

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

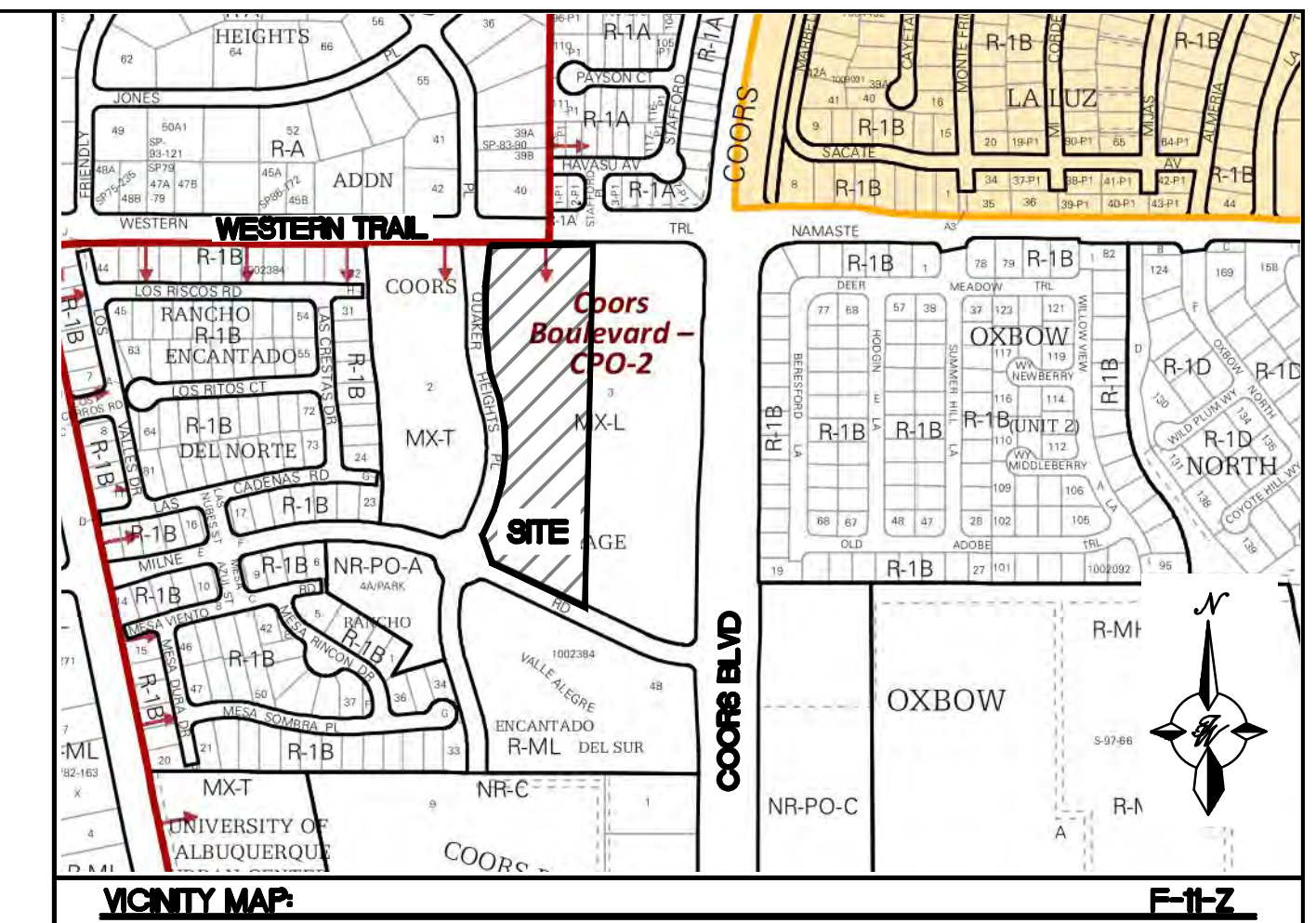
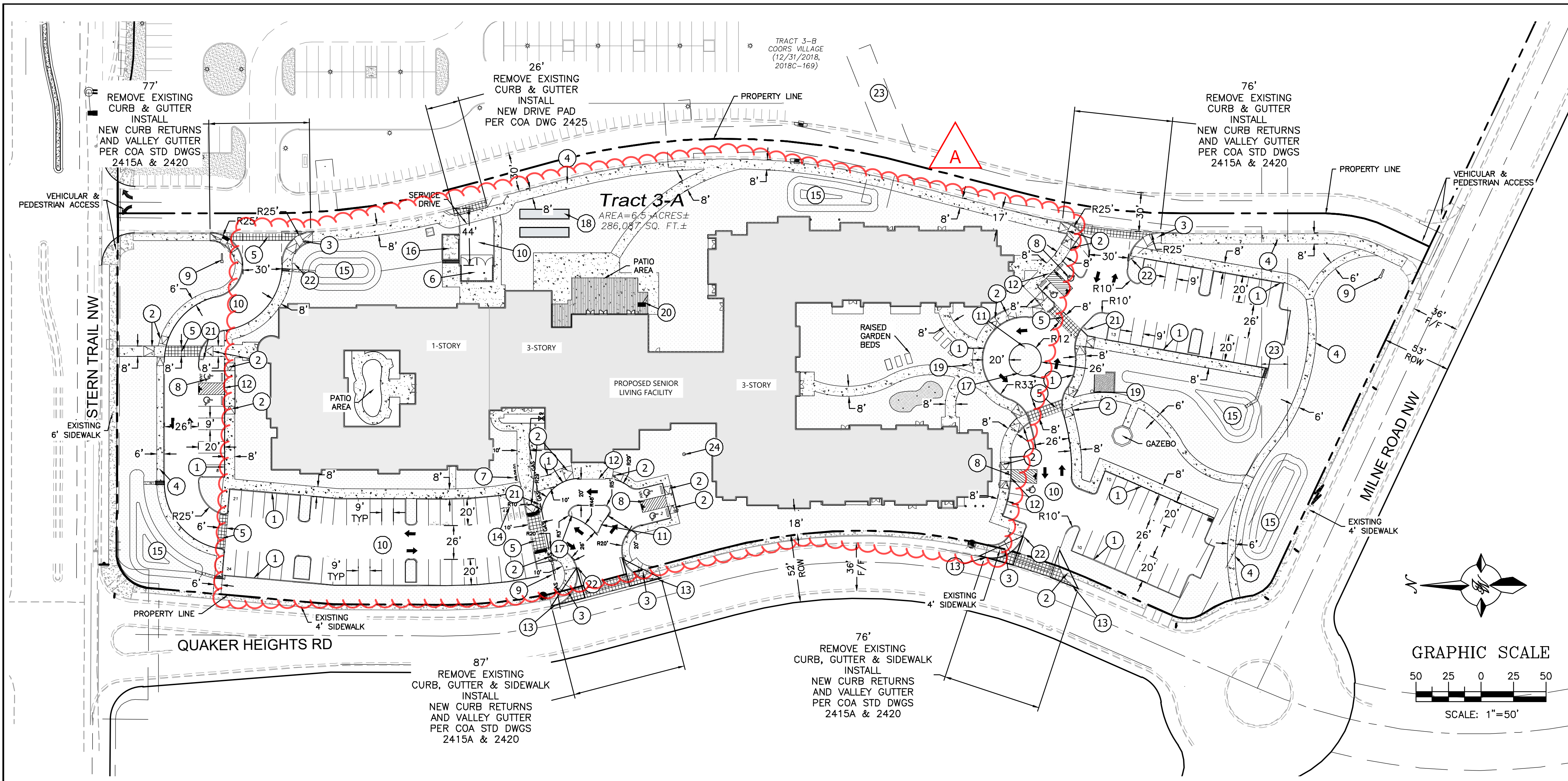
ADMINISTRATIVE AMENDMENT

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, ou=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**



VICINITY MAP
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)	AREA (SF)	% OF SITE
LOT AREA: 6.56 ACRES	286,087	100%
PARCEL: TRACT 3A, COORS VILLAGE	BUILDING AREA: 64,391	22.8%
BUILDING FOOTPRINT: 64,391 SF	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 BOUCE 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" RI-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

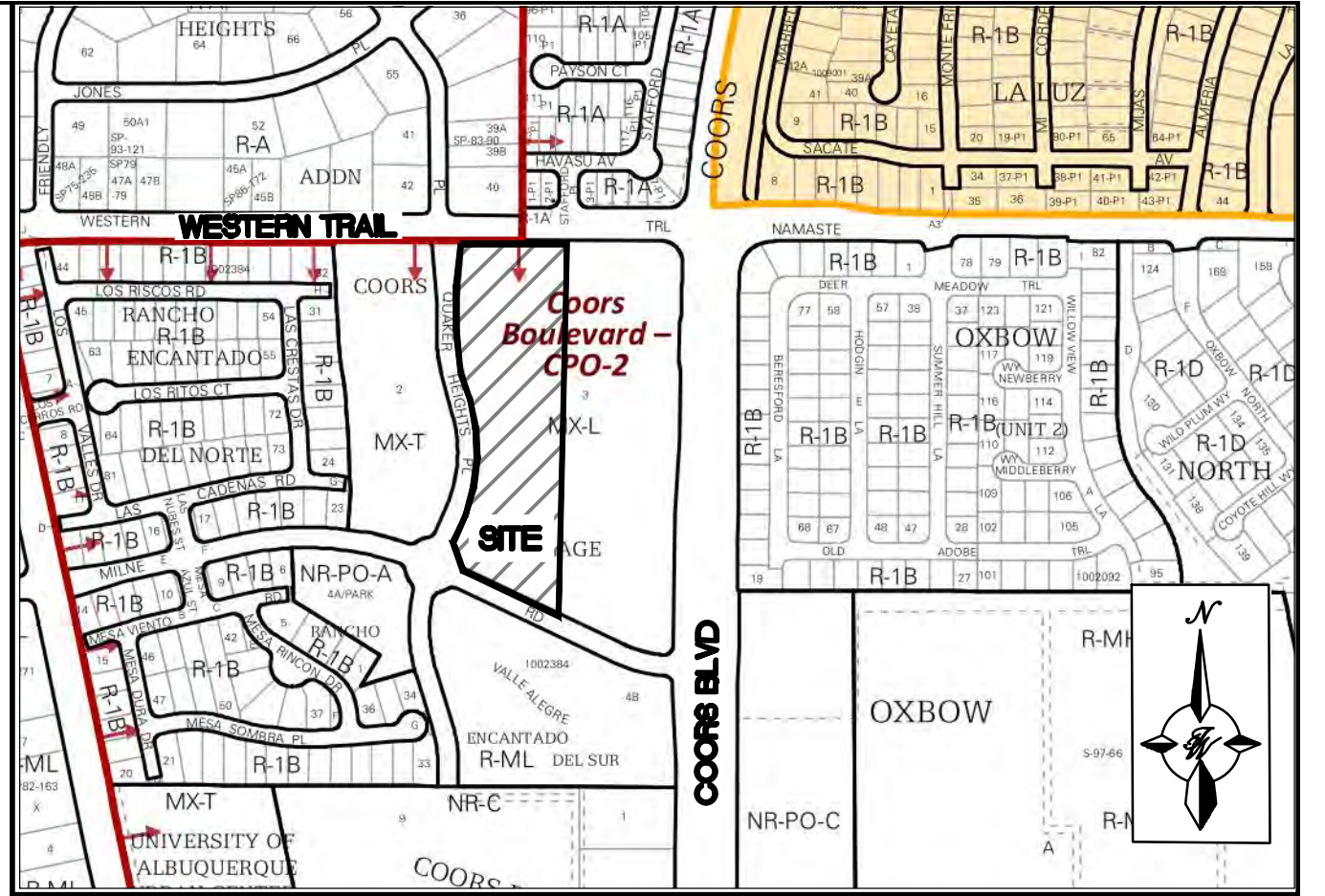
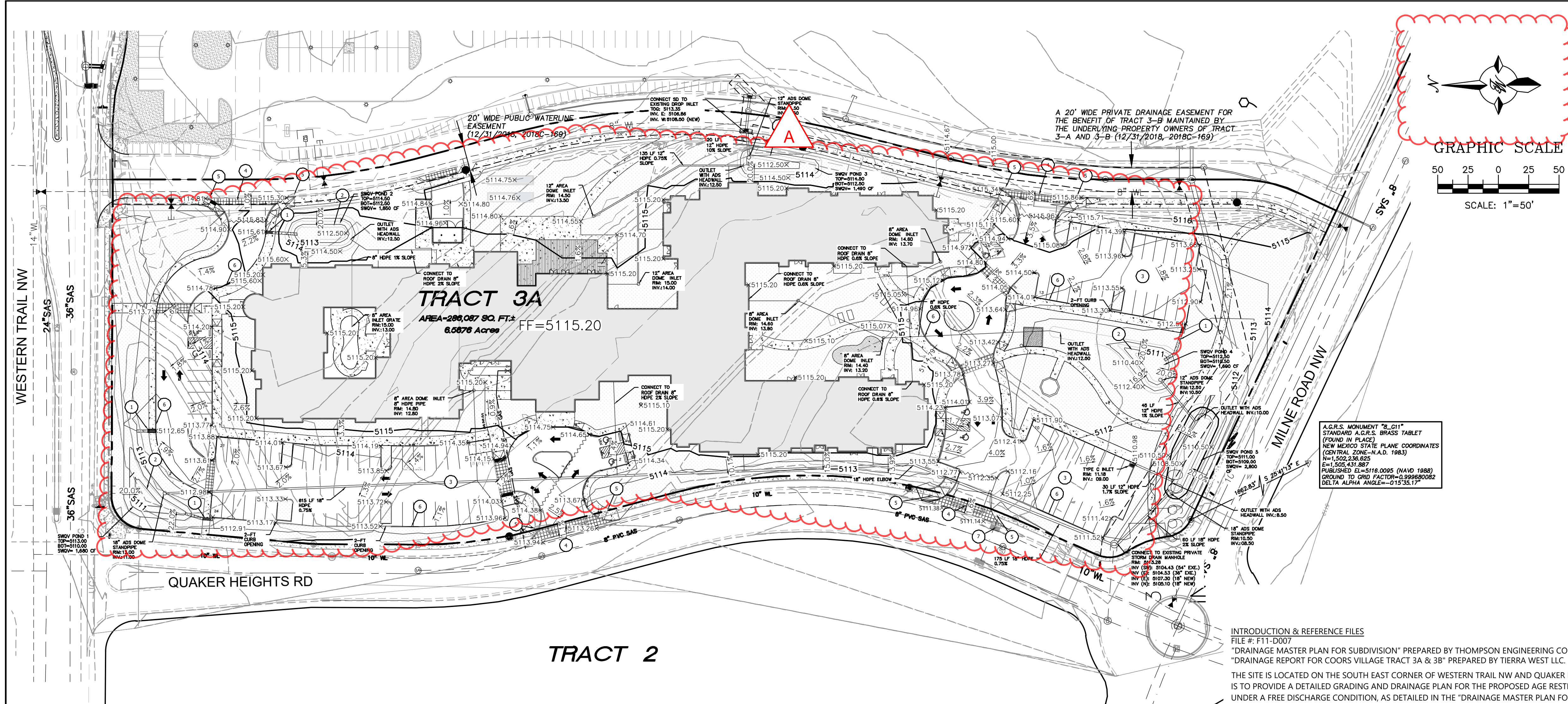
NOTES:

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)).
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	DRAWN BY RS
	SITE PLAN FOR BUILDING PERMIT	DATE 6/24/2020
	SHEET # C1	JOB # 2019064

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Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr			SWQV						
					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)					
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

Zone	100-Year	10-Year
Ea	0.44	0.08
Eb	0.67	0.22
Ec	0.99	0.44
Ed	1.97	1.24

Zone	100-Year	10-Year	SWQP	Area At Mid Depth	Depth	Volume
Qa	1.29	0.24	1	840	2	1,680
Qb	2.03	0.76	2	925	2	1,850
Qc	2.87	1.49	3	745	2	1,490
Qd	4.37	2.89	4	845	2	1,690
			5	1400	2	2,800

Stormwater Quality Volume
 Total Impervious Area = 5,079 sq ft
 Retention depth = 0.42" Per DPM Pg. 272
 Retention Volume = 2,133 CF

- 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)

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 6.57 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 STORM DRAIN WAS INSTALLED IN 2020 TO PROVIDE DRAINAGE FOR BOTH PARCELS IN THE DEVELOPED STATE PER THE DRAINAGE MASTER PLAN. A PRIVATE STORM DRAIN EASEMENT IS DETAILED ON THE RECORDED PLAT 2018 FOR TRACT 3-A AND 3-B. THE STORM DRAIN 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 MASTER PLAN 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 STORM DRAIN 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 MASTER PLAN. ONCE THE SWQV PONDS ARE FULL THEY WILL FLOW INTO THE EXISTING STORM DRAIN 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.

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.

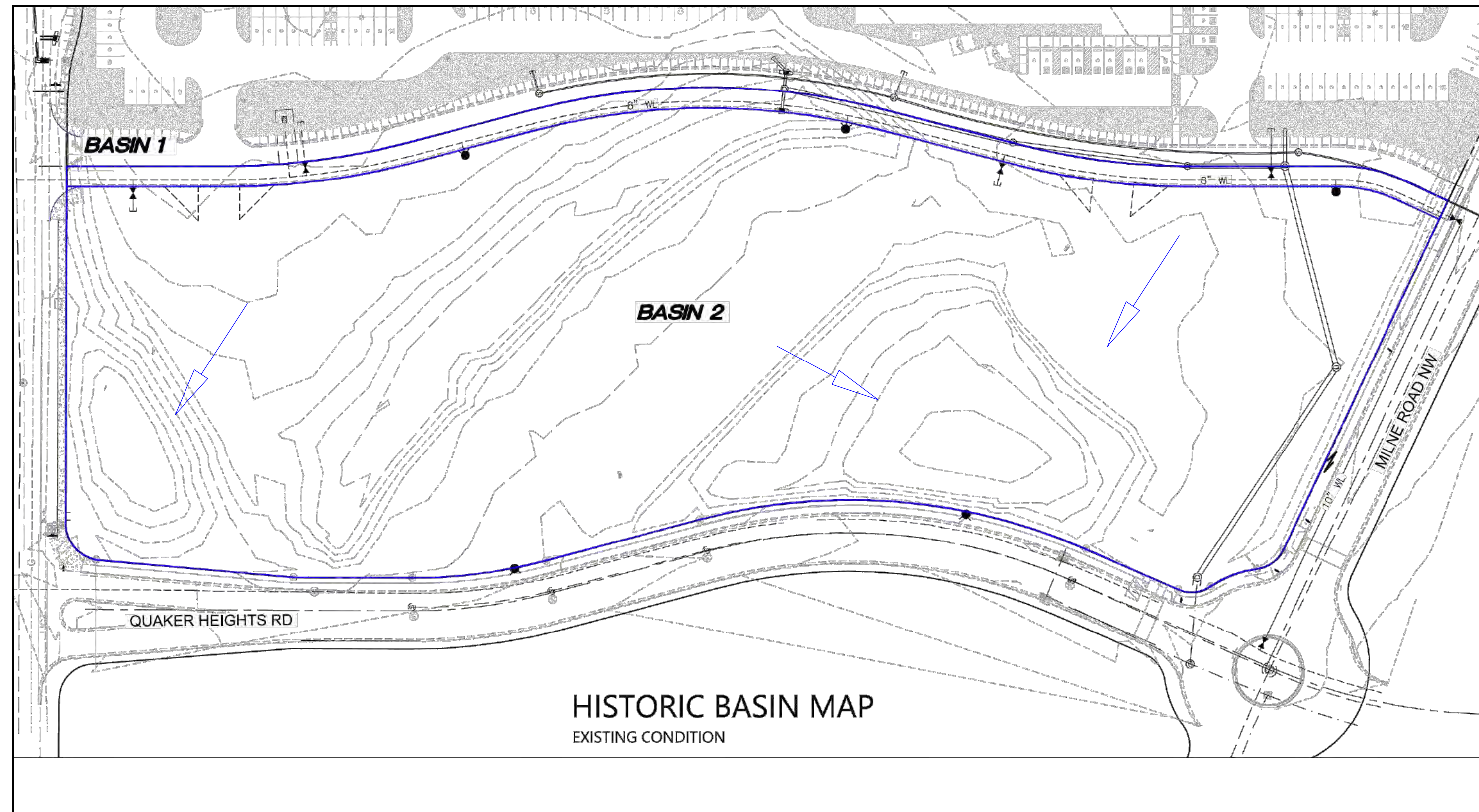
LEGAL DESCRIPTION TRACT 3-A-1 COORS VILLAGE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- CONCRETE / SIDEWALK
- GRADE BREAK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- CURB INLET
- GRADE BREAK AT ENTRANCE

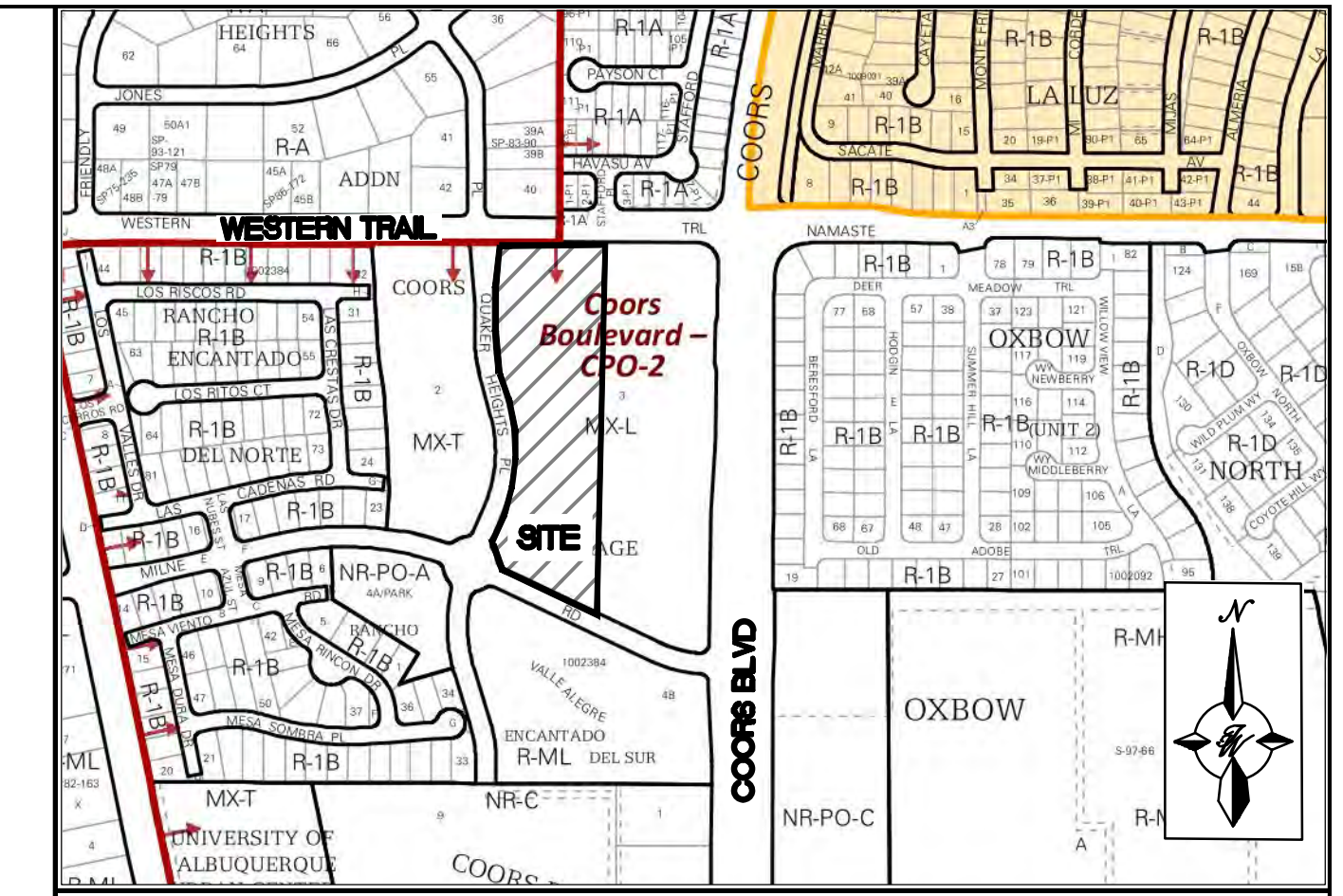
ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 4/16/2020
 RONALD R. BOHANNAN
 P.E. #7868

TRACT 3A COORS VILLAGE
 4500 QUAKER HEIGHTS ABO NM 87120
GRADING & DRAINAGE PLAN
 DRAWN BY RS
 DATE 6/24/2020
 2019064_GR
 SHEET # **C2**
 JOB # 2019064
 TIERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com



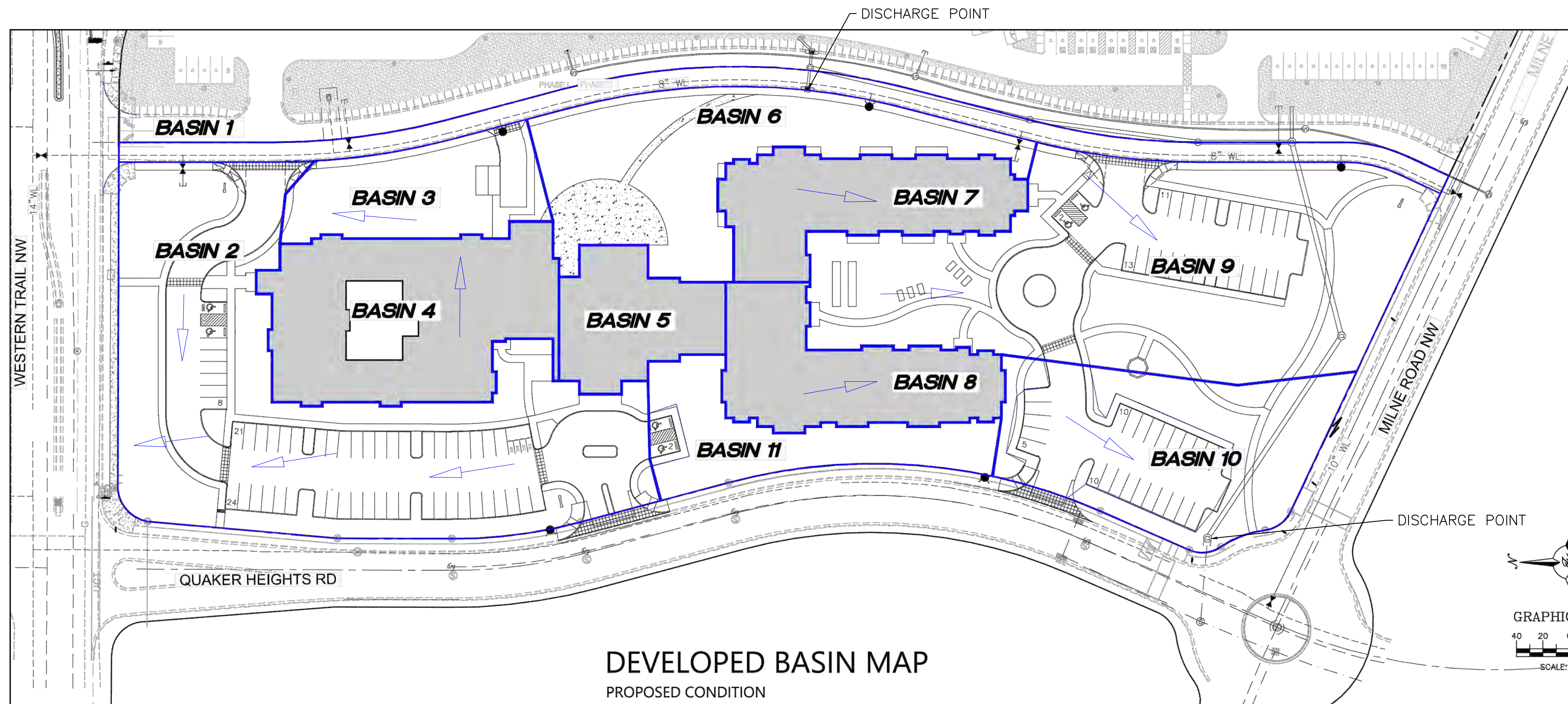
HISTORIC BASIN MAP
EXISTING CONDITION

COA HYDRONUM FILES NO. ON RECORD IN SITE VICINITY

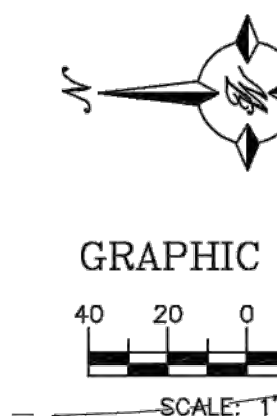


FIRM MAP: 35001C0114H DATE 08/16/2012

LEGAL DESCRIPTION: TRACT 3-A-1 COORS VILLAGE

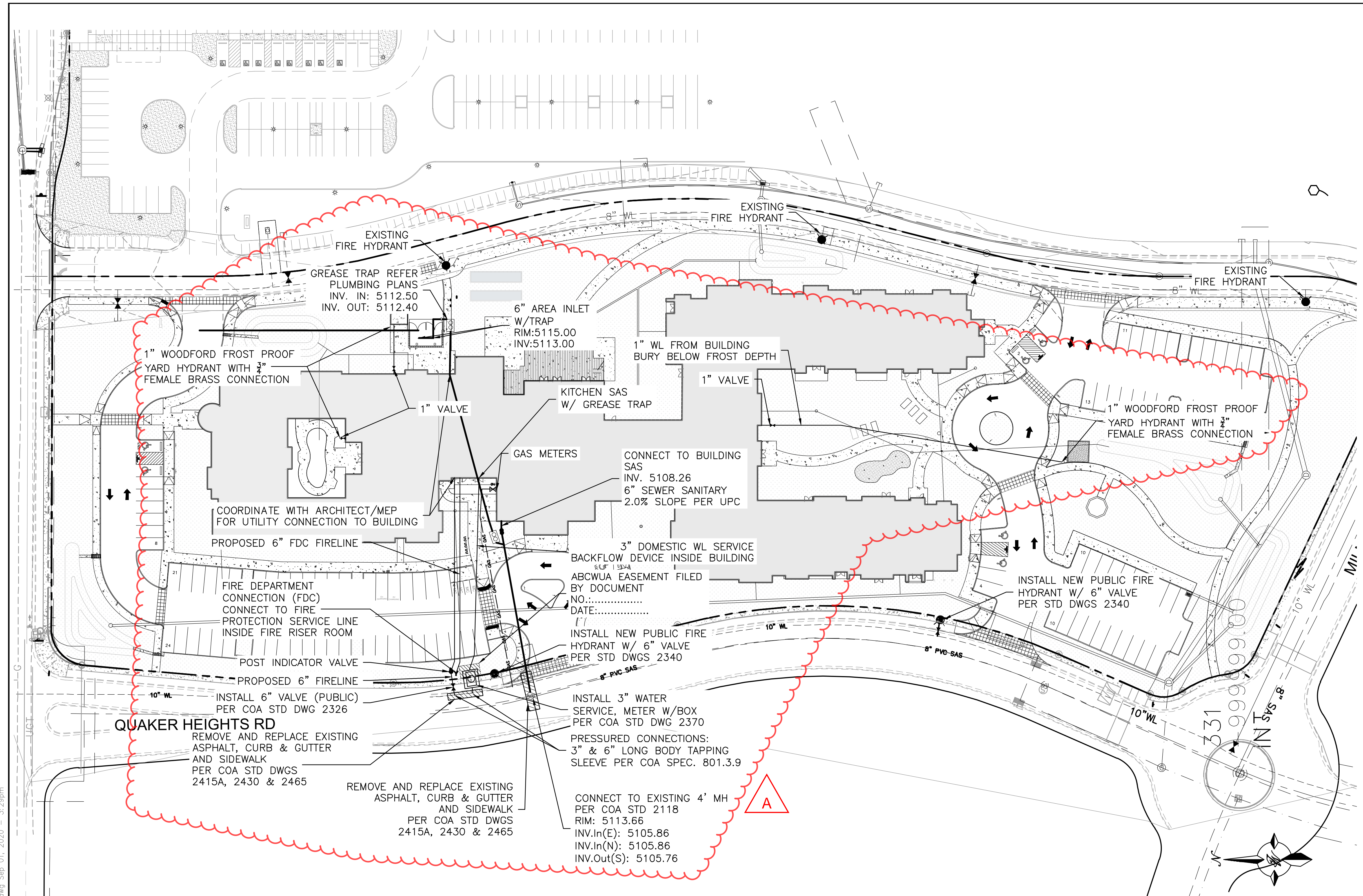


DEVELOPED BASIN MAP
PROPOSED CONDITION



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	BASIN MAP	DATE 2/19/2020
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2-A	JOB # 2019064

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LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

- WATER NOTES:**
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
 - ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
 - ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
 - CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
 - RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
 - ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
 - CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

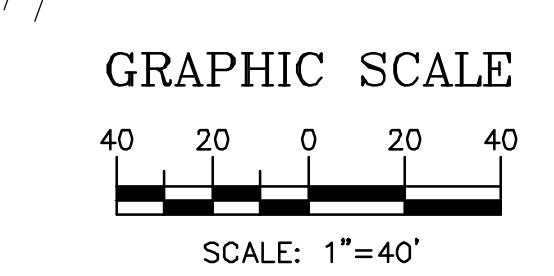
- GENERAL UTILITY NOTES:**
- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
 - PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
 - AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
 - PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
 - NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
 - CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
 - P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

MATERIALS (OR EQUIVALENT APPROVED):

- SEWER TO BE SDR-35 PVC
- WATER LINE TO BE C900-PVC DR18

ABCWUA NOTES:

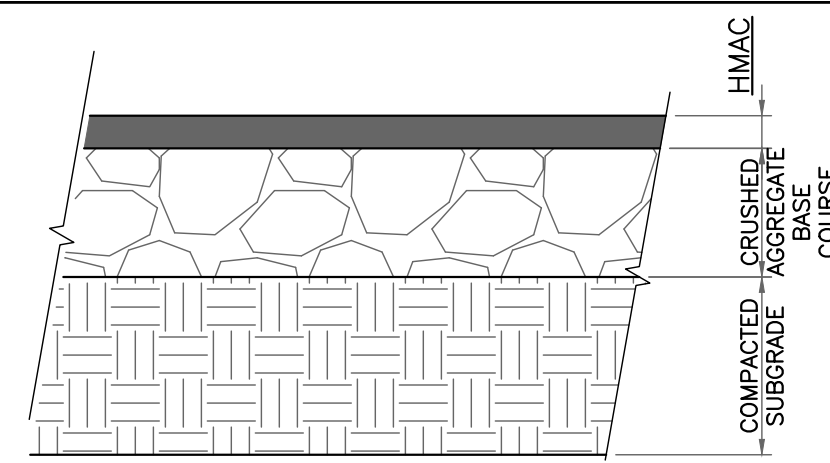
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/729/](http://abcwua.org/content/view/full/729/)



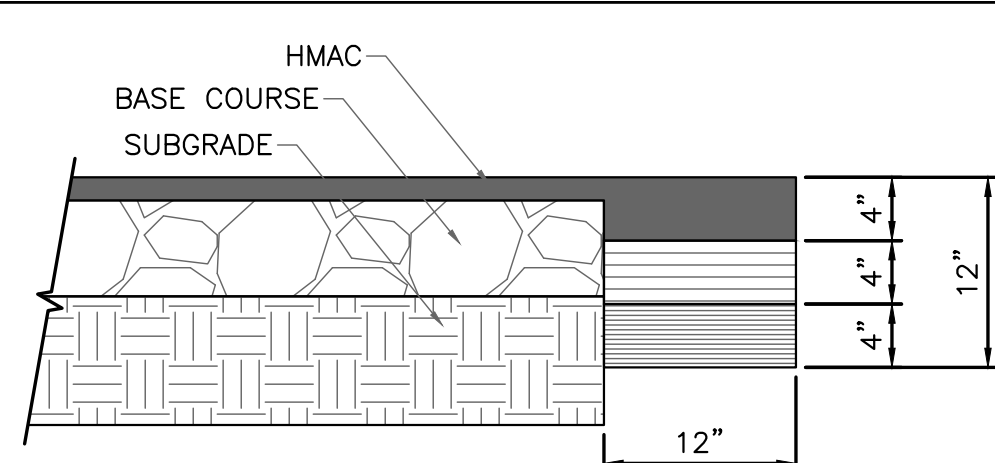
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH. AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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

	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	MASTER UTILITY PLAN	DATE 6/24/2020
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_MU
RONALD R. BOHANNAN P.E. #7868	4/16/2020	SHEET # C3
		JOB # 2019064

\\NAS01\ZDrive\2019\2019064 Coors Village Tract_3A\dwg\AA\2019064_MU.dwg Sep 01, 2020 - 3:29pm



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



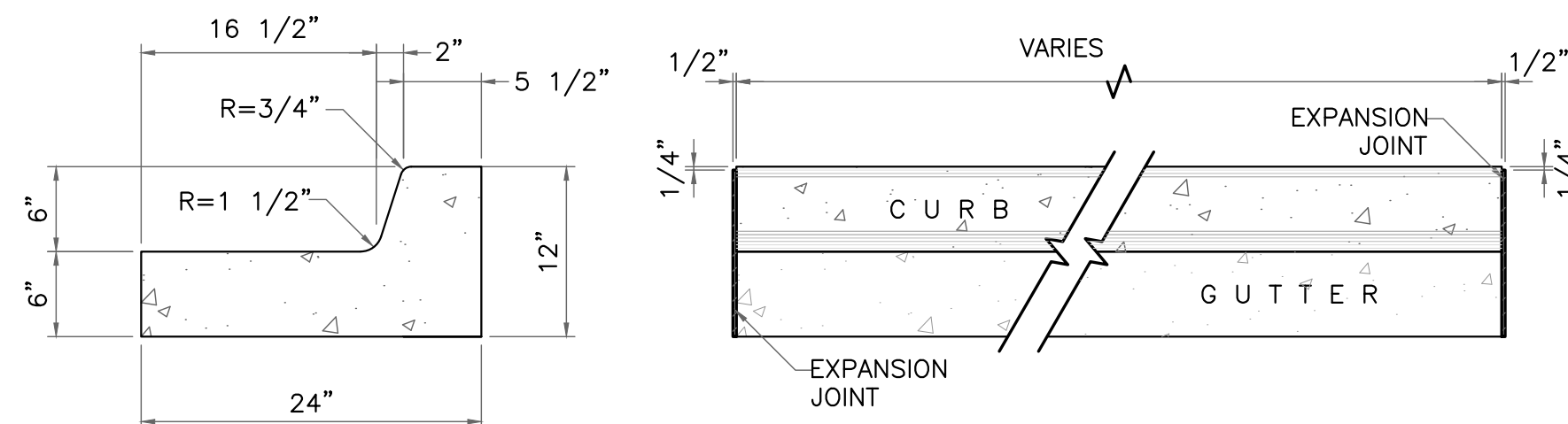
PAVEMENT TERMINUS
SCALE: 1"=1'

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

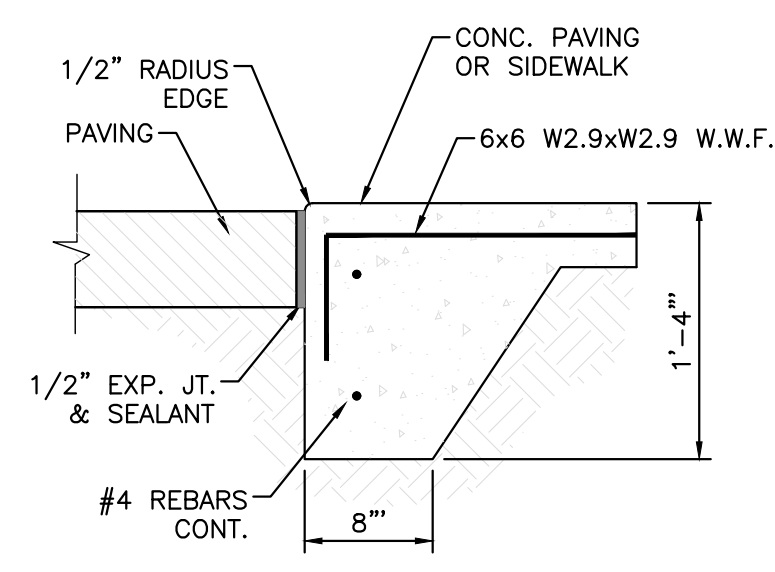
PLAN VIEW

NOTES:

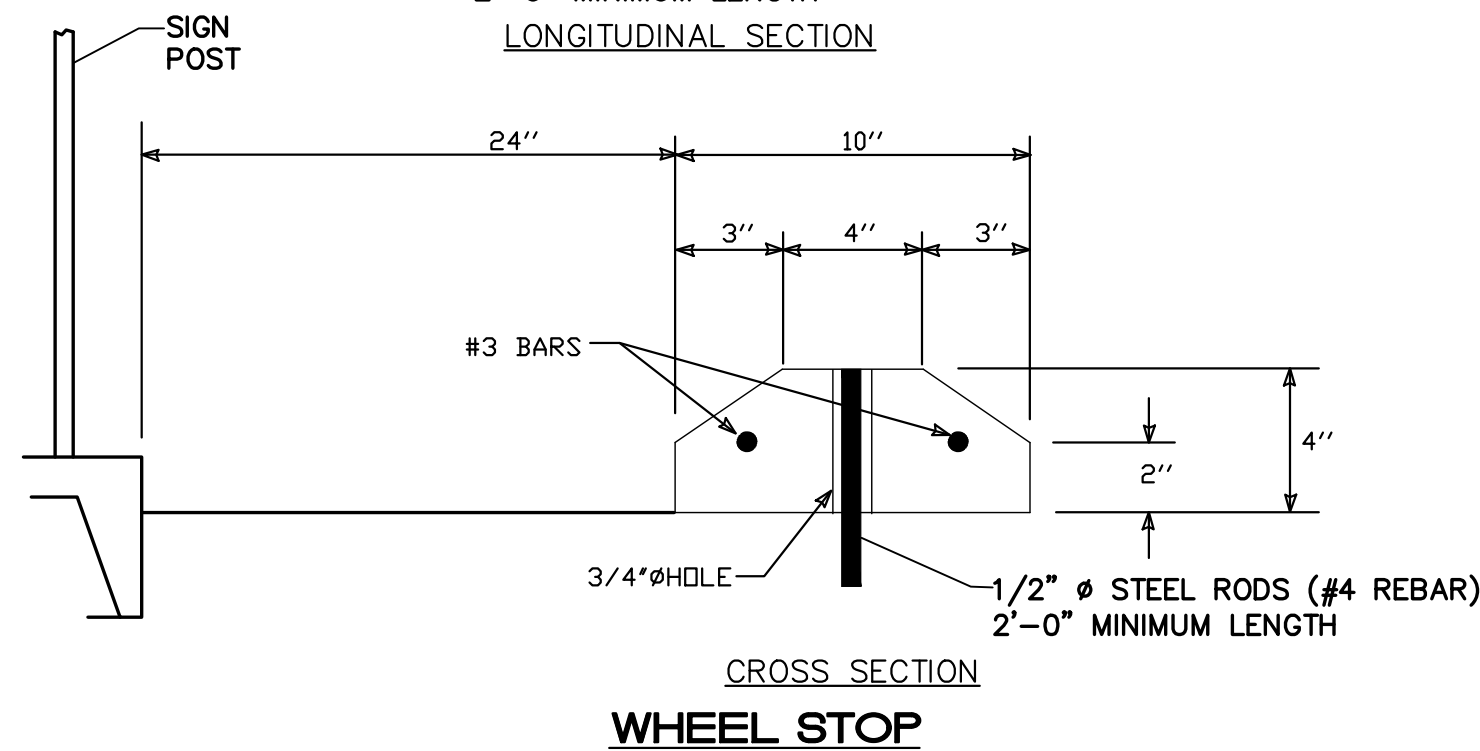
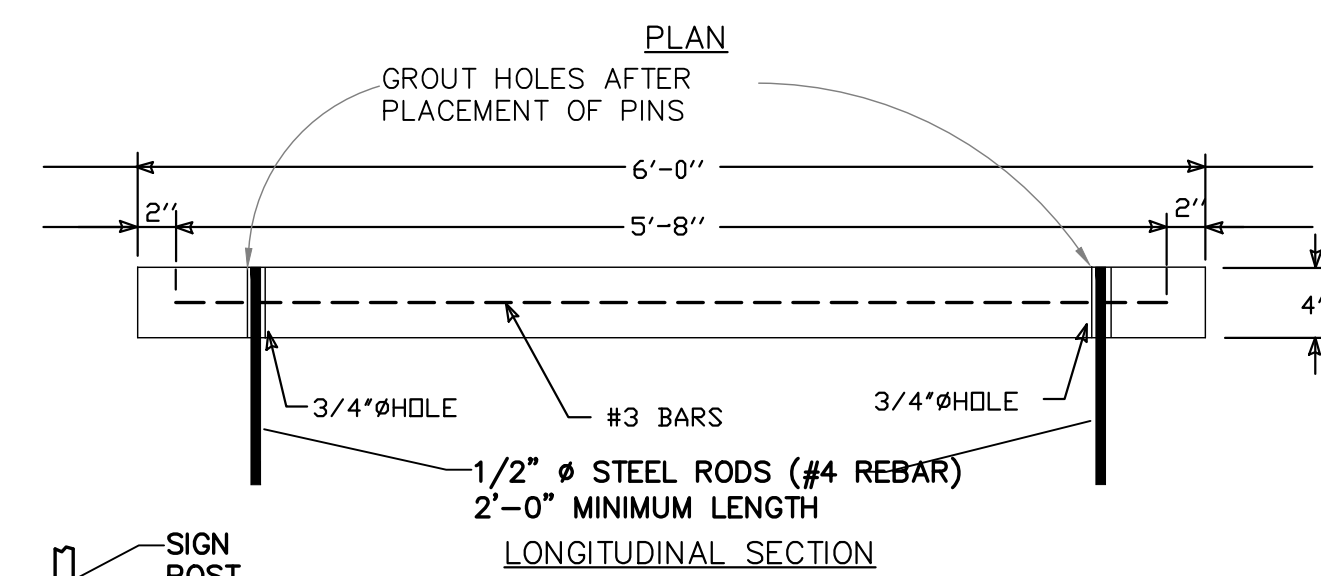
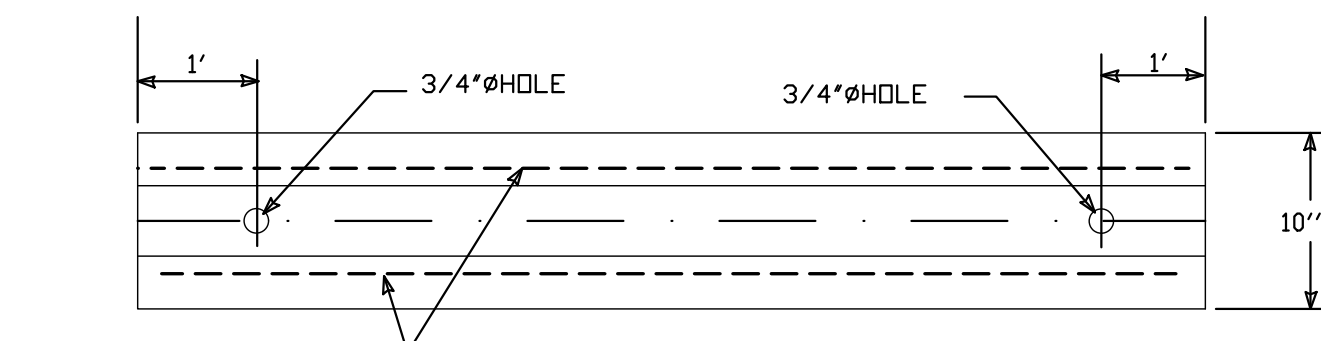
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
- CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
- ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
- CONCRETE: CLASS "A" 3000 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

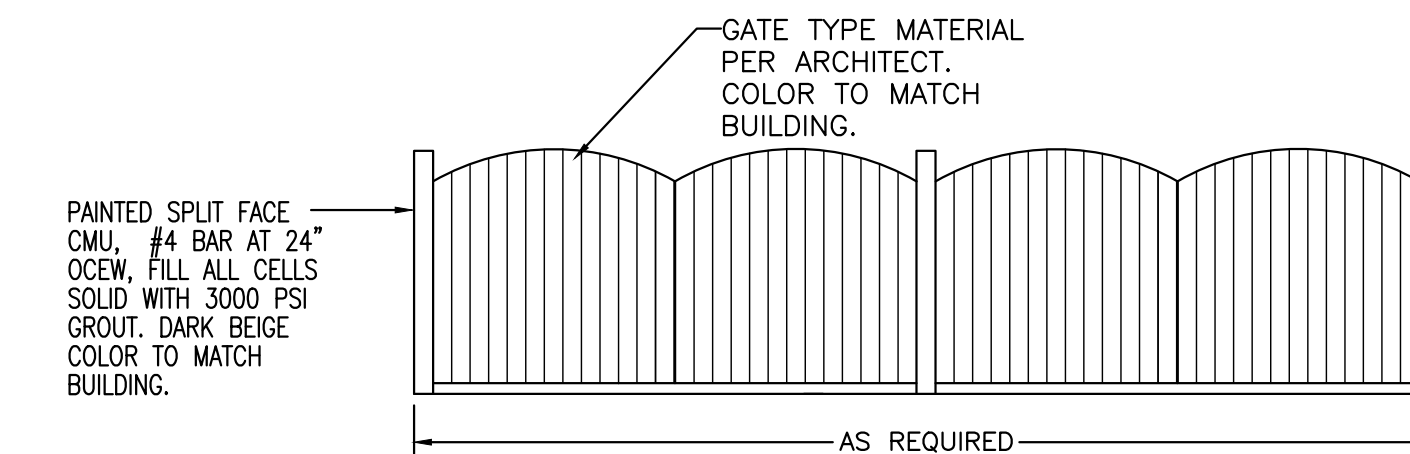
SCALE: 1"=1'



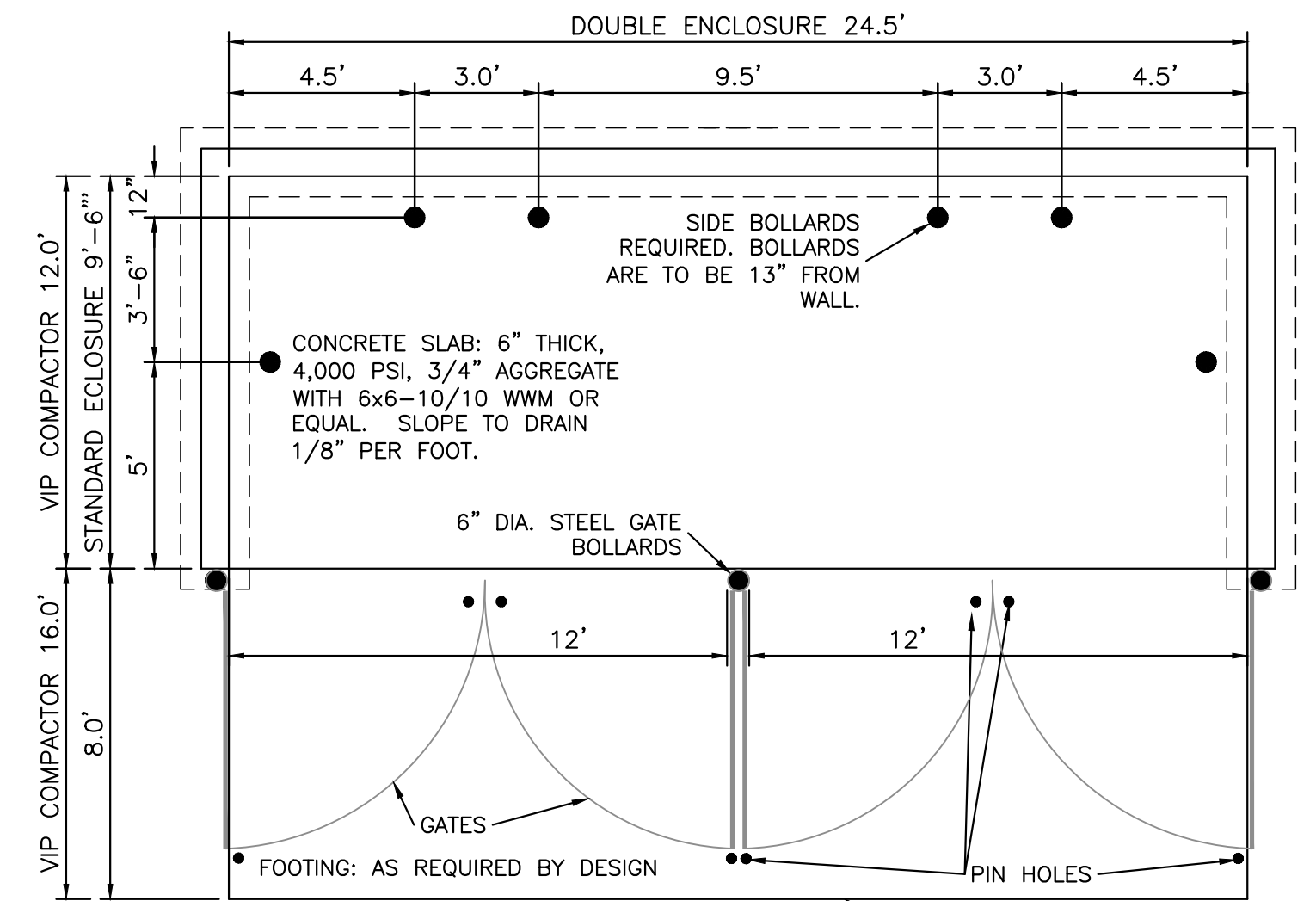
ZERO CURB
NTS



WHEEL STOP



DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



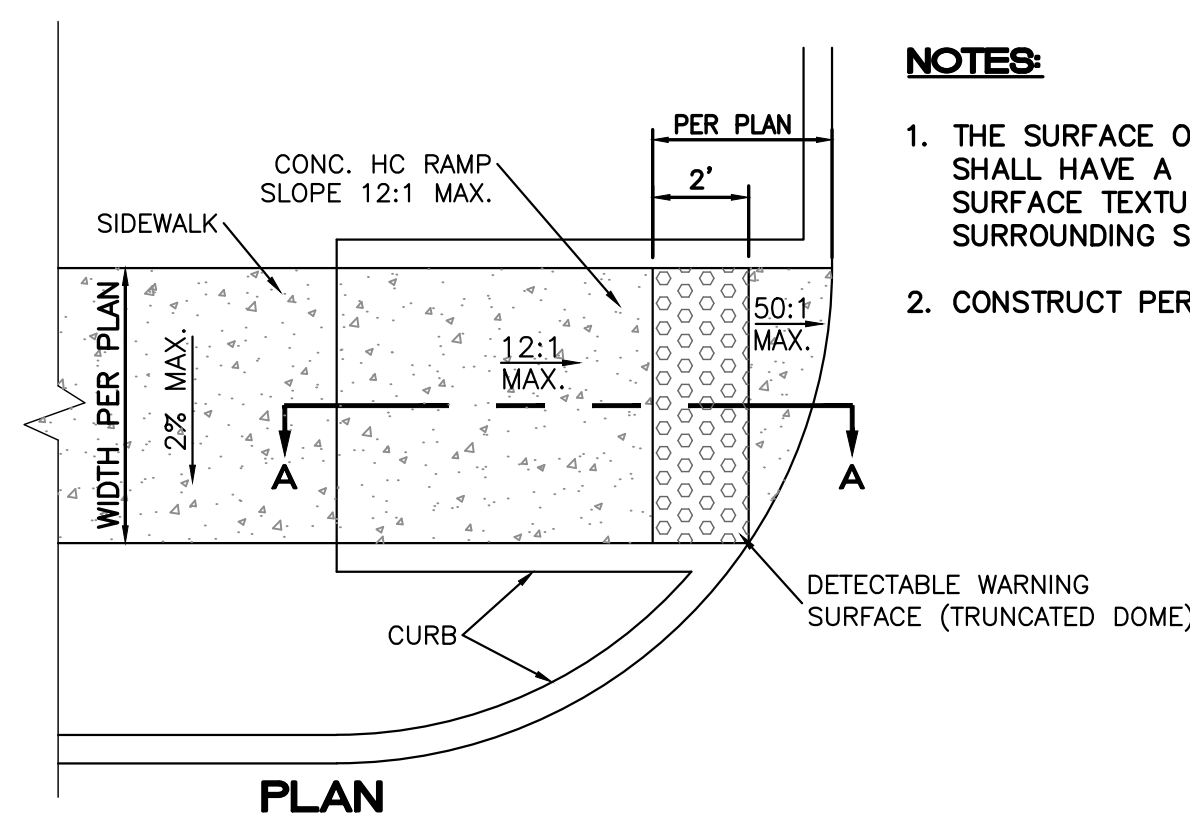
CONCRETE SLAB: 6" THICK, 4,000 PSI, 3/4" AGGREGATE WITH 6x6-10/10 W/M OR EQUAL. SLOPE TO DRAIN 1/8" PER FOOT.

APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" W/ REINFORCING TO WITHSTAND 57,000 LBS.)

CONCRETE SLAB: 6" THICK, 4,000 PSI, 3/4" AGGREGATE W/ 6x610/10 W/M OR EQUAL. 12'x8' WITH 1/2" EXPANSION JOINT.

DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS

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

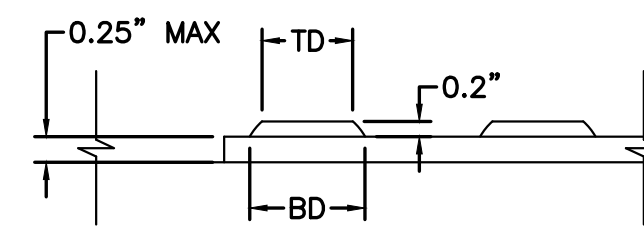


SECTION A-A

UNIDIRECTIONAL HC RAMP
NOT TO SCALE

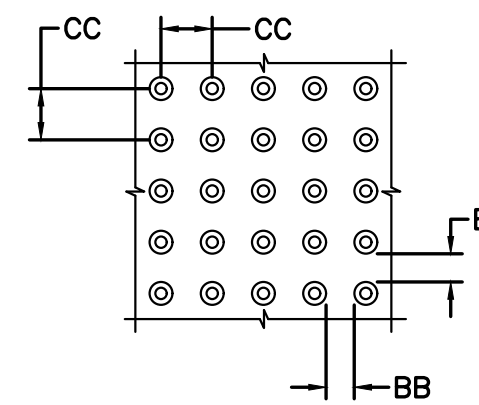
NOTES:

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



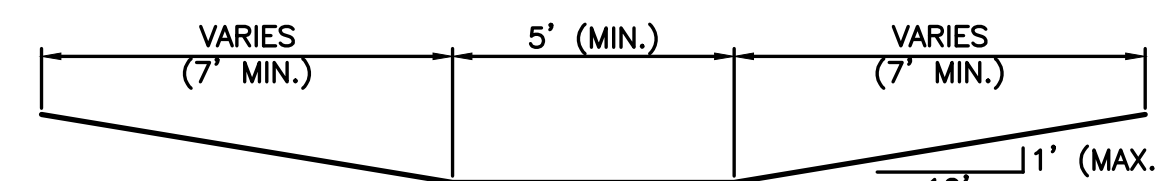
DOME SECTION

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



DOME SPACING

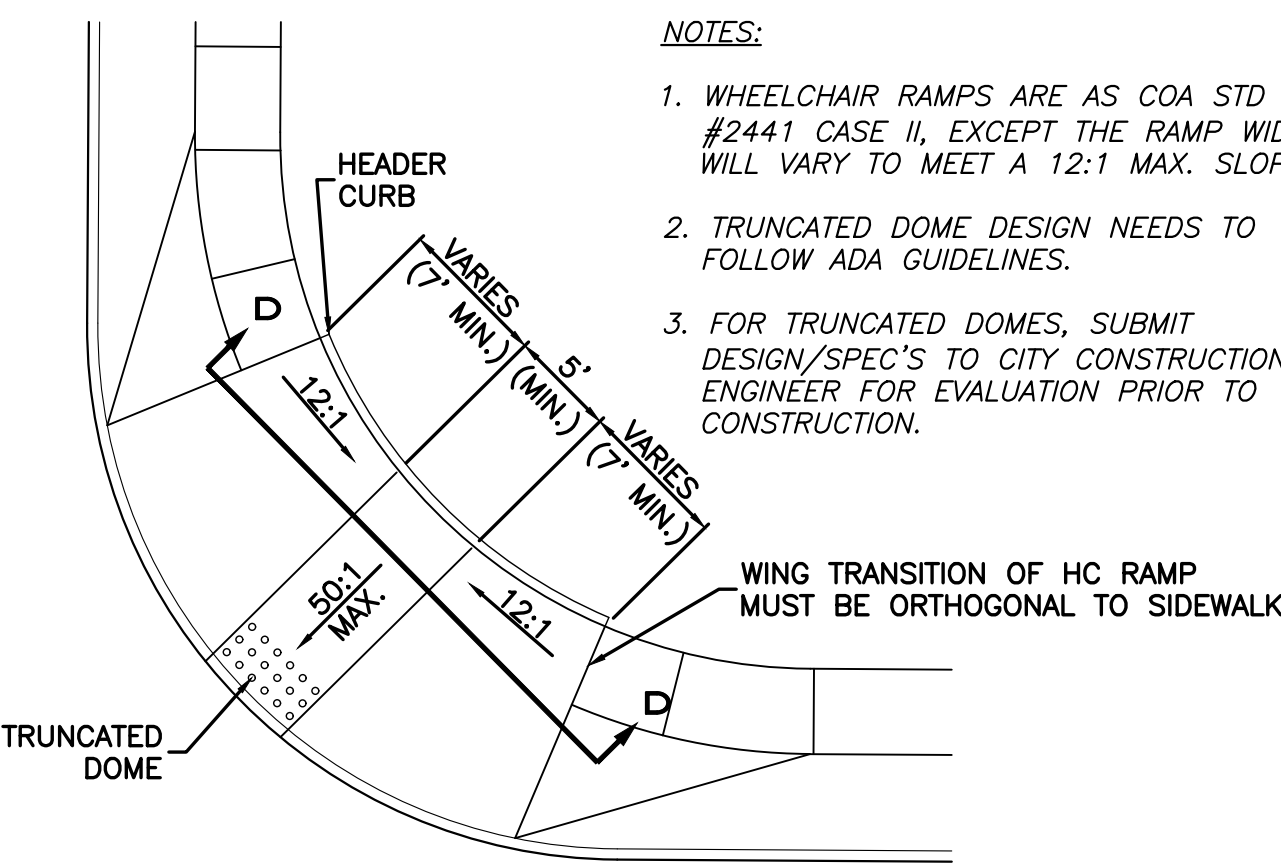
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



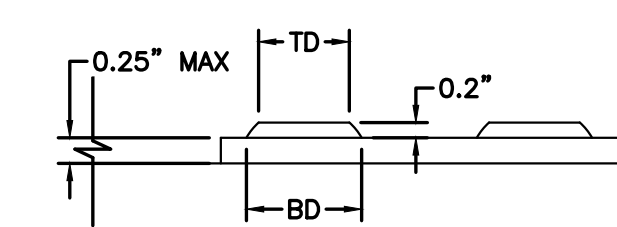
SECTION D-D
NTS

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.

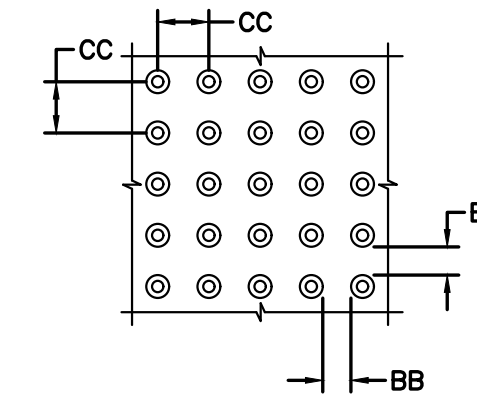


CURB RETURN HC RAMP DETAIL (TYP.)
NTS



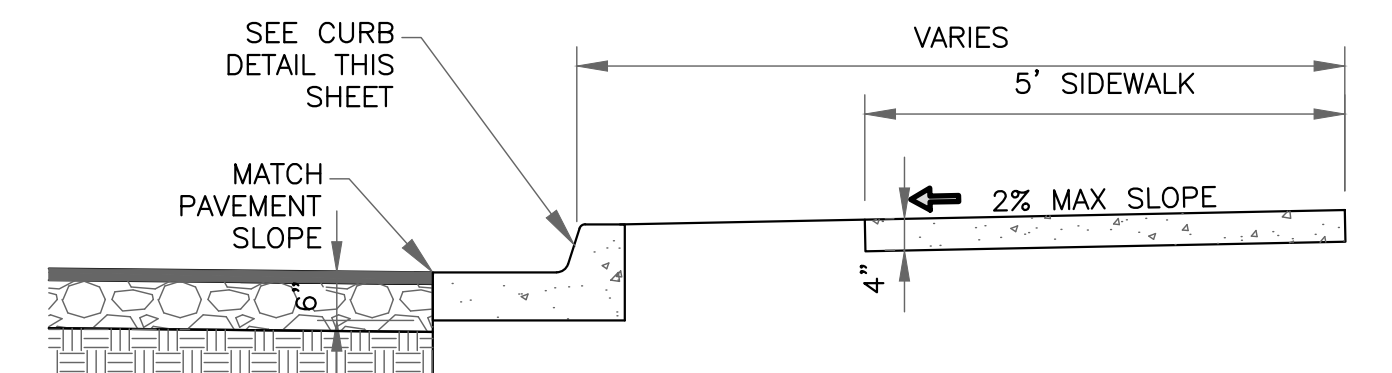
DOME SECTION

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



DOME SPACING

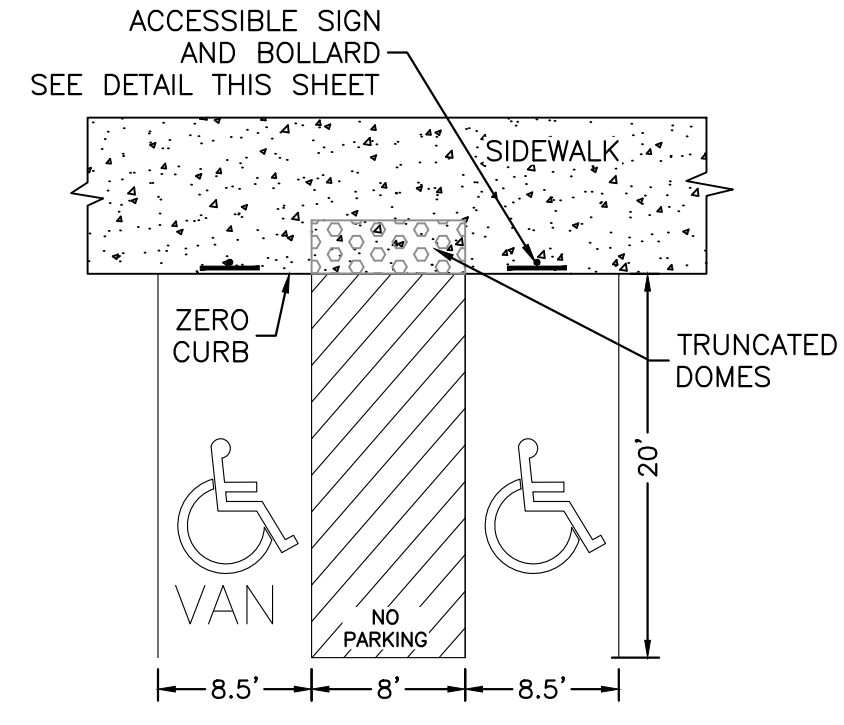
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



NOTES:

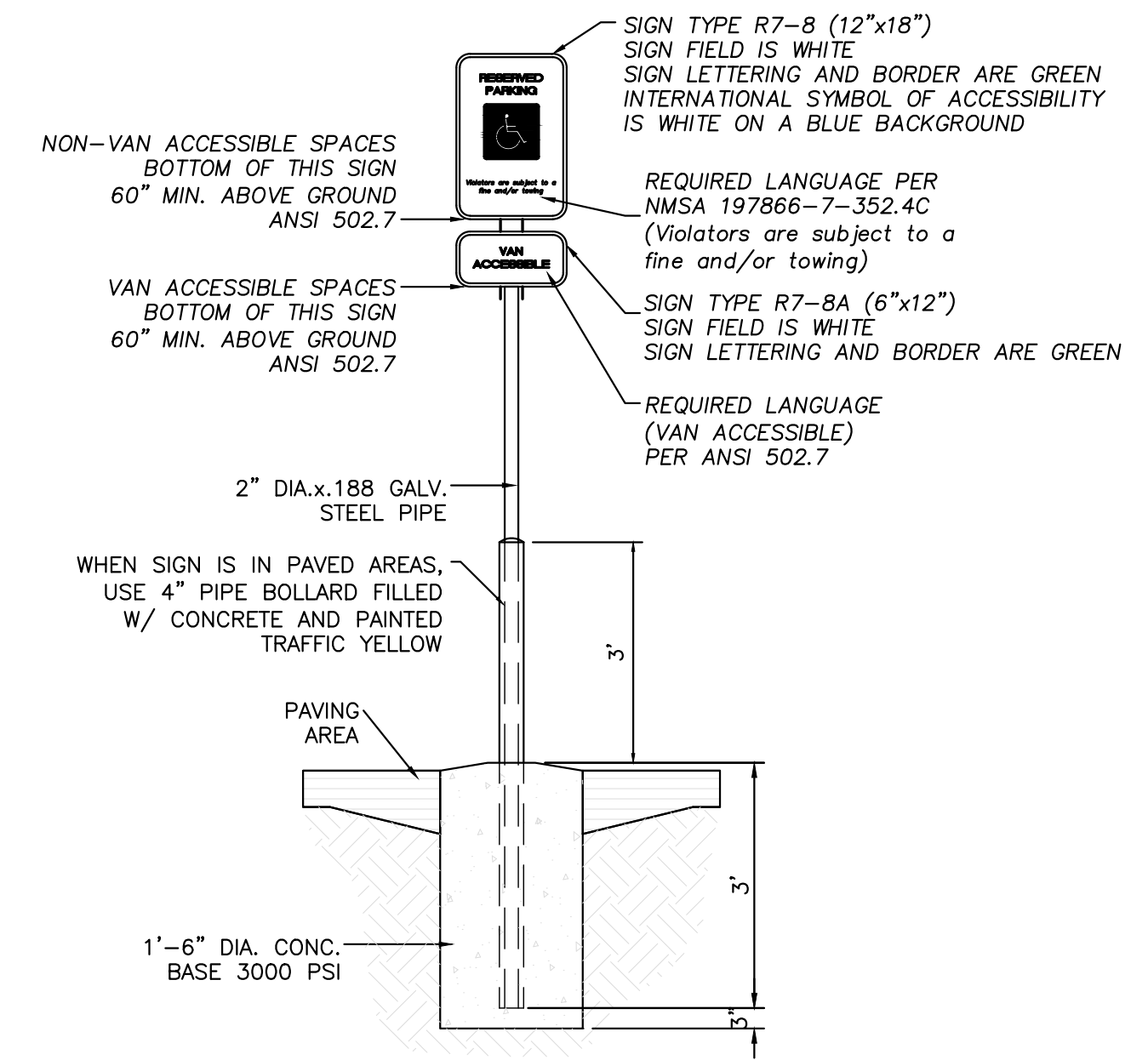
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
- WHENEVER 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 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	CONSTRUCTION DETAILS	DATE 3/5/2020
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_DT
RONALD R. BOHANNAN P.E. #7868	3/6/2020	SHEET # C4 JOB # 2019064

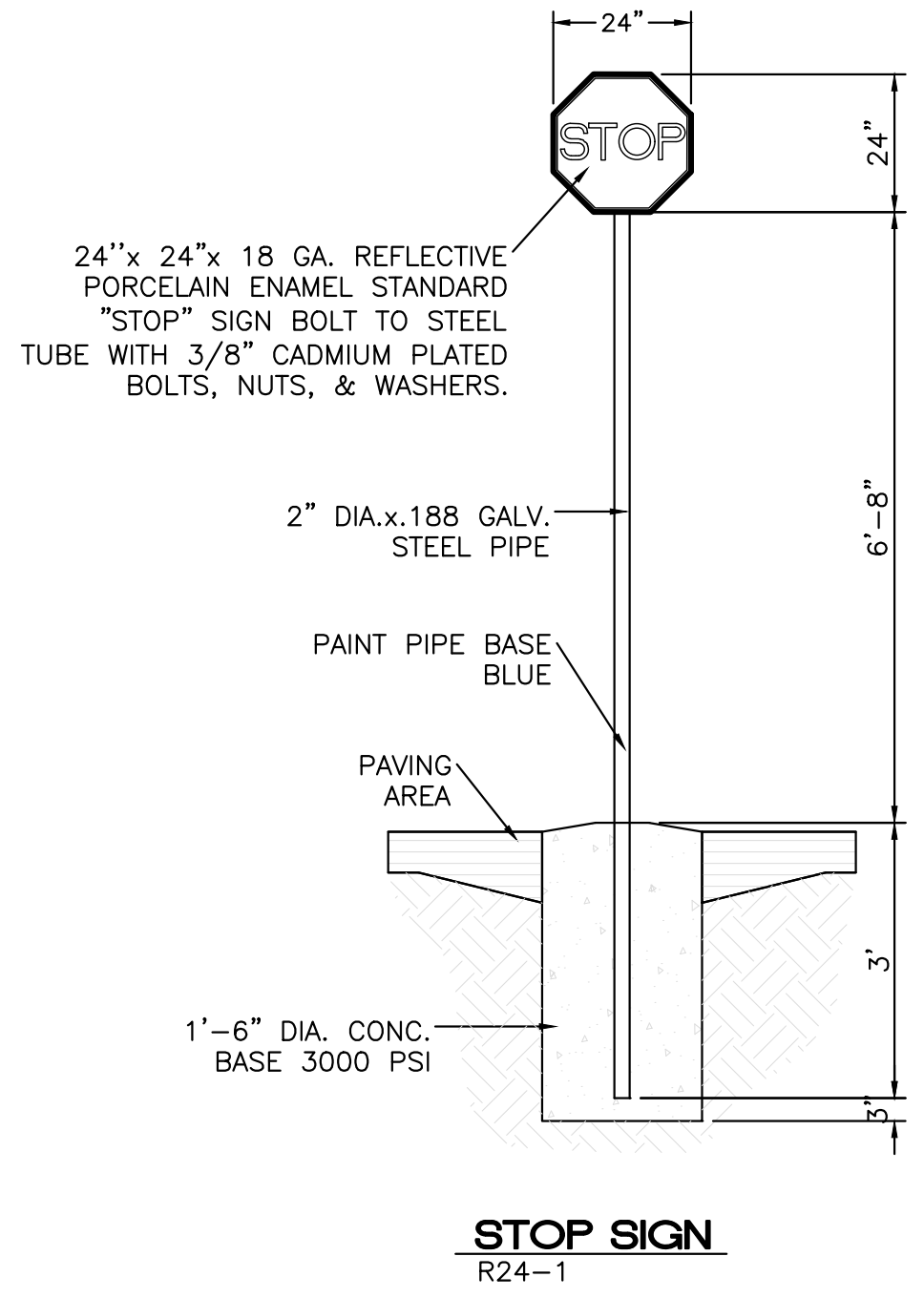


HC PARKING DETAIL
NTS

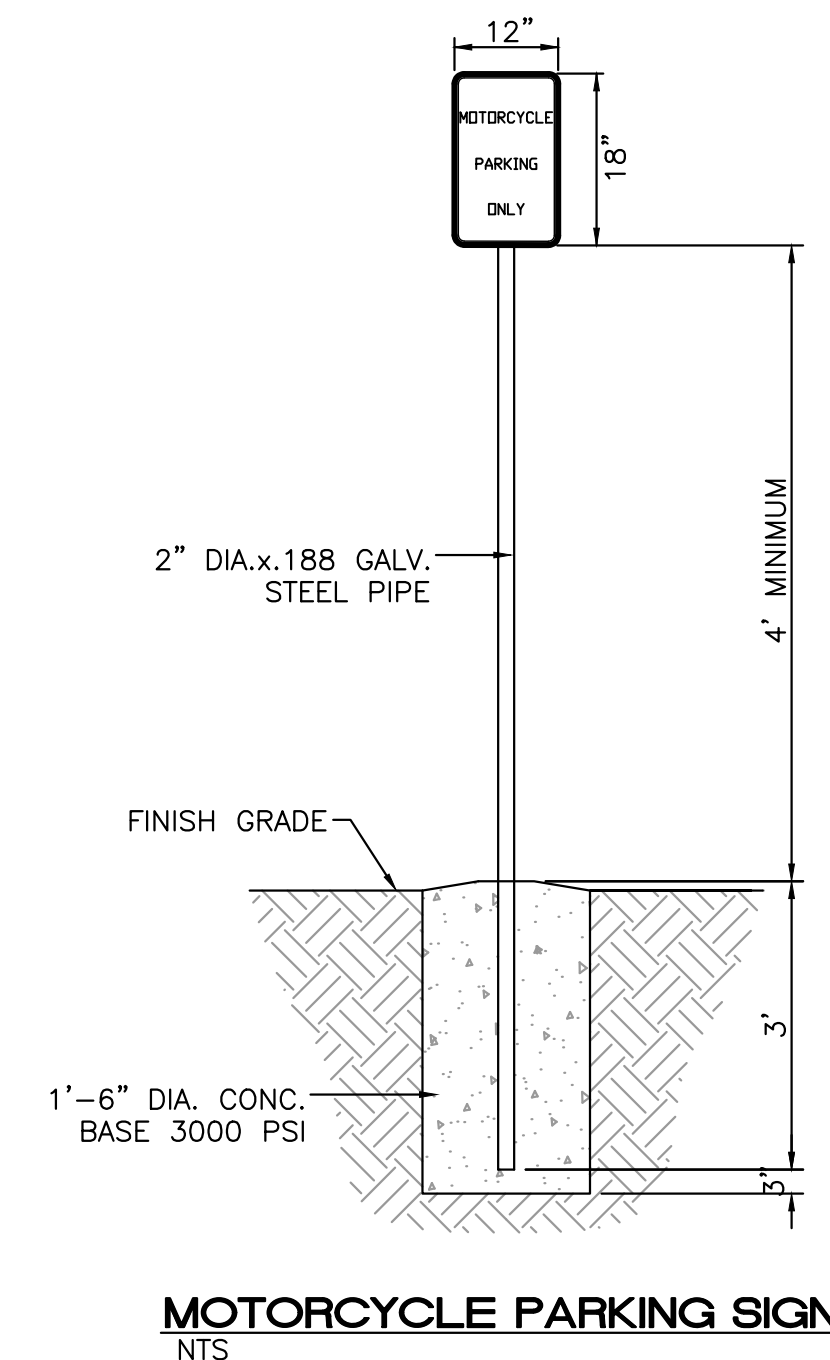
NOTES:
 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 2) Parking space lines and diagonal striping to be painted blue.
 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least 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



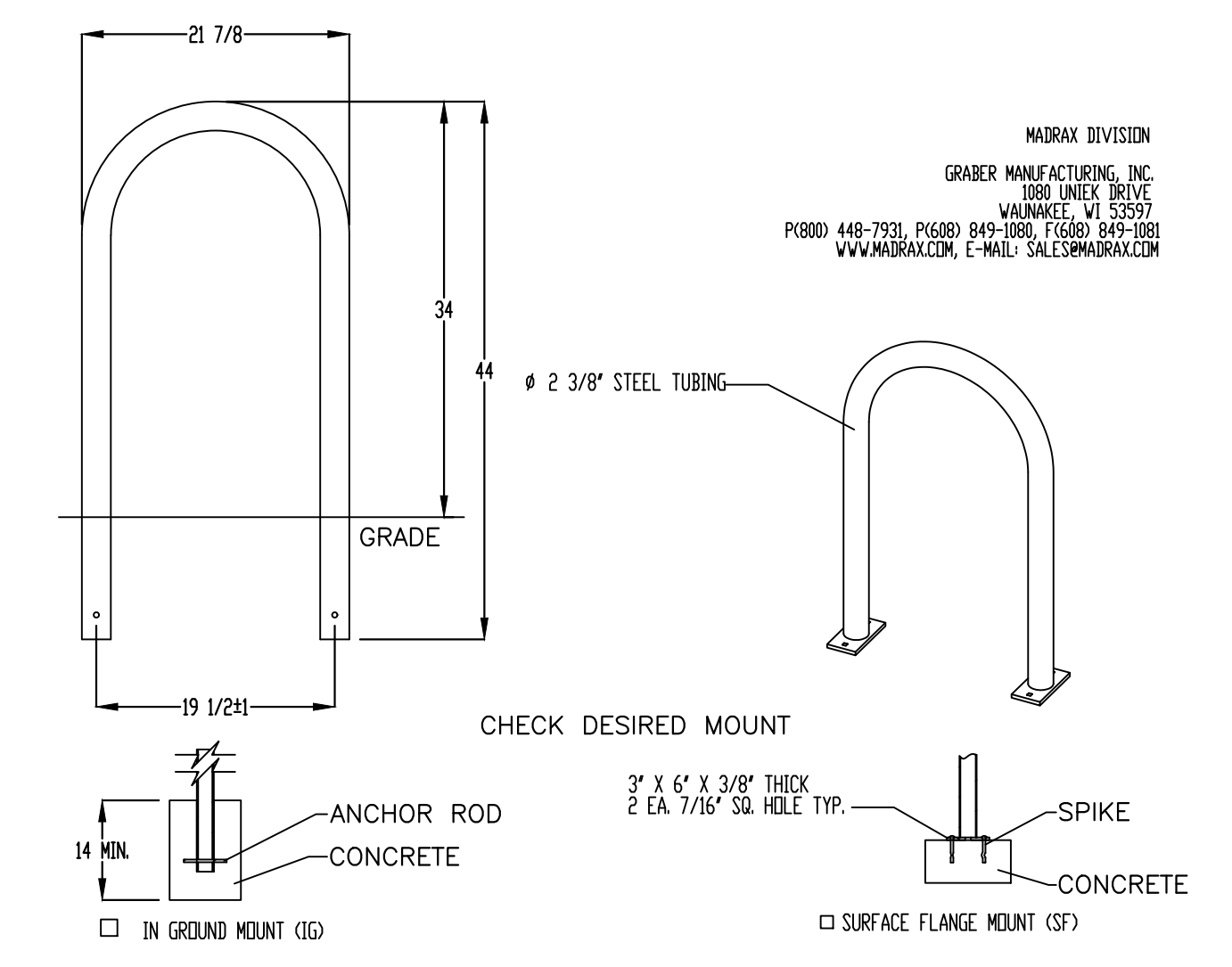
ACCESSIBLE PARKING SIGN
NTS



STOP SIGN
R24-1



MOTORCYCLE PARKING SIGN
NTS



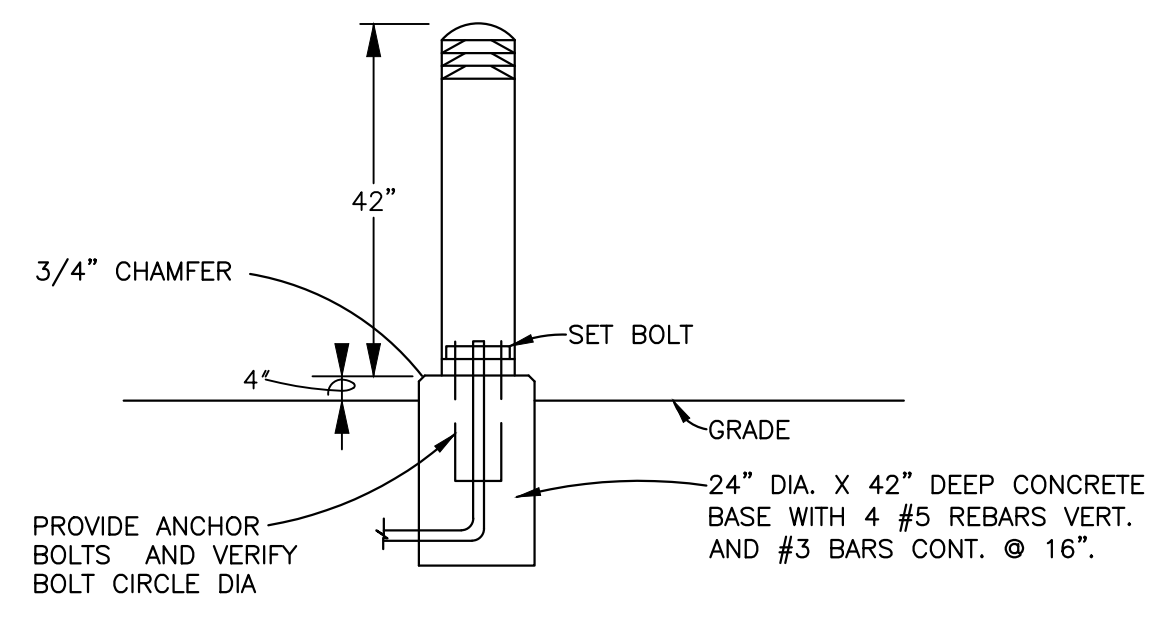
BIKE RACK DETAIL
SCALE: NONE

NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

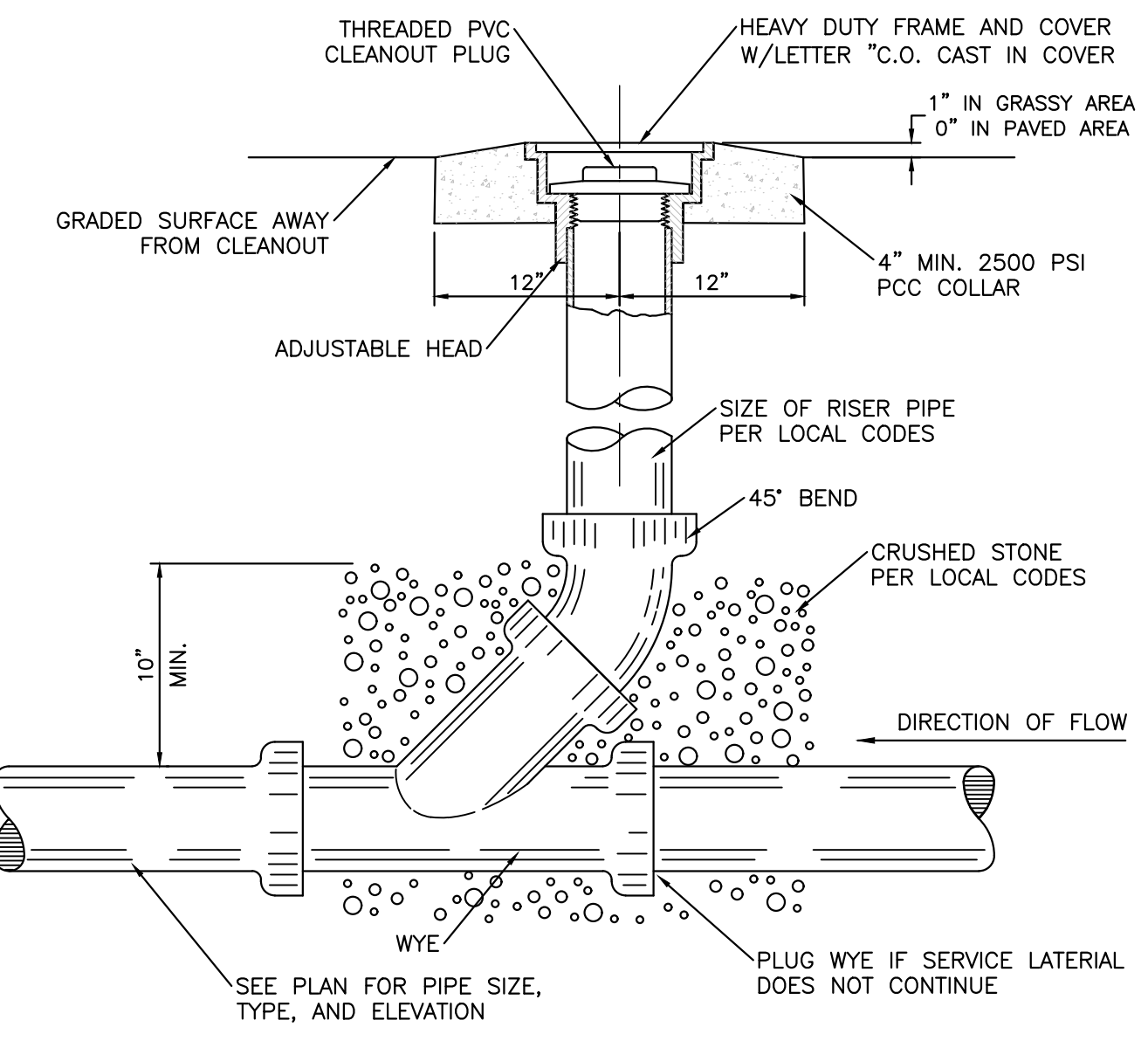
PRODUCT: 1238-1(GST)
DESCRIPTION: BIKE RACK
DATE: 10-4-18
ENG: SNC

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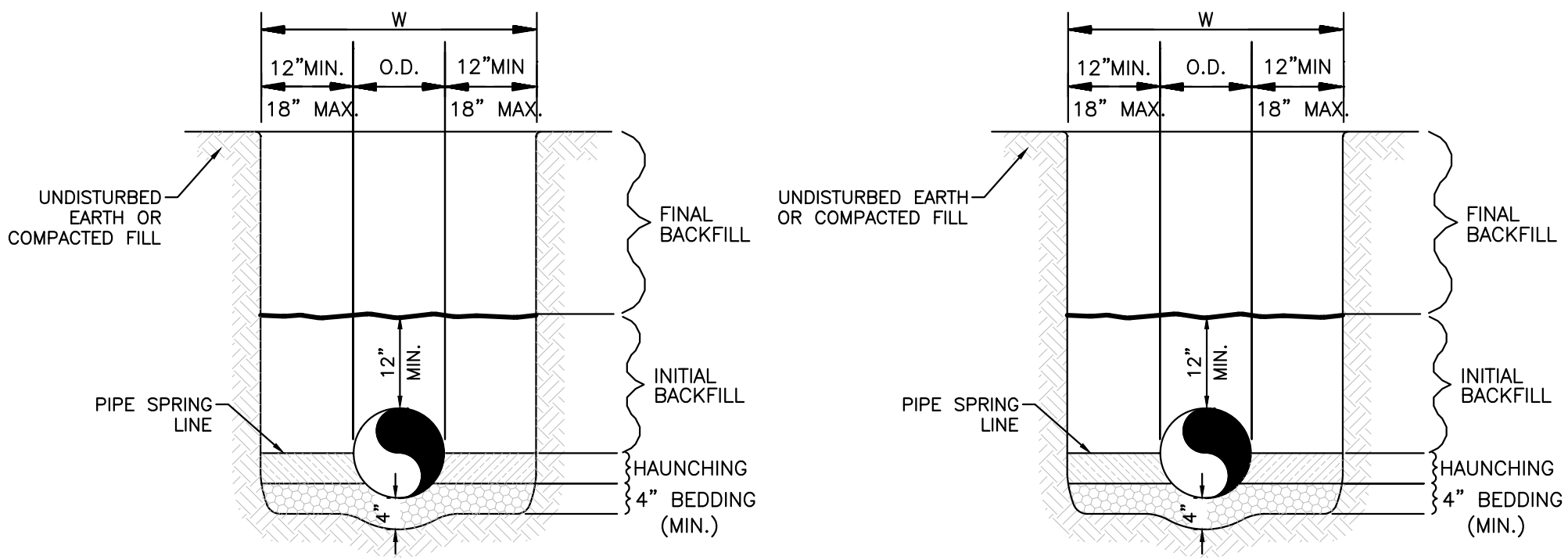
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BOLLARD LIGHT FIXTURE DIAGRAM
NTS



SANITARY SEWER CLEAN-OUT
NTS



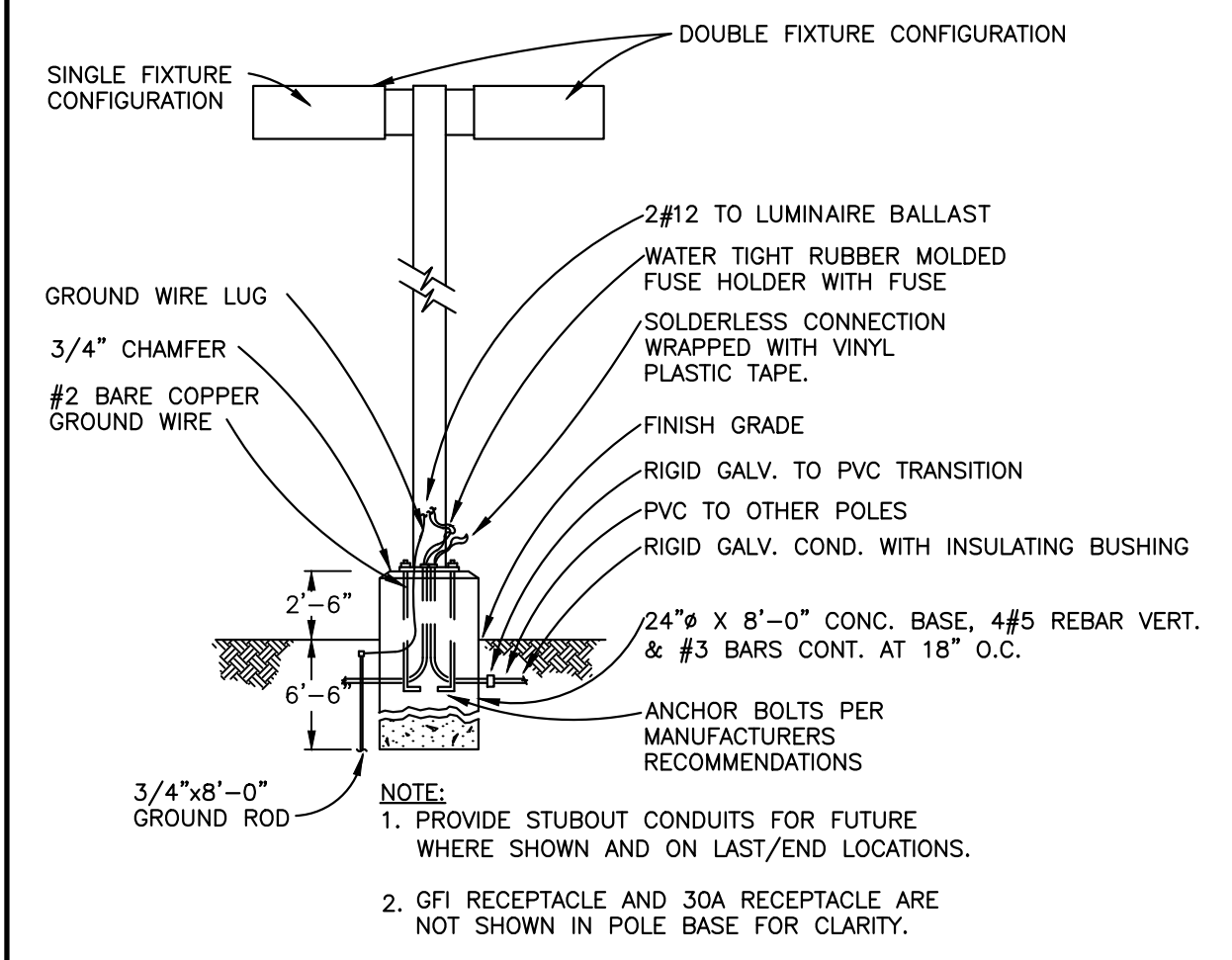
WATER LINE

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)

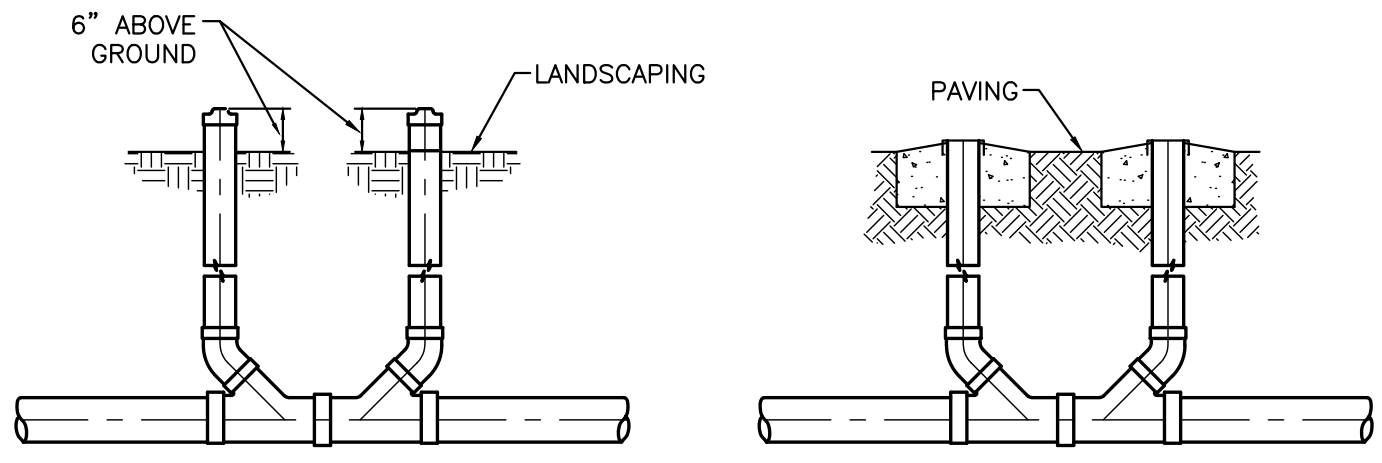
UTILITY TRENCH AND BEDDING DETAIL
NTS



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'.

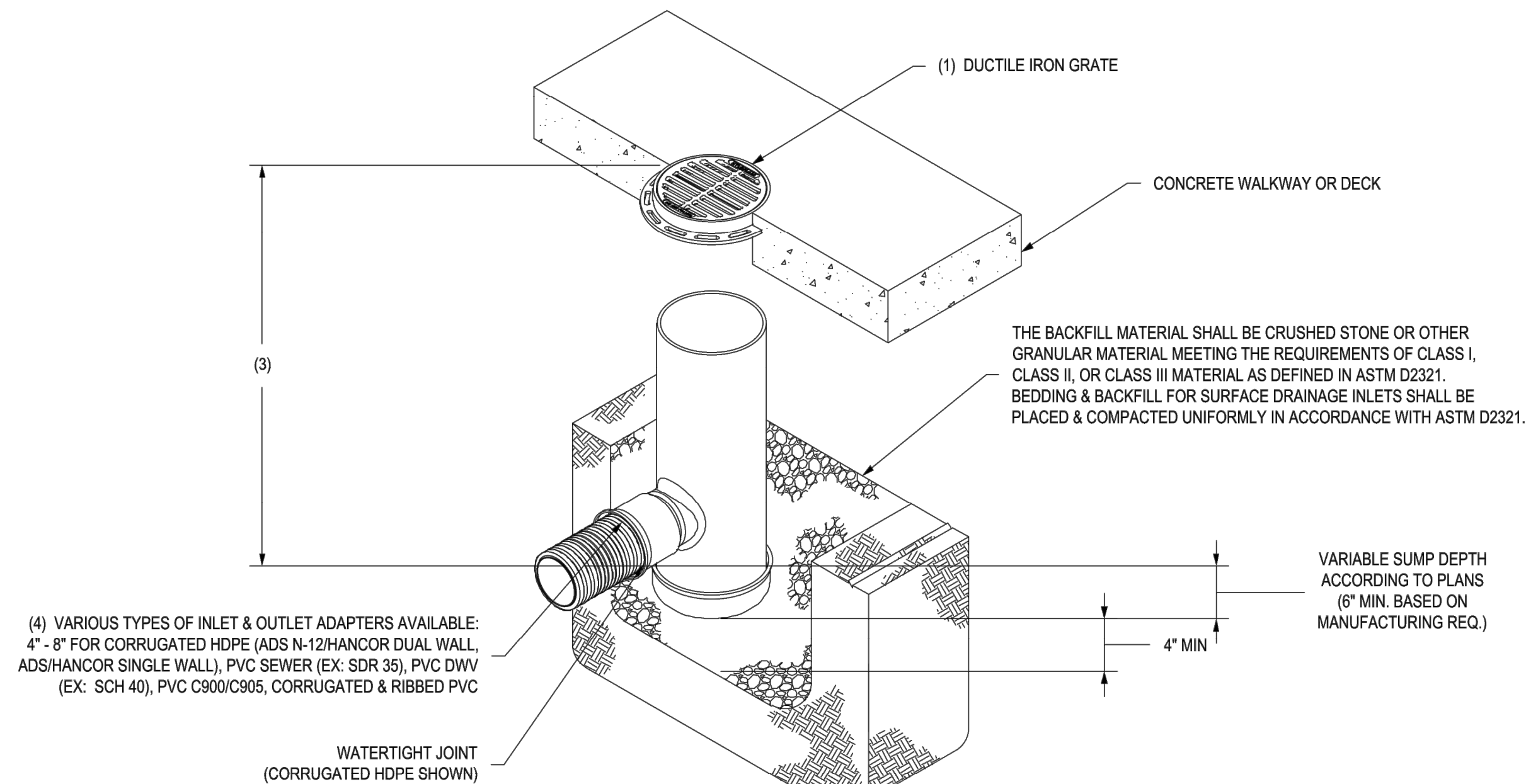


SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

Z:\2019\2019064 Coors Village Tract 3A.dwg VAA\2019064_DT.dwg Mar 06, 2020 - 10:40am

	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	CONSTRUCTION DETAILS	DATE 3/5/2020
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C5
3/6/2020 RONALD R. BOHANNAN P.E. #7868		JOB # 2019064

NYLOPLAST 8" DRAIN BASIN: 2808AG __ X



GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 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.
- 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.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

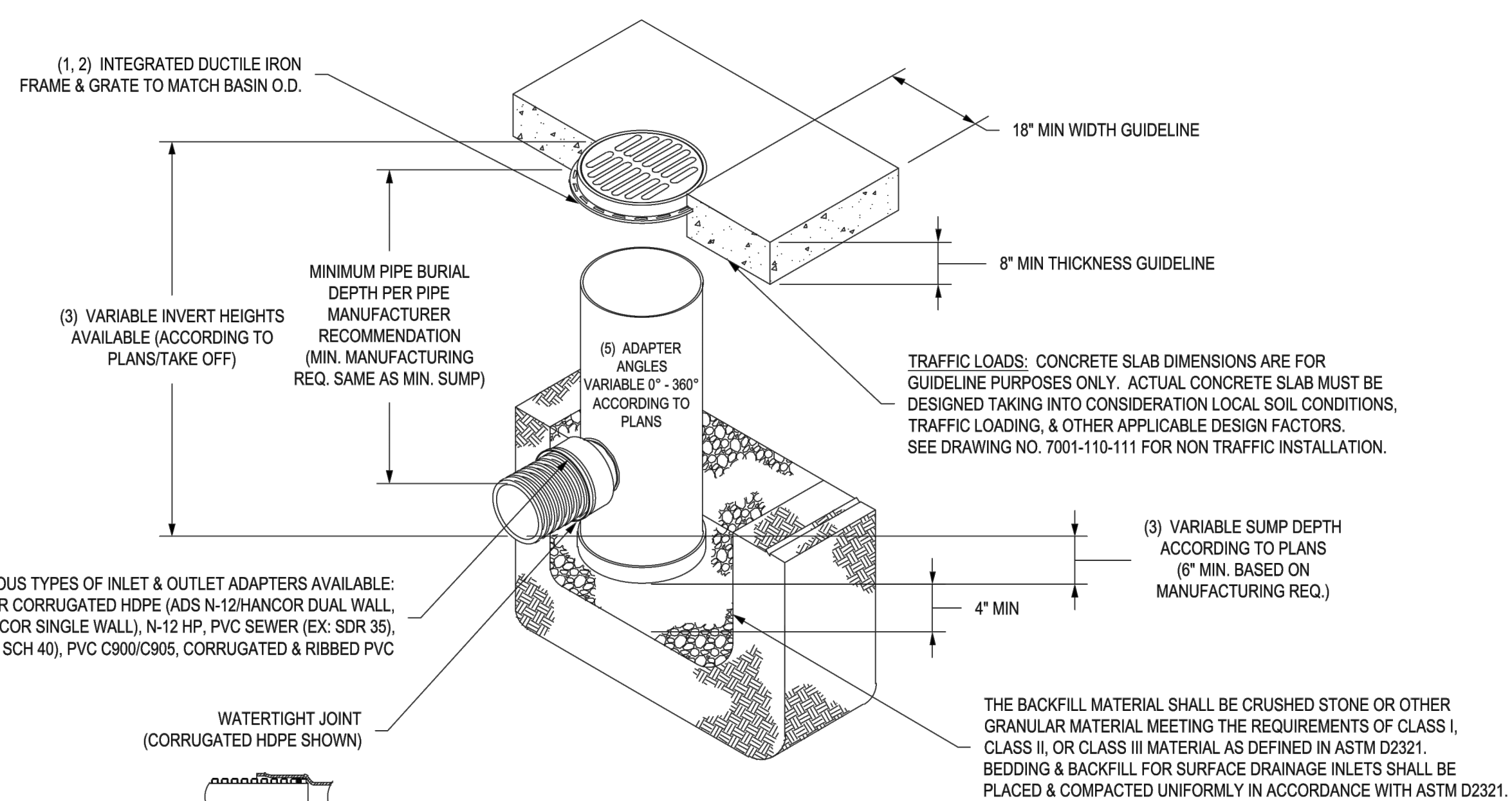
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DRAWN BY NMH **MATERIAL**
DATE 6-25-18
APPD BY NMH **PROJECT NO./NAME**
DATE 6-25-18
DWG SIZE A **SCALE** 1:12 **SHEET** 1 OF 1

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

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

NYLOPLAST 18" DRAIN BASIN: 2818AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-212
STANDARD	MEETS H-20	1299CGS	7001-110-213
SOLID COVER	MEETS H-20	1299CGC	7001-110-214
DOME	N/A	1299CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-074

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 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.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

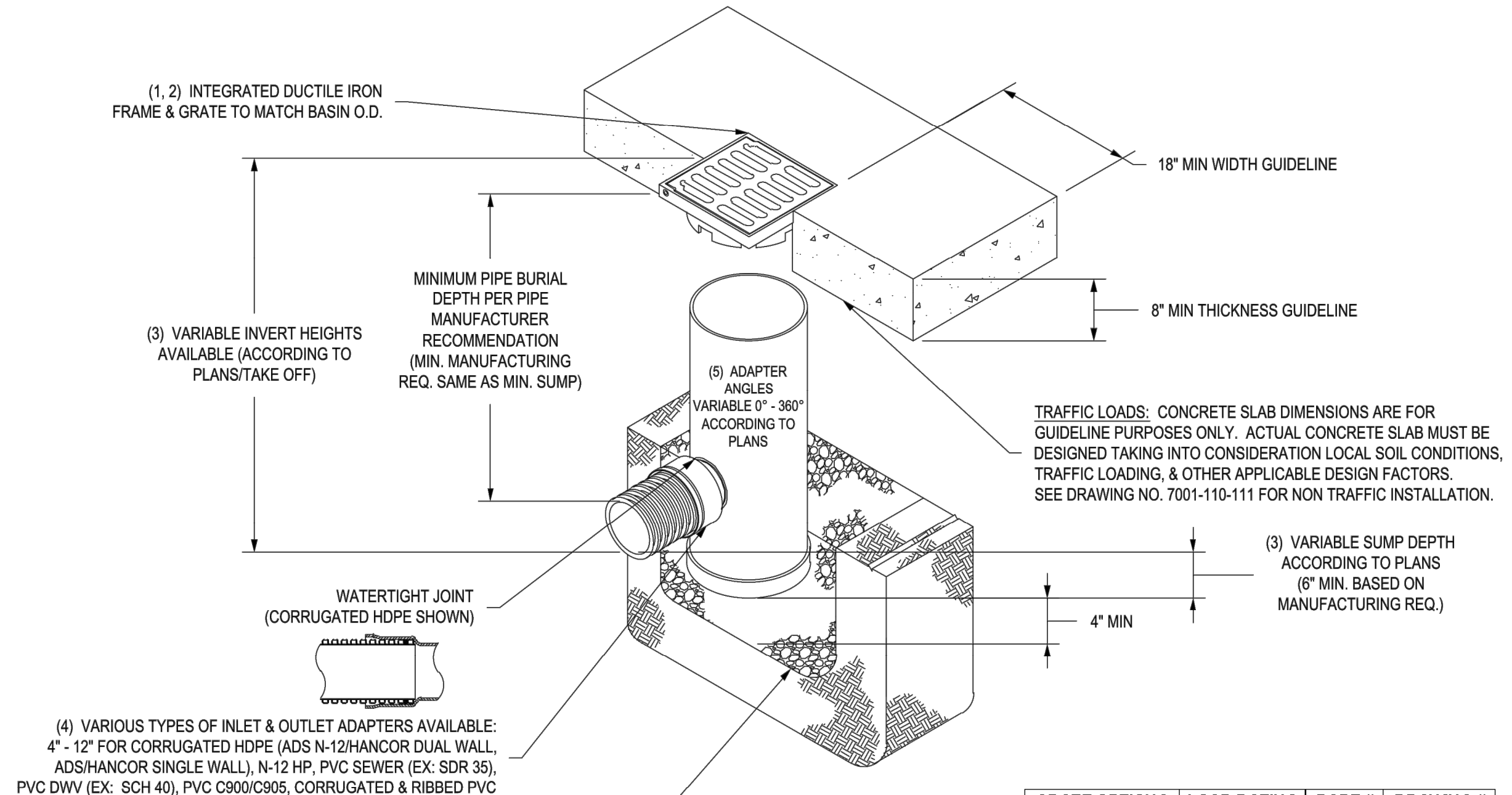
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DRAWN BY EBC **MATERIAL**
DATE 04-03-06
REVISED BY NMH **PROJECT NO./NAME**
DATE 03-14-16
DWG SIZE A **SCALE** 1:30 **SHEET** 1 OF 1

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

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

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 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.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 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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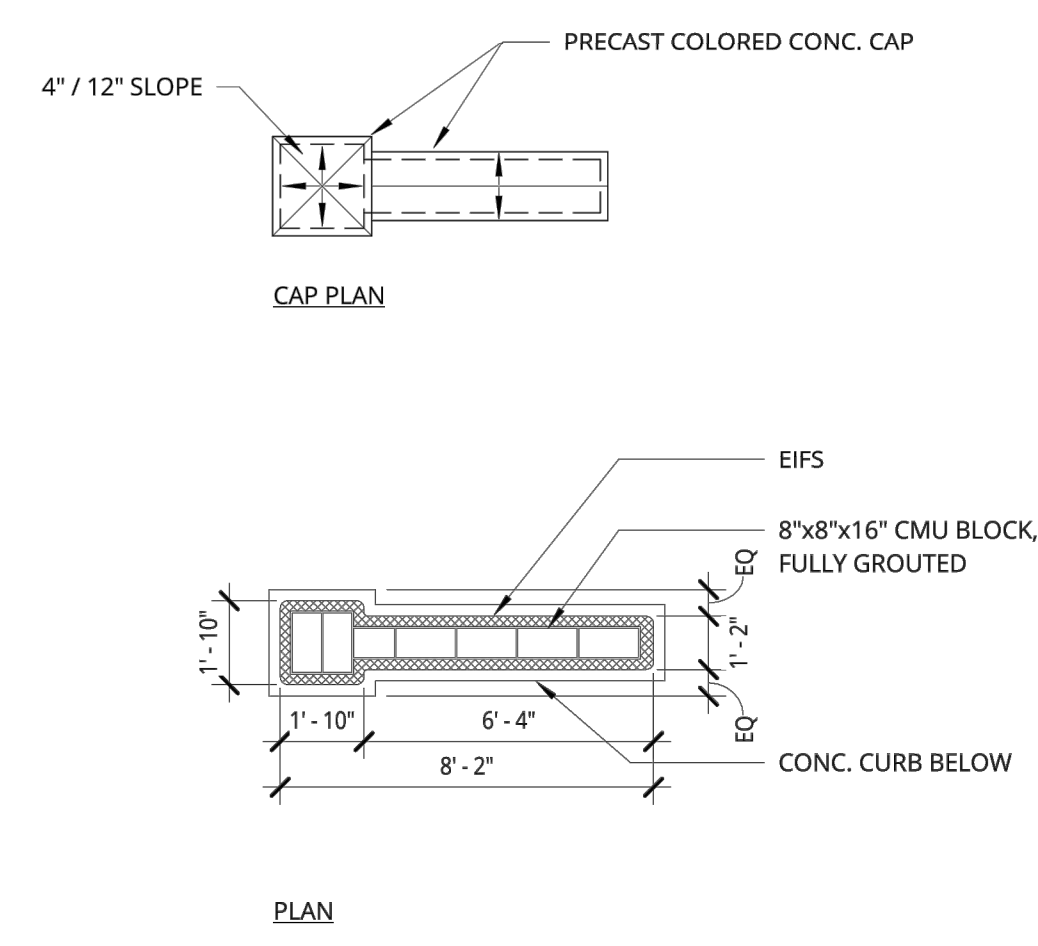
DRAWN BY EBC **MATERIAL**
DATE 03-29-06
REVISED BY NMH **PROJECT NO./NAME**
DATE 03-11-16
DWG SIZE A **SCALE** 1:20 **SHEET** 1 OF 1

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

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

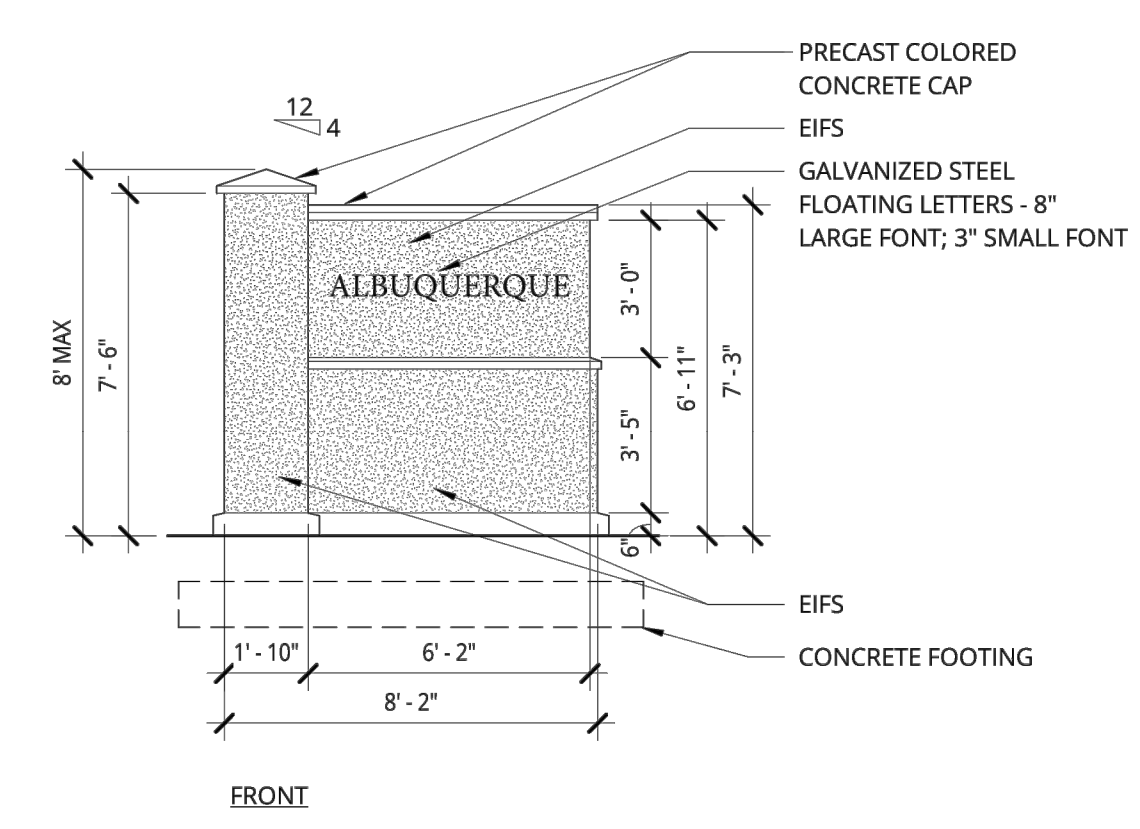
Z:\2019\2019064 Coors Village Tract_3A.dwg\AA\2019064_DT.dwg Mar 06, 2020 - 10:40am

<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120</p>	<p>DRAWN BY RS DATE 3/5/2020</p>
	<p>CONSTRUCTION DETAILS</p>	<p>2019064_DT</p>
	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # C6 JOB # 2019064</p>



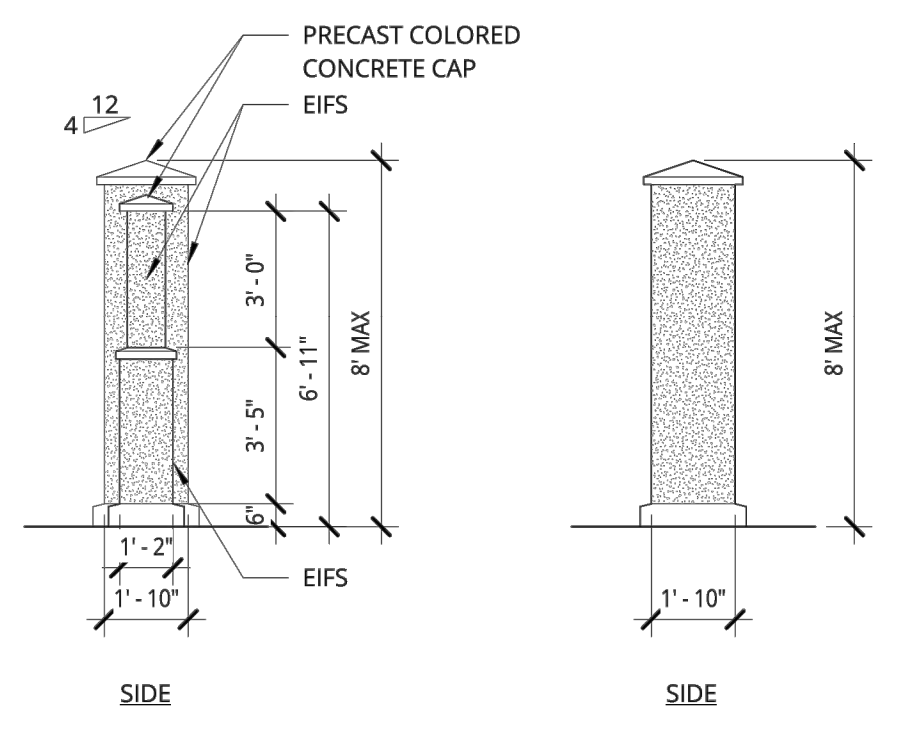
1 MONUMENT SIGN - PLANS
1/4" = 1'-0"

	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T. 503.443.7100	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - PLAN 1.00
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T. 206.476.1500 © ANKROM MOISAN ARCHITECTS, INC.	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - FRONT ELEVATION 2.00



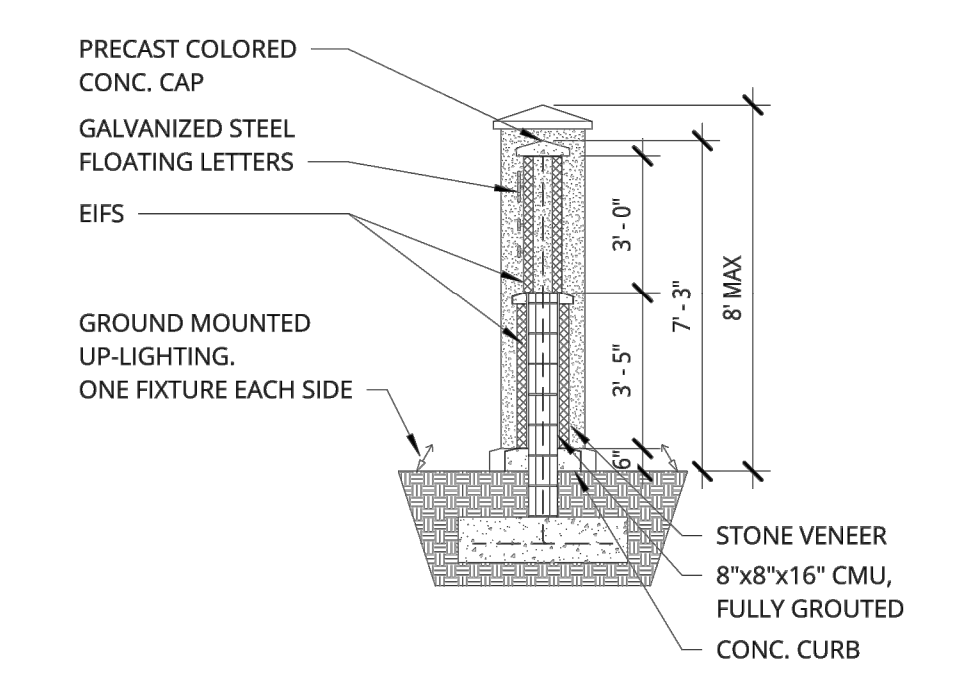
1 MONUMENT SIGN - FRONT ELEVATION
1/4" = 1'-0"

	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T. 503.443.7100	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - FRONT ELEVATION 2.00
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T. 206.476.1500 © ANKROM MOISAN ARCHITECTS, INC.	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - ELEVATION 3.00



1 MONUMENT SIGN - SIDE ELEVATIONS
1/4" = 1'-0"

	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T. 503.443.7100	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - ELEVATION 3.00
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T. 206.476.1500 © ANKROM MOISAN ARCHITECTS, INC.	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - SECTION 4.00

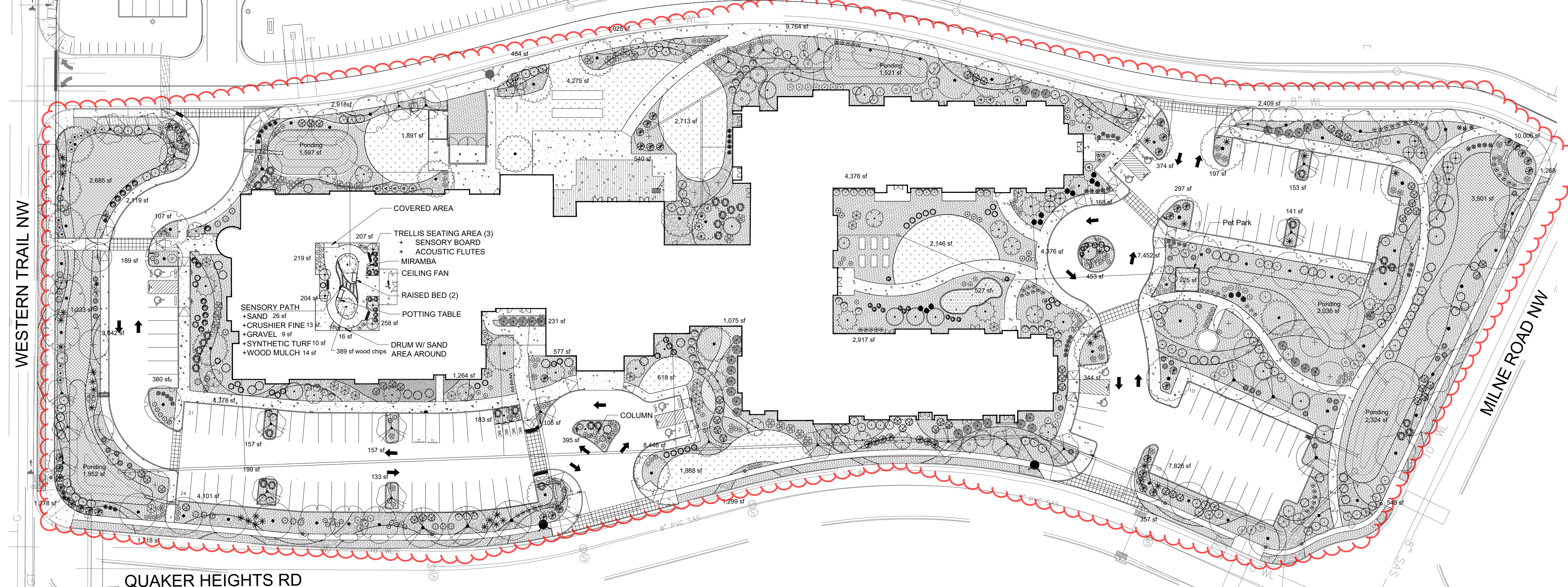


1 MONUMENT SIGN - SECTION
1/4" = 1'-0"

	38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 T. 503.443.7100	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - SECTION 4.00
	1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T. 206.476.1500 © ANKROM MOISAN ARCHITECTS, INC.	ALBUQUERQUE SENIOR LIVING LINK DEVELOPMENT	Approver: DATE: ISSUE DATE PROJECT #: 190350 SCALE: 1/4" = 1'-0"	MONUMENT SIGN - SECTION 4.00

Z:\2019\2019064 - Coors Village - Tract 3A.dwg\AA\2019064_DT.dwg Mar 06, 2020 - 10:40am

	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	MONUMENT SIGN	DATE 3/5/2020
3/6/2020 RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_DT SHEET # C7 JOB # 2019064



OVERALL PLAN

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	32,927 SF
15% OF NET LOT AREA	121,067 SF
PROPOSED LANDSCAPE AREA	55%
PERCENT OF NET LOT AREA	
HIGH WATER USE TURF	21,577 SF
MAX. 20% OF LANDSCAPE AREA	14,473 SF
PROPOSED HIGH WATER USE TURF	12%
PERCENT OF LANDSCAPE AREA	
REQUIRED STREET TREES	Required: 8, Provided: 9
1 PER 30 L.F. OF WESTERN TRAIL NW	
PROVIDED STREET TREES	
REQUIRED PARKING LOT TREES	10
1 PER 10 SPACES	
94 SPACES/10	15
PROVIDED PARKING LOT TREES	
REQUIRED DWELLING UNIT TREES	62
ONE PER FIRST FLOOR UNIT	41
ONE PER SECOND FLOOR UNIT	105
PROVIDED DWELLING UNIT TREES	Total 103
TOTAL TREES REQUIRED/PROVIDED	121 / 129
(2" cal or 6" ht.)	
REQUIRED LANDSCAPE COVERAGE	90,800 SF MIN.
75% LIVE VEGETATIVE MATERIAL	
(121,067 SF PROPOSED LANDSCAPE X 75%)	
PROVIDED TREE CANOPY COVERAGE	59,451 SF
PROVIDED GROUNDCOVER PLANTS	7,130 SF
SOD LAWN/100% COVERAGE	14,472 SF
NATIVE SEED	17,688 SF
TOTAL GROUNDCOVER PROVIDED (40%)	39,290 SF
TOTAL COVERAGE PROVIDED (82%)	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 ORDINANCE 14-16-3-10 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 REQUIREMENT: TREES IN PROXIMITY TO DUMPSTER FOR TRUCK ACCESS WITHOUT DAM.

IRRIGATION NOTE

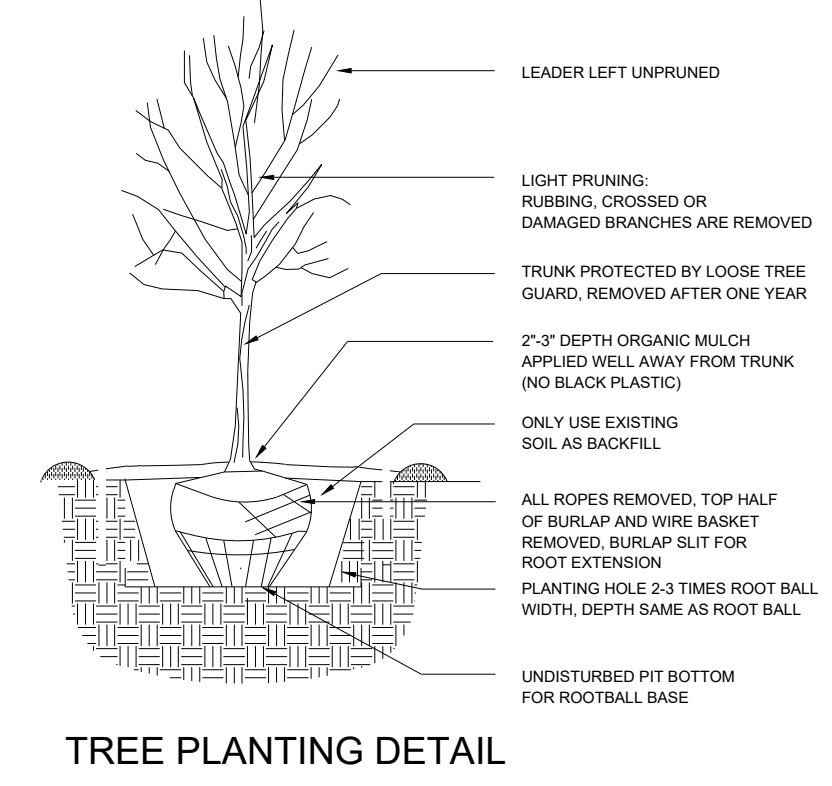
DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK SPRING: 1 HOUR/2-3 DAYS A WEEK

PLANT SCHEDULE COORS VILLAGE

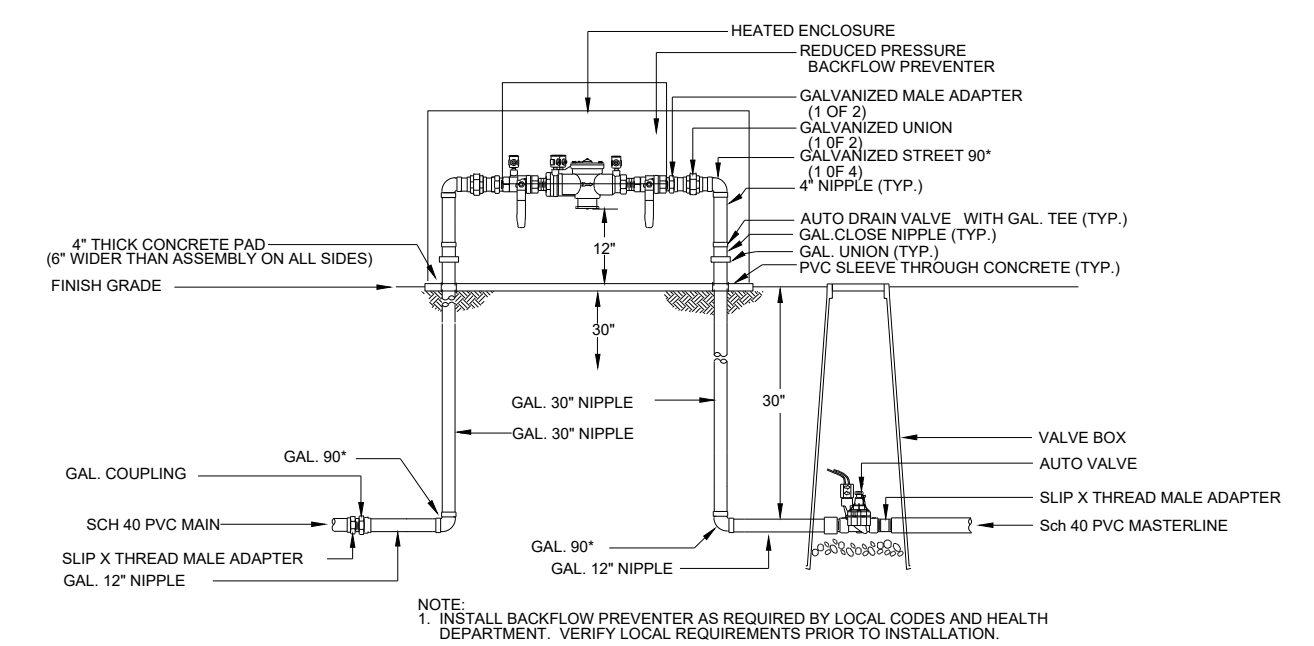
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W
14	ACER NEGUNDO "SENSATION" / SENSATION BOX ELDER	2" B&B MEDIUM	40' X 30'	5 GAL	RW 5' X 5'
6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B MEDIUM	40' X 40'	5 GAL	RW 2' X 5'
7	CERCIS RENIFORMIS "OKLAHOMA" / OKLAHOMA RED BUD	2" B&B MEDIUM	15' X 12'	5 GAL	LOW 3' X 4'
16	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	2" B&B MEDIUM +	50' X 45'	5 GAL	LOW 3' X 4'
24	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B MEDIUM	60' X 60'	1 GAL	MEDIUM 3' X 3'
21	PYRUS CALLERYANA "CLEVELAND SELECT" / CLEVELAND SELECT PEAR	2" B&B MEDIUM +	25' X 15'	5 GAL	MEDIUM 4' X 4'
11	QUERCUS BUCKLEYI / TEXAS RED OAK	2" B&B MEDIUM	40' X 40'	5 GAL	LOW+ 2' X 6'
8	QUERCUS GAMBELII / GAMBEL OAK	2" B&B MEDIUM	25' X 25'	5 GAL	LOW+ 6' X 6'
7	QUERCUS MUEHLBERGII / CHINKAPIN OAK	2" B&B MEDIUM	40' X 35'	1 GAL	RW 4' X 5'
8	ULMUS X "FRONTIER" / FRONTIER HYBRID ELM	2" B&B MEDIUM	30' X 30'	1 GAL	MEDIUM 3' X 3'
7	CEDRUS ATLANTICA "GLAUCA" / BLUE ATLAS CEDAR	6" B&B MEDIUM +	75' X 50'	1 GAL	LOW+ 4' X 4'
12	CHILOPSIS LINEARIS / DESERT WILLOW	5 GAL RW	20' X 25'	1 GAL	MEDIUM 8' X 6'
14	FORESTIERA NEOMEXICANA / NEW MEXICAN OLIVE	15 GAL MEDIUM	15' X 15'		
7	VITEX AGNUS-CASTUS / CHASTE TREE	5 GAL MEDIUM	20' X 20'		
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W
7	CEDRUS ATLANTICA "GLAUCA" / BLUE ATLAS CEDAR	6" B&B MEDIUM +	75' X 50'	1 GAL	LOW+ 4' X 4'
12	CHILOPSIS LINEARIS / DESERT WILLOW	5 GAL RW	20' X 25'	1 GAL	MEDIUM 8' X 6'
14	FORESTIERA NEOMEXICANA / NEW MEXICAN OLIVE	15 GAL MEDIUM	15' X 15'		
7	VITEX AGNUS-CASTUS / CHASTE TREE	5 GAL MEDIUM	20' X 20'		
DESERT ACCENT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W
12	CHILOPSIS LINEARIS / DESERT WILLOW	5 GAL RW	20' X 25'	1 GAL	MEDIUM 8' X 6'
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	BUDDLEJA DAVIDII / BUTTERFLY BUSH	1 GAL MEDIUM	6' X 6'	67,221 SF	
19	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	1 GAL RW	10' X 10'	2,508 SF	
13	CARYOPTERIS X CLAUDONENSIS / BLUE MIST SPIREA	1 GAL MEDIUM	4' X 4'	17,990 SF	
14	CHAMAEBATARIA MILLEFOLIUM / FERNBUSH	5 GAL LOW+	5' X 6'	14,473 SF	
15	LAGERSTROEMIA "NATCHEZ" / NATCHEZ CRAPE MYRTLE	5 GAL MEDIUM+	15' X 10'	17,688 SF	
16	MIRABILIS MULTIFLORA / DESERT FOUR O'CLOCK	1 GAL LOW+	2' X 5'	1,146 SF	
19	NEPETA X FAASENII "WALKERS LOW" / WALKERS LOW CATMINT	1 GAL LOW+	1' X 3'	762 SF	
52	PEROVSKIA ATRIPLEXIFOLIA / RUSSIAN SAGE	1 GAL MEDIUM	5' X 5'	42 SF	
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'		
36	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL MEDIUM	3' X 3'		
68	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 "STARK" / 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
[Symbol]	LARGE BOULDER, 12 - 18 CF	15
[Symbol]	GRAY CRUSHER FINES	67,221 SF
[Symbol]	BROWN 3/4" GRAVEL	2,508 SF
[Symbol]	2"-4" COBBLESTONE	17,990 SF
[Symbol]	PARK BLEND SOD LAWN	14,473 SF
[Symbol]	NATIVE SEED	17,688 SF
[Symbol]	WOOD MULCH	1,146 SF
[Symbol]	SYNTHETIC TURF	762 SF
[Symbol]	SAND	42 SF



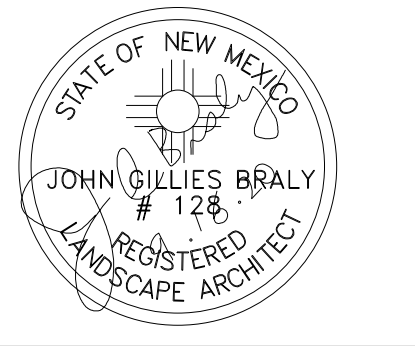
TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

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LANDSCAPE

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Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

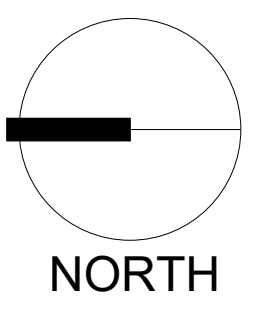


Date: 02.26.2020
Revisions:
▲ 03.05.2020
▲ 06.26.2020
▲ 09.16.2020 PL
▲

Drawn by: RMC
Reviewed by: JB

ALBUQUERQUE
SENIOR LIVING

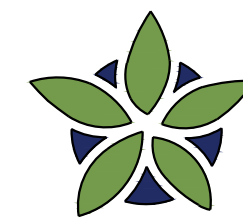
QUAKER HEIGHTS PL NW & MILNE RD NW
ALBUQUERQUE, NM



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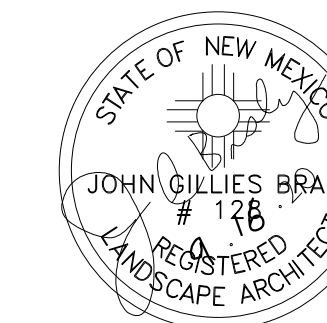
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OVERALL PLAN

Sheet Number:
LP-00



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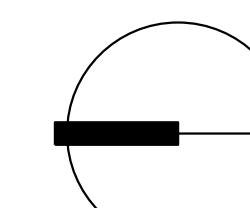
Revisions:

- ▲ 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'

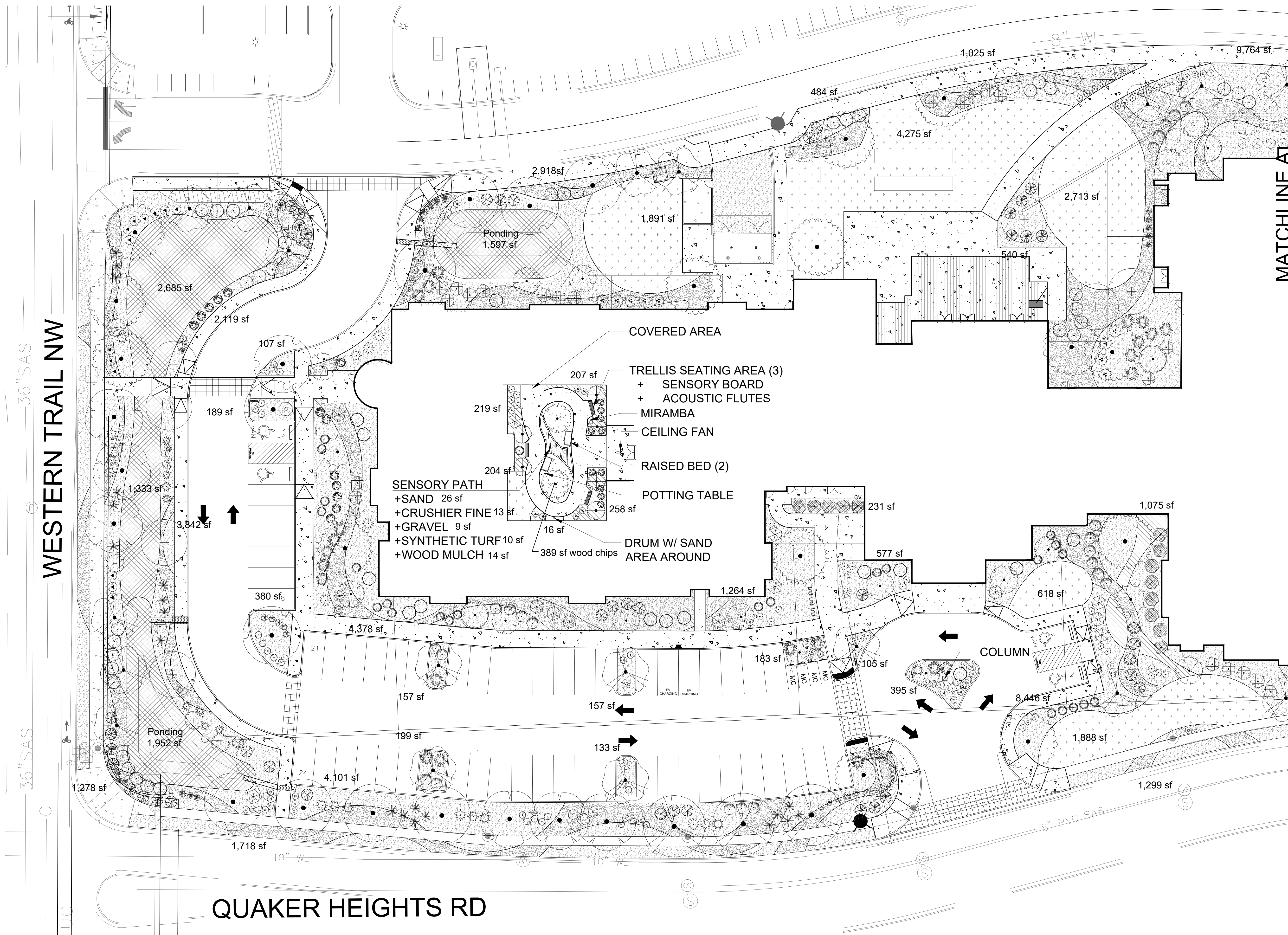


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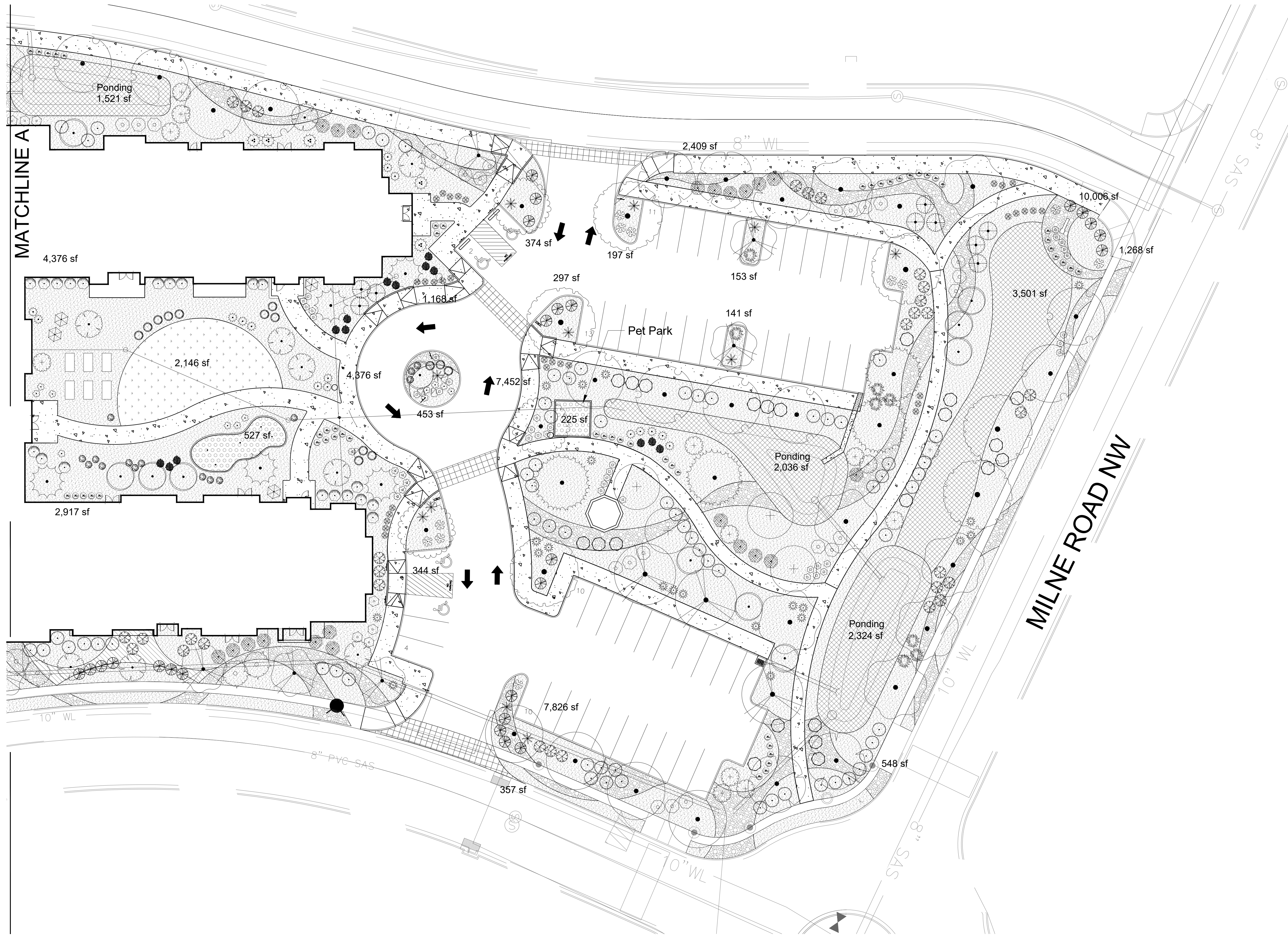
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PLAN**

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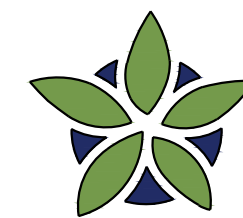
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FOR LEGENDS AND NOTES,
SEE SHEET LP-00

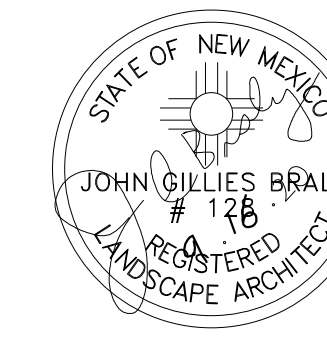


FOR LEGENDS AND NOTES,
SEE SHEET LP-00



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Date: 02.26.2020

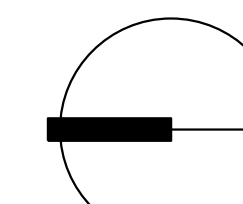
Revisions:

- ▲ 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



NORTH

Scale: 1" = 20'



Sheet Title:

**LANDSCAPE
PLAN**

Sheet Number:

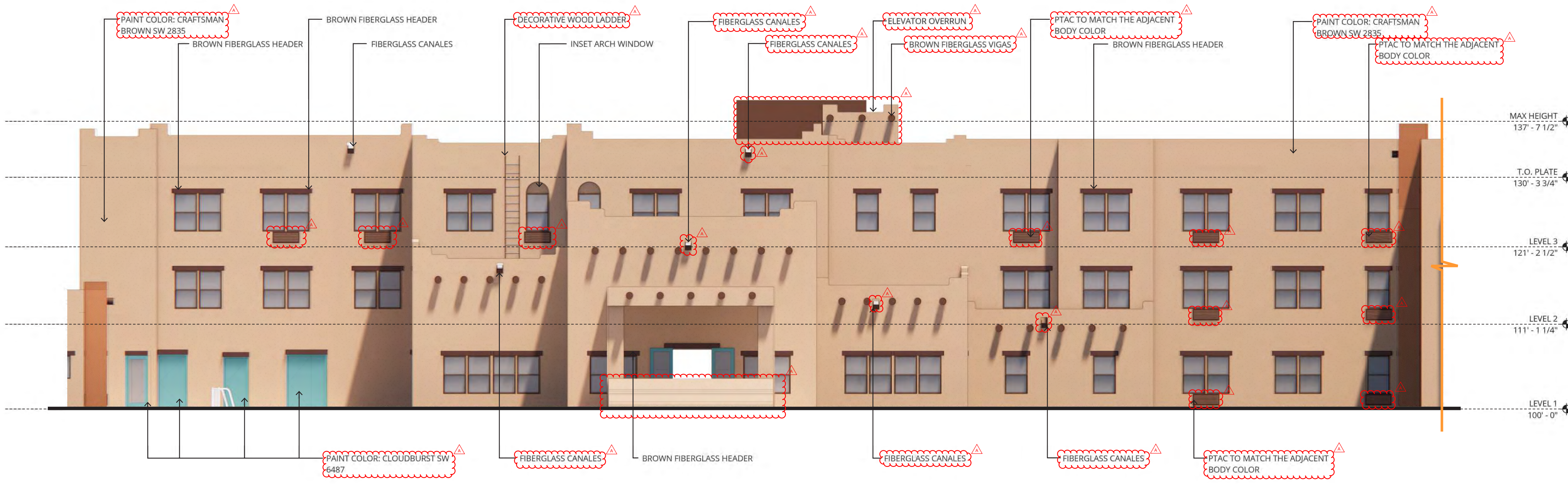
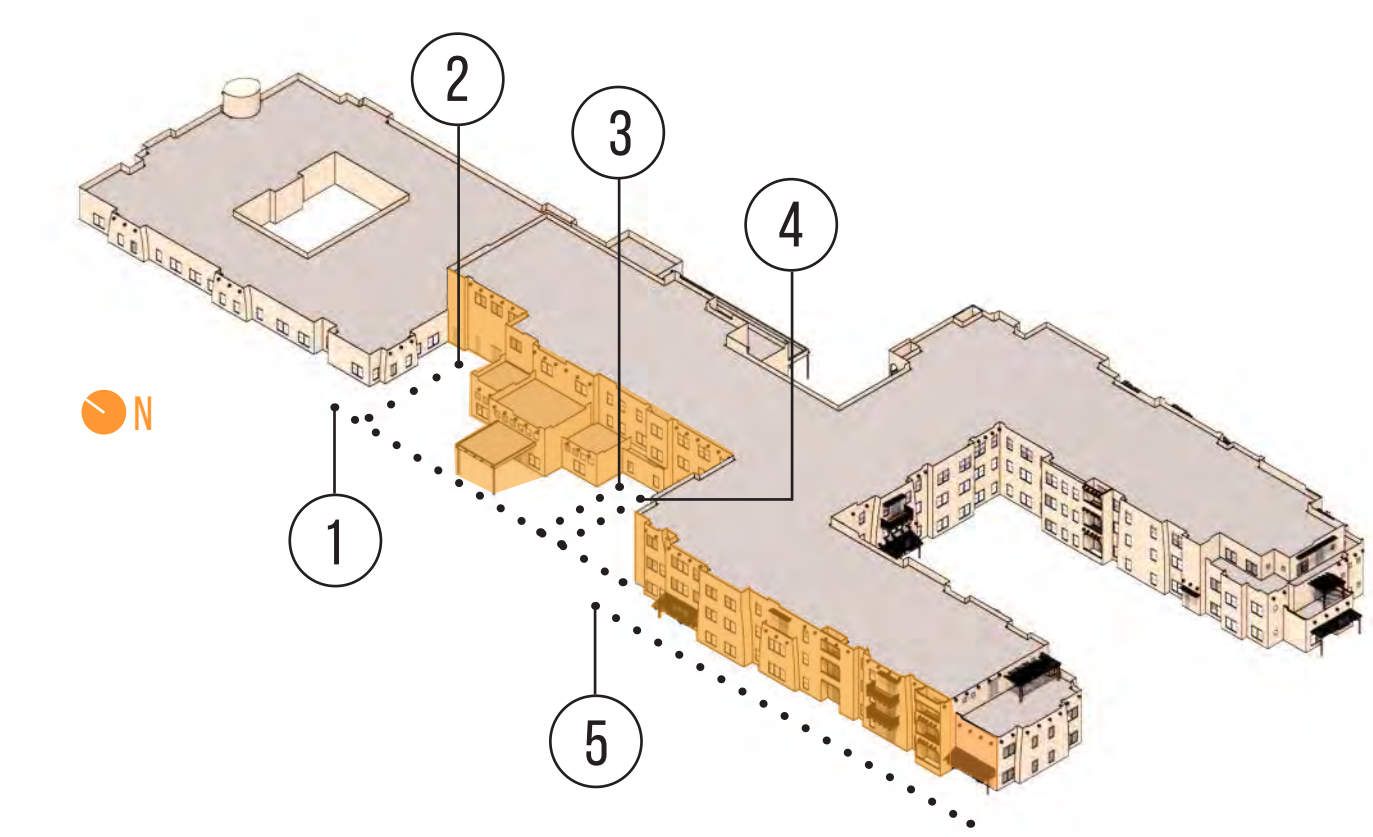
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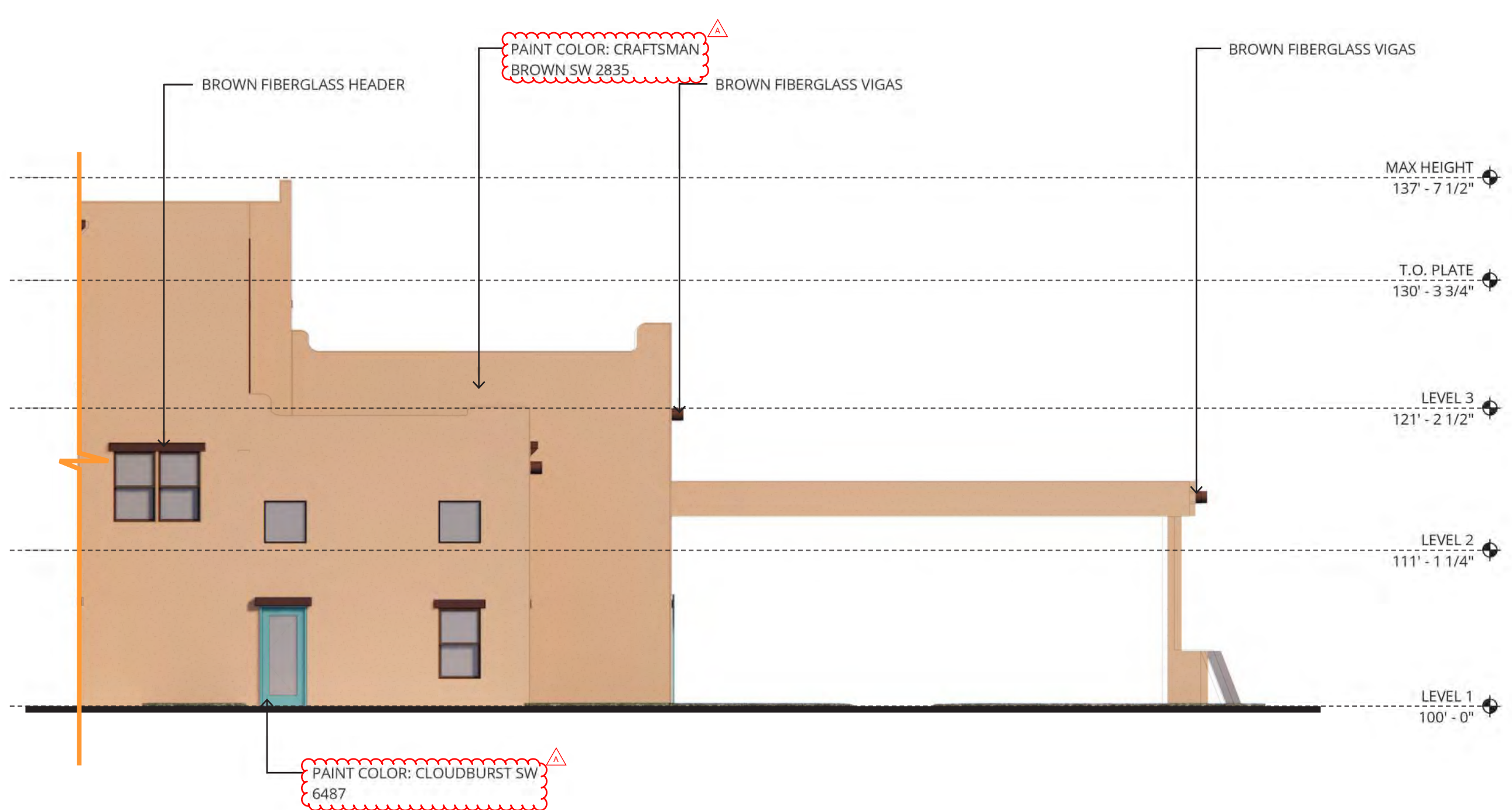
NOT FOR CONSTRUCTION



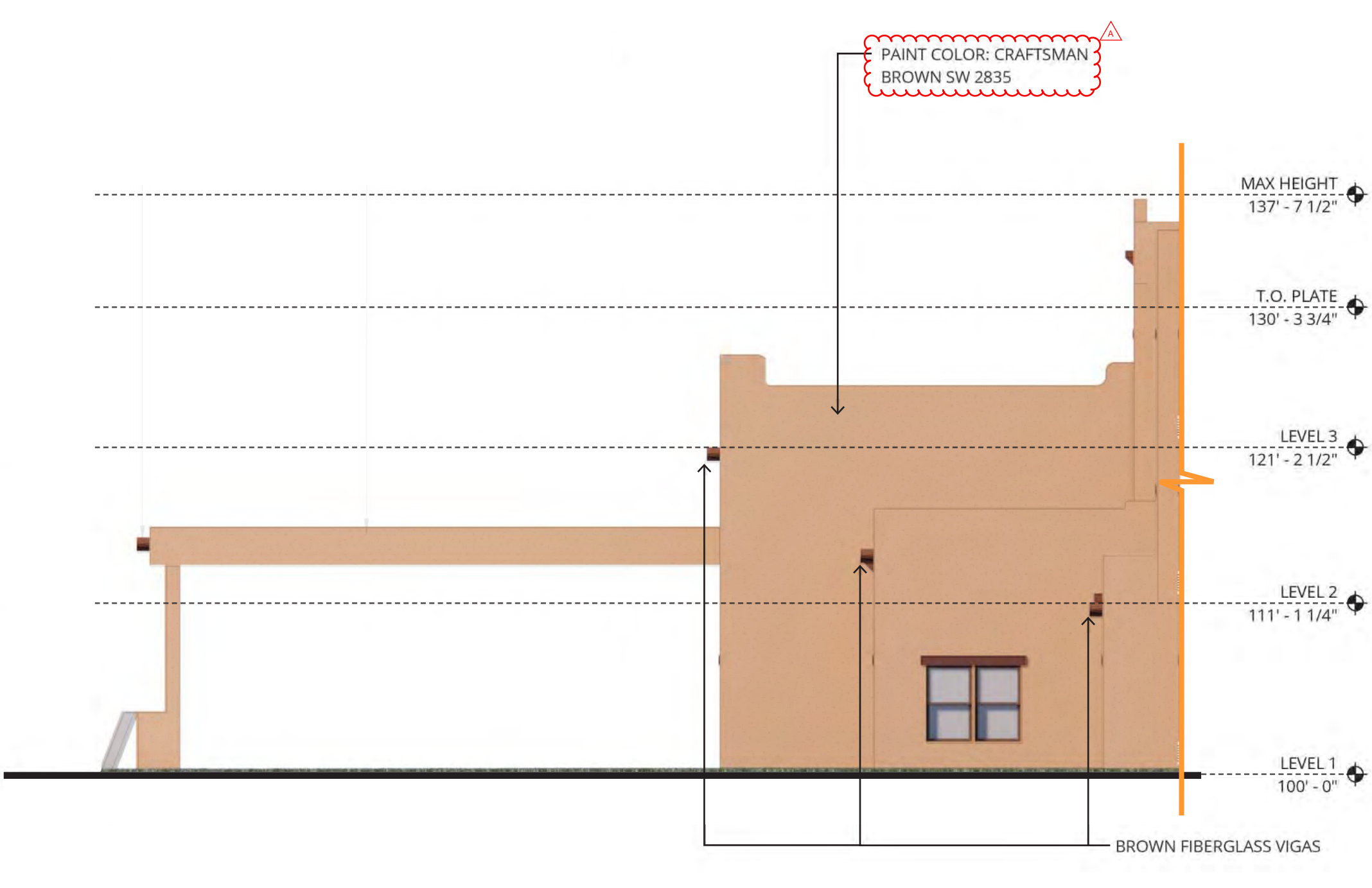
38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600
1014 HOWARD STREET
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415.252.7063
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1 WEST ELEVATION - MAIN ENTRY
1/8" = 1'-0"



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"

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

REVISION	DATE	REASON FOR ISSUE

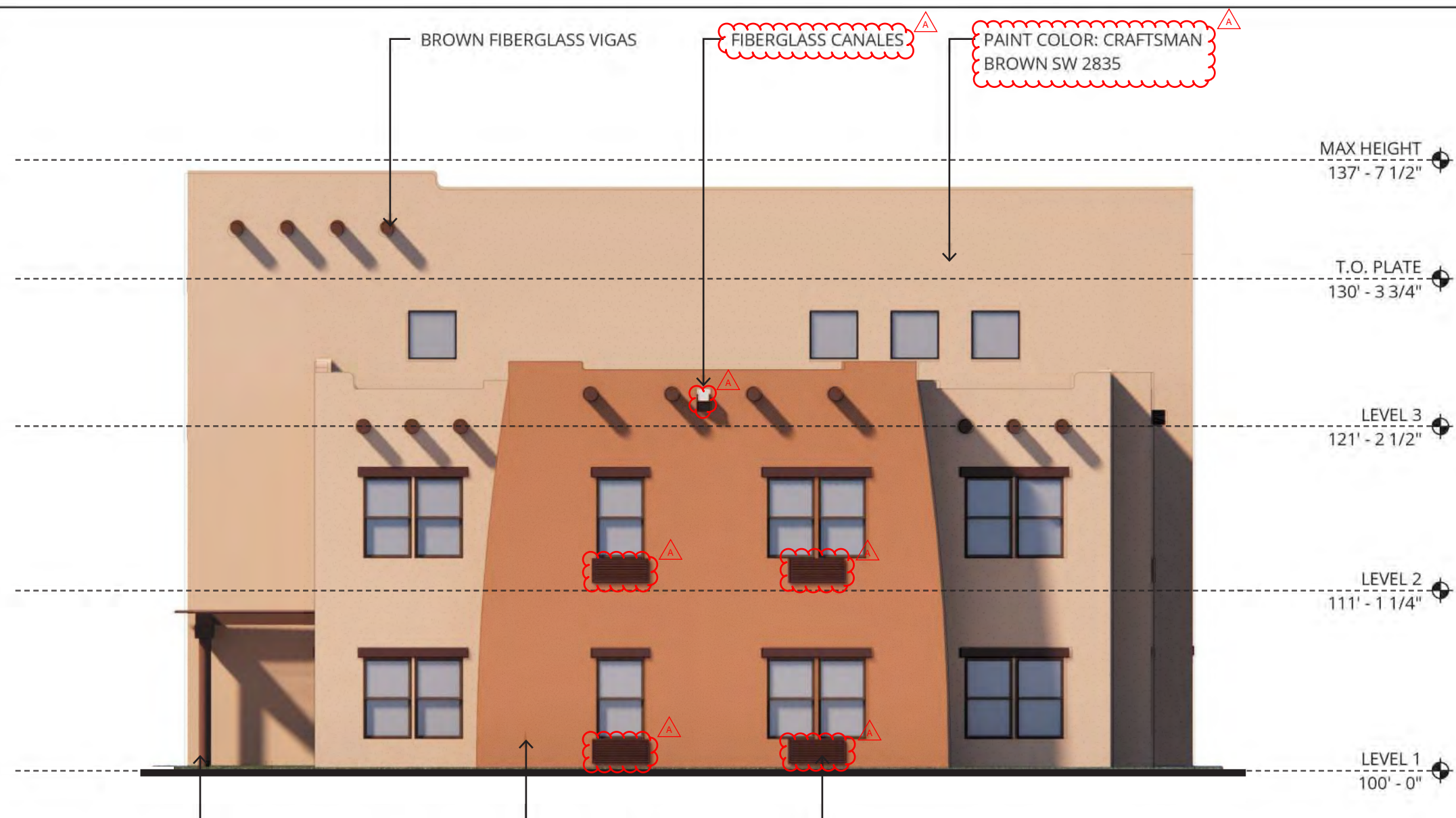
BUILDING ELEVATIONS

PROJECT NUMBER
194000

SHEET NUMBER
A3.11

C:\Bent Projects\194000-20-Albuquerque_Central\194000-20-Albuquerque.dwg

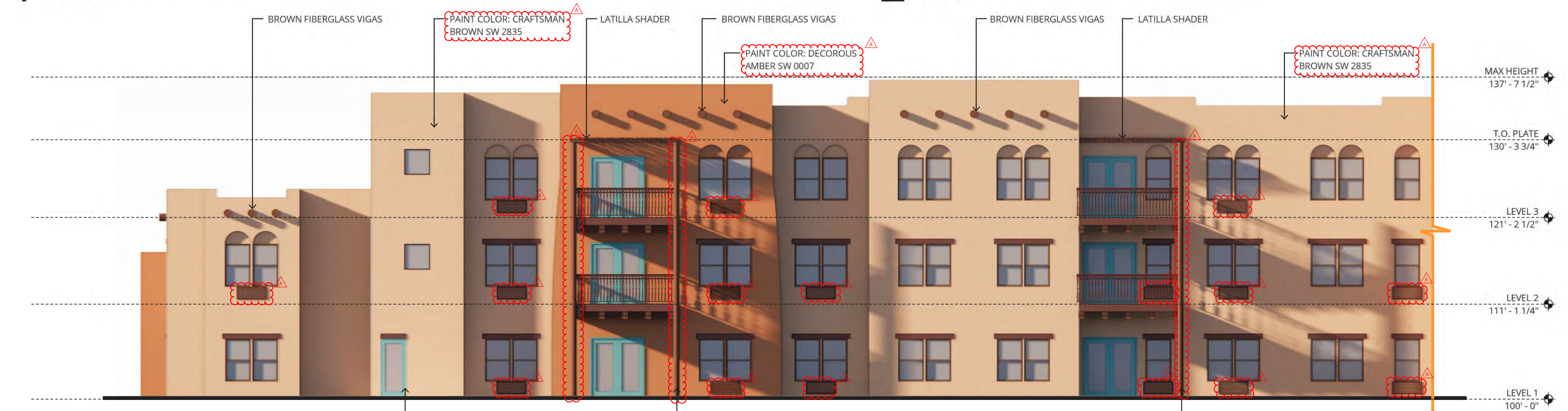
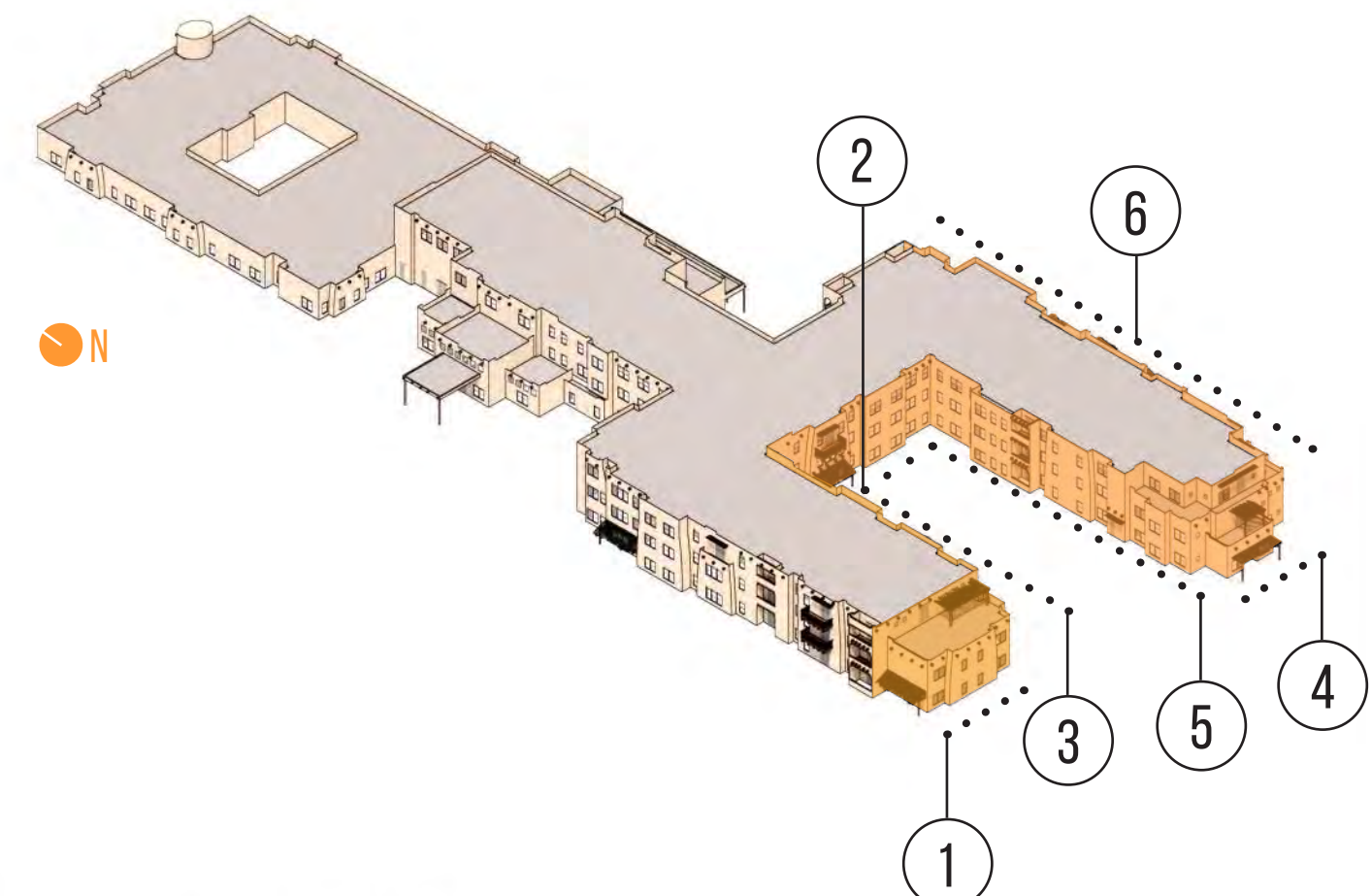
9/19/2020 9:44:51 AM



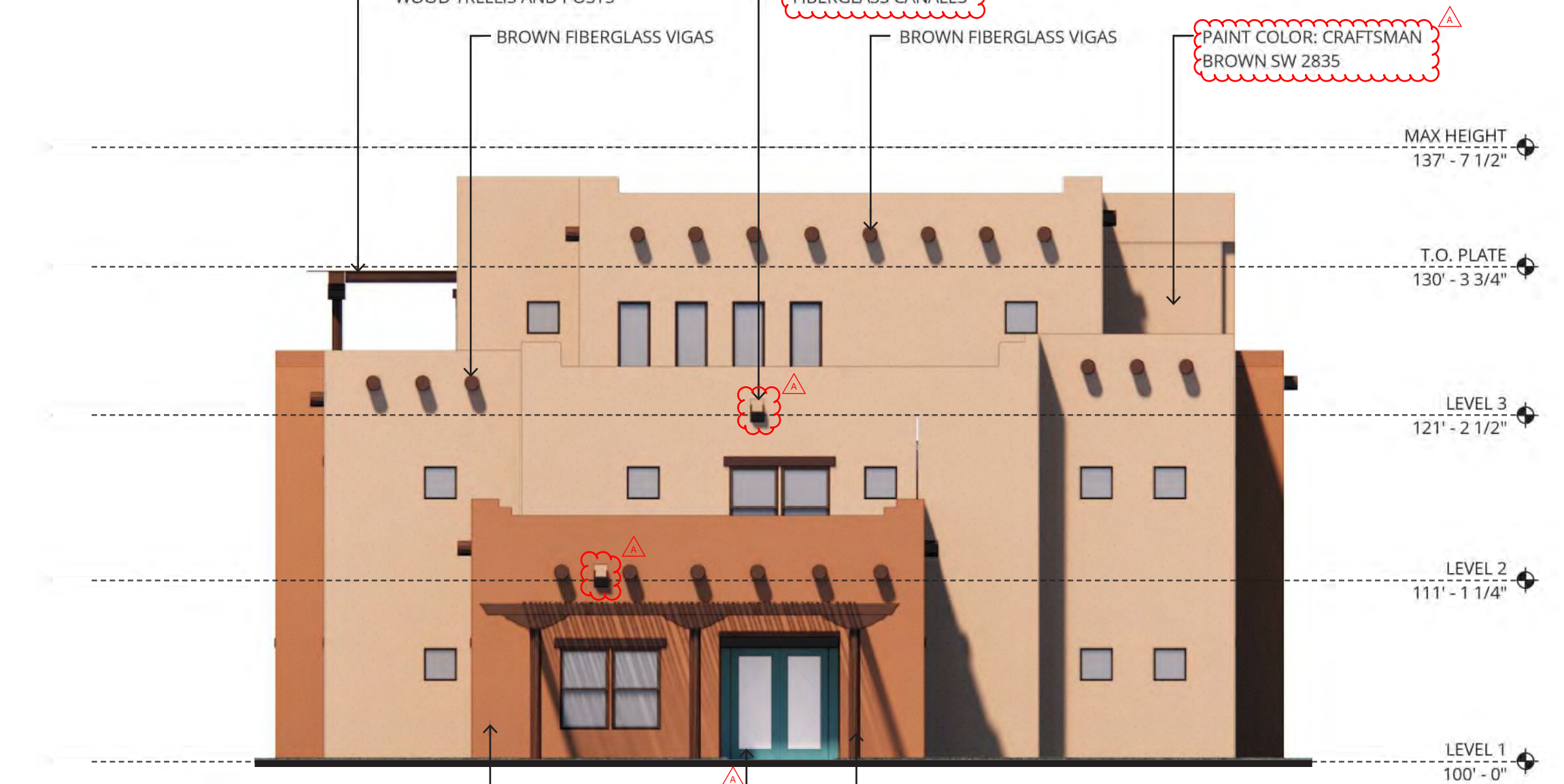
1 SOUTH ELEVATION - AL WING
1/8" = 1'-0"



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"

NOT FOR 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

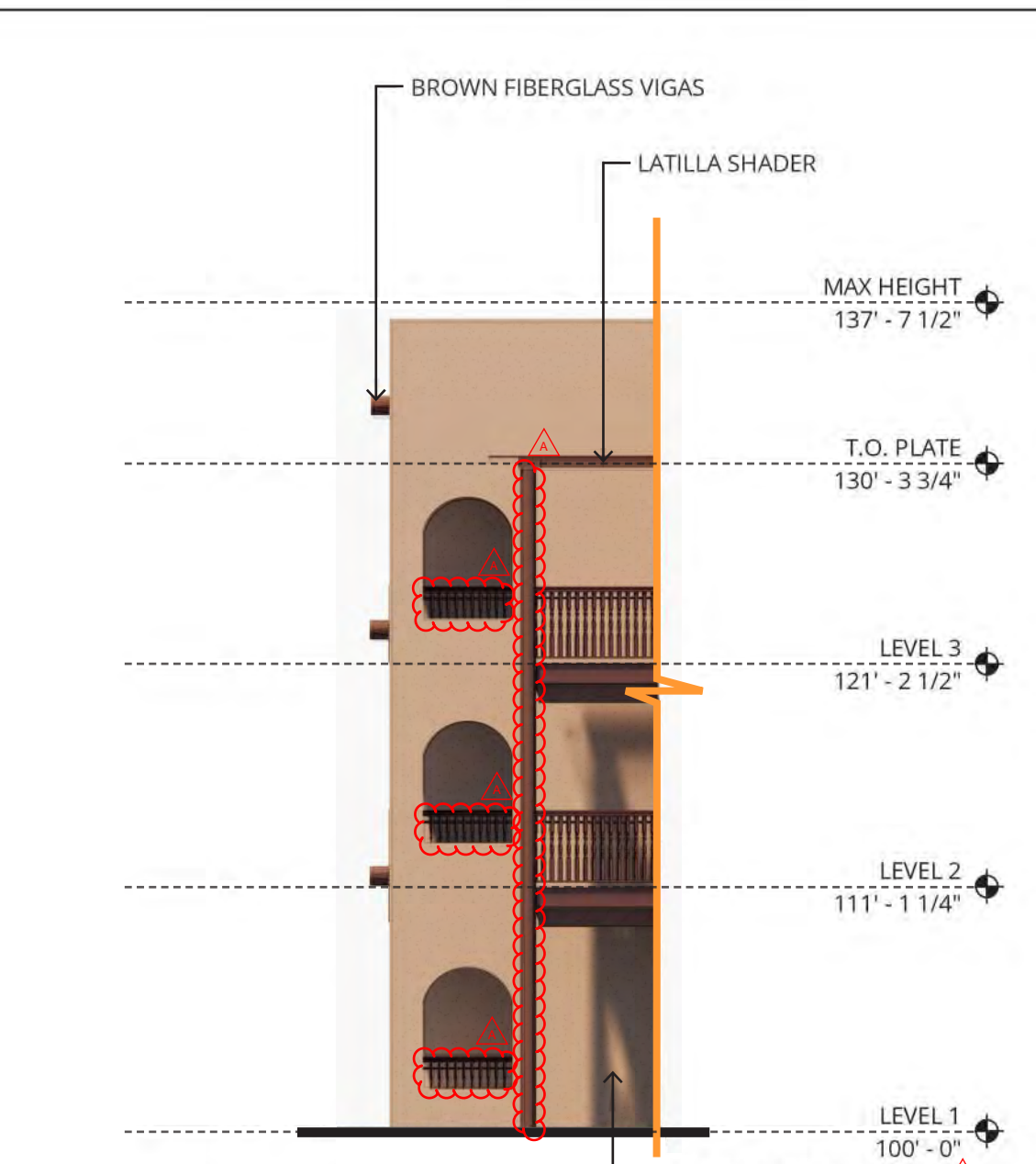
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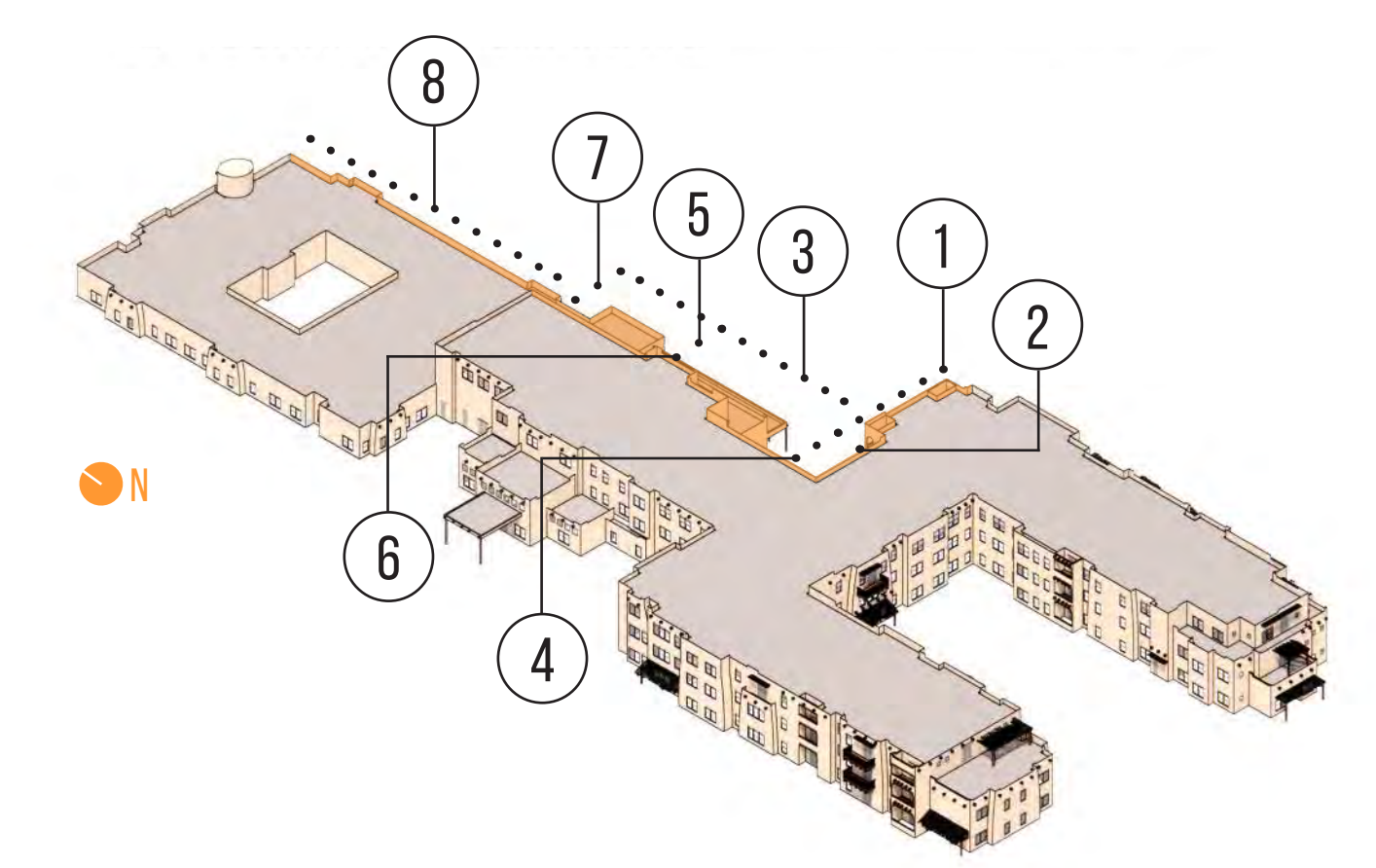
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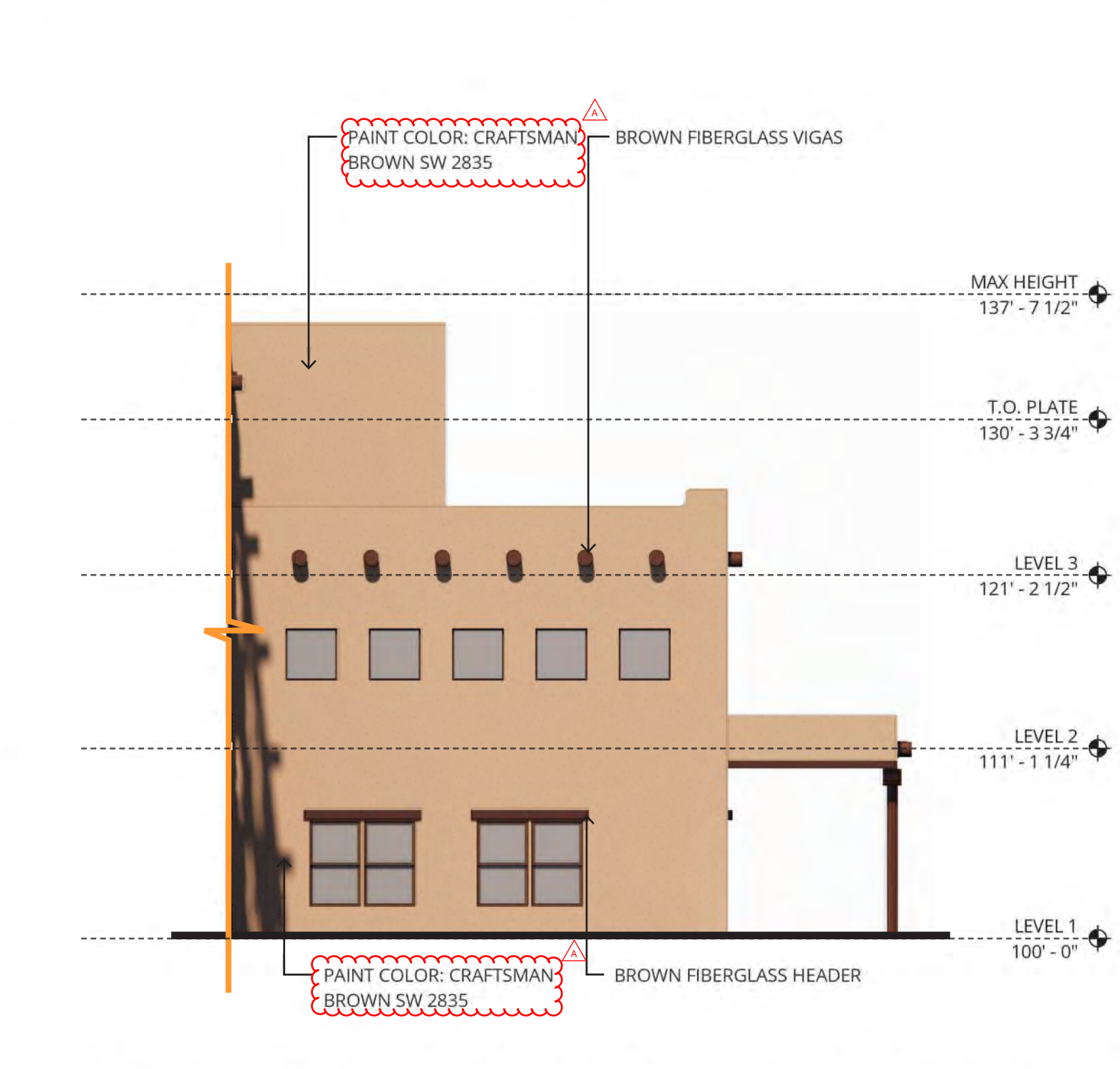
1 NORTH ELEVATION - IL WING
1/8" = 1'-0"



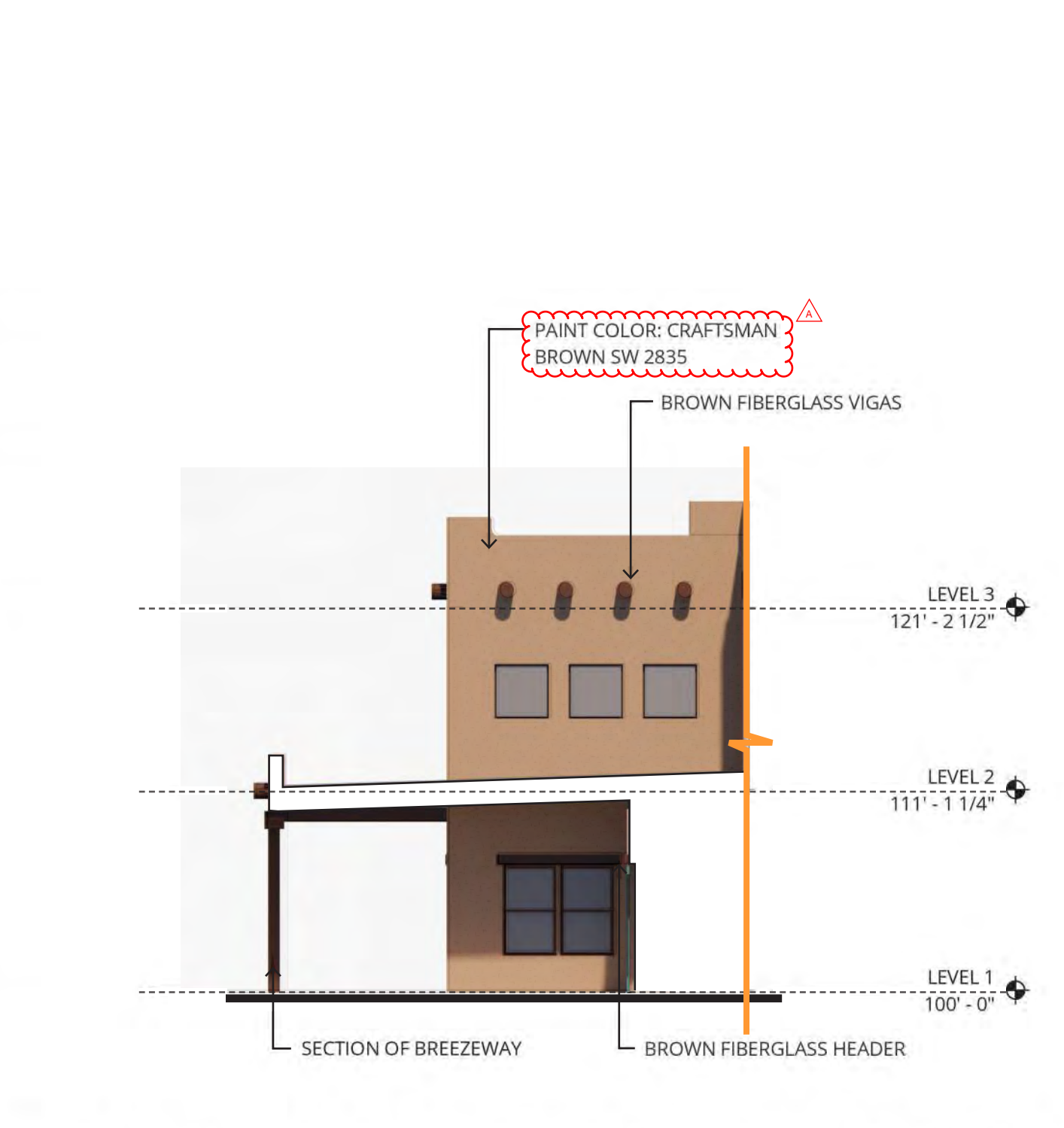
2 WEST ELEVATION - IL WING NORTH BAY
1/8" = 1'-0"



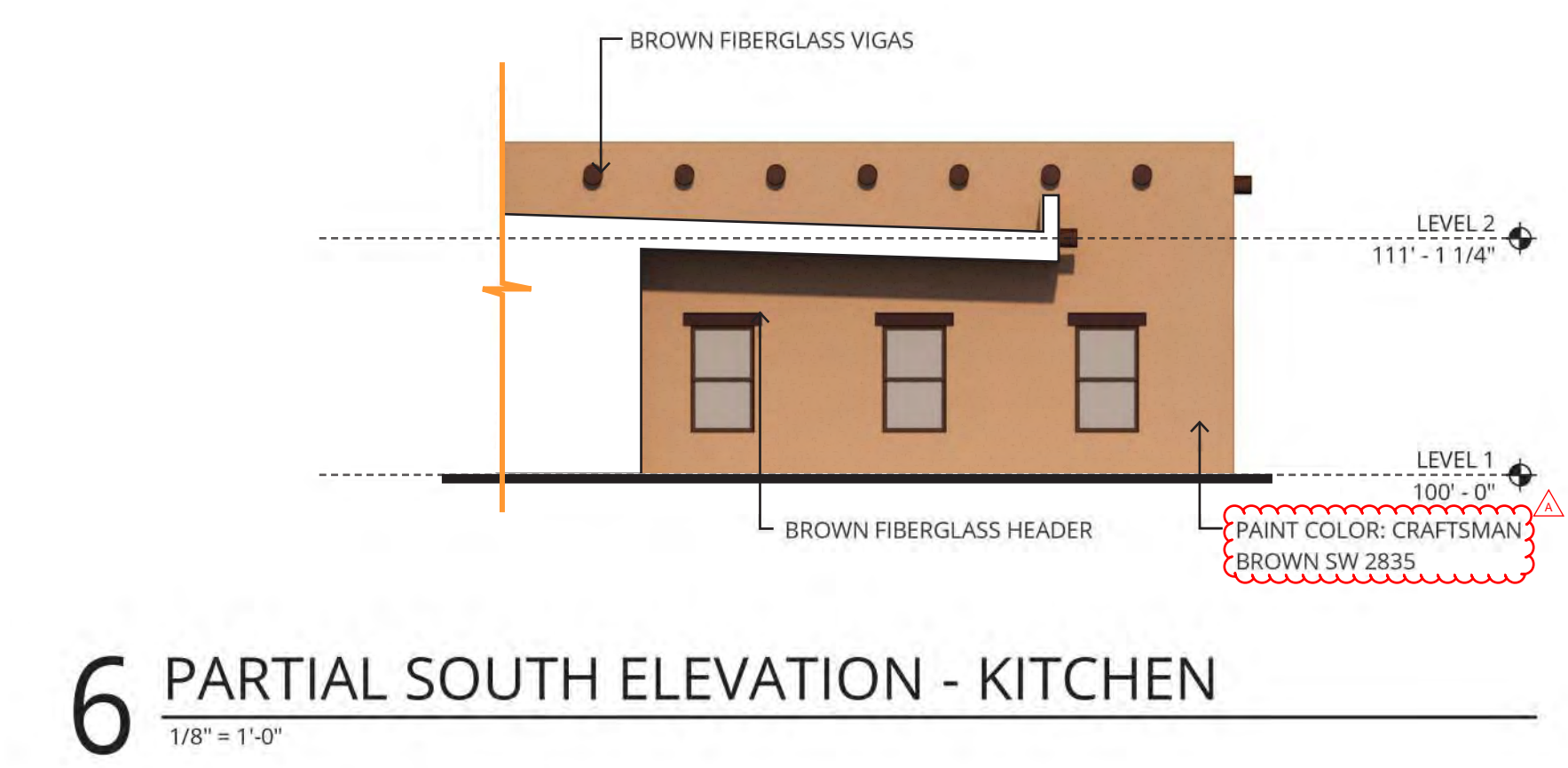
3 EAST ELEVATION - AL/IL DINING
1/8" = 1'-0"



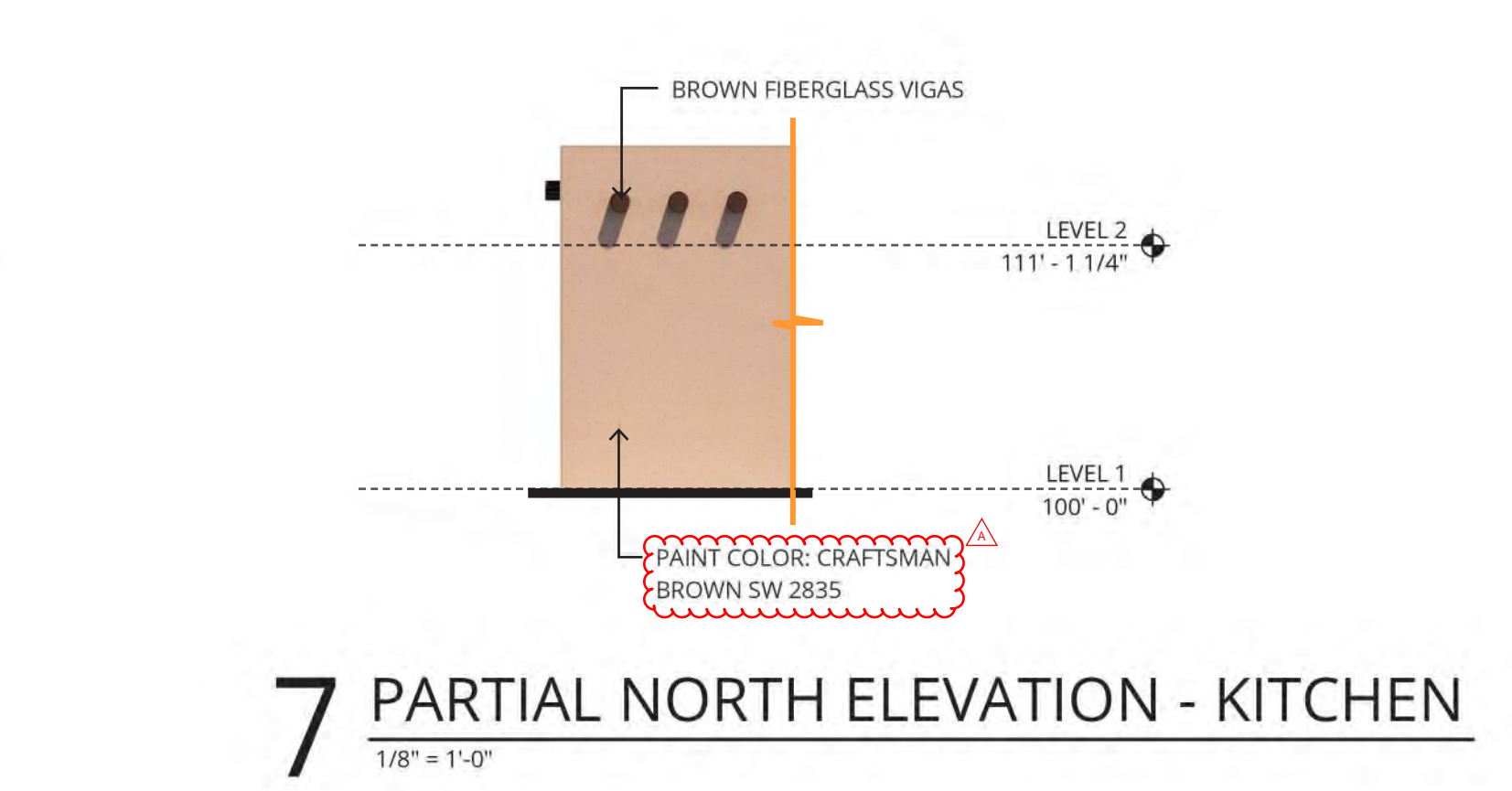
4 PARTIAL SOUTH ELEVATION - AL/IL DINING
1/8" = 1'-0"



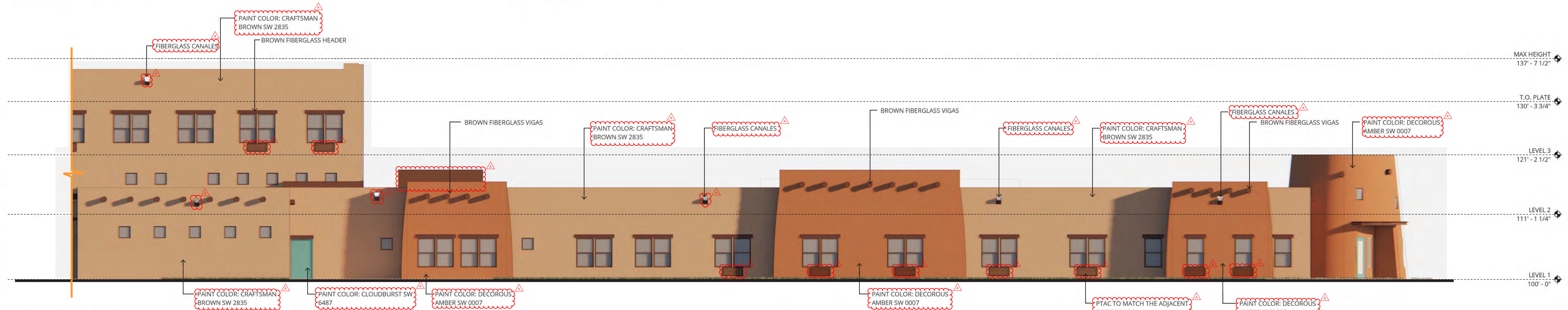
5 PARTIAL NORTH ELEVATION - AL/IL DINING
1/8" = 1'-0"



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"

NOT FOR CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
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1014 HOWARD STREET
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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

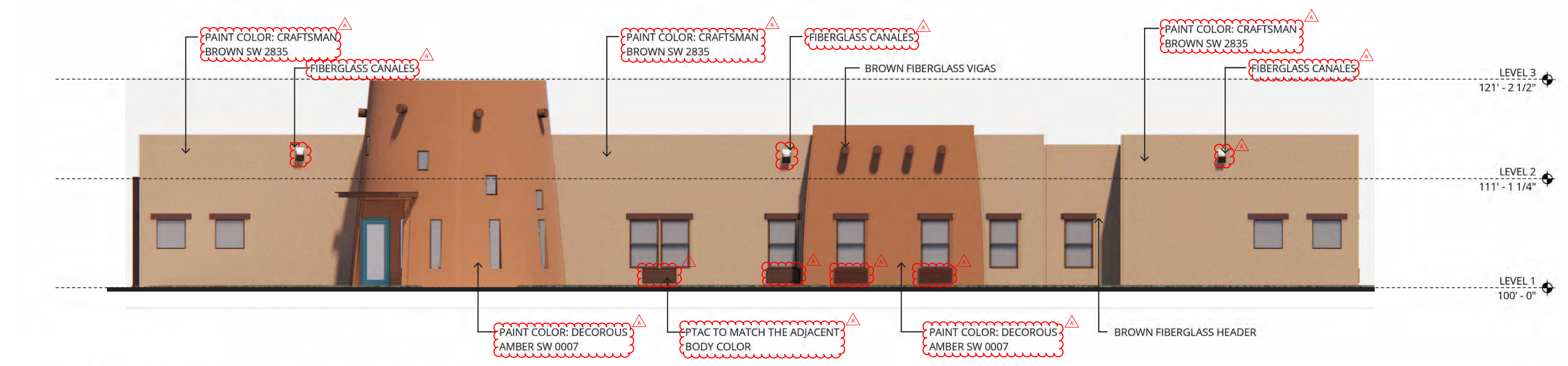
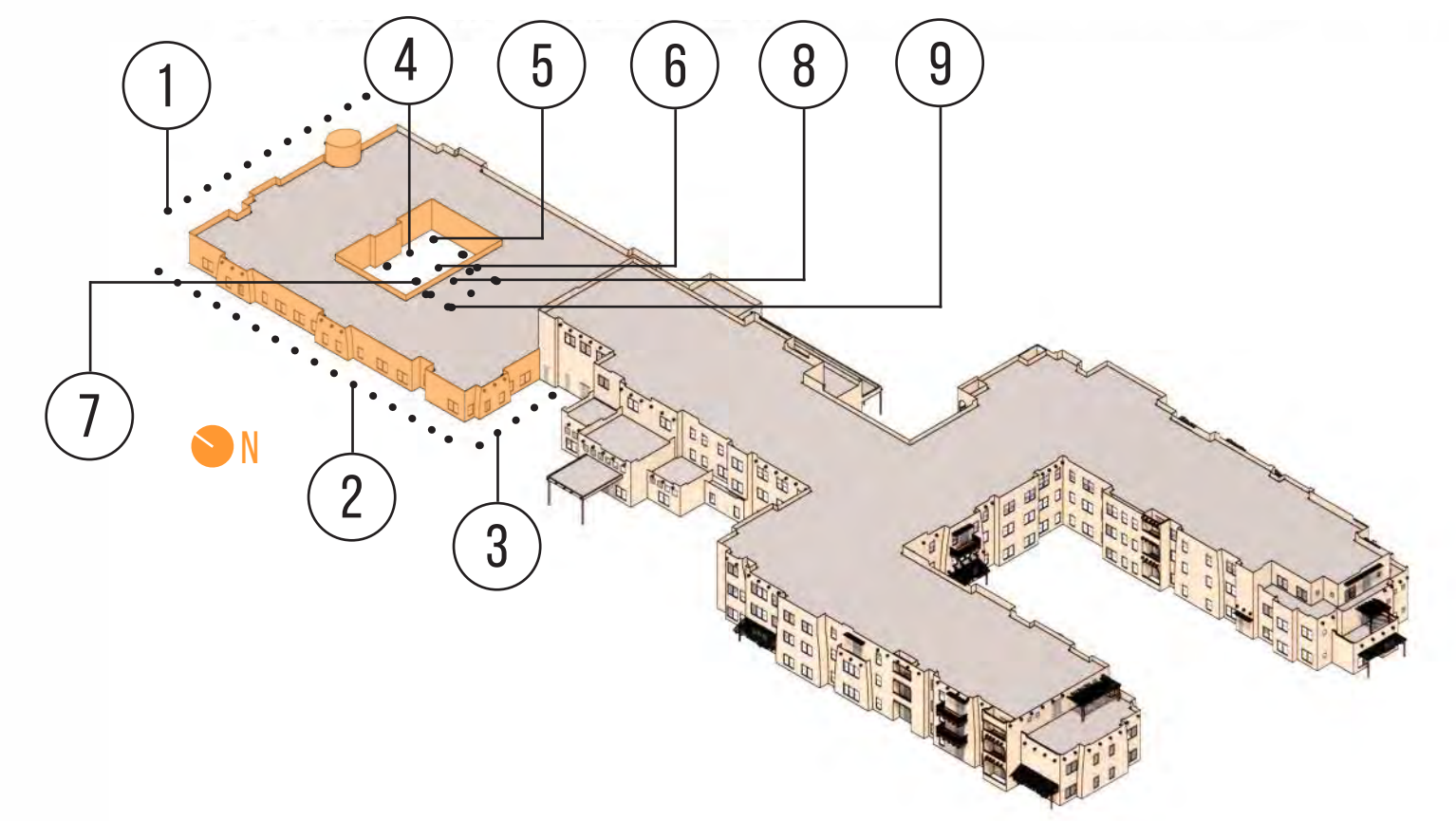
PROJECT NUMBER
194000

SHEET NUMBER
A3.13

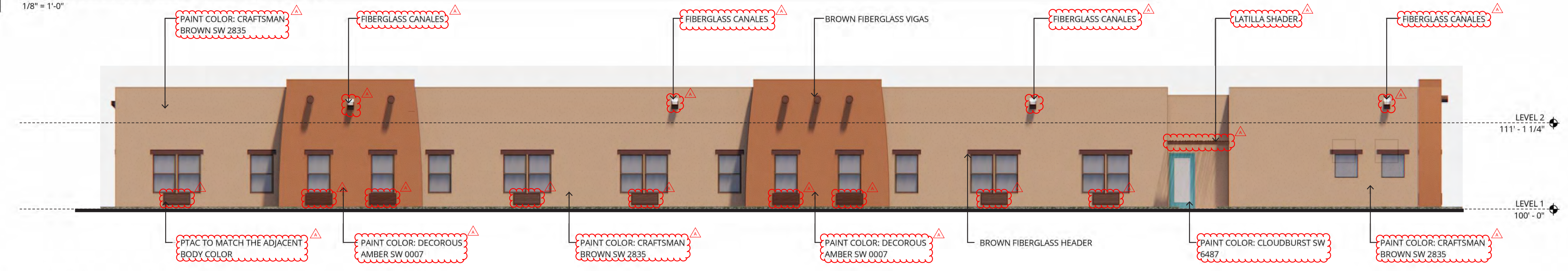
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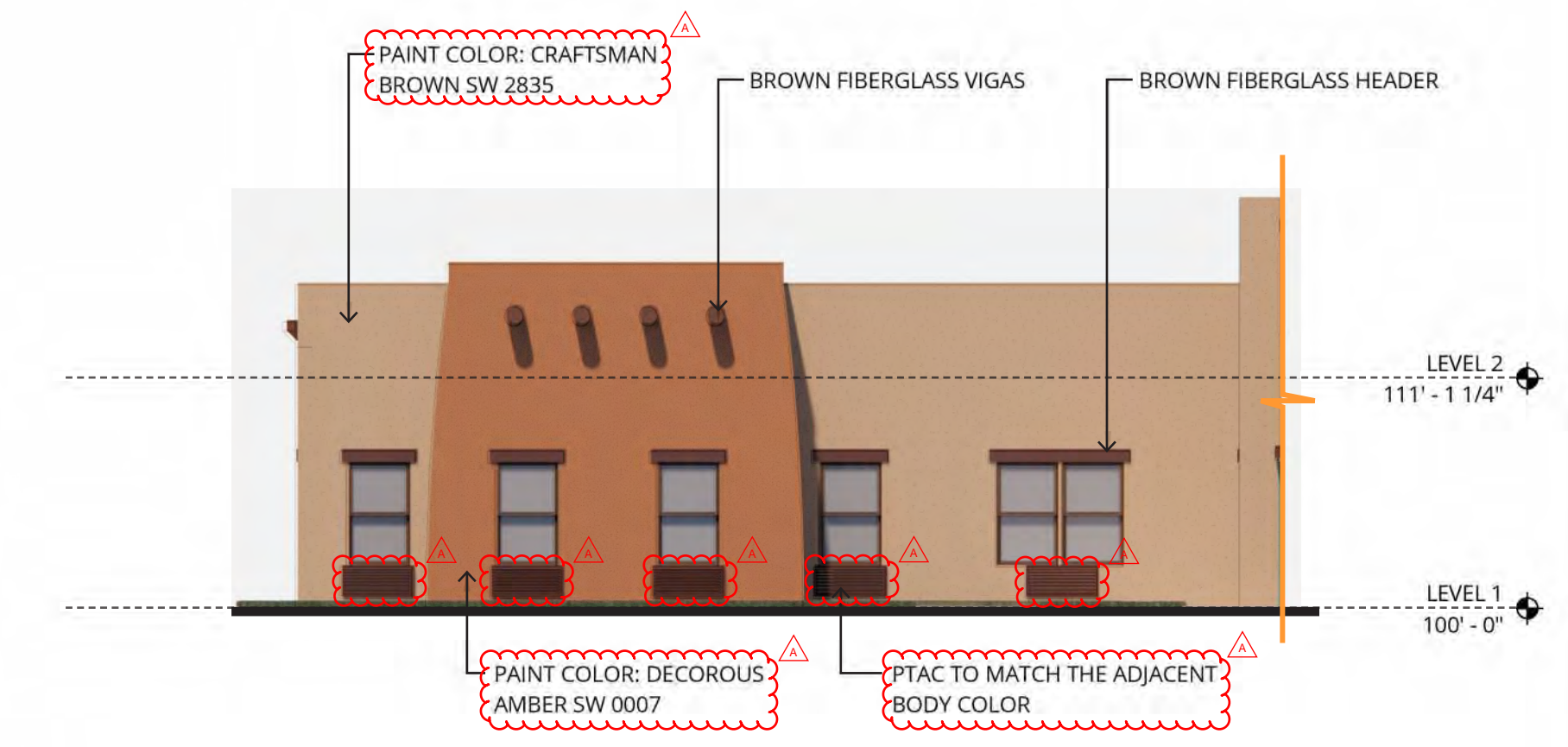
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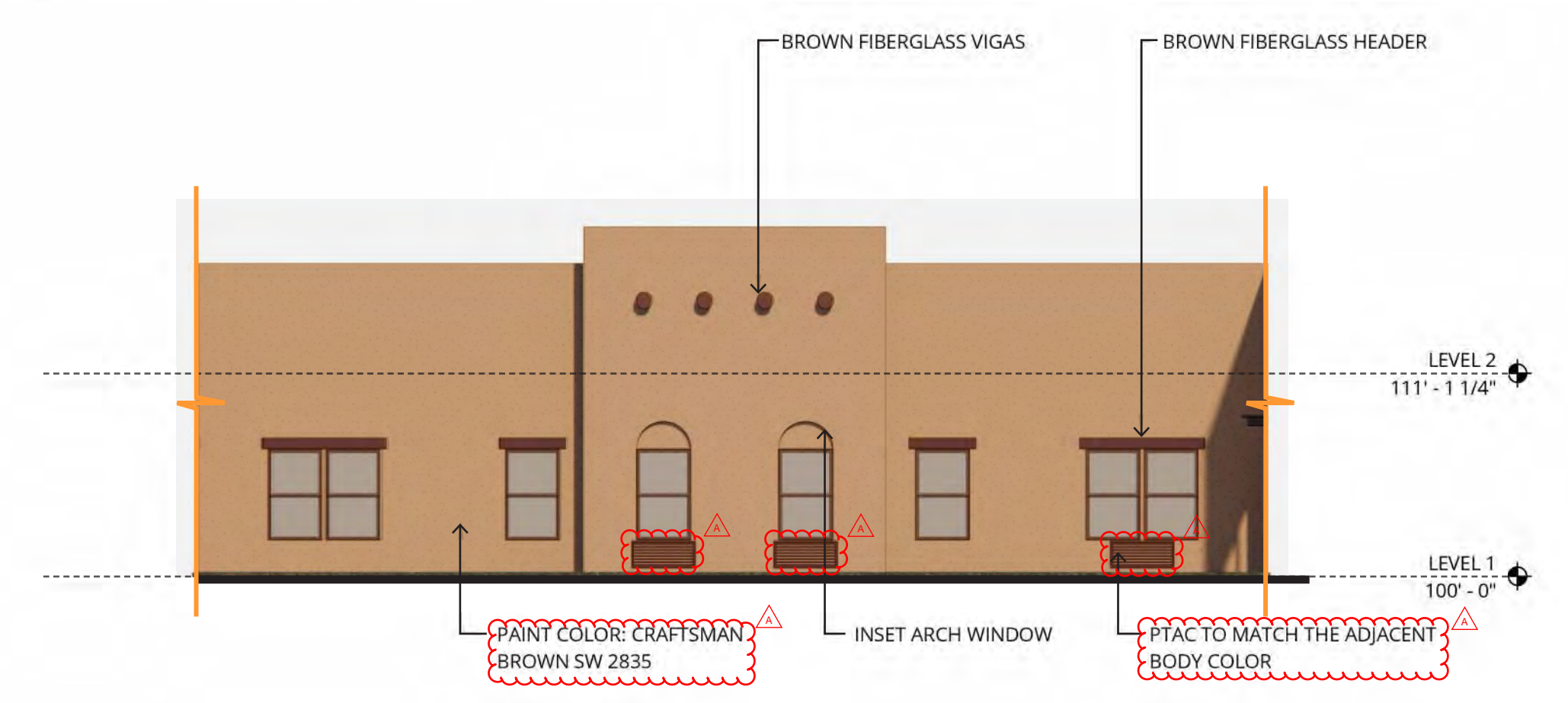
1 NORTH ELEVATION - MC WING
1/8" = 1'-0"



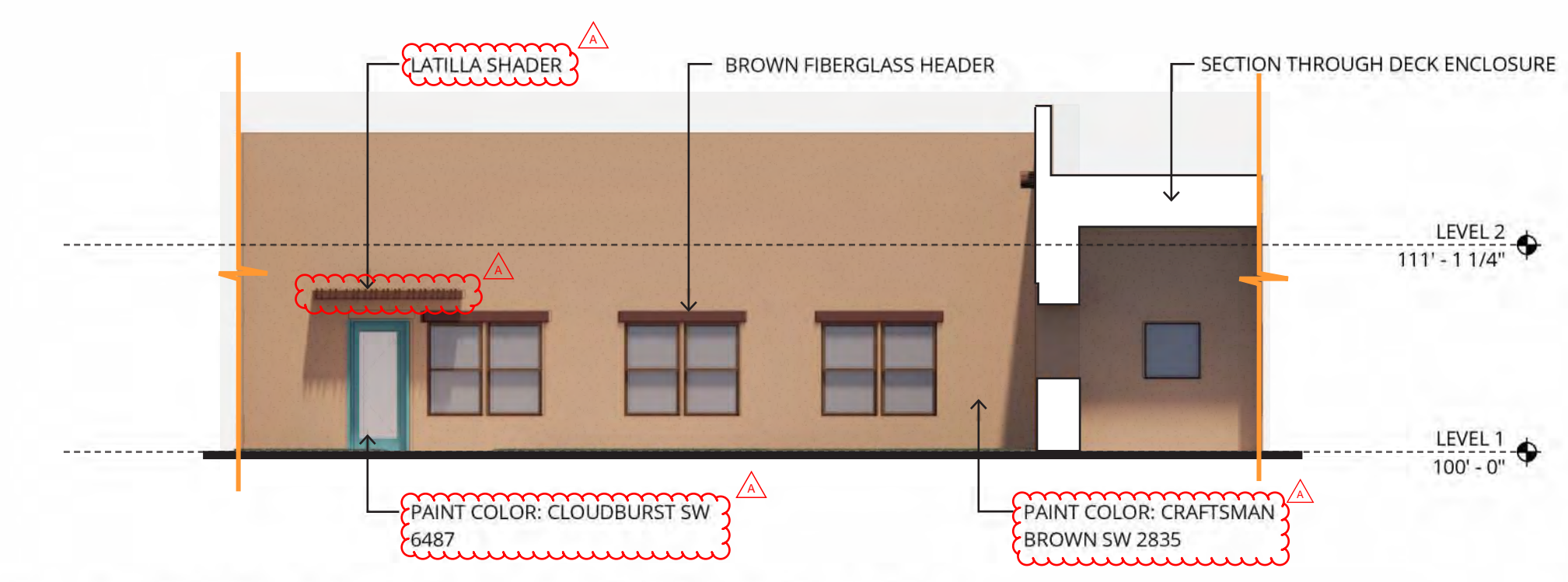
2 WEST ELEVATION - MC WING
1/8" = 1'-0"



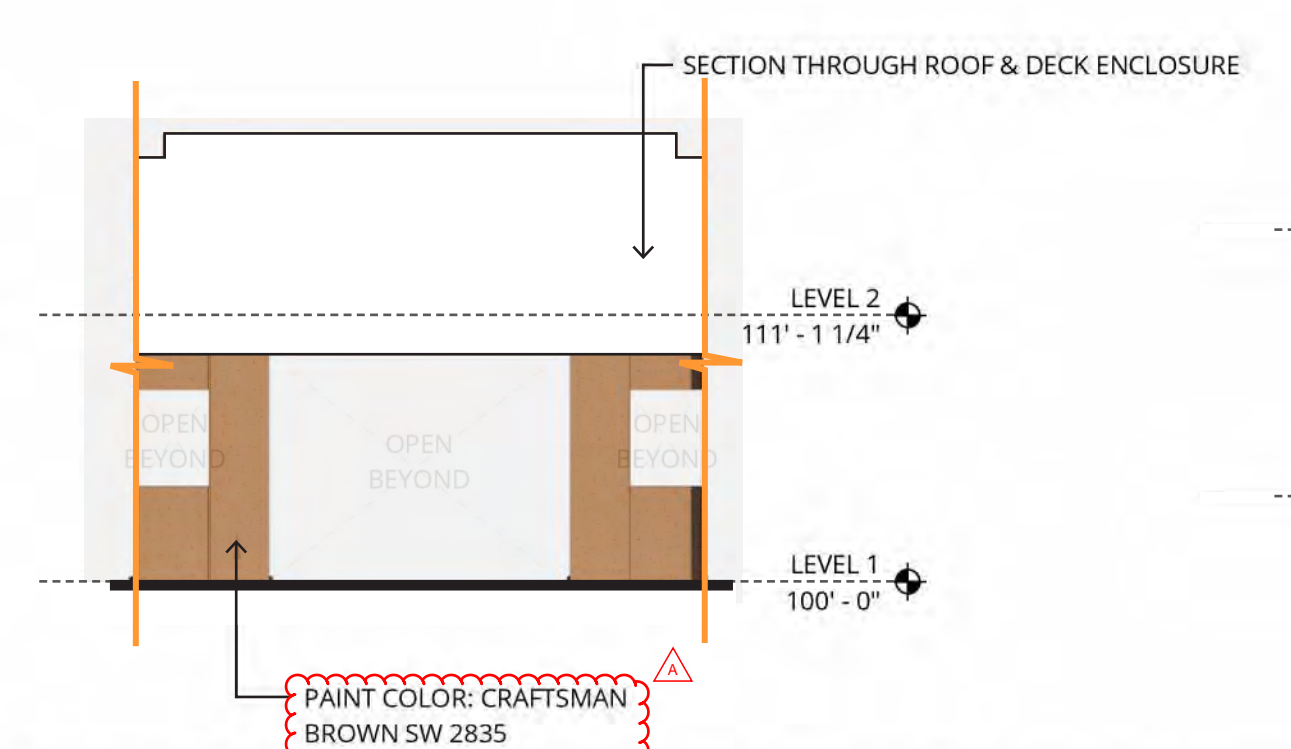
3 SOUTH ELEVATION - MC WING
1/8" = 1'-0"



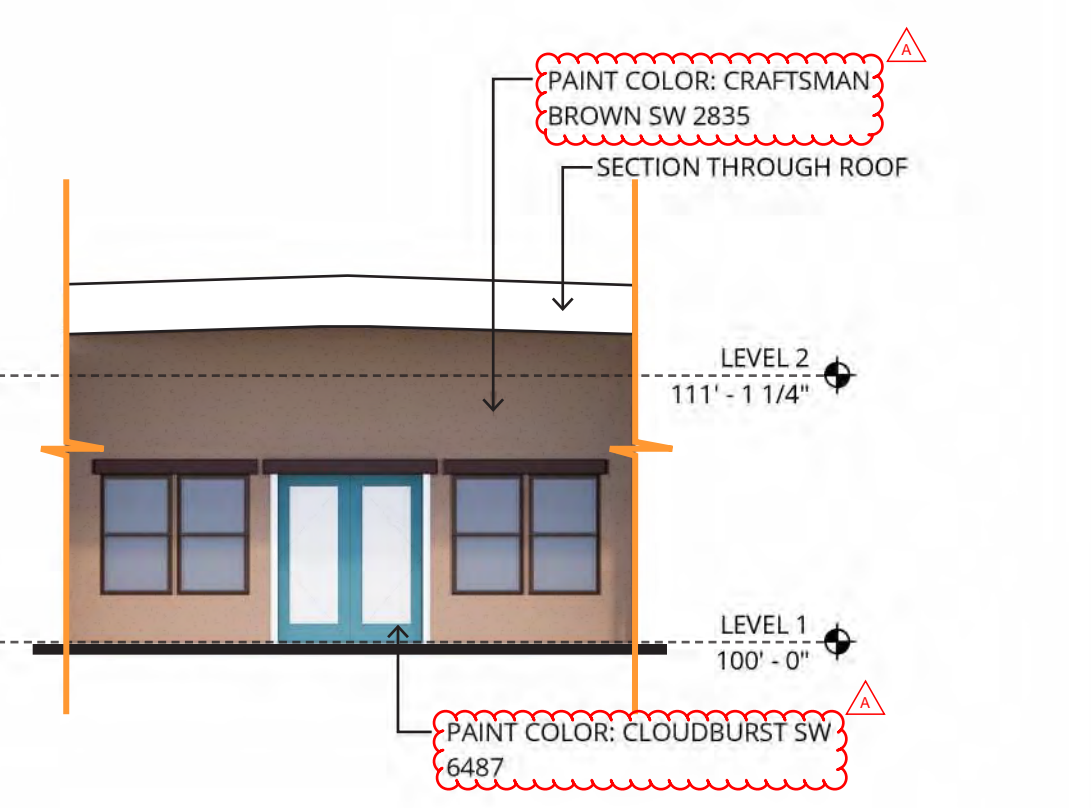
4 NORTH ELEVATION - MC COURTYARD
1/8" = 1'-0"



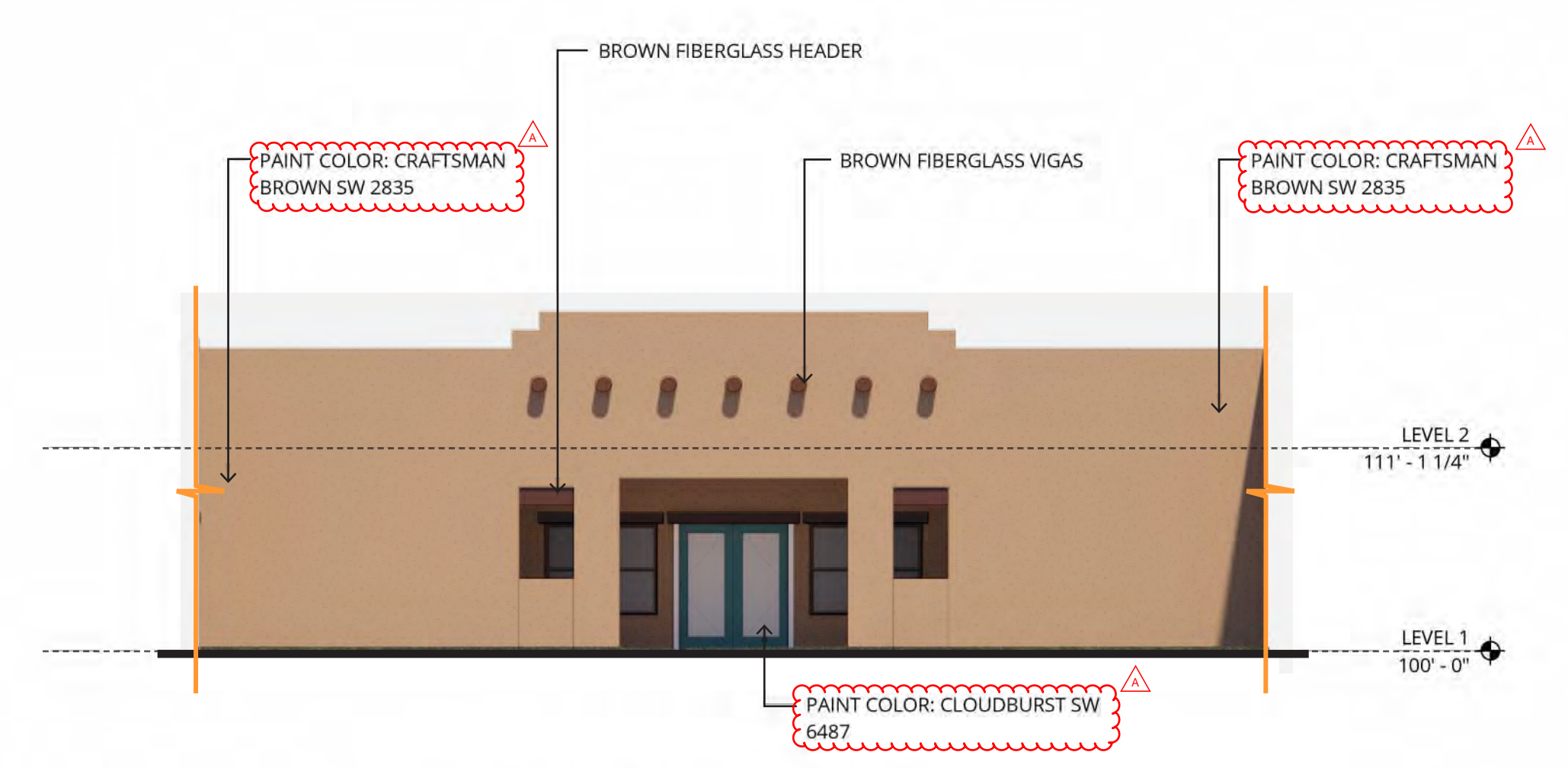
5 EAST ELEVATION - MC COURTYARD
1/8" = 1'-0"



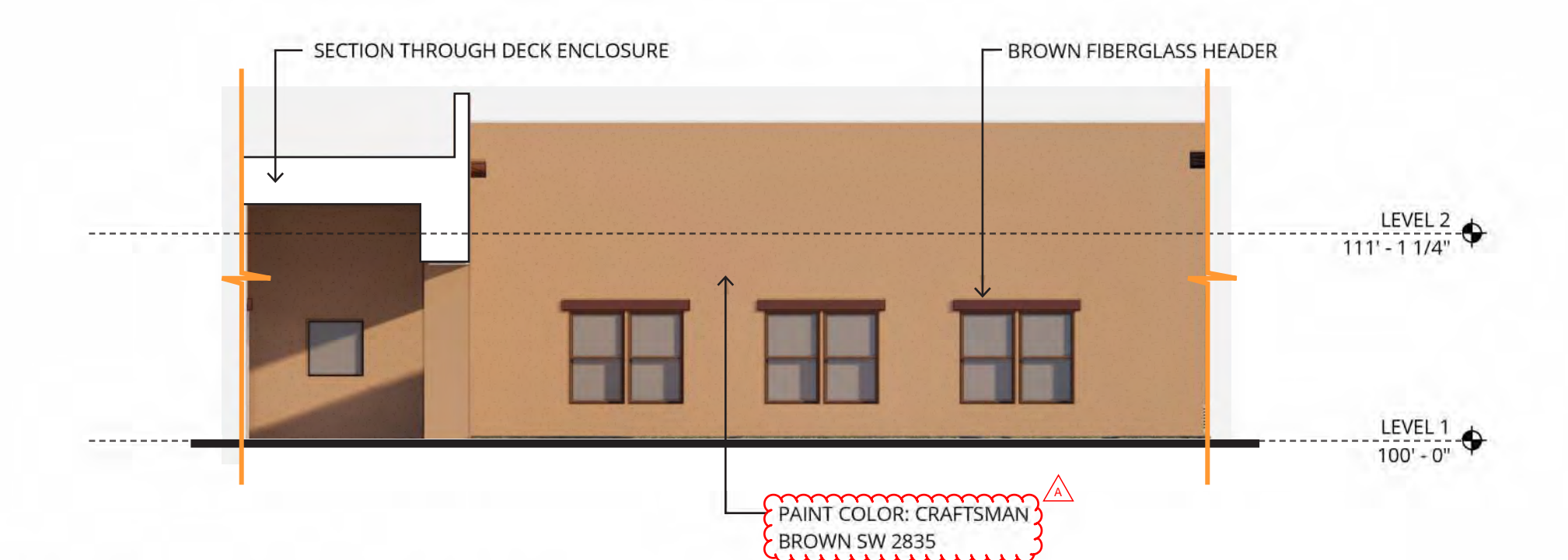
8 NORTH ELEVATION - MC ACTIVITY
1/8" = 1'-0"



9 SOUTH ELEVATION - MC ACTIVITY
1/8" = 1'-0"



6 SOUTH ELEVATION - MC COURTYARD
1/8" = 1'-0"



7 WEST ELEVATION - MC COURTYARD
1/8" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PROJECT NUMBER
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SHEET NUMBER
A3.14