

PROJECT NUMBER: PR-2018-001584

APPLICATION NUMBER: SI-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 SLOW POND (SEE GRADING SHEET FOR DETAILS)
- 16 GENERATOR BUILDING
- 17 "ONE WAY DO NOT ENTER" SIGN
- 18 SHUFFLE BOARD AND BOCCIE 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**

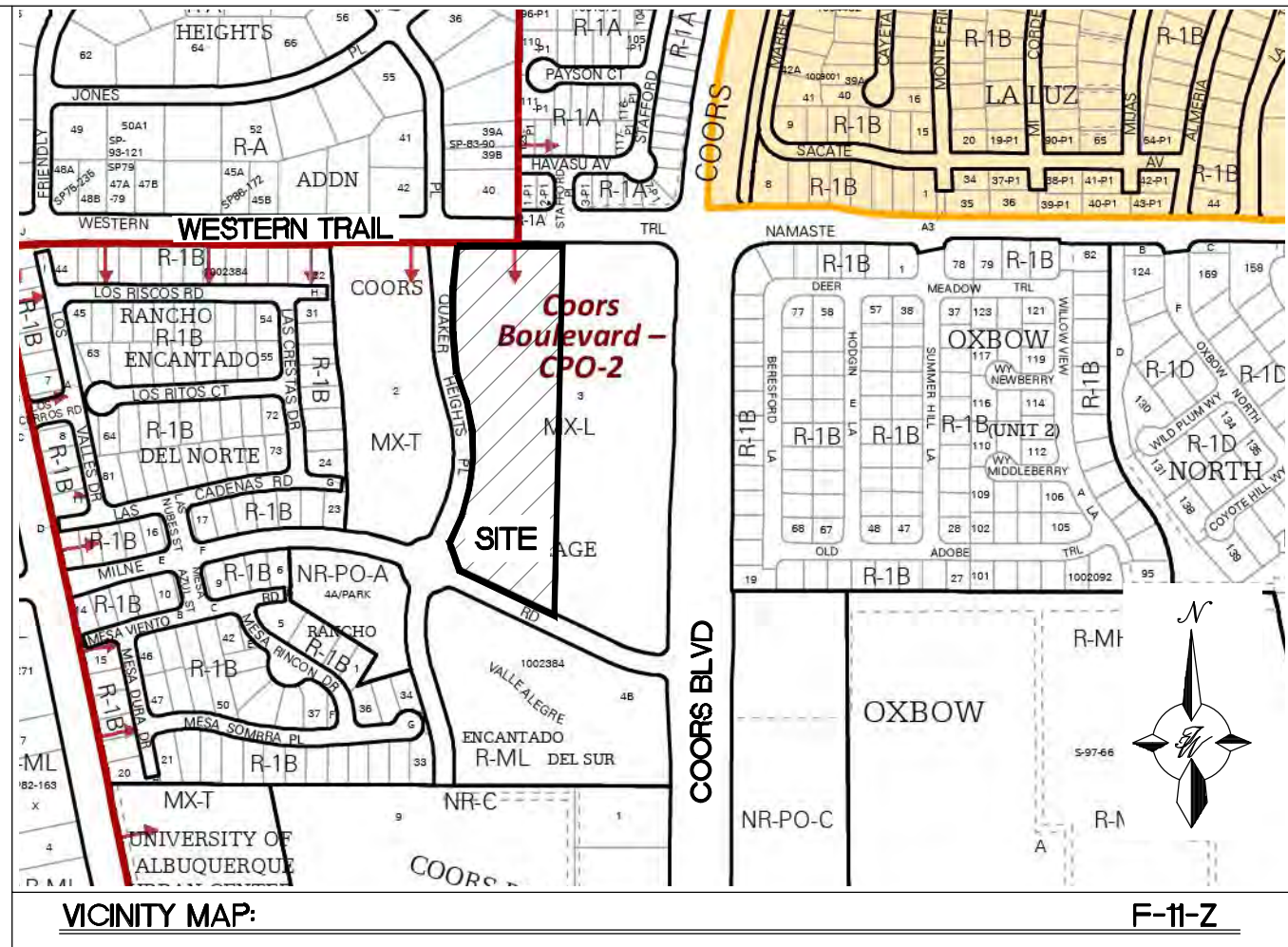
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

**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



**LEGAL DESCRIPTION:**

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

**SITE INFORMATION**

ZONE: MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT)

LOT AREA: 6.56 ACRES

PARCEL: TRACT 3A, COORS VILLAGE

BUILDING FOOTPRINT: 64,391 SF

**SITE AREA ANALYSIS**

	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%

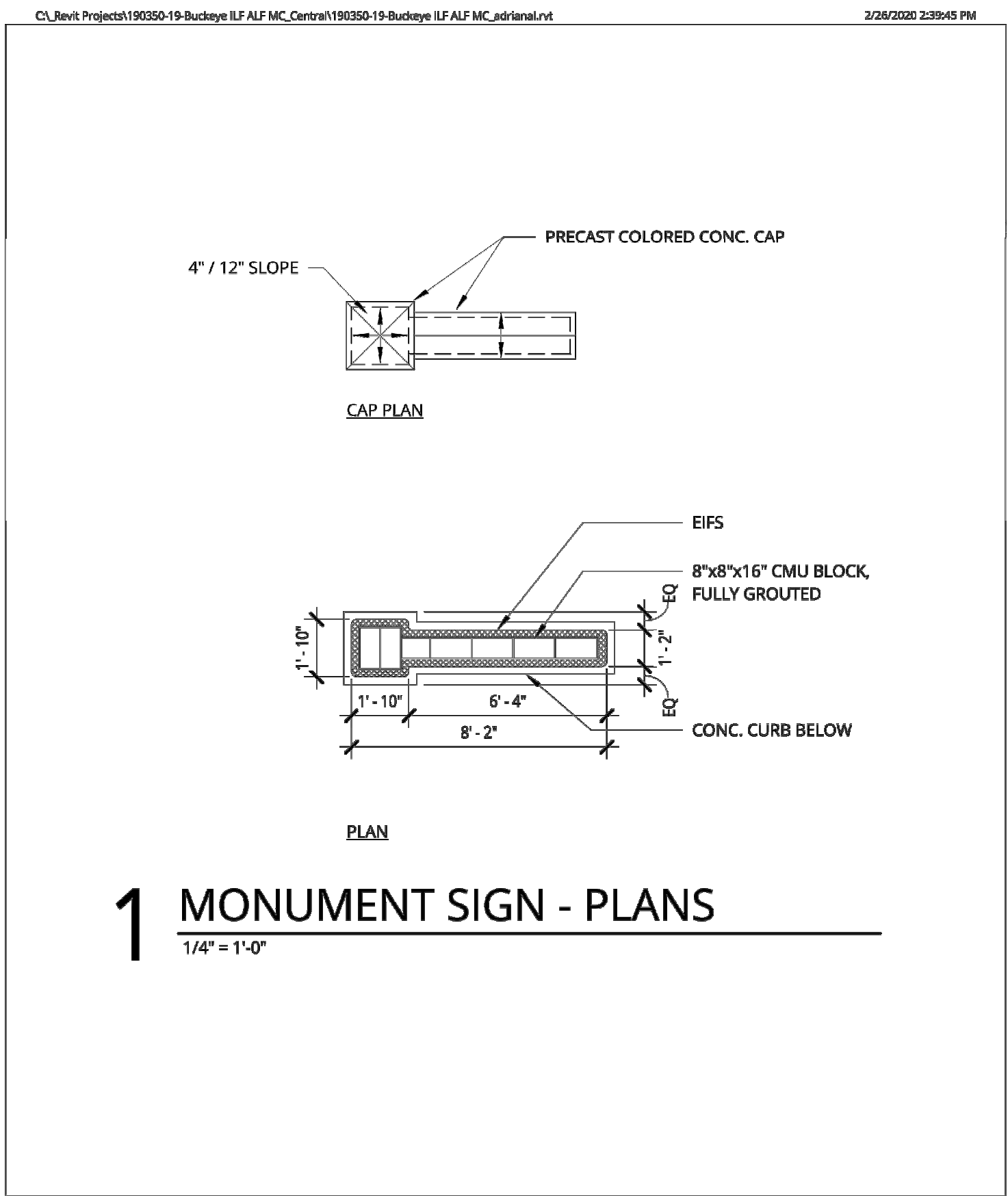
**PARKING**

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			

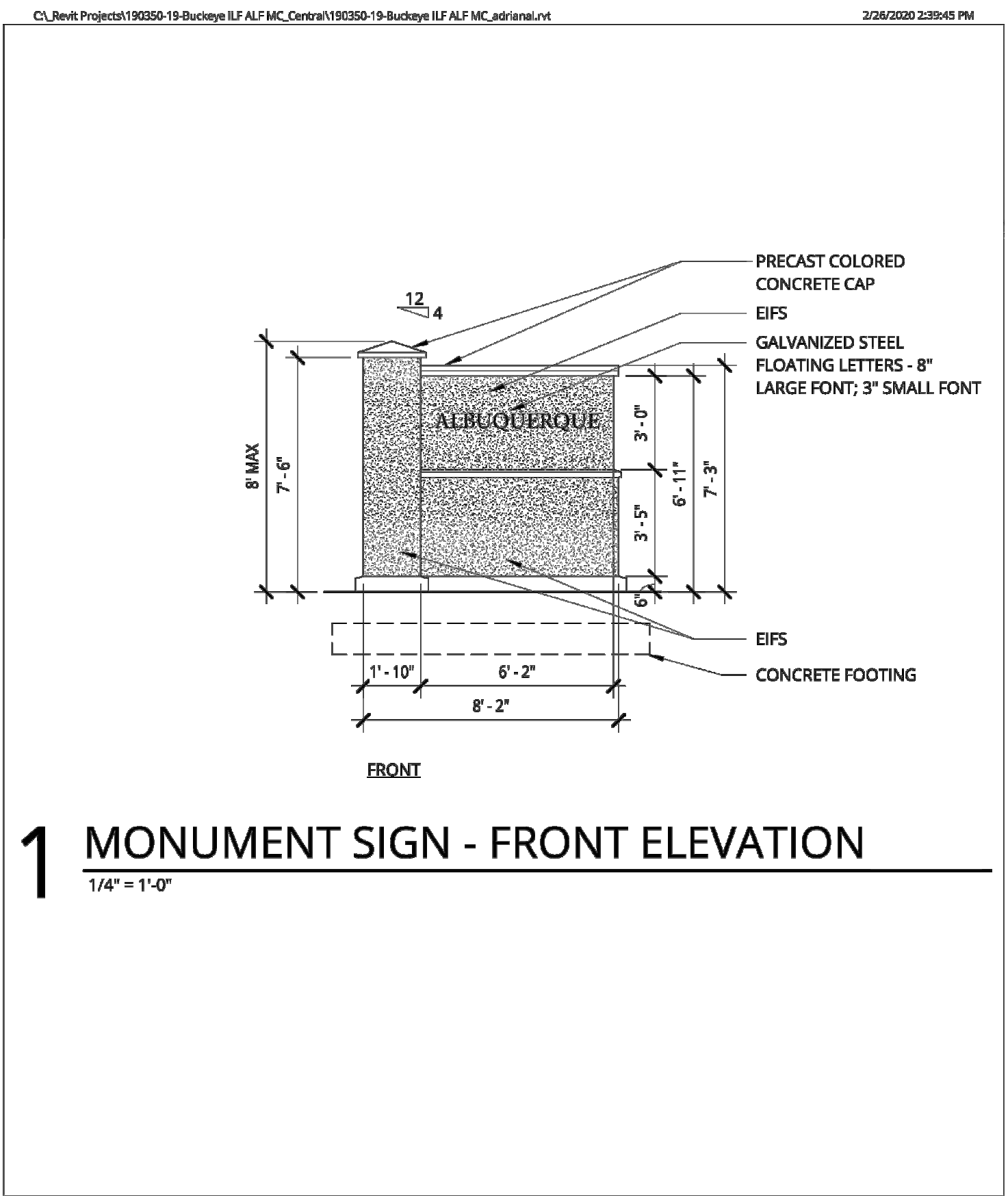
**PR-2018-001584, SI-2020-01022**

10	10-23-24	Proposed Monument Sign	
9	9-23-24	RECONFIGURE DRAINAGE SLOPE	RMG
8	9-23-24	DELETED PEDESTRIAN CONNECTION TO QUAKER HEIGHTS SIDEWALK	RMG
7	9-23-24	DELETED 6' PEDESTRIAN CROSSING	RMG
6	9-23-24	ADDED STEP TO GENERATOR PAD ACCESS DOOR	RMG
5	9-23-24	RELOCATED SIDEWALK AND LIGHT BASE FOR FIRE ACCESS	RMG
4	9-23-24	MOVED ADA FOR PEDESTRIAN CROSSING TO TOP OF GRADE BREAK	RMG
3	9-23-24	ADDED RAMP FOR ADA	RMG
2	9-23-24	RECONFIGURED SOUTHWEST CONNECTION	RMG
1	9-23-24	DELETED ADA SIDE CURB	RMG
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		TRACT 3A COORS VILLAGE	
RONALD R. BOHANNAN		4500 QUAKER HEIGHTS ABQ NM 87120	
NEW MEXICO		SITE PLAN FOR BUILDING PERMIT	
7868		DRAWN BY RMG	
09/23/2024		DATE 09/23/2024	
RONALD R. BOHANNAN		SHEET #	
P.E. #7868		C1	
		JOB # 2024019	
		TERRA WEST, LLC	
		5571 MIDWAY PARK PLACE NE	
		ALBUQUERQUE, NM 87109	
		(505) 858-3100	
		www.tierawestllc.com	

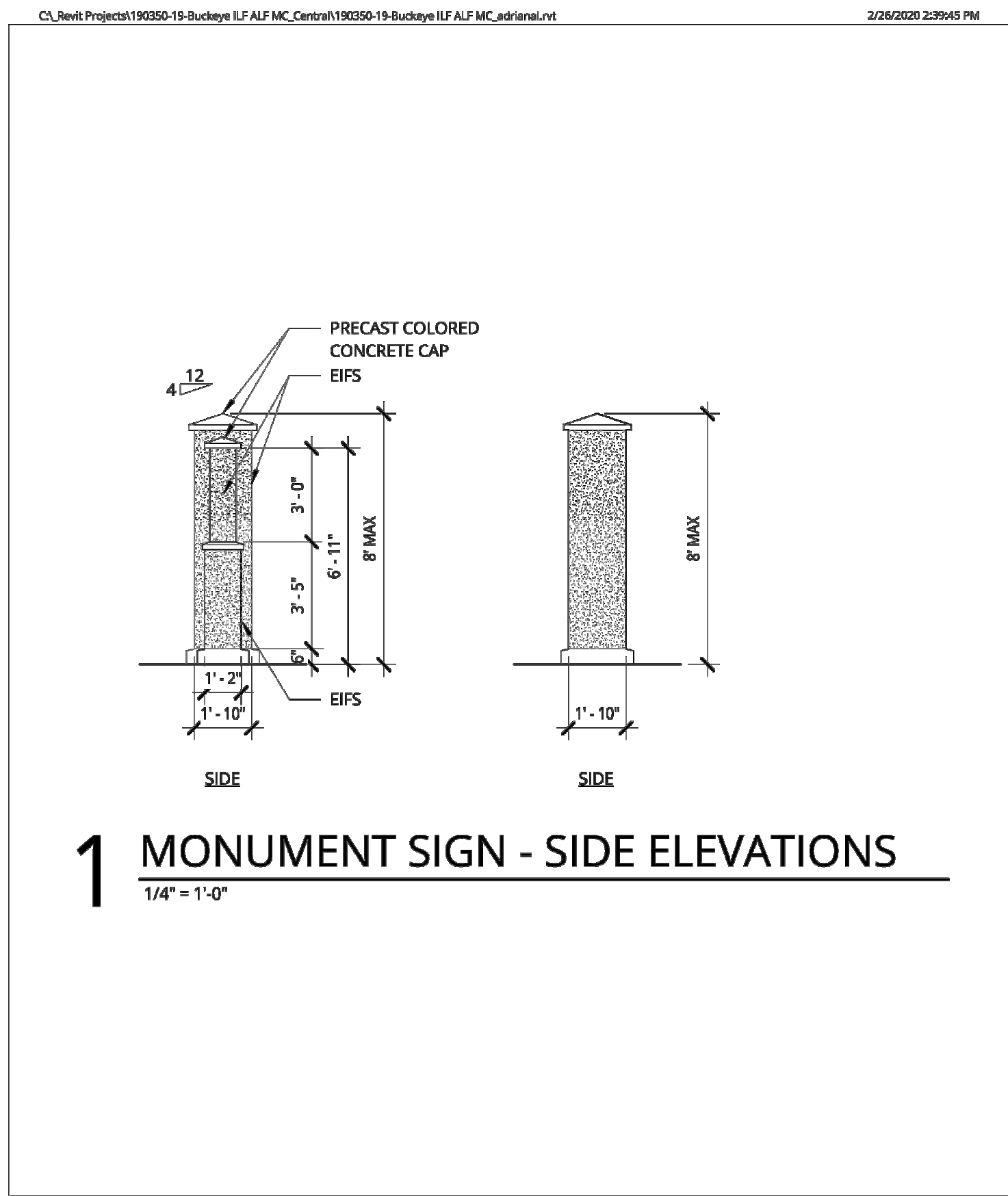




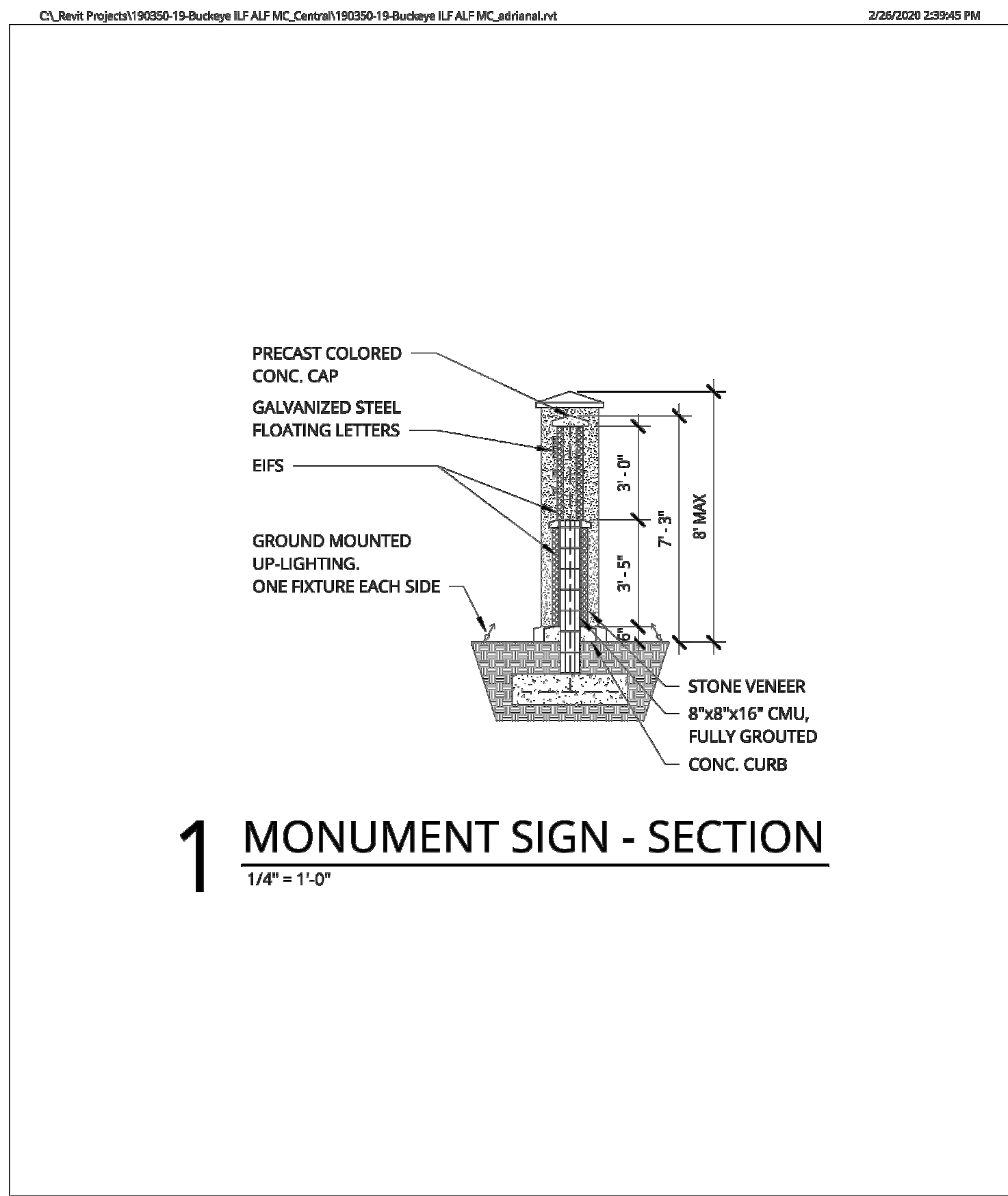
	<div>38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T: 503.241.7100 1500 5TH AVE, SUITE 300 SEATTLE, WA 98101 T: 206.476.1500 © ANKROM MOISAN ARCHITECTS, INC.</div>	<div>ALBUQUERQUE SENIOR LIVING</div>	<div>Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"</div>	<div>MONUMENT SIGN - PLAN</div>	<div>1.00</div>



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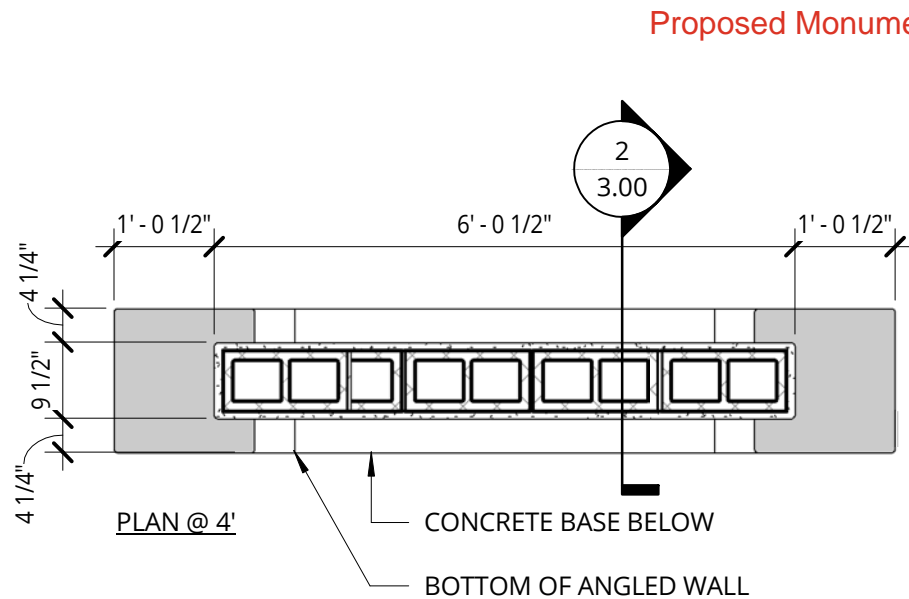
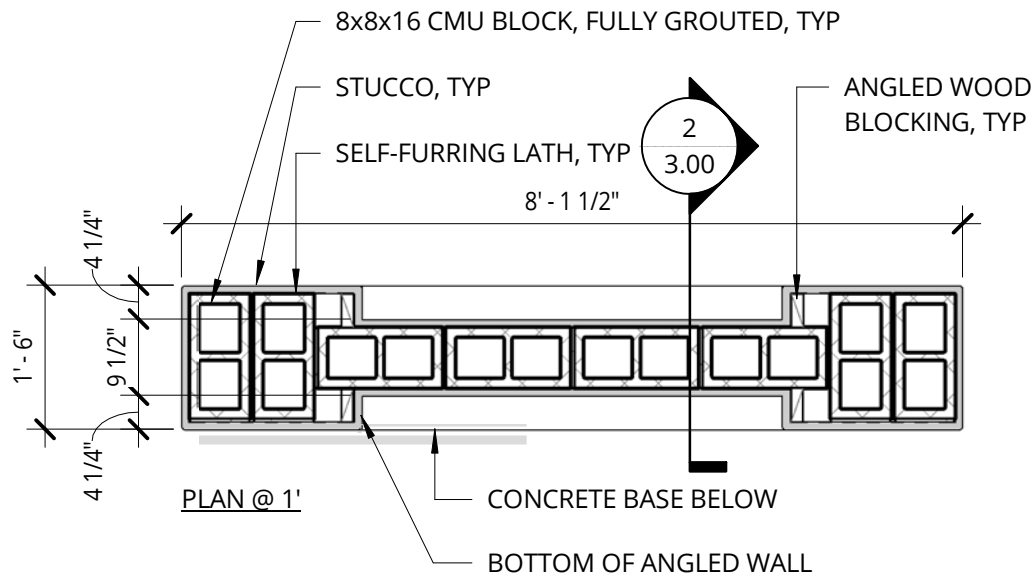


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We may need to update due to design change

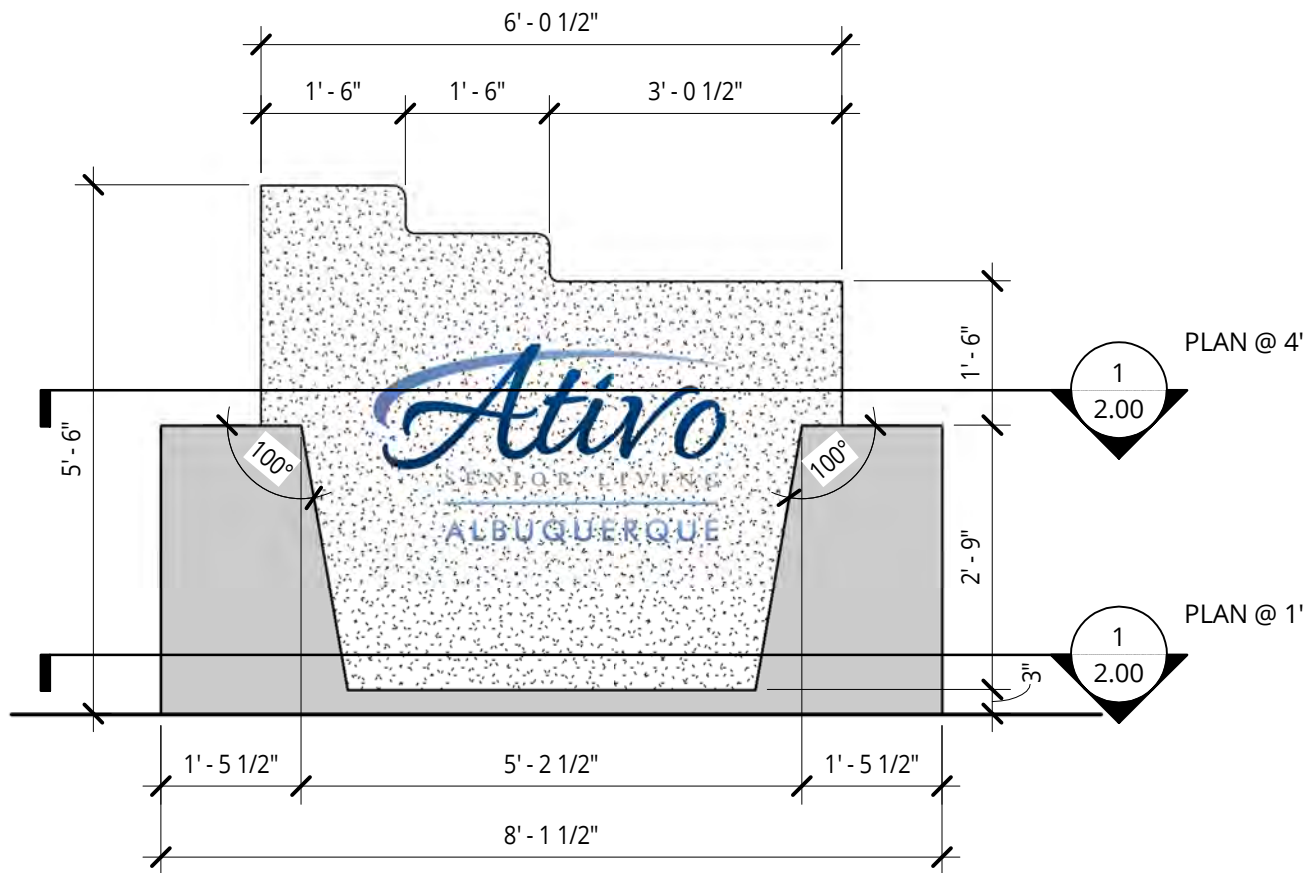
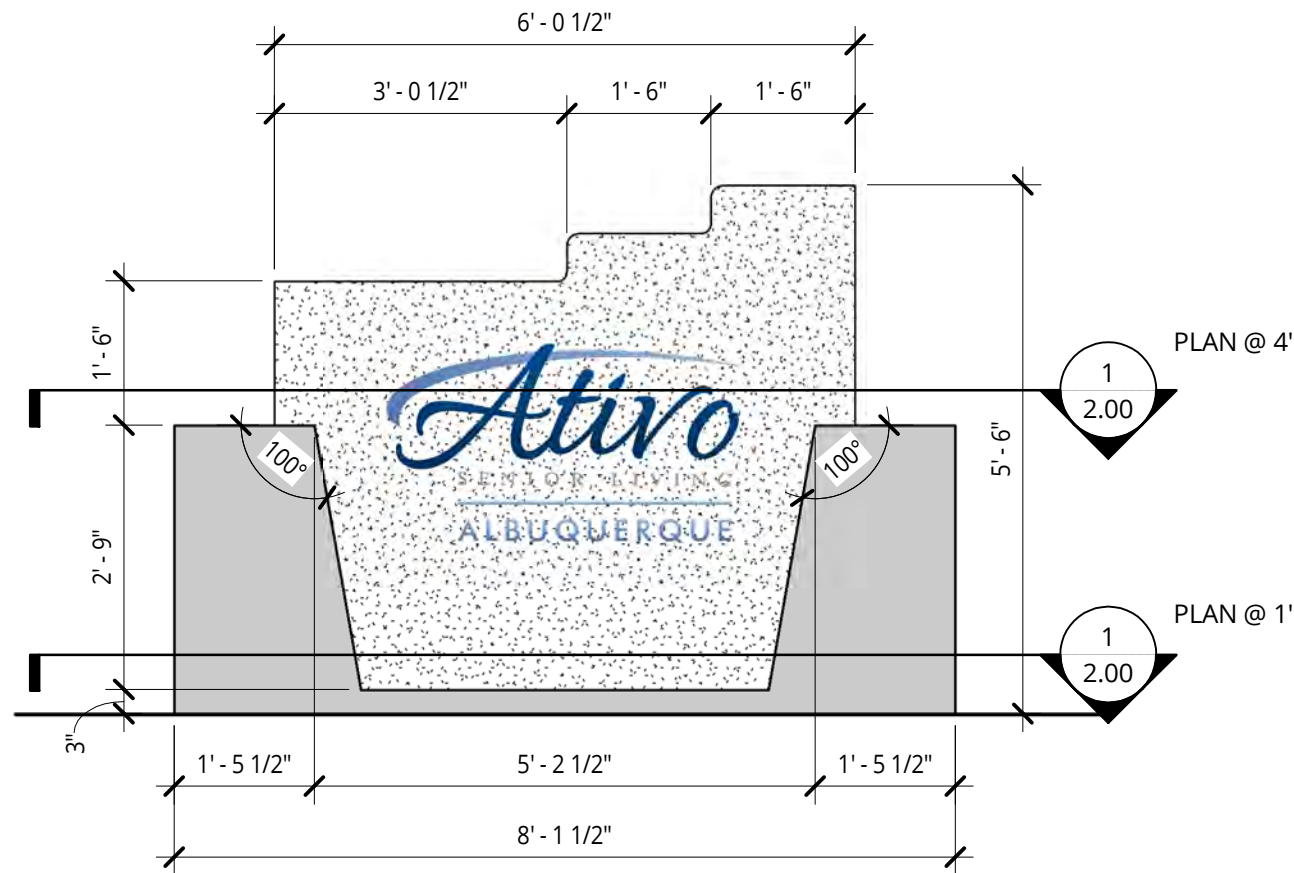
APPROVED Monument Sign

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



# 1 MONUMENT SIGN - PLAN

1/2" = 1'-0"



# 2 MONUMENT SIGN - FRONT ELEVATION

1/2" = 1'-0"

# 3 MONUMENT SIGN - REAR ELEVATION

1/2" = 1'-0"



38 NORTHWEST DAVIS,  
SUITE 300  
PORTLAND, OR 97209  
T 503.245.7100

1505 5TH AVE, SUITE 300  
SEATTLE, WA 98101  
T 206.576.1600

1014 HOWARD STREET  
SAN FRANCISCO, CA 94103  
T 415.252.7063

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ATIVO SENIOR LIVING AT ALBUQUERQUE

4500 QUAKER HEIGHTS PL.

ALBUQUERQUE, NM

LINK SENIOR DEVELOPMENT

MONUMENT SIGN -  
ELEVATIONS & PLANS

PERMIT SET

DATE: 01.28.2021

PROJECT #: 194000

SCALE 1/2" = 1'-0"

2.00