

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

AREA (AC)	BUILDING AREA	UNIT	FOOTPRINT AREA	USE	ZONING	PARKING CALCULATIONS	PRKG. REQ.	COMPACT SPACES	HC PRKG. REQ.	MC PRKG. REQ.	BIKE SPACES REQ.	BIKE SPACES PROV.	PROPOSED FAR	MAX. FAR					
6.56	143,906 SF (GROSS)	131	63,490 SF	SENIOR INDEPENDENT LIVING (AGE RESTRICTED MULTI-FAMILY)	SU-3	ASSISTED LIVING 1 SPACE / 3 BEDS NURSING HOME 1 SPACE / 5 BEDS, (-10% WITHIN 300' OF A TRANSIT ROUTE)	59	105	0	6	6	2	2	4	4	6	6	0.61	1.0

PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: SI-2018-00151

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

DRP 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

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 8 FT. SIDEWALK 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 NOT USED
- 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

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 #66, #700 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 FLUENT LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.
4. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3-A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
5. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A.
6. TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2), RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
7. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
8. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLEMENT THE BUILDING.
9. MINI CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE (11'X11' PER DPM 7-11(D)).
10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
11. PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.

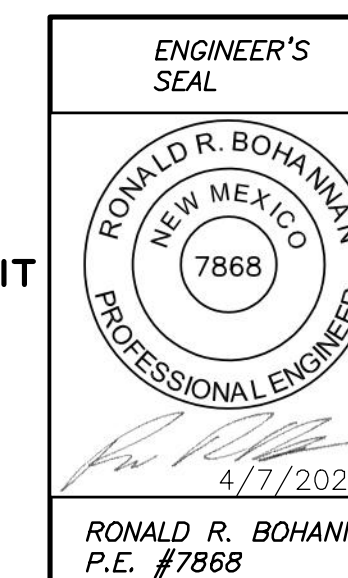
SITE DATA

SITE AREA:	6.57 ACRES
BUILDING FOOTPRINTS: (Including Trash Enclosure)	63,490 SF 22.2%
SITE FURNITURE: (Signs, Gazebo, Garden Beds, Game Courts)	819 SF 0.3%
PERVIOUS SURFACES: (Road, Driveways, Parking, Sidewalks, Patios)	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	MEMORY CARE PRIVATE	18 UNITS	18 BEDS
MAXIMUM HEIGHT: 3-STORY	SEMI-PRIVATE	4 UNITS	8 BEDS
ROOF HEIGHT: 40'-0"	TOTAL:	22 UNITS	26 BEDS
BUILDING AREA	ASSISTED LIVING STUDIO	15	
1ST FLOOR	ONE BED	45	
2ND FLOOR	TWO BED	15	
3RD FLOOR	TOTAL:	75 UNITS	
TOTAL:	INDEPENDENT LIVING ONE BED	36	
	TWO BED	11	
	TOTAL:	47 UNITS	

- 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

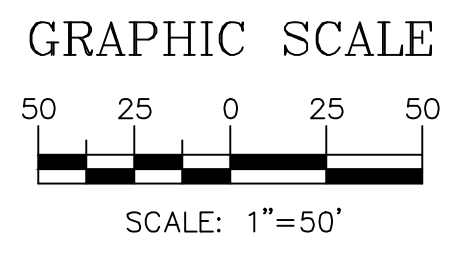
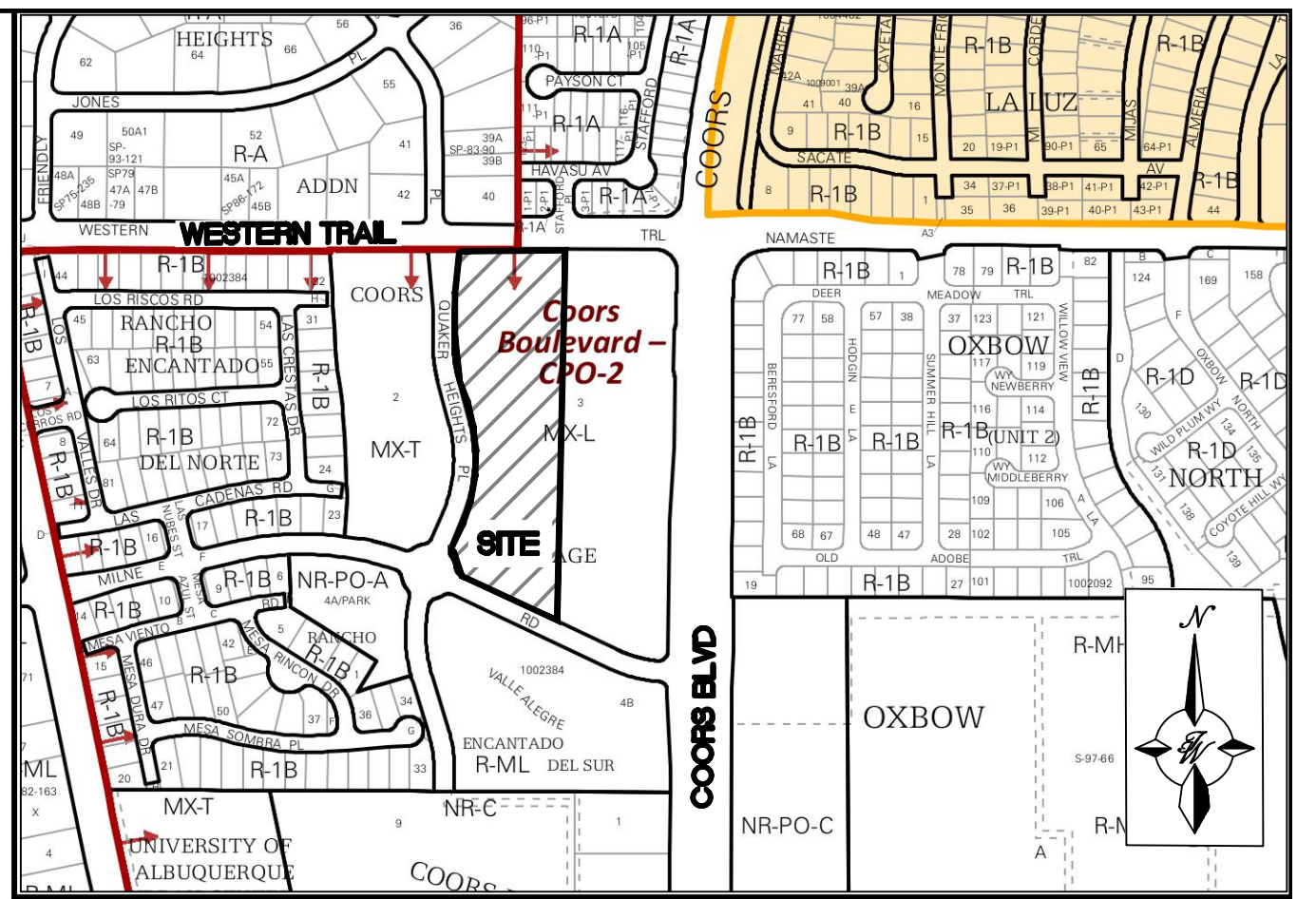
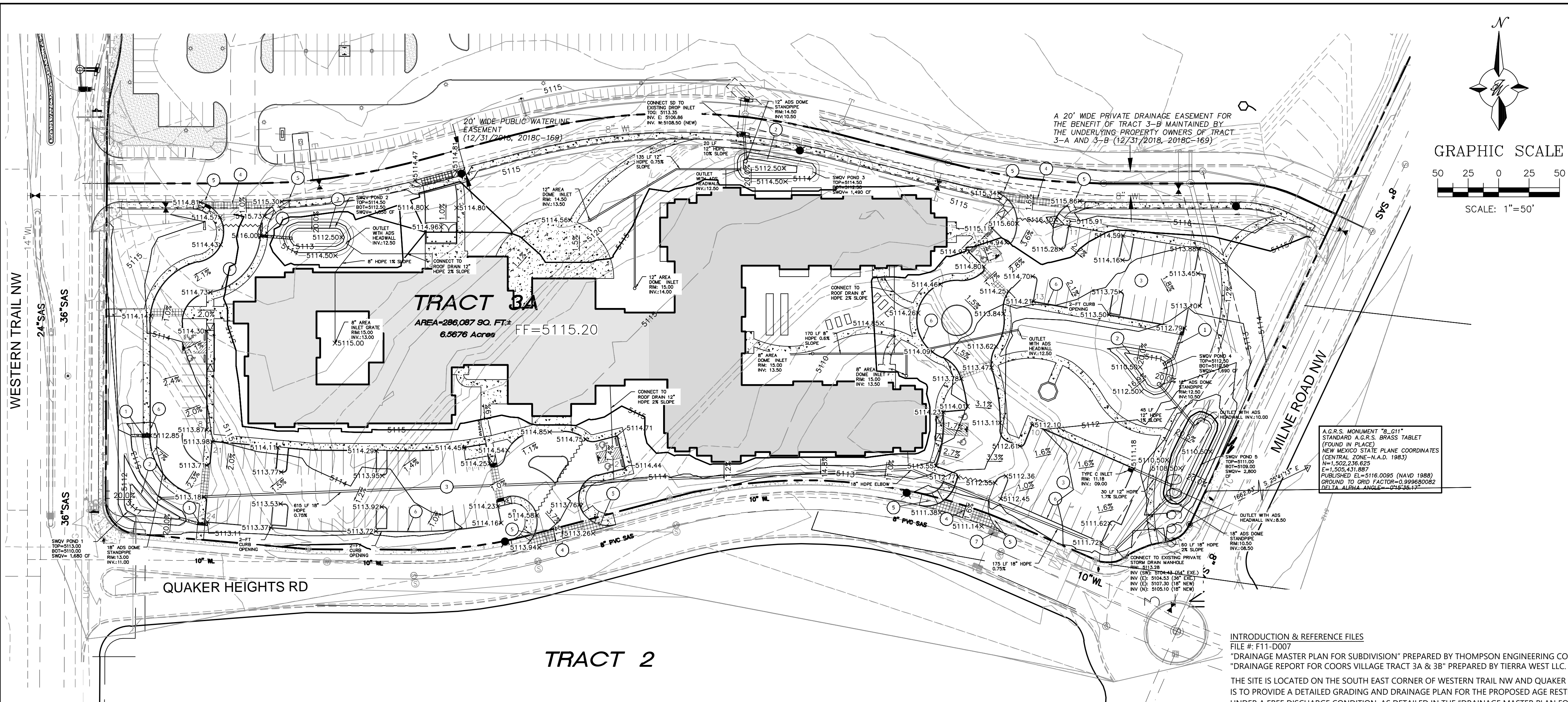


TRACT 3A COORS VILLAGE
 4500 QUAKER HEIGHTS ABO NM 87120

SITE PLAN FOR BUILDING PERMIT

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

DRAWN BY
 RS
 DATE
 3/5/2020
 2019064_SP
 SHEET #
C1
 JOB #
 2019064



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 STORMDRAIN 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 STORMDRAIN CONNECTED TO AN EXISTING 54-INCH STORM DRAIN STUB AT THE SOUTH WEST CORNER OF TRACT 3A, WHICH CONNECTS TO THE EXISTING SYSTEM 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 MASTERPLAN 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 STORMDRAIN 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 MASTERPLAN. ONCE THE SWQP PONDS ARE FULL THEY WILL FLOW INTO THE EXISTING STORMDRAIN 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.

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*Ad
 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

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	

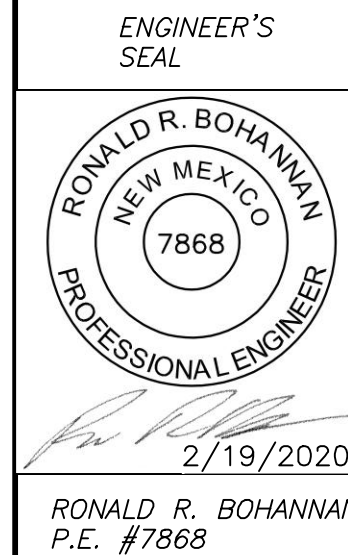
Peak Discharge (cfs/acre)			
Zone	100-Year	10-Year	
Qa	1.29	0.24	
Qb	2.03	0.76	
Qc	2.87	1.49	
Qd	4.37	2.89	

SWQP	Area At Mid Depth	Depth	Volume
1	840	2	1,680
2	925	2	1,850
3	745	2	1,490
4	845	2	1,690
5	1400	2	2,800

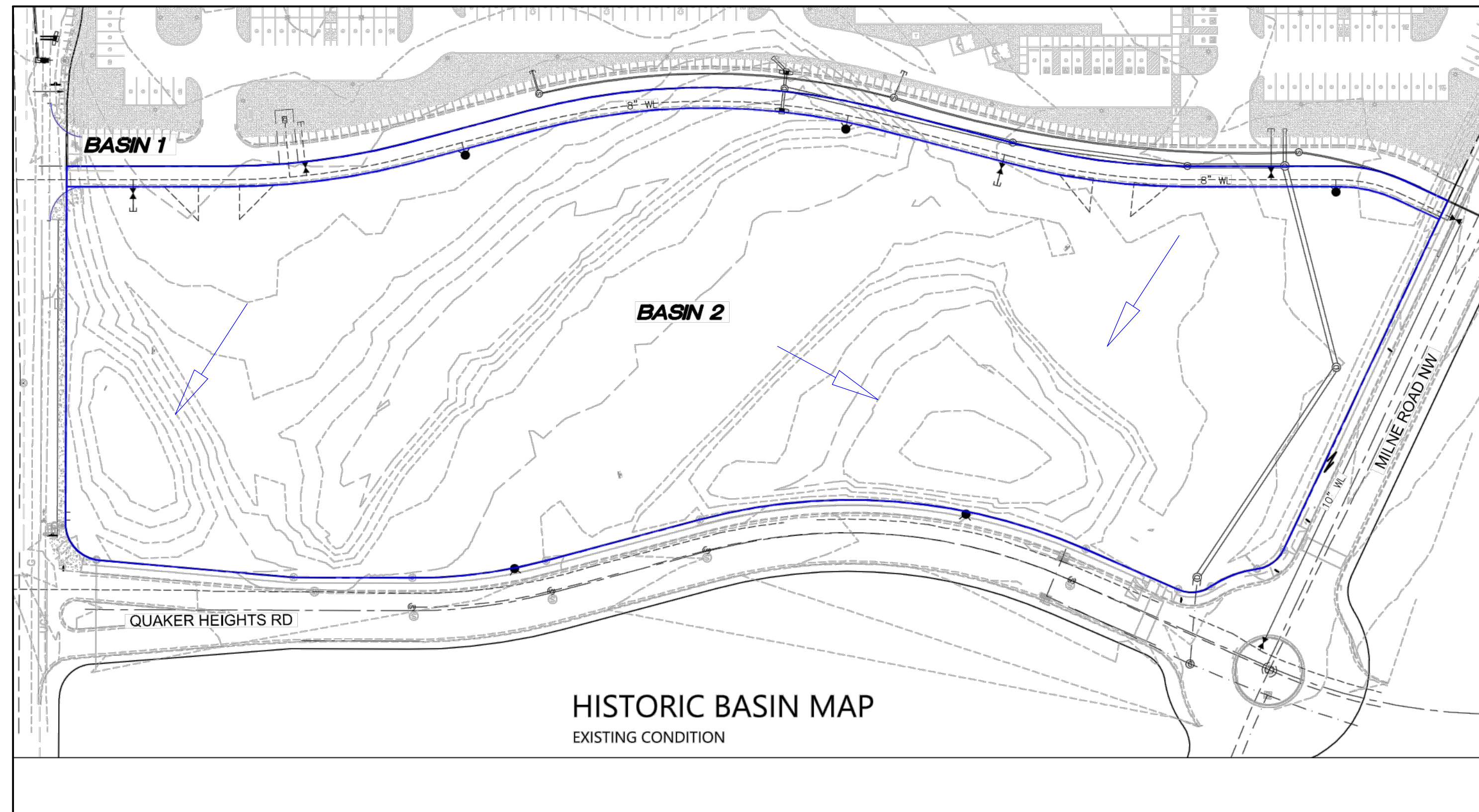
Stormwater Quality Volume
 Total Impervious Area = 5,079 sq ft
 Retainage depth = 0.42" Per DPM Pg. 272
 Retention Volume = 2,133 CF

ΣArea in "Treatment D" = 1,035 sq ft
 Retention Volume = 0.035 x area = 70 CF

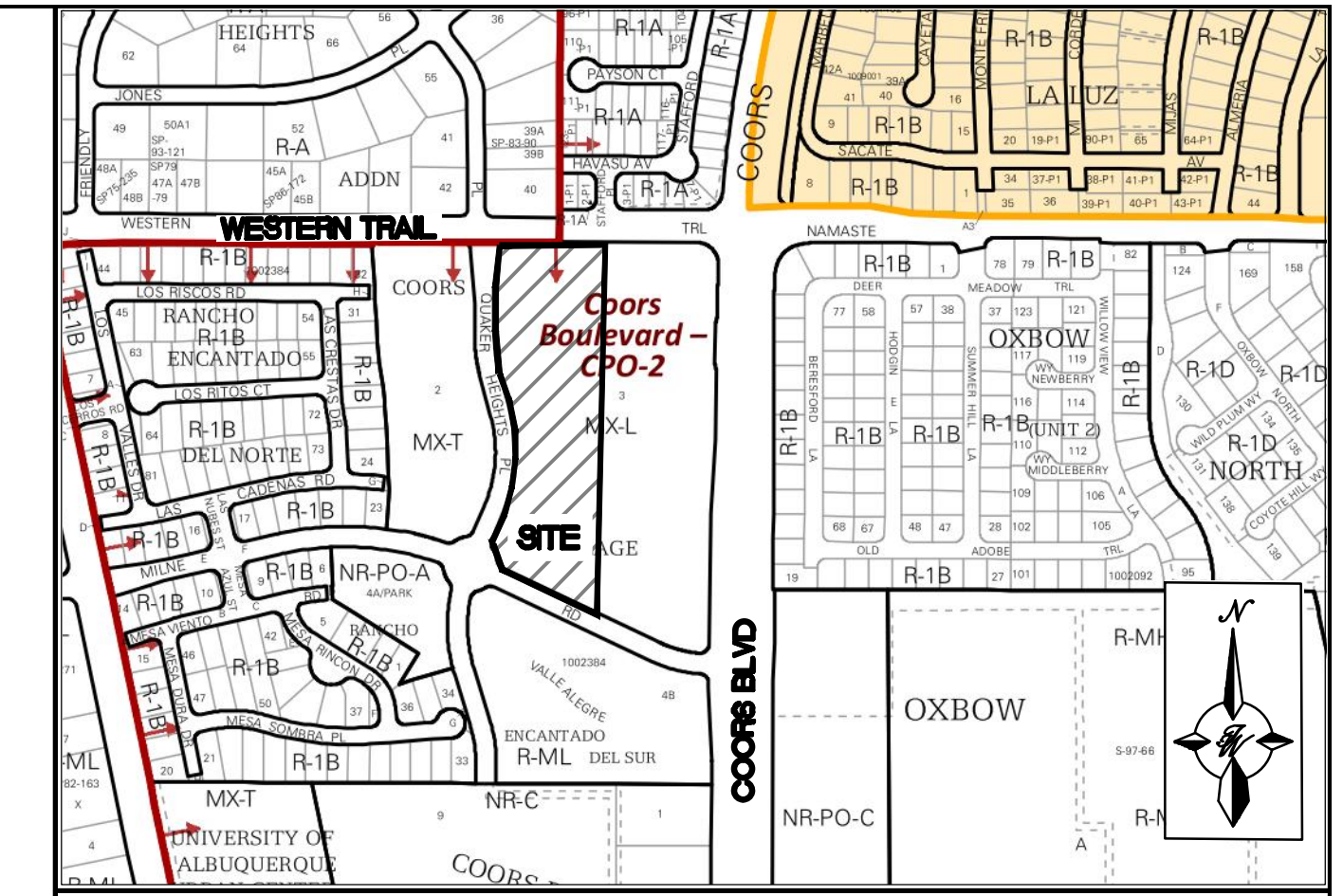
- KEYED NOTES**
- 2-FT CURB CUT AND 2-FT CONCRETE RUNDOWN W/ SIDEWALK CULVERT
 - SWQP POND - SEE PLAN FOR NUMBER AND VOLUME THIS SHEET
 - ASPHALT PAVING (SEE GEOTECH REPORT)
 - BUILD NEW DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. MATCH EXISTING FL AT GUTTER.
 - NEW HC RAMP 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)



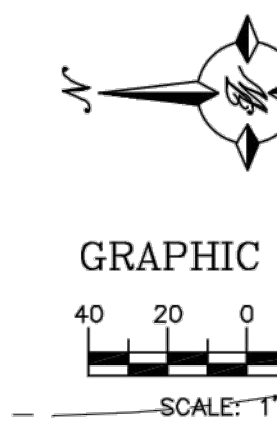
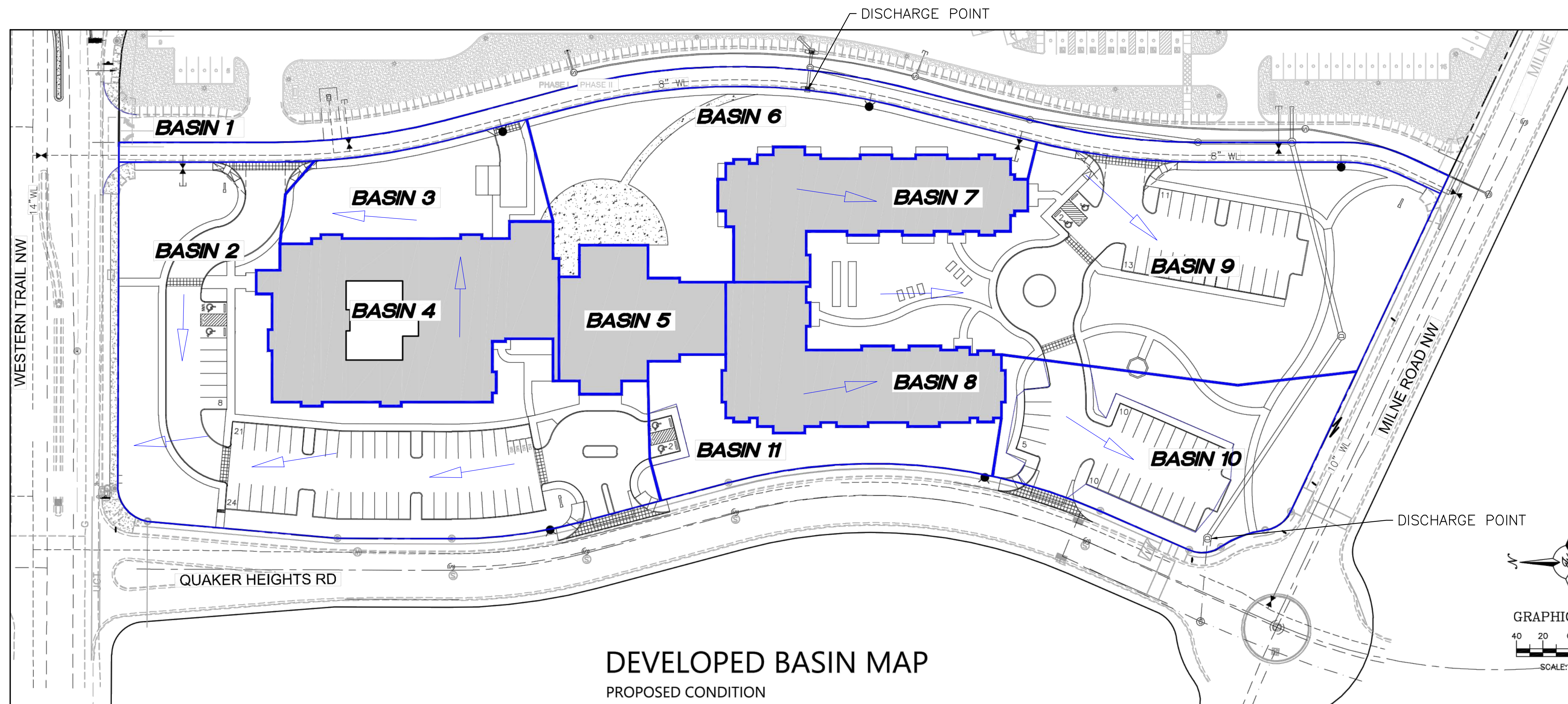
TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120 GRADING & DRAINAGE PLAN	DRAWN BY RS
	DATE 2/19/2020
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_GR
	SHEET # C2
	JOB # 2019064


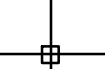


COA HYDRONUM FILES NO. ON RECORD IN SITE VICINITY

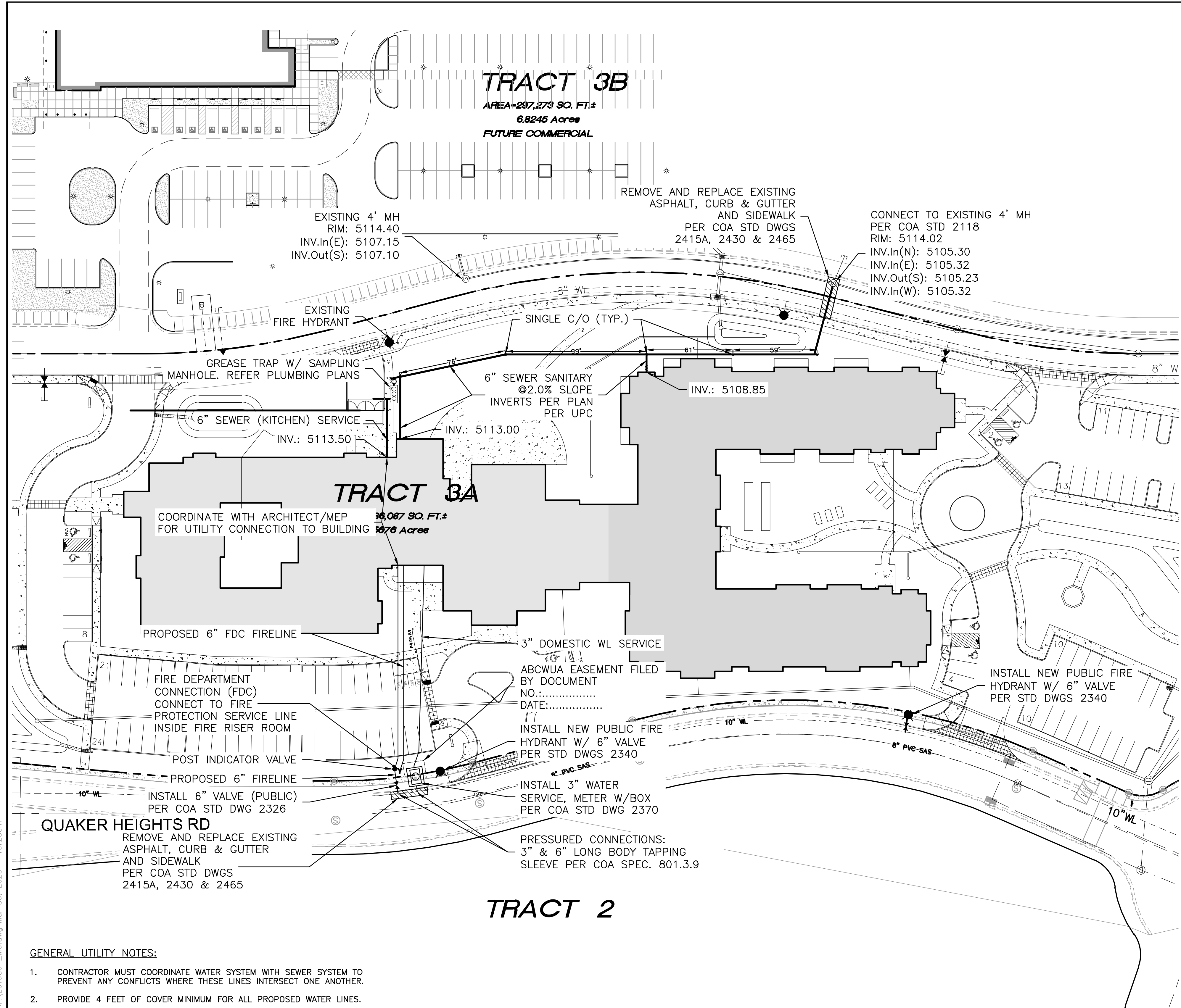


LEGAL DESCRIPTION: TRACT 3-A-1 COORS VILLAGE



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

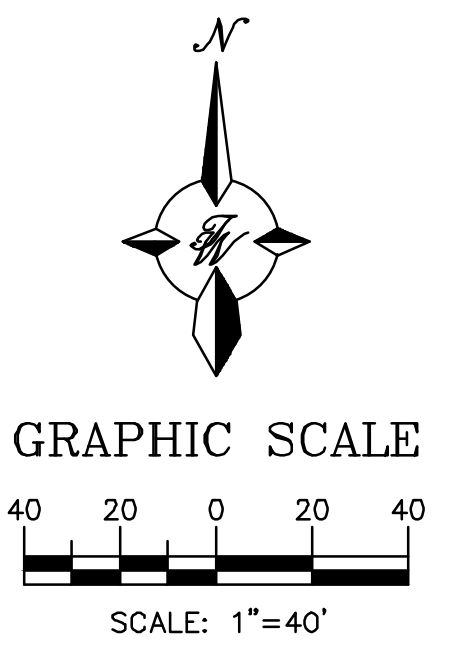
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LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	8" WL 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.

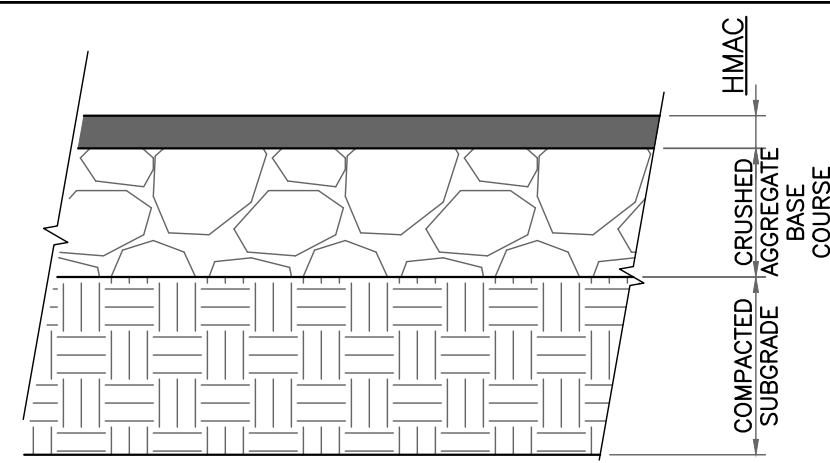
- MATERIALS (OR EQUIVALENT APPROVED):**
- SEWER TO BE SDR-35 PVC
 - WATER LINE TO BE C900-PVC DR18

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/443/729/](http://abcwua.org/content/view/full/729/)

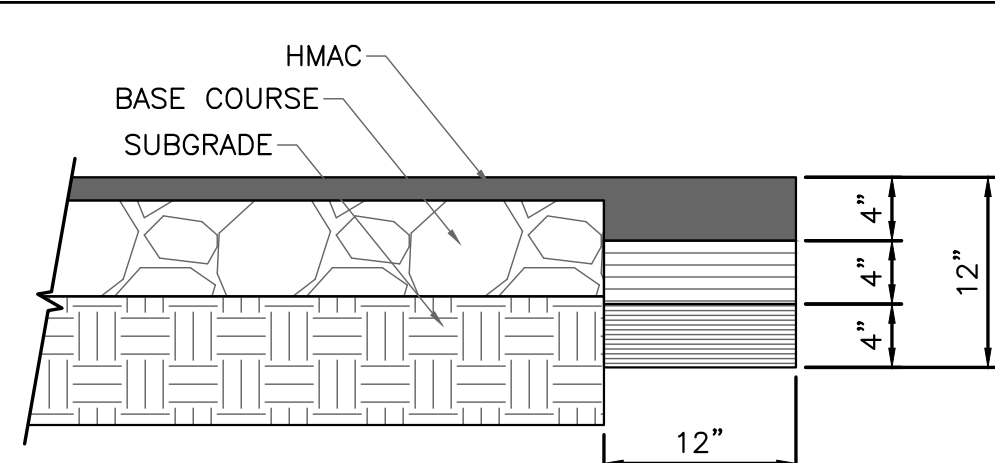
CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES 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 3/5/2020
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_MU
RONALD R. BOHANNAN P.E. #7868	3/6/2020	SHEET # C3
		JOB # 2019064

\\NAS01\Zdrive\2019\2019064 Coors Village\Tract_3A\dwg\AAA\2019064_MU.dwg Mtr 06, 2020 - 10:25am



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



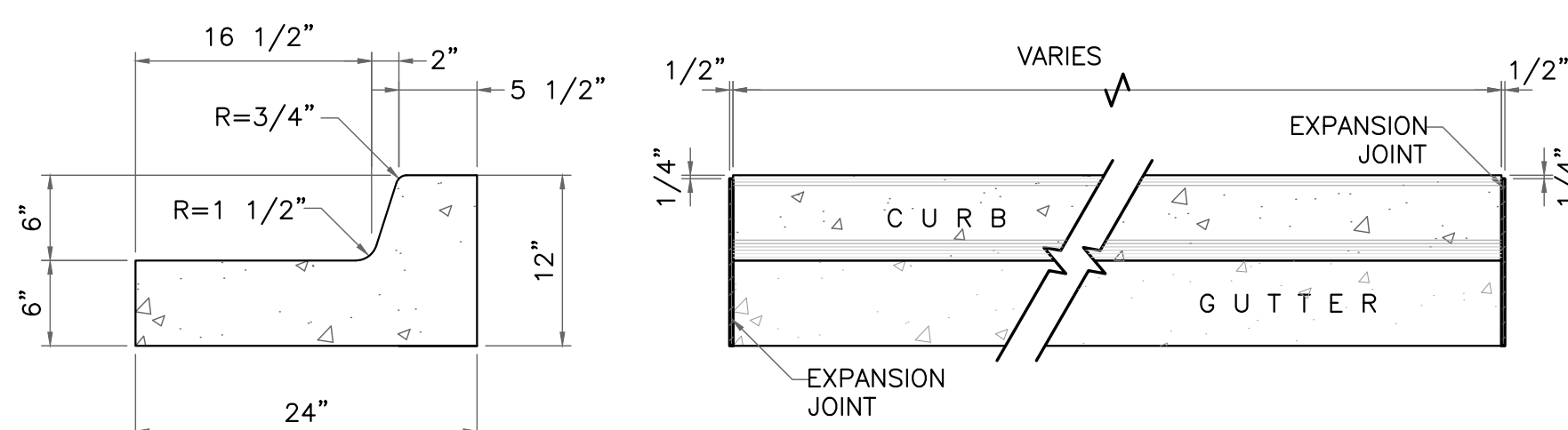
PAVEMENT TERMINUS
SCALE: 1"=1'

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

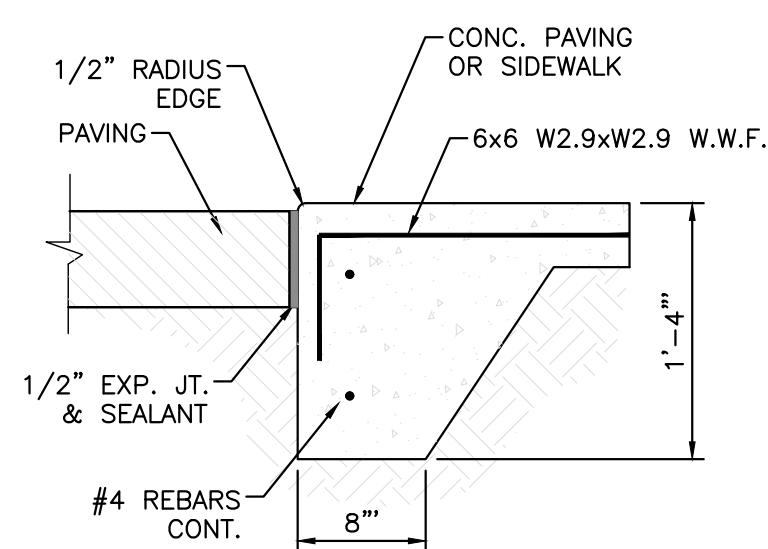
PLAN VIEW

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.

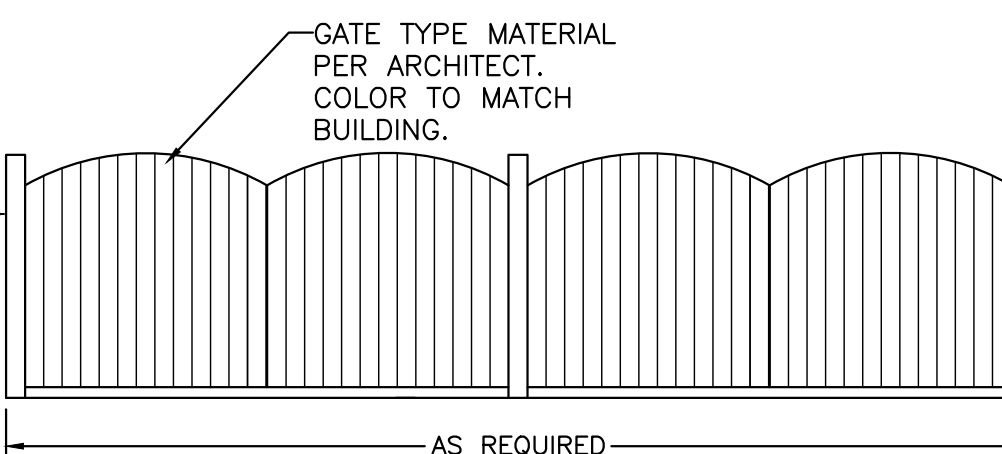
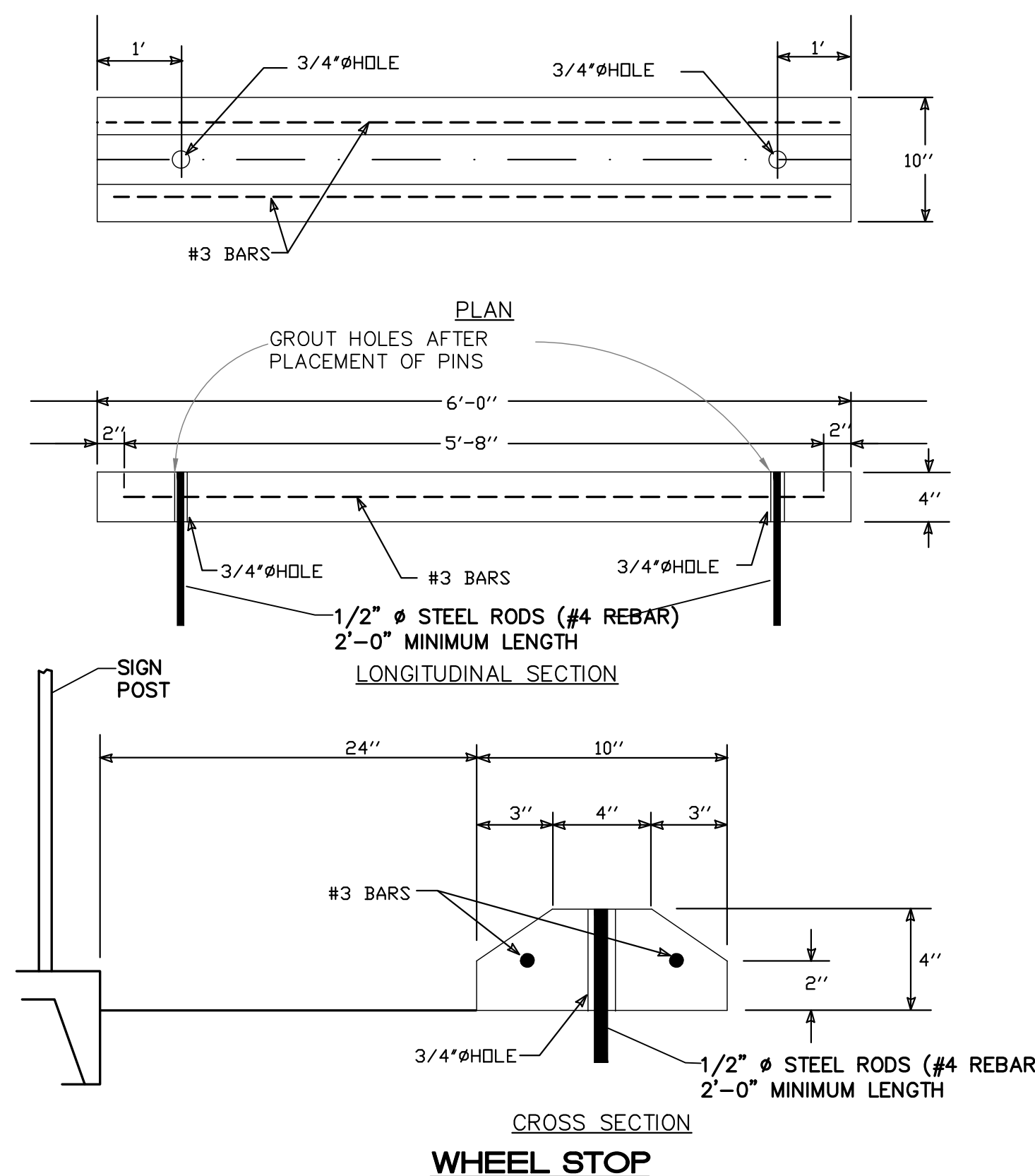
STANDARD 6" CURB & GUTTER DETAIL

SCALE: 1"=1'

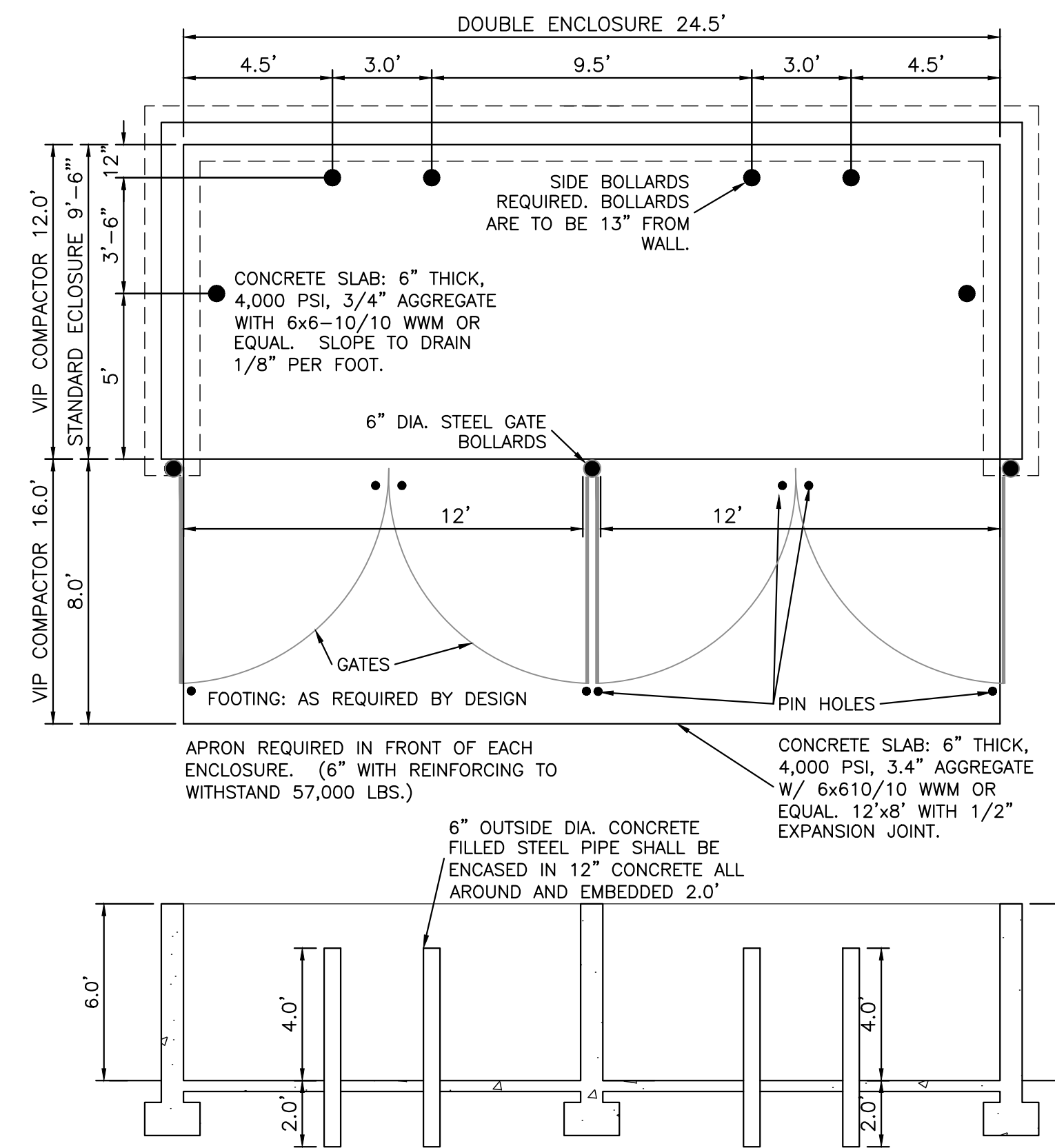


ZERO CURB
NTS

WHEEL STOP

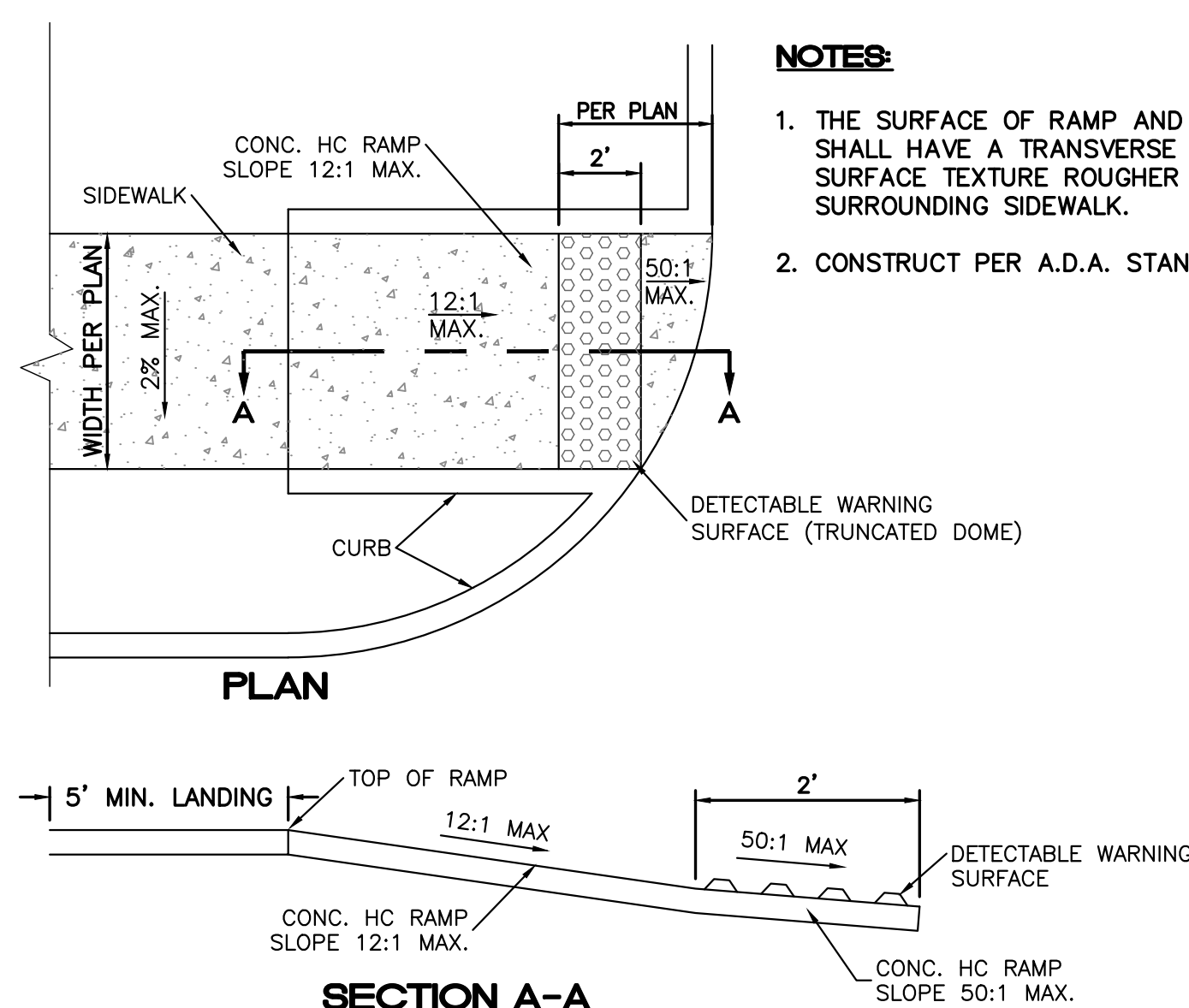


DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS

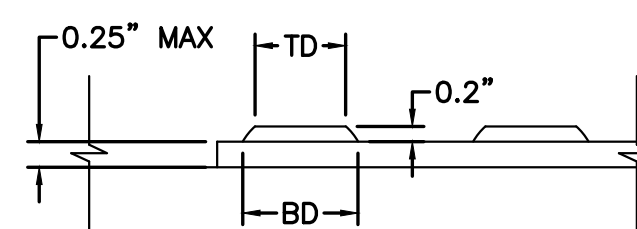
NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.



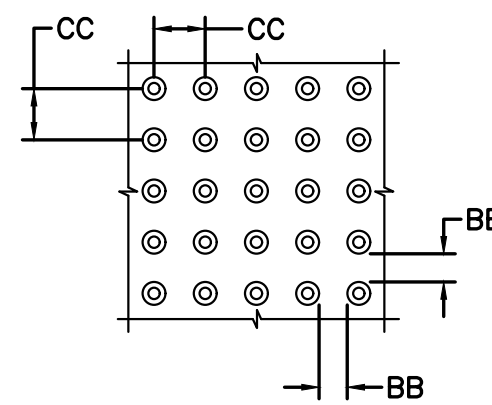
UNIDIRECTIONAL HC RAMP
NOT TO SCALE

NOTES:

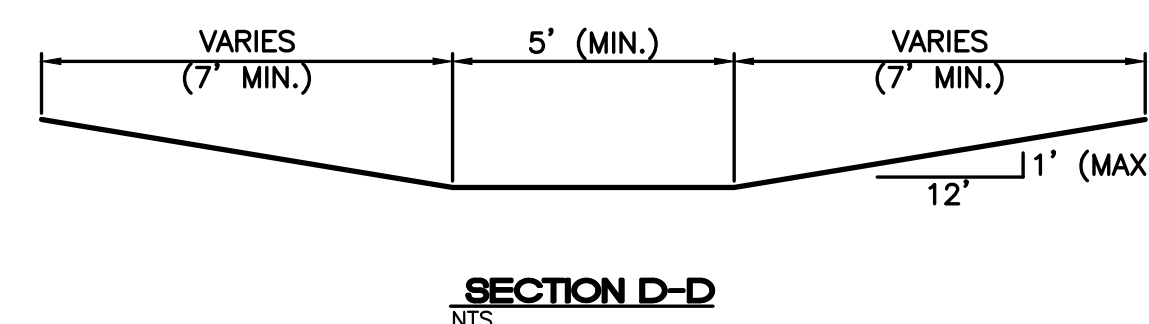
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



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



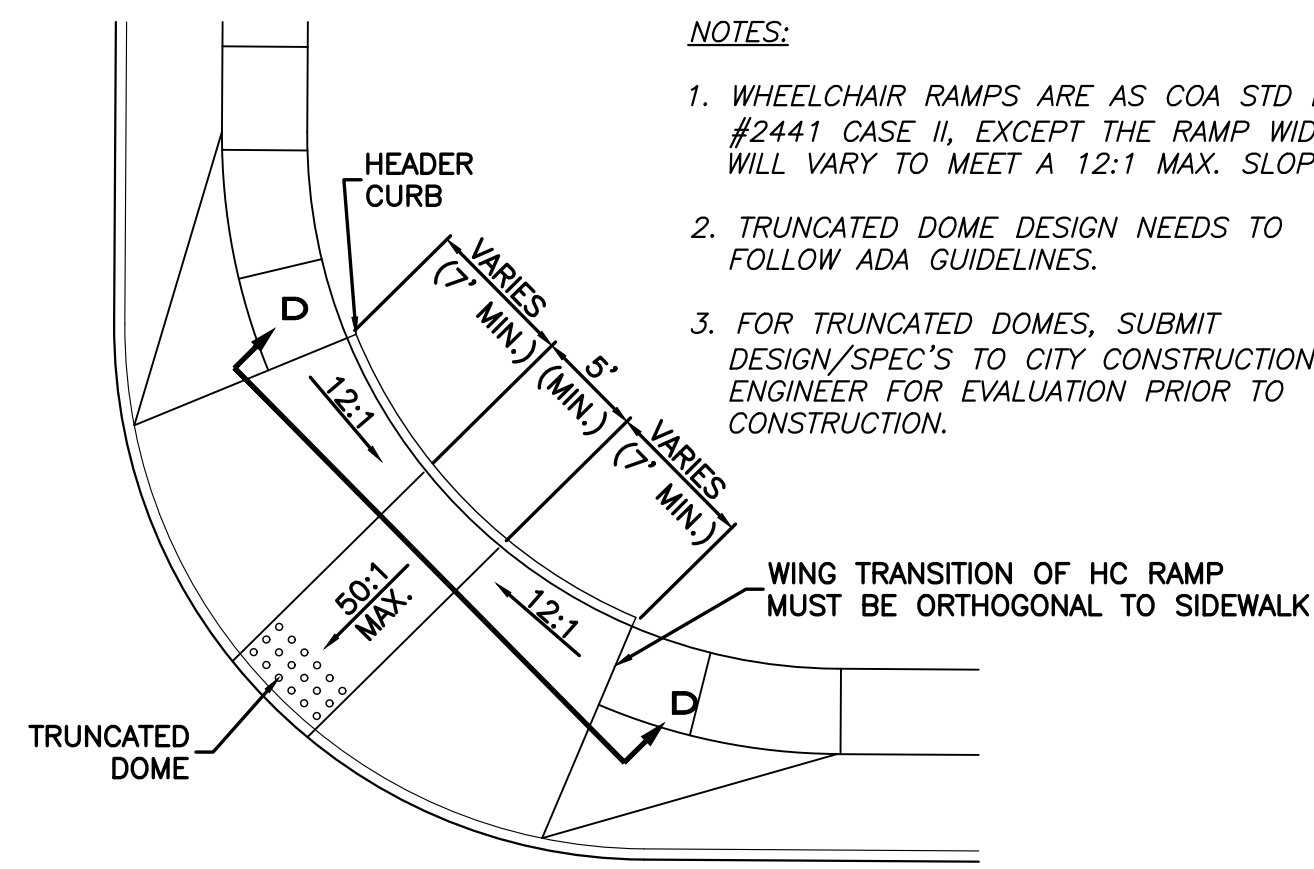
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



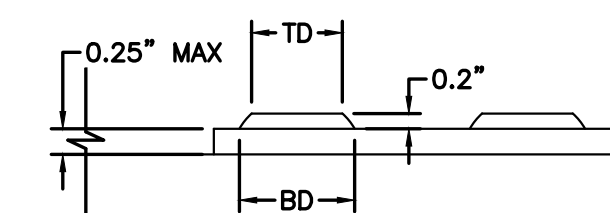
SECTION D-D
NTS

NOTES:

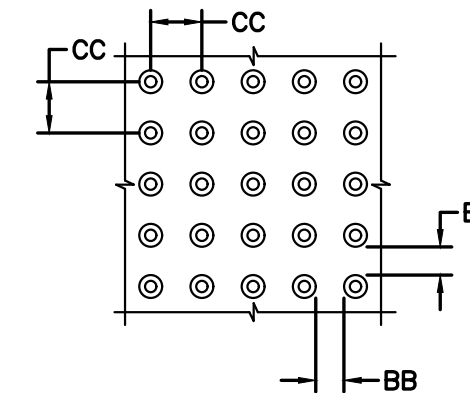
- WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
- TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
- FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



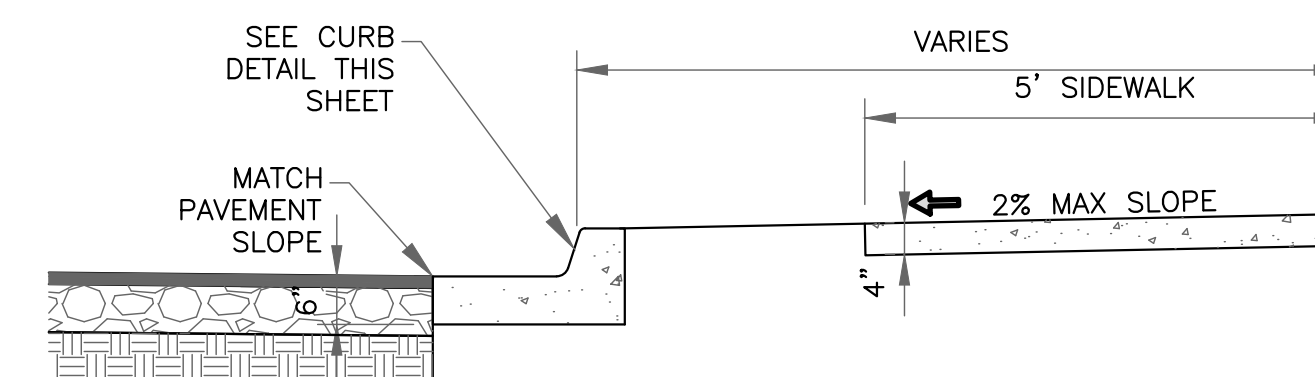
CURB RETURN HC RAMP DETAIL (TYP.)
NTS



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



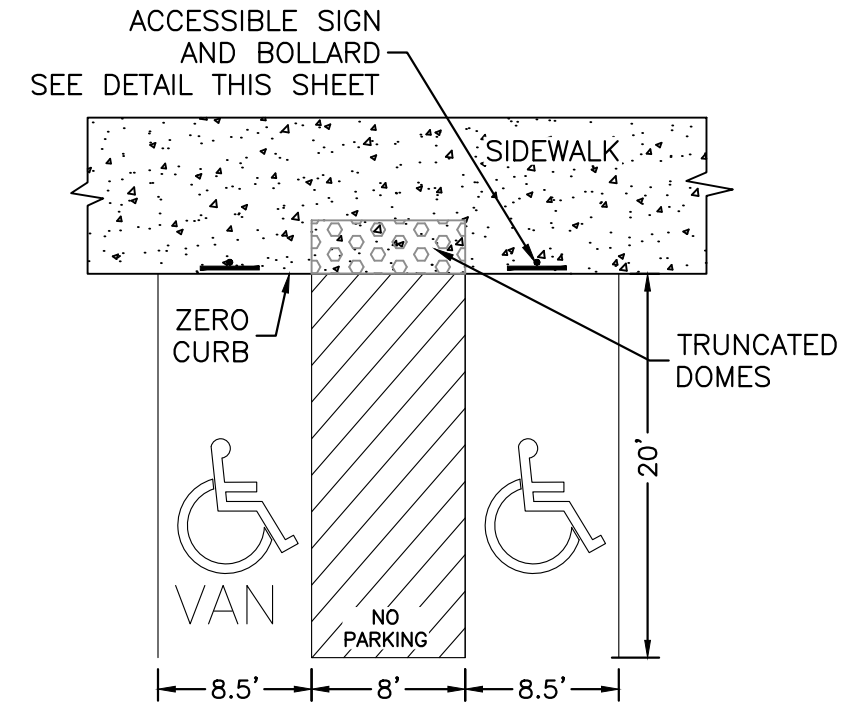
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



NOTES:

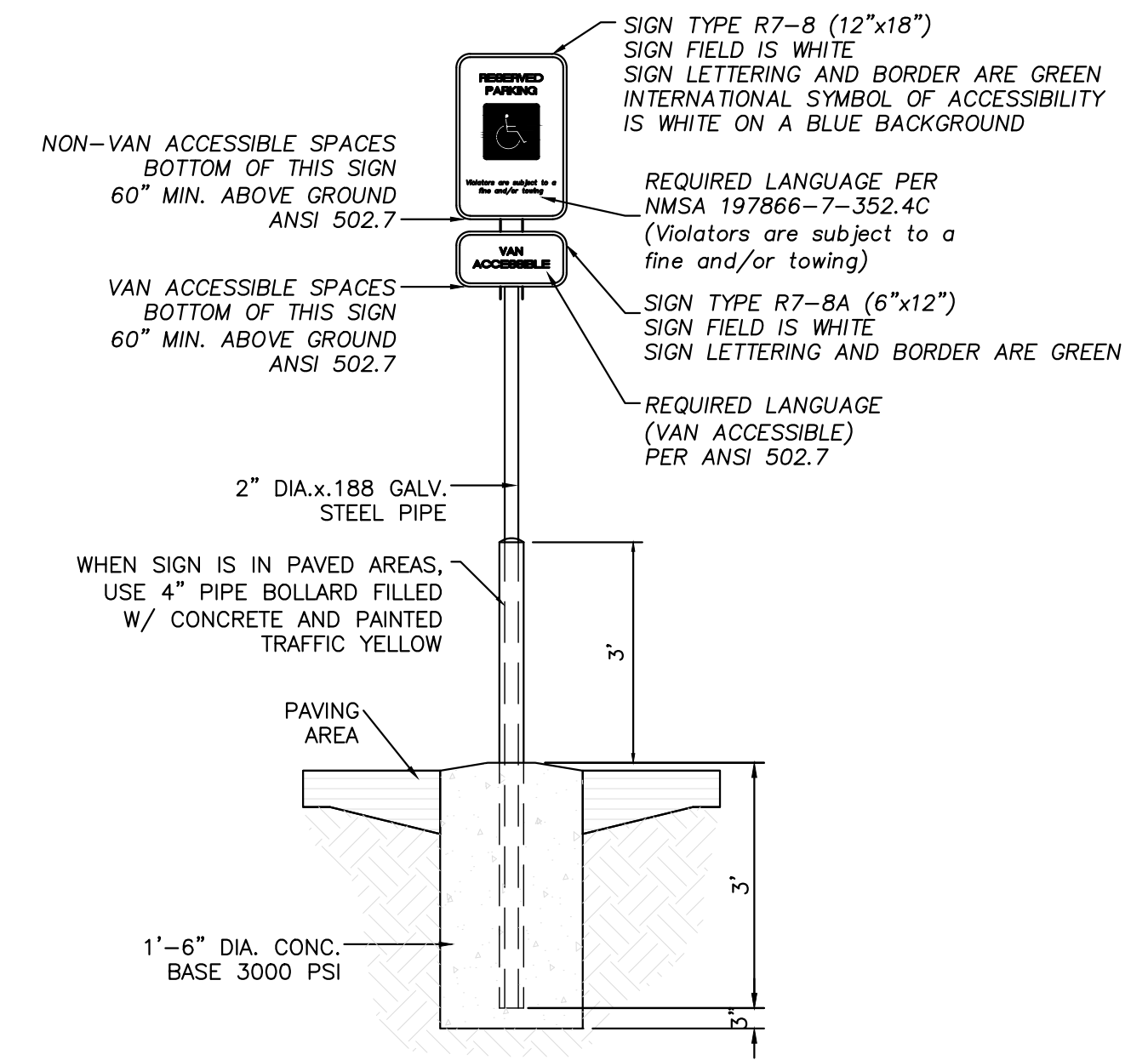
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
- WHENEVER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

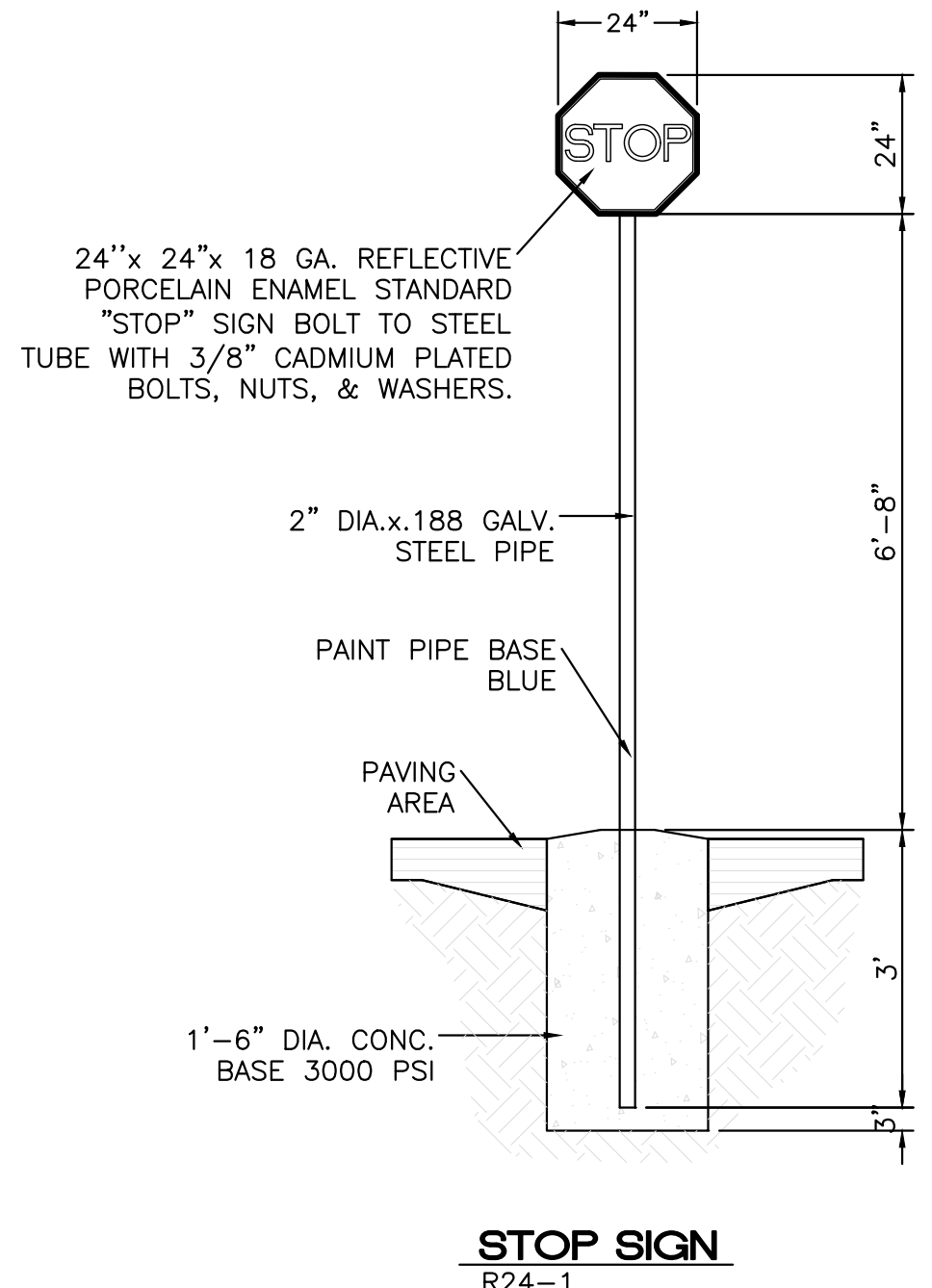


HC PARKING DETAIL
NTS

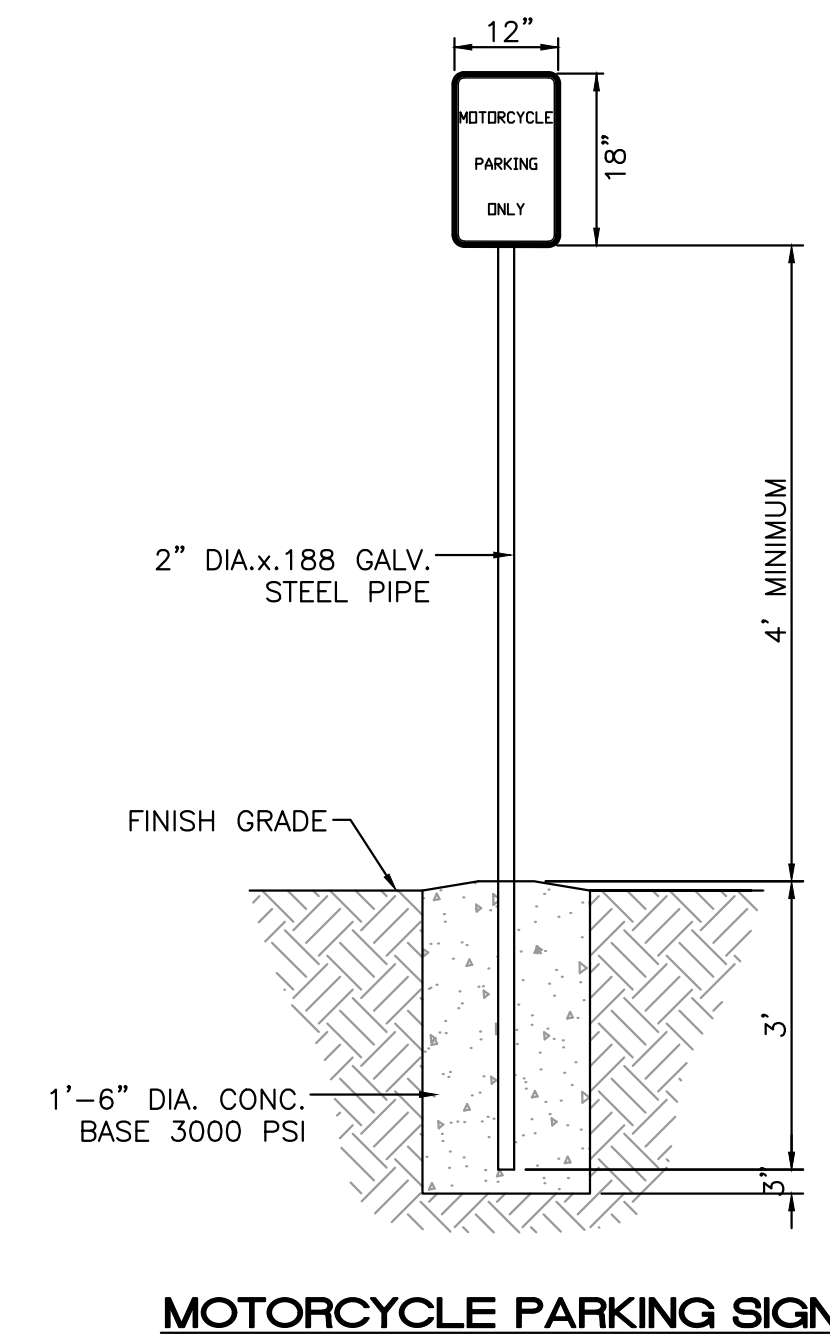
NOTES:
 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 2) Parking space lines and diagonal striping to be painted blue.
 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least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



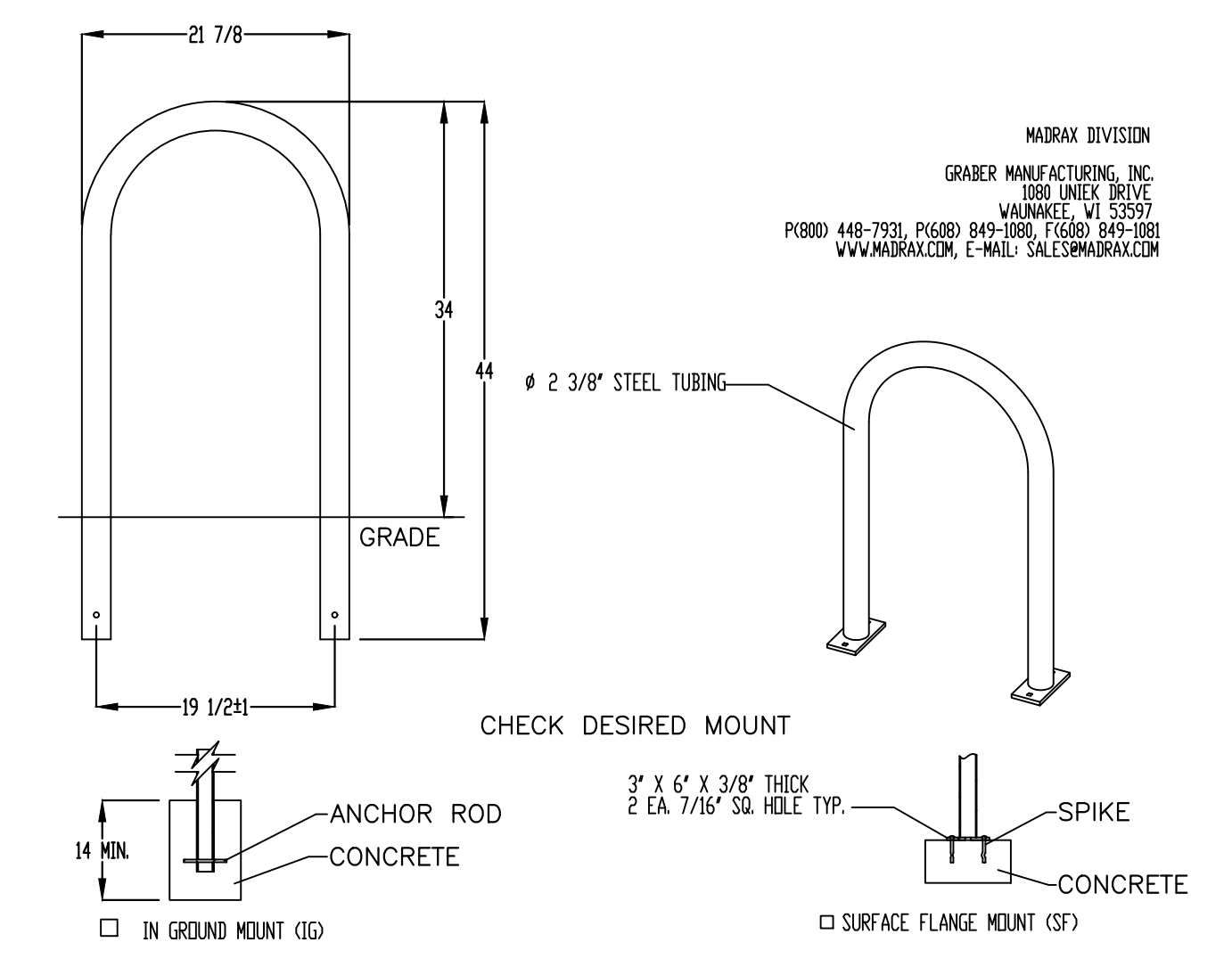
ACCESSIBLE PARKING SIGN
NTS



STOP SIGN
R24-1

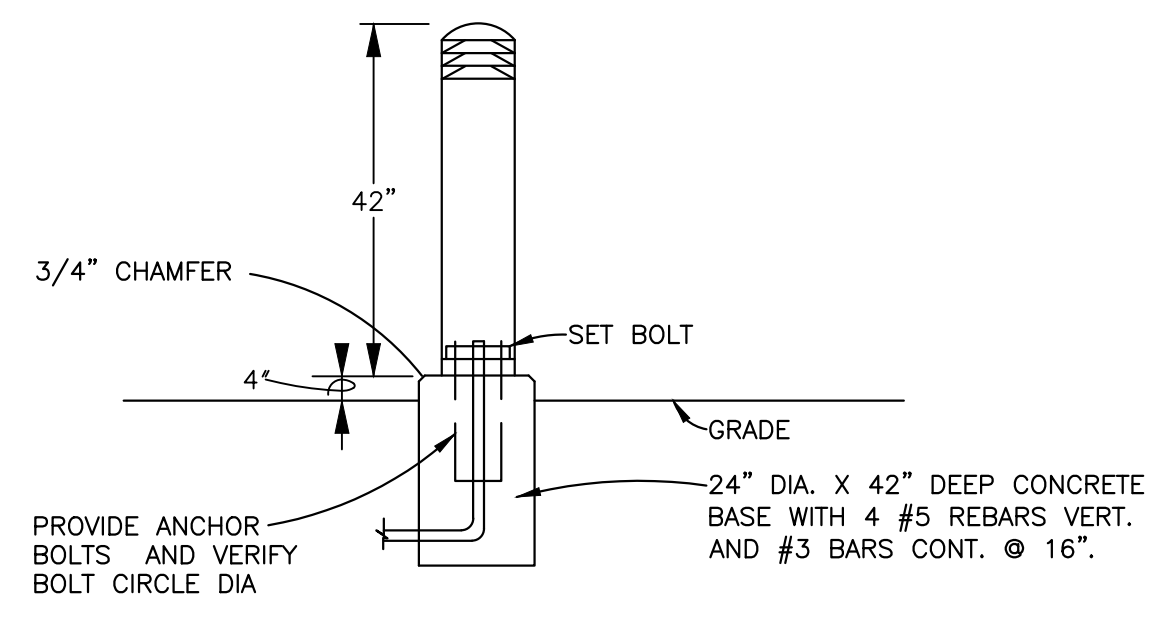


MOTORCYCLE PARKING SIGN
NTS

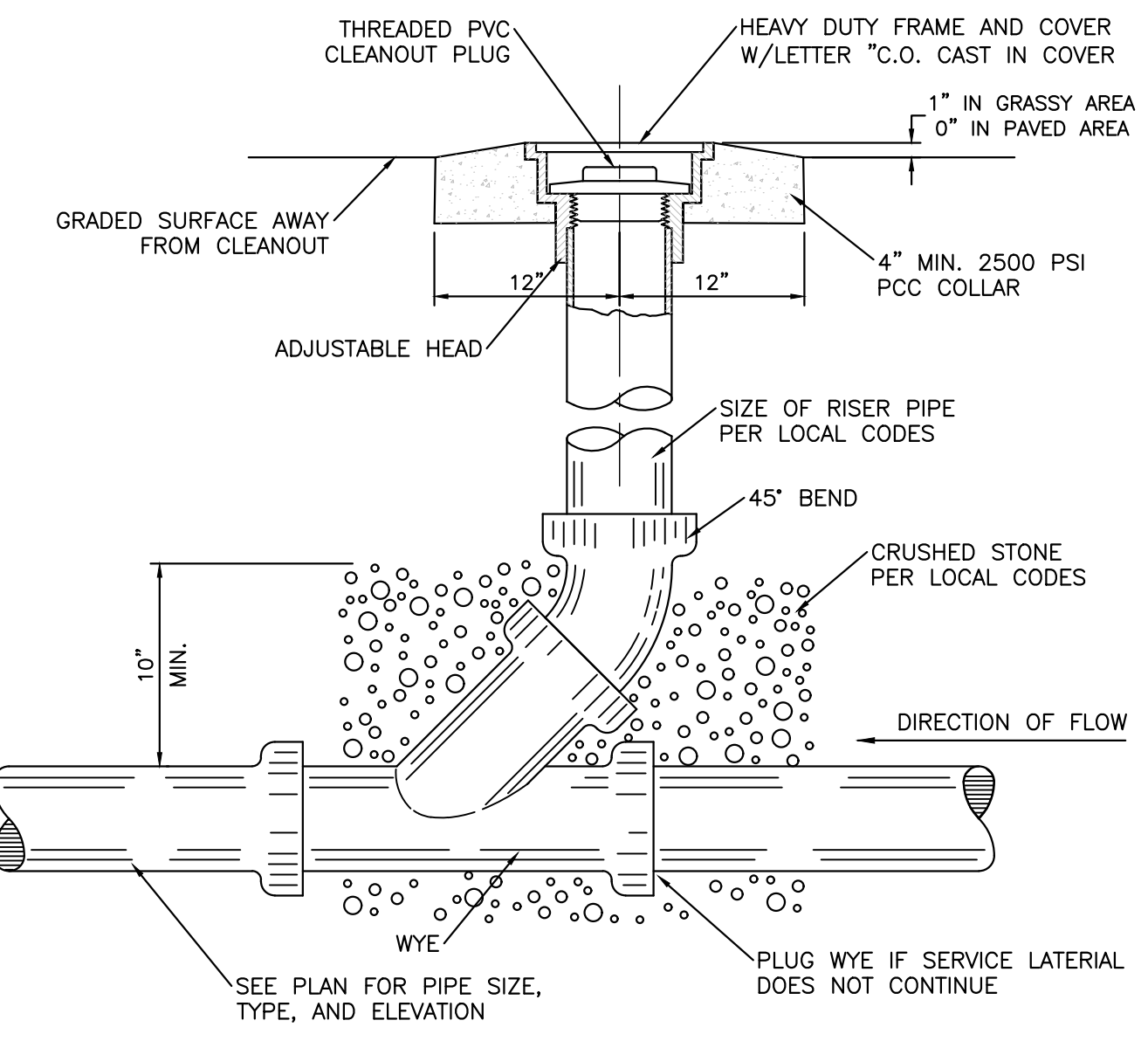


BIKE RACK DETAIL
SCALE: NONE

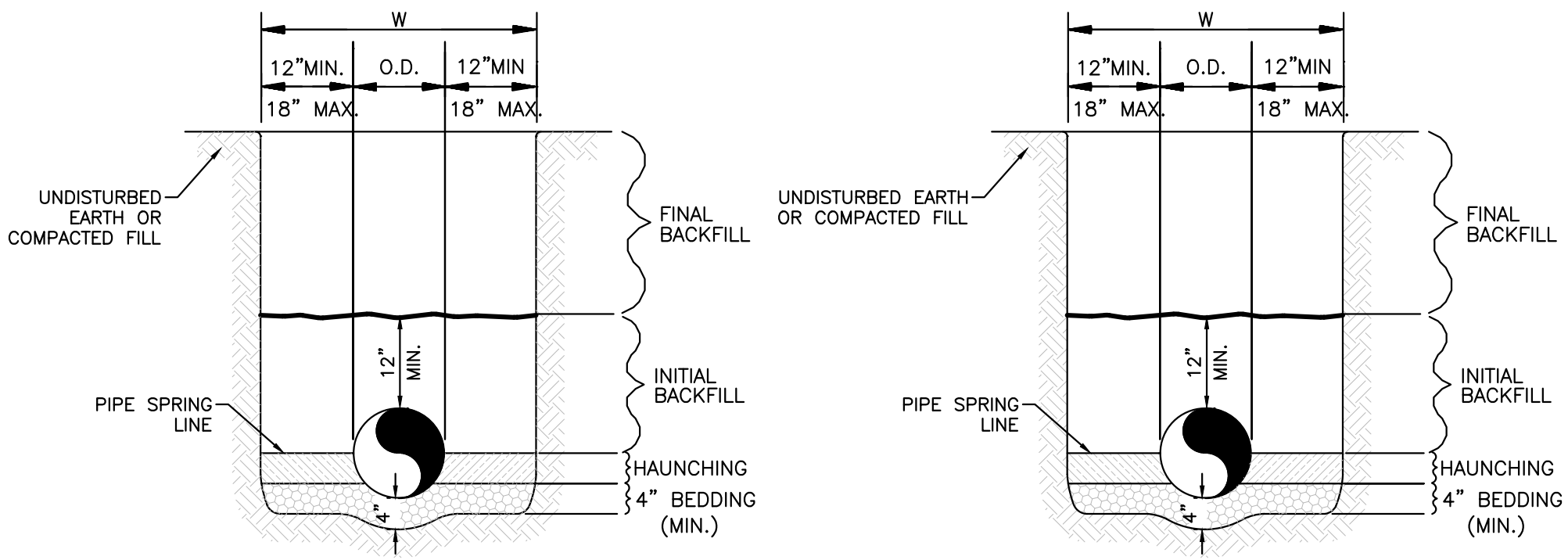
PRODUCT: 1238-1(GST)
DESCRIPTION: 1) BIKE RACK
 2) BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC
NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
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BOLLARD LIGHT FIXTURE DIAGRAM
NTS

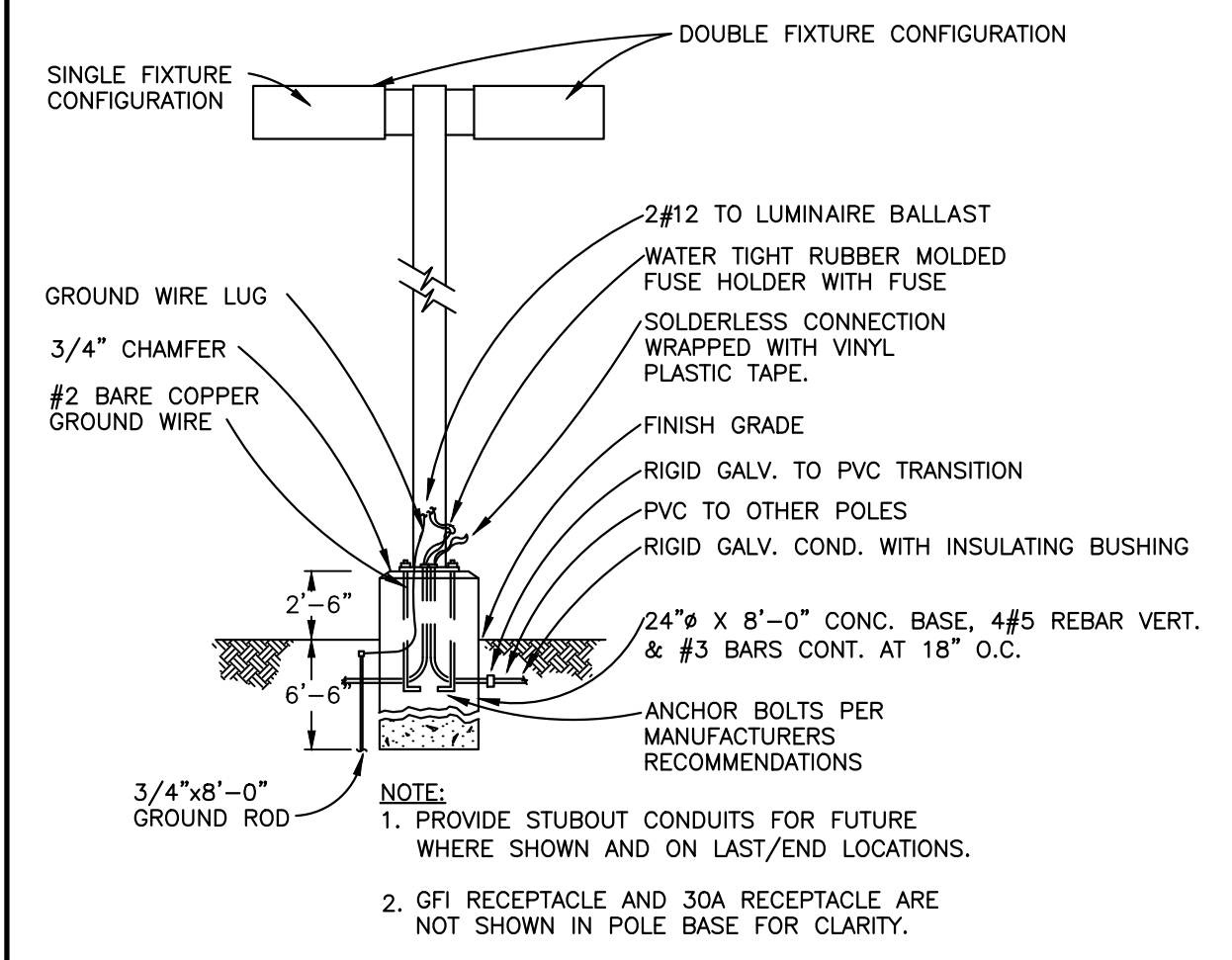


SANITARY SEWER CLEAN-OUT
NTS



UTILITY TRENCH AND BEDDING DETAIL
NTS

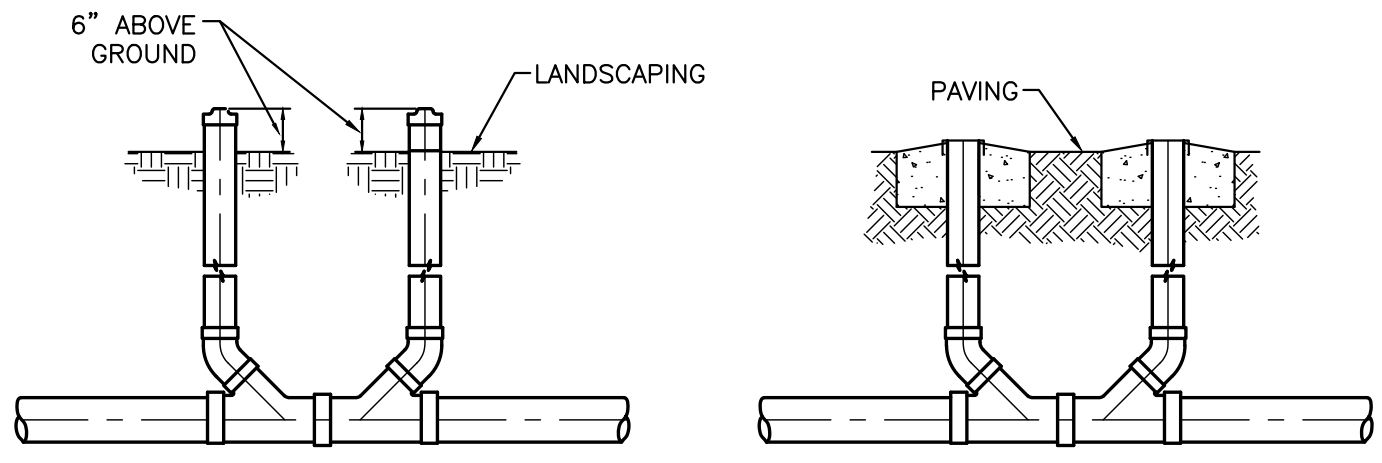
- GENERAL NOTES**
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
 - HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A 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)



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'.

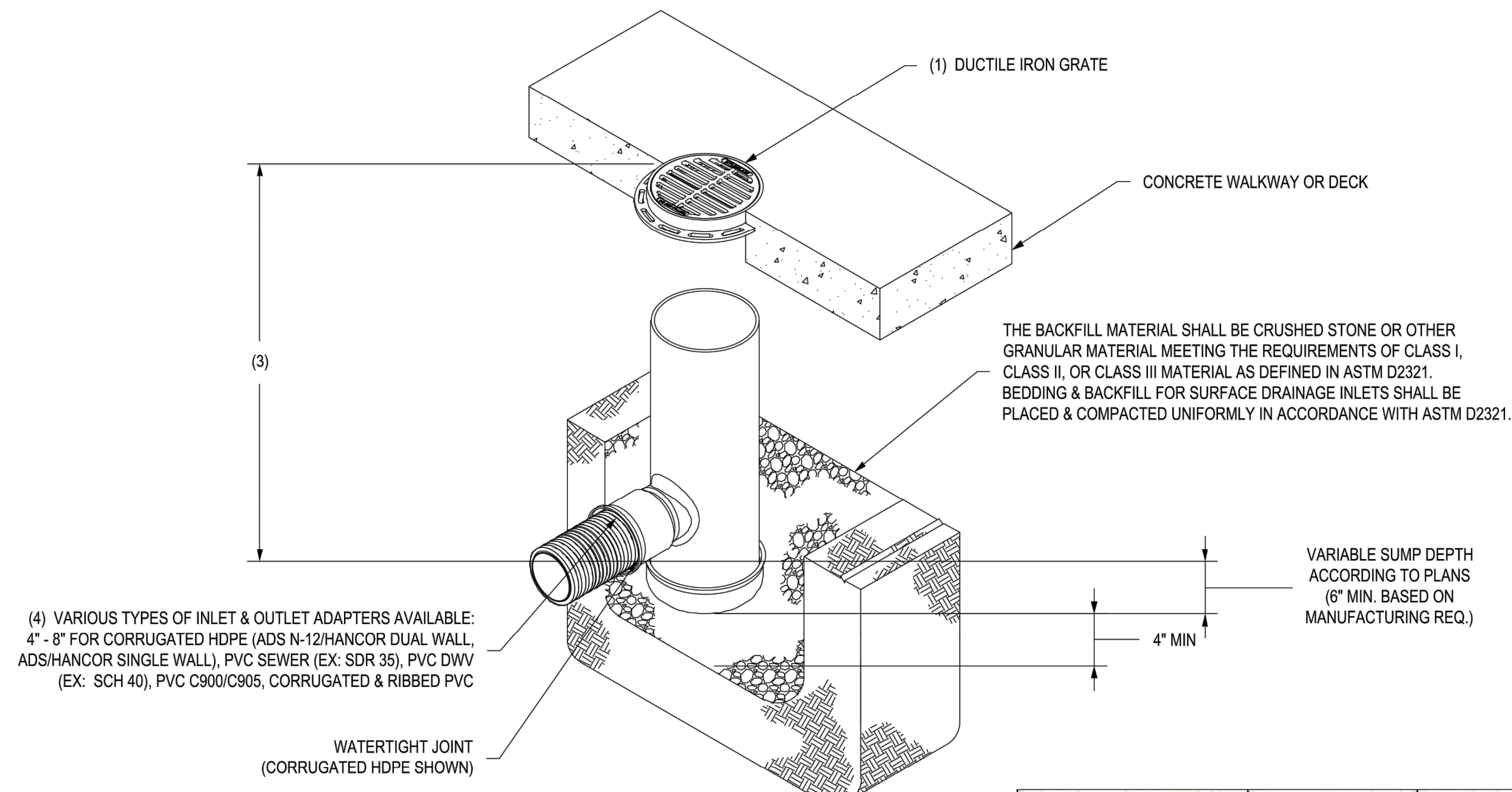


SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

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

	ENGINEER'S SEAL TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	CONSTRUCTION DETAILS	DATE 3/5/2020
3/6/2020 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C5 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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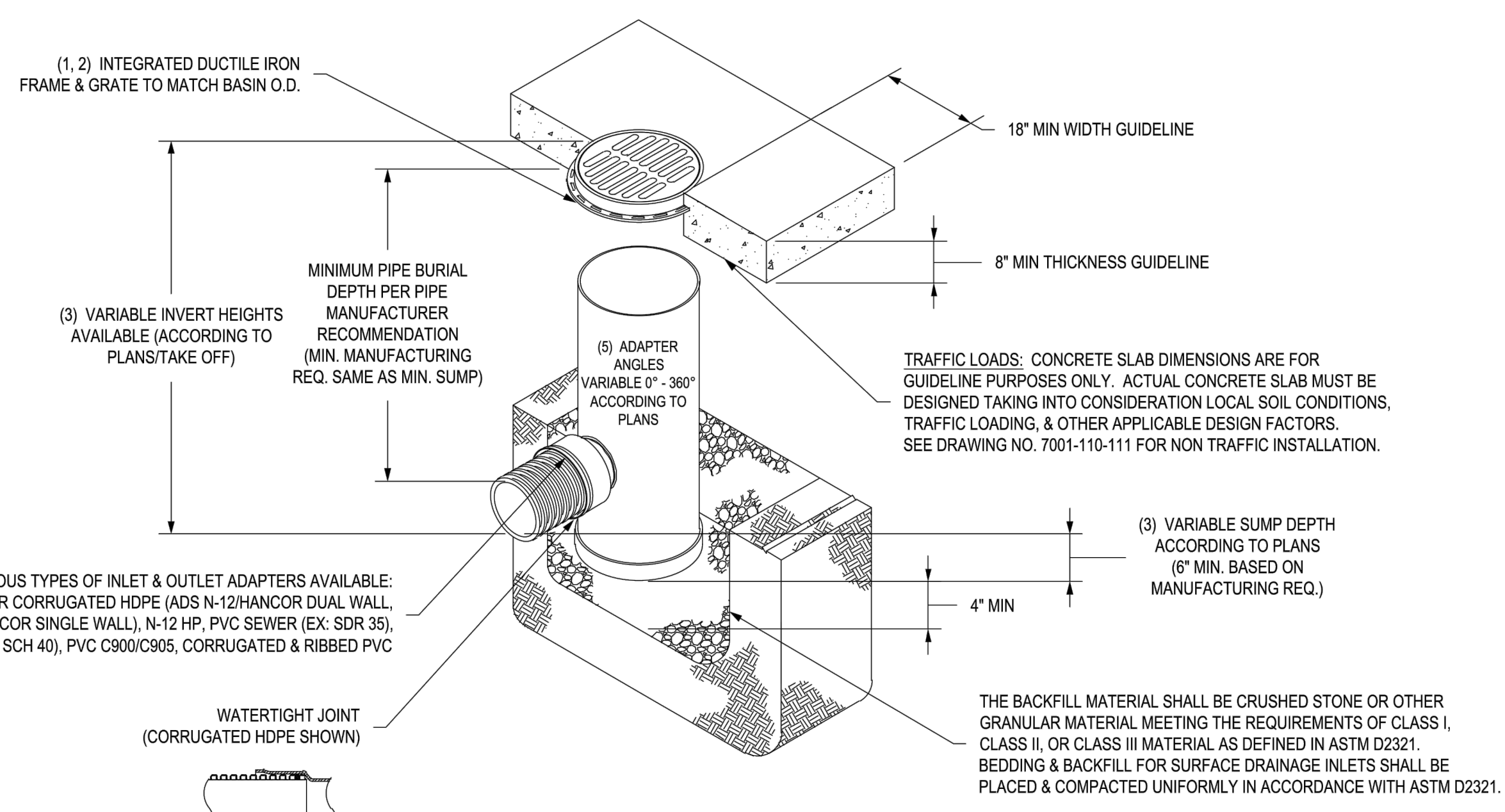
DRAWN BY	NMH	MATERIAL	
DATE	6-25-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-25-18		
DWG SIZE	A	SCALE	1:12 SHEET 1 OF 1

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	7001-110-202
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.
- 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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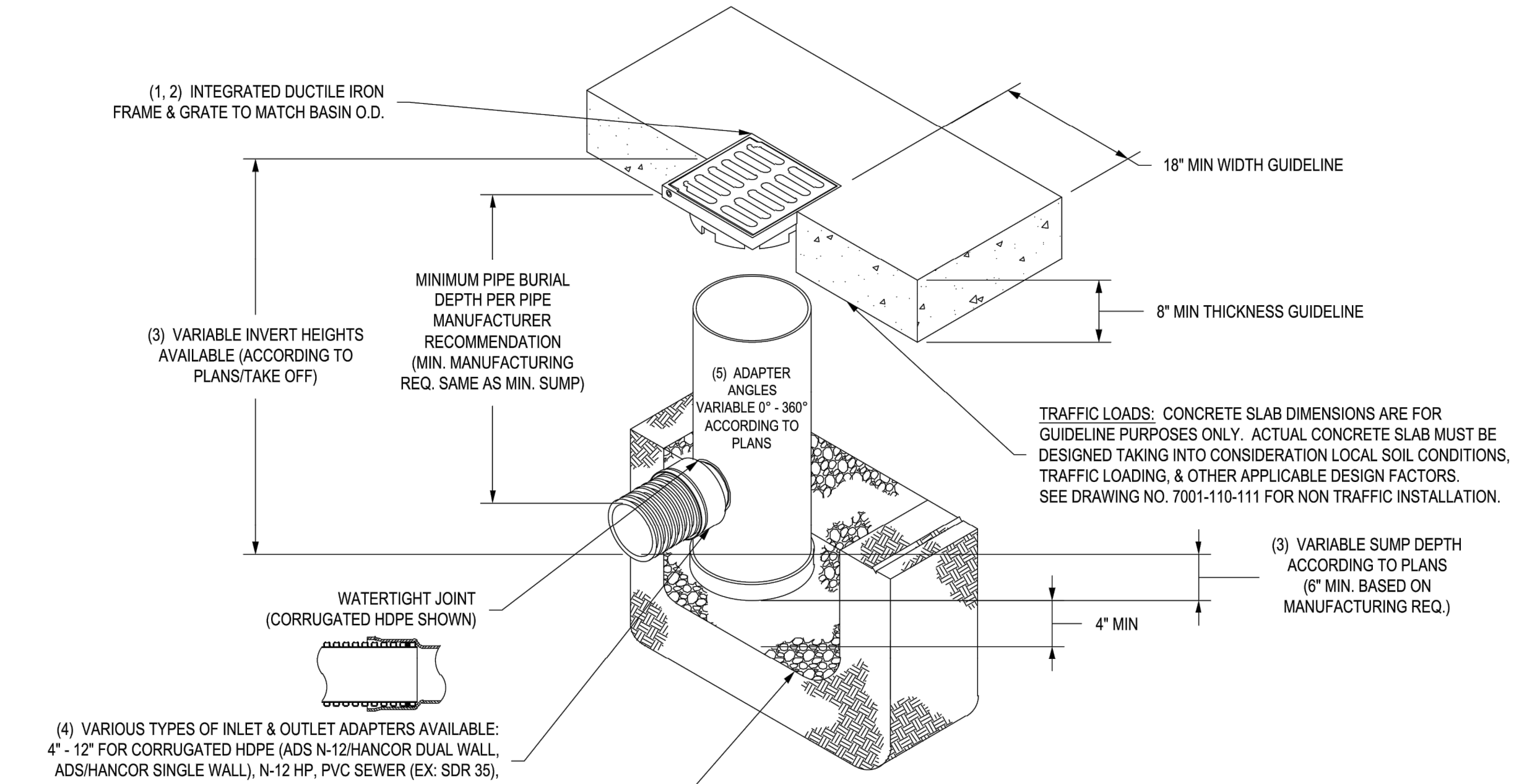
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE	1:30 SHEET 1 OF 1

Nyloplast
 3130 VERONA AVE
 BUFORD, GA 30518
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 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

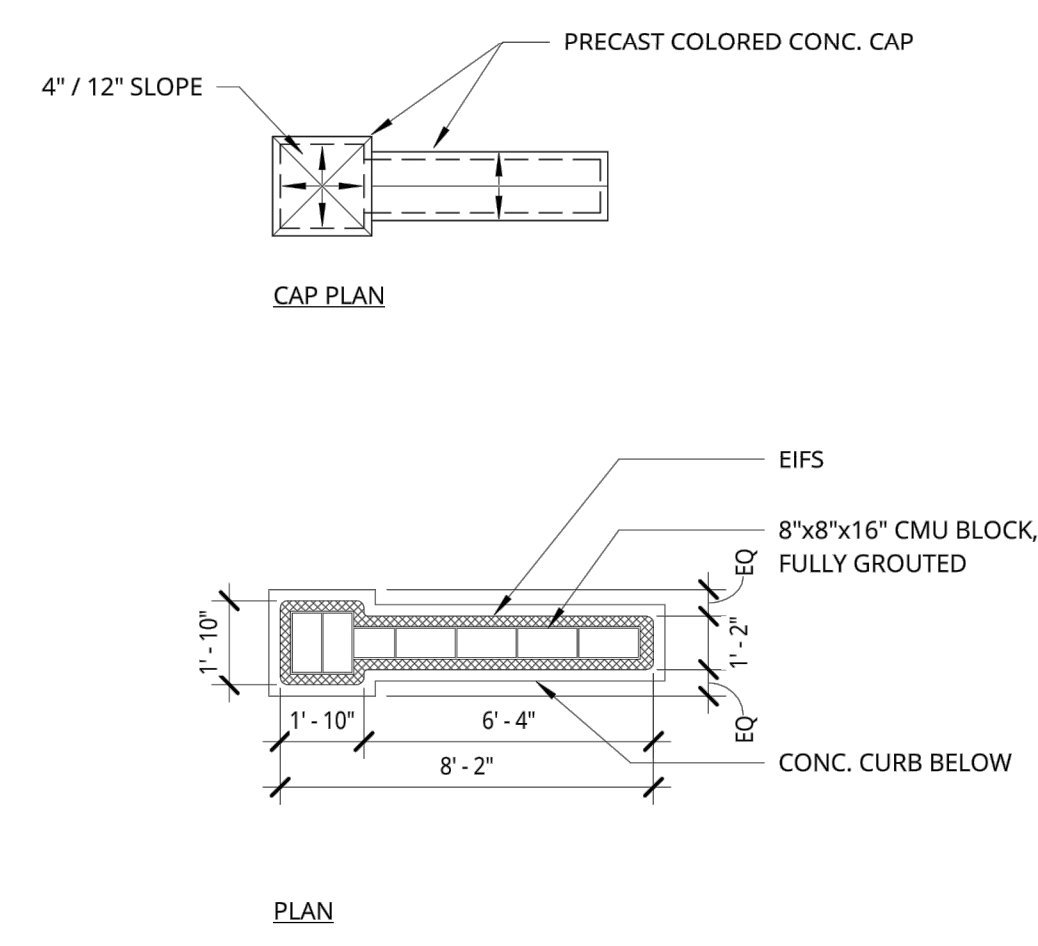
Nyloplast
 3130 VERONA AVE
 BUFORD, GA 30518
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 FAX (770) 932-2490
 www.nyloplast-us.com

TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

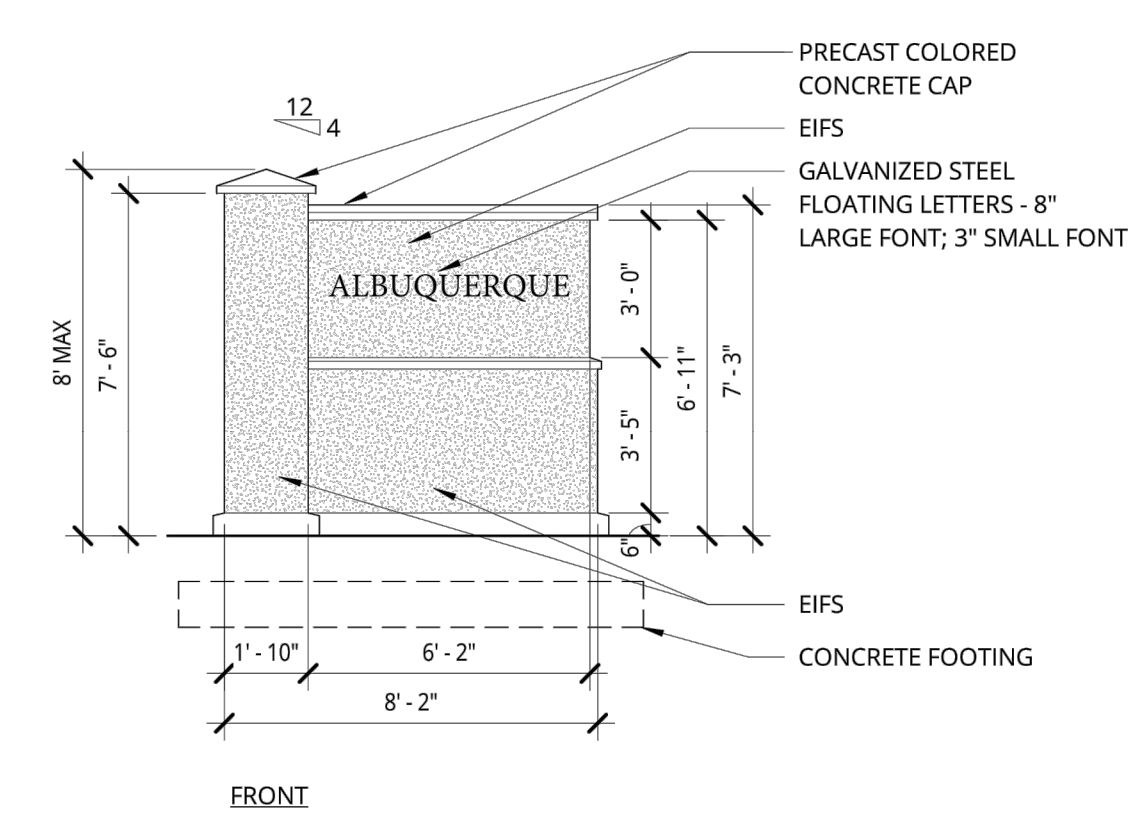
Z:\2019\2019064 Coors Village Tract 3A.dwg\AA\2019064_DT.dwg Mar 06, 2020 - 10:40am

	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS ABO NM 87120	DRAWN BY RS
	CONSTRUCTION DETAILS	DATE 3/5/2020
3/6/2020 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019064_DT SHEET # C6 JOB # 2019064



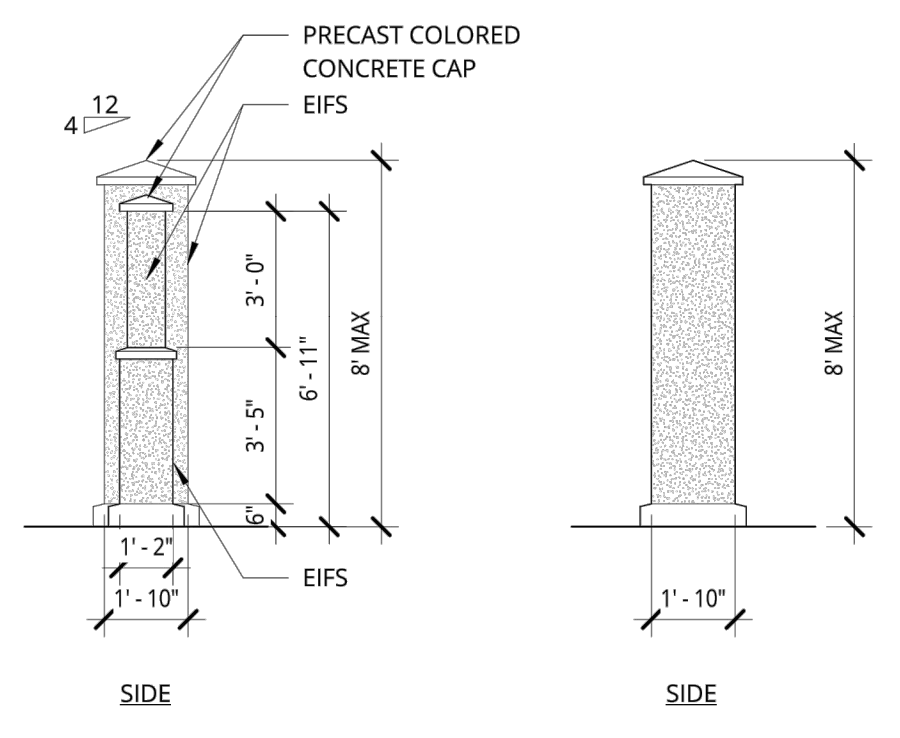
1 MONUMENT SIGN - PLANS
1/4" = 1'-0"

	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



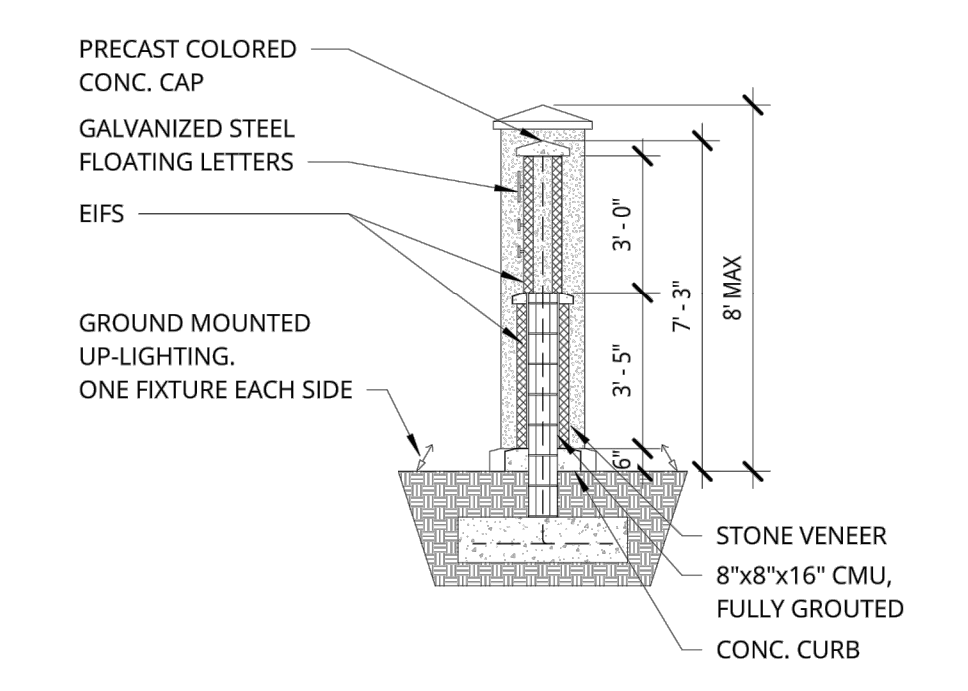
1 MONUMENT SIGN - FRONT ELEVATION
1/4" = 1'-0"

	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 - SECTION 4.00
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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

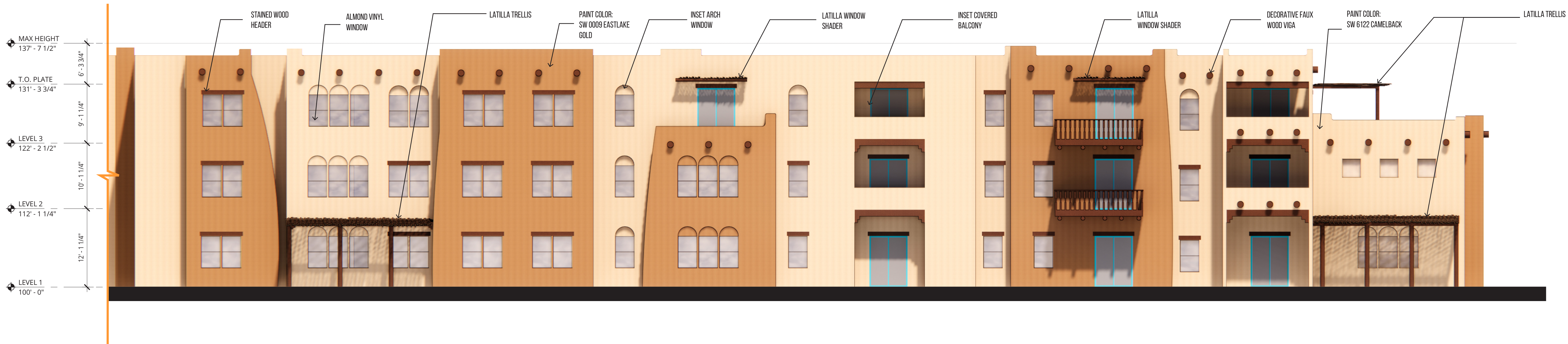
Z:\2019\2019064 - Coors Village - Tract 3A.dwg\AA\2019064_DT.dwg Mar 06, 2020 - 10:40am

	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

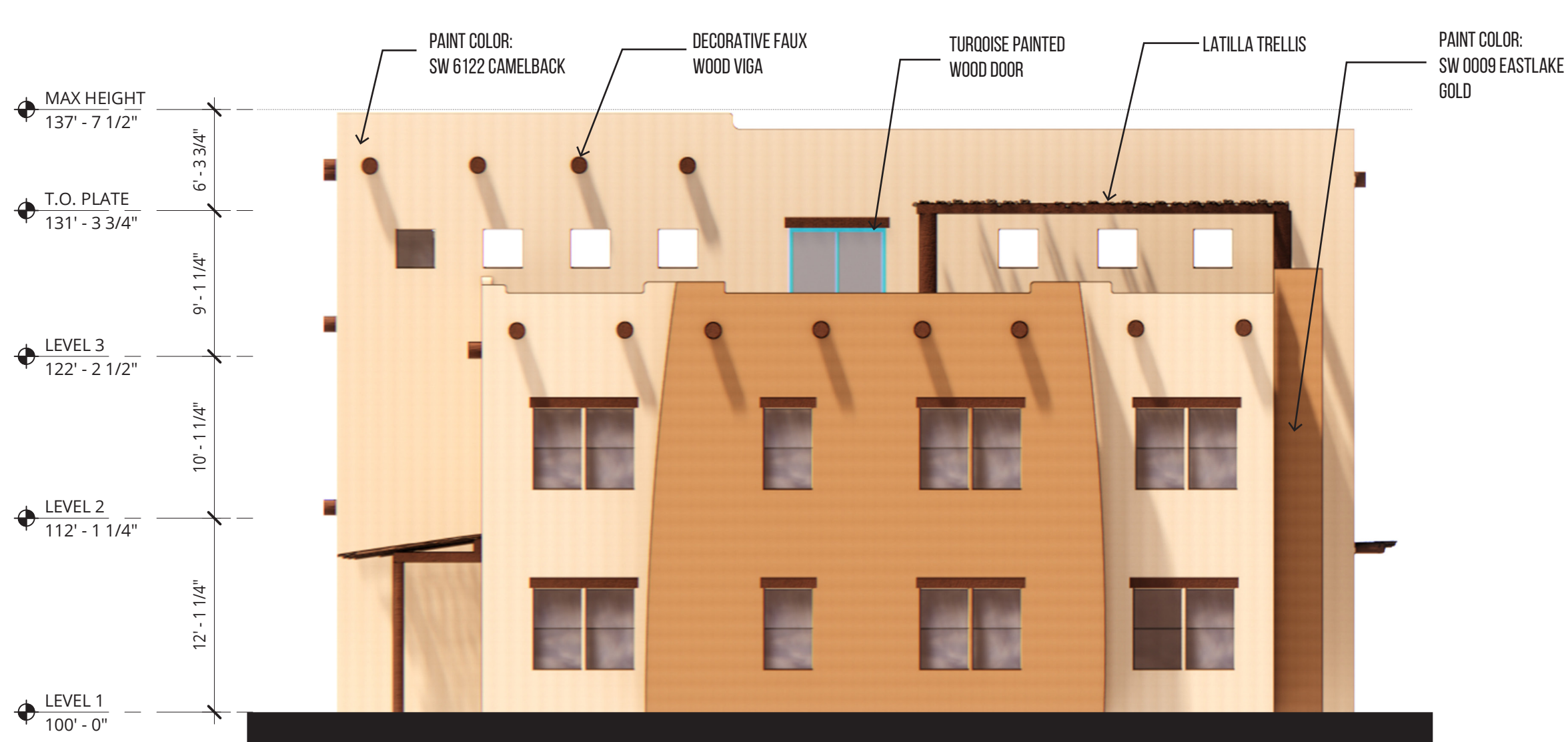
ALBUQUERQUE, NEW MEXICO



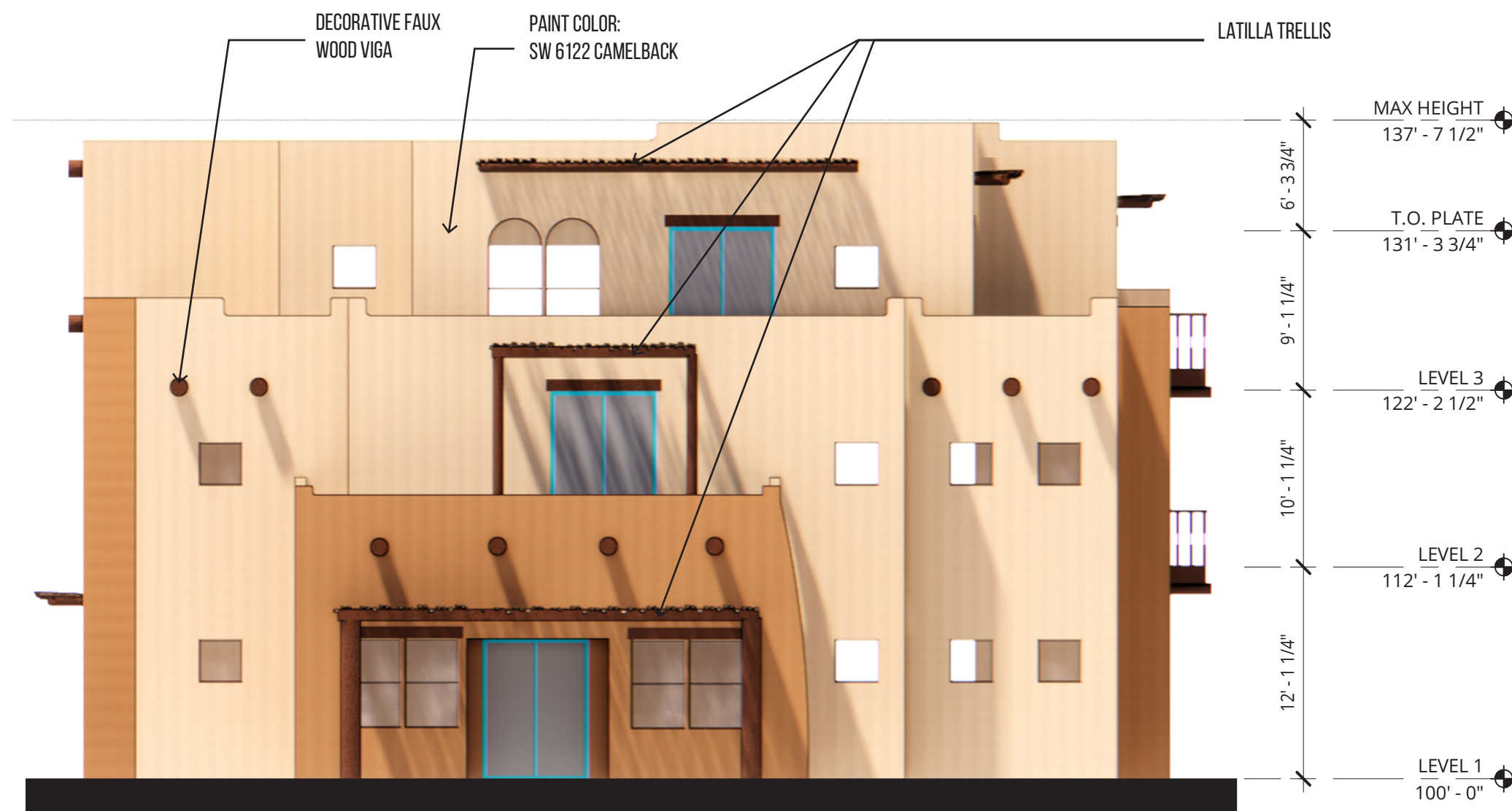
1 MAIN ENTRY
SCALE: 1/8" = 1'-0"



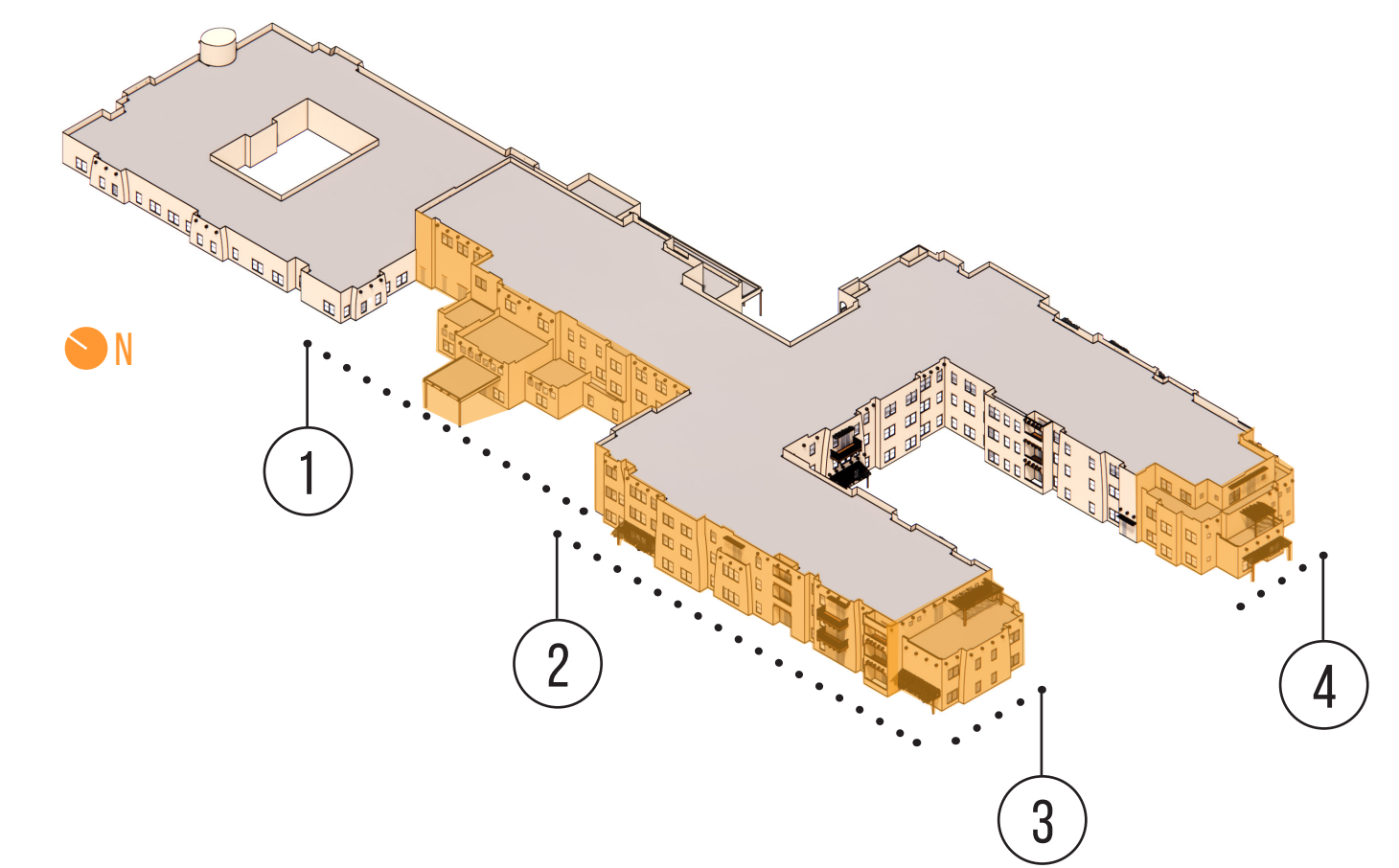
2 AL WING WEST
SCALE: 1/8" = 1'-0"



3 AL WING SOUTH
SCALE: 1/8" = 1'-0"



4 IL WING SOUTH
SCALE: 1/8" = 1'-0"



NOTE: ALL MECHANICAL EQUIPMENT SCREENED BY ROOF PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL.

ALBUQUERQUE, NEW MEXICO

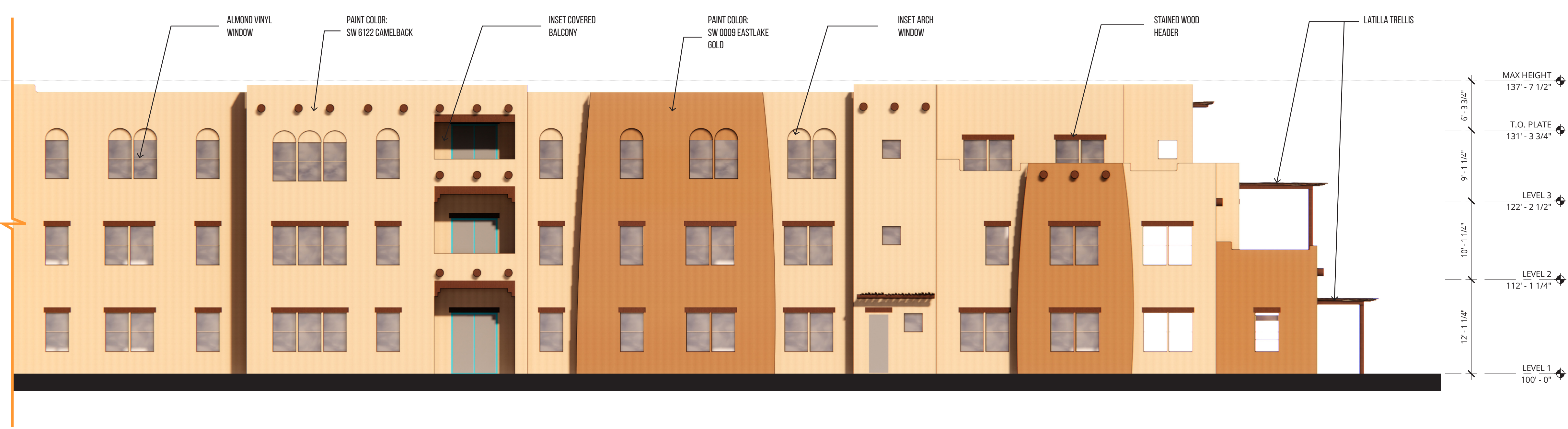


5 AL WING EAST
SCALE: 1/8" = 1'-0"

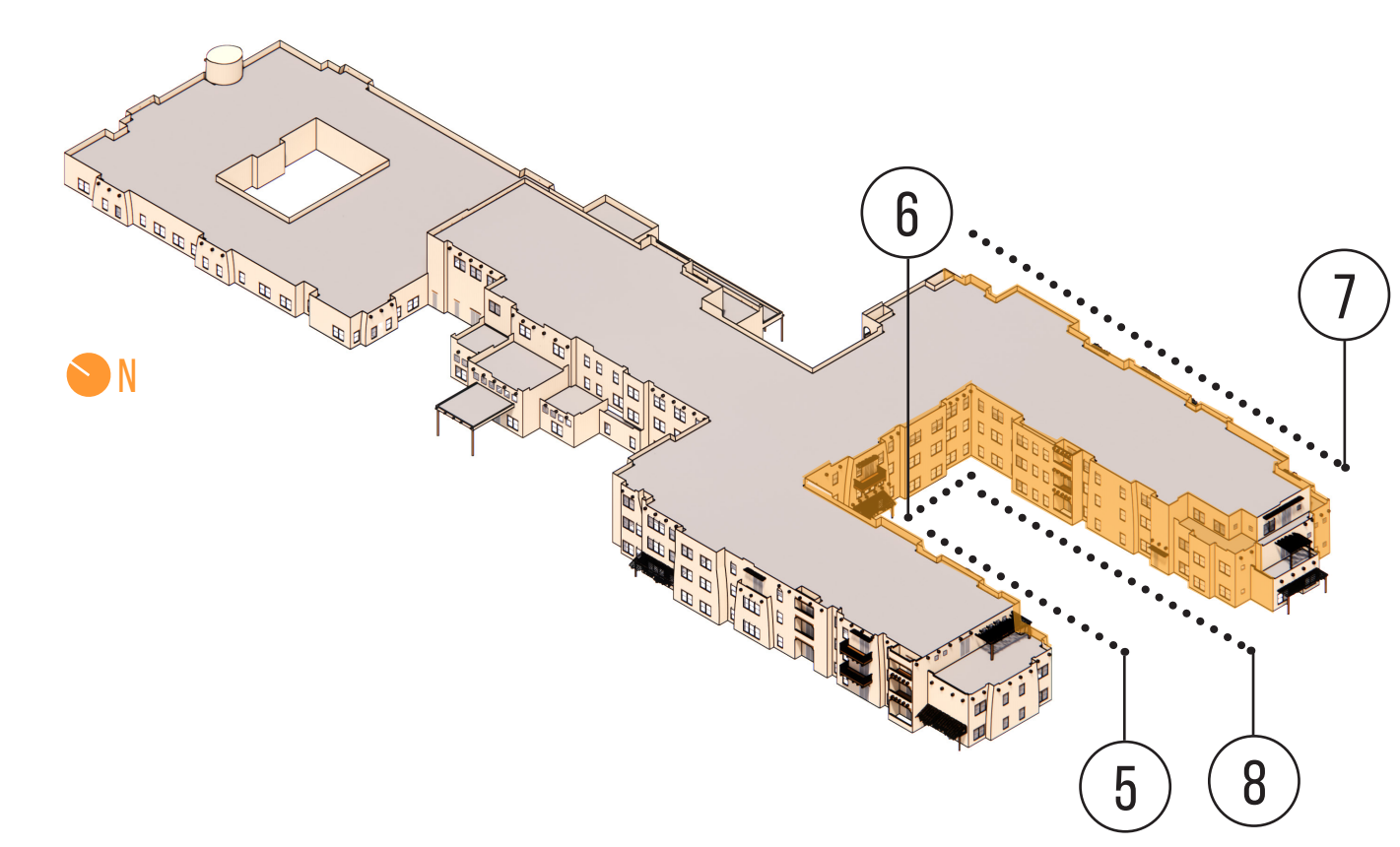
6 IL WING WEST
SCALE: 1/8" = 1'-0"



7 IL WING EAST
SCALE: 1/8" = 1'-0"

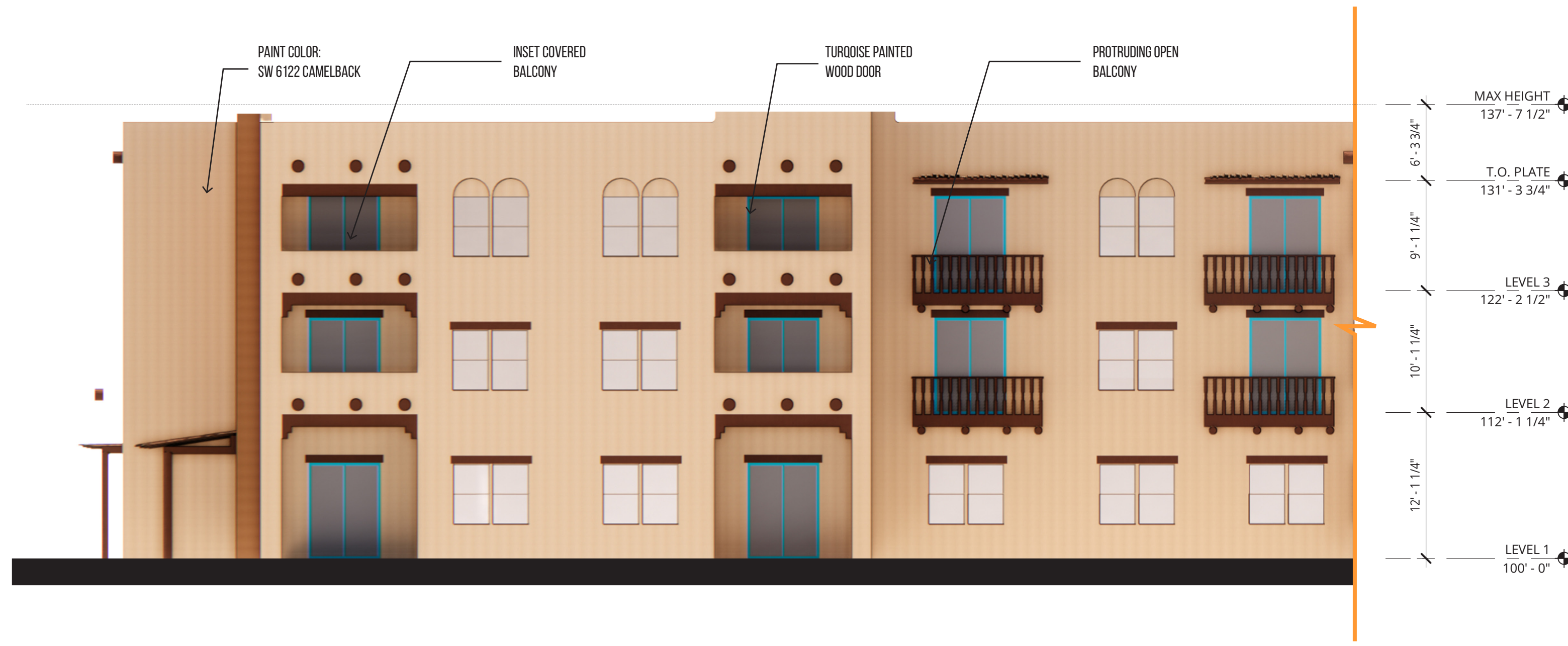


8 IL WING EAST
SCALE: 1/8" = 1'-0"

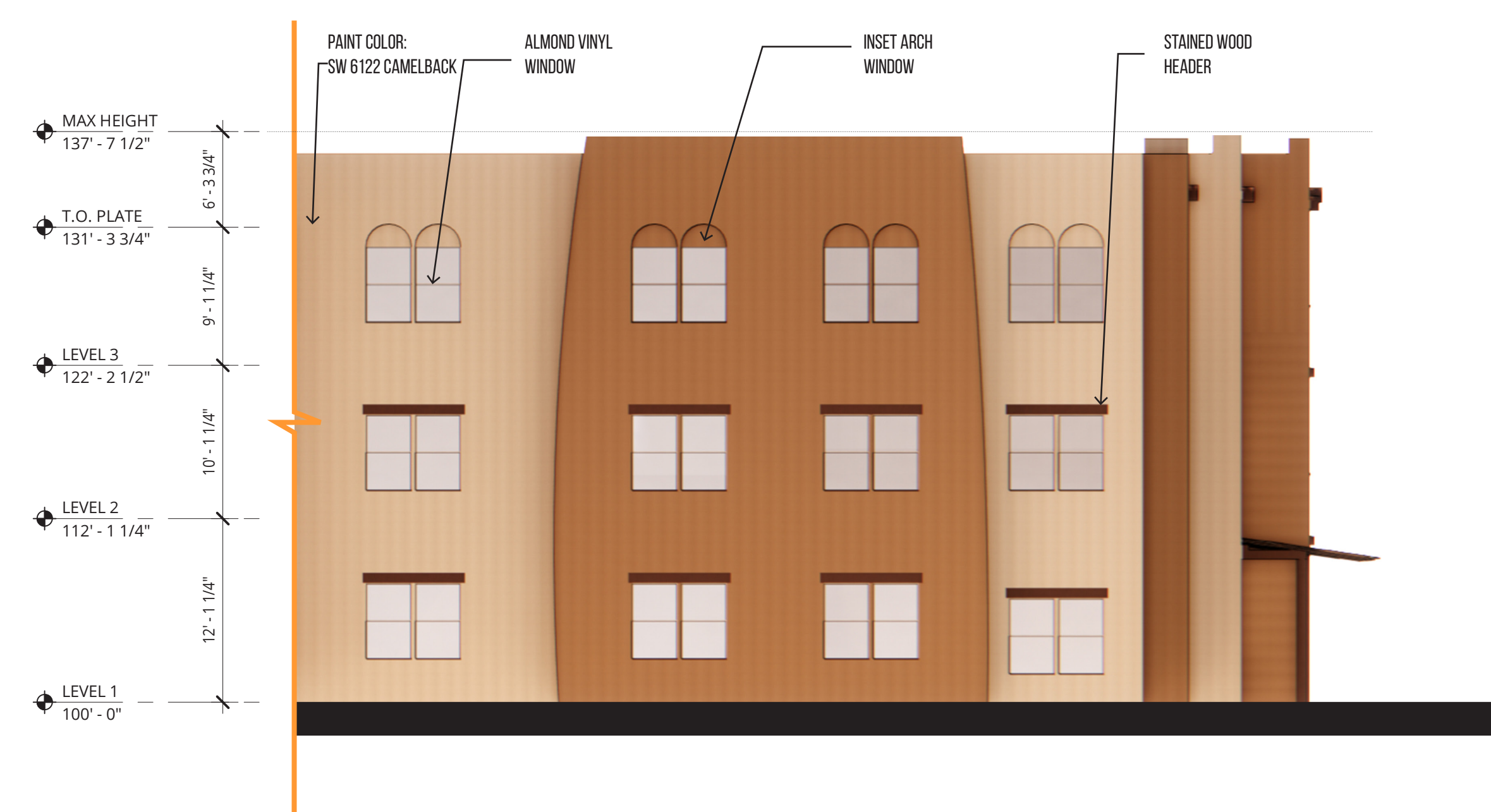


NOTE: ALL MECHANICAL EQUIPMENT SCREENED BY ROOF PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL.

ALBUQUERQUE, NEW MEXICO



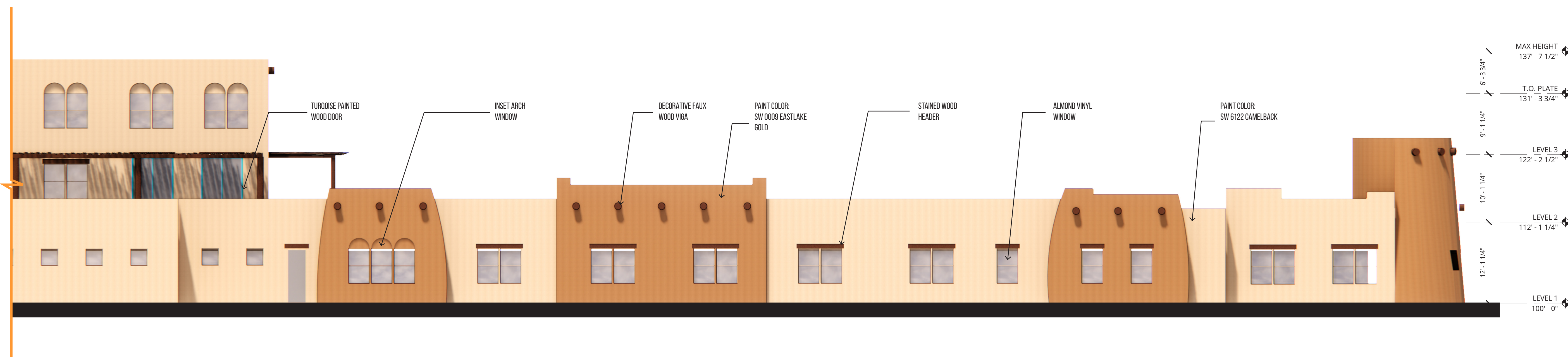
9 IL WING NORTH
SCALE: 1/8" = 1'-0"



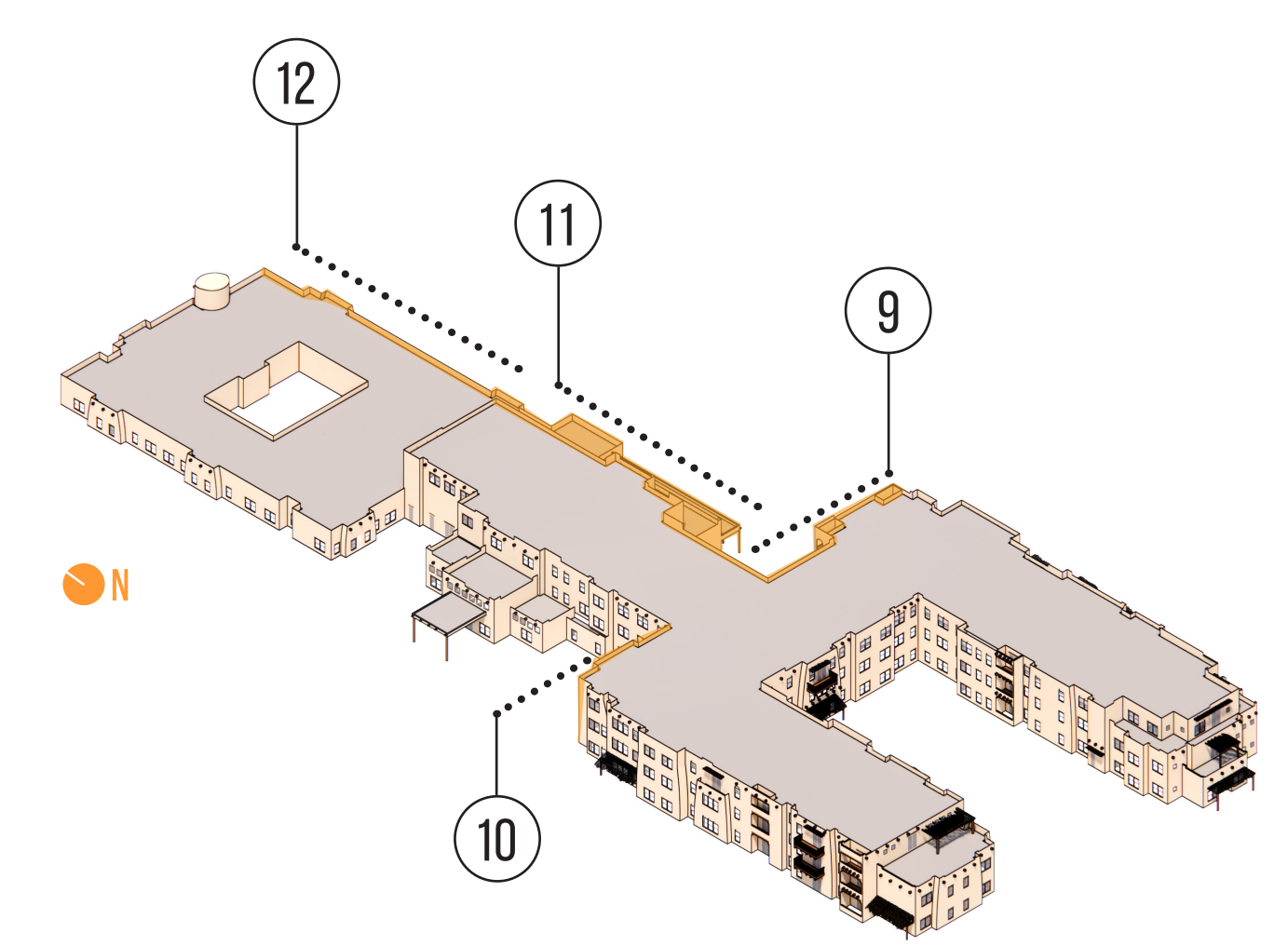
10 AL WING NORTH
SCALE: 1/8" = 1'-0"



11 IL/AL DINING EAST
SCALE: 1/8" = 1'-0"

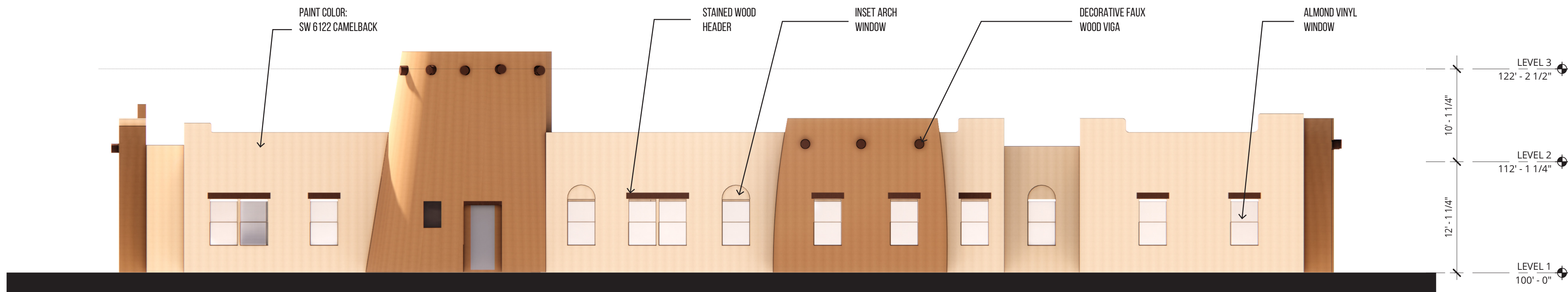


12 MC WING EAST
SCALE: 1/8" = 1'-0"

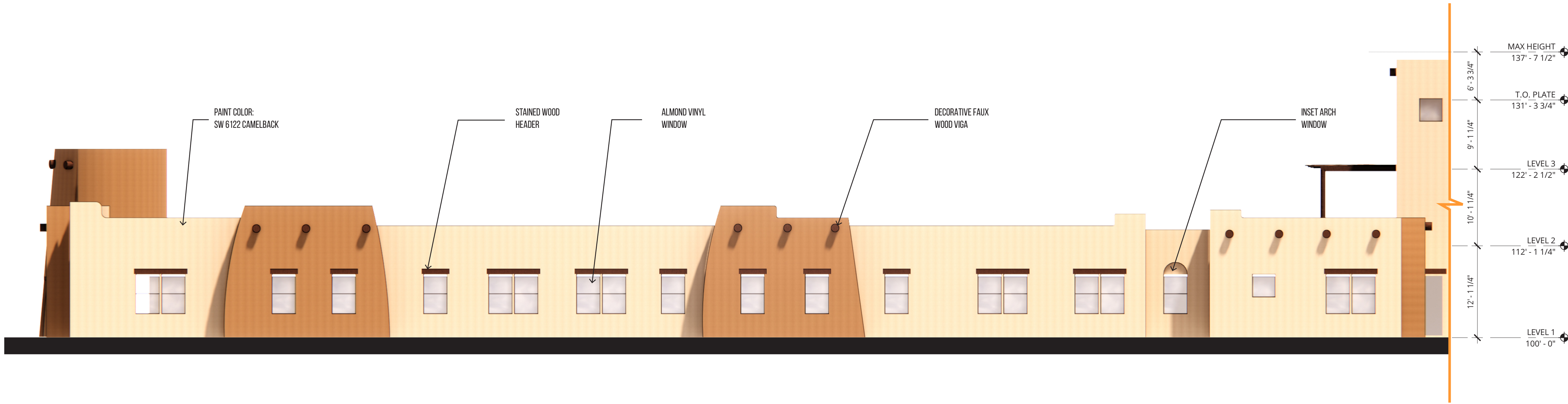


NOTE: ALL MECHANICAL EQUIPMENT SCREENED BY ROOF PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL.

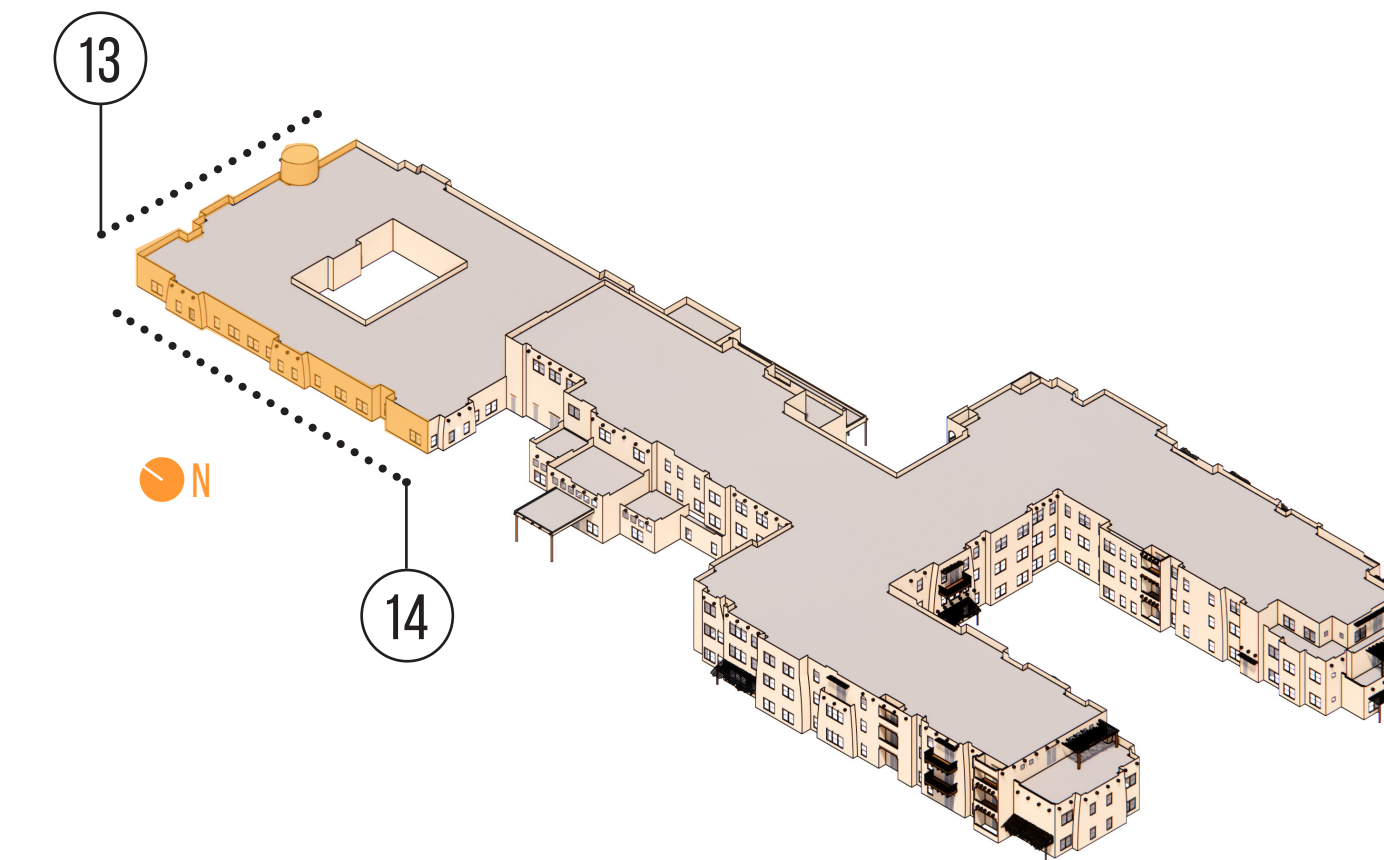
ALBUQUERQUE, NEW MEXICO



13 MC WING NORTH
SCALE: 1/8" = 1'-0"



14 MC WING WEST
SCALE: 1/8" = 1'-0"



NOTE: ALL MECHANICAL EQUIPMENT SCREENED BY ROOF PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL.