

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

GENERAL NOTES:

- 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.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, POST LARGER THAN 8-INCHES, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CPD-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:

LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ

ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))

SITE AREA: 7.71 ACRES

LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:

185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT.
PROPOSED STRUCTURES PER SITE PLAN
(PARKING FACILITIES, PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION))

MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 230 SPACES

COMPACT PARKING SPACES (20% ALLOWED): 16 (6.95%)

ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)

ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)

BICYCLE PARKING REQUIRED: 23 SPACES

BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:

TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD

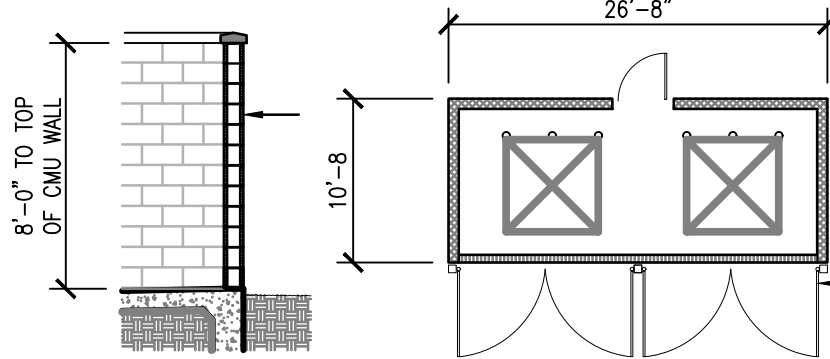
BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

SENSITIVE LANDS:

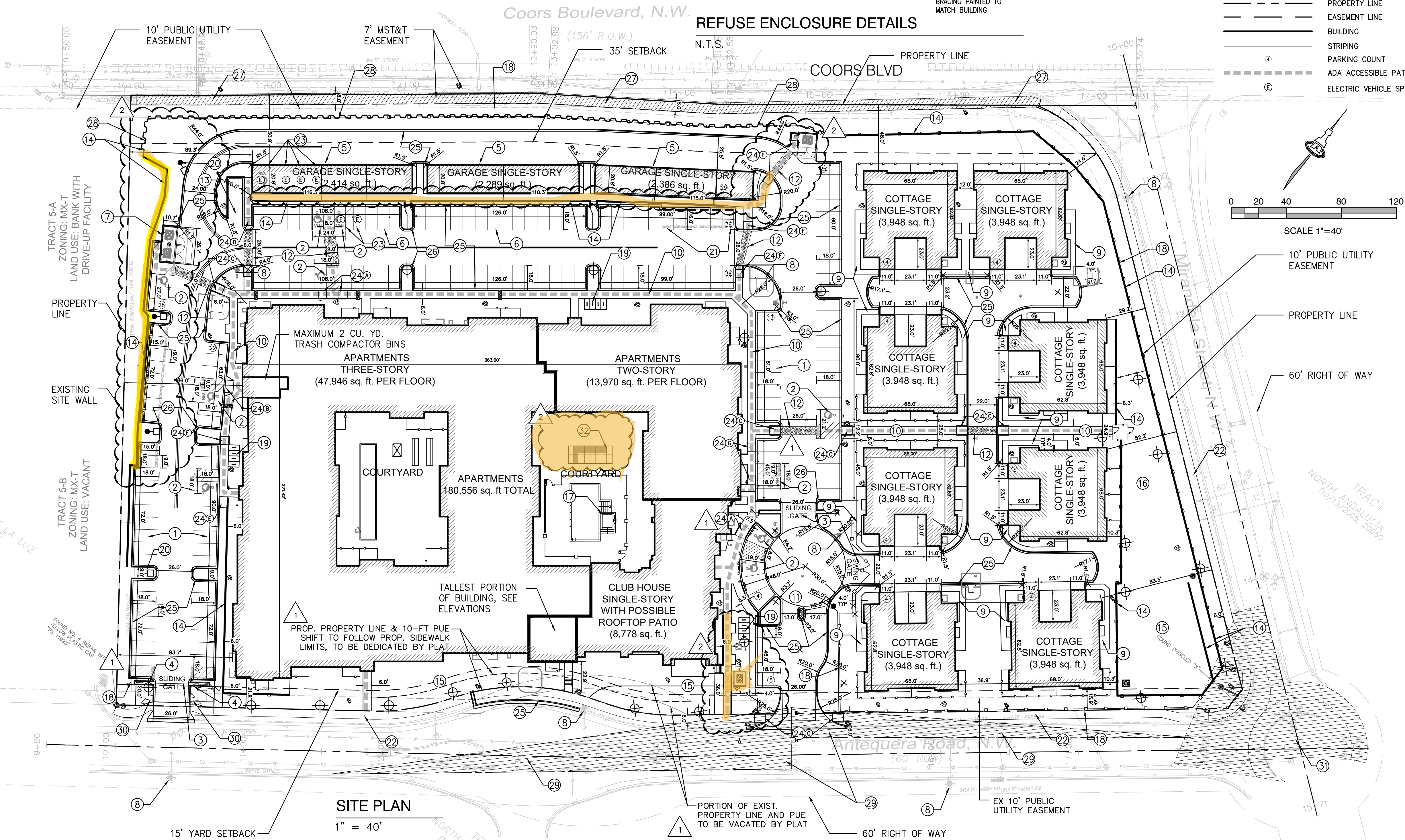
NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

8" CMU BLOCK WITH STUCCO FINISH, PAINT COLOR TO MATCH BUILDING



REFUSE ENCLOSURE DETAILS

N.T.S.



SITE PLAN

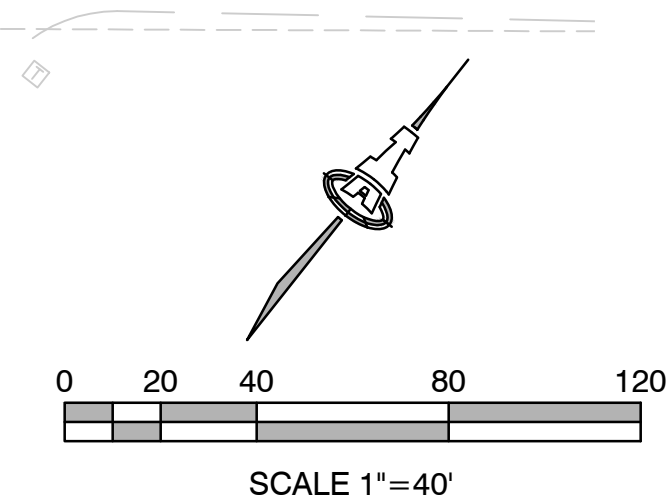
1" = 40'

Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE
S1	1 BED	526	566	2	2	2	6	200sq. ft.	1,200 sq. ft.
A1	1 BED	598	598	7	9	8	24	200sq. ft.	4,800 sq. ft.
A1A	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.
A1B	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.
A2	1 BED	675	675	16	18	11	45	200sq. ft.	9,000 sq. ft.
A3	1 BED	752	825	5	5	5	15	200sq. ft.	3,000 sq. ft.
A3A	1 BED	752	825	6	5	4	15	200sq. ft.	3,000 sq. ft.
A3B	1 BED	752	825	0	2	1	3	200sq. ft.	600 sq. ft.
A3-HC	1 BED	752	825	1	1	1	3	200sq. ft.	600 sq. ft.
A4	1 BED	1046	1223	1	0	0	1	200sq. ft.	200 sq. ft.
A5	1 BED	676	676	2	0	0	2	200sq. ft.	400 sq. ft.
B1	2 BED	999	999	1	4	4	9	250sq. ft.	2,250 sq. ft.
B1A	2 BED	999	999	1	0	0	1	250sq. ft.	250 sq. ft.
B2	2 BED	1236	1296	0	2	1	3	250sq. ft.	750 sq. ft.
B2A	2 BED	1236	1296	2	0	0	2	250sq. ft.	500 sq. ft.
B2B	2 BED	1276	1336	1	0	0	1	250sq. ft.	250 sq. ft.
B2C	2 BED	1276	1336	0	1	1	2	250sq. ft.	500 sq. ft.
B3	2 BED	1143	1218	0	1	0	1	250sq. ft.	250 sq. ft.
B3-HC	2 BED	1143	1218	1	0	0	1	250sq. ft.	250 sq. ft.
B4	2 BED	1248	1479	3	4	2	9	250sq. ft.	2,250 sq. ft.
B4A	2 BED	1248	1486	3	3	3	9	250sq. ft.	2,250 sq. ft.
B4B	2 BED	1248	1486	0	0	1	1	250sq. ft.	250 sq. ft.
MAIN BUILDING TOTAL UNITS		54	57	44	155				
COTTAGE	2 BED	1576	1969	16	-	-	16	250sq. ft.	4,000 sq. ft.
TOTAL UNITS								TOTAL REQUIRED UOS	36,950 sq. ft.
								BALCONY/PATIO UOS	8,455 sq. ft.
								LANDSCAPE AREA UOS	101,433 sq. ft.
								TOTAL PROVIDED UOS	109,888 sq. ft.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- ADA ACCESSIBLE PATH
- ELECTRIC VEHICLE SPACE



VICINITY MAP

1"=750'

KEYED NOTES

- 9'-0" X 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" X 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- STAMPED CONCRETE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" X 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - E
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- CORTEN STEEL SHEET PILE RETAINING WALL
- CLEAR SIGHT TRIANGLE, SEE GENERAL NOTE #5 THIS SHEET
- MINI CLEAR SIGHT TRIANGLE, SEE GENERAL NOTE #5 THIS SHEET
- ROUNDABOUT INTERSECTION SIGHT DISTANCE, SEE GENERAL NOTE #5 THIS SHEET
- COURTYARD OUTDOOR KITCHEN W/ STEEL SHADE STRUCTURE

PROJECT NUMBER: PR-2020-003658
Application Number: SI-2020-00356
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 APPROVAL:

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

2360 AS-101.dwg 22 June 2023

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com



Date **07-03-23**

OVERTURE ANDALUCIA
Albuquerque, New Mexico
a development of
Greystar Development Group, LP

ISSUE: ADMIN AMEND SP 2	04/22/21
PROJECT NUMBER: IA 2360	07/03/23
FILE: BJB	
DRAWN BY: FCA	
CHECKED BY: FCA	
DATE: 07-03-2023	

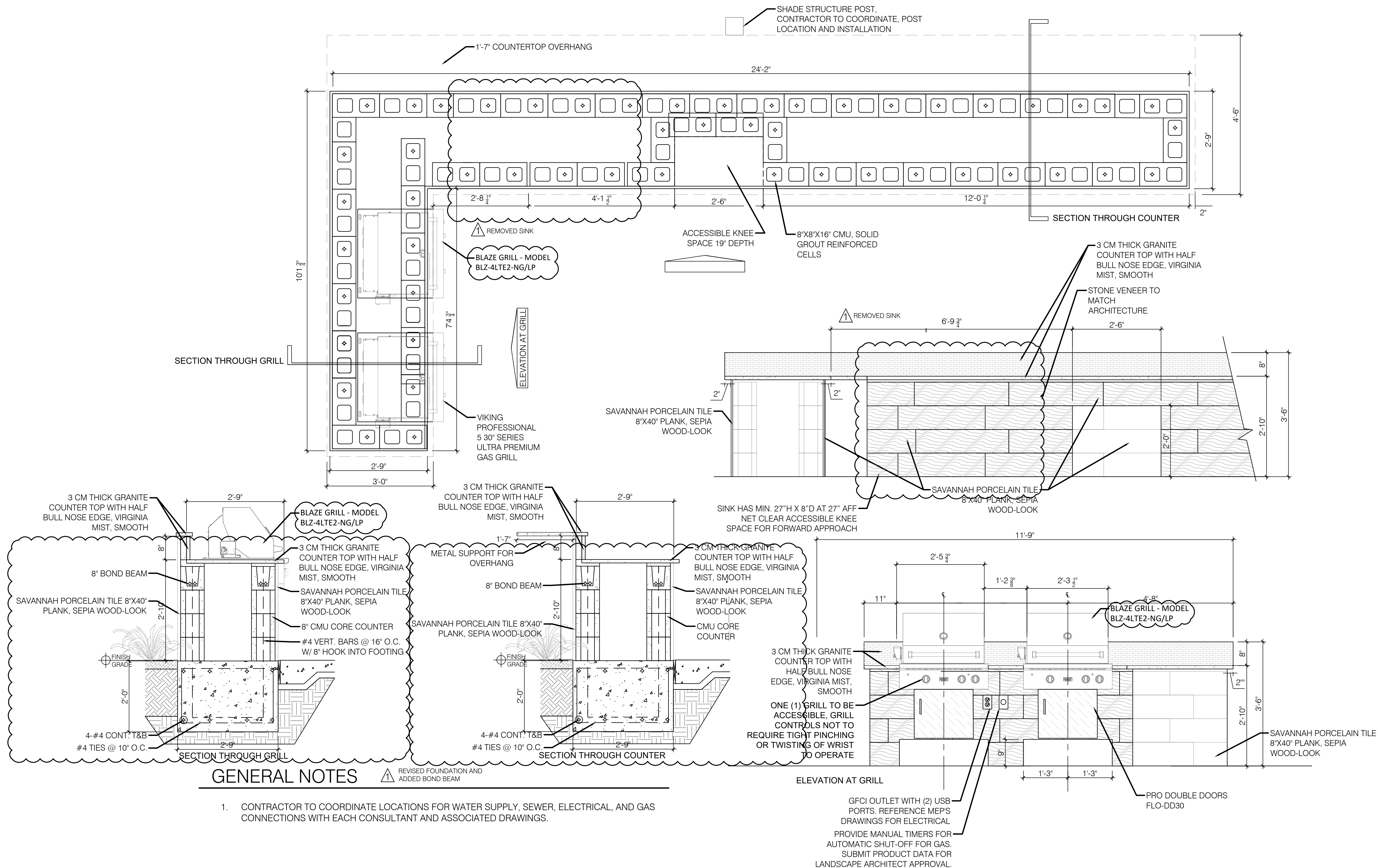
No	Date	Description
1	04/22/21	Admin. Amend. SP 2
2	07/03/23	Admin. Amend. SP 2

SHEET TITLE

Site Plan

SHEET NUMBER

AS-101



CONSensus

PLANNING

Landscape Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

REVISIONS	
#	Date
1	3-31-23
2	
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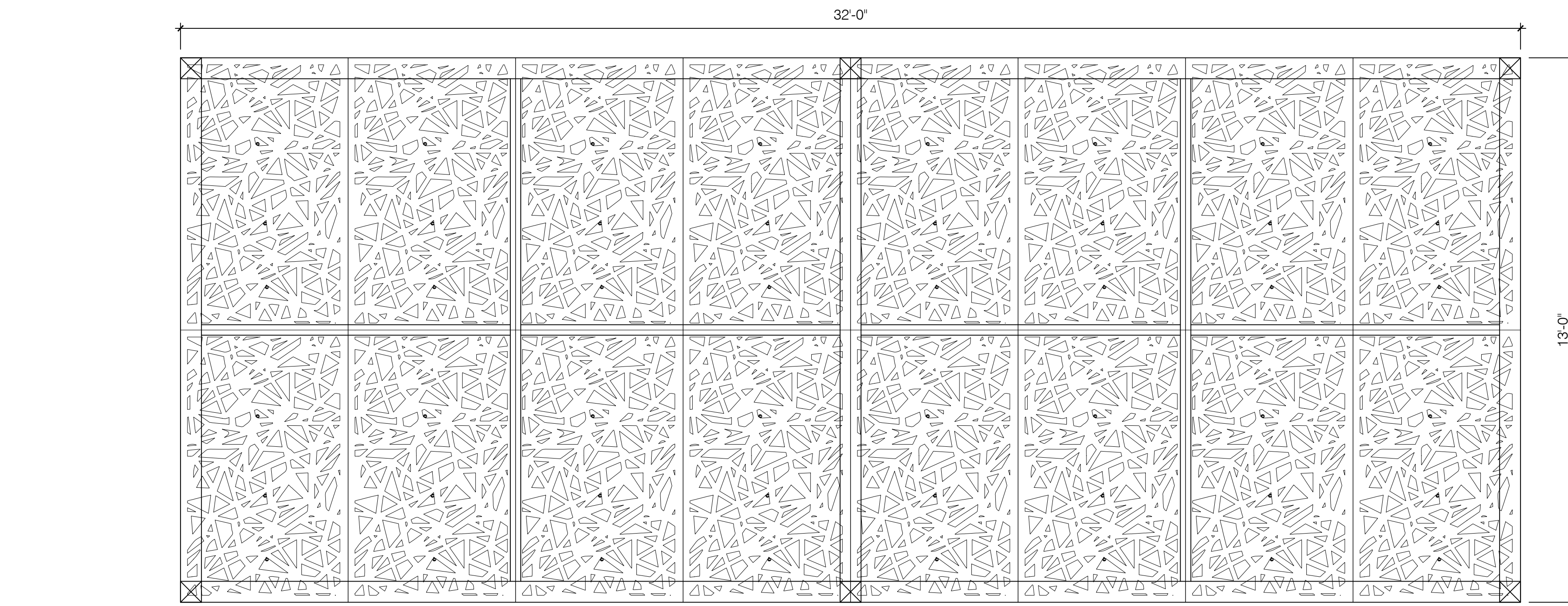
Project Name: **OVERTURE ANDALUCIA**
Landscape Plan
Prepared for: **Greystar**
1717 W. 6th Street, Suite 262, Austin, TX 78703

Project No: **SI-2020-00356**
Sheet Title: **COURTYARD SITE DETAILS**

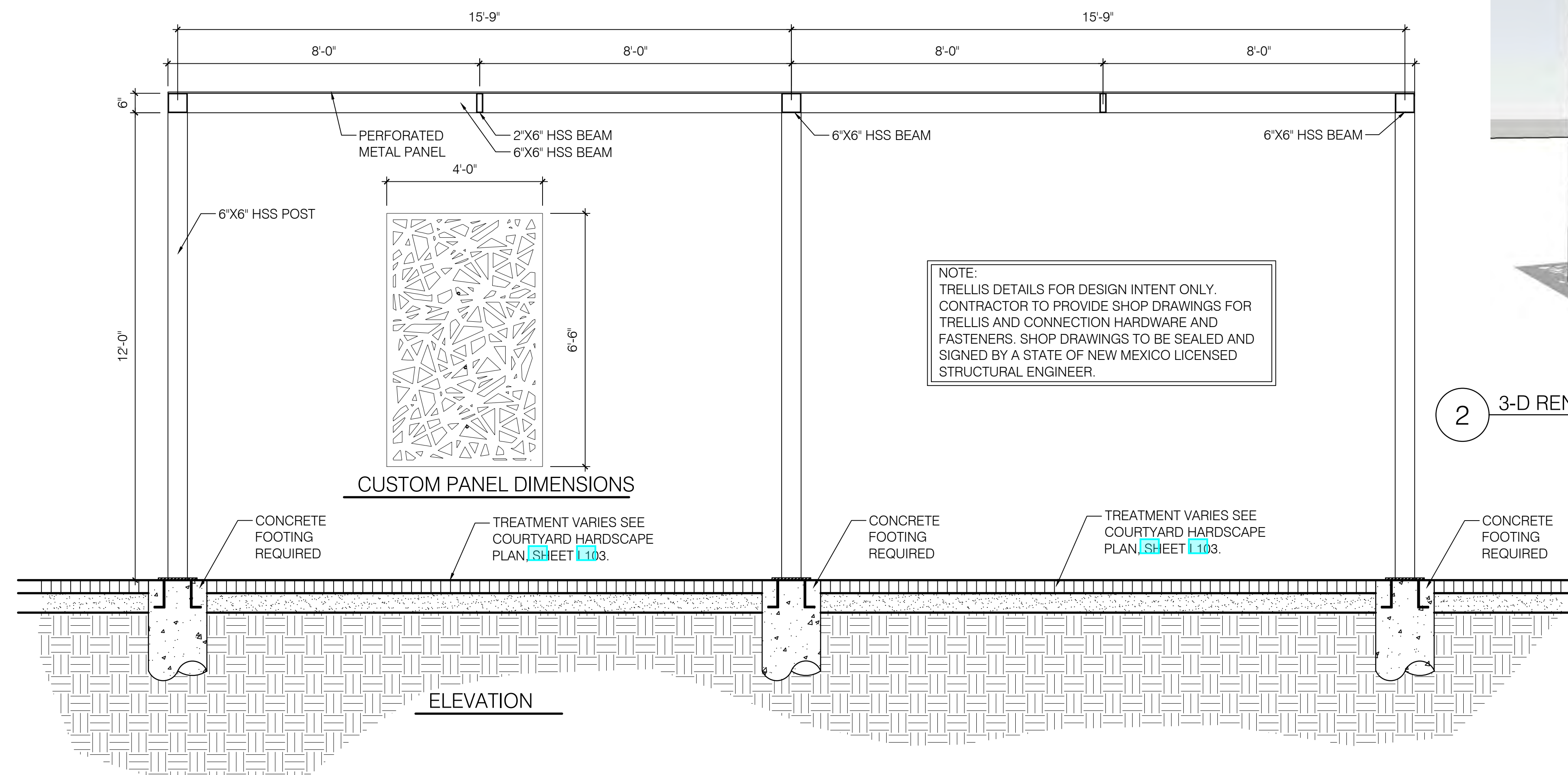
Designed By: **KP,CG**
Drawn By: **KP, AM**
Checked By: **CG**
Date: **07/06/21**

Professional Seal: **CHRISTOPHER J. GREEN #234**
LANDSCAPE ARCHITECT
07/06/21

L203



PLAN VIEW



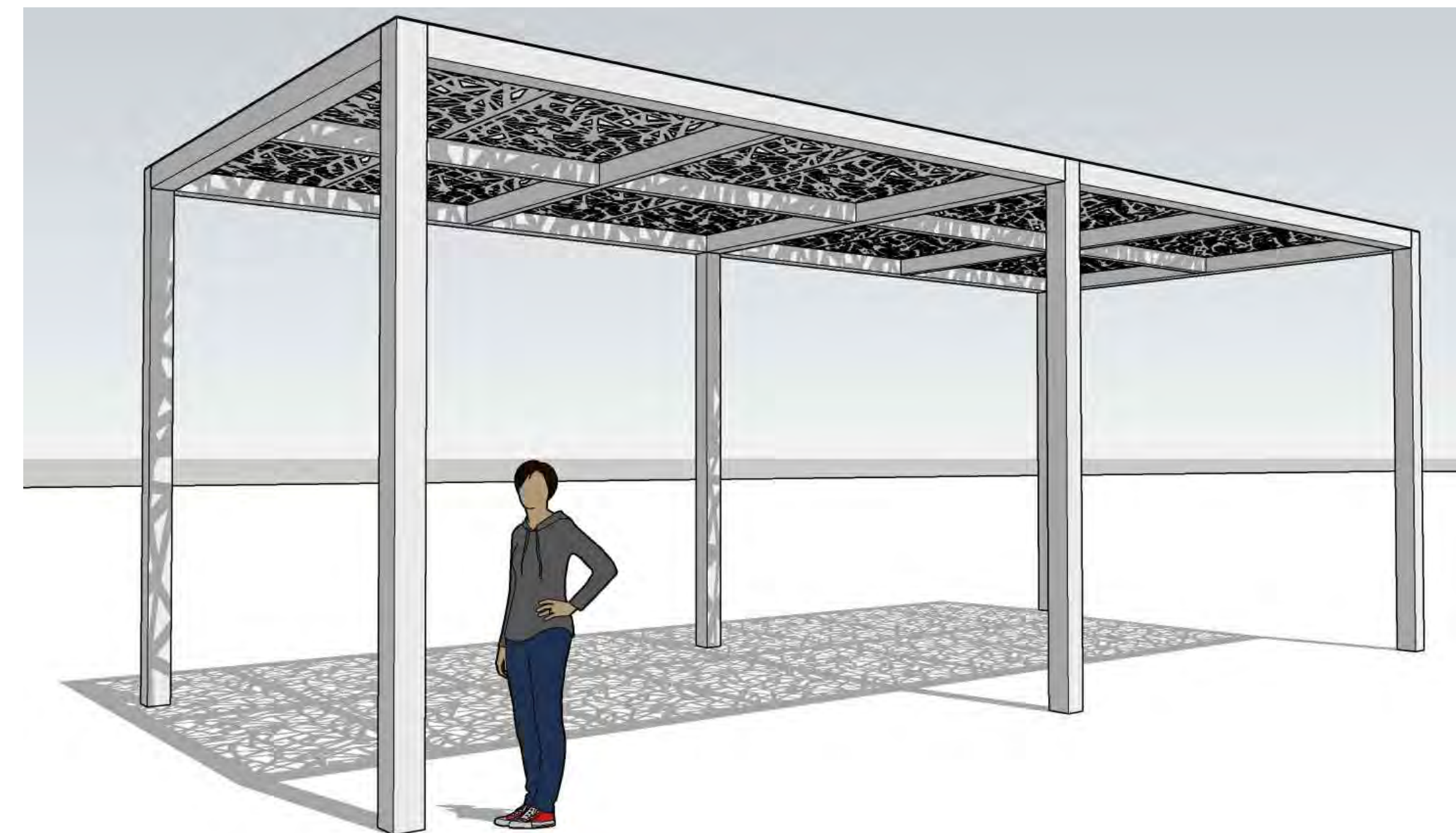
ELEVATION

GENERAL NOTES

- SOLID 1/4" STEEL PLATE OVER SINK AREA, SLOPE (WELD AT PERIMETER, CONTRACTOR TO INCLUDE ON SHOP DRAWINGS)
- COORDINATE WITH OUTDOOR KITCHEN PLAN, REFERENCE DETAIL 10.204
- POWDER-COAT COLOR FOR SHADE STRUCTURE TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

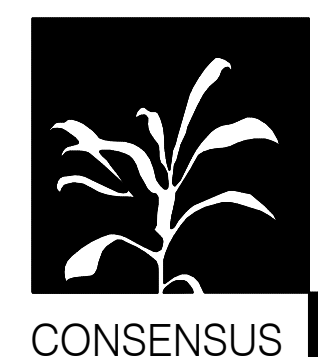
1 LARGE CUSTOM SHADE STRUCTURE

SCALE: 1/2"=1'-0"



2 3-D RENDERING OF DESIGN INTENT

SCALE: N.T.S.

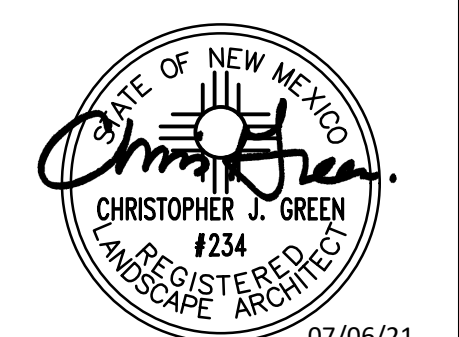


Landscape Architecture
Urban Design
Planning Services

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Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

REVISIONS		
#	Date	Description

Project Name: **OVERTURE ANDALUCIA**
LANDSCAPE PLAN
Prepared for: **Greystar**
1717 W. 6th Street, Suite 262, Austin, TX 78703



Designed By: KP,CG
Drawn By: KP,AM
Checked By: CG

Date: 07/06/21

Project No: SI-2020-00356

Sheet Title: **COURTYARD
SITE DETAILS**

L205