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.

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.

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, TIJERAS 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 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 = 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, 5-5(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

SITE FURNISHINGS LEGEND

- 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 WELLSPRING, 48" (WP563-03)
- DINING TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA ELEVATION 72" RECTANGULAR RECYCLED PLASTIC TABLE (#ELV72R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#T2235R), COLOR TBD
- BISTRO TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA TUSCANY 36" RECYCLED PLASTIC BISTRO TABLE (#T2237R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#T2235R), 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

OPEN SPACE CALCULATIONS

IDO TABLE 2-4-5: MEDIUM INTENSITY ZONING DISTRICT (MX-M)

USABLE OPEN SPACE		
1 BD: 225 SF PER UNIT	225 SF x 164 UNITS	= 36,900 SF
2 BD: 285 SF PER UNIT	285 SF x 1 UNIT	= 285 SF
3 BD: ZERO 3BR UNITS		
TOTAL		= 37,185 SF

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

LEGEND

- 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

UNIT DATA

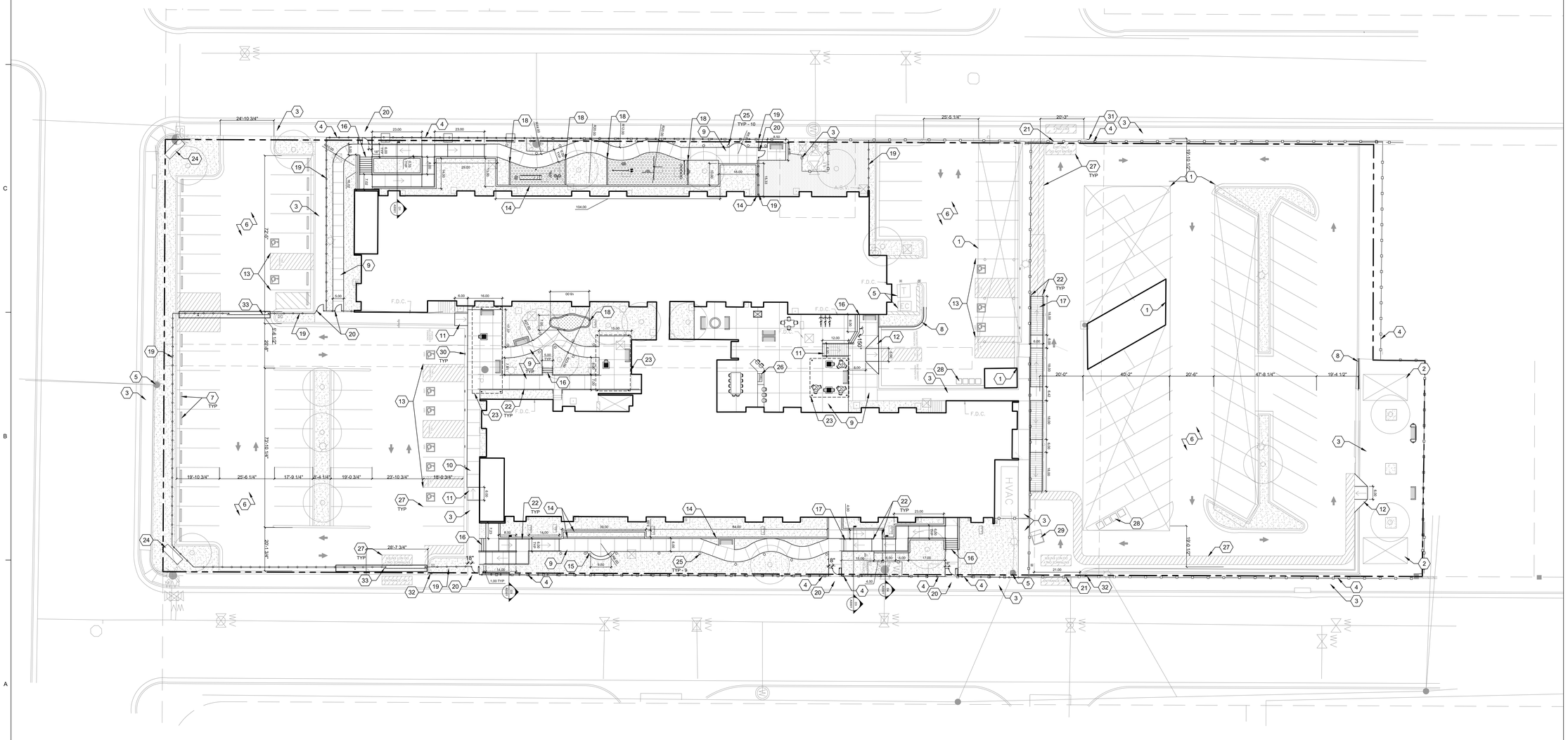
STUDIO UNITS:	30 UNITS
ACCESSIBLE STUDIO UNITS:	16 UNITS
ONE BEDROOM UNITS:	118 UNITS
TWO BEDROOM UNITS:	1 UNIT
	165 UNITS TOTAL

SHEET KEYED NOTES

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.

VICINITY MAP

ZONE ATLAS MAP: K-18-Z



NORTH

A1 TRAFFIC CONTROL PLAN
1" = 20'-0"
0 10' 20' 40'

DEKKER PERICH SABATINI

Architecture in Progress

STATE OF NEW MEXICO
HANNAH PEIL GREENHOOD
No. 5594
10/31/23
REGISTERED ARCHITECT

SEAL

PROJECT

ENCINO GARDENS
SENIOR COMMUNITY RENOVATION
412 Alvarado Dr Se
Albuquerque, New Mexico 87108

ISSUED FOR PERMIT

REVISIONS

DRAWN BY	BH
REVIEWED BY	SL
DATE	11/21/2023
PROJECT NO	22-0181

DRAWING NAME
TRAFFIC CONTROL PLAN

SHEET NO
TCL