

LEGAL DESCRIPTION:
 LOTS 3-A AND 3-B, COORS VILLAGE

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED LIGHT
	TEMPORARY DRIVE
	VEHICULAR AND PEDESTRIAN ACCESS

- NOTES:**
- COMMON STORM DRAINAGE ACROSS NEW TRACTS 3A AND 3B IS GRANTED BY THIS SITE PLAN AND ON THE PLAT.
 - 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 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.
 - THE SITE IS WITHIN 300' OF BUS ROUTE #96, #155 AND #790 ON COORS BOULEVARD.
 - 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.
 - STRUCTURE HEIGHT UP SHALL BE PER TRACT ZONE AND SHALL COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
 - MINIMUM SETBACK REQUIREMENTS FROM COORS BOULEVARD SHALL BE AS STATED IN COORS CORRIDOR PLAN. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACK 3-A AND PER THE O-1 ZONE WITHIN TRACK 3-B.
 - 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.

TRACT	PROPOSED DU\AC	ALLOWED DU\AC	PROPOSED DWELLING UNITS	MAX ALLOWED DWELLING UNITS	PROPOSED FAR	MAX FAR
3A	20	12-24	131	156	0.61	1.0
3B	N/A					0.25

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. DESIGN GUIDELINES
 - C3. SITE PLAN FOR BUILDING PERMIT
 - C4. GRADING PLAN- CONTOURS
 - C5. GRADING PLAN- SPOT ELEVATIONS
 - C6. GRADING PLAN- STORM DRAIN
 - C8. MASTER UTILITY PLAN
 - C7. DETAIL SHEET
 - C8. DETAIL SHEET
 - LS-01. LANDSCAPING PLAN
 - B1. BUILDING ELEVATIONS, CORE
 - B2. BUILDING ELEVATIONS, 'A' WING
 - B3. BUILDING ELEVATIONS, 'B' WING
 - B4. BUILDING ELEVATIONS, WING ENDS AND SIGN

PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: SI-2019-00043

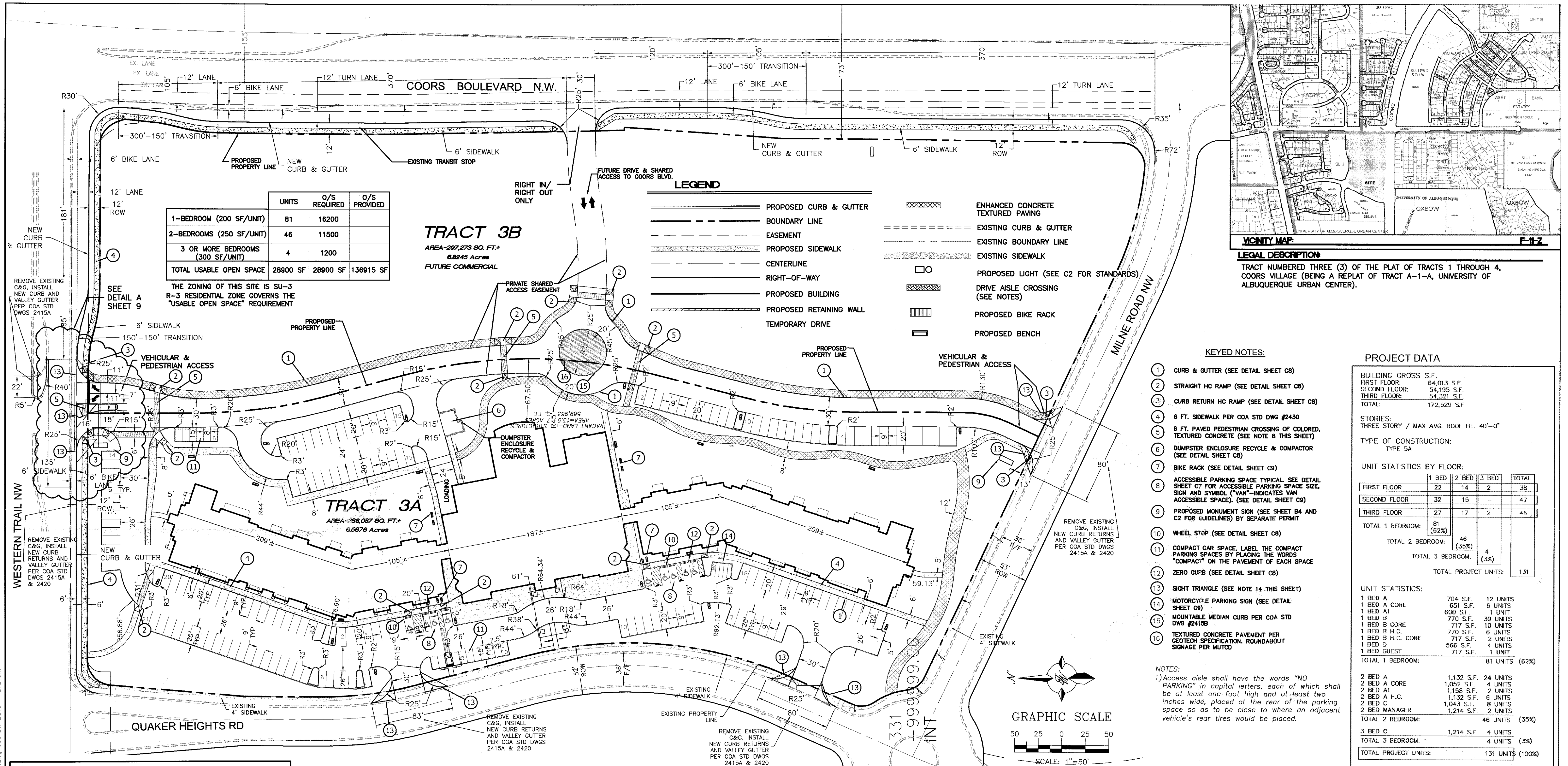
Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

	Date
Traffic Engineer, Transportation Division	3/6/19
	Date
ABCWUA	05-06-19
	Date
Parks & Recreation Department	
	Date
City Engineer/Hydrology	3/6/19
	Date
Code Enforcement	3/6/19
	Date
*Environmental Health Department (conditional)	
	Date
Solid Waste Management	3-6-2019
	Date
DRB Chairperson, Planning Department	

* Environmental Health, if necessary

	COORS VILLAGE TRACTS 3-A AND 3-B	DRAWN BY BJF
	SITE PLAN FOR SUBDIVISION	DATE 2/11/19
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2017017-SPSB
		SHEET # C1
		JOB # 2017017



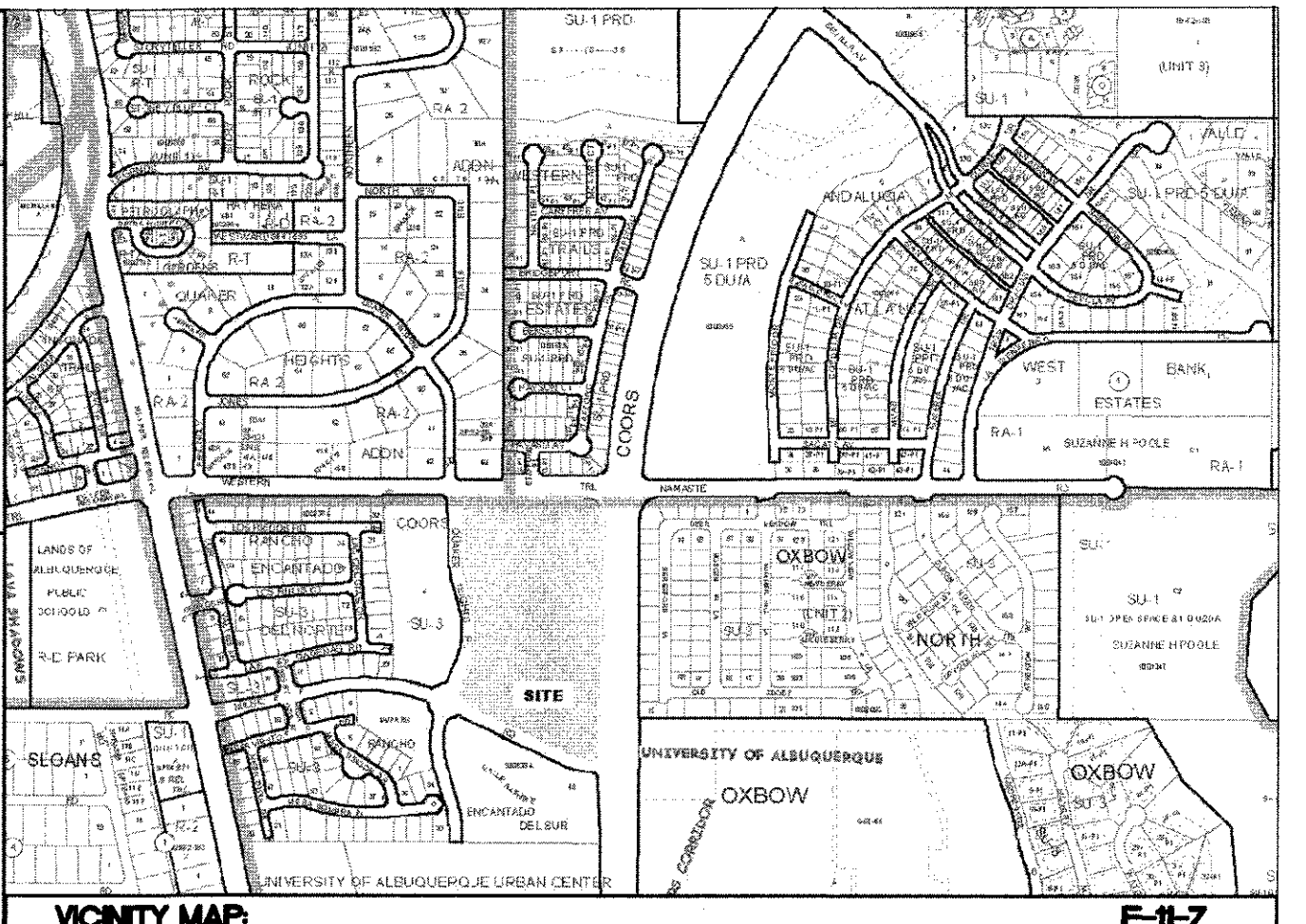
	UNITS	O/S REQUIRED	O/S PROVIDED
1-BEDROOM (200 SF/UNIT)	81	16200	
2-BEDROOMS (250 SF/UNIT)	46	11500	
3 OR MORE BEDROOMS (300 SF/UNIT)	4	1200	
TOTAL USABLE OPEN SPACE	28900 SF	28900 SF	136915 SF

TRACT 3B
 AREA=297,273 SQ. FT.
 6.8245 Acres
 FUTURE COMMERCIAL

TRACT 3A
 AREA=296,087 SQ. FT.
 6.8676 Acres

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- TEMPORARY DRIVE
- ENHANCED CONCRETE TEXTURED PAVING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED LIGHT (SEE C2 FOR STANDARDS)
- DRIVE AISLE CROSSING (SEE NOTES)
- PROPOSED BIKE RACK
- PROPOSED BENCH



LEGAL DESCRIPTION:
 TRACT NUMBERED THREE (3) OF THE PLAT OF TRACTS 1 THROUGH 4, COORS VILLAGE (BEING A REPLAT OF TRACT A-1-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER).

KEYED NOTES:

- 1 CURB & GUTTER (SEE DETAIL SHEET C8)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C8)
- 3 CURB RETURN HC RAMP (SEE DETAIL SHEET C8)
- 4 6 FT. SIDEWALK PER COA STD DWG #2430
- 5 6 FT. PAVED PEDESTRIAN CROSSING OF COLORED, TEXTURED CONCRETE (SEE NOTE 8 THIS SHEET)
- 6 DUMPSTER ENCLOSURE RECYCLE & COMPACTOR (SEE DETAIL SHEET C8)
- 7 BIKE RACK (SEE DETAIL SHEET C9)
- 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 C9)
- 9 PROPOSED MONUMENT SIGN (SEE SHEET B4 AND C2 FOR GUIDELINES) BY SEPARATE PERMIT
- 10 WHEEL STOP (SEE DETAIL SHEET C8)
- 11 COMPACT CAR SPACE. LABEL THE COMPACT PARKING SPACES BY PLACING THE WORDS "COMPACT" ON THE PAVEMENT OF EACH SPACE
- 12 ZERO CURB (SEE DETAIL SHEET C8)
- 13 SIGHT TRIANGLE (SEE NOTE 14 THIS SHEET)
- 14 MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C9)
- 15 MOUNTABLE MEDIAN CURB PER COA STD DWG #2415B
- 16 TEXTURED CONCRETE PAVEMENT PER GEOTECH SPECIFICATION. ROUNDABOUT SIGNAGE PER MUTCD

NOTES:
 1) 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.

PROJECT DATA

BUILDING GROSS S.F.	64,013 S.F.
FIRST FLOOR:	54,195 S.F.
SECOND FLOOR:	54,321 S.F.
THIRD FLOOR:	54,321 S.F.
TOTAL:	172,529 S.F.

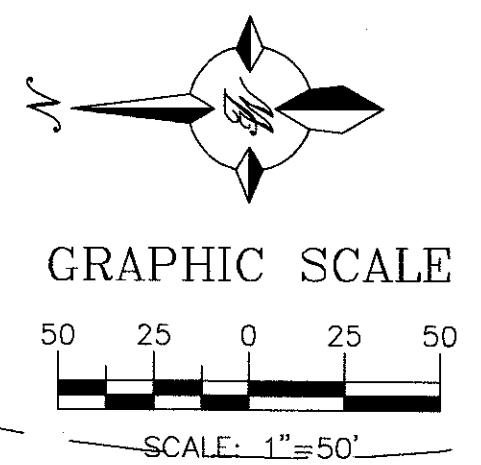
STORIES: THREE STORY / MAX AVG. ROOF HT. 40'-0"
 TYPE OF CONSTRUCTION: TYPE 5A

UNIT STATISTICS BY FLOOR:

FLOOR	1 BED	2 BED	3 BED	TOTAL
FIRST FLOOR	22	14	2	38
SECOND FLOOR	32	15	-	47
THIRD FLOOR	27	17	2	45
TOTAL 1 BEDROOM:	81 (62%)			
TOTAL 2 BEDROOM:		46 (35%)		
TOTAL 3 BEDROOM:			4 (3%)	
TOTAL PROJECT UNITS:				131

UNIT STATISTICS:

1 BED A	704 S.F.	12 UNITS
1 BED A CORE	651 S.F.	5 UNITS
1 BED A1	600 S.F.	1 UNIT
1 BED B	770 S.F.	39 UNITS
1 BED B CORE	717 S.F.	10 UNITS
1 BED B H.C.	770 S.F.	6 UNITS
1 BED B H.C. CORE	717 S.F.	2 UNITS
1 BED D	566 S.F.	4 UNITS
1 BED GUEST	717 S.F.	1 UNIT
TOTAL 1 BEDROOM:		81 UNITS (62%)
2 BED A	1,132 S.F.	24 UNITS
2 BED A CORE	1,052 S.F.	4 UNITS
2 BED A1	1,158 S.F.	2 UNITS
2 BED A H.C.	1,132 S.F.	6 UNITS
2 BED C	1,043 S.F.	8 UNITS
2 BED MANAGER	1,214 S.F.	2 UNITS
TOTAL 2 BEDROOM:		46 UNITS (35%)
3 BED C	1,214 S.F.	4 UNITS
TOTAL 3 BEDROOM:		4 UNITS (3%)
TOTAL PROJECT UNITS:		131 UNITS (100%)



PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: SD-2018-00084

Is an Infrastructure List required? (X) 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:

Required by road	10/31/19
Traffic Engineer, Transportation Division	Date
Theresa Cook	10-31-19
ABCWUA	Date
2-18-20	Date
Parks & Recreation Department	Date
Renee Brasco	10-31-18
City Engineer/Hydrology	Date
10/31/18	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
2-18-20	Date
DRB Chairperson, Planning Department	Date

SITE DATA TABLE

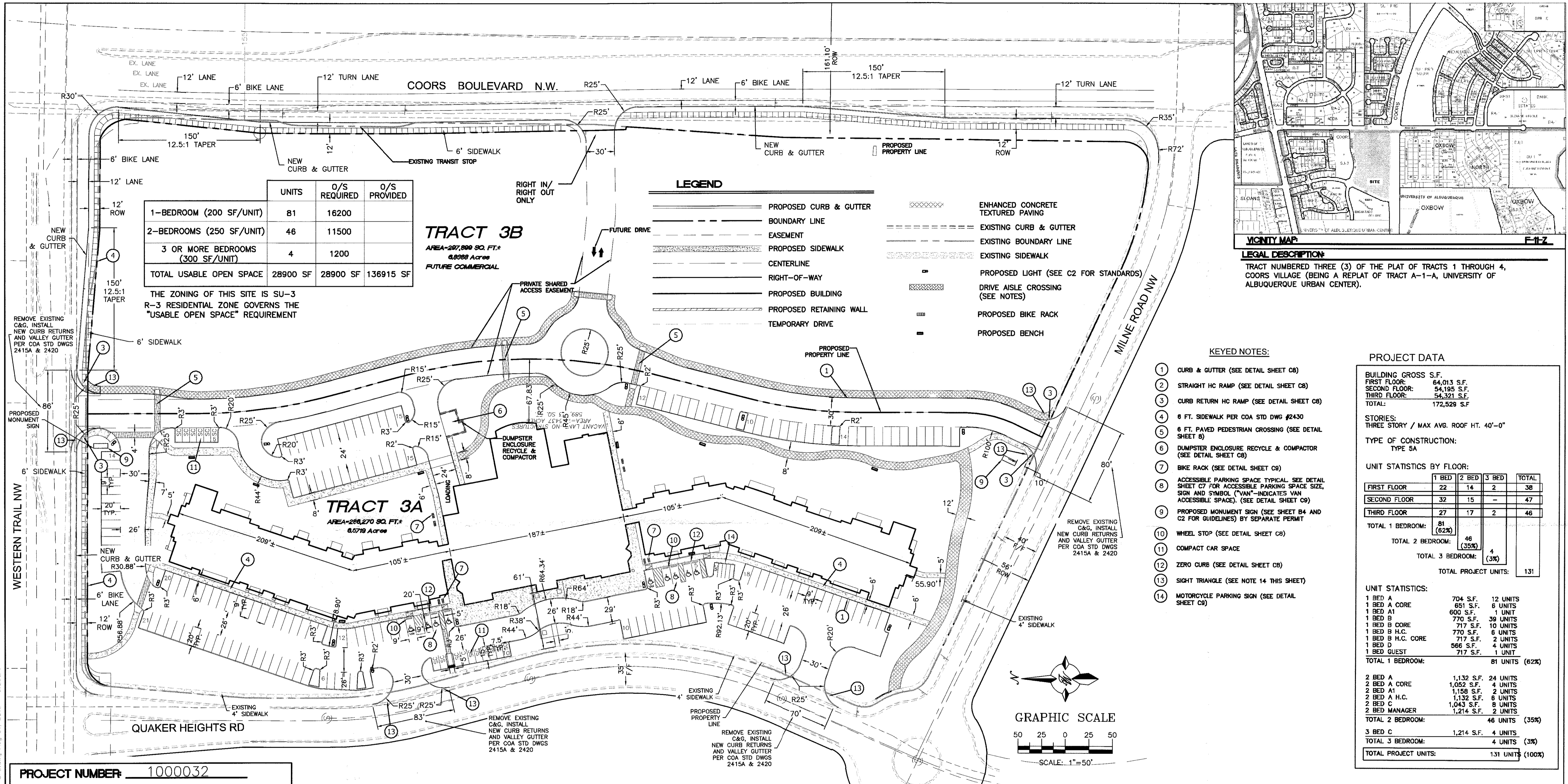
AREA (AC)	BUILDING AREA	UNIT	FOOTPRINT AREA	USE	ZONING	PARKING CALCULATIONS	PRKG. REQ.	PRKG. PROV.	COMPACT SPACES	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	MC PRKG. REQ.	MC PRKG. PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	PROPOSED FAR	MAX. FAR
6.50	172,529 SF (GROSS)	131	64,013 SF	SENIOR INDEPENDENT LIVING (AGE RESTRICTED MULTI-FAMILY)	SU-3	81 UNIT @ 1.5 SP/UNIT(<1,000SF); 50 @ 2.0 SP/UNIT(>1,000SF) (-10% WITHIN 300' OF A TRANSIT ROUTE)	200	200	16	6	9	1	2	5	5	20	40 (5 BIKES/ RACK)	0.61	1.0

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. 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.
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. THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.
5. 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.
6. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
7. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A AND PER THE O-1 ZONE WITHIN TRACT 3-B.
8. PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.
9. IF REQUIRED COVERED PARKING SHALL BE OF PRE-FABRICATED STEEL CONSTRUCTION, PAINTED TO COMPLEMENT BUILDING.
10. 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.
11. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
12. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLEMENT THE BUILDING.
13. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER PLAN SET.
14. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS AT THE INTERSECTIONS. 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.

PRELIMINARY NOT FOR CONSTRUCTION

	COORS VILLAGE TRACTS 3-A AND 3-B SITE PLAN FOR BUILDING PERMIT, TRACT 3A	DRAWN BY: B.J.F. DATE: 10/24/18 2017017-SPB
		SHEET # C3 JOB # 2017017



	UNITS	O/S REQUIRED	O/S PROVIDED
1-BEDROOM (200 SF/UNIT)	81	16200	
2-BEDROOMS (250 SF/UNIT)	46	11500	
3 OR MORE BEDROOMS (300 SF/UNIT)	4	1200	
TOTAL USABLE OPEN SPACE	28900 SF	28900 SF	136915 SF

TRACT 3B
 AREA=287,889 SQ. FT.±
 6.6388 Acres
 FUTURE COMMERCIAL

THE ZONING OF THIS SITE IS SU-3
 R-3 RESIDENTIAL ZONE GOVERNS THE
 "USABLE OPEN SPACE" REQUIREMENT

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- TEMPORARY DRIVE
- XXXXX ENHANCED CONCRETE TEXTURED PAVING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED LIGHT (SEE C2 FOR STANDARDS)
- DRIVE AISLE CROSSING (SEE NOTES)
- PROPOSED BIKE RACK
- PROPOSED BENCH

KEYED NOTES:

- ① CURB & GUTTER (SEE DETAIL SHEET C8)
- ② STRAIGHT HC RAMP (SEE DETAIL SHEET C8)
- ③ CURB RETURN HC RAMP (SEE DETAIL SHEET C8)
- ④ 6 FT. SIDEWALK PER COA STD DWG #2430
- ⑤ 6 FT. PAVED PEDESTRIAN CROSSING (SEE DETAIL SHEET B)
- ⑥ DUMPSTER ENCLOSURE RECYCLE & COMPACTOR (SEE DETAIL SHEET C8)
- ⑦ BIKE RACK (SEE DETAIL SHEET C8)
- 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 C8)
- ⑨ PROPOSED MONUMENT SIGN (SEE SHEET B4 AND C2 FOR GUIDELINES) BY SEPARATE PERMIT
- ⑩ WHEEL STOP (SEE DETAIL SHEET C8)
- ⑪ COMPACT CAR SPACE
- ⑫ ZERO CURB (SEE DETAIL SHEET C8)
- ⑬ SIGHT TRIANGLE (SEE NOTE 14 THIS SHEET)
- ⑭ MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C8)

PROJECT DATA

BUILDING GROSS S.F.

FIRST FLOOR:	64,013 S.F.
SECOND FLOOR:	54,195 S.F.
THIRD FLOOR:	54,321 S.F.
TOTAL:	172,529 S.F.

STORIES:
THREE STORY / MAX AVG. ROOF HT. 40'-0"

TYPE OF CONSTRUCTION:
TYPE 5A

UNIT STATISTICS BY FLOOR:

FLOOR	1 BED	2 BED	3 BED	TOTAL
FIRST FLOOR	22	14	2	38
SECOND FLOOR	32	15	-	47
THIRD FLOOR	27	17	2	46
TOTAL 1 BEDROOM:	81 (62%)			
TOTAL 2 BEDROOM:		46 (35%)		
TOTAL 3 BEDROOM:			4 (3%)	
TOTAL PROJECT UNITS:				131

UNIT STATISTICS:

UNIT TYPE	SQ. FT.	UNITS
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TOTAL PROJECT UNITS:		131 UNITS (100%)

PROJECT NUMBER: 1000032
APPLICATION NUMBER: _____

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

SITE DATA TABLE

AREA (AC)	BUILDING AREA	UNIT	FOOTPRINT AREA	USE	ZONING	PARKING CALCULATIONS	PRKG. REQ.	PRKG. PROV.	COMPACT SPACES	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	MC PRKG. REQ.	MC PRKG. PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	PROPOSED FAR	MAX. FAR
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NOTES:

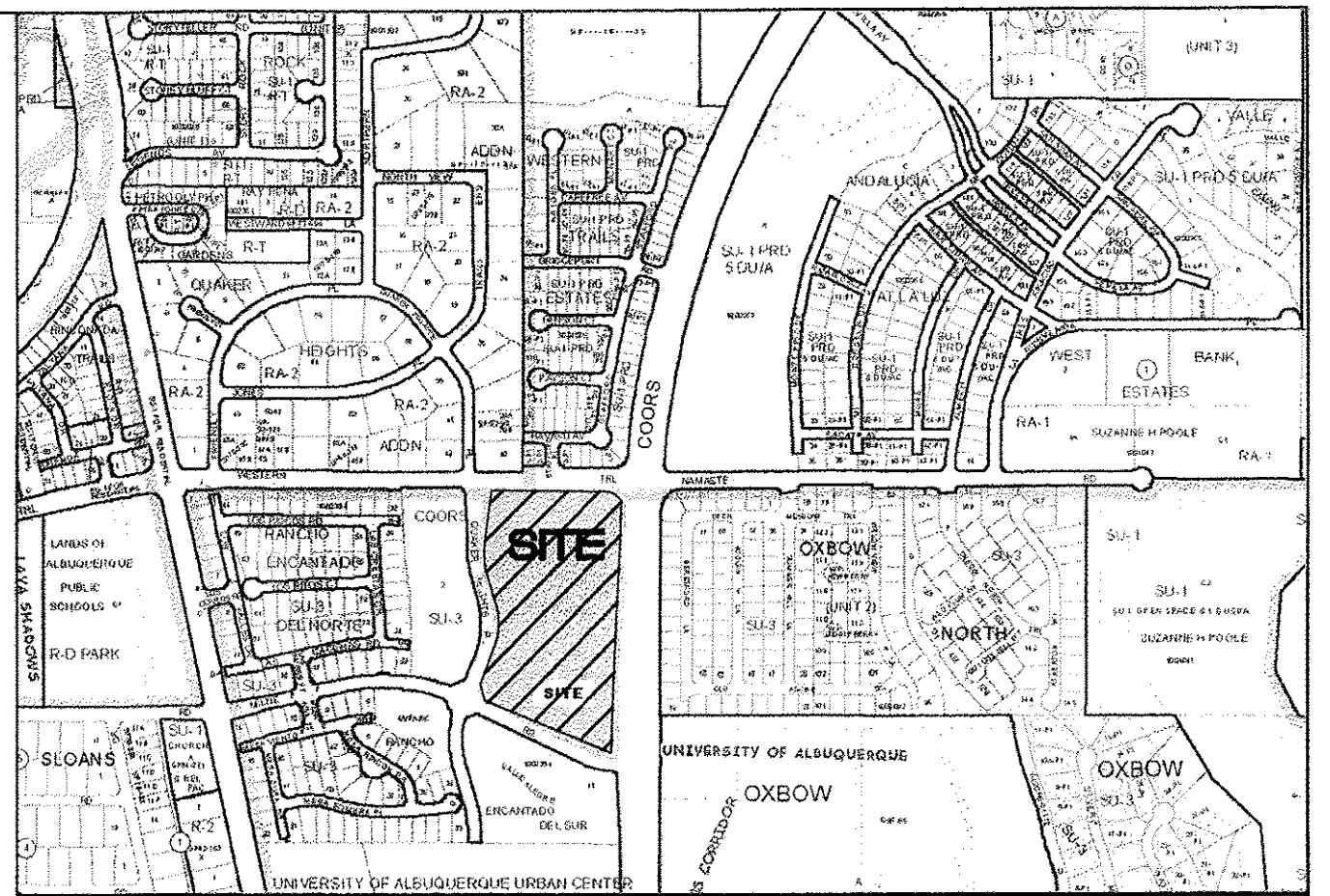
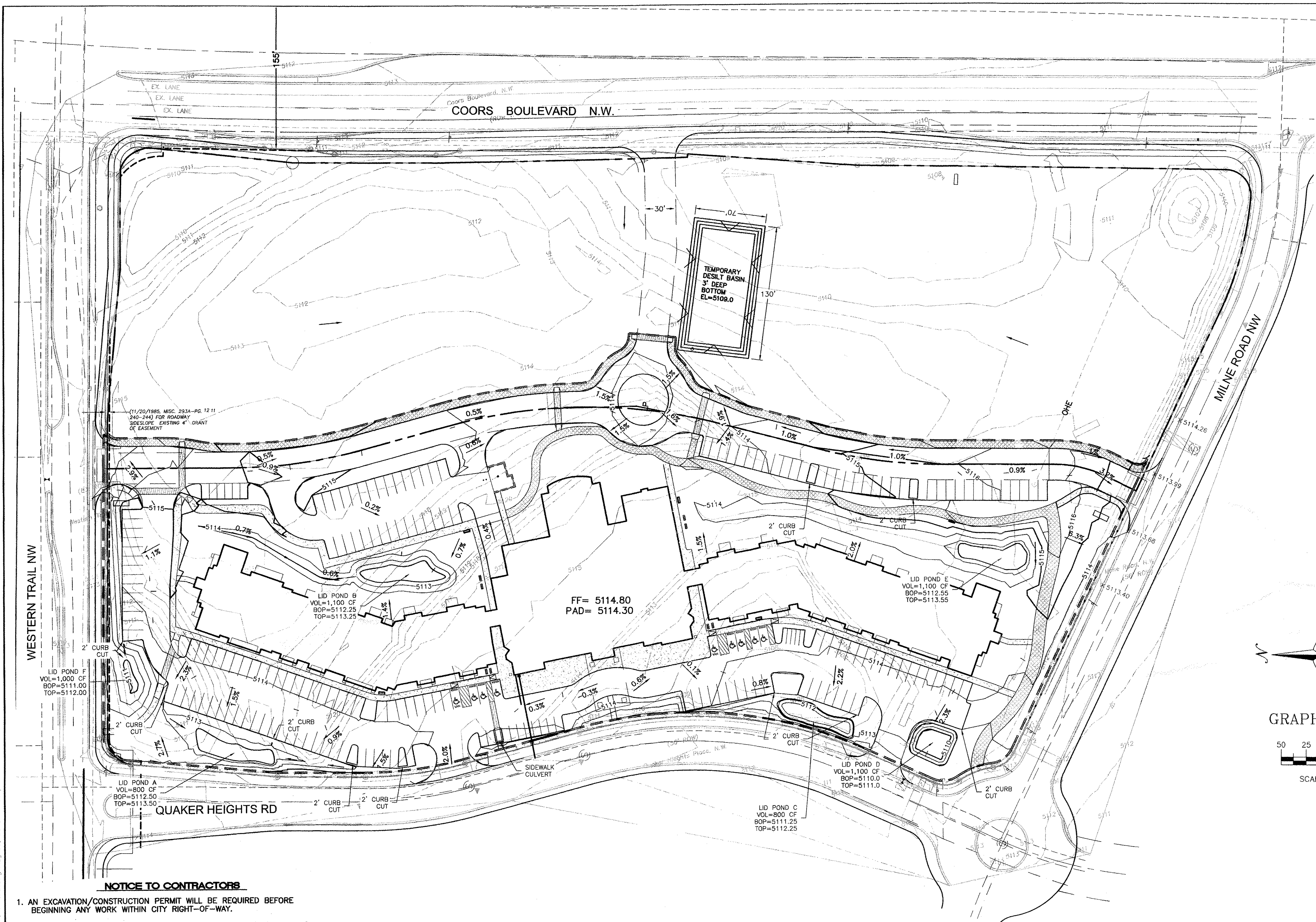
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- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE 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.
- THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.
- LIGHT POLES SHALL BE A MAXIMUM OF 18' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 18' 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 18' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
- STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
- SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3A AND PER THE O-1 ZONE WITHIN TRACT 3B.
- PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.
- IF REQUIRED COVERED PARKING SHALL BE OF PRE-FABRICATED STEEL CONSTRUCTION, PAINTED TO COMPLEMENT BUILDING.
- DEVELOPMENT ON TRACT 3A SHALL BE FOR AN AGE-RESTRICTED MULTI-UNIT SENIOR HOUSING DEVELOPMENT AND INCIDENTAL USES AS DEFINED BY U.S.C SECTION 3807(B)(2), RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
- BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
- DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLEMENT THE BUILDING.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER PLAN SET.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS AT THE INTERSECTIONS. ALL ELEMENTS TO BE BETWEEN 3 AND 8 FEET TALL.

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S SEAL	131 UNIT SENIOR INDEPENDENT LIVING COORS AND MILNE SITE PLAN FOR BUILDING PERMIT, TRACT 3A	DRAWN BY BUF
		DATE 02/16/18
		2017017-098
		SHEET # C3
		JOB # 2017107

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505)858-3100

DRB CHAIRPERSON
 P.E. #76892



VICINITY MAP: F-11-Z

PANEL 0114E

FIRM FLOOD INSURANCE RATE MAP

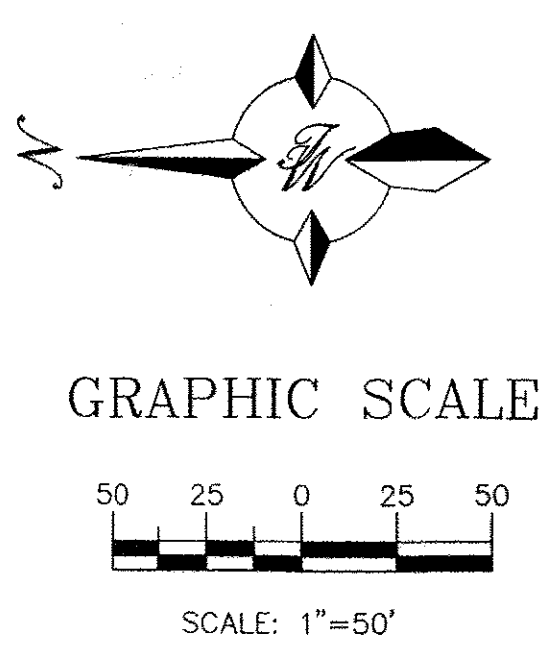
BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 114 OF 825

35001C0114E

Map number: 35001C0114E
 Date: November 18, 2003
 Revised: November 18, 2003

- NOTES:**
- 1' CONTOURS SHOWN
 - ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE STATED.



- LEGEND**
- CONSTRUCTION BOUNDARY
 - - - - - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - - - - - EXISTING BOUNDARY LINE
 - - - - - EASEMENT
 - - - - - PROPOSED EASEMENT
 - - - - - PROPOSED SCREEN WALL
 - - - - - PROPOSED RETAINING WALL
 - - - - - PROPOSED SIDEWALK
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - x 5048.25 EXISTING SPOT ELEVATION
 - 5011 PROPOSED CONTOUR
 - 5010 PROPOSED INDEX CONTOUR
 - x 5048.25 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - TEMPORARY DRIVE

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

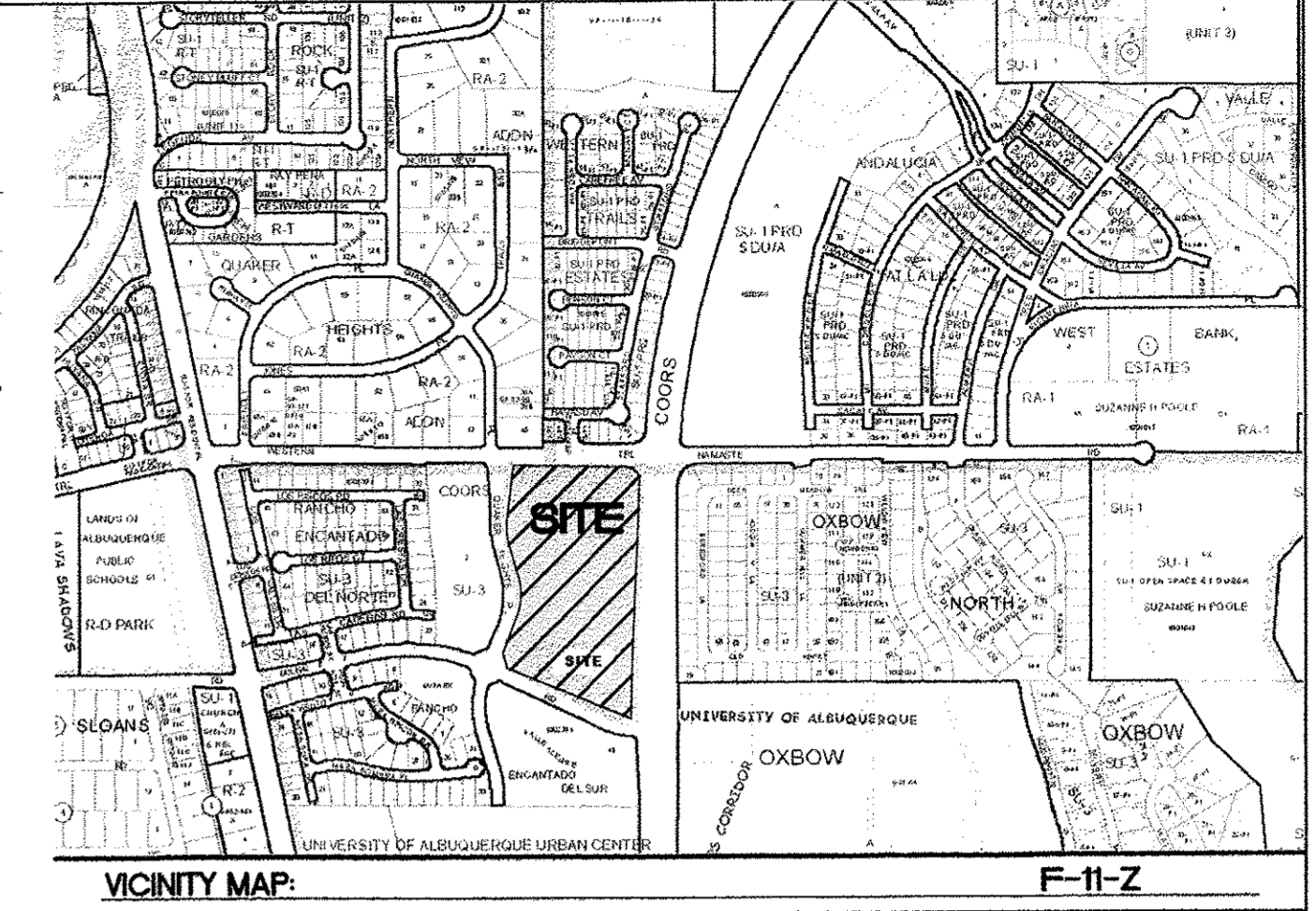
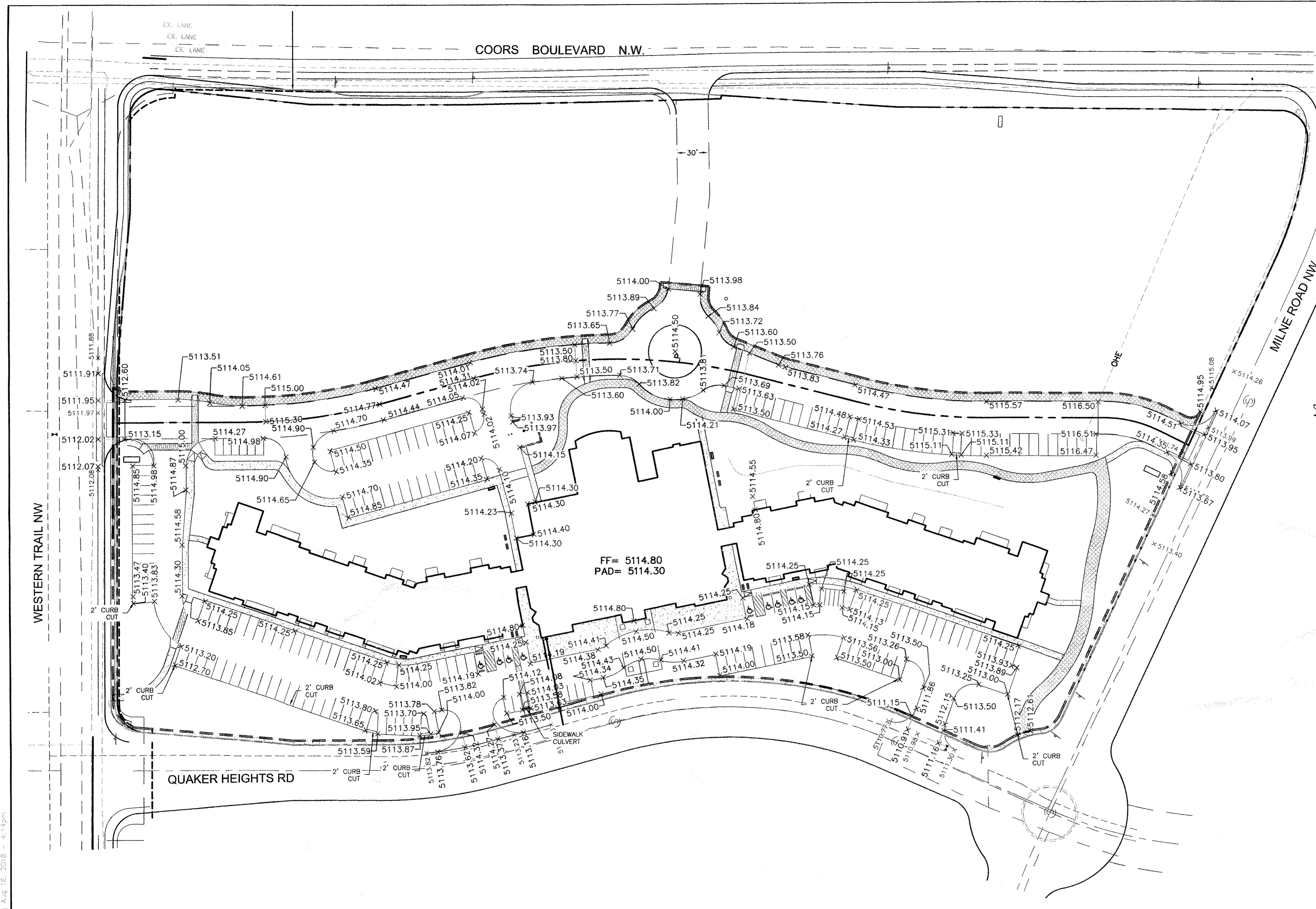
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

APPROVAL	NAME	DATE
INSPECTOR		

	131 UNIT SENIOR INDEPENDENT LIVING COORS AND MILNE GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 08/16/18 201707-09B
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C4 JOB # 2017107

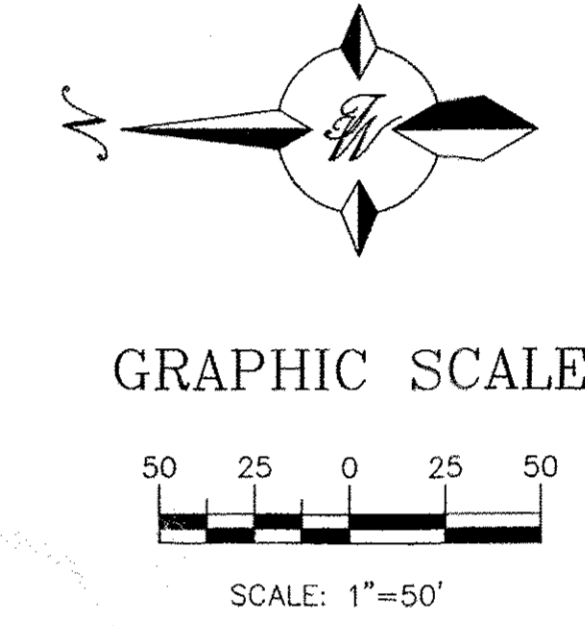
PRELIMINARY NOT FOR CONSTRUCTION

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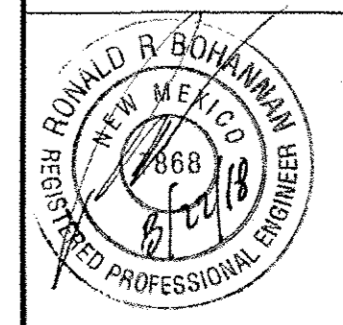
NOTES
 1. SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

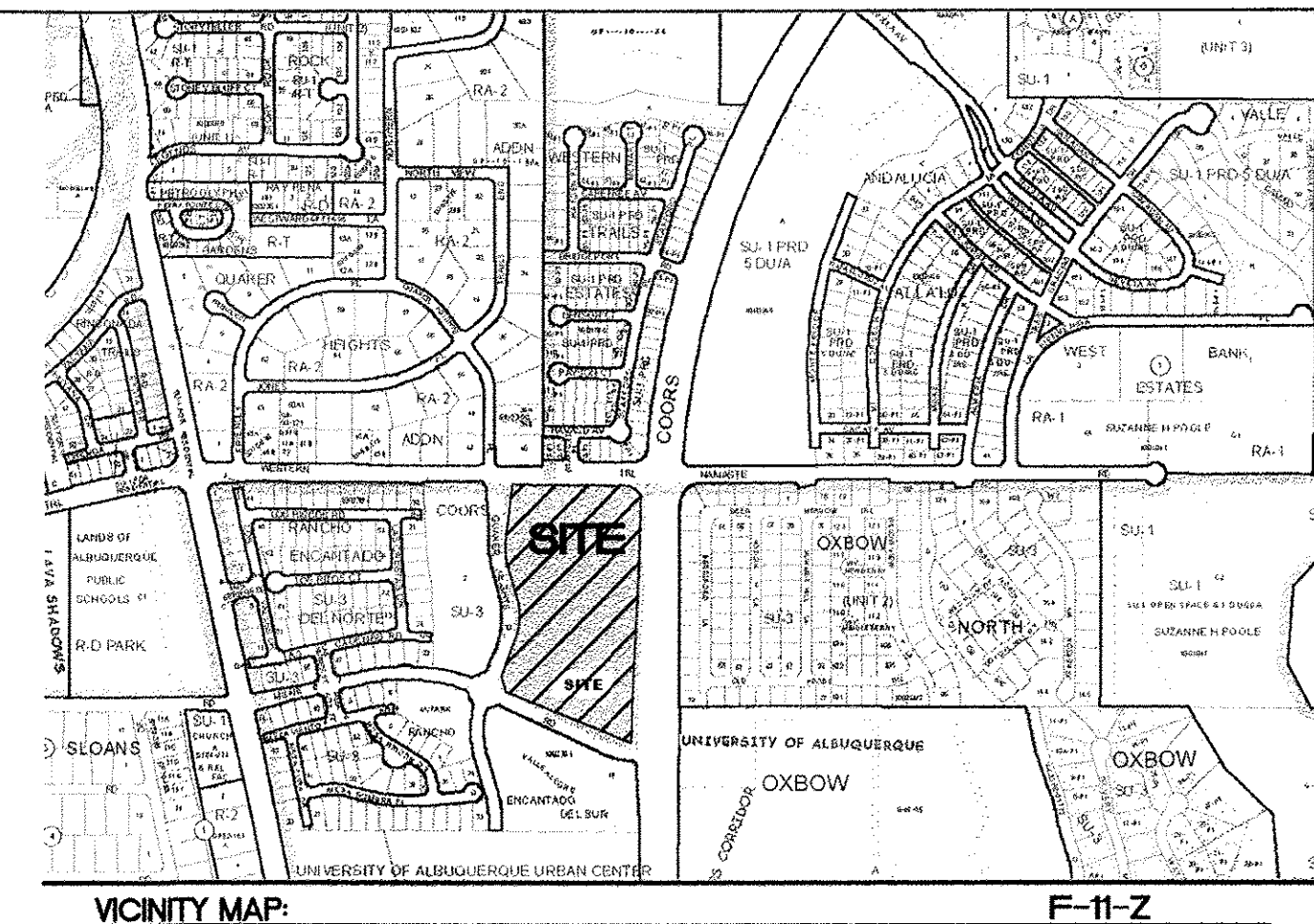
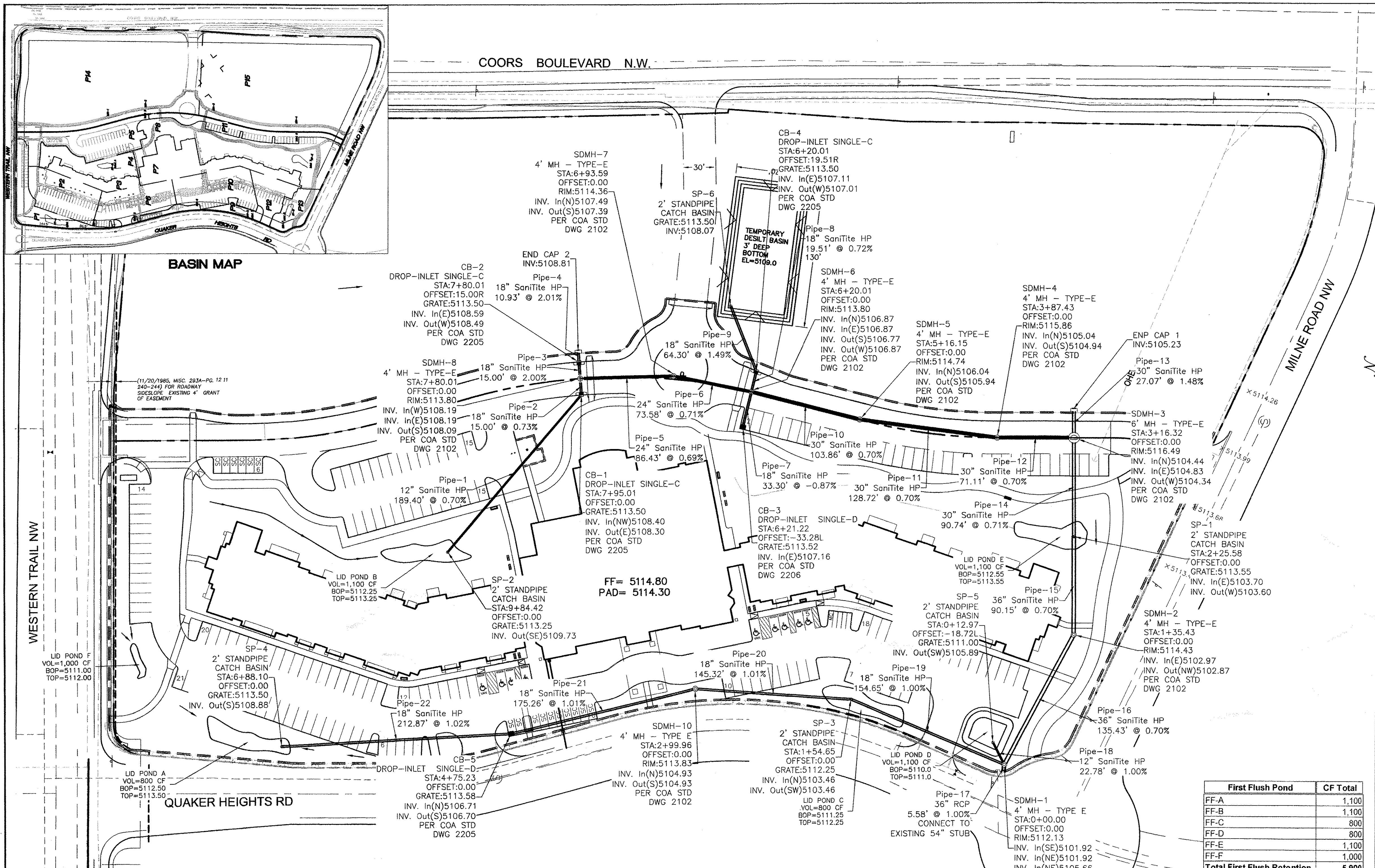
- LEGEND**
- CONSTRUCTION BOUNDARY
 - - - - - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - - - - - EXISTING BOUNDARY LINE
 - - - - - EASEMENT
 - - - - - PROPOSED EASEMENT
 - - - - - PROPOSED SCREEN WALL
 - - - - - PROPOSED RETAINING WALL
 - - - - - PROPOSED SIDEWALK
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - x 5048.25 EXISTING SPOT ELEVATION
 - 5011 PROPOSED CONTOUR
 - 5010 PROPOSED INDEX CONTOUR
 - x 5048.25 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - TEMPORARY DRIVE



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PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	131 UNIT SENIOR INDEPENDENT LIVING COORS AND MILNE GRADING AND DRAINAGE PLAN	DRAWN BY BJJ DATE 08/16/18
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C5 JOB # 2017107



LEGEND

- CONSTRUCTION BOUNDARY
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- TEMPORARY DRIVE

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

Pipe Capacity

Pipe Number	D (in)	Slope (%)	Area (ft²)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	12	0.70	0.79	0.250	2.99	1.43	1.82
2	18	0.70	1.77	0.375	8.81	4.48	2.54
3	18	2.00	1.77	0.375	14.90	13.74	7.78
4	18	2.00	1.77	0.375	14.90	13.74	7.78
5	24	0.70	3.14	0.500	18.98	18.22	5.80
6	24	0.70	3.14	0.500	18.98	18.22	5.80
7	18	1.00	1.77	0.375	10.53	1.71	0.97
8	18	1.50	1.77	0.375	12.90	12.72	7.20
9	18	1.50	1.77	0.375	12.90	12.72	7.20
10	30	0.70	4.91	0.625	34.41	32.65	6.65
11	30	0.70	4.91	0.625	34.41	32.65	6.65
12	30	0.70	4.91	0.625	34.41	32.65	6.65
13	18	1.50	1.77	0.375	12.90	12.72	7.20
14	30	0.70	4.91	0.625	34.41	32.65	6.65
15	36	0.70	7.07	0.750	55.95	37.18	5.26
16	36	0.70	7.07	0.750	55.95	37.18	5.26
17	36	1.00	7.07	0.750	66.88	46.99	6.65
18	12	1.00	0.79	0.250	3.57	1.74	2.21
19	18	1.00	1.77	0.375	10.53	8.08	4.57
20	18	1.00	1.77	0.375	10.53	5.26	2.98
21	18	1.00	1.77	0.375	10.53	5.26	2.98
22	18	1.00	1.77	0.375	10.53	2.93	1.66

First Flush Pond	CF Total
FF-A	1,100
FF-B	1,100
FF-C	800
FF-D	800
FF-E	1,000
FF-F	1,000
Total First Flush Retention	5,900
Total First Flush Required	5,042

Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions					100-Year, 6-Hr			10-Year, 6-Hr					
					Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
P1	3A	9,028	0.21	0.00032	85%	0.176	0%	0.000	0%	0.000	15%	0.031	0.670	0.012	0.36	0.254	0.004	0.13
P2	3A	25,596	0.59	0.00092	0%	0.000	0%	0.000	0%	0.000	100%	0.588	1.970	0.096	2.57	1.240	0.061	1.70
P3	3A	9,241	0.21	0.00033	0%	0.000	0%	0.000	0%	0.000	100%	0.212	1.970	0.035	0.93	1.240	0.022	0.61
P4	3A	17,731	0.41	0.00064	95%	0.387	0%	0.000	0%	0.000	0%	0.000	0.418	0.014	0.50	0.076	0.003	0.09
P5	3A	30,491	0.70	0.00109	0%	0.000	0%	0.000	0%	0.000	100%	0.700	1.970	0.115	3.06	1.240	0.072	2.02
P6	3A	23,234	0.53	0.00083	0%	0.000	0%	0.000	0%	0.000	100%	0.533	1.970	0.088	2.33	1.240	0.055	1.54
P7	3A	29,405	0.68	0.00105	0%	0.000	0%	0.000	0%	0.000	100%	0.675	1.970	0.111	2.95	1.240	0.070	1.95
P8	3A	53,149	1.22	0.00191	100%	1.220	0%	0.000	0%	0.000	0%	0.000	0.440	0.045	1.57	0.080	0.008	0.29
P9	3A	8,417	0.19	0.00030	100%	0.193	0%	0.000	0%	0.000	0%	0.000	0.440	0.007	0.25	0.080	0.001	0.05
P10	3A	25,599	0.59	0.00092	0%	0.000	0%	0.000	0%	0.000	100%	0.588	1.970	0.096	2.57	1.240	0.061	1.70
P11	3A	17,029	0.39	0.00061	0%	0.000	0%	0.000	0%	0.000	100%	0.391	1.970	0.064	1.71	1.240	0.040	1.13
P12	3A	12,539	0.29	0.00045	0%	0.000	0%	0.000	0%	0.000	100%	0.288	1.970	0.047	1.26	1.240	0.030	0.83
P13	3A	11,366	0.26	0.00041	75%	0.196	0%	0.000	15%	0.039	10%	0.026	0.676	0.015	0.48	0.250	0.005	0.18
P14	3A	10,113	0.23	0.00036	75%	0.174	0%	0.000	0%	0.000	25%	0.058	0.823	0.016	0.48	0.370	0.007	0.21
Subtotal		282,938	6.50	0.01015		2.346	0%	0.000	0%	0.039	4.090			0.761	21.01	0.440	12.44	
P15	3B	159,431	3.66	0.00572	20%	0.732	0%	0.000	0%	0.000	80%	2.928	1.664	0.508	13.74	1.008	0.307	8.64
P16	3B	147,592	3.39	0.00529	20%	0.678	0%	0.000	0%	0.000	80%	2.711	1.664	0.470	12.72	1.008	0.285	8.00
Subtotal		307,023	7.05	0.01101		1.410	0%	0.000	0%	0.000	5.639			0.977	26.46	0.592	16.63	
Total		589,960	13.54	0.02116		3.756	0.000	0.039	9.728		1.738	47.470			1.032	29.075		

Existing Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
					Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
3A	3A	282,937	6.50	0.01015	100%	6.495	0%	0.000	0%	0.000	0%	0.000	0.440	0.238	8.38	0.080	0.043	1.56
3B	3B	307,023	7.05	0.01101	100%	7.048	0%	0.000	0%	0.000	0%	0.000	0.440	0.258	9.09	0.080	0.047	1.69
Total		589,960	13.54	0.02116		13.544	0.000	0.000	0.000	0.000	0.000	0.000	0.497	17.47	0.090	0.043	3.25	

Water Quality Volume

Tract 3A
 Total Impervious Area: 4,090 AC
 Total Impervious Area: 178,153 SF
 Retention depth = 0.44" * 0.1" = 0.34" = 0.0283'
 Retention Volume Required = 5,042 CF
 Retention Volume Provided = 5,900 CF

Peak Discharge (cfs/acre)

Zone	100-Year	10-Year
Qa	1.29	0.24
Qb	2.03	0.76
Qc	2.87	1.49
Qd	4.37	2.89

Manning's Equation:
 $Q = 1.49/n * A * R^{2/3} * S^{1/2}$
 A = Area
 R = D/4
 S = Slope
 n = 0.013

Excess Precipitation, E (in.)

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

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

ENGINEER'S SEAL

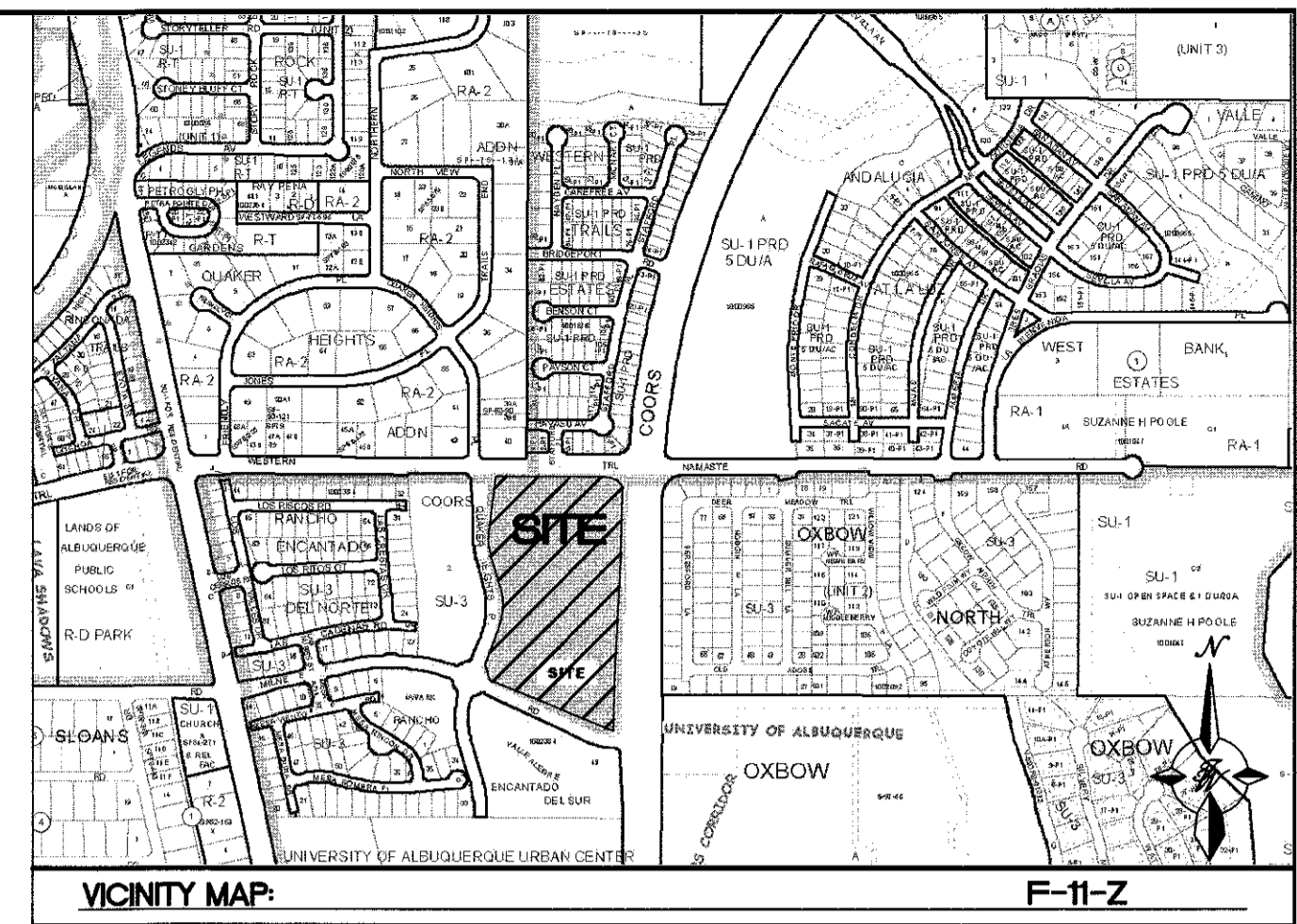
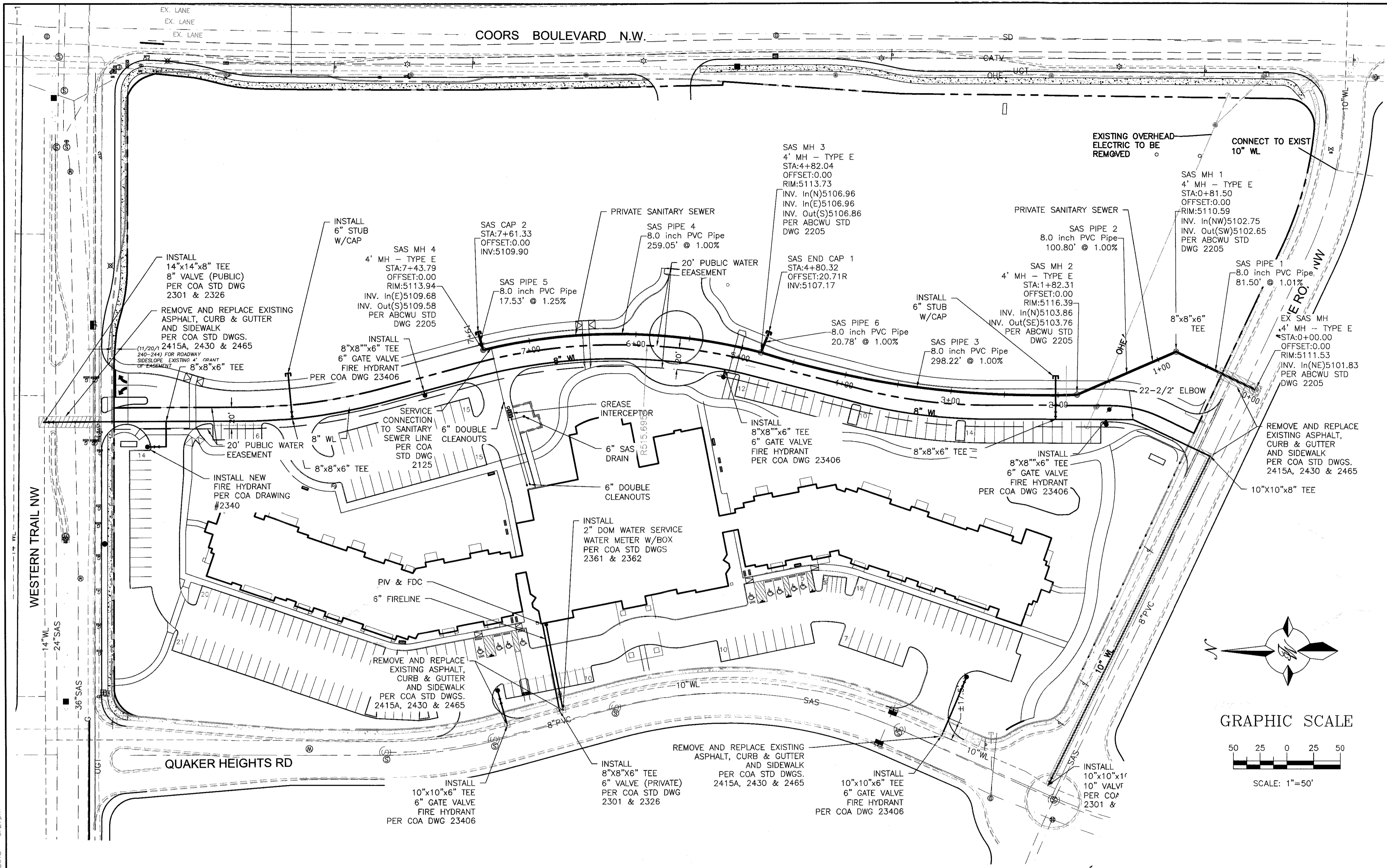
RONALD R. BOHANNAN
 PROFESSIONAL ENGINEER

131 UNIT SENIOR INDEPENDENT LIVING COORS AND MILNE GRADING AND DRAINAGE PLAN

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

DRAWN BY: BJF
 DATE: 08/16/18
 SHEET #: C6
 JOB #: 2017107

PRELIMINARY NOT FOR CONSTRUCTION



- NOTES:**
1. SEE WATER & SAS TRENCH DETAILS SHEET C9.
 2. SEE CLEANOUT DETAILS SHEET C9.
 3. SANITARY SEWER IS PRIVATE.
 4. 20' PUBLIC WATER LINE EASEMENT DEDICATED ON PLAT.

LEGEND

	CONSTRUCTIN BOUNDARY
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED EASEMENT
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	PROPOSED PARKING LOT LIGHT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	PROPOSED SAS MANHOLE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING 8" SAS
	EXISTING 10" WL
	EXISTING 18" RCP
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATERLINE
	PROPOSED ELECTRIC

GENERAL UTILITY NOTES:

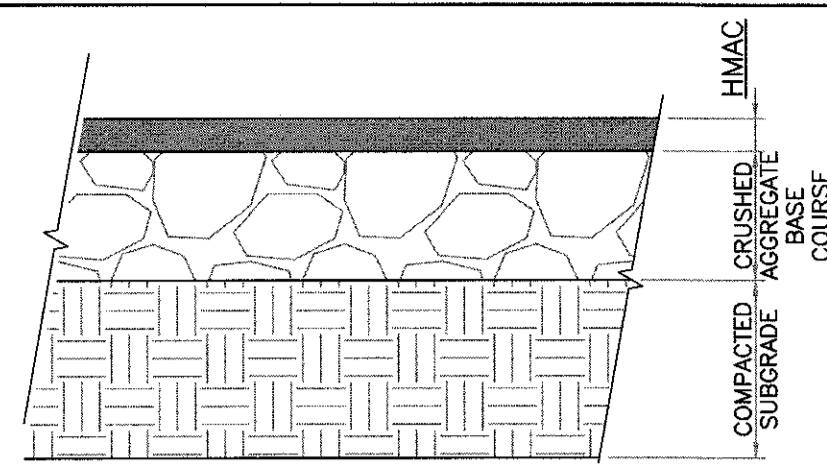
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
12. ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"

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.

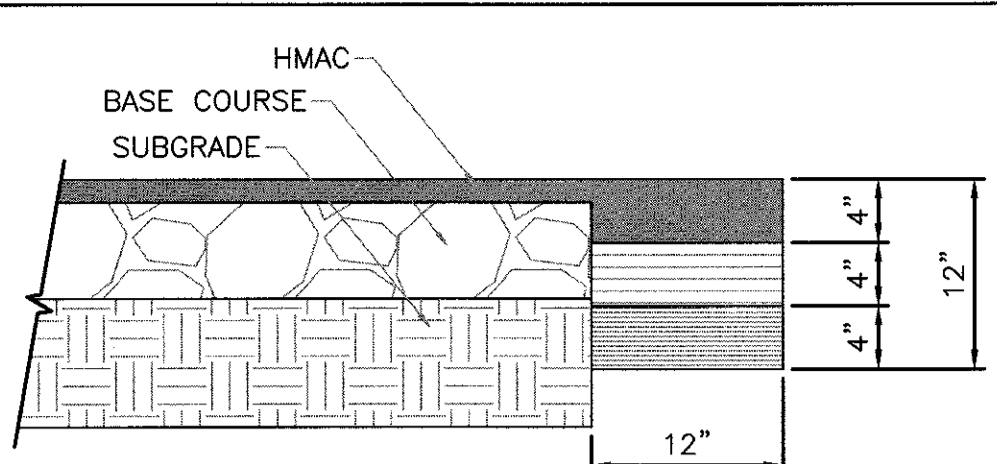
PRELIMINARY NOT FOR CONSTRUCTION

	ENGINEER'S SEAL COORS VILLAGE TRACTS 3-A AND 3-B	DRAWN BY BJF
	MASTER UTILITY PLAN	DATE 10/24/18
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)868-3100	2017017-MUB
RONALD R. BOHANNAN P.E. #7888	SHEET # C7	JOB # 2017017

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PAVEMENT SECTION DETAIL
SCALE: 1"=1'



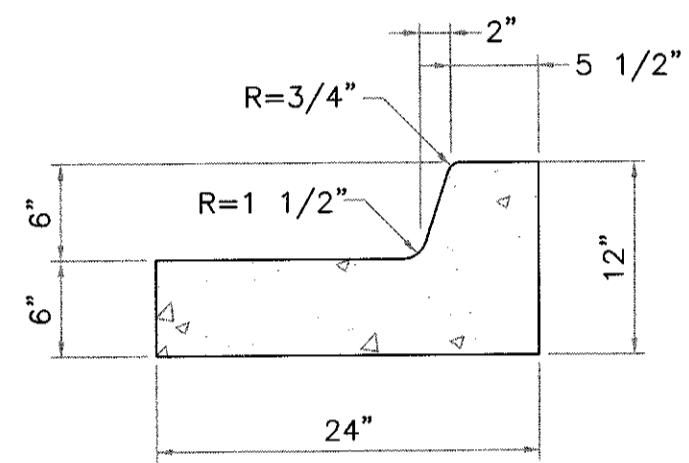
PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

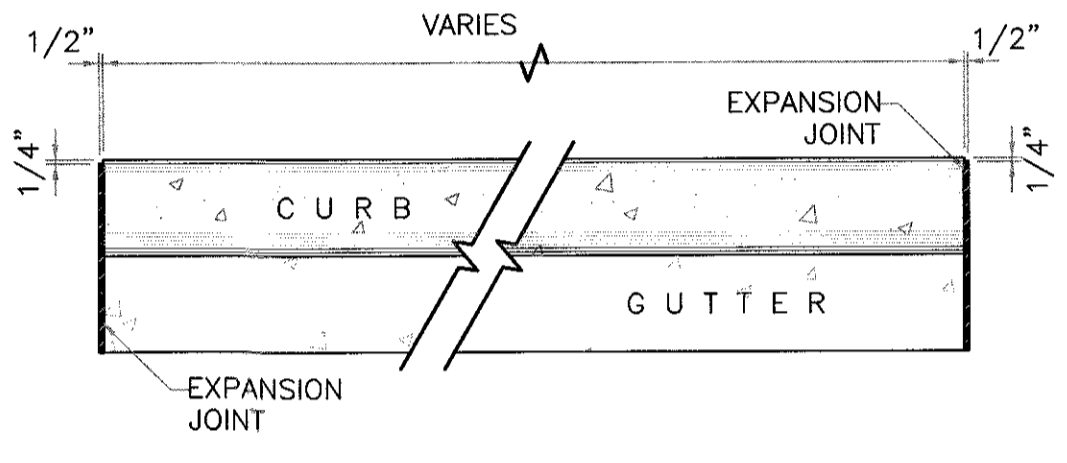
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. 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

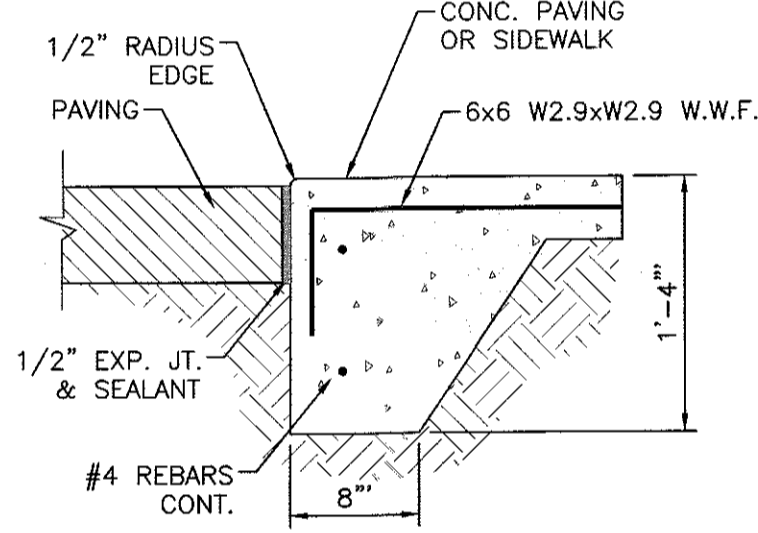


PLAN VIEW

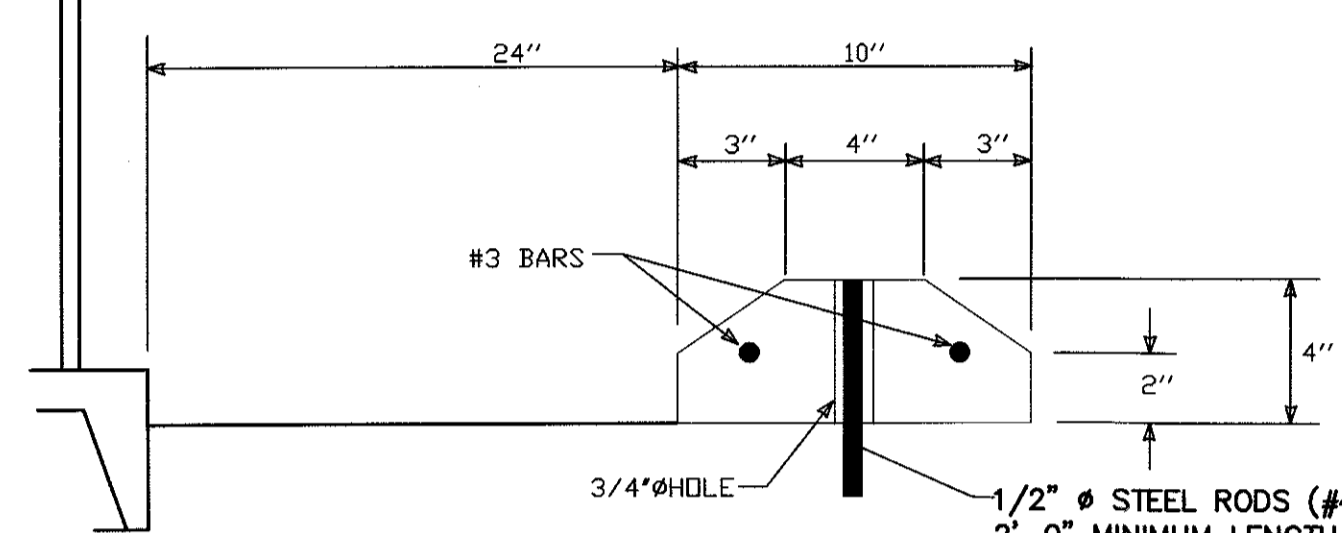
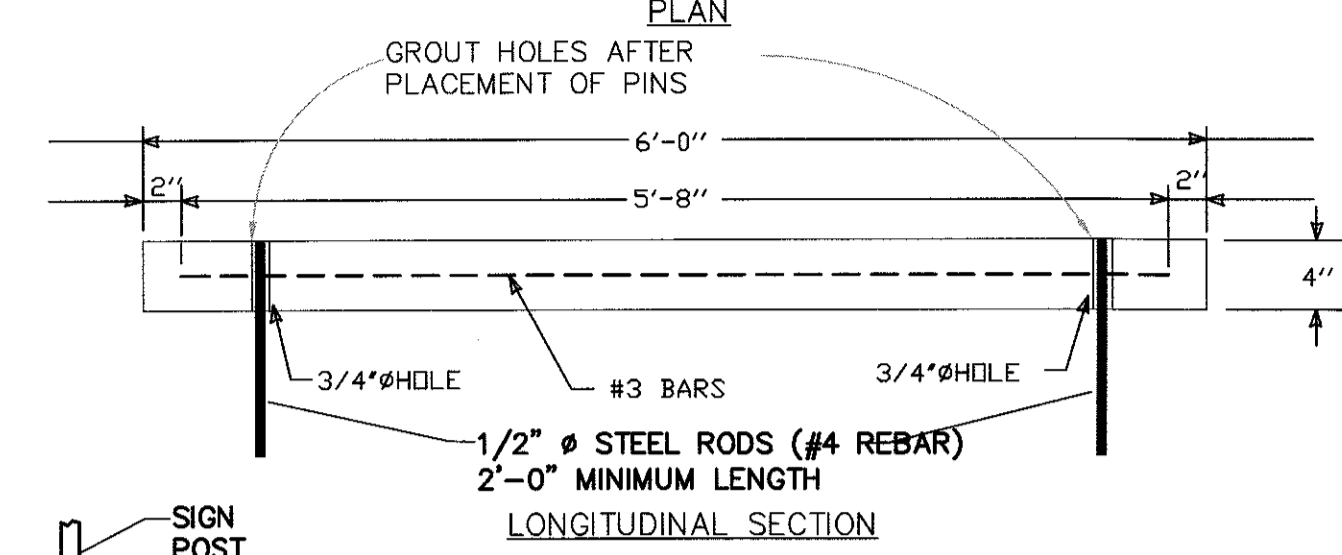
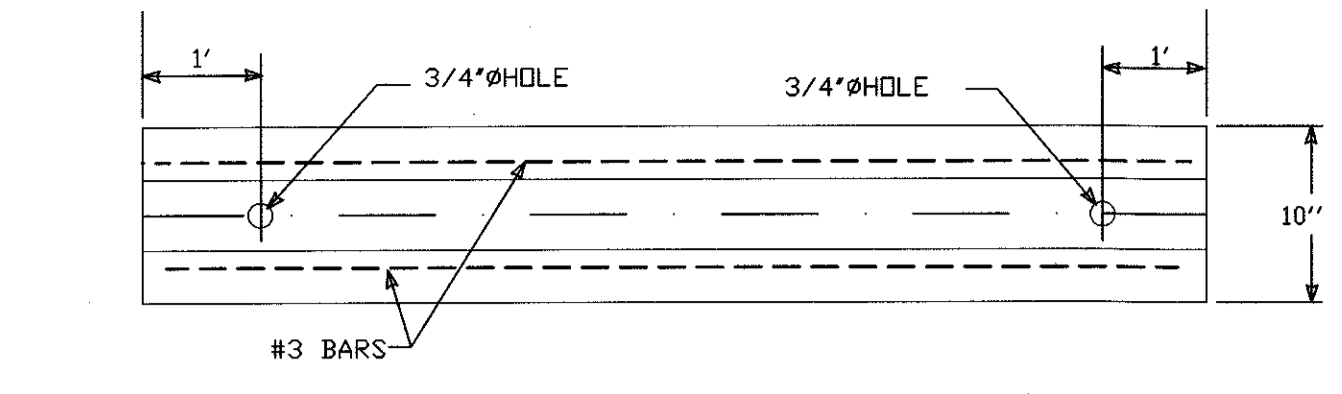
NOTES:

- 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.

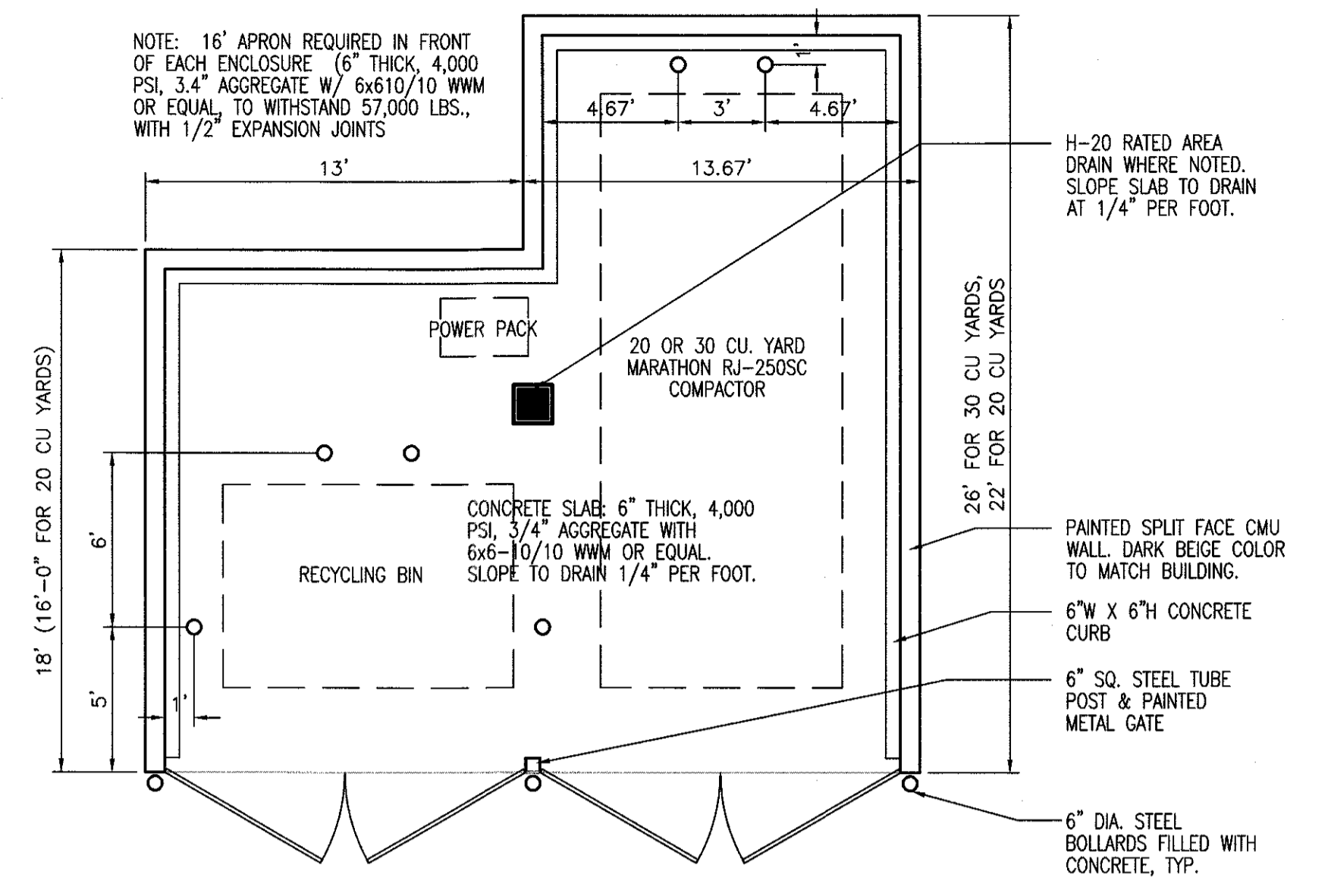
STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1"=1'



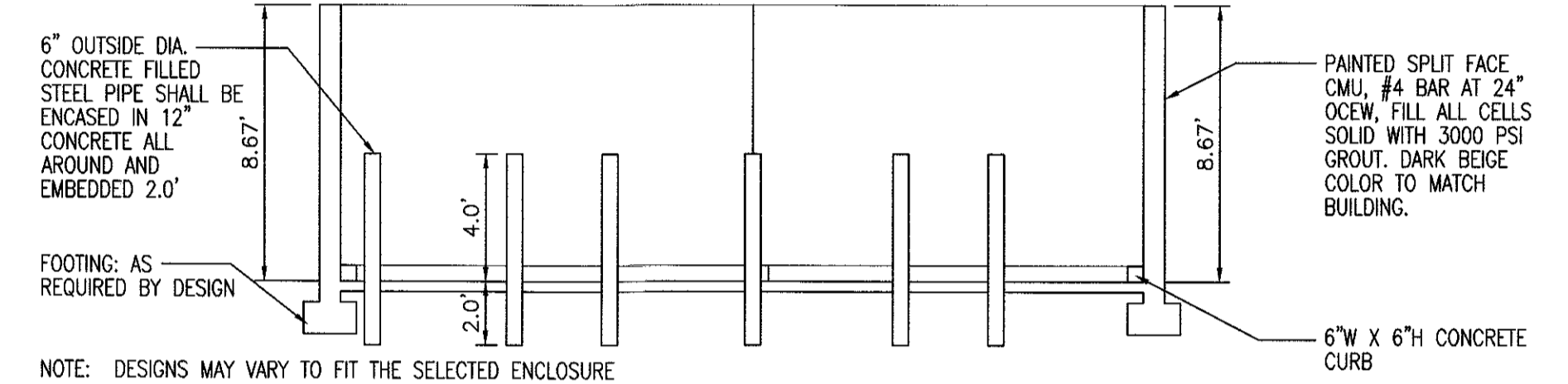
ZERO CURB
NTS



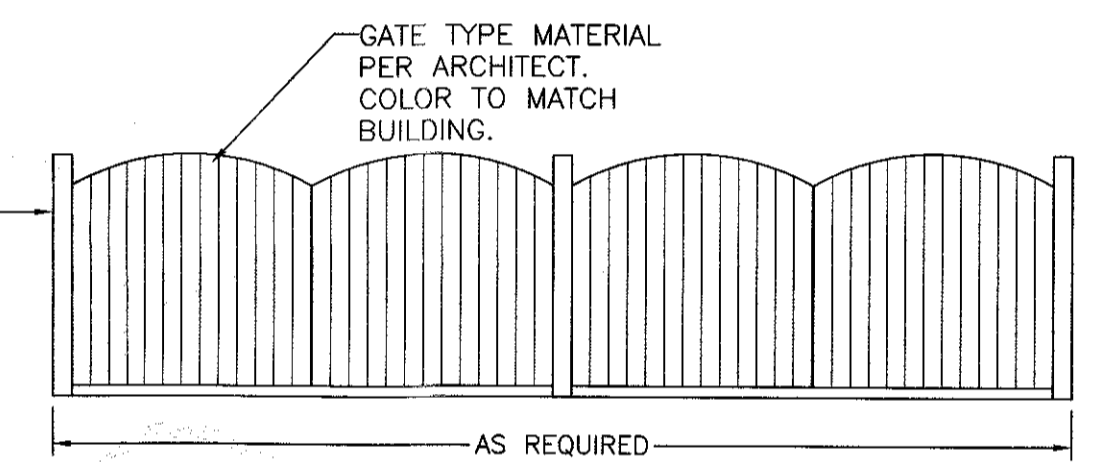
WHEEL STOP



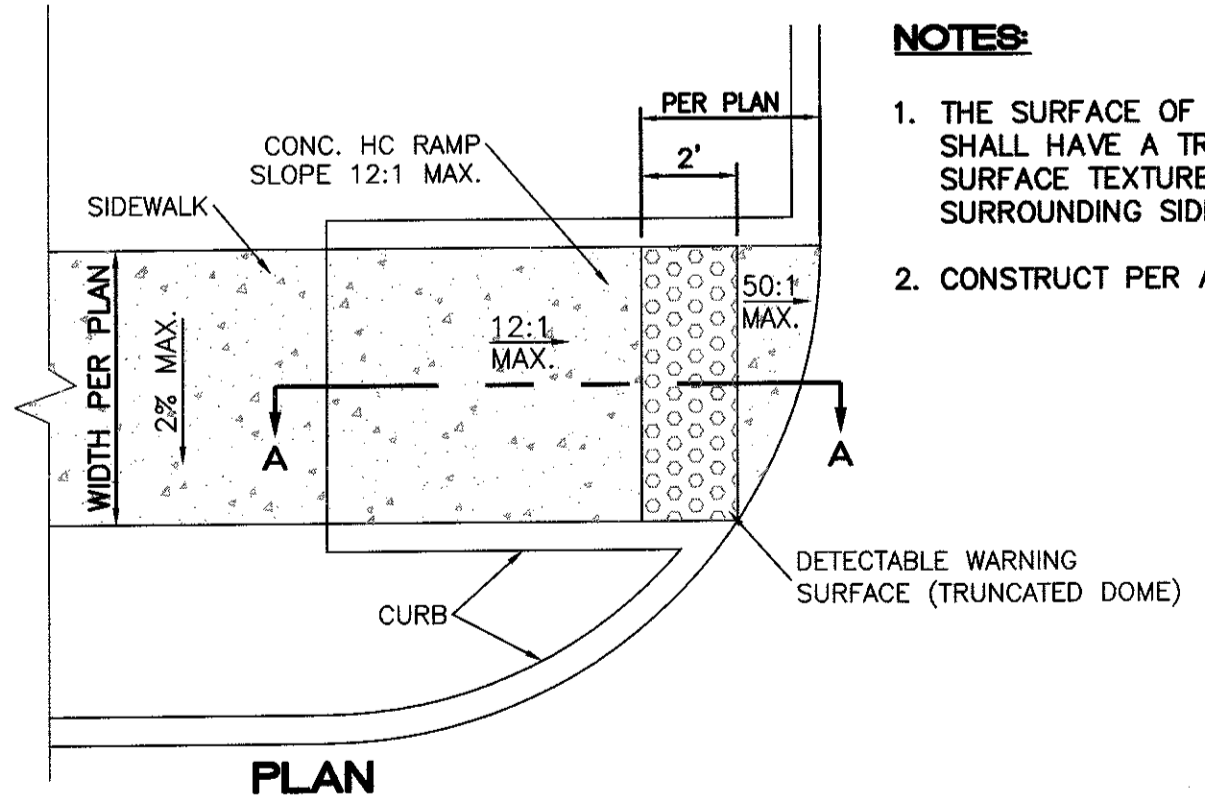
DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



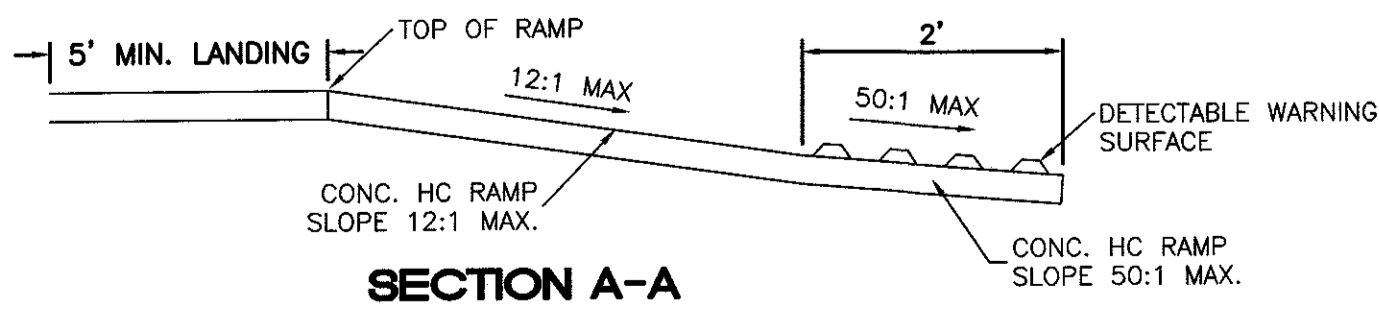
NOTE: DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE



DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



PLAN

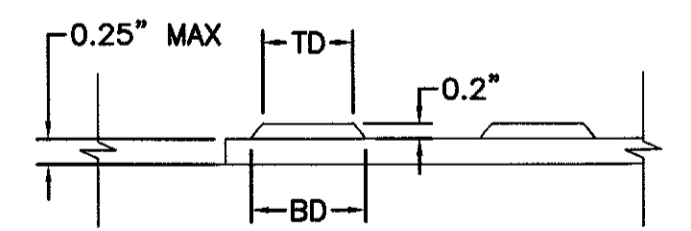


SECTION A-A

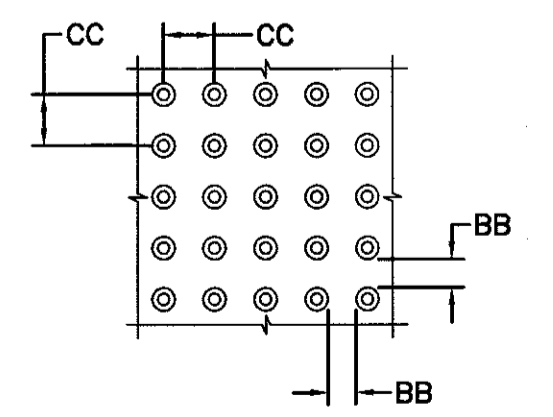
UNIDIRECTIONAL HC RAMP
NOT TO SCALE

NOTES:

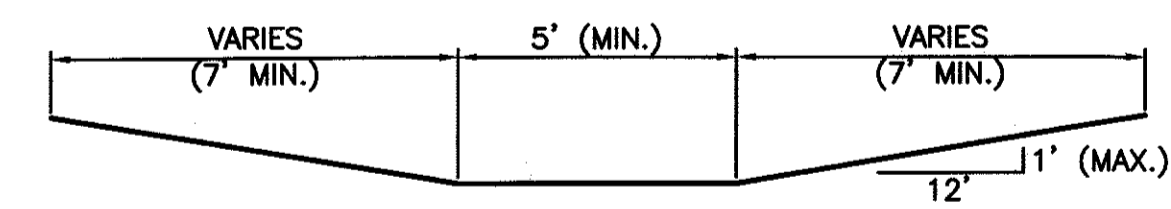
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



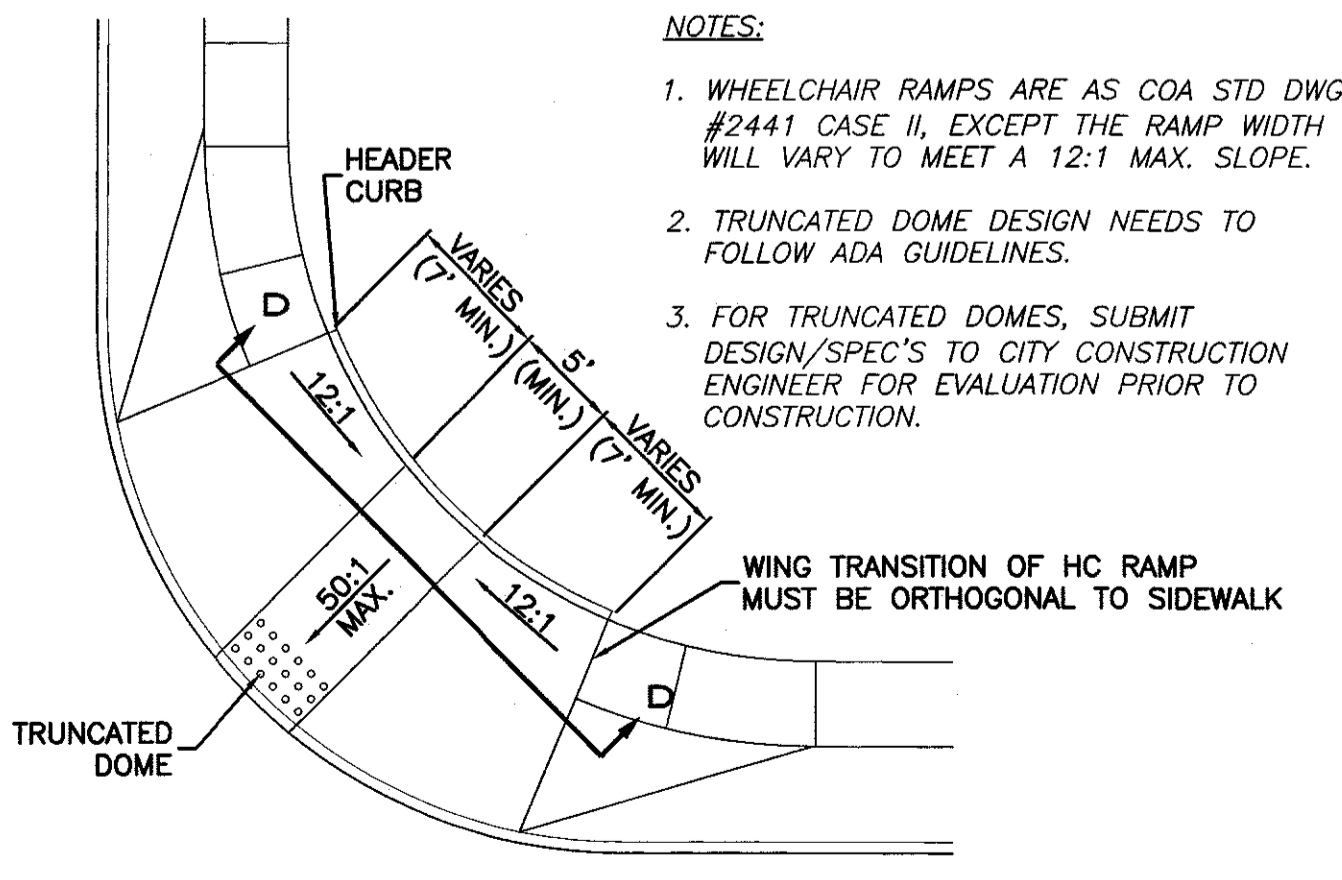
DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



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



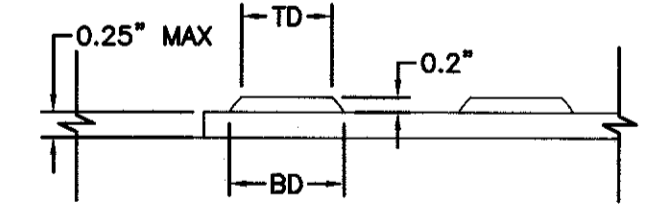
SECTION D-D
NTS



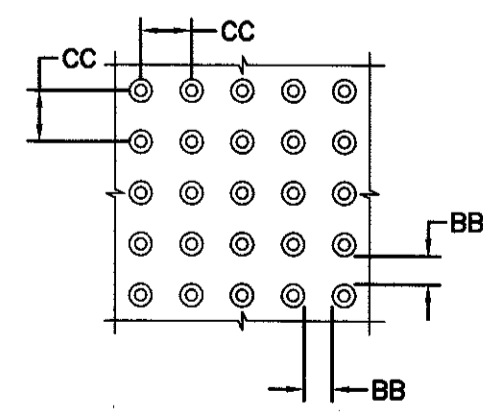
CURB RETURN HC RAMP DETAIL (TYP.)
NTS

NOTES:

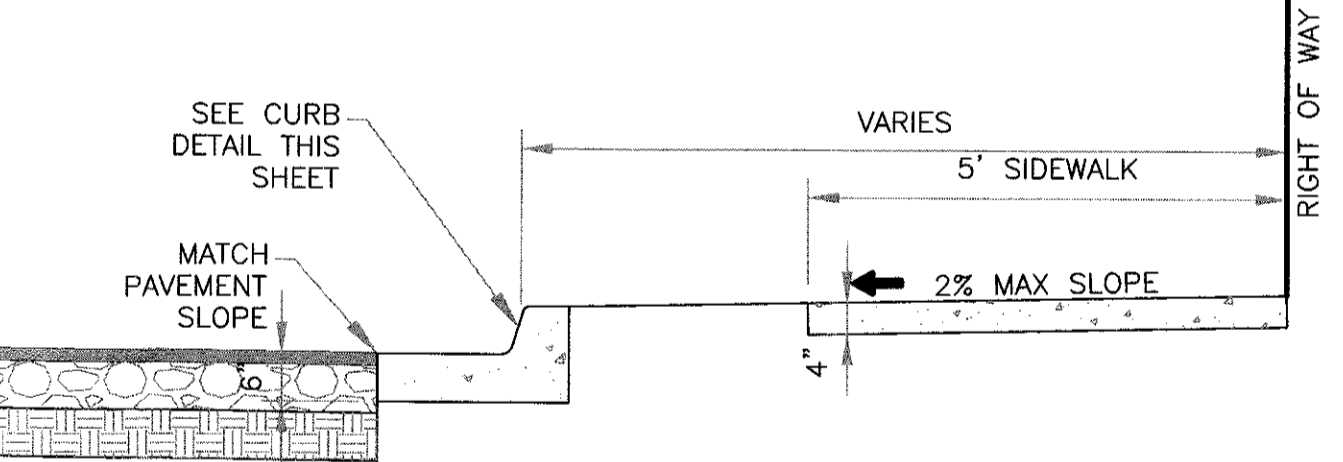
- WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
- TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
- FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



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



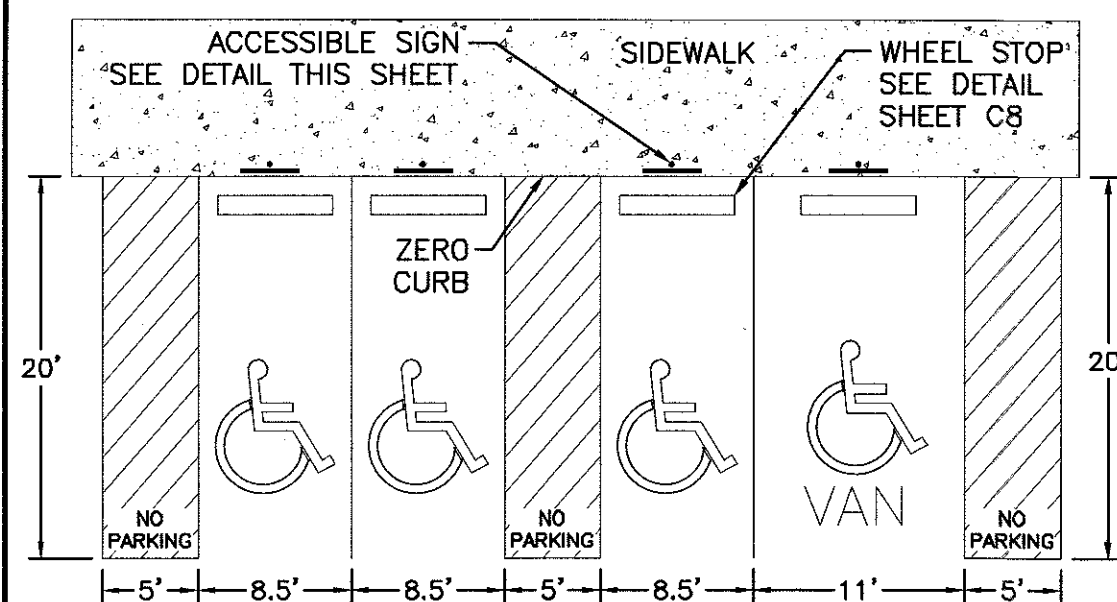
CURB & GUTTER AND SIDEWALK DETAIL
SCALE: 1"=2'

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" PREFORMED 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.

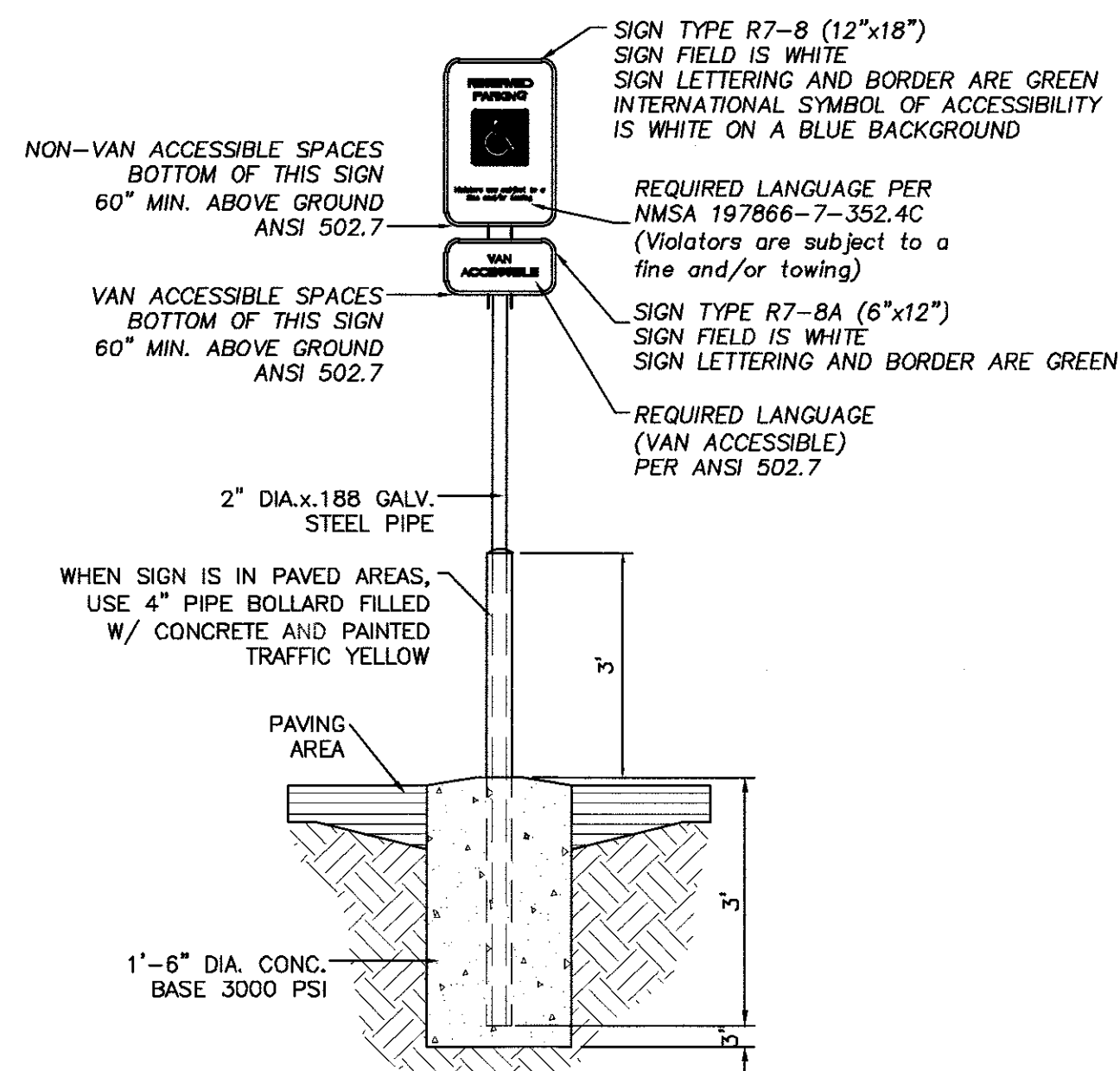
	COORS VILLAGE TRACTS 3-A AND 3-B	DRAWN BY BJF
	DETAIL SHEET	DATE 10/24/18
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C8
PRELIMINARY NOT FOR CONSTRUCTION	ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	JOB # 2017017

Z:\2017\2017017 Coors and Western Trail NW\dwg\DRB\2017017-DTB.dwg Oct. 24, 2018 - 5:27pm

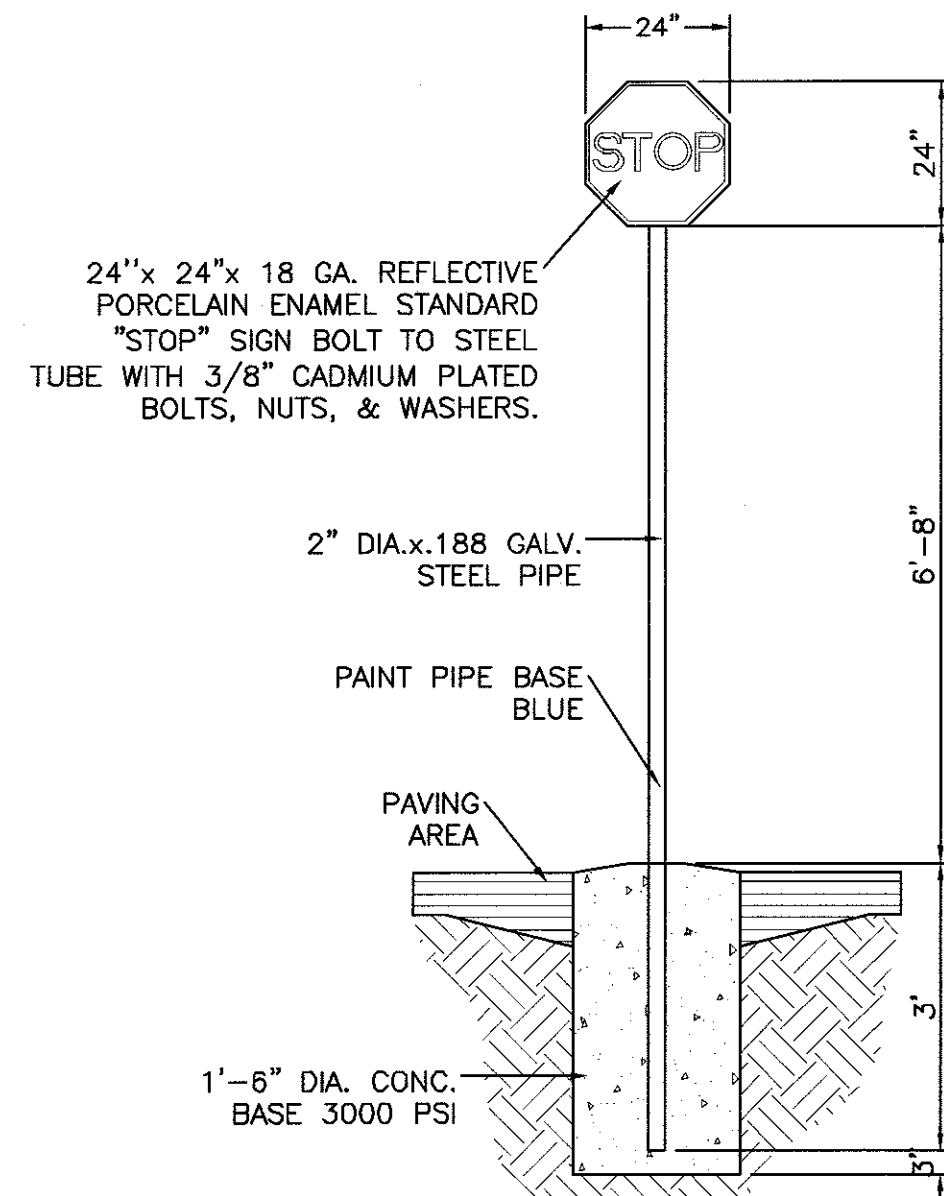


NOTES:
 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 2) Parking space lines and diagonal striping to be painted blue.
 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least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

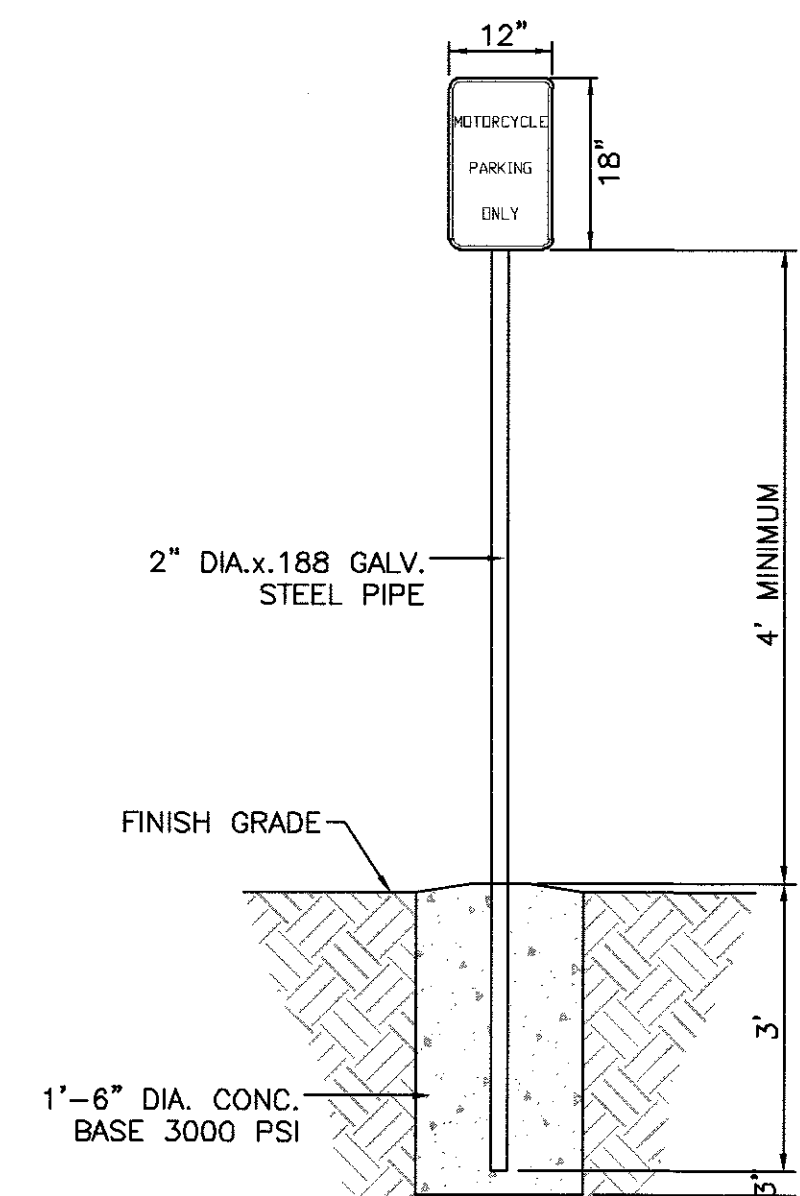
HC PARKING DETAIL
NTS



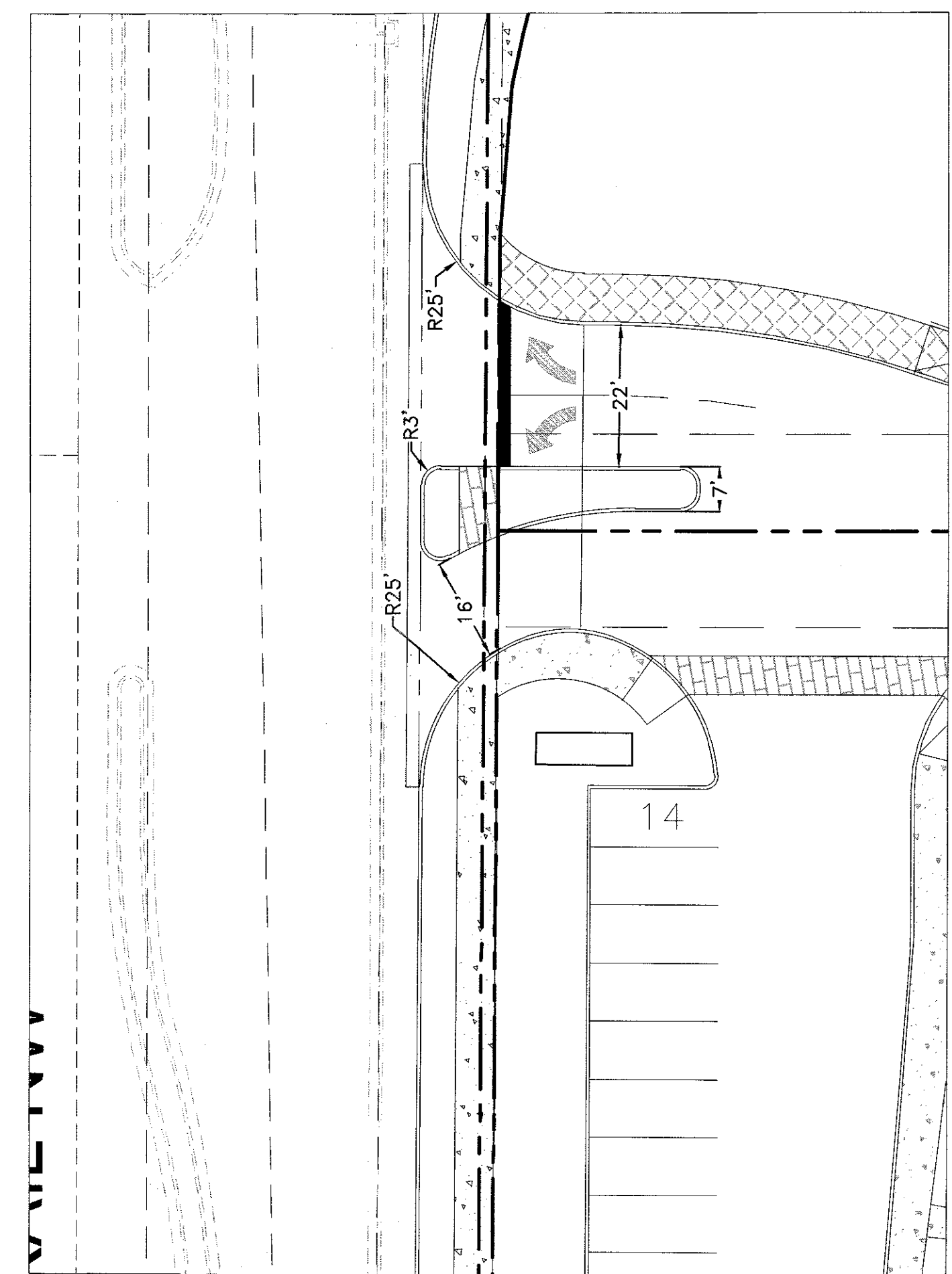
ACCESSIBLE PARKING SIGN
NTS



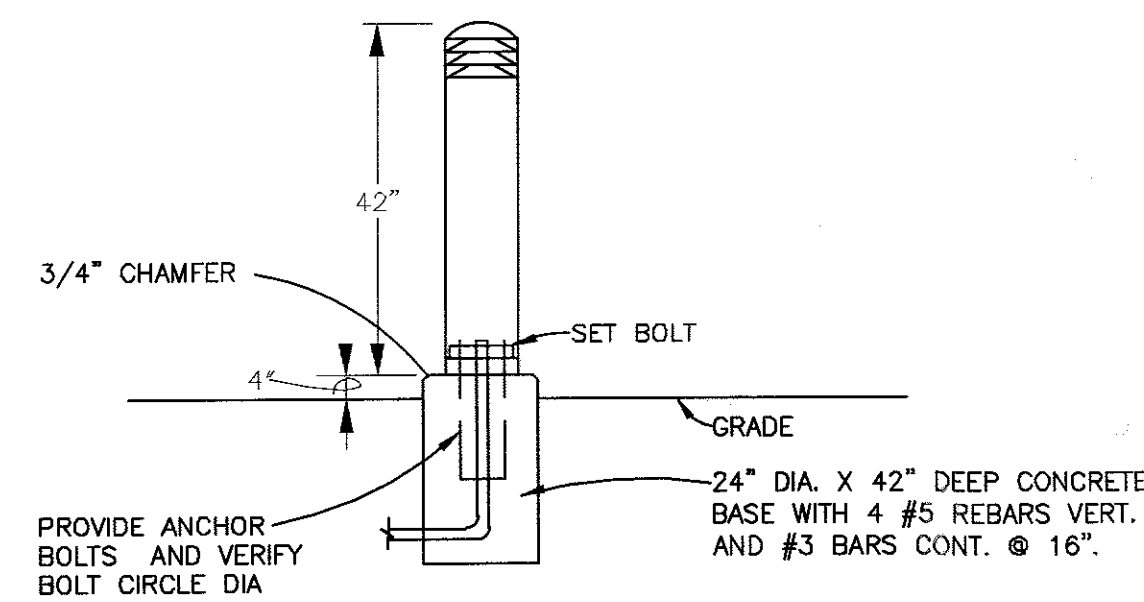
STOP SIGN
R24-1



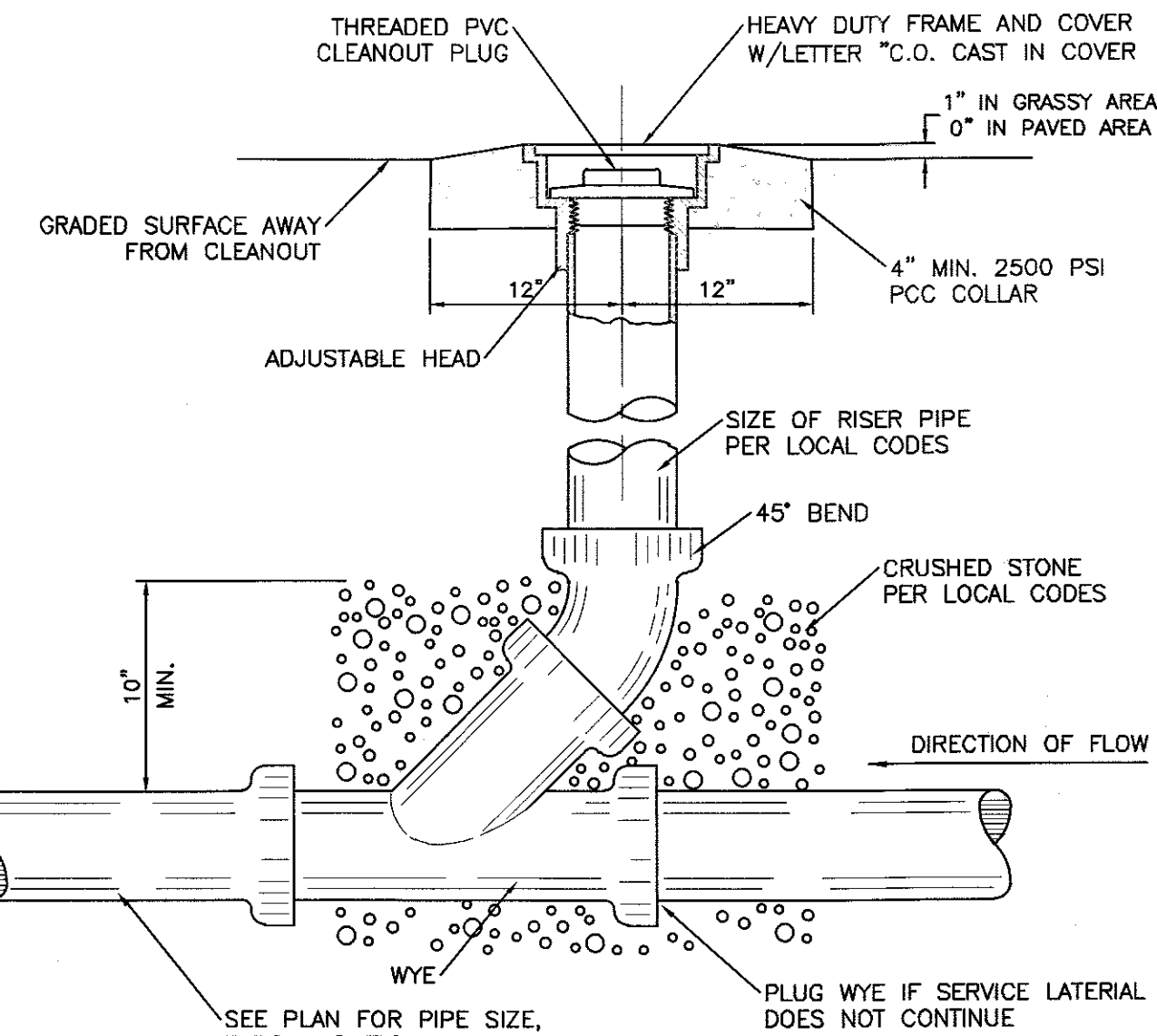
MOTORCYCLE PARKING SIGN
NTS



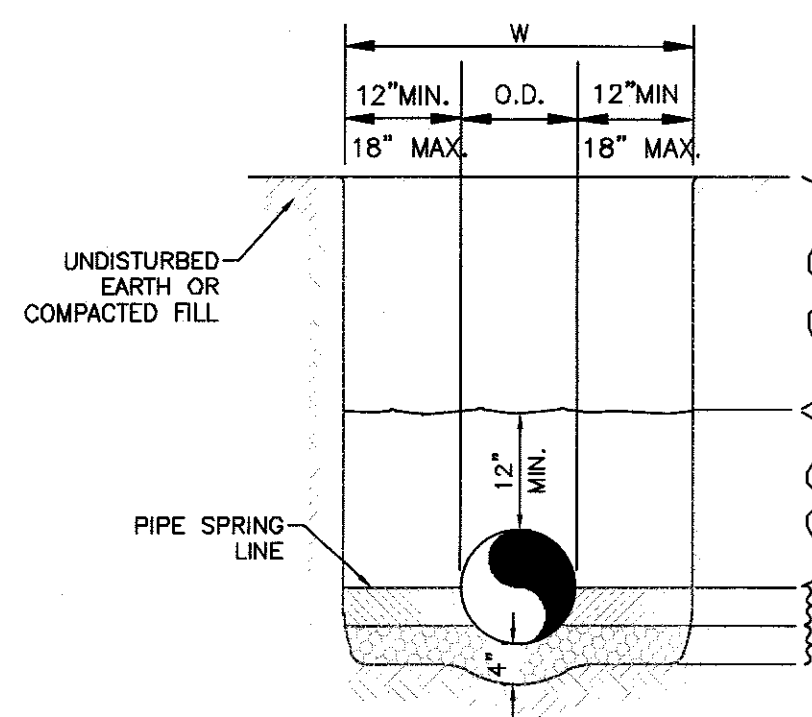
DETAIL A: WESTERN TRAILS/ PRIVATE DRIVE INTERSECTION
NTS



BOLLARD LIGHT FIXTURE DIAGRAM
NTS



SANITARY SEWER CLEAN-OUT
NTS

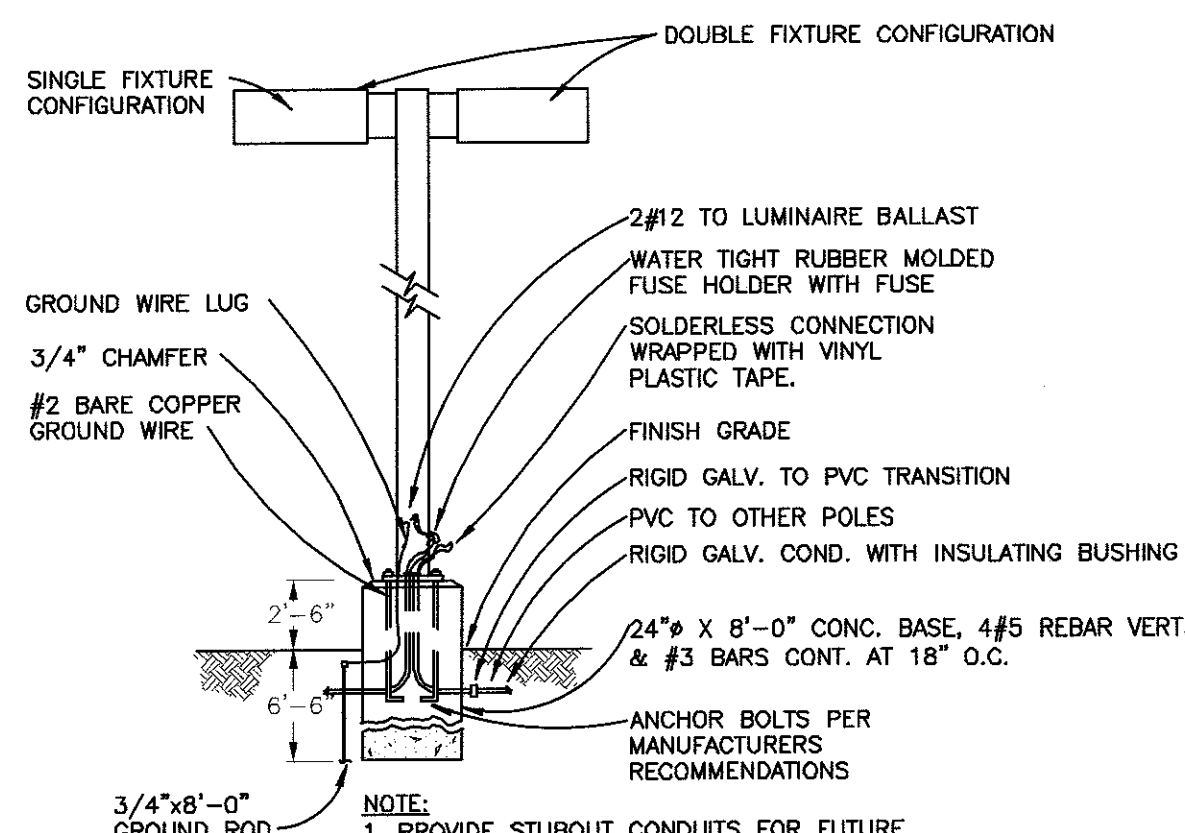


WATER LINE

GENERAL NOTES

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B 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)

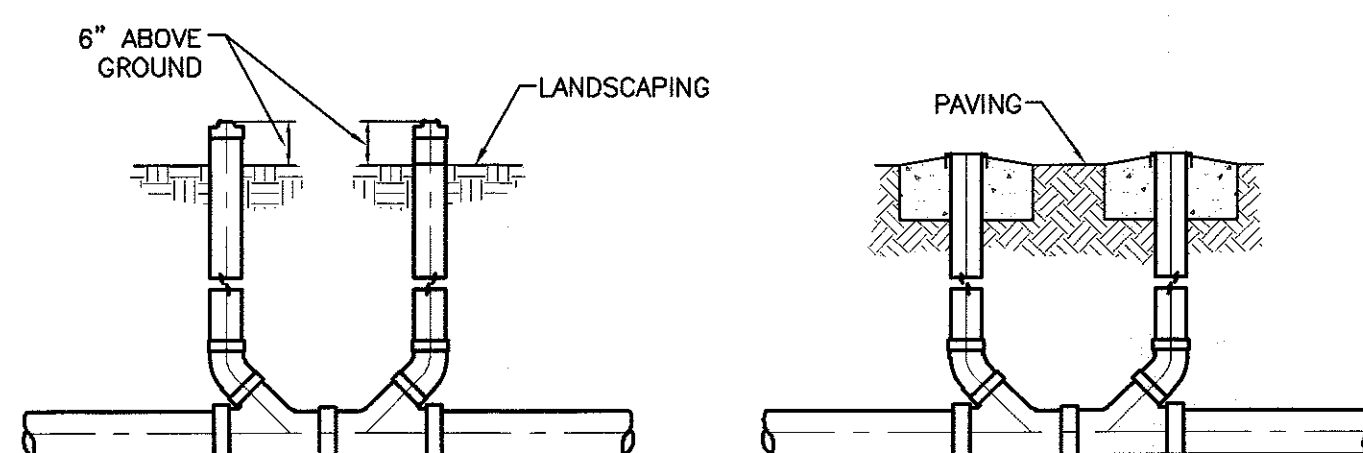
UTILITY TRENCH AND BEDDING DETAIL
NTS



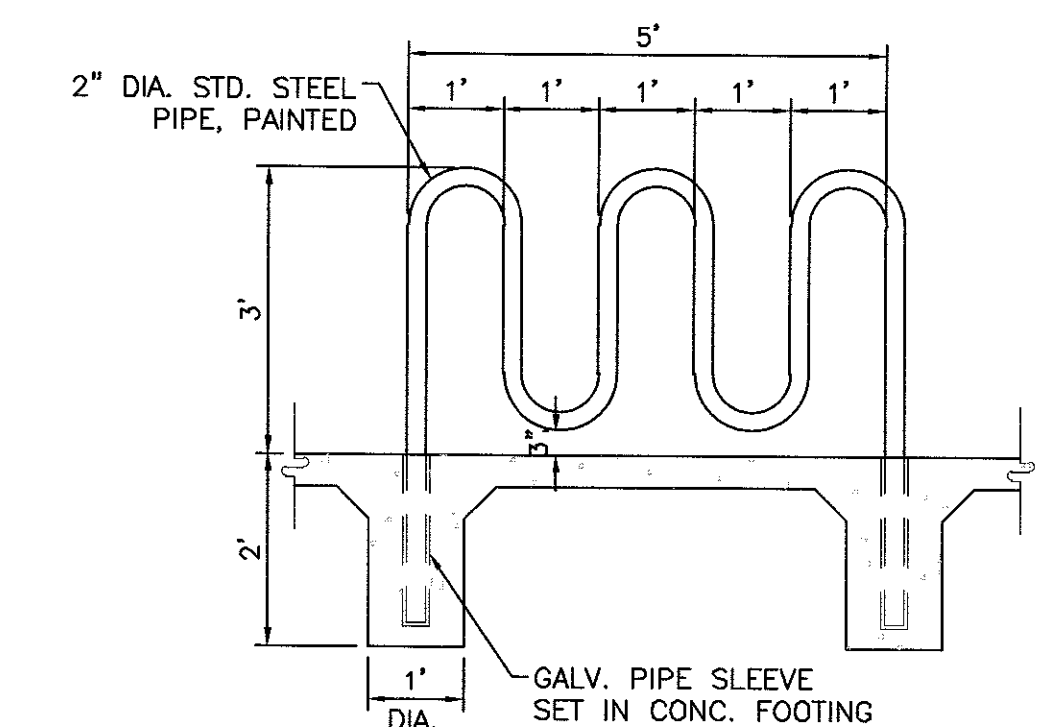
PARKING LOT LIGHTING FIXTURE
NO SCALE

LIGHT POLE DETAIL
NTS

- NOTE:**
- LIGHTING SHALL COMPLY WITH ZONING CODE §14-16-3-9.
 - HEIGHT LIMITED TO 16'.



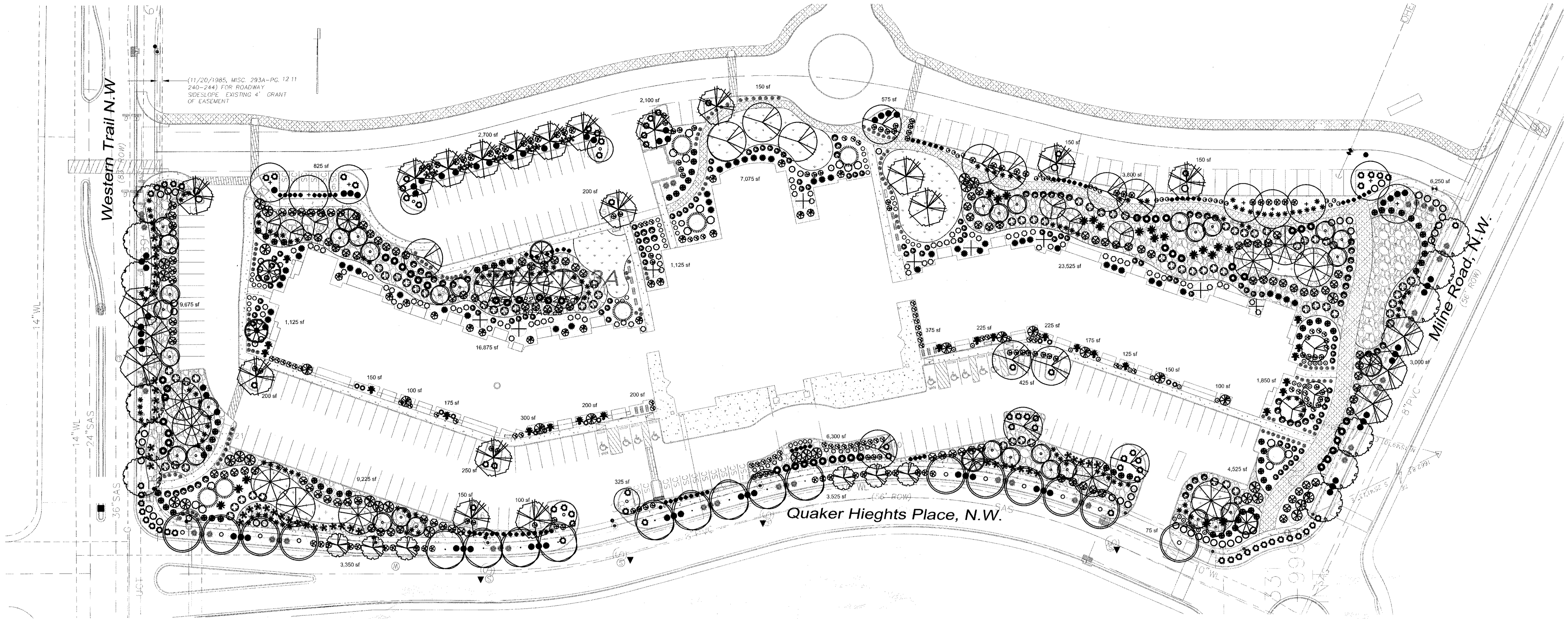
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



BIKE RACK DETAIL
SCALE: 1/2"=1'

	COORS VILLAGE TRACTS 3-A AND 3-B	DRAWN BY BJF
	DETAIL SHEET	DATE 10/24/18
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C9	2017017-DTB
RONALD R. BOHANNAN P.E. #7888	JOB # 2017017	

PRELIMINARY NOT FOR CONSTRUCTION



PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
13	[Symbol]	Populus Rio Grande	Cottonwood	2" B&B	70'/60'	35 sf=455 sf	Medium+	6-2 gph
10	[Symbol]	Fraxinus Autumn Purple	Ash	2" B&B	40'/40'	30 sf=300 sf	Medium	+6-2 gph
8	[Symbol]	Ulmus Lacebark	Elm	2" B&B	50'/20'	40 sf=320 sf	Medium	6-2 gph
4	[Symbol]	Crataegus Thornless	Hawthorne	2" B&B	25'/15'	20 sf=80 sf	Medium	+6-2 gph
12	[Symbol]	Pistacia chinensis	Chinese Pistache	2" B&B	60'/60'	45 sf=540 sf	Medium	+6-2 gph
9	[Symbol]	Gleditsia triacanthos	Honeylocust	2" B&B	80'/80'	30 sf=270 sf	Medium	6-2 gph
6	[Symbol]	Quercus Texas red	Oak	2" B&B	40'/35'	35 sf=210 sf	Medium	6-2 gph
14	[Symbol]	Fraxinus Modesto	Ash	2" B&B	30'/30'	35 sf=490 sf	Medium	6-2 gph
18	[Symbol]	Celtis Hackberry		2" B&B	40'/40'	35 sf=630 sf	Medium	6-2 gph
33	[Symbol]	Forestiera NM Olive		2" B&B	15'/15'	30 sf=990 sf	Medium	6-2 gph
6	[Symbol]	Malus Crabapple		2" B&B	20'/20'	35 sf=210 sf	Medium+	6-2 gph
9	[Symbol]	Acer Japanese Maple		2" B&B	10'/5'	0 sf=0 sf	High	6-2 gph
9	[Symbol]	Chilopsis Desert Willow		5-Gal	20'/25'	100 sf=900 sf	RW	6-2 gph
7	[Symbol]	Vitex Agnus-Castus	Chaste Tree	5-Gal	20'/20'	100 sf=700 sf	Medium	6-2 gph
7	[Symbol]	Pinus nigra	Austrian Pine	6" HT.	30'/20'	35 sf=245 sf	Medium	6-2 gph
Shrubs/Groundcovers								
15	[Symbol]	Buddleia davidii	Butterfly Bush	1-Gal	6'/6'	64 sf=960 sf	Medium	2-2 gph
51	[Symbol]	Caryopteris clandonensis	Blue Mist	1-Gal	4'/4'	25 sf=1275 sf	Medium	2-2 gph
34	[Symbol]	Cotoneaster parneyi	Clusterberry	5-Gal	10'/10'	100 sf=3400 sf	Medium	2-2 gph
50	[Symbol]	Rhus aromatica	Gro Low Sumac	5-Gal	2'/6'	64 sf=3200 sf	Low +	2-2 gph
49	[Symbol]	Ericameria laricifolia	'Aguirre' Turpentine Bush	5-Gal	3'/4'	40 sf=1960 sf	Low	2-1 gph
79	[Symbol]	Ilex Burford Holly		5-Gal	4'/4'	16 sf=1264 sf	Medium+	2-1 gph
25	[Symbol]	Salvia greggii	Cherry Sage	1-Gal	3'/3'	15 sf=375 sf	Medium	2-1 gph
53	[Symbol]	Hesperaloe parviflora	Red Yucca	5-Gal	3'/4'	35 sf=1855 sf	Low	2-2 gph

83	[Symbol]	Juniperus sabin	'Buffalo' Juniper (female)	5-Gal	2'/6'	64 sf=5312 sf	Low +	2-2 gph
33	[Symbol]	Lavandula Lavender		1-Gal	3'/3'	12 sf=396 sf	Medium	2-2 gph
83	[Symbol]	Perovskia atriplicifolia	Russian Sage	1-Gal	5'/5'	45 sf=3735 sf	Medium	2-2 gph
90	[Symbol]	Potentilla fruticosa	Shrubby Cinquefoil	5-Gal	3'/3'	20 sf=1800 sf	Medium+	2-2 gph
68	[Symbol]	Prunus cistena	Dwarf Red Leaf Plum	5-Gal	6'/6'	64 sf=4352 sf	Medium	2-2 gph
22	[Symbol]	Rosmarinus officinalis	Rosemary	5-Gal	6'/6'	64 sf=792 sf	Low +	2-2 gph
12	[Symbol]	Rosa Knockout	Rose	5-Gal	3'/3'	15 sf=180 sf	Medium+	2-2 gph
10	[Symbol]	Lagerstroemia	Crape Myrtle	5-Gal	15'/10'	100 sf=1000 sf	Medium+	2-2 gph
23	[Symbol]	Nepeta Catmint		1-Gal	1'/3'	6 sf=138 sf	Medium	2-2 gph
18	[Symbol]	Spiraea Dwarf Red	Spiraea	5-Gal	3'/3'	20 sf=360 sf	Medium+	2-2 gph
27	[Symbol]	Caesalpinia Bird of Paradise		1-Gal	3'/3'	100 sf=2700 sf	Medium	2-2 gph
67	[Symbol]	Rhaphiolepis India Hawthorn		5-Gal	3'/3'	20 sf=1340 sf	Medium	2-2 gph
19	[Symbol]	Viburnum Burkwood	Viburnum	5-Gal	6'/6'	64 sf=1216 sf	Medium+	2-2 gph
63	[Symbol]	Euonymus Burning Bush		5-Gal	4'/4'	25 sf=1575 sf	Medium	2-2 gph
13	[Symbol]	Pinus mugo	Mugho Pine	5-Gal	4'/4'	30 sf=390 sf	Medium	2-2 gph
49	[Symbol]	Nandina Heavenly Bamboo		5-Gal	6'/6'	64 sf=3136 sf	Medium+	2-2 gph
71	[Symbol]	Dasylyron Soit		5-Gal	5'/5'	40 sf=2840 sf	RW	2-2 gph
70	[Symbol]	Rhus trilobata	Three Leaf Sumac	5-Gal	6'/6'	64 sf=4480 sf	Low+	2-2 gph
45	[Symbol]	Yucca baccata	Banana Yucca/Datil	1-Gal	4'/5'	40 sf=1800 sf	RW	2-2 gph
20	[Symbol]	Cornus Red Twig Dogwood		5-Gal	8'/8'	64 sf=0 sf	High	2-2 gph
Grasses								
128	[Symbol]	Muhlenbergia Deer Grass		1-Gal	4'/4'	35 sf=4480 sf	Low+	2-2 gph
125	[Symbol]	Muhlenbergia Regal Mist Grass		1-Gal	3'/3'	15 sf=1875 sf	Medium	2-2 gph
48	[Symbol]	Panicum Switch Grass		1-Gal	8'/6'	64 sf=3072 sf	Medium	2-2 gph
228	[Symbol]	Calamagrotis Karl Forster Grass		5-Gal	3'/2'	10 sf=2280 sf	Medium	2-2 gph

Total Landscape Coverage=69,878 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.

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.

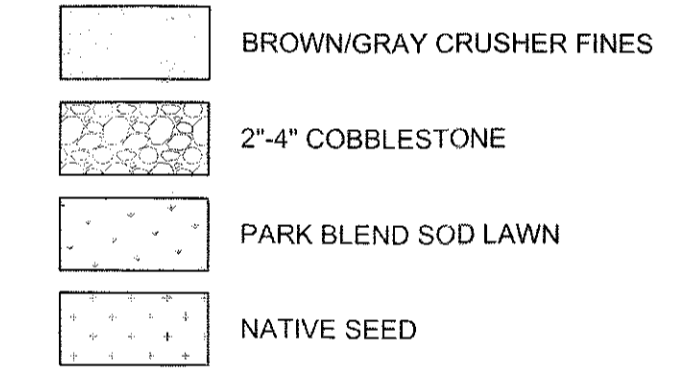
STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

SITE DATA

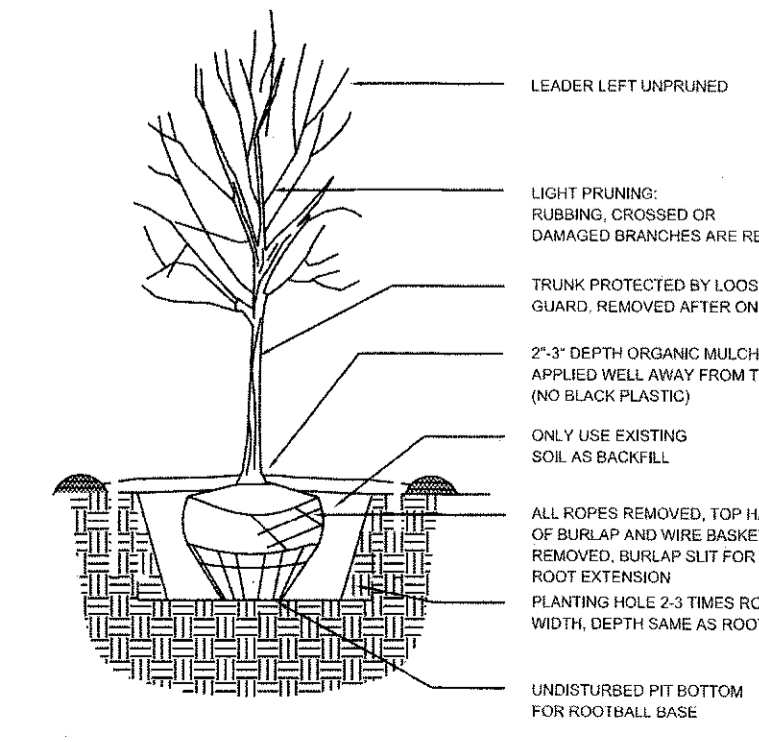
GROSS LOT AREA (6.5 ac)	282,937 SF
LESS BUILDING(S)	84,013 SF
NET LOT AREA	218,924 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	32,838 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	112,100 SF
	51 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	22,420 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	7,525 SF
	7 %
REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	43
PROVIDED STREET TREES	43
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	20
200 SPACES/10	20
PROVIDED PARKING LOT TREES	20
REQUIRED DWELLING UNIT TREES ONE PER FIRST FLOOR UNIT	38
ONE PER SECOND FLOOR UNIT	47
PROVIDED DWELLING UNIT TREES	85
TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht.)	148/149
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (112,100 SF PROPOSED LANDSCAPE X 75%)	84,075 SF MIN.
SOD LAWN/100 % COVERAGE	7,525 SF
NATIVE SEED	7,050 SF
PROVIDED GROUNDCOVER COVERAGE	69,878 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	84,453 SF
	75%

MATERIALS LEGEND

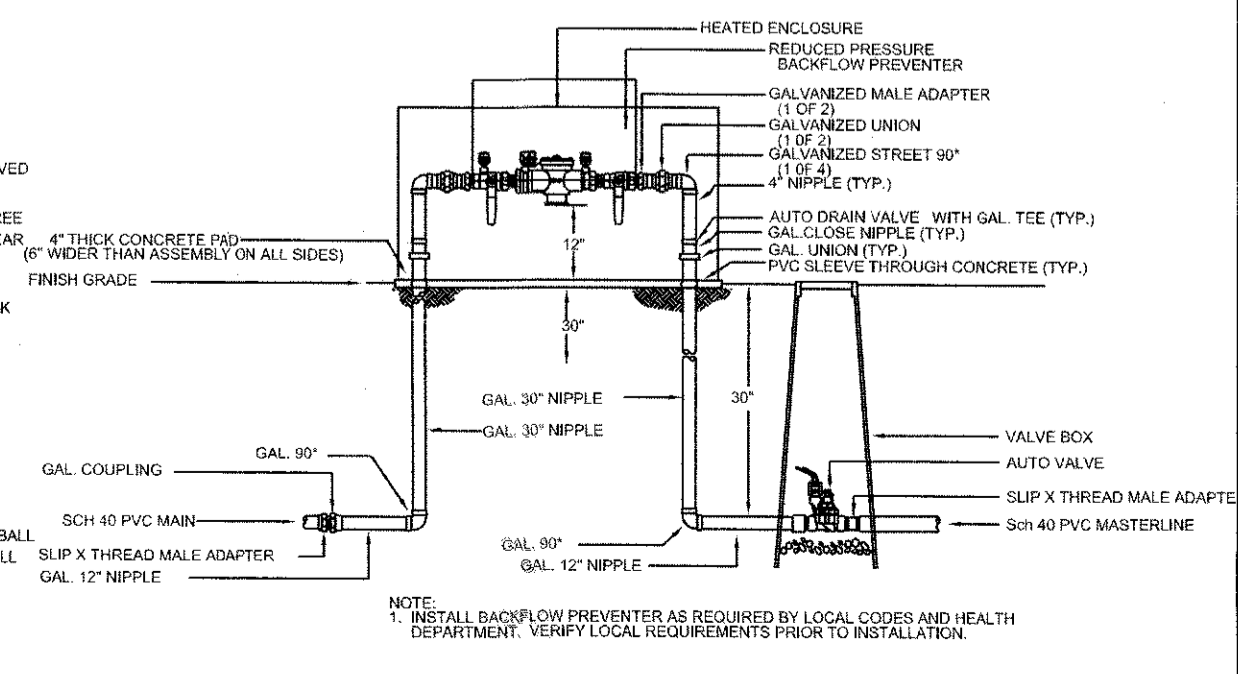


IRRIGATION NOTE

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



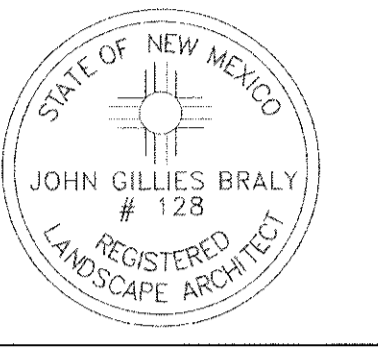
TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

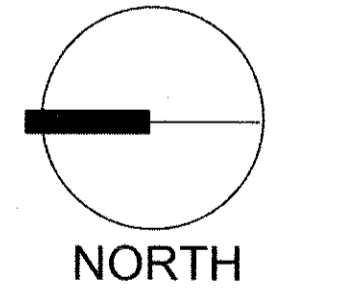
growing better **Up**
HEADS
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

P.O. Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



Date: 7/27/18
 Revisions:
 ▲
 ▲
 ▲
 ▲
 Drawn by: jc
 Reviewed by: jb

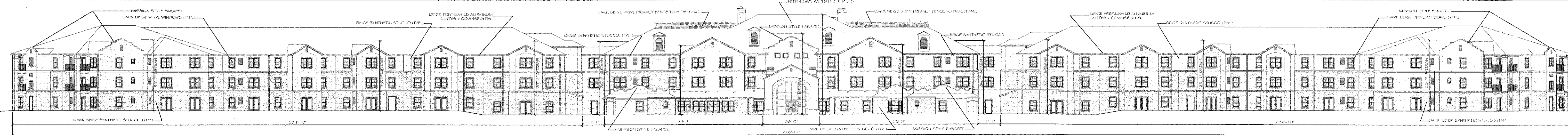
131 Unit Senior Independent Living Facility
 Coor and Milne NW
 Albuquerque, New Mexico



Scale: 1" = 40'
 20' 0 40' 80'

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



1 Southwest Elevation
SCALE: 1/32" = 1'-0"
Scale in feet



2 Northeast Elevation
SCALE: 1/32" = 1'-0"
Scale in feet



3 Southwest Elevation
SCALE: 1/8" = 1'-0"
Scale in feet



4 Northeast Elevation
SCALE: 1/8" = 1'-0"
Scale in feet

2: 2017/2017017
Cameron and Western Trails NW V.A. DB (2017017) - Bldg.dwg Oct 24, 2018 5:28pm

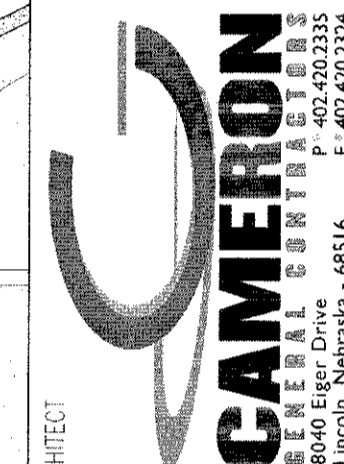
CONSULTANT

ARCHITECT

WESTERN TRAILS ADULT LIVING

COMMUNITY

COORS BLVD. & MILNE ROAD NW
ALBUQUERQUE, NM



MARK DATE DESCRIPTION

DATE: 4/4/2008 PROJECT NO: 009
CAD DWG FILE: AZ02C EXTERIOR ELEVATIONS - COPING.dwg
COPYRIGHT: Cameron General Contractors 2007

Rev. No. **B1**



1 Northeast Elevation - 'A' Wing
 SCALE: 1/8" = 1'-0"
 Scale in feet



3 Northeast Elevation - 'A' Wing Continued
 SCALE: 1/8" = 1'-0"
 Scale in feet

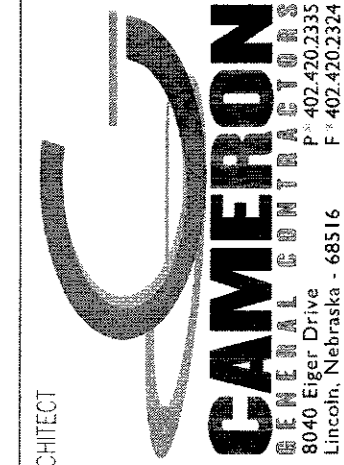


4 Southwest Elevation - 'A' Wing Continued
 SCALE: 1/8" = 1'-0"
 Scale in feet



2 Southwest Elevation - 'A' Wing
 SCALE: 1/8" = 1'-0"
 Scale in feet

CONSULTANT



ARCHITECT

**WESTERN TRAILS ADULT LIVING
 COMMUNITY**
 COORS BLVD. & MILNE ROAD NW
 ALBUQUERQUE, NM

MARK
 DATE

DESCRIPTION
 PROJECT NO: 009
 DATE: 4/4/2008
 CAD DWG FILE:
 4:TRIA EXTERIOR ELEVATIONS - 'A'
 WALL.DWG
 COPYRIGHT:
 Cameron General Contractors
 2007

B2
 Rev. No.



1 East Elevation - 'B' Wing
 SCALE: 1/8" = 1'-0" (FACING COORS)
 Scale in feet



4 West Elevation - 'B' Wing Continued
 SCALE: 1/8" = 1'-0" (FACING QUAKER HEIGHTS)
 Scale in feet

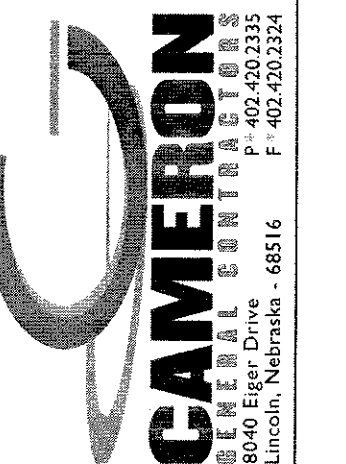


3 East Elevation - 'B' Wing Continued
 SCALE: 1/8" = 1'-0" (FACING COORS)
 Scale in feet



2 West Elevation - 'B' Wing
 SCALE: 1/8" = 1'-0" (FACING QUAKER HEIGHTS)
 Scale in feet

CONSULTANT

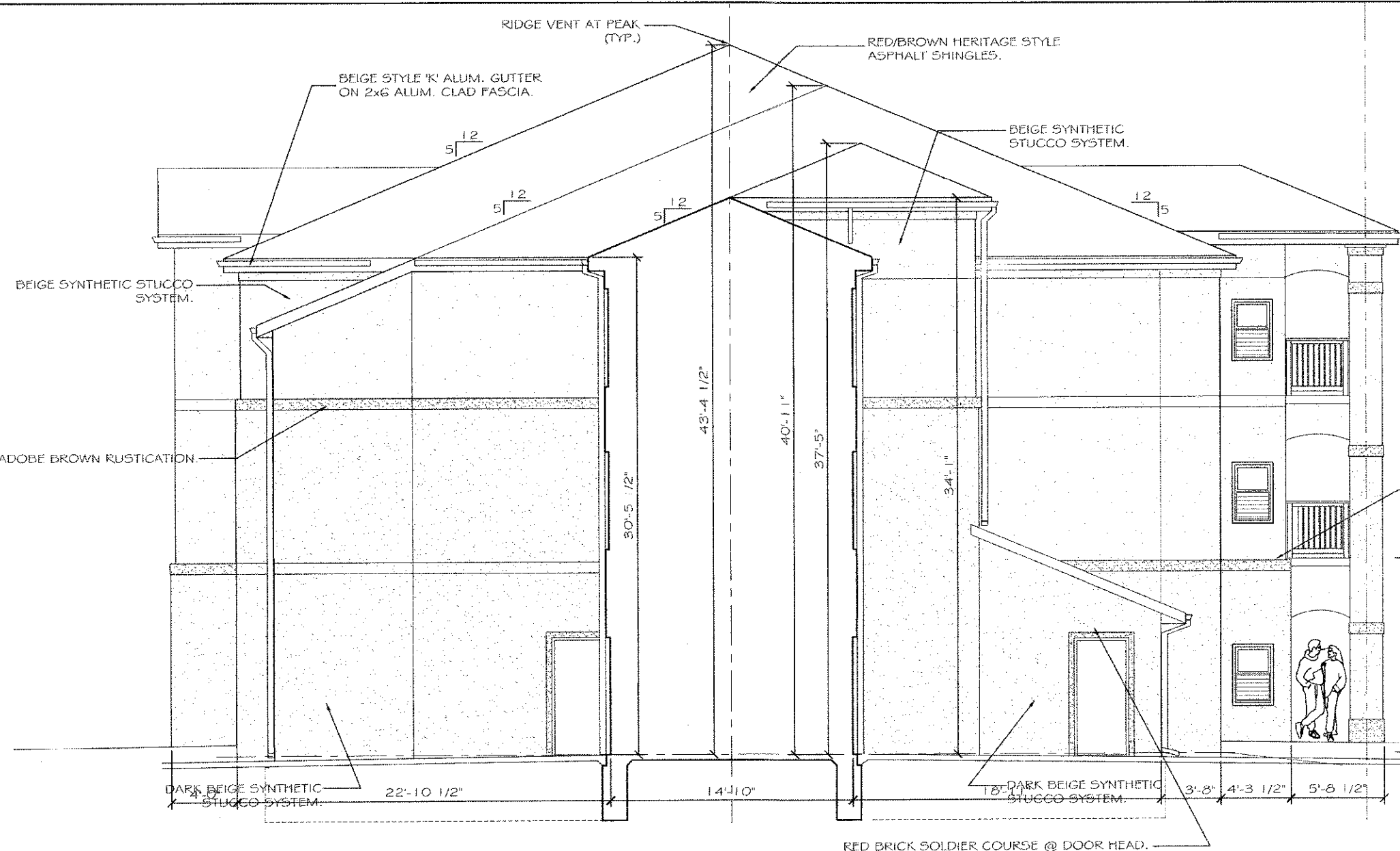


WESTERN TRAILS ADULT LIVING COMMUNITY
 COORS BLVD. & MILNE ROAD NW
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
###	###	###
###	###	###
###	###	###

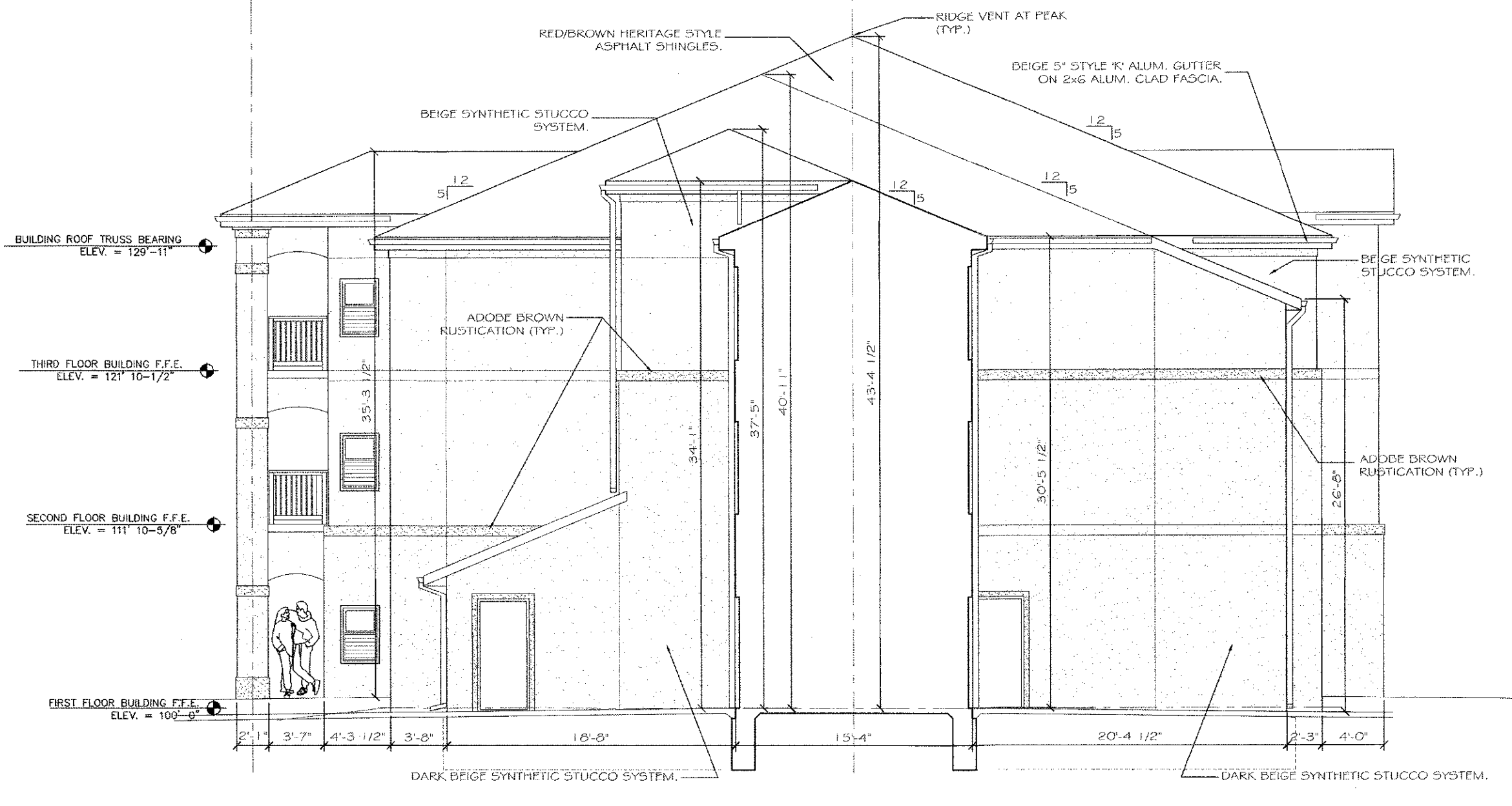
PROJECT NO: 009
 DATE: 4/4/2008
 CAD DWG FILE: A-009 EXTERIOR ELEVATIONS - 'B'
 DRAWING
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B3
 Rev. No. ###

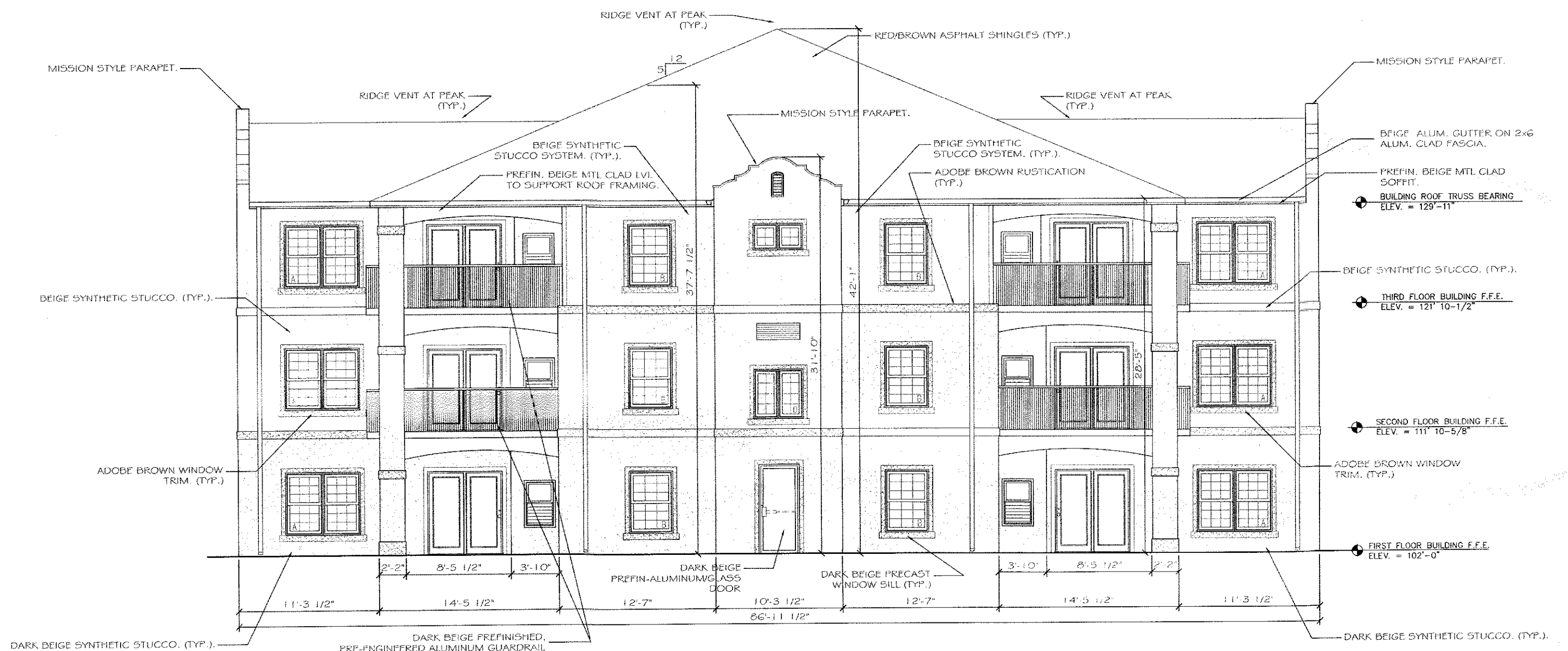


7 Wing End Elevation - 'A' Wing
SCALE: 1/8" = 1'-0" (BETWEEN CORE 4 & A-WING)
Scale in feet

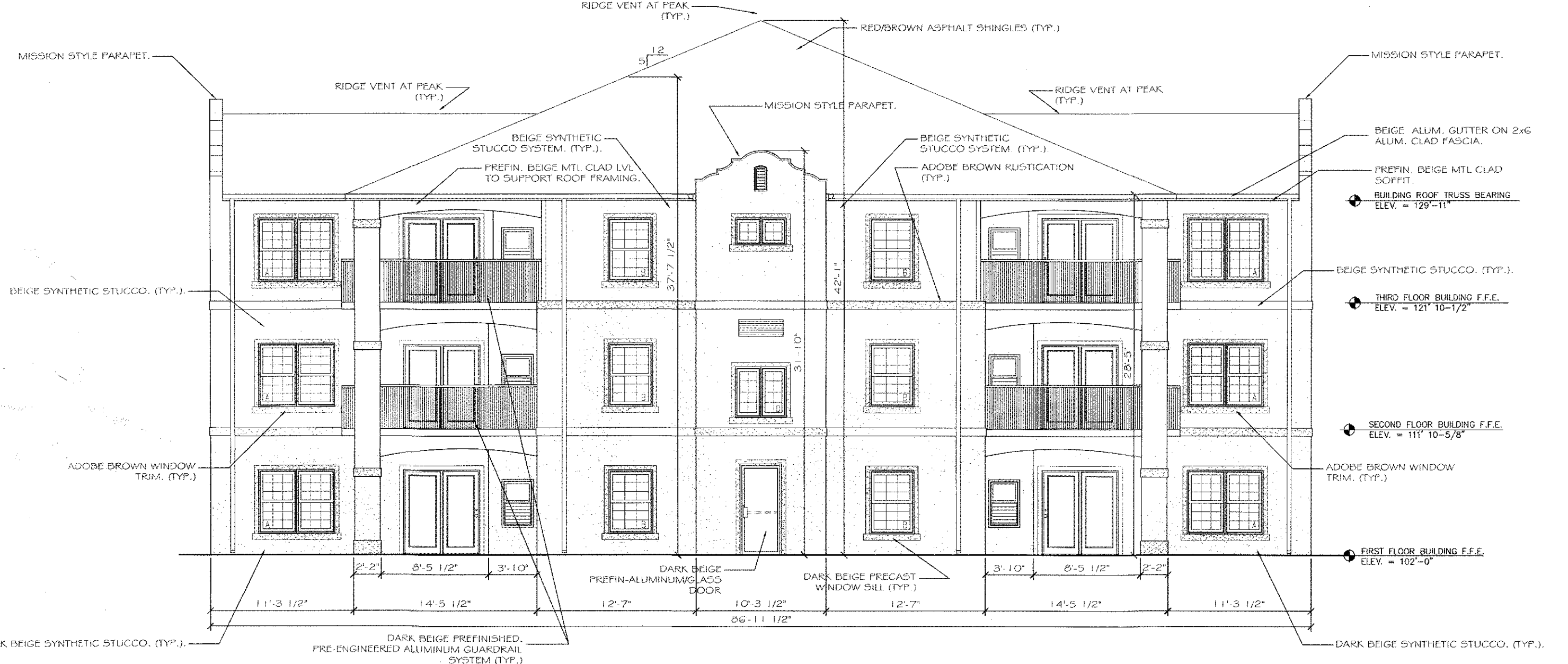
MARK	SIZE		MATERIAL	NOTES	Quantity
	WIDTH	HEIGHT			
A	6'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	71
B	3'-6"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	185
C	7'-6"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	6
D	4'-0"	4'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	10
E	7'-0"	2'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	14
F	5'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	8
G	4'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	6
H	4'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	5
I	3'-6"	5'-6"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
J	4'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
K	4'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
L	3'-6"	5'-6"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
M	4'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
N	6'-0"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	4
O	4'-0"	5'-7"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
P	3'-6"	7'-5"	DARK BEIGE VINYL	EXTERIOR WINDOW	2
Q	6'-8"	5'-0"	DARK BEIGE VINYL	EXTERIOR WINDOW	3
S	5'-0"	2'-0"	WOOD	INTERIOR WINDOW	1
T	3'-0"	3'-0"	WOOD	INTERIOR WINDOW	2
U	3'-4"	6'-0"	WOOD	INTERIOR WINDOW	2
V	1'-6"	3'-8"	WOOD	INTERIOR WINDOW	17
W	24'-5"	7'-2"	DARK BEIGE PREFIN. ALUM.	INTERIOR STOREFRONT	1
X	15'-0"	7'-2"	DARK BEIGE PREFIN. ALUM.	INTERIOR STOREFRONT	1
Y	14'-0"	19'-6"	DARK BEIGE PREFIN. ALUM.	EXTERIOR STOREFRONT	2



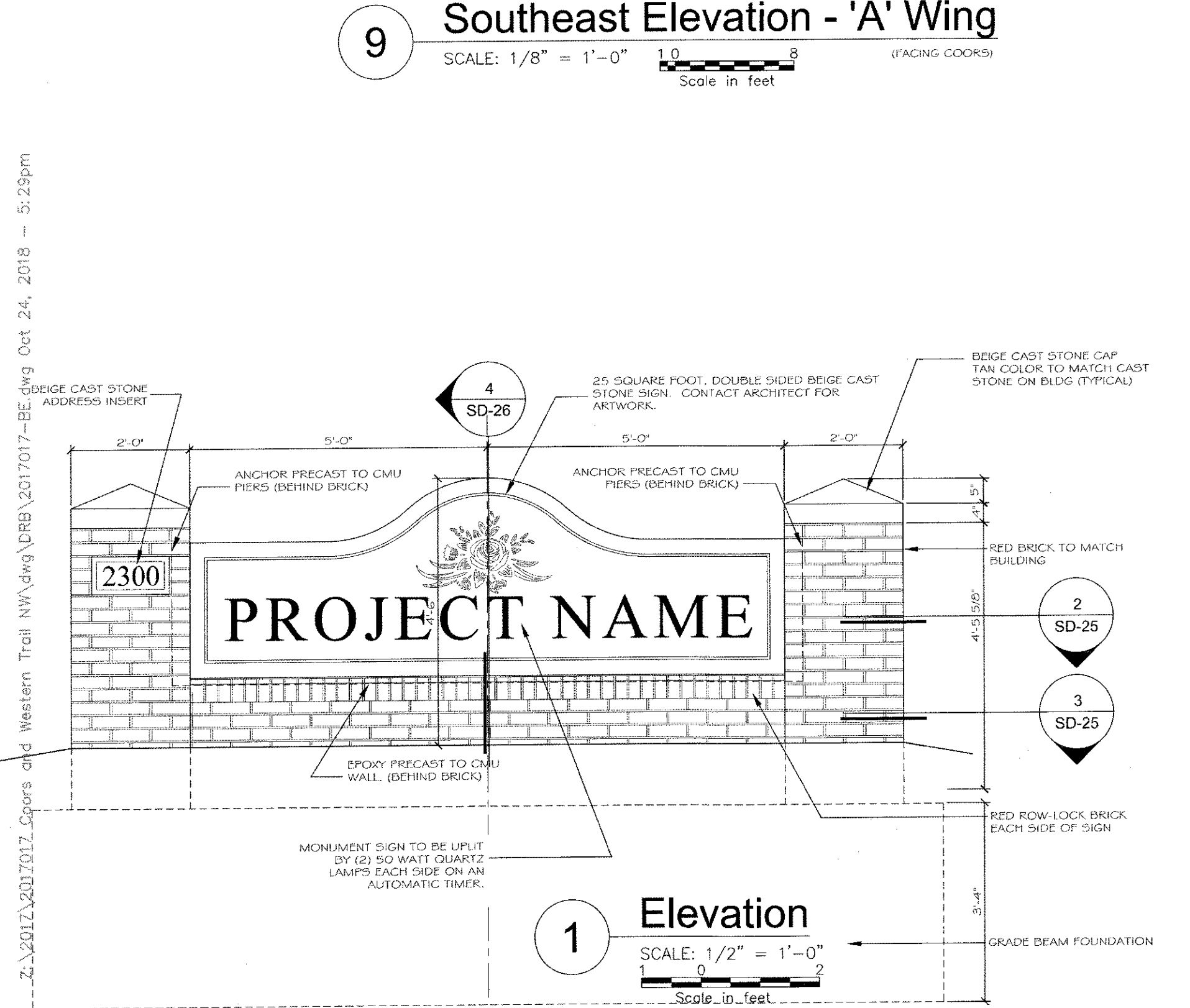
8 Wing End Elevation - 'B' Wing
SCALE: 1/8" = 1'-0" (BETWEEN CORE 4 & B-WING)
Scale in feet



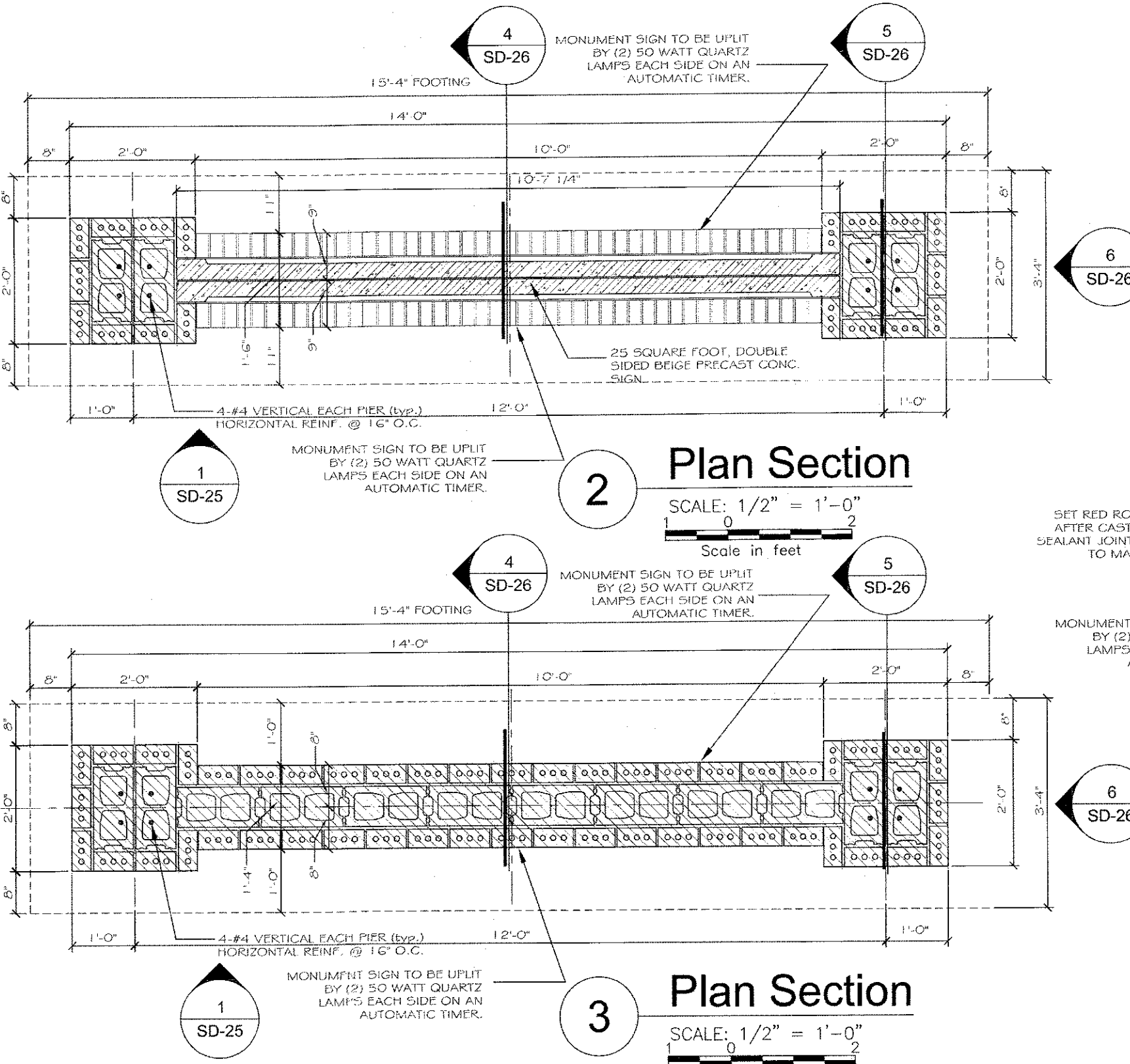
9 Southeast Elevation - 'A' Wing
SCALE: 1/8" = 1'-0" (FACING COORS)
Scale in feet



10 Southeast Elevation - 'B' Wing
SCALE: 1/8" = 1'-0" (FACING WESTERN TRAILS)
Scale in feet

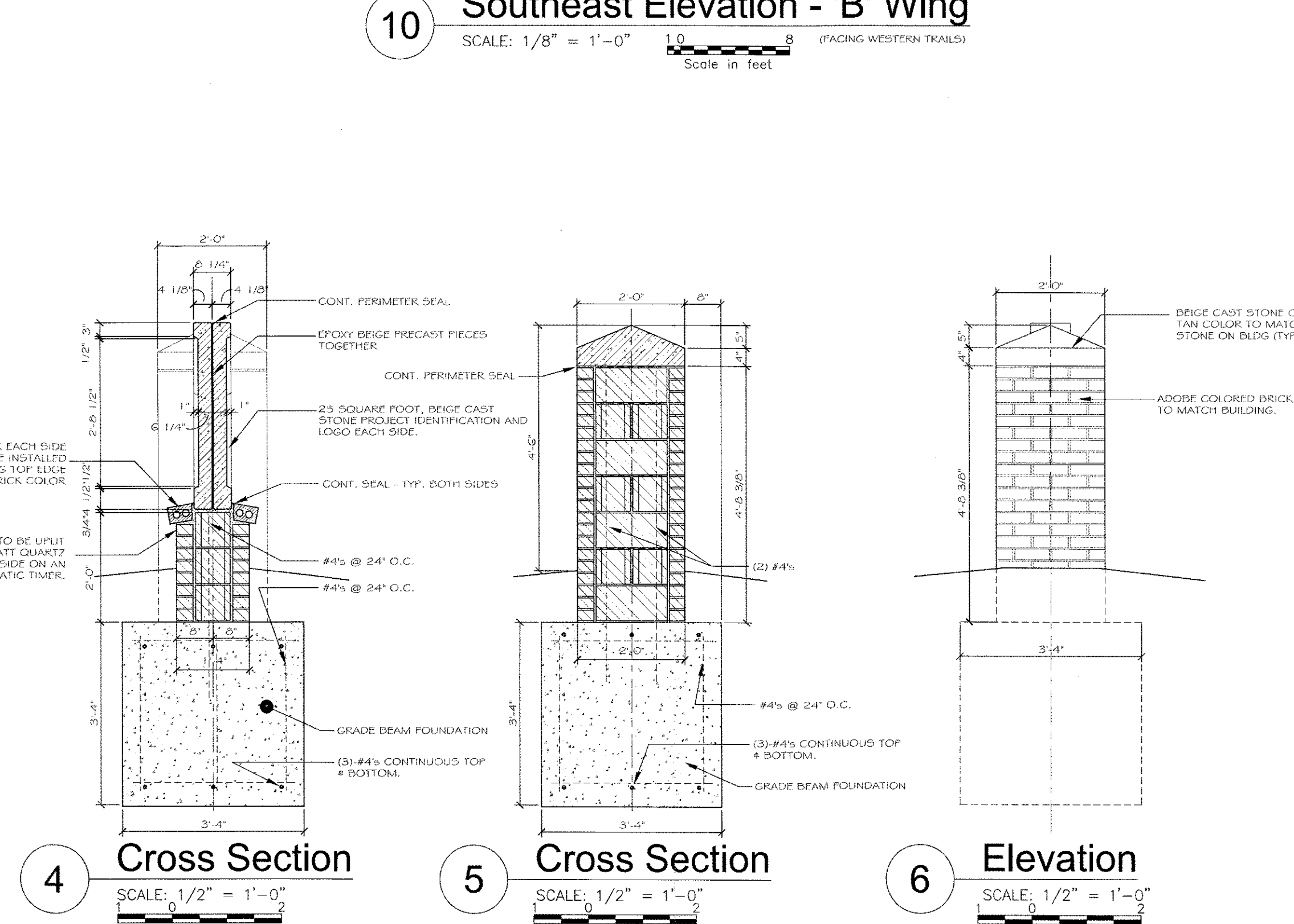


1 Elevation
SCALE: 1/2" = 1'-0"
Scale in feet



2 Plan Section
SCALE: 1/2" = 1'-0"
Scale in feet

3 Plan Section
SCALE: 1/2" = 1'-0"
Scale in feet

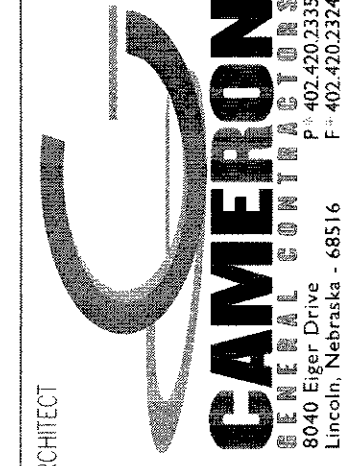


4 Cross Section
SCALE: 1/2" = 1'-0"
Scale in feet

5 Cross Section
SCALE: 1/2" = 1'-0"
Scale in feet

6 Elevation
SCALE: 1/2" = 1'-0"
Scale in feet

CONSULTANT



WESTERN TRAILS ADULT LIVING COMMUNITY
COORS BLVD. & MILNE ROAD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION	PROJECT NO.
	4/4/2008		009
CAD/DWG FILE: 4-000 EXTERIOR ELEVATIONS - 'A' WING.DWG			
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			B4

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