

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

NAME: N:\Projects\04022 sonata trails unit 4 apartments\3 dwg\sonata plan set\Sheets\04022 SITE PLAN.dwg PLOT DATE: Jun 02, 2021 10:45am

SITE INFORMATION

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS
MUNICIPALITY: CITY OF ALBUQUERQUE
LEGAL DESCRIPTION: TRACTS 1, 2, & 3, THE TRAILS UNIT 4
DEVELOPMENT AREA: 14.3 ACRES
ZONING: MX-M
LAND USE: MULTI-FAMILY APARTMENTS
ADJACENT ZONING: R-ML, MX-M, NR-BP
OVERLAYS: CPO-12, VPO-2, VOLCANO HEIGHTS URBAN CENTER

DEVELOPMENT AREA:
EXISTING TRACT 1: 4.3 ACRES
EXISTING TRACT 2: 13.2 ACRES
EXISTING TRACT 3: 12.4 ACRES
EXISTING TOTAL: 29.9 ACRES
PROPOSED NEW TRACTS TOTAL: 25.4 ACRES
DEDICATED RIGHT-OF-WAY: 4.5 ACRES

SETBACKS:
FRONT YARD: 0 FT. / 15 FT.
SIDE YARD: 0 FT. / STREET SIDE 15 FT.
REAR YARD: 15 FT.

HEIGHT LIMIT: 65 FT.

PARKING (1 SPACE / DU)	REQUIRED	PROVIDED
VISITOR		105 SPACES
GARAGE		482 SPACES
OFF-STREET CONVENTIONAL	248 SPACES	587 SPACES
FUTURE STREET CONVENTIONAL		50 SPACES
MOTORCYCLE	5 SPACES	6 SPACES
BICYCLE	24 SPACES	24 SPACES
ADA ACCESSIBLE	12 SPACES	12 SPACES

LANDSCAPE	REQUIRED	PROVIDED
	10% NET LOT AREA	25% NET LOT AREA

OPEN SPACE	REQUIRED	PROVIDED
150 SQ. FT. / >3BR UNIT	10,950 SQ. FT.	
125 SQ. FT. / 2BR UNIT	21,000 SQ. FT.	
100 SQ. FT. / 1BR UNIT	700 SQ. FT.	
TOTAL	32,650 SQ. FT.	45,000 SQ. FT.

TOTAL UNITS: 248 UNITS
4 BR: 6 UNITS
3 BR: 67 UNITS
2 BR: 168 UNITS
1 BR: 7 UNITS

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER.
- 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.
- THE LIGHT POLE LOCATIONS ARE CONCEPTUAL AND ARE NOT MEANT FOR BUILDING PURPOSES. REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING.
- SIDEWALKS TO EACH UNIT ARE 3' IN WIDTH. ALL OTHER SIDEWALKS PROVIDING CONNECTIVITY THROUGHOUT THE SITE ARE 4' AND 5'. THE ONLY EXCEPTION IS A 6' SIDEWALK CONNECTION FROM THE TREELINE AND CHATSWORTH RIGHT-OF-WAY TO THE CLUBHOUSE AS SHOWN.
- IF ANY USES OR DEVELOPMENT STANDARDS ARE SILENT ON THIS SITE PLAN, PROVISIONS OF THE IDO SHALL APPLY.
- THE LARGE ROCK OUTCROPPING SOUTH OF TREELINE SHALL BE PRESERVED AND PROTECTED FROM CONSTRUCTION IMPACTS. A TEMPORARY BARRICADE SHALL BE ERRECTED AROUND THE ROCK OUTCROPPING AT THE TIME OF CONSTRUCTION TO PROTECT IT FROM HEAVY EQUIPMENT. ALTERNATIVELY, CONSTRUCTION ACTIVITIES SHALL BE KEPT A MINIMUM OF 20 FEET FROM THE ROCK OUTCROPPING.

MINOR AMENDMENT, TO BUILDING ELEVATIONS, SEE PAGE A6.3

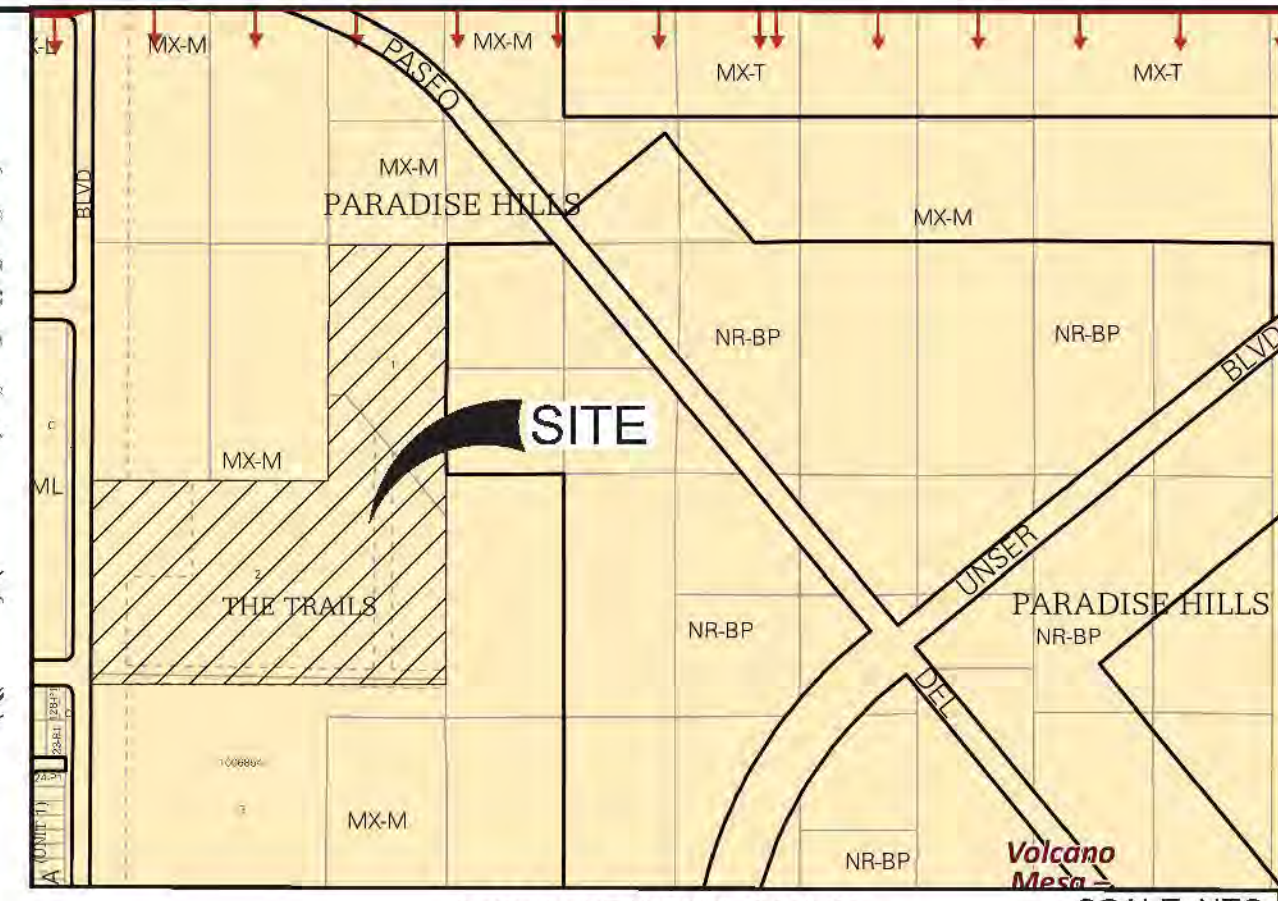
SHEET C-103

SHEET C-104

SHEET C-101

SHEET C-102

PRESERVE AND PROTECT LARGE ROCK OUTCROPPING DURING CONSTRUCTION. SEE GENERAL NOTE 6.



LOCATION MAP
ZONE ATLAS MAP C-10-Z
SCALE: NTS

PROJECT NUMBER:	PR-2020-003707
APPLICATION NUMBER:	SI-2020-00247
Is an Infrastructure List required? (X) 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 SIGNOFF APPROVAL	
<u>Jeanne Wolfenbarger</u> Traffic Engineering - Transportation Division	Date Jun 10, 2021
<u>Blaine Carter</u> DRB ADMIN ENGINEER	Date Jun 10, 2021
<u>Dr. H. M. Miley</u> Parks and Recreation Department	Date Jun 10, 2021
<u>Ernest Arriaga</u> City Engineer	Date Jun 14, 2021
<u>Compacted Location only 6/1/20</u> Solid Waste Management	Date Jun 25, 2021
DRB Chairperson, Planning Department	Date
AMAFCA	Date
* Environmental Health, if necessary	

- PNM NOTES:
- ALL METALLIC OBJECTS WITHIN THE PNM EASEMENT ALONG THE WESTERN BOUNDARY SHALL BE GROUNDED TO PREVENT ELECTRIC SHOCK.
 - ALL TREES WITHIN THE PNM EASEMENT SHALL NOT BE TALLER THAN 14 FEET IN HEIGHT AT MATURITY TO PREVENT INTERFERENCE WITH THE 115 KV TRANSMISSION LINE.

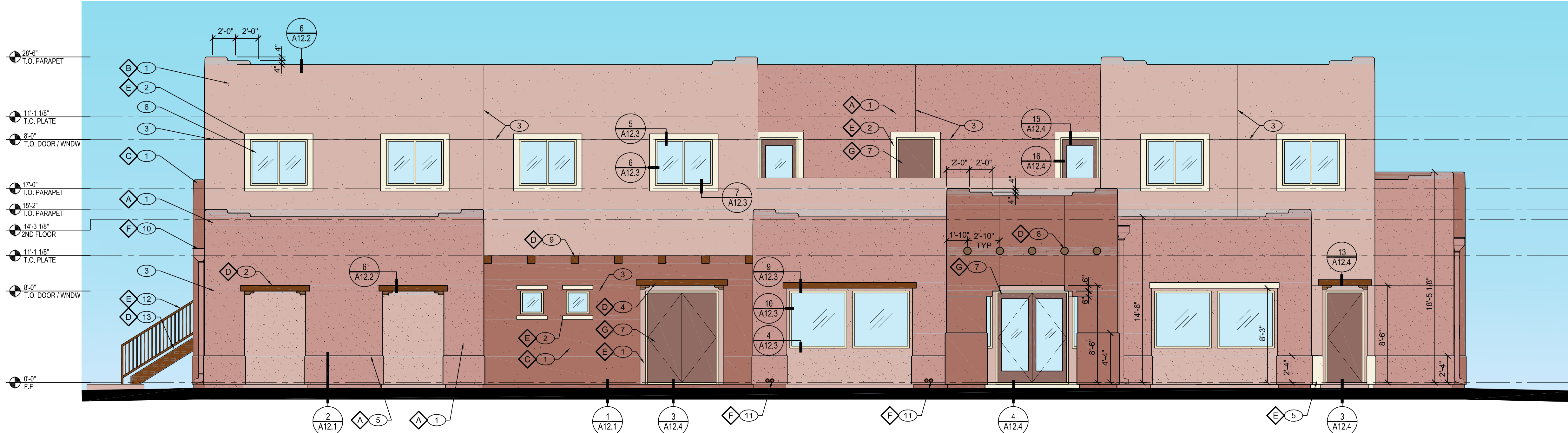
LEGEND:

- PROPERTY BOUNDARY
- NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE SIDEWALK
- CRUSHER FINE TRAIL
- MEDIAN CONCRETE
- ASPHALT TRAIL
- SIDEWALK ADA RAMP
- SIDEWALK ADA PARKING RAMP
- CROSS-WALK
- LIGHT POLE
- CLEAR SIGHT TRIANGLE

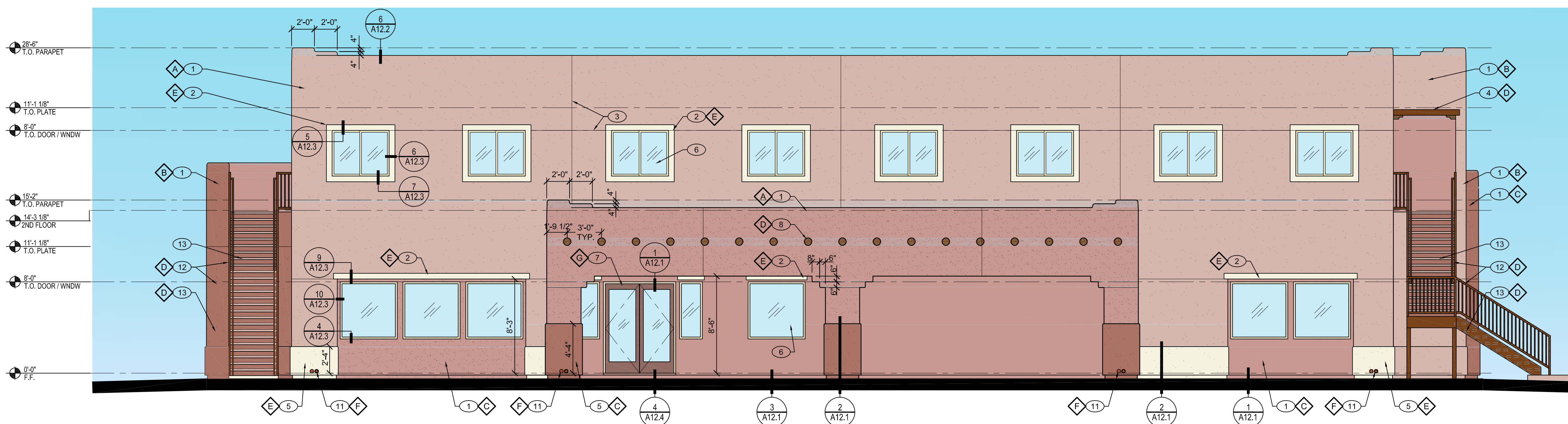
EASEMENT NOTES

I.D.#	DESCRIPTION
1	EXISTING 100' PLAINS ELECTRIC EASEMENT TO REMAIN.
2	EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED.
3	EXISTING 50' PUBLIC ROADWAY, SEWER, AND WATER EASEMENT TO BE VACATED.

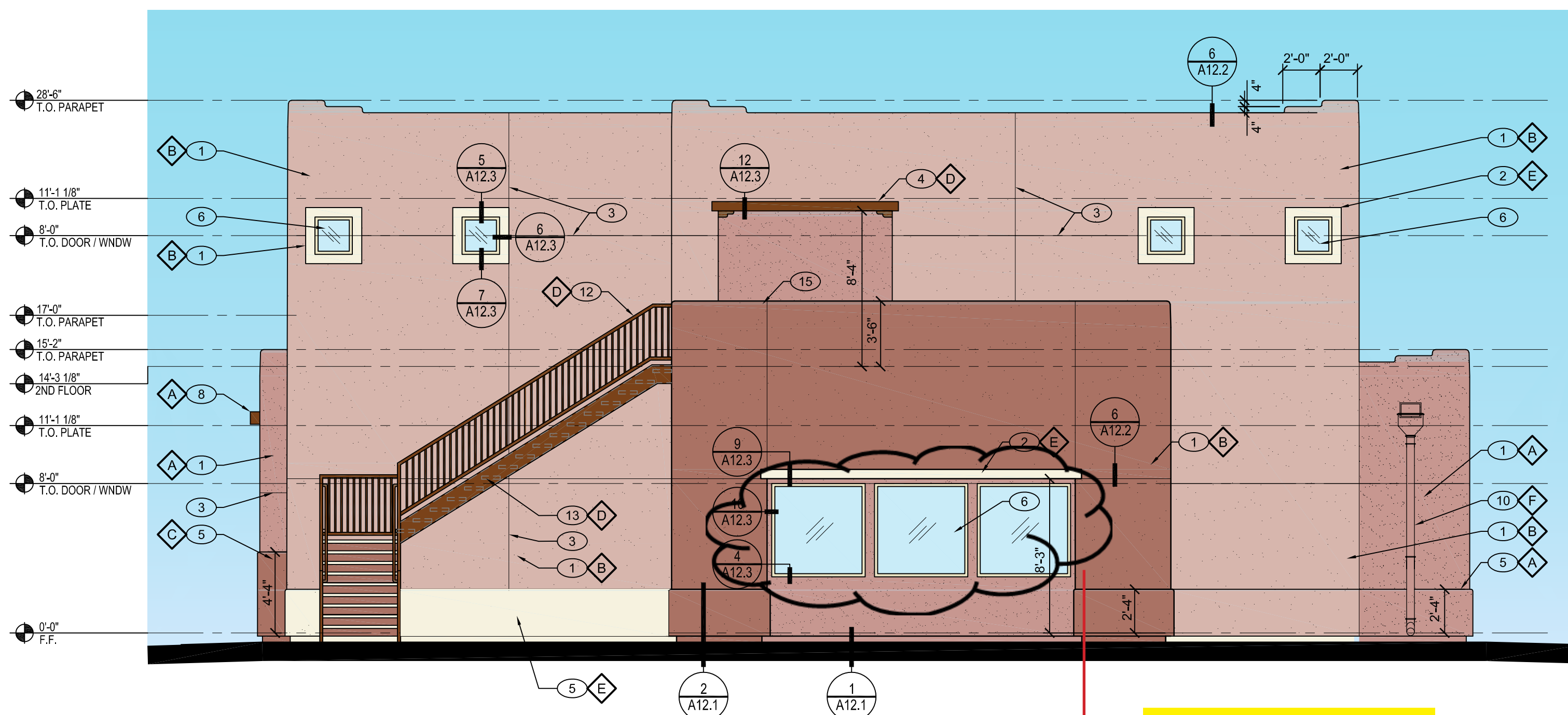
DESIGNED BY: RESPEC	DRAWN BY: RESPEC	CHECKED BY: RESPEC	DATE: 5.24.2021
STAMP: JEREMY W. SHELL, NEW MEXICO, 26341, PROFESSIONAL ENGINEER, 5/24/2021			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.			
nm811 Know what's below. Call before you dig.			
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS		SHEET TITLE: CONCEPTUAL OVERALL SITE PLAN	
SUBMITTED FOR: CONSTRUCTION		SHEET NUMBER: C-100	



A CLUBHOUSE- FRONT ELEVATION
SCALE: 3/16" = 1'-0"

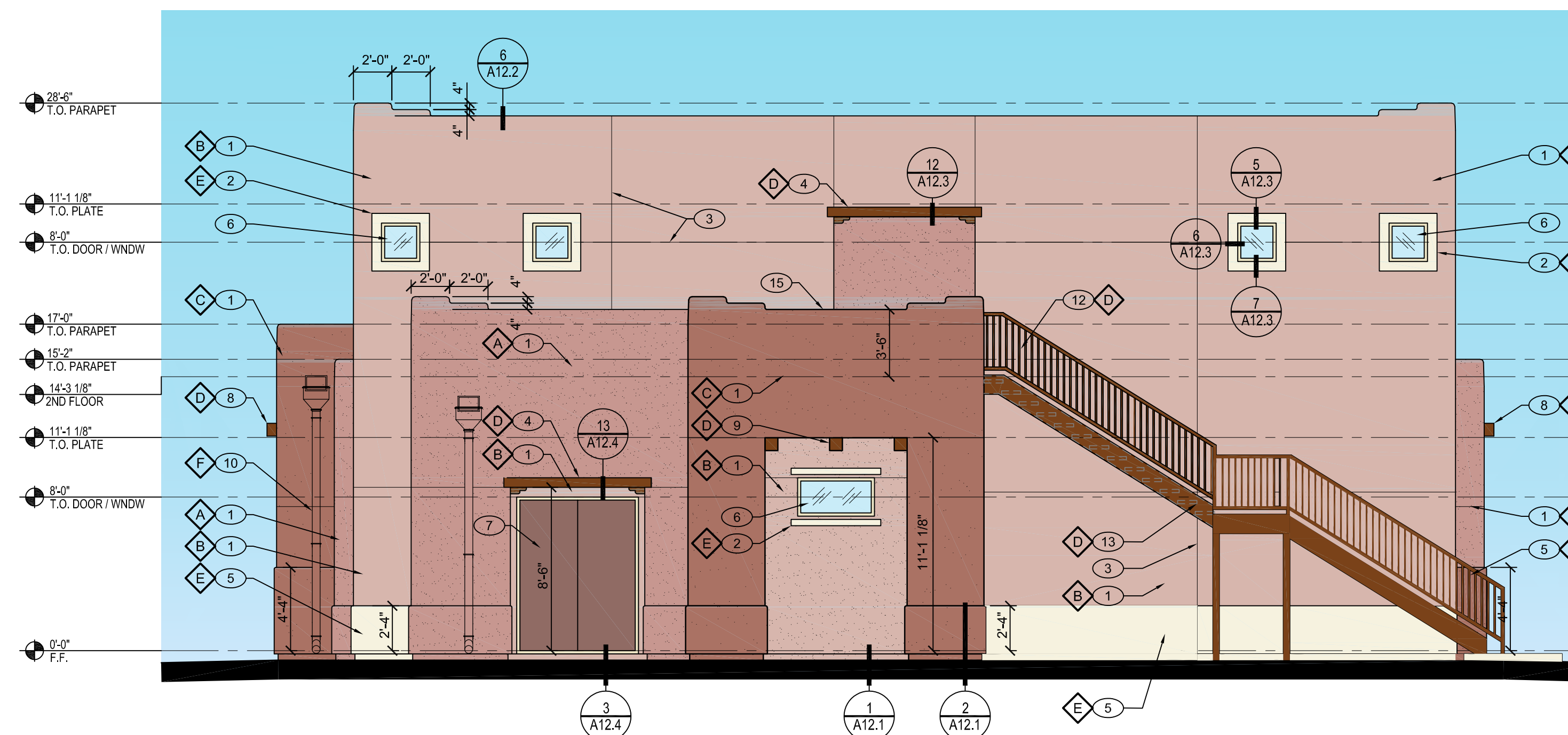


C CLUBHOUSE- REAR ELEVATION
SCALE: 3/16" = 1'-0"



D CLUBHOUSE- LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

APPROVED ELEVATION: (3) 505
WINDOWS, 75 SF OF GLAZING



B CLUBHOUSE- RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.1
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX WOOD LINTEL - SEE DETAIL 3/A12.2
5	WAINSCOT AT BASE - SEE DETAIL 2/A12.1
6	WINDOW - SEE SCHEDULES A8.1a
7	DOOR - SEE SCHEDULES A8.1a
8	VIGA - SEE DETAIL 14/A12.3
9	STUCCOED FOAM CORBEL
10	METAL COLLECTOR HEAD & DOWNSPOUT - SEE DETAIL 12/A12.2
11	ROOF DRAIN EXIT - SEE DETAIL 11/A12.2
12	METAL STAIR RAILING - SEE STAIR PLANS & SECTIONS
13	METAL STAIR STRINGER - SEE STAIR PLANS & SECTIONS
14	PREFAB CONCRETE STAIR TREAD - SEE STAIR PLANS & SECTIONS
15	STUCCO GUARD RAIL - SEE DETAIL 17/A12.4

GENERAL NOTES

- 1 ALL WALL PENETRATIONS BY MECHANICAL & PLUMBING SYSTEMS ARE REQUIRED TO BE WATERPROOFED. SEE DETAILS 13, 14, & 15 / A12.1 FOR TYPICAL WATERPROOFING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD QUESTIONS ARISE OR CONDITIONS ARE REVEALED THAT ARE NOT COVERED BY THE DETAILS.

COLOR LEGEND

#	LOCATION	MFG	CODE	NAME
A	FIELD COLOR #1	DUNN-EDWARDS	DE6089	BRICK FENCE
B	FIELD COLOR #2	DUNN-EDWARDS	DE6088	MUSK
C	FIELD COLOR #3	DUNN-EDWARDS	DE6090	WESTERN RED
D	FAUX LINTEL, VIGAS & STAIR RAILINGS	DUNN-EDWARDS	DET691	SPICED HOT CHOCOLATE
E	POP-OUTS & TRIM	DUNN-EDWARDS	DE6204	TRITE WHITE
F	GUTTER/DOWNSPOUT	MATCH ADJACENT WALL		
G	DOORS	DUNN-EDWARDS	DET410	FLORIORAPH

SONATA
At The Trails, Tract 1
ALBUQUERQUE, NEW MEXICO
SONATA 1, LLC

Sheet Title:

CLUBHOUSE EXT. ELEVATIONS

Drawn/Checked By
rn/RPS

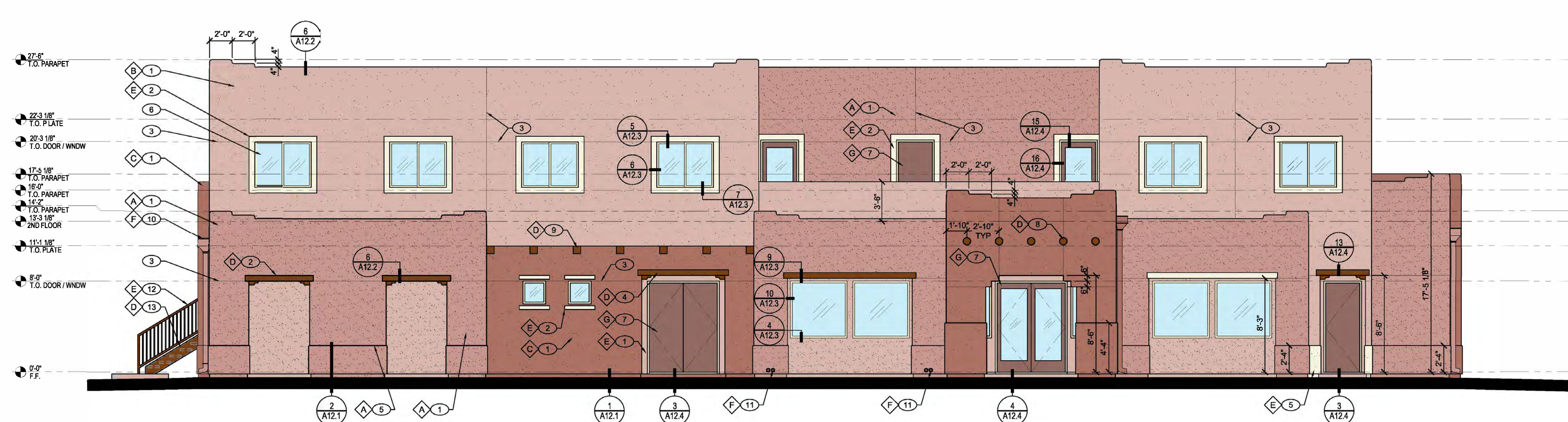
Date
DECEMBER 2, 2020

Project Number
920016

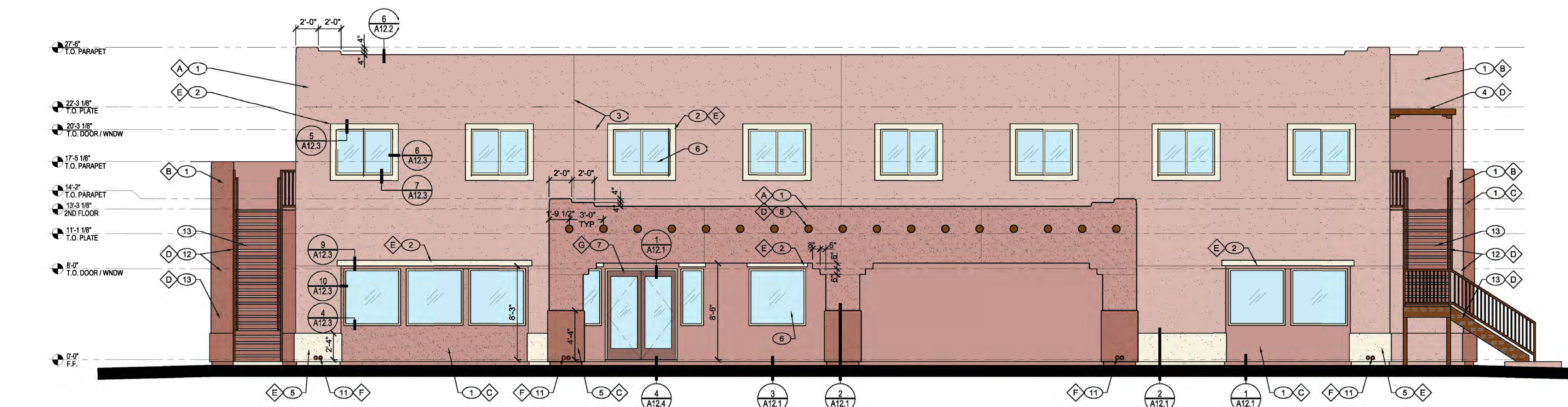
Sheet Number

A6.3 CLUBHOUSE

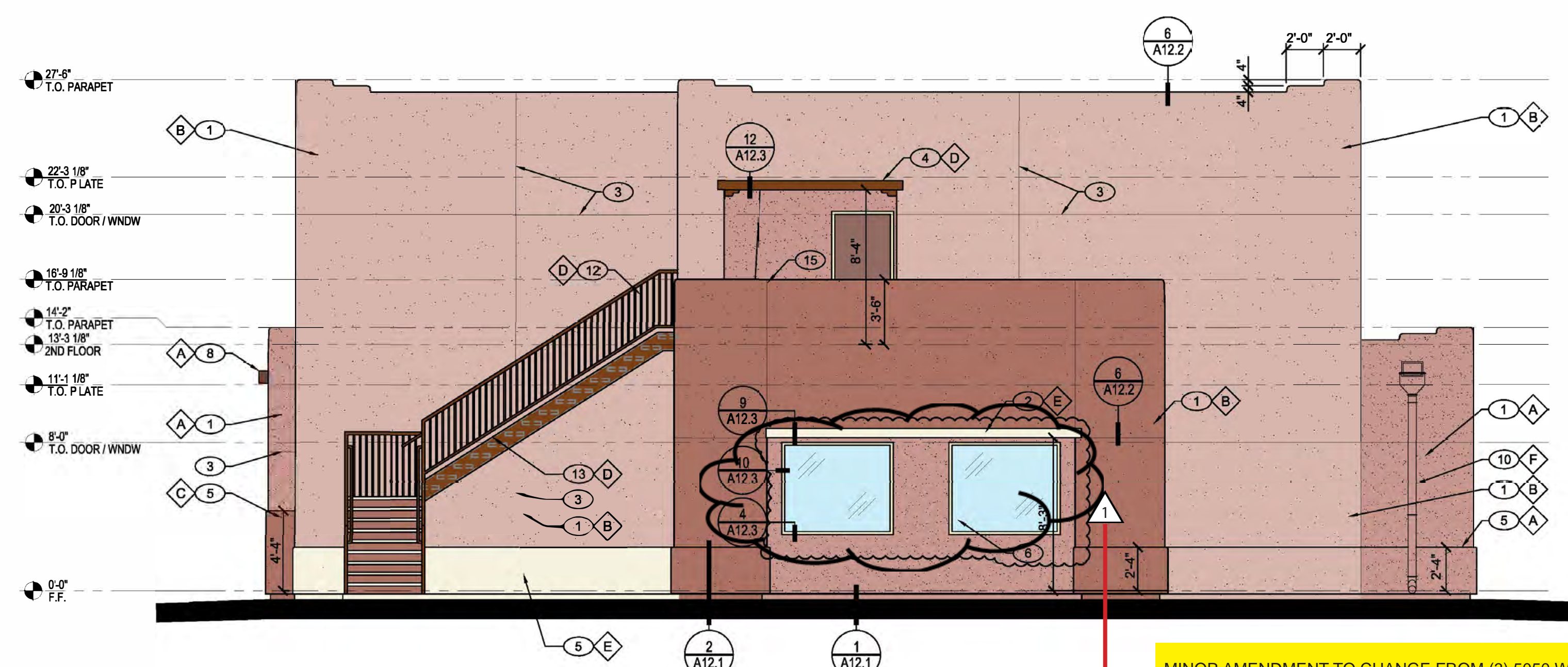
R:\2020 Residential Projects\920016_ICF - Gateway-Sonata\02. Drawings\05. Working Set\Sheets\920016-A6-3.dwg Rick Solyer 1/10/2023 Project No. 920016_ICF © 2022 PA Residential, LLC.



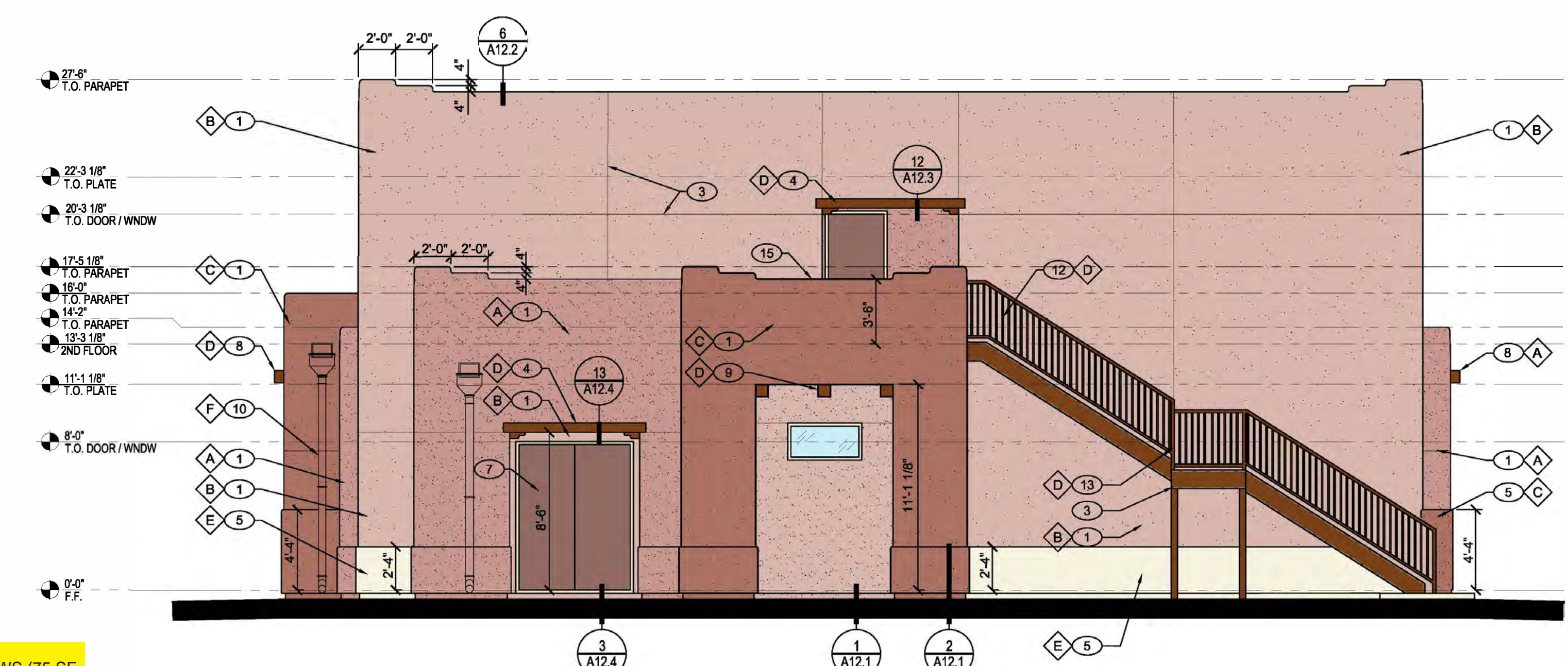
A CLUBHOUSE- FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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SCALE: 3/16" = 1'-0"



D CLUBHOUSE- LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



B CLUBHOUSE- RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

#	DESCRIPTION
1	1-COAT STUCCO SYSTEM PER ES REPORT - SEE A10.2a & A10.2b
2	FOAM POPOUT
3	CONTROL JOINT - SEE DETAIL 7/A12.1
4	FAUX WOOD LINTEL - SEE DETAIL 3/A12.2
5	WAINSCOT AT BASE - SEE DETAIL 2/A12.1
6	WINDOW - SEE SCHEDULES A8.1
7	DOOR - SEE SCHEDULES A8.1
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13	METAL STAIR STRINGER - SEE STAIR PLANS & SECTIONS
14	PREFAB CONCRETE STAIR TREAD - SEE STAIR PLANS & SECTIONS
15	STUCCO HALF-WALL - SEE DETAIL 4/A12.1

GENERAL NOTES

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F	GUTTER/DOWNSPOUT	MATCH ADJACENT WALL		
G	DOORS	DUNN-EDWARDS	DET410	FLORIOGRAPHY

MINOR AMENDMENT TO CHANGE FROM (3) 5050 WIDOWS (75 SF OF GLAZING) TO (2) 6060 WINDOWS (72 SF OF GLAZING).

MINOR AMENDMENT

920016 ICF
SONATA AT THE TRAILS, TRACT 1

PAZ DESIGN GROUP
PAZ DESIGN GROUP
450 FREMONT STREET #233
LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax

Seal

STATE OF NEW MEXICO
HOWARD PERLMAN
REGISTERED
1847

OCTOBER 6, 2022

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Rev	Date	By	Description
1	06-14-2021	RPS	PLANS CHECK CORRECTIONS/OWNER COMMENTS

SONATA
At The Trails, Tract 1
ALBUQUERQUE, NEW MEXICO
Sonata Green Owner, LLC

Sheet Title:
CLUBHOUSE EXT. ELEVATIONS

Drawn/Checked By
PP/RPS

Date
MARCH 31, 2021

Project Number
920016 ICF

Sheet Number
A6.3
CLUBHOUSE