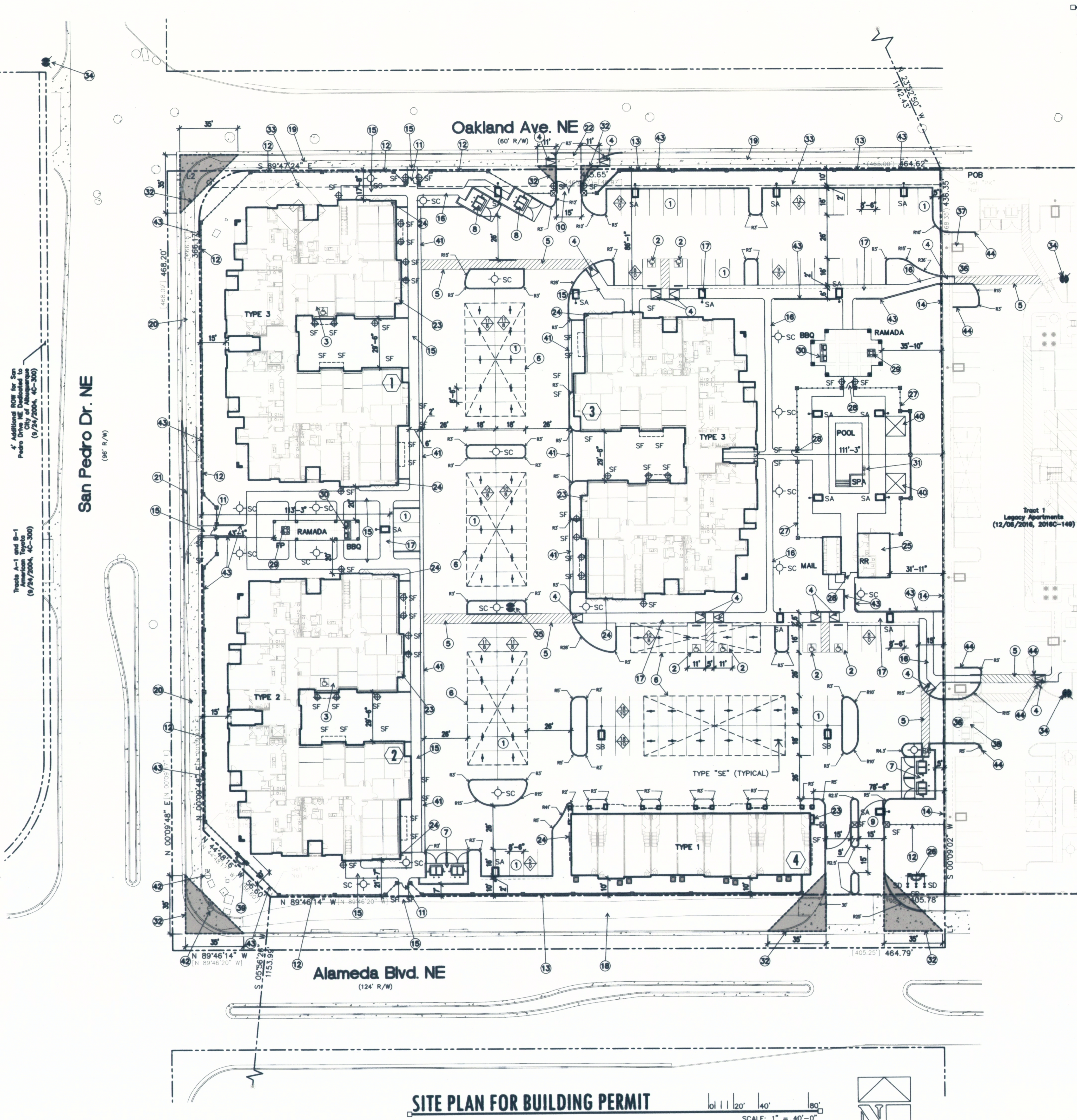


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**SITE PLAN FOR BUILDING PERMIT**  
 SCALE: 1" = 40'-0"

**KEYNOTES**

- 8.5'x18" PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
- 11'x18" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE CURB RAMP, SEE DETAIL 08/A1.20.
- ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 08/A1.20.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
- SINGLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
- RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE, SEE DETAIL 28/A1.21.
- DRY ONLY VEHICULAR GATE, SEE DETAIL 44/A1.22.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 17/A1.21.
- EXISTING CMU RETAINING WALL WITH WROUGHT IRON FIRM ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
- 6" SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
- 4" SIDEWALK, TYPICAL ON SITE.
- EXISTING 6" SIDEWALK AT PARKING, SEE DETAIL 09/A1.20.
- EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
- EXISTING 6" SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
- EXISTING 6" SIDEWALK DETACH 3' FROM STREET CURB AT SAN PEDRO DR.
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING.
- NEW CURB CUT DRIVEWAY.
- FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHARING MAIN FIRE RISK.
- ELECTRIC SERVICE LOCATION.
- POOL EQUIPMENT ROOM.
- MONUMENT SIGN NEXT TO ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
- FIRE PIT, SEE DETAIL 32/A1.22.
- GAS GRILLS, SEE DETAIL 39/A1.22.
- POOL LIFT, SEE DETAIL 43/A1.22.
- EXISTING TRAFFIC SIGNALS, FENCING 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- EXISTING 10' EASEMENT (1/13/2017, DOC. NO. 20170302).
- EXISTING FIRE HYDRANT.
- NEW FIRE HYDRANT.
- DRIVEWAY CONNECTION TO EXISTING PHASE 1 PROJECT. REMOVE EXISTING CMU WALL AS NEEDED.
- RELOCATE EXISTING LIGHT POLE.
- REMOVE EXISTING TRASH ENCLOSURE.
- MONUMENT SIGN AT SWC, SEE DETAIL 29/A1.21.
- POOL CABANA, SEE DETAIL 35/A1.22.
- MOUNTABLE CURB "ESTATE TYPE" PER CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
- EXISTING TRAFFIC SIGNAL.
- NEW RETAINING WALL PER GRADING PLANS.
- CONNECT TO EXISTING CURB ON PHASE 1.

PROJECT NUMBER: 1011396  
 Application Number: 18DRB-70046

Is an Infrastructure List required? (X) 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 SIGNOFF APPROVAL:**

*Raghu M. Murali* 3/14/18 Date  
 Traffic Engineering, Transportation Division  
*Jim Entzgaard* 3/14/18 Date  
 ABCWUA  
*Paula* 3/14/18 Date  
 Parks and Recreation Department  
*John* 3/14/18 Date  
 City Engineer/Hydrology  
 Code Enforcement 3/14/18 Date  
 Solid Waste Management 3-2-18 Date  
 DRB Chairperson, Planning Department Date

**DEVELOPMENT DATA**

**SITE AREA:** 4.4876 ACRES (195,479 S.F.)  
**ZONING:** SU-2 FOR HDR  
**BUILDING HEIGHT:** ALLOWED: 39 FEET, PROVIDED: 39 FEET  
**DENSITY:** PROPOSED: 22.06 DU/ACRE  
**SETBACKS PROVIDED:** SIDE (N) FRONT (W) SIDE (S) REAR (E)  
 BUILDINGS 17'-6" 15'-0" 10'-0" 31'-11"  
 PARKING 10'-0" 113'-3" 10'-0" 5'-0"

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED	SF REQ. PER DU	# OF DUs	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	42	16,800	16,800
2 BEDROOM	500	57	28,500	28,500
<b>PROVIDED SITE OPEN SPACE</b>				<b>67,433</b>
<b>PROVIDED BALCONY PRIVATE OPEN SPACE</b>				<b>6,618</b>
<b>TOTAL (excess of 28,791 SF)</b>	<b>99</b>	<b>45,300</b>	<b>74,051</b>	<b>74,051</b>

UNIT MIX	UNIT TYPE												UNITS/BLDG	NO. BLDGS	TOTAL UNITS	
	S1	A1	A2	A3	B2	B2m	B2H	B4	B5	TB1	TB1m	TB1m2				
LIVABLE	507	720	700	700	700	1,104	1,210	1,210	1,242	1,200	1,330	1,330				
STOR/GAR	23	13	20	20	20	22	22	21	19	501	517	533				
PAT/BAL	60	30	67	67	67	57	57	57	57	50	50	50				
<b>BLDG TYPE 1</b>													5	2	2	8
<b>BLDG TYPE 2</b>	4	4	3			3	2	3	1	6	4					30
<b>BLDG TYPE 3</b>	4	4	2	1	3	3	3		6	4						30
<b>TOTAL</b>	<b>12</b>	<b>12</b>	<b>7</b>	<b>2</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>1</b>	<b>18</b>	<b>12</b>	<b>5</b>	<b>2</b>	<b>2</b>			<b>4</b>

**NOTES:**

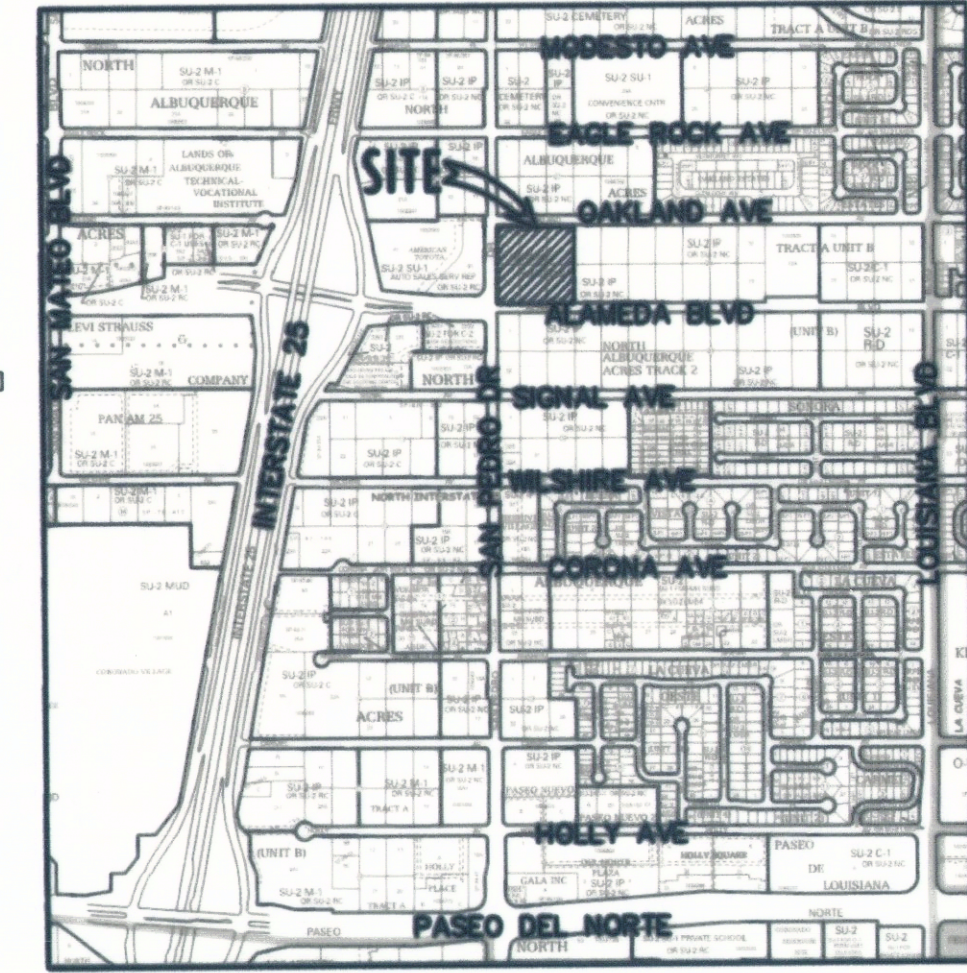
- ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
- 2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (99% 02=1.98 PROVIDED: 3)
- UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

**LEGEND**

- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◊ No. of PARKING SPACES
- ◊ No. of COVERED SPACES
- ◊ ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT

**BUILDING AREAS:**

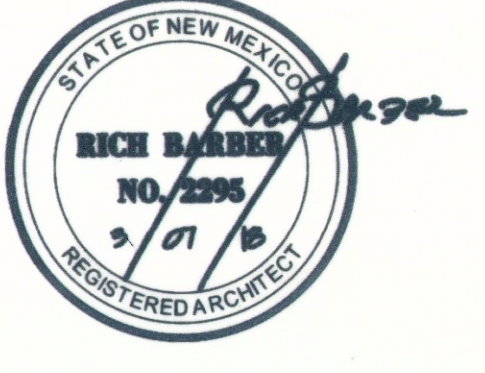
BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL
1	U/R-2	14,803	14,984	14,958	44,725
2	U/R-2	14,803	14,984	14,958	44,725
3	U/R-2	14,803	14,984	14,958	44,725
4	U/R-2	5,427	6,008	5,988	17,999
RAMADA 1	U	620			620
RAMADA 2	U	1,014			1,014
POOL RR	U	985			985
<b>TOTAL</b>		<b>52,455</b>	<b>50,988</b>	<b>50,534</b>	<b>153,977</b>



**VICINITY MAP**  
 NOT TO SCALE

**LEGACY NAA APARTMENTS - II**  
 SAN PEDRO AND ALAMEDA  
 Albuquerque, New Mexico

Office of Rich Barber  
**ORB**  
 Architecture, LLC  
 WorldHQ@ORBArch.com



LEGACY HOSPITALITY

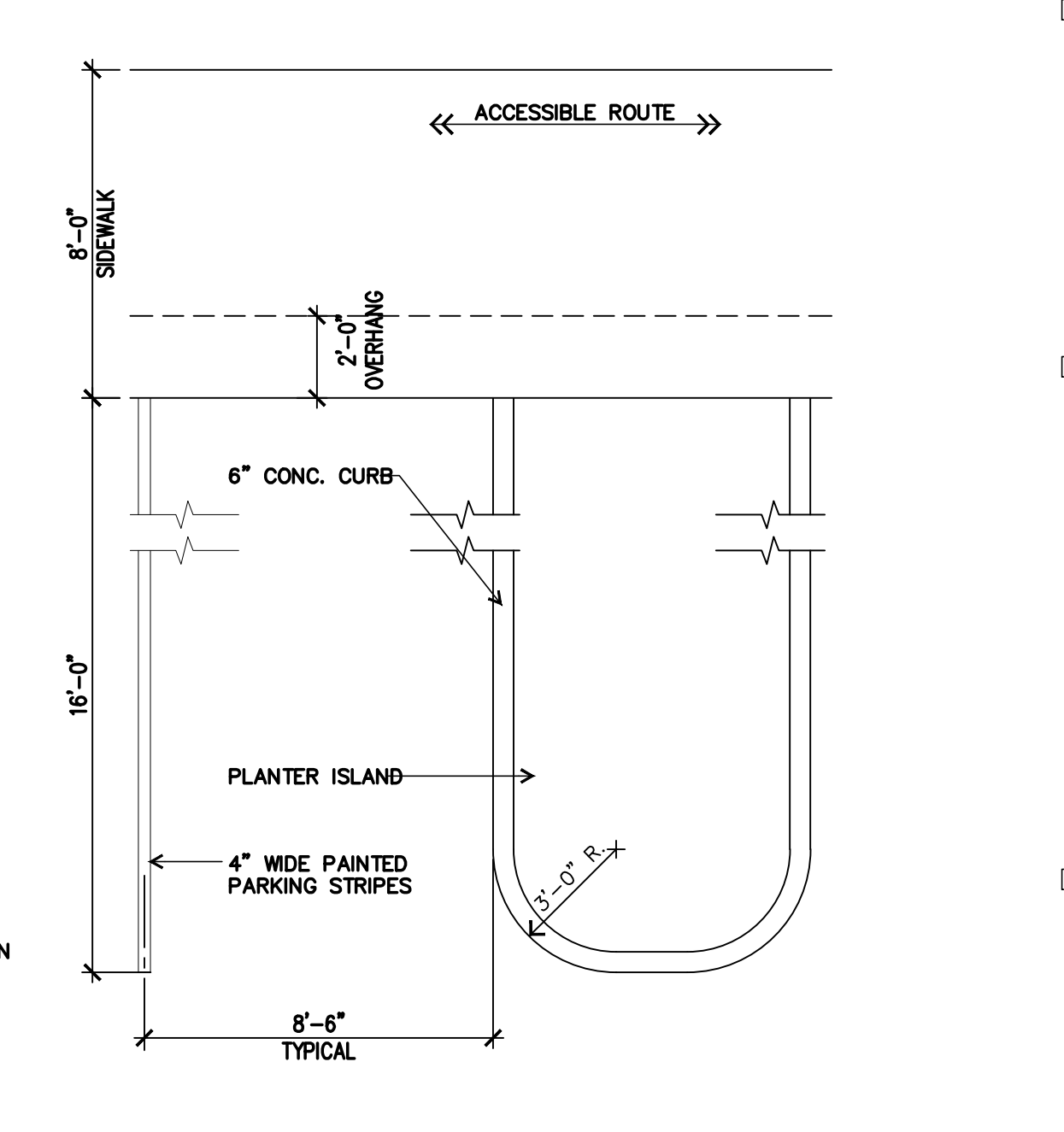
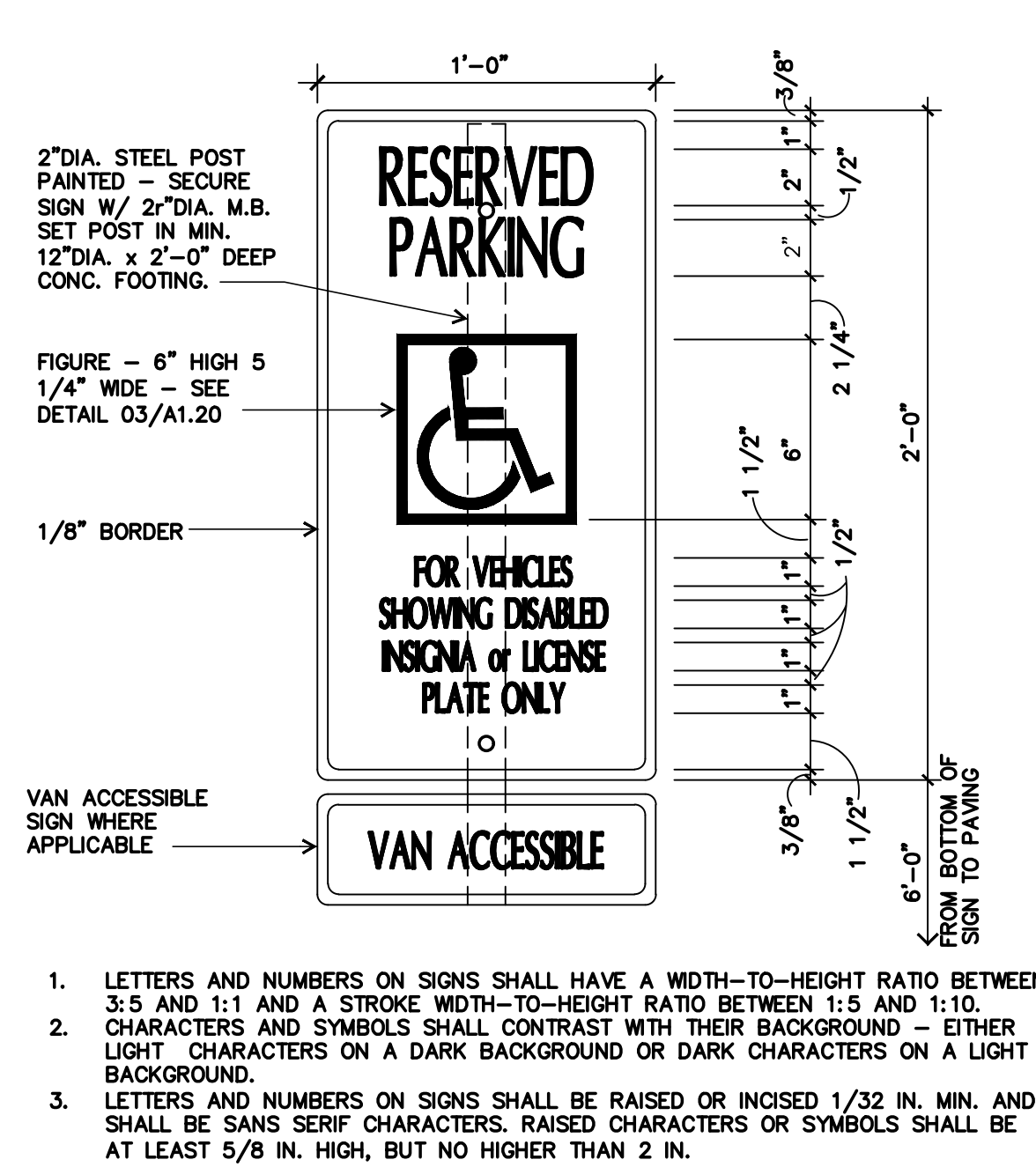
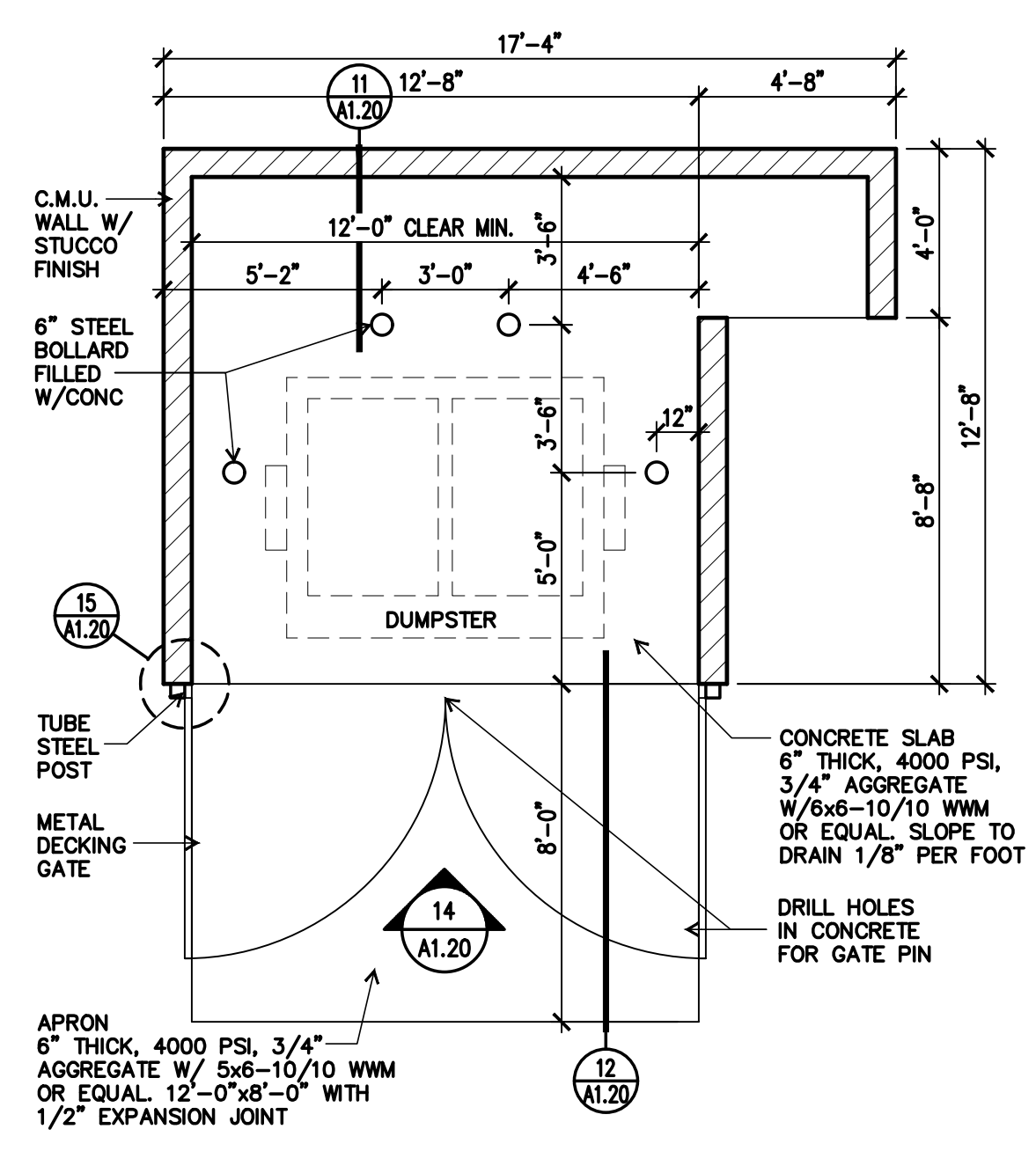
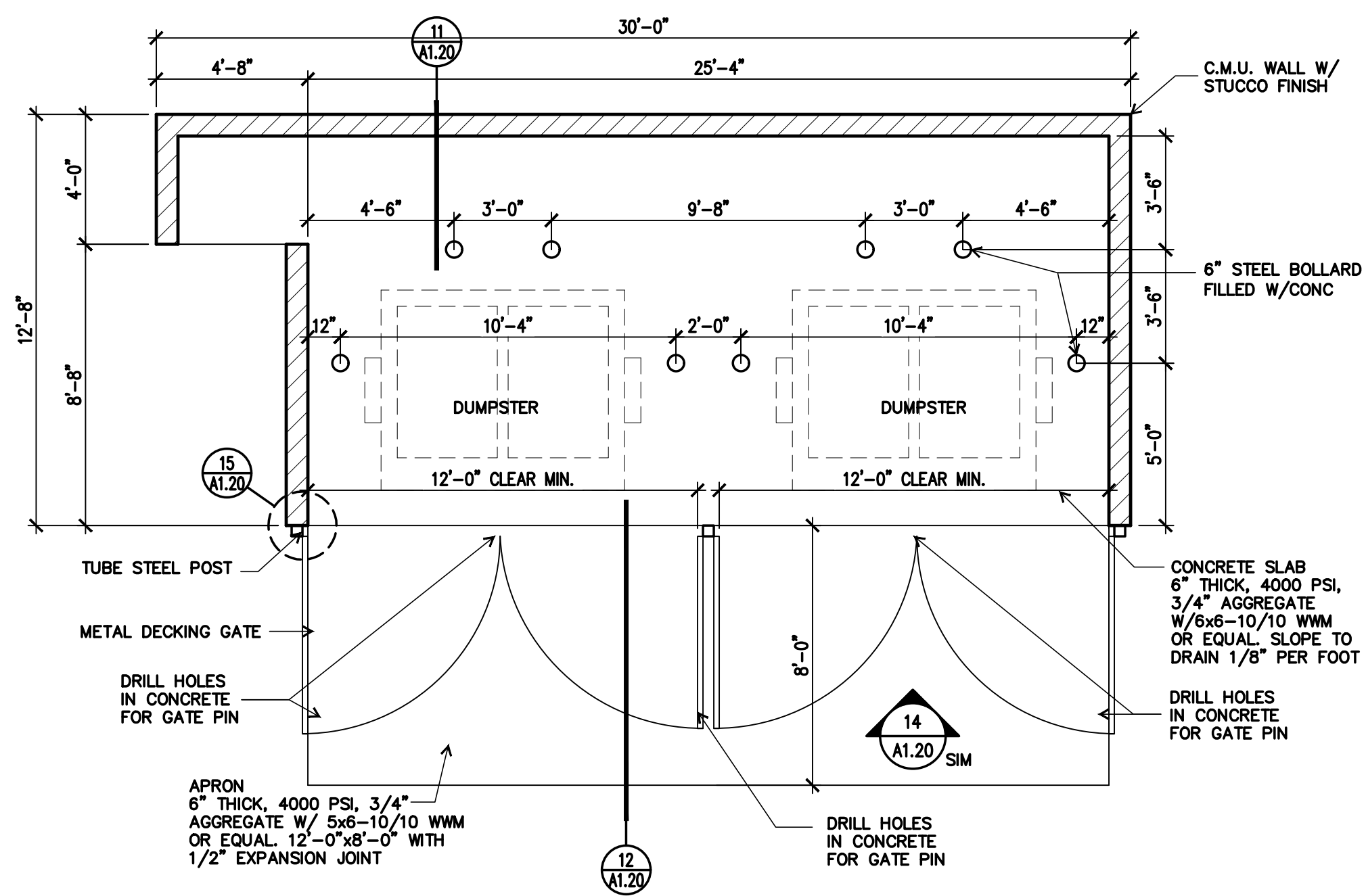
**PARKING SPACE REQUIREMENTS**

UNIT	S1	A1	A2	A3	B2	B2m	B2H	B4	B5	TB1	TB1m	TB1m2	UNITS/BLDG	NO. BLDGS	TOTAL UNITS	PARKING RATIO REQUIRED	PARKING SPACES
UNIT S1,A1,A2,A3	< 1,000 SF													42 - 1 BR / 1 BATH	1.5 / 1	63	
UNIT B2,B2m,B4,B5,TB1	> 1,000 SF													57 - 2 BR / 2 BATH	2 / 2	114	
PHASE 1 PARKING LOST																6	
<b>Total Parking Spaces Required</b>																<b>183</b>	
OPEN PARKING PROVIDED																86	
CARPORT PARKING PROVIDED																76	
GARAGE PARKING PROVIDED																69	
<b>Total Parking Provided</b>																<b>231</b>	
<b>Accessible Parking Required</b>																<b>8</b>	
OPEN ACCESSIBLE PARKING PROVIDED																4	
CARPORT ACCESSIBLE PARKING PROVIDED																2	
GARAGE ACCESSIBLE PARKING PROVIDED																2	
<b>Total Accessible Parking Provided</b>																<b>8</b>	
<b>Bicycle Parking Required</b>																<b>50</b>	
1 SPACE FOR EVERY 2 DWELLING UNITS																	
GARAGE																60	
<b>Total Bicycle Parking Provided</b>																<b>60</b>	

DATE: MARCH 7, 2018 ORB # 17-219

**A1.10**

SITE PLAN FOR BUILDING PERMIT

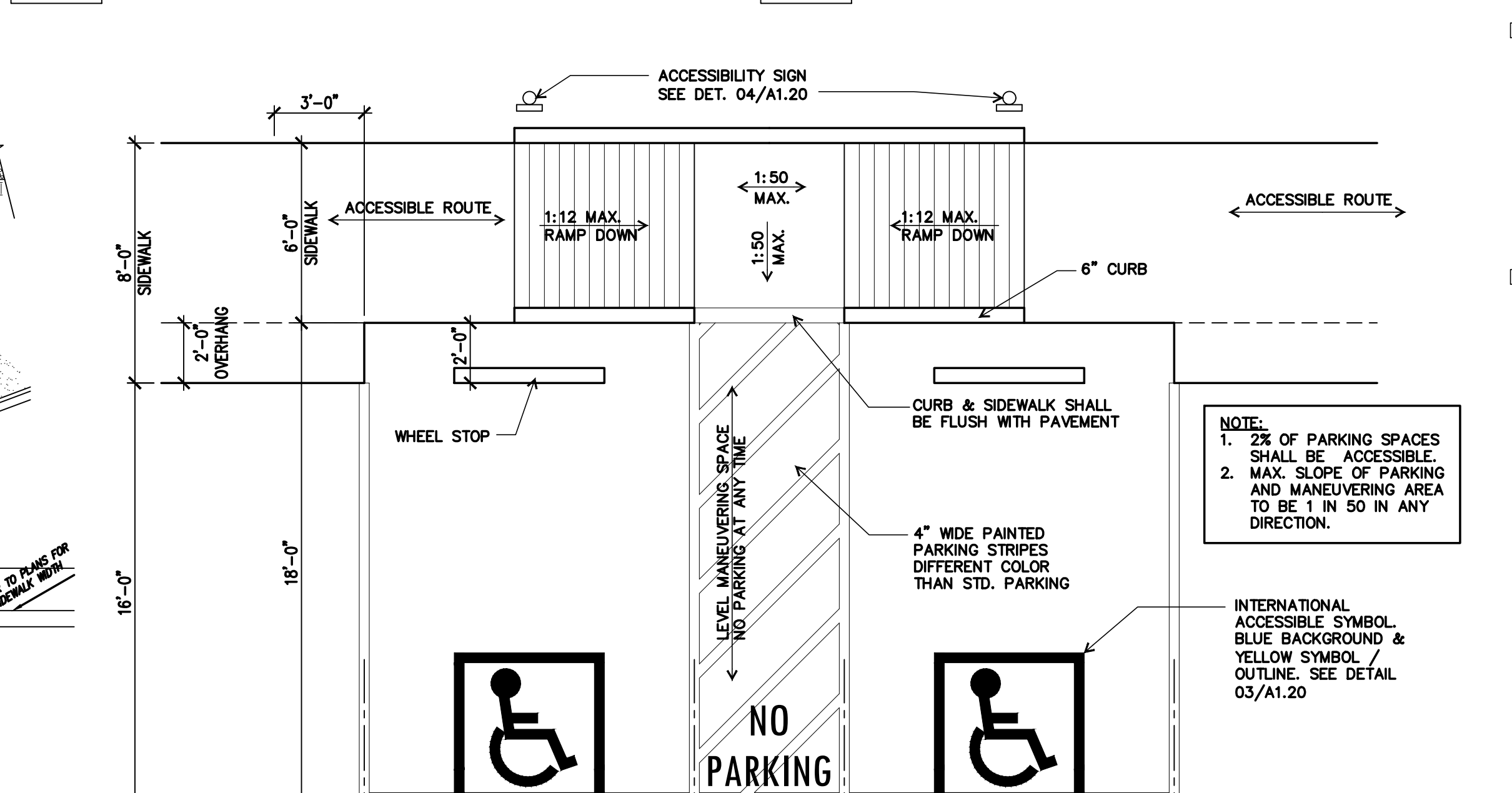
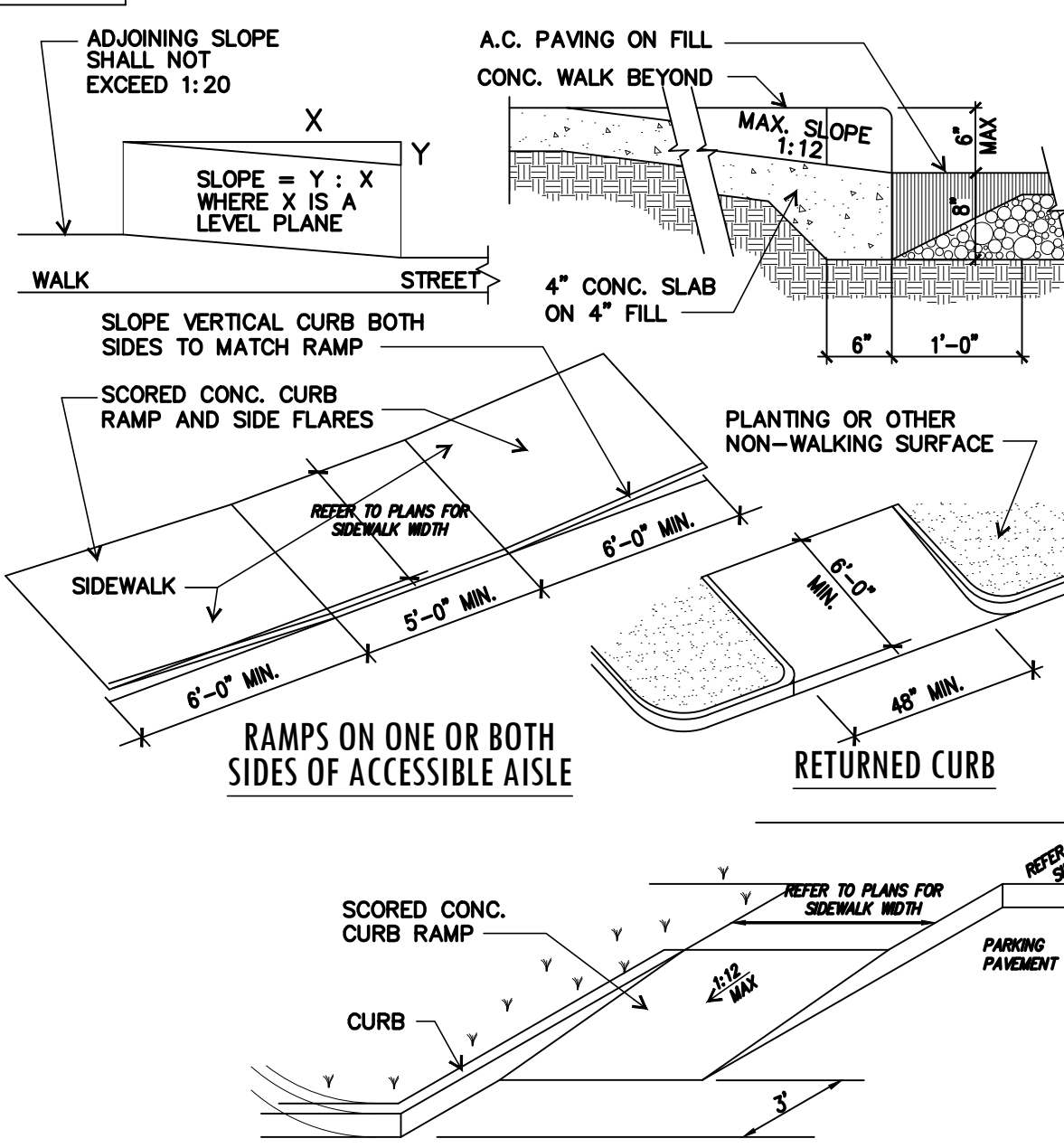
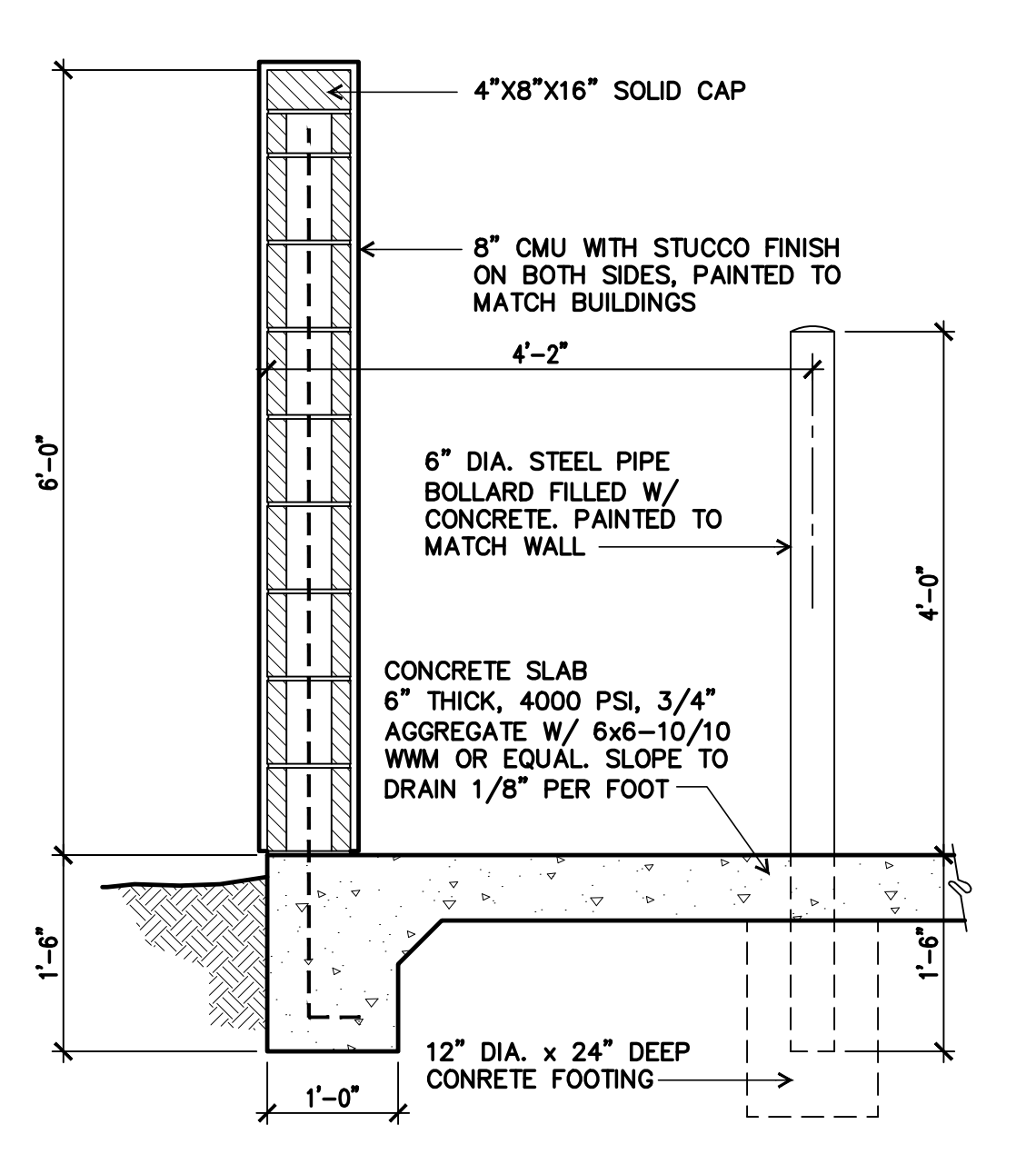
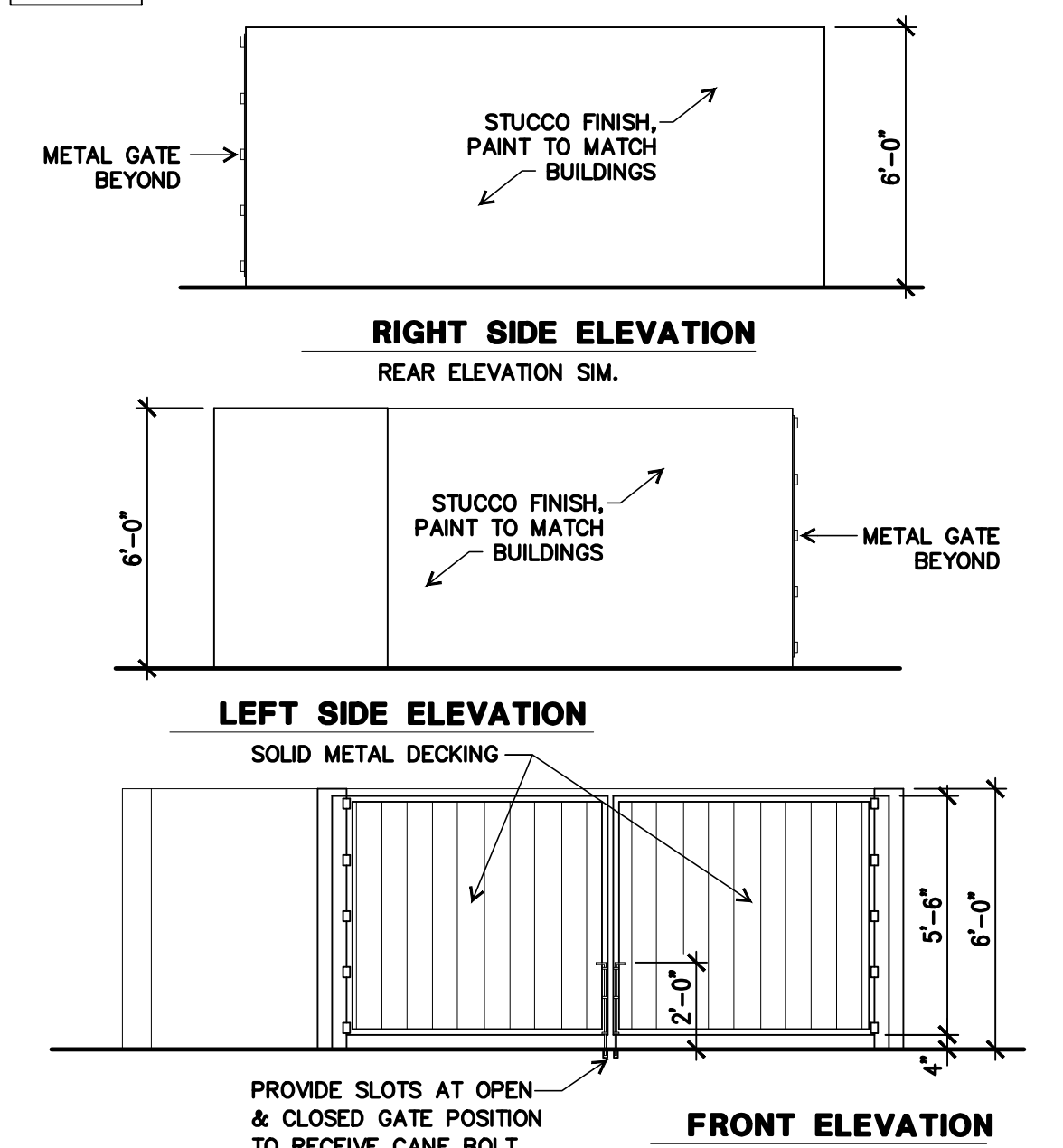


13 DOUBLE TRASH ENCLOSURE PLAN

07 SINGLE TRASH ENCLOSURE PLAN

04 ACCESSIBLE PARKING SIGN

01 TYPICAL PARKING STALL WITH ISLAND

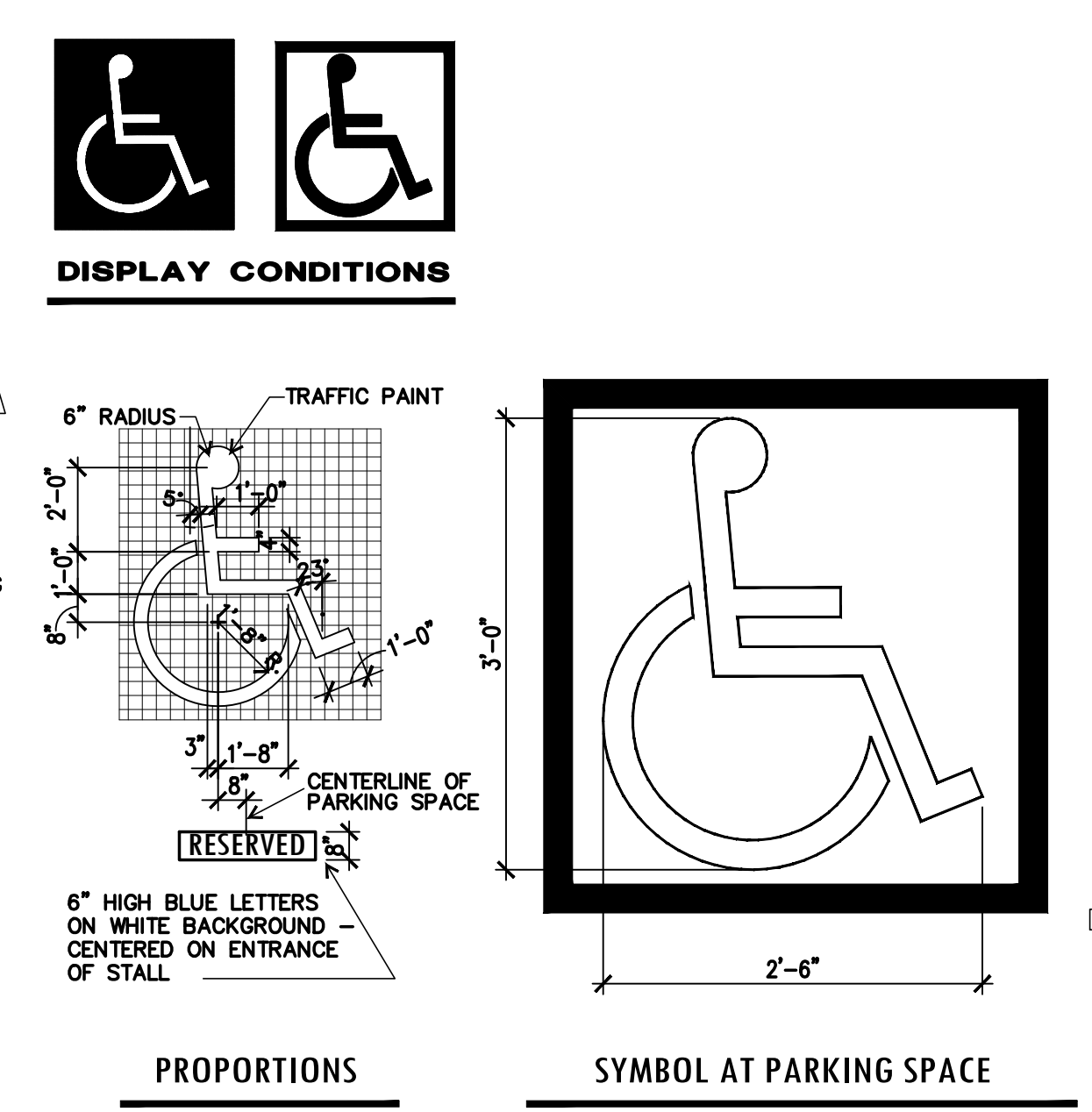
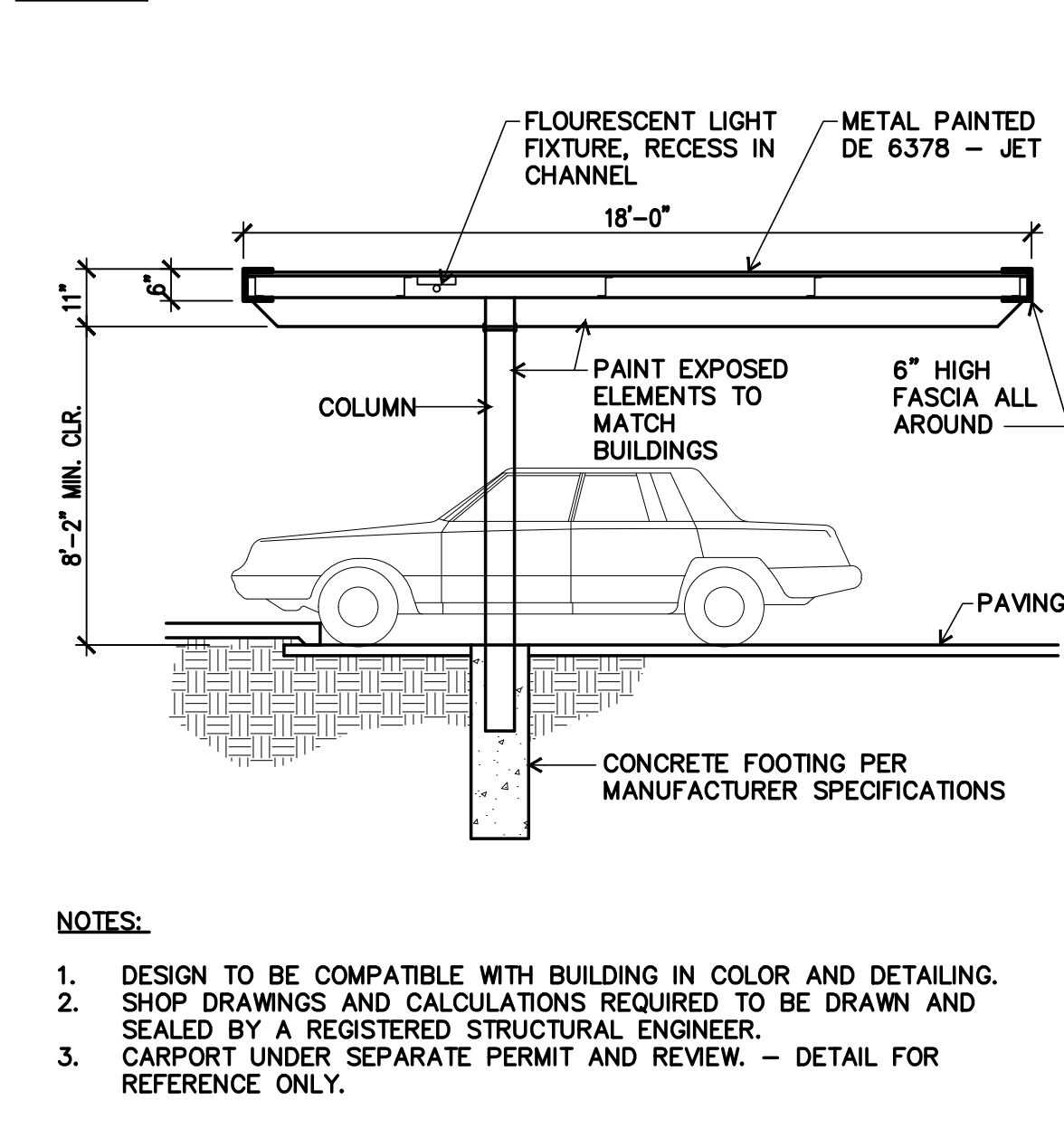
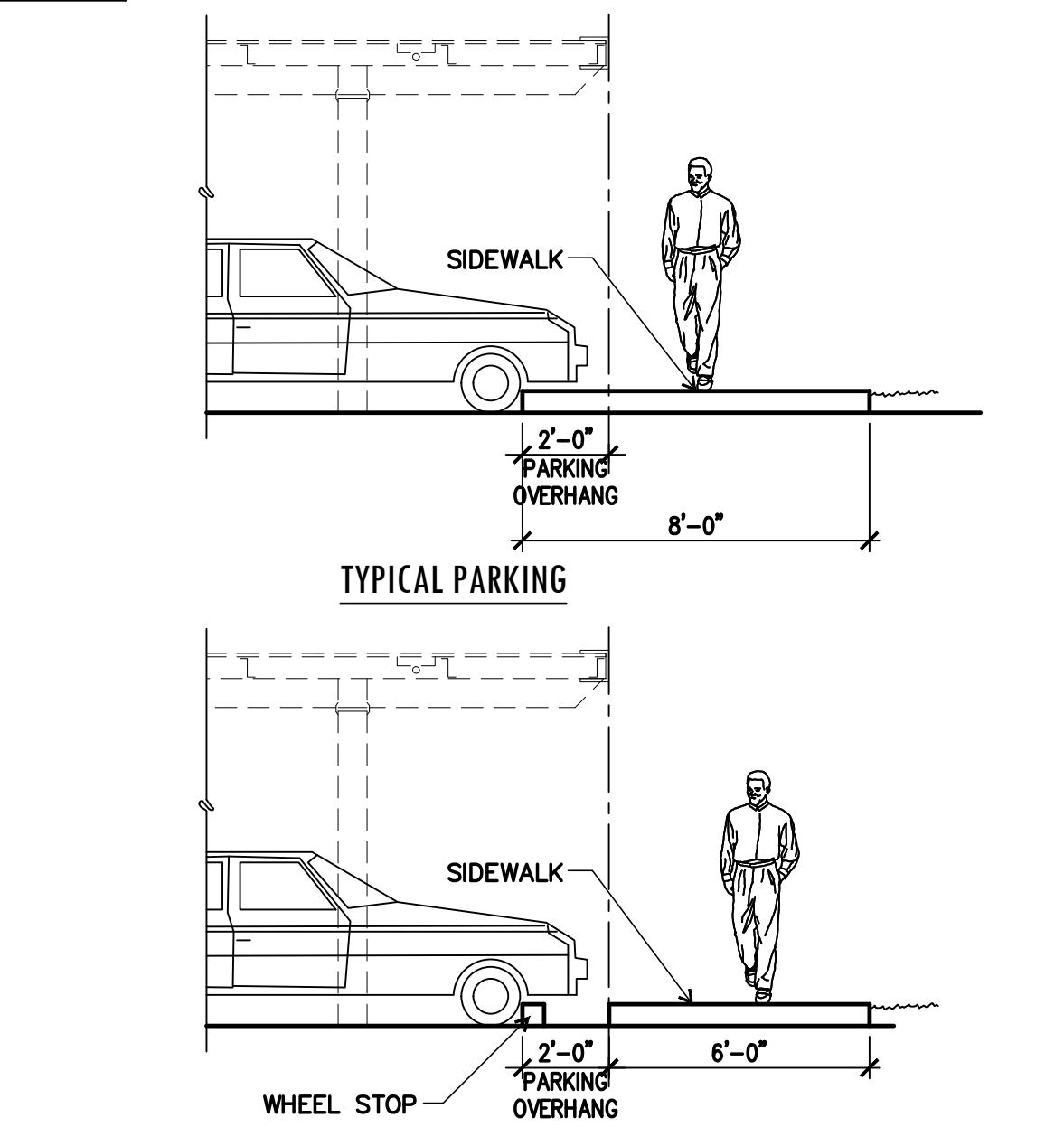
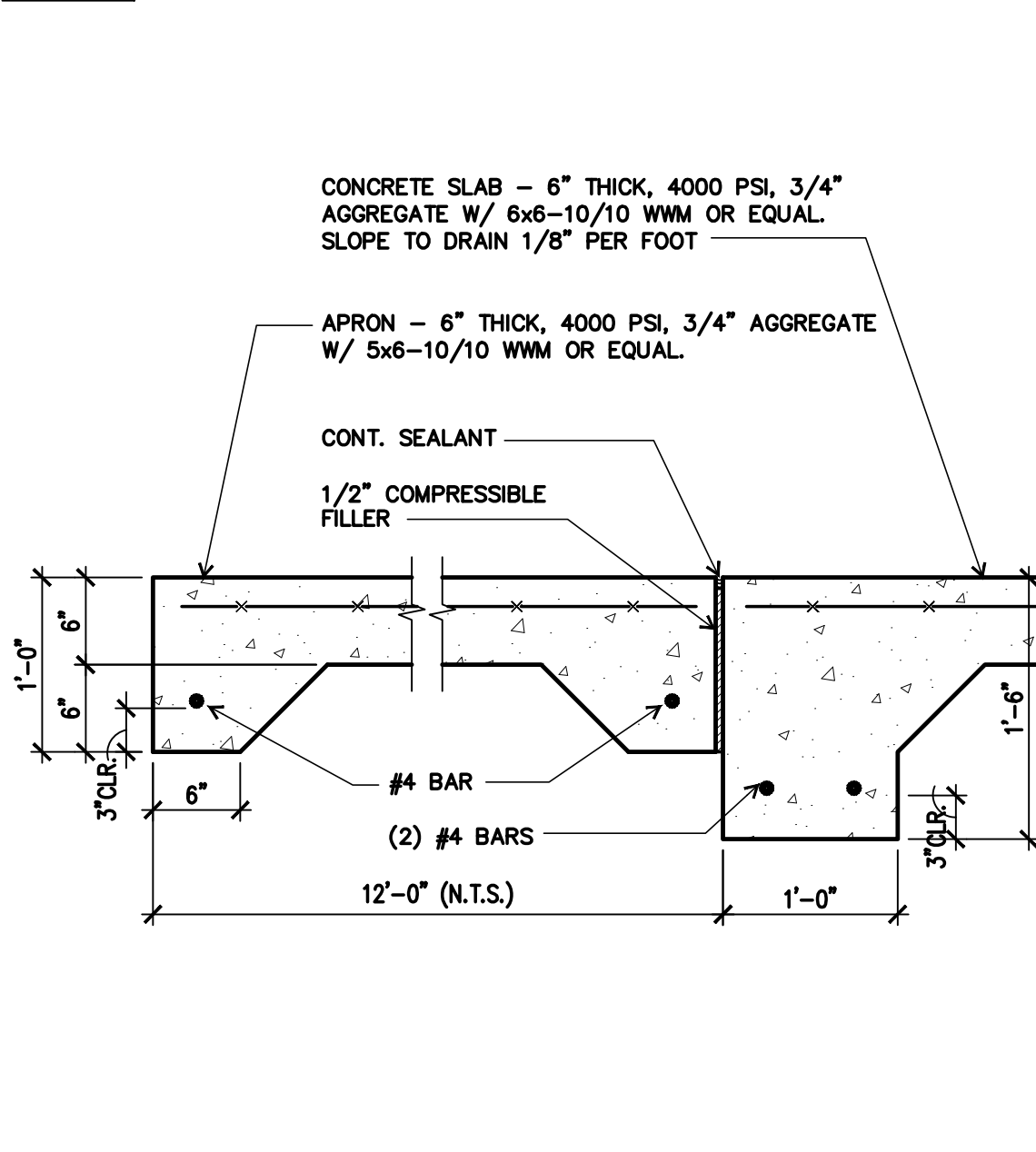
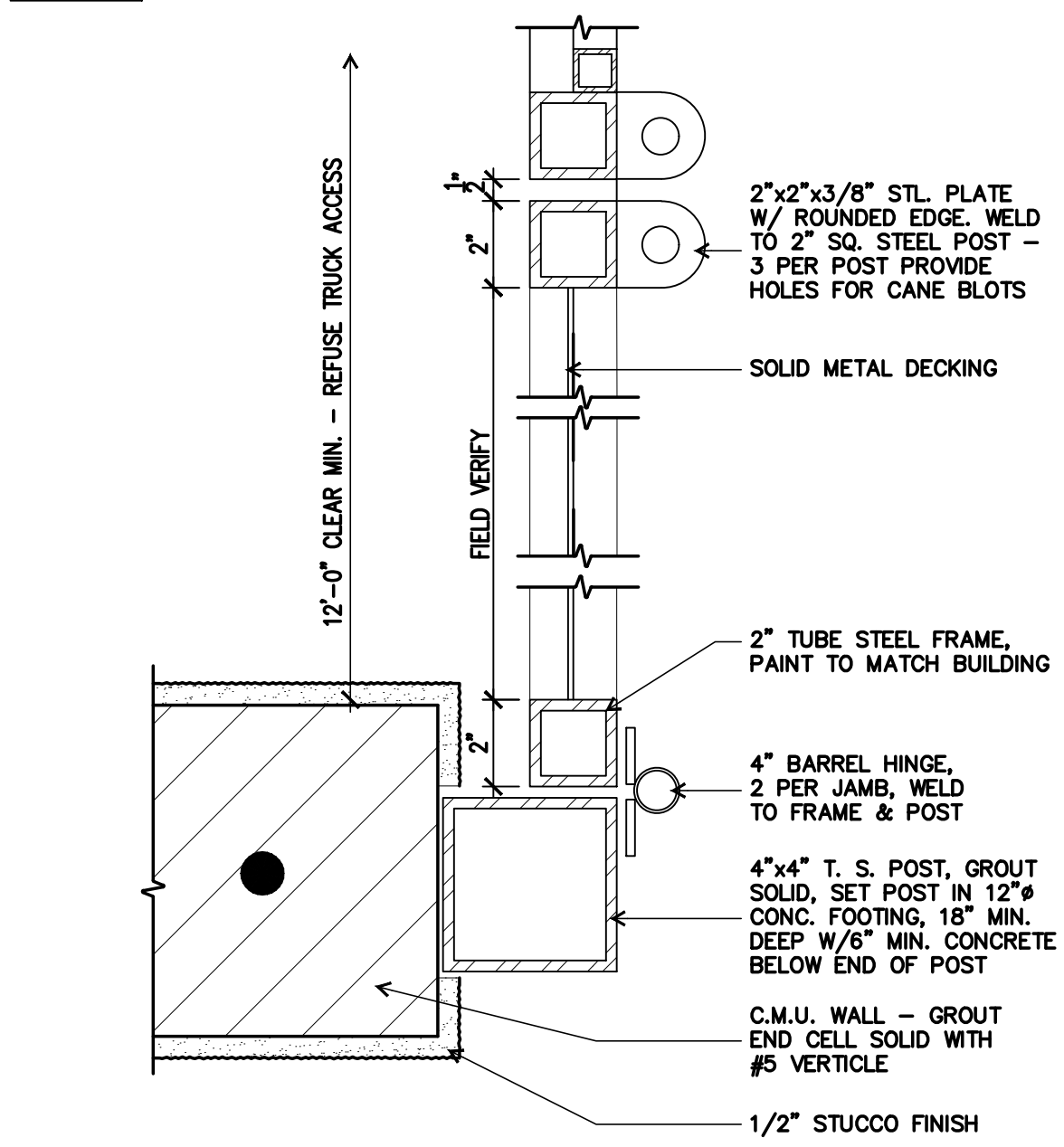


14 REFUSE ENCLOSURE ELEVATIONS

11 TRASH ENCLOSURE WALL

08 TYPICAL ACCESSIBLE RAMP

05 TYPICAL ACCESSIBLE PARKING STALL



15 TRASH ENCLOSURE GATE

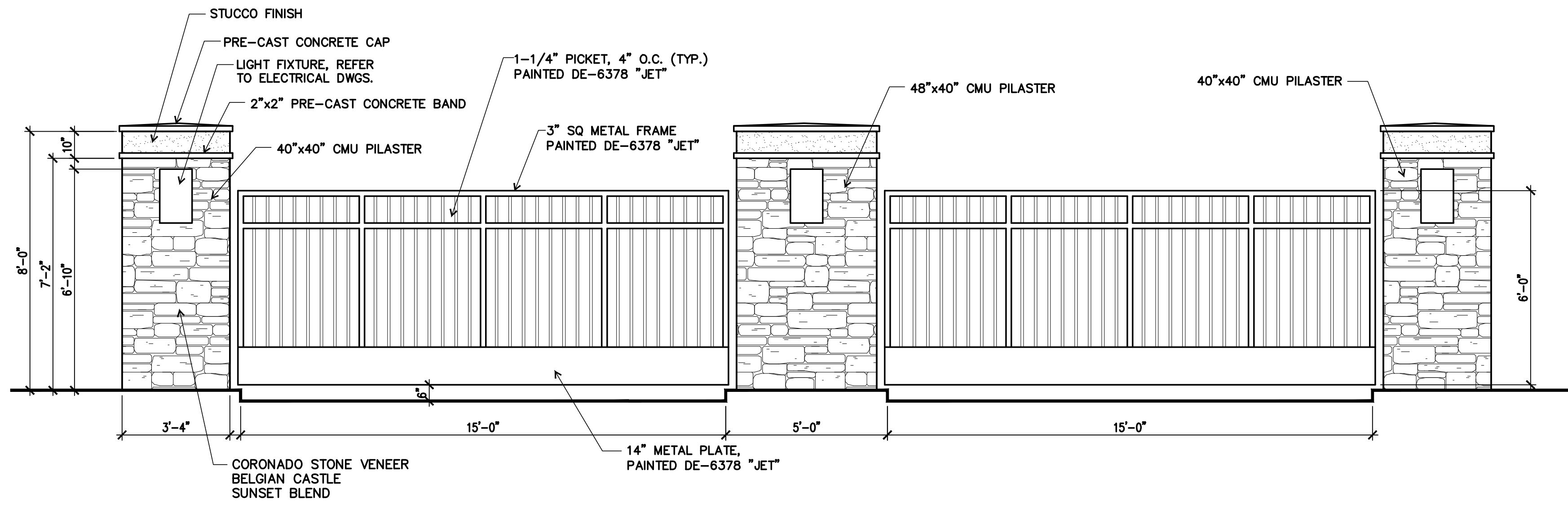
12 REFUSE ENCLOSURE SLAB JOINT

09 SIDEWALK AT PARKING

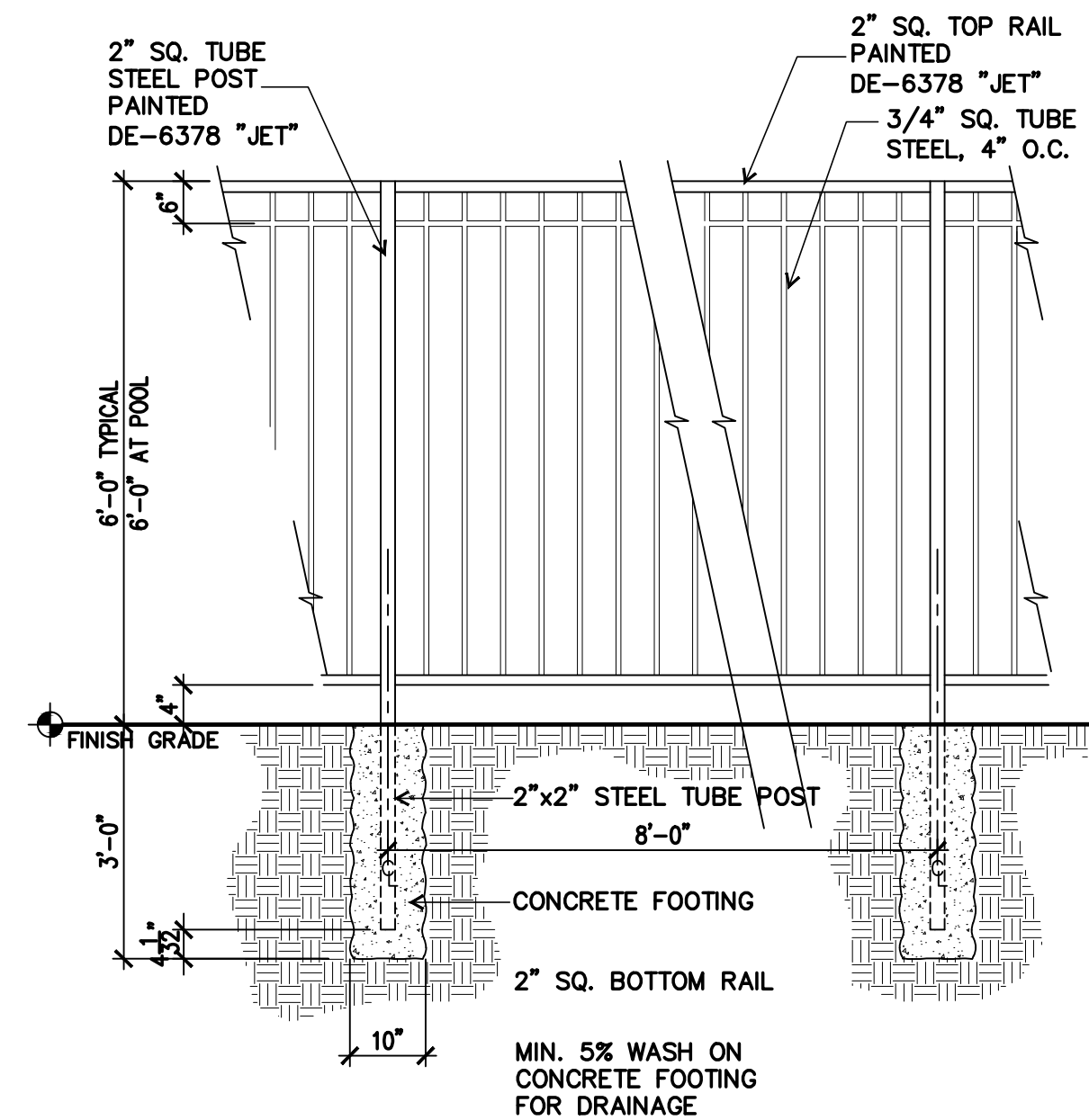
06 CARPORT DETAIL

03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

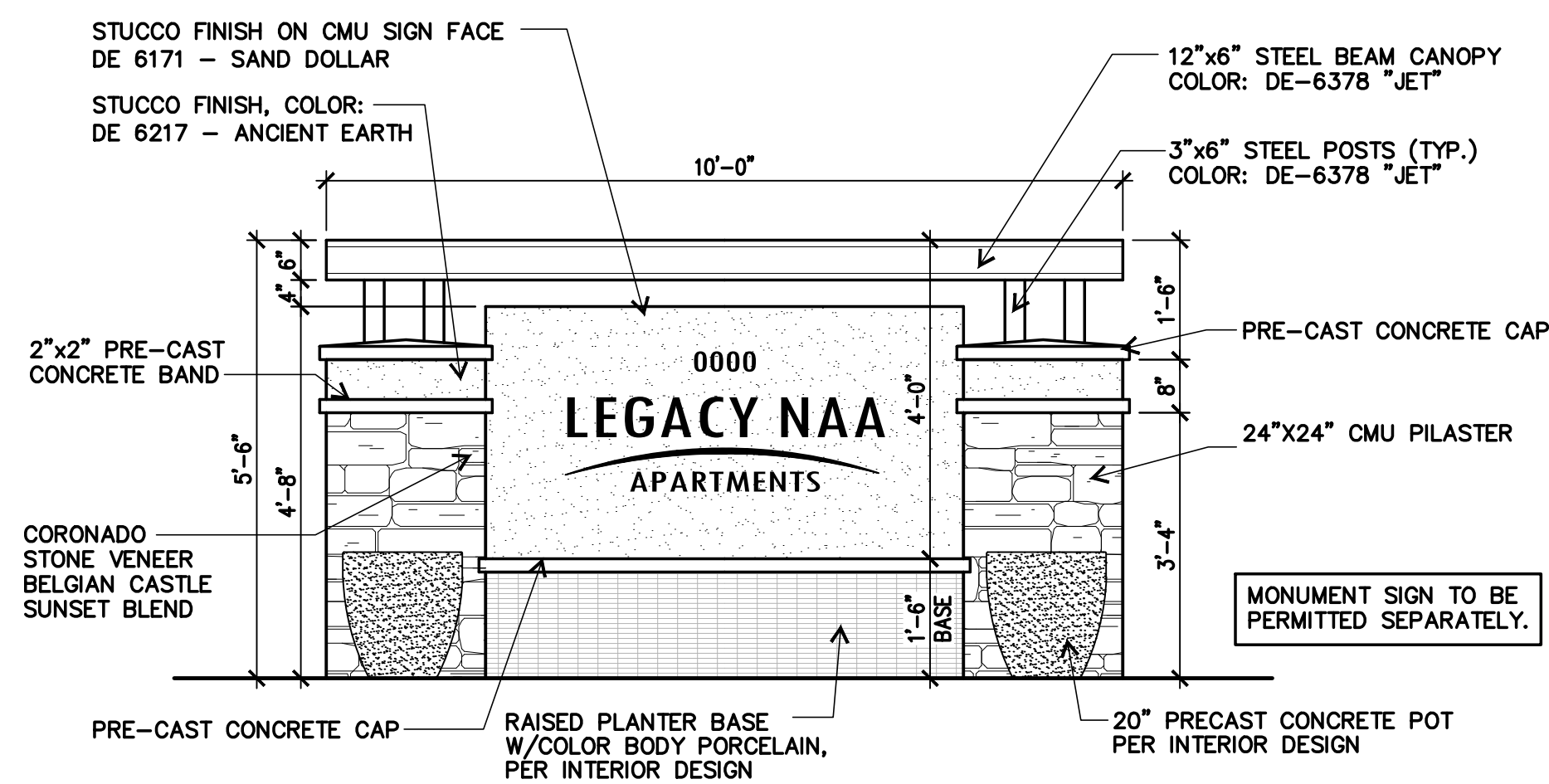
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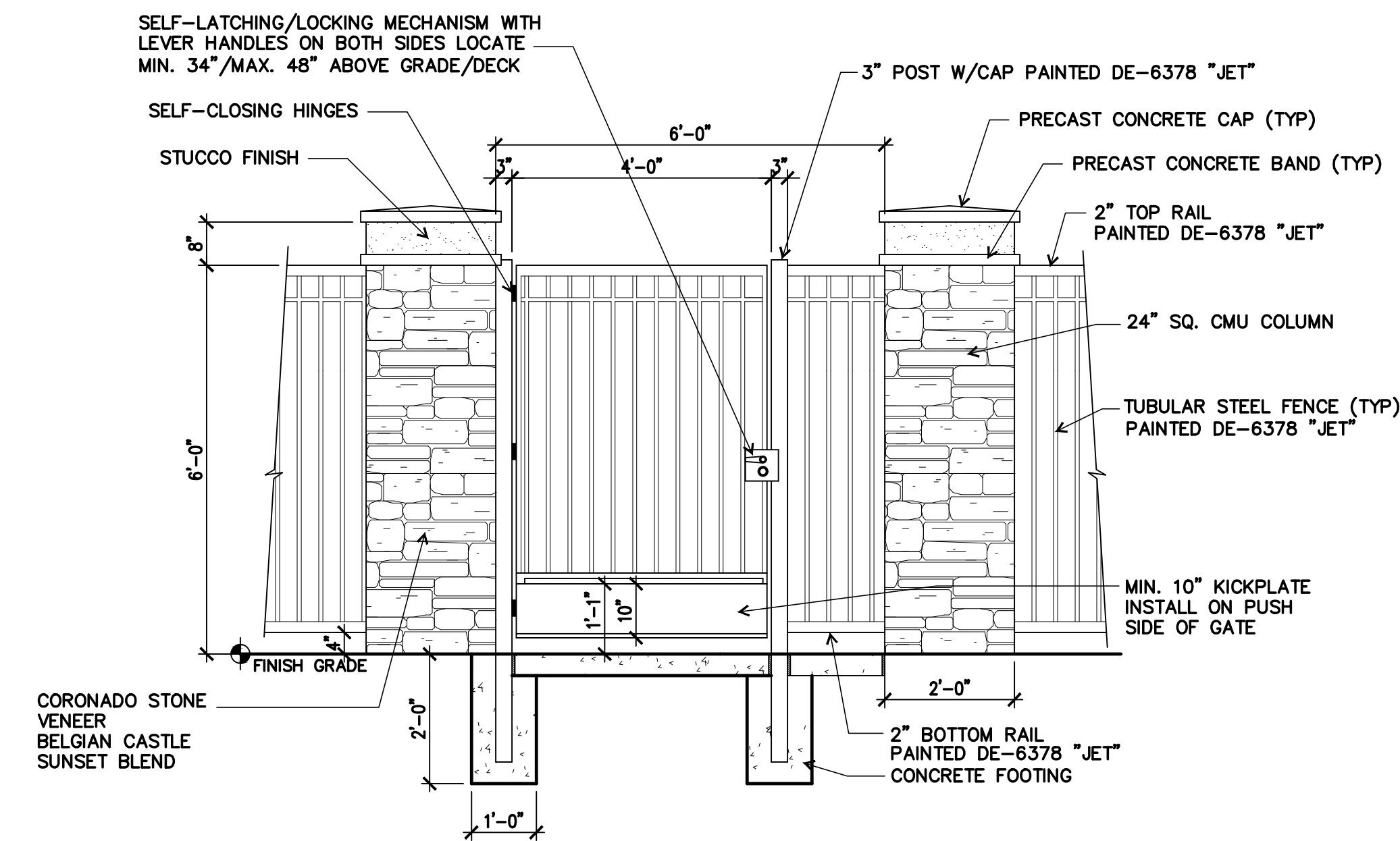
28 ALAMEDA BLVD. VEHICULAR ENTRY GATE



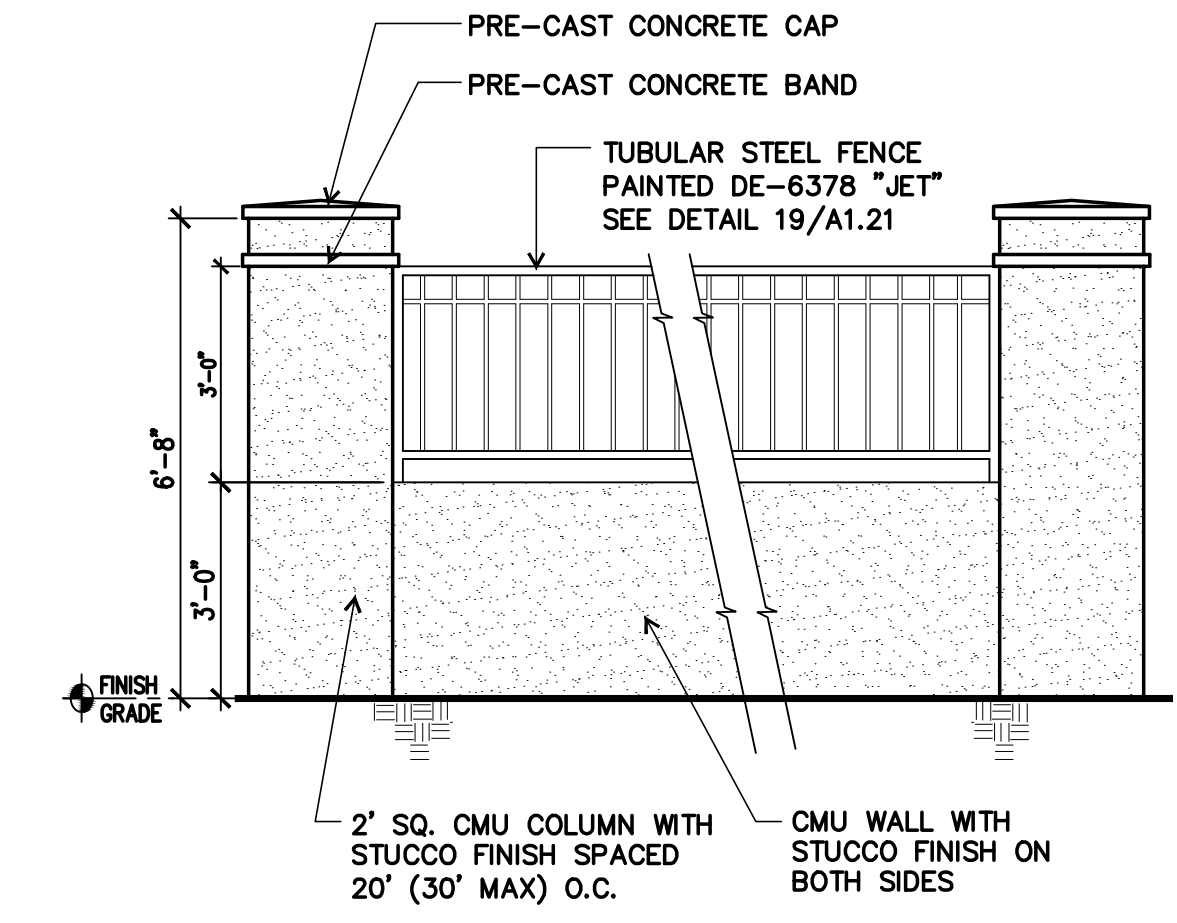
19 TUBULAR STEEL FENCE



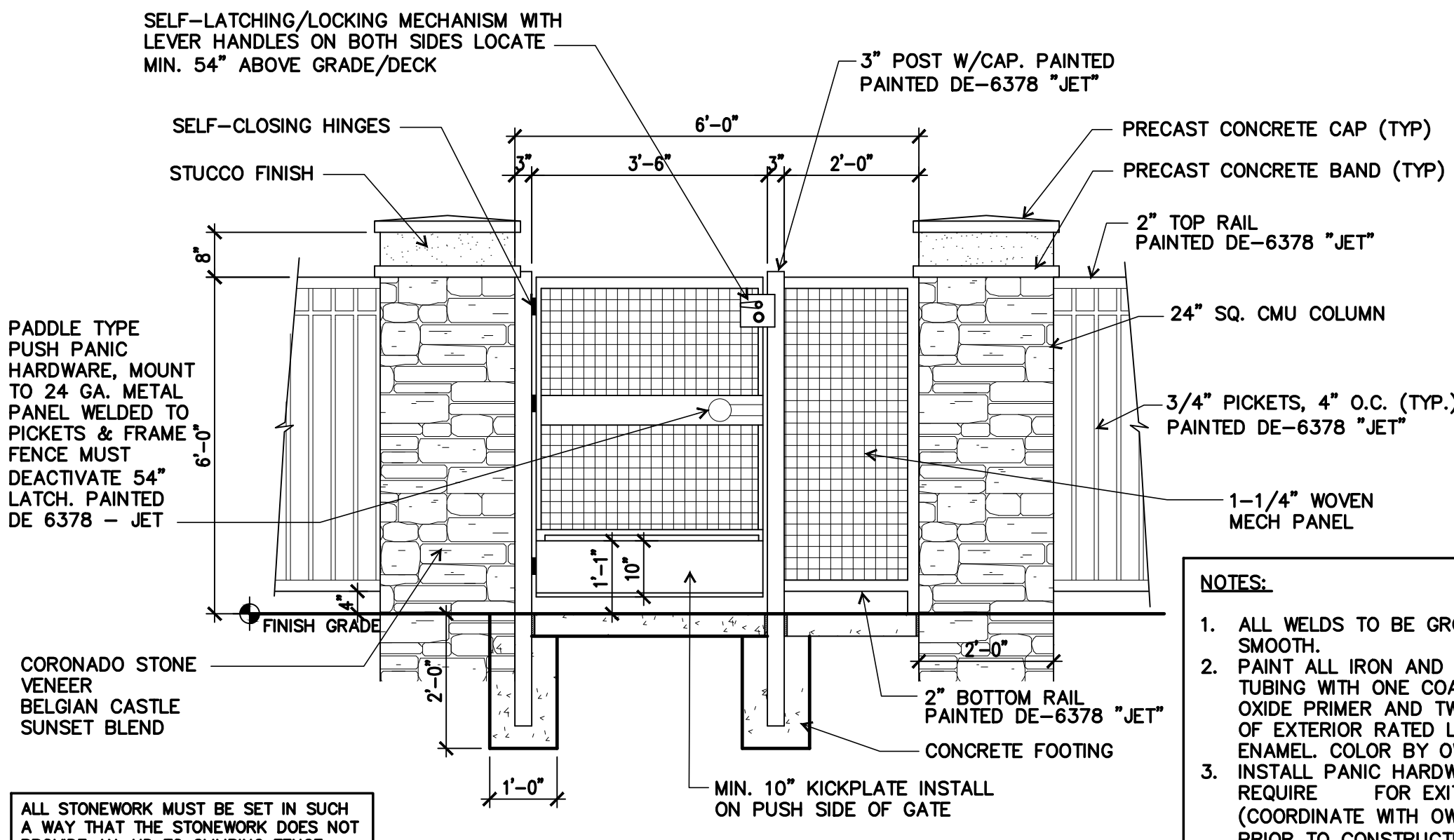
29 MONUMENT SIGN ELEVATION



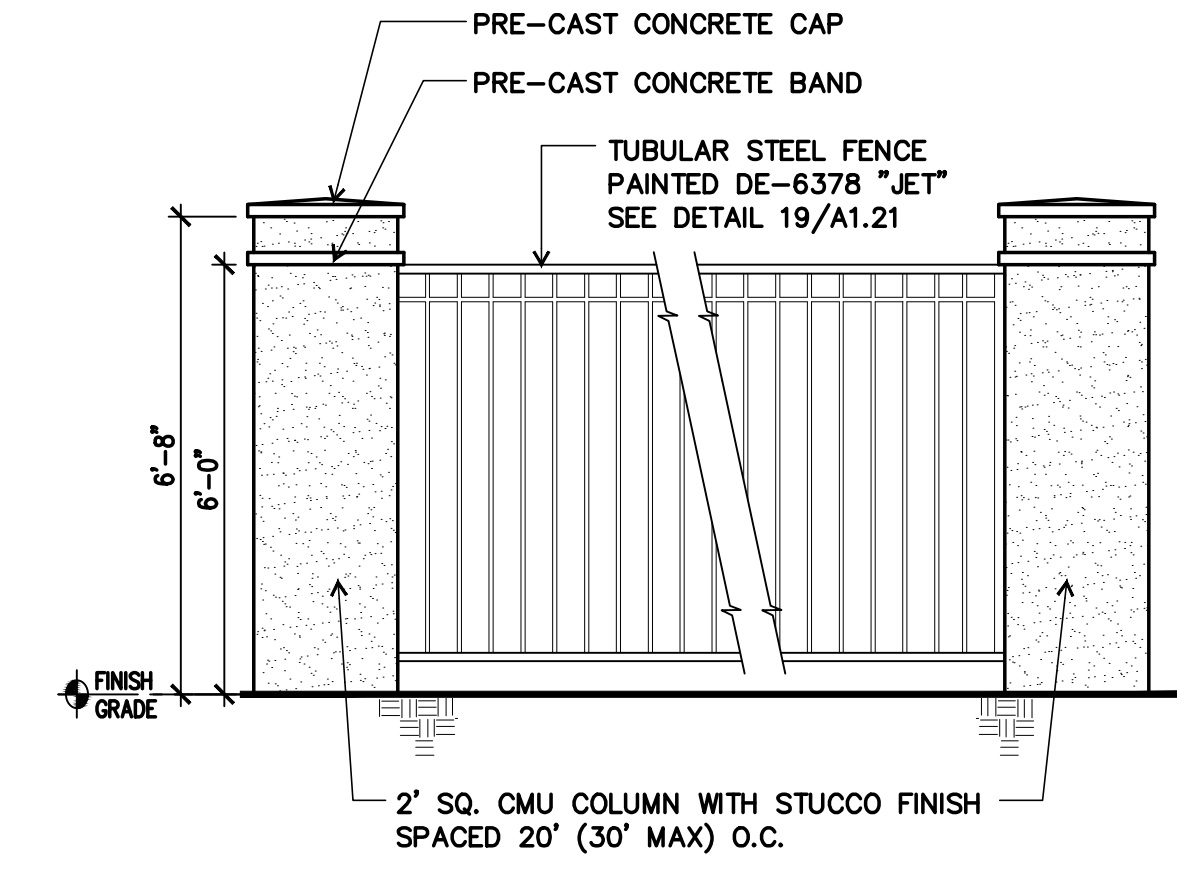
23 PEDESTRIAN ENTRY GATE



17 PILASTER AT CMU/TUBULAR COMBO FENCE



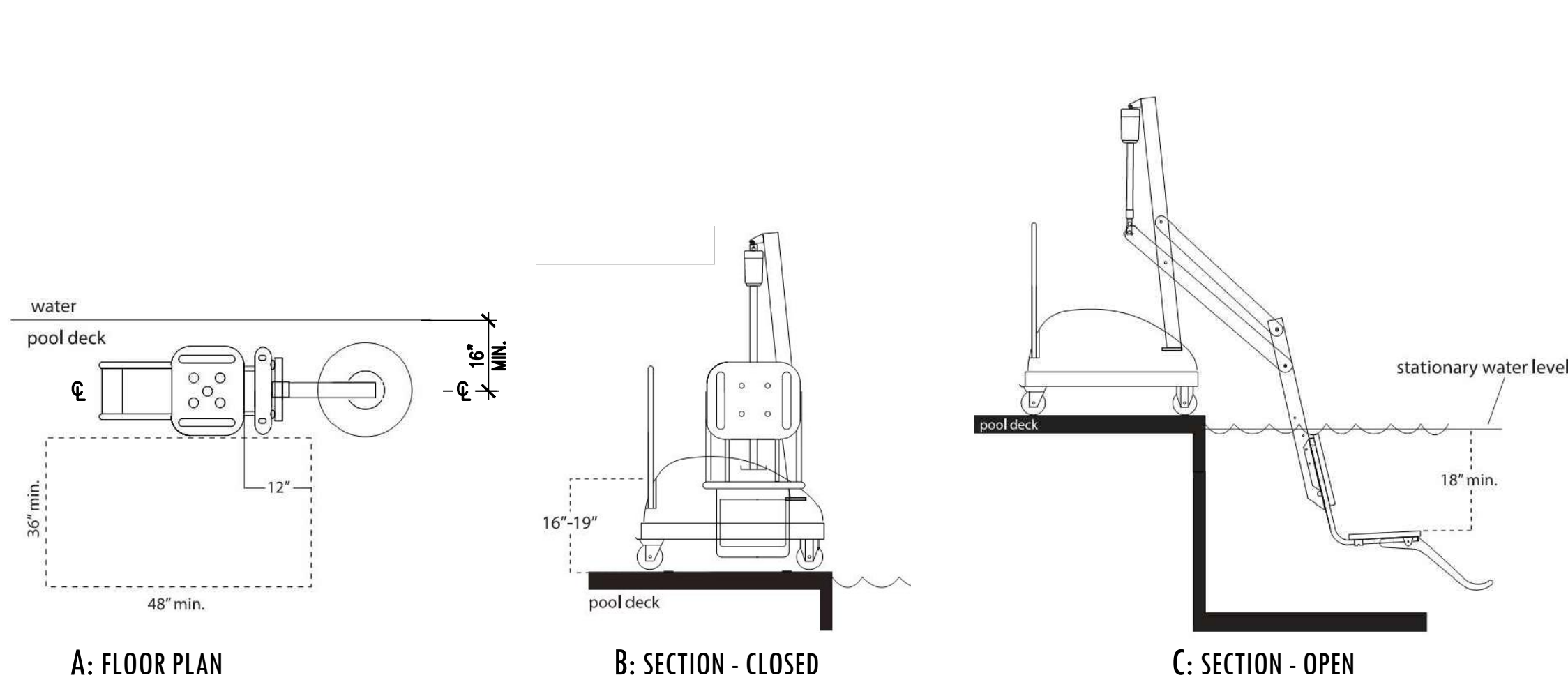
24 PEDESTRIAN ENTRY GATE AT POOL FENCE



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

- NOTES:**
1. ALL WELDS TO BE GROUND SMOOTH.
  2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.
  3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING. (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION).
  4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTIONAL REQUIREMENTS.

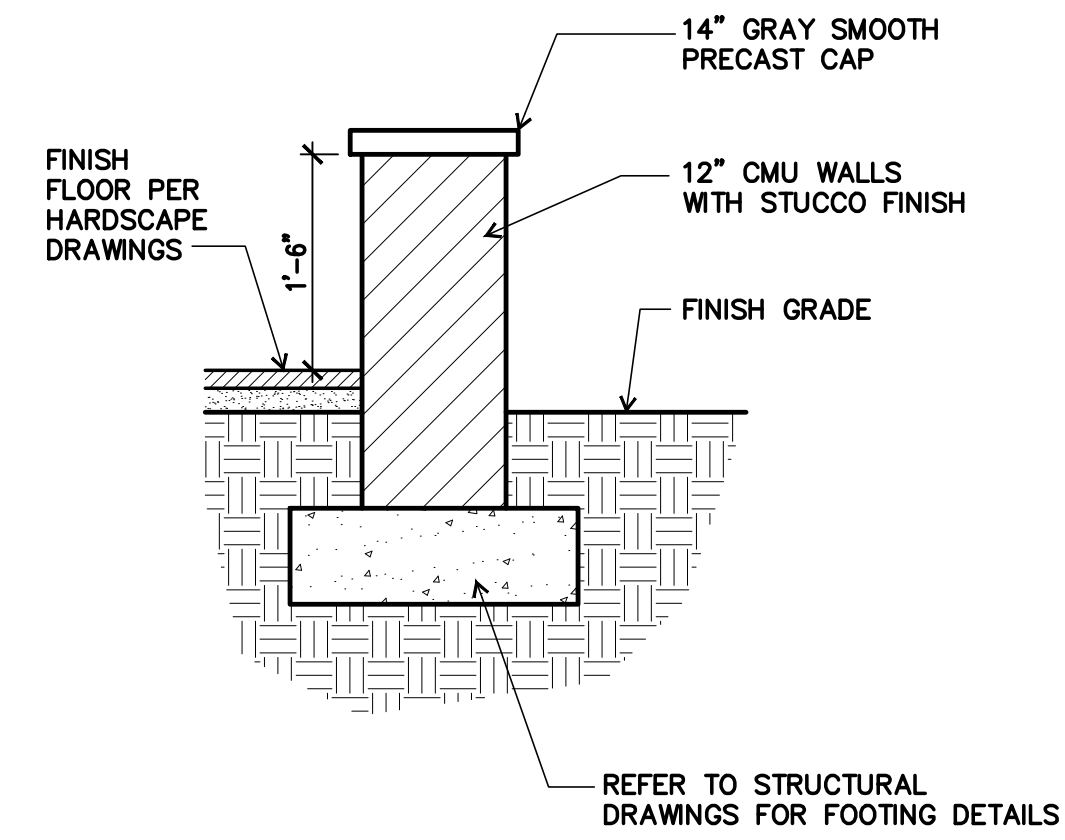
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A: FLOOR PLAN

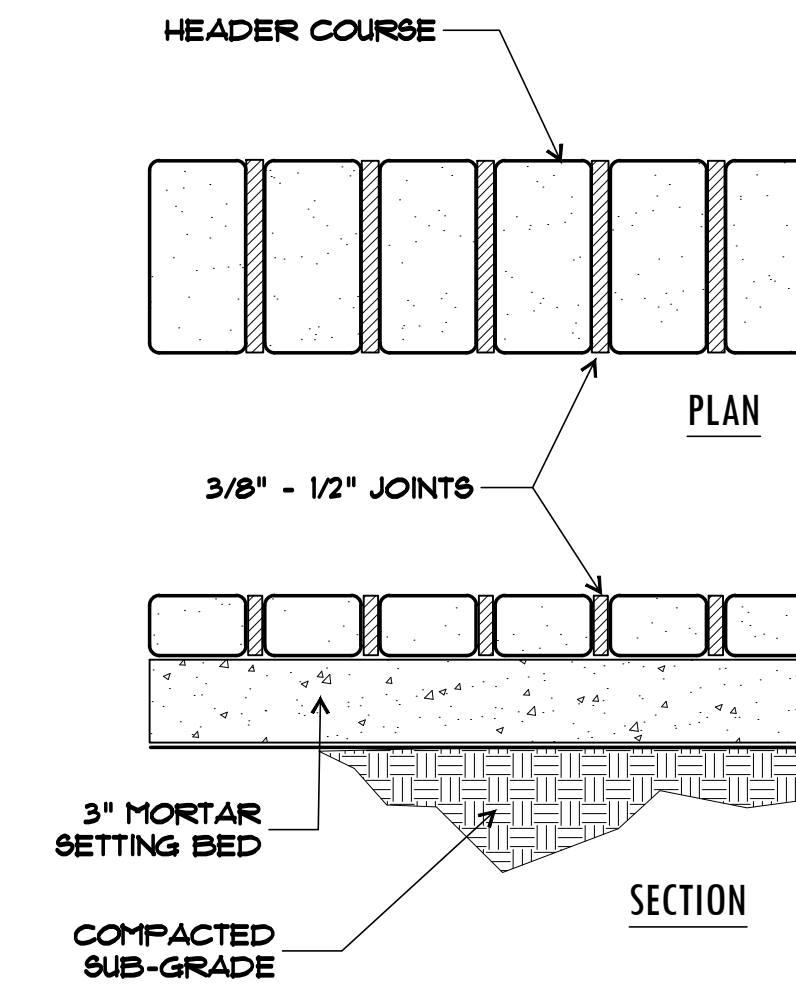
B: SECTION - CLOSED

C: SECTION - OPEN



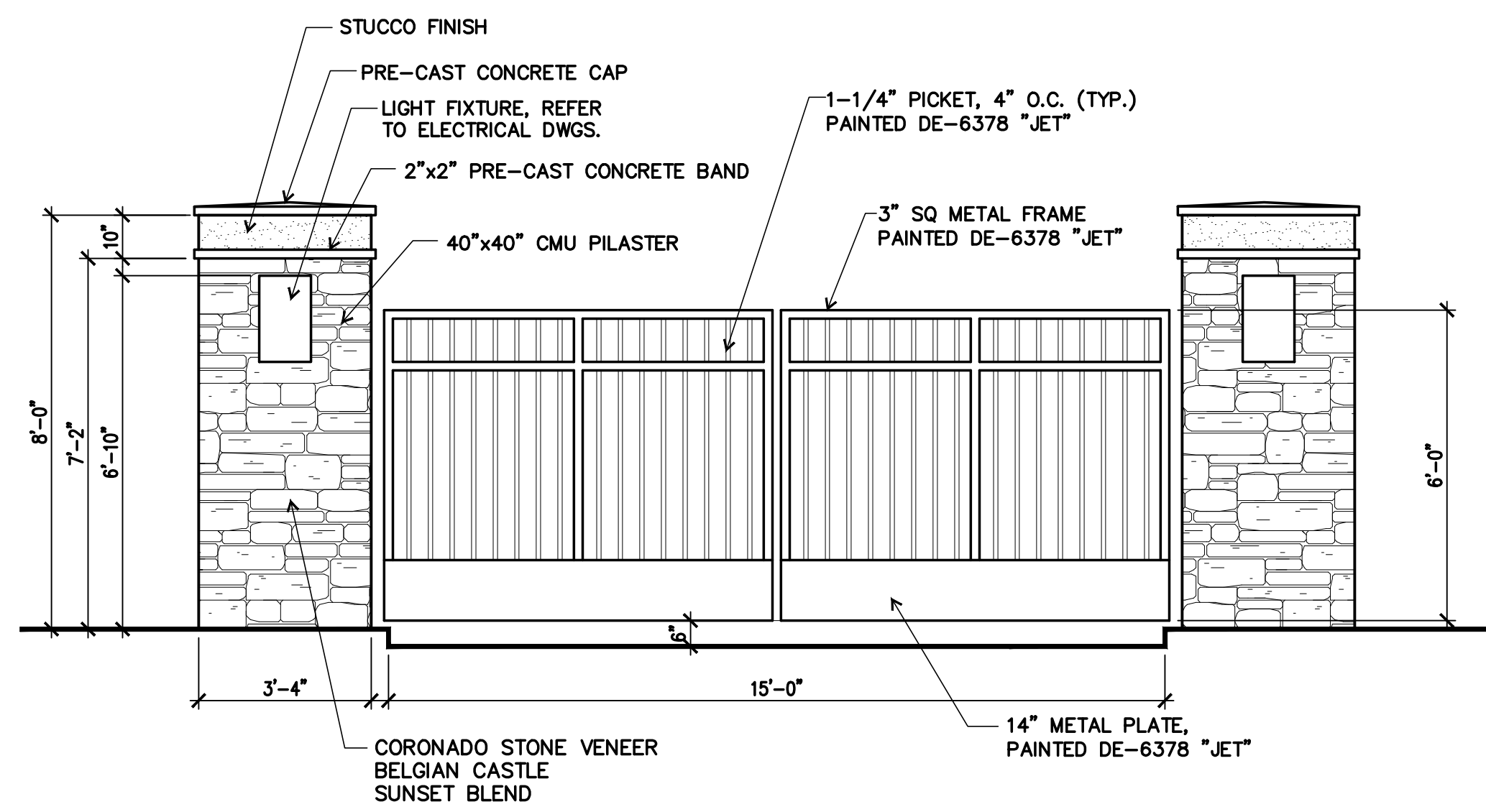
37 SEAT WALL

SCALE: 3/4" = 1'-0"

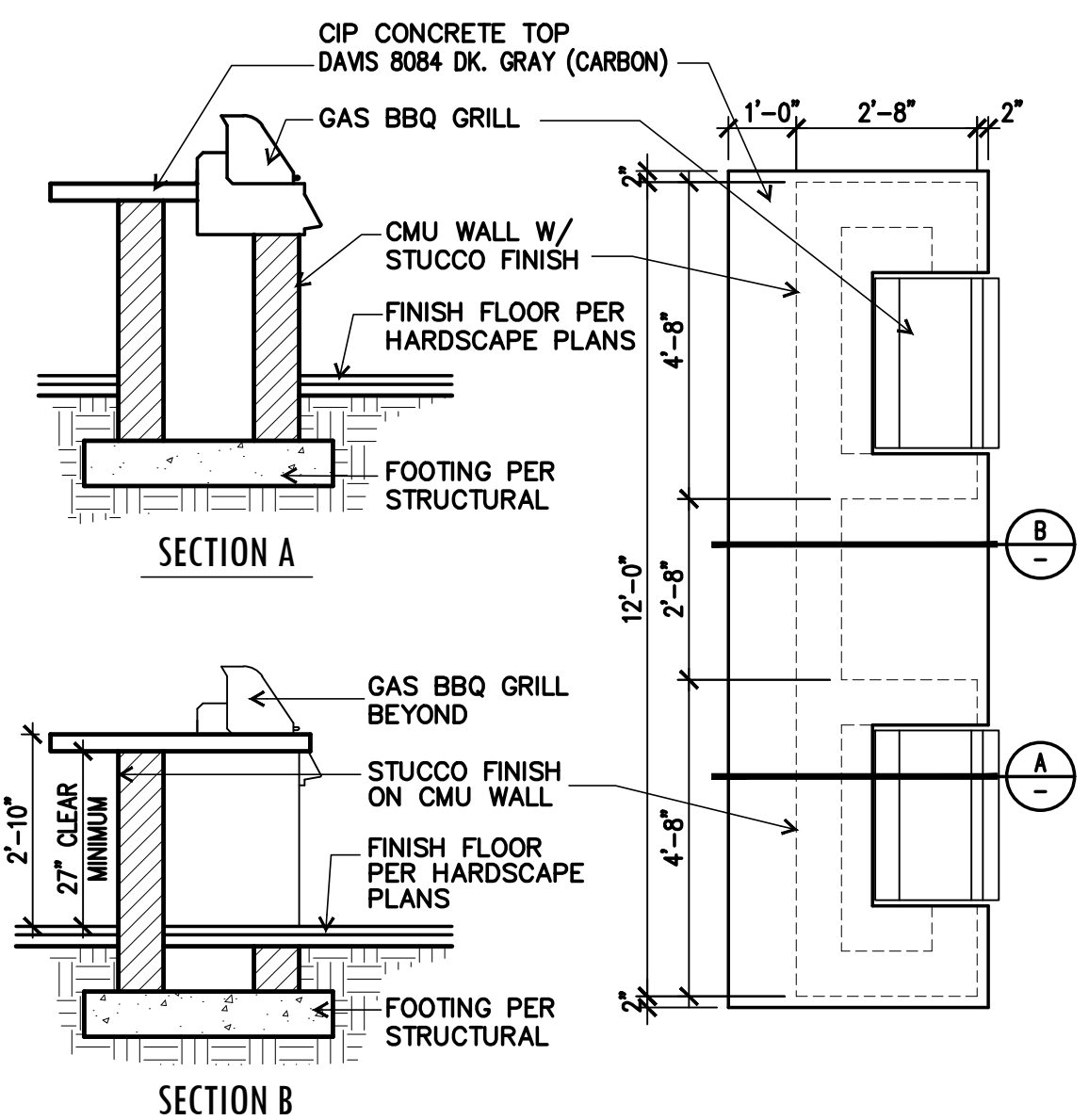


31 PAVER HEADER

NOT TO SCALE

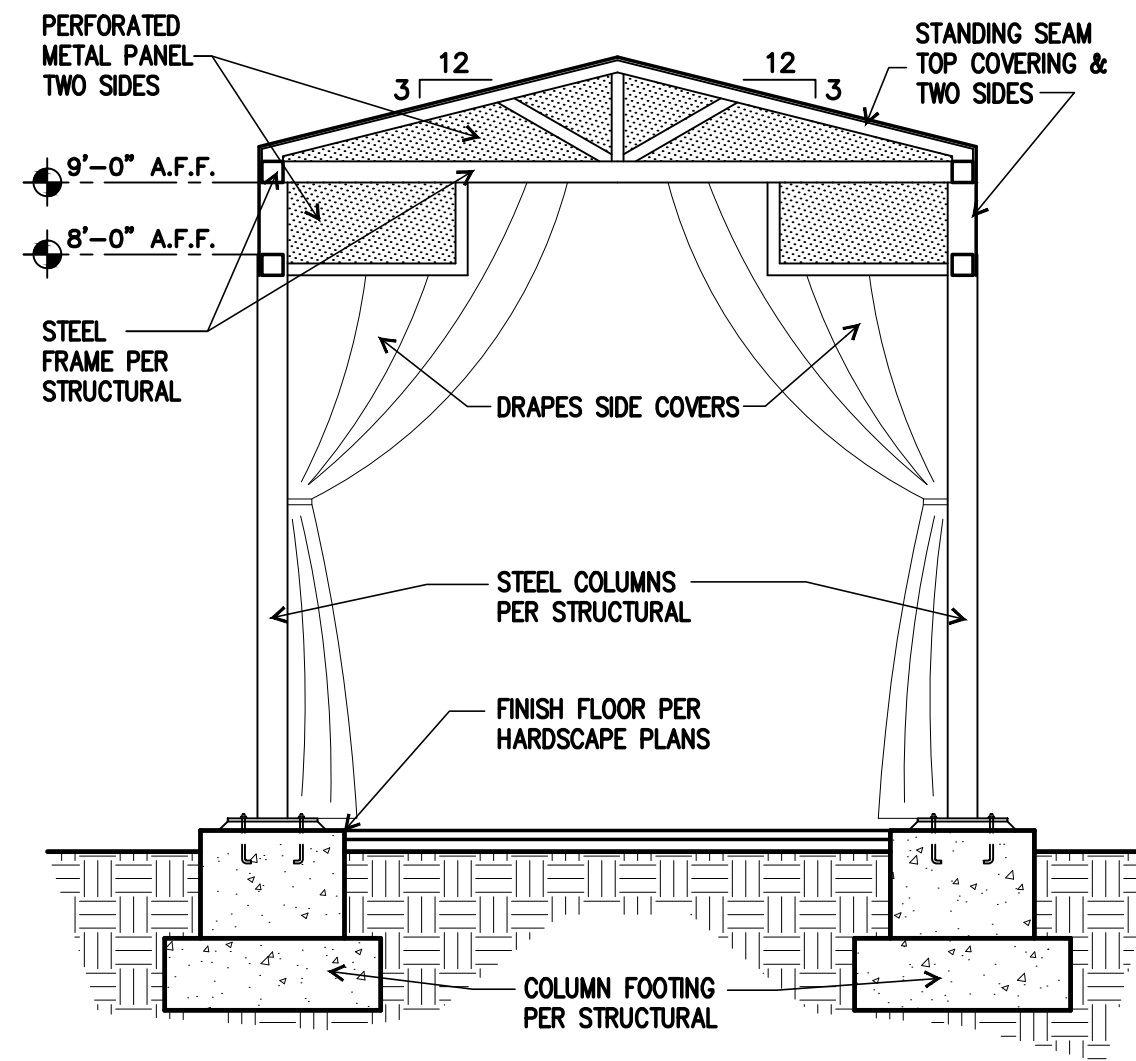


44 OAKLAND AVENUE VEHICULAR ENTRY GATE



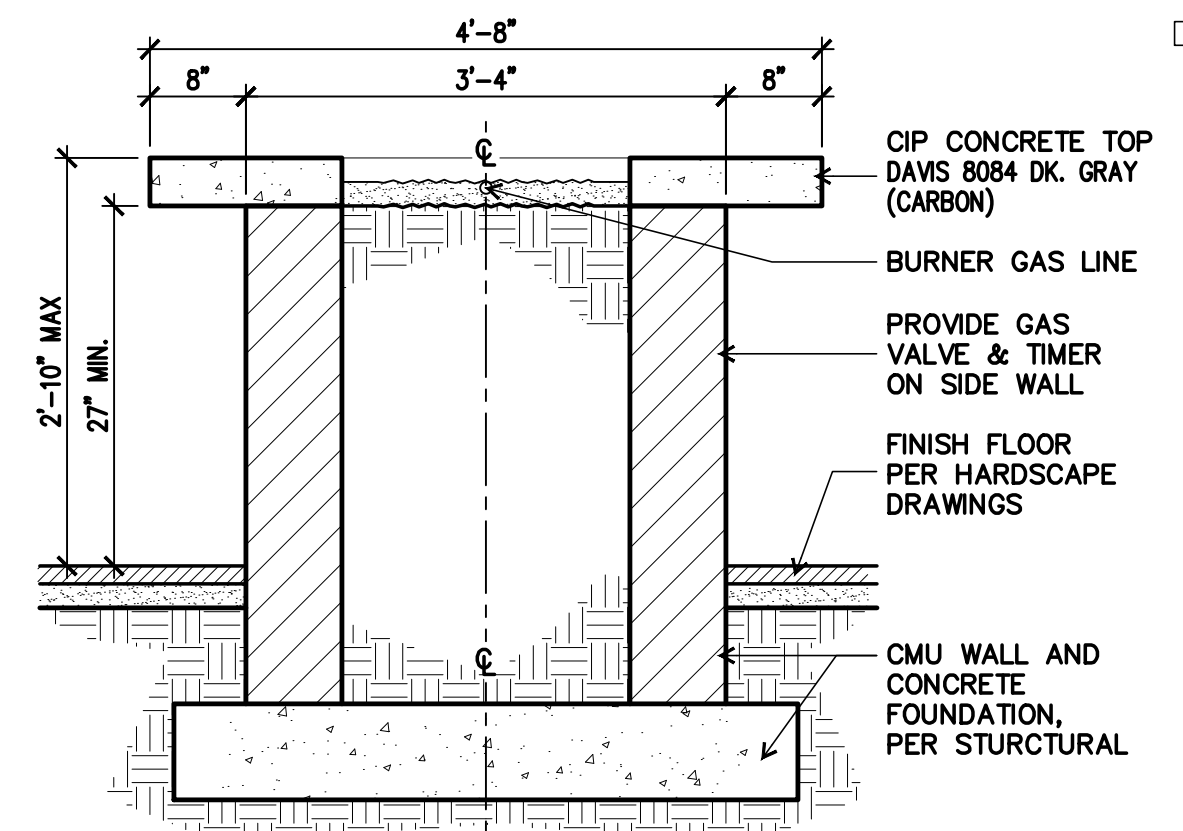
38 GAS GRILLS AT RAMADAS

SCALE: 3/8" = 1'-0"



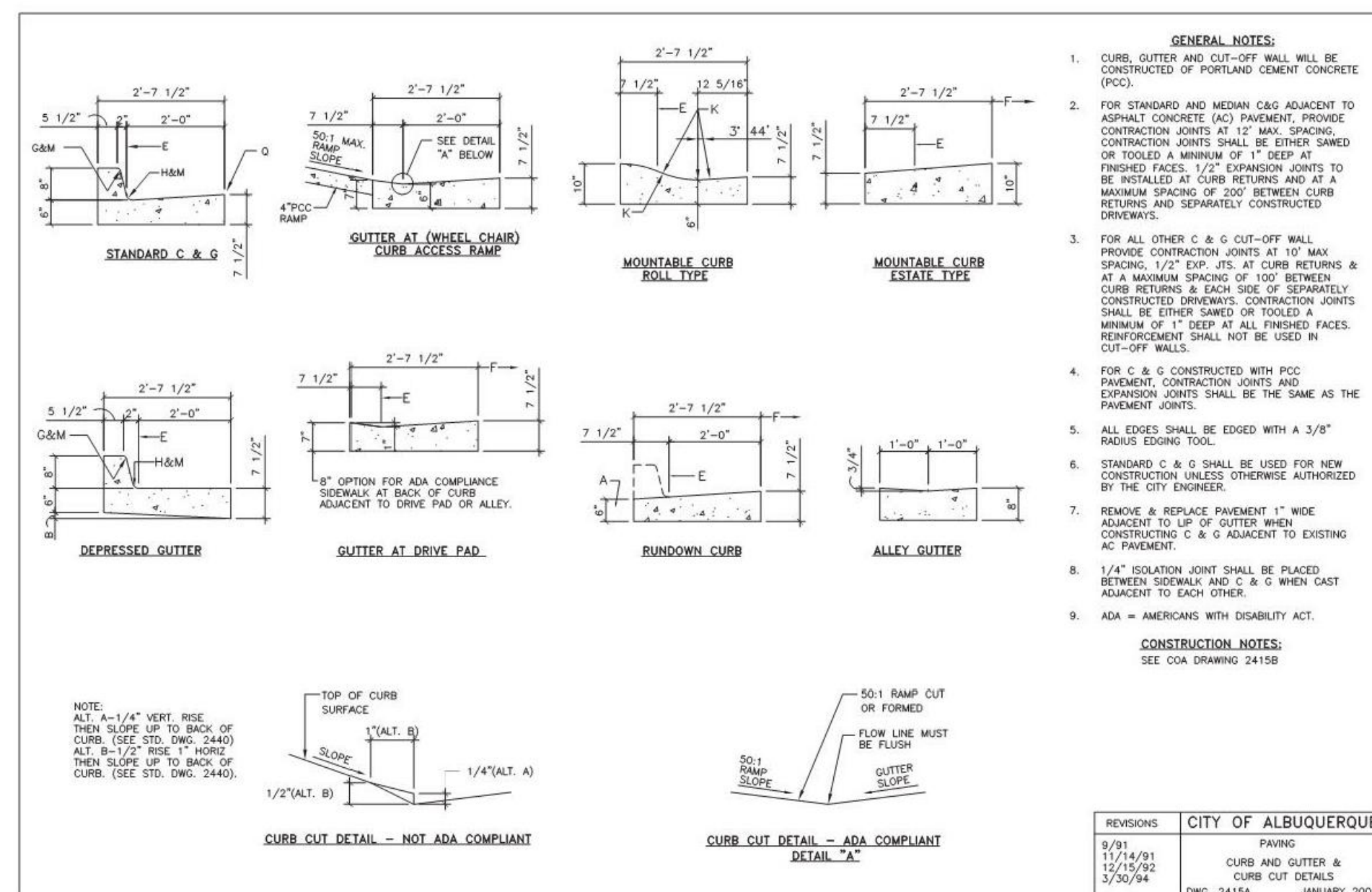
35 POOL CABANA

SCALE: 3/8" = 1'-0"



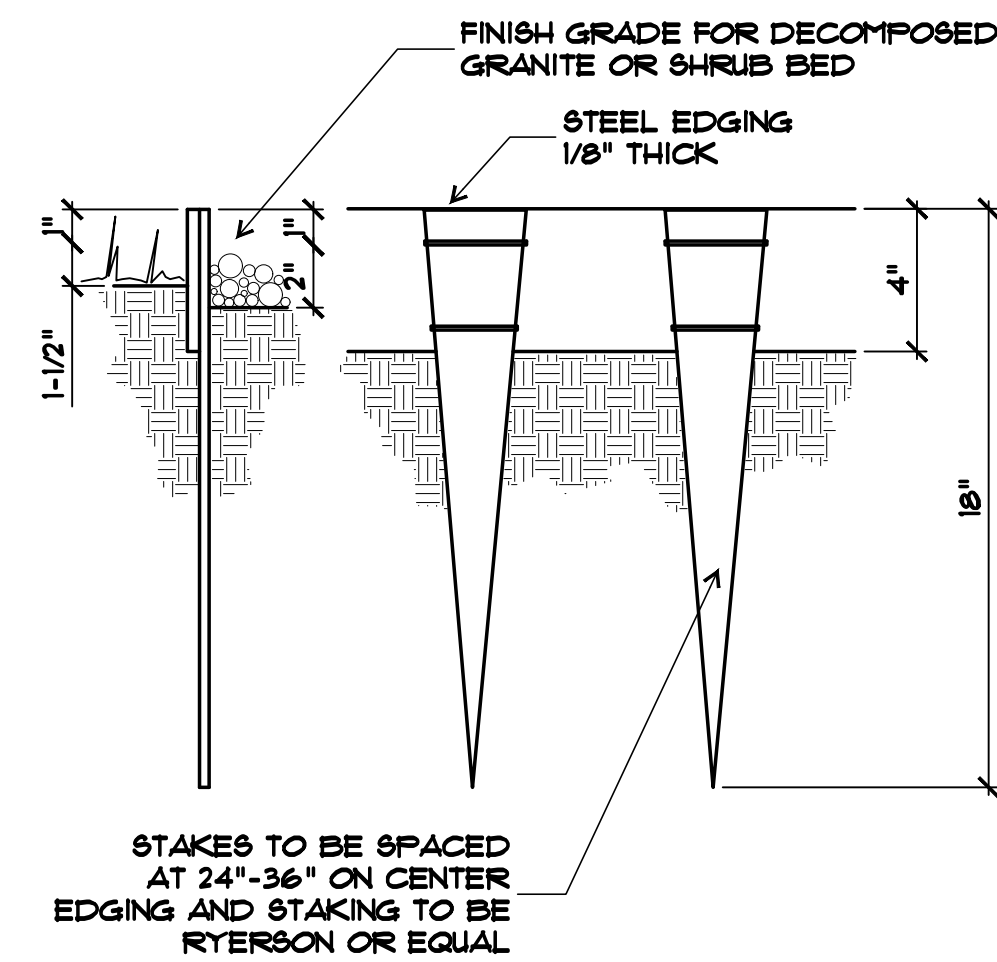
32 FIRE PIT NEXT TO RAMADA

SCALE: 3/4" = 1'-0"



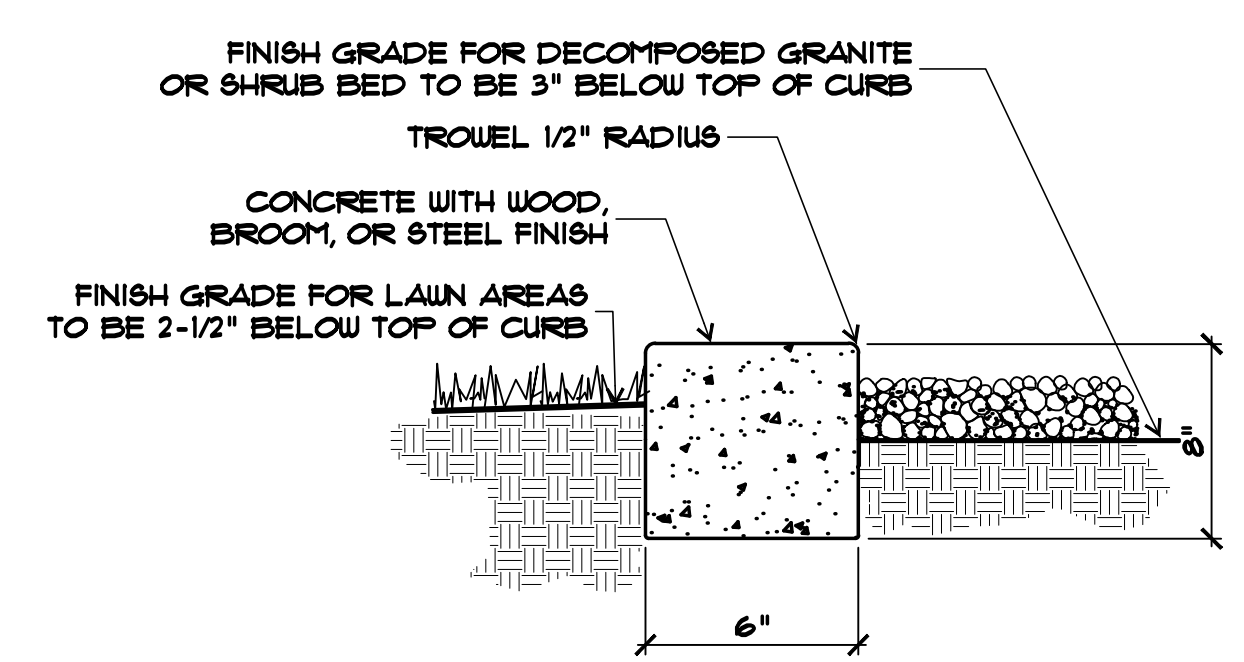
42 CURB AND GUTTER & CURB CUT DETAILS

NOT TO SCALE



36 STEEL HEADER

NOT TO SCALE



33 CONCRETE HEADER

NOT TO SCALE

San Pedro Dr. NE  
(96' R/W)

Oakland Ave. NE  
(60' R/W)

Alameda Blvd. NE  
(124' R/W)

### GENERAL LANDSCAPE NOTES

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 3/4" GRAY ROCK MULCH, 1"-3" ROCK MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES.** IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
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 AREA.

**LANDSCAPE AREA COVERAGE**  
TOTAL SITE AREA: 195,479 SF (4.48 AC)  
BUILDING AREA (BUILDING ENVELOPE): -48,923 SF  
NET AREA: 146,556 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,983 SF  
PROVIDED LANDSCAPE AREA: 54,386 SF (37%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPING COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPE AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.  
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 73,155 SF (134% OF LANDSCAPE AREA)

**LANDSCAPE TURF**  
ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF.  
PROVIDED HIGH WATER TURF AREA 3,350 SF (6% OF LANDSCAPE AREA)

**PARKING LOT TREES**  
THE PROJECT IS PROVIDING 162 PARKING SPACES, EXCLUDING GARAGE PARKING.  
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
PARKING LOT TREES REQUIRED: 16  
PARKING LOT TREES PROVIDED: 24

**STREET TREES**  
ALAMEDA BOULEVARD IS A REGIONAL PRINCIPAL ARTERIAL AND SAN PEDRO DRIVE IS A MAJOR COLLECTOR AND THEREFORE REQUIRE STREET TREES. OAKLAND AVENUE IS A LOCAL STREET AND DOES NOT REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

ALAMEDA BOULEVARD FRONTAGE IS 405'.  
STREET TREES REQUIRED: 14  
STREET TREES PROVIDED: 14

SAN PEDRO DRIVE FRONTAGE IS 418'.  
STREET TREES REQUIRED: 14  
STREET TREES PROVIDED: 17

**SITE TREES**  
TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY TWO SECOND FLOOR UNITS. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 27 FIRST FLOOR UNITS AND 36 SECOND STORY UNITS ARE PROVIDED.  
SITE TREES REQUIRED: 45  
SITE TREES PROVIDED: 146

- KEY NOTES
- 1. PROPERTY LINE, TYP.
- 2. SITE LIGHTING, TYP.
- 3. CLEAR SIGHT TRIANGLE
- 4. RAISED ANNUAL BEDS

### PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE	WATER USE
<b>TREES</b>						
9	[Symbol]	ACER TATARICUM 'GAR ANN' HOT WINGS MAPLE	2' B&B	10 HT. X 5' SPR. 20HT. X 24' SPR.		MED+
12	[Symbol]	CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD	2' B&B	8 HT. X 4' SPR. 20 HT. X 25' SPR.		MED
10	[Symbol]	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	8 HT. X 4' SPR. 20 HT. X 20' SPR.		LOW+
8	[Symbol]	FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5' B&B	12 HT. X 6' SPR. 40 HT. X 30' SPR.		MED+
14	[Symbol]	GLEDTISIA TRIACANTHUS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5' B&B	12 HT. X 6' SPR. 45 HT. X 35' SPR.		MED+
36	[Symbol]	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15 GAL	12 HT. X 5' SPR.		LOW+
5	[Symbol]	PINUS NIGRA AUSTRIAN PINE	B&B	8 MIN. HT. 35 HT. X 25' SPR.		MED
5	[Symbol]	PISTACHE X RED PUSH RED PUSH PISTACHE	2.5' B&B	12 HT. X 6' SPR. 40 HT. X 40' SPR.		MED
12	[Symbol]	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM	2.5' B&B	12 HT. X 6' SPR. 35 HT. X 25' SPR.		MED+
22	[Symbol]	PYRUS CALLERYANA 'GLENS FORM' CHANTICHER PEAR	2.5' B&B	12 HT. X 4' SPR. 40 HT. X 15' SPR.		MED+
2	[Symbol]	QUERCUS BICOLOR SWAMP WHITE OAK	2.5' B&B	12 HT. X 6' SPR. 45 HT. X 45' SPR.		MED
12	[Symbol]	VITEA AGNIUS-CASTUS CHASTETREE (MULTI STEM)	15-GAL	8 HT. X 4' SPR. 20 HT. X 20' SPR.		MED
<b>SHRUBS AND GROUNDCOVERS</b>						
77	[Symbol]	ACHILLEA MOONSHINE MOONSHINE YARROW	1-GAL	2 HT. X 2' SPR.		MED
23	[Symbol]	BERBERIS T. 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5-GAL	2 HT. X 2' SPR.		LOW
10	[Symbol]	BUDDLEIA DAVIDII 'NANHOENSIS' DWARF BLUE BUTTERFLY BUSH	5-GAL	4 HT. X 4' SPR.		MED
30	[Symbol]	BUXUS JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	5-GAL	4 HT. X 4' SPR.		MED
26	[Symbol]	CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	5-GAL	4 HT. X 4' SPR.		LOW
25	[Symbol]	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5-GAL	2 HT. X 5' SPR.		MED
14	[Symbol]	CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	5-GAL	4 HT. X 4' SPR.		LOW
53	[Symbol]	FALLUGIA PARADOXA APACHE PLUME	5-GAL	5 HT. X 5' SPR.		LOW
24	[Symbol]	HEMEROCALLIS HYBRID 'STELLA D'ORO' STELLA D'ORO DAY LILY	1-GAL	1 HT. X 18' SPR.		LOW
27	[Symbol]	JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1 HT. X 7' SPR.		MED
26	[Symbol]	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1 HT. X 8' SPR.		MED
11	[Symbol]	LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE	15-GAL	12 HT. X 6' SPR.		MED
49	[Symbol]	NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	5-GAL	4 HT. X 4' SPR.		MED+
15	[Symbol]	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4 HT. X 6' SPR.		MED
16	[Symbol]	POTENTILLA FRUTICOSA 'JACKMANII' JACKMAN'S SHRUBBY CINQUEFOIL	5-GAL	3 HT. X 3' SPR.		MED
27	[Symbol]	PRUNUS CISTENA PURPLELEAF SAND CHERRY	5-GAL	6 HT. X 5' SPR.		MED
21	[Symbol]	RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL	4 HT. X 4' SPR.		LOW
48	[Symbol]	RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	5-GAL	2 HT. X 4' SPR.		LOW+
13	[Symbol]	ROSA 'KNOCK OUT' KNOCK OUT ROSE	5-GAL	3 HT. X 3' SPR.		MED
34	[Symbol]	SALVIA DORRII PURPLE SAGE	5-GAL	3 HT. X 3' SPR.		MED
37	[Symbol]	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.		MED
<b>VINES</b>						
11	[Symbol]	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	5-GAL	6' SPR.		MED+
<b>DESERT ACCENTS</b>						
18	[Symbol]	DASYLIRON WHEELERI DESERT SPOON	5-GAL	4 HT. X 4' SPR.		LOW
47	[Symbol]	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3 HT. X 3' SPR.		LOW
<b>ORNAMENTAL GRASSES</b>						
19	[Symbol]	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.		MED
95	[Symbol]	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3 HT. X 4' SPR.		MED
77	[Symbol]	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1-GAL	4 HT. X 4' SPR.		LOW
<b>TURF GRASS</b>						
3,350 SF	[Symbol]	REVILLE BLUEGRASS SOD				
<b>MULCHES AND BOULDERS</b>						
23	[Symbol]	MOSS ROCK BOULDERS (3x3' MIN)				
16,200 SF	[Symbol]	AMARETTO BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
21,460 SF	[Symbol]	3/4" GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
13,510 SF	[Symbol]	2'-4" SAN LAZARUS GOLD COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
<b>HARDSCAPE</b>						
	[Symbol]	6" CONCRETE EDGER AT TURF				

# LEGACY NAA APARTMENTS - II

SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

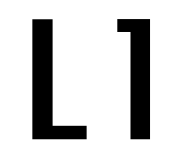


CONSENSUS PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

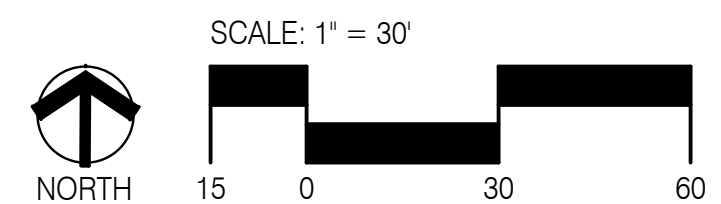
### REVISIONS

NO.	DATE	DESCRIPTION

DATE: MARCH 7, 2018 ORB # 17-219



LANDSCAPE PLAN



Hydrology

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

Runoff Rate:

Table with 5 columns: Subbasin, Area (ac), Area (ac), Area (ac), Area (ac), Total (ac). Rows include Subbasin North, South, West, East, and North East.

Water Quality

Table with 4 columns: Subbasin, Required Volume (Cu. Ft.), Drains to, Volume Provided (Cu. Ft.). Rows include Subbasin North, South, West, East, and North East.

Volume

Calculations for 100yr-10day Volume for subbasins East and Northeast

From table A-8 in the COA DPM, the values of excess precipitations for each treatment type in zone 3 are:

Table with 2 columns: Treatment Type, Excess Precipitation (in). Rows include Zone 3, Zone 2, Zone 1.

The weighted excess precipitation for each treatment type is calculated as following:

Weighted E = (E1 \* A1 + E2 \* A2 + E3 \* A3) / (A1 + A2 + A3)

The weighted E was multiplied by each subbasin area to get 360 min (6 hr) volume. Then, the following equation (a-9) was used to get the 10-day volume:

V10days = V6hr \* A \* (P10days - P6hr) / 12 in ft

P values were taken from table A-2, for zone 3:

Table with 2 columns: P6hr, P10days. Values are 4.90 and 2.60 respectively.

The calculated V10-day for subbasins North East and East:

Table with 3 columns: Subbasin, V360 (Cu. Ft.), V10days (Cu. Ft.). Rows include Subbasin East and Subbasin North East.

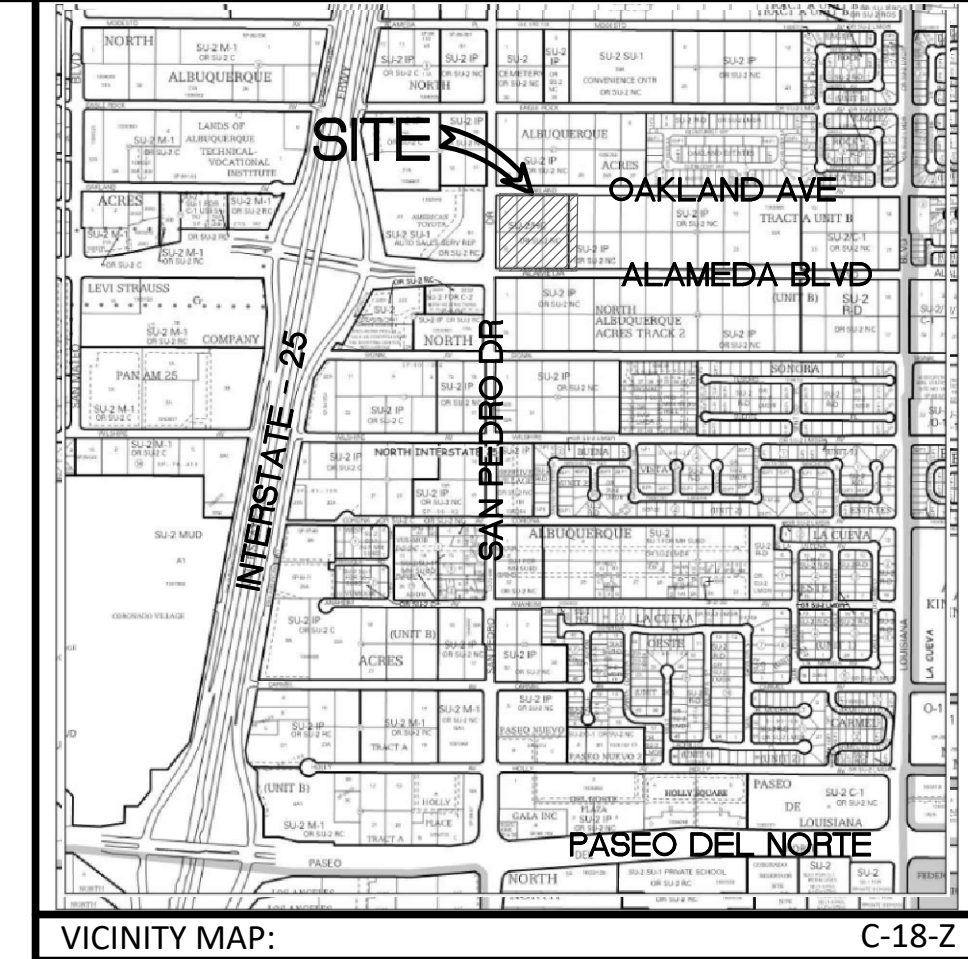
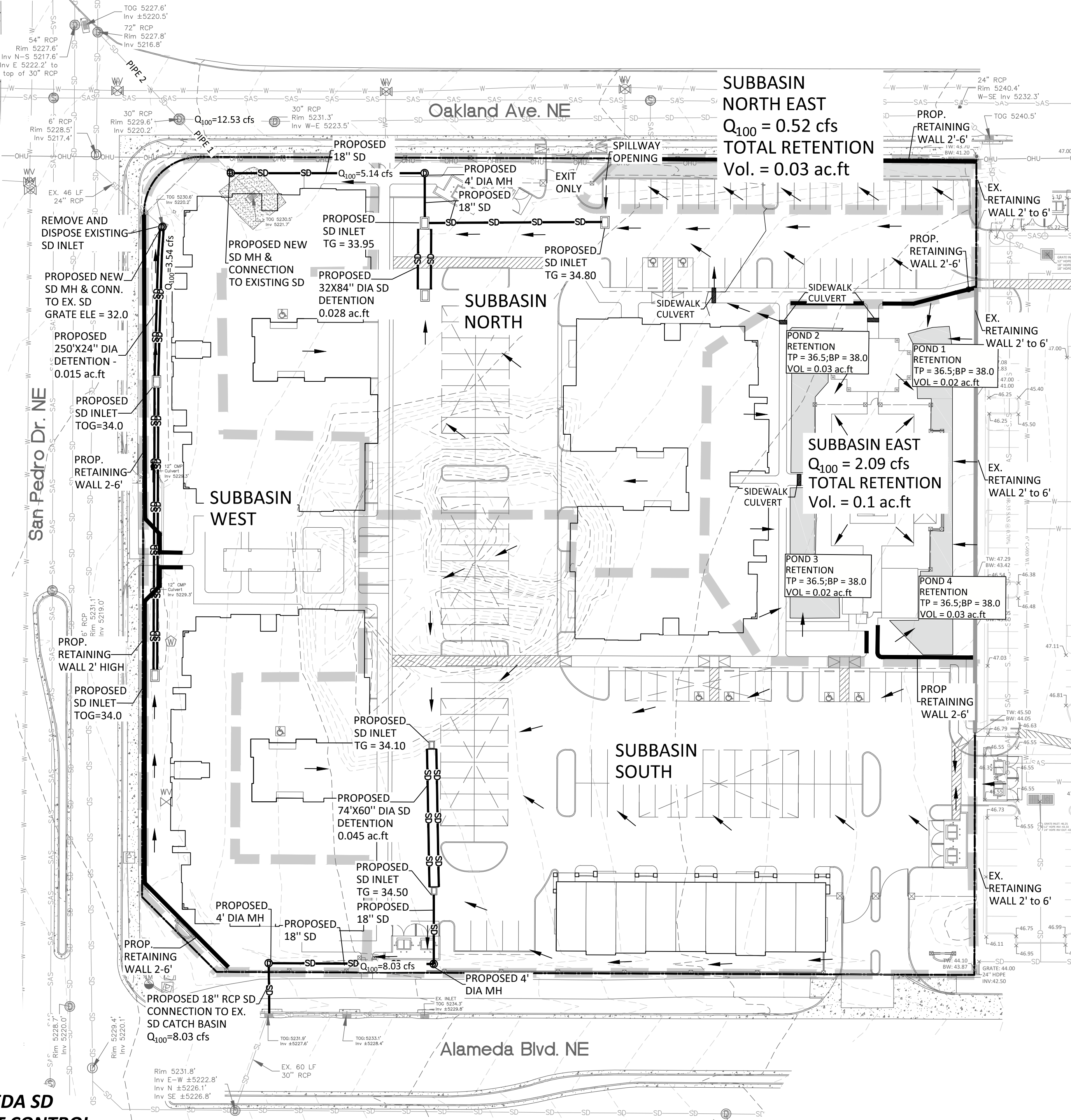
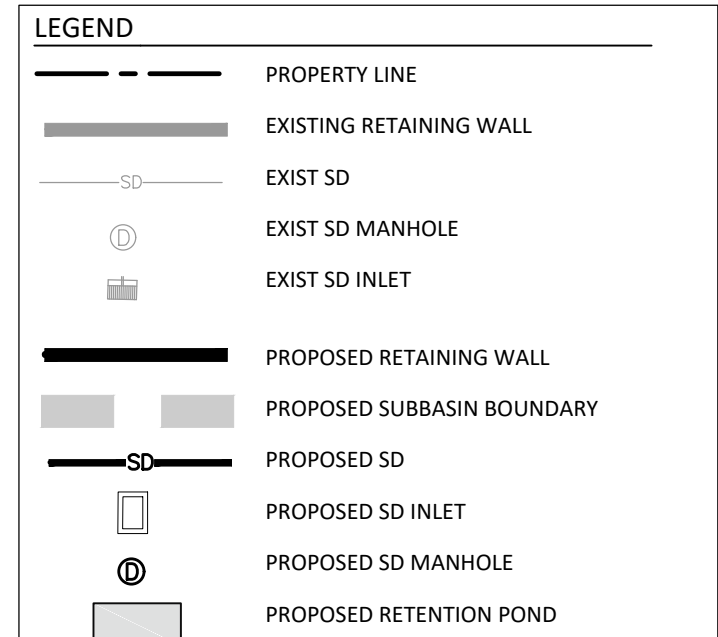
A-HYMO - Input

PROJECT NAME: LEGACY NAA APARTMENTS PHASE 2
JOB NO.: 03231
DATE: Jan. 19 2018
INPUT FILE NAME: NAANF.hyv
OUTPUT FILE NAME: NAANF.out

HYMO program summary table showing hydrograph data for various subbasins and ponds. Includes columns for time, flow rate, and volume.

A-HYMO - Output

Summary table of hydrograph results, including peak discharge, runoff volume, and time to peak for different subbasins and ponds.



Background: Phase 2 of the Legacy NAA Apartments account for 4.44 acres within the City of Albuquerque, Bernalillo County, New Mexico.

The site does not currently receive any offsite flows but has previously received flows from the adjacent properties to the east.

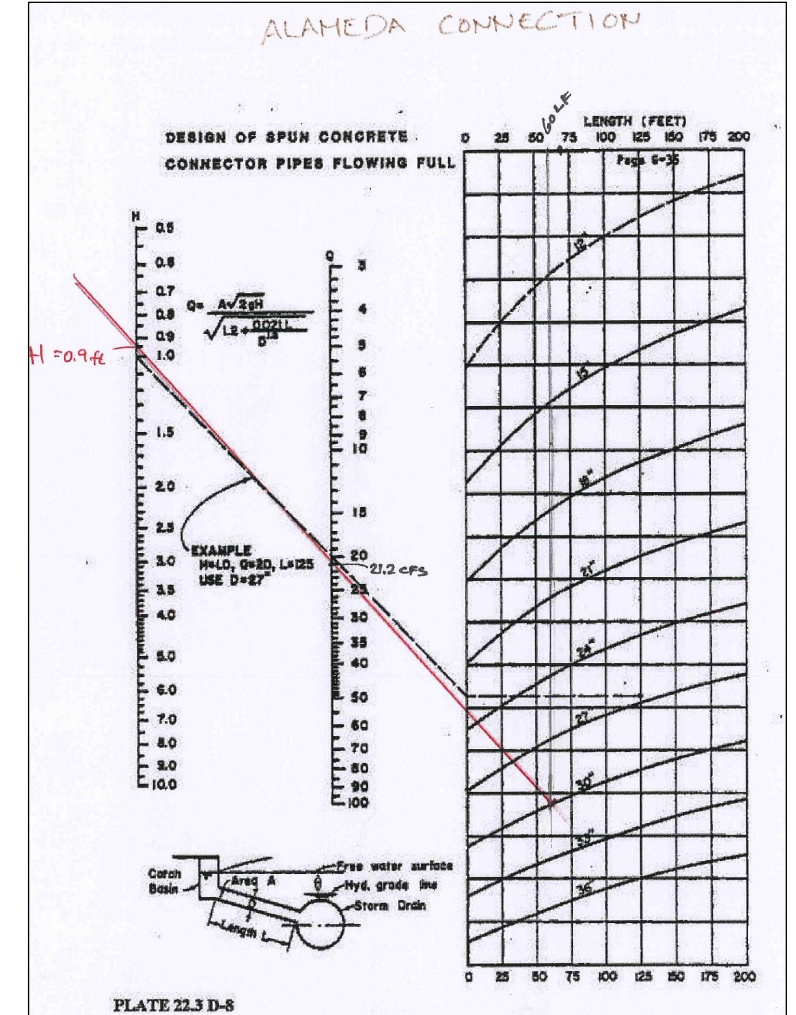
Methodology: Hydrology Calculations for the site are performed in accordance with the Albuquerque Development Process Manual (DPM) Section 22 using AHYMO to calculate peak flow rates.

Existing Conditions: The existing property slopes from east to west at approximately 3%. The site is currently developed and was previously used as a parking space.

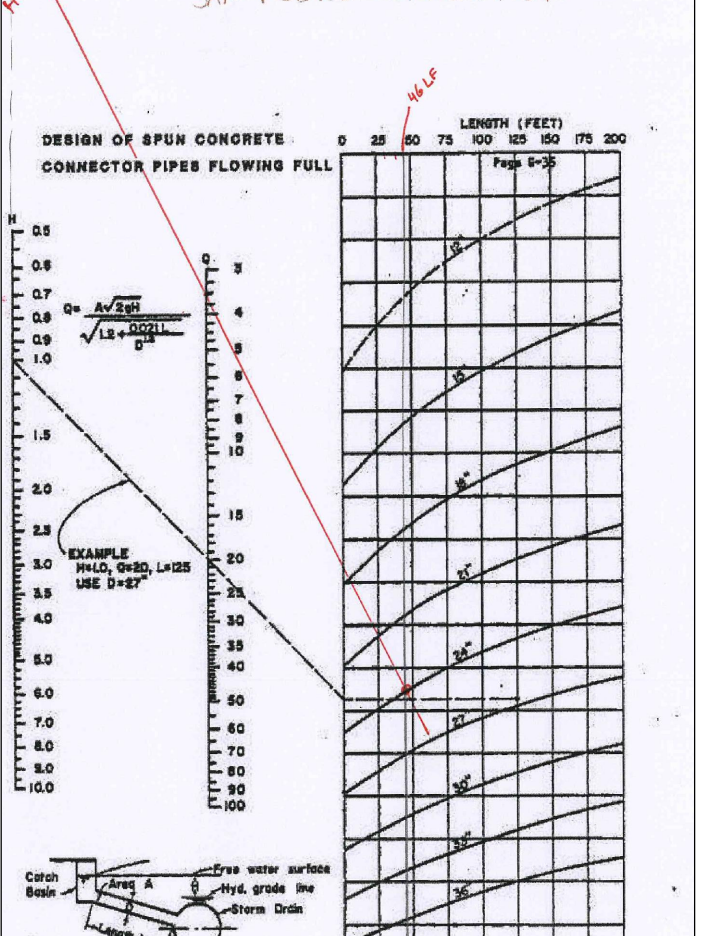
Proposed Conditions: The DARSPD uses a developed impervious area of 50%, which is consistent with the assumption in the NAAMDP. One subbasin was created to model the allowable flow rate for the northern half of the property.

Five proposed subbasins were created to model the developed flow rate for the proposed site. Subbasin North is 1.13 acres and generates 5.13 cfs.

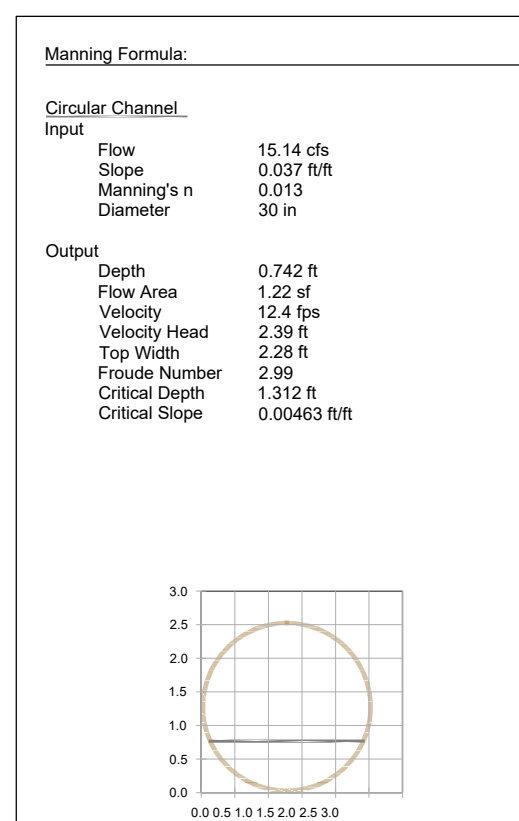
ALAMEDA SD OUTLET CONTROL



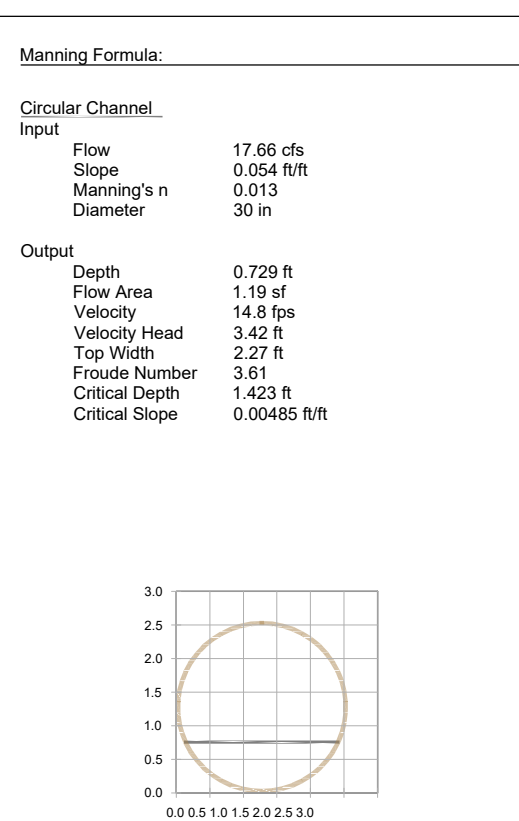
SAN PEDRO SD OUTLET CONTROL



OAKLAND PIPE'S CAPACITY - PIPE 1



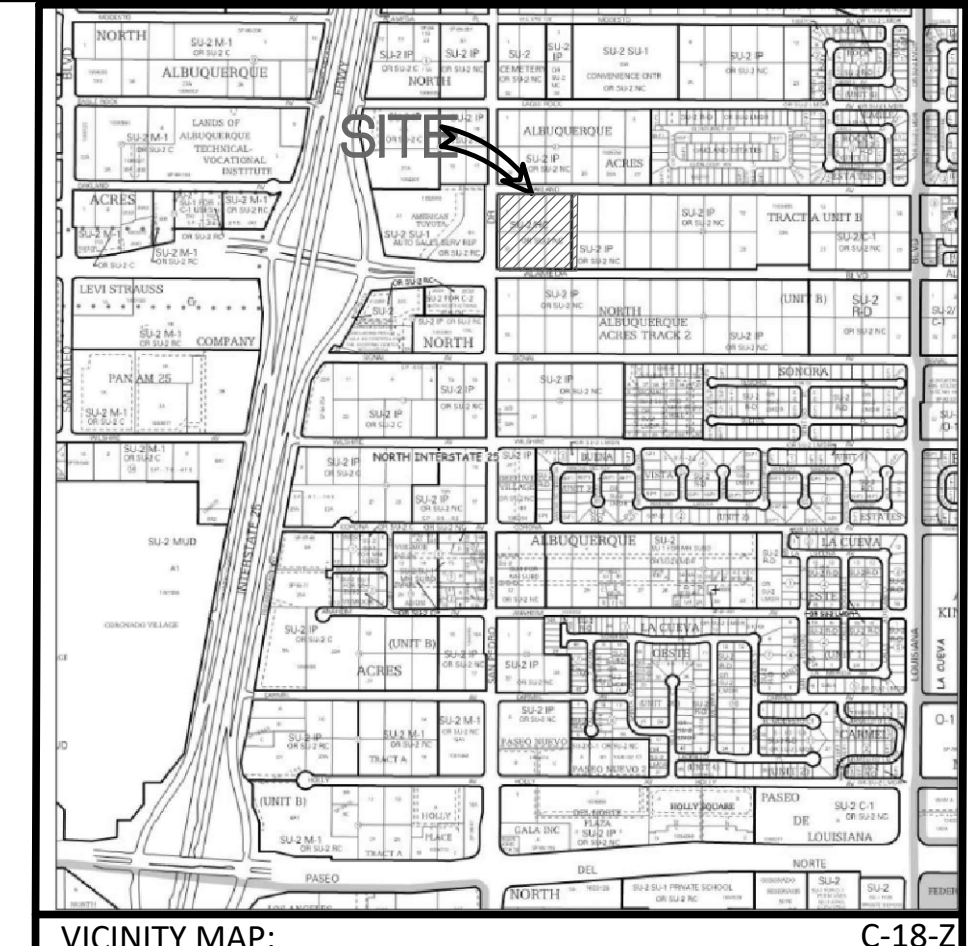
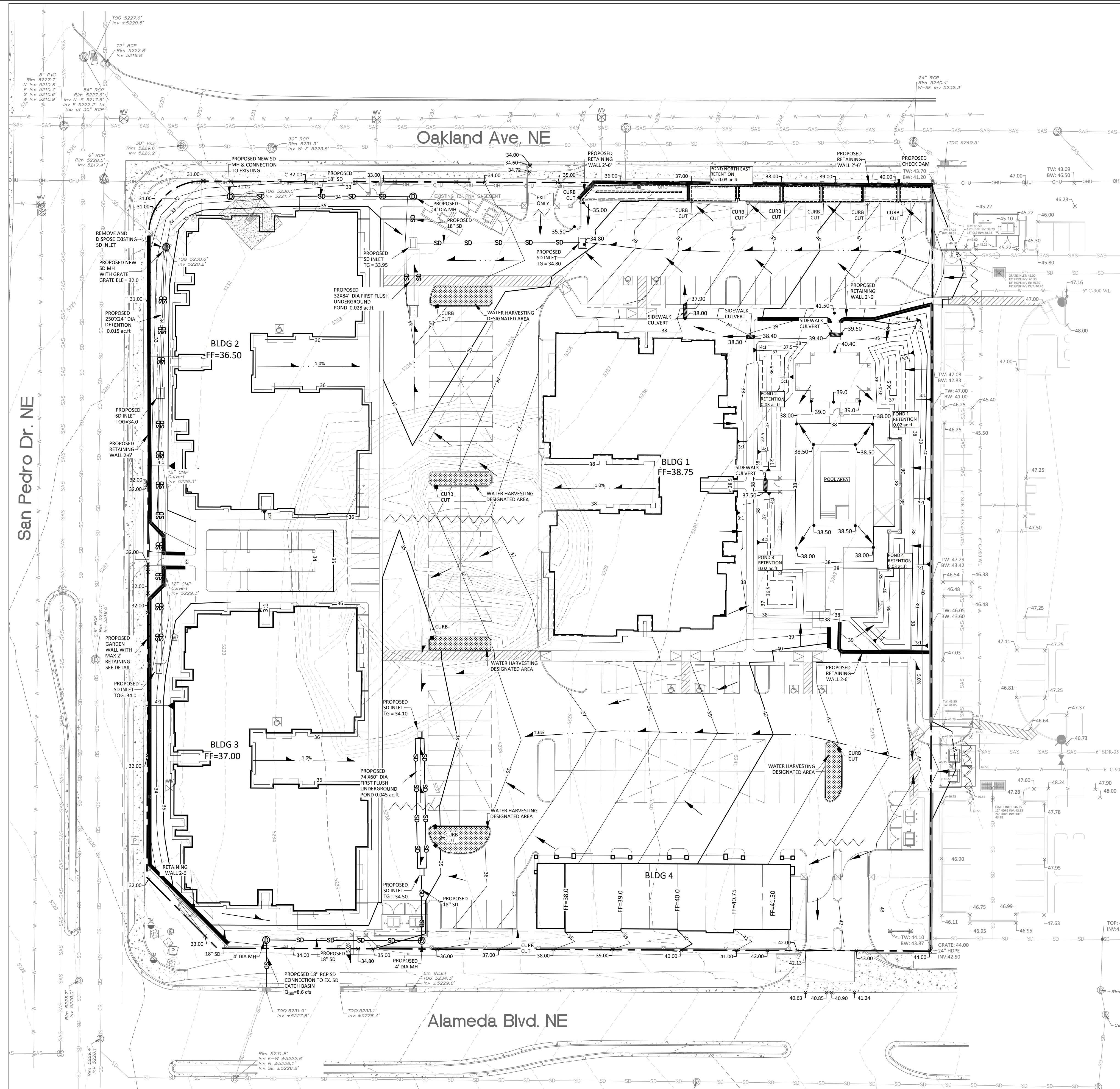
OAKLAND PIPE'S CAPACITY - PIPE 2



Subbasin East generates 2.09 cfs. The total 100-yr 10-day volume is 0.1 acre feet (4,729 cubic feet) and will be retained at ponds 1-4 with total capacity of 0.1 acre feet (4,945 cubic feet).

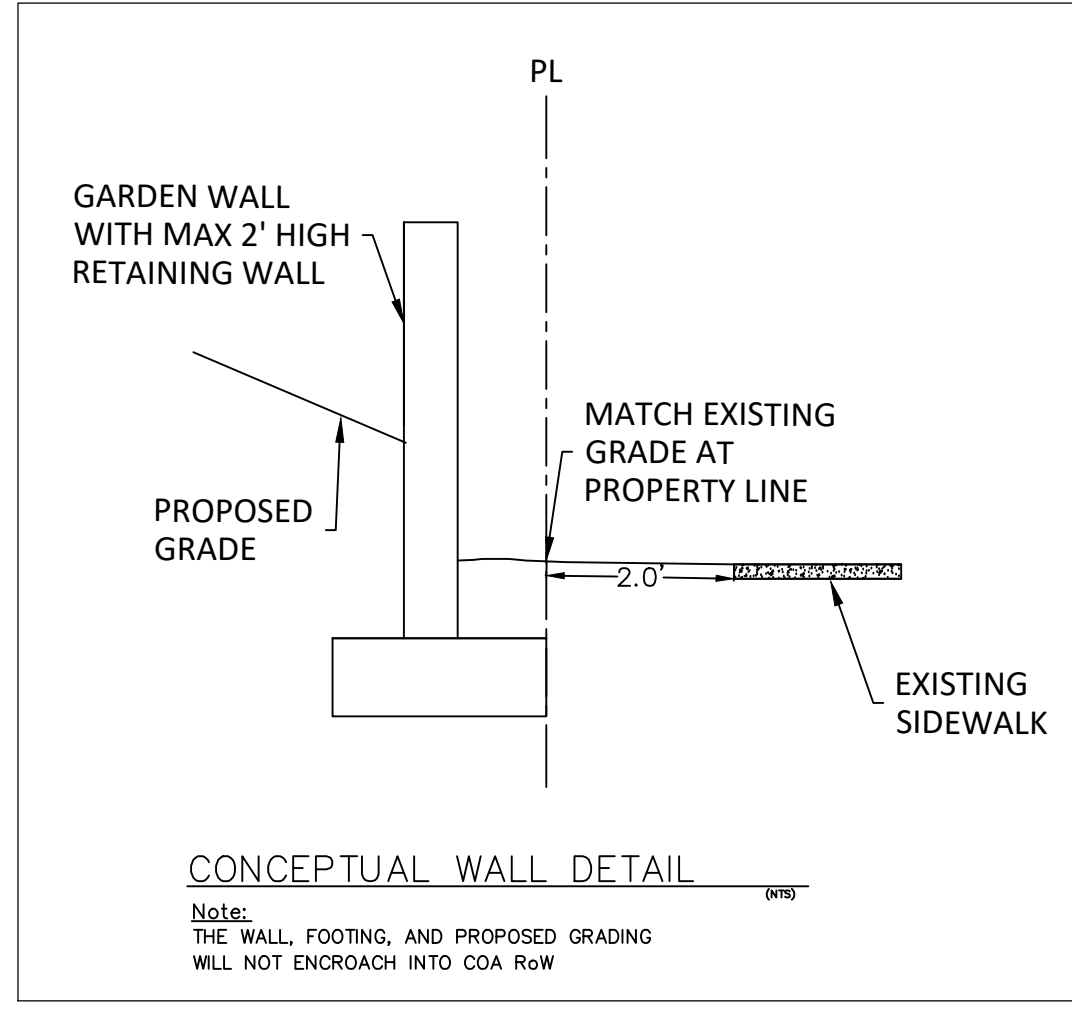
Alameda SD HGL shows elevation of 5230 ft (COA 7663.91). According to outlet control analysis, the developed site addition will be 0.9 ft to HGL (See graph).

Project information including RESPEC logo, designer/drawer names, date (2/14/18), stamp (New Mexico Professional Engineer), legal description (Tract A Unit 8 North Albuquerque Acres), and sheet number (C-1).



**LEGEND**

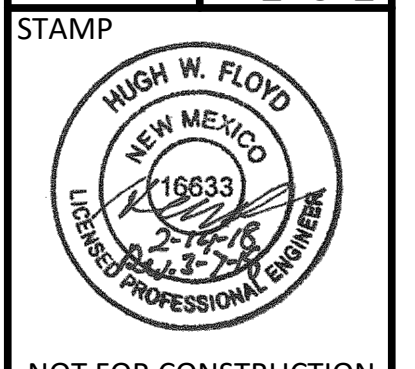
---	PROPERTY LINE
---	EXIST. ELE.
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	PROPOSED HIGH POINT
---	PROPOSED FLOW LINE
SD	PROPOSED SD
SD INLET	PROPOSED SD INLET
FF-00.00	PROPOSED FINISHED FLOOR ELE.
---	PROPOSED WATER HARVESTING AREA
---	EXIST SD
---	EXIST SD MANHOLE
---	EXIST SD INLET



5971 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109  
PHONE: 505.966.4187

**RESPEC**  
WATER & NATURAL RESOURCES

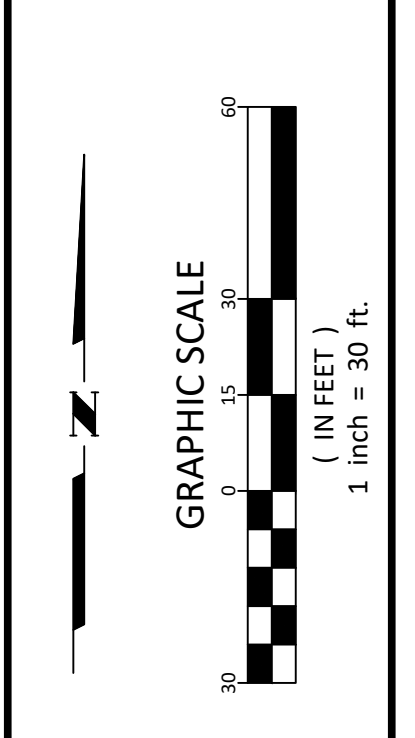
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DATE: 3/27/2018



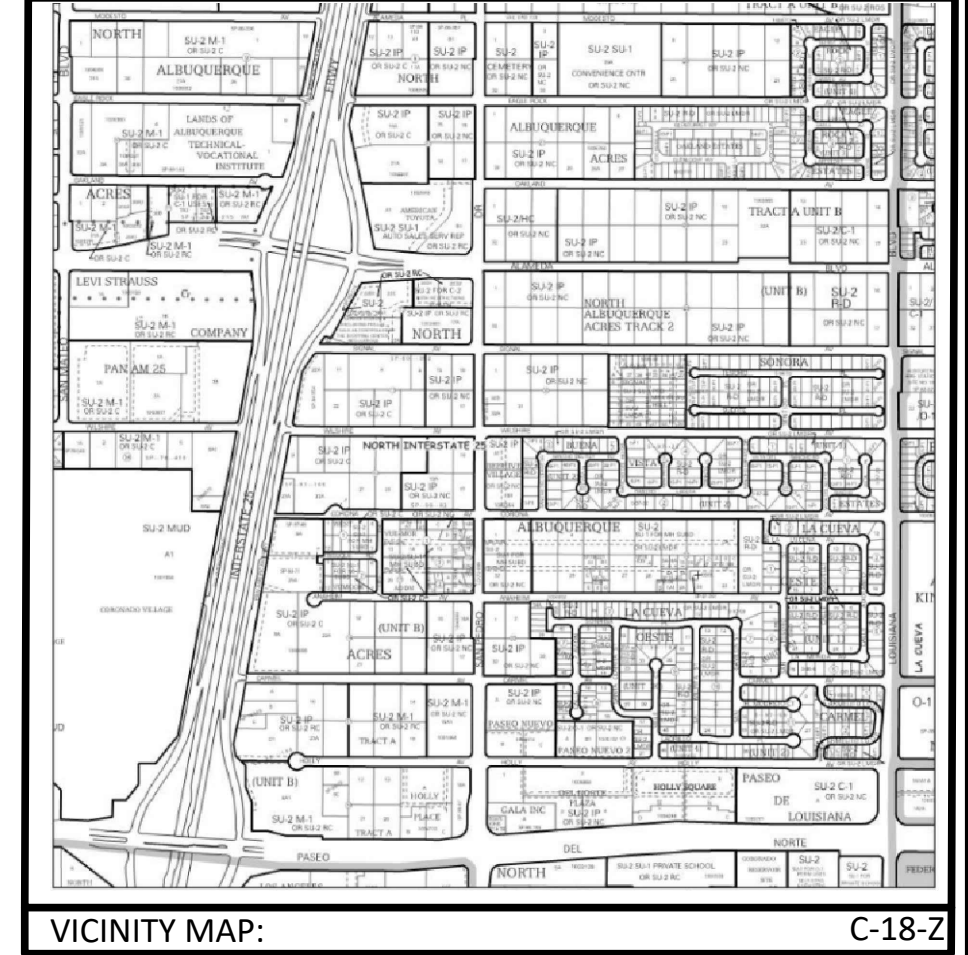
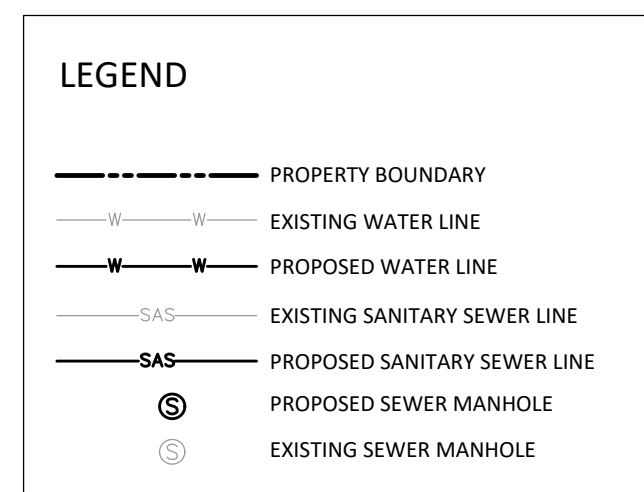
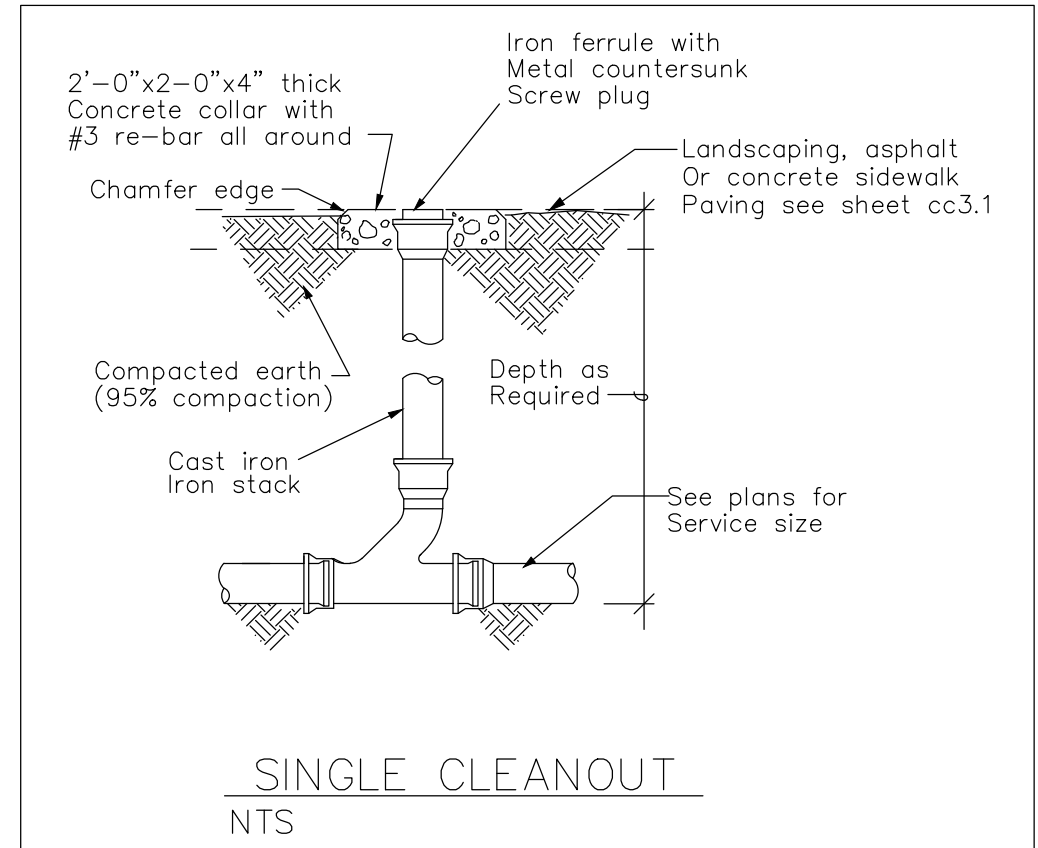
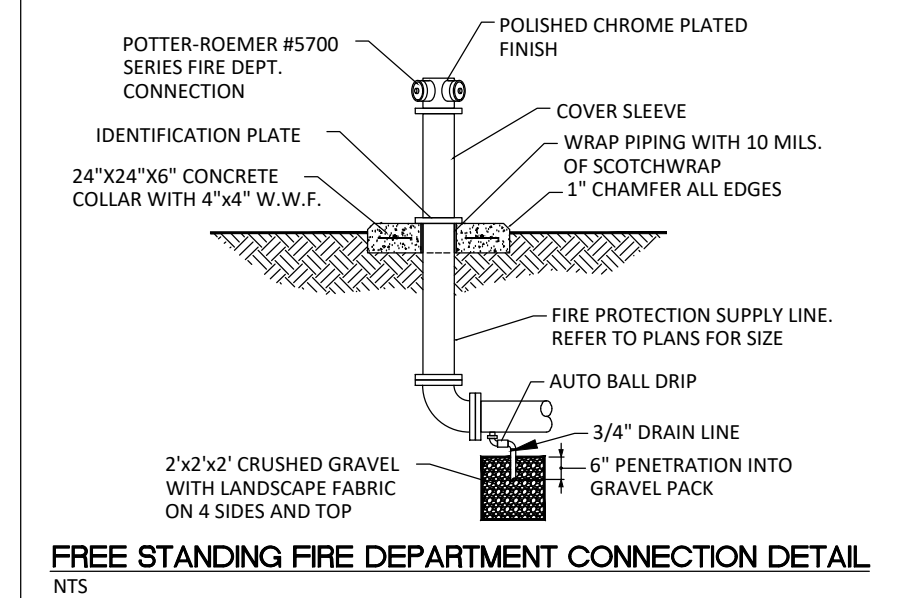
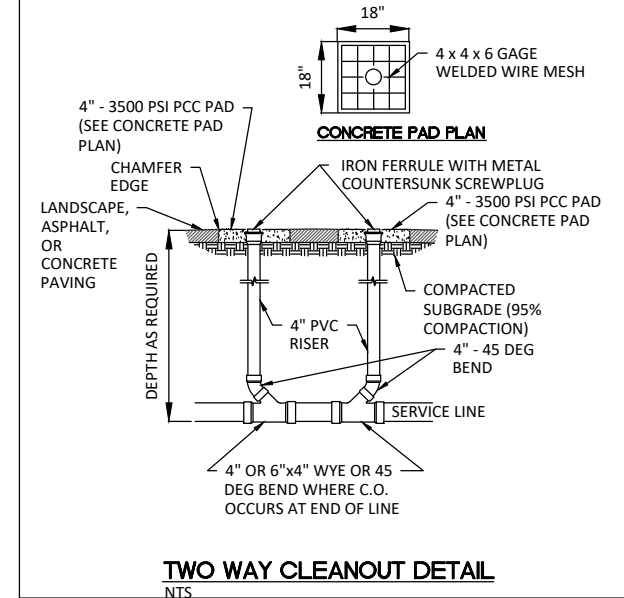
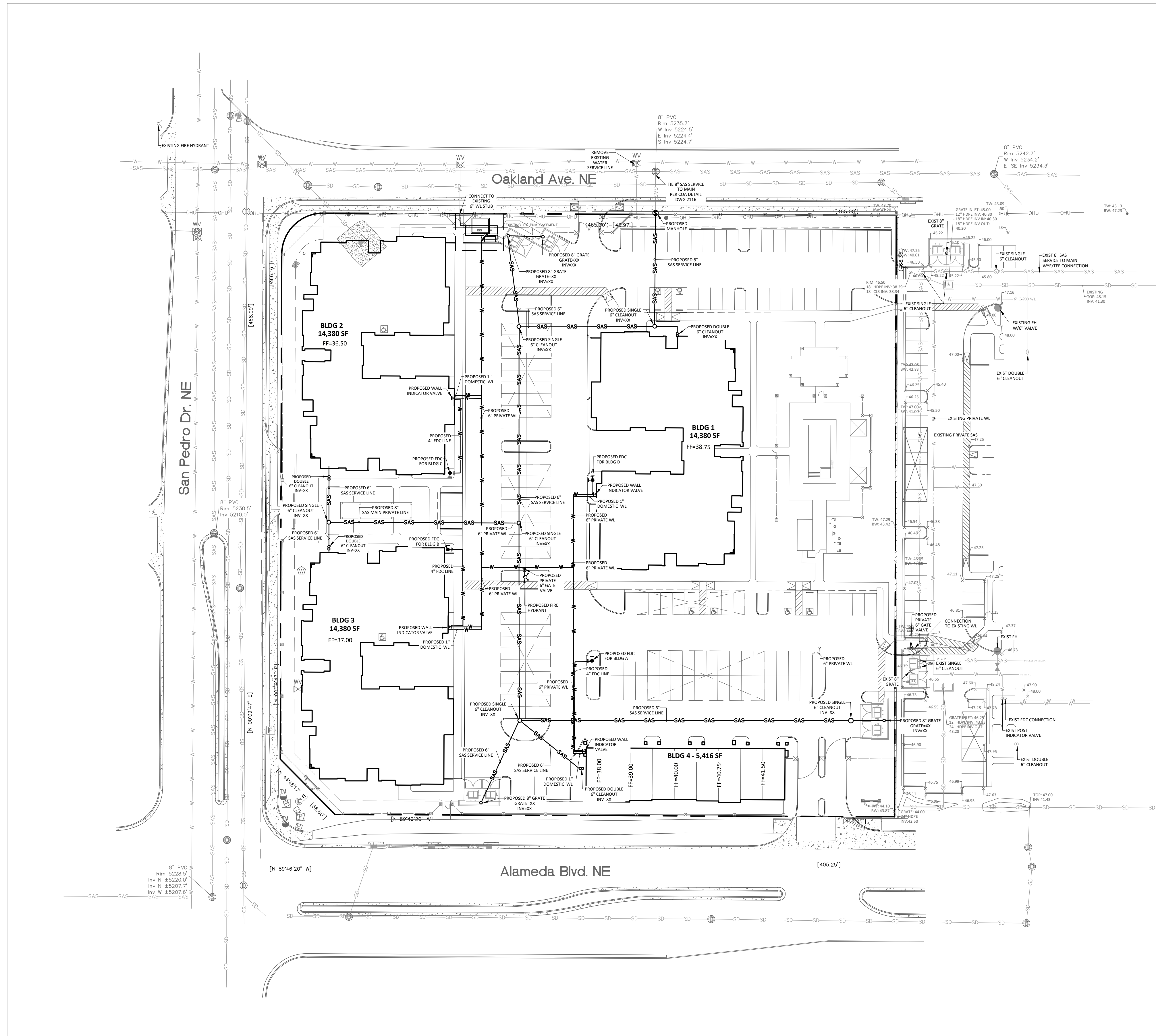
NOT FOR CONSTRUCTION

**LEGAL DESCRIPTION:**  
LOTS 1, 2, 3, & 30.31 & 32,  
TRACT A UNIT B NORTH  
ALBUQUERQUE ACERS

**LEGACY NAA  
APARTMENTS II  
CONCEPTUAL GRADING PLAN**



SHEET NUMBER:  
**C-2**



**GENERAL NOTES:**  
 1. TYPE RPBA BACKFLOW PREVENTERS FOR THE DOMESTIC WATER AND FIRE LINES SHALL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STANDARD DWG 2385. THE BACKFLOW PREVENTERS SHALL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.

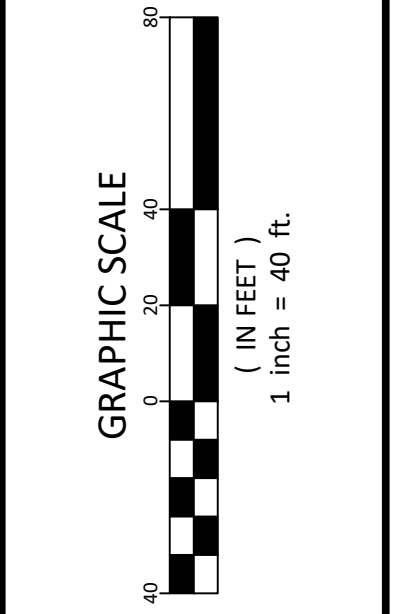
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NOT FOR CONSTRUCTION

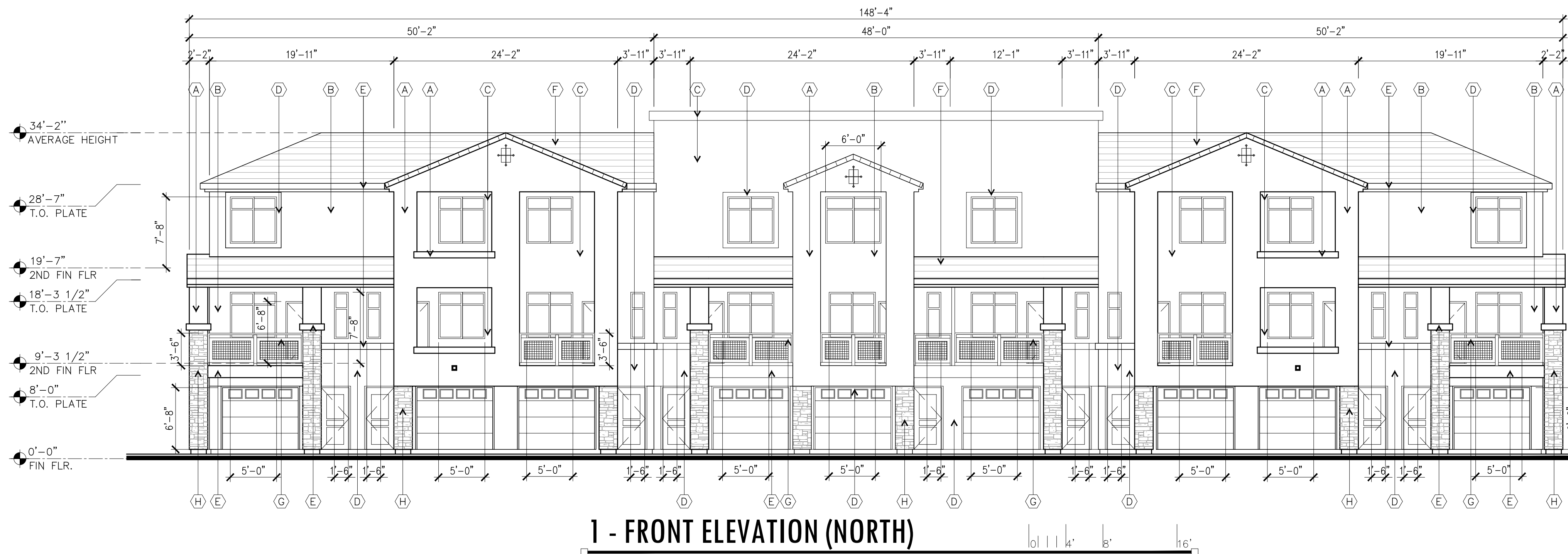
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 LOTS 1, 2, 3, & 30, 31 & 32,  
 TRACT A UNIT B NORTH  
 ALBUQUERQUE ACERS

**LEGACY NAA  
 APARTMENTS II  
 UTILITY PLAN**



SHEET NUMBER:  
**C-3**





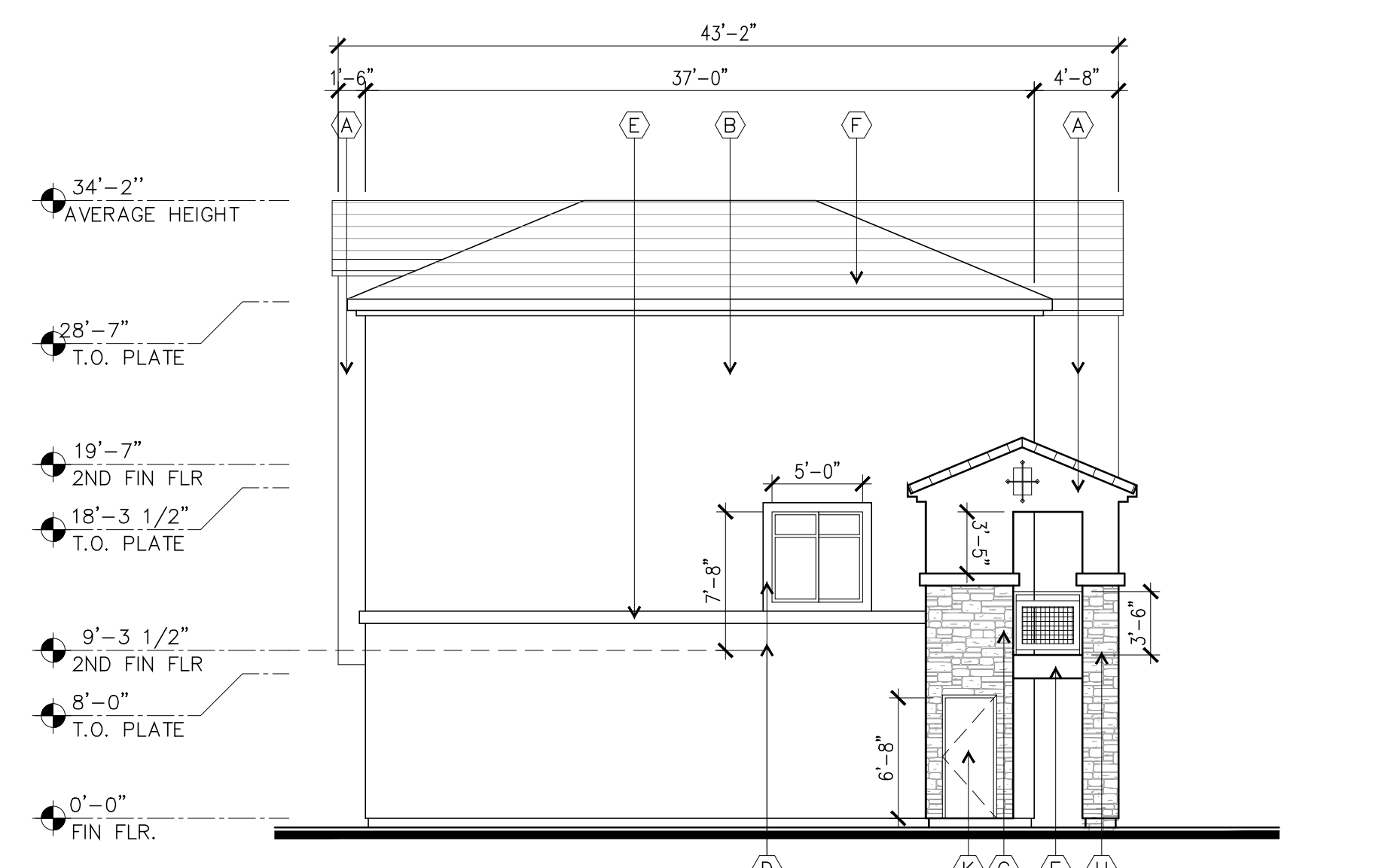
**1 - FRONT ELEVATION (NORTH)**

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



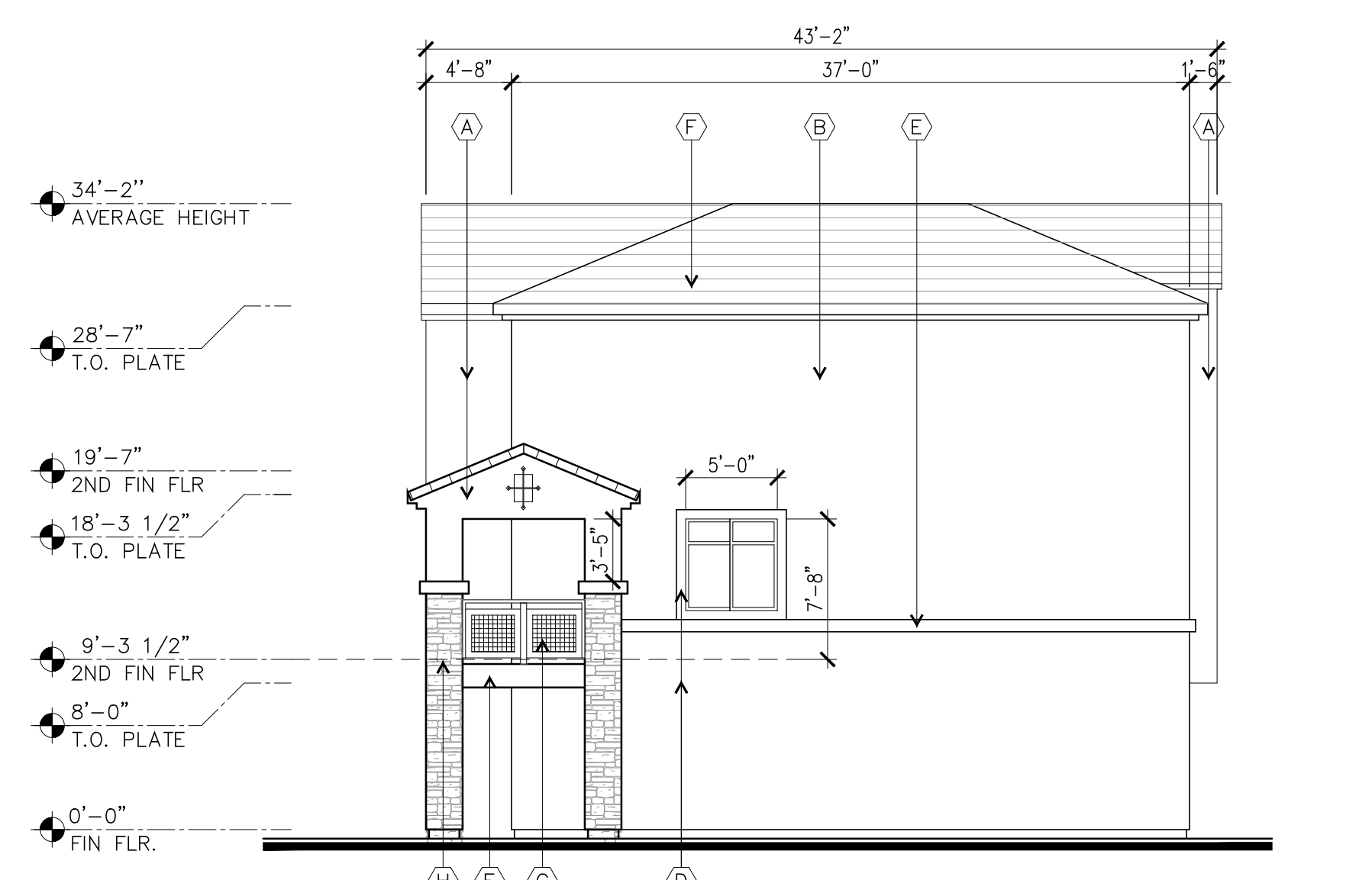
**2 - BACK ELEVATION (SOUTH)**

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



**4 - LEFT ELEVATION (EAST)**

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



**3 - RIGHT ELEVATION (WEST)**

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

**MATERIAL KEY NOTES:**

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) BRICK VENEER
- (J) WALL OPENING
- (K) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

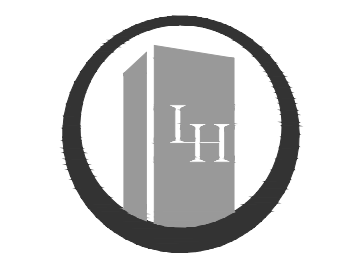
**GENERAL NOTES:**

1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT. IN ORDER TO ACHIEVE VERTICAL ARTICULATION, ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL.
2. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
3. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.

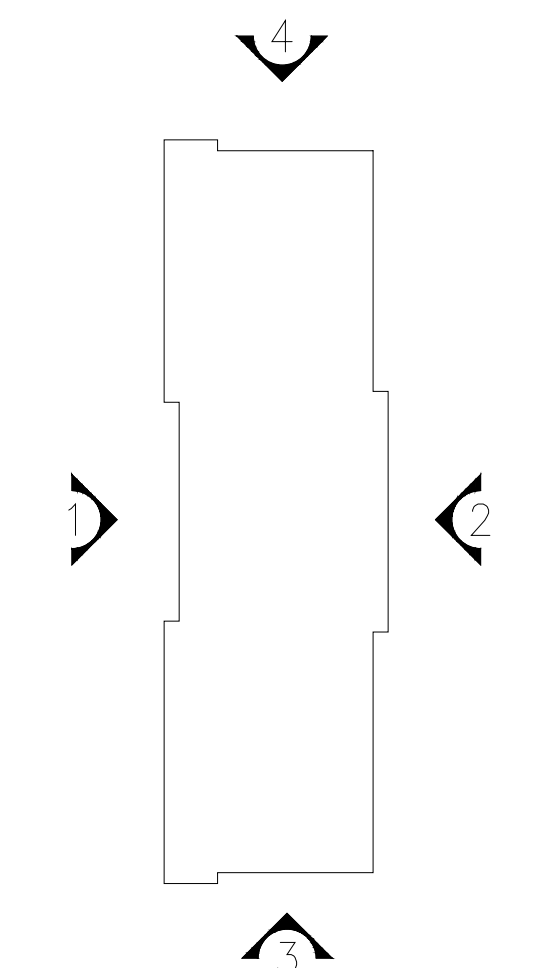
**LEGACY NAA APARTMENTS - II**  
SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico



WorldHQ@ORBArch.com



LEGACY HOSPITALITY



**KEYMAP**

DATE: MARCH 7, 2018 ORB # 17-219

**A3.16**

BUILDING TYPE I ELEVATIONS

FILE: F:\Orb\ORB Job Files\17-219\_LH\_Legacy NAA Phase 2\CAD Files\Preliminary\17219\_A316 Bldg1 Elev.dwg USER: jco DATE: Mar 05 2018 TIME: 09:27 am

**MATERIAL KEY NOTES:**

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) BRICK VENEER
- (J) WALL OPENING
- (K) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

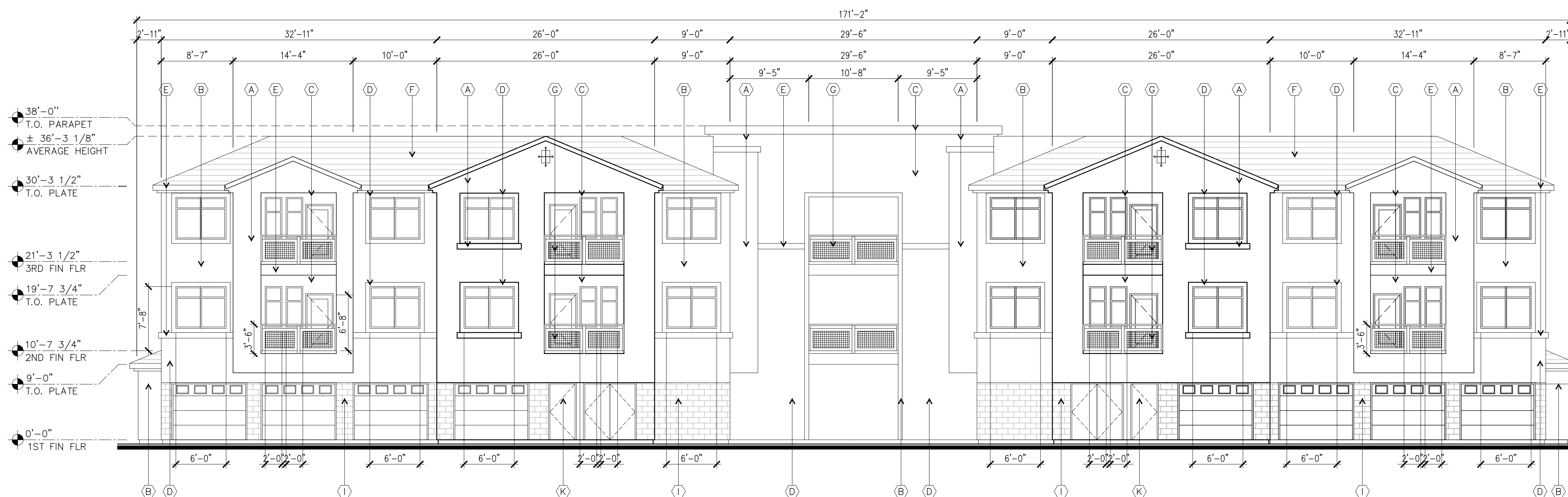
**GENERAL NOTES:**

1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT, IN ORDER TO ACHIEVE VERTICAL ARTICULATION. ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
2. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.



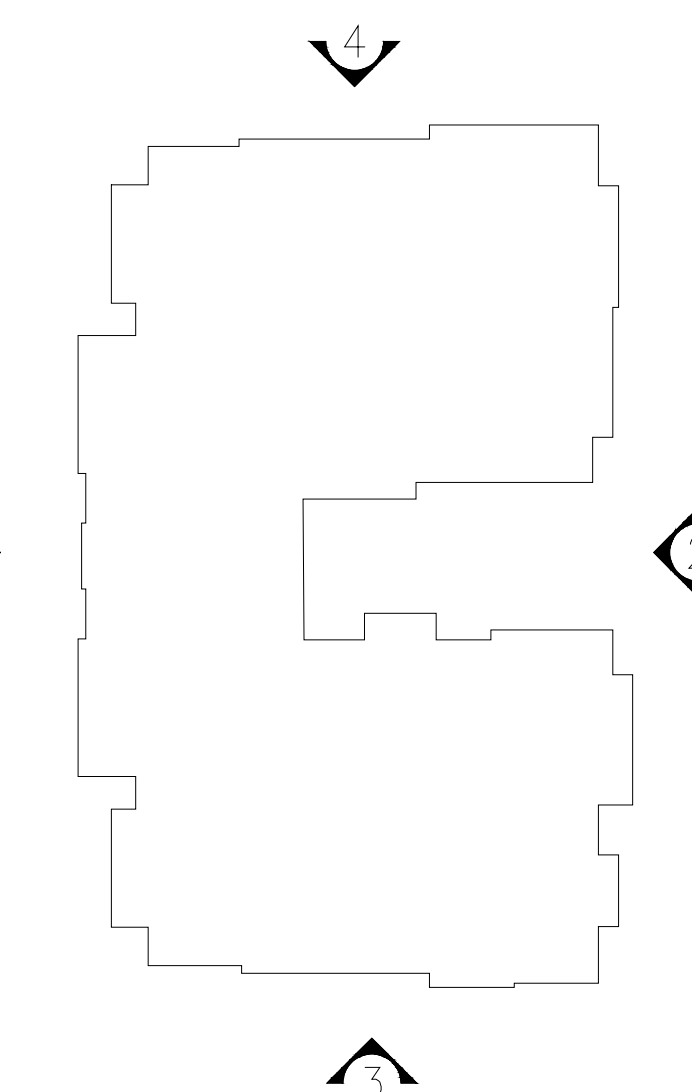
**1 - FRONT ELEVATION**

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



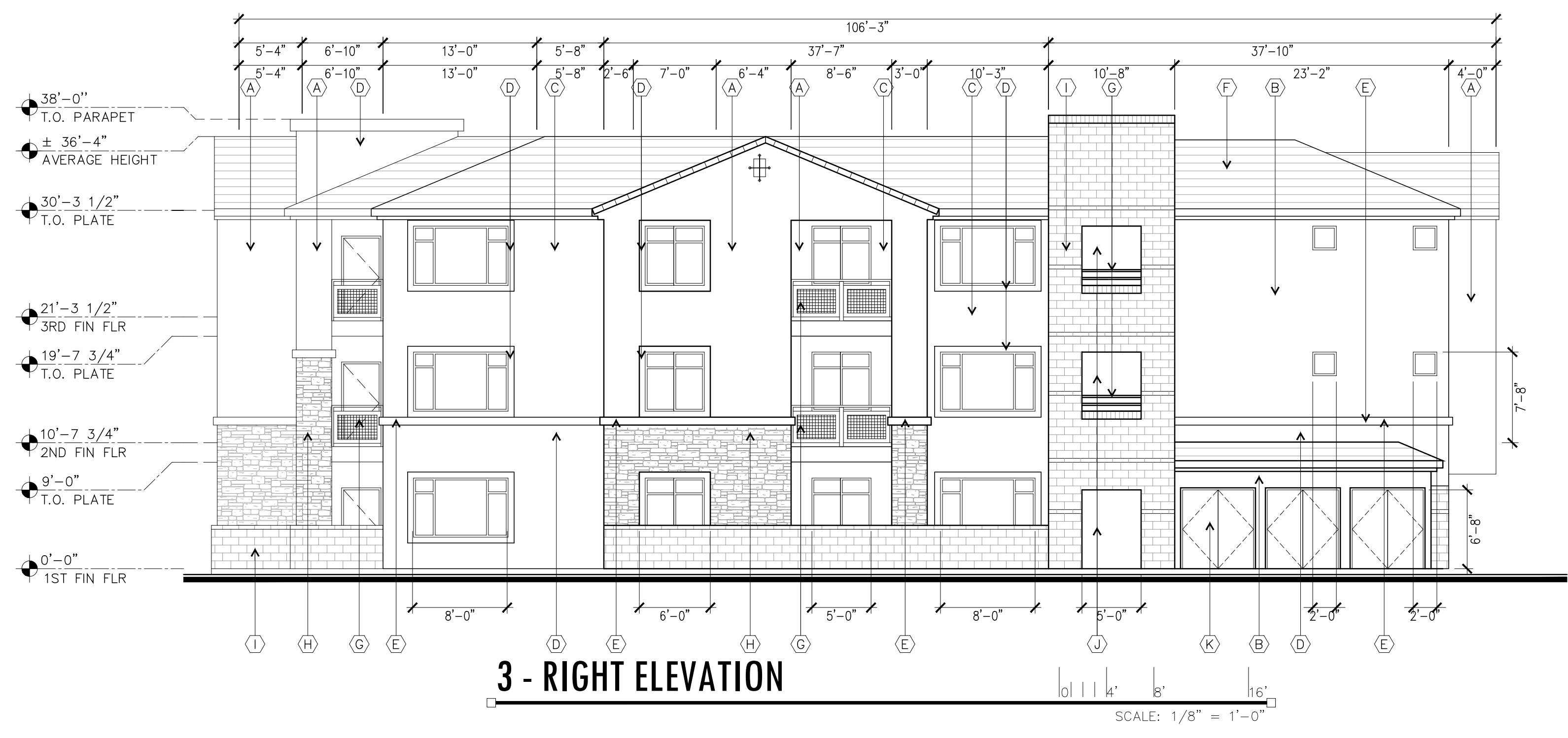
**2 - REAR ELEVATION**

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



**KEYMAP**

FILE: F:\Ch\ORB Job Files\17-219 Legacy NAA Phase 2\CAD Files\Preliminary\17219\_A326\_Bldg2\_Elev.dwg USER: Eca DATE: Mar, 05 2018 TIME: 09:28 am



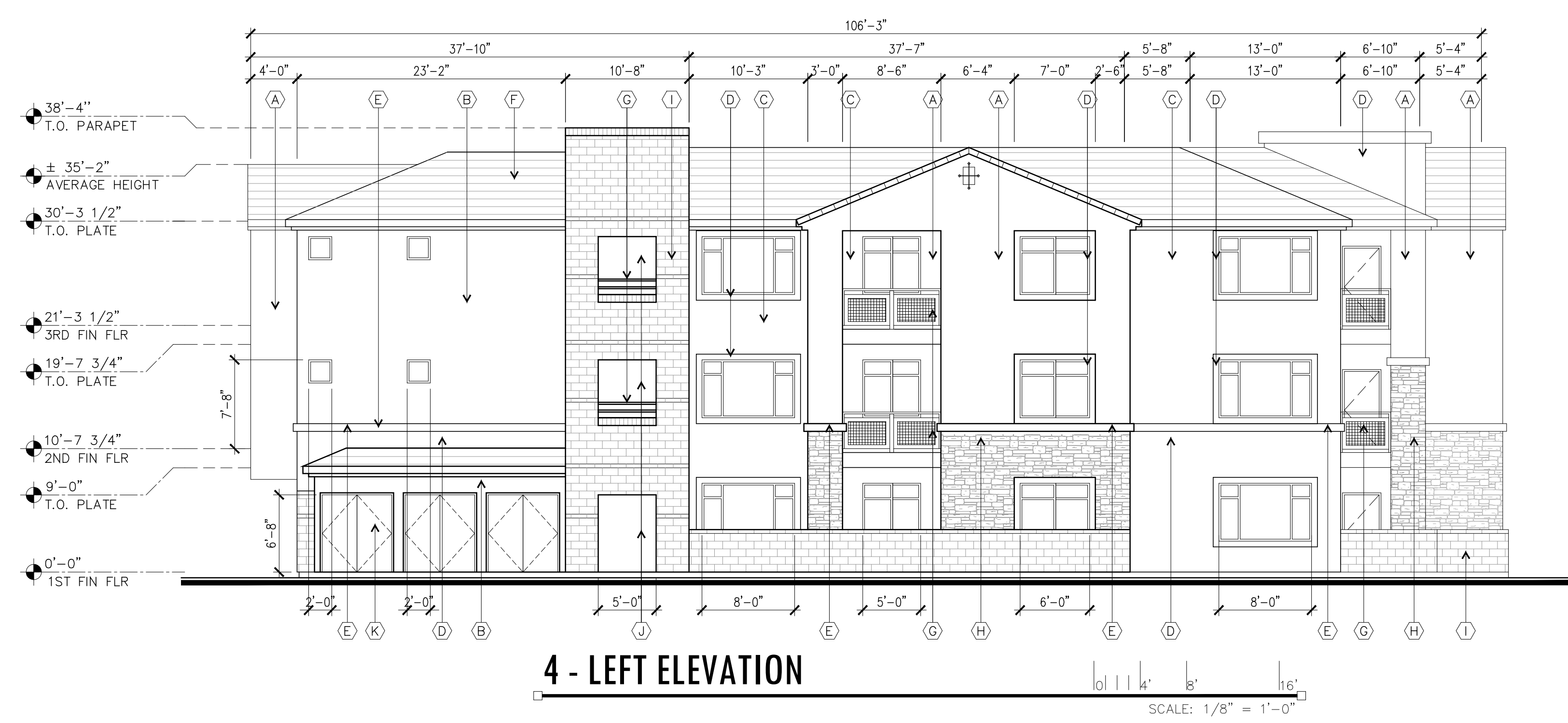
**3 - RIGHT ELEVATION**

**MATERIAL KEY NOTES:**

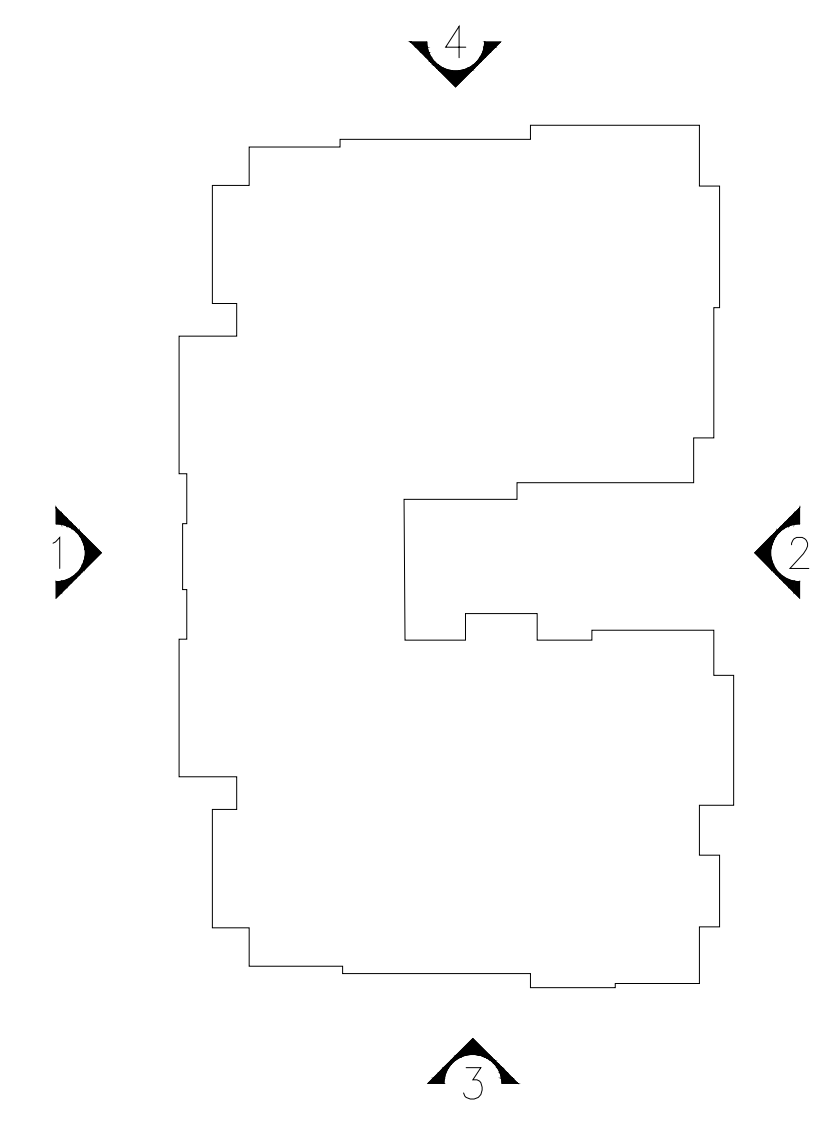
- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) BRICK VENEER
- (J) WALL OPENING
- (K) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

**GENERAL NOTES:**

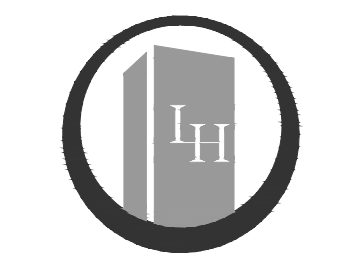
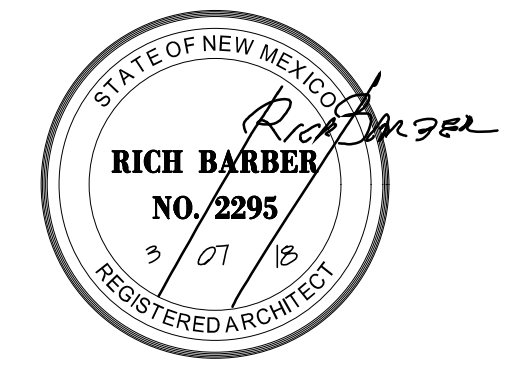
1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT. IN ORDER TO ACHIEVE VERTICAL ARTICULATION, ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
2. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.

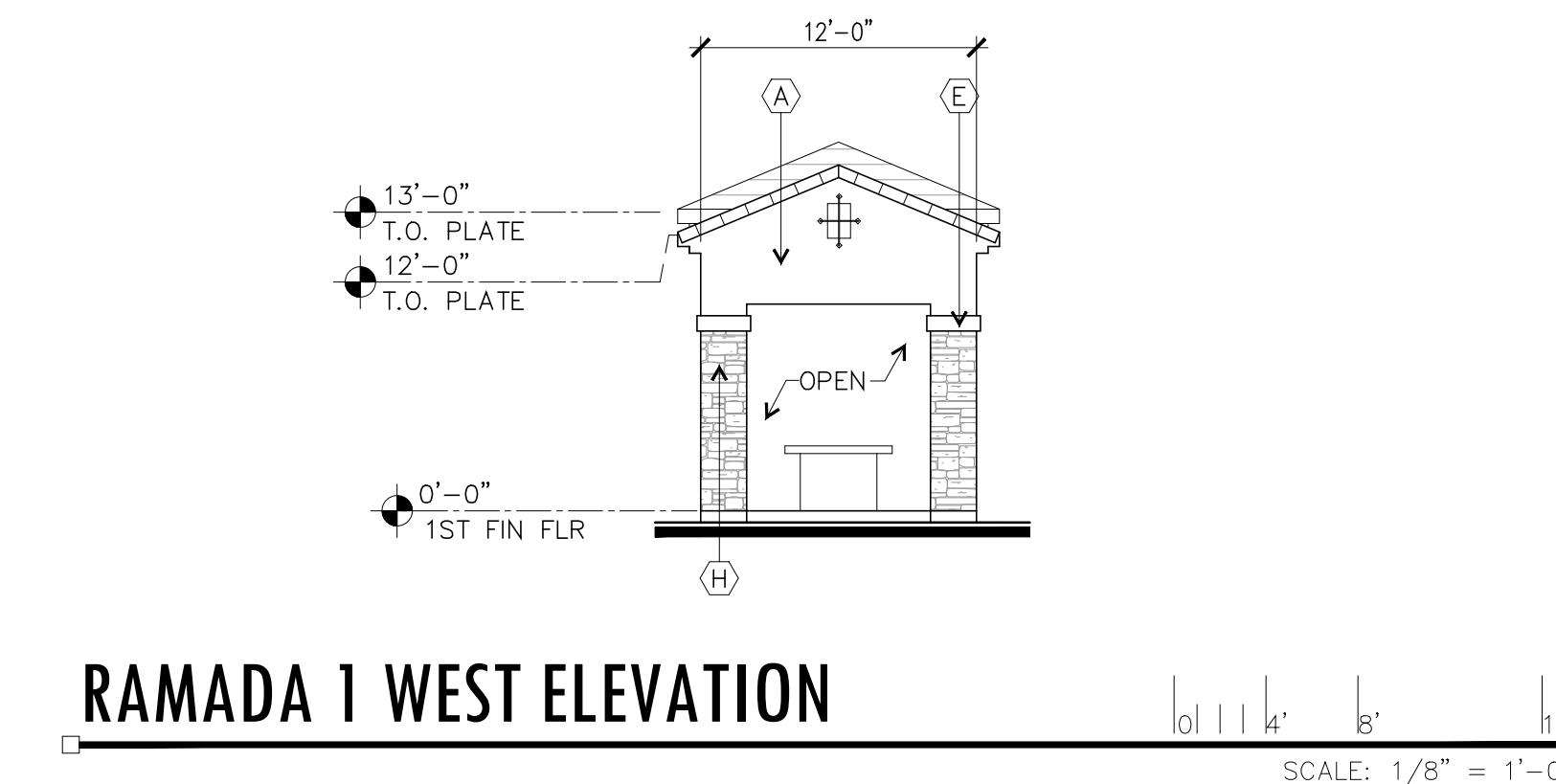
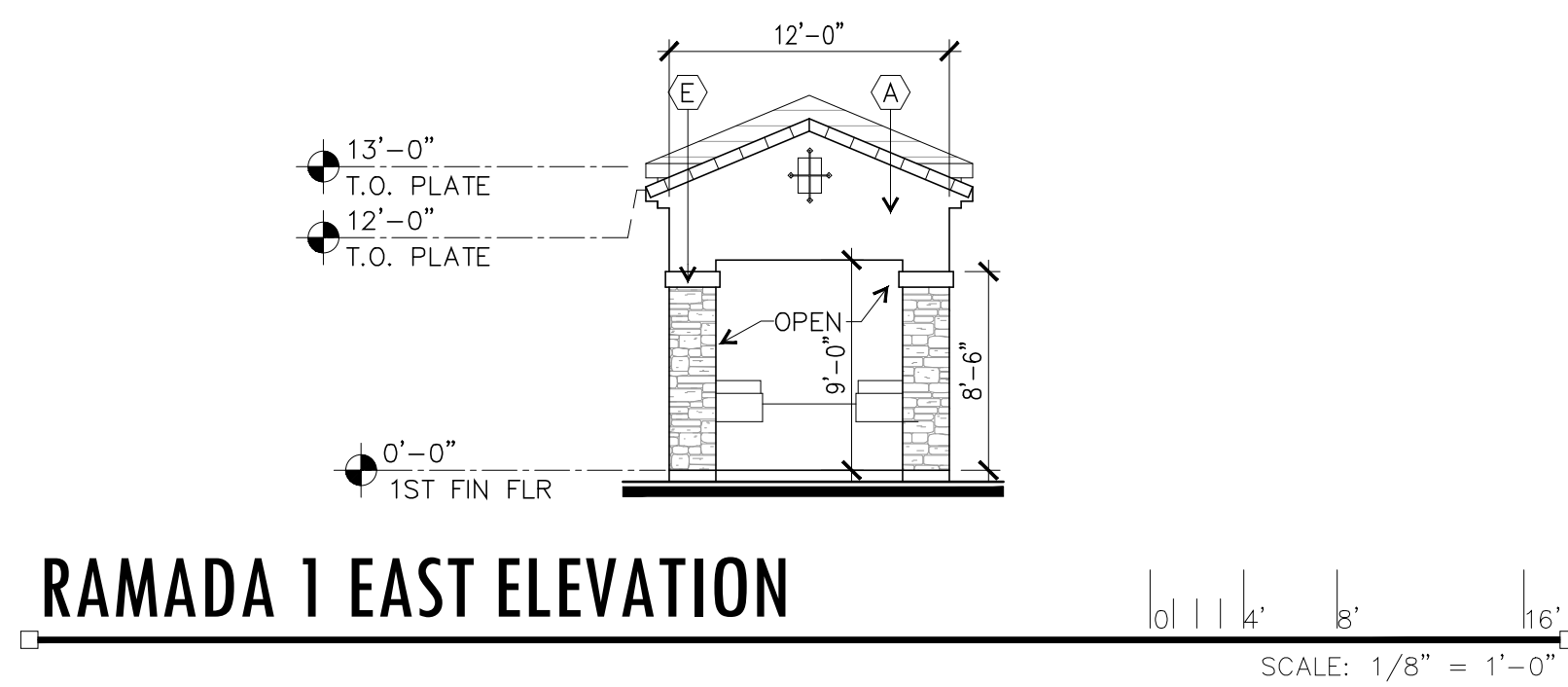
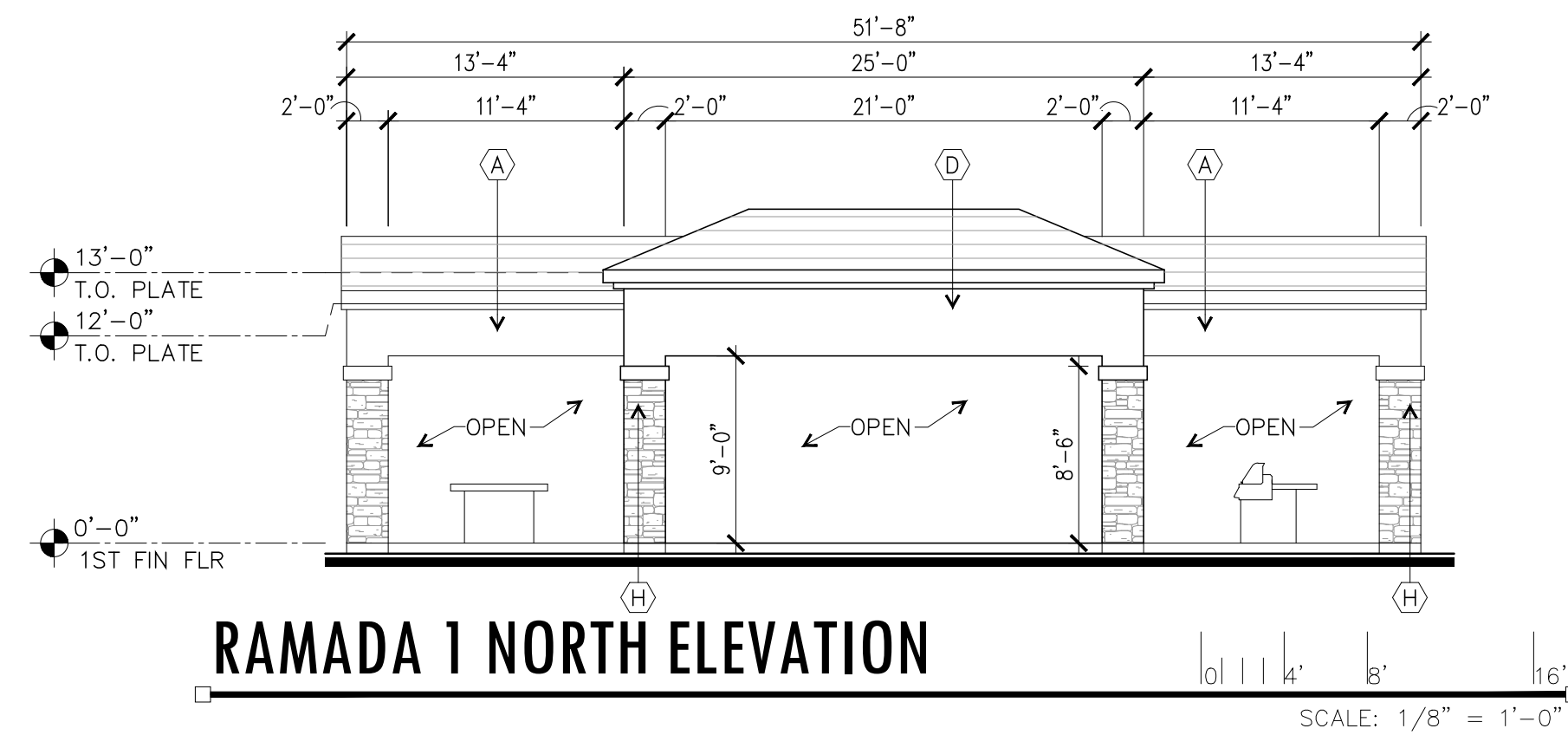
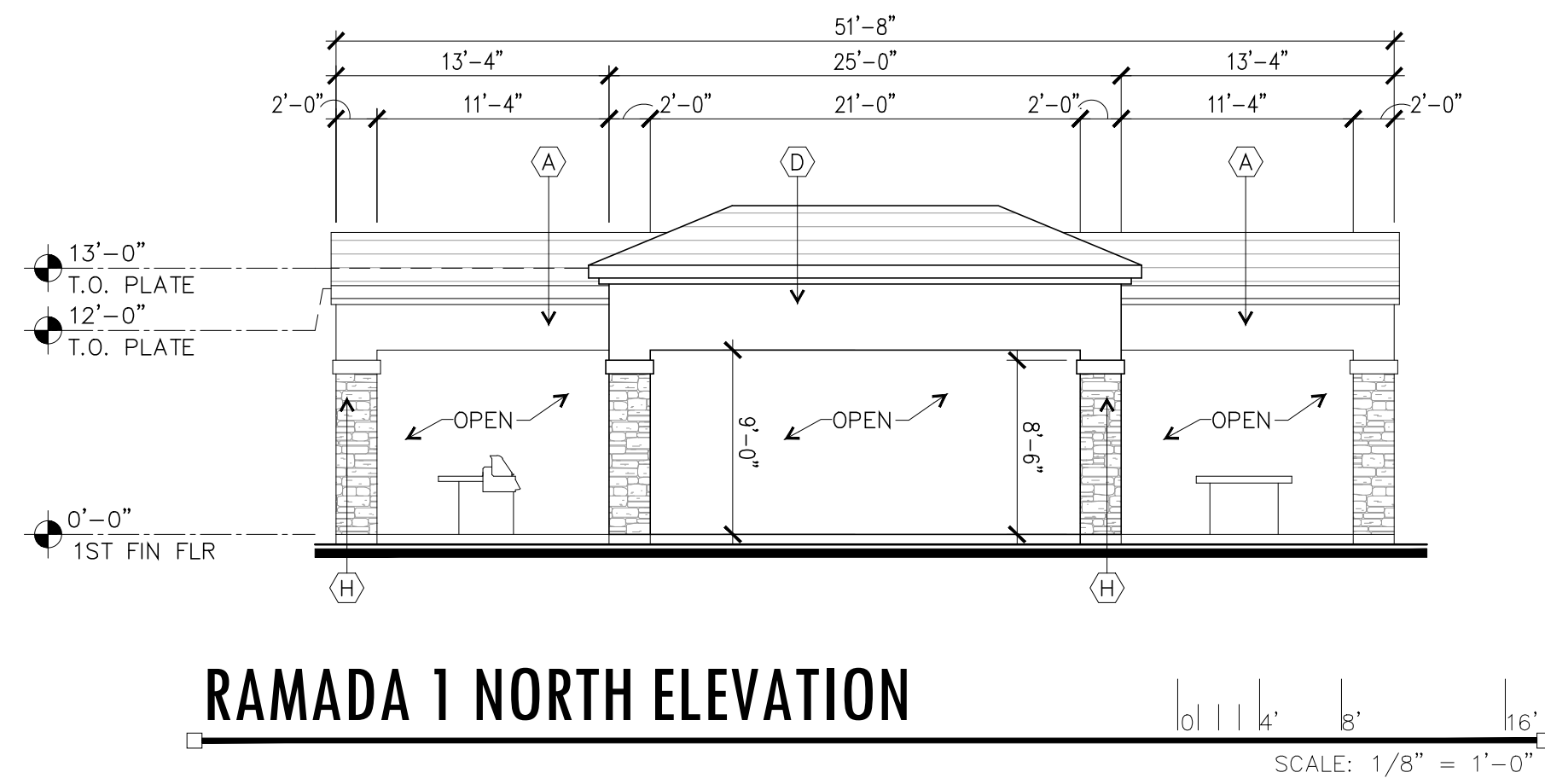
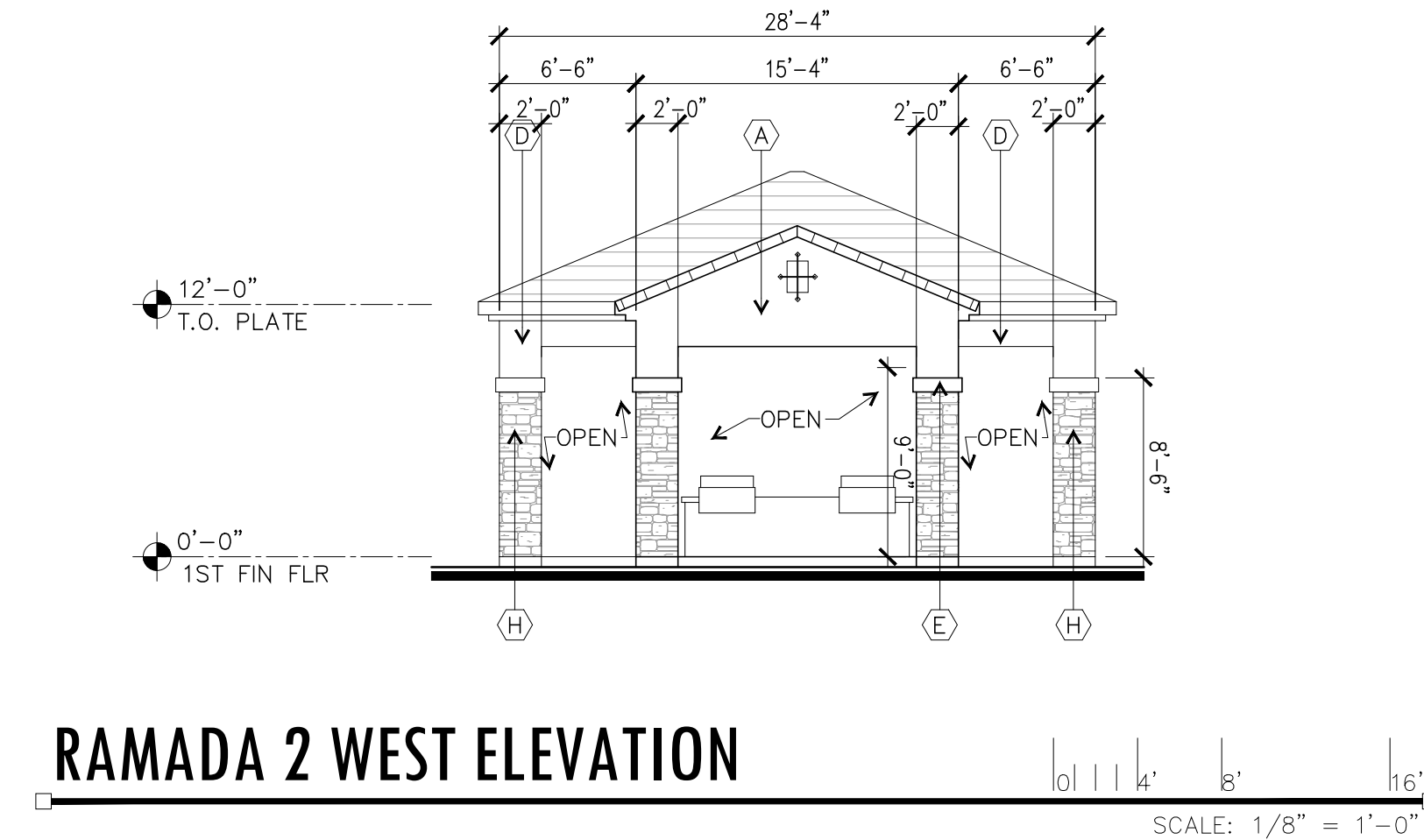
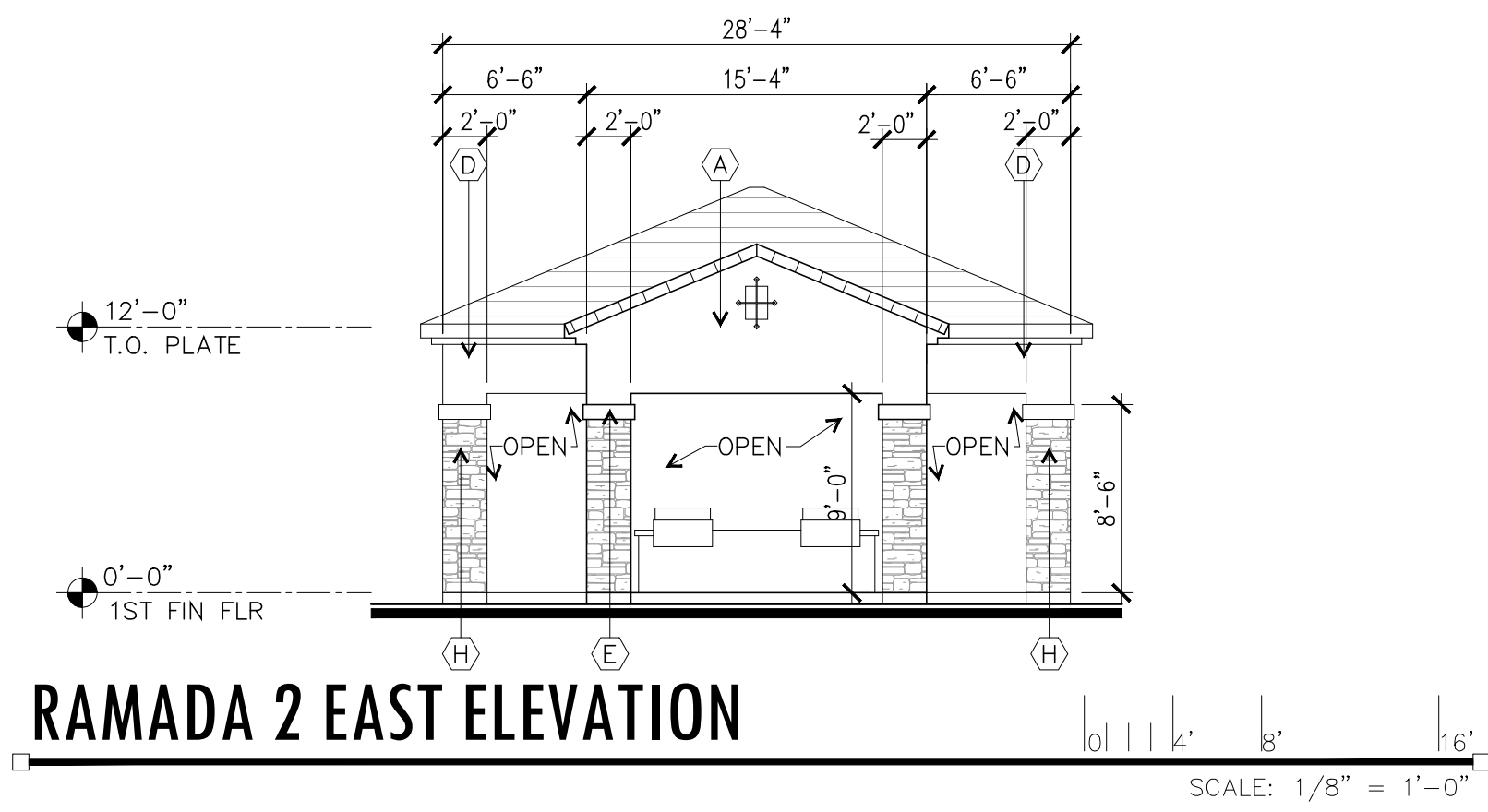
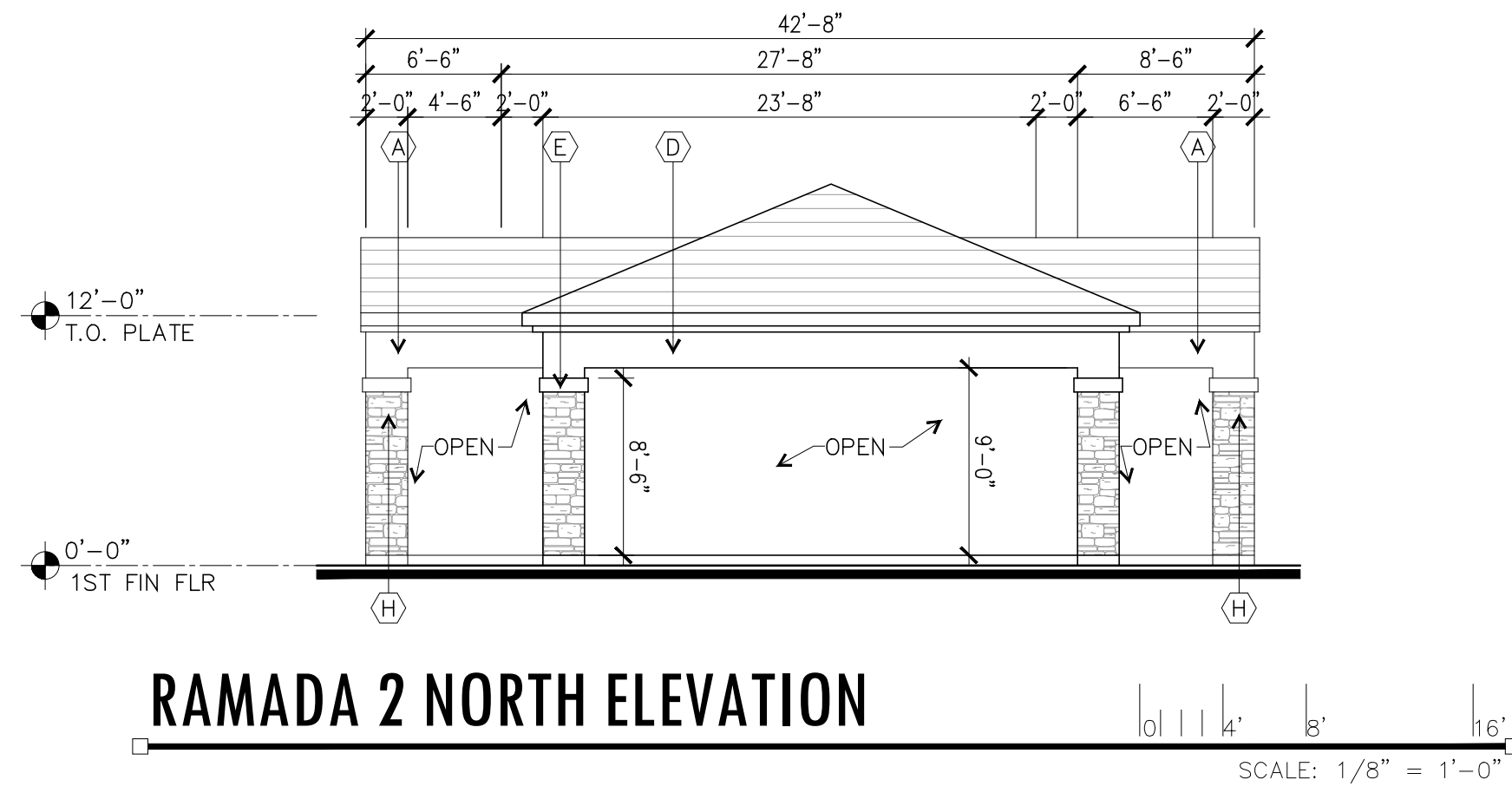
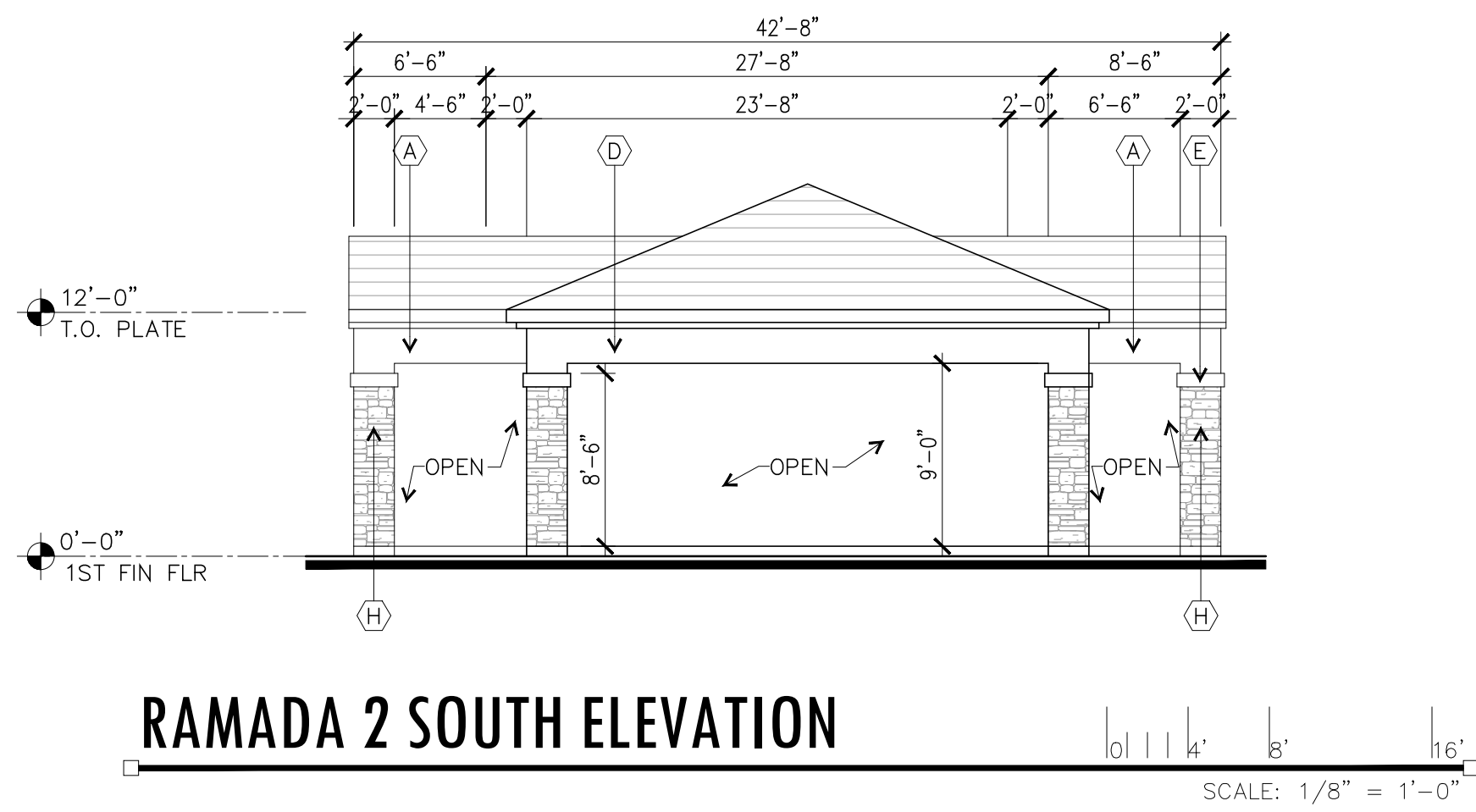


**4 - LEFT ELEVATION**



**KEYMAP**





**MATERIAL KEY NOTES:**

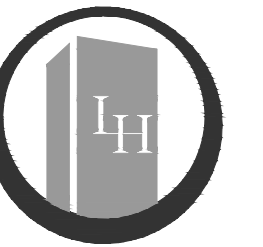
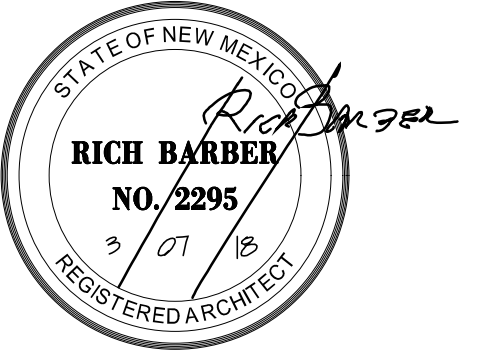
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**LEGACY NAA  
APARTMENTS - II**  
SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB** Architecture, LLC  
WorldHQ@ORBArch.com

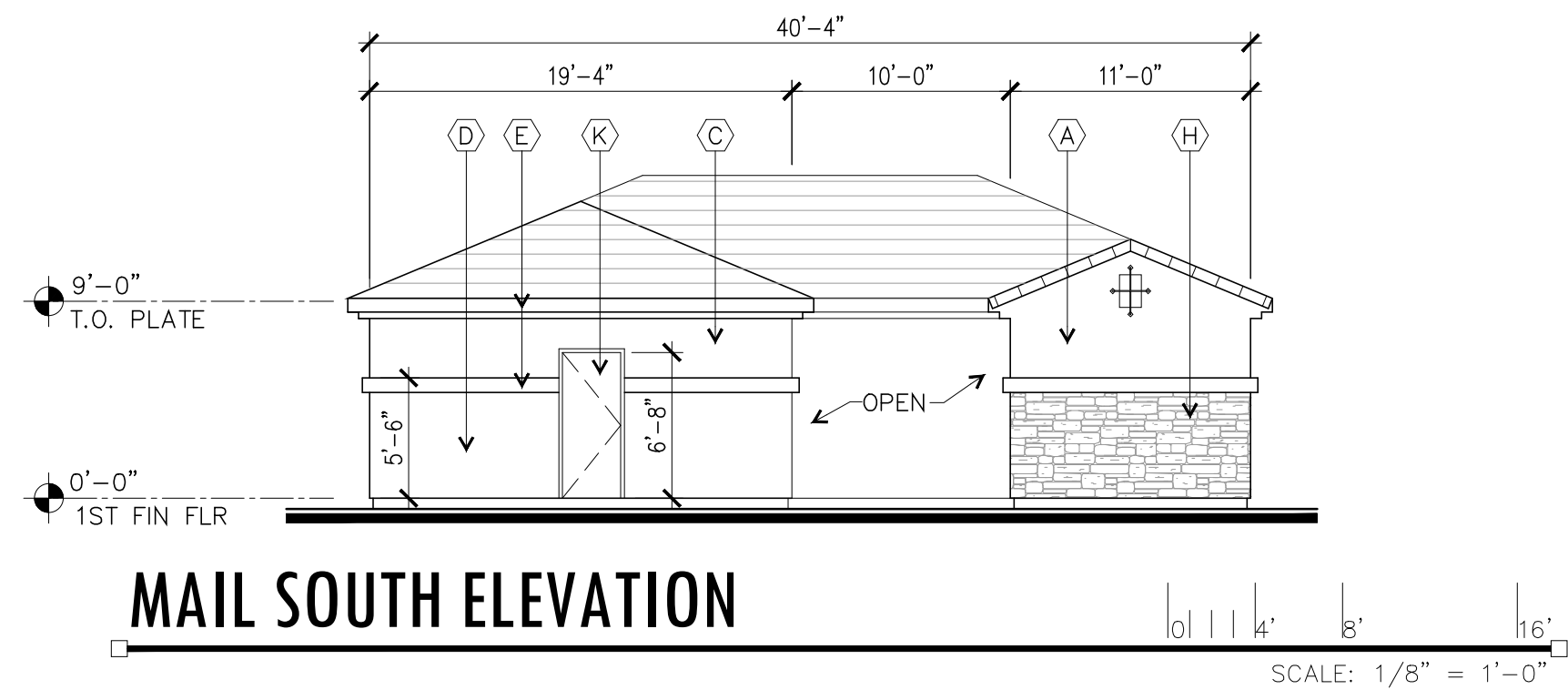


LEGACY HOSPITALITY

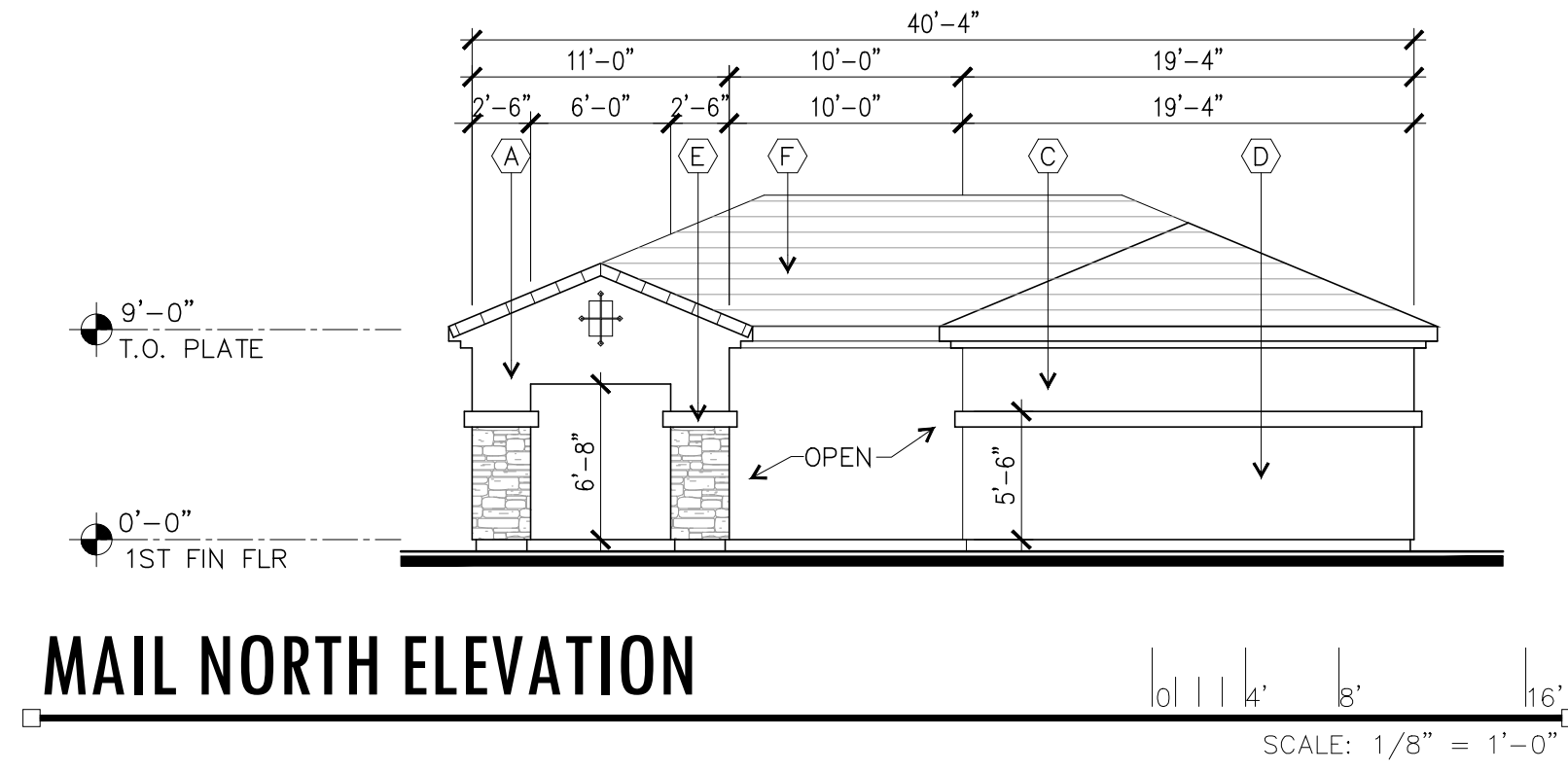
**A5.10**

RAMADAS  
ELEVATIONS

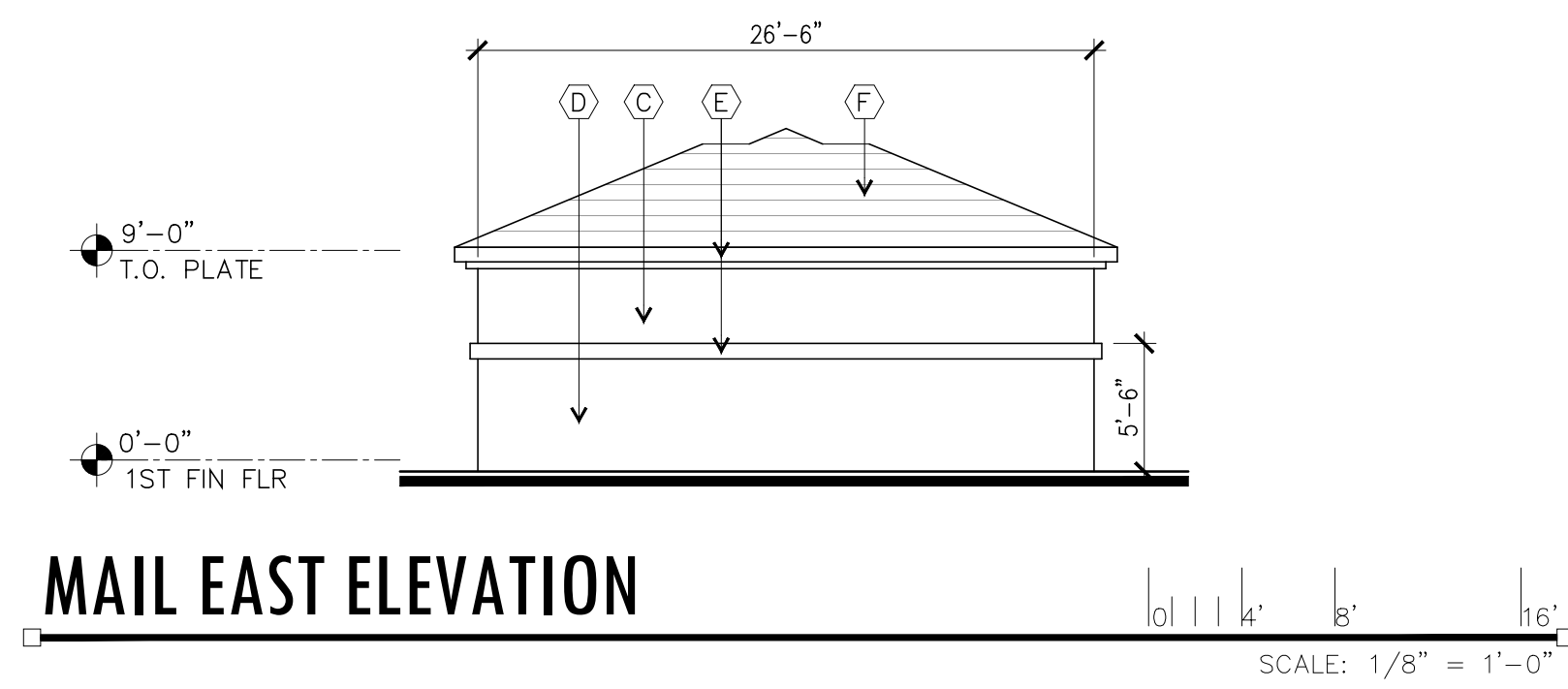
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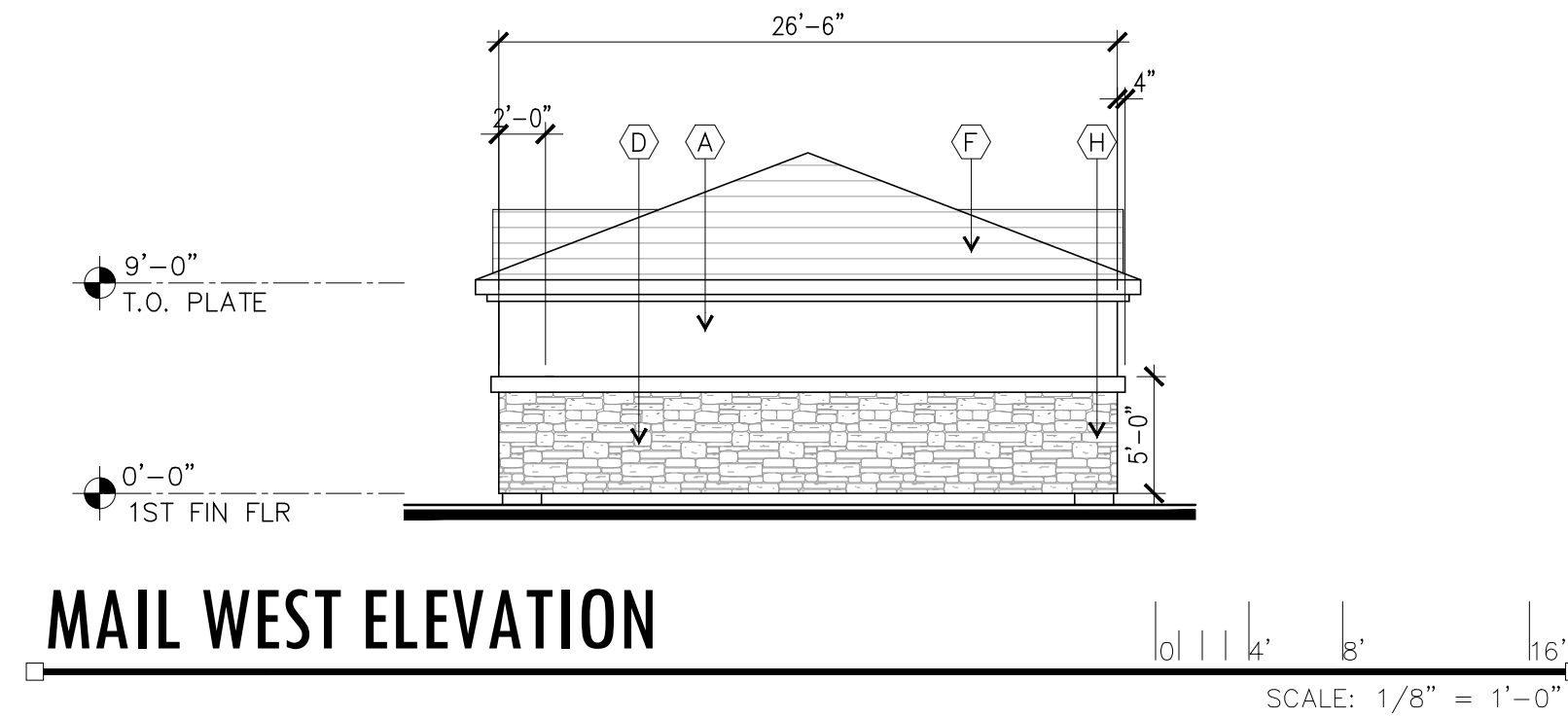
**MAIL SOUTH ELEVATION**



**MAIL NORTH ELEVATION**



**MAIL EAST ELEVATION**



**MAIL WEST ELEVATION**

**MATERIAL KEY NOTES:**

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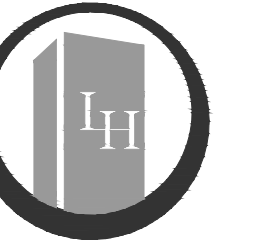
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Albuquerque, New Mexico



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LEGACY HOSPITALITY

DATE: MARCH 7, 2018 ORB # 17-219

**A5.11**

MAIL ROOM ELEVATIONS