

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 8, 2023

Hannah Feil Greenhood, RA

Dekker Perich Sabatini
7601 Jefferson St NE
Albuquerque, NM 87109

Re: Encino Gardens Senior Community Renovations
412 Alvarado Dr SE
Traffic Circulation Layout
Architect's Stamp TCL Sheets 10-31-23 (K18D002)

Dear Ms. Greenhood,

The TCL submittal received 12-7-2023 is approved for Building and Paving Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans.

PO Box 1293

Please submit a Certification upon project completion for our records

Albuquerque

Sincerely,

NM 87103

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: File

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GENERAL NOTES	PROJECT SUMMARY	SITE FURNISHINGS LEGEND	LEGEND	SHEET KEYED NOTES	VICINITY MAP
REPAIR ASPHALT PAVEMENT THROUGHOUT THE PARKING LOTS & DRIVE AISLES, AS NECESSARY LANDSCAPE THROUGHOUT THE SITE, AS REQUIRED BY THE CITY OF ALBUQUERQUE. PROVIDE EXTERIOR LED BUILDING LIGHTING THROUGHOUT THE SITE. INSTALL DOWNSPOUTS AT EXISTING ROOF SCUPPERS.	ZONING: IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M) LAND USE: INDEPENDENT SENIOR LIVING APARTMENTS	 FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT BALANCE STEPS, # 192454 FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT ASSISTED ROW/PUSH UP, #192452 FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT STRETCH, #192462 FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT TAI CHI WHEELS, # 192463 FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT MOBILITY, # 192458 BENCH, BASIS OF DESIGN: LANDSCAPE FORMS WELLSRING, 48" (WP563-03) DINING TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA ELEVATION 72" RECTANGULAR RECYCLED PLASTIC TABLE (HEL72R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#12235R), COLOR TBD BISTRO TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA TUSCANY 38" RECYCLED PLASTIC BISTRO TABLE (#12237R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#12235R), COLOR TBD TABLE, BASIS OF DESIGN: ANOVA BEACON HILL RECYCLED PLASTIC BISTRO GAME TABLE, 2 SWIVEL SEATS (BH1801SR-GT), COLOR TBD FIRE PIT, BASIS OF DESIGN: BELGARD ARTISAN CAST STONE SQUARE BOWL	 EXISTING CABLE BOX TO REMAIN, PROTECT IN PLACE EXISTING IRRIGATION BOX TO REMAIN, PROTECT IN PLACE FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING LIGHT POLE TO REMAIN, PROTECT IN PLACE DIRECTIONAL PAVEMENT ARROW, SEE E2/AS502 EXISTING TREE TO REMAIN - QTY: 20 LANDSCAPE AREA, SEE LANDSCAPE SHEETS SYNTHETIC TURF PUTTING GREEN WITH ONE (1) HOLE DOG PARK WITH WOOD MULCH AT 3" DEPTH, NO FILTER FABRIC CRUSHER FINES AT 3" DEPTH, NO FILTER FABRIC EXISTING FIRE HYDRANT FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED SIDEWALK RAMP (ARROW POINTS DOWN) ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING	CODE DESCRIPTION 1 STRUCTURE TO REMAIN, PROTECT IN PLACE, SEE ARCH 2 SHADE STRUCTURE TO REMAIN, SEE ARCH 3 SIDEWALK TO REMAIN, PROTECT IN PLACE 4 FENCE TO REMAIN, PROTECT IN PLACE 5 ELECTRICAL EQUIPMENT TO REMAIN, PROTECT IN PLACE, SEE ELECTRICAL 6 FILL CRACKS AND APPLY NEW SEAL COAT AT ASPHALT PAVEMENT, SEE CIVIL 7 PARKING BUMPERS TO REMAIN, PROTECT IN PLACE 8 CURB AND GUTTER, SEE CIVIL 9 CONCRETE SIDEWALK, SEE A1/AS501 10 CONCRETE FLUSH SIDEWALK, SEE A2/AS501 11 ACCESSIBLE CURB RAMP, TYPE A, SEE A3/AS501 12 ACCESSIBLE CURB RAMP, TYPE B, SEE A4/AS501 13 ACCESSIBLE PARKING, SEE B1/AS502 14 CMU RETAINING WALL, SEE B3/AS501 AND STRUCTURAL 15 CONCRETE SEAT WALL, SEE B4/AS501 16 CONCRETE STAIRS, SEE C1/AS501 17 CONCRETE RAMP, SEE D3/AS501 18 CONCRETE MOW CURB, 6", SEE B6/AS501 19 FENCE, MATCH EXISTING IN HEIGHT AND DESIGN-SEE D1/AS501 20 PEDESTRIAN GATE, MATCH EXISTING IN HEIGHT AND DESIGN, SEE D2/AS501 21 ROLLING VEHICULAR GATE, EXISTING GATES TO REMAIN, REPLACE AUTOMATED SYSTEM, SEE A3/AS502. GATES TO HAVE KNOX KEY SWITCH. 22 HANDRAIL, SEE C4/AS501 23 SHADE STRUCTURE, BASIS OF DESIGN: AVADEK U-BENT BASIC WALKWAY 24 MONUMENT SIGN, SEE B3/AS502 25 PATHWAY LIGHT BOLLARD, BASIS OF DESIGN: FORMS + SURFACES LIGHT COLUMN, SEE ELECTRICAL 26 GAS BBQ GRILL, SEE B4/AS502 27 PAVEMENT STRIPING, SEE E3/AS502 28 RELOCATED EXISTING RECYCLING BINS, OWNER PROVIDED 29 EXISTING DUMPSTER TO REMAIN, PROTECT IN PLACE, REFUSE DRIVER WILL BE PROVIDED ACCESS TO THE SLIDING GATES AT 7 A.M. 30 BOLLARD MOUNTED ACCESSIBLE SIGN, SEE B2/AS502 31 DO NOT ENTER SIGN, SEE B1/AS502 32 ENTER ONLY SIGN, SEE B1/AS502 33 NEW ROLLING VEHICULAR GATES, MATCH EXISTING IN HEIGHT AND DESIGN, SEE A3/AS502. ALL GATES TO HAVE KNOX KEY SWITCH 34 PROVIDE BICYCLE RACKS, PER COA, 2 PER BALCONY, 9 IN COURTYARD SPACES, 29 TOTAL 35 WALK-UP SERVICE WINDOW	
EXECUTIVE SUMMARY PROJECT LOCATION: 412 ALVARADO DR. SE, 87108 DEVELOPMENT CONCEPT: EXISTING SENIOR APARTMENT BUILDING WAS CONSTRUCTED IN 1977. THE BUILDING CODES HAVE EVOLVED GREATLY SINCE 1977. THE PRIMARY GOAL OF THE PROPOSED SITE IMPROVEMENTS IS TO IMPROVE OVERALL ACCESSIBILITY THROUGHOUT THE EXISTING SITE AND FOR THE EMERGENCY EGRESS FROM THE BUILDING. TRAFFIC CIRCULATION CONCEPT: RETAIN EXISTING PARKING LOT CONFIGURATION, EXCEPT TO INCREASE THE NUMBER OF HANDICAP ACCESSIBLE PARKING SPACES. VEHICULAR ACCESS CONTROL WILL BE ADDED TO THE SOUTH PARKING LOT. VEHICULAR ACCESS CONTROL ALREADY EXISTS AT THE NORTH PARKING LOT. IMPACT ON THE ADJACENT SITES: NO INCREASE SHALL OCCUR IN THE NUMBER OF EXISTING RESIDENT UNITS OR THE FACILITY STAFFING, THEREFORE THE VEHICULAR TRAFFIC TO AND FROM THE PROPERTY SHALL REMAIN SIGNIFICANTLY AS-IS. PREVIOUSLY APPROVED PLANS: THE PROPERTY WAS DEVELOPED IN 1977. ONLY THE ORIGINAL CONSTRUCTION DRAWING SITE PLANS WERE NEEDED FOR THE BUILDING PERMIT. VARIANCE REQUIRED: A FENCE HEIGHT VARIANCE MAY BE REQUIRED AND APPLIED FOR IN ORDER FOR THE PROPOSED FENCE AROUND THE SOUTH PARKING TO BE THE SAME HEIGHT AS THE EXISTING PROPERTY PERIMETER FENCE THAT EXISTS EVERYWHERE BUT THE SOUTH PARKING LOT.	COMPREHENSIVE PLAN DESIGNATION: AREA OF CHANGE LEGAL DESCRIPTION: TRACT A, ENCINO HOUSE EAST, BEING A REPLAT OF LOTS 8 THRU 12 AND LOTS 19 THRU 24, BLOCK 52, AND BLOCK 62, TIERAS PLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, TOGETHER WITH THAT PORTION OF HIGHLAND AVE. VACATED UNDER ORDINANCE NO. V-76-31, 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 AUGUST 31, 1977, IN PLAT BOOK D8, PAGE 6 AND SITE TOPOGRAPHY, ENCINO HOUSE EAST FILED SEPT. 22, 1977, IN PLAT BOOK D8, PAGE 17. SITE AREA: 2.6346 ACRES ZONE ATLAS: K-18-Z SETBACKS: FRONT: 5' MIN, N/A MAX SIDE: 5' INTERIOR 0' MIN, STREET SIDE 5' MIN, 0' MAX REAR: 15' MIN BUILDING HEIGHT: MAXIMUM ALLOWED: 48'-0" EXISTING BUILDING HEIGHT: 53'-0" ELEVATOR PENTHOUSE HEIGHT: 63'-10" SPRINKLERS: PARTIALLY SPRINKLERED AS PER NFPA 13 IN COMMON AREAS ONLY, NOT WITHIN RESIDENT UNITS BUILDING AREA: TOTAL RENTABLE AREA = 89,950 SF TOTAL BUILDING AREA = 125,688 SF PARKING PROVIDED: (TABLE 5-5-1, 5-6(C)(5)(c)) TOTAL EXISTING PARKING = 120 SPACES TOTAL PARKING AFTER INCREASED ACCESSIBLE SPACES COUNT = 116 SPACES TYPICAL PARKING STALL: 18' X 9' ACCESSIBLE PARKING REQUIRED: 101 THRU 300 = 8 SPACES ACCESSIBLE PROVIDED = 10 SPACES (WITH 3 BEING VAN ACCESSIBLE) MOTORCYCLE PARKING REQUIRED: (TABLE 5-5-4) MOTORCYCLE PARKING PROVIDED = 0 SPACES BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED = 9 SPACES	OPEN SPACE CALCULATIONS IDO TABLE 2-4-5: MEDIUM INTENSITY ZONING DISTRICT (MX-M) USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 2 BD: 285 SF PER UNIT 3 BD: ZERO 3BR UNITS TOTAL 225 SF x 164 UNITS = 36,900 SF 285 SF x 1 UNIT = 285 SF = 37,185 SF = 25,650 SF REQUIRED OPEN SPACE: = 37,185 SF PROVIDED OPEN SPACE: = 25,650 SF	UNIT DATA STUDIO UNITS: 30 UNITS ACCESSIBLE STUDIO UNITS: 16 UNITS ONE BEDROOM UNITS: 118 UNITS TWO BEDROOM UNITS: 1 UNIT TOTAL: 165 UNITS		
AMENITIES AMENITIES ON-SITE WILL INCLUDE MULTIPLE COVERED PARKING SPACES, TWO COURTYARDS, EACH OF WHICH IS SHELTERED ON THREE SIDES BY THE BUILDING. THE COURTYARDS PROVIDE COMMUNITY GATHER SPACES WITH SUPPORT COMPONENTS FOR RELAXATION, ACTIVITIES AND ENTERTAINMENT. OTHER SITE AMENITIES INCLUDE WALKING TRAILS ON THE EAST AND WEST LANDSCAPED SIDE YARDS, A DOG PARK AND A PICNIC AREA.					

