

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT.
 - ⊕ TYPE 'SB'. 12' TALL POLE LIGHT.
 - ⊕ TYPE 'SC'. 7' TALL POLE LIGHT.
 - ▽ TYPE 'SD'. LED UPLIGHT.
 - TYPE 'SE'. CARPORT LIGHT.
 - ⊕ TYPE 'SF'. WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
 - TYPE 'SG'. 18' TALL POLE LIGHT.
- B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.
 T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

DEVELOPMENT DATA

NET SITE AREA :
11.6221 ACRES (506,259 S.F.)

ZONING :
CURRENT: SU-2

BUILDING HEIGHT :
PROVIDED: 38 FEET

DENSITY :
PROPOSED: 19.96 DU/ACRE

SETBACKS PROVIDED :

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,031	1,220			
BLDG TYPE 1	12		8		20	2	40
BLDG TYPE 2	10		6		16	6	96
BLDG TYPE 3			12	8	20	3	60
BLDG TYPE 4			8	8	18	2	32
BLDG TYPE 5		2			2	2	4
TOTAL	84	4	104	40		15	232

	MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED	
	SF REQ. PER DU	# OF TOTAL SF PROVIDED
1 BEDROOM	400	88
2 BEDROOM	500	104
3 BEDROOM	600	40
PROVIDED SITE OPEN SPACE		224,907
PROVIDED BALCONY PRIVATE OPEN SPACE		14,848
TOTAL (EXCESS OF 128,555 SF)	232	111,200

	PARKING SPACE REQUIREMENTS	
	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2 < 1,000 SF	88 - 1 BR / 1 BATH	1.5 / 1
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2
Total Parking Spaces Required		420
OPEN ACCESSIBLE PARKING PROVIDED		183
CARPORT PARKING PROVIDED		157
GARAGE PARKING PROVIDED		75
Total Parking Provided		415
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		7
CARPORT ACCESSIBLE PARKING PROVIDED		3
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required		116
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
BICYCLE RACK PROVIDED		75
Total Bicycle Parking Provided		117

- NOTES:
- ALL GROUND FLOOR UNITS ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
 - 2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (232x.02=4.64 PROVIDED: 5)



VICINITY MAP

NOT TO SCALE

6 Parking spaces lost. Lost parking will be accounted for on Phase 2 project to the West.

PROJECT NUMBER: 100938
 Application Number: 16 DTS-7589

This Plan is consistent with the APPLICABLE Development Plan approved by the Environmental Planning Commission (EPC) and the Findings and Conditions of the Official Action of Decision are satisfied.

Is an Infrastructure List requirement? No. If yes, then a set of approved DRC plans with a permit is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Reginald M. M... Traffic Engineering, Transportation Division	5/18/16	Date
ABC... Parks and Recreation Department	05/19/16	Date
City Engineer	11-18-16	Date
Solid Waste Management	11-18-16	Date
DRB Chairperson, Planning Department	11-18-16	Date

KEYNOTES

- 9'x16' 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 DRIVEWAY CROSSING MARKING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DET 06/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.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 29/A1.21.
- GATE CONTROL BOX AND SITE DIRECTORY MAP. SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE. SEE DETAIL 23/A1.21.
- POOL GATE. SEE DETAIL 24/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE. SEE DETAIL 27/A1.21.
- CMU PERIMETER WALL. SEE DETAIL 16/A1.21.
- WROUGHT IRON POOL FENCE. SEE DETAIL 19/A1.21.
- 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
- SITE LIGHTING - SEE LIGHTING LEGEND.
- 4' SIDEWALK, TYPICAL ON SITE.
- 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
- 6' SIDEWALK, TYPICAL AT PARKING. SEE DETAIL 09/A1.20.
- 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
- 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
- MONUMENT SIGN. SEE DETAIL 29/A1.21.
- BICYCLE PARKING RACK FOR 6 BICYCLES. SEE DETAIL 30/A1.21.
- FLAG POLE.
- POOL EQUIPMENT AT POOL RAMADA.
- FIRE RISER LOCATION, SEE BUILDING PLANS. ALL BUILDINGS SHALL HAVE PIV.
- LANDSCAPING, FENCINGS 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.

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

LEGEND

- ① PROPERTY LINE
- 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
- FP UNIT WITH FIREPLACE, REFER TO BUILDING PLANS
- DENOTES TRANSFORMER LOCATION
- DENOTES WATER METER LOCATION

LEGACY NAA APARTMENTS
 SAN PEDRO AND ALAMEDA
 Albuquerque, New Mexico

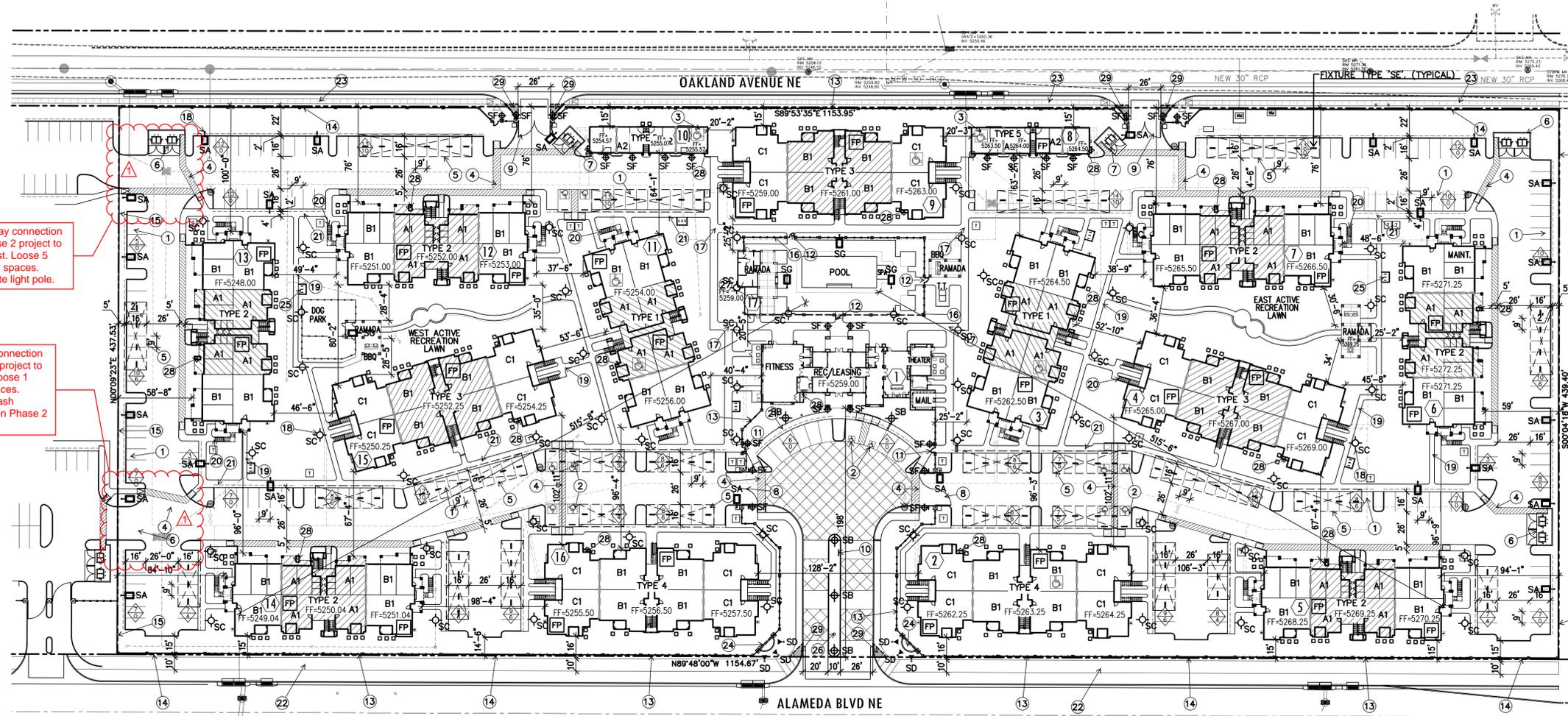


REVISIONS:
 △ CONNECTION TO PHASE 2 TO THE WEST

DATE: JANUARY 22, 2018 ORB # 15-218

A1.10

SITE PLAN



SITE PLAN

10' 125' 150' 100'
 SCALE: 1" = 50'-0"

