

ADMINISTRATIVE AMENDMENT

FILE #: SI-2023-01130

PROJECT #: PR-2020-004138

Residential unit windows increased by a +/- 1 foot in height; Addition of balconies to

residential units (approved by the DRB, this action memorializes the change);

Adjustment to building siding as a response to changes in window openings;

Removal of elevators and addition of exterior stair elements (also an approved DRE

Relocation and enlargement of swimming pool; Approved Community Building incre

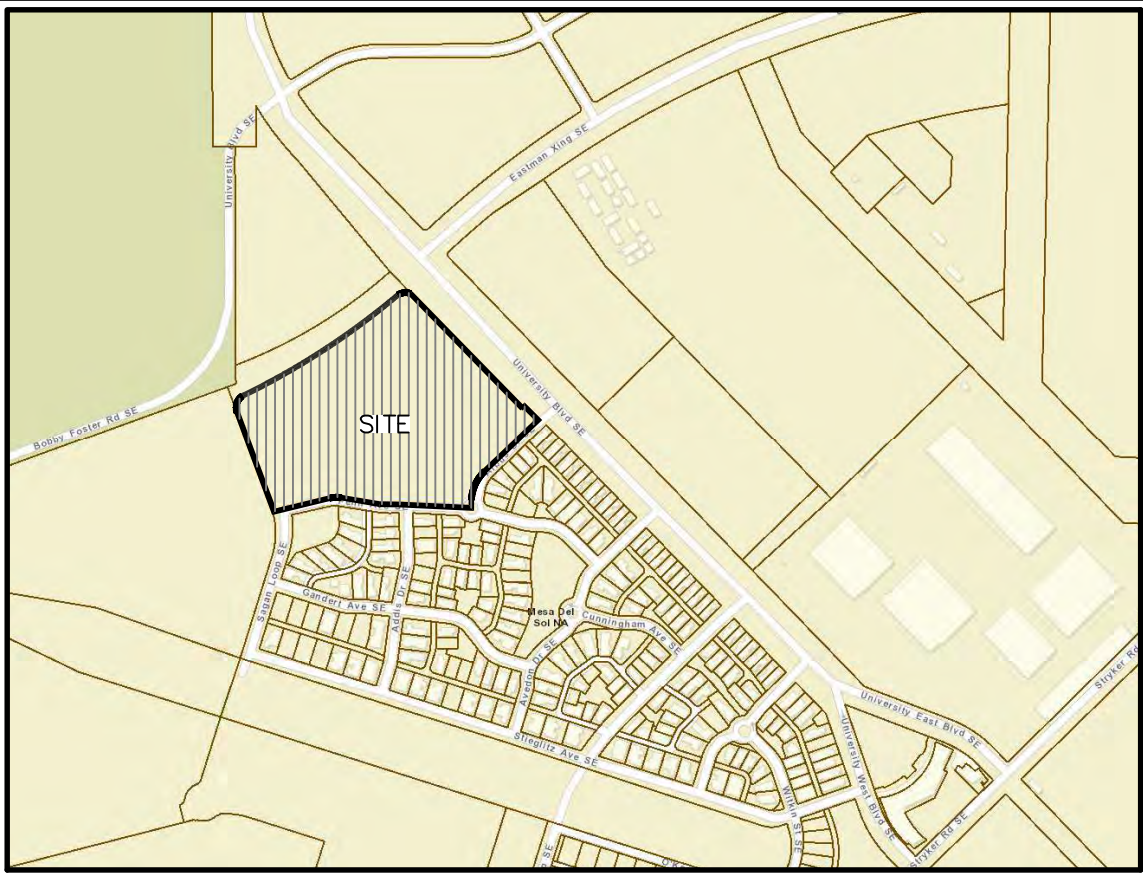


Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2023.08.15 08:30:40 -06'00'

8/15/2023

APPROVED BY

DATE



VICINITY MAP

LEGAL DESCRIPTION:

TRACT LETTERED A-4-A OF THE FINAL PLAT OF TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A OF MESA DEL SOL INNOVATION PARK, WITHIN SECTIONS 21 & 22, T 9 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 15, 2021 IN MAP BOOK 2021C, FOLIO 71.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
TRACT "A-4-A"
MESA DEL SOL INNOVATION PARK
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2022
SHEET 1 OF 2

SCHEDULE B NOTES:

TRACT LETTERED A-4-A OF THE FINAL PLAT OF TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A OF MESA DEL SOL INNOVATION PARK, WITHIN SECTIONS 21 & 22 T9N, R.3.E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 15, 2021 IN MAP BOOK 2021C, FOLIO 71, RE-RECORDED DECEMBER 22, 2021 IN PLAT BOOK 2021C, FOLIO 153 TOGETHER WITH ALL RIGHTS UNDER THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL RECORDED DECEMBER 29, 2010 AS DOCUMENT NO. 2010132884, AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL RECORDED OCTOBER 8, 2019 AS DOCUMENT NO. 2018087976, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES:

- OWNER OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. SP000134666 DATED MAY 17, 2022 IS ENCANTO QOZB LLC, A DELAWARE LIMITED LIABILITY Co.,
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. SP000134666 DATED MAY 17, 2022
- PLATS USED TO ESTABLISH BOUNDARY.
A: MESA DEL SOL INNOVATION PARK
FILED DECEMBER 6, 2010 IN PLAT BOOK 2010C, PAGE 131
DOCUMENT NO. 2010123421
- FIELD WORK PERFORMED ON: APRIL 2022
- PARKING
ACCESSIBLE: 0
REGULAR: 0
TOTAL: 0
- THE SURVEY MUST CONTAIN A NOTE CONCERNING THE FLOOD ZONE DESIGNATION OF THE PROPERTY IN SUBSTANTIALLY THE FOLLOWING FORM: "SAID DESCRIBED PROPERTY'S LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0555H, WITH A DATE OF IDENTIFICATION OF 08-11-12, FOR COMMUNITY NO. 350002, IN BERNALILLO COUNTY, STATE OF NEW MEXICO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH SAID PREMISES IS SITUATED." IF THE SUBJECT PROPERTY LIES WITHIN MORE THAN ONE FLOOD ZONE DESIGNATION.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCE SHOWN THEREON ARE ACCURATE.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE SURVEY ACCURATELY SHOWN THE LOCATION OF ALL BUILDINGS, VIABLE STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES.
- ALL SET BACK, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OF SET FORTHIN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THE SURVEY.
- EXCEPT AS SHOWN, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PREMISES, STREET, ALLEYS OR EASEMENT AREAS BY ANY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS, AND NOT ENCROACHMENTS ON THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, INCLUDE A TABLE OF SIGNIFICANT OBSERVATIONS.
- ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREET AND/OR EASEMENTS OF RECORD AND ARE SHOWN ON THE SURVEY, AS DETERMINED BY [OBSERVED EVIDENCE] [UTILITY PLANS OBTAINED/PROVIDED.]
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR RIGHTS OF WAY ACROSS THE PREMISES.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN COMMONWEALTH TITLE INSURANCE COMPANY COMMITMENT NO. SP000134666 WITH AN EFFECTIVE DATE OF 05-04-22 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE INSURANCE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY
- THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE STORM DRAINAGE APPURTENANCES FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.
- THERE IS NO DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS SHOWN ON THE SURVEY.
- THE PREMISES HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY BLVD S.E. A DEDICATED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN, THERE IF NO VISIBLE EVIDENCE OF CONSTRUCTION, BUILDING ADDITIONS OR EARTH MOVING WORK. BOBBY FOSTER IS UNDER CONSTRUCTION.
- THERE IS NO VISIBLE EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OF WETLANDS OBSERVED.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
- THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED STREET WIDENING.
- THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 2500 EASTMAN CROSSING S.E., ALBUQUERQUE, NEW MEXICO 87105. THE BUILDING PERMIT IS EXPECTED TO BE ISSUED THIS WEEK; ACCORDINGLY, AN ADDRESS SHOULD BE DESIGNATED (OR WILL BE SHORTLY).

TO KW ENCANTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ODYSSEY REINSURANCE COMPANY, UNITED STATES FIRE INSURANCE COMPANY, AND ZENITH INSURANCE COMPANY AND THE SUCCESSORS AND/OR ASSIGNS OF ANY OF THE FOREGOING, ENCANTO QOZB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18 (GRAPHICALLY PLOTTING ALL OF-SITE EASEMENTS, UNLESS OTHERWISE DIRECTED), 19, AND 20(A) (SHOW WETLANDS PURSUANT TO CURRENT U.S. FISH AND WILDLIFE MAPS AND/OR LOCAL MUNICIPALITY MAPS) OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON APRIL 22, 2022 DATE OF PLAT OR MAP: MAP 18, 2022

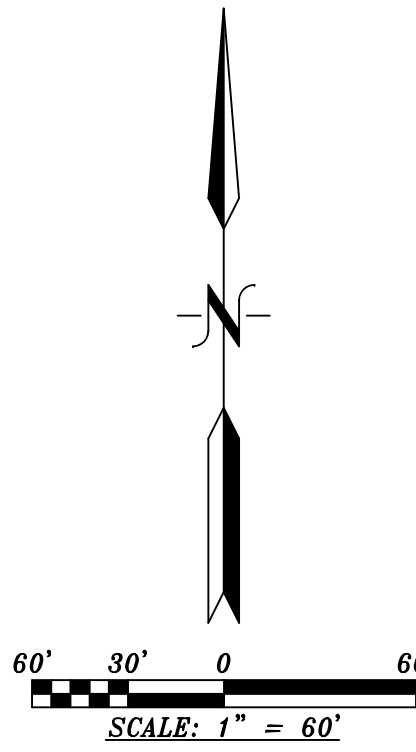
Anthony L. Harris, N.M.P.S. #11463

HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com



TRACT "A-4-A"
11.7291 ACRES TOTAL
VACANT LAND
PARCEL No. 1-016-051-049-176-30100

(PUBLIC)
PENN AVENUE S.E.
52' RIGHT-OF-WAY
(2013C/2)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°03'12" E	110.00'
L2	N 49°02'24" E	10.00'
L3	S 06°34'26" W	43.41'
L4	S 06°33'38" W	43.42'
L5	S 87°42'13" W	45.79'
L6	S 87°41'25" W	45.79'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	146.00'	100.60'	98.62'	S 26°18'48" W
C2	206.00'	21.11'	21.10'	N 89°21'40" W
C3	174.00'	34.86'	34.81'	N 86°33'23" W
C4	146.00'	54.91'	54.59'	S 88°24'32" W
C5	25.00'	36.07'	33.02'	N 61°01'54" W
C6	25.00'	36.07'	33.02'	N 24°27'40" E
C7	1963.66'	653.60'	653.60'	N 59°02'26" E
C8	35.00'	52.90'	48.00'	N 87°14'37" W



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
33	2" cal	Chinese Pistache 40x35 <i>Pistacia chinensis</i>	1225 41115 M+
16	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2025 52650 M
8	2" cal	Purple Robe Locust 40x35 <i>Robinia pseudoacacia</i>	1225 9800 M+
31	2" cal	Frontier Elm 20x25 <i>Ulmus 'Frontier'</i>	625 23125 M+
5	2" cal	New Mexico Olive 15x15 <i>Ulmus 'Frontier'</i>	225 1125 M
46	2" cal	Fragrant Ash 20x20 <i>Fraxinus cuspidata</i>	400 18400 M
20	15 Gal	Desert Willow 20x25 <i>Chilopsis linearis</i>	625 12500 M
65	15 Gal	Crape Myrtle 30x20 <i>Lagerstroemia indica</i> Tree Form, 8' ht at planting	400 26000 M
65	15 Gal	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 9360 M
18	6 - 8'	Austrian Pine 35x25 <i>Pinus nigra</i>	625 11250 H
2	6 - 8'	Palm Yucca 15x6 <i>Yucca faxoniana</i>	36 12 H
331	Total Trees		Tree Coverage 212051
Shrubs & Groundcovers			
242	5 Gal	India Hawthorne 3x5 <i>Raphiolepis indica</i>	25 6050 M
35	5 Gal	Gro-Low Sumac 3x8 <i>Rhus aromatica 'Gro-Low'</i>	64 2240 L
308	5 Gal	Japanese Barberry 5x5 <i>Berberis thunbergii</i>	25 1100 M
121	5 Gal	Butterfly Bush 5x1 <i>Buddleia davidii</i>	49 5929 M
35	5 Gal	Yellow Bird of Paradise 8x10 <i>Caesalpinia gilliesii</i>	100 3500 M
8	5 Gal	Rose of Sharon 10x10 <i>Hibiscus syriacus</i>	100 800 M
5	5 Gal	Common Lilac 15x15 <i>Hibiscus syriacus</i>	225 1125 M
113	5 Gal	Knock Out Roses 3x4 <i>Rosa 'Knock Out'</i>	16 1808 M
11	5 Gal	Winter Jasmine 4x12 <i>Jasminum nudiflorum</i>	144 1584 M
100	5 Gal	Buffalo Juniper 1x12 <i>Juniperus sabinna 'Buffalo'</i>	144 14400 M
152	5 Gal	Cherry Sage 2x3 <i>Salvia greggii</i>	9 1368 M
212	5 Gal	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	9 1908 M
51	5 Gal	Fern Bush 5x6 <i>Chamaebatiaria millefolium</i>	36 1836 L
59	5 Gal	Apache Plume 6x7 <i>Fallugia paradoxa</i>	49 2891 L
29	5 Gal	Chamisa 5x1 <i>Chrysothamnus nauseosus</i>	49 1421 L
488	5 Gal	Feather Reed Grass 2.5x2 <i>Calamagrostis arundinacea</i>	4 1952 M
258	5 Gal	Dwarf Fountain Grass 3x3 <i>Pennisetum alopecuroides 'Hamelin'</i>	9 2322 M
8	5 Gal	Red Yucca 3x6 <i>Hesperaloe parviflora</i>	36 288 L
2221	Total Shrubs		Shrub Coverage 59122
176	Boulders 2-3cf		
To be placed at contractor discretion			
38	Landscape Gravel / Filter Fabric		
Ameretto, 3/8" to 1" Crushed			
Slopes exceeding 3:1			
66	Sod Lawn		
Albuquerque Park Blend			
Oversize Landscape Gravel / Filter Fabric			
Ameretto, 2-4" Crushed			
Total landscape Provided			
21	NOTE: Boulders are added by 12121002		

NOTE: Boulders are added by 12/12/02

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 owner's 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 21" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe 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 15 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 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 ABCUMA 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

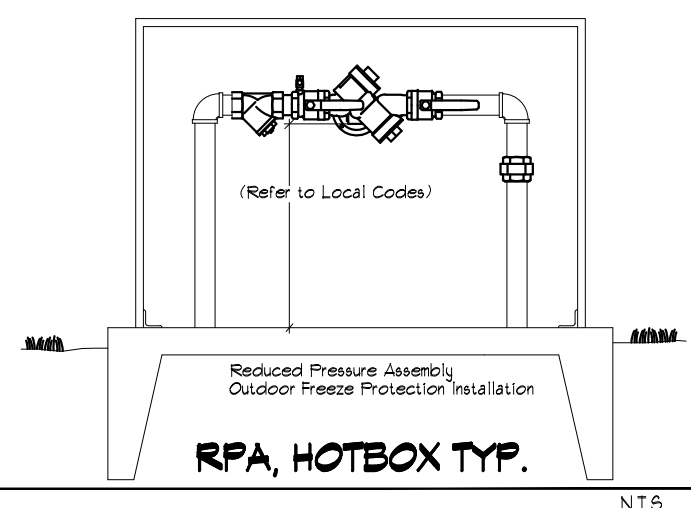
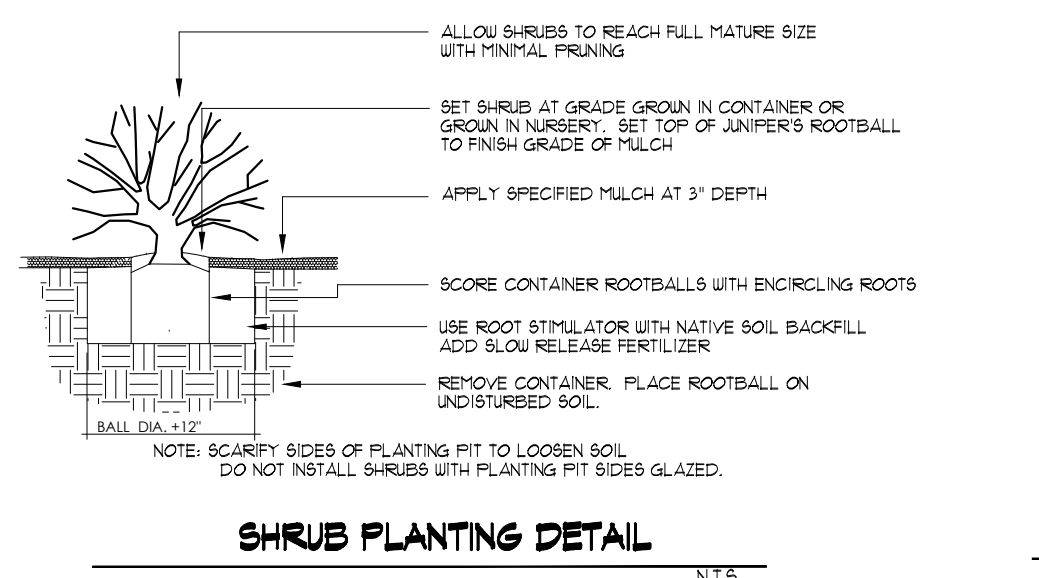
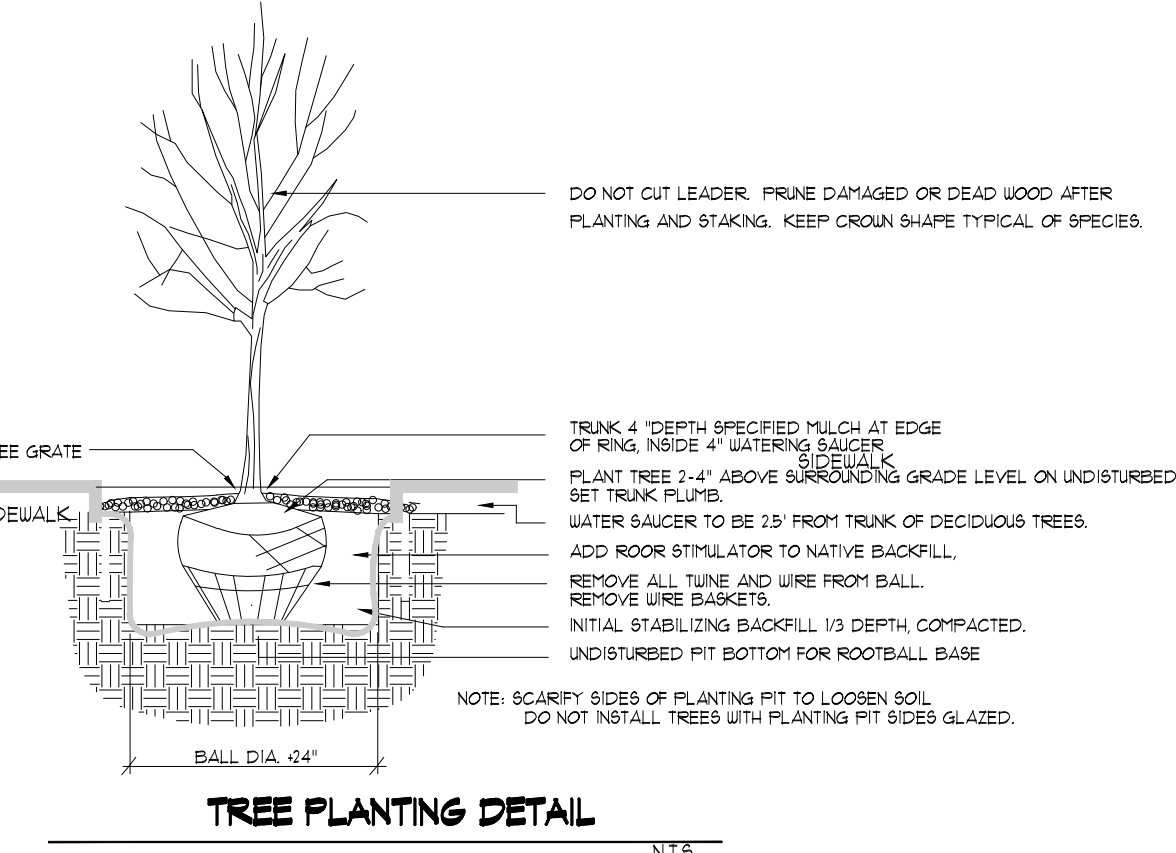
TOTAL LOT AREA (sf)	510320
TOTAL BUILDING AREA (sf)	-115819
TOTAL NET LOT AREA (sf)	395101
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	59265

TOTAL ON-SITE LANDSCAPE PROVIDED	191021
TOTAL LIVE PLANTCOVER REQUIRED	143265
TOTAL LIVE PLANTCOVER PROVIDED	211119
TOTAL LIVE GROUND COVER REQUIRED	47155
TOTAL LIVE GROUND COVER PROVIDED	59122

IMPERVIOUS AREAS:	
CONCRETE SIDEWALKS & POOL/POOL DECK	86348 SF
ASPHALT / PARKING	159634 SF
PARKING LANDSCAPING REQUIRED(15%)	23945 SF
PARKING LANDSCAPING PROVIDED	14918 SF

PERVIOUS AREAS:	
LAWN	15466 SF
GROUND COVER (GRAVEL / LANDSCAPE)	149118 SF
20% OF LANDSCAPE AREA IS ALLOWED TO BE HIGH WATER USE TURF-	
AREA MAX ALLOWED	29823 SF
HIGH WATER USE TURF PROVIDED	15466 SF

REQUIRED STREET TREES	
PROVIDED AT 25' O.C. SPACING AVG	115
REQUIRED PARKING LOT TREES	
AT 1 PER 10 SPACES (411 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	212
USABLE OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL	84630 SF
OPEN SPACE PROVIDED	248186 SF



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22 easy as pie

JEEBS & ZUZU, LLC.

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

LANDSCAPE ARCHITECT STATE OF NEW MEXICO DANNY MITCHELL 289 REGISTERED LANDSCAPE ARCHITECT May 24, 2023

ENCANTO Apartments Mesa Del Sol University Blvd SE Albuquerque NM 87106

job no: 20-026

drawn: DM

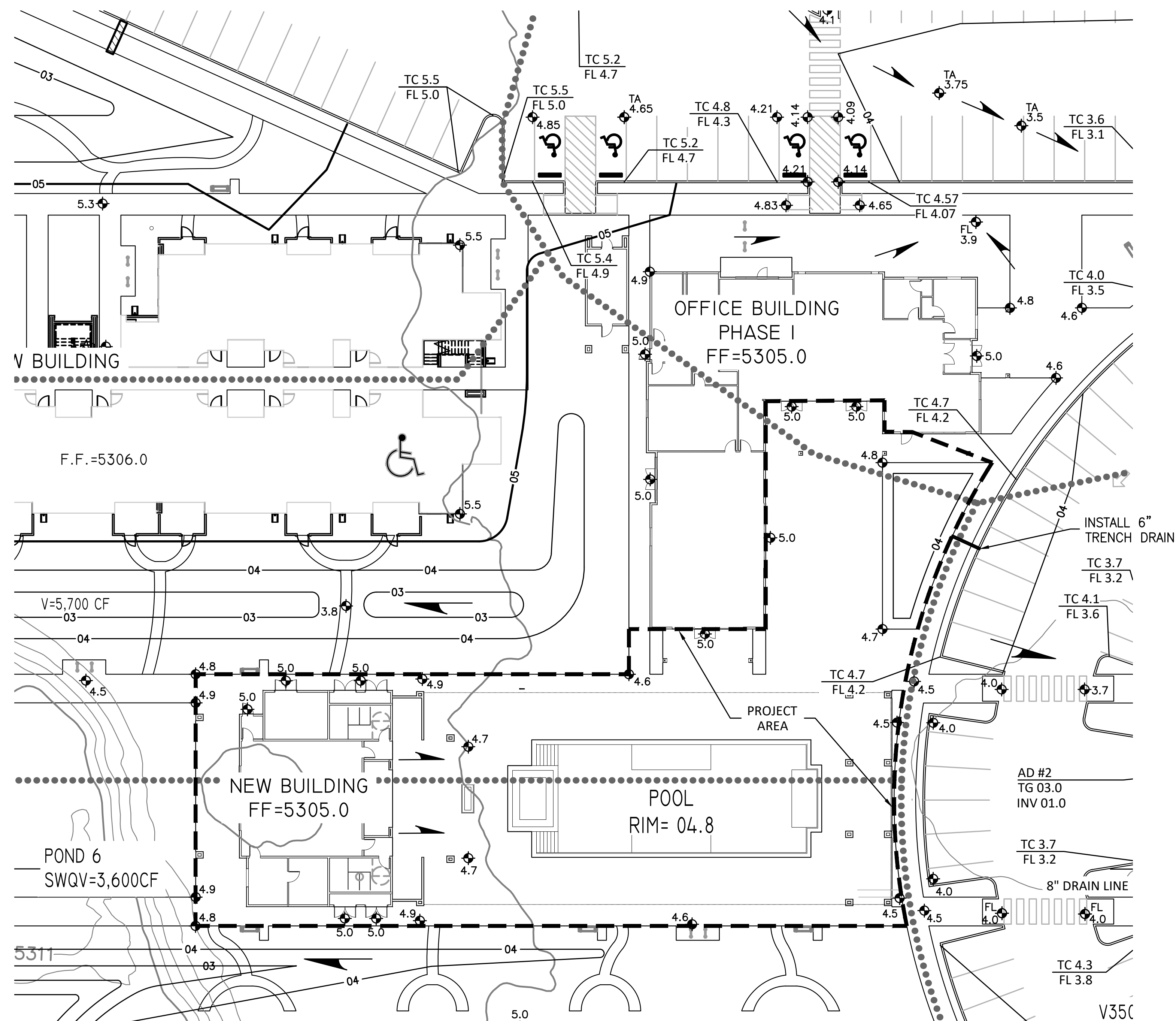
checked: J&Z

date: May 12, 2023

LANDSCAPE Plan LS-101

eeet no:

GRADING AND DRAINAGE PLAN
REVISED COMMUNITY BUILDING AREA
ENCANTO APARTMENTS
MESA DEL SOL
MAY, 2023



LEGAL DESCRIPTION: TRACT A-4-A MESA DEL SOL INNOVATION PARK
PROJECT AREA: 0.41 AC (17,850 SF)

BENCHMARK: City of Albuquerque Station 'S-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.

EXISTING CONDITIONS: This site is currently under construction and is being developed as a multi-family residential project. This site has an approved building permit Grading plan (R16/D101) on file.

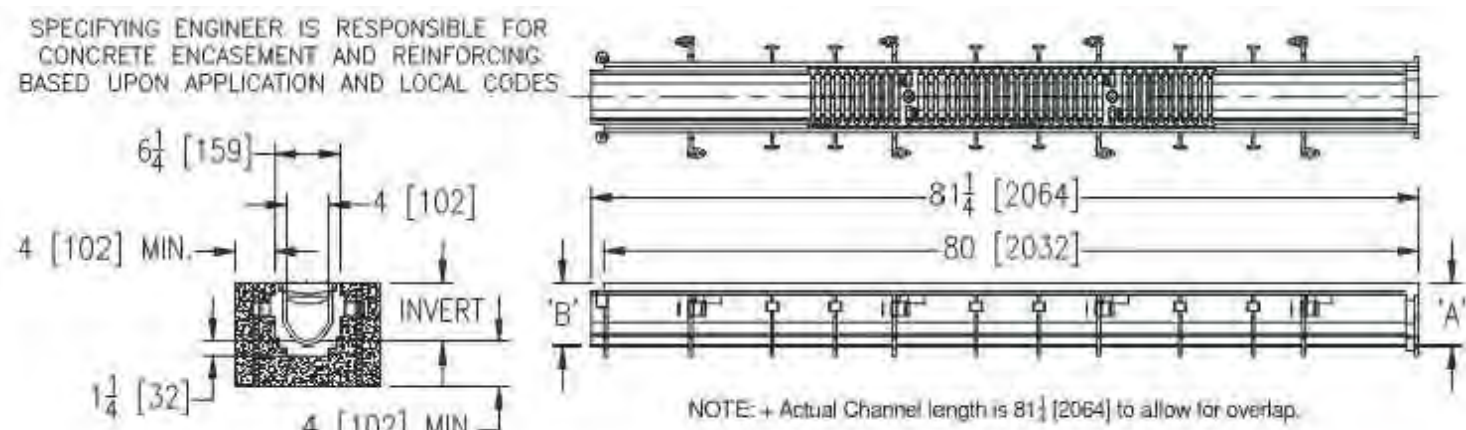
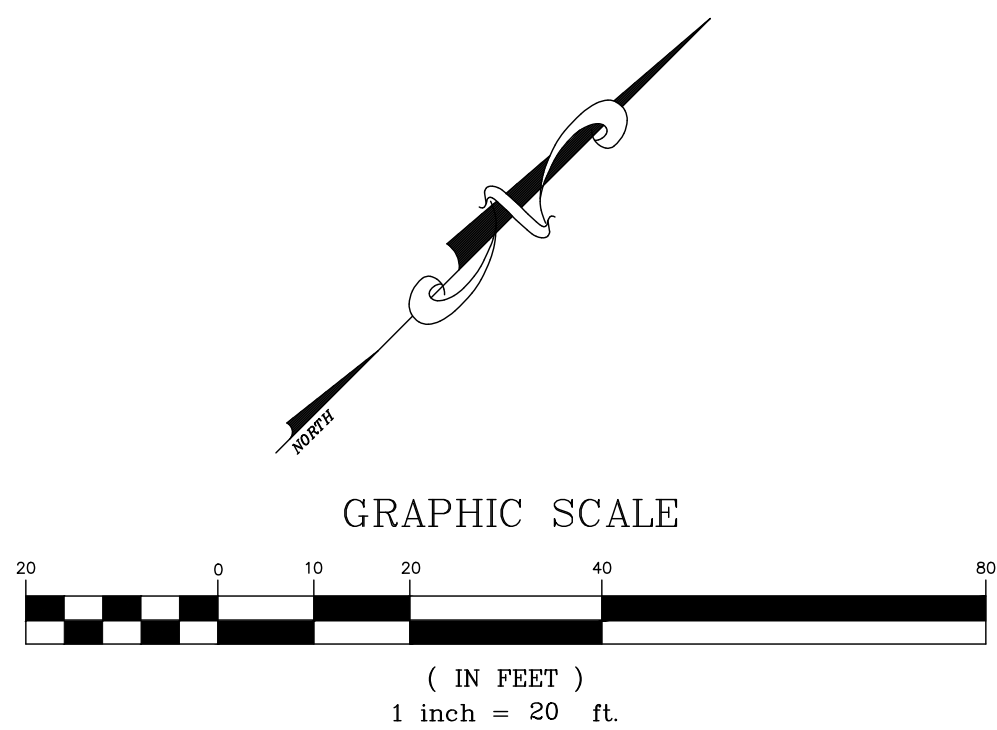
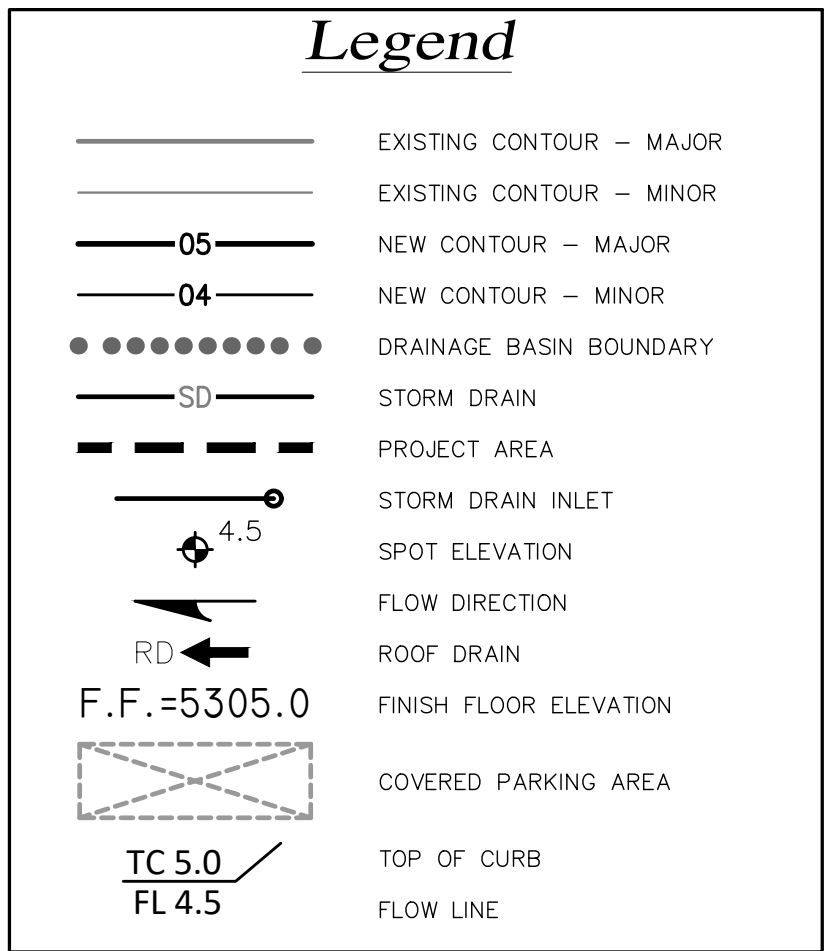
PROPOSED IMPROVEMENTS: The revised improvements include a new pool building, a larger pool, and a revised community building in the interior of the site. The remainder of the site is unchanged.

DRAINAGE APPROACH: The new drainage plan will follow the approved Drainage plan and impacts Basins 6 and 9 of the approved plan. Basin 9 has an additional SWQ volume (5700 - 1701) V = 3,999 CF above what is required.

Existing land treatment: 5% B, 33% C, and 62% D
 $Q = [(0.05)(2.36) + (0.33)(3.05) + (.62)(4.34)](0.41) = 1.6 \text{ CFS}$
Proposed land treatment: 2% B, 6% C and 92% D
 $Q = [(0.02)(2.36) + (0.06)(3.05) + (.92)(4.34)](0.41) = 1.7 \text{ CFS}$
The added impervious area 'D' = $(0.92 - 0.62)(0.41)(43560) = 5,378 \text{ SF}$

SWQ V= $(5,378)(0.42/12) = 188 \text{ CF}$
Basin 9 pond has 3,999 CF additional capacity (OK)

This developed flow will discharge to onsite retention ponding areas located in Basins 6 and 9 on the site. The SWQ volume of 188 CF will be retained in the ponds as shown. Site discharge will not increase above the allowable:
 $Q = (11.91/15.15) 56.08 = 44.0 \text{ CFS}$

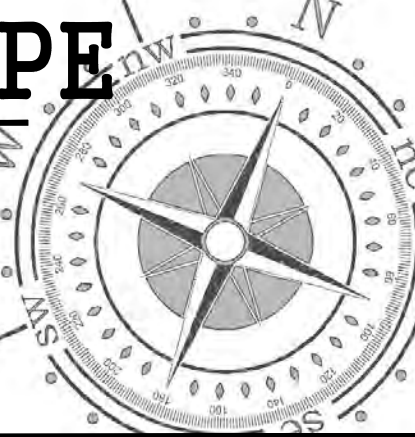


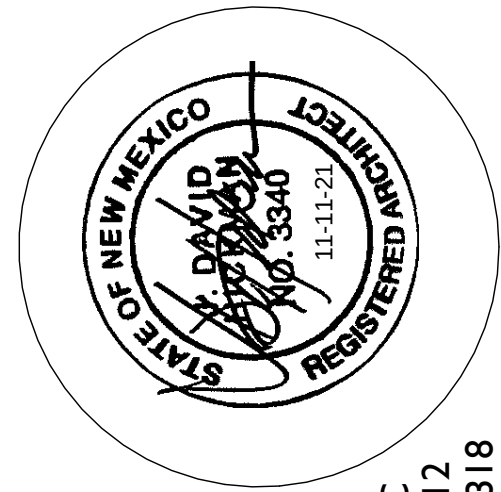
ZURN TRENCH DETAIL



Scott M McGee PE

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



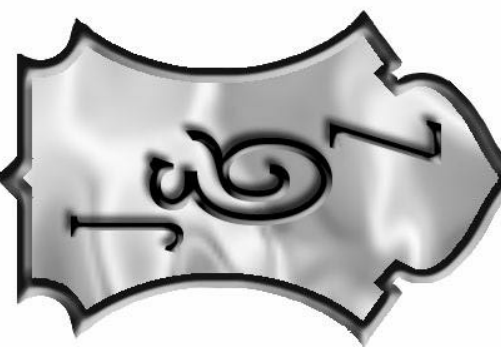


SUITE C
ALBUQUERQUE, NM 87112
P. 505-797-1318

JEEB & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS



job no: 20-026

client: EAM

checked: J&Z

date: Nov. 11, 2021

ENCANTO APARTMENTS
MESA DEL SOL

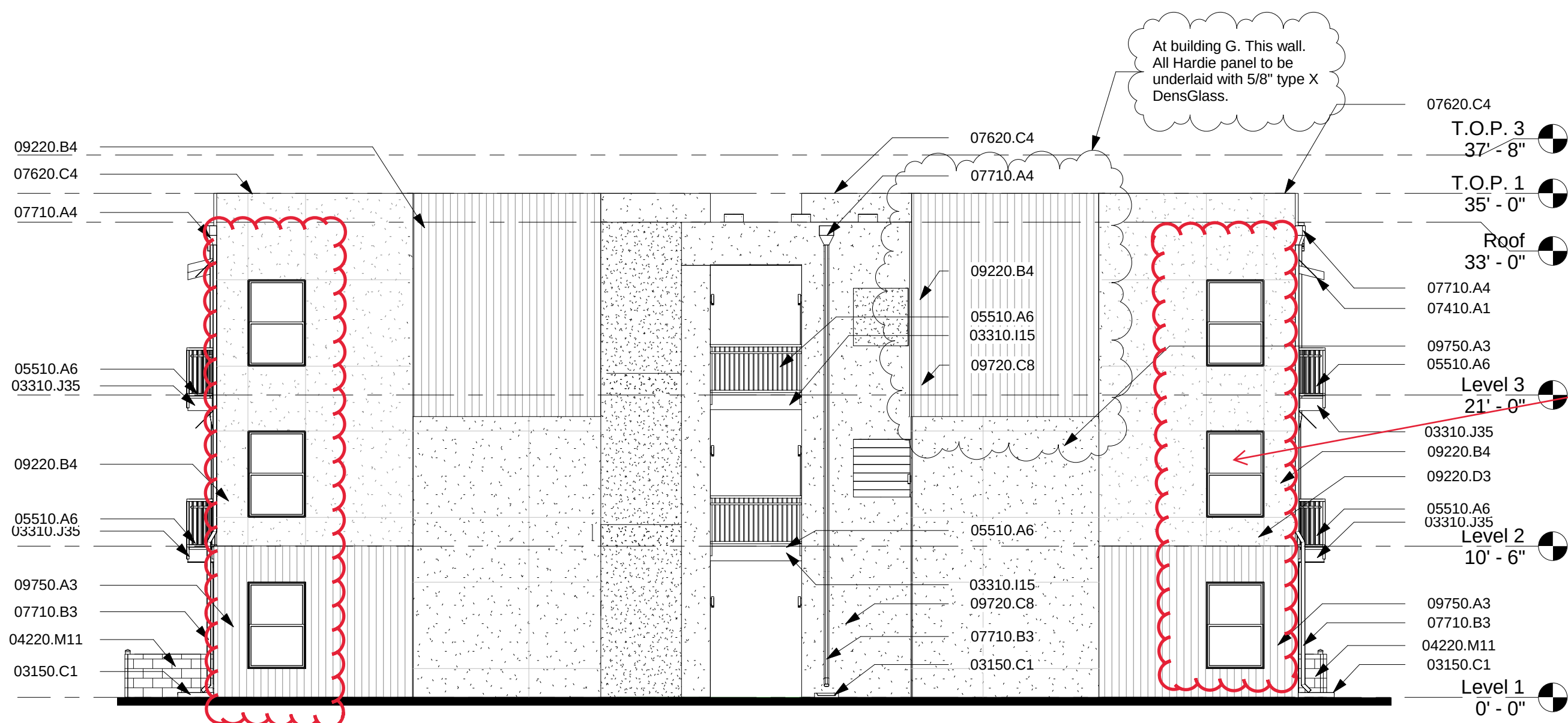
UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no: AIJ5

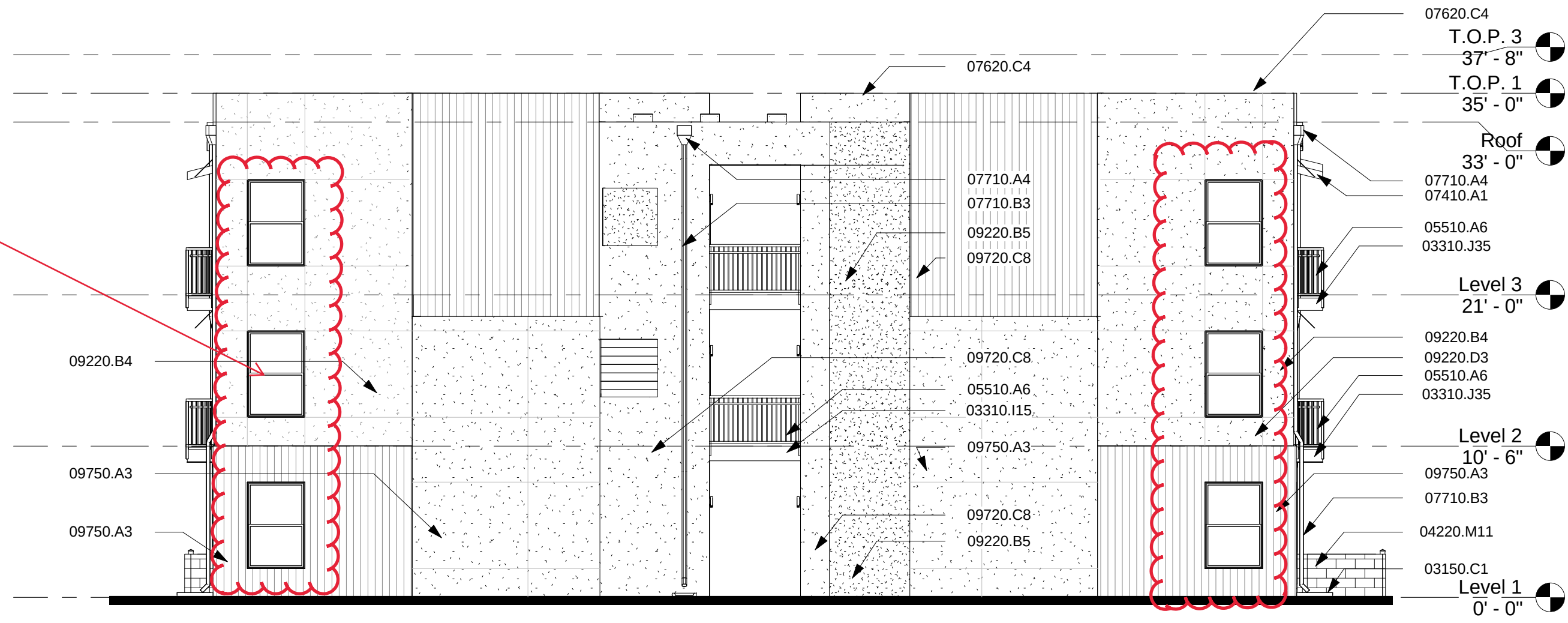
Keynotes:	
Key Value	Keynote Text
03150.C1	Standard Prefab Concrete Splash Block
03310.I15	3 1/2" Lightweight Concrete Topping Over 3/4" Plywood Sheathing. Slope topping to Drain
03310.J35	3" Light Weight Concrete
04220.M11	New 8" X 8" X 16" Split Face CMU Yard Wall - See Building Details
05505.E1	New Steel Pedestrian Gate - See Details
05510.A6	New 42" High Steel Painted Railing - See Structural
07410.A1	Corrugated Metal Roof Awning - See Details
07620.C4	Metal Parapet Cap Flashing - Finish To Match Fascia
07710.A4	Membrane Lined Sheet Metal Scupper - See Detail on Detail Sheet
07710.B3	Downspout
09220.B4	Stucco Color #1
09220.B5	Stucco Color #2
09220.B6	Stucco Color #3
09220.D3	Stucco Expansion Joint
09720.C8	Hardiboard Siding Panel - Color 1
09720.C9	Hardiboard Siding Panel - Color 2
09750.A3	Metal Wrap Paneling - Rusted Finish Corten
10430.C1	Aluminum Cast Letter
16520.A1	Wall Mounted Exterior Light Fixture

GENERAL NOTES:

1. NO STUCCO SURFACE SHALL EXCEED 120 SF OF SURFACE AREA WITHOUT STUCCO EXPANSION JOINT.
2. ALL OPERABLE WINDOWS AT 2ND AND 3RD LEVELS THAT DO NOT OPEN TO A BALCONY MUST HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F-2099. CONTRACTOR TO REFER TO NOTE 1 AND APPROVED PERMIT SET FOR STUCCO EXPANSION JOINT LOCATIONS AND PATTERN.
- 3.



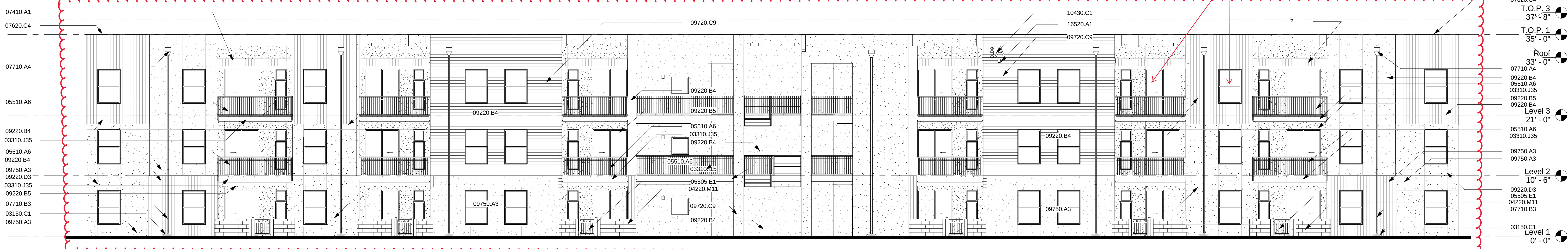
3 Building Typ. 1 - Left Elevation
1/8" = 1'-0"



4 Building Typ. 1 - Right Elevation
1/8" = 1'-0"



2 Building Typ. 1 - Public Elevation
1/8" = 1'-0"

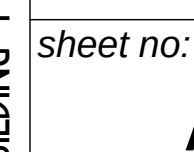
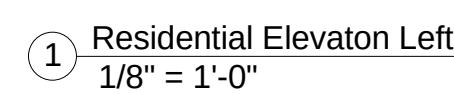
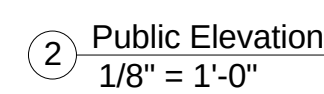
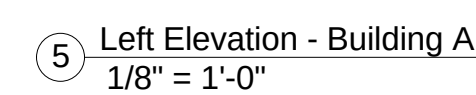
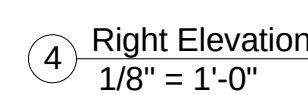


1 Building Typ. 1 - Residential Elevation
1/8" = 1'-0"

GENERAL NOTES:

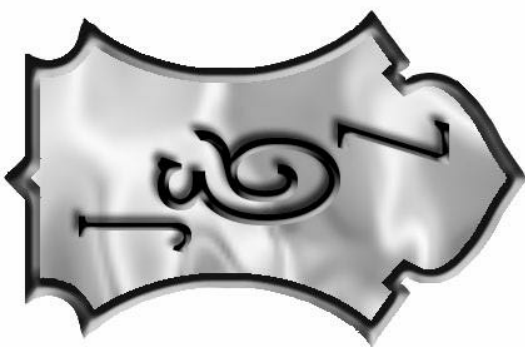
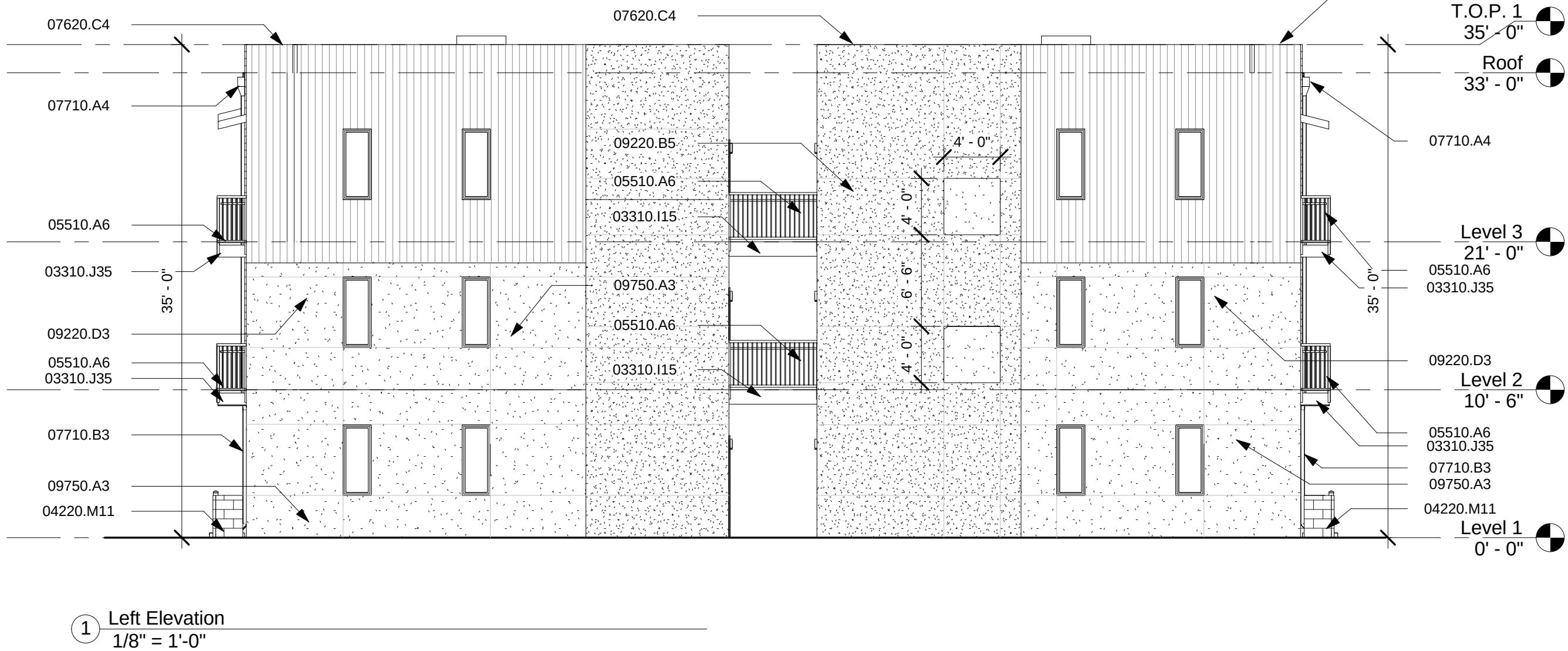
1. NO STUCCO SURFACE SHALL EXCEED 120 SF OF SURFACE AREA WITHOUT STUCCO EXPANSION JOINT.
2. ALL OPERABLE WINDOWS AT 2ND AND 3RD LEVELS THAT DO NOT OPEN TO A BALCONY MUST HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
3. CONTRACTOR TO REFER TO NOTE 1 AND APPROVED PERMIT SET FOR STUCCO EXPANSION JOINT LOCATIONS AND PATTERN.

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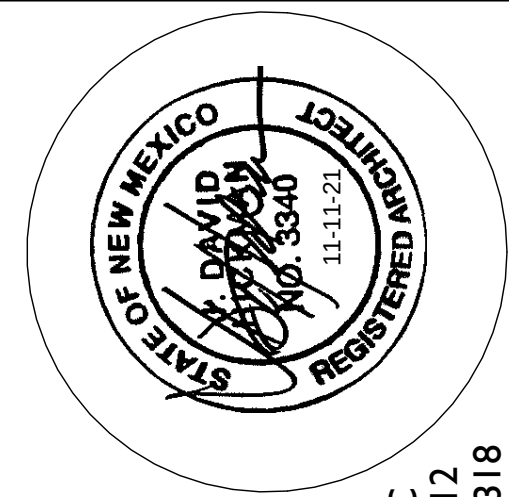


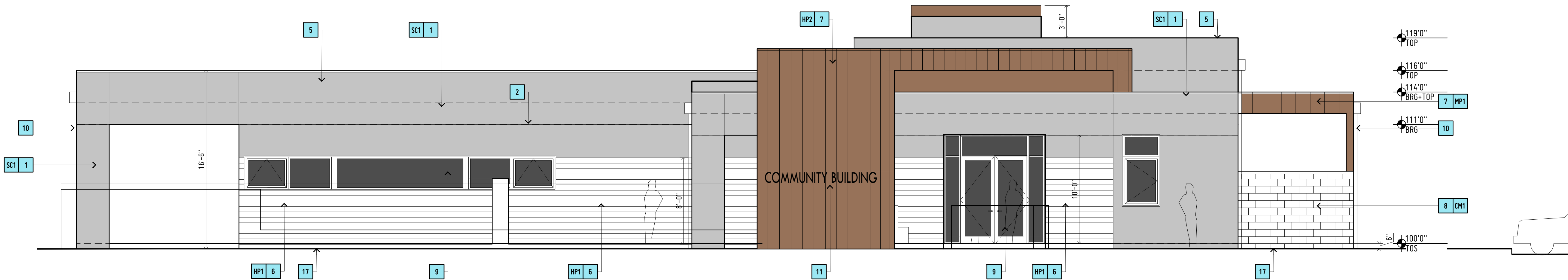
JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

MAKING HOUSE CALLS

1030 MENAULNE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318

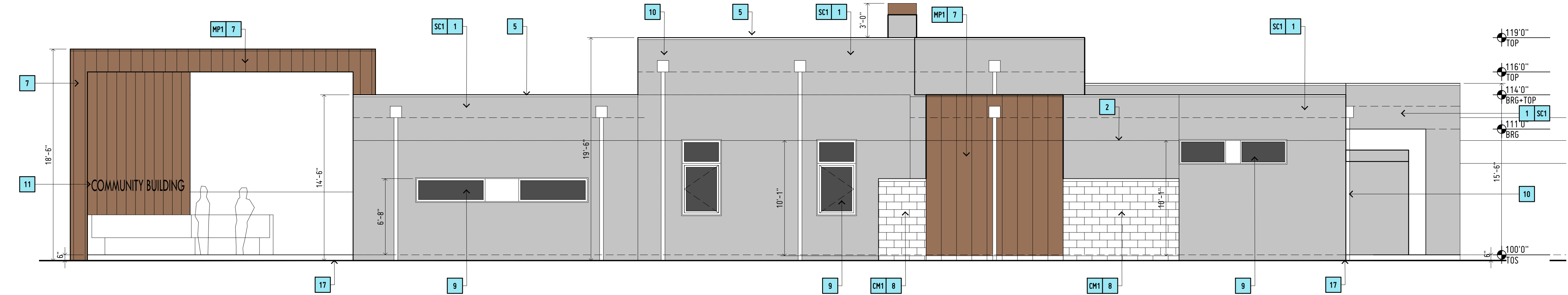




1 | BUILDING I NORTH ELEVATION

AI_201

SCALE: 3/16" = 1'0"



2 | BUILDING I WEST ELEVATION

AI_201

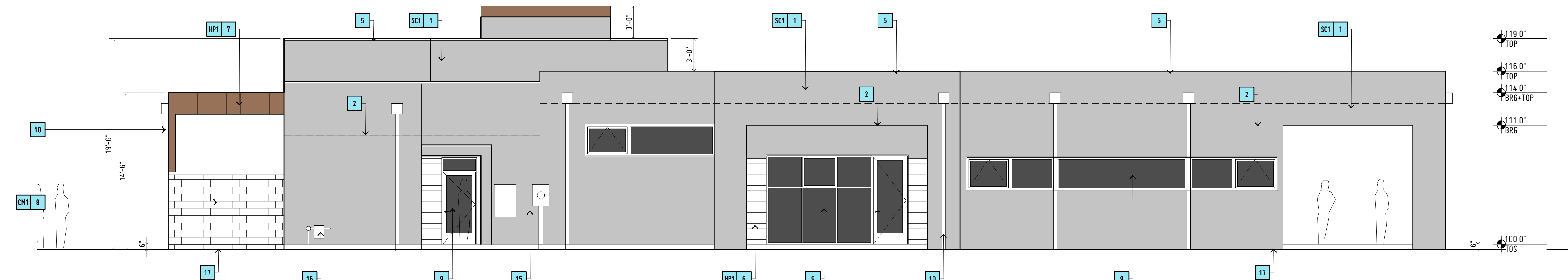
SCALE: 3/16" = 1'0"



3 | BUILDING I EAST ELEVATION

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SCALE: 3/16" = 1'0"



4 | BUILDING I SOUTH ELEVATION

AI_201

SCALE: 3/16" = 1'0"

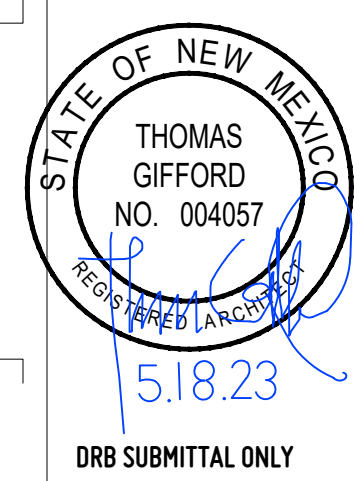
ELEVATION KEY NOTES

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ELEVATION GENERAL NOTES

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"CM1" - TBD

Note:
New Community and Yoga
Building Design



18 MAY 2023

DATE: 5.18.23
REVISION: 1

SHEET TITLE:
ELEVATIONS

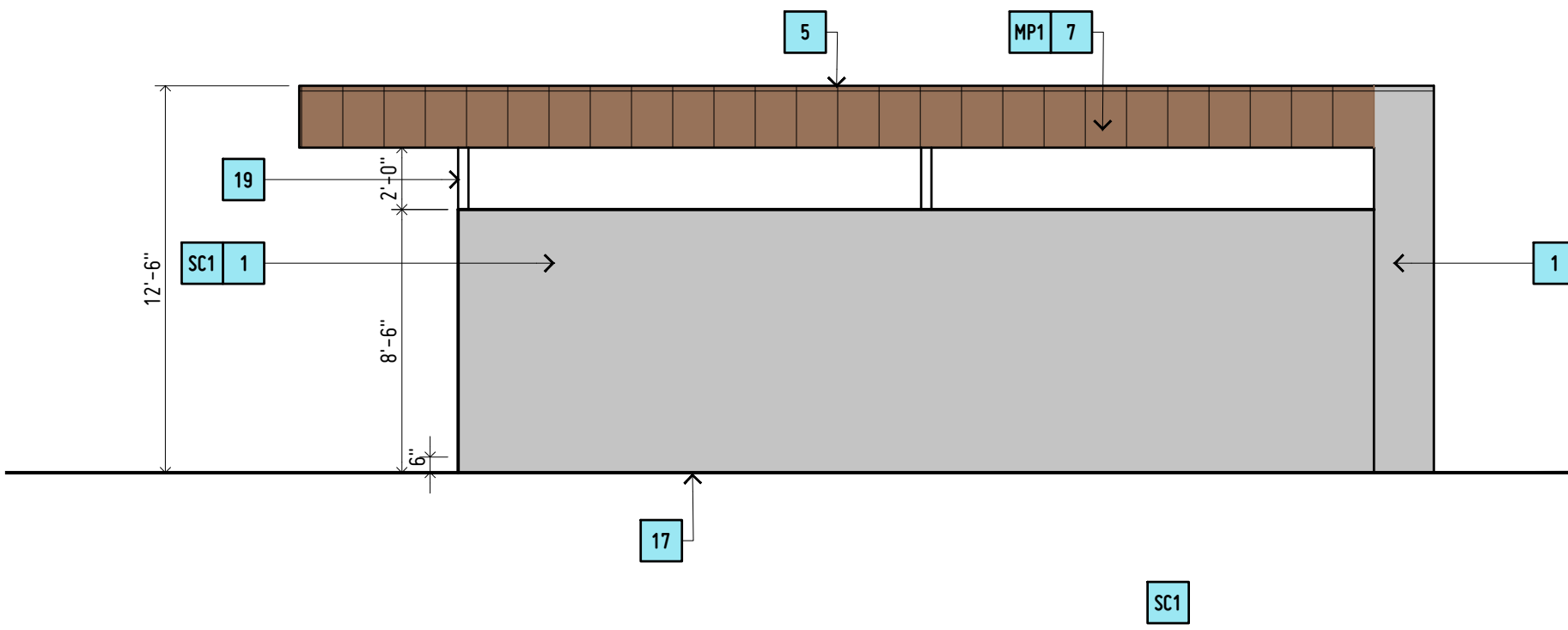
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ENCANTO COMMUNITY + YOGA BUILDINGS
2500 EASTMAN CROSSING SE, ALBUQUERQUE, NEW MEXICO 87106

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Perilla, Santa Fe, New Mexico 87501
tel: 505.836.3868 email: tlg@thomsgifford.com

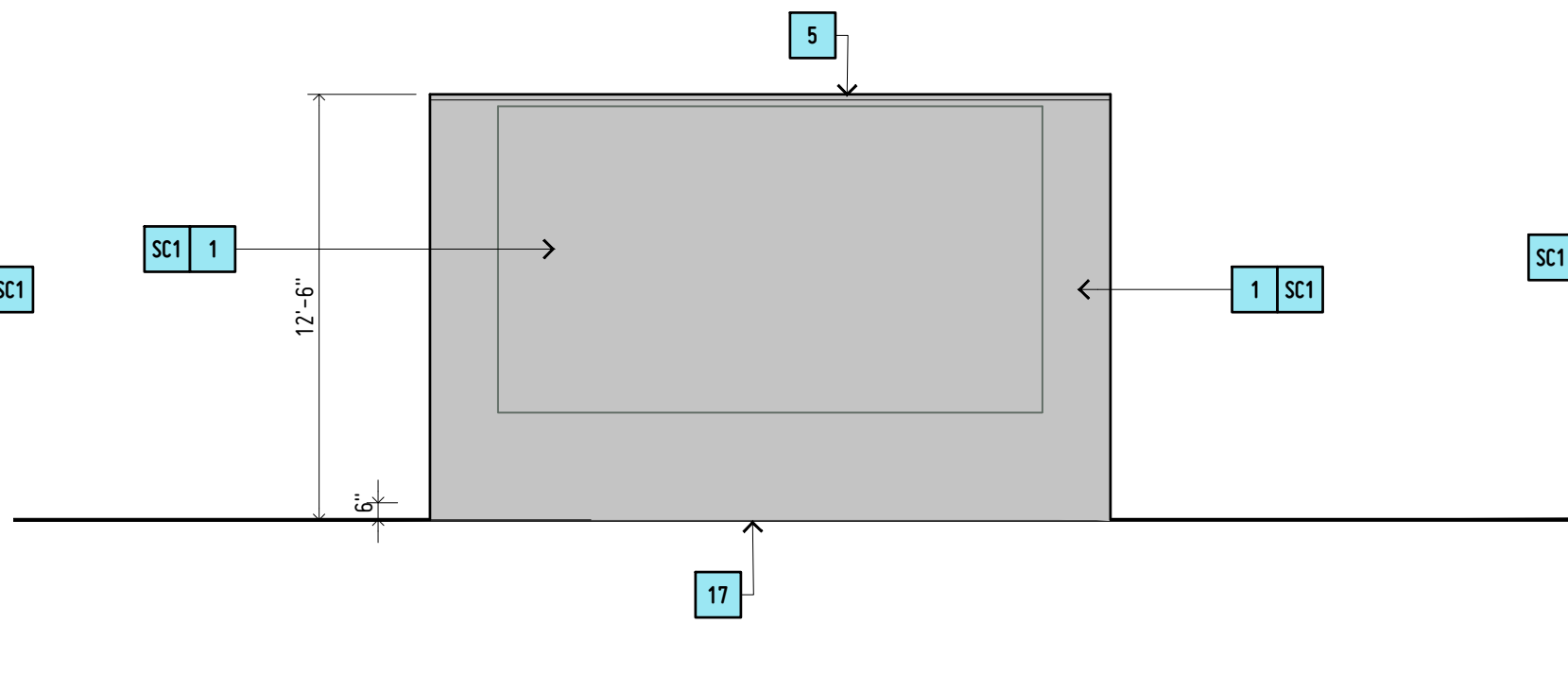


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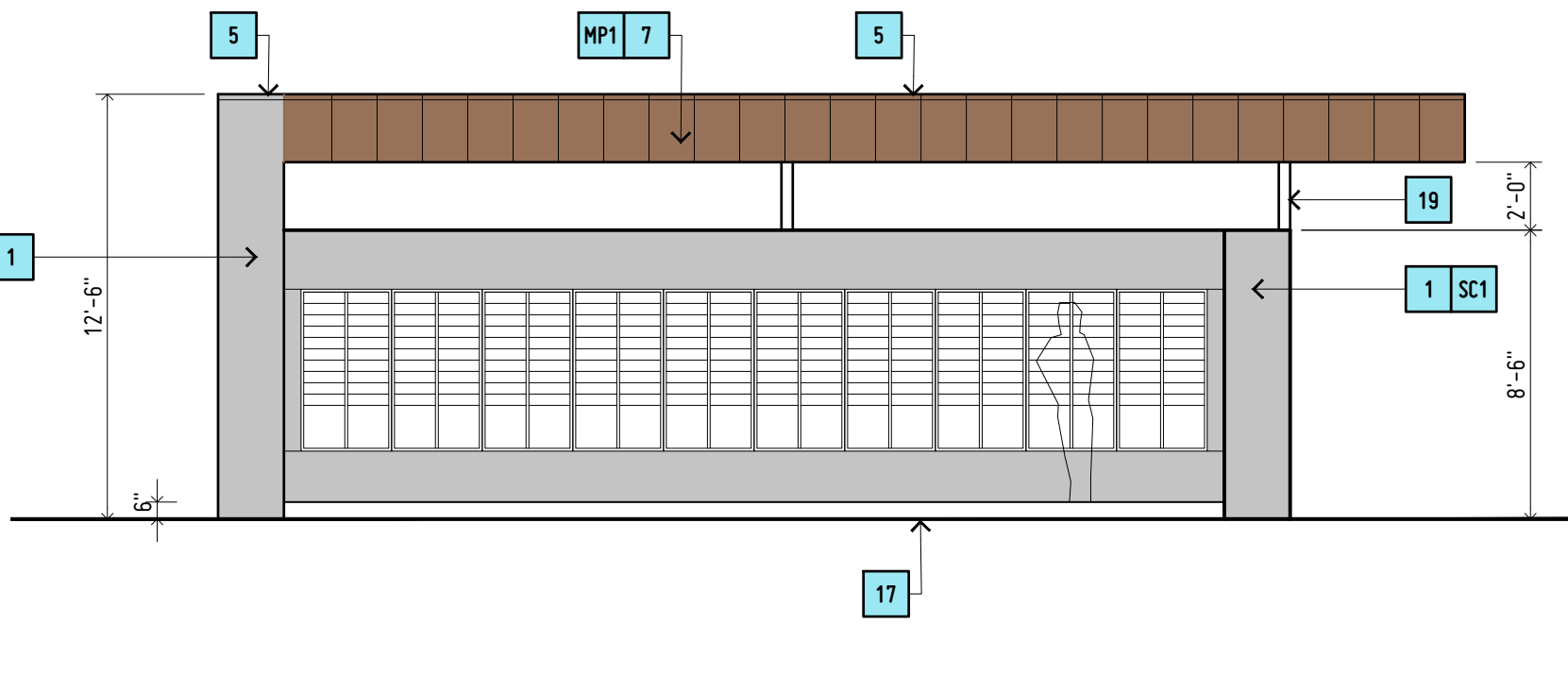
1 | MAIL PAVILION S. ELEVATION

AI_202 | SCALE : 3/16" = 1'0"



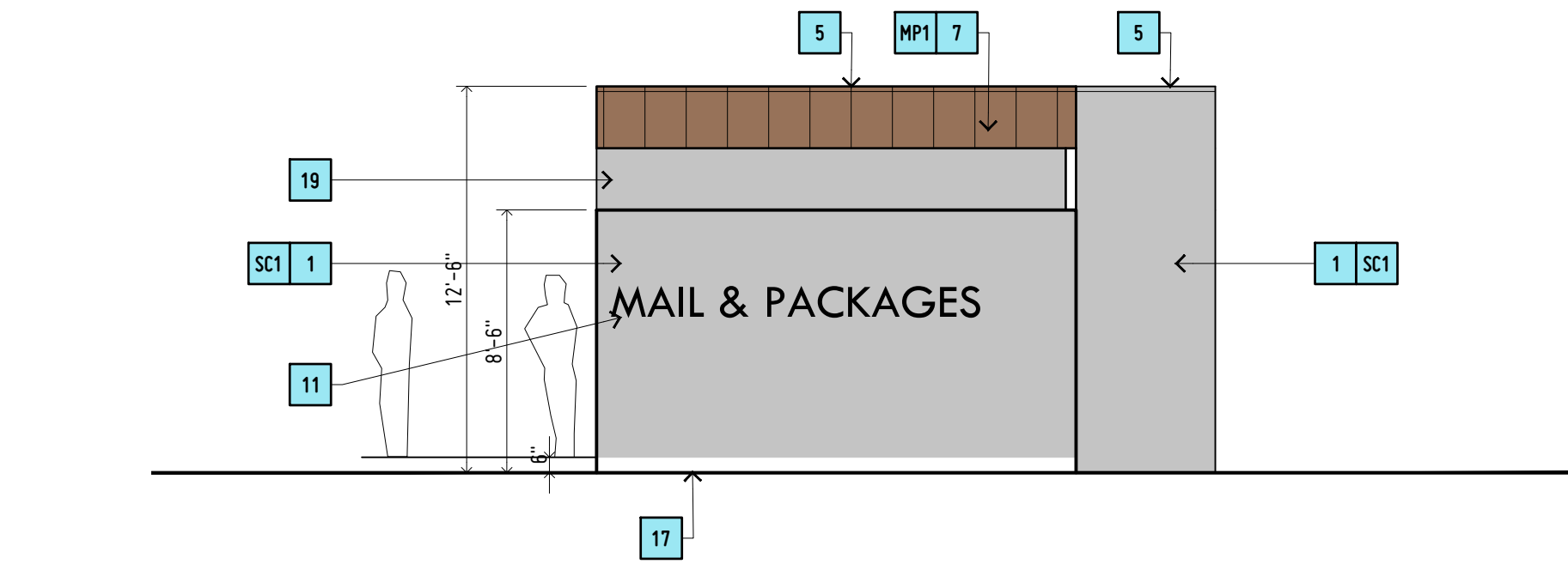
2 | MAIL PAVILION E. ELEVATION

AI_202 | SCALE : 3/16" = 1'0"



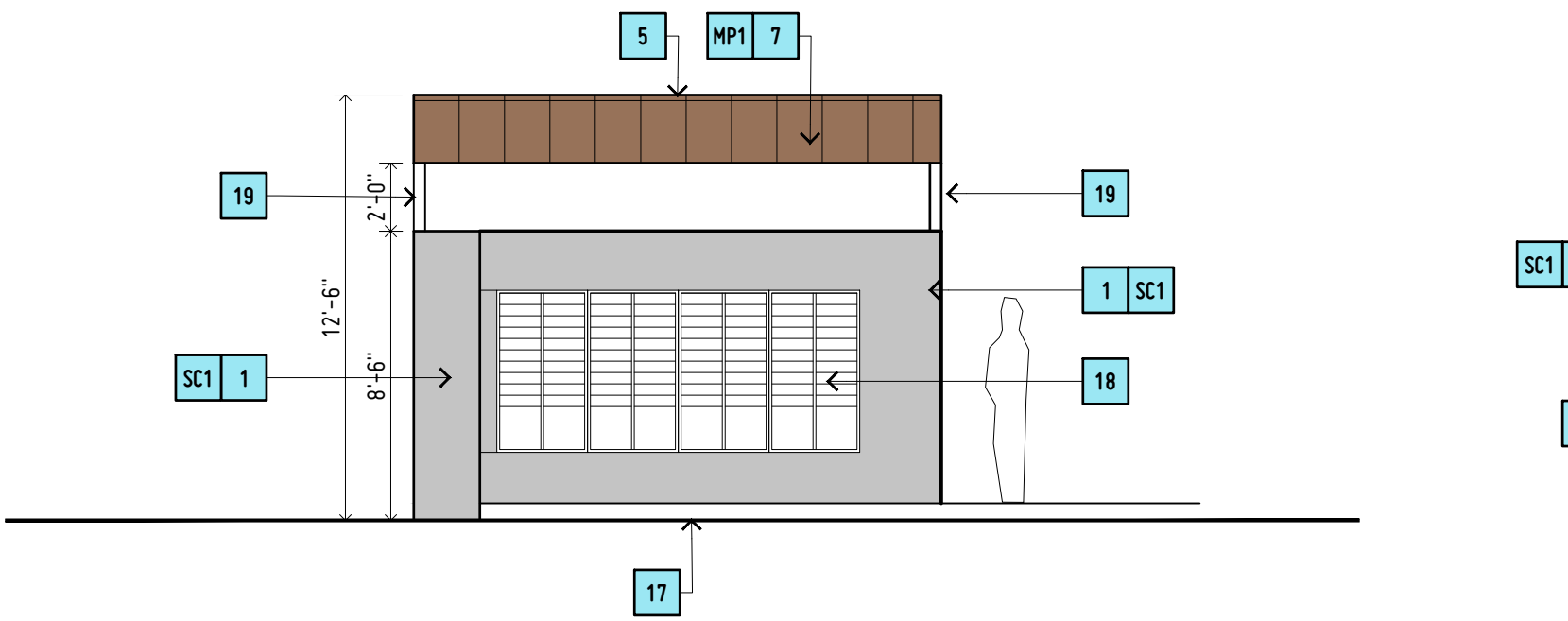
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AI_202 | SCALE : 3/16" = 1'0"



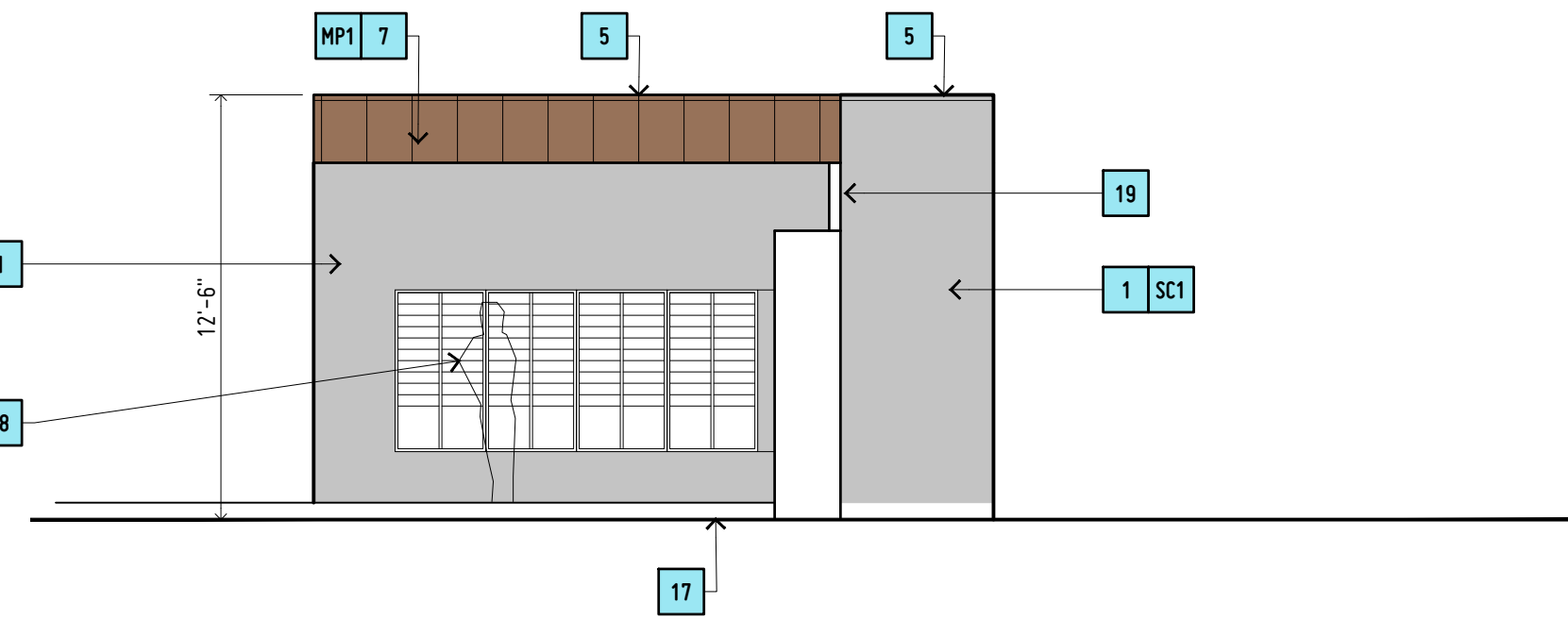
4 | MAIL PAVILION W. ELEVATION

AI_202 | SCALE : 3/16" = 1'0"



5 | MAIL PAVILION INT. ELEVATION

AI_202 | SCALE : 3/16" = 1'0"



6 | MAIL PAVILION INT. ELEVATION

AI_202 | SCALE : 3/16" = 1'0"

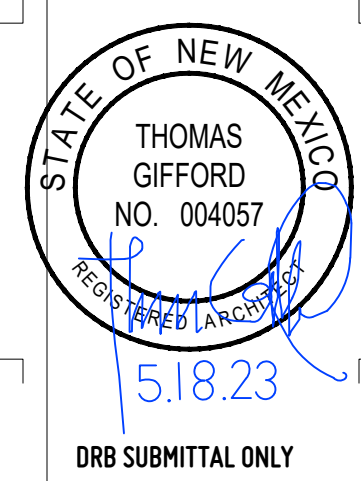
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- I "MP1" - COLOR TBD
- J METAL PANEL, HORZ
- K "MP1"- COLONIAL RED
- L CMU, COLORS- AS NOTED
- M "CM1"- TBD

Note:
New Community and Yoga
Building Design



18 MAY 2023

DATE: 5.18.23

REVISION: 1

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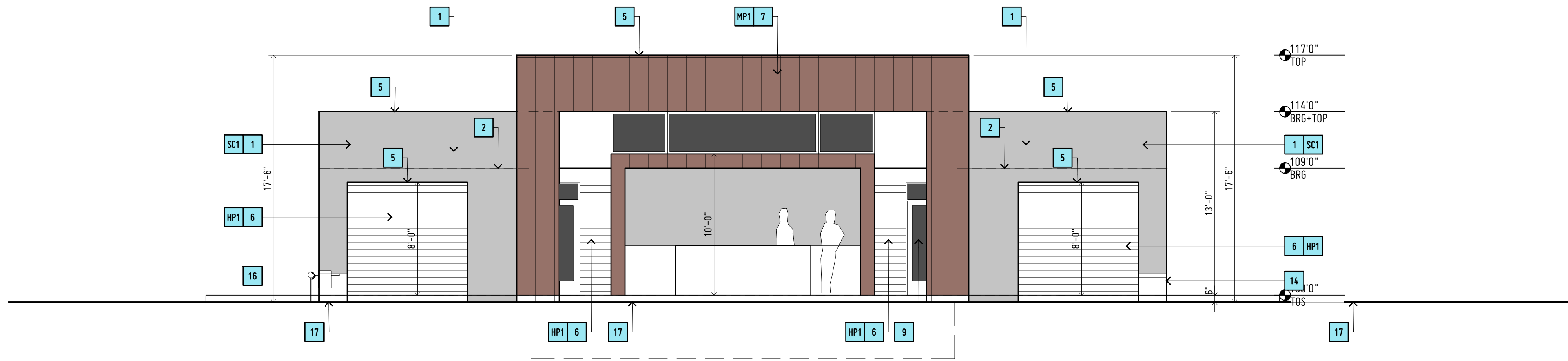
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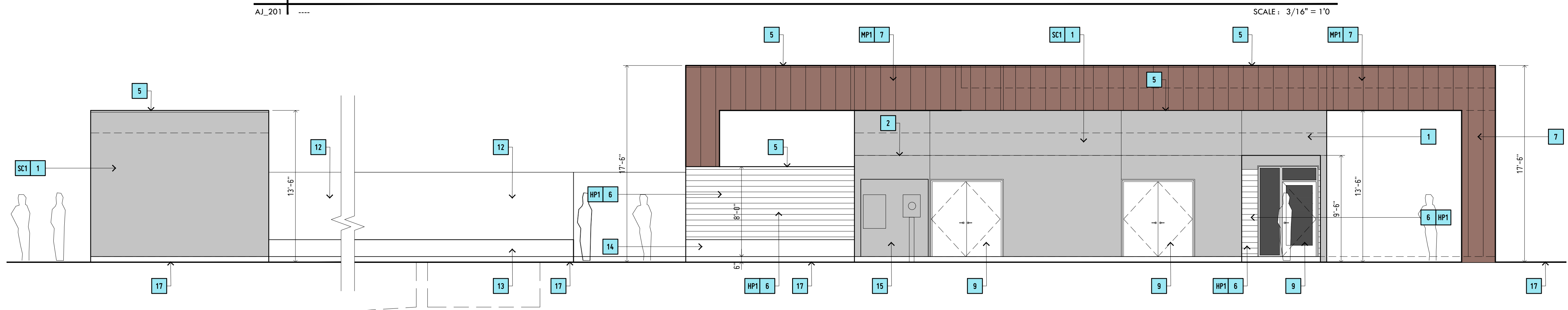
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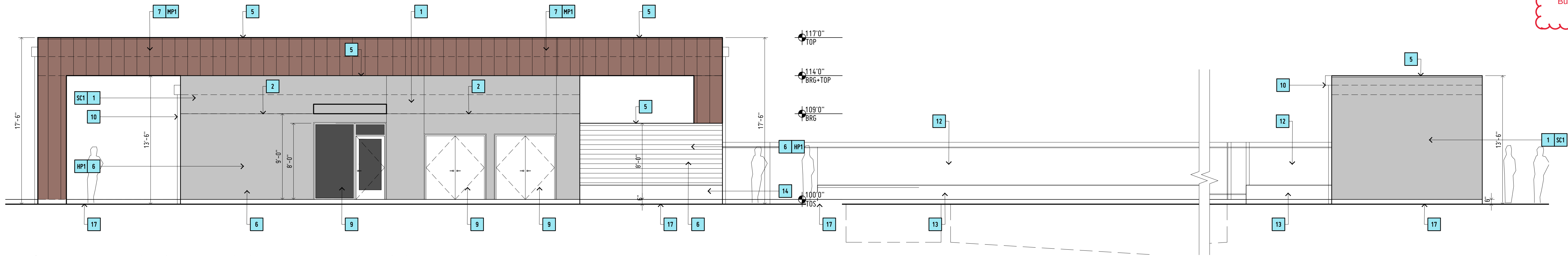
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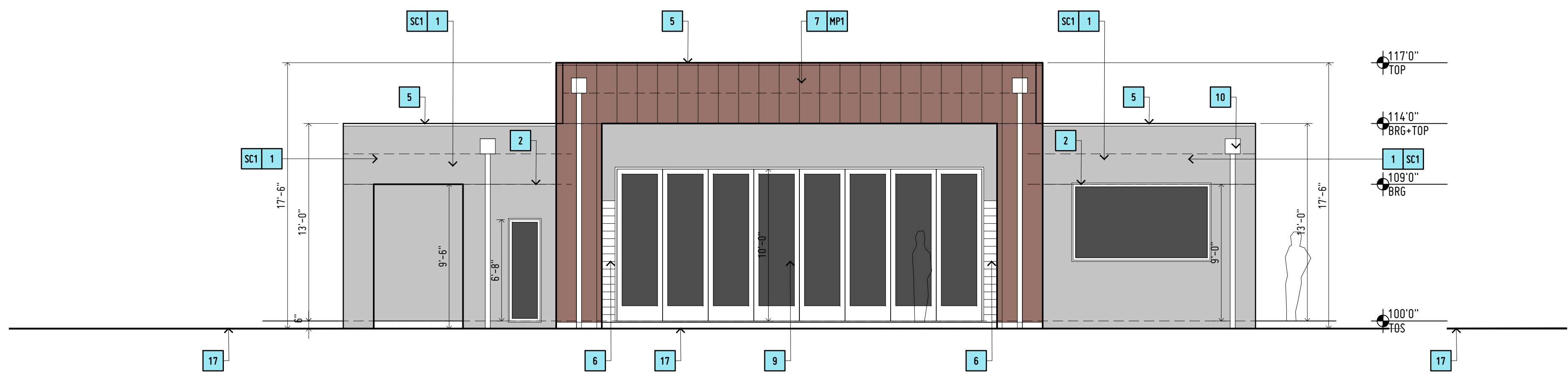
1 | BUILDING J NORTH ELEVATION



2 | BUILDING J WEST ELEVATION



3 | BUILDING J EAST ELEVATION



4 | BUILDING J SOUTH ELEVATION

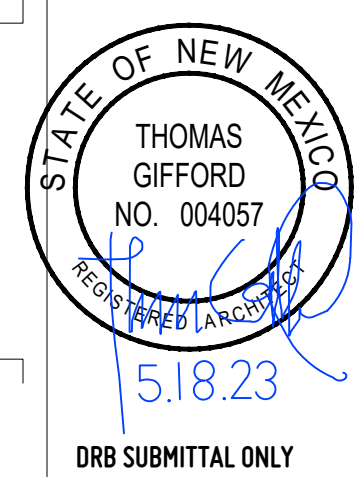
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Note:
New Community and Yoga
Building Design



18 MAY 2023

DATE: 5.18.23
REVISION: 1

SHEET TITLE:
ELEVATIONS

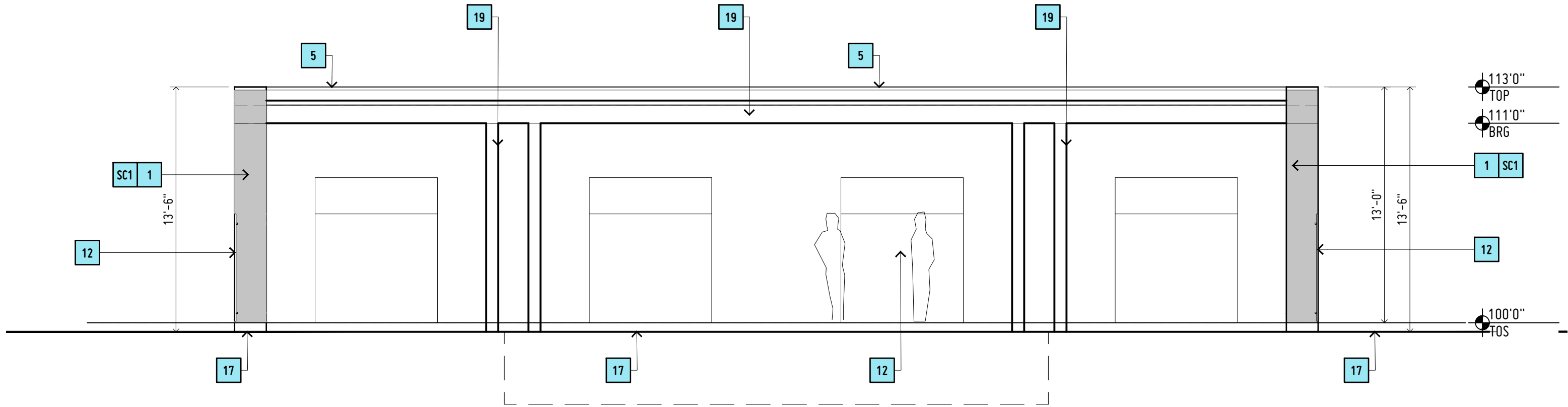
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ENCANTO COMMUNITY + YOGA BUILDINGS
2500 EASTMAN CROSSING SE, ALBUQUERQUE, NEW MEXICO 87106

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Perilla, Santa Fe, New Mexico 87501
tel: 505.266.2868 email: tlg@thomsgifford.com



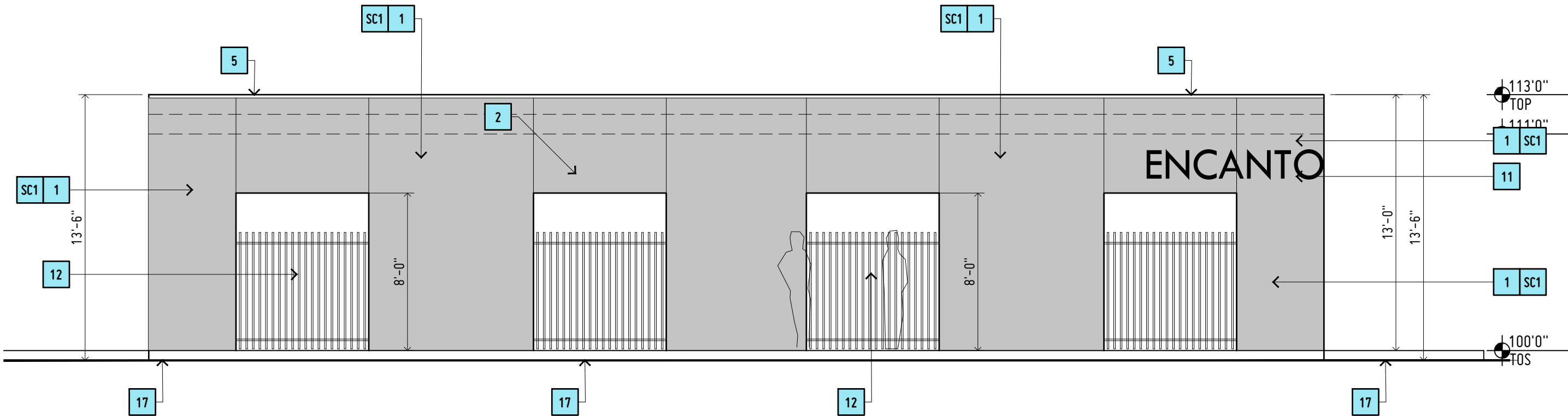
AJ_201



1 | BUILDING J - POOL PAVILION SOUTH ELEVATION

AJ_202

SCALE: 3/16" = 1'-0"



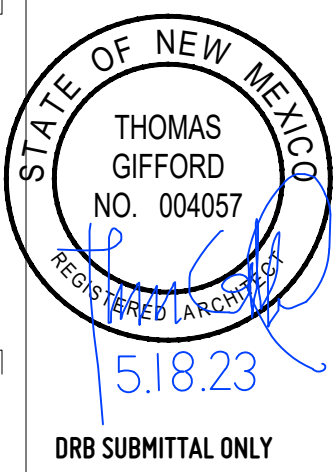
2 | BUILDING J - POOL PAVILION NORTH ELEVATION

AJ_202

SCALE: 3/16" = 1'-0"

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18 MAY 2023

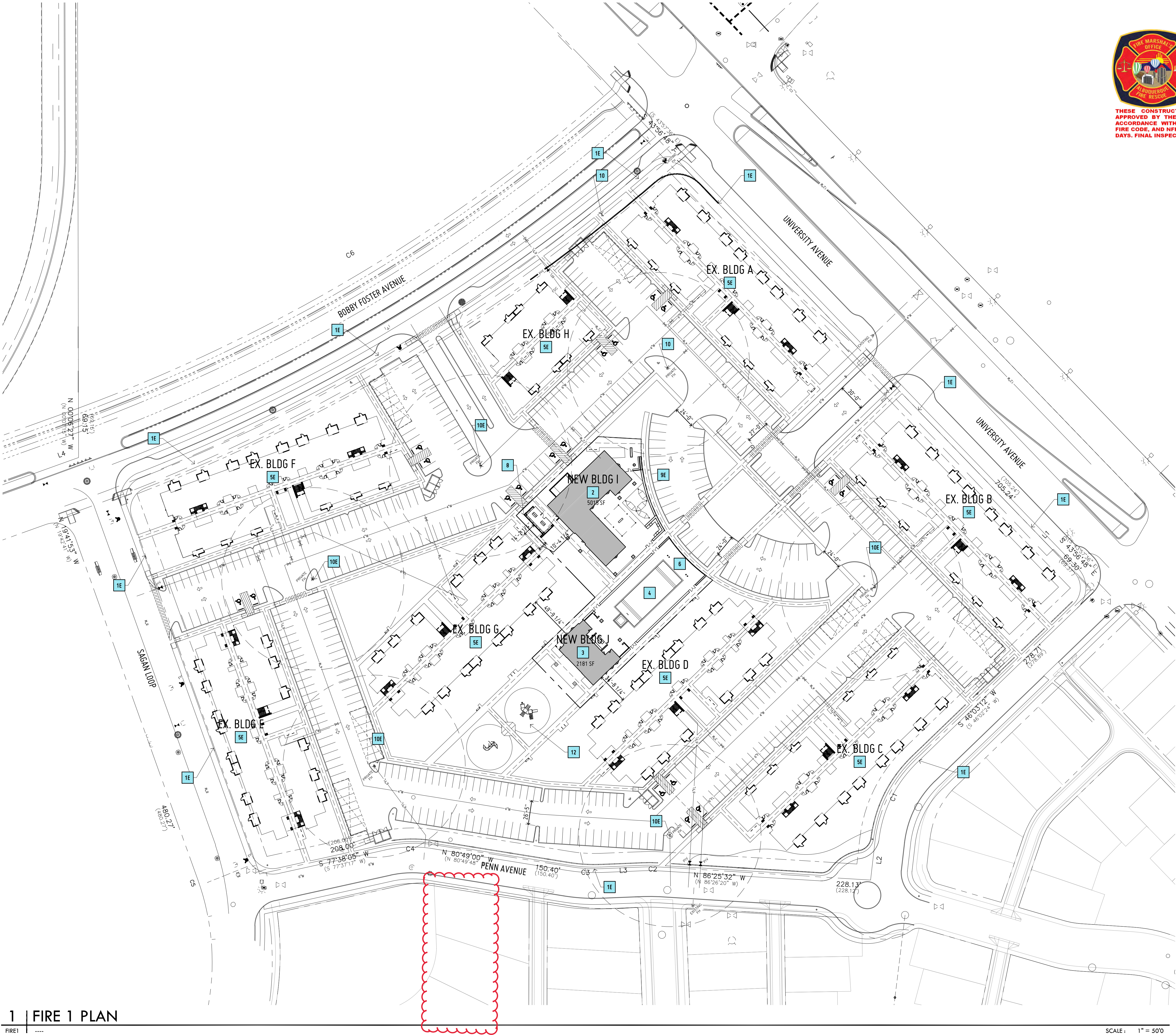
DATE: 18 MAY 2023
REVISION: 1

SHEET TITLE:
ELEVATION

ELEVATION GENERAL NOTES

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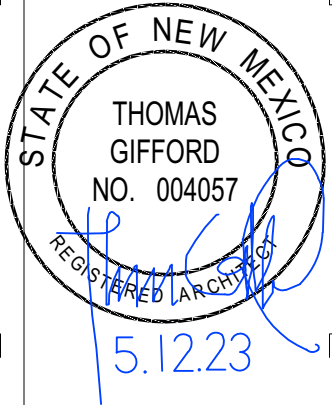
Note:
New Community and Yoga
Building Design



FIRE 1 KEY:

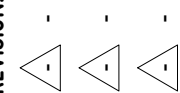
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHEMIST DIVISION
PERMIT
PERMIT NUMBER: 1923014356
APPROVED DATE: 05/18/23
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



12 MAY 2023

DATE: REVISION:



SHEET TITLE:

FIRE1 PLAN

FIRE 1 NOTES:

- 1E EXISTING PROPERTY LINE
- 2 REVISED COMMUNITY BUILDING
- 3 NEW MULTIPURPOSE BUILDING
- 4 REVISED POOL LOCATION
- 5E EXISTING BUILDING
- 6 POOL RAMADA
- 7 CONCRETE SIDEWALK AND PAVED AREAS
- 8 MAIL KIOSK
- 9E EXISTING PARKING SPACES
- 10E EXISTING FIRE HYDRANTS (CLOSEST ARE CIRCLED)
- 11 NEW PRIVATE FIRE HYDRANT
- 12 NEW PIV
- 13 NEW 6" DIA. FIRE LINE
- 14 NEW FIRE LANE, SIGNAGE " NO PARKING FIRE LANE"; PAINTED CURB COLOR- RED

Note:
New Community and Yoga Building

FIRE 1 GENERAL NOTES

- A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
- B. BUILDINGS TO MEET ALL 2015 IBC AND IFC REQUIREMENTS
- C. BLDG I+J ARE NON-FIRE SPRINKLERED
- D. FIRE APPARATUS ACCESS ROAD IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS

FIRE FLOW REQUIREMENTS

BUILDING	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW
BLDG I	VB	5015 SF	2,000 GPM @ 20 PSI - 2 HR DURATION
BLDG J	VB	2181 SF	1,500 GPM @ 20 PSI - 2 HR DURATION

HYDRANT LOCATION + DISTRIBUTION

BUILDING	FIRE FLOW	MIN. NUMBER OF HYDRANTS	AVG. SPACING	MAX. DISTANCE
BLDG I	2,000 GPM	2	450'0	225'0
BLDG J	1,500 GPM	1	500'0	250'0

ENCANTO BUILDING I+J CODE REVIEW
ADDRESS: 2500 EASTMAN CROSSING
REFERENCE CODES: 2015 NEW MEXICO COMMERCIAL BUILDING CODE
2017 NEW MEXICO ELECTRICAL CODE
2009 NEW MEXICO CONSERVATION
2021 NEW MEXICO MECHANICAL CODE
2021 NEW MEXICO PLUMBING CODE
2018 IECC
2015 IFC

PROJECT INFORMATION	NEW CONSTRUCTION	HEIGHT	STORIES	TYPE OF CONSTRUCTION
AGE:				
TOTAL BLDG #	TOTAL AREA (HSF)			
BUILDING I	5,015 SF	19'6	1	VB
BUILDING J	2,181 SF	18'6	1	VB

AUTO SPRINKLER SYSTEM: NON-SPRINKLERED, NOT REQUIRED
MANUAL FIRE ALARM: NO, NOT REQUIRED

PRIMARY OCCUPANCY CLASSIFICATION: A-3
SECONDARY OCCUPANCY CLASSIFICATION: B

PARKING: EXISTING 477 REQUIRED, 481 PROVIDED, 75% SPACES ARE COVERED

1 | FIRE 1 PLAN

FIRE1

SCALE: 1" = 50'0

