

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020}₋₀₀₀₁₂ PROJECT # ^{PR-2020}₋₀₀₃₂₇₁

Age Restricted Senior Living Facility

Minor Changes per comments from

Transportation Development (10 Mar 2020).

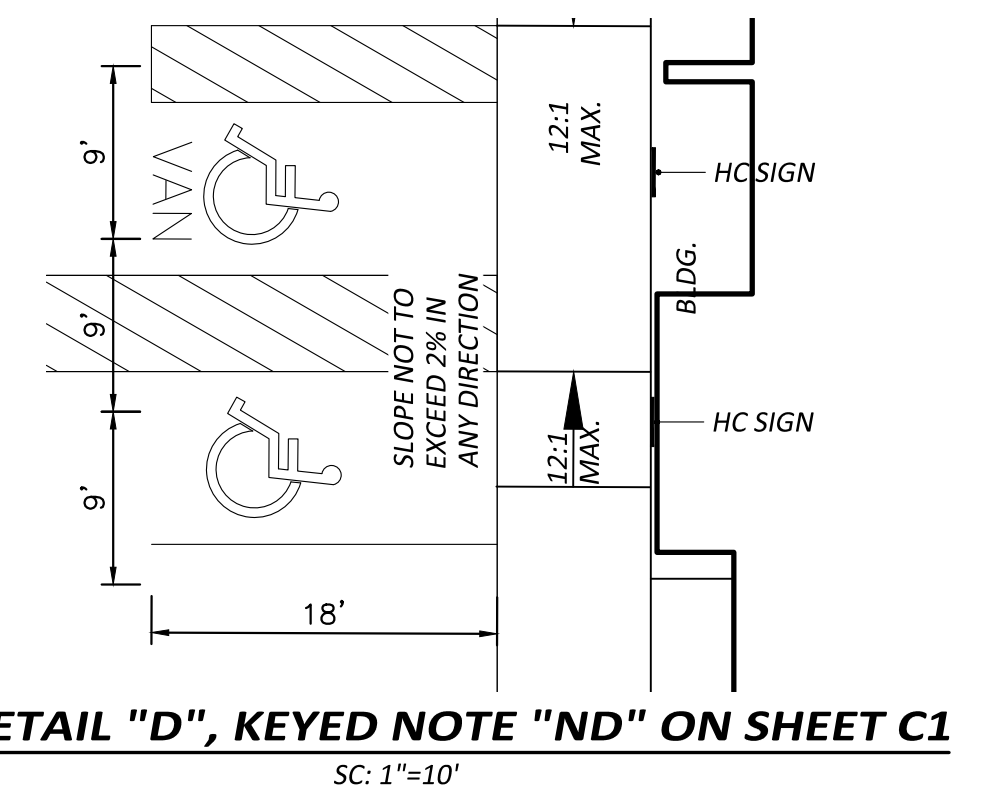
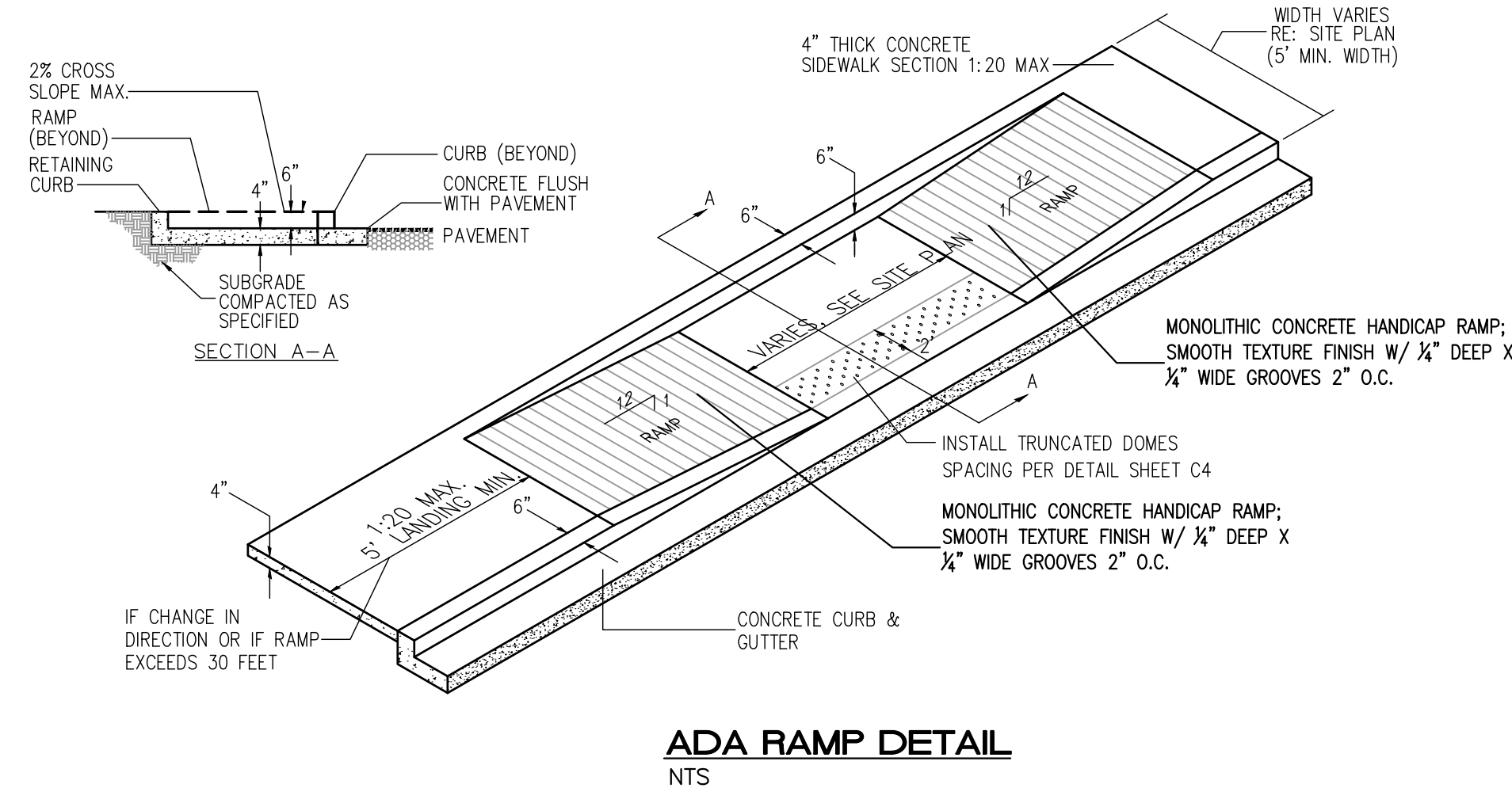
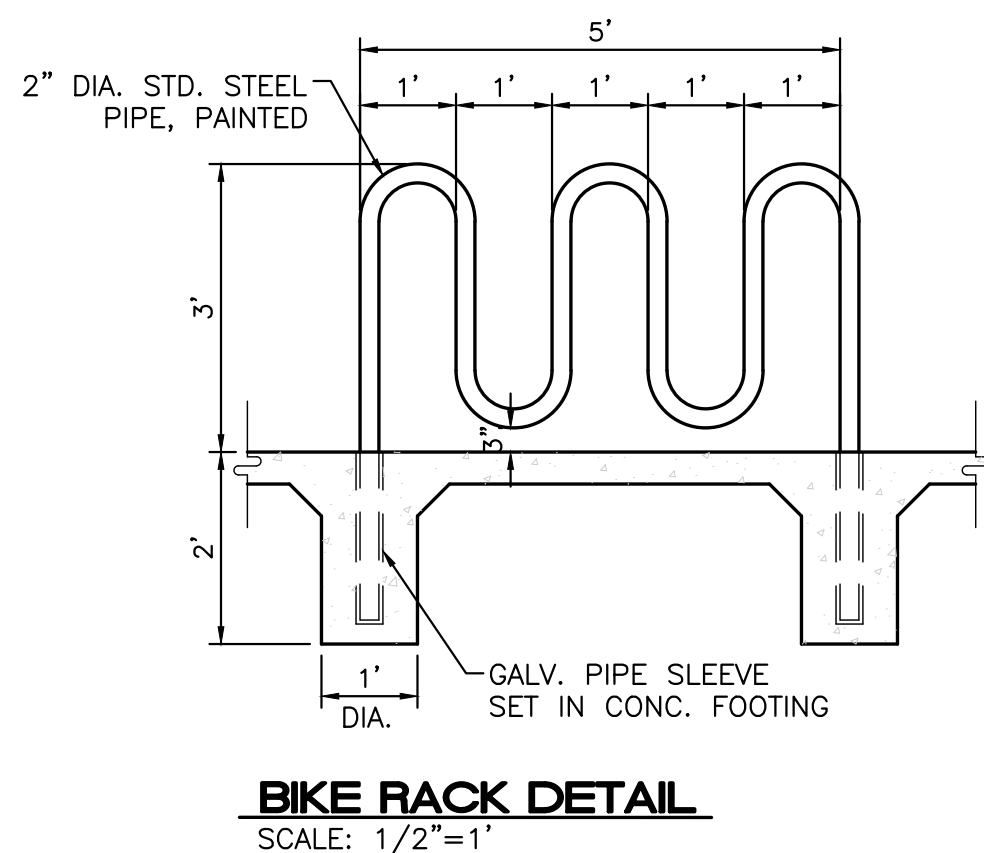
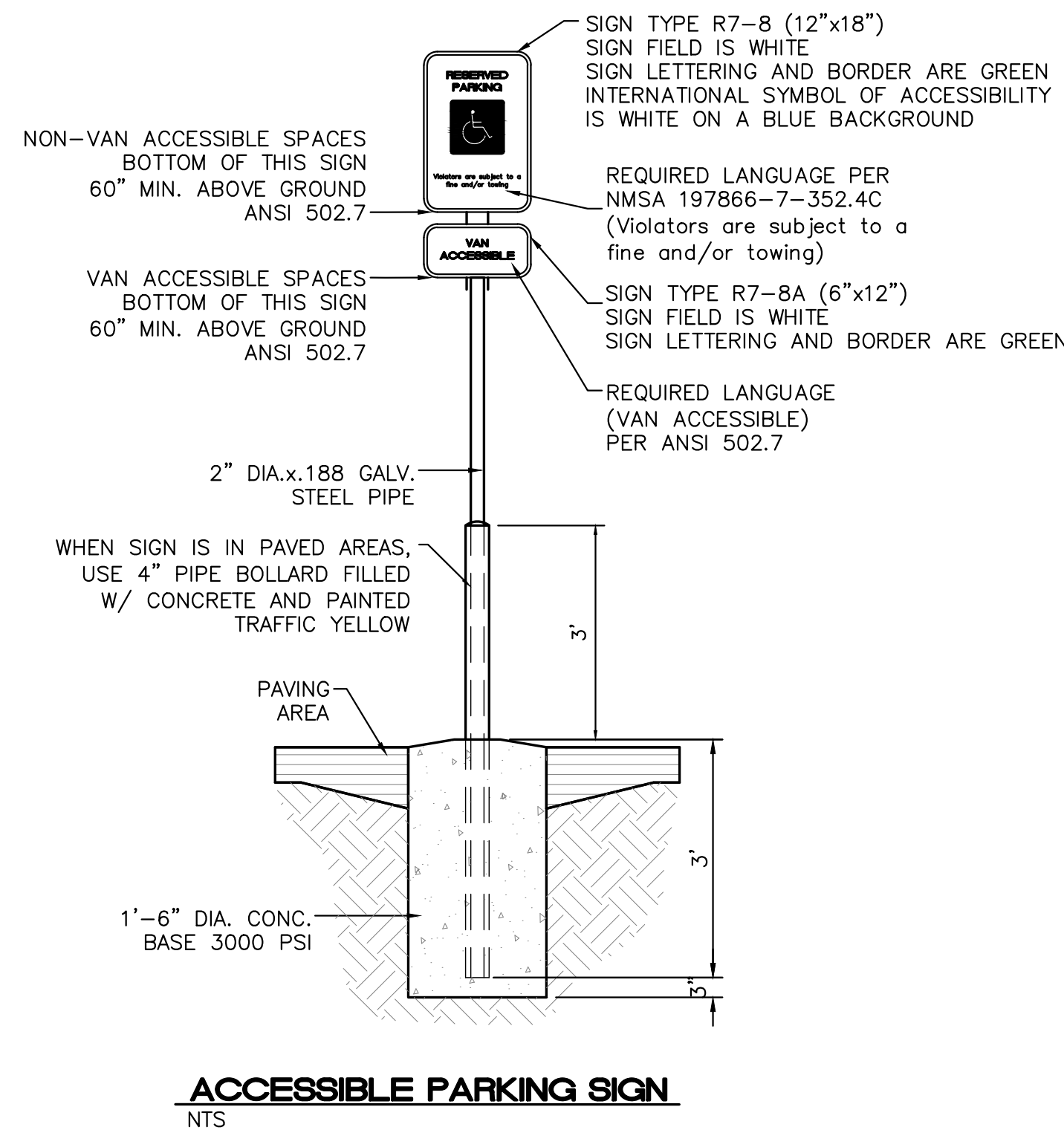
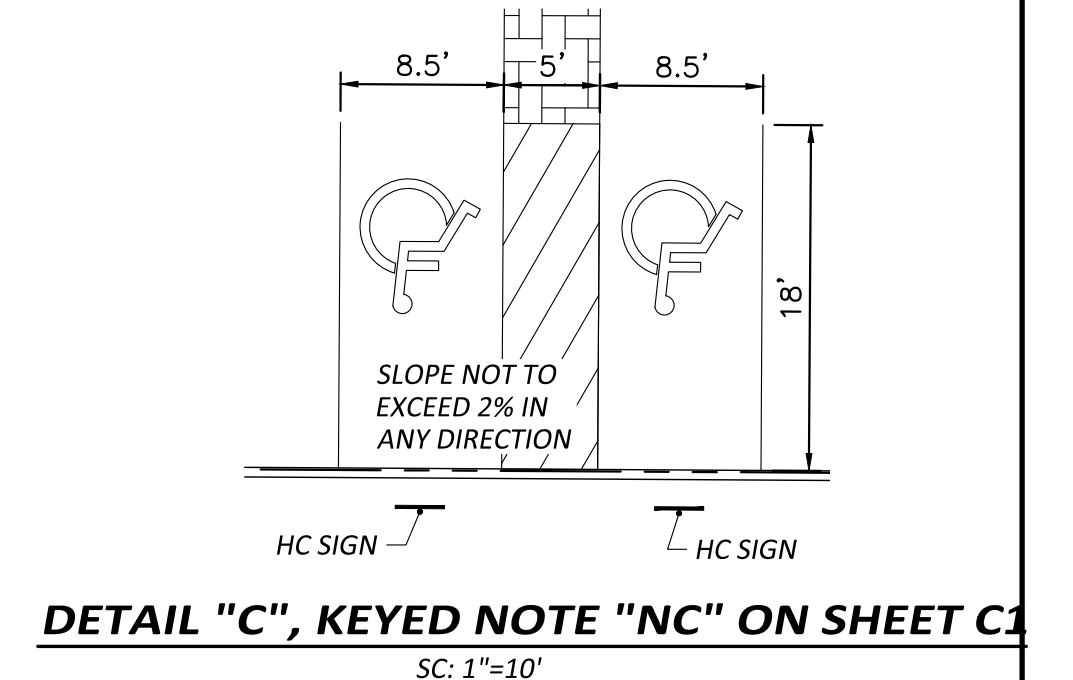
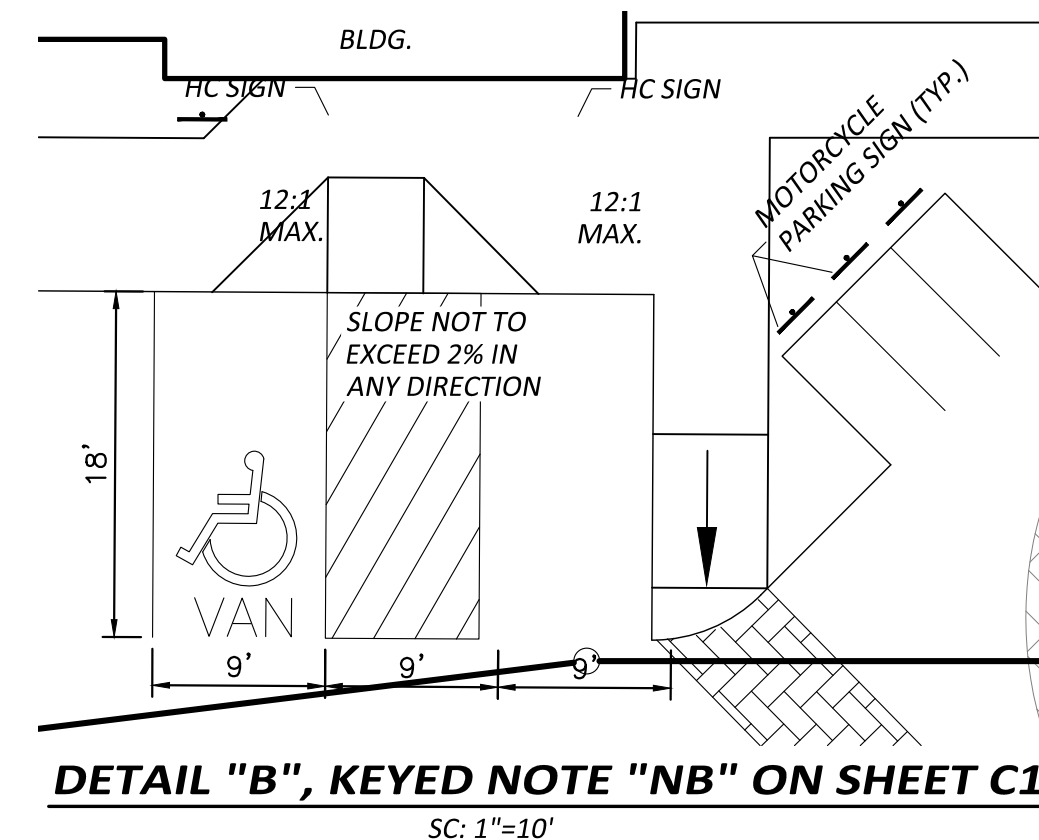
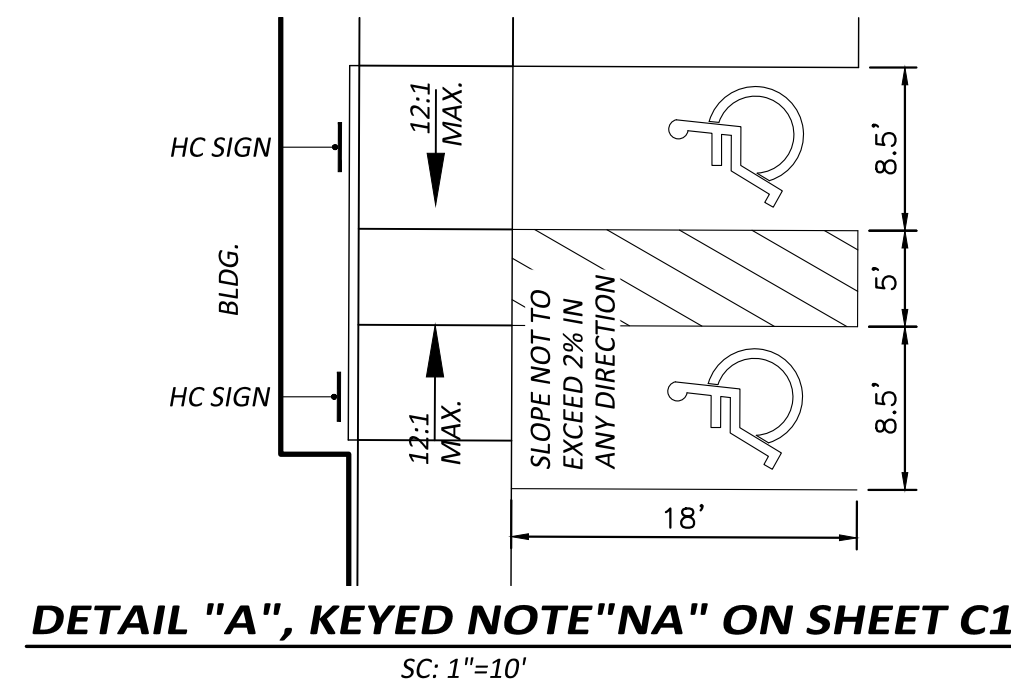
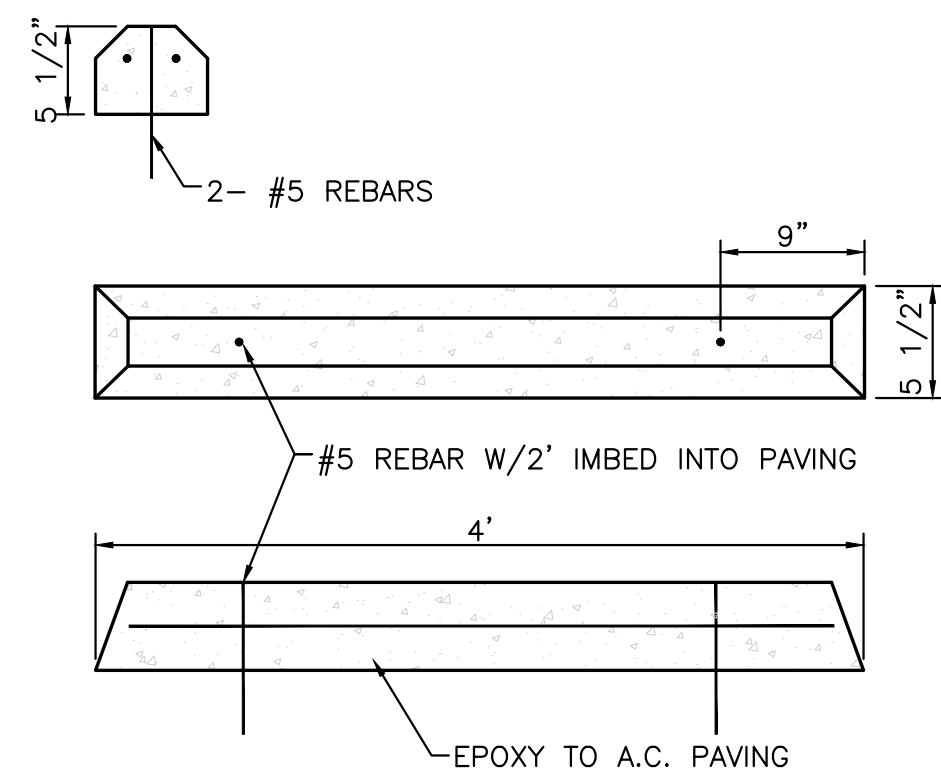
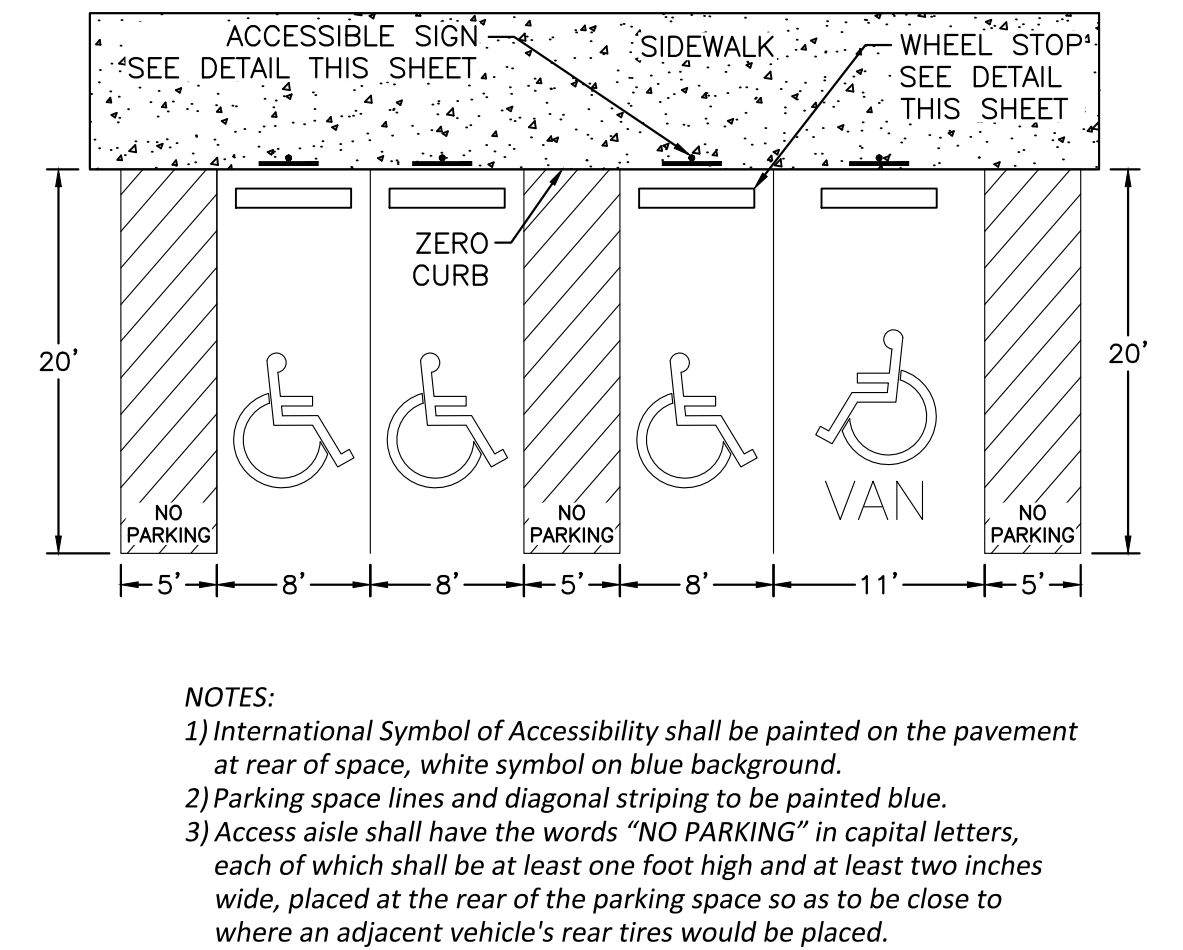
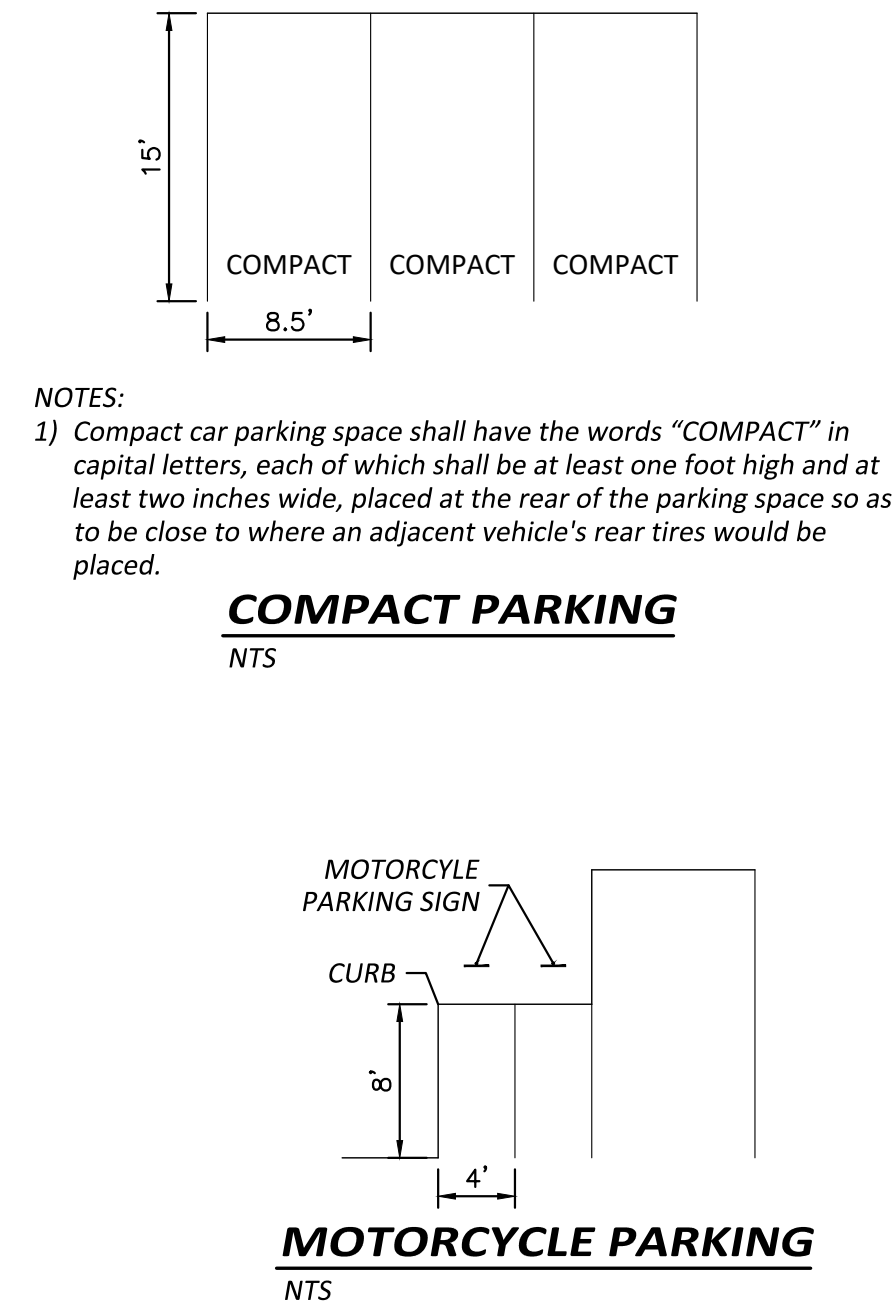
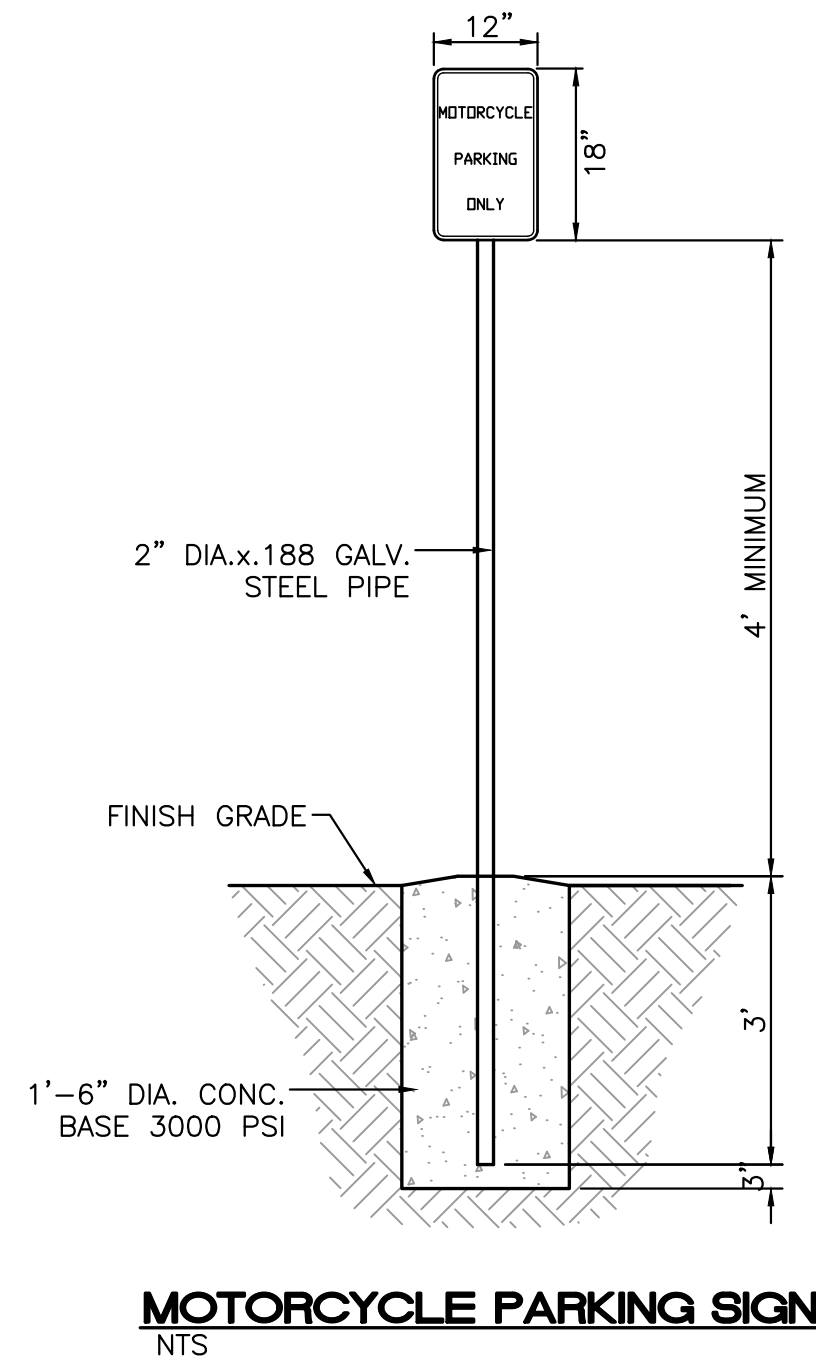
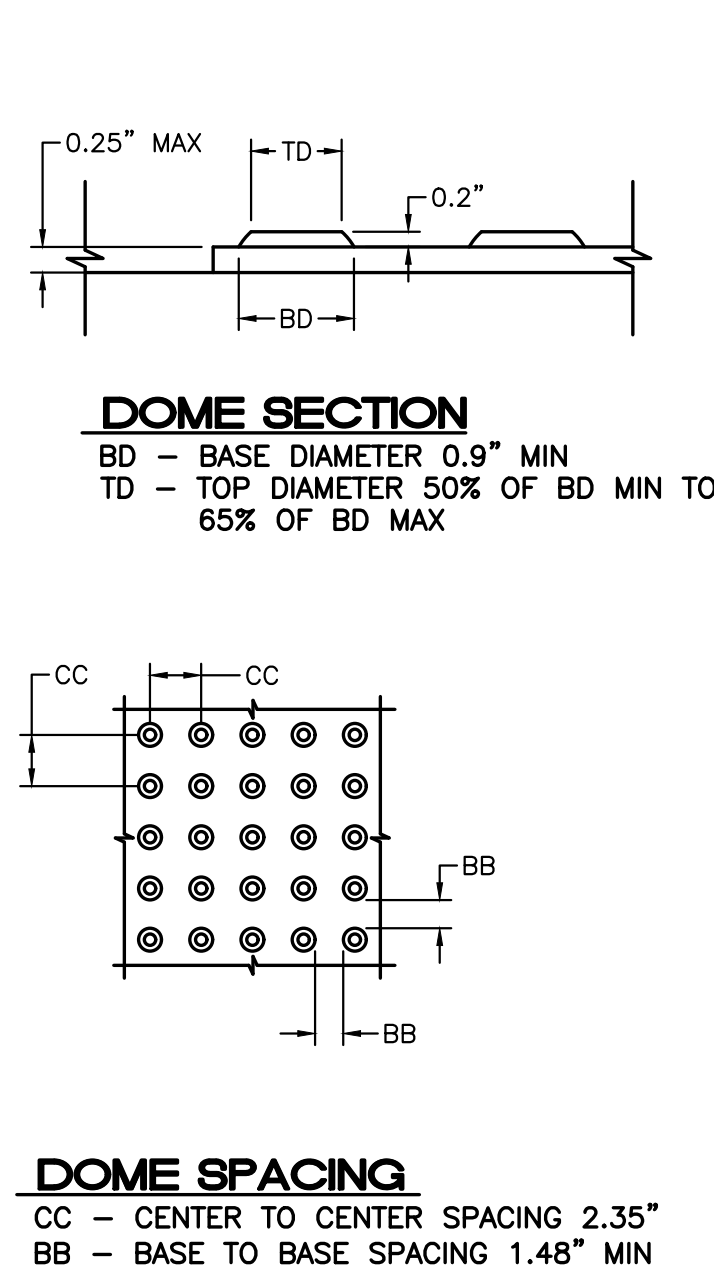
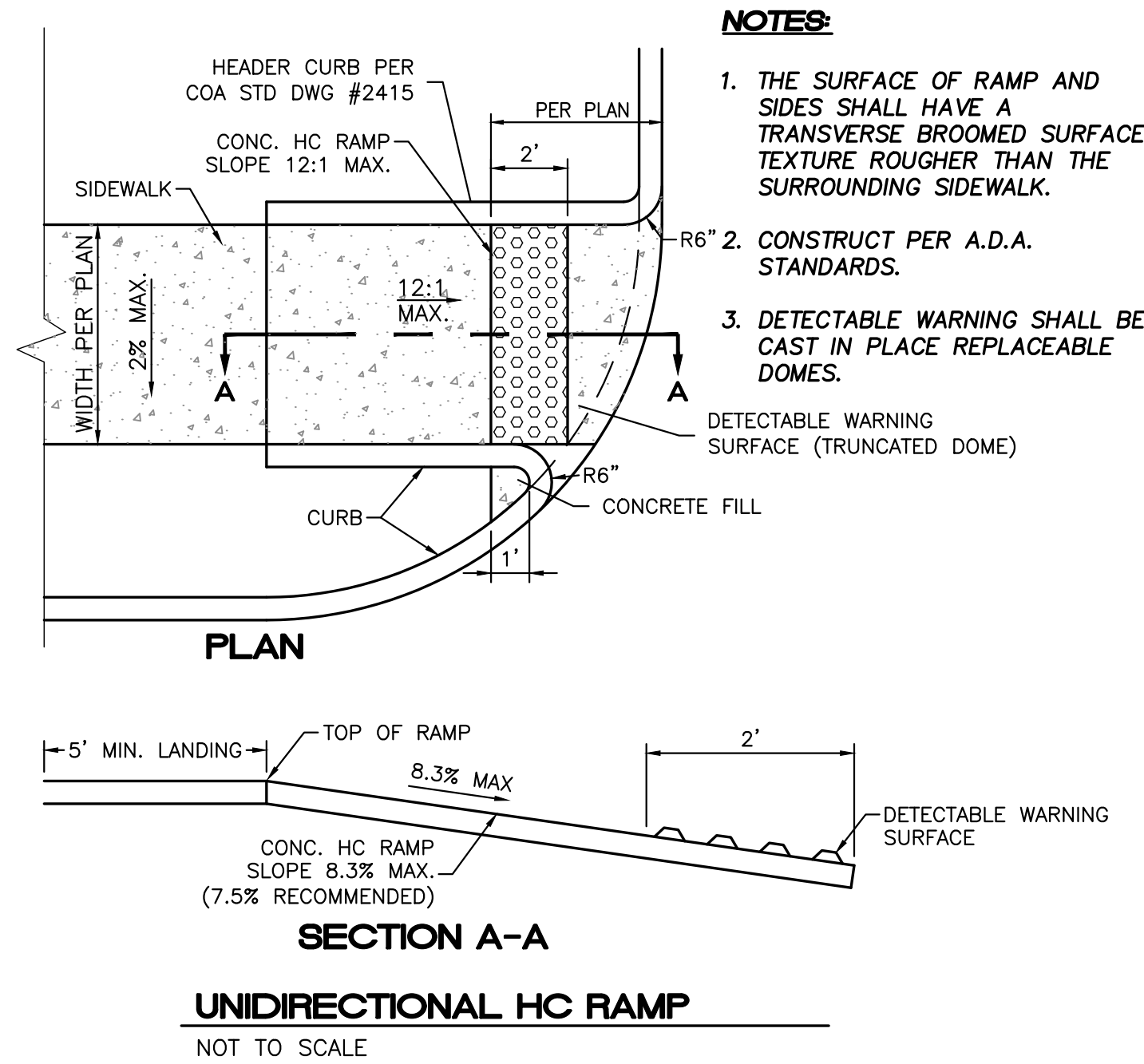
RBrito Digitally signed by RBrito
DN: cn=RBrito, o=CABQ Planning Dept,
ou=UD&D, email=rbrito@caba.gov, c=US
Date: 2020.03.26 10:08:19 -06'00' 26 Mar 2020

APPROVED BY DATE

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
3. 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.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED, ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
6. THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
7. LANDSCAPING, FENCING 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
8. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN PUBLIC WORK ORDER.

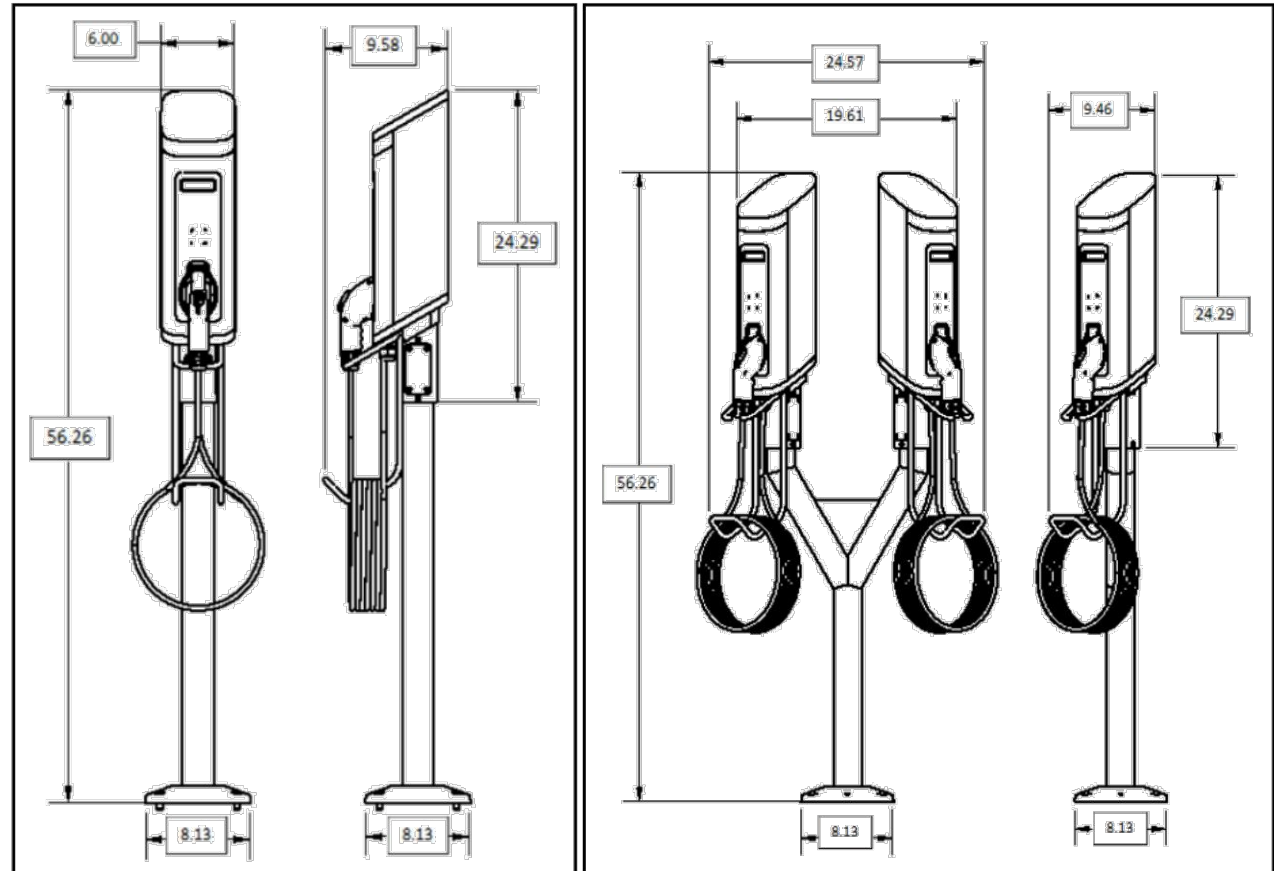
1. ALL SIGNS SHOWN ON THIS PLAN MUST BE PERMITTED SEPARATELY.
2. PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET C5 FOR SIGNAGE REGULATIONS.

\\2017\2017086 Age Restricted Senior Living\dwg\DRB\2017086-SPB.dwg Mar 18, 2020 - 11:16am

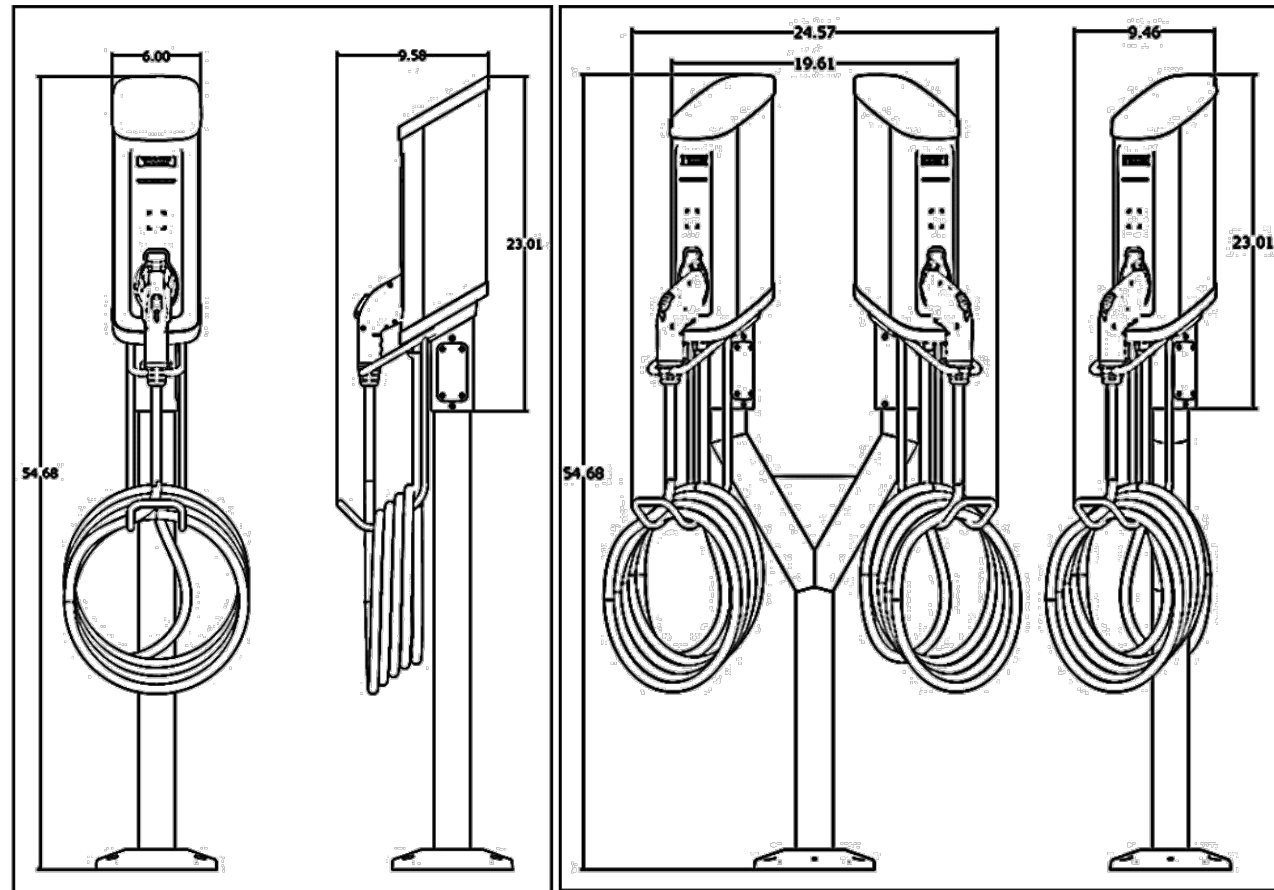


ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT DETAILS	DRAWN BY DY
		DATE 5/18/18
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017086-DETAILS
		SHEET # C4 JOB # 2017086

SemaConnect 620 Single and Dual Pedestal mount Installation Key Dimensions



SemaConnect 520 Single and Dual Pedestal mount Installation Key Dimensions



CAR CHARGING STATION DETAIL

NTS

CARPORT DETAIL

NTS

VEHICLE GATE DETAIL

NTS

DESIGN CRITERIA:

DESIGN CRITERIA:
1. ALL STRUCTURES SHALL BE DESIGNED FOR A WIND SPEED OF 110 MPH.
2. ALL STRUCTURES SHALL BE DESIGNED FOR A SEISMIC RISK CATEGORY OF II.
3. ALL STRUCTURES SHALL BE DESIGNED FOR A FLOOD RISK CATEGORY OF I.
4. ALL STRUCTURES SHALL BE DESIGNED FOR A COLLISION RISK CATEGORY OF I.
5. ALL STRUCTURES SHALL BE DESIGNED FOR A FIRE RISK CATEGORY OF I.
6. ALL STRUCTURES SHALL BE DESIGNED FOR A CORROSION RISK CATEGORY OF I.
7. ALL STRUCTURES SHALL BE DESIGNED FOR A PEST RISK CATEGORY OF I.
8. ALL STRUCTURES SHALL BE DESIGNED FOR A VANDALISM RISK CATEGORY OF I.
9. ALL STRUCTURES SHALL BE DESIGNED FOR A THEFT RISK CATEGORY OF I.
10. ALL STRUCTURES SHALL BE DESIGNED FOR A TERRORISM RISK CATEGORY OF I.

GENERAL NOTES:

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
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REV	BY	DATE	DESCRIPTION
1	BY	5-28-18	FOR APPROVAL
2	BY	5-28-18	FOR APPROVAL
3	BY	5-28-18	FOR APPROVAL
4	BY	5-28-18	FOR APPROVAL
5	BY	5-28-18	FOR APPROVAL
6	BY	5-28-18	FOR APPROVAL
7	BY	5-28-18	FOR APPROVAL
8	BY	5-28-18	FOR APPROVAL
9	BY	5-28-18	FOR APPROVAL
10	BY	5-28-18	FOR APPROVAL

LINE	QTY	PC	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
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1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT
1	TOTAL	AMOUNT	DESCRIPTION	UNIT	AMOUNT	WEIGHT	AMOUNT

MATERIAL LIST FOR ONE GATE
(TOTAL REQ'D = 2)

FOR APPROVAL
(NOT FOR CONSTRUCTION)

APPROVED NOTES:
PLEASE VERIFY ALL DIMENSIONS AND MATERIALS ARE AS SHOWN ON ALL DRAWINGS.
LEAVING CLEARANCE AREAS UNOCCUPIED WILL RESULT IN DELAYS DURING
CONSTRUCTION AND DELIVERY PROBLEMS.

REV	BY	DATE	DESCRIPTION
1	BY	5-28-18	FOR APPROVAL
2	BY	5-28-18	FOR APPROVAL
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6	BY	5-28-18	FOR APPROVAL
7	BY	5-28-18	FOR APPROVAL
8	BY	5-28-18	FOR APPROVAL
9	BY	5-28-18	FOR APPROVAL
10	BY	5-28-18	FOR APPROVAL



MARQUEZ WROUGHT IRON, INC.

5150 DEL REY BLVD DONA ANA, NM 8002 (505) 362-0605 (505) 362-0609 Fax

TITLE DOUBLE CAR GATES 44 A

ENGINEER'S
SEAL



RONALD R. BOHANNAN
P.E. #7868

OVERTURE SENIOR
ACTIVE ADULT
DETAILS

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

DRAWN BY
DY

DATE
5/18/18

2017086-DETAILS

SHEET #

C4.1

JOB #
2017086

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SIGNAGE NOTES:

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- PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET CS FOR SIGNAGE REGULATIONS.

SITE DATA

LEGAL DESCRIPTION: LOT 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

ZONING: SU-2 C-1 OR SU-2 RC. DWELLING UNITS ALLOWED PER SPECIAL EXCEPTION 17ZHE-80268

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS:

SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE-5' MIN.; REAR-5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC) ALLOWED
175 DU PROPOSED

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

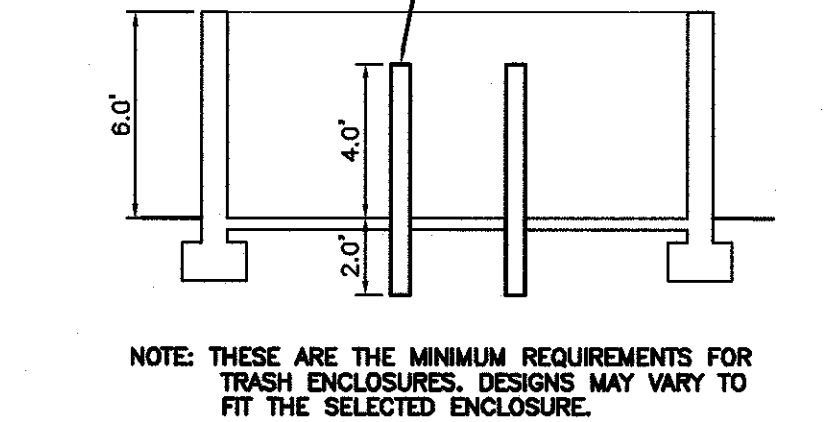
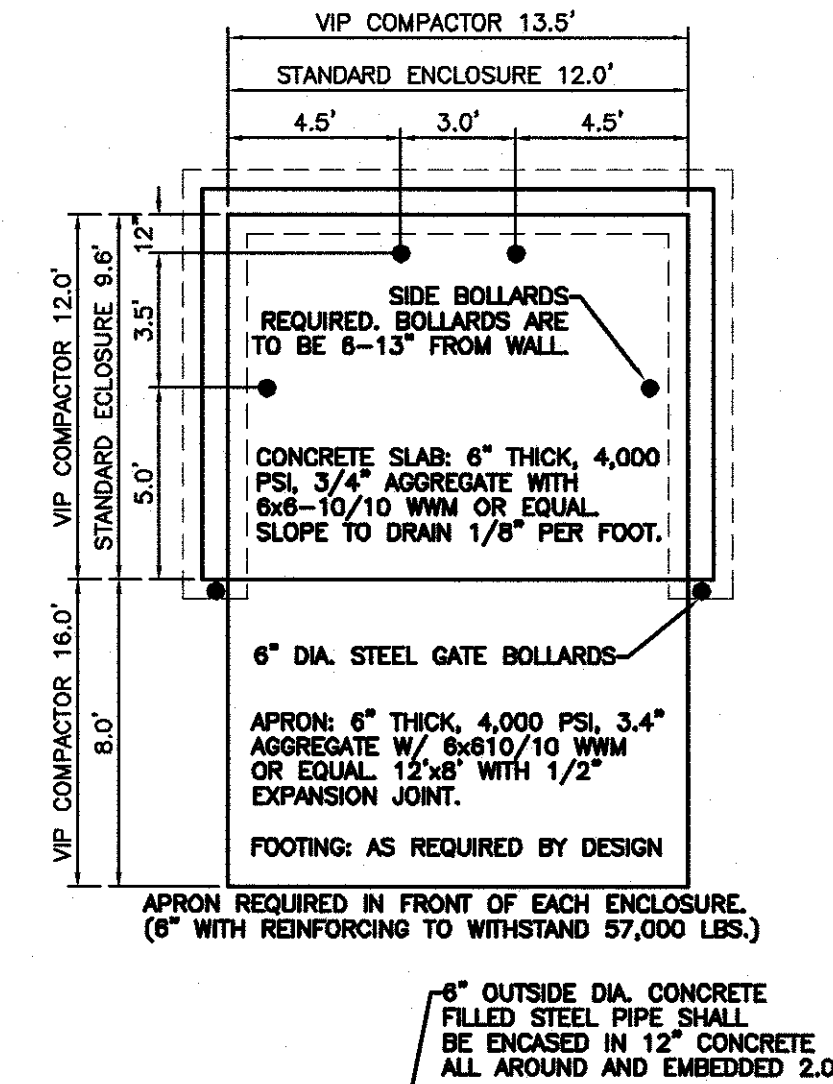
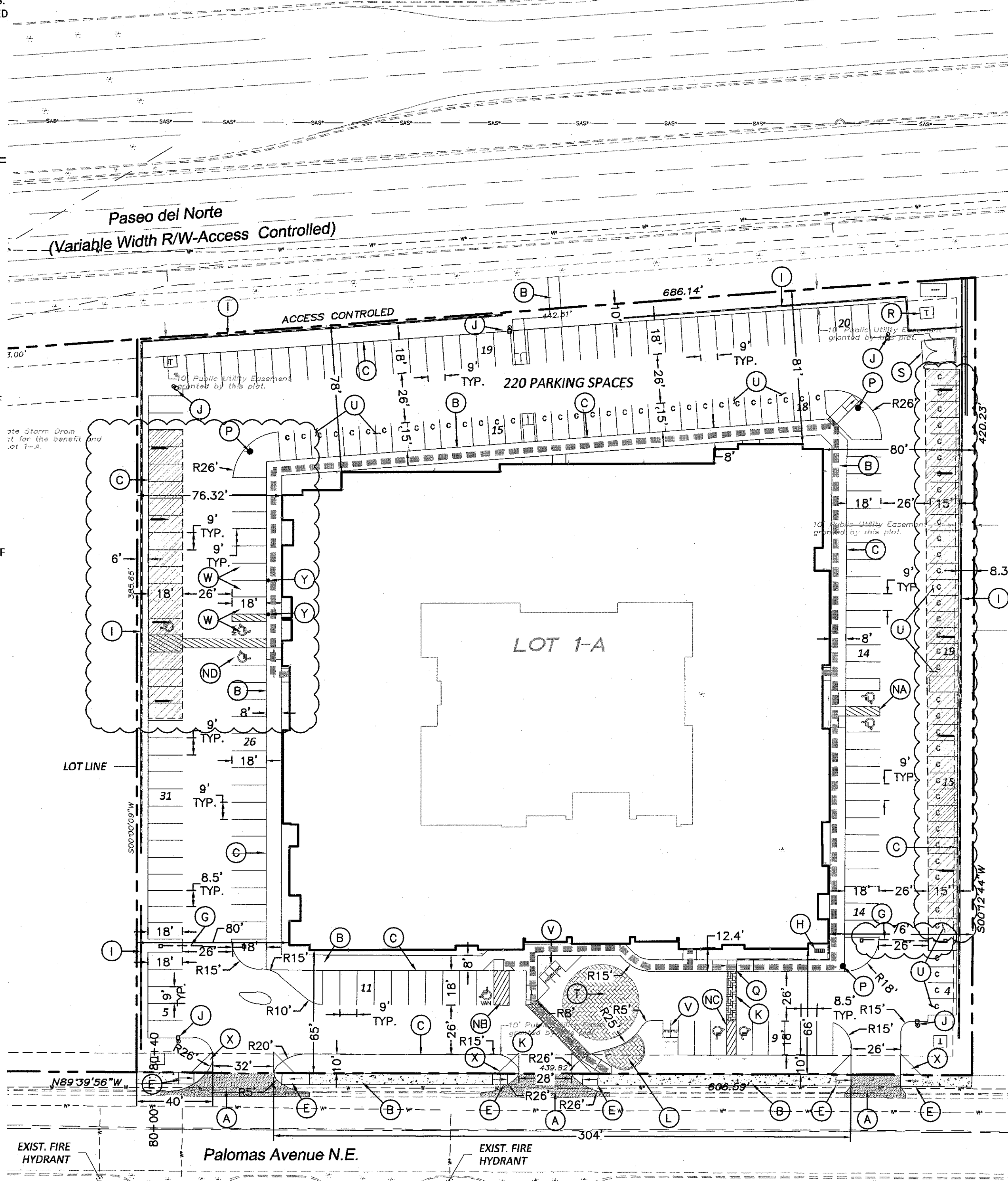
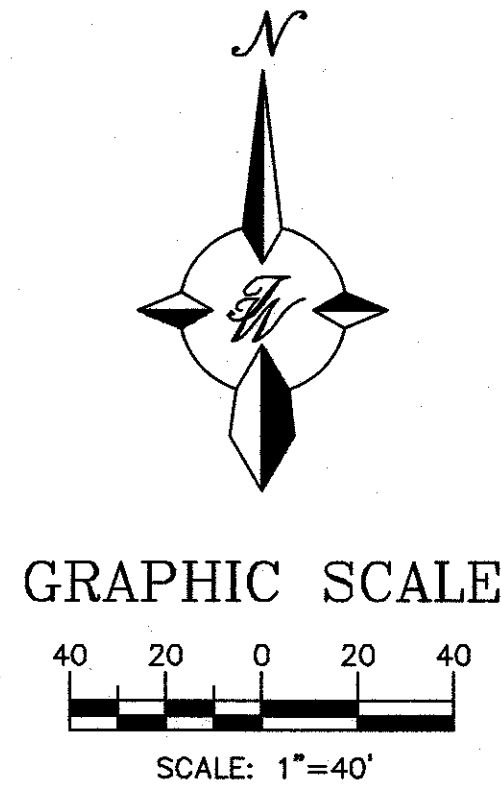
STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
CAR CHARGING STATIONS REQUIRED: 4 SPACES
CAR CHARGING STATIONS PROVIDED: 4 SPACES
PARKING REQUIRED: 220 SPACES (PER ZHE VARIANCE) (17ZHE-80268)
TOTAL PROVIDED: 220 SPACES (140 STANDARD; 72 COMPACT; 8 HC)
TOTAL COVERED PARKING: 51 SPACES
HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

NON AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



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

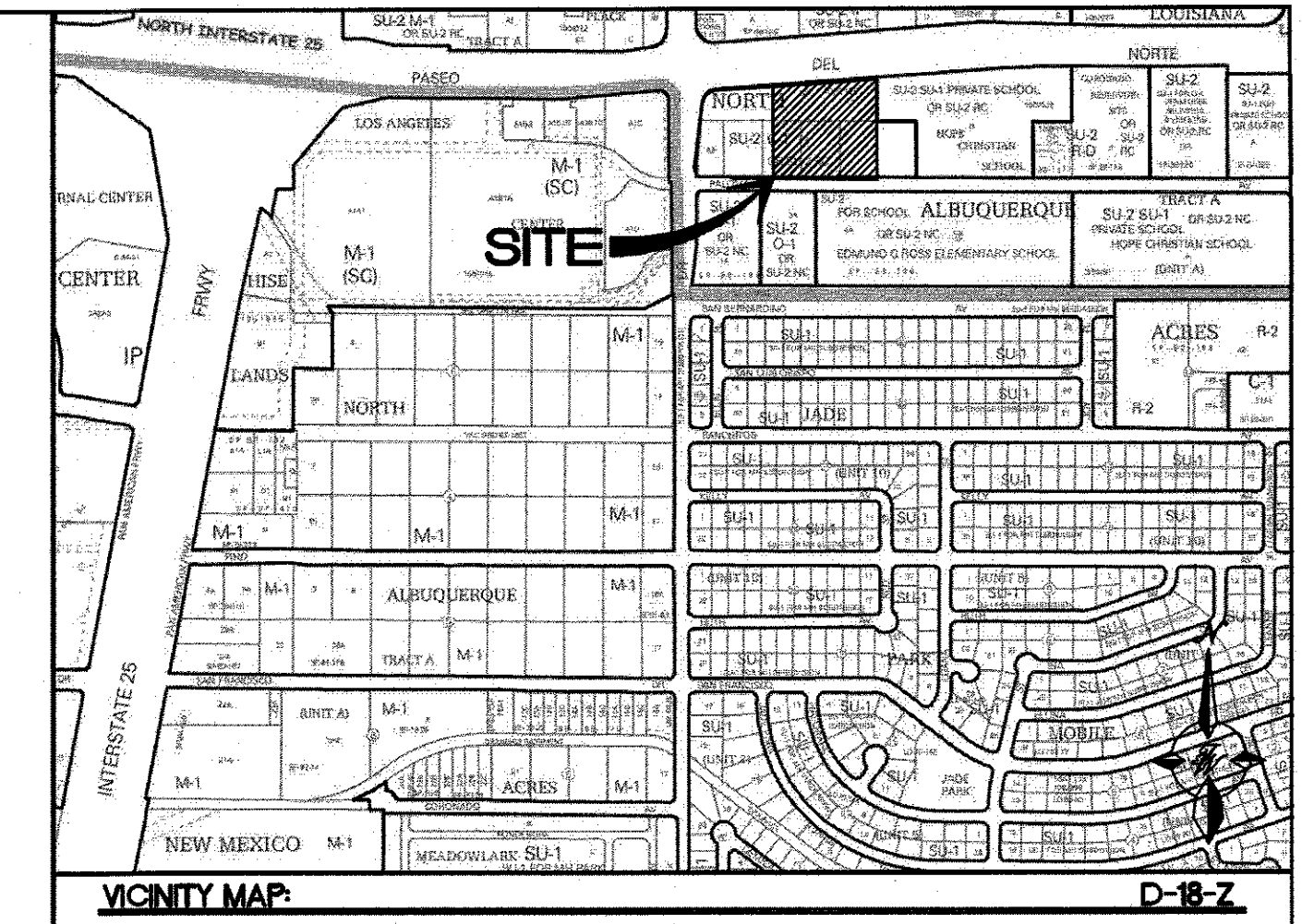
DUMPSTER ENCLOSURE DETAIL

KEYED NOTE:

- (A) 6\"/>
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6\"/>
- (D) ZERO CURB WITH TRUNCATED DOMES
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C4
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (G) VEHICULAR GATE
- (H) BIKE RACK (SEE DETAIL SHEET C4)
- (I) RETAINING WALL (SEE GRADING PLAN SHEET C2)
- (J) SITE LIGHTING
- (K) CROSSWALK, PAVERS
- (L) PUBLIC PLAZA WITH PAVERS AND BENCHES PER LANDSCAPE PLAN
- (M) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C4)
- (NX) ACCESSIBLE PARKING PER ADA (SEE DETAIL FOR EACH AREA \"X\", SHEET C4) (INCLUDES NA, NB, NC, & ND)
- (O) STOP SIGN
- (P) PROPOSED FIRE HYDRANT
- (Q) ADA RAMP (SEE \"ADA RAMP DETAIL\", SHEET C4)
- (R) MONUMENT SIGN LOCATION (SIGNS BY SEPARATE PERMIT)
- (S) TRASH ENCLOSURE PER DETAIL THIS SHEET
- (T) PAVERS
- (U) COMPACT PARKING SPACES (SEE DETAIL SHEET C4)
- (V) MOTORCYCLE PARKING SPACES (SEE DETAIL SHEET C4)
- (W) PARKING W/ELECTRIC VEHICLE CHARGING STATIONS
- (X) SIGHT TRIANGLE. SEE GENERAL NOTE 7 THIS SHEET.
- (Y) CAR CHARGING STATION (SEE SHEET C4.1)

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAILS SHEET
- C5. SIGNAGE REGULATIONS
- L1. LANDSCAPING PLAN
- A4.00 BUILDING ELEVATIONS
- A4.01 BUILDING ELEVATIONS



LEGAL DESCRIPTION:

LOTS 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PARKING LOT LIGHT
- ACCESSIBLE ROUTE
- COVERED PARKING
- FLOW ARROW

PROJECT NUMBER: 1010675

APPLICATION NUMBER: 18DRB-70120

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/17/2020, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

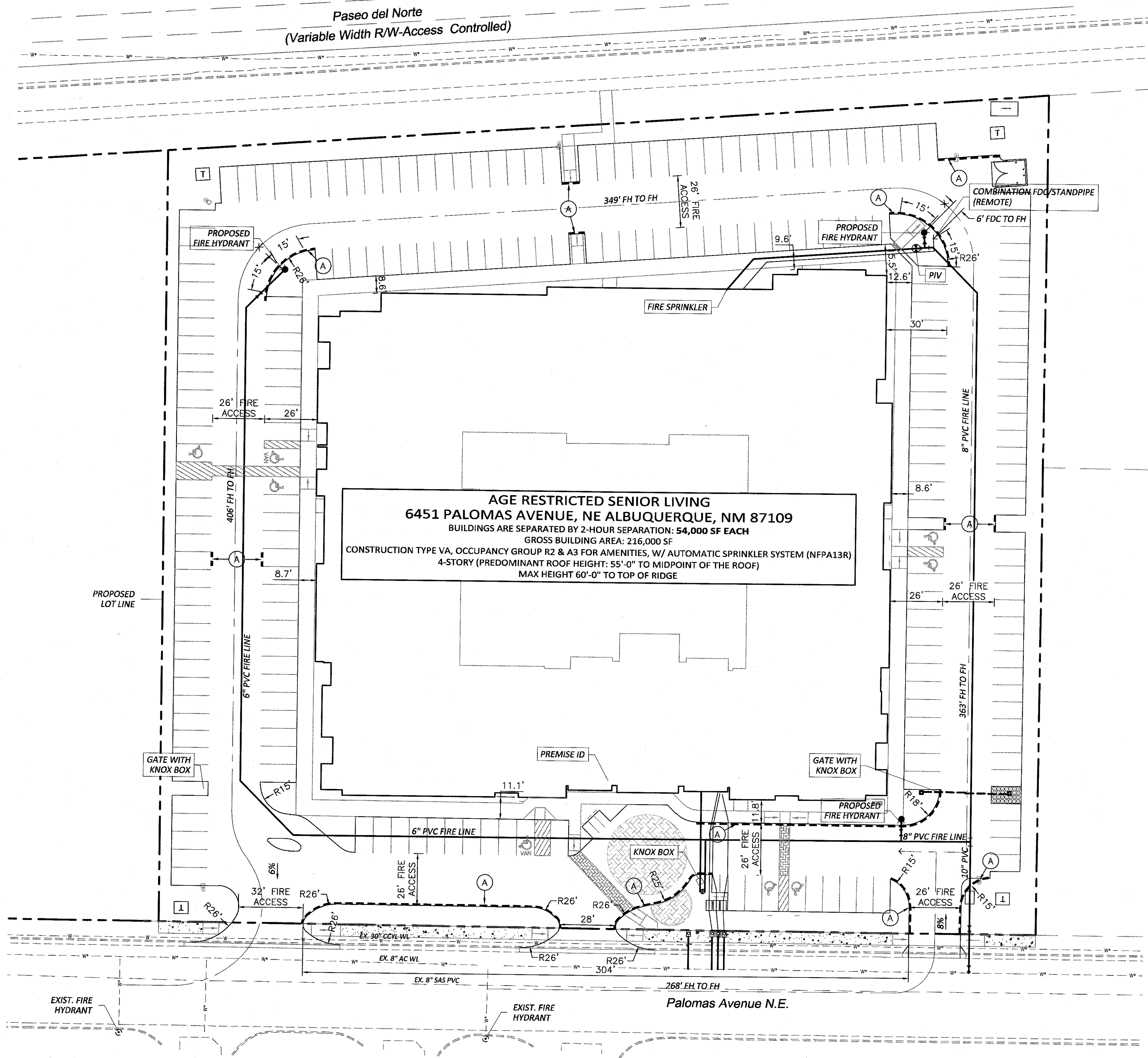
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

ISSUED FOR PERMIT DATE: 09.17.18

ENGINEER'S SEAL   03/02/2020 RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT SITE PLAN FOR BUILDING PERMIT  TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY DY	
		DATE 1/07/2020	
		2017086-SPB	
		SHEET # C1	
		JOB # 2017086	



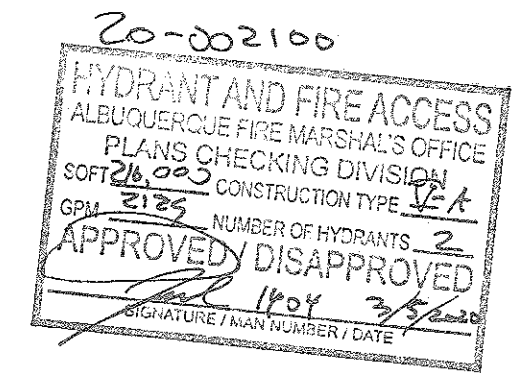
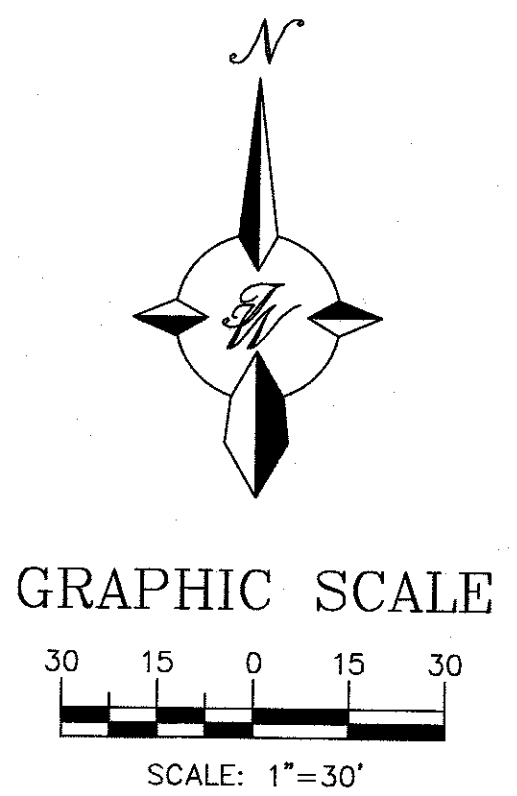
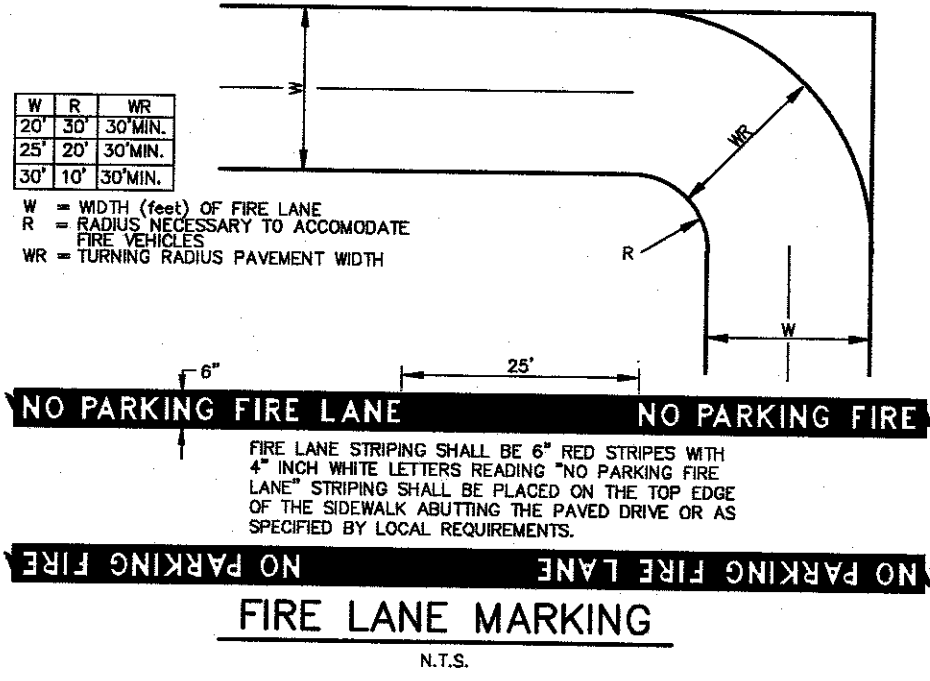
AGE RESTRICTED SENIOR LIVING
6451 PALOMAS AVENUE, NE ALBUQUERQUE, NM 87109
 BUILDINGS ARE SEPARATED BY 2-HOUR SEPARATION: 54,000 SF EACH
 GROSS BUILDING AREA: 216,000 SF
 CONSTRUCTION TYPE VA, OCCUPANCY GROUP R2 & A3 FOR AMENITIES, W/ AUTOMATIC SPRINKLER SYSTEM (NFPA13R)
 4-STORY (PREDOMINANT ROOF HEIGHT: 55'-0" TO MIDPOINT OF THE ROOF)
 MAX HEIGHT 60'-0" TO TOP OF RIDGE

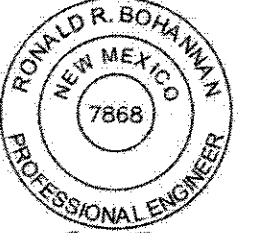
KEYED NOTE:
 (A) FIRELANE STRIPING - 6" RED STRIPE, 4" WHITE LETTERS
 READING "NO PARKING FIRE LANE"

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING FIRE HYDRANT
- CENTERLINE FH TO FH
- FIRE LANE STRIPING

- NOTES:**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
 - THIS SITE HAS NO FIRE ACCESS LANES THAT EXCEED 10% SLOPE.
 - ALL DRIVING SURFACES WILL BE ASPHALT AND ABLE TO SUPPORT AT LEAST 75,000 LBS OF FIRE EQUIPMENT.
 - ALL FIRE APPARATUS ACCESS ROADS ARE PROPOSED TO BE PAVED WITH ASPHALT AND/OR CONCRETE PAVEMENT.



ENGINEER'S SEAL  3/2/2020 RONALD R. BOHANNON P.E. #7868	OVERTURE SENIOR ACTIVE ADULT FIRE 1 PLAN 6451 PALOMAS AVE, NE	DRAWN BY DY DATE 03/02/2020 2017086-FIRE 1 PLAN
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # F1 JOB # 2017086

