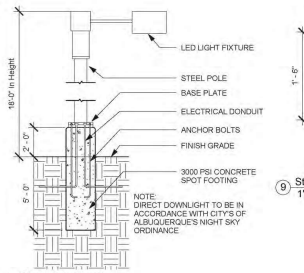
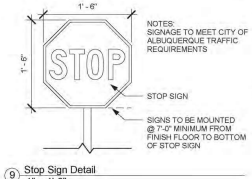


8 Site Lighting Detail
1/4" = 1'-0"



9 Stop Sign Detail
1" = 1'-0"

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER. RIGHT OF WAY SHALL BE DEDICATED ON A PLAT.
2. ALL INFRASTRUCTURE WORK TO BE COMPLETED IN THE CITY'S RIGHT OF WAY SHALL BE COMPLETED BY PUBLICWORK ORDER. THE DEVELOPMENT OF THIS SITE SHALL COORDINATE WITH THE ONGOING INFRASTRUCTURE DEVELOPMENT BEING COMPLETED BY THE MASTER DEVELOPER.
3. 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 FIXTURE 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.
5. NO LIGHT SOURCE FOR ANY OUTDOOR LIGHT FIXTURE 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 8 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.
18. ACCESSIBLE ROUTE: IDENTIFIED ACCESSIBLE ROUTE SHALL MEET ADA REQUIREMENTS FOR RUNNING SLOPE, CROSS SLOPE, SURFACE TEXTURE, AND WIDTHS. SEE DETAIL 15 / DRB1.1

PROJECT NO.	PR-2020-004138
APPLICATION NO.	SI-2021-00574

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? YES / NO (CIRCLE ONE) IF YES, WAS A PRE-DESIGN MEETING HELD? YES / NO (CIRCLE ONE) IF NO, 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 ENGINEER	DATE
Jeanne Wolfenbarger	Nov 22, 2021
TRANSPORTATION DIVISION	
PARKS & RECREATION DEPT.	DATE
Blaine Carter	Nov 24, 2021
PARKS & RECREATION DEPT.	DATE
Ernest Armijo	Nov 22, 2021
CITY ENGINEER / HYDROLOGY	DATE
N/A	
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
Herman Gallegos	11-22-21
SOLID WASTE MANAGEMENT	DATE
Maggie Gould	Nov 22, 2021
DRB CHAIRPERSON, PLANNING DEPT.	DATE
Robert Webb	Nov 22, 2021
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. PLEASE SEE DETAIL 1 ON AS1.3 FOR DETECTABLE WARNING STRIP DETAILS AND DETAILS 4-6 ON AS1.1 FOR APPLICATION OF THOSE DETAILS ON PROJECT.
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 SIGN - SEE DETAILS
25. NEW MEDIAN - SEE CIVIL SHEETS
26. PRIMARY ENTRANCE
27. ALL PEDESTRIAN WALKWAY WIDTHS (WALKWAYS ALONG PARKING LOTS TO THE BUILDINGS AND BUILDING ENTRY WALKS) SHALL UNIVERSALLY BE 6' - 0" WIDE MINIMUM UNLESS OTHERWISE DIMENSIONED TO BE LARGER. NEW CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
28. BUILDING SIDEWALK ALONG ARBUS AND PENN ALONG PROPERTY LINE AS PART OF BUILDING PERMIT SET PER COA STANDARD 2430. SEE DETAIL 3 ON AS1.3. OTHER SIDEWALKS BY MESA DEL SOL CORPORATION IN ALTERNATE WORK ORDER
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) - SEE 15 /AS1.1
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
50. REMOVE EXISTING DRIVE PAD

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
PER LEVEL B MASTER PLAN 3 BR = 36 X 2 = 72 2 BR = 144 X 1.5 = 216 1 BR = 138 X 1 = 138	426 SPACES
ON STREET PARKING	0 SPACES
COMPACT PARKING SPACES PROVIDED	91 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT ADA PARKING SPACES REQUIRED NMBC TABLE 1106 1 = 12 SPACES W/ 2 VAN ACCESSIBLE	
ADA STANDARD PARKING SPACES PROVIDED	9 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES
STANDARD PARKING SPACES PROVIDED	359 SPACES
ELECTRIC PARKING SPACES PROVIDED	10 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	**478 SPACES**
478 > 477 > 426	
MOTORCYCLE PARKING SPACES REQUIRED MOTORCYCLE PARKING PROVIDED	6 SPACES 13 SPACES
BICYCLE PAKRING SPACES REQUIRED 10 % OF OFF STREET PARKING BICYCLE PARKING SPACES PROVIDED	48 SPACES 72 SPACES

USEABLE OPEN SPACE CALCULATIONS:

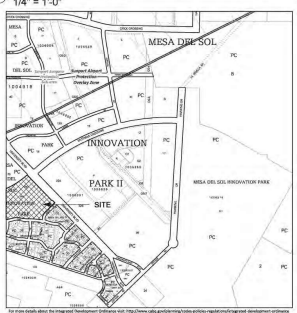
USEABLE OPEN SPACE REQUIREMENTS:
1 BR - 225 SF - 138 UNITS - 31,050 SF
2 BR - 285 SF - 144 UNITS - 41,040 SF
3 BR - 350 SF - 36 - 12,600 SF — **84,690 SF REQUIRED**

USEABLE OPEN SPACE PROVIDED:

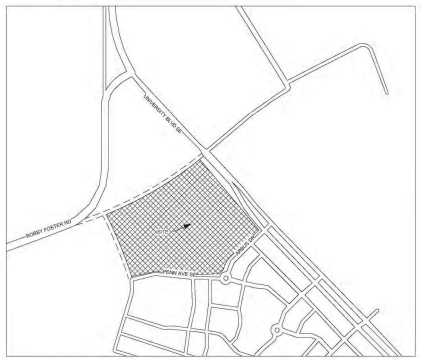
CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,094 SF
LANDSCAPE AREA	175,936 SF
	207,788 SF PROVIDED

SITE DATA:

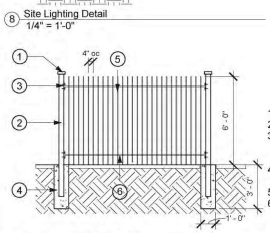
LOT SF/ACRE:	518,455 SF	11.9 ACRES
ZONING:	PC	
INTENDED USE:	DWELLING / MULTI FAMILY (318 UNITS)	
MAXIMUM HEIGHT:	35 FEET	



4 Zone Atlas
1/4" = 1'-0"



5 Vicinity Map
1" = 400'-0"



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

1 DRB Site Plan
1" = 50'-0"

JEEDS & ZUZU, L.L.C.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
1030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

STATE OF NEW MEXICO — DAVID ZUZU — No. 3340 — 11-4-21 — REGISTERED ARCHITECT

"EASY AS PIE"

job no:	20-026
drawn:	EAM
checked:	J&Z
date:	Nov. 4, 2021

GATEWAY APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

SITE PLAN

sheet no: A51.0

WWW.JEEDSANDZUZU.COM