

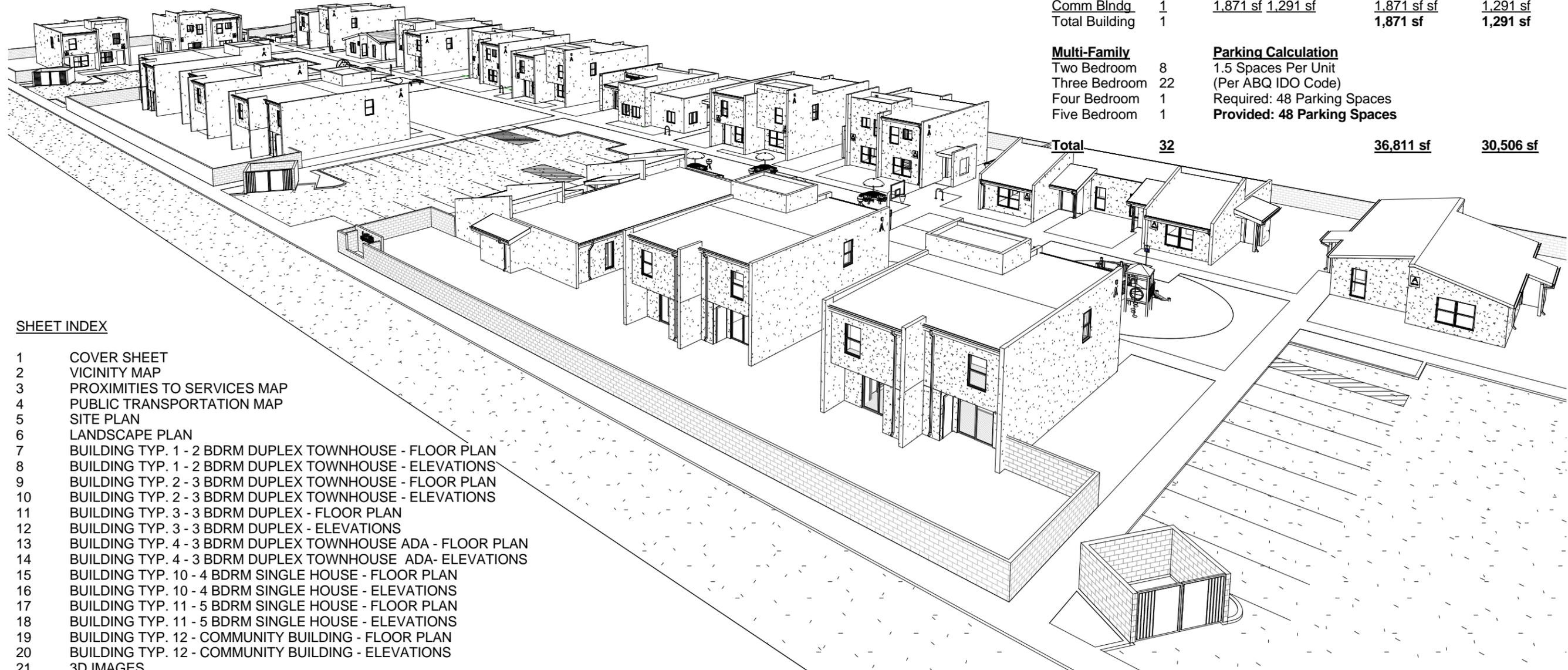
LEGAL DESCRIPTION – 120 LA PLATA

**Project 016B - La Plata**  
**120 La Plata Road NW, Albuquerque, NM 87107**

Lots numbered Two (2) through Sixteen (16) and Cedro Court and Fresno Court of Forest Acres Subdivision, in the City of Albuquerque, New Mexico, as filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 16, 1950, now designated as tract A, as shown on Land Division Plat filed June 10, 1974, in Map Book A5, Folio 85, records of Bernalillo County, New Mexico.

# LA PLATA APARTMENTS

## REHAB PROJECT | ALBUQUERQUE NM



Building Units:	(gross)	(net)	Subtotal (gross)	(net)	
<b>BLDG TYP 1:</b>					
Two Bed	2	1,051 sf	783 sf	2,102 sf	1,566 sf
Total Building	4			8,408 sf	6,264 sf
<b>BLDG TYP 2:</b>					
Three Bedroom	2	1,080 sf	942 sf	2,160 sf	1,884 sf
Total Building	9			19,440 sf	16,956 sf
<b>BLDG TYP 3:</b>					
Three Bedroom	2	1,089 sf	909 sf	2,178 sf	1,818 sf
Total Building	1			2,178 sf	1,818 sf
<b>BLDG TYP 4:</b>					
Three Bedroom	2	1,089 sf	909 sf	2,178 sf	1,818 sf
Total Building	1			2,178 sf	1,818 sf
<b>BLDG TYP 10:</b>					
Four Bedroom	1	1,271 sf	1,091 sf	1,271 sf	1,091 sf
Total Building	1			1,271 sf	1,091 sf
<b>BLDG TYP 11:</b>					
Five Bedroom	1	1,465 sf	1,268 sf	1,465 sf	1,268 sf
Total Building	1			1,465 sf	1,268 sf
<b>BLDG TYP 12:</b>					
Comm Bldg	1	1,871 sf	1,291 sf	1,871 sf	1,291 sf
Total Building	1			1,871 sf	1,291 sf

Multi-Family		Parking Calculation	
Two Bedroom	8	1.5 Spaces Per Unit	
Three Bedroom	22	(Per ABQ IDO Code)	
Four Bedroom	1	Required: 48 Parking Spaces	
Five Bedroom	1	Provided: 48 Parking Spaces	
<b>Total</b>	<b>32</b>		
		<b>36,811 sf</b>	<b>30,506 sf</b>

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**JEEBS & ZUZU, LLC**  
 ARCHITECTS & CONTRACTORS  
 MAKING HOUSING CALLS



Job No:  
 DRAWN: J&Z  
 CHECKED: J&Z  
 DATE: Jan. 21, 2022

120 LA PLATA  
 120 LA PLATA RD NW,  
 ALBUQUERQUE, NM 87107

Cover Sheet  
 sheet no: 1

11030 MENAUL NE, SUITE C  
 ALBUQUERQUE, NM 87112  
 505.797.1318  
 www.jeebsanzuzu.com

**SITE SCOPE OF WORK:**

1. Accessible sidewalks and curb cuts: Replace concrete sidewalks and ensure that they are in conformance with ANSI and ADA standards. Extend a new sidewalk to the street.
2. Storm drainage: Improve and clear inlets from parking lots into ponding areas.
3. Fine grading: Adjust grades at buildings to divert water away from the footings.
4. Parking lots: Cut out sections of compromised asphalt paving. Patch and seal coat.
5. Garbage enclosures: Build new enclosure with gates per MFA standards.
6. Landscape irrigation: Design / build new high efficient irrigation system with focus on drip emmiters where appropriate.
7. Landscape: Construct new landscape with new plants as selected from the City of Albuquerque approved plant list. Landscaping to meet City of Albuquerque zoning requirements.
8. Tot lot age under 5: Construct a new tot lot area with benches. Warning and playground rules signage to be provided.
9. Playground age 5 to 12: Review play area equipment. Repair as needed. Add equipment as needed. Replace perimeter edging. Add concrete access ramp. Replace play surface with approved ADA surface.
10. Construct new basketball court.
11. New community gardens raised bed planters with permanent benches.
12. Construct new community building. See community building plan.
13. New unit and building signage to be installed throughout. Signage to be illuminated to be visible at all times. Add lights at sign location.
14. Accessible, weather resistant, permanent mounted benches to be installed throughout site.
15. Accessible parking and curb ramps to meet ADA standards. ADA parking signage to be provided.
16. New monument signage.
17. New bike racks to accomodate .25 bicycle parking spaces per units (7 required 14 provided).
18. Mail boxes to be ADA accessible and well lit at all times.
19. Van accessible parking space.
20. Warning and playground rules signage to be provided.
21. New native, semi native, or drought tolerant plants to be planted to enhance open spaces.
22. Recycle enclosures: Build new enclosure with gates per MFA standards.
23. New Grill: New grilling, barbeque are with picnic seating and eating area.
24. Grass Area: Multi-purpose / Multi-age / Sports Playing Field
25. Laundry facilities one washer and dryer for every 12 units ( 3 washers and 3 dryers provided).
26. Site shall be developed, and units constructed so as to include wiring and infrastructure needed to allow for access to high-speed broadband internet, telephone, and cable/satellite television.
27. Maintenance room located in community building.
28. Office spaces located in community building.

LA PLATA RD NW



1 Site Plan  
1" = 40'-0"



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120 LA PLATA RD NW,  
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Site Plan sheet no: 5

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