

1

GENERAL NOTES

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.

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.

2

PROJECT SUMMARY

ZONING:  
IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M)  
LAND USE: INDEPENDENT SENIOR LIVING APARTMENTS

COMPREHENSIVE PLAN DESIGNATION:  
AREA OF CHANGE

TRANSIT:  
BUS ROUTE 97 ALONG ZUNI ROAD WITH A BUS STOP AT THE NE CORNER OF ZUNI RD. & ALVARADO ST.

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, TIJERVAS PLACE, 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 DB, PAGE 6 AND SITE TOPOGRAPHY, ENCINO HOUSE EAST FILED SEPT. 22, 1977, IN PLAT BOOK DB, PAGE 17.

SITE AREA: 2.6346 ACRES

ZONE ATLAS: K-18-Z

SETBACKS: FRONT= 5' MIN, n/a MAX  
SIDE= 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"

SPRINKLERED: 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:  
AS PER 1977 COA DEVELOPMENT STANDARDS  
TOTAL EXISTING PARKING = 120 SPACES  
TOTAL PARKING AFTER INCREASED ACCESSIBLE SPACES COUNT = 116 SPACES  
TYPICAL PARKING STALL: 18' X 9'

3

OPEN SPACE CALCULATIONS

IDO TABLE 2-4-S: 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

REQUIRED OPEN SPACE: = 37,185 SF  
PROVIDED OPEN SPACE: = 25,650 SF

4

LEGEND

EXISTING FIRE HYDRANT.

FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED SIDEWALK RAMP (ARROW POINTS DOWN)

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING

5

SHEET KEYED NOTES

1. CONSTRUCT SOUTH PARKING LOT ENCLOSURE FENCING, WITH TWO AUTOMATED ROLLING GATES.

2. PAINT DIRECTIONAL TRAFFIC SIGNS ON THE PAVEMENT AT THE TWO DRIVEWAYS

3. RECONSTRUCT THE SIDEWALK THAT RUNS IN FRONT OF THE HANDICAP PARKING SPACES TO PROVIDE A FLUSH TRANSITION FROM THE HANDICAP PARKING SPACES TO THE SIDEWALK

4. RECONFIGURE AND REPAINT THE HC PARKING SPACES, PAVEMENT SIGNAGE AND ACCESS AISLES.

5. CONSTRUCT AN ACCESSIBLE EGRESS RAMP FROM THE SOUTH END OF THE WEST WING, TO DISCHARGE TO A PUBLIC WAY AND TO PROVIDE ACCESSIBLE ACCESS TO THE WEST YARD SPACE. INSTALL A GATE IN THE EXISTING FENCE, TO ACCESS THE WEST PUBLIC WAY SIDEWALK

6. REPLACE EXISTING MONUMENT SIGNS

7. CONSTRUCT AN ACCESSIBLE EGRESS RAMP FROM THE SOUTH END OF THE EAST WING, TO DISCHARGE TO A PUBLIC WAY AND TO PROVIDE ACCESSIBLE ACCESS TO THE EAST YARD SPACE.

8. CONSTRUCT AN ACCESSIBLE EGRESS RAMP FROM TWO DOORS AT THE NORTH END OF THE EAST WING, TO DISCHARGE TO A PUBLIC WAY AND TO PROVIDE ACCESSIBLE ACCESS TO THE EAST YARD SPACE AND TO PROVIDE ACCESSIBLE INGRESS TO THE MEALS SITE. INSTALL A GATE IN THE EXISTING FENCE TO MANAGE THE MEAL SITE VISITORS. GATE ACCESS CONTROLLED BY BUZZING IN MEAL RECIPIENTS.

9. CONSTRUCT THE SOUTH COURTYARD IMPROVEMENTS (SEE ENLARGE PLAN FOR DETAILS).

10. NOT USED

11. PLANT 20" DIAMETER STREET TREES, TO FILL IN BETWEEN EXISTING TREES @ 25' ON-CENTER ALONG THREE STREET FRONTS.

12. PLANT SMALL TREES IN THE PLANTER BETWEEN EXISTING TREES

13. PLANT TREES IN THE PLANTERS AT THE FAR NORTH PICNIC AREA

14. CONSTRUCT A PAVED WALKWAY IN THE EAST & WEST YARDS TO ACTIVATE THE USE OF THOSE YARDS.

15. RECONSTRUCT THE WEST-HALF OF THE LONG RAMP ALONG THAT RUNS ALONG THE SOUTH EDGE OF THE NORTH PARKING LOT TO PROVIDE AN ACCESSIBLE MEANS OF EGRESS TO DISCHARGE AT THE ALVARADO STREET PUBLIC WAY.

16. DESIGNATE AN ACCESS AISLE TO THE NORTH PARKING LOT FROM THE NORTH COURTYARD.

17. DESIGNATED LOADING ZONE.

18. DESIGNATE THREE HANDICAP PARKING SPACES AND ACCESS AISLES, ONE FOR VAN ACCESS. INSTALL NEW HANDICAP PARKING SIGNS/BOLLARDS.

19. LOCATE RECYCLE BINS ALONG SIDEWALK FOR ACCESS TO THE RESIDENTS. PROVIDE 4-SIDED ENCLOSURE.

20. CONSTRUCT A 15' X 40' SHELTER CANOPY COVERED GATHERING AREA WITH BENCH SEATING & A GAME TABLE AT THE MOUTH OF THE COURTYARD

21. CONSTRUCT AN ACCESSIBLE RAMP FROM THE LANDING LEVEL OF THE HANDICAP PARKING TO THE MAIN ENTRANCE DOORWAY

22. CONSTRUCT A 30' X 16' SHELTER CANOPY COVERED GATHERING AREA WITH BENCH SEATING OUTSIDE THE ENTRANCE DOORWAY AREA. PROVIDE A FIXED GAME TABLE.

23. CONSTRUCT A PAVED WALKWAY THROUGH THE COURTYARD TO PASS THROUGH THE LANDSCAPED YARD.

24. LANDSCAPE THROUGHOUT THE COURTYARD. PROVIDE A PUTTING GREEN.

25. DEMO EXISTING COURTYARD WALL OUTSIDE OF 3-BR UNIT.

26. CONSTRUCT A PAVED COURTYARD AREA THROUGHOUT THE SPACE BETWEEN THE EAST & WEST WINGS WITH THE FOLLOWING AMENITIES:

27. AN OUTDOOR COOKING SPACE WITH A COUNTERBAR TOP WITH A GAS GRILLING

28. 12' X 12' SHELTER CANOPY COVERED GATHERING AREA WITH BENCH SEATING AND 2 FIXED TABLES

29. FIRE PIT, GAS FIRE PIT, TIMER CONTROLLED

30. CONSTRUCT AN ACCESSIBLE RAMP TO ACCESSIBLE PARKING

31. RELOCATE EXISTING SWING TO COURTYARD

32. PROVIDE CONCRETE PAVEMENT WITH SLIP RESISTANT BROOM FINISH & CONTROL JOINTS

33. PROVIDE A 30" HIGH RETAINING WALL AND TERRACE THE GRADE ON EACH SIDE THEREOF

34. PROVIDE AN IRRIGATED PLANTING BED FOR RESIDENT'S USE.

35. PROVIDE WELLNESS EXERCISE STATIONS ALONG THE PATHWAY.

36. PROVIDE A WALK-UP WINDOW FOR MEALS PROGRAM PARTICIPANTS THAT DO NOT WISH TO COME INSIDE.

37. REPLACE EXISTING VEHICULAR GATE. PROVIDE REMOTE CONTROL ACCESS

38. REPLACE EXISTING GATE AND ADJACENT FENCE WITH CONTROLLED ACCESS.

39. PROVIDE BICYCLE RACK, 2 SPACE PER

40. EXTENDE EXISTING CANOPY TO PROVIDE 7' MIN CLEARANCE, PAINTED

41. PROVIDE REFUSE ENCLOSURE, MIN. DIMENSION

42. DESIGNATE AN ACCESSIBLE ROUTE TO NORTH PICNIC AREA

43. CONSTRUCT AN ACCESSIBLE SIDEWALK RAMP

44. CONSTRUCT FENCED DOG PARK, OROVINE BENCH SEATING, BAG DISPENSER ANF WASTE REMOVAL TOOLS

45. ADD BENCH SEATING

VICINITY MAP

ZONE ATLAS MAP: K-18-Z

DEKER  
PERICH  
SABATINI

Architecture  
in Progress

SEAL

PROJECT

ENCINO GARDENS SENIOR COMMUNITY

412 Alvarado Dr Se

Albuquerque, New Mexico 87108

REVISIONS

△

△

△

△

△

DRAWN BY

REVIEWED BY

DATE 09/29/2023

PROJECT NO 20-0181

DRAWING NAME

TRAFFIC CONTROL PLAN

SHEET NO

TCL