GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

SITE DATA

SITE AREA:	6.57 ACRES	
BUILDING FOOTPRINTS: (Including Trash Enclousure)	63,490 SF	22.2%
SITE FURNITURE: (Signs, Gazebo, Garden Beds, Game Courts)	819 SF	0.3%
PERVIOUS SURFACES Landscape	122,433 SF	42.8%
IMPERVIOUS SURFACES (Road, Driveways, Parking, Sidewalks, Patios):	99,528 SF	34.7%
TOTAL SITE AREA:	286,270 SF	100%

PARKING	#SPACES
ACCESSIBLE SPACES	6
VAN SPACE	1
SURFACE PARKING	101
TOTAL PARKING:	108 SPACES

BUILDING DATA

CONSTRUCTION TYPE: 5A

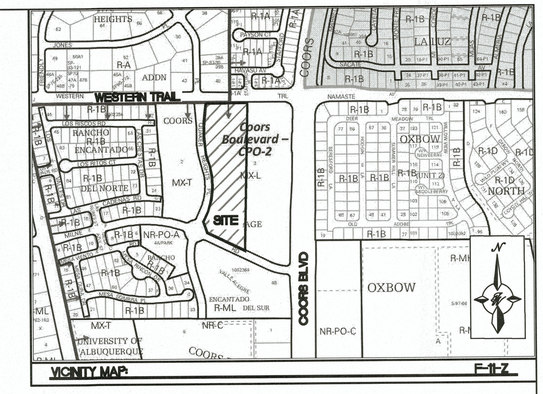
MAXIMUM HEIGHT: 3-STORY
ROOF HEIGHT: 40'-0"

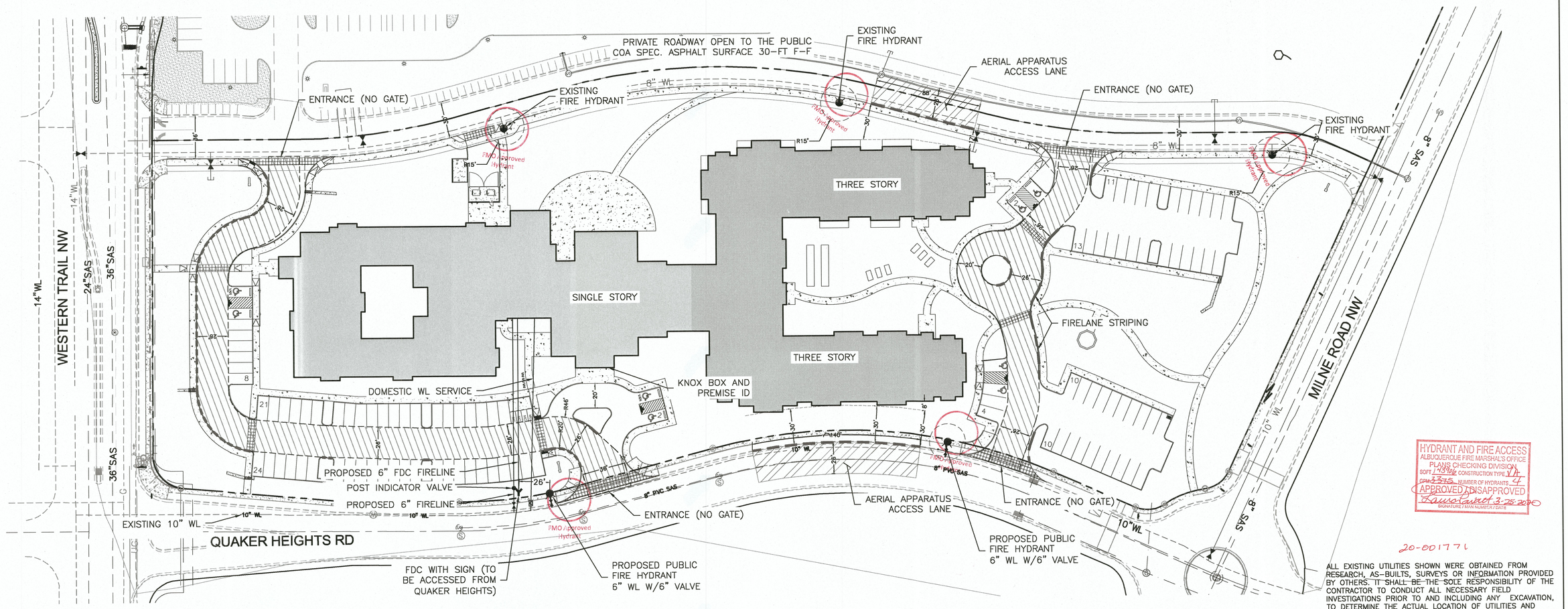
BUILDING AREA	
1ST FLOOR	63,083 SF
2ND FLOOR	38,774 SF
3RD FLOOR	42,049 SF
TOTAL:	143,906 SF

MEMORY CARE		
PRIVATE	18 UNITS	18 BEDS
SEMI-PRIVATE	4 UNITS	8 BEDS
TOTAL:	22 UNITS	26 BEDS

ASSISTED LIVING	
STUDIO	15
ONE BED	45
TWO BED	15
TOTAL:	75 UNITS

INDEPENDENT LIVING	
ONE BED	36
TWO BED	11
TOTAL:	47 UNITS





HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SQFT 1,93% CONSTRUCTION TYPE VA
GPM 3375 NUMBER OF HYDRANTS 4
APPROVED DISAPPROVED
Dawn Gurrel 3-25-2020
SIGNATURE / DATE NUMBER / DATE

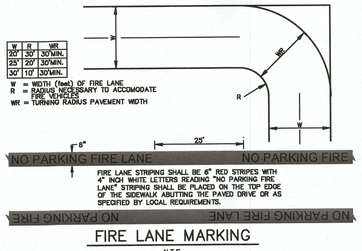
20-001771

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.

INDEPENDENT LIVING PROJECT
4500 QUAKER HEIGHTS RD
ALBUQUERQUE, NM 87120
BUILDING AREA 143,906 SF
THREE STORY
MAX AVG. ROOF HEIGHT = 40'-0"
CONSTRUCTION TYPE VA
FIRE SPRINKLER SYSTEM IN BUILDING

W	R	WR
20'	30'	30'MIN.
25'	20'	30'MIN.
30'	10'	30'MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



FIRE LANE MARKING

N.T.S.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- FIRE ACCESS LANE (ASPHALT)
- AERIAL FIRE ACCESS LANE (DRIVEABLE GRASS TO SUPPORT 75,000 POUNDS SEE DETAIL THIS SHEET)
- FIRE LANE STRIPING (SEE DETAIL THIS SHEET)
- EXISTING FIRE HYDRANT

NOTES:

1. NO SLOPE GREATER THAN 10% ALONG APPARATUS ROUTE IS PROPOSED.
2. THE DRIVING SURFACE OF THE FIRE APPARATUS ACCESS ROUTE IS CAPABLE OF SUPPORTING A LOAD OF AT LEAST 75,000 POUNDS.
3. PER 2015 INTERNATIONAL FIRE CODE.
4. NO SECURITY GATE IS PROPOSED AT THE ENTRANCES.

ENGINEER'S SEAL	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABQ NM 87120	DRAWN BY RS
	FIRE ONE PLAN	DATE 3/5/2020
		2019064_F1
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # F1
RONALD R. BOHANNAN P.E. #7868		JOB # 2019064

\\NAS01\ZDrive\2019\2019064 Coors Village Tract 3A\dwg\AA\2019064_F1.dwg Mar 25, 2020 - 3:04pm