

EXISTING BUILDING I PARKING REQUIREMENTS
TWO SPACES PER DWELLING UNIT:
REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE
PROVIDED:
REGULAR SPACES: 7
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 9

EXISTING BUILDING II PARKING REQUIREMENTS
REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE
PROVIDED:
REGULAR SPACES: 15
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 17

NEW BUILDING III PARKING REQUIREMENTS
REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE
PROVIDED:
NO NEW SPACES ADDED DURING THIS PHASE.

NEW BUILDING IV PARKING REQUIREMENTS
REQUIRED:
ASSISTED LIVING HOME: 8 SPACES REQUIRED
HC SPACE REQUIRED: 1 TO 25 SPACES =1 HC SPACE
PROVIDED:
REGULAR SPACES: 14
HANDICAP ACCESSIBLE SPACES: 2
TOTAL SPACES PROVIDED: 17

BUILDING 1,2 & 3 PARKING REQUIREMENTS
TOTAL PARKING REQUIRED:
24 REGULAR SPACES
3 H.C. SPACES
PARKING PROVIDED:
22 - 9'x20' SPACES
4 - 9'x20' H.C. SPACES
TOTAL PARKING PROVIDED:
26 SPACES

KEYED NOTES

- 2'-0" RADIUS.
- NOT USED.
- EXISTING CONCRETE CURB AND SIDEWALK.
- EXISTING HANDICAPPED ACCESSIBLE RAMP.
- EXISTING PARKING.
- EXISTING DUMPSTER WITH CONC APRON.
- NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
- 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-2 AND GRADING AND DRAINAGE PLAN.
- 4" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
- HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
- HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
- ASPHALT PAVING.
- LANDSCAPING AREA, REF: LANDSCAPING PLANS.
- HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-2 FOR DETAILS.
- PEDESTRIAN WALK-WAY.
- EXISTING PEDESTRIAN WALK-WAY.
- EXISTING STORM DRAIN GRATES, REF: GRADING AND DRAINAGE PLAN.
- EXISTING CONC. SWALE, REF: GRADING AND DRAINAGE PLAN.
- EXISTING PONDING, REF: GRADING AND DRAINAGE PLAN.
- EXISTING DIRT ROAD.
- EXIST. CONC. PATIO.
- EXIST. FIRE HYDRANT.
- EXIST. POST INDICATOR VALVE (P.I.V.).
- EXIST. P.I.V. LOCATION.
- NEW P.I.V. LOCATION.
- NEW FDC LOCATION.
- NEW DRAIN CULVERT, REF: GRADING AND DRAINAGE PLAN.
- EXIST MOTORCYCLE PARKING.
- EXIST MOTORCYCLE PARKING SIGNAGE.
- EXIST BIKE RACK.
- NEW CMU WALL WITH WROUGHT IRON FENCE ABOVE.
- NEW WROUGHT IRON ELECTRIC GATE KEY PAD ENTRY.
- NEW KEY PAD ENTRY.
- NEW KNOX BOX FOR FIRE MARSHALL ACCESS.
- ADA ACCESSIBLE PEDESTRIAN ACCESS GATE.

LIFE SAFTY GENERAL NOTES

- PREMIS IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH x 4 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- NFPA R-13 FIRE SPRINKLER SYSTEM AND FIRE ALARM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL NOCK BOX. NOCK BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION AND BE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISH FLOOR. THE NOCK BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM. FINAL LOCATION TO BE APPROVED BY THE FIRE MARSHALL.
- G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
- ALL PENETRATIONS THROUGH A FIRE RATED FLOOR OR FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
- ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

TRACT 1-B1
FOUR HILLS VILLAGE
SHOPPING CENTER AND APARTMENT COMPLEX
FILED VOL 98C, FOLIO 108
04-23-1998

N 90°00'00" E 192.39'
(N 90°00'00" E 192.39')

ASSISTED LIVING
BUILDING 3
PHASE 3
8,072 S.F.
TO BE BUILT AT A
LATER DATE

FUTURE LIVING
ASSISTED LIVING
BUILDING 5
PHASE 5
7,656 S.F.

EXISTING ASSISTED LIVING
BUILDING 1
PHASE 1
8,072 S.F.

TRACT 1B-2, FOUR
HILLS VILLAGE
SHOPPING CENTER &
APARTMENT COMPLEX
168,595 S.F.
3.8704 ACRES

EXISTING ASSISTED LIVING
BUILDING 2
PHASE 2
8,072 S.F.

PROPOSED ASSISTED LIVING
BUILDING 4
PHASE 4
7,656 S.F.

WENONAH AVENUE S.E.
86' R.O.W.

TRAMWAY ROAD SE
R.O.W. VARIES

BEEHIVE HOMES INC.
SITE PLAN FOR TCL
ALBUQUERQUE, NM
PROJECT #1575

REVISION DATE



DATE
04-13-2017

SHEET NUMBER

TCL-1.0

PHASE 3
SITE PLAN

1"=20'-0" 8,072 SF

BAR SCALE
10' 0 20' 40'
(IN FEET)

EXIST. PARK

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9