

LEGAL DESCRIPTION – 9000 Veranda Rd NE

**Project 016A - Veranda
8923 – 9021 Veranda Road NE, Albuquerque, NM 87111**

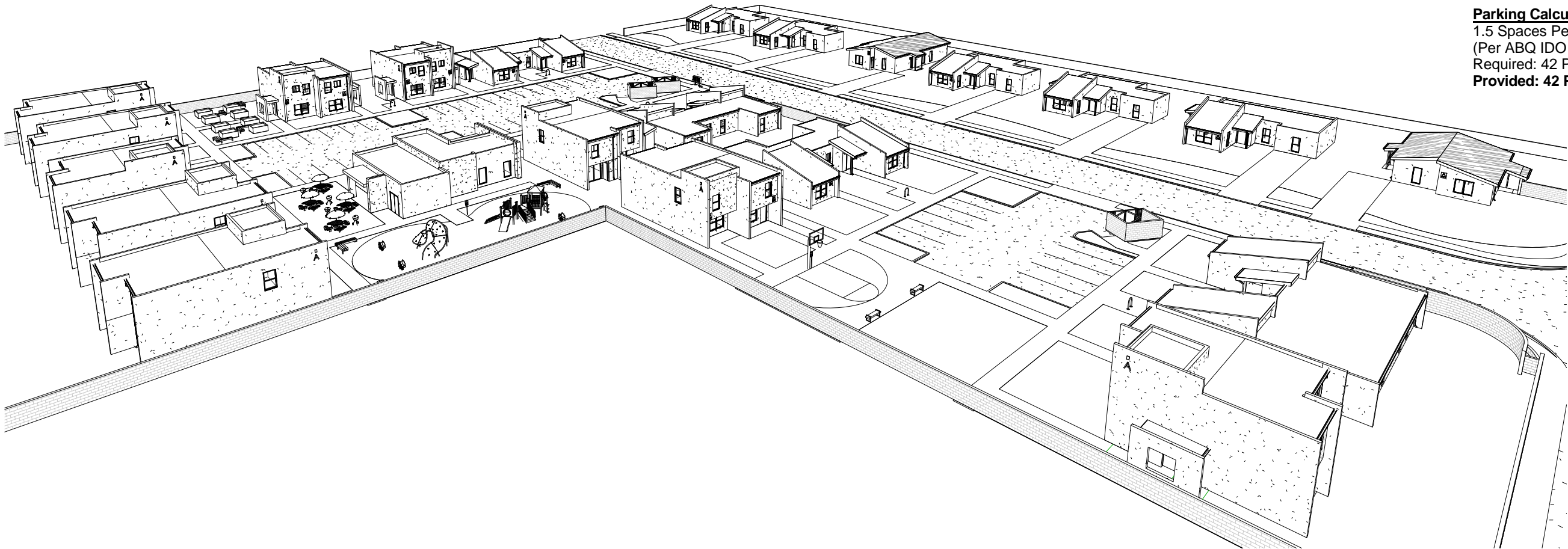
Lots numbered Eleven (11) through Seventeen (17) in Block numbered Two of NASSIF GARDENS SUBDIVISION, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 5, 1953, Plat Book D1, Folio 89; and Tract one (1) in Block numbered One (1) as shown on the land division plat of NASSIF GARDENS SUBDIVISION, to the City of Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 10, 1974, in Plat Book A5, Folio 81.

VERANDA APARTMENTS

REHAB PROJECT | ALBUQUERQUE NM

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Building Units:		(gross)	(net)	Subtotal (gross)	(net)
BLDG TYP 1:					
Two Bed	2	1,051 sf	783 sf	2,102 sf	1,566 sf
Total Building	4			8,408 sf	6,264 sf
BLDG TYP 2:					
Three Bedroom	2	1,080 sf	942 sf	2,160 sf	1,884 sf
Total Building	6			12,960 sf	11,304 sf
BLDG TYP 3:					
Three Bedroom	2	1,089 sf	909 sf	2,178 sf	1,818 sf
Total Building	2			4,356 sf	3,636 sf
BLDG TYP 4V:					
Two Bedroom	2	860 sf	791 sf	1,720 sf	1,582 sf
Total Building	2			3,440 sf	3,164 sf
BLDG TYP 5:					
Four Bedroom	1	1,300 sf	1,124 sf	1,300 sf	1,124 sf
Total Building	3			3,900 sf	3,372 sf
BLDG TYP 6:					
Four Bdrm ADA	1	1,300 sf	1,124 sf	1,300 sf	1,124 sf
Total Building	1			1,300 sf	1,124 sf
BLDG TYP 7:					
Four Bedroom	1	1,271 sf	1,091 sf	1,271 sf	1,091 sf
Total Building	1			1,271 sf	1,091 sf
BLDG TYP 8:					
Five Bedroom	1	1,471 sf	1,291 sf	1,471 sf	1,291 sf
Total Building	1			1,471 sf	1,291 sf
BLDG TYP 9:					
Five Bedroom	1	1,465 sf	1,268 sf	1,465 sf	1,268 sf
Total Building	1			1,465 sf	1,268 sf
BLDG TYP 12:					
Comm Bldg	1	1,871 sf	1,291 sf	1,871 sf	1,291 sf
Total Building	1			1,871 sf	1,291 sf

	Multi-Family	Single Family			
Two Bedroom	12				
Three Bedroom	16				
Four Bedroom		5			
Five Bedroom		2			
Total	28	7	35	40,442 sf	33,805 sf

Parking Calculation
1.5 Spaces Per Unit
(Per ABQ IDO Code)
Required: 42 Parking Spaces
Provided: 42 Parking Spaces

JEEBS & ZUZU, LLC



Job No: _____
DRAWN: J&Z
CHECKED: J&Z
DATE: Jan. 21, 2022

9000 VERANDA

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ALBUQUERQUE, NM 87111

sheet no: _____

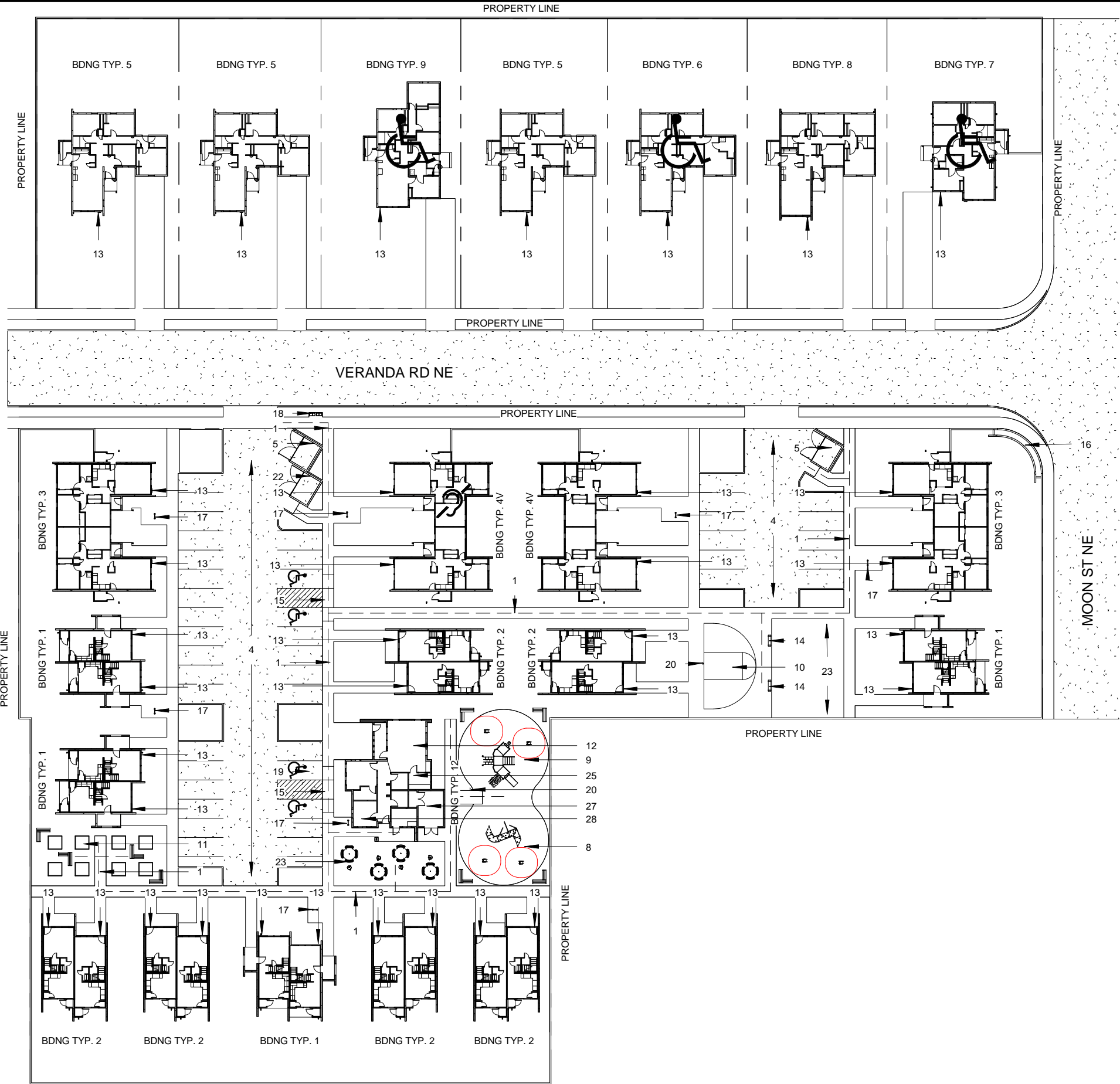
ARCHITECTS & CONTRACTORS
MAKING HOUSING CALLS

11030 MENAUL NE, SUITE C
ALBUQUERQUE, NM 87112
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Cover Sheet

SITE SCOPE OF WORK:

1. Accessible sidewalks and curb cuts: Replace concrete sidewalks and ensure that they are in conformance with ANSI and ADA standards. Extend a new sidewalk to the street.
2. Storm drainage: Improve and clear inlets from parking lots into ponding areas.
3. Fine grading: Adjust grades at buildings to divert water away from the footings.
4. Parking lots: Cut out sections of compromised asphalt paving. Patch and seal coat.
5. Garbage enclosures: Build new enclosure with gates per MFA standards.
6. Landscape irrigation: Design / build new high efficient irrigation system with focus on drip emmitters where appropriate.
7. Landscape: Construct new landscape with new plants as selected from the City of Albuquerque approved plant list. Landscaping to meet City of Albuquerque zoning requirements.
8. Tot lot age under 5: Construct a new tot lot area with benches. Warning and playground rules signage to be provided.
9. Playground age 5 to 12: Review play area equipment. Repair as needed. Add equipment as needed. Replace perimeter edging. Add concrete access ramp. Replace play surface with approved ADA surface.
10. Construct new basketball court.
11. New community gardens raised bed planters with permanent benches.
12. Construct new community building. See community building plan.
13. New unit and building signage to be installed throughout. Signage to be illuminated to be visible at all times. Add Light at sign location.
14. Accessible, weather resistant, permanent mounted benches to be installed throughout site.
15. Accessible parking and curb ramps to meet ADA standards. ADA parking signage to be provided.
16. New monument signage.
17. New bike racks to accomodate .25 bicycle parking spaces per units (7 required 14 provided).
18. Mail boxes to be ADA accessible and well lit at all times.
19. Van accessible parking space.
20. Warning and playground rules signage to be provided.
21. New native, semi native, or drought tolerant plants to be planted to enhance open spaces.
22. Recycle enclosures: Build new enclosure with gates per MFA standards.
23. New Grill: New grilling, barbeque are with picnic seating and eating area.
24. Grass Area: Multi-purpose / Multi-age / Sports Playing Field
25. Laundry facilities one washer and dryer for every units (3 washers and 3 dryers provided).
26. Site shall be developed, and units constructed so as to include wiring and infrastructure needed to allow for access to high-speed broadband internet, telephone, and cable/satelite television.
27. Maintenance room located in community building.
28. Office spaces located in community building.



1 Site Plan
1" = 50'-0"



JEEBS & ZUZU, LLC



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