


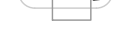
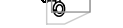






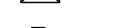

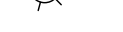



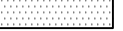






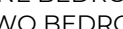

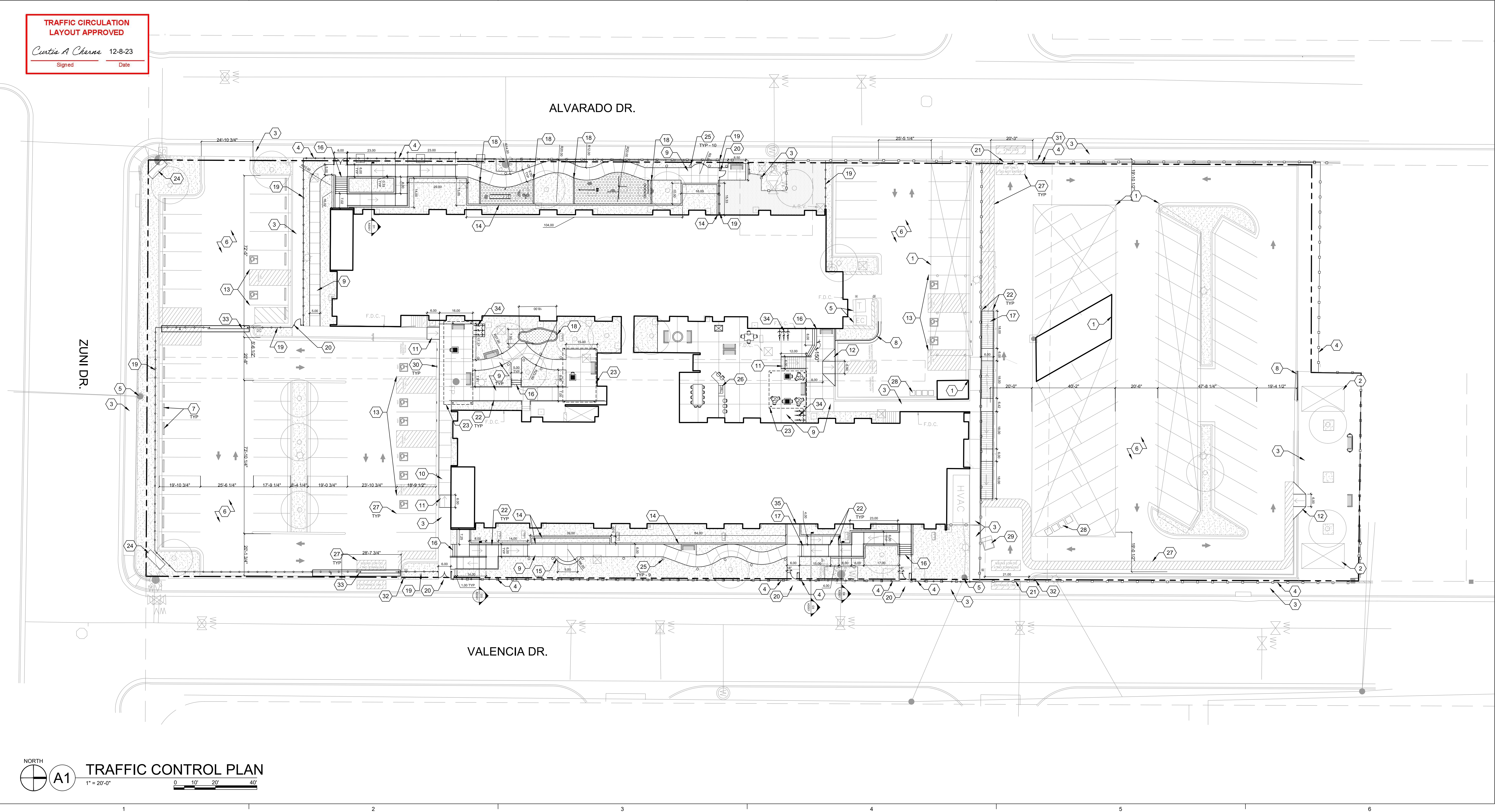


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<div>GENERAL NOTES</div> <div>REPAIR ASPHALT PAVEMENT THROUGHOUT THE PARKING LOTS & DRIVE AISLES, AS NECESSARY LANDSCAPE THROUGHOUT THE SITE, AS REQUIRED BY THE CITY OF ALBUQUERQUE. PROVIDE EXTERIOR LED BUILDING LIGHTING THROUGHOUT THE SITE. INSTALL DOWNSPOUTS AT EXISTING ROOF SCUPPERS</div> <div>EXECUTIVE SUMMARY</div> <div>PROJECT LOCATION: 412 ALVARADO DR. SE, 87108</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>PREVIOUSLY APPROVED PLANS: THE PROPERTY WAS DEVELOPED IN 1977. ONLY THE ORIGINAL CONSTRUCTION DRAWING SITE PLANS WERE NEEDED FOR THE BUILDING PERMIT.</div> <div>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.</div>	<div>PROJECT SUMMARY</div> <div><div>ZONING: IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M) LAND USE INDEPENDENT SENIOR LIVING APARTMENTS</div><div>COMPREHENSIVE PLAN DESIGNATION: AREA OF CHANGE</div><div>TRANSIT: BUS ROUTE 97 ALONG ZUNI ROAD WITH A BUS STOP AT THE NE CORNER OF ZUNI RD. & ALVARADO ST.</div><div>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.</div><div>SITE AREA: 2.6346 ACRES</div><div>ZONE ATLAS: K-18-Z</div><div>SETBACKS: FRONT: 5' MIN, N/A MAX SIDE - INTERIOR 0' MIN, STREET SIDE 5' MIN, 0' MAX REAR: 15' MIN</div><div>BUILDING HEIGHT: MAXIMUM ALLOWED: 48'-0" EXISTING BUILDING HEIGHT: 53'-0" ELEVATOR PENTHOUSE HEIGHT: 63'-10"</div><div>SPRINKLERS: PARTIALLY SPRINKLERED AS PER NFPA 13 IN COMMON AREAS ONLY, NOT WITHIN RESIDENT UNITS</div><div>BUILDING AREA: TOTAL RENTABLE AREA = 89,950 SF TOTAL BUILDING AREA = 125,688 SF</div><div>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'</div><div>ACCESSIBLE PARKING REQUIRED: 101 THRU 300 = 8 SPACES ACCESSIBLE PROVIDED = 10 SPACES (WITH 3 BEING VAN ACCESSIBLE)</div><div>MOTORCYCLE PARKING REQUIRED: (TABLE 5-5-4) MOTORCYCLE PARKING PROVIDED = 0 SPACES</div><div>BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED = 9 SPACES</div></div>	<div>SITE FURNISHINGS LEGEND</div> <div><div>FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT BALANCE STEPS, # 192454</div><div>FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT ASSISTED ROW/PUSH UP, #192452</div><div>FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT STRETCH, #192462</div><div>FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT TAI CHI WHEELS, # 192463</div><div>FITNESS EQUIPMENT, BASIS OF DESIGN: LSI HEALTHBEAT MOBILITY, # 192458</div><div>BENCH, BASIS OF DESIGN: LANDSCAPE FORMS WELLSRING, 48" (WP563-03)</div><div>DINING TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA ELEVATION 72" RECTANGULAR RECYCLED PLASTIC TABLE (HEL72R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#12235R), COLOR TBD</div><div>BISTRO TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA TUSCANY 38" RECYCLED PLASTIC BISTRO TABLE (#12237R); ANOVA TUSCANY RECYCLED PLASTIC CHAIR (#12235R), COLOR TBD</div><div>TABLE, BASIS OF DESIGN: ANOVA BEACON HILL RECYCLED PLASTIC BISTRO GAME TABLE, 2 SWIVEL SEATS (BH1801SR-GT), COLOR TBD</div><div>FIRE PIT, BASIS OF DESIGN: BELGARD ARTISAN CAST STONE SQUARE BOWL</div></div>	<div>LEGEND</div> <div><div>EXISTING CABLE BOX TO REMAIN, PROTECT IN PLACE</div><div>EXISTING IRRIGATION BOX TO REMAIN, PROTECT IN PLACE</div><div>FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED</div><div>ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING</div><div>LIGHT POLE TO REMAIN, PROTECT IN PLACE</div><div>DIRECTIONAL PAVEMENT ARROW, SEE E2/AS502</div><div>EXISTING TREE TO REMAIN - QTY: 20</div><div>LANDSCAPE SHEETS, SEE LANDSCAPE SHEETS</div><div>SYNTHETIC TURF PUTTING GREEN WITH ONE (1) HOLE</div><div>DOG PARK WITH WOOD MULCH AT 3" DEPTH, NO FILTER FABRIC</div><div>CRUSHER FINES AT 3" DEPTH, NO FILTER FABRIC</div><div>EXISTING FIRE HYDRANT.</div><div>FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED</div><div>SIDEWALK RAMP (ARROW POINTS DOWN)</div><div>ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING</div></div>	<div>SHEET KEYED NOTES</div> <div><table><thead><tr><th>CODE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>STRUCTURE TO REMAIN, PROTECT IN PLACE, SEE ARCH</td></tr><tr><td>2</td><td>SHADE STRUCTURE TO REMAIN, SEE ARCH</td></tr><tr><td>3</td><td>SIDEWALK TO REMAIN, PROTECT IN PLACE</td></tr><tr><td>4</td><td>FENCE TO REMAIN, PROTECT IN PLACE</td></tr><tr><td>5</td><td>ELECTRICAL EQUIPMENT TO REMAIN, PROTECT IN PLACE, SEE ELECTRICAL</td></tr><tr><td>6</td><td>FILL CRACKS AND APPLY NEW SEAL COAT AT ASPHALT PAVEMENT, SEE CIVIL</td></tr><tr><td>7</td><td>PARKING BUMPERS TO REMAIN, PROTECT IN PLACE</td></tr><tr><td>8</td><td>CURB AND GUTTER, SEE CIVIL</td></tr><tr><td>9</td><td>CONCRETE SIDEWALK, SEE A1/AS501</td></tr><tr><td>10</td><td>CONCRETE FLUSH SIDEWALK, SEE A2/AS501</td></tr><tr><td>11</td><td>ACCESSIBLE CURB RAMP, TYPE A, SEE A3/AS501</td></tr><tr><td>12</td><td>ACCESSIBLE CURB RAMP, TYPE B, SEE A4/AS501</td></tr><tr><td>13</td><td>ACCESSIBLE PARKING, SEE B1/AS502</td></tr><tr><td>14</td><td>CMU RETAINING WALL, SEE B3/AS501 AND STRUCTURAL</td></tr><tr><td>15</td><td>CONCRETE SEAT WALL, SEE B4/AS501</td></tr><tr><td>16</td><td>CONCRETE STAIRS, SEE C1/AS501</td></tr><tr><td>17</td><td>CONCRETE RAMP, SEE D3/AS501</td></tr><tr><td>18</td><td>CONCRETE MOW CURB, 6", SEE B6/AS501</td></tr><tr><td>19</td><td>FENCE, MATCH EXISTING IN HEIGHT AND DESIGN-SEE D1/AS501</td></tr><tr><td>20</td><td>PEDESTRIAN GATE, MATCH EXISTING IN HEIGHT AND DESIGN, SEE D2/AS501</td></tr><tr><td>21</td><td>ROLLING VEHICULAR GATE, EXISTING GATES TO REMAIN, REPLACE AUTOMATED SYSTEM, SEE A3/AS502. 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PROJECT

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

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