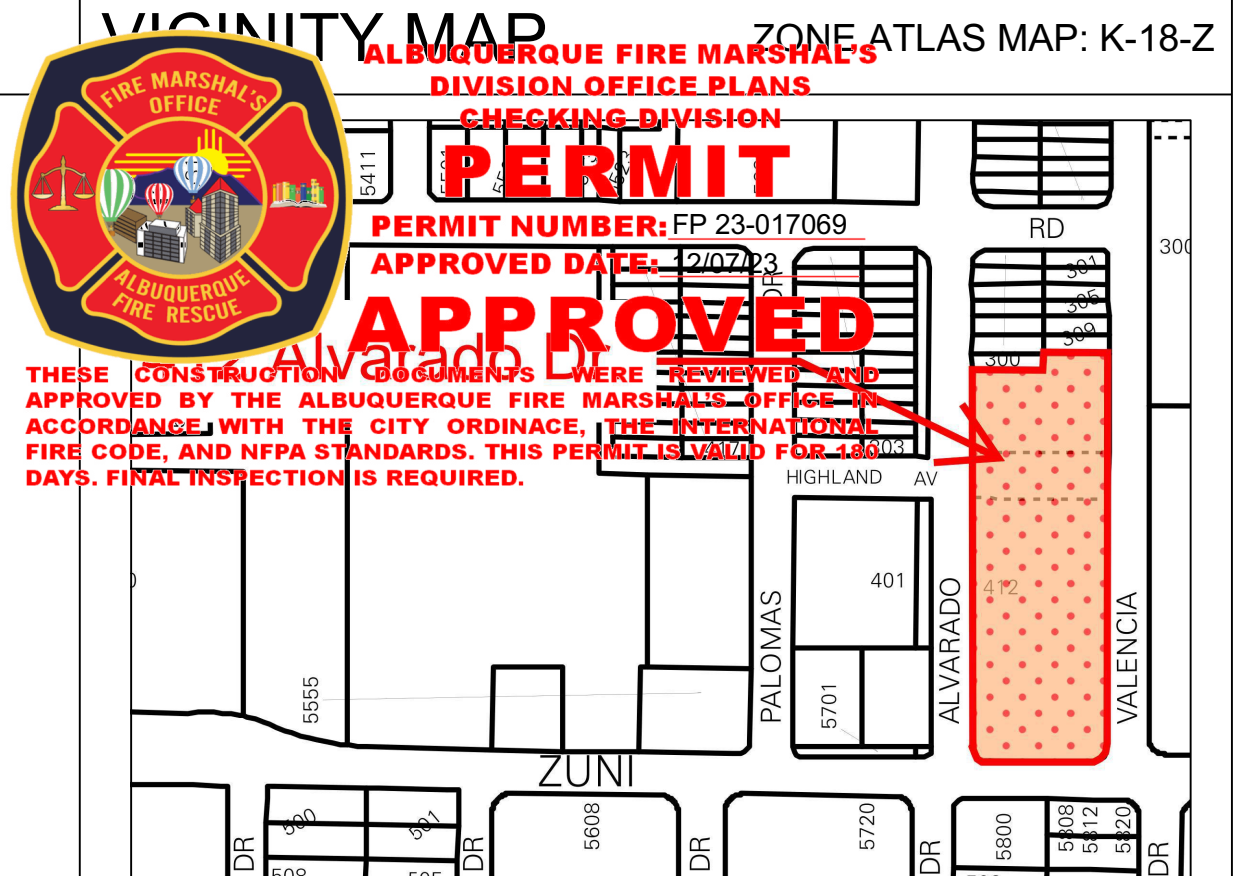


1	2	3	4	5
<b>GENERAL NOTES</b>  REPAIR ASPHALT PAVEMENT THROUGHOUT THE PARKING LOTS & DRIVE AISLES, AS NECESSARY LANDSCAPE THROUGHOUT THE SITE, AS REQUIRED BY THE CITY OF ALBUQUERQUE. PROVIDE EXTERIOR LED BUILDING LIGHTING THROUGHOUT THE SITE. INSTALL DOWNSPOUTS AT EXISTING ROOF SCUPPERS.  <b>EXECUTIVE SUMMARY</b>  <b>PROJECT LOCATION:</b> 412 ALVARADO DR. SE, 87108  <b>DEVELOPMENT CONCEPT:</b> 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.  <b>TRAFFIC CIRCULATION CONCEPT:</b> 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.  <b>IMPACT ON THE ADJACENT SITES:</b> 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.  <b>PREVIOUSLY APPROVED PLANS:</b> THE PROPERTY WAS DEVELOPED IN 1977. ONLY THE ORIGINAL CONSTRUCTION DRAWING SITE PLANS WERE NEEDED FOR THE BUILDING PERMIT.  <b>VARIANCE REQUIRED:</b> 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.	<b>PROJECT SUMMARY</b>  <b>ZONING:</b> IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M) LAND USE: INDEPENDENT SENIOR LIVING APARTMENTS  <b>COMPREHENSIVE PLAN DESIGNATION:</b> AREA OF CHANGE  <b>TRANSIT:</b> BUS ROUTE 97 ALONG ZUNI ROAD WITH A BUS STOP AT THE NE CORNER OF ZUNI RD. & ALVARADO ST.  <b>LEGAL DESCRIPTION:</b> TRACT A, ENCINO HOUSE EAST, BEING A REPLAT OF LOTS 8 THRU 12 AND LOTS 19 THRU 24, BLOCK 52, AND BLOCK 62, TIERAS 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.  <b>SITE AREA:</b> 2.6346 ACRES  <b>ZONE ATLAS:</b> K-18-Z  <b>SETBACKS:</b> FRONT- 5' MIN, 4' MAX SIDE - 10' MIN, 0' MAX, STREET SIDE 5' MIN, 0' MAX REAR- 15' MIN  <b>BUILDING HEIGHT:</b> MAXIMUM ALLOWED: 48'-0" EXISTING BUILDING HEIGHT: 53'-0" ELEVATOR PENTHOUSE HEIGHT: 63'-10"  <b>SPRINKLERS:</b> PARTIALLY SPRINKLERED AS PER NFPA 13 IN COMMON AREAS ONLY, NOT WITHIN RESIDENT UNITS  <b>BUILDING AREA:</b> TOTAL RENTABLE AREA = 89,590 SF TOTAL BUILDING AREA = 125,688 SF  <b>PARKING PROVIDED:</b> (TABLE 5-5-1, 5-6(C)(5)(c))  <b>TOTAL EXISTING PARKING = 120 SPACES</b> <b>TOTAL PARKING AFTER INCREASED ACCESSIBLE SPACES COUNT = 116 SPACES</b> <b>TYPICAL PARKING STALL: 18' X 9'</b>  ACCESSIBLE PARKING REQUIRED: 101 THRU 300 = 8 SPACES <b>ACCESSIBLE PROVIDED = 10 SPACES</b> (WITH 3 BEING VAN ACCESSIBLE)  MOTORCYCLE PARKING REQUIRED: (TABLE 5-5-4) <b>MOTORCYCLE PARKING PROVIDED = 0 SPACES</b>  BICYCLE PARKING REQUIRED: <b>BICYCLE PARKING PROVIDED = 9 SPACES</b>	<b>SITE FURNISHINGS LEGEND</b>  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" (WP963-03)  DINING TABLE AND MOVEABLE CHAIRS, BASIS OF DESIGN: ANOVA ELEVATION 72" RECTANGULAR RECYCLED PLASTIC TABLE (RELV72R); 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  <b>OPEN SPACE CALCULATIONS</b>  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	<b>LEGEND</b>  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  <b>UNIT DATA</b>  STUDIO UNITS: 30 UNITS ACCESSIBLE STUDIO UNITS: 16 UNITS ONE BEDROOM UNITS: 118 UNITS TWO BEDROOM UNITS: 1 UNIT TOTAL: 165 UNITS	<b>SHEET KEYED NOTES</b>  <b>CODE DESCRIPTION</b>  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



DEKER  
PERICH  
SABATINI  
Architecture  
in Progress

PROJECT

ISSUED FOR PERMIT

REVISIONS

DRAWN BY BH  
REVIEWED BY SL  
DATE 11/27/2023  
PROJECT NO 22-0181

DRAWING NAME  
TRAFFIC CONTROL PLAN

SHEET NO  
TCL

