

- A. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- B. CONTRACTOR TO COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- C. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- D. REFER TO CIVIL HORIZONTAL CONTROL PLAN FOR DIMENSIONS NOT SHOWN ON THIS SHEET. ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- E. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- F. ALL SITE FURNISHINGS SHOWN ON PLANS SHALL BE OWNER PROVIDED.
- G. CONTRACTOR INSTALLED.
- H. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.

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		
<u>TOTAL</u>		= 37,185 SF
REQUIRED OPEN SPACE:	= 37,185 SF	
PROVIDED OPEN SPACE:	= 25,650 SF	

STUDIO UNITS:	30 UNITS
ACCESSIBLE STUDIO UNITS:	16 UNITS
ONE BEDROOM UNITS:	118 UNITS
TWO BEDROOM UNITS:	1 UNIT
	<u>165 UNITS TOTAL</u>

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

COMPREHENSIVE PLAN DESIGNATION:
AREA OF CRANCE

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

LEGAL DESCRIPTION
LOT 20, BLOCK 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 634, LOT 635, LOT 636, LOT 637, LOT 638, LOT 639, LOT 640, LOT 641, LOT 642, LOT 643, LOT 644, LOT 645, LOT 646, LOT 647, LOT 648, LOT 649, LOT 650, LOT 651, LOT 652, LOT 653, LOT 654, LOT 655, LOT 656, LOT 657, LOT 658, LOT 659, LOT 660, LOT 661, LOT 662, LOT 663, LOT 664, LOT 665, LOT 666, LOT 667, LOT 668, LOT 669, LOT 670, LOT 671, LOT 672, LOT 673, LOT 674, LOT 675, LOT 676, LOT 677, LOT 678, LOT 679, LOT 680, LOT 681, LOT 682, LOT 683, LOT 684, LOT 685, LOT 686, LOT 687, LOT 688, LOT 689, LOT 690, LOT 691, LOT 692, LOT 693, LOT 694, LOT 695, LOT 696

	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, #192451
	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 (HEL V27R); 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 BEACH 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/A5502
	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

CODE DESCRIPTION

1 STRIPING TO REMAIN, PROTECT IN PLACE. SEE ARCH

2 SHADE STRUCTURE TO REMAIN, SEE ARCH

3 SIGNAGE TO REMAIN, PROTECT IN PLACE. 01

4 FENCE TO REMAIN, PROTECT IN PLACE

5 ELECTRICAL EQUIPMENT TO REMAIN, PROTECT IN PLACE. SEE

6 FILL CRACKS AND APPLY NEW SEAL COAT AT ASPHALT PAVEMENT 01

7 PARKING STRIPS TO REMAIN, PROTECT IN PLACE

8 CURB AND GUTTER, SEE CIVIL

9 CONCRETE SIDEWALK, SEE A1/A5501

10 CONCRETE FLUSH SIDEWALK, SEE A2/A5501

11 ACCESSIBLE CURB RAMP, TYPE A, SEE A1/A5501

12 ACCESSIBLE CURB RAMP, TYPE B, SEE A1/A5501

13 ACCESSIBLE PARKING, SEE B1/A5502

14 SUMP/TAINING WALL, SEE B3/A5502 AND STRUCTURAL

15 CONCRETE SEAT WALL, SEE B4/A5501 01

16 CONCRETE STAIRS, SEE C1/A5501

17 CONCRETE RAMP, SEE D3/A5501

18 CONCRETE MOW CURB, 6" SEE X1/A5501

19 ORNAMENTAL FENCE, SEE D1/A5501

20 ORNAMENTAL GATE, SEE D2/A5501

21 ORNAMENTAL ROLLING VEHICULAR GATE, SEE B6/A5501

22 HANDRAIL, SEE C1/A5501

23 SHADE STRUCTURE, BASIS OF DESIGN: AVADAK U-BENT BASIC WALKWAY

24 MONUMENT SIGN, SEE B3/A5502

25 PATHWAY LIGHT BOLLARD, BASIS OF DESIGN: FORMS + SURFACES

26 LIGHT COLUMN, SEE ELECTRICAL

27 PAVEMENT STRIPING, SEE E3/A5502 01

28 RELOCATED EXISTING RECYCLING BINS, OWNER PROVIDED

29 EXISTING DUMPER TO REMAIN, PROTECT IN PLACE. REFUSE DRIVE

30 WILL BE PROVIDING ACCESS TO THE DUMPING AREAS AT 7 A.M.

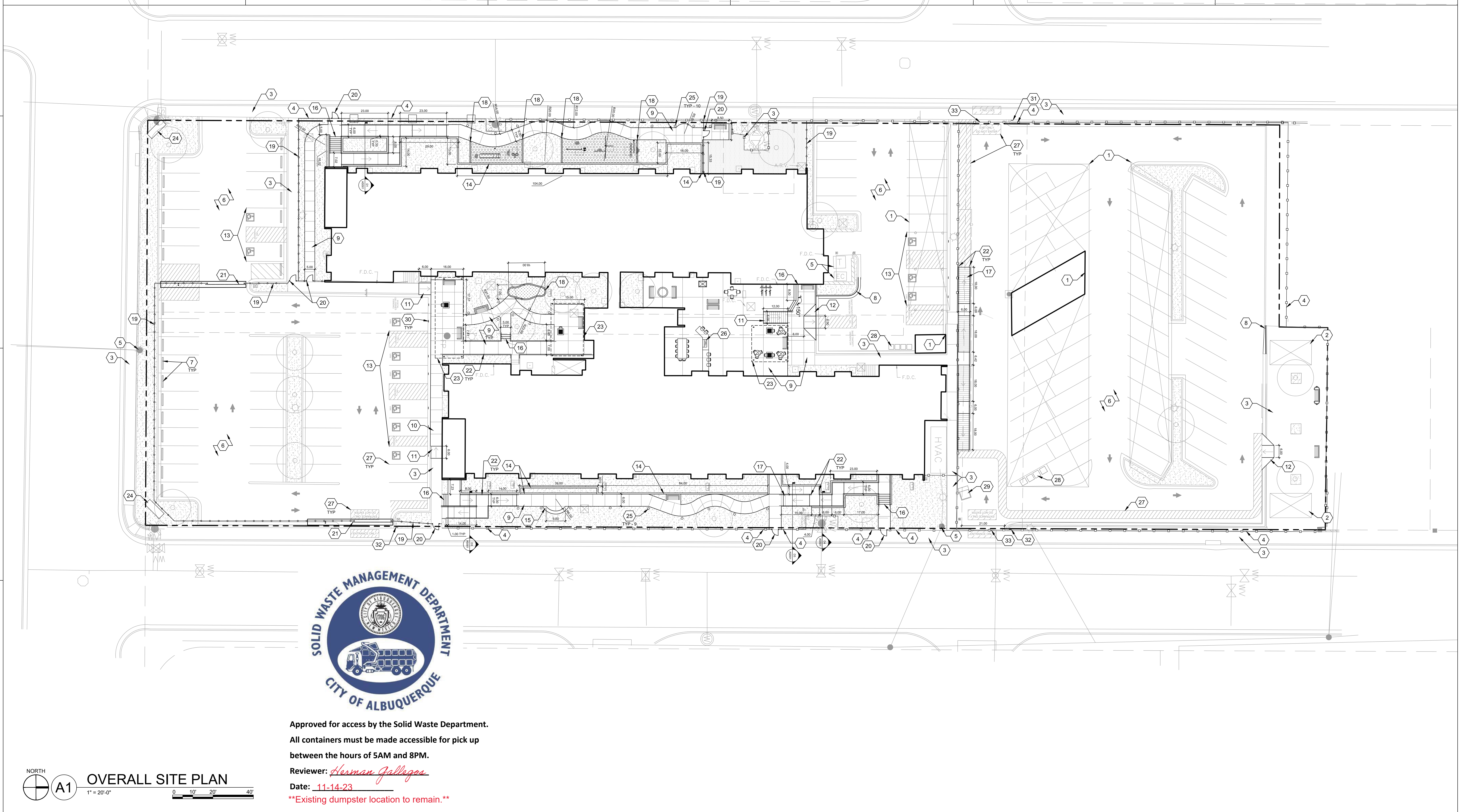
31 BOLLARD MOUNTED ACCESSIBLE SIGN, SEE B2/A5501

32 DO NOT ENTER SIGN, SEE B1/A5501

33 ENTER ONLY SIGN, SEE B3/A5502 01

34 EXISTING VEHICULAR ROLLING GATE TO REMAIN, REFURBISH

412 Alvarado Dr.



**DEKKER
PERICH
SABATINI**
Architecture
in Progress

SEAL

PROJECT

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

ISSUED FOR
PERMIT

REVISONS		
	11/08/2023	ADD-001
	11/14/2023	ADD-002
		
		
		
		

DRAWN BY	MM
REVIEWED BY	KP
DATE	10/31/2023
PROJECT NO	22-0181

DRAWING NAME

SITE
IMPROVEMENTS
PLAN

SHEET NO
AS100