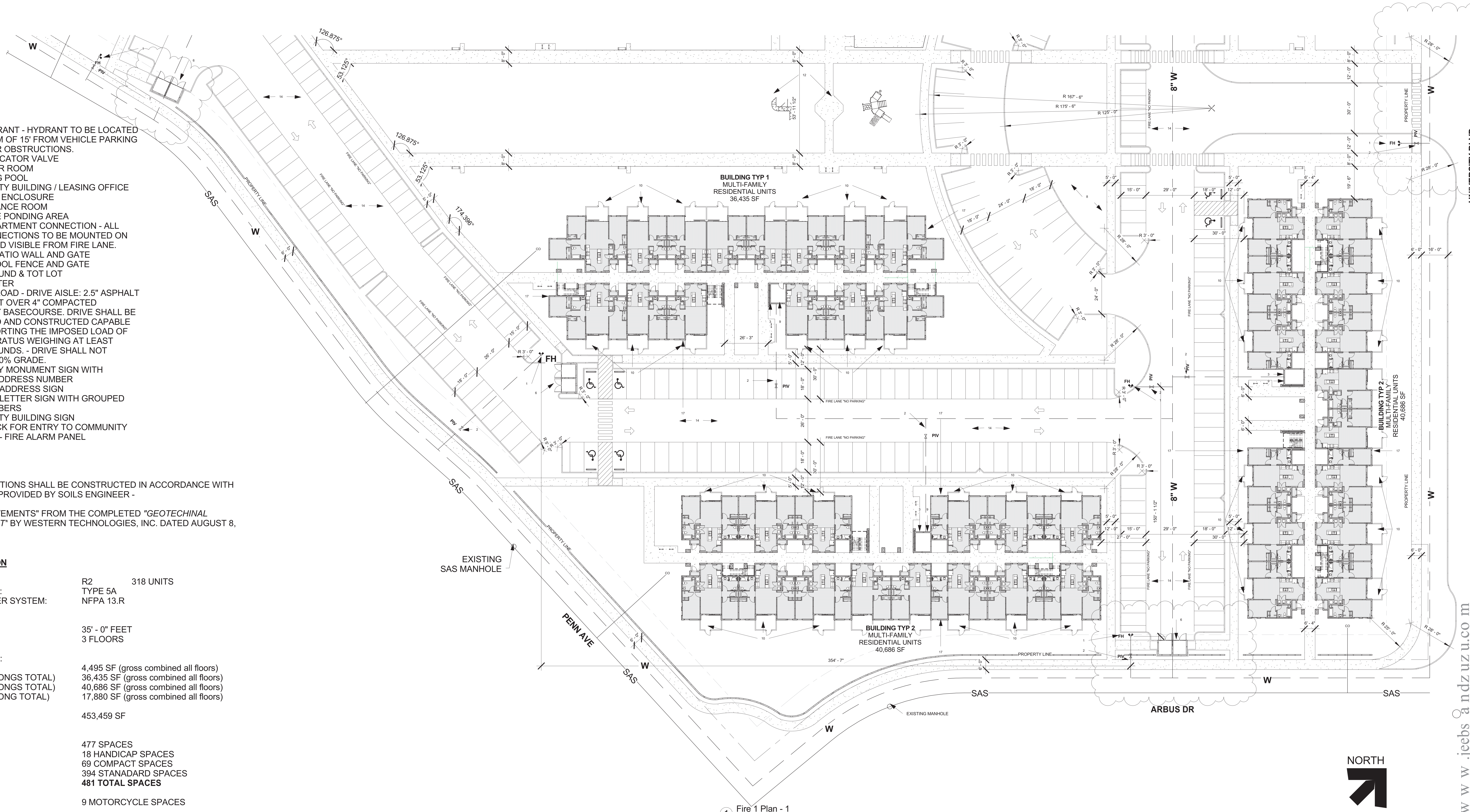
SEE SECTION "6.8 PAVEMENTS" FROM THE COMPLETED *"GEOTECHINAL EVALUATIONS REPORT"* BY WESTERN TECHNOLOGIES, INC. DATED AUGUST 8, 2017.

PROJECT INFORMATION

OCCUPANCY TYPE	R2 318 UNITS
CONSTRUCTION TYPE:	TYPE 5A
AUTOMATIC SPRINKLER SYSTEM:	NFPA 13.R
BUILDING HEIGHT:	35' - 0" FEET
NUMBER OF FLOORS:	3 FLOORS
BUILDING FIRE AREAS:	
COMMUNITY BLDNG:	4,495 SF (gross combined all floors)
BUILDING TYP 1: (3 BLDNGS TOTAL)	36,435 SF (gross combined all floors)
BUILDING TYP 2: (4 BLDNGS TOTAL)	40,686 SF (gross combined all floors)
BUILDING TYP 3: (1 BLDNG TOTAL)	17,880 SF (gross combined all floors)
LOT AREA:	453,459 SF

PARKING SPACES:

REQUIRED:	477 SPACES
PROVIDED:	18 HANDICAP SPACES 69 COMPACT SPACES 394 STANADARD SPACES **481 TOTAL SPACES**
	9 MOTORCYCLE SPACES



1 Fire 1 Plan - 1
1" = 30'-0"

"easy as pie"

DAVID
NO. 3340
5-6-21

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

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ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:	20-026
drawn:	EAM
checked:	J&Z
date:	May 6, 2021

www.jeebsandzuzu.com

Fire 1 Plan

Gateway Apartments
Mesa Del Sol

University Blvd SE
Albuquerque NM 87106

sheet no:
Fire 1.0

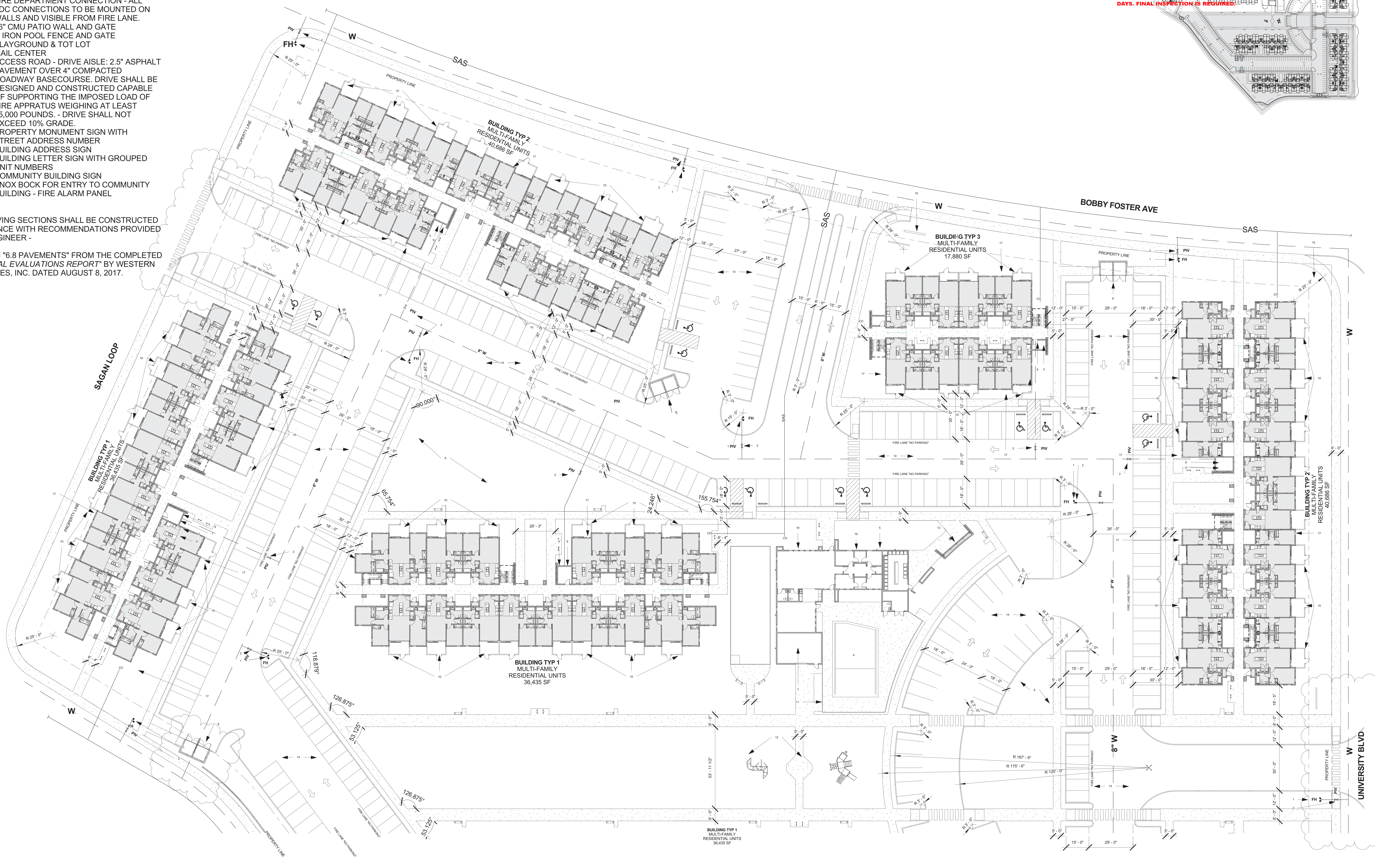
KEYED NOTES:

1. FIRE HYDRANT - HYDRANT TO BE LOCATED A MINIMUM OF 15' FROM VEHICLE PARKING OR OTHER OBSTRUCTIONS.
2. POST INDICATOR VALVE
3. FIRE RISER ROOM
4. SWIMMING POOL
5. COMMUNITY BUILDING / LEASING OFFICE
6. GARBAGE ENCLOSURE
7. MAINTENANCE ROOM
8. DRAINAGE PONDING AREA
9. FIRE DEPARTMENT CONNECTION - ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE.
10. 36" CMU PATIO WALL AND GATE
11. 6' IRON POOL FENCE AND GATE
12. PLAYGROUND & TOT LOT
13. MAIL CENTER
14. 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.
15. PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
16. BUILDING ADDRESS SIGN
17. BUILDING LETTER SIGN WITH GROUPED UNIT NUMBERS
18. COMMUNITY BUILDING SIGN
19. KNOX BOCK FOR ENTRY TO COMMUNITY BUILDING - FIRE ALARM PANEL

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

SEE SECTION "6.8 PAVEMENTS" FROM THE COMPLETED *"GEOTECHINAL EVALUATIONS REPORT"* BY WESTERN TECHNOLOGIES, INC. DATED AUGUST 8, 2017.

ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 20-004880REVISION
APPROVED DATE: 08/07/21
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.


BOBBY FOSTER AVE
SAGAN LOOP
UNIVERSITY BLVD
W
SAS
PROPERTY LINE
FH
PIV
BUILDING TYP 2
MULTI-FAMILY
RESIDENTIAL UNITS
40,686 SF
BUILDING TYP 3
MULTI-FAMILY
RESIDENTIAL UNITS
17,880 SF
BUILDING TYP 1
MULTI-FAMILY
RESIDENTIAL UNITS
36,435 SF
FIRE LANE "NO PARKING"
8" W
90.000°
65.754°
24.246°
155.754°
118.879°
126.875°
53.125°
R 167' - 6"
R 175' - 6"
R 125' - 0"
NORTH

1 Fire 1 Plan - 2
1" = 30'-0"

"ea s y a s pie"

STATE OF NEW MEXICO
DAVID
NO. 3340
5-6-21
REGISTERED ARCHITECT

JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

www.jeebsandzuzu.com

job no:	20-026
drawn:	EAM
checked:	J&Z
date:	May 6, 2021

Gateway Apartments
Mesa Del Sol

University Blvd SE
Albuquerque NM 87106

Fire 1 Plan

sheet no:
Fire 1.1