

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020-0102} 2 PROJECT # ^{PR-2018-00158} 4

Adjustments to building paint palette to better fit with surrounding neighborhood;

Addition of fiberglass impregnated downspouts, faux facade posts; Enhanced landscaping

Addition of a rooftop deck and associated elevator overrun; Addition of dog park, flag pole

James M. Aranda Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of
Albuquerque, ou=Planning Department,
email=jmaranda@cabq.gov, c=US
11/2/2020

APPROVED BY

DATE

ADMINISTRATIVE AMENDMENT

FILE # SI-2018 000151 PROJECT # PR-2018 001584

Minor changes to building footprint, revised
building elevations, updated parking, access,
circulation, and landscape.

RBrito

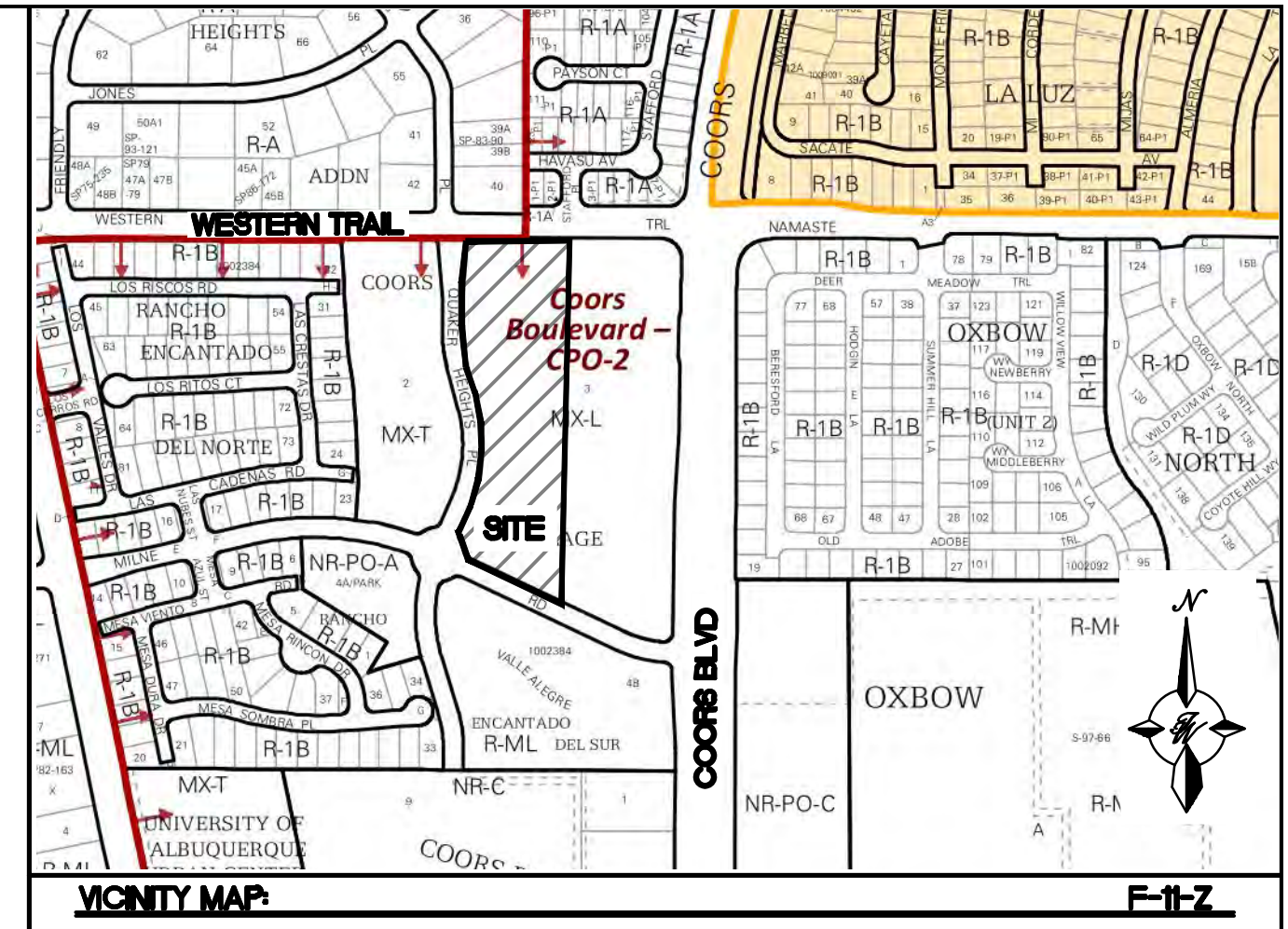
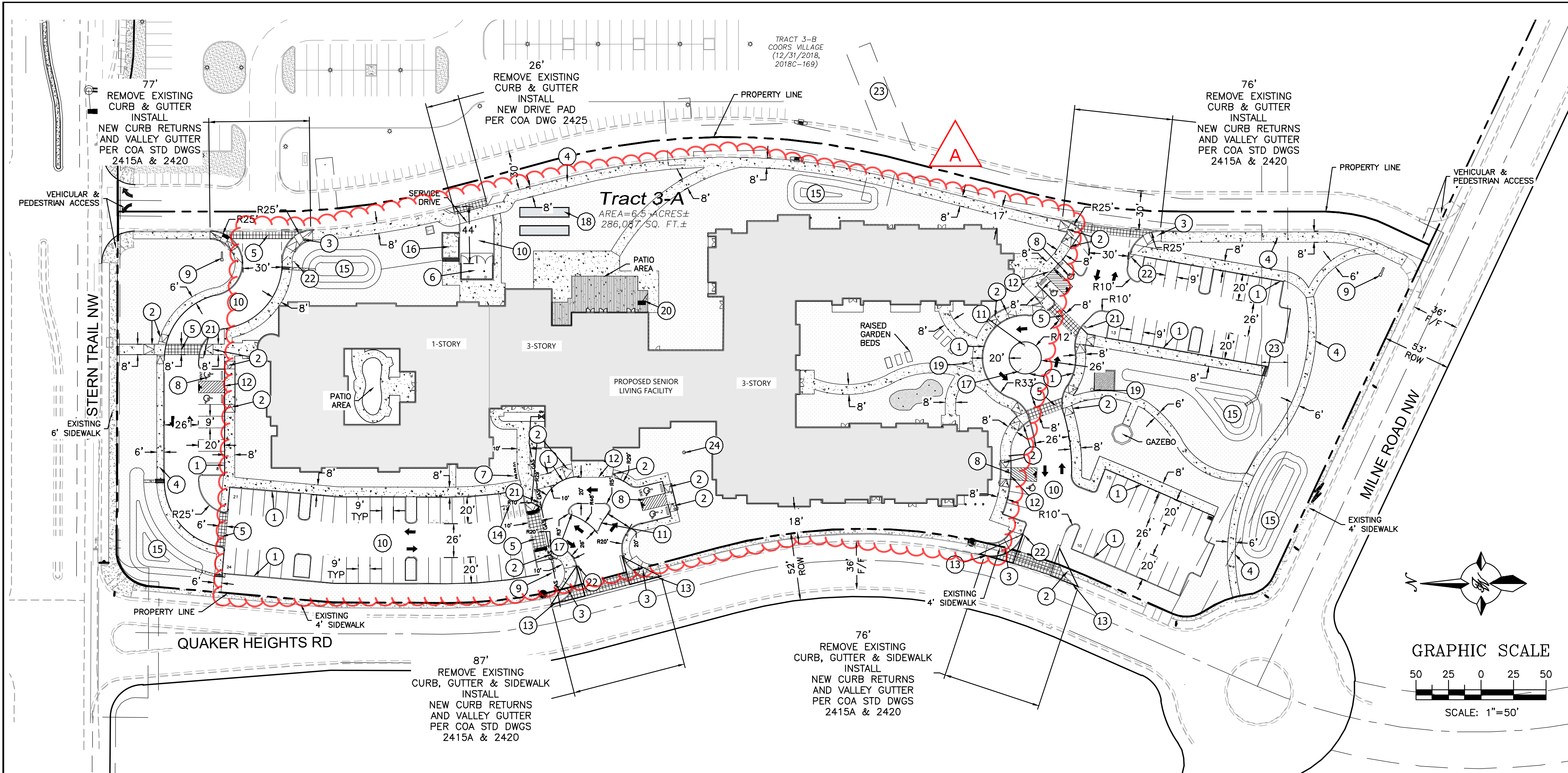
Digitally signed by RBrito
DN: cn=RBrito, o=CABQ Planning Dept,
ou=UD&D, email=rbrito@cabq.gov, c=US
Date: 2020.04.17.17:14:50-06'00'

17 April 2020

APPROVED BY

DATE

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LEGAL DESCRIPTION:
Lot 3-A Coors Village Albuquerque, Bernalillo County, New Mexico January 2020

SITE INFORMATION SITE AREA ANALYSIS

ZONE: MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT)
LOT AREA: 6.56 ACRES
PARCEL: TRACT 3A, COORS VILLAGE
BUILDING FOOTPRINT: 64,391 SF

	AREA (SF)	% OF SITE
SITE AREA	286,087	100%
BUILDING AREA	64,391	22.8%
HARDSCAPE	30,709	10.7%
PARKING/ROADS	70,403	26.3%
LANDSCAPE	118,188	41.3%

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ASSISTED LIVING	1 SPACE / 3 BEDS	148 BEDS	50
NURSING HOME (MC)	1 SPACE / 5 BEDS	26 BEDS	6
ACCESSIBLE STALLS	101 - 300 SPACES = 8 ACC, 2 VAN	108	8
BICYCLE PARKING	10% OF REQ'D OFF STREET PARKING	56	6
TOTAL REQUIRED FOR CAMPUS: 56 STALLS			
TOTAL PROVIDED: 102 STANDARD STALLS, 8 ACCESSIBLE = 108 TOTAL PARKING STALLS			

PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: 91-2018-00151

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public Improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

KEYED NOTES:

- 1 CURB & GUTTER (SEE DETAIL SHEET C4)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C4)
- 3 CURB RETURN HC RAMP (SEE DETAIL SHEET C4)
- 4 SIDEWALK (DIMENSION ON PLAN) PER COA STD DWG #2430
- 5 PAVED PEDESTRIAN CROSSING OF COLORED, TEXTURED CONCRETE, DIMENSION ON PLAN (SEE NOTE 11 THIS SHEET)
- 6 DUMPSTER ENCLOSURE RECYCLE & WASTE (SEE DETAIL SHEET C4)
- 7 BIKE RACK (SEE DETAIL SHEET C5)
- 8 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C7 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE). (SEE DETAIL SHEET C5)
- 9 PROPOSED MONUMENT SIGN (SEE ELEVATION SHEET C7 FOR DETAILS)
- 10 ASPHALT PAVEMENT (REFER GEOTECH REPORT)
- 11 ONE WAY SIGN (RIGHT DIRECTION)
- 12 ZERO CURB (SEE DETAIL SHEET C4)
- 13 SIGHT TRIANGLE (SEE NOTE 9 THIS SHEET)
- 14 MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
- 15 SNOW POND (SEE GRADING SHEET FOR DETAILS)
- 16 GENERATOR BUILDING
- 17 "ONE WAY DO NOT ENTER" SIGN
- 18 SHUFFLE BOARD AND BOOCIE AREA (REFER ARCH PLANS)
- 19 PET WASTE BIN
- 20 OUTDOOR FIRE PIT
- 21 INSTALL PEDESTRIAN CROSSWALK SIGN BACK-TO-BACK REF: K-6534
- 22 INSTALL 36" R1-1 STOP SIGN
- 23 A 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT 3-B MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF TRACT 3-A AND 3-B (12/31/2018, 2018C-169)
- 24 FLAG POLE (SEE ARCH. PLANS FOR DETAILS)

LEGEND

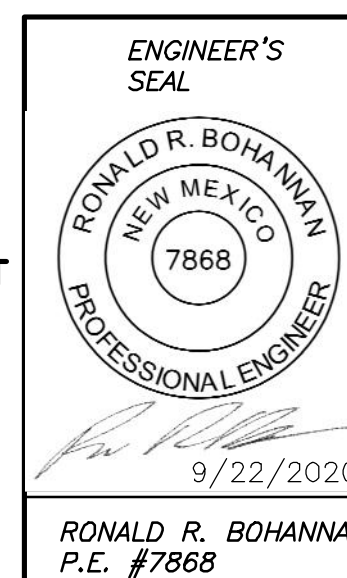
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

NOTES:

1. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
2. THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.
3. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.
4. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3-A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
5. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A.
6. TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2). RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
7. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
8. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLEMENT THE BUILDING.
9. MINI CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE (11'X11' PER DPM 7-11(D)).
10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
11. PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. CONSTRUCTIONS DETAILS
- C5. CONSTRUCTIONS DETAILS
- C6. CONSTRUCTIONS DETAILS
- L1. LANDSCAPING PLANS
- B1. BUILDING ELEVATIONS



TRACT 3A COORS VILLAGE

4500 QUAKER HEIGHTS ABO NM 87120

SITE PLAN FOR BUILDING PERMIT

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY

RS

DATE

6/24/2020

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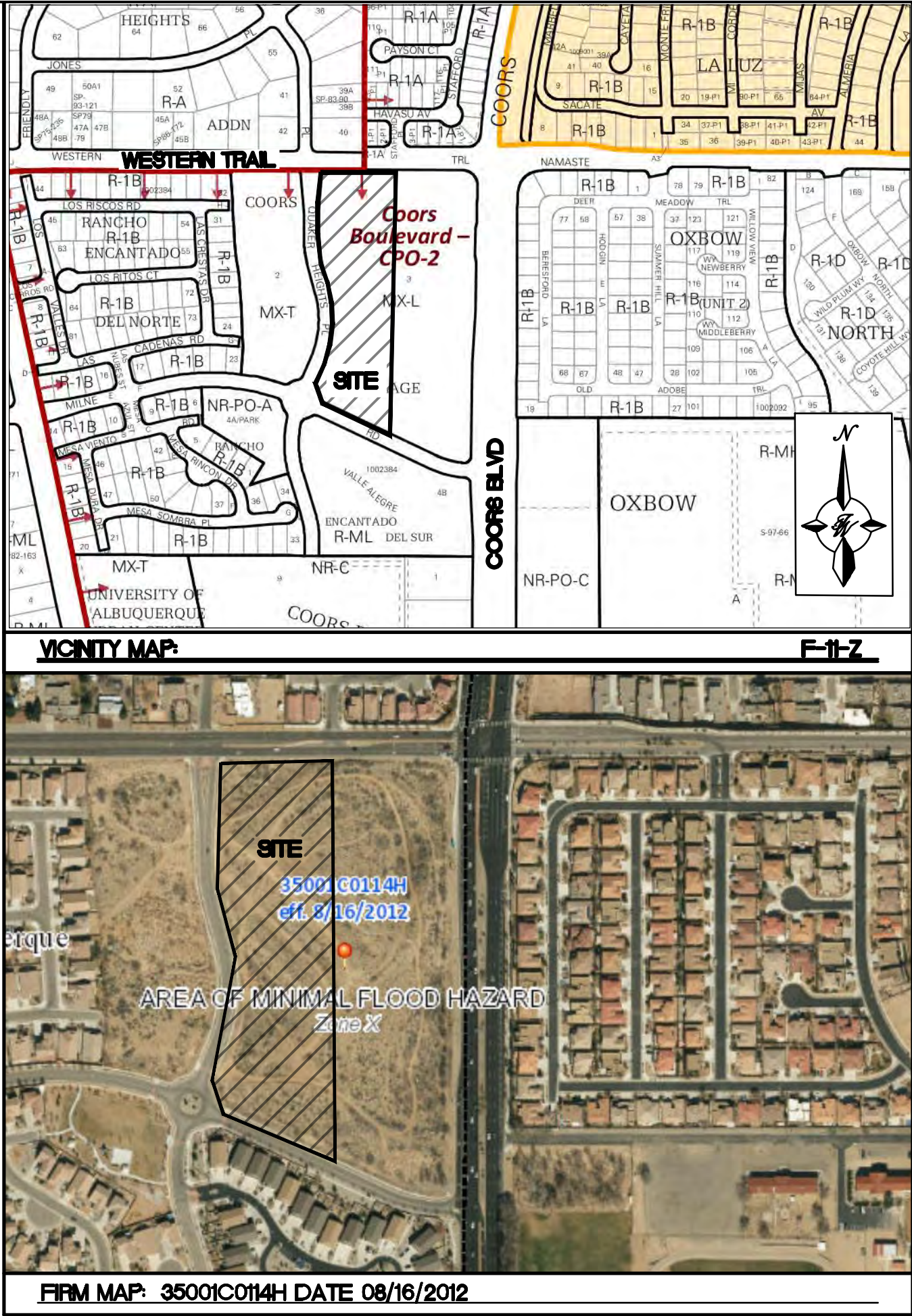
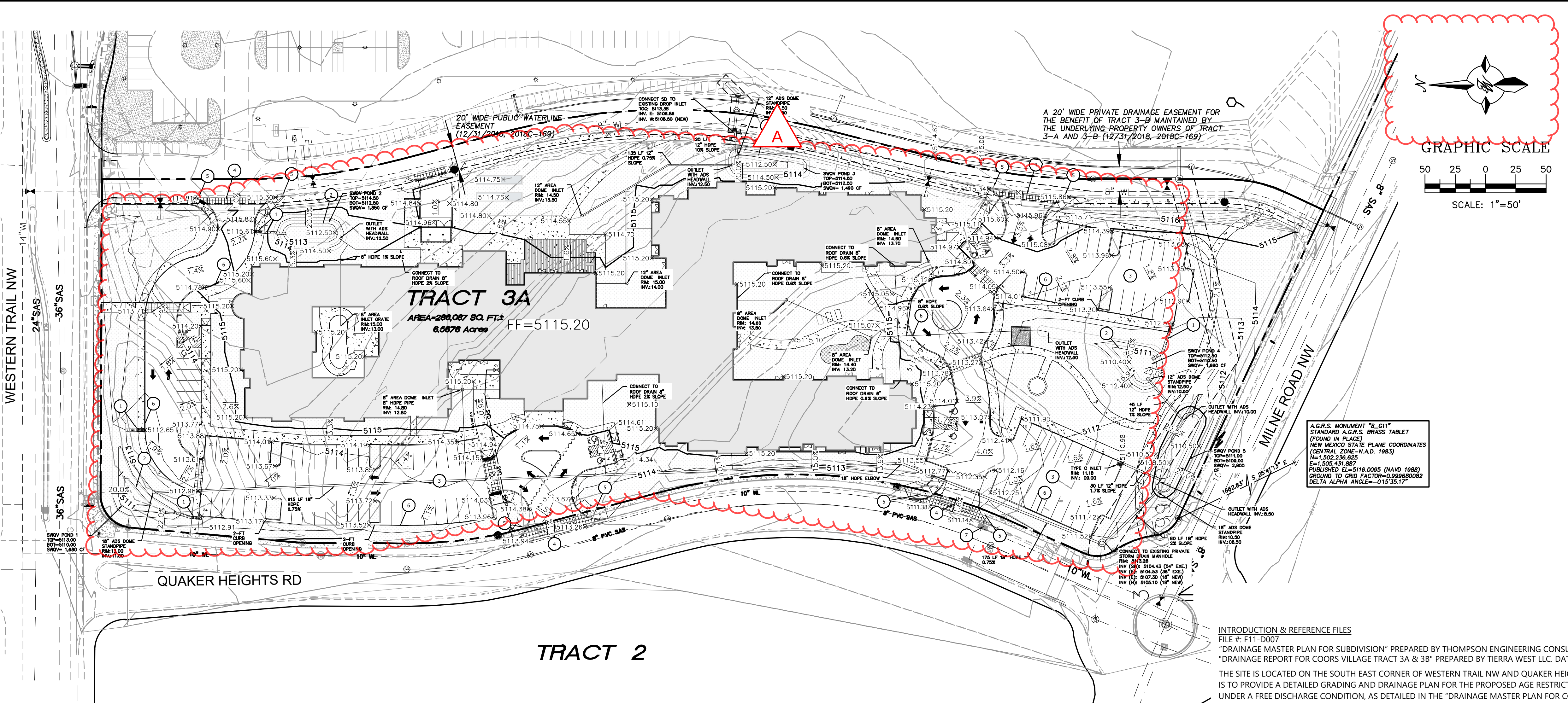
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C1

JOB #

2019064

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Proposed Conditions

Basin Descriptions													100-Year, 6-Hr			10-Year, 6-Hr			SWQV	
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	Vol Required (cf)	Provided (cf)
					%	(acres)	%	(acres)	%	(acres)	%	(acres)								
B1	roadway	15,317	0.35	0.00055	0%	0.000	0%	0.000	15%	0.053	85%	0.299	1.823	0.053	1.46	1.120	0.033	0.94	N/A	0
B2	3A	63,798	1.46	0.00229	0%	0.000	35%	0.513	0%	0.000	65%	0.952	1.515	0.185	5.20	0.883	0.108	3.14	1,451	1,680
B3	3A	13,188	0.30	0.00047	0%	0.000	100%	0.303	0%	0.000	0%	0.000	0.670	0.017	0.61	0.220	0.006	0.23	0	1,850
B4	3A	25,343	0.58	0.00091	0%	0.000	0%	0.000	0%	0.000	100%	0.582	1.970	0.096	2.54	1.240	0.060	1.68	887	
B5	3A	10,331	0.24	0.00037	0%	0.000	0%	0.000	0%	0.000	100%	0.237	1.970	0.039	1.04	1.240	0.025	0.69	362	1,490
B6	3A	26,911	0.62	0.00097	0%	0.000	82%	0.507	0%	0.000	18%	0.111	0.904	0.047	1.51	0.404	0.021	0.71	170	
B7	3A	15,135	0.35	0.00054	0%	0.000	0%	0.000	0%	0.000	100%	0.347	1.970	0.057	1.52	1.240	0.036	1.00	530	1,690
B8	3A	15,273	0.35	0.00055	0%	0.000	0%	0.000	0%	0.000	100%	0.351	1.970	0.058	1.53	1.240	0.036	1.01	535	
B9	3A	60,815	1.40	0.00218	0%	0.000	68%	0.949	0%	0.000	32%	0.447	1.086	0.126	3.88	0.546	0.064	2.01	681	
B10	3A	27,224	0.62	0.00098	0%	0.000	55%	0.344	0%	0.000	45%	0.281	1.255	0.065	1.93	0.679	0.035	1.07	429	2,800
B11	3A	12,752	0.29	0.00046	0%	0.000	92%	0.269	0%	0.000	8%	0.023	0.774	0.019	0.65	0.302	0.007	0.27	36	0
Total		286,087	6.57	0.01026		0.000		2.884		0.053		3.631		0.761	21.872		0.430	12.763	5,079	9,510

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed
Volume = Weighted E * Total Area
Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

D (in)	Slope (%)	Area (ft^2)	R	Q Provided (cfs)	Velocity (ft/s)
12	0.50	0.79	0.250	2.53	3.22
12	1.00	0.79	0.250	3.57	4.55
12	1.70	0.79	0.250	4.66	5.93
18	0.75	1.77	0.375	9.12	5.16
18	2.00	1.77	0.375	14.90	8.43

Excess Precipitation, E (in.)	Zone 1	100-Year	10-Year
Ea	0.44	0.08	
Eb	0.67	0.22	
Ec	0.99	0.44	
Ed	1.97	1.24	

Peak Discharge (cfs/acre)	Zone 1	100-Year	10-Year
Qa	1.29	0.24	
Qb	2.03	0.76	
Qc	2.87	1.49	
Qd	4.37	2.89	

SWQP	Area At Mid Depth	Depth	Volume
1	840	2	1,680
2	925	2	1,850
3	745	2	1,490
4	845	2	1,690
5	1400	2	2,800

Stormwater Quality Volume

Total Impervious Area =
Retainage depth = 0.42' Per DPM Pg. 272
Retention Volume =

ΣArea in "Treatment D"
0.035 foot
=0.035 x area cfs

KEYED NOTES

- 2-FT CURB CUT AND 2-FT CONCRETE RUNDOWN W/ SIDEWALK CULVERT. RUNDOWN WINGWALL TO BE 6" IN HEIGHT
- SWQV POND - SEE PLAN FOR NUMBER AND VOLUME THIS SHEET
- ASPHALT PAVING (SEE GEOTECH REPORT)
- BUILD NEW DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. MATCH EXISTING FL AT GUTTER.
- NEW HC RAMP PER COA STD. DETAIL
- ONSITE CURB AND GUTTER
- MODIFY EXISTING CURB INLET TO BE FLUSH WITH FLOWLINE OF DRIVEWAY
- SURVEY PROVIDED BY PRECISION SURVEYS, INC. SEE SURVEY MONUMENT TIE THIS SHEET.
- A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 3-A AND 3-B, TO BE MAINTAINED BY THE OWNERS OF EACH TRACT (12/31/2018, 2018C-169)

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

INTRODUCTION & REFERENCE FILES

FILE #: F11-D007
"DRAINAGE MASTER PLAN FOR SUBDIVISION" PREPARED BY THOMPSON ENGINEERING CONSULTANTS, INC. DATED 2/2000
"DRAINAGE REPORT FOR COORS VILLAGE TRACT 3A & 3B" PREPARED BY TIERRA WEST LLC. DATED 2/2019
THE SITE IS LOCATED ON THE SOUTH EAST CORNER OF WESTERN TRAIL NW AND QUAKER HEIGHTS RD. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DETAILED GRADING AND DRAINAGE PLAN FOR THE PROPOSED AGE RESTRICTED FACILITY. THE ENTIRE SUBDIVISION IS UNDER A FREE DISCHARGE CONDITION, AS DETAILED IN THE "DRAINAGE MASTER PLAN FOR COORS VILLAGE SUBDIVISION", FEBRUARY 2000 BY THOMPSON ENGINEERING CONSULTANTS, INC. REF#: F11-D007.

FLOOD PLAIN

THE PROJECT AREA IS INCLUDED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 35001C0114H DATED AUGUST 16, 2012 AND IS SHOWN ON THIS PAGE. THE MAP INDICATES THE SITE LIES WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

EXISTING DRAINAGE:

TRACT 3-A-1 IS A 0.57 ACRE UNDEVELOPED PARCEL IN 2018 A MASTER DRAINAGE PLAN WAS PREPARED FOR THE DEVELOPMENT OF THIS TRACT AND THE ADJACENT TRACT 3B. TRACT 3B IS A PRESBYTERIAN URGENT CLINIC AND HALF OF THE PARCEL WAS DEVELOPED IN 2019. A COMMON STORMDRAIN WAS INSTALLED IN 2020 TO PROVIDE DRAINAGE FOR BOTH PARCELS IN THE DEVELOPED STATE PER THE DRAINAGE MASTERPLAN. A PRIVATE STORM DRAIN EASEMENT IS DETAILED ON THE RECORDED PLAT 2018 FOR TRACT 3-A AND 3-B. THE STORMDRAIN CONNECTED TO AN EXISTING 54-INCH STORM DRAIN STUB AT THE SOUTH WEST CORNER OF TRACT 3A, WHICH CONNECTS TO THE EXISTING SYSTEM EXISTS WITHIN QUAKER HEIGHTS PL. AS DETAILED ON THE PLANS FOR THE RANCHO ENCANTADO OFF-SITE IMPROVEMENTS FROM 2003. THE STORMWATER RUNOFF EVENTUALLY DRAINS TO THE LADERA DETENTION POND. PER THE 2019 DRAINAGE MASTERPLAN AN 85% IMPERVIOUS LAND TREATMENT WAS PROVIDED FOR THE DEVELOPED CONDITION OF TRACT 3A WITH A TOTAL RUNOFF OF 25.8 CFS FOR THE PARCEL. THIS EXCLUDES THE COMMON PRIVATE ROADWAY.

PROPOSED DRAINAGE:

THE WEIGHTED E METHOD FROM THE "CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME I - DESIGN CRITERIA, 2006 REVISION" WAS USED TO CALCULATE THE RUNOFF AND VOLUME FOR THE SITE. THE HYDROLOGY TABLES ARE SHOWN ON THIS PAGE. THE SITE WAS DIVIDED INTO 11 BASINS WITH THE APPROPRIATE LAND TREATMENT DETERMINED AS SHOWN IN THE DRAINAGE TABLE. THE MAJORITY OF THE SITE WILL SHEET FLOW AND BE DIRECTED TO CONCRETE RUNDOWNS OR INLETS VIA CURB AND GUTTER WHICH SHALL FLOW INTO THE STORMWATER QUALITY VOLUME PONDS. THERE IS NO OFFSITE DRAINAGE ENTERING THE SITE. THE STORMDRAIN CONVEYS FLOWS FROM TRACT 3B THROUGH TRACT 3A PROPERTY.

NEW DEVELOPMENT SITES ARE REQUIRED TO CAPTURE AND INFILTRATE THE "STORMWATER QUALITY VOLUME" FROM THE 90TH PERCENTILE STORM. THE METHODOLOGY USED IN THE EPA REPORT "ESTIMATING PREDEVELOPMENT HYDROLOGY IN THE MIDDLE RIO GRANDE WATERSHED" APRIL 2014, YIELDS A RUNOFF VALUE OF 0.42 INCHES FOR THE 90TH PERCENTILE STORM. THEREFORE THE REQUIRED STORMWATER QUALITY VOLUME TO BE CAPTURED AND INFILTRATED IS THE PRODUCT OF THE IMPERVIOUS AREA MULTIPLIED BY 0.42 INCHES FOR NEW DEVELOPMENT SITES.

THE PEAK DISCHARGE FOR THE ENTIRE SITE IS 21.8 CFS WHICH IS LESS THAN THE FLOWS CALCULATED IN THE APPROVED DRAINAGE MASTERPLAN. ONCE THE SWQV PONDS ARE FULL THEY WILL FLOW INTO THE EXISTING STORMDRAIN VIA INLETS AND PIPE CONNECTING TO THE EXISTING DRAIN. BASIN 11 HAS MINIMAL OPPORTUNITY TO ACHIEVE THE REQUIRED STORM WATER QUALITY VOLUME AND IS 8% IMPERVIOUS.

ENTITLEMENT PROCESS FOR THIS SITE

THE SITE WAS PREVIOUSLY APPROVED BY DRB AND HYDROLOGY FOR CONCEPTUAL GRADING & DRAINAGE WITH ENGINEERS STAMP DATE 08/22/18. AN ADMINISTRATIVE AMENDMENT TO THE PRIOR APPROVAL IS PROPOSED. THIS PLAN IS BEING SUBMITTED TO HYDROLOGY FOR APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

4/16/2020

RONALD R. BOHANNAN
P.E. #7868

TRACT 3A COORS VILLAGE

4500 QUAKER HEIGHTS ABO NM 87120

GRADING & DRAINAGE PLAN

TERRA WEST, LLC

5571 MIDWAY PARK PLACE, NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

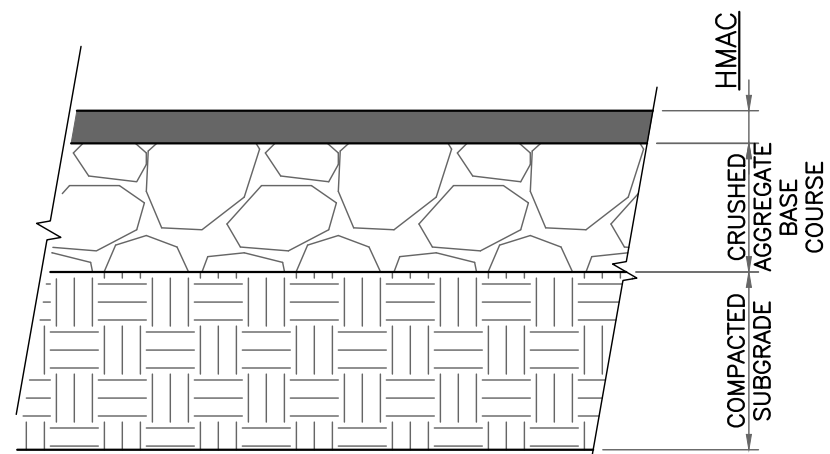
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6/24/2020

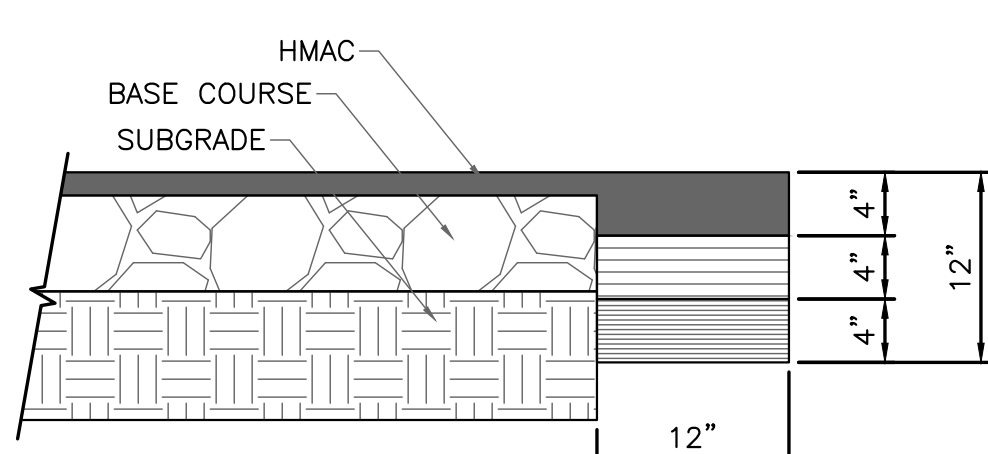
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PAVEMENT SECTION DETAIL
SCALE: 1"=1'



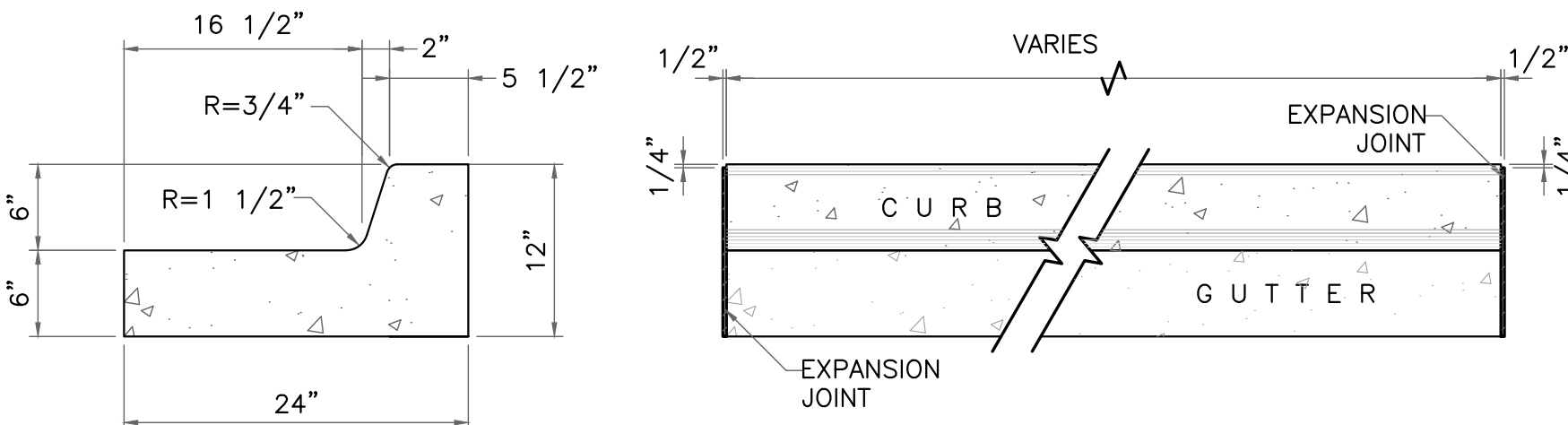
PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.

TRENCHING

ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



END SECTION

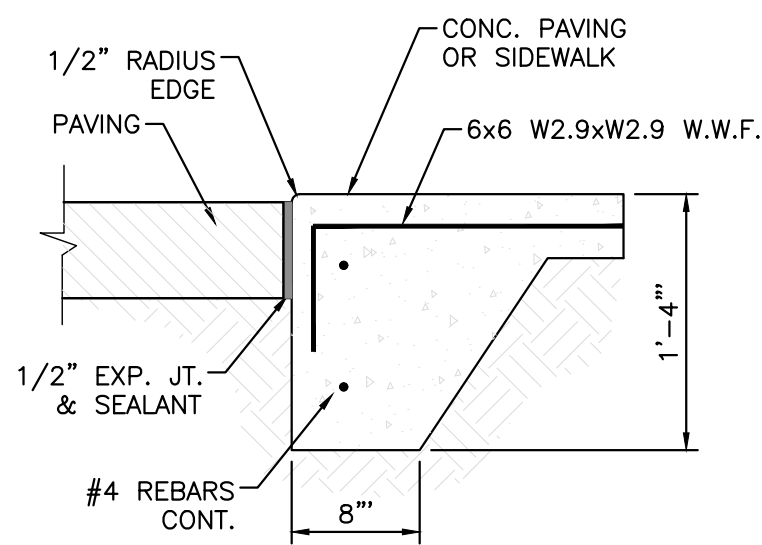
PLAN VIEW

NOTES:

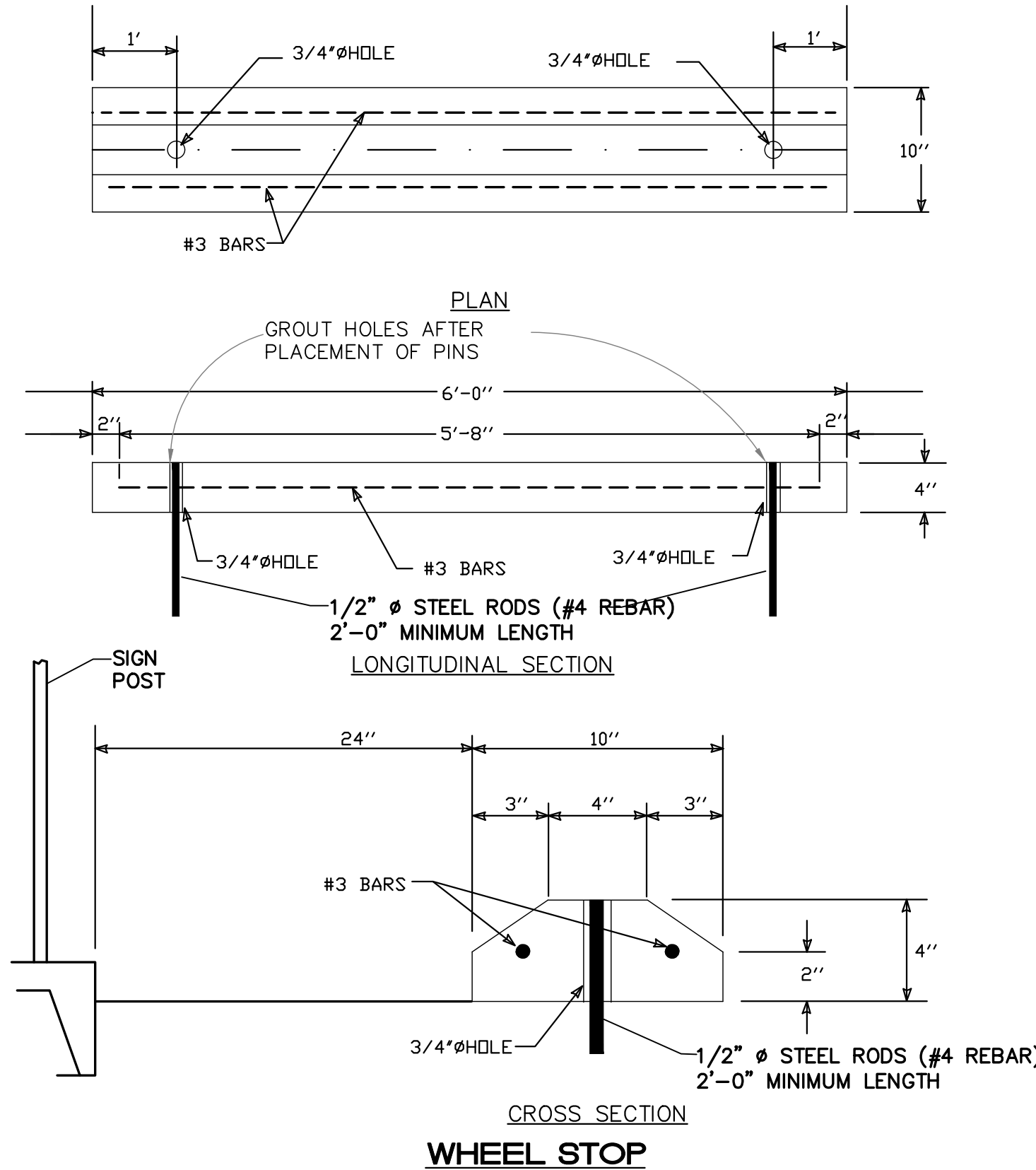
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
- CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
- ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
- CONCRETE: CLASS "A" 3000 PSI.
- EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
- THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.

STANDARD 6" CURB & GUTTER DETAIL

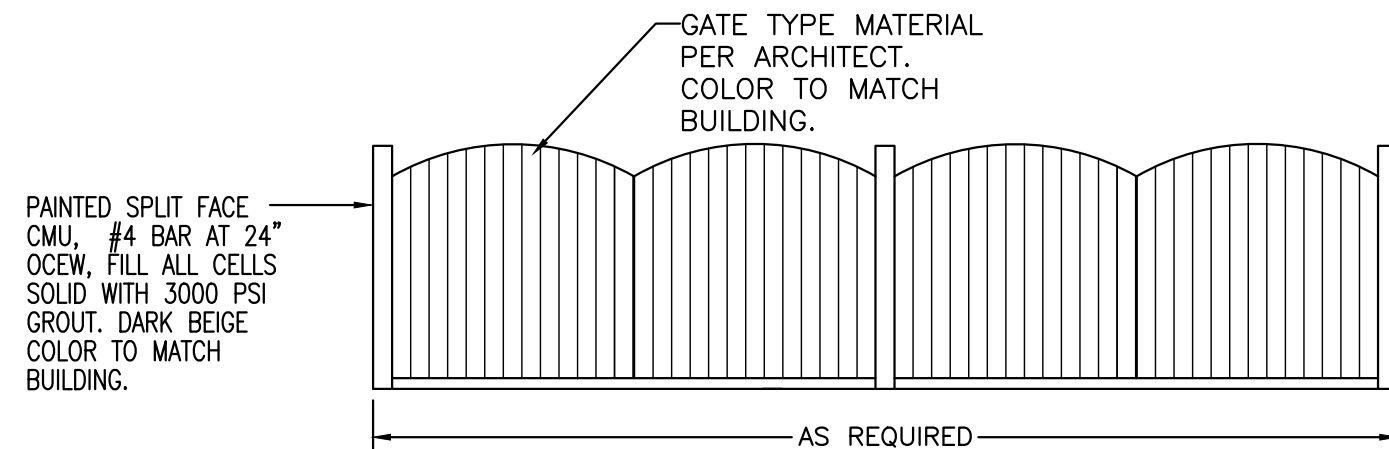
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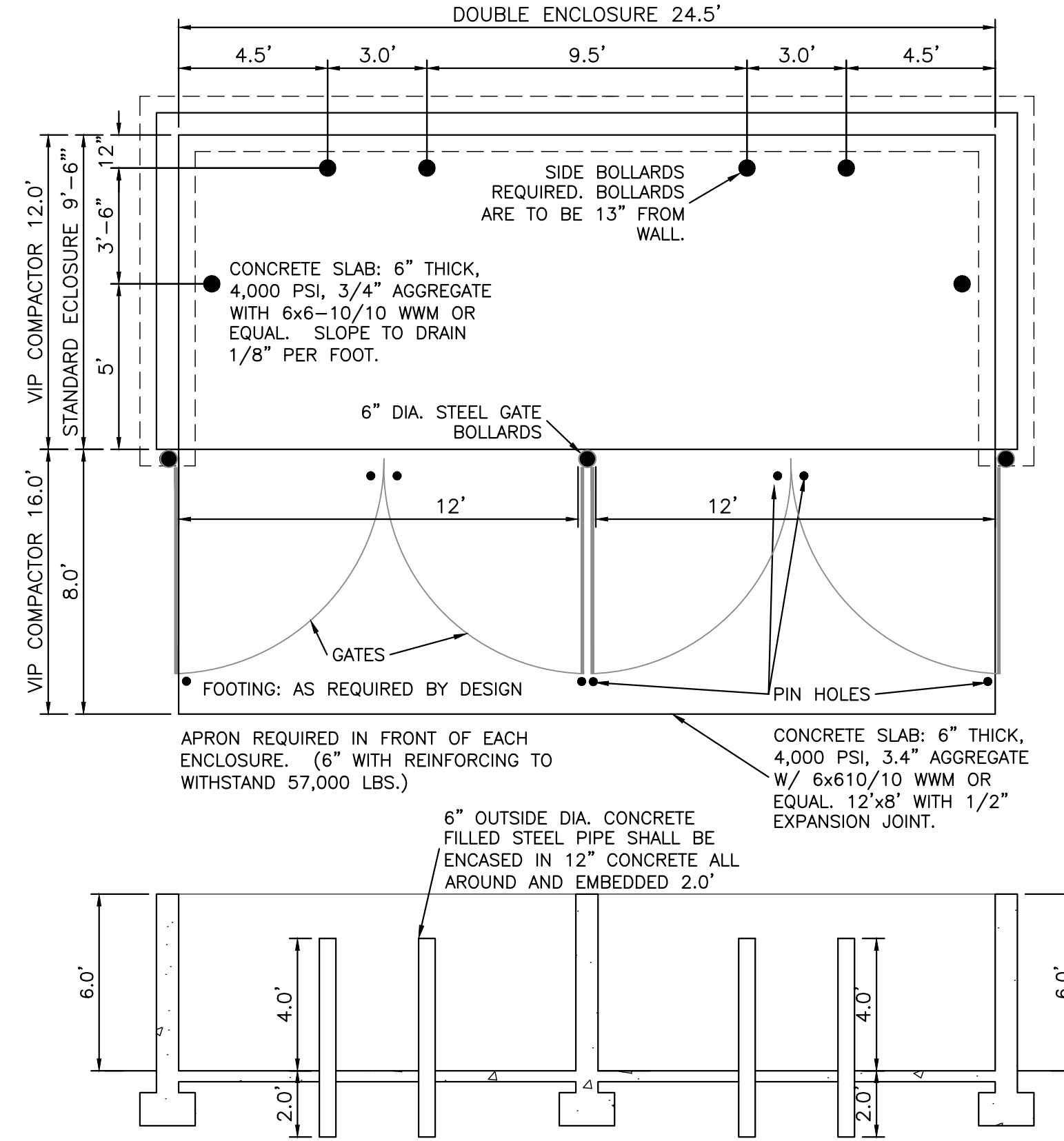
ZERO CURB NTS



WHEEL STOP

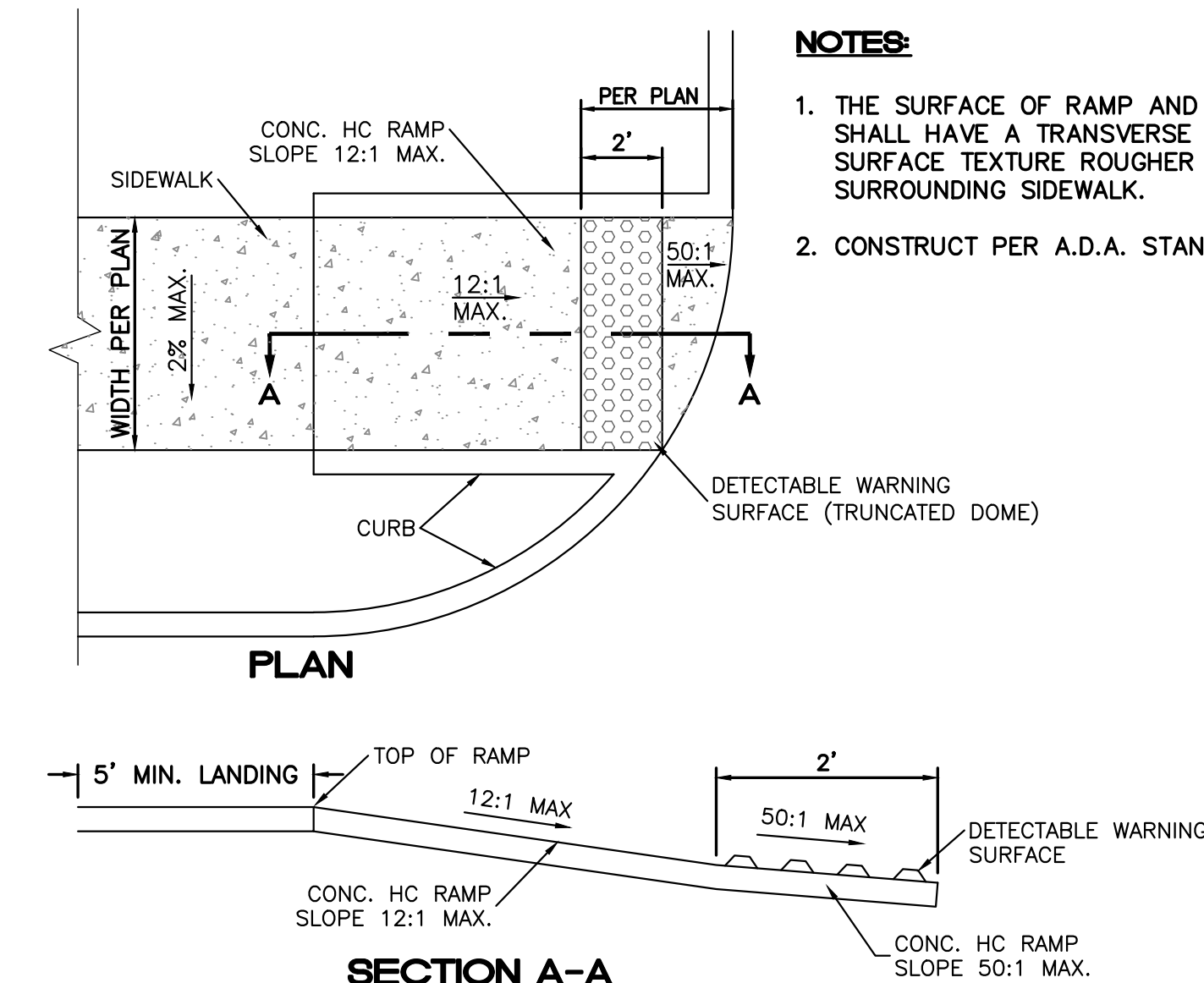


DOUBLE DUMPSTER ENCLOSURE DETAIL NTS



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

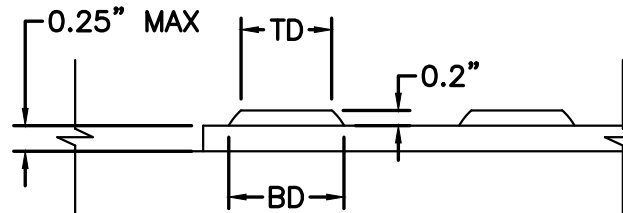
DOUBLE DUMPSTER ENCLOSURE DETAIL NTS



UNIDIRECTIONAL HC RAMP NOT TO SCALE

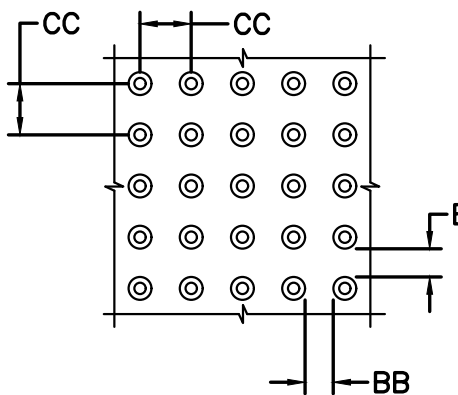
NOTES:

- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



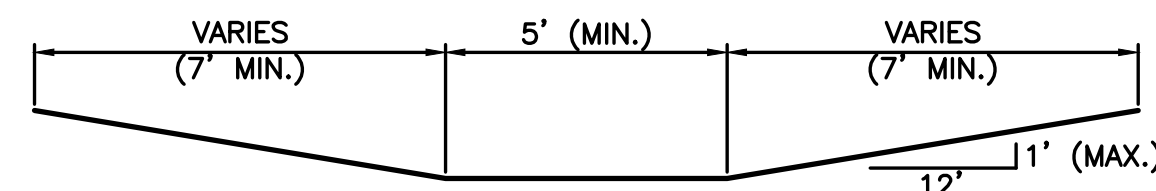
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

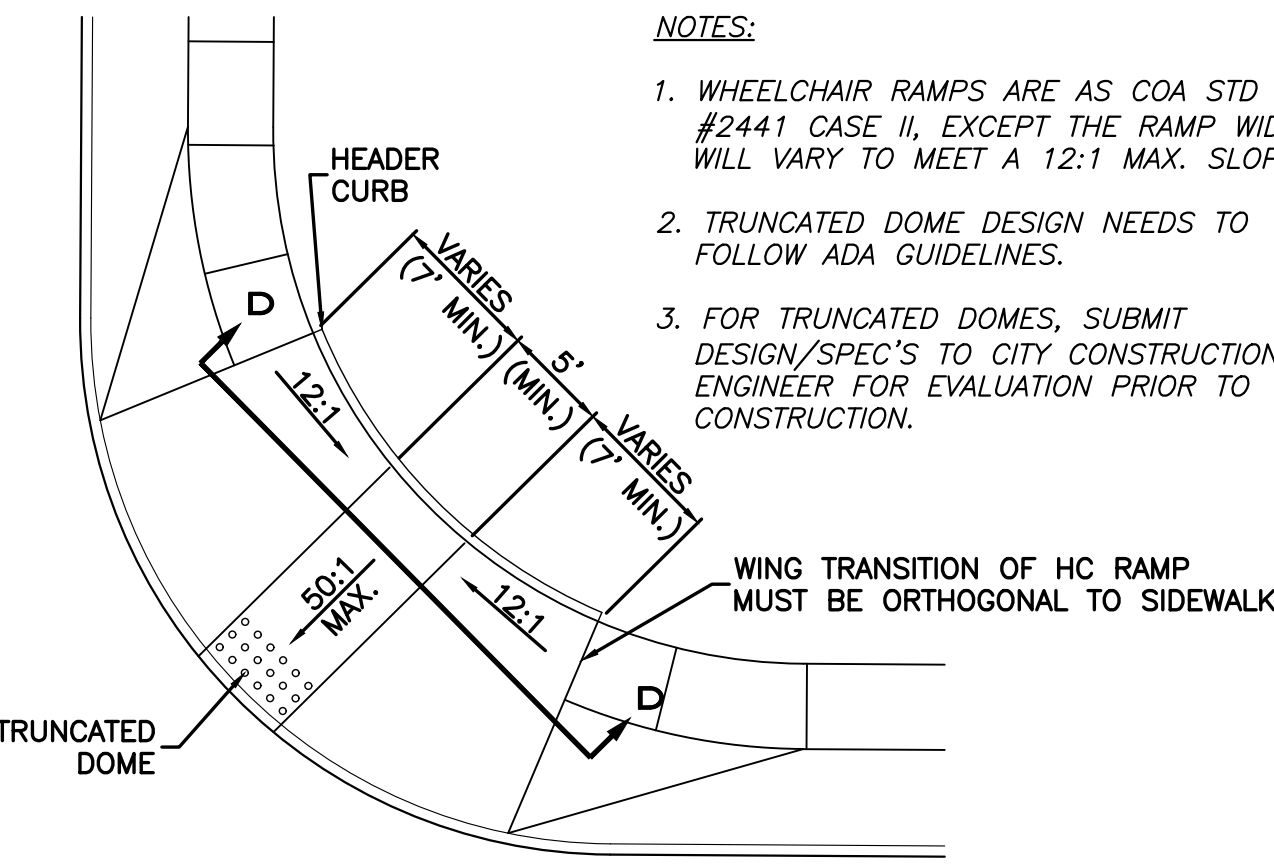


DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



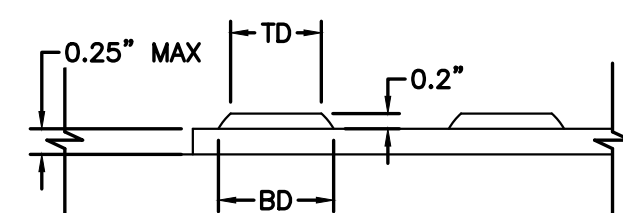
SECTION D-D NTS



CURB RETURN HC RAMP DETAIL (TYP.) NTS

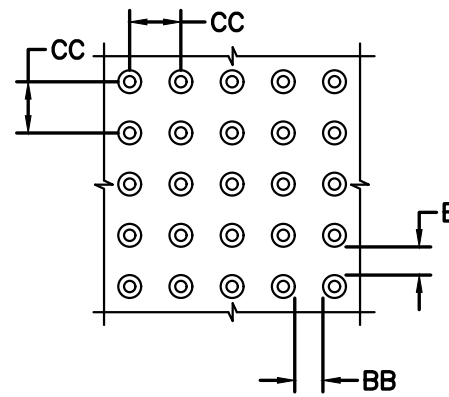
NOTES:

- WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
- TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
- FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



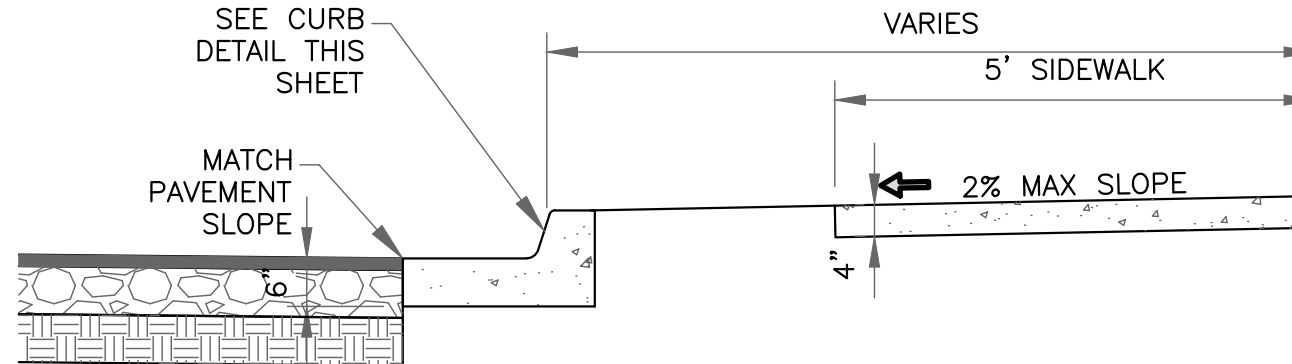
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

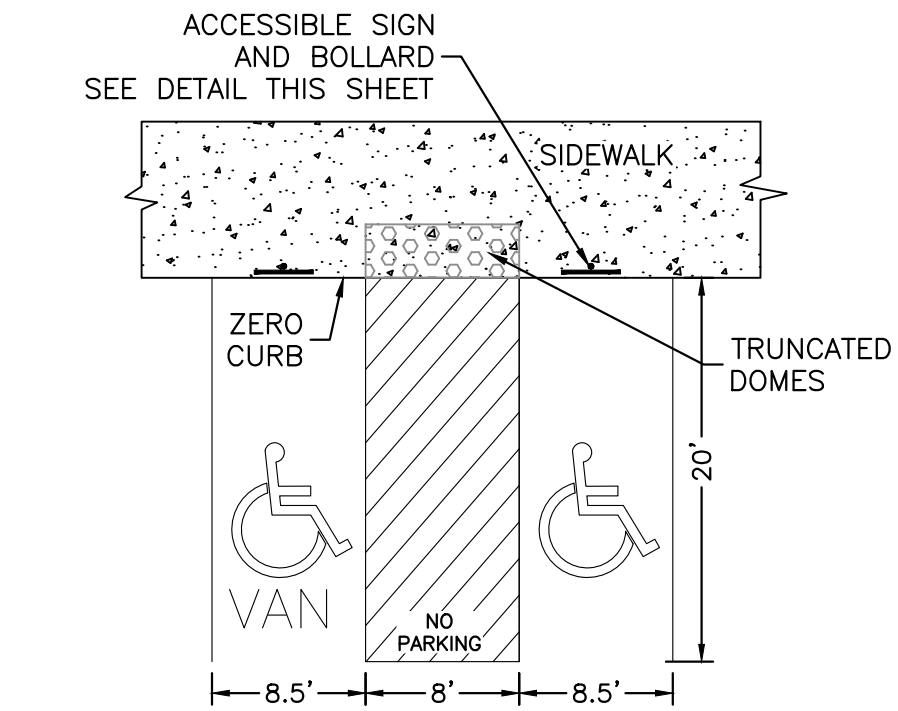
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



NOTES:

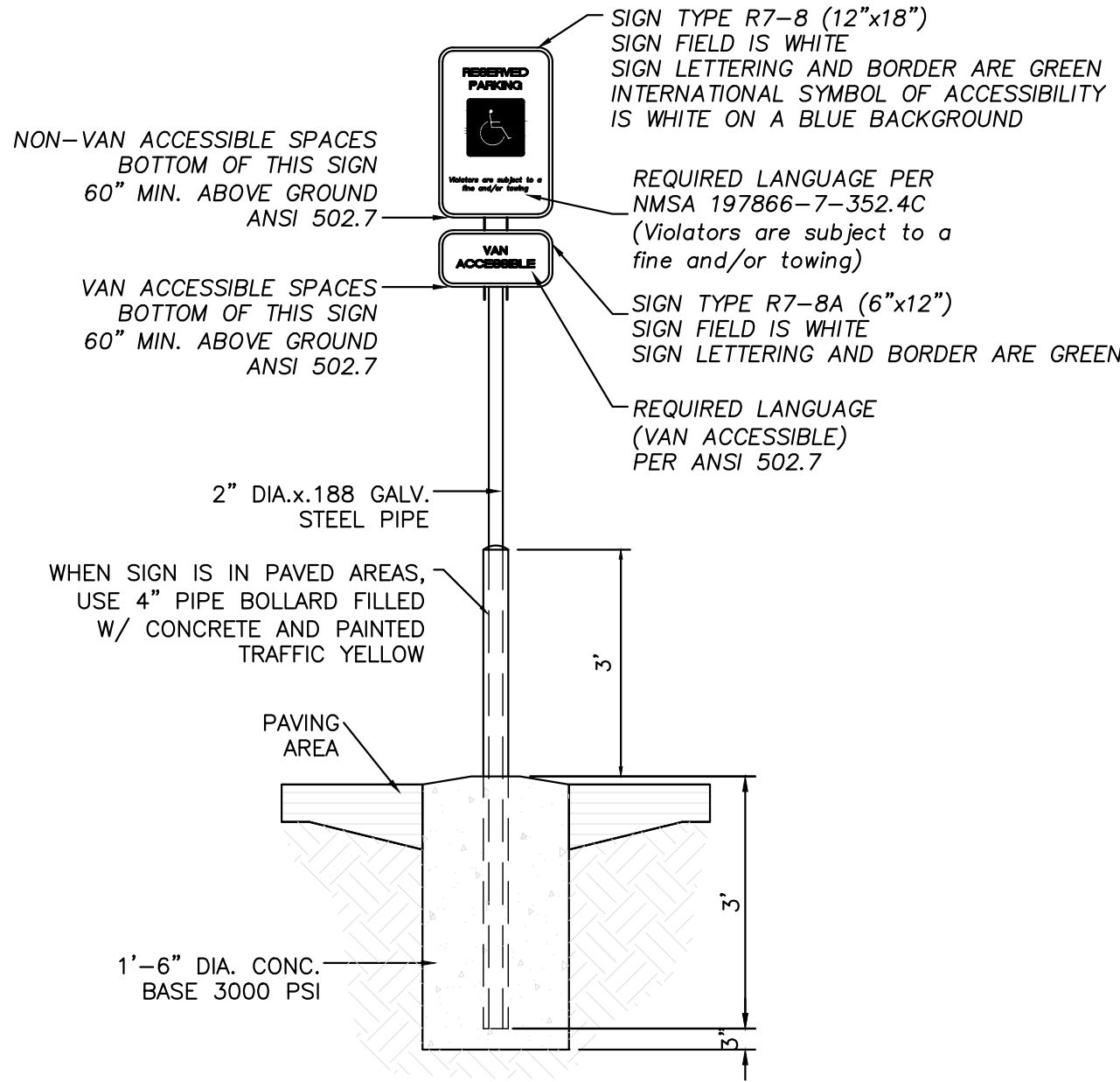
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

	TRACT 3A COORS VILLAGE	DRAWN BY RS
	4500 QUAKER HEIGHTS ABO NM 87120	DATE 3/5/2020
	CONSTRUCTION DETAILS	2019064_DT
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C4 JOB # 2019064

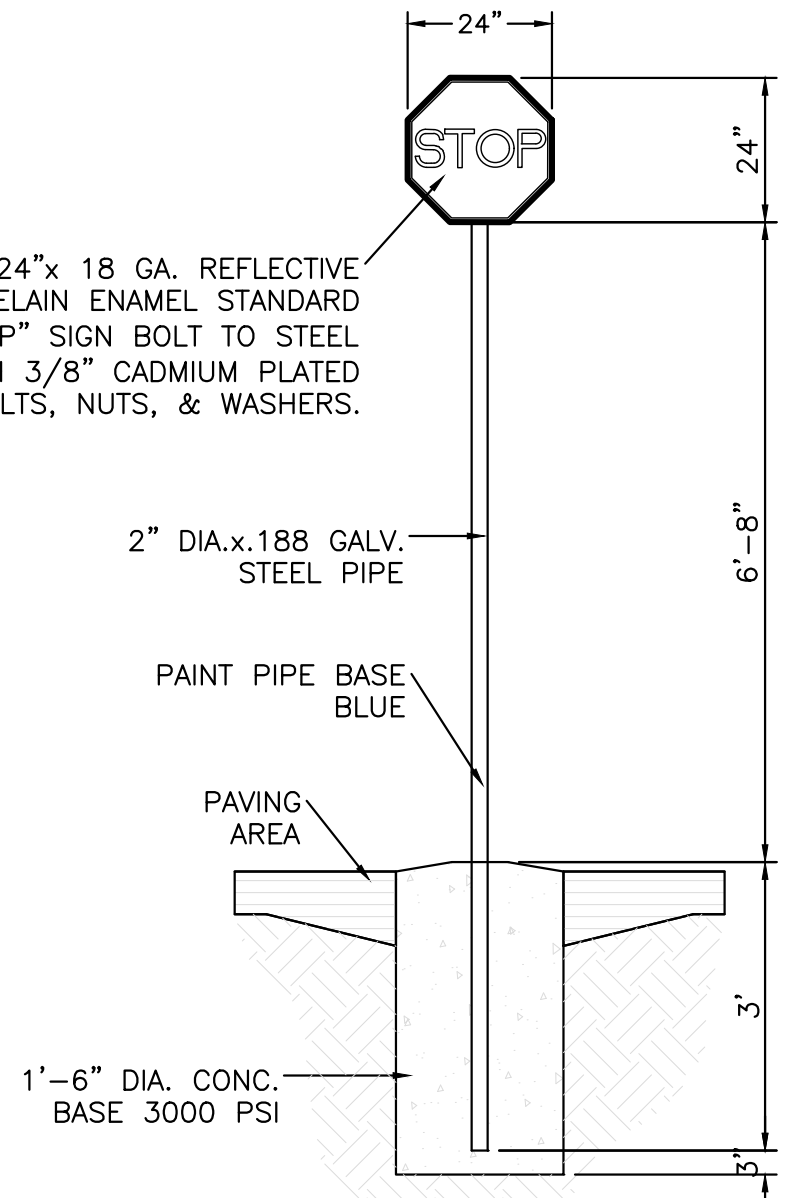


NOTES:
1)International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2)Parking space lines and diagonal striping to be painted blue.
3)Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
4)ADA parking areas — not to exceed a slope greater than 2% in any direction

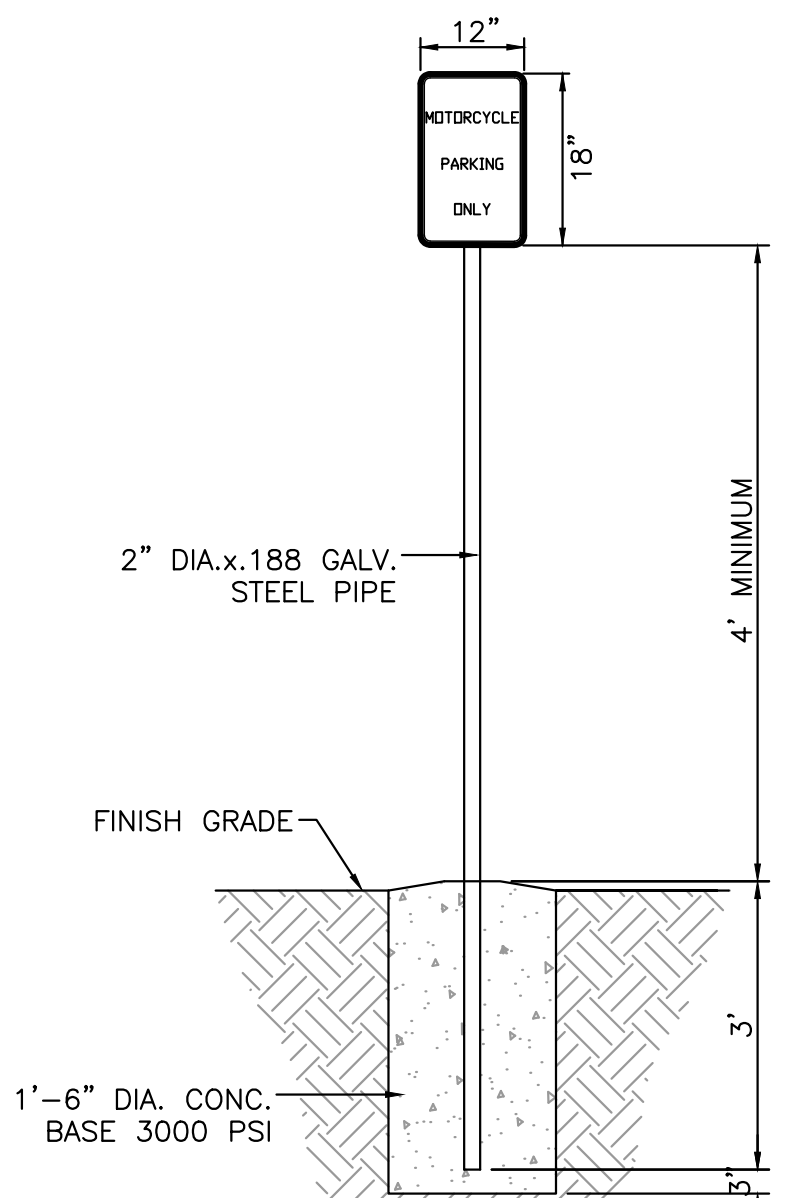
HC PARKING DETAIL
NTS



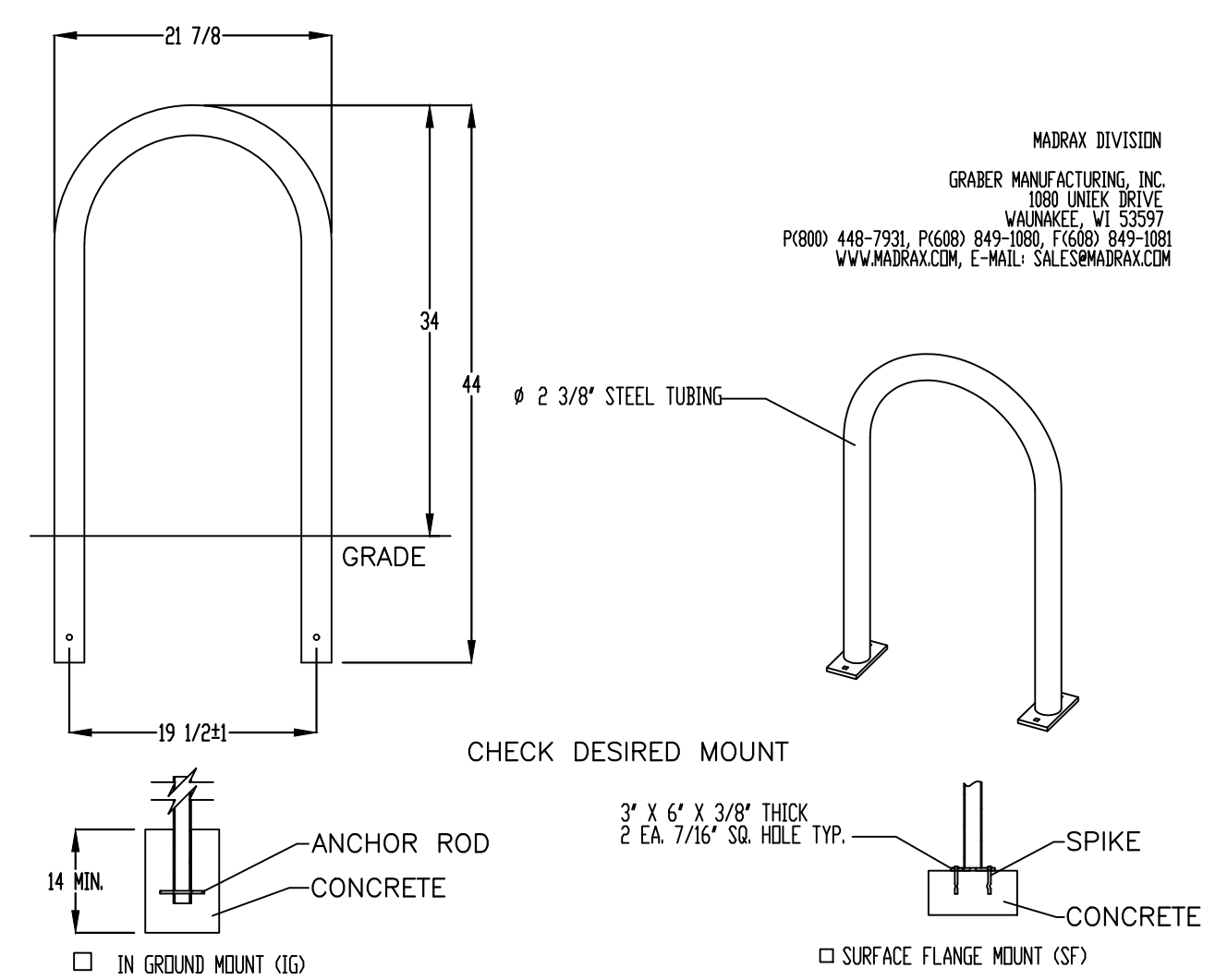
ACCESSIBLE PARKING SIGN
NTS



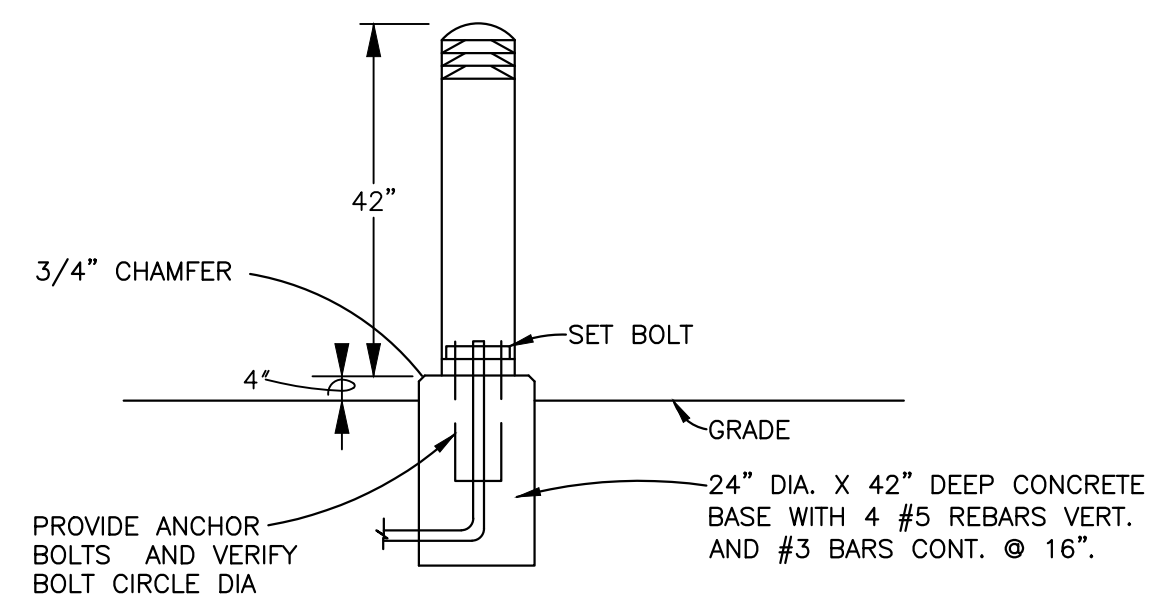
STOP SIGN
R24-1



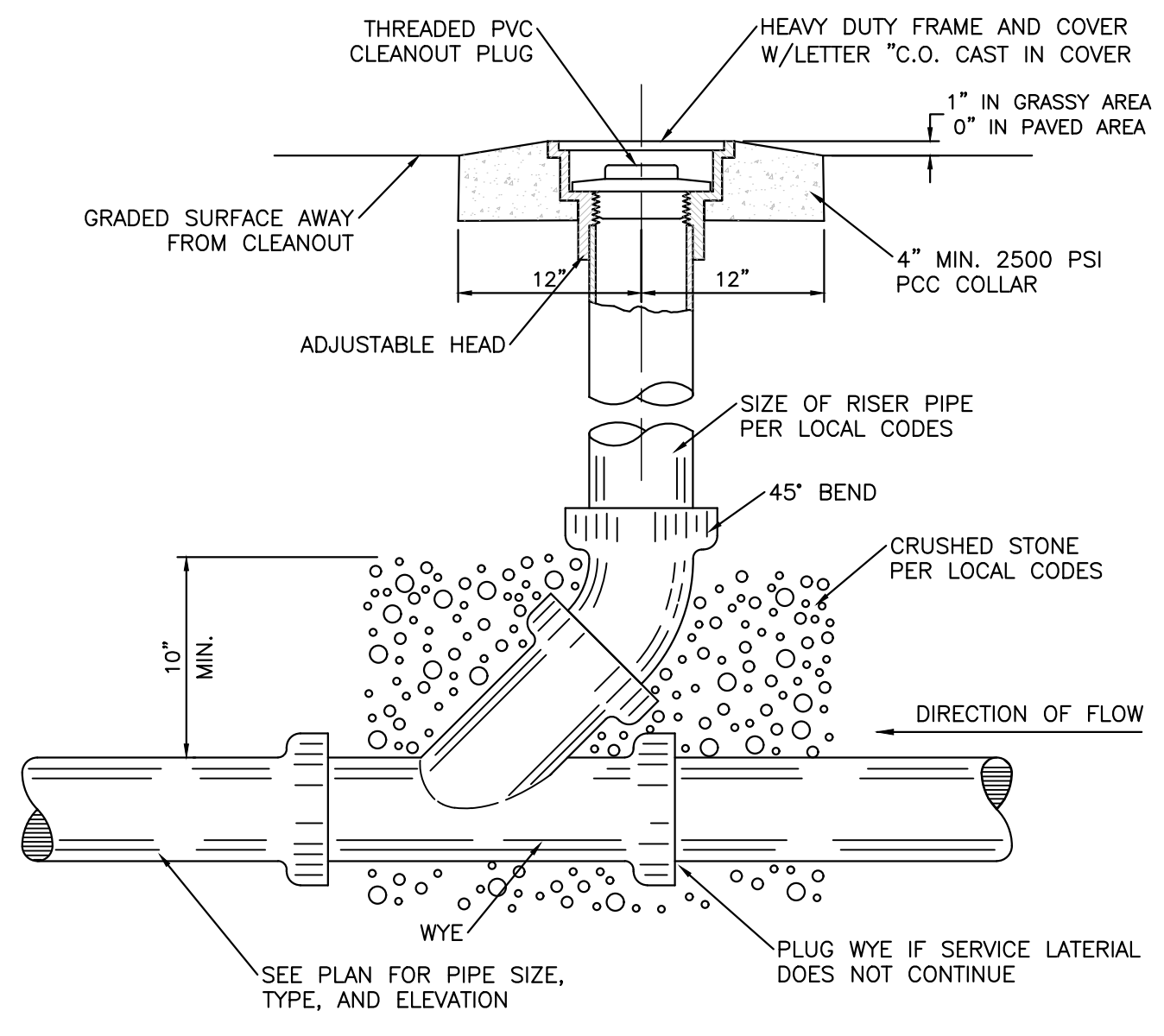
MOTORCYCLE PARKING SIGN
NTS



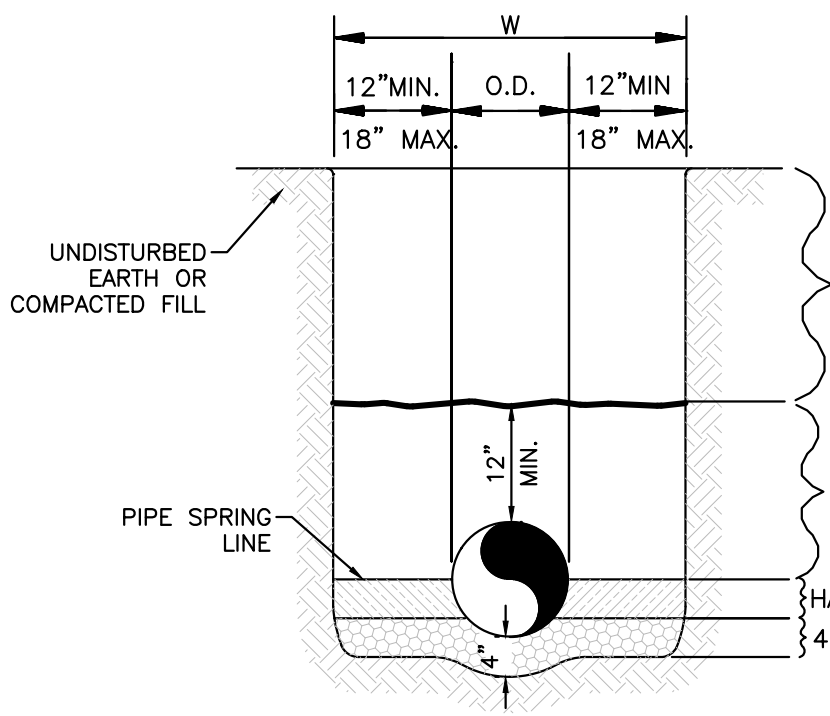
BIKE RACK DETAIL
SCALE: NONE



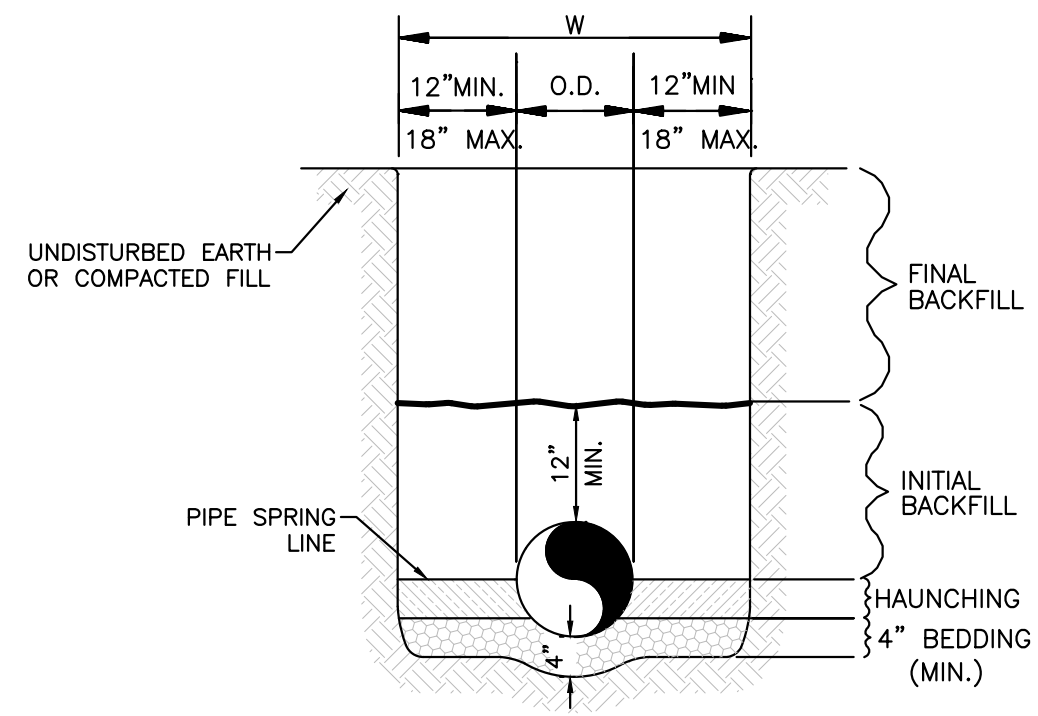
BOLLARD LIGHT FIXTURE DIAGRAM
NTS



SANITARY SEWER CLEAN-OUT
NTS



WATER LINE

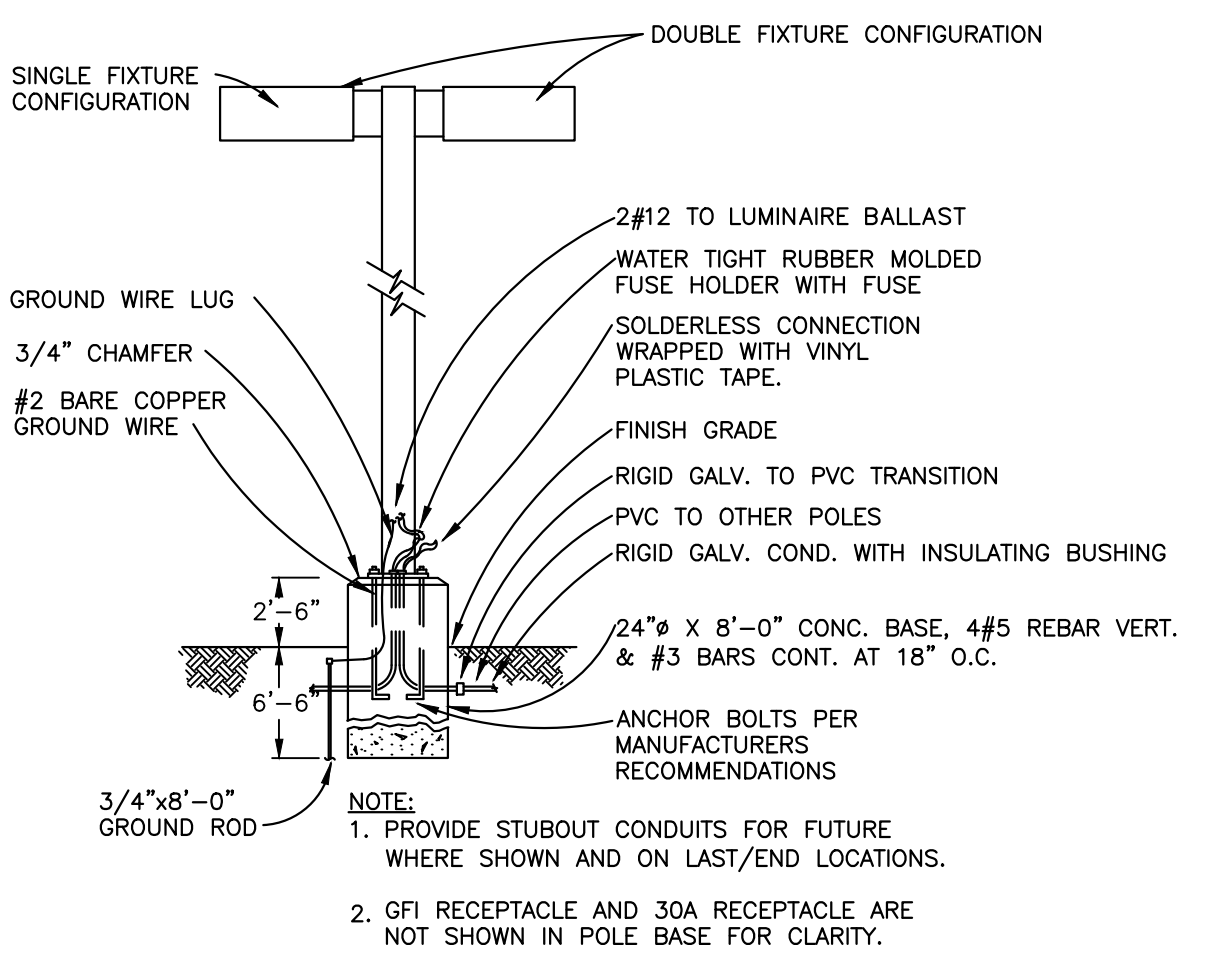


SANITARY SEWER

GENERAL NOTES

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
- INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
- INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 95% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

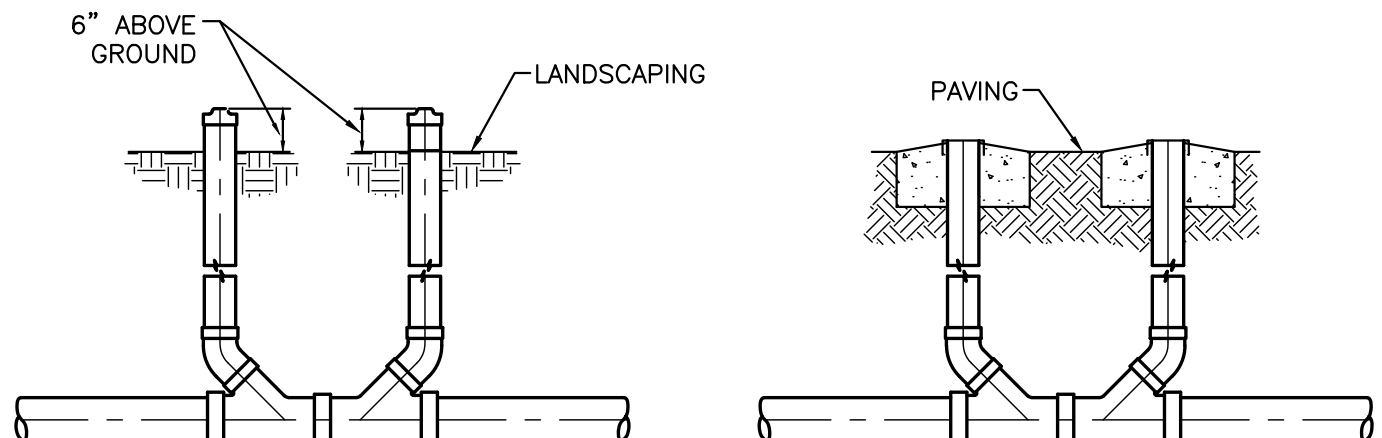
UTILITY TRENCH AND BEDDING DETAIL
NTS



PARKING LOT LIGHTING FIXTURE
NO SCALE

LIGHT POLE DETAIL
NTS

NOTE:
1. LIGHTING SHALL COMPLY WITH ZONING CODE §14-16-3-9.
2. HEIGHT LIMITED TO 16'.

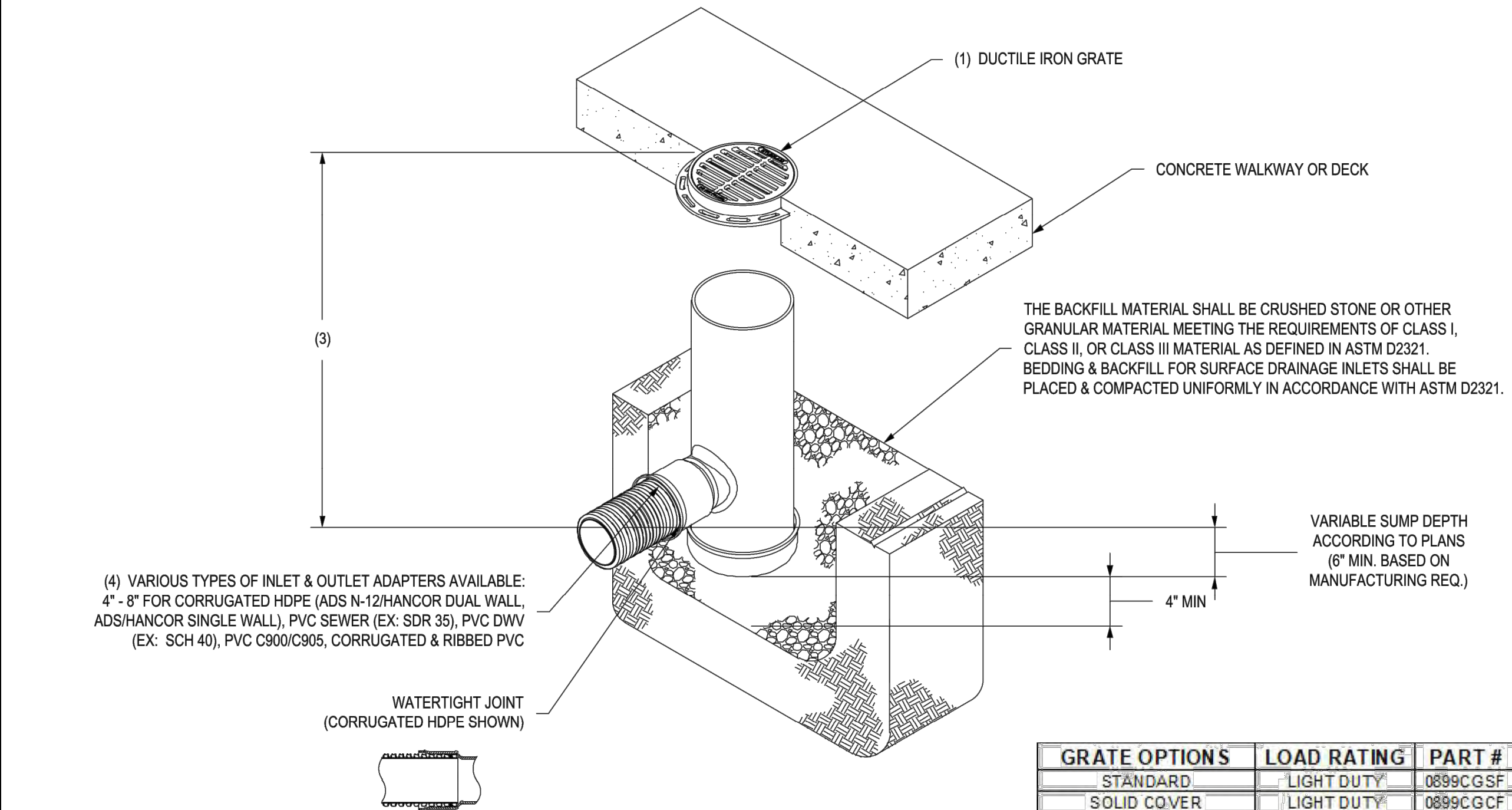


SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 3A COORS VILLAGE	DRAWN BY RS
	4500 QUAKER HEIGHTS ABO NM 87120	DATE 3/5/2020
	CONSTRUCTION DETAILS	2019064_DT
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com	SHEET # C5 JOB # 2019064

Z:\2019\2019064 Coors Village Tract 3A.dwg NYLOPLAST 2812AG DT.dwg Mar 06, 2020 - 10:40am

NYLOPLAST 8" DRAIN BASIN: 2808AG __ X



- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

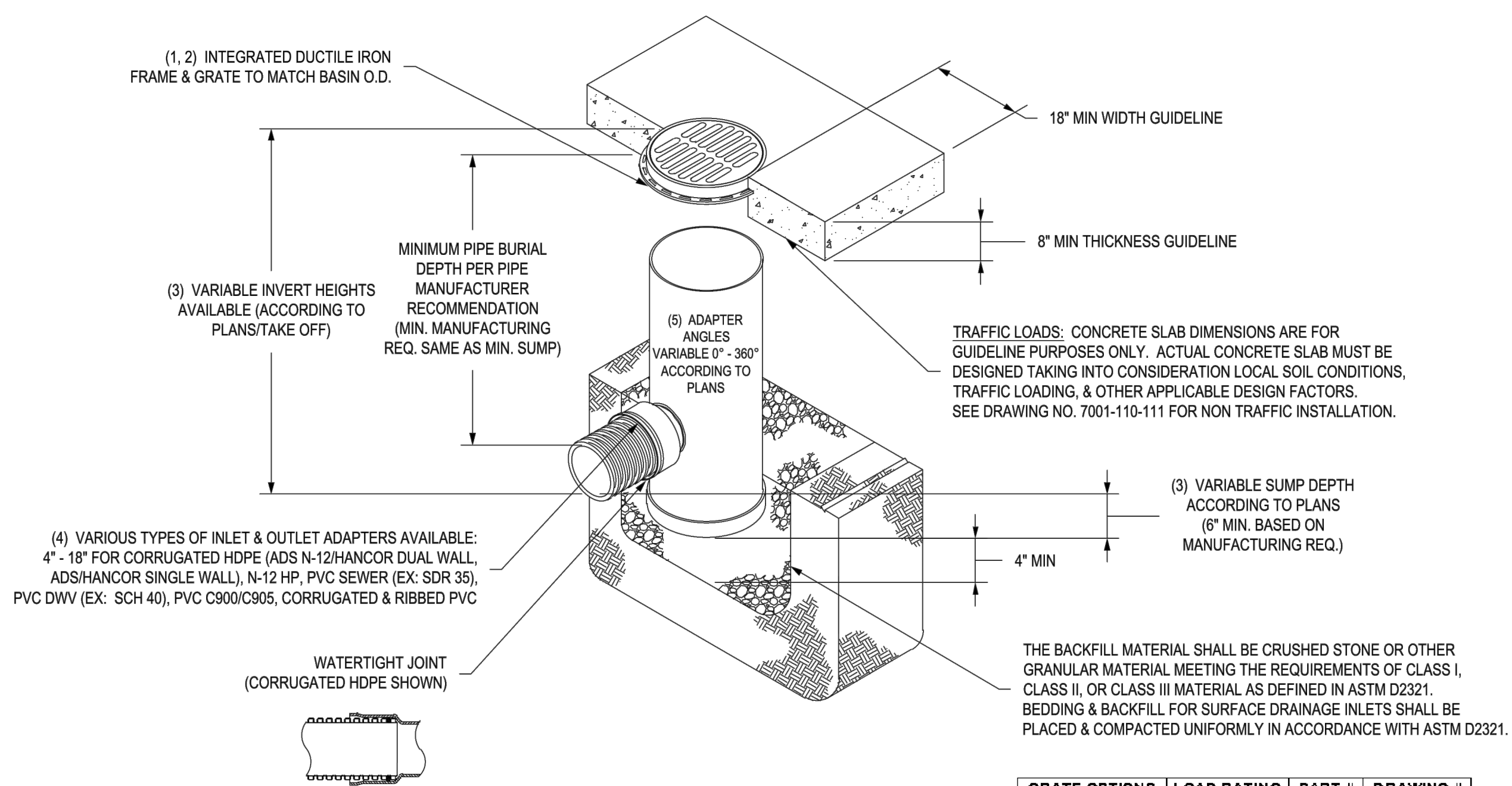
DRAWN BY	NMH	MATERIAL	
DATE	6-25-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-25-18		
DWG SIZE	A	SCALE	1:12 SHEET 1 OF 1

DWG NO.	7001-110-272	REV	F
TITLE			
8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL			



3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

NYLOPLAST 18" DRAIN BASIN: 2818AG __ X



- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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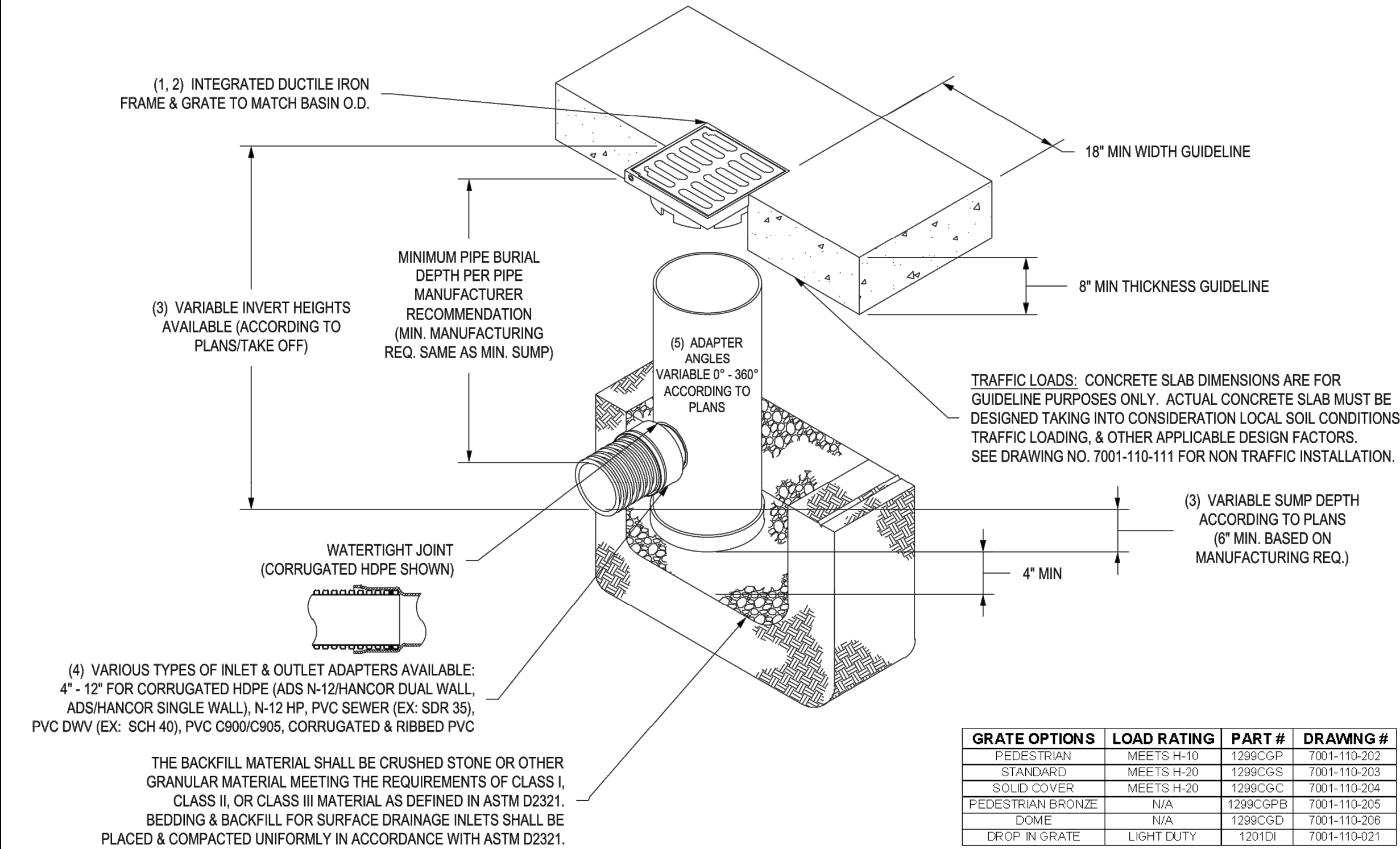
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE	1:30 SHEET 1 OF 1

DWG NO.	7001-110-191	REV	E
TITLE			
18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL			



3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

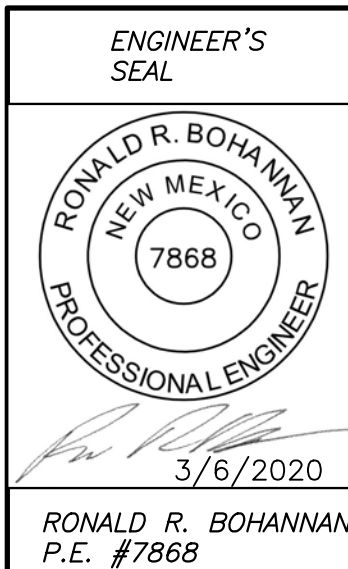
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE	1:20 SHEET 1 OF 1

DWG NO.	7001-110-189	REV	E
TITLE			
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL			

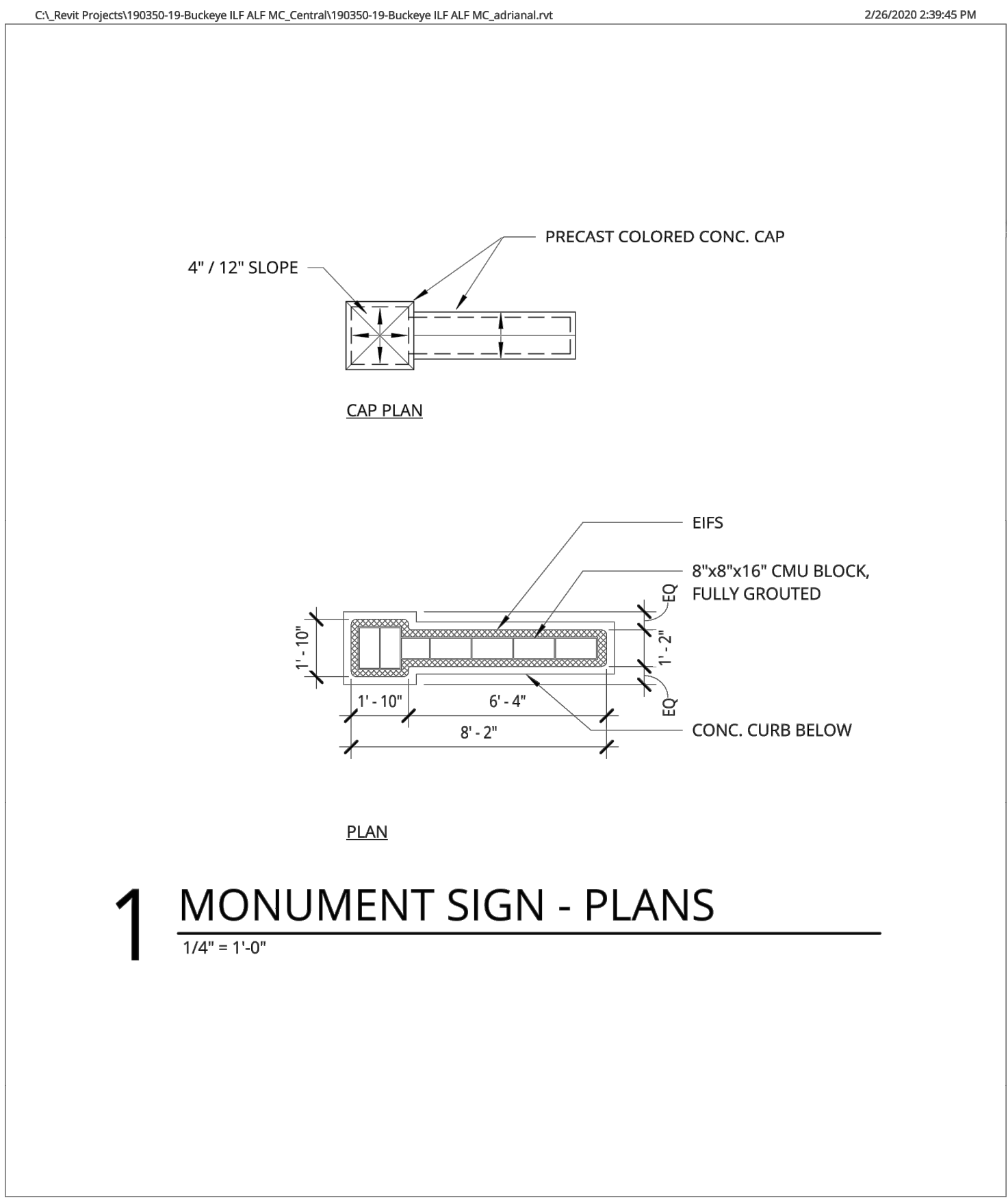


3130 VERONA AVE
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FAX (770) 932-2490
www.nyloplast-us.com

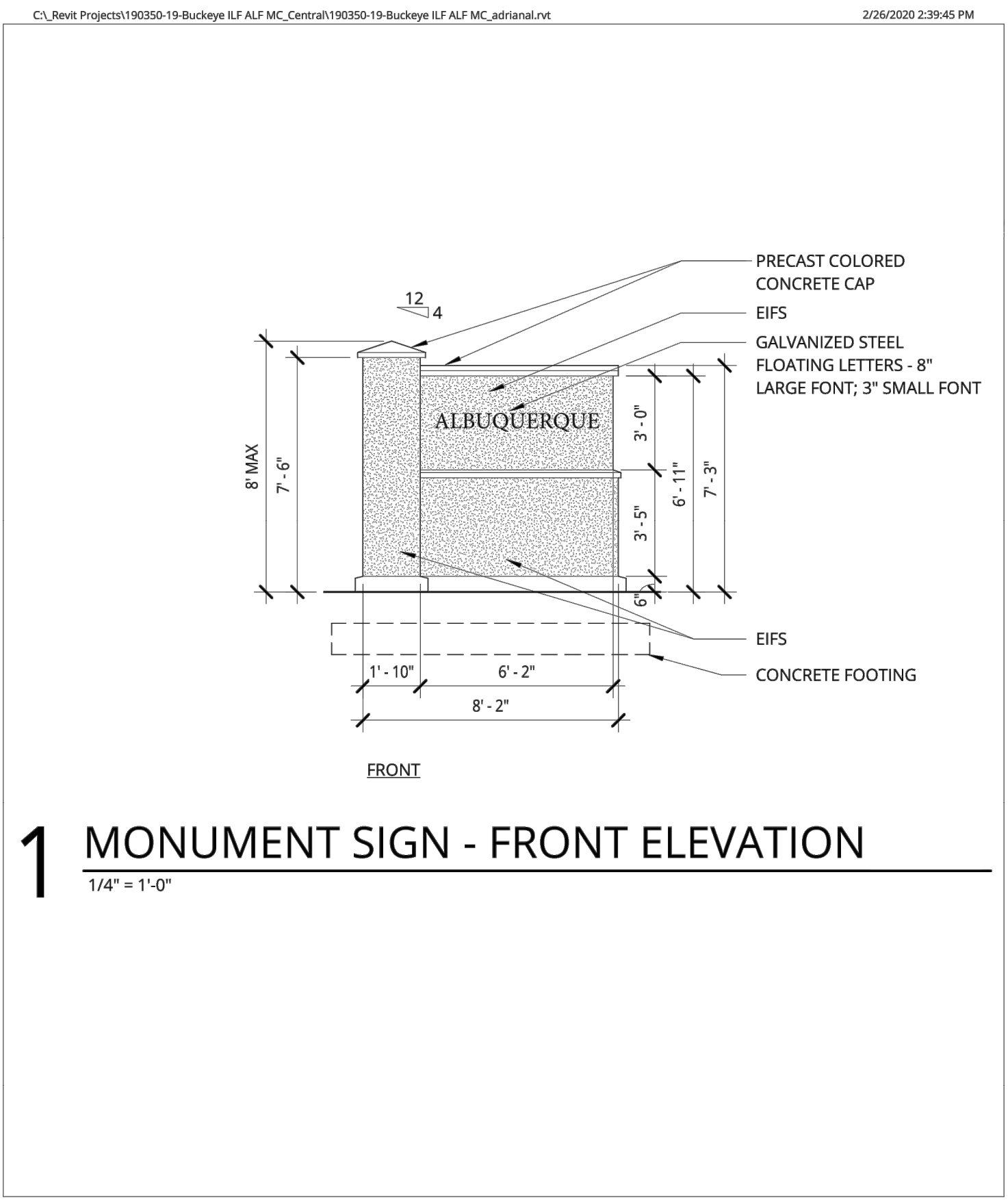


TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
CONSTRUCTION DETAILS	DATE 3/5/2020
	2019064_DT
	SHEET # C6
	JOB # 2019064

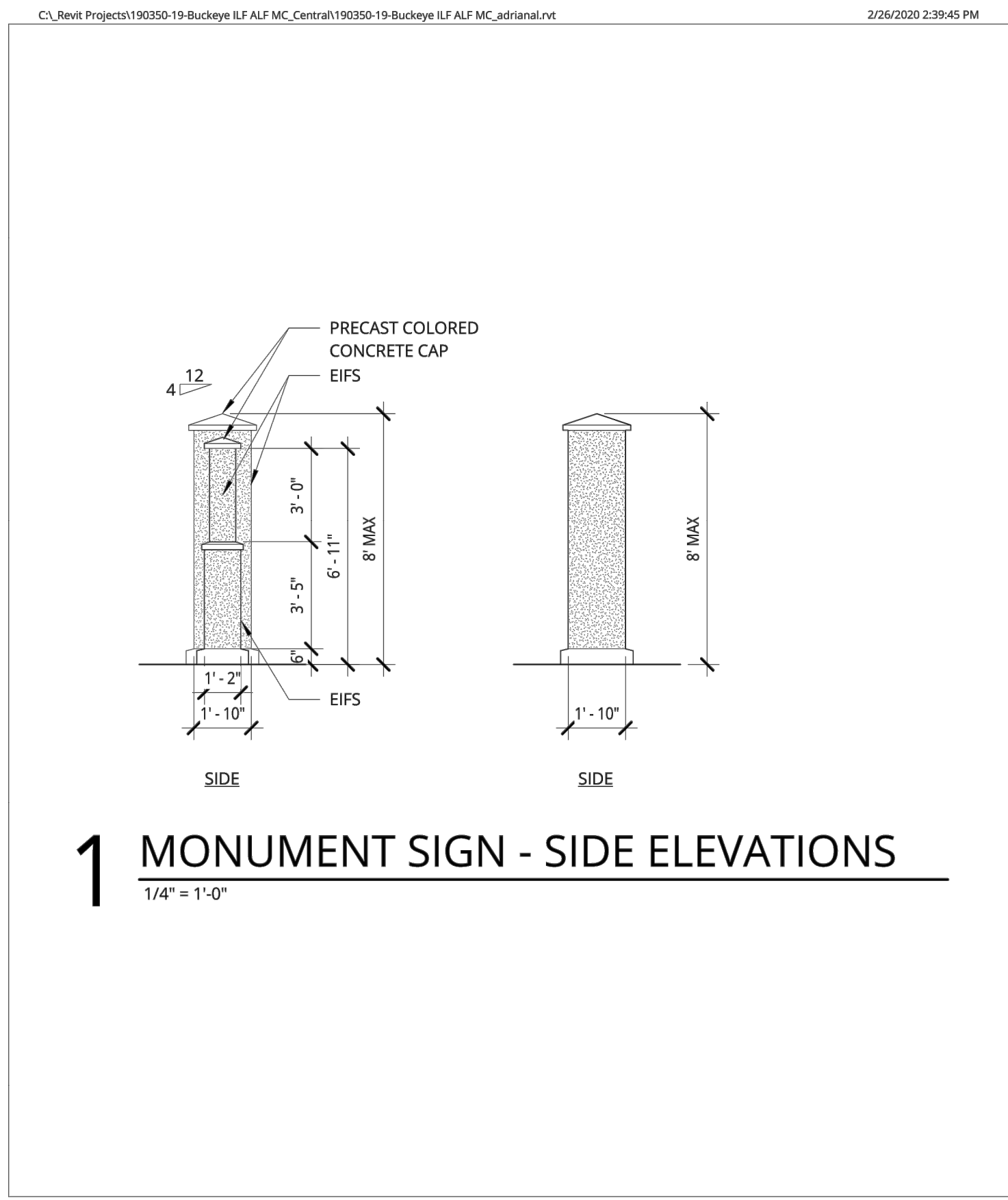
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com



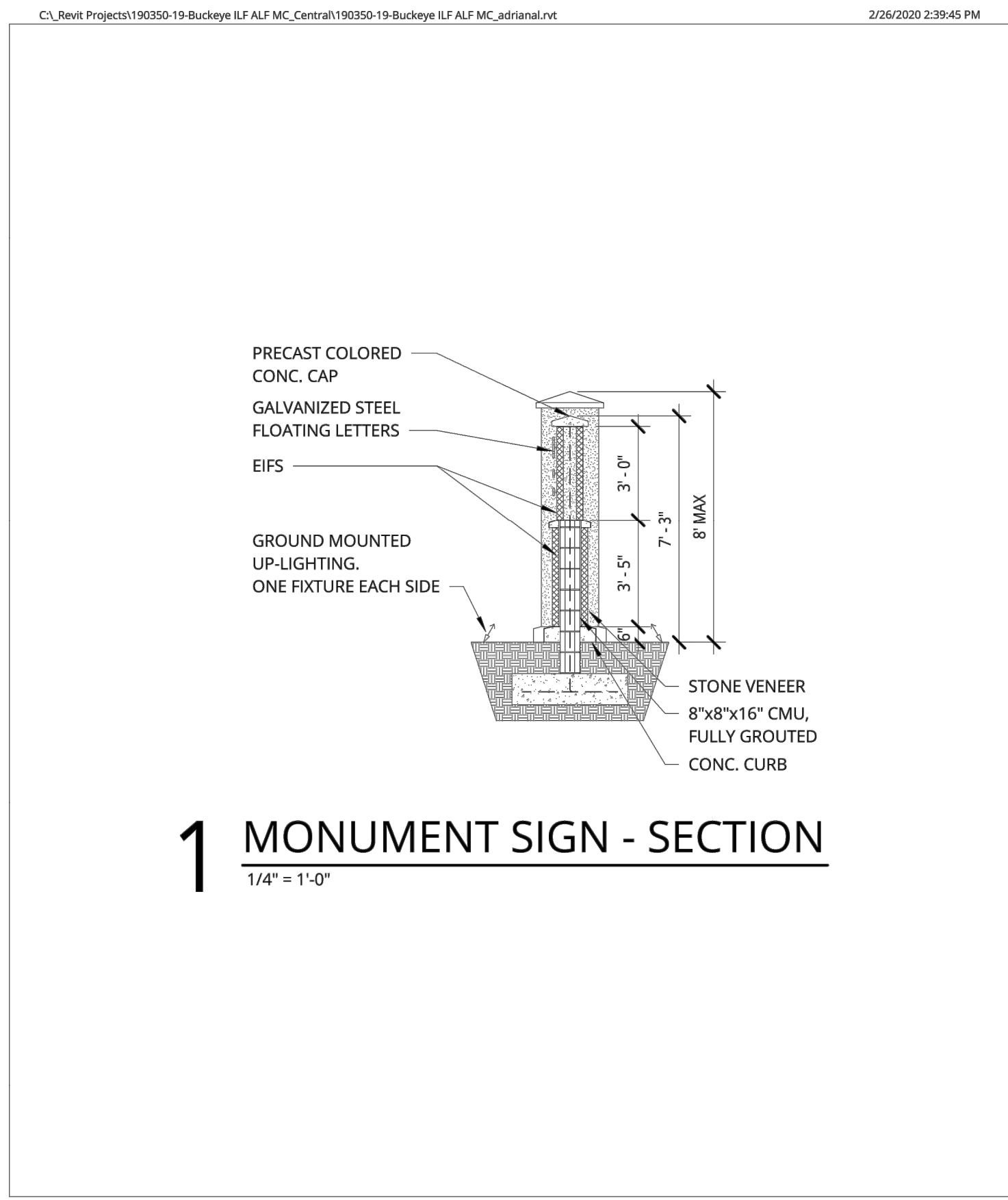
 Ankrom Moisan	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T: 503.245.7100	ALBUQUERQUE SENIOR LIVING	Approver	MONUMENT SIGN -	
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T: 206.475.1500 © ANKROM MOISAN ARCHITECTS, INC.		DATE:	ISSUE DATE	PLAN
			PROJECT #:	190350	1.00
			SCALE:	1/4" = 1'-0"	
			LINK DEVELOPMENT		



 Ankrom Moisan	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T: 503.245.7100	ALBUQUERQUE SENIOR LIVING	Approver		MONUMENT SIGN - FRONT ELEVATION
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T: 206.575.1500		DATE:	ISSUE DATE:	
	© ANKROM MOISAN ARCHITECTS, INC.		PROJECT #:	190350	
	LINK DEVELOPMENT		SCALE:	1/4" = 1'-0"	

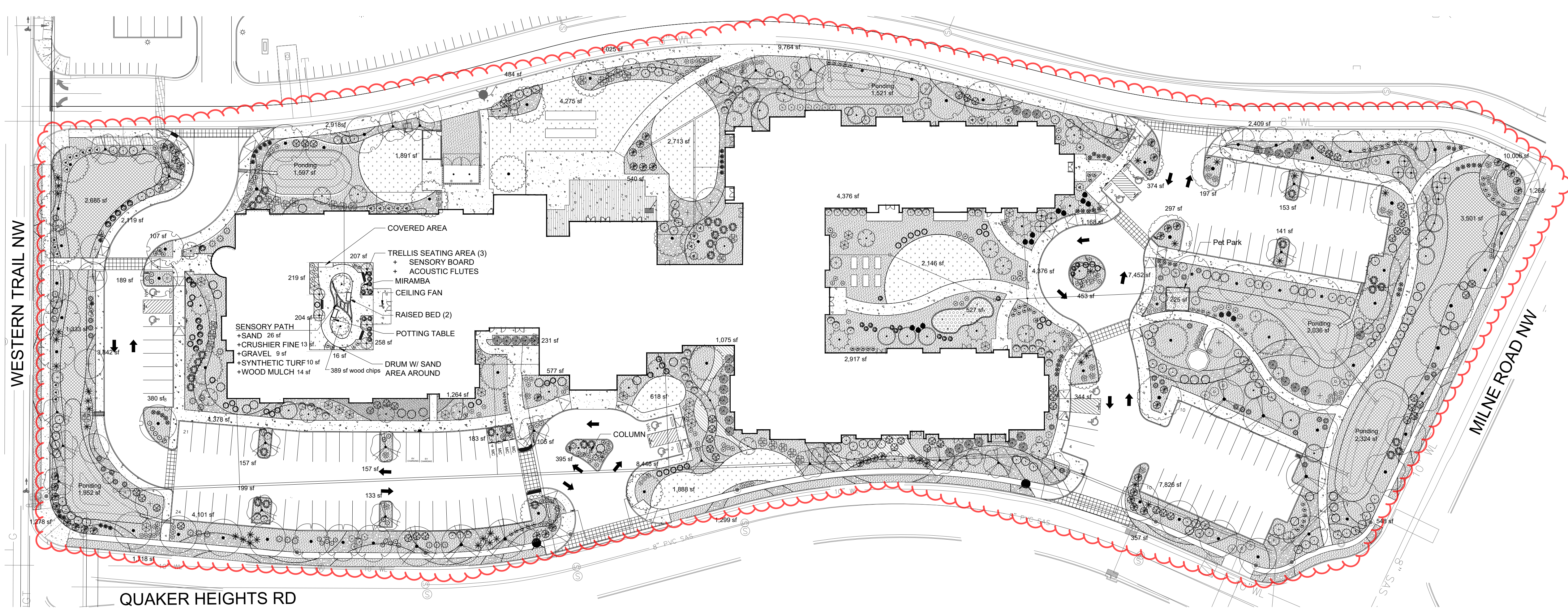


 Ankrom Moisan	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T: 503.245.7100 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T: 206.475.1500 © ANKROM MOISAN ARCHITECTS, INC.	ALBUQUERQUE SENIOR LIVING	LINK DEVELOPMENT	Approver		MONUMENT SIGN - ELEVATION
				DATE:	ISSUE DATE:	
				PROJECT #:	190350	
				SCALE:	1/4" = 1'-0"	
						3.00



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				DATE:	ISSUE DATE:	
				PROJECT #:	190350	
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						4.00

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 3A COORS VILLAGE	DRAWN BY RS
	4500 QUAKER HEIGHTS ABO NM 87120	DATE 3/5/2020
	MONUMENT SIGN	2019064_DT
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C7
		JOB # 2019064



SITE DATA	
GROSS LOT AREA (6.5 ac)	286,087 SF
LESS BUILDING(S)	86,575 SF
NET LOT AREA	219,512 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	32,927 SF
PROPOSED LANDSCAPE AREA	121,067 SF
PERCENT OF NET LOT AREA	55 %
HIGH WATER USE TURF	
MAX 20% OF LANDSCAPE AREA	21,577 SF
PROPOSED HIGH WATER USE TURF	14,473 SF
PERCENT OF LANDSCAPE AREA	12 %
REQUIRED STREET TREES	
1 PER 30 L.F. OF WESTERN TRAIL NW	Required 8
PROVIDED STREET TREES	Provided 9
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
94 SPACES/10	10
PROVIDED PARKING LOT TREES	15
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	62
ONE PER SECOND FLOOR UNIT	41
PROVIDED DWELLING UNIT TREES	Total 103 105
TOTAL TREES REQUIRED/PROVIDED	
(2" cal or 6' ht.)	121 129
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL (121,067 SF PROPOSED LANDSCAPE X 75%)	90,800 SF MIN.
PROVIDED TREE CANOPY COVERAGE	
	59,451 SF
PROVIDED GROUNDCOVER PLANTS	
SOD LAWN/100 % COVERAGE	7,130 SF
NATIVE SEED	14,472 SF
TOTAL GROUNDCOVER PROVIDED (40%)	17,688 SF
TOTAL COVERAGE PROVIDED (82%)	
	39,290 SF
	98,741 SF

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE14-16-3-10 AND I.D.O.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

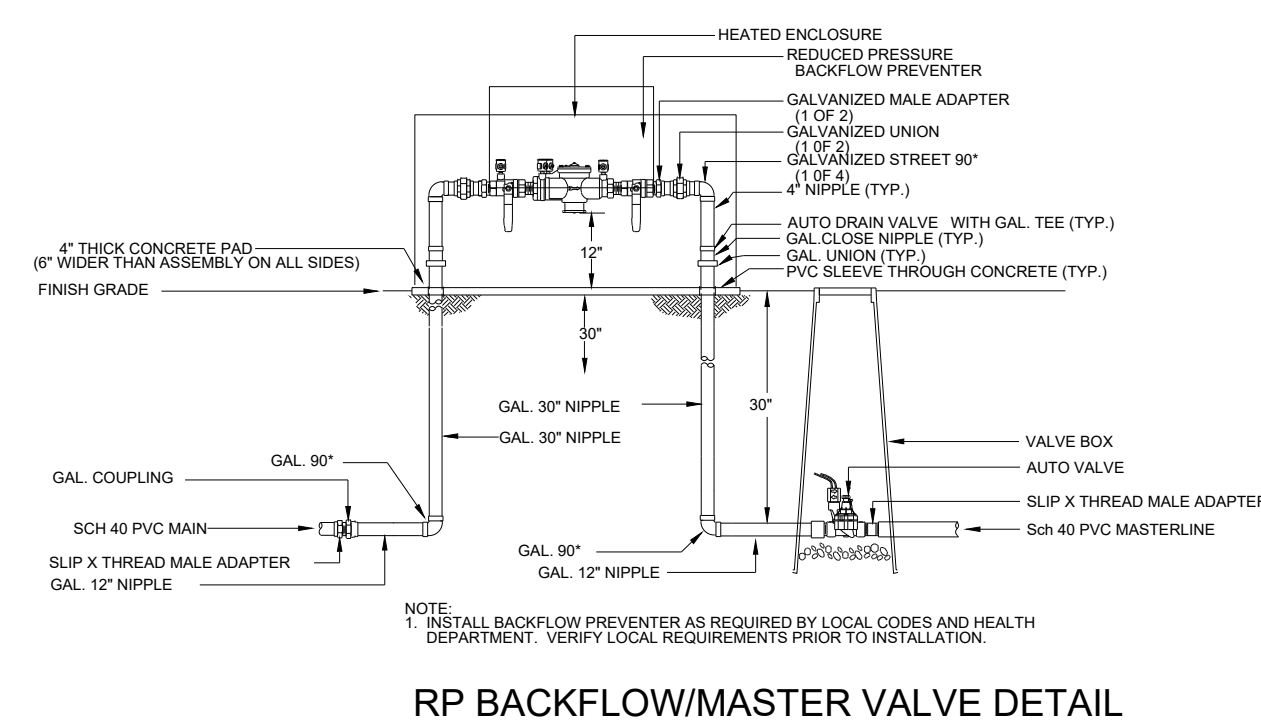
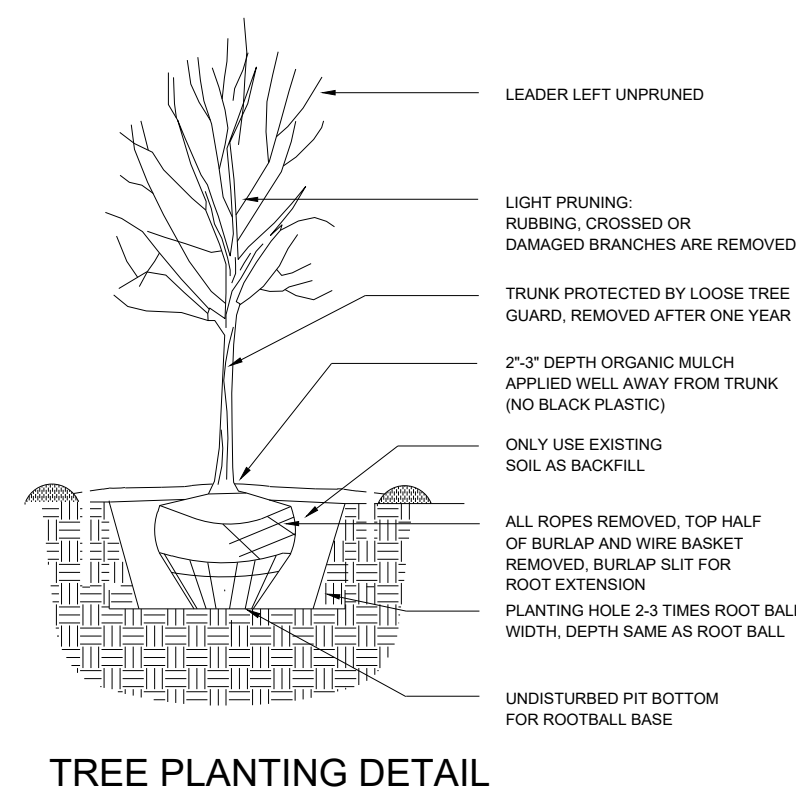
STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA.

CLEAR-SIGHT TRIANGLE REQUIREMEI

TREES IN PROXIMITY TO DUMPSTER FOR TRUCK ACCESS WITHOUT DAM/

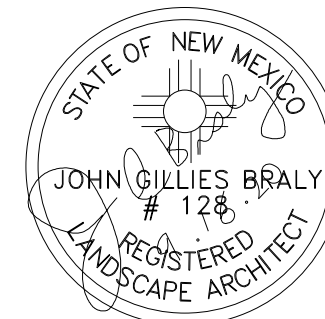
IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK



PLANT SCHEDULE COORS VILLAGE									
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W				
14	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER	2\"	B&B	MEDIUM	40' X 30'				
6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2\"	B&B	MEDIUM	40' X 40'				
7	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2\"	B&B	MEDIUM	15' X 12'				
16	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	2\"	B&B	MEDIUM +	50' X 45'				
24	PISTACIA CHINENSIS / CHINESE PISTACHE	2\"	B&B	MEDIUM	60' X 60'				
21	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2\"	B&B	MEDIUM +	25' X 15'				
11	QUERCUS BUCKLEYI / TEXAS RED OAK	2\"	B&B	MEDIUM	40' X 40'				
8	QUERCUS GAMBELII / GAMBEL OAK	2\"	B&B	MEDIUM	25' X 25'				
8	QUERCUS MUEHLBERGII / CHINKAPIN OAK	2\"	B&B	MEDIUM	40' X 35'				
7	ULMUS X 'FRONTIER' / FRONTIER HYBRID ELM	2\"	B&B	MEDIUM	30' X 30'				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W				
7	CEDRUS ATLANTICA 'GLAUC' / BLUE ATLAS CEDAR	6\"	B&B	MEDIUM +	75' X 50'				
DESERT ACCENT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W				
12	CHILOPSIS LINEARIS / DESERT WILLOW	5	GAL	RW	20' X 25'				
14	FORESTIERA NEOMEXICANA / NEW MEXICAN OLIVE	15	GAL	MEDIUM	15' X 15'				
7	VITEX AGNUS-CASTUS / CHASTE TREE	5	GAL	MEDIUM	20' X 20'				
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W				
36	BUTTERFLY BUSH	1	GAL	MEDIUM	6' X 6'				
19	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	1	GAL	RW	10' X 10'				
13	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	1	GAL	MEDIUM	4' X 4'				
14	CHAMAEBATARIA MILLEFOLIUM / FERNBUSH	5	GAL	LOW+	5' X 6'				
15	LADERSTROEMIA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	5	GAL	MEDIUM+	15' X 10'				
16	MIRABILIS MULTIFLORA / DESERT FOUR O'CLOCK	1	GAL	LOW+	2' X 5'				
19	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1	GAL	LOW+	1' X 3'				
52	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1	GAL	MEDIUM	5' X 5'				
25	POTENTILLA FRUTICOSA / POTENTILLA	1	GAL	MEDIUM+	3' X 3'				
26	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5	GAL	MEDIUM +	6' X 6'				
101	RHUS AROMATICA 'GRO-LOW' / GRO-LOW SUMAC	5	GAL	LOW+	2' X 6'				
24	RHUS TRILOBATA / THREE LEAF SUMAC	5	GAL	LOW+	6' X 6'				
14	ROSA X 'KNOCKOUT' TM / ROSE	5	GAL	MEDIUM	6' X 5'				
68	SALVIA GREGGII / AUTUMN SAGE CHERRY	1	GAL	MEDIUM	3' X 3'				
36	SALVIA GREGGII 'ULTRAVIOLET' / ULTRAVIOLET SAGE	1	GAL	LOW+	3' X 3'				
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W				
15	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	1	GAL	RW	4' X 4'				
17	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH	5	GAL	LOW	4' X 4'				
48	BACCHARIS X 'STARN' / THOMPSON BROOM	5	GAL	LOW+	2' X 5'				
8	CERCOCARPUS LEDIFOLIUS / CURLLEAF MTN MAHOGANY	5	GAL	LOW+	15' X 15'				

MATERIAL SCHEDULE COORS VILLAGE			
SYMBOL	DESCRIPTION	QTY	
	LARGE BOULDER, 12 - 18 CF	15	
	GRAY CRUSHER FINES	67,221 SF	
	BROWN 3/4\"	2,508 SF	
	2\"-4\" COBBLESTONE	17,990 SF	
	PARK BLEND SOD LAWN	14,473 SF	
	NATIVE SEED	17,688 SF	
	WOOD MULCH	1,146 SF	
	SYNTHETIC TURF	762 SF	
	SAND	42 SF	



Date: 02.26.2020

Revisions:

▲ 03.05.2020

▲ 06.26.2020

▲ 09.16.2020 PL

▲

▲

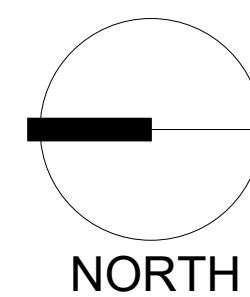
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Reviewed by: JB

ALBUQUERQUE SENIOR LIVING

QUAKER HEIGHTS PL NW & MILNE RD NW

ALBUQUERQUE, NM



Scale: 1" = 40'

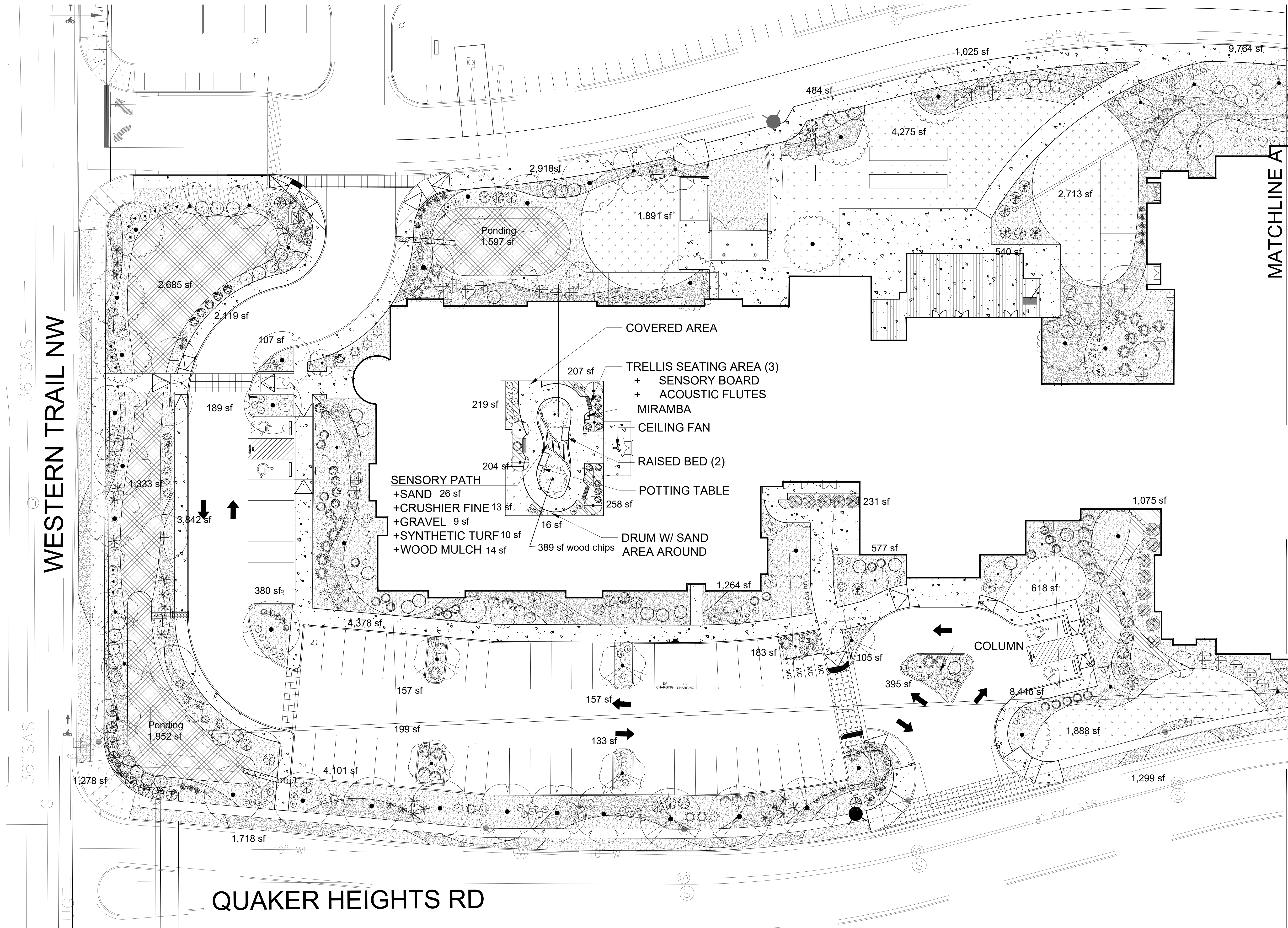
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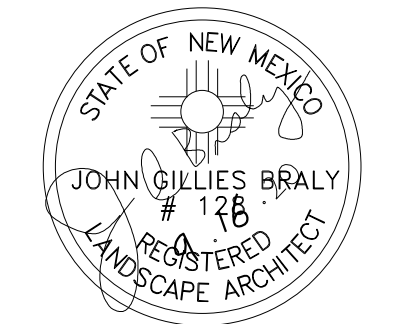


FOR LEGENDS AND NOTES,
SEE SHEET LP-00



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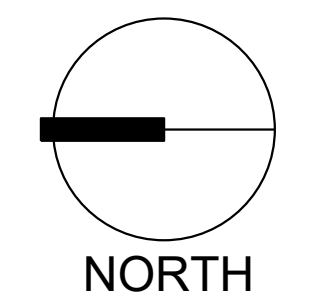


Date: 02.26.2020
Revisions:
▲ 03.05.2020
▲ 06.26.2020
▲ 09.16.2020 PL
▲

Drawn by: RMC
Reviewed by: JB

ALBUQUERQUE
SENIOR LIVING

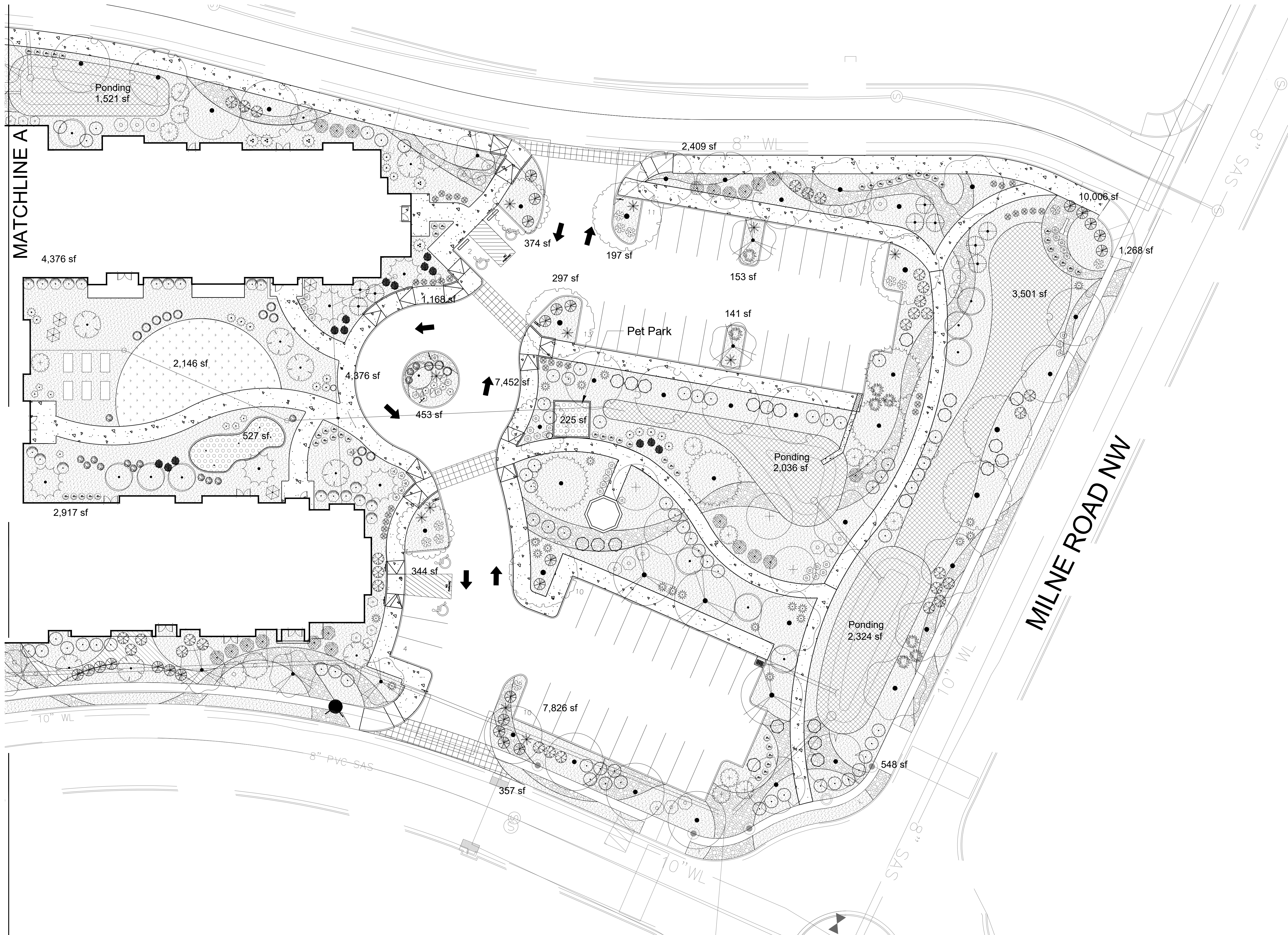
QUAKER HEIGHTS PL NW & MILNE RD NW
ALBUQUERQUE, NM



Scale: 1" = 20'

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PLAN**

Sheet Number:
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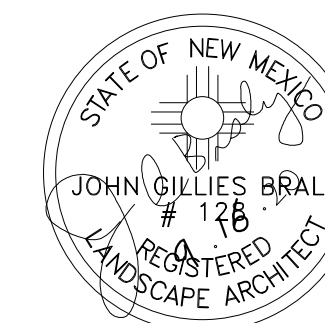


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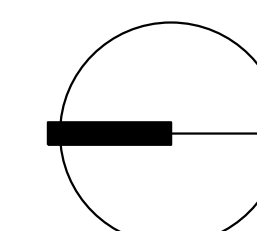
Revisions:

▲ 03.05.2020
▲ 06.26.2020
▲ 09.16.2020 PL
▲

Drawn by: RMC

Reviewed by: JB

ALBUQUERQUE
SENIOR LIVING
QUAKER HEIGHTS PL NW & MILNE RD NW
ALBUQUERQUE, NM



NORTH

Scale: 1" = 20'



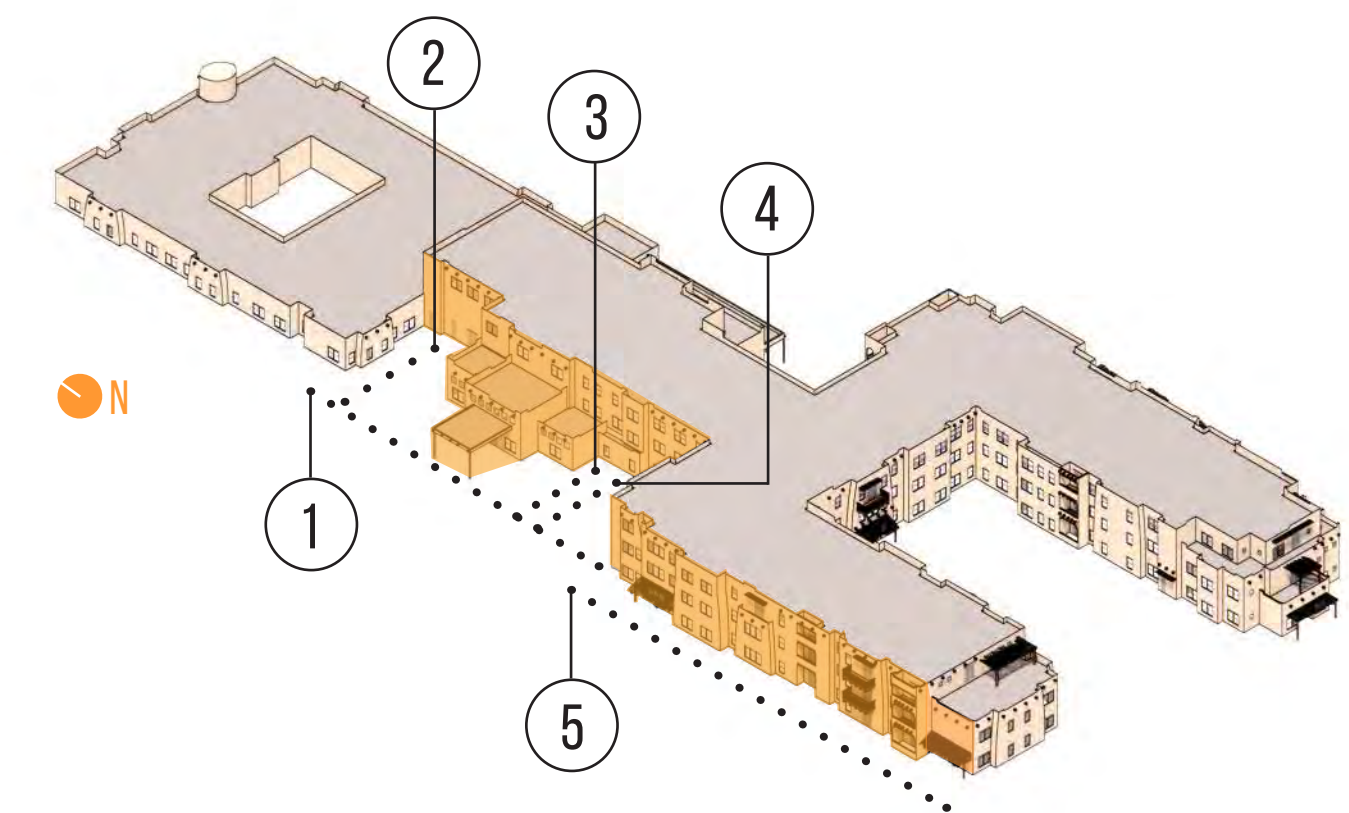
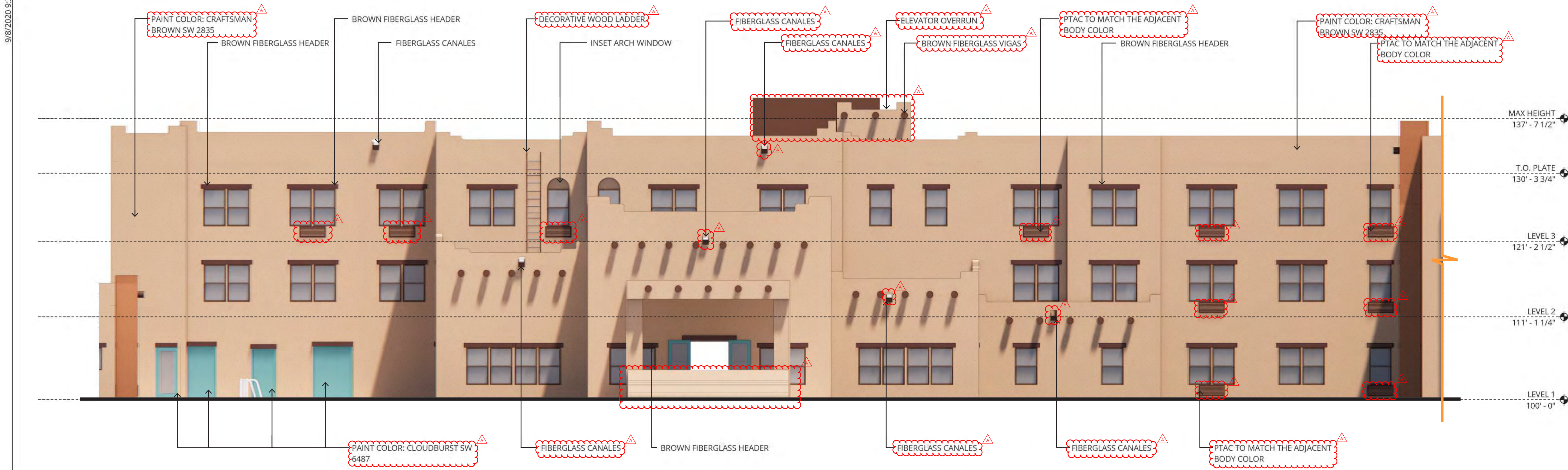
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PLAN**

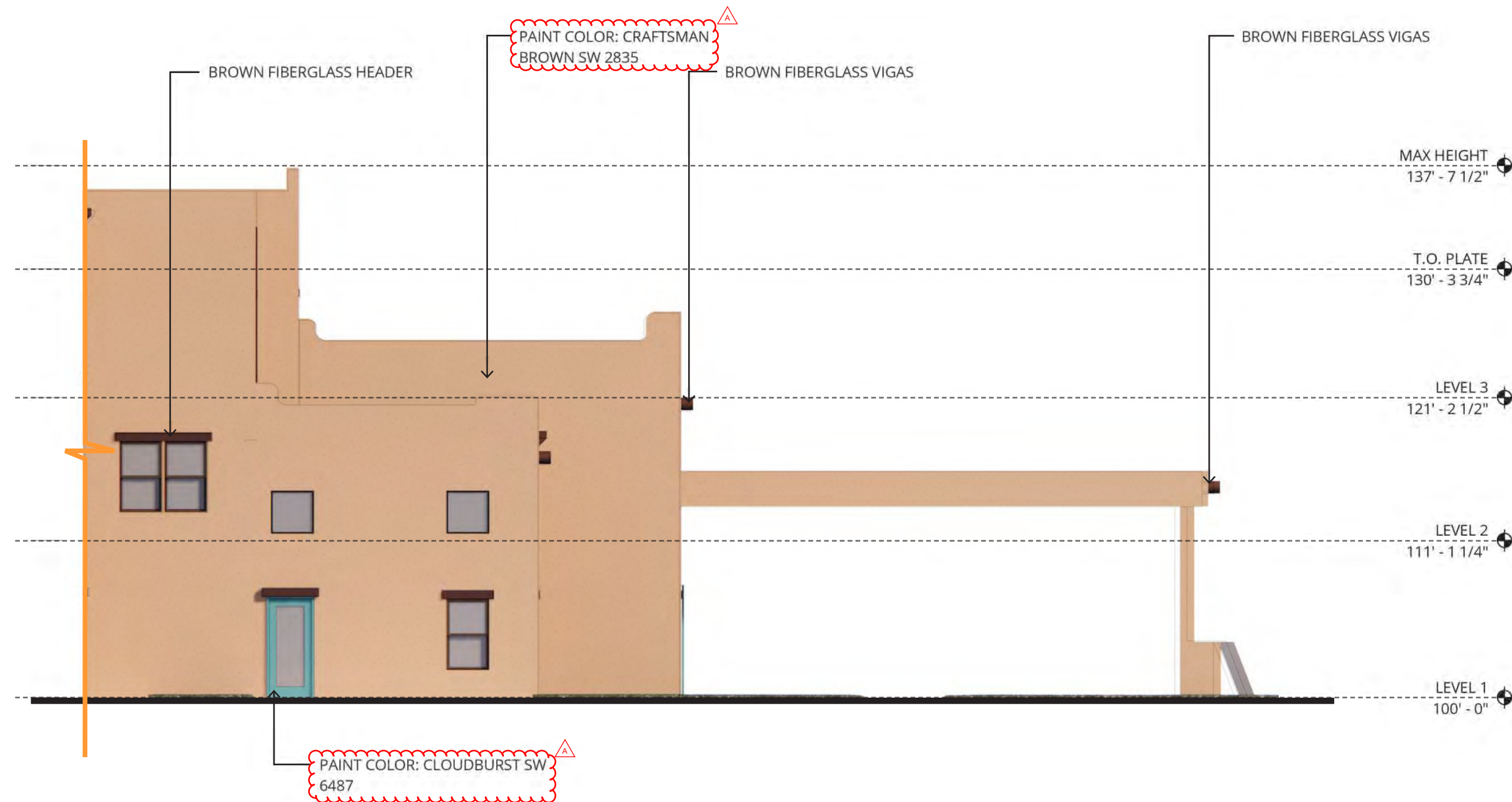
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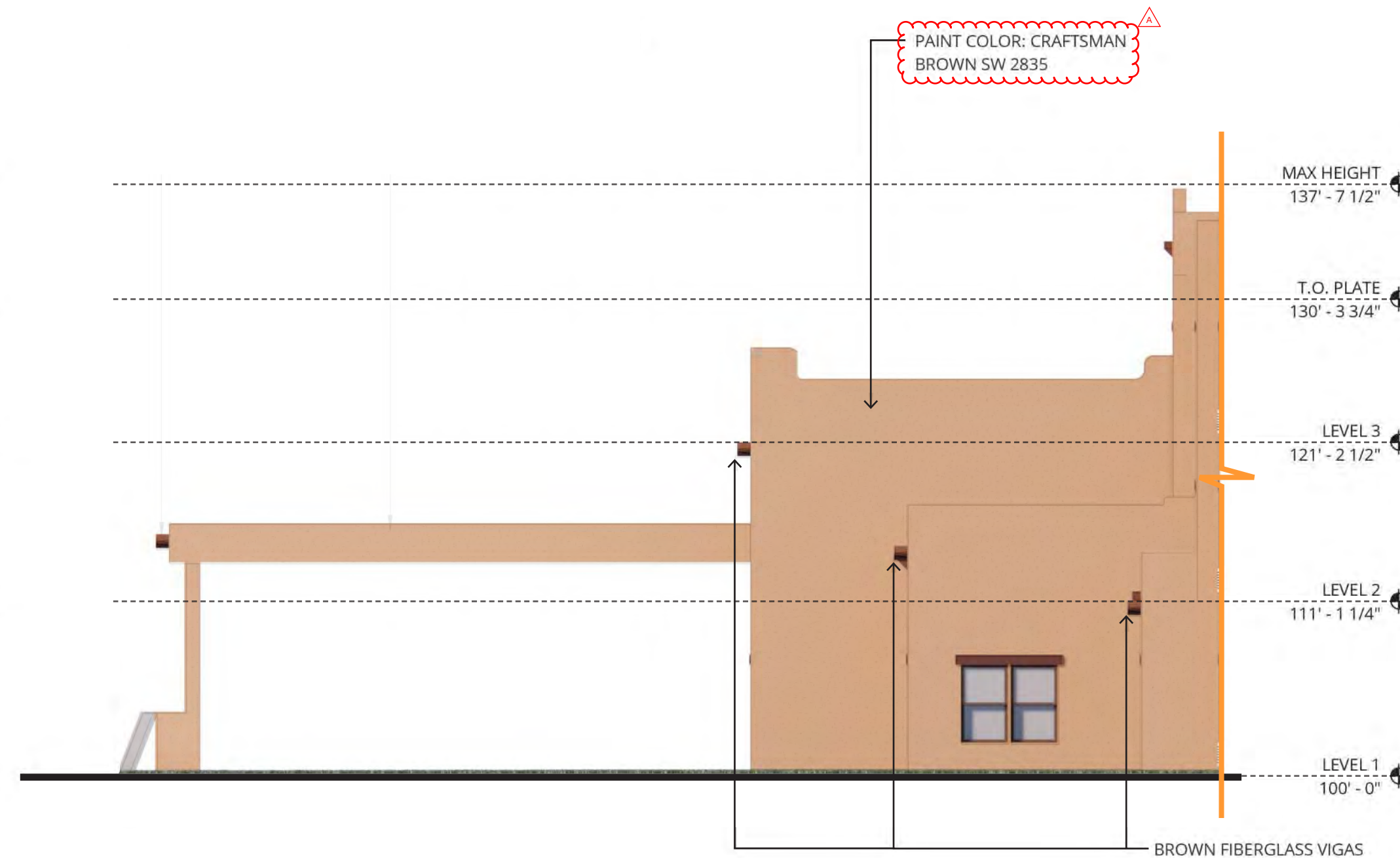
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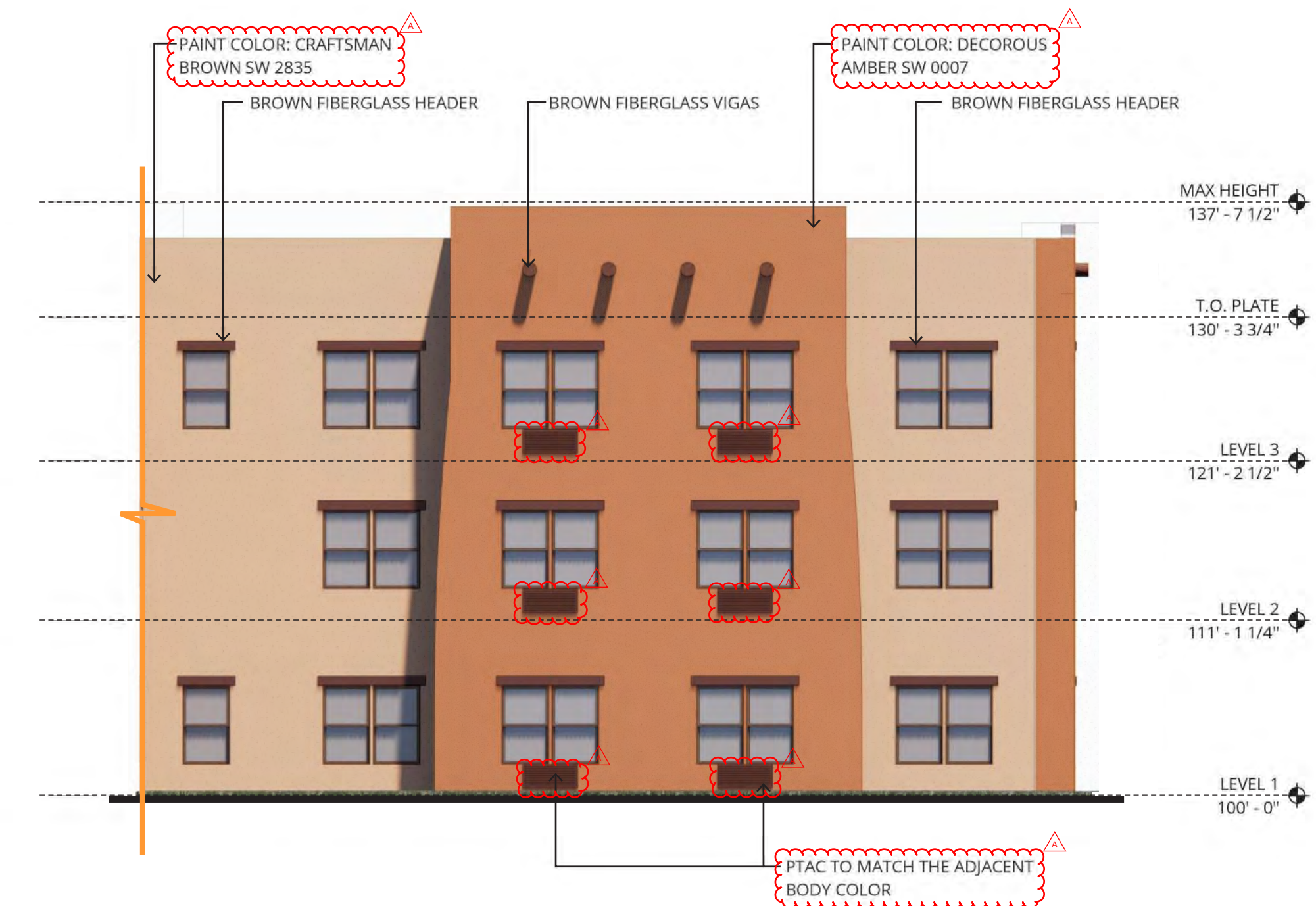
1 WEST ELEVATION - MAIN ENTRY
1/8" = 1'-0"



2 PARTIAL WEST ELEVATION - MAIN ENTRY - A
1/8" = 1'-0"



3 PARTIAL WEST ELEVATION - MAIN ENTRY - B
1/8" = 1'-0"



4 PARTIAL NORTH ELEVATION - AL WING - A
1/8" = 1'-0"



5 WEST ELEVATION - AL WING
1/8" = 1'-0"

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CONSTRUCTION



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ATIVO SENIOR LIVING AT ALBUQUERQUE

4500 QUAKER HEIGHTS PL.
ALBUQUERQUE, NM

LINK SENIOR DEVELOPMENT

REVISION	DATE	REASON FOR ISSUE

BUILDING
ELEVATIONS

PROJECT NUMBER
194000

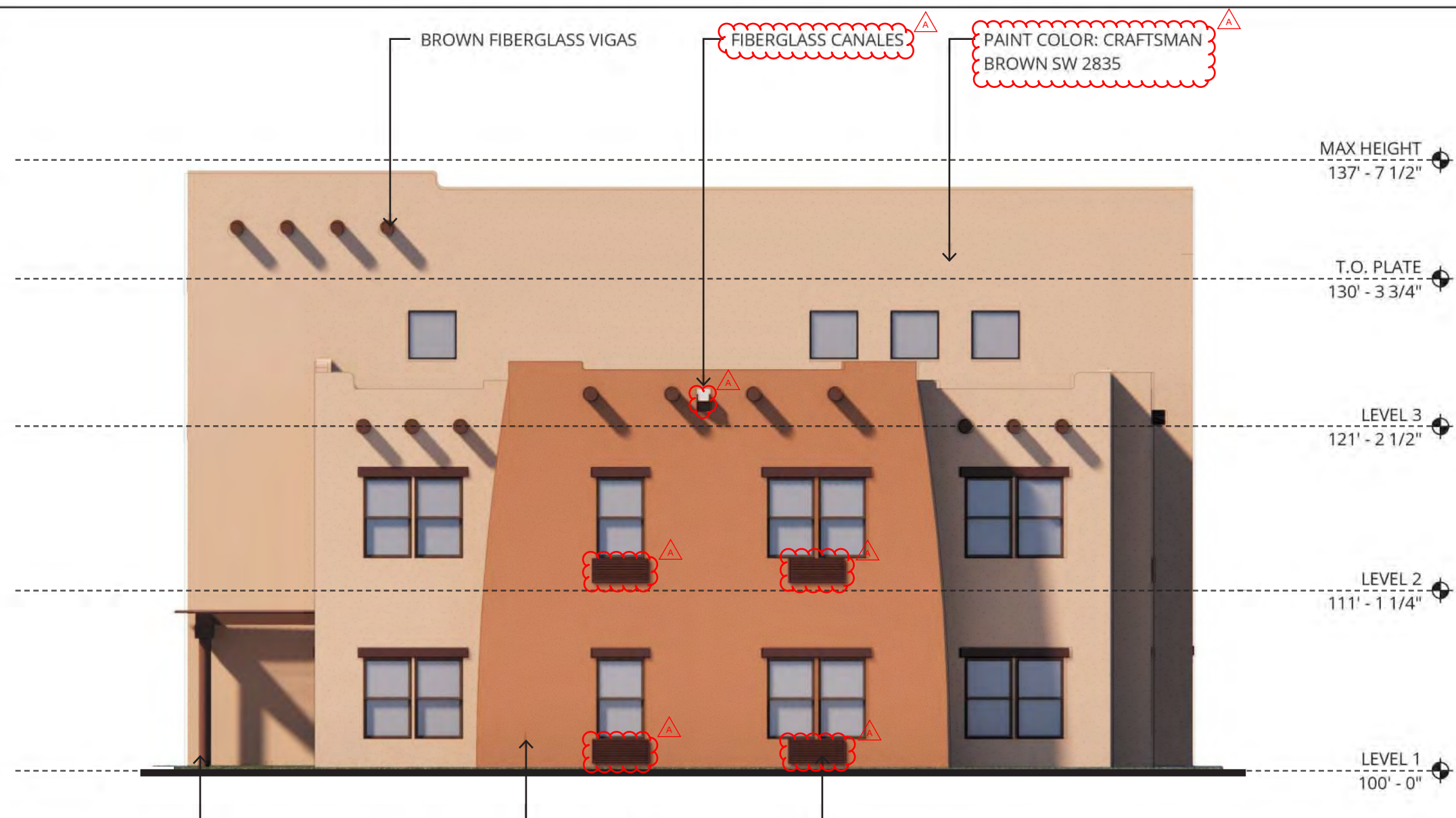
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A3.11

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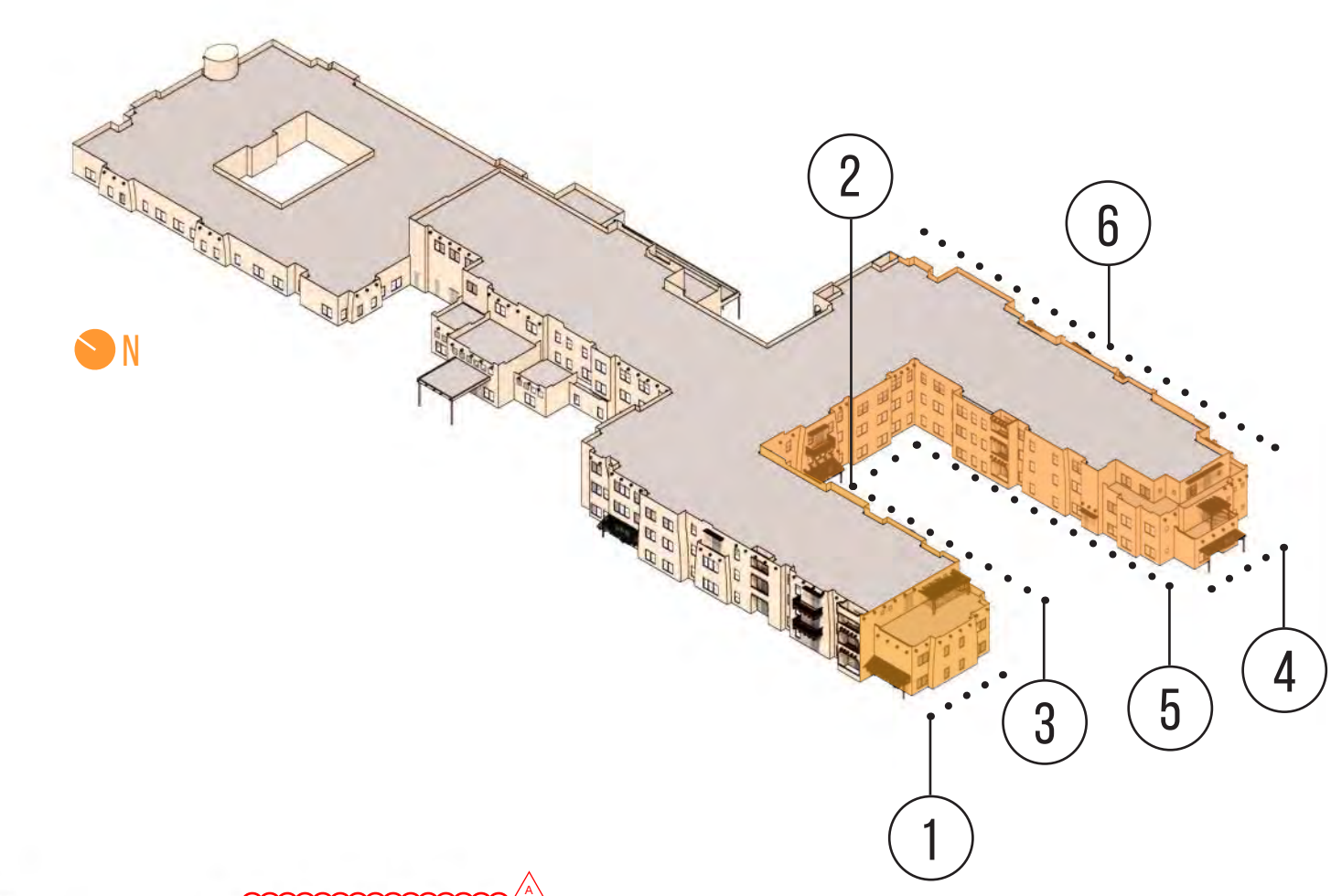
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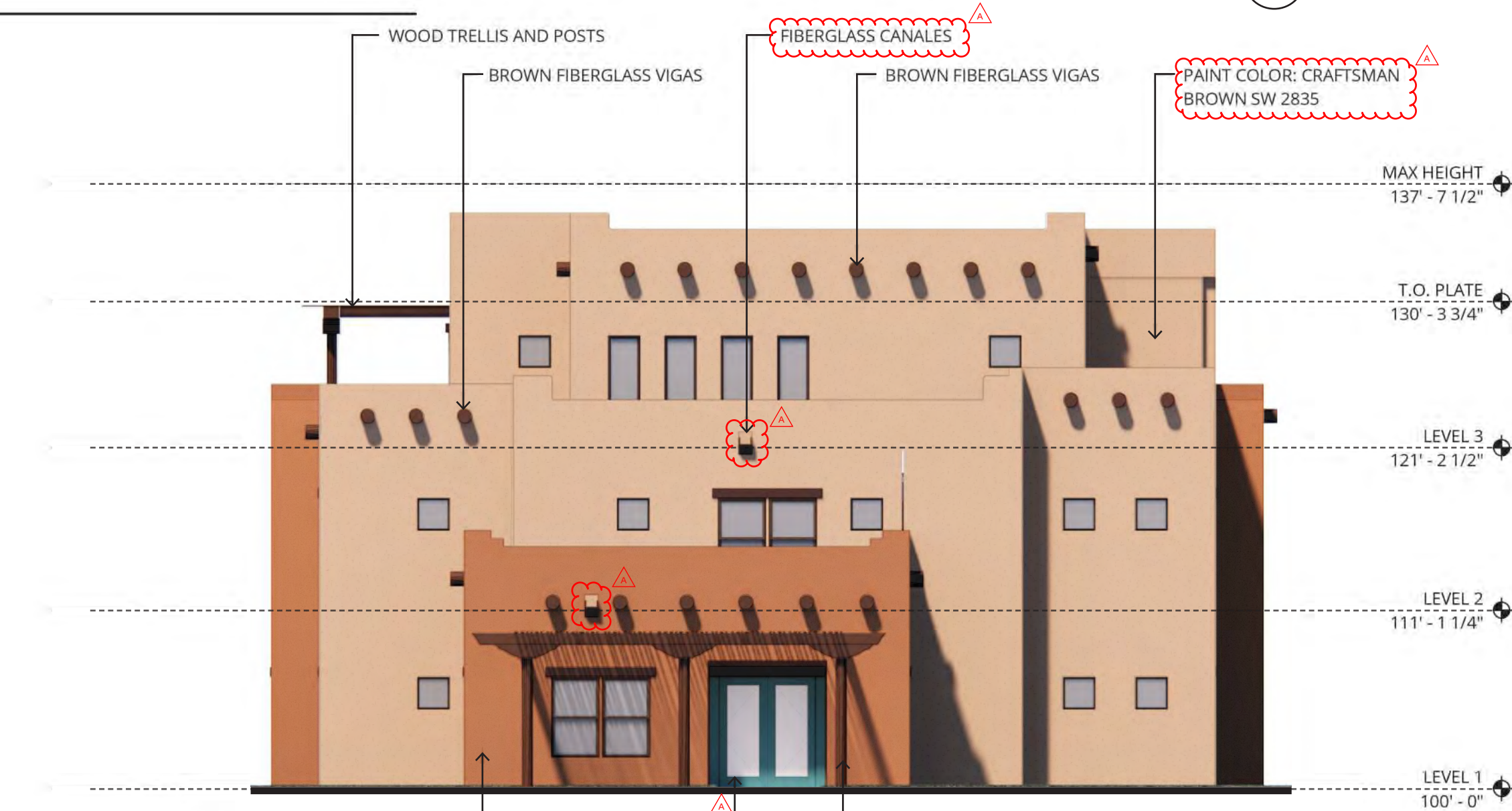
1 SOUTH ELEVATION - AL WING
1/8" = 1'-0"



2 SOUTH ELEVATION - AL/IL WING
1/8" = 1'-0"



3 EAST ELEVATION - AL WING
1/8" = 1'-0"



4 SOUTH ELEVATION - IL WING
1/8" = 1'-0"



5 WEST ELEVATION - IL WING
1/8" = 1'-0"



6 EAST ELEVATION - IL WING
1/8" = 1'-0"

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ATIVO SENIOR LIVING AT ALBUQUERQUE
4500 QUAKER HEIGHTS PL.
ALBUQUERQUE, NM

LINK SENIOR DEVELOPMENT

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

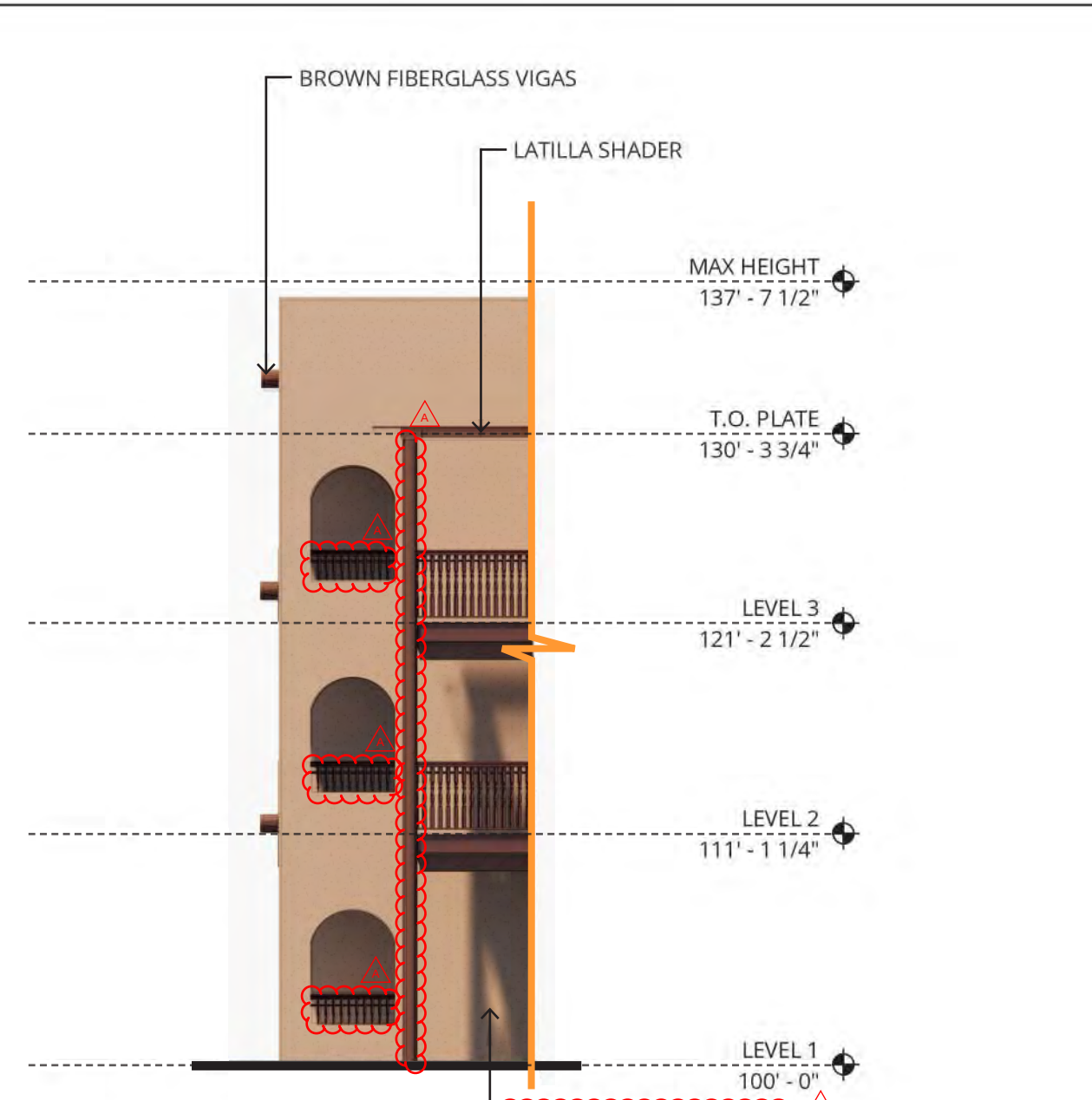
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SHEET NUMBER
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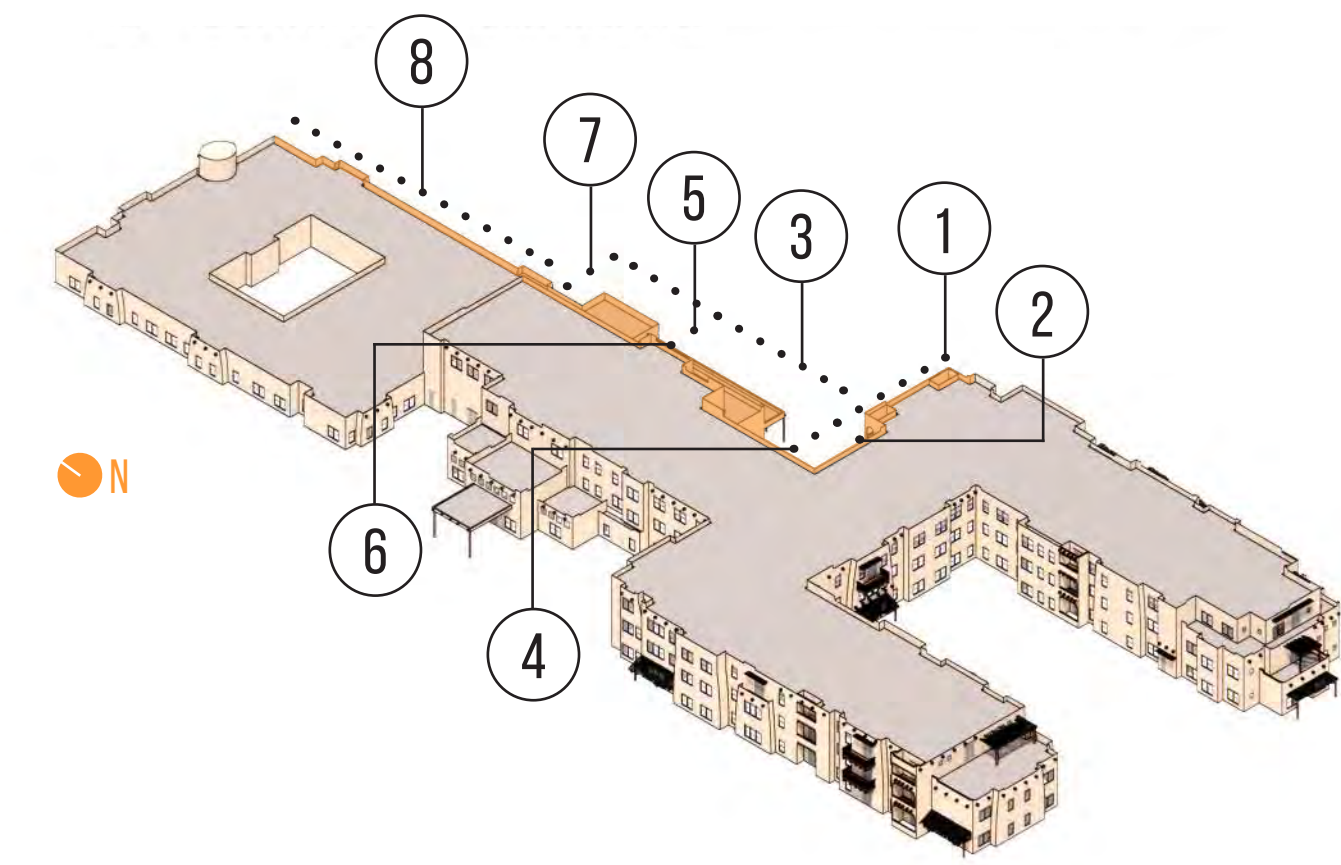
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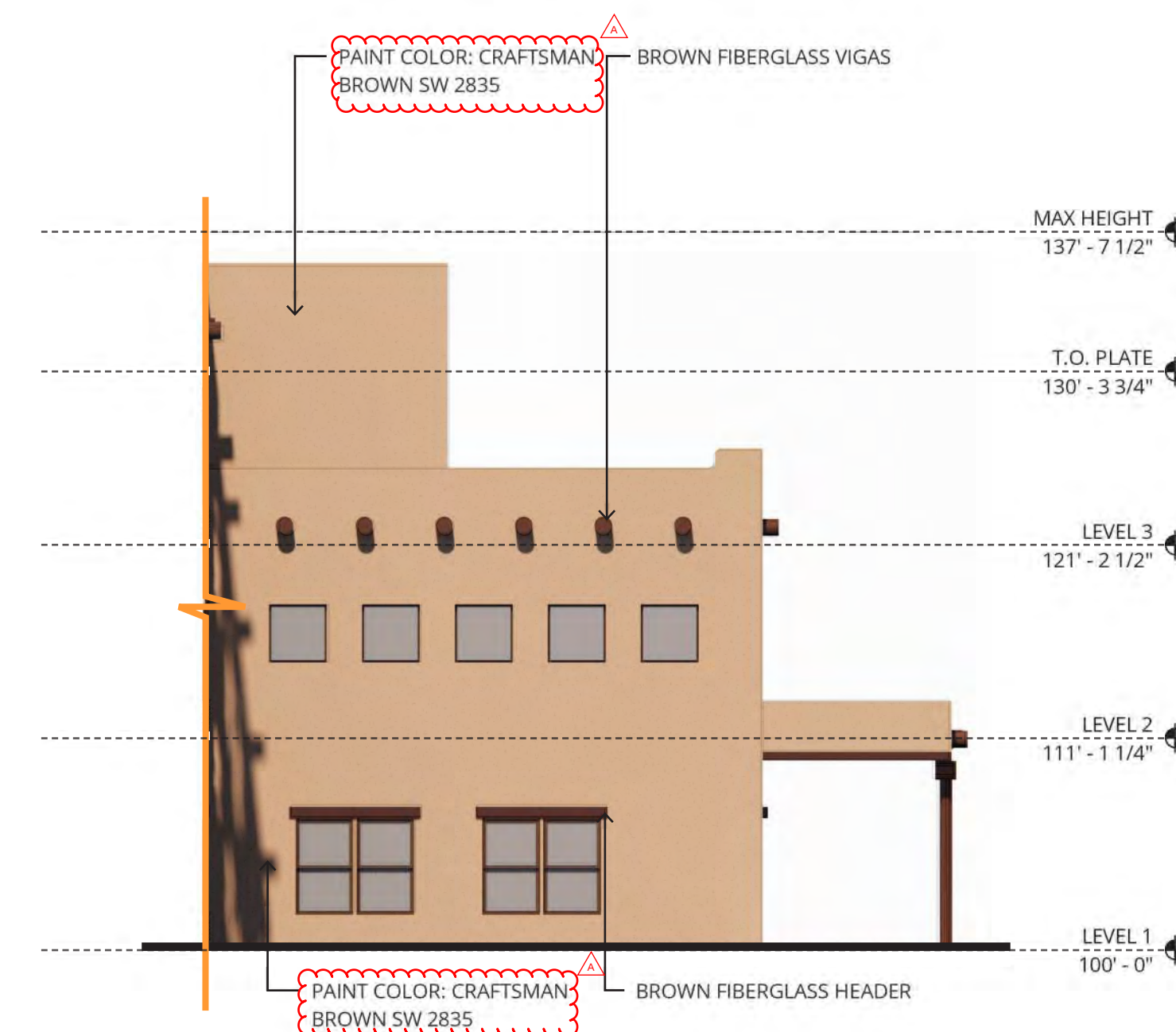
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1/8" = 1'-0"



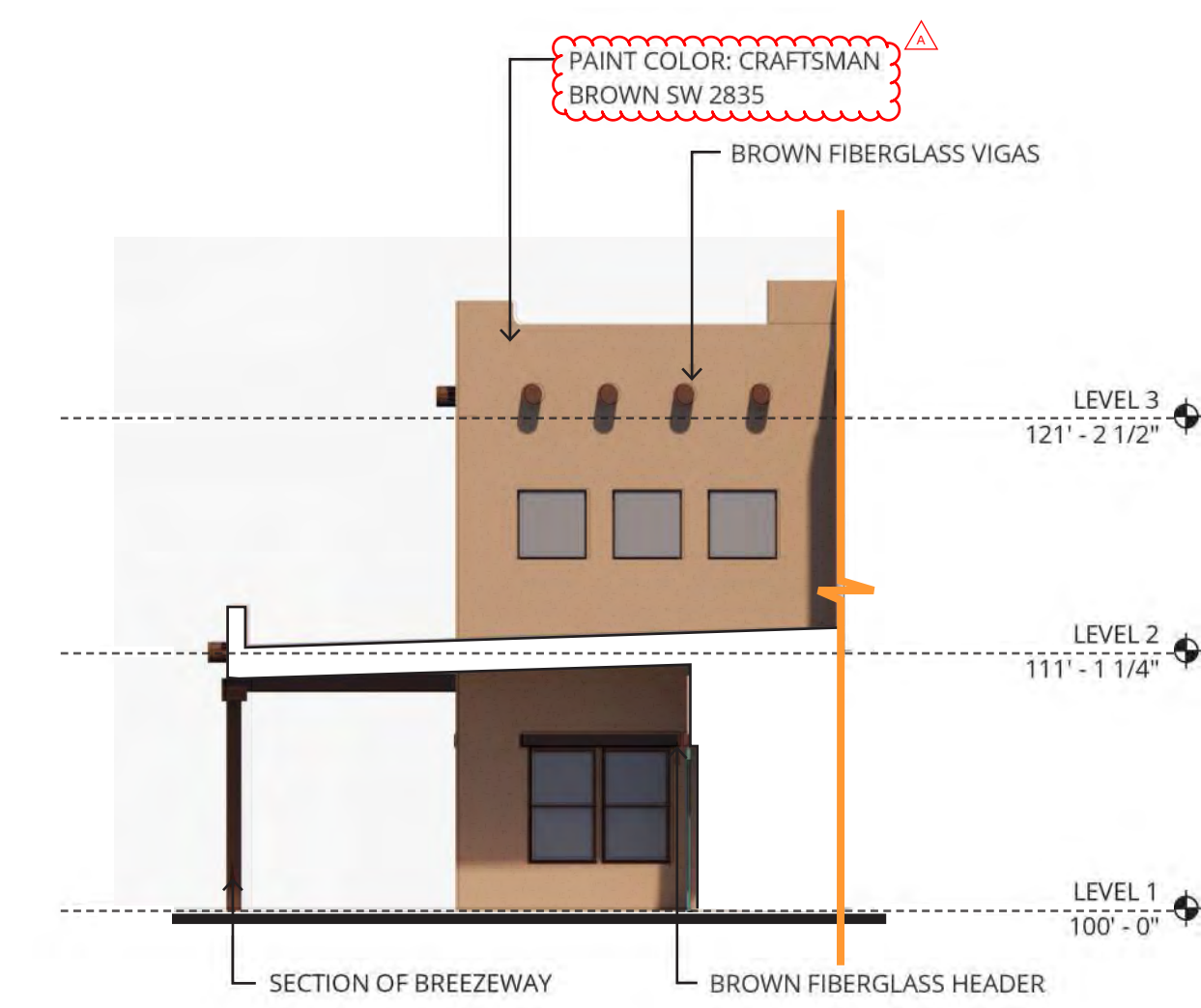
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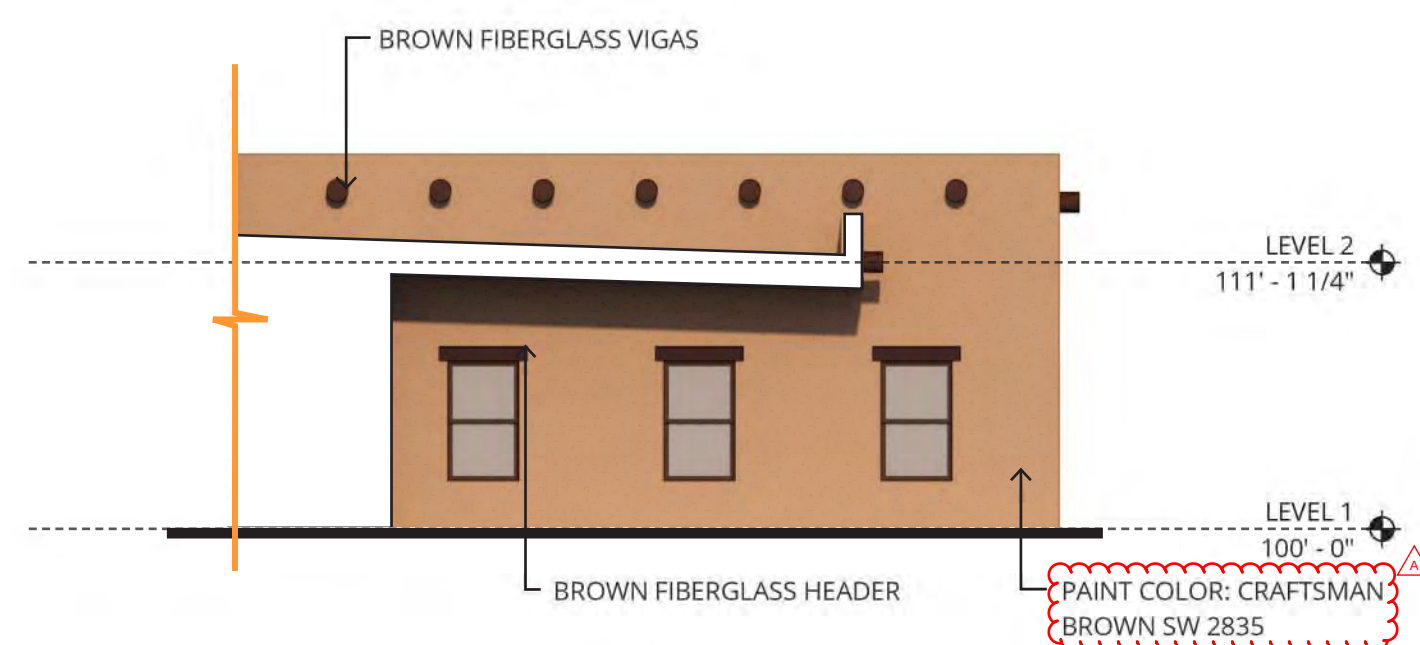
3 EAST ELEVATION - AL/IL DINING
1/8" = 1'-0"



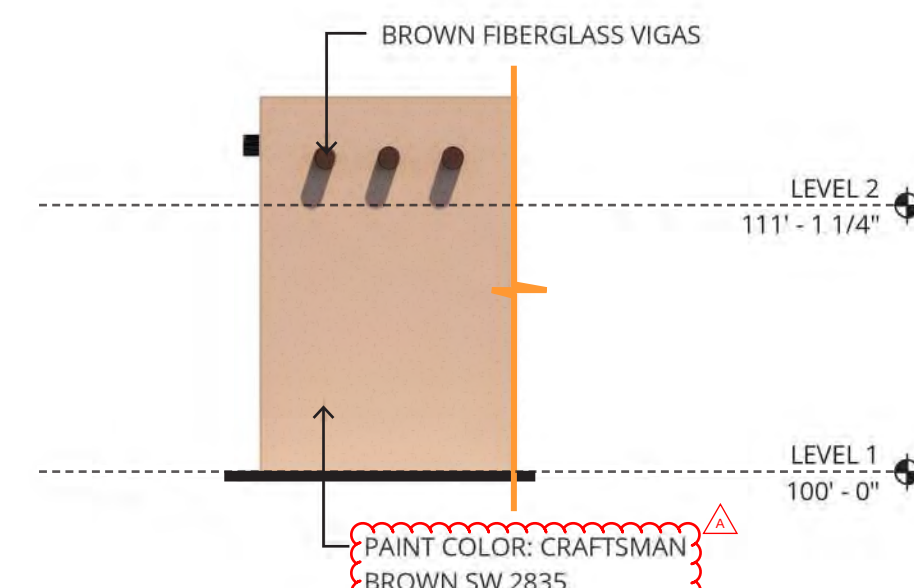
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1/8" = 1'-0"



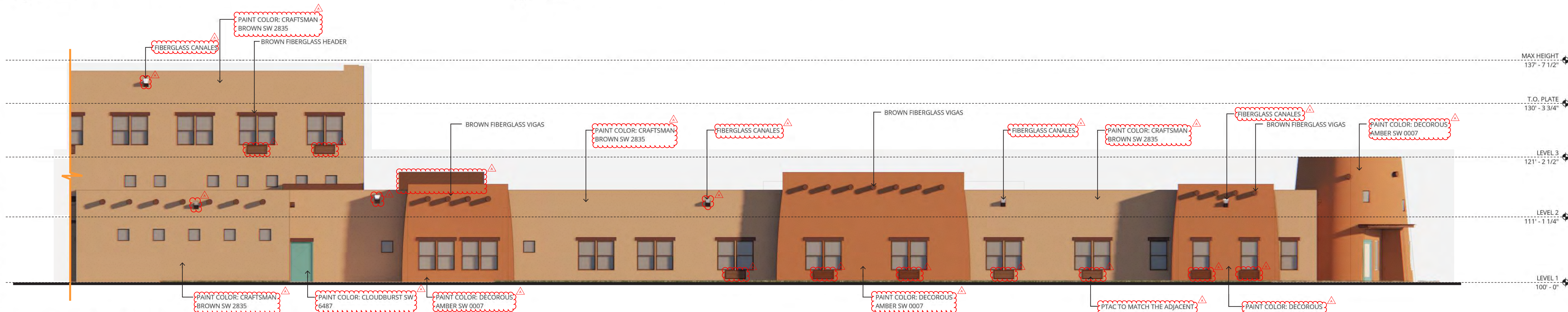
5 PARTIAL NORTH ELEVATION - AL/IL DINING
1/8" = 1'-0"



6 PARTIAL SOUTH ELEVATION - KITCHEN
1/8" = 1'-0"



7 PARTIAL NORTH ELEVATION - KITCHEN
1/8" = 1'-0"



8 EAST ELEVATION - MC WING/KITCHEN
1/8" = 1'-0"

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ATIVO SENIOR LIVING AT ALBUQUERQUE

4500 QUAKER HEIGHTS PL.
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LINK SENIOR DEVELOPMENT

REVISION	DATE	REASON FOR ISSUE

BUILDING
ELEVATIONS

PROJECT NUMBER
194000

SHEET NUMBER
A3.13

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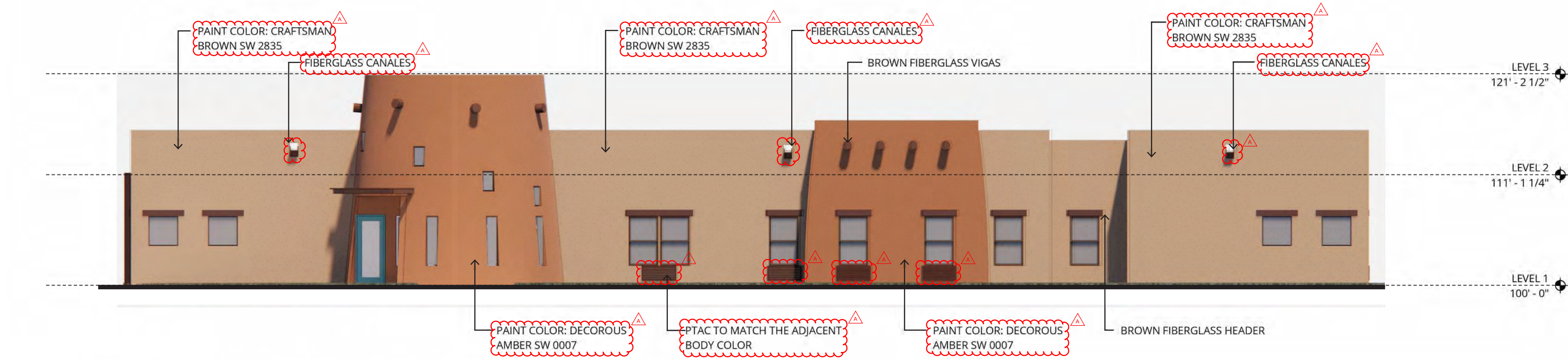
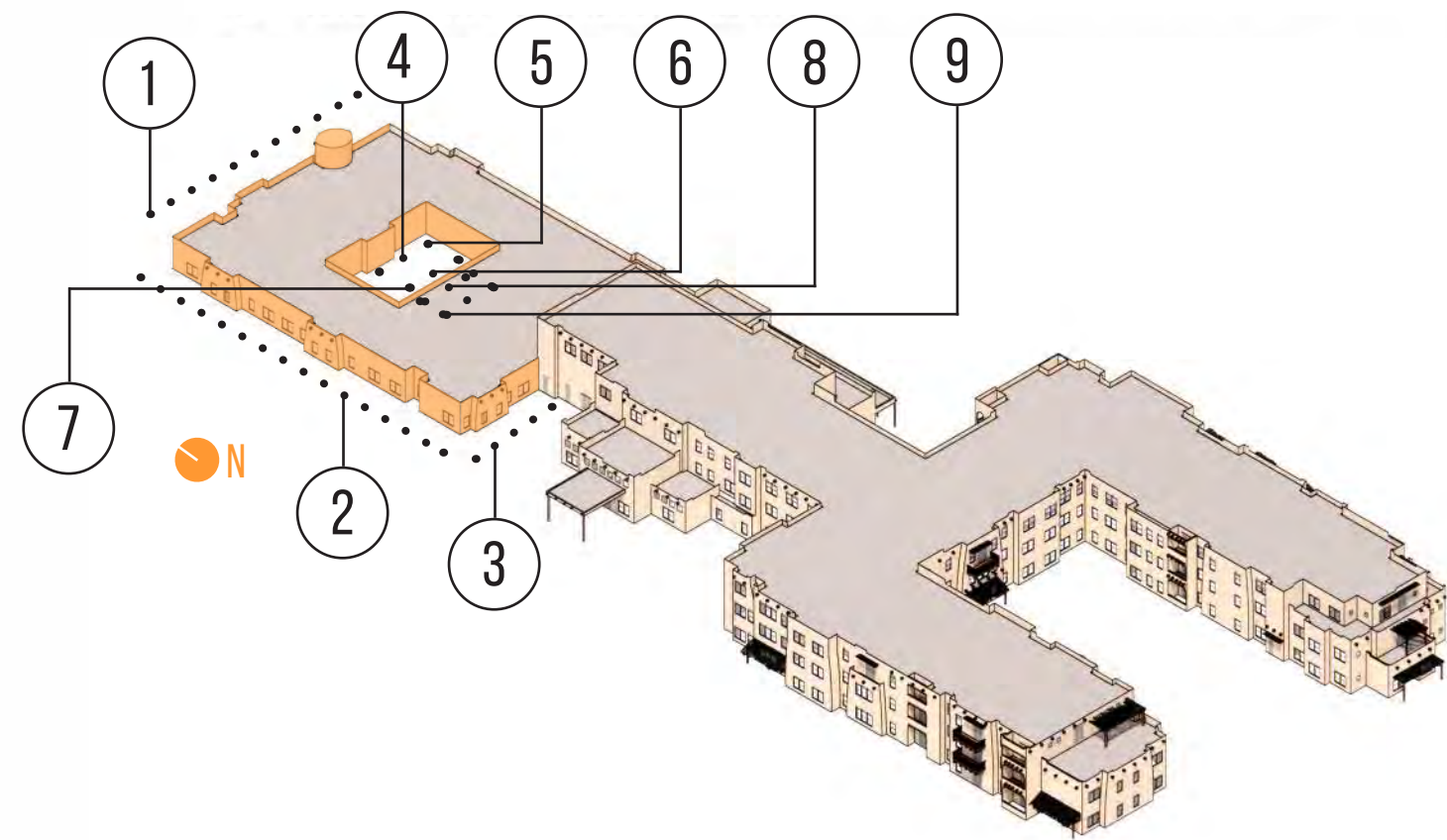


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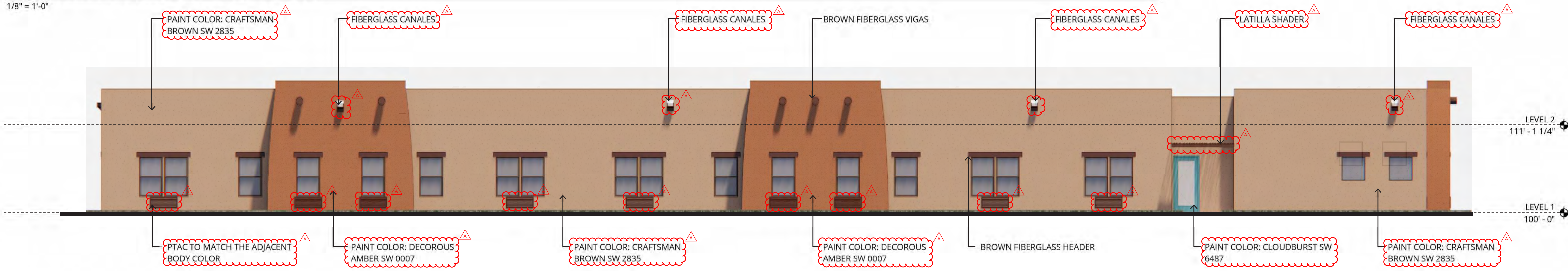
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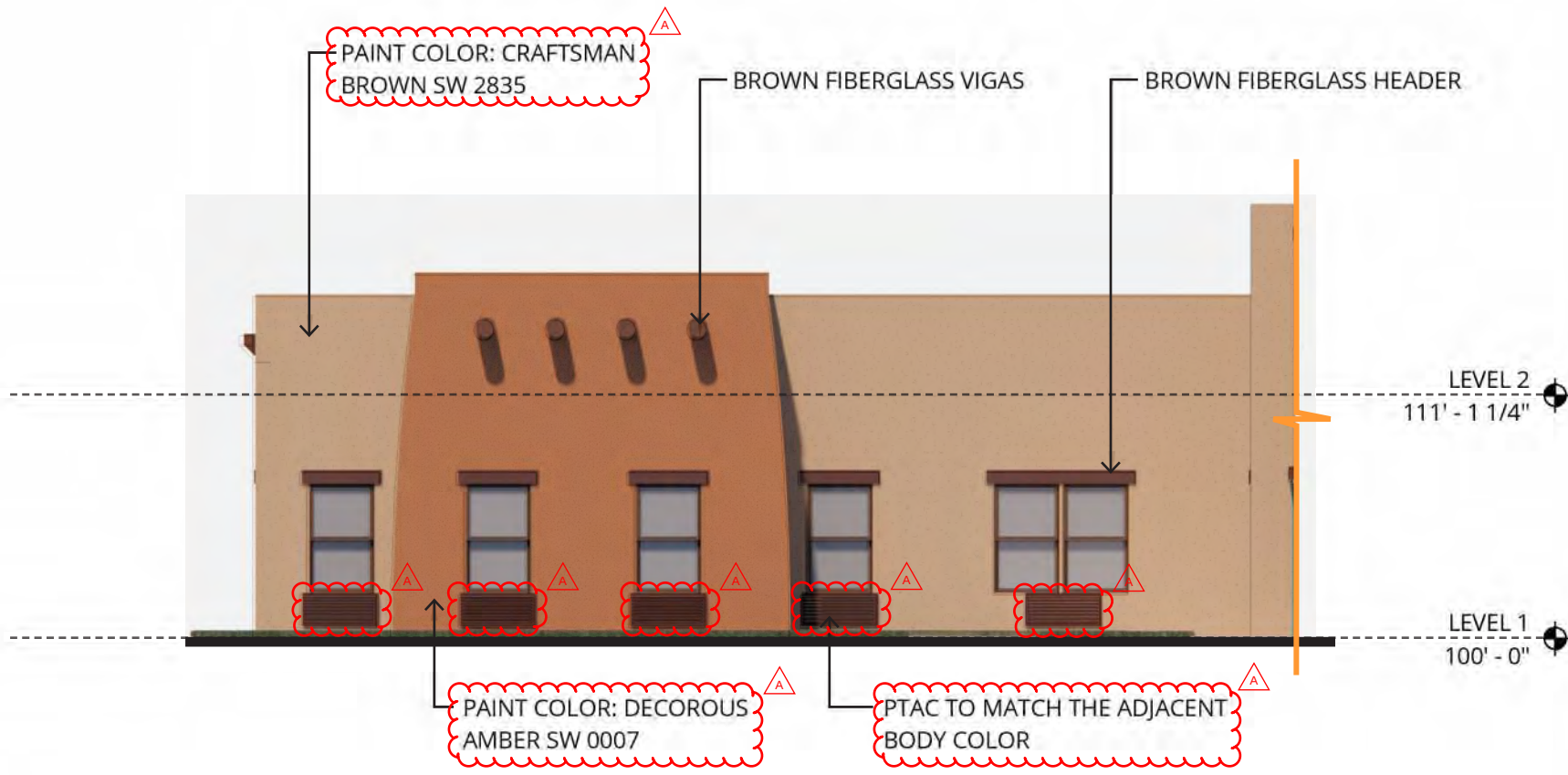
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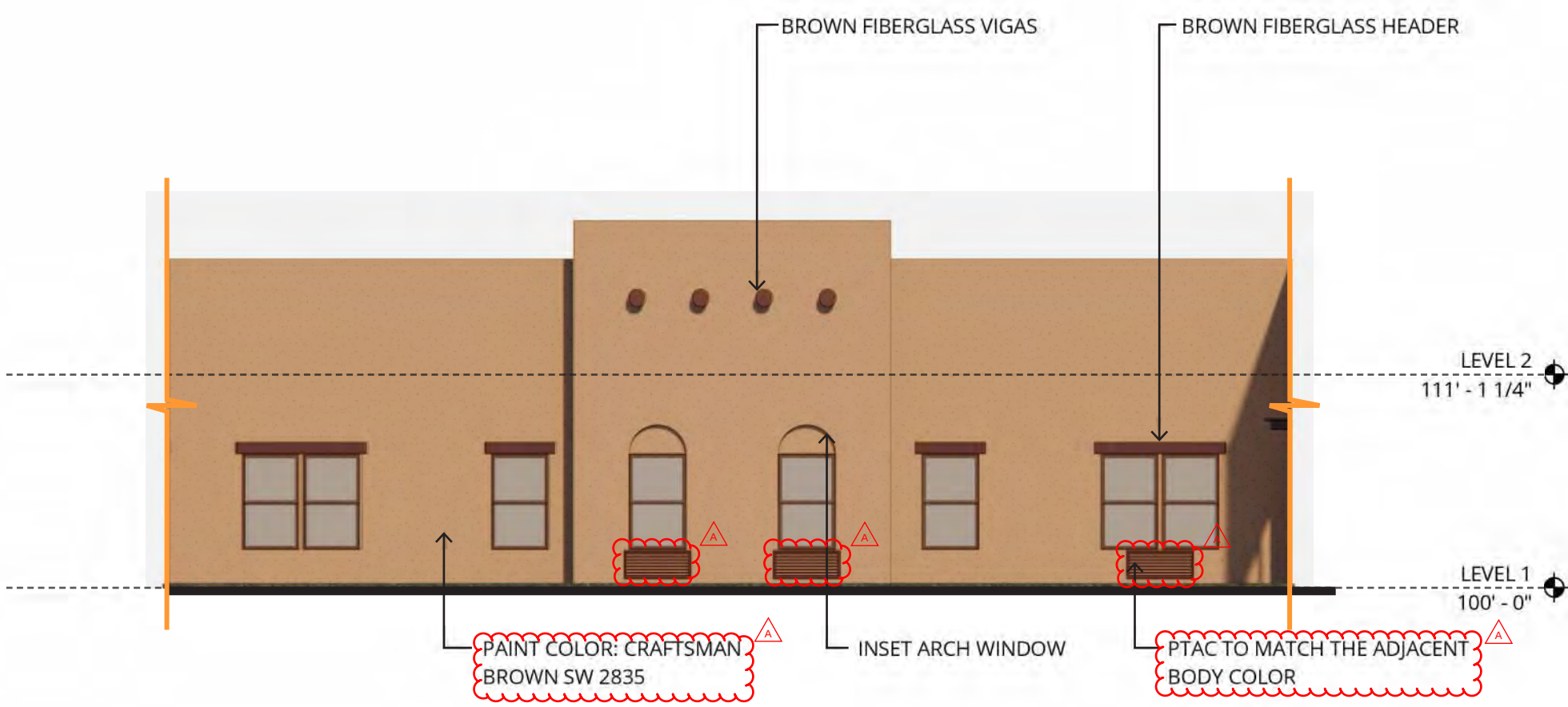
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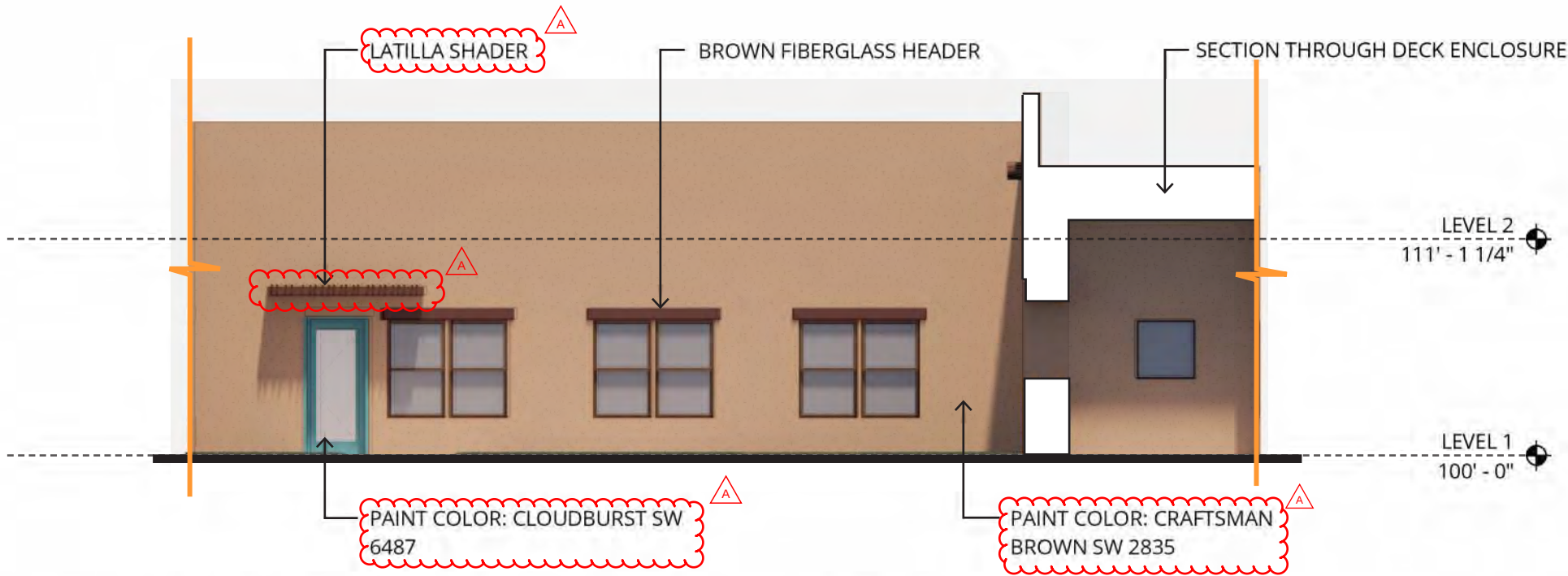
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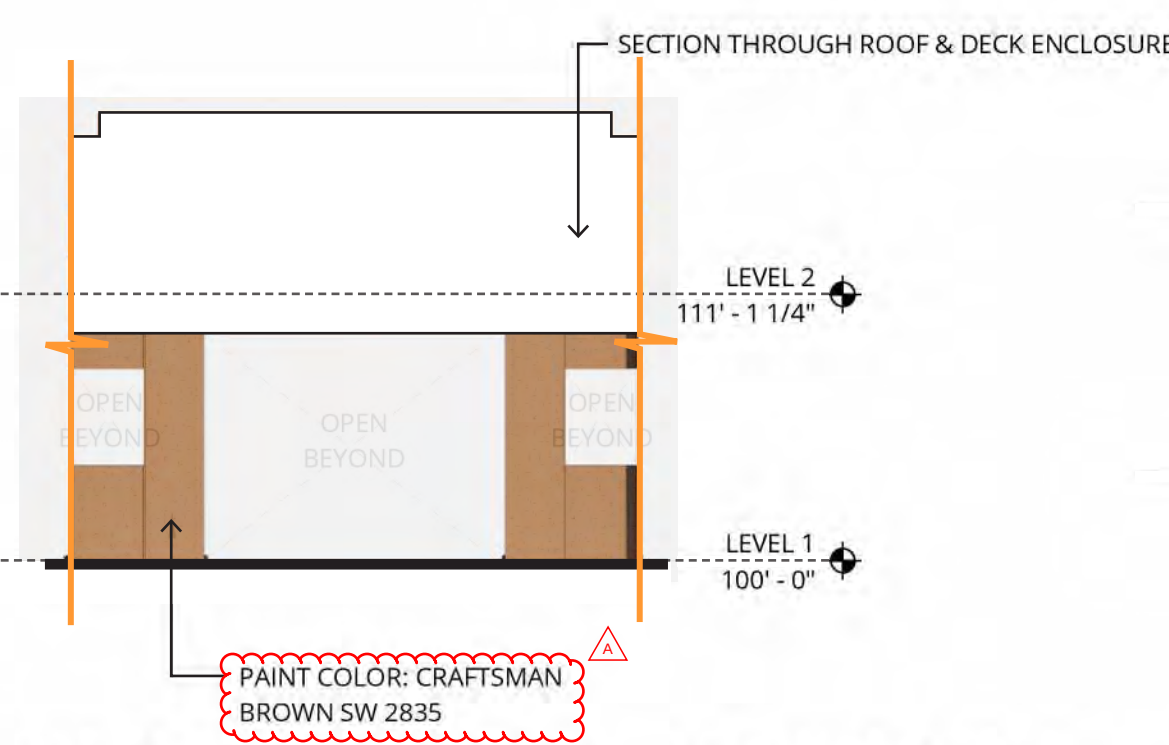
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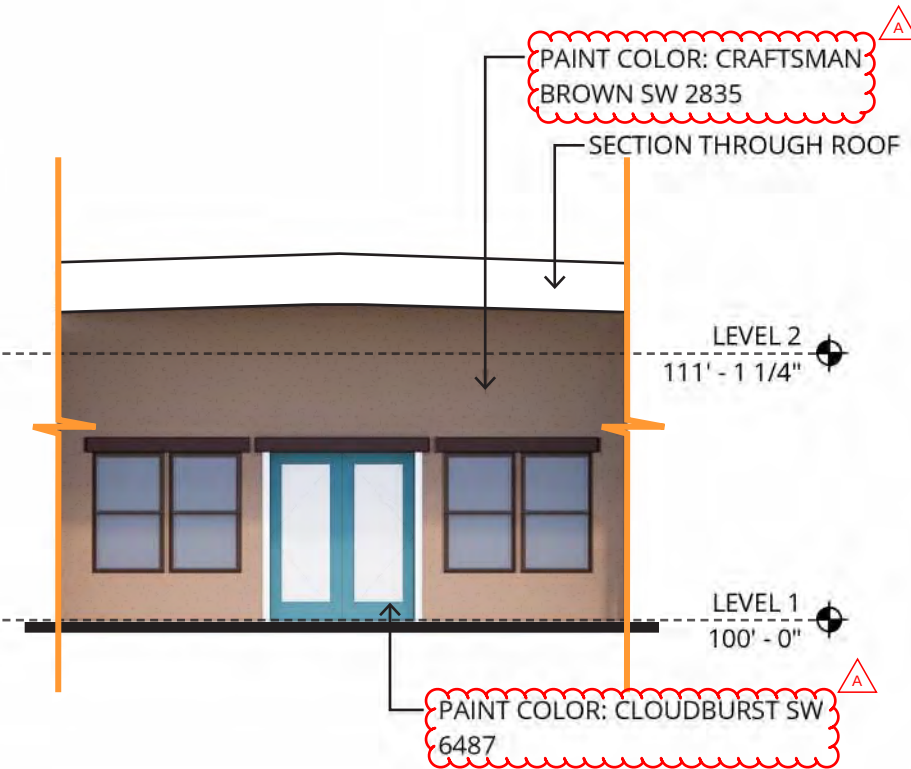
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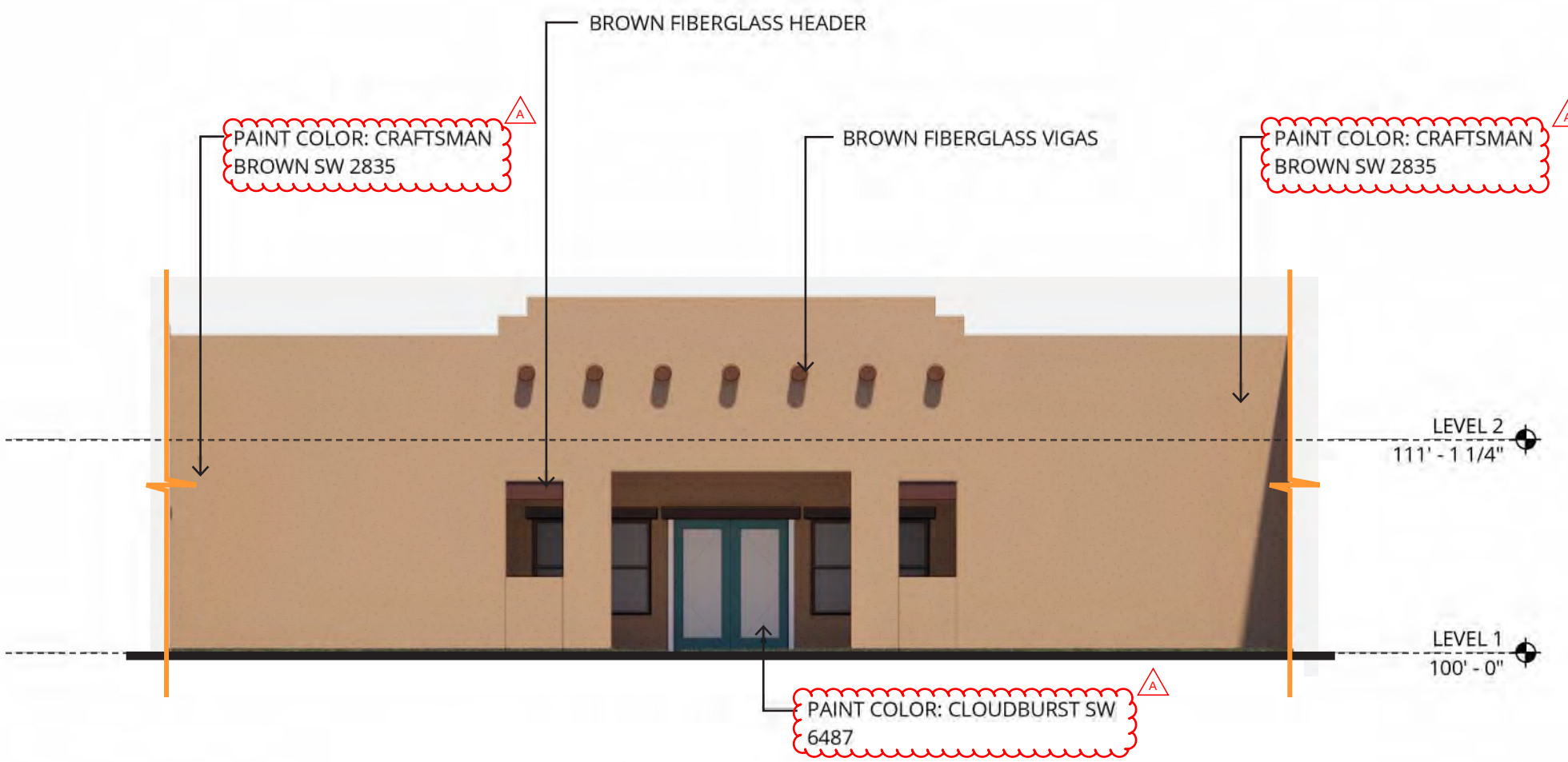
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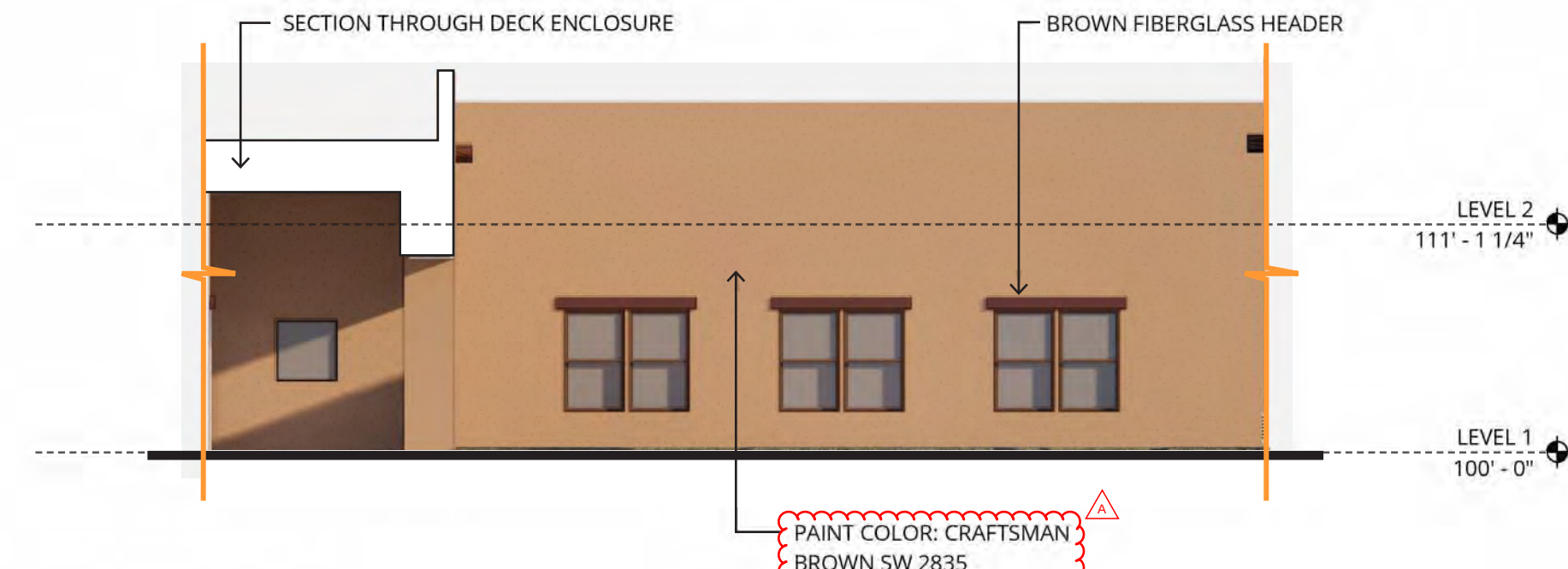
8 NORTH ELEVATION - MC ACTIVITY



9 SOUTH ELEVATION - MC ACTIVITY



6 SOUTH ELEVATION - MC COURTYARD



7 WEST ELEVATION - MC COURTYARD

ATIVO SENIOR LIVING AT ALBUQUERQUE

4500 QUAKER HEIGHTS PL.

ALBUQUERQUE, NM

LINK SENIOR DEVELOPMENT

REVISION	DATE	REASON FOR ISSUE

BUILDING
ELEVATIONS

PROJECT NUMBER
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SHEET NUMBER
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