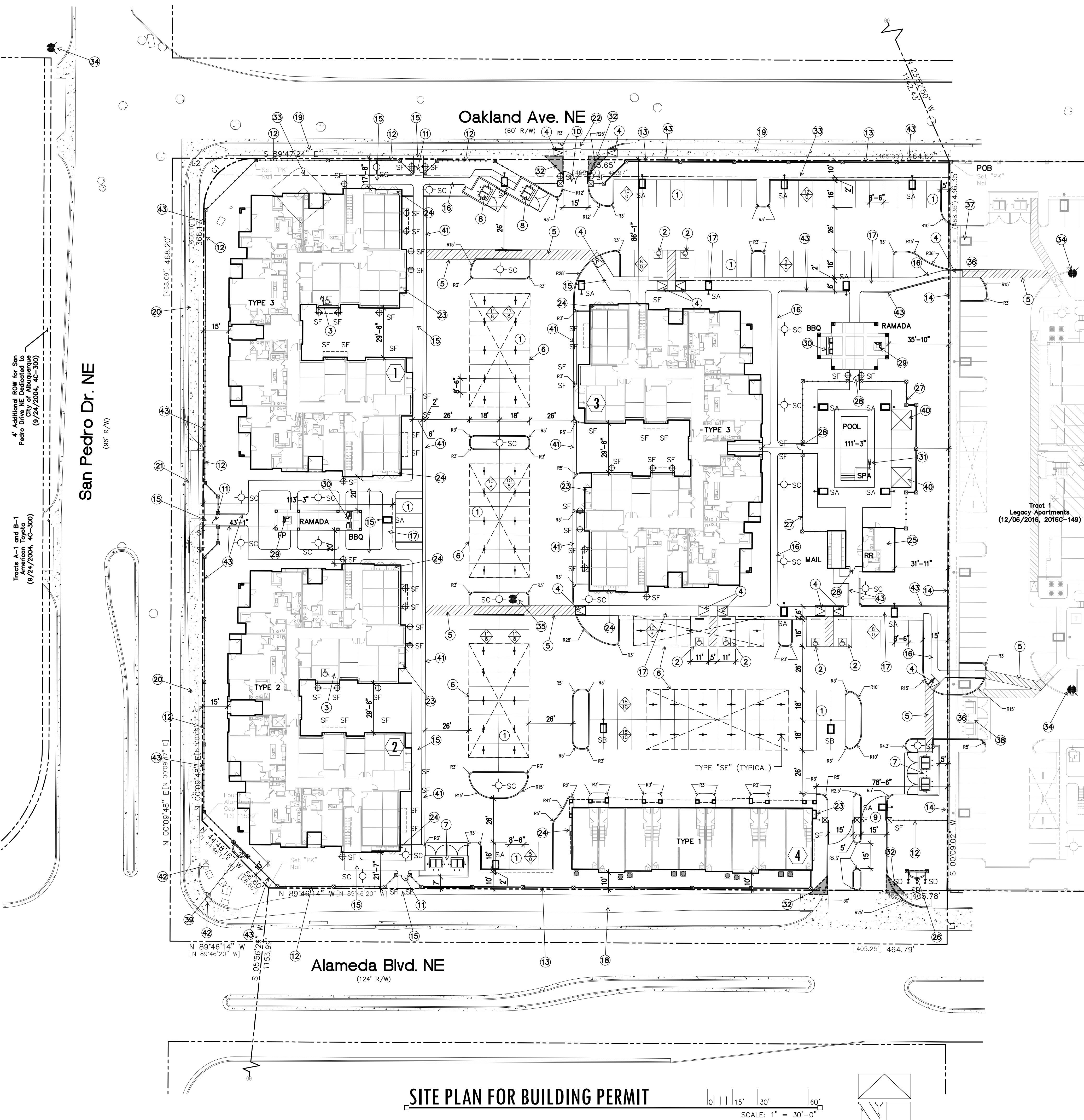


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**KEYNOTES**

- 8.5'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
- 11'x16' 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 MARKING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 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.
- RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. SEE DETAIL 28/A1.21. EXIT ONLY VEHICULAR GATE. SEE DETAIL 28/A1.21.
- 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 FENCE ON TOP. REMOVE AT NEW DRIVEWAYS CONNECTION.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
- 4' SIDEWALK, TYPICAL ON SITE.
- 8' SIDEWALK, TYPICAL 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 SHALL HAVE PIV.
- ELECTRIC SERVICE LOCATION.
- POOL EQUIPMENT ROOM.
- GAS GRILLS. SEE DETAIL 38/A1.22.
- POOL LIFT. SEE DETAIL 43/A1.22.
- 11'x11' SIGHT VISIBILITY. LANDSCAPING, 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 GLITTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527).
- 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 CURB. SEE DETAIL 30/A1.21.
- POOL CABANA. SEE DETAIL 35/A1.22.
- MOUNTABLE CURB "ESTATE TYPE" PER CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
- EXISTING TRAFFIC MAST.
- NEW RETAINING WALL PER GRADING PLANS.

**UNIT MIX**

	S1	A1	A2	A2H	A3	B2	B2m	B2H	B4	B5	TB1	TB1m1	TB1m2	UNITS/BLDG	NO. BLDGS	TOTAL UNITS
LIVABLE	587	728	768	768	768	1,194	1,216	1,188	1,121	1,242	1,286	1,330	1,330			
STOR/GAR	23	13	26	26	26	22	22	22	21	15	501	517	533			
PAT/BAL	60	59	67	67	67	57	57	57	57	56	56	56	68			
BLDG TYPE 1										5	2	2		8	1	8
BLDG TYPE 2	4	4	3		3	2	3		1	6	4			30	1	30
BLDG TYPE 3	4	4	2	1	3	3	3			6	4			30	2	60
<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>	<b>99</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' (99x.02=1.98 PROVIDED: 3)
- UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

**LEGEND**

- PROPERTY LINE
- BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- No. OF PARKING SPACES
- No. OF COVERED SPACES
- ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT

**LIGHTING LEGEND**

- TYPE 'SA'. 18' TALL POLE LIGHT. TYPE III DISTRIBUTION. FULLY CUT-OFF
  - TYPE 'SB'. 18' TALL POLE LIGHT. TYPE V DISTRIBUTION. FULLY CUT-OFF
  - TYPE 'SC'. 7' TALL POLE LIGHT.
  - TYPE 'SD'. WALL MOUNTED SIGN LED LIGHT WITH GLARE SHIELD AND 36" LONG STEM.
  - TYPE 'SE'. CARPORT LIGHT. 4 FT. FLUORESCENT STRIP.
  - TYPE 'SF'. WALL SCONCE AT 6"-6" B.O.F. ADA COMPLIANT.
  - TYPE 'SG'. 18' TALL POLE LIGHT. TYPE III DISTRIBUTION. FULLY CUT-OFF.
- 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.

PROJECT NUMBER:  
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**DEVELOPMENT DATA**

**SITE AREA:**  
4.4876 ACRES (195,479 S.F.)

**ZONING:**  
CURRENT: SU-2 FOR HDR

**BUILDING HEIGHT:**  
PROVIDED: 39 FEET

**DENSITY:**  
PROPOSED: 22.06 DU/ACRE

**SETBACKS PROVIDED:**

SIDE (N)	FRONT (W)	SIDE (S)	REAR (E)
BUILDINGS 17'-8"	15'-0"	10'-0"	31'-11"
PARKING 10'-0"	113'-3"	10'-0"	5'-0"

**MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED**

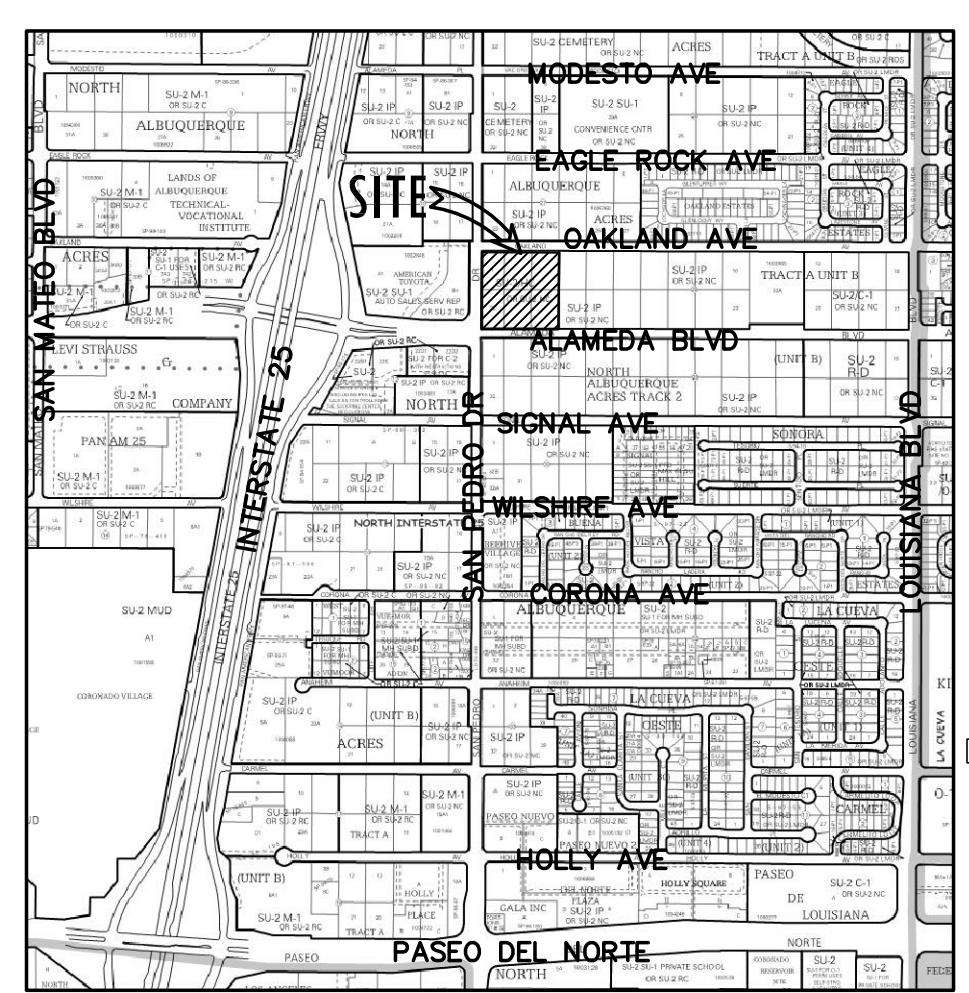
	SF REQ. PER DU	# OF DU'S	TOTAL SF REQ.	TOTAL SF PROVIDED
1 BEDROOM	400	42	16,800	
2 BEDROOM	500	57	28,500	
PROVIDED SITE OPEN SPACE				67,433
PROVIDED BALCONY PRIVATE OPEN SPACE				6,618
<b>TOTAL (excess of 28,751 SF)</b>	<b>99</b>	<b>45,300</b>	<b>74,051</b>	

**PARKING SPACE REQUIREMENTS**

UNIT	BR	BATH	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>

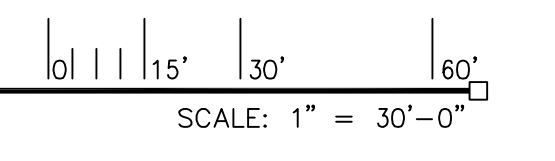
**BUILDING AREAS:**

BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL AREA
1	U/R-2	14,803	14,964	14,956	44,723
2	U/R-2	14,803	14,964	14,956	44,723
3	U/R-2	14,803	14,964	14,956	44,723
4	U/R-2	5,427	6,006	5,666	17,099
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>50,898</b>	<b>50,534</b>	<b>153,887</b>



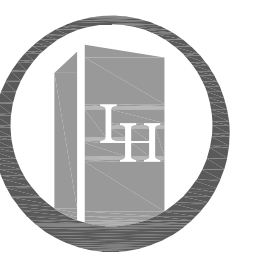
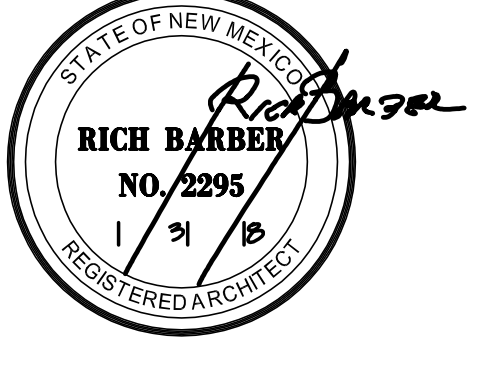
VICINITY MAP  
NOT TO SCALE

**SITE PLAN FOR BUILDING PERMIT**



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

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

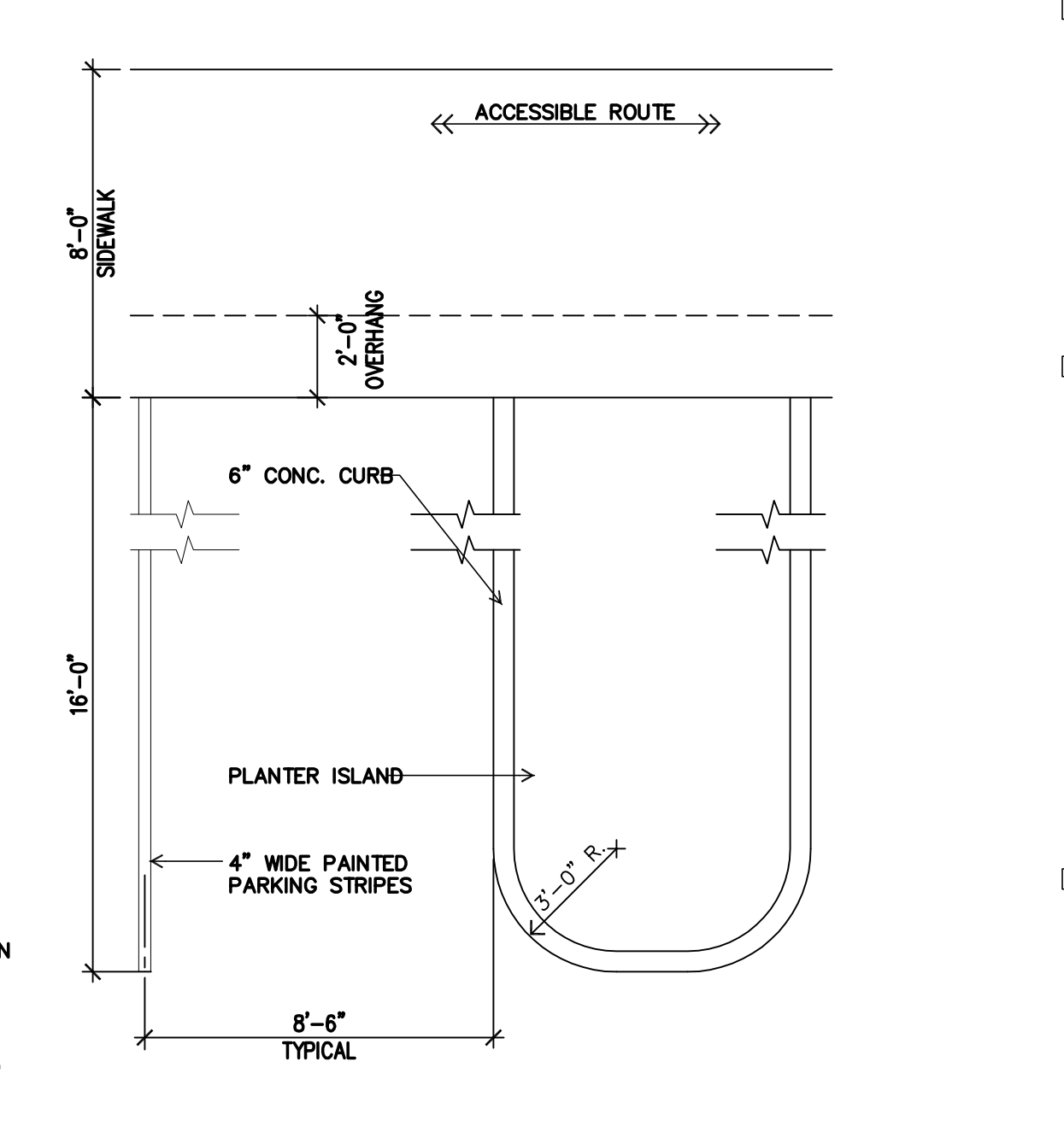
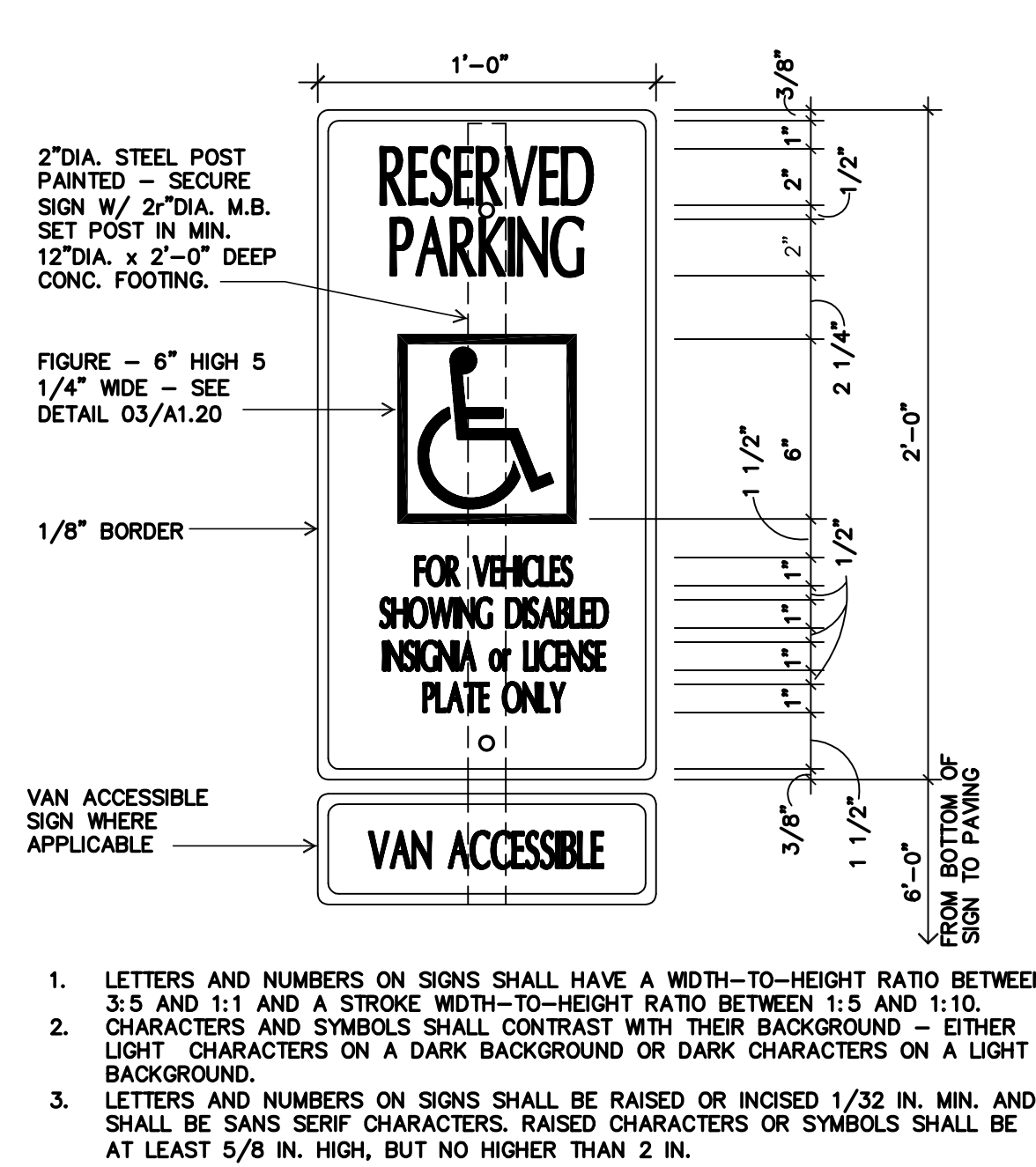
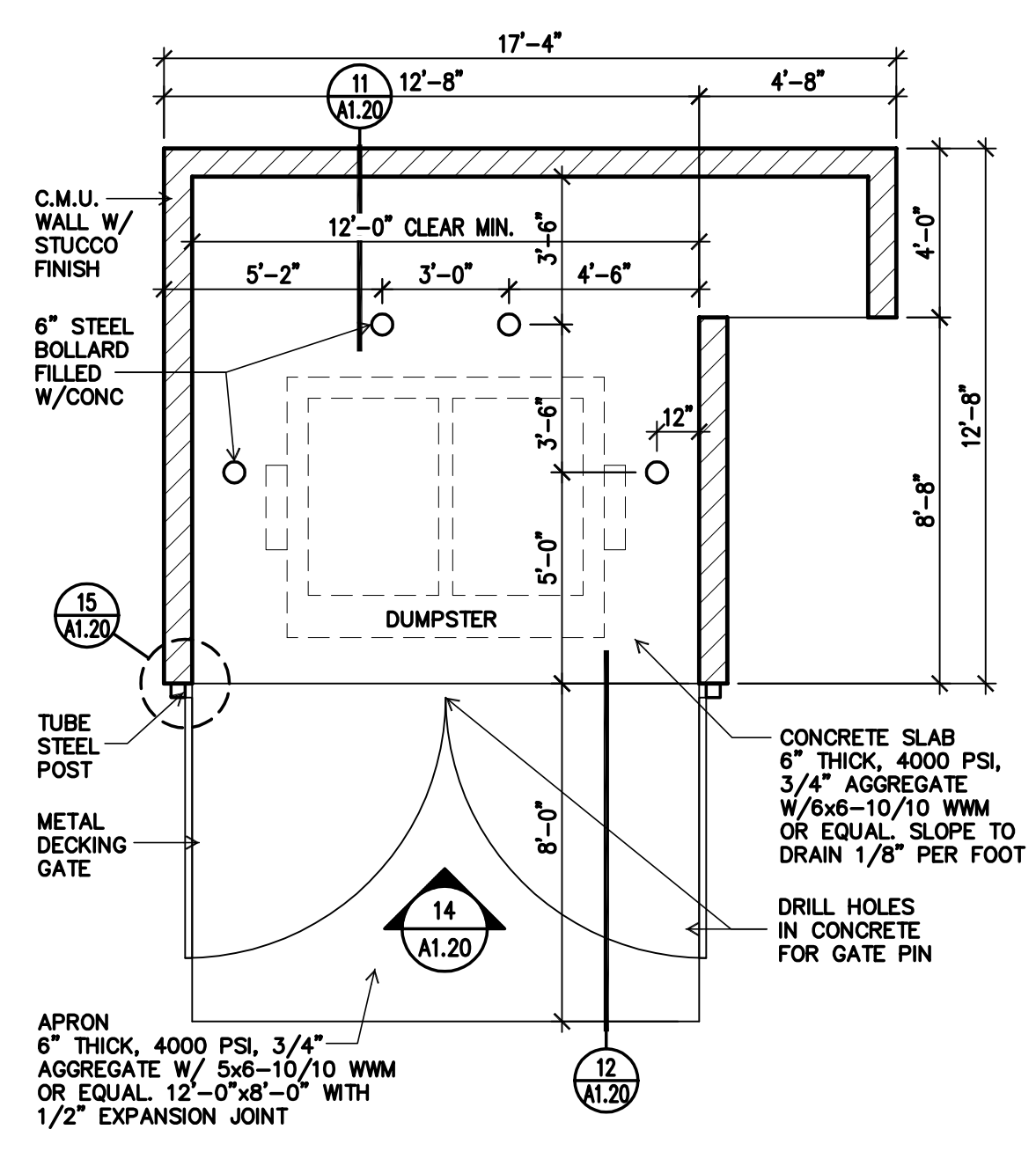
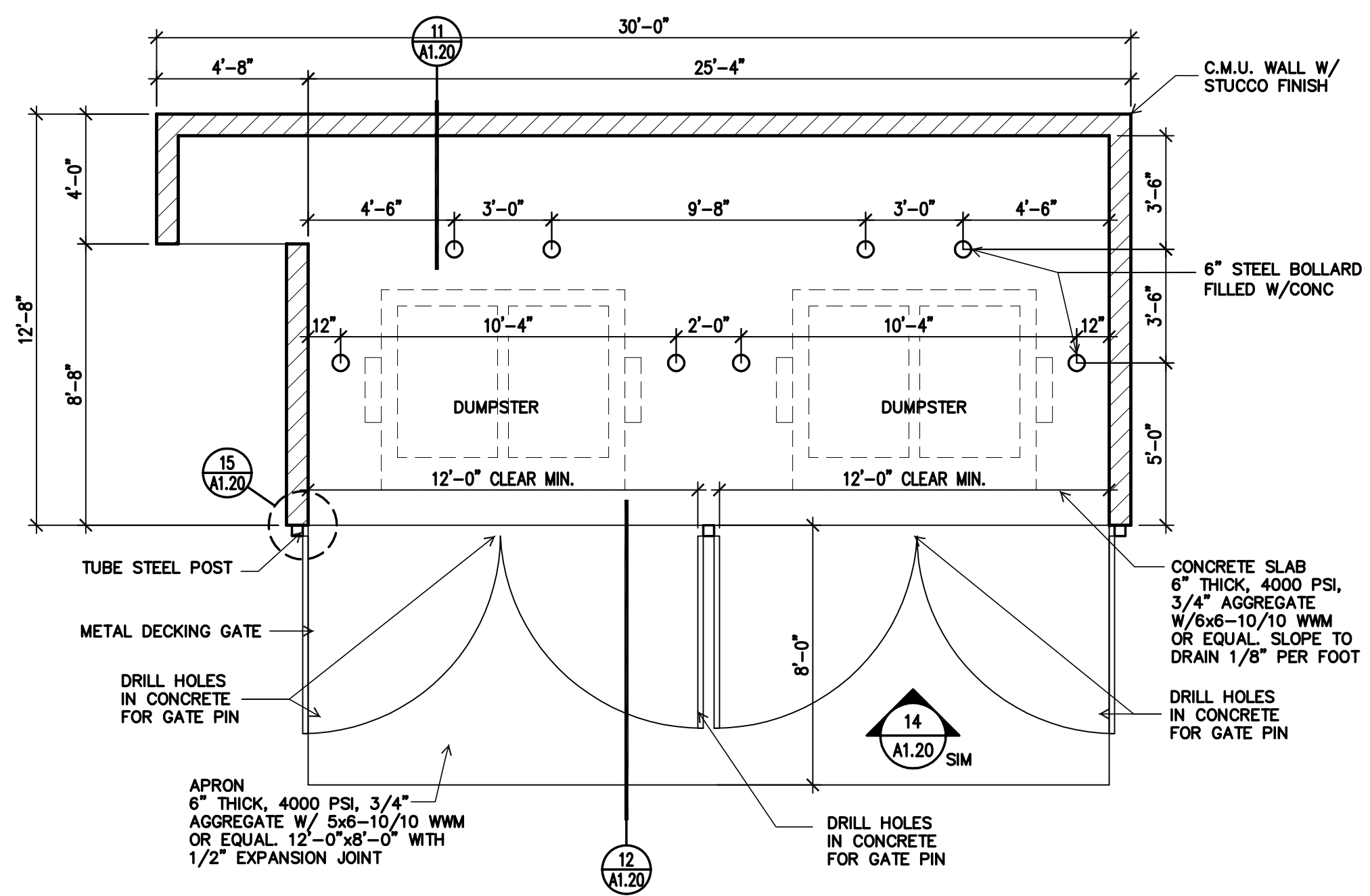


LEGACY HOSPITALITY

DATE: JANUARY 31, 2018 ORB # 17-219

**A1.10**

SITE PLAN FOR BUILDING PERMIT

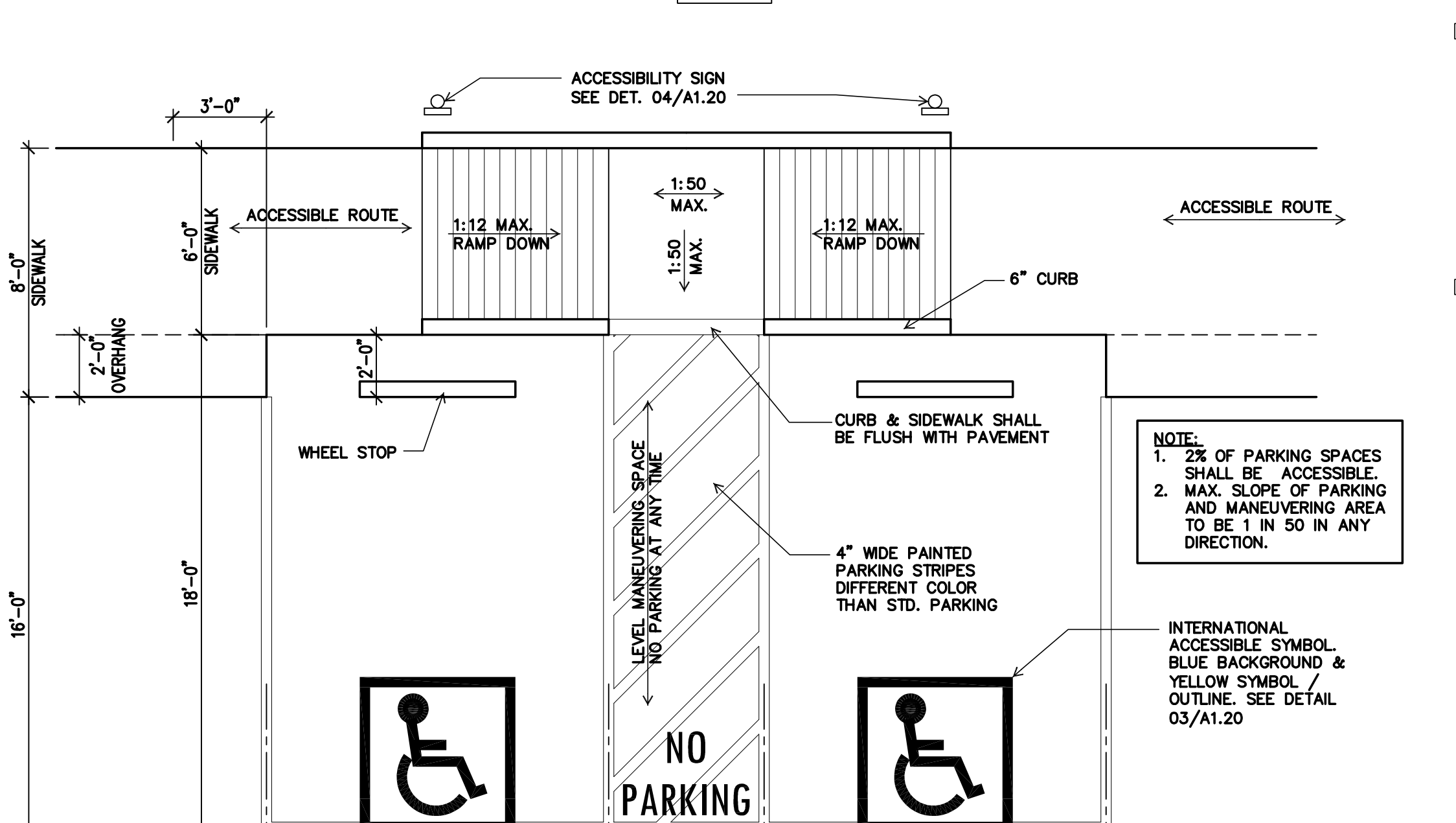
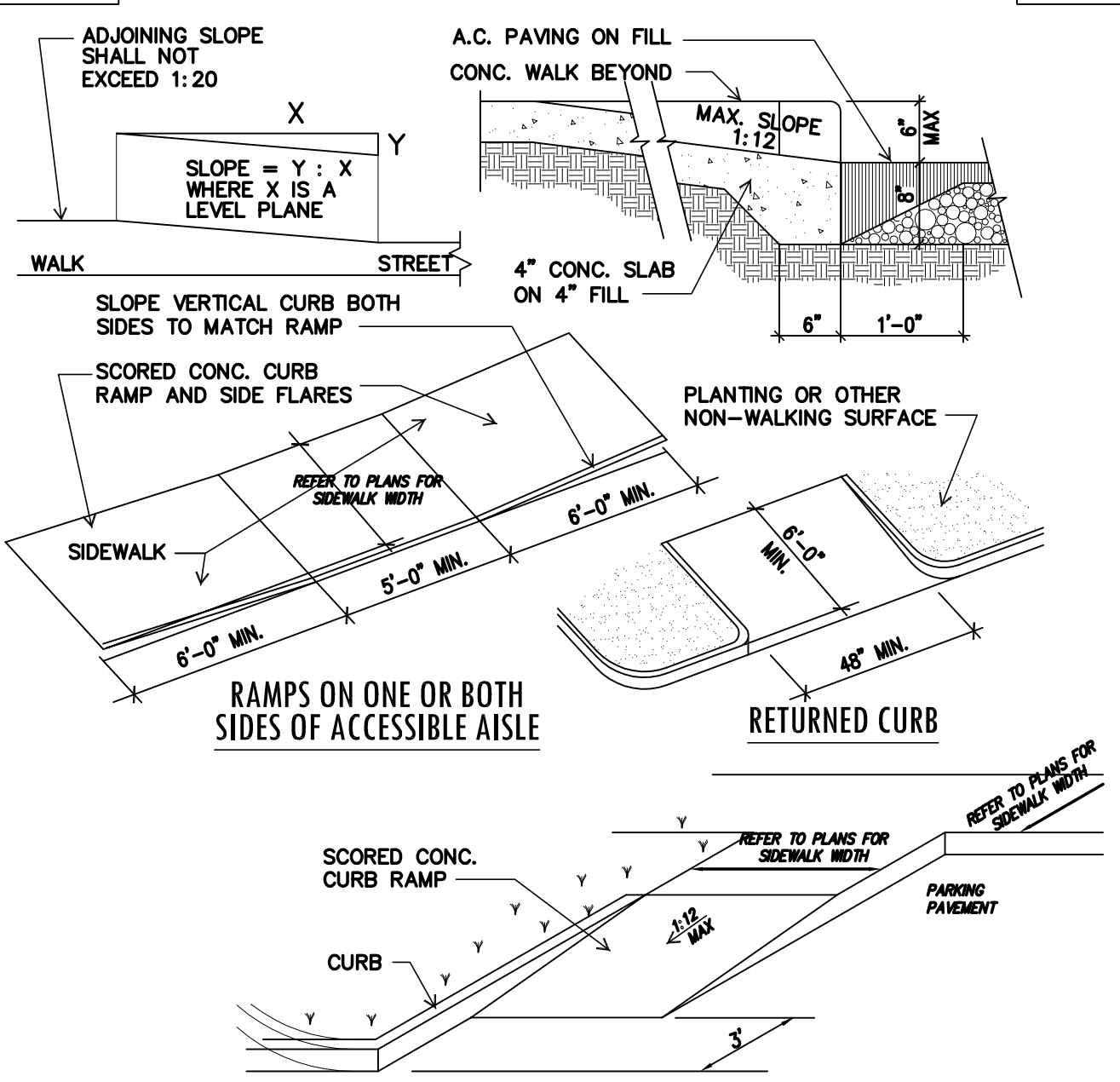
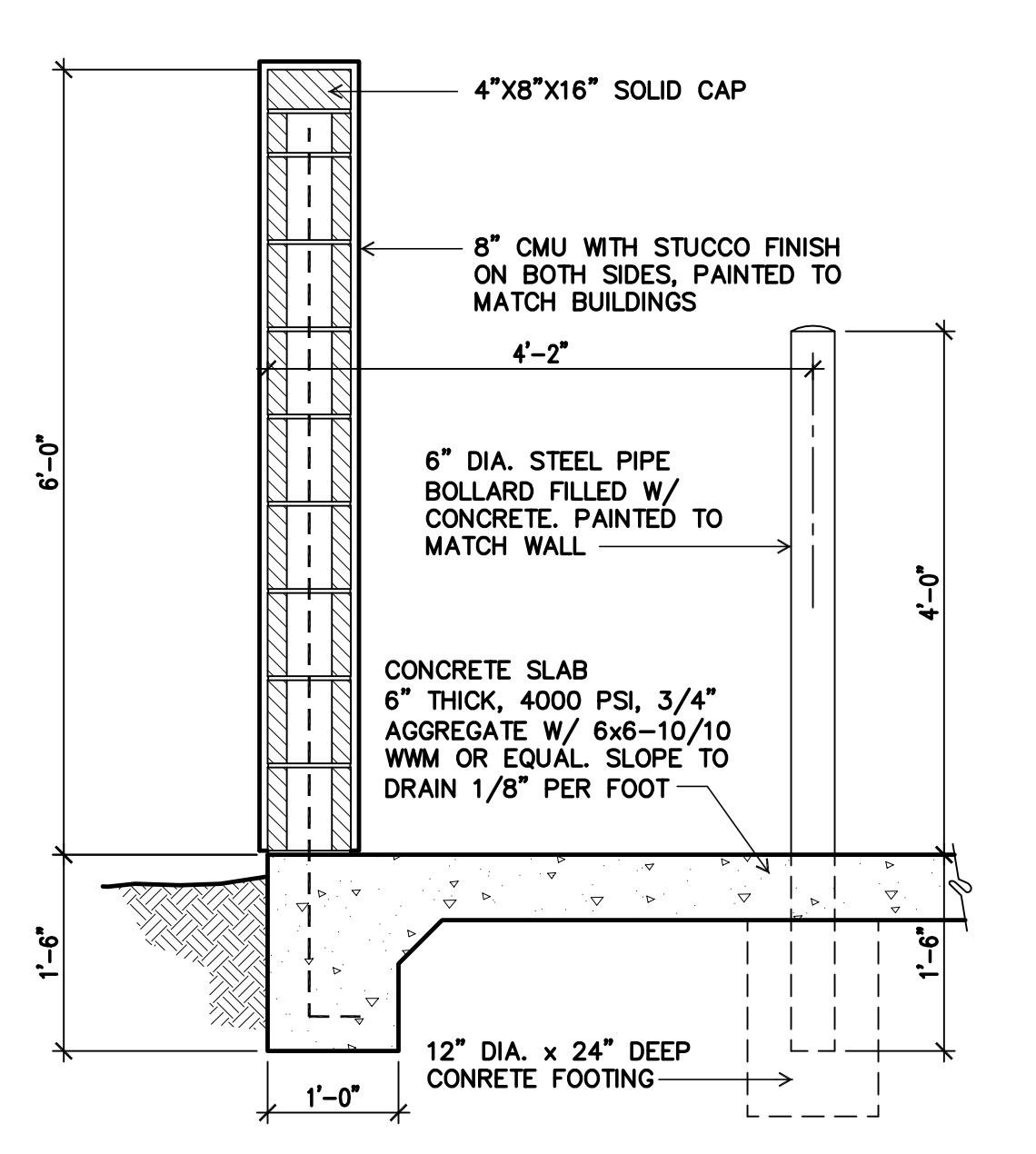
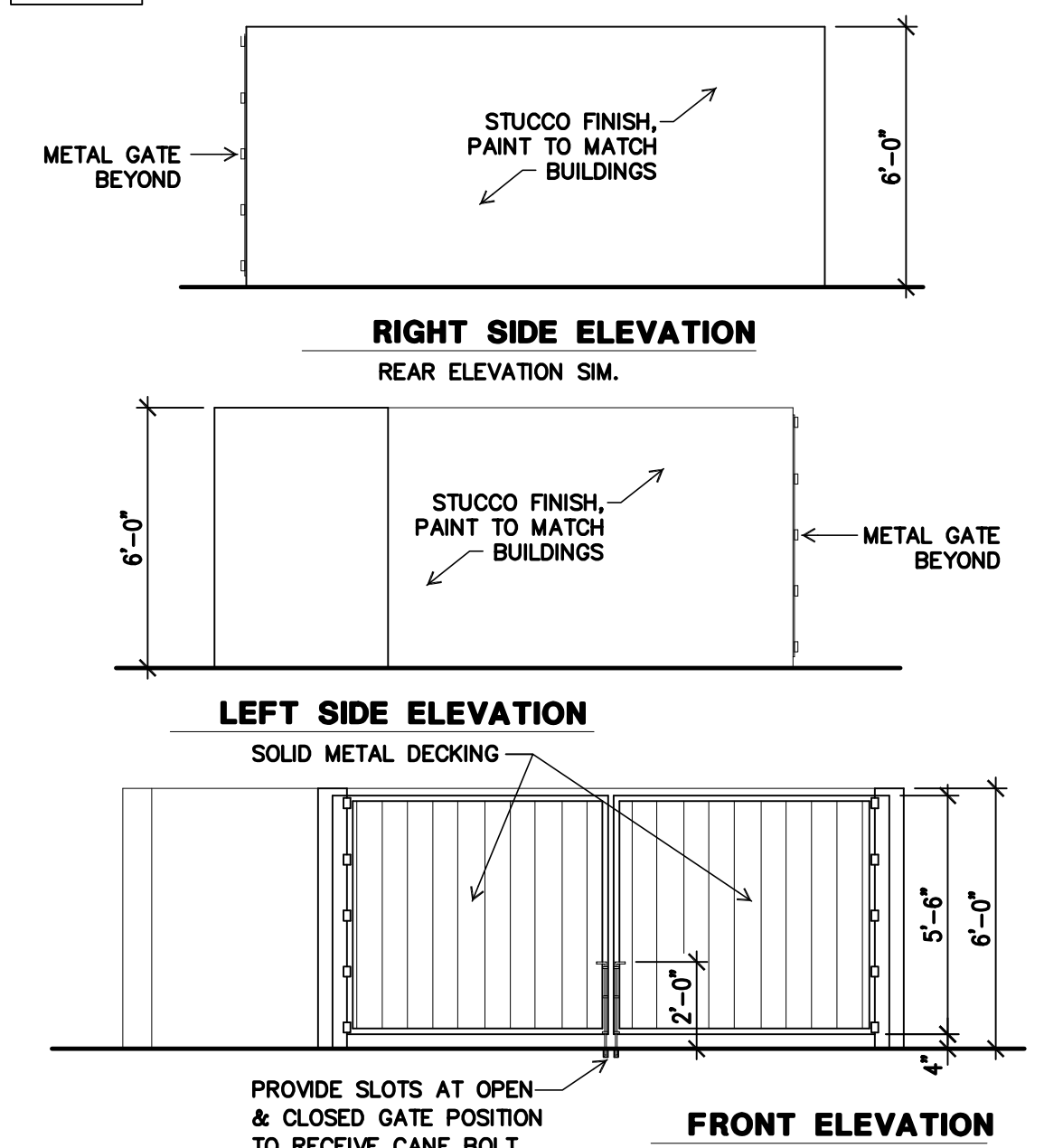


13 DOUBLE TRASH ENCLOSURE PLAN

07 SINGLE TRASH ENCLOSURE PLAN

04 ACCESSIBLE PARKING SIGN

01 TYPICAL PARKING STALL WITH ISLAND

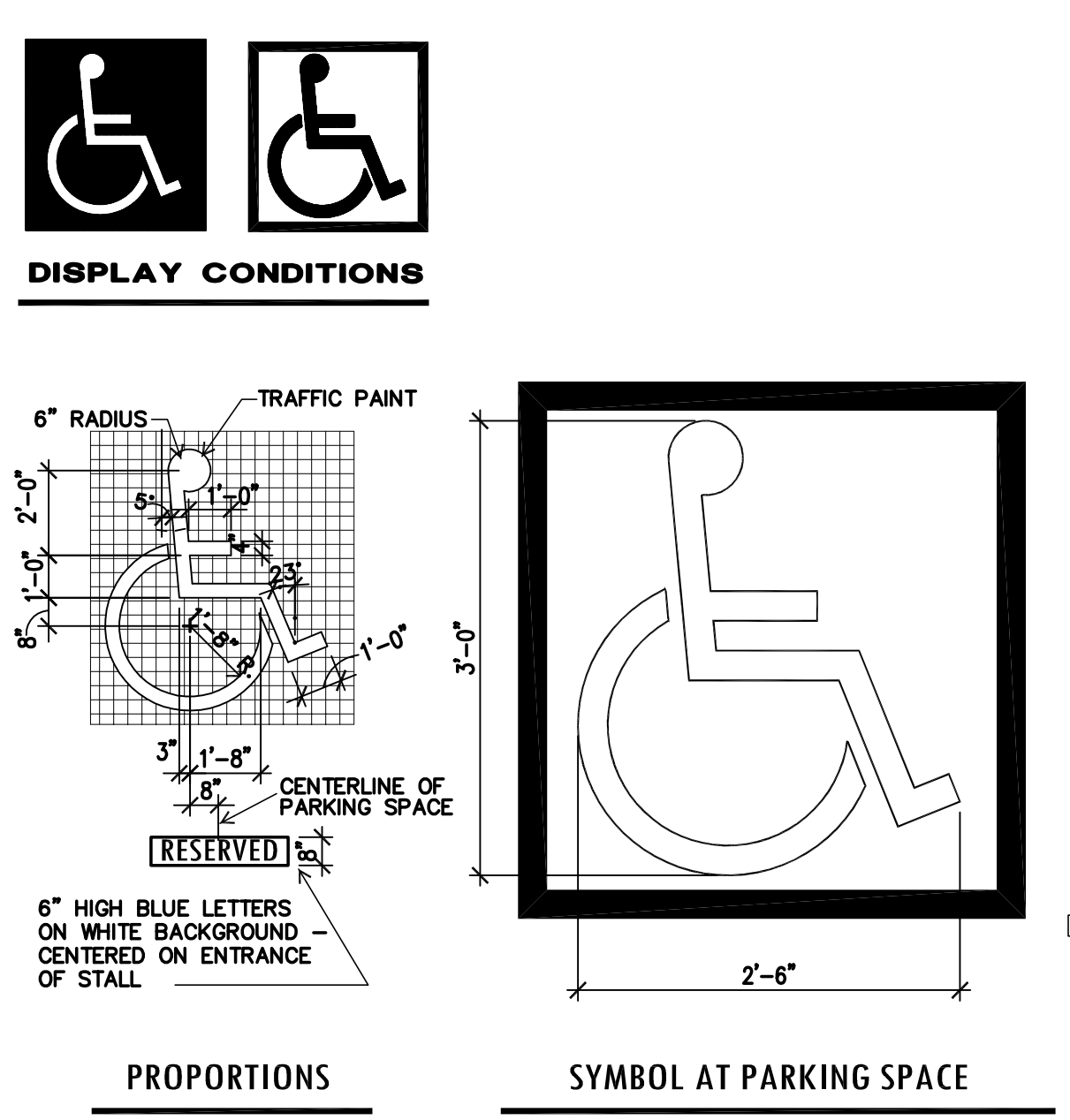
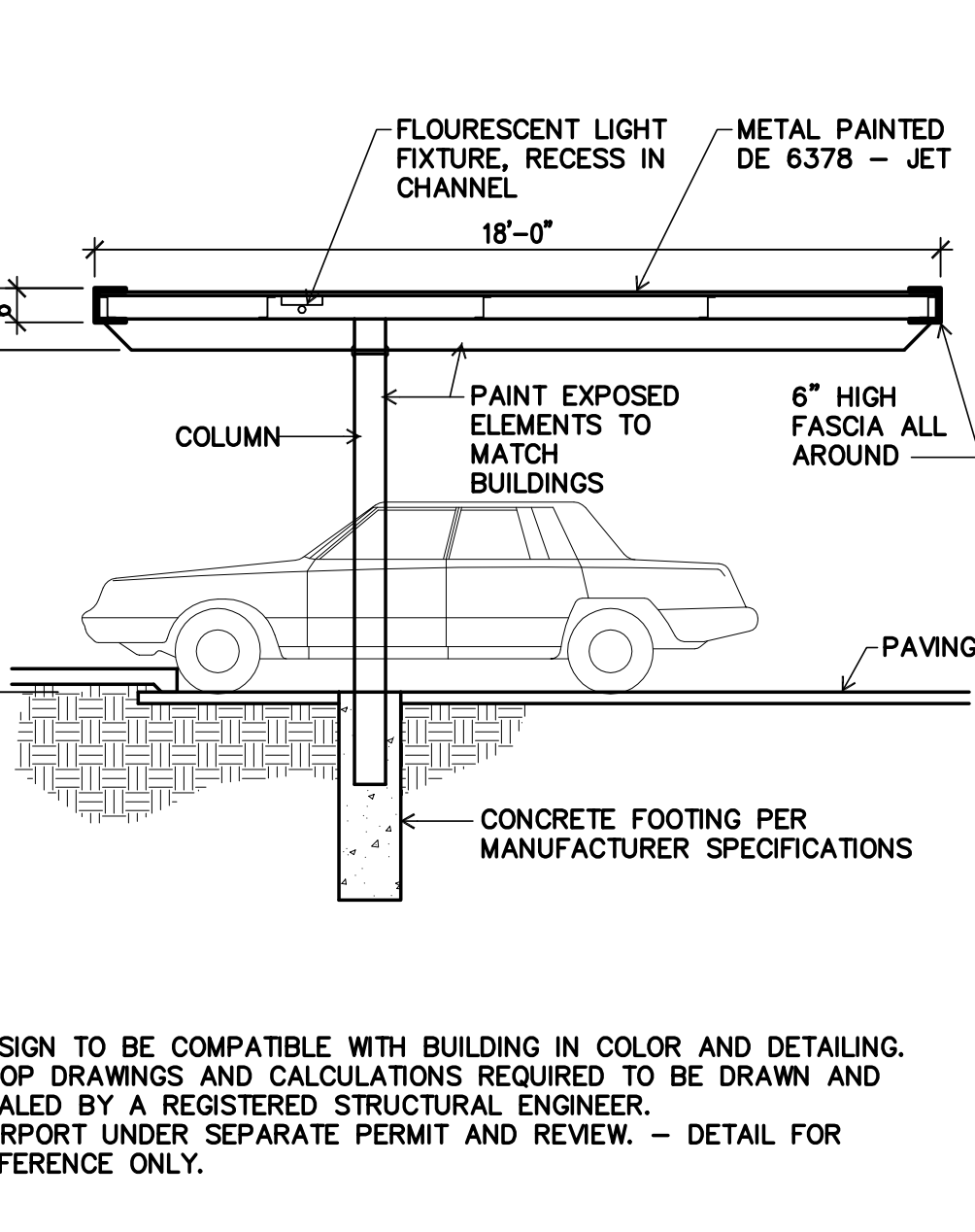
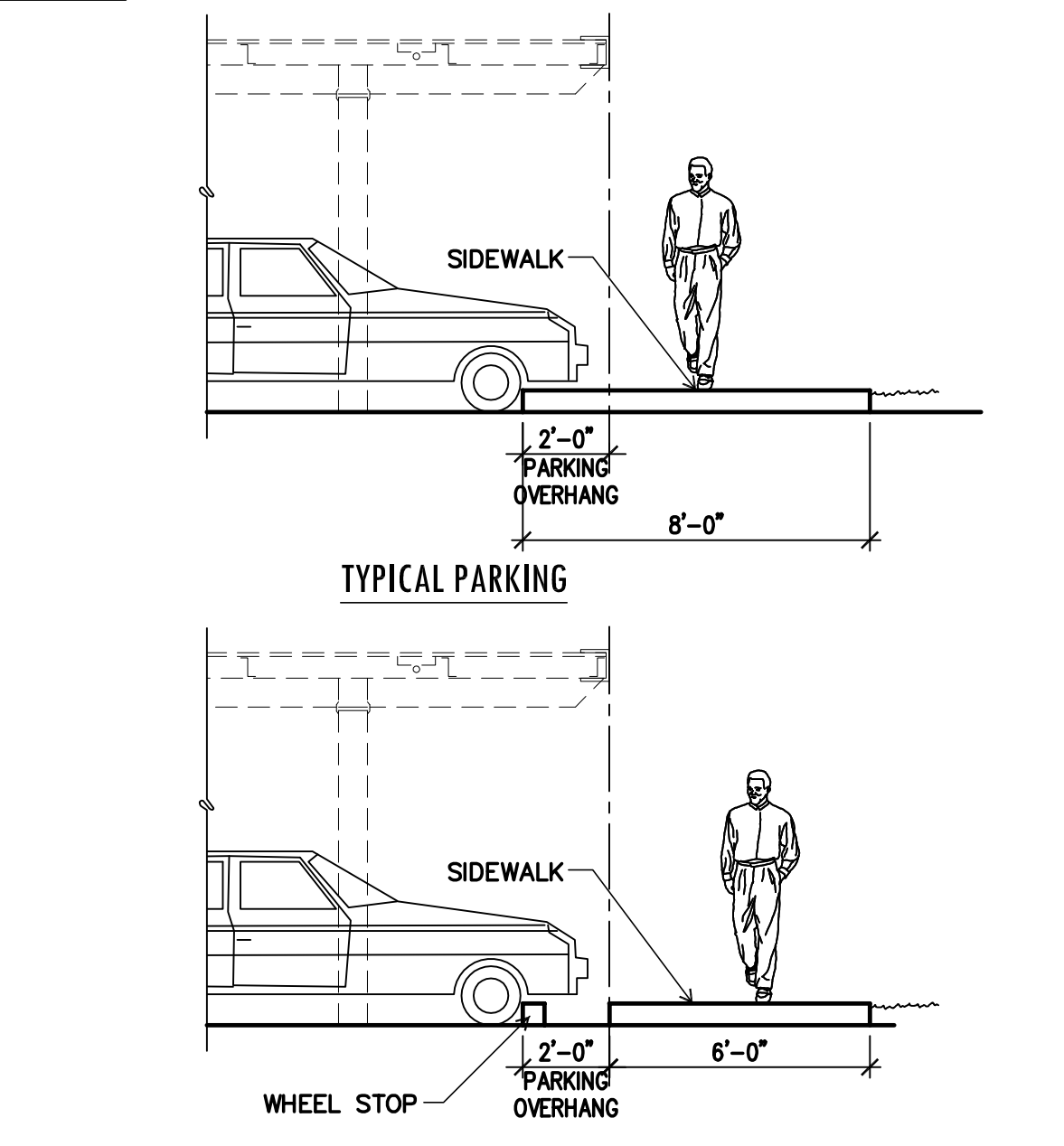
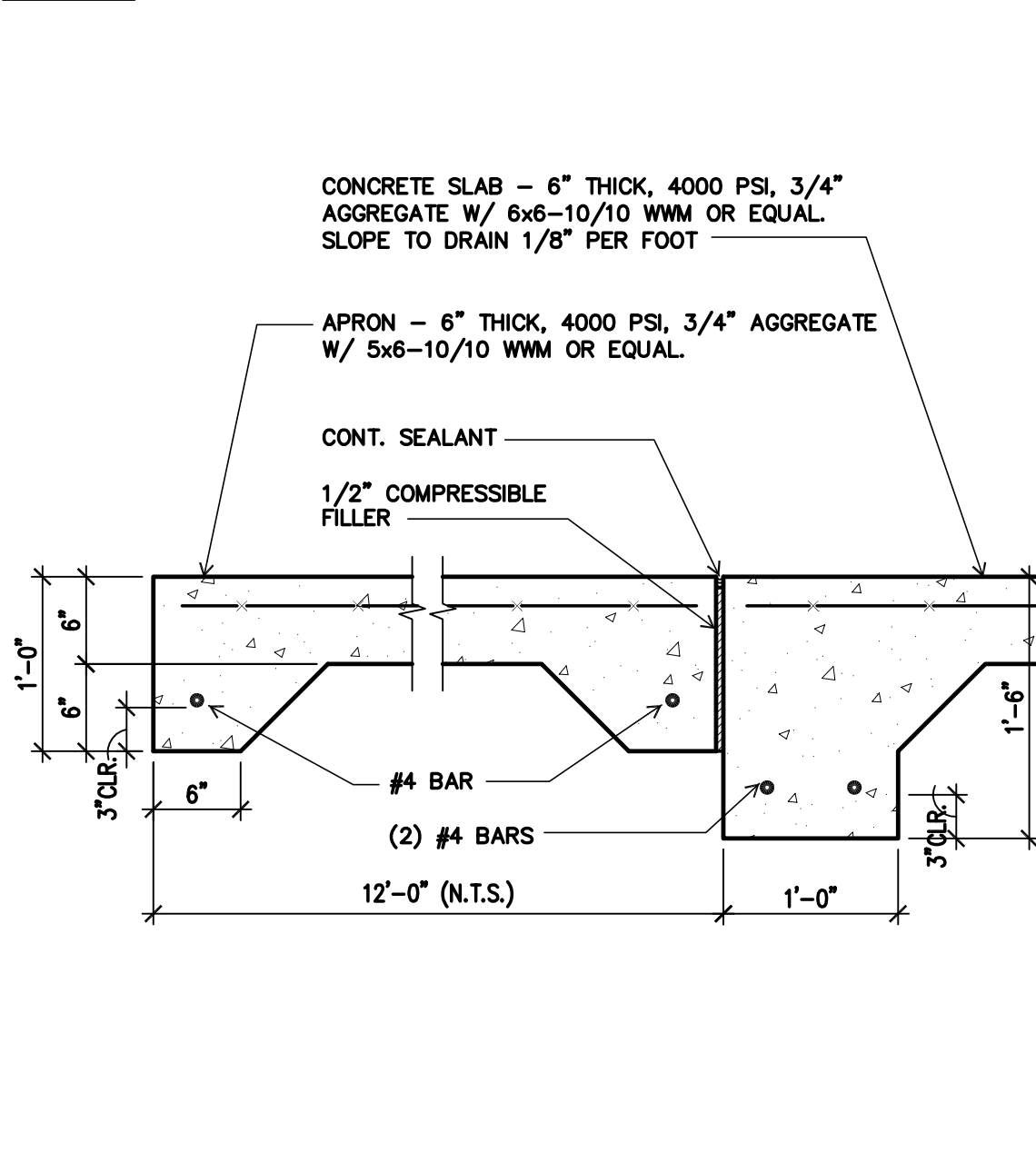
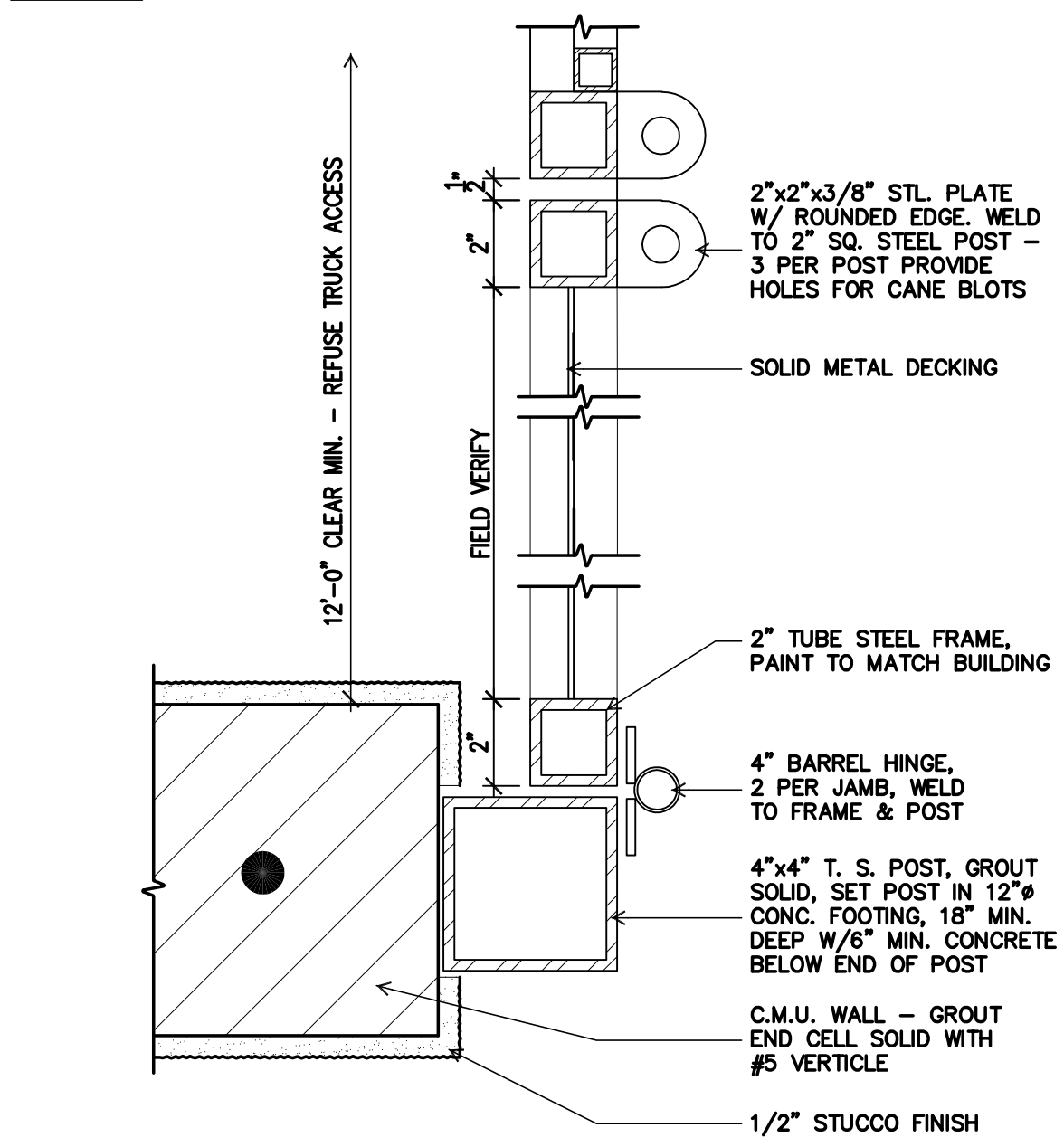


14 REFUSE ENCLOSURE ELEVATIONS

11 TRASH ENCLOSURE WALL

08 TYPICAL ACCESSIBLE RAMP

05 TYPICAL ACCESSIBLE PARKING STALL



15 TRASH ENCLOSURE GATE

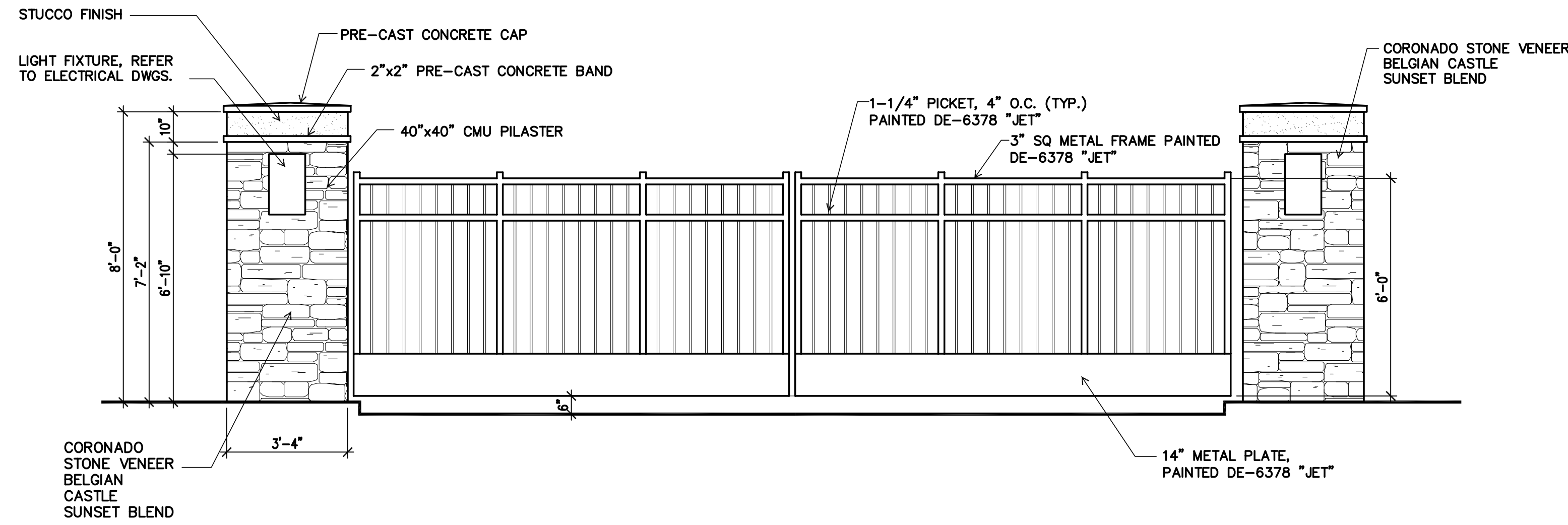
12 REFUSE ENCLOSURE SLAB JOINT

09 SIDEWALK AT PARKING

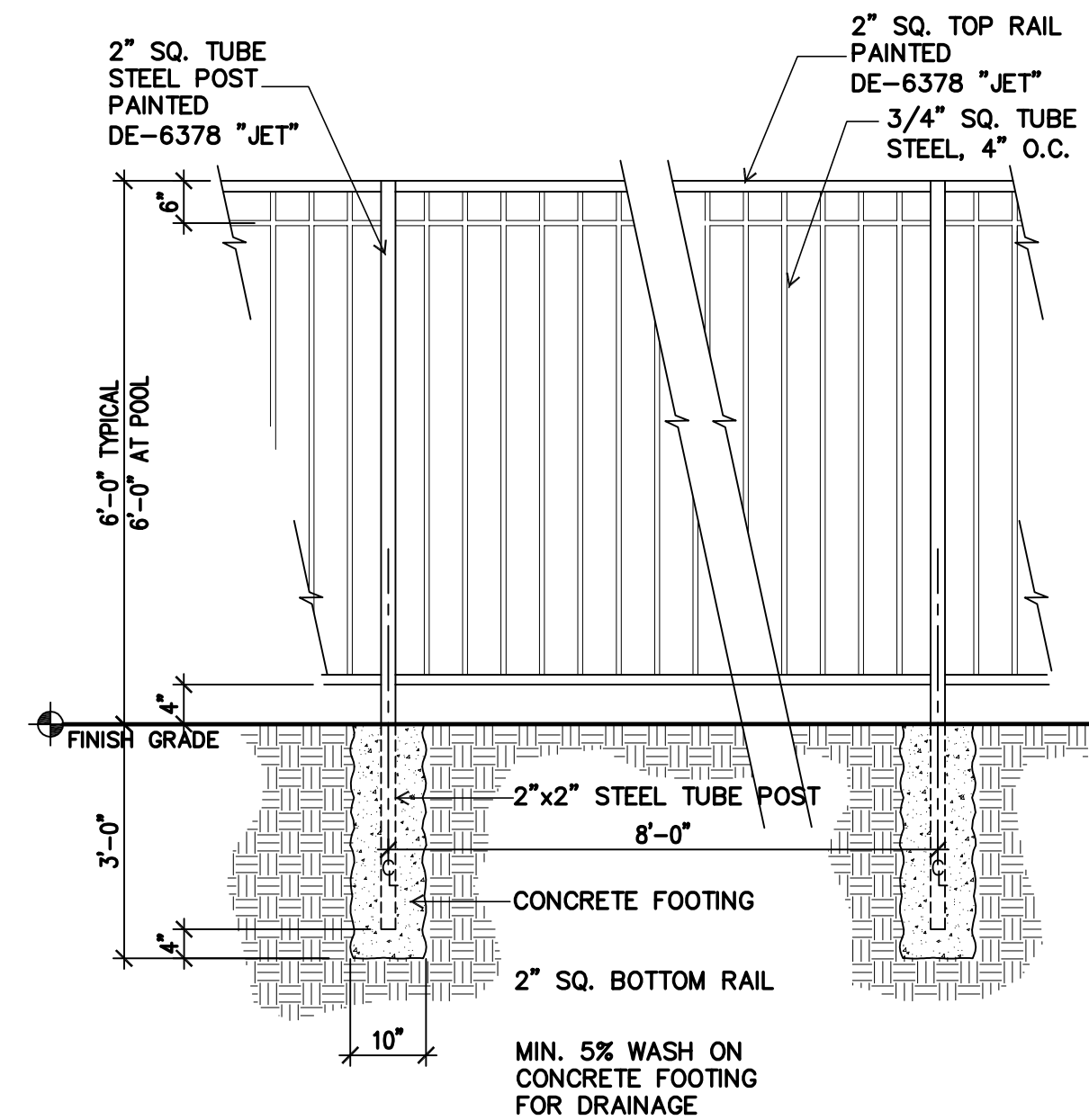
06 CARPORT DETAIL

03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

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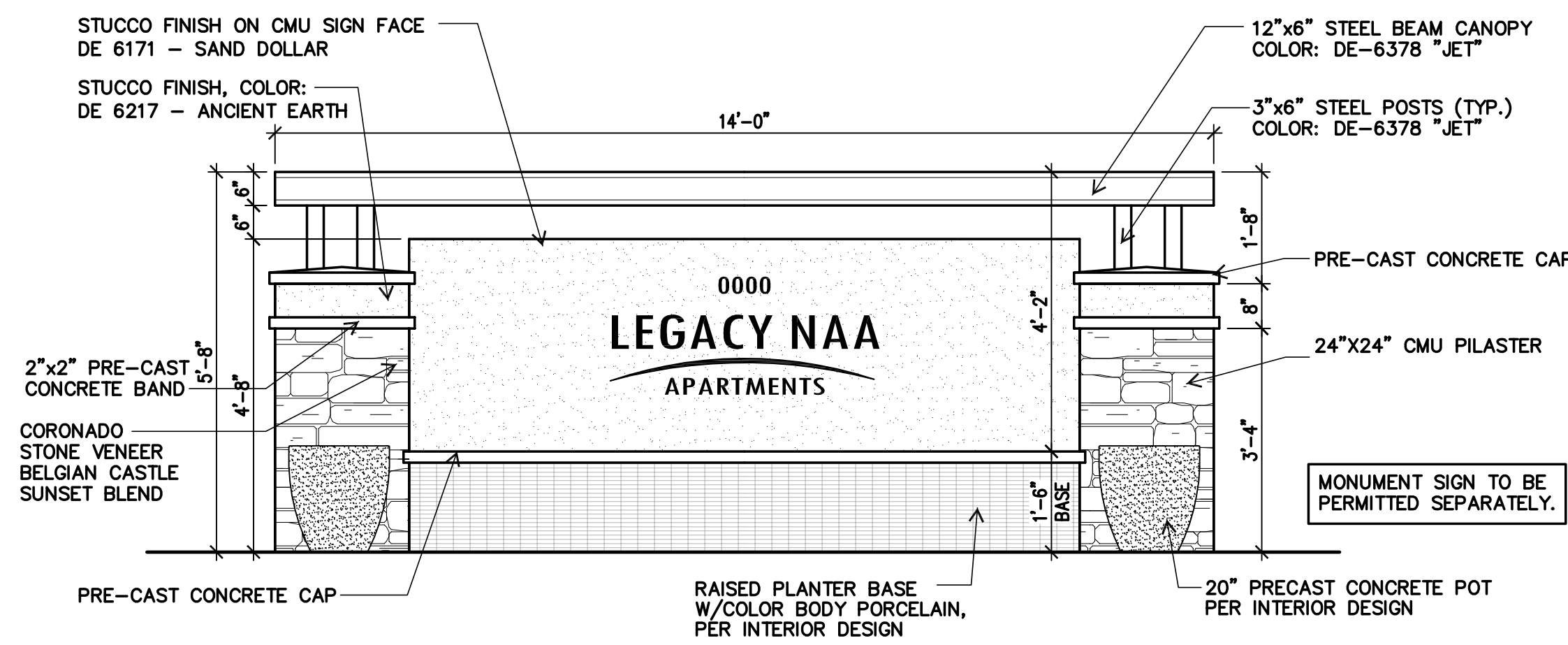
28 VEHICULAR ENTRY GATE



19 TUBULAR STEEL FENCE

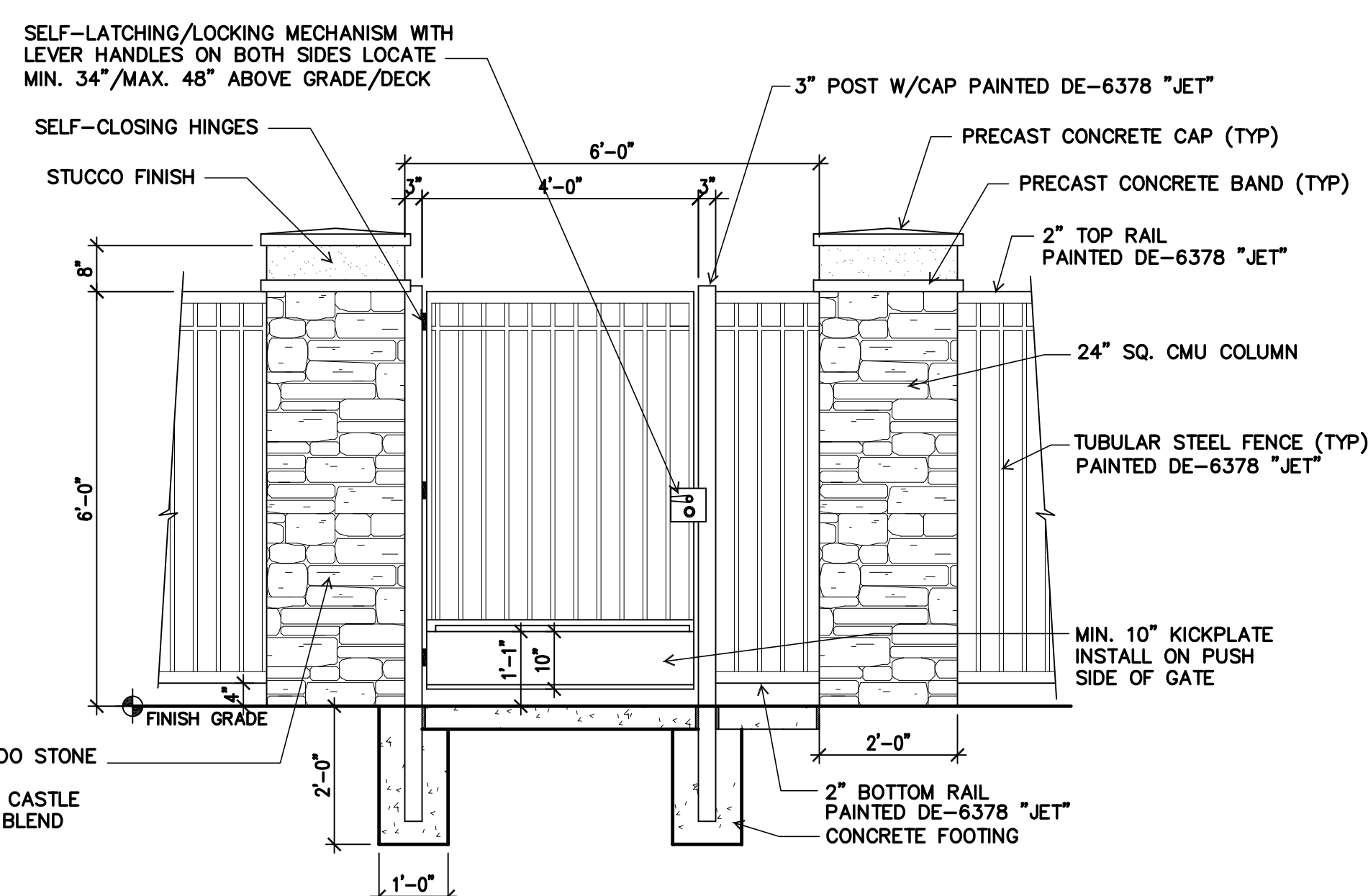
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SCALE: 1/2" = 1'-0"



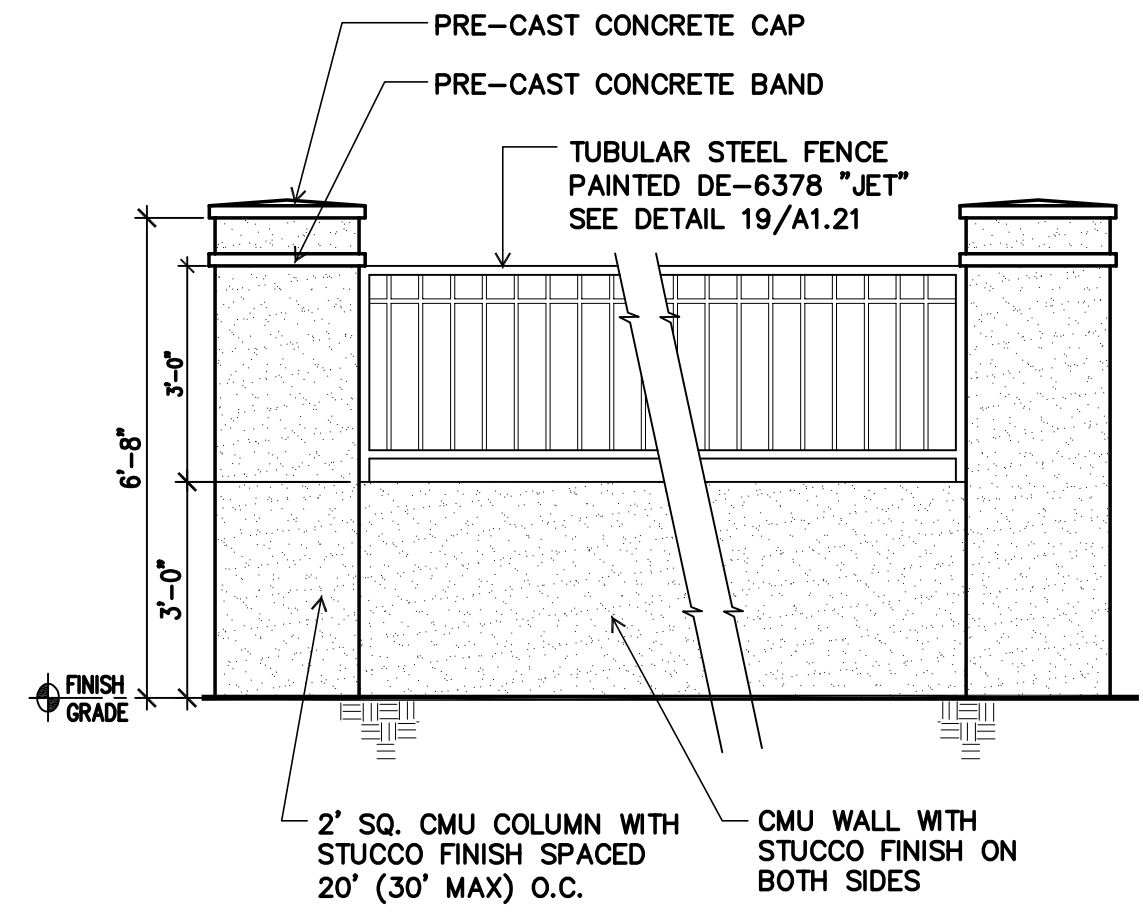
29 MONUMENT SIGN AT ALAMEDA DRIVE - ELEVATION

SCALE: 1/2" = 1'-0"



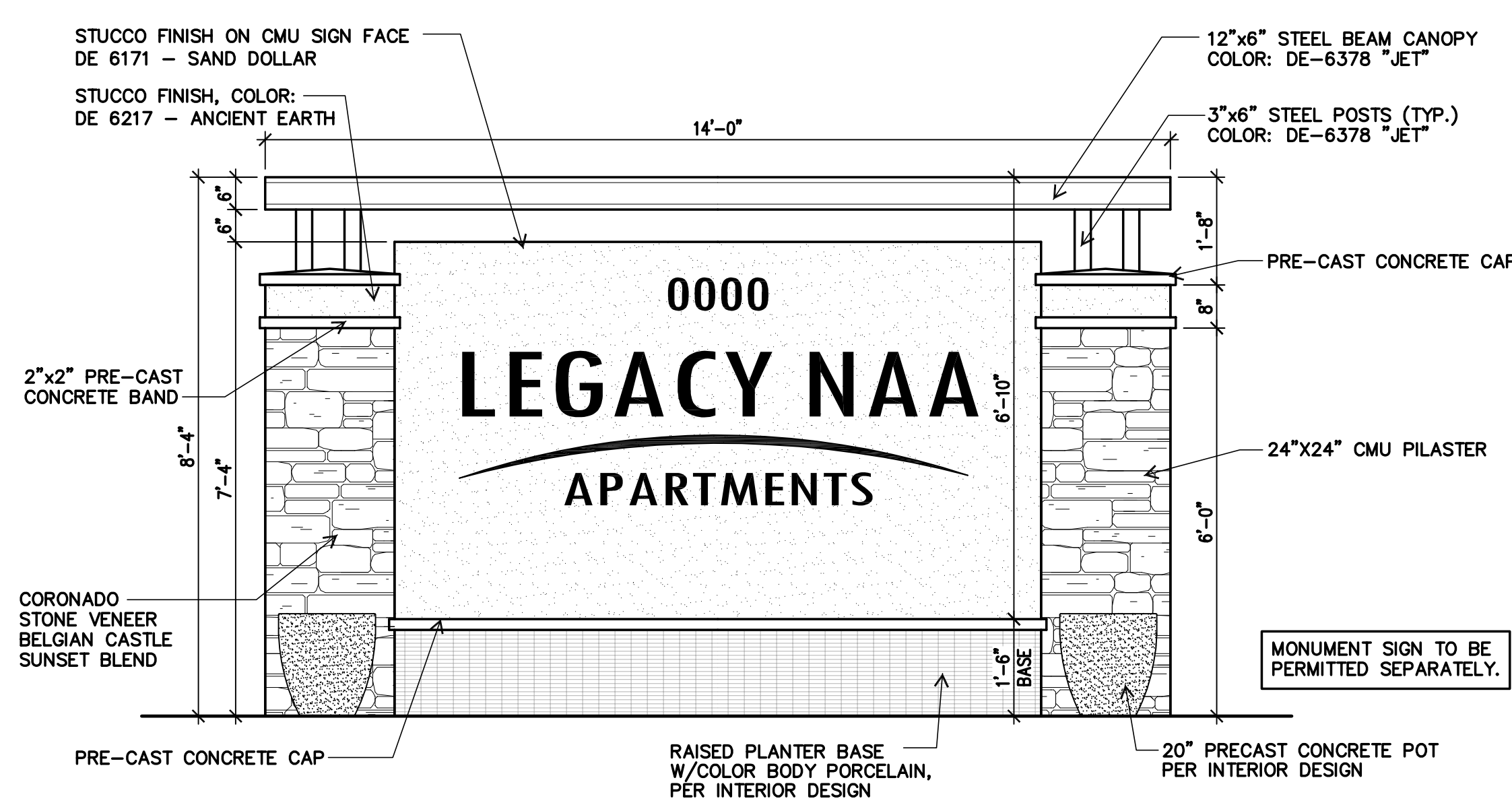
23 PEDESTRIAN ENTRY GATE

SCALE: 1/2" = 1'-0"



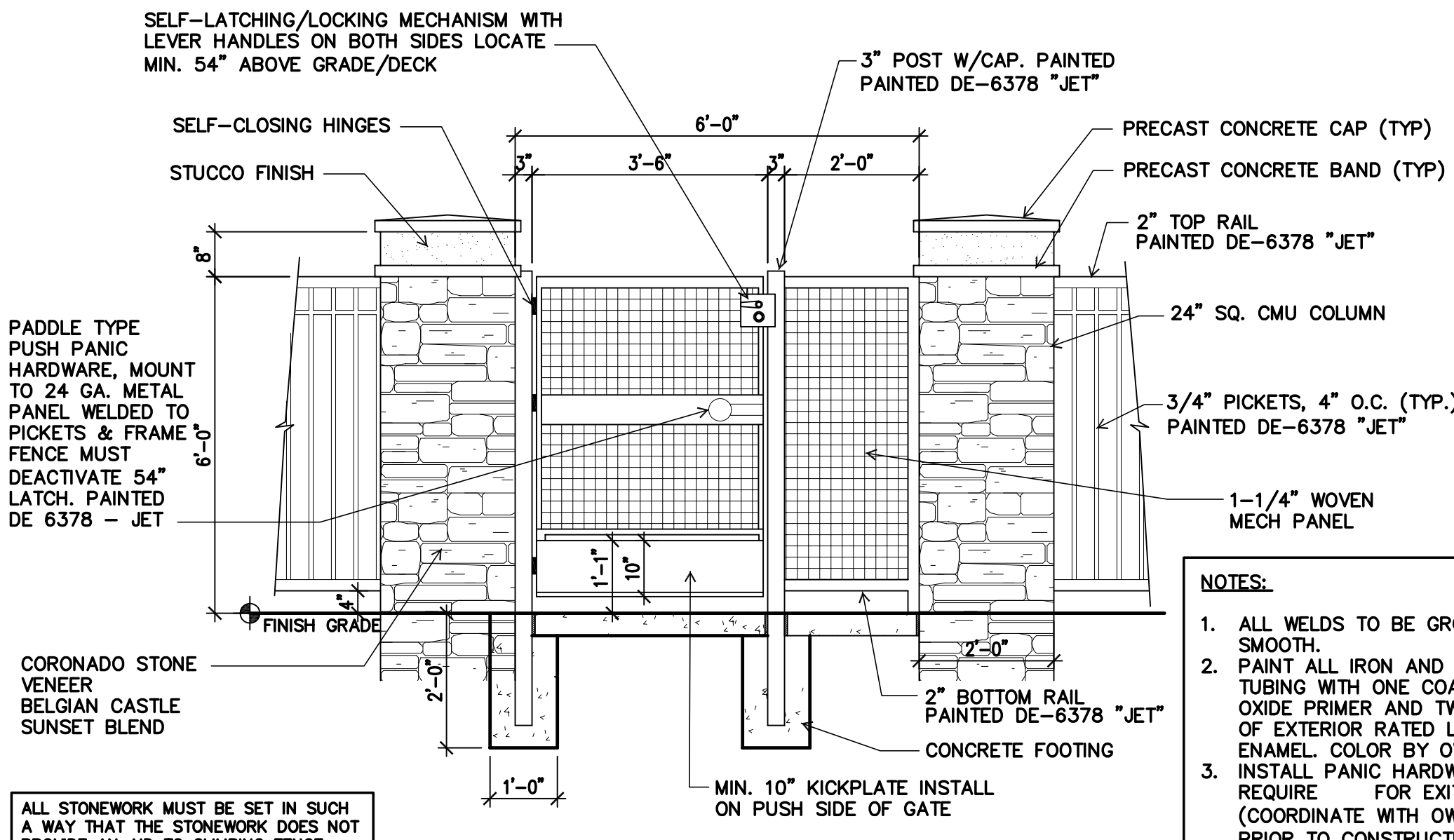
17 PILASTER AT CMU/TUBULAR COMBO FENCE

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



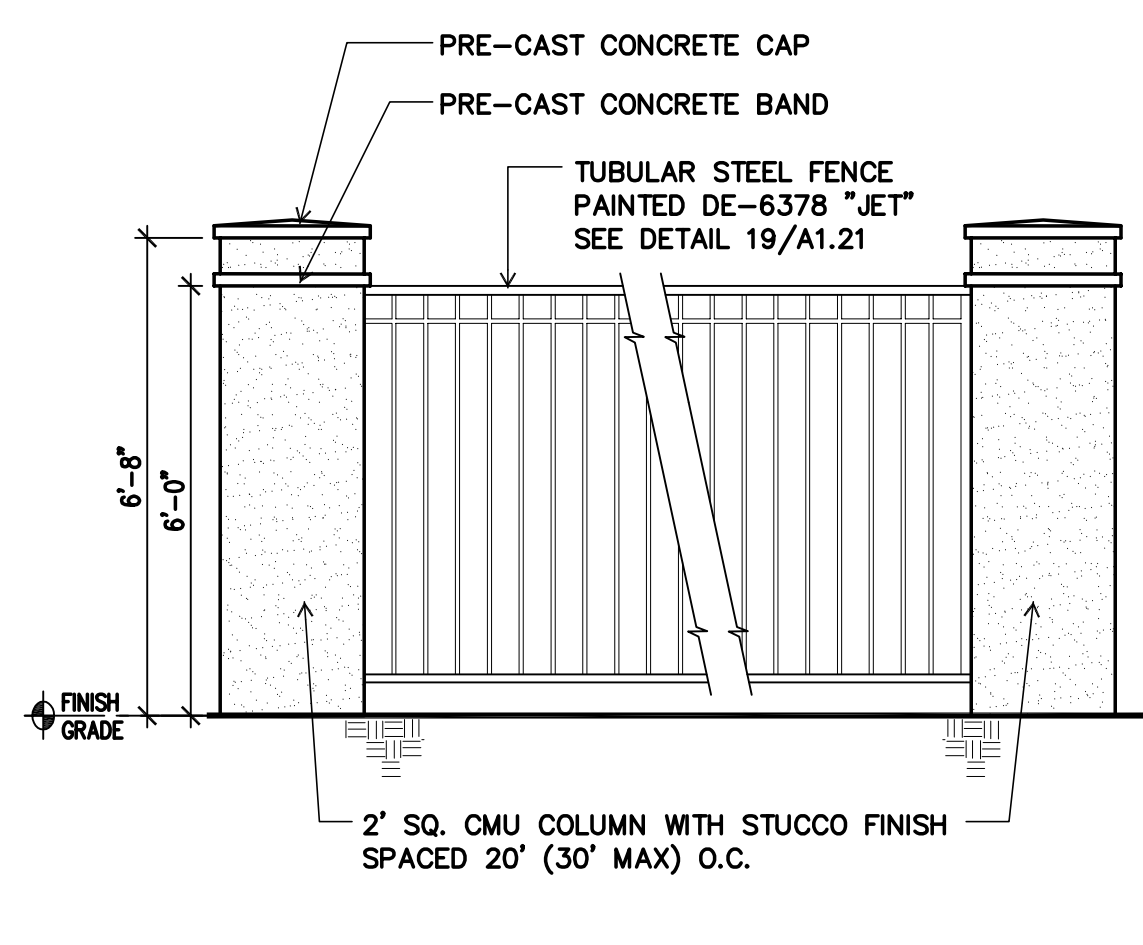
29 MONUMENT SIGN AT CORNER OF ALAMEDA AND SAN PEDRO - ELEVATION

SCALE: 1/2" = 1'-0"



24 PEDESTRIAN ENTRY GATE AT POOL FENCE

SCALE: 1/2" = 1'-0"

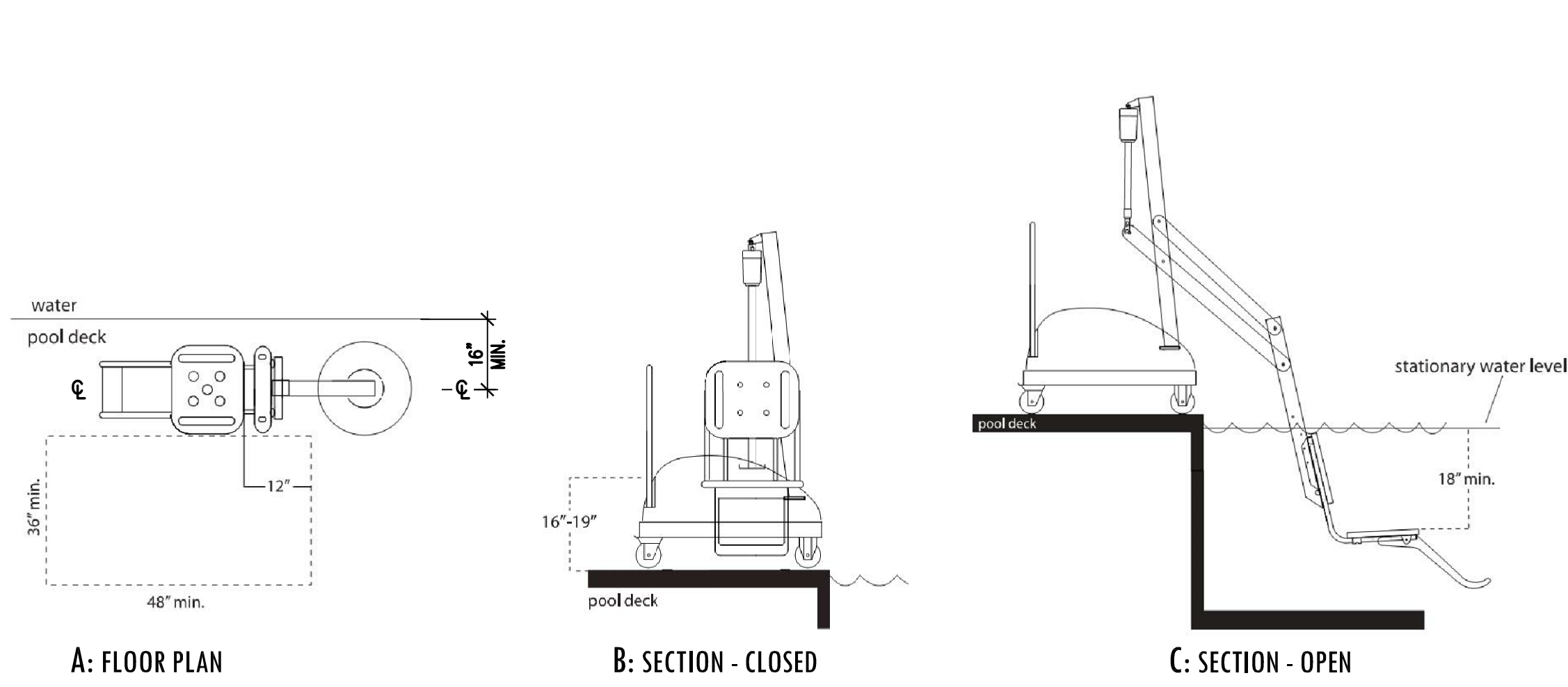


18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

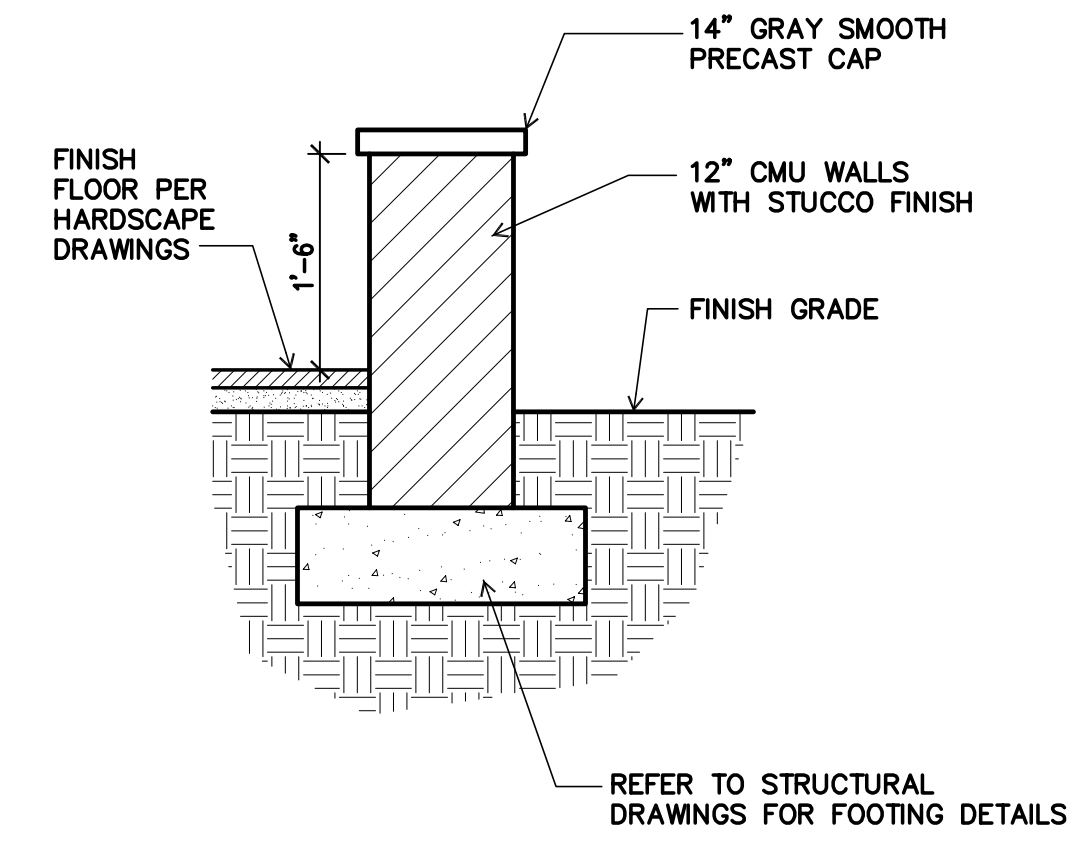
SCALE: 3/8" = 1'-0"

- 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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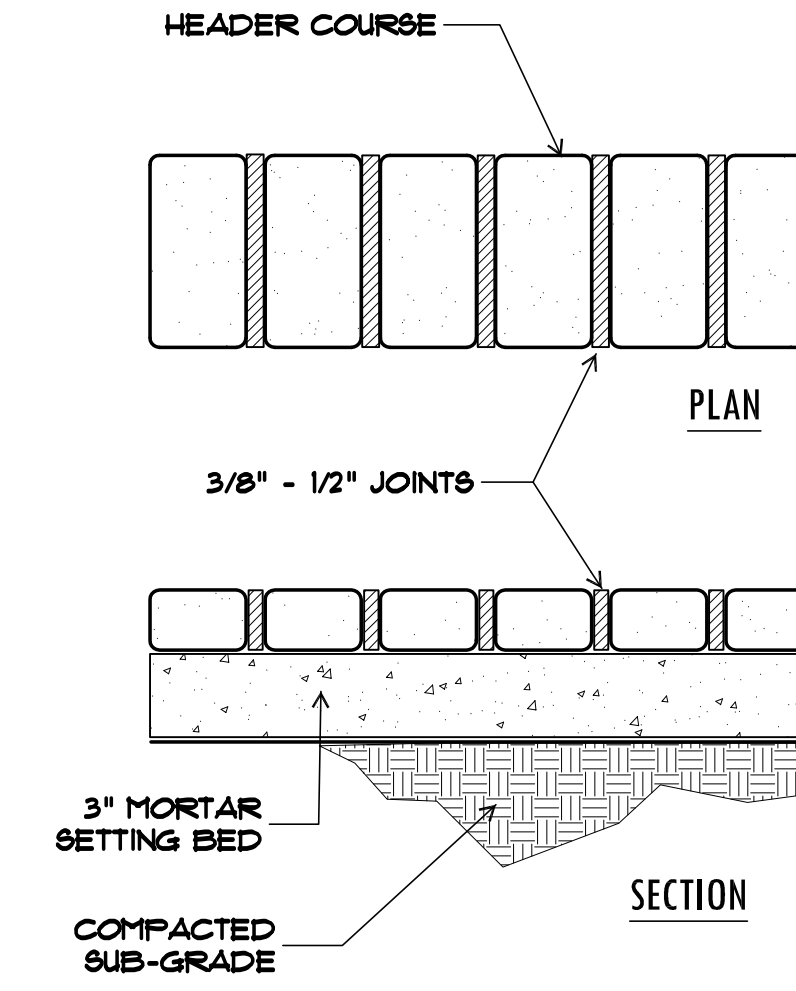


43 POOL LIFT



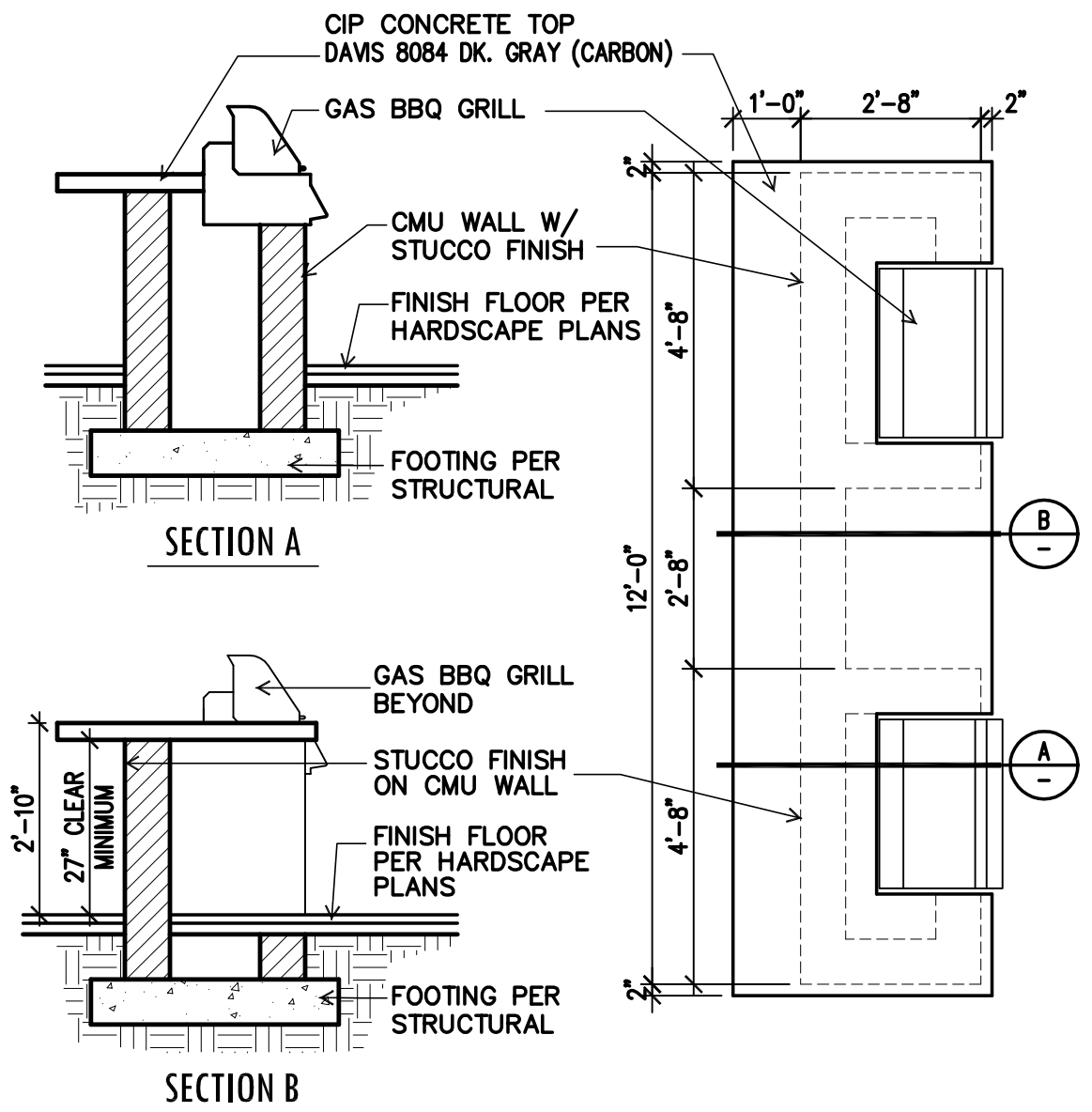
37 SEAT WALL

NOT TO SCALE SCALE: 3/4" = 1'-0"



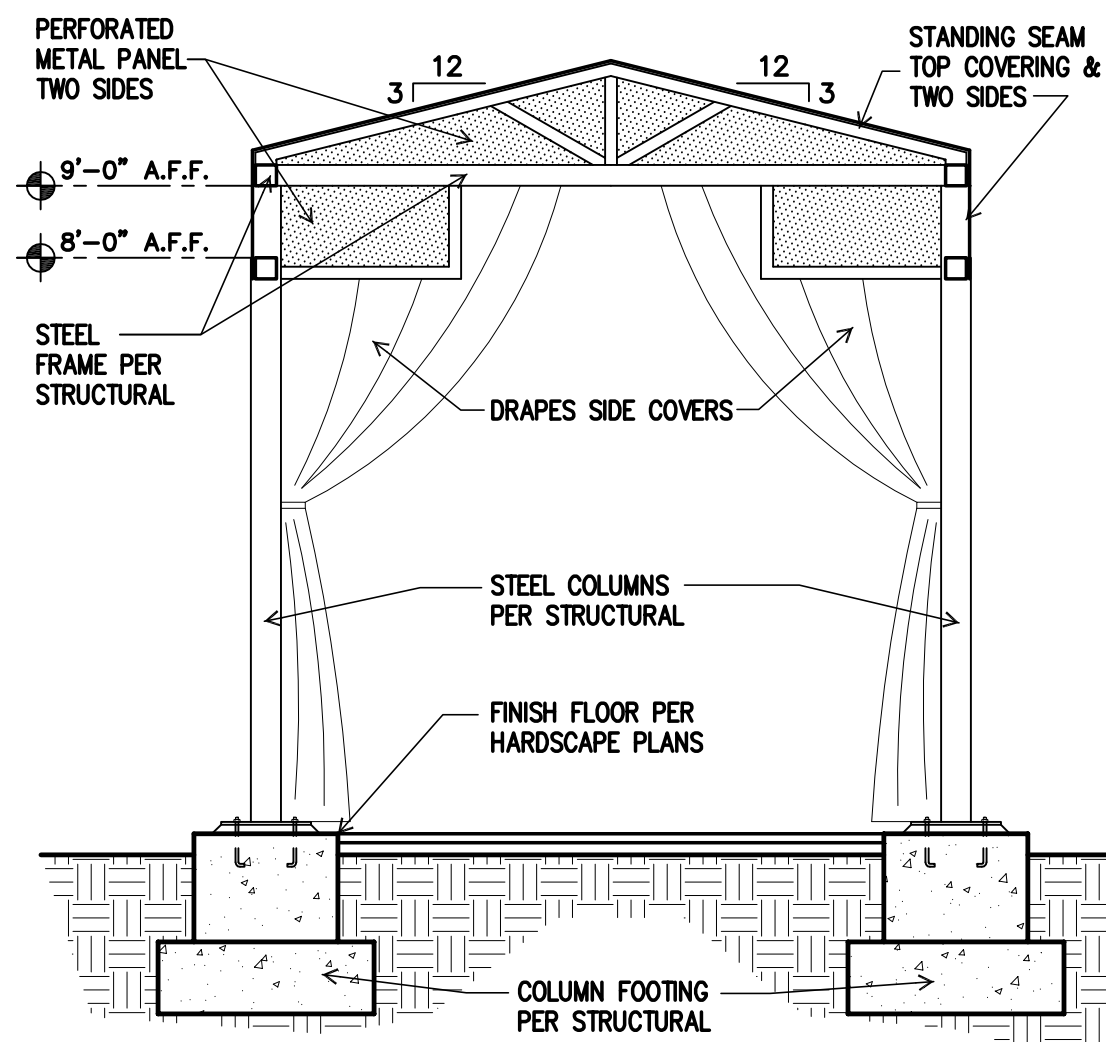
31 PAVER HEADER

NOT TO SCALE



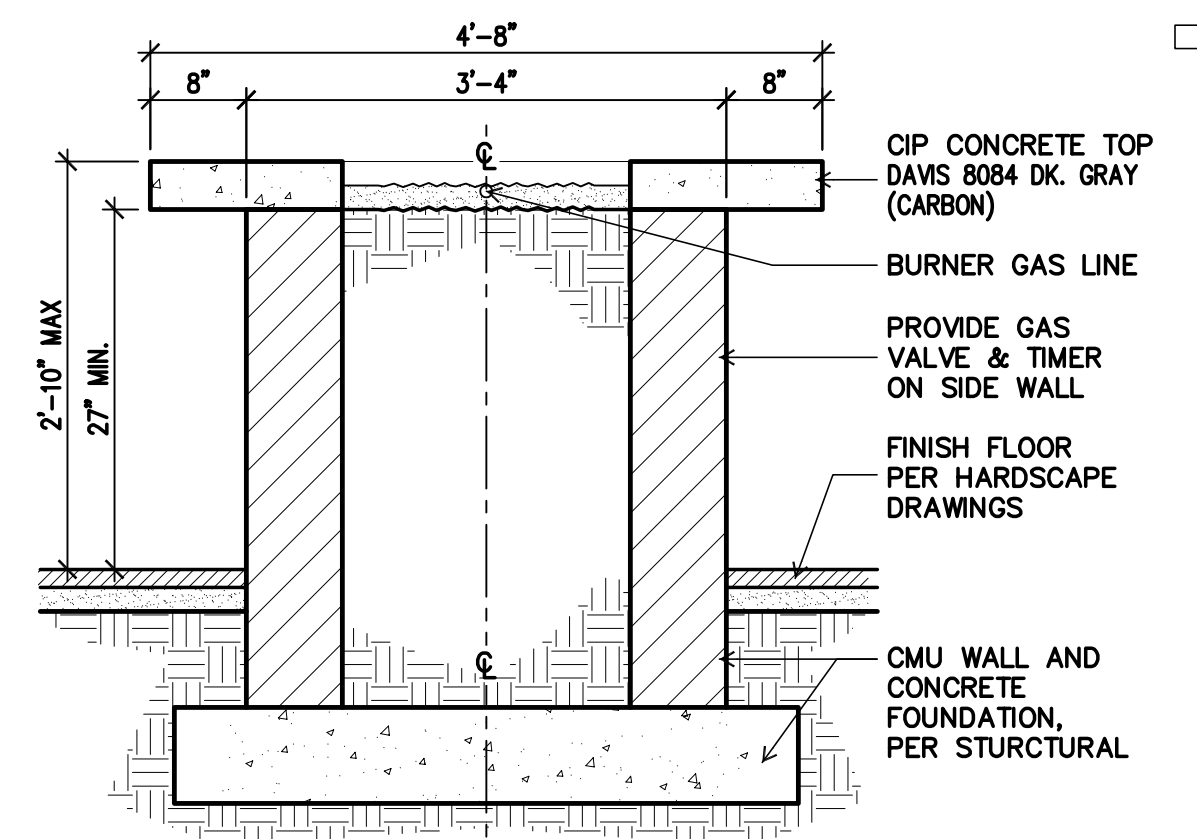
38 GAS GRILLS AT RAMADAS

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



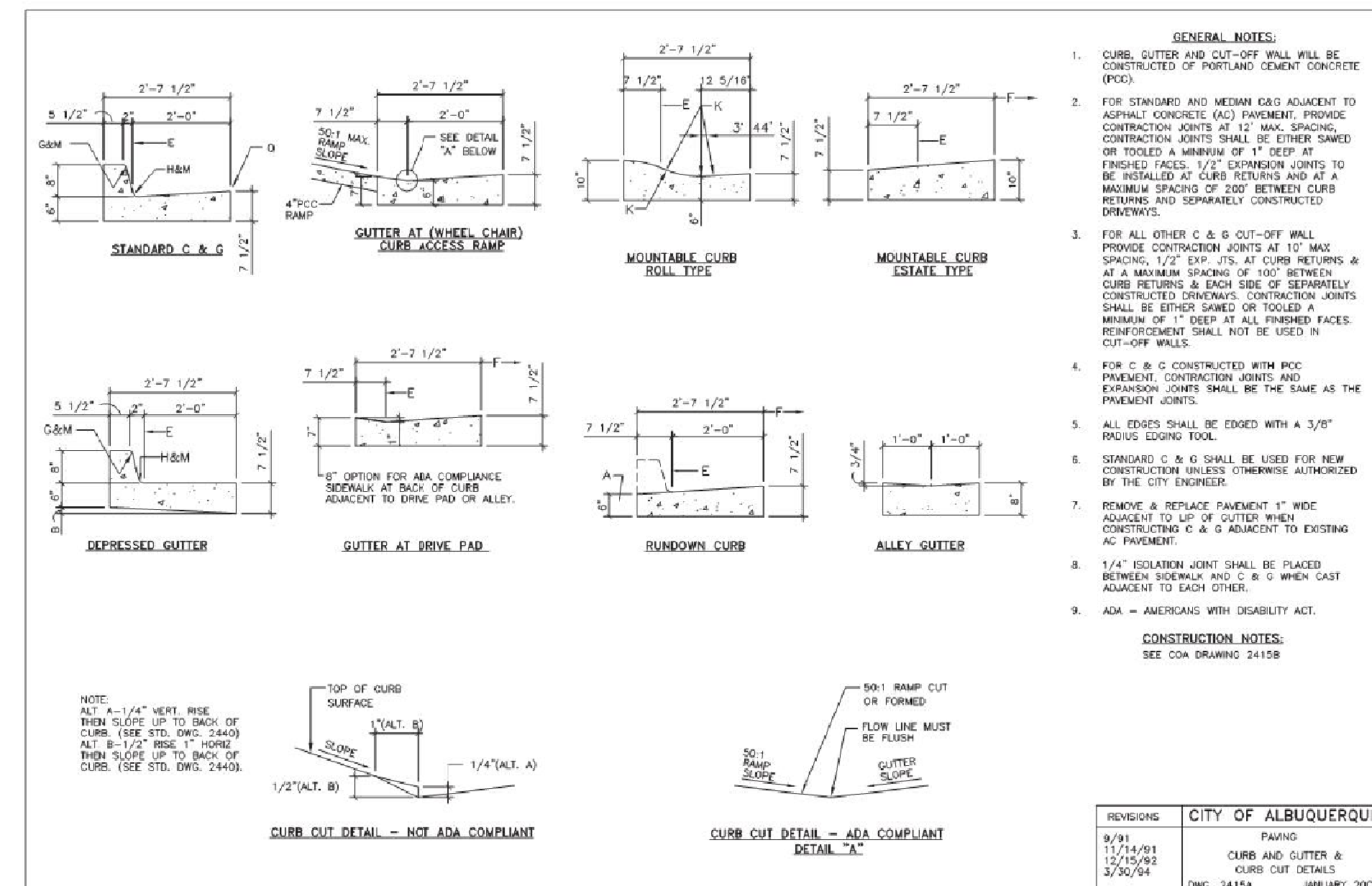
35 POOL CABANA

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



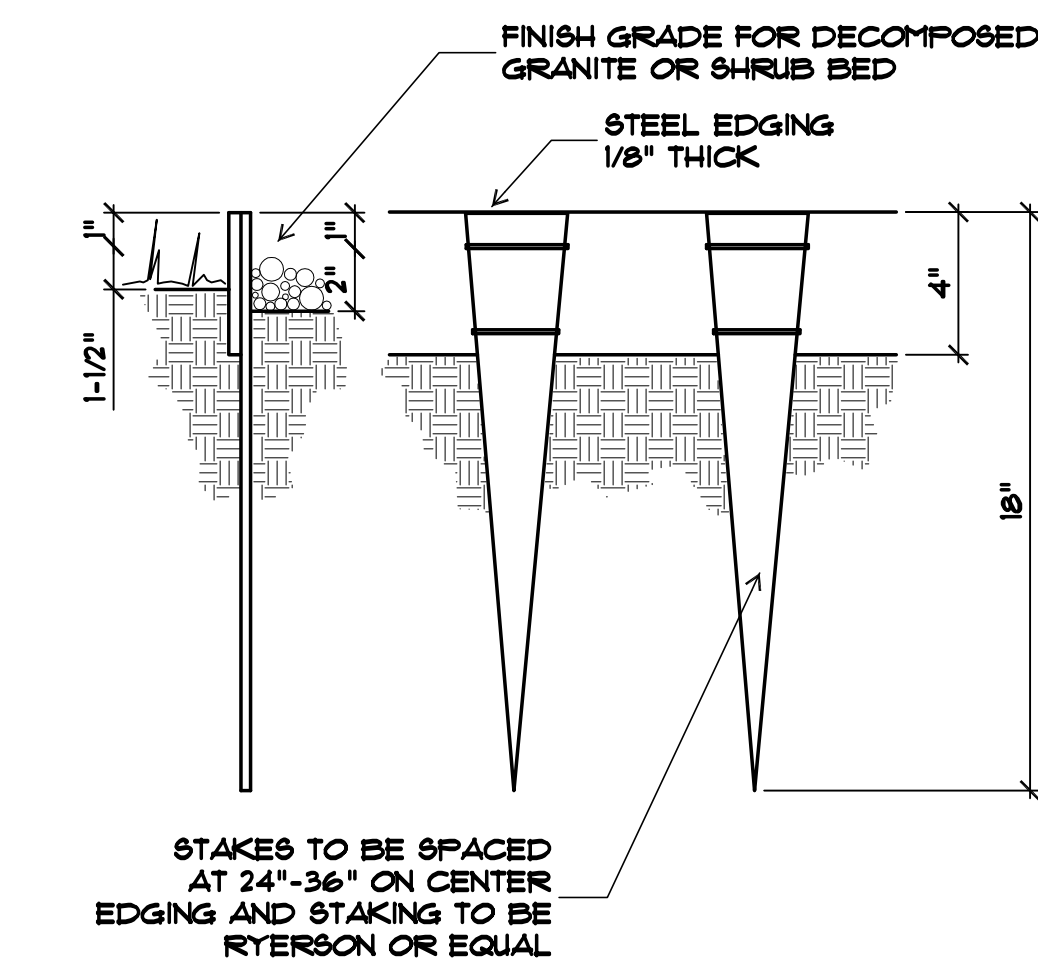
32 FIRE PIT NEXT TO RAMADA

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



42 CURB AND GUTTER & CURB CUT DETAILS

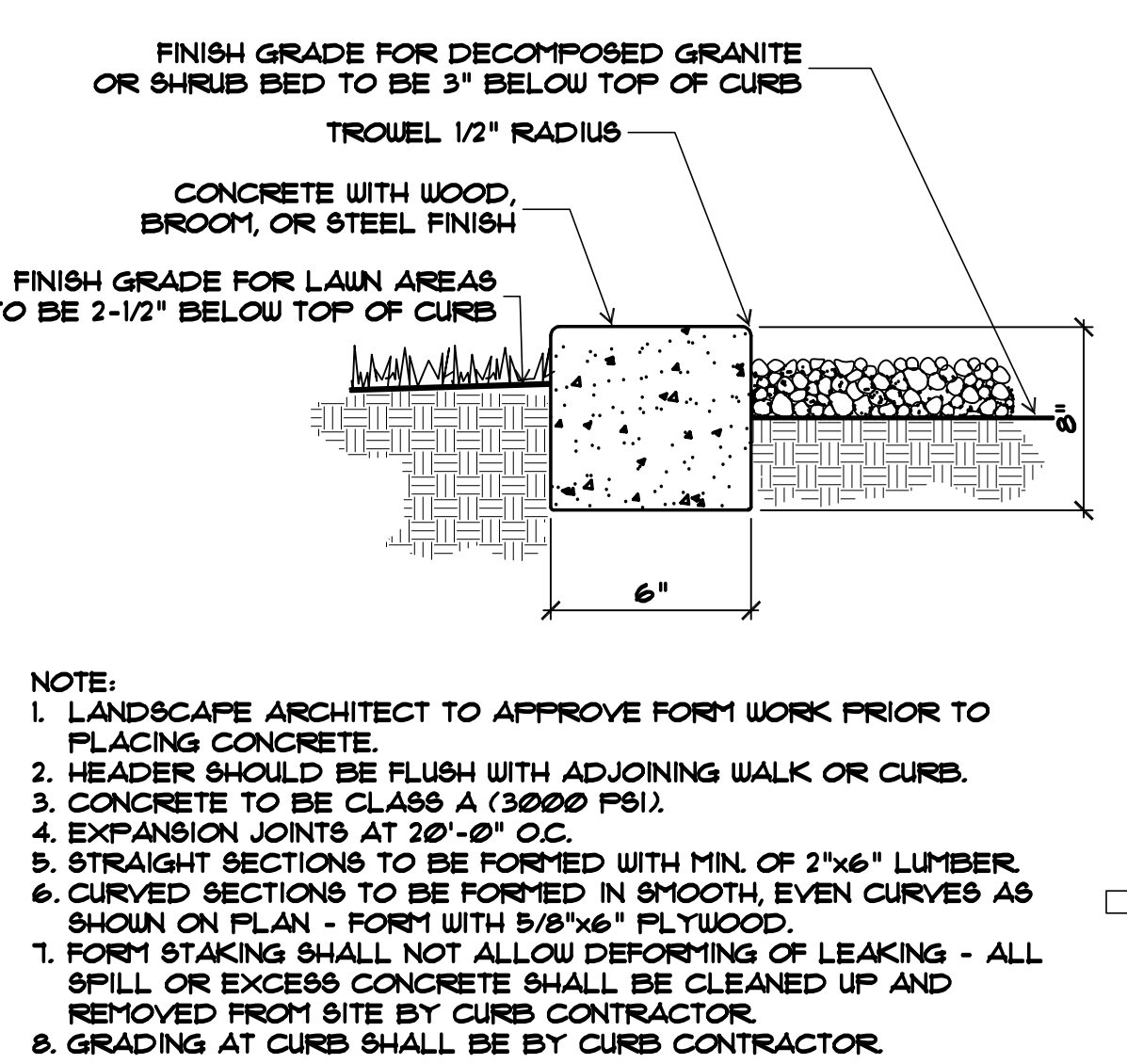
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STAKES TO BE SPACED AT 24"-36" ON CENTER EDGING AND STAKING TO BE RYERSON OR EQUAL

36 STEEL HEADER

NOT TO SCALE



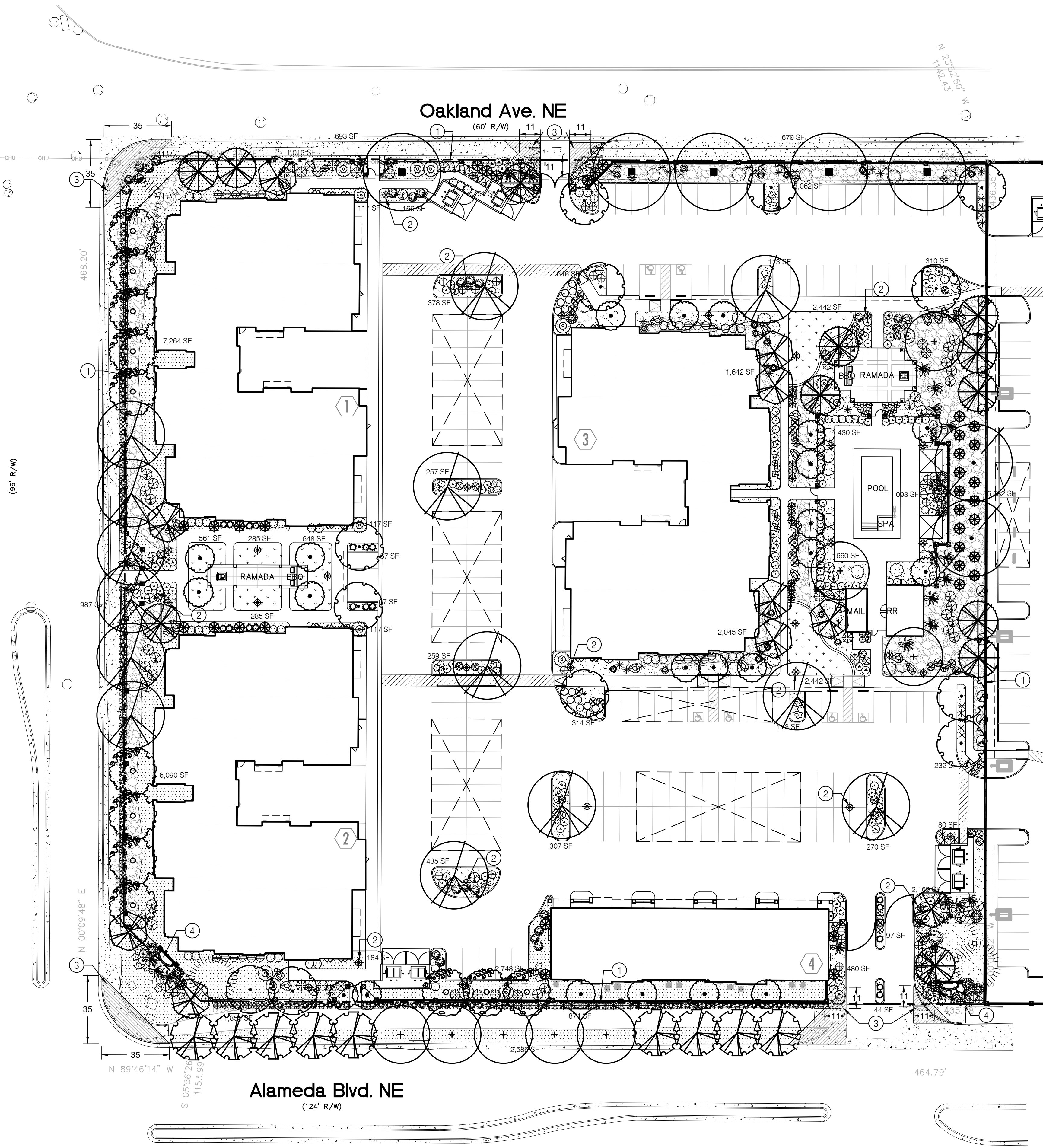
33 CONCRETE HEADER

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 LANDSCAPED 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
- PROPERTY LINE, TYP.
  - SITE LIGHTING, TYP.
  - CLEAR SIGHT TRIANGLE
  - RAISED ANNUAL BEDS

PLANT LEGEND

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

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

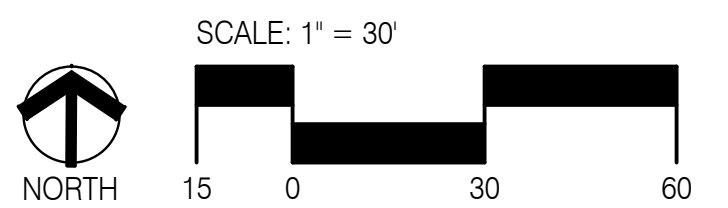
Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

LEGACY HOSPITALITY

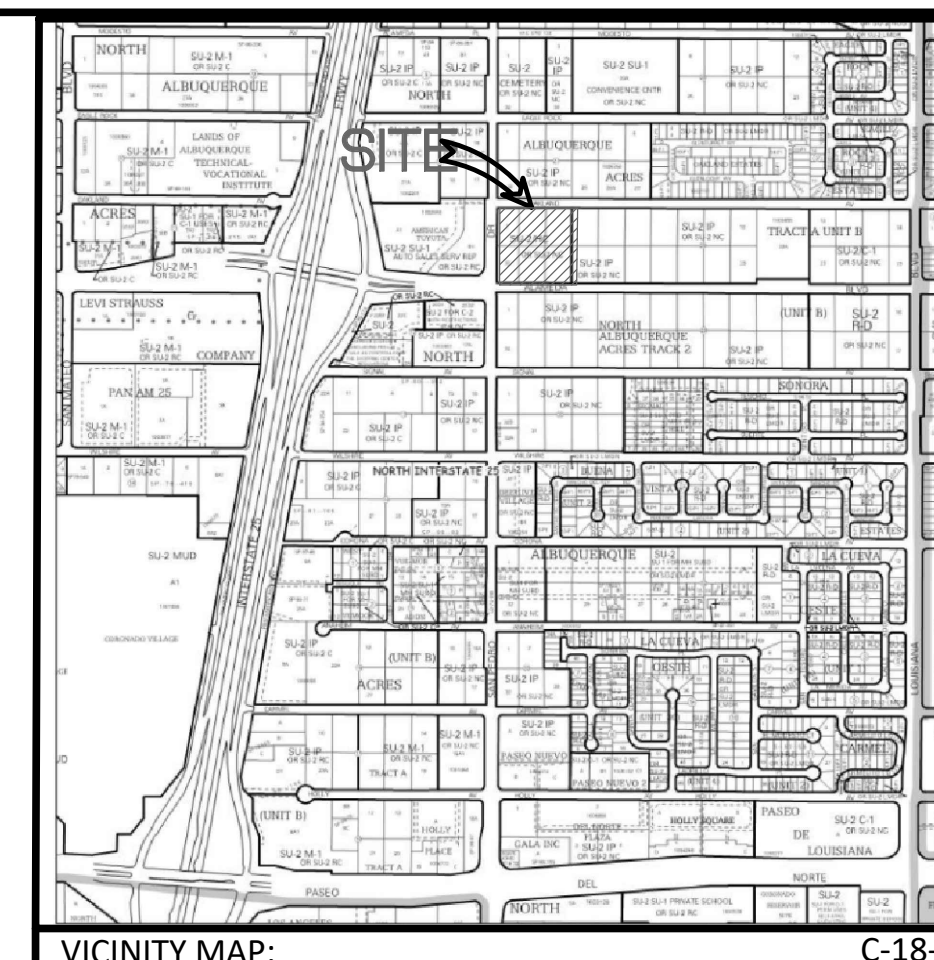
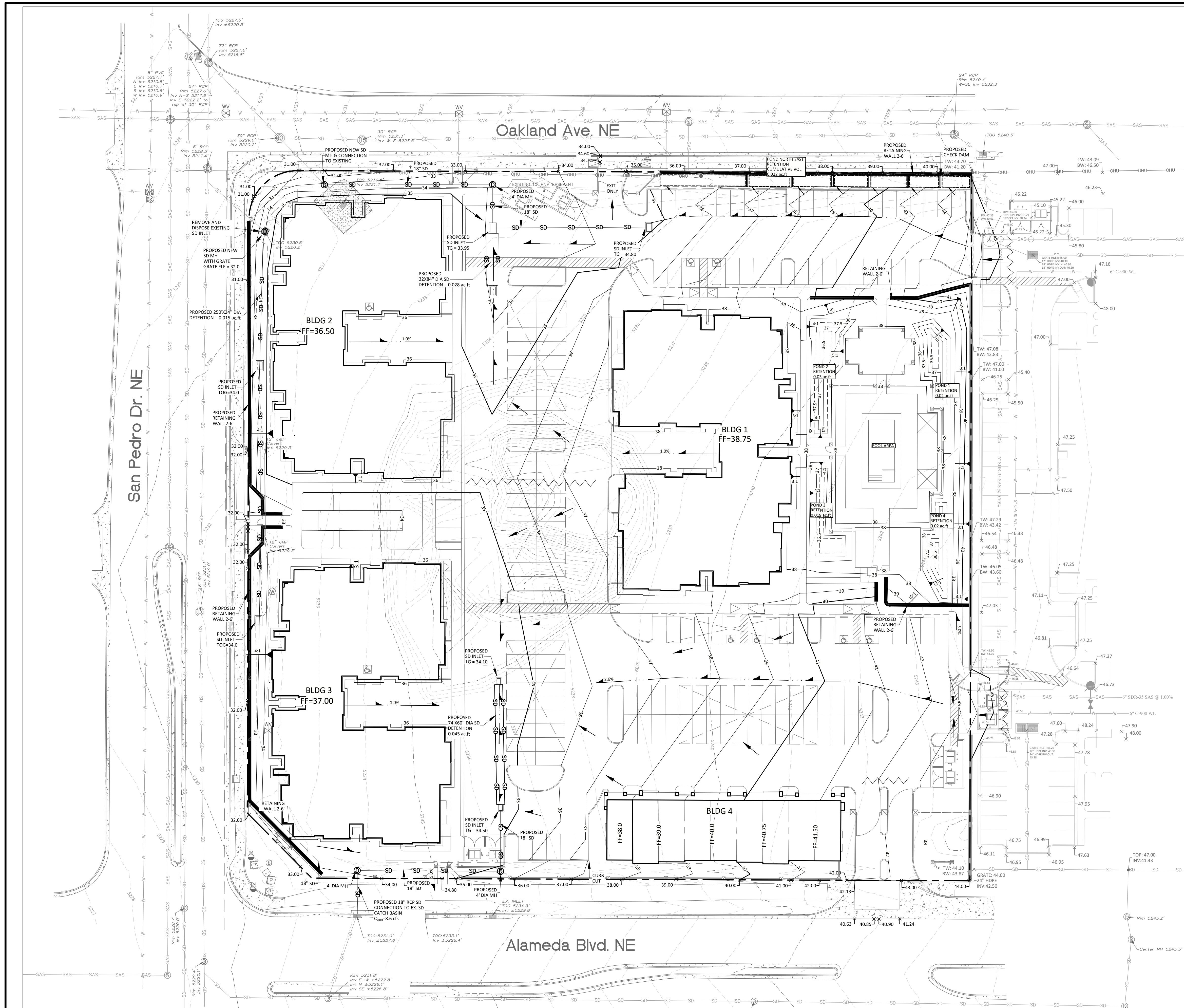
CONSENSUS PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

REVISIONS


DATE: FEBRUARY 2, 2018 ORB # 17-219



LANDSCAPE PLAN



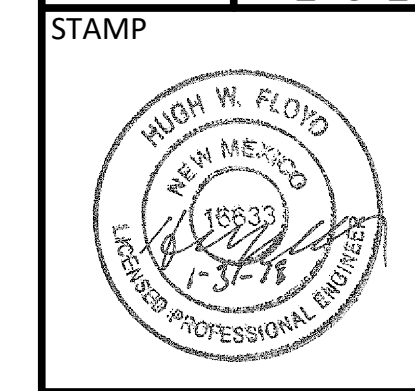
Project Narrative

The property is located east of San Pedro Drive between Alameda Boulevard and Oakland Avenue. There is a shaded Zone X floodplain that affects a small part of the northern portion of the site. The existing property slopes from east to west at approximately 3%. The site is currently developed and was previously used as a parking space for the Toyota dealership across San Pedro Drive (C18D083). The site is currently free discharging to the northwest into an existing storm drain in San Pedro.

The proposed grading will discharge the north west portion to the San Pedro's existing storm drain and the south portion to Alameda's existing storm drain.

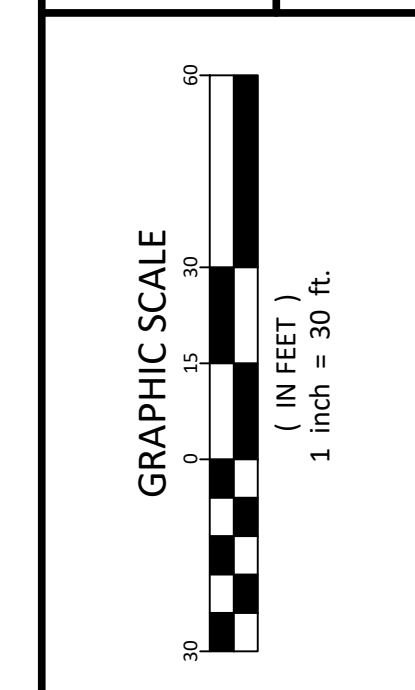
LEGEND	
	PROPERTY LINE
	EXIST. ELE.
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED HIGH/LOW POINT
	PROPOSED FLOW LINE
	PROPOSED SD
	PROPOSED SD INLET
	PROPOSED SD MANHOLE
	PROPOSED FINISHED FLOOR ELE.
	EXIST SD
	EXIST SD MANHOLE
	EXIST SD INLET

5971 JEFFERSON ST NE ALBUQUERQUE, NM 87109 PHONE: 505.566.4187	
<b>RESPEC</b> WATER & NATURAL RESOURCES	
DESIGNED	NF
DRAWN	NF
CHECKED	RB
DATE	2/2018

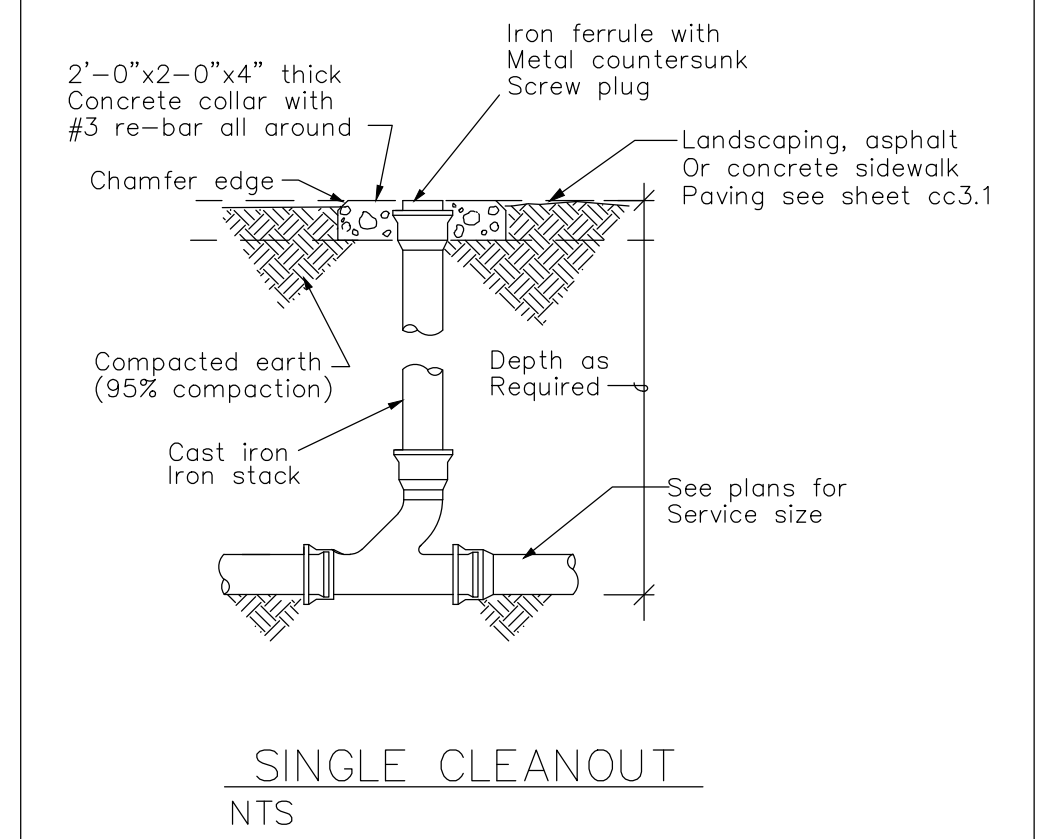
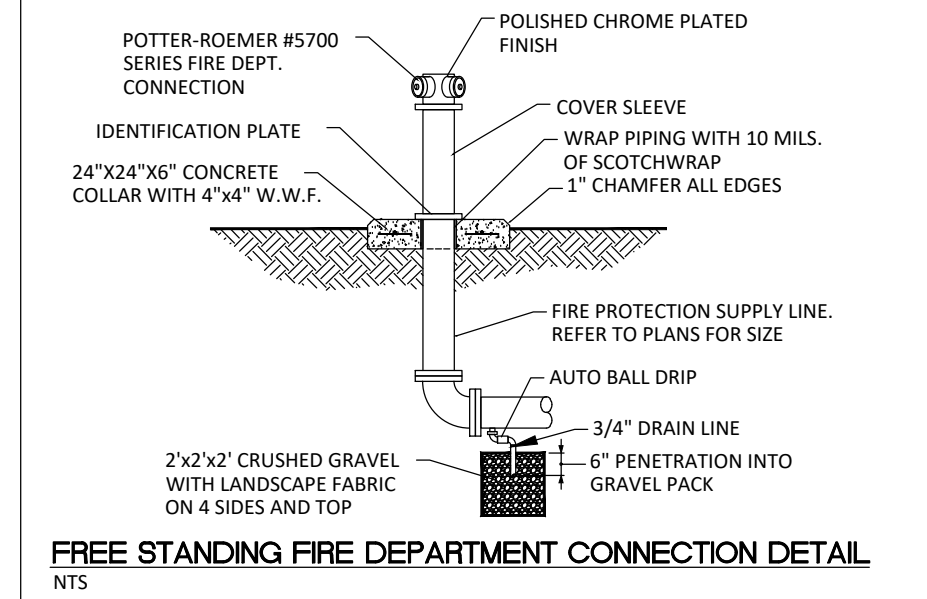
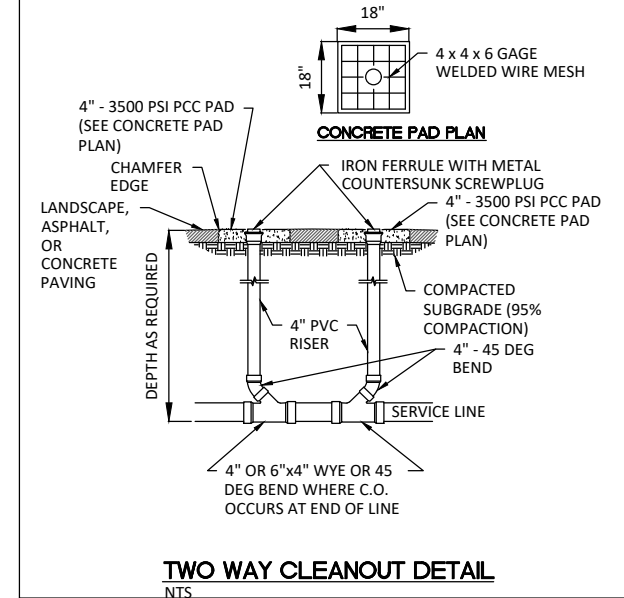
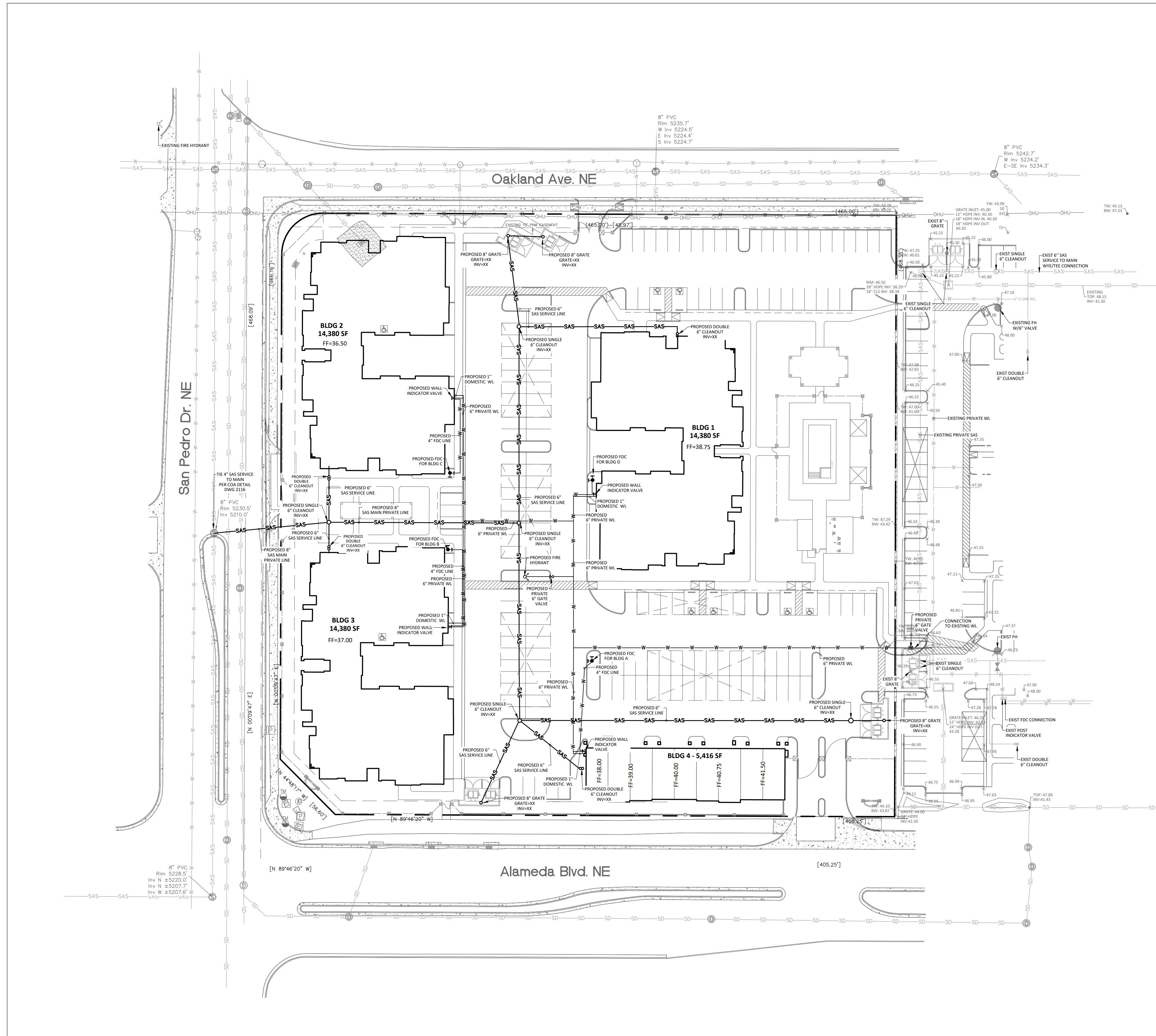


LEGAL DESCRIPTION:  
 LOTS 1, 2, 3, & 30, 31 & 32,  
 TRACT A UNIT B NORTH  
 ALBUQUERQUE ACERS

**LEGACY NAA  
 APARTMENTS II  
 GRADING PLAN**

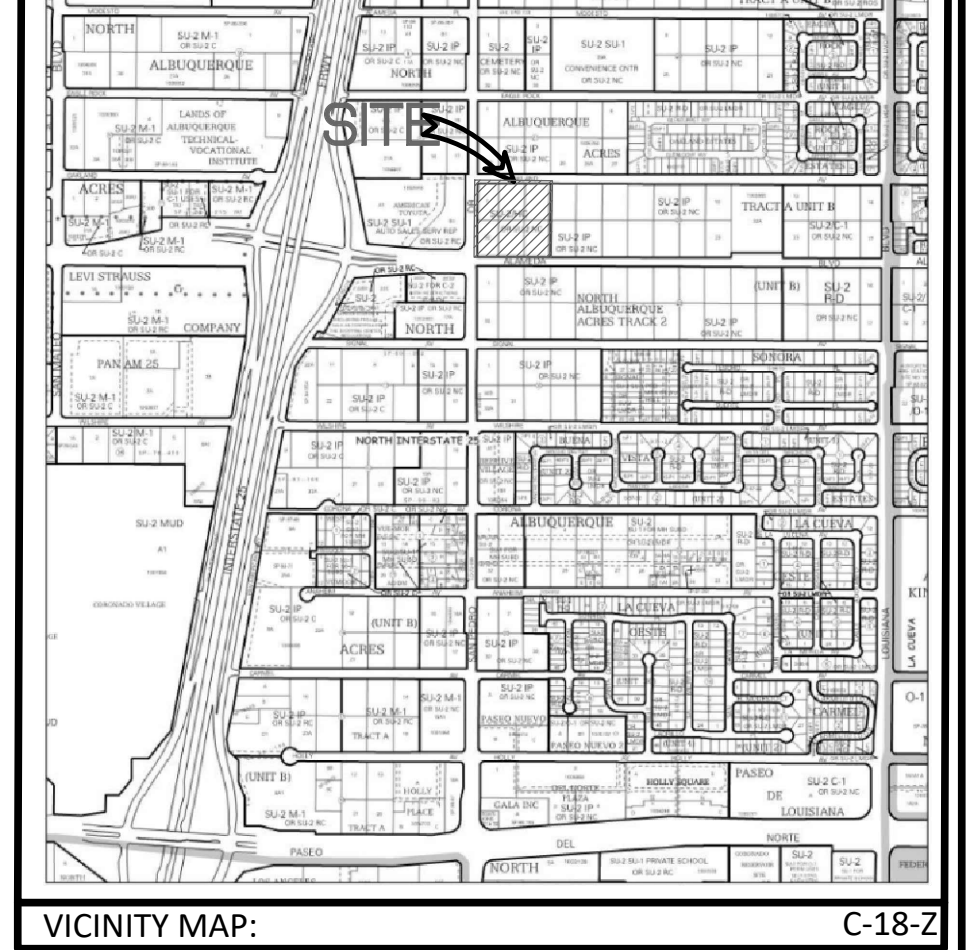


SHEET NUMBER:  
**C-2**



**LEGEND**

- PROPERTY BOUNDARY
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SAS — EXISTING SANITARY SEWER LINE
- SAS — PROPOSED SANITARY SEWER LINE



**GENERAL NOTES:**

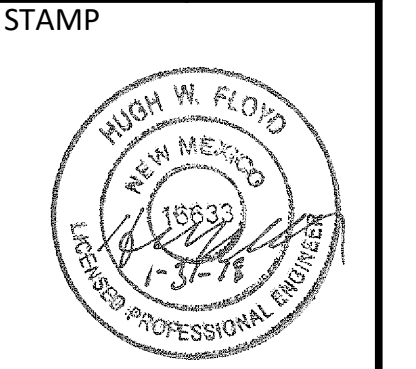
1. TYPE RPBA BACKFLOW PREVENTERS FOR THE DOMESTIC WATER AND FIRE LINES SHALL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STANDARD DWG 2385. THE BACKFLOW PREVENTERS SHALL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.

5971 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109  
PHONE: 505.866.4187

**RESPEC**  
WATER & NATURAL RESOURCES

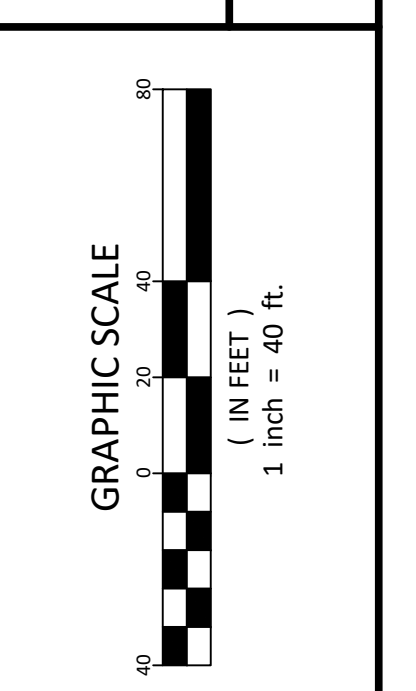
DESIGNED	DRAWN	CHECKED	DATE
NF	NF	RB	2/2018

REVISION

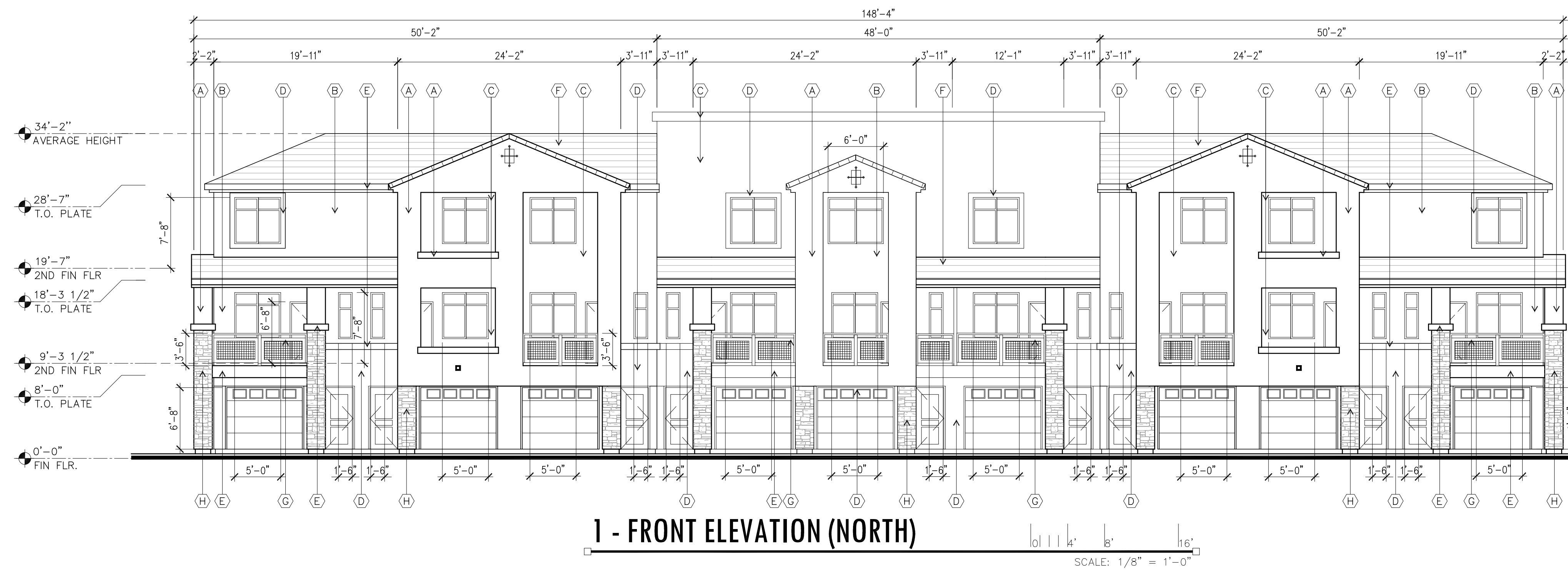


**LEGAL DESCRIPTION:**  
LOTS 1, 2, 3, & 30, 31 & 32,  
TRACT A UNIT B NORTH  
ALBUQUERQUE ACERS

**LEGACY NAA  
APARTMENTS II  
UTILITY PLAN**



SHEET NUMBER:  
**C-3**



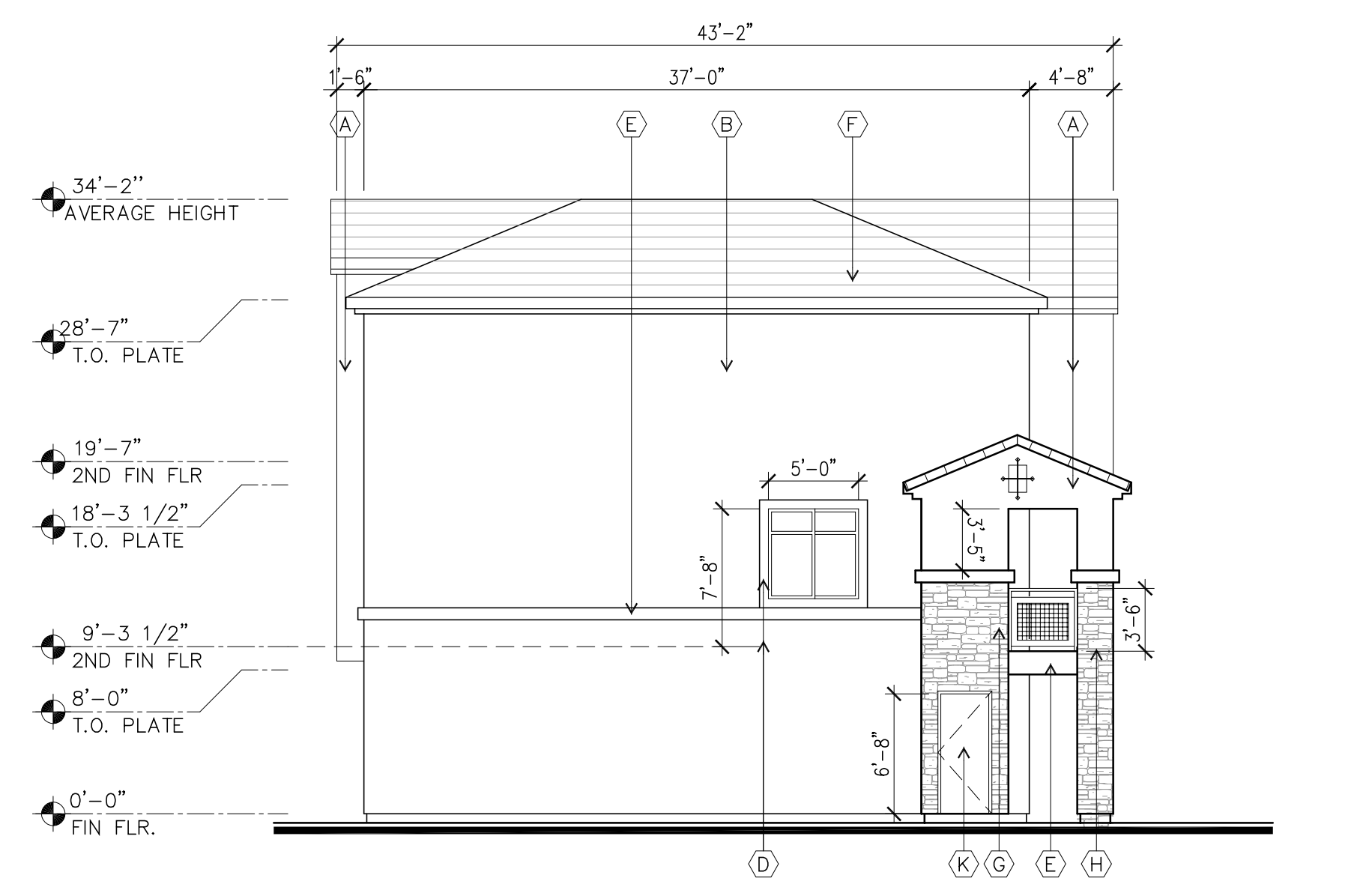
**1 - FRONT ELEVATION (NORTH)**

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



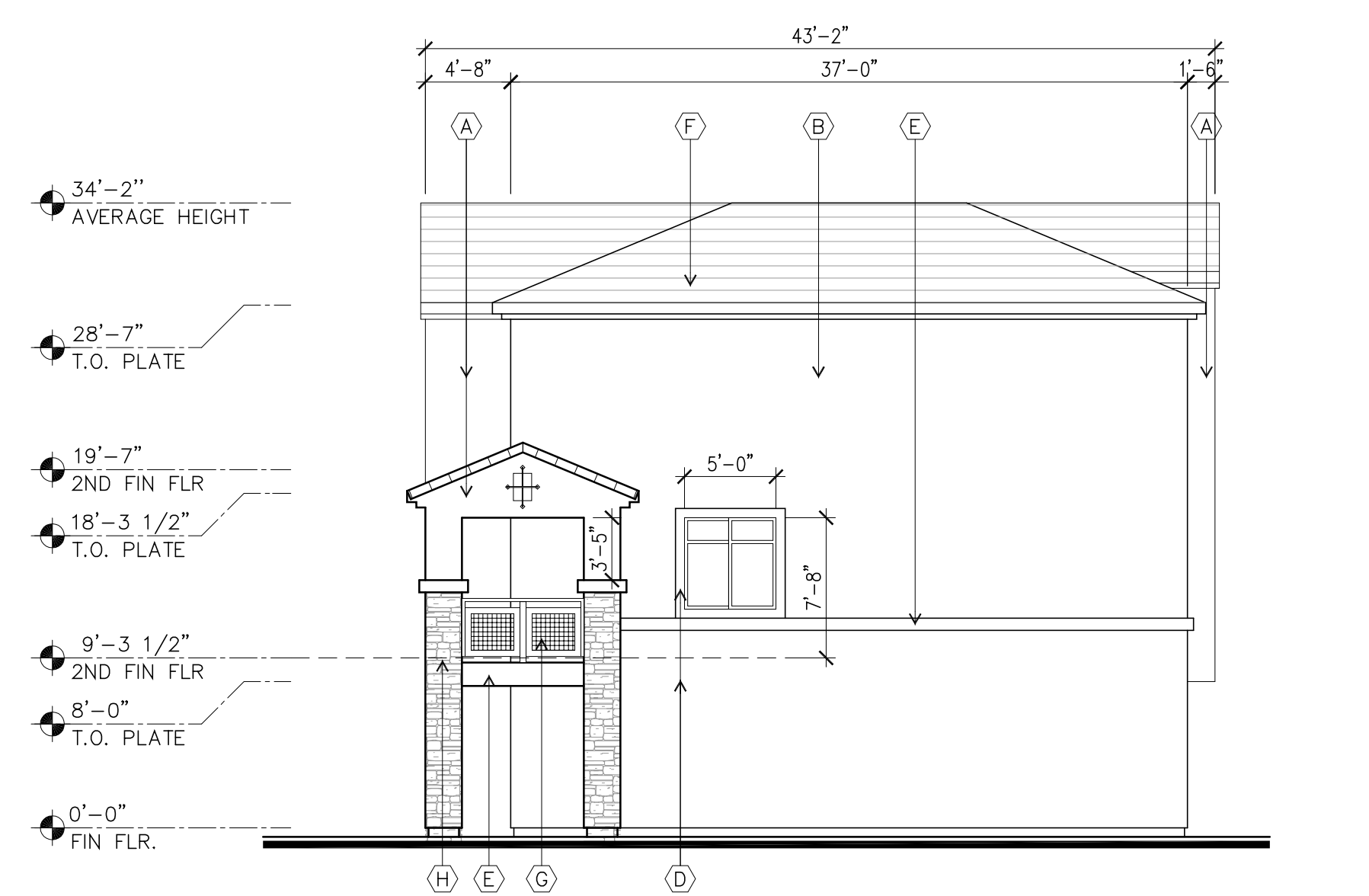
**2 - BACK ELEVATION (SOUTH)**

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



**4 - LEFT ELEVATION (EAST)**

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

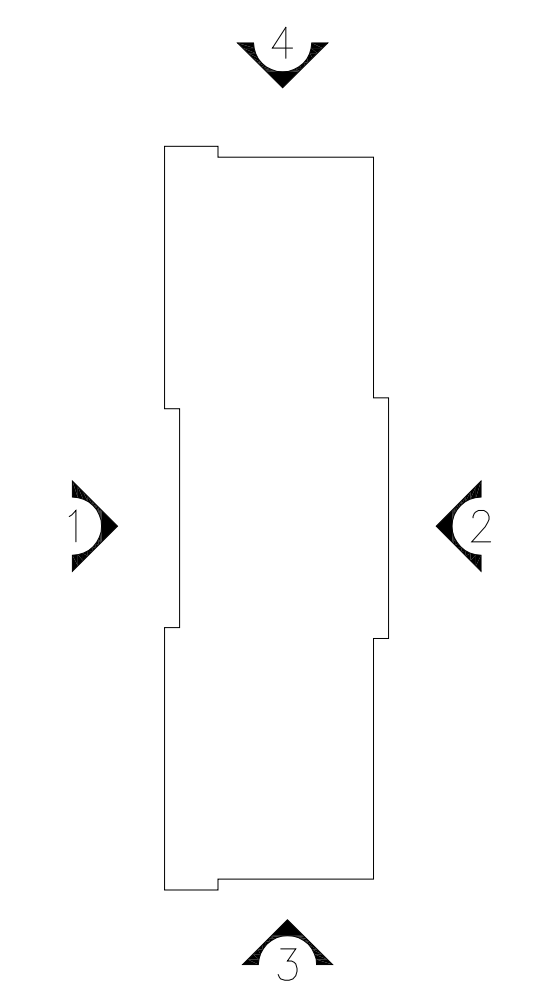


**3 - RIGHT ELEVATION (WEST)**

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



**KEYMAP**



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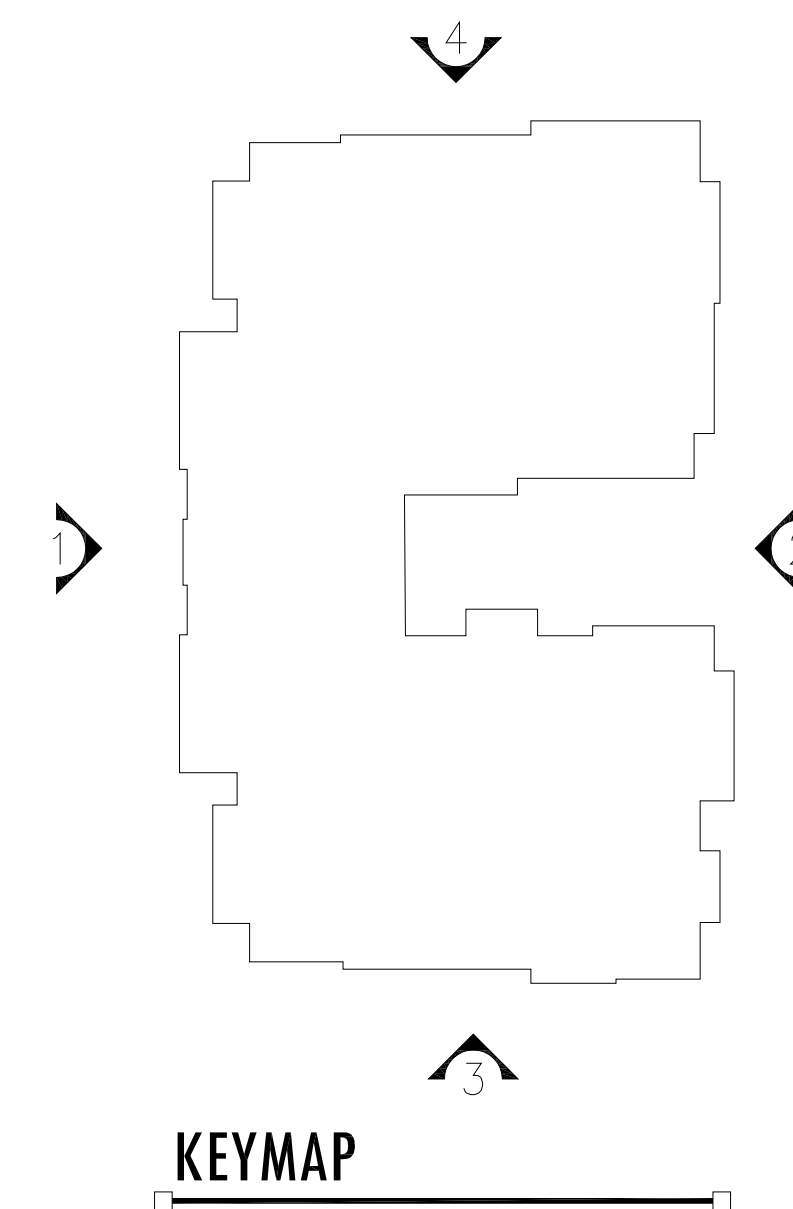
LEGACY HOSPITALITY

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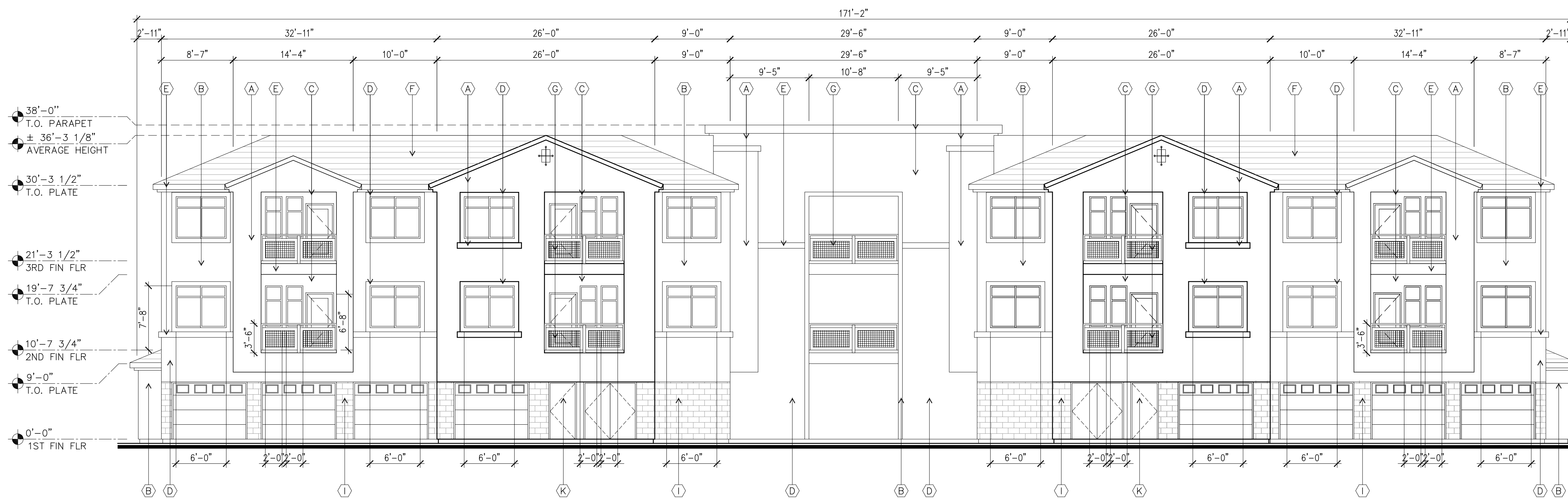
**MATERIAL KEY NOTES:**

- (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



**1 - FRONT ELEVATION**

10' | 4' | 8' | 16'

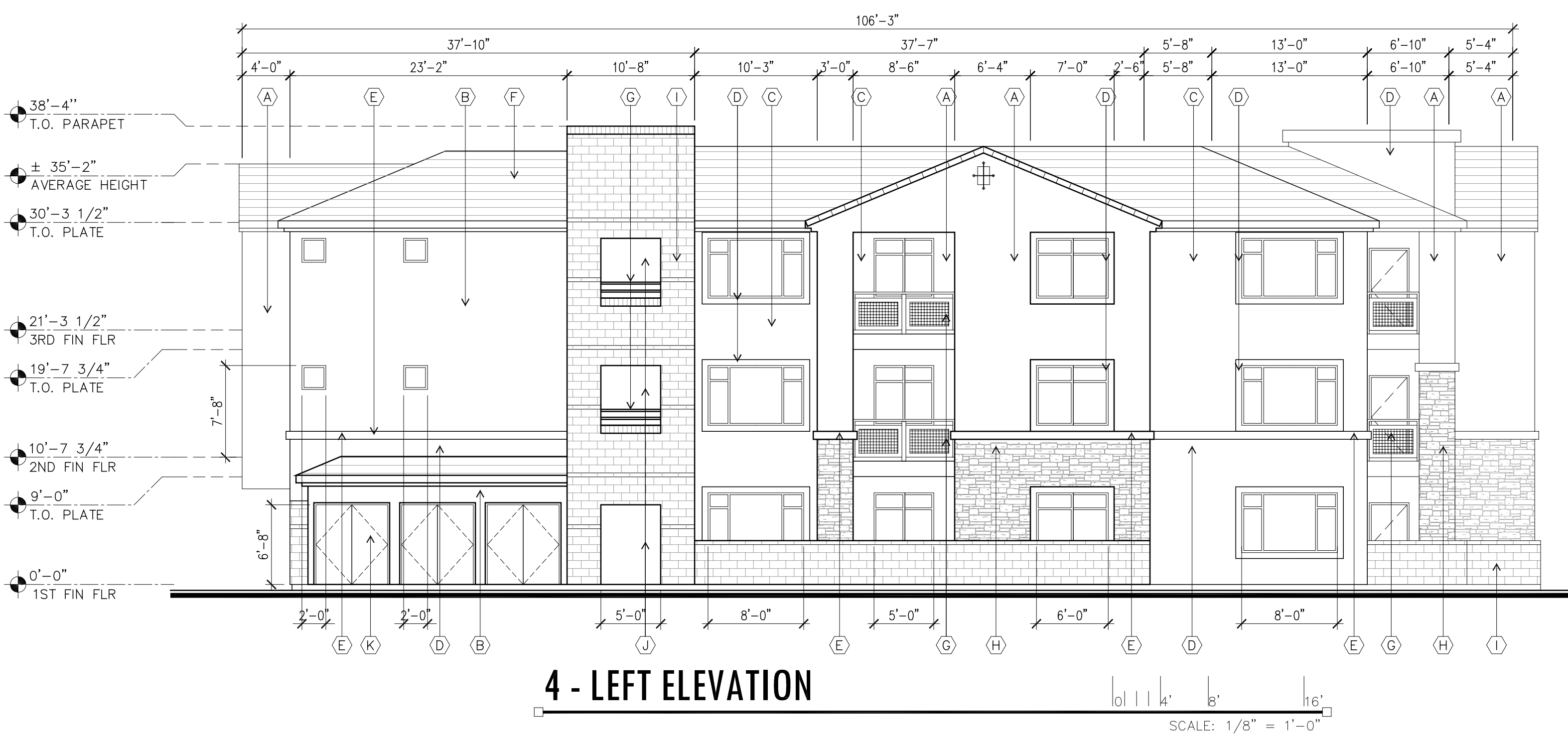
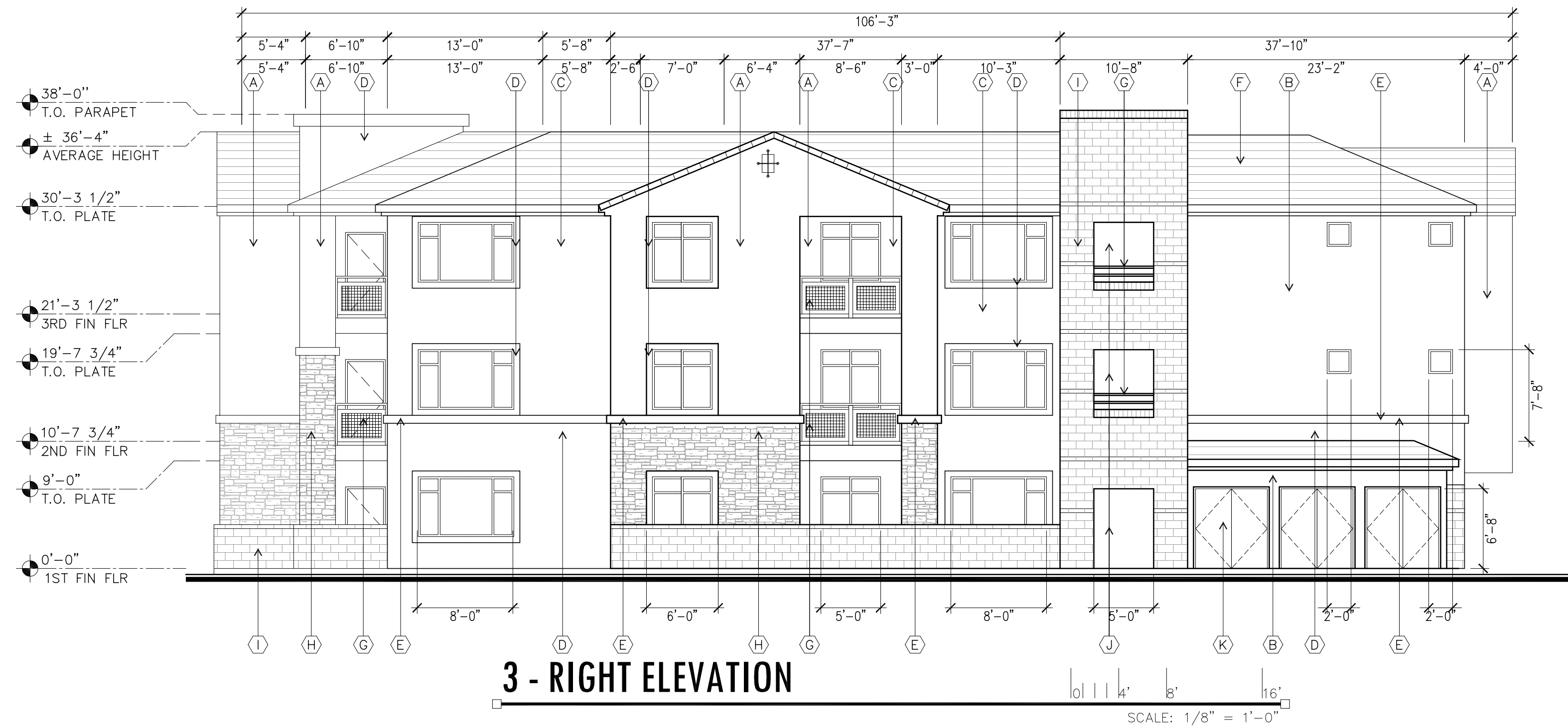


**2 - REAR ELEVATION**

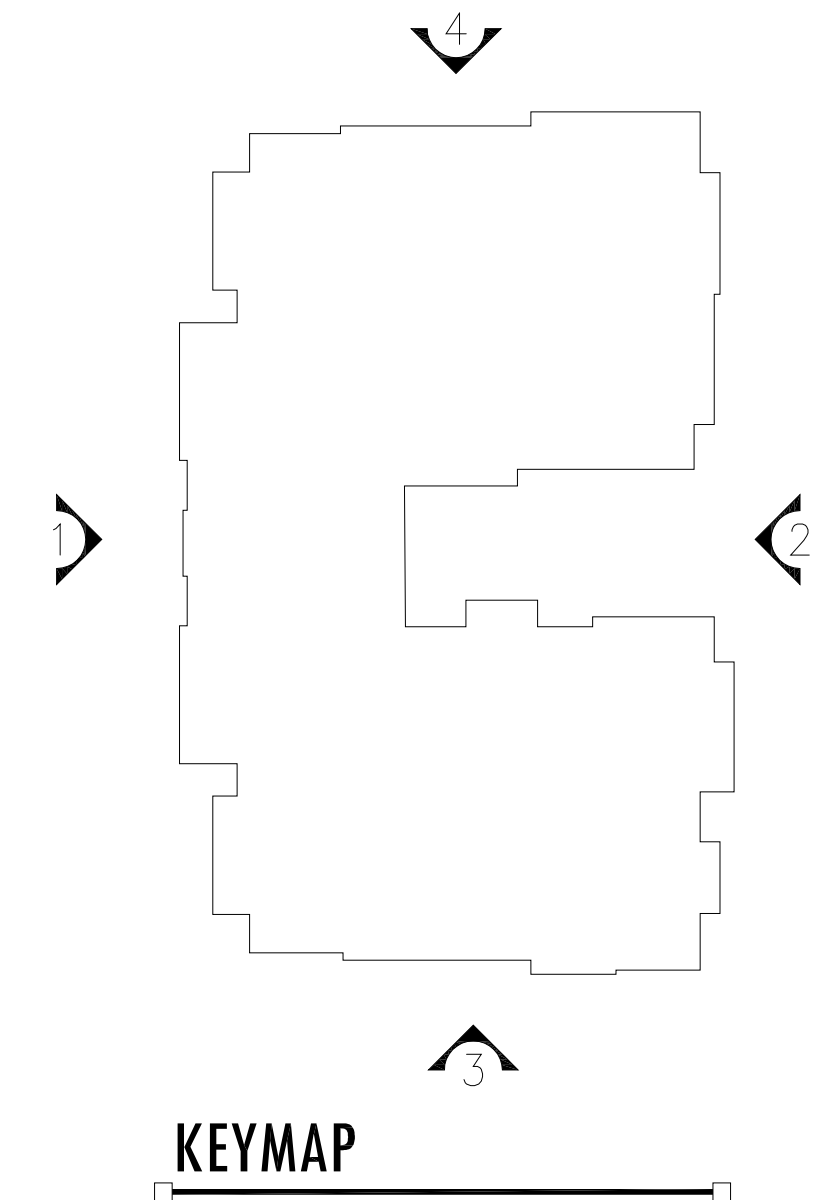
10' | 4' | 8' | 16'

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

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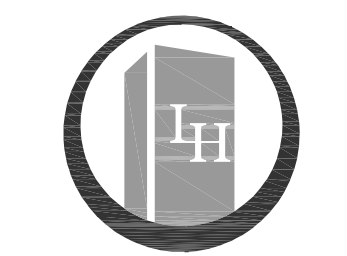
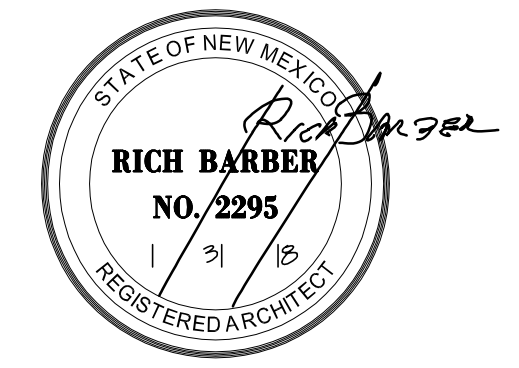


- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT BEIGE
  - (B) STUCCO FINISH DARK BEIGE
  - (C) STUCCO FINISH LIGHT BROWN
  - (D) STUCCO FINISH DARK BROWN
  - (E) STUCCO FINISH DARK GRAY
  - (F) TILE ROOF
  - (G) RAILINGS DARK GRAY
  - (H) STONE VENEER
  - (I) BRICK VENEER
  - (J) WALL OPENING
  - (K)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



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

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WorldHQ@ORBArch.com

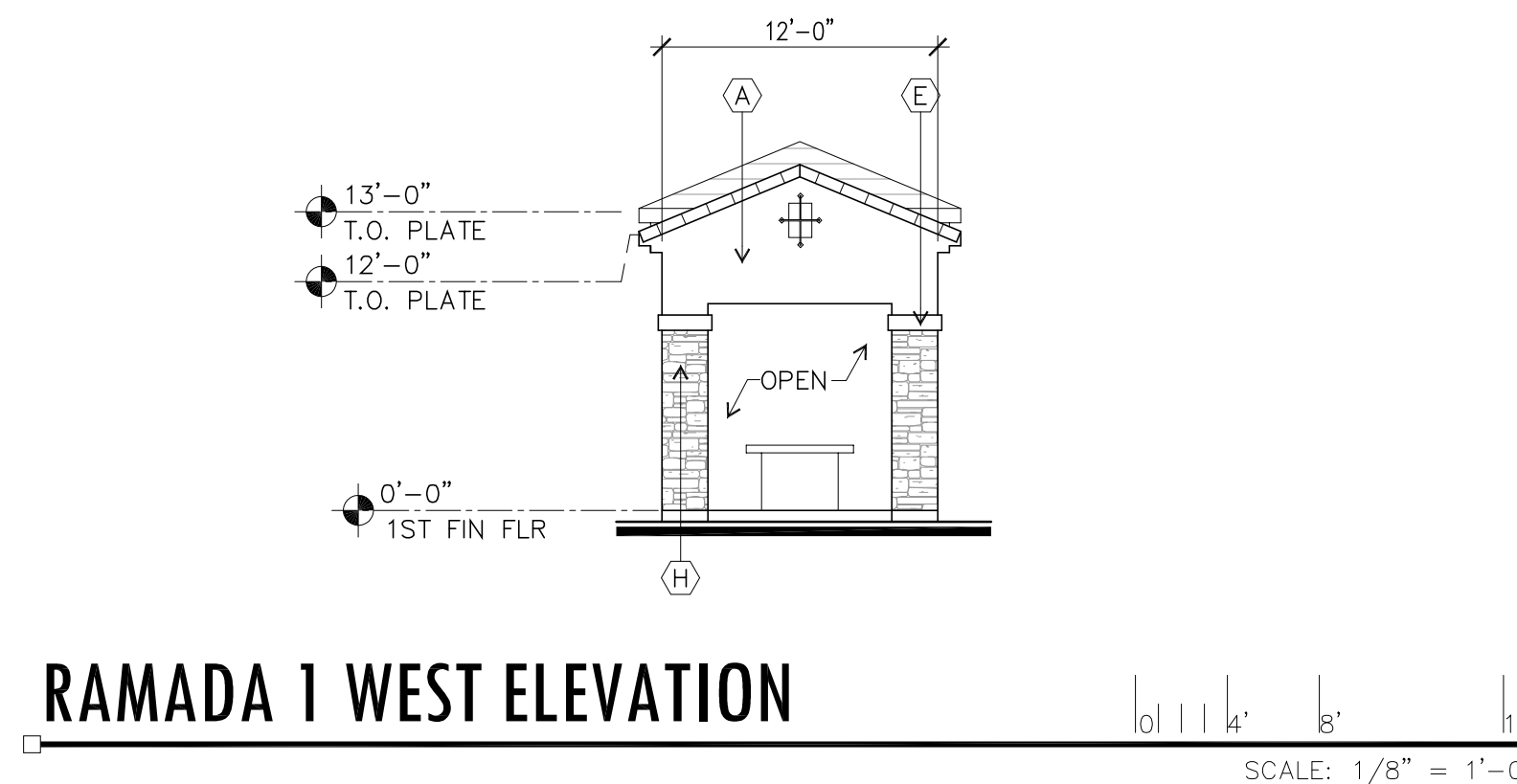
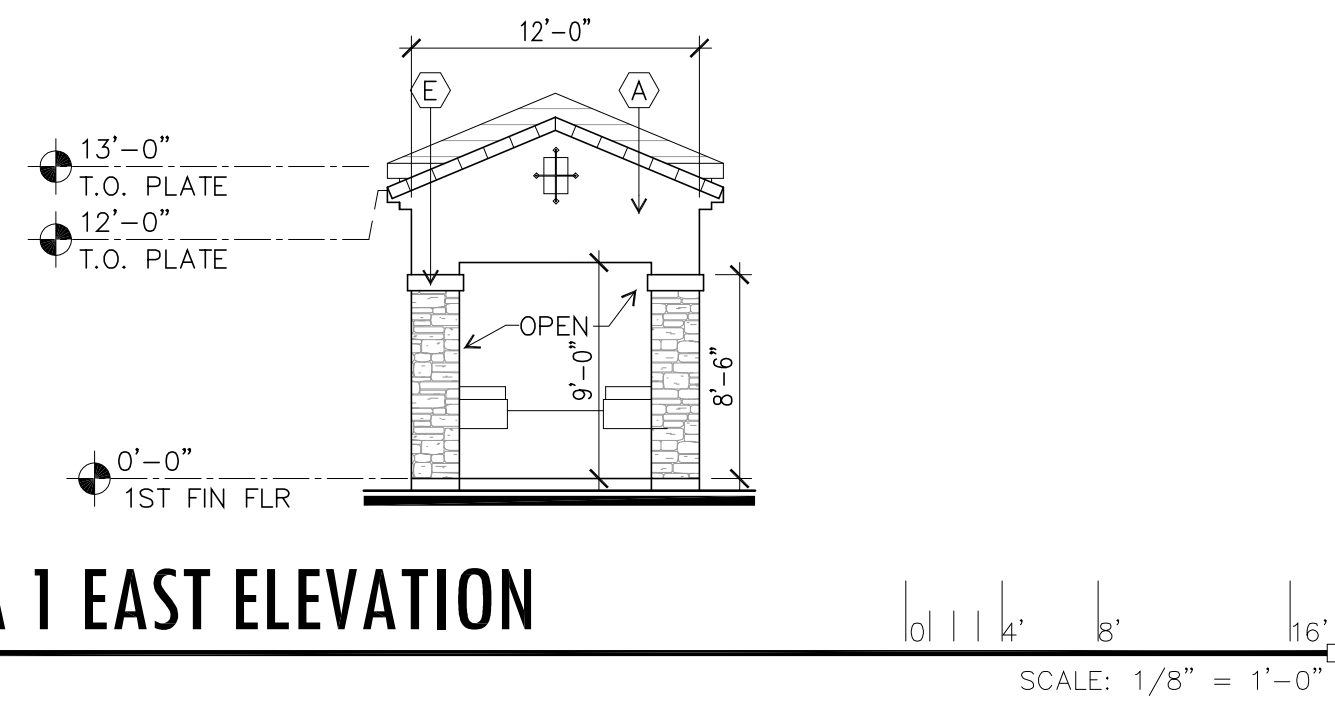
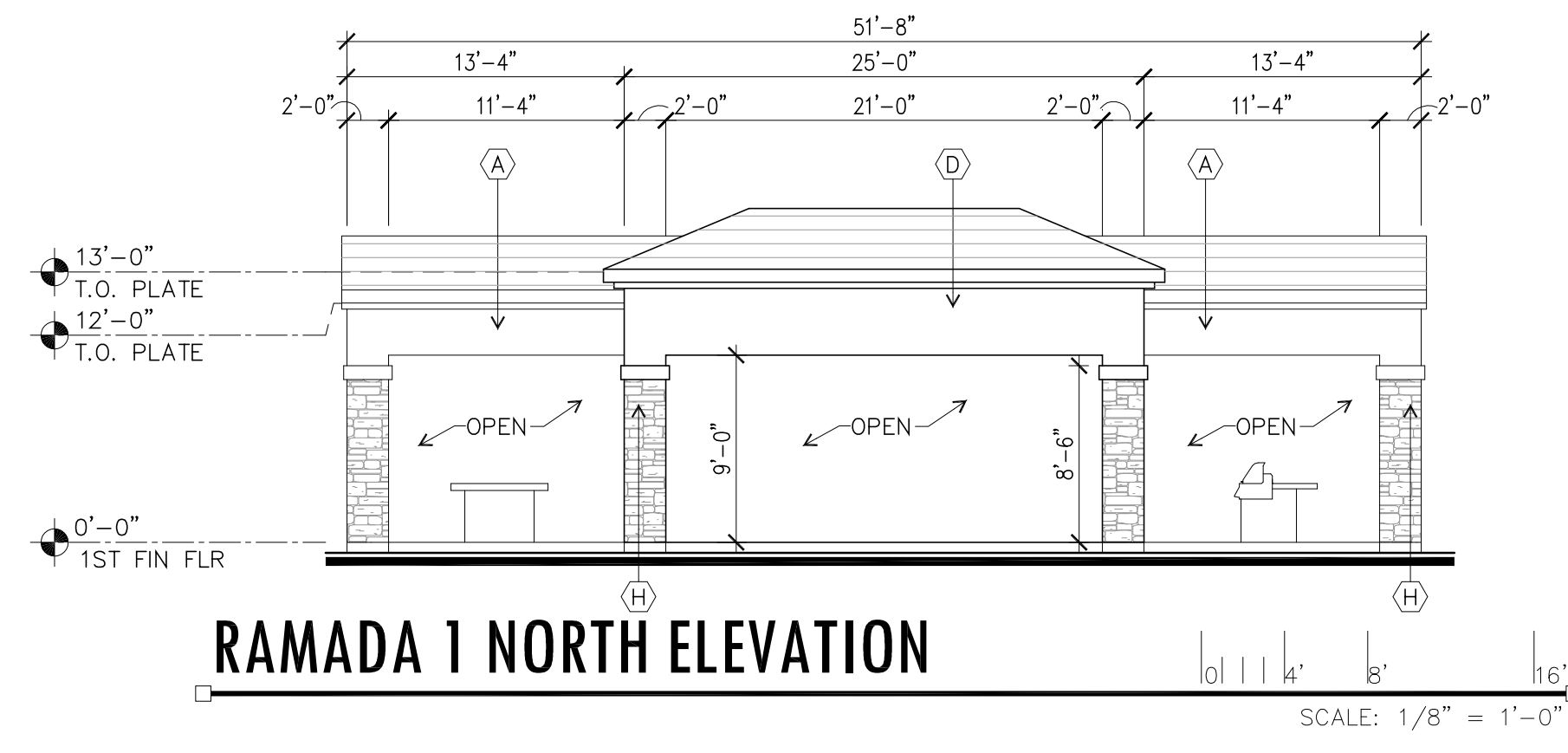
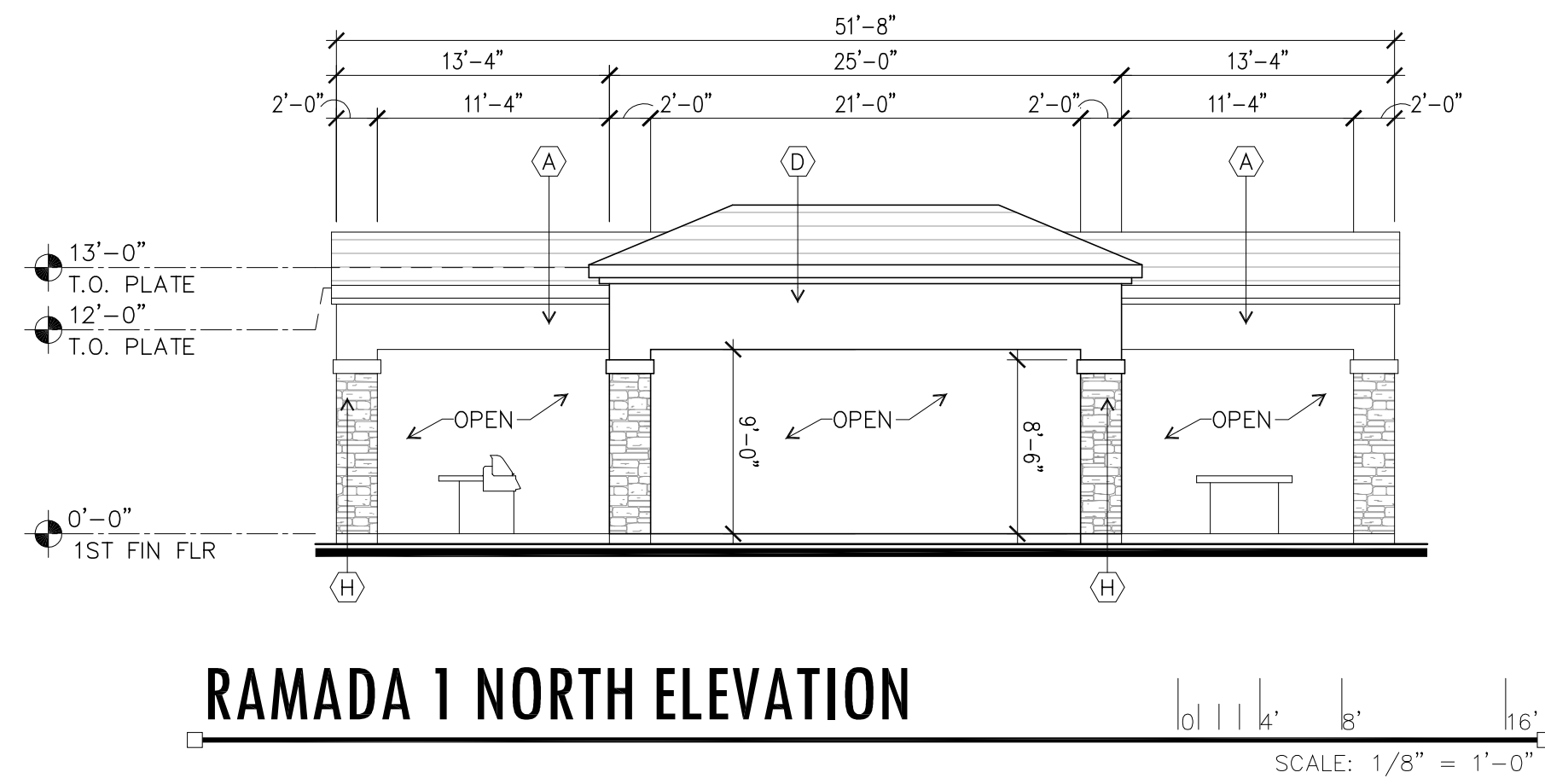
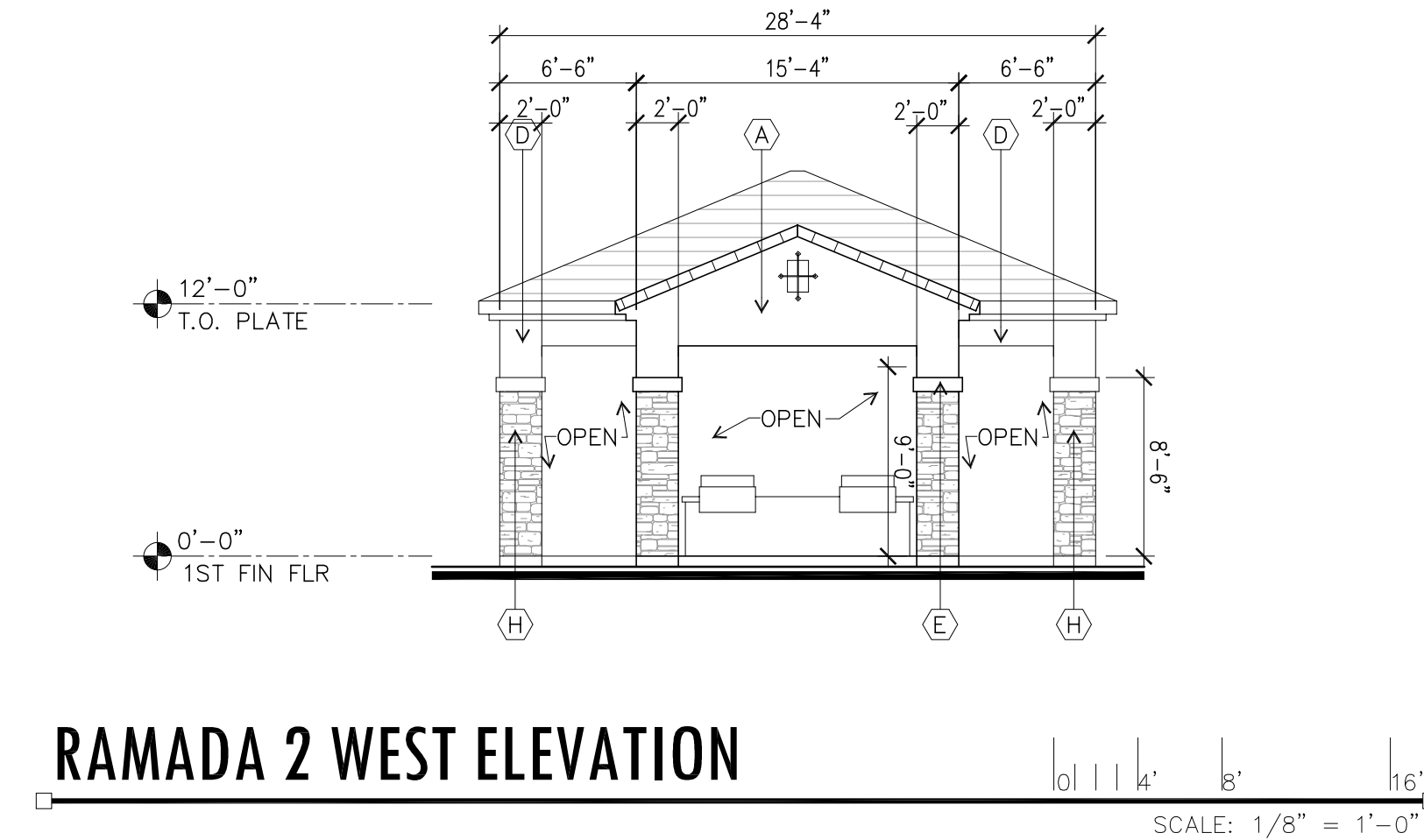
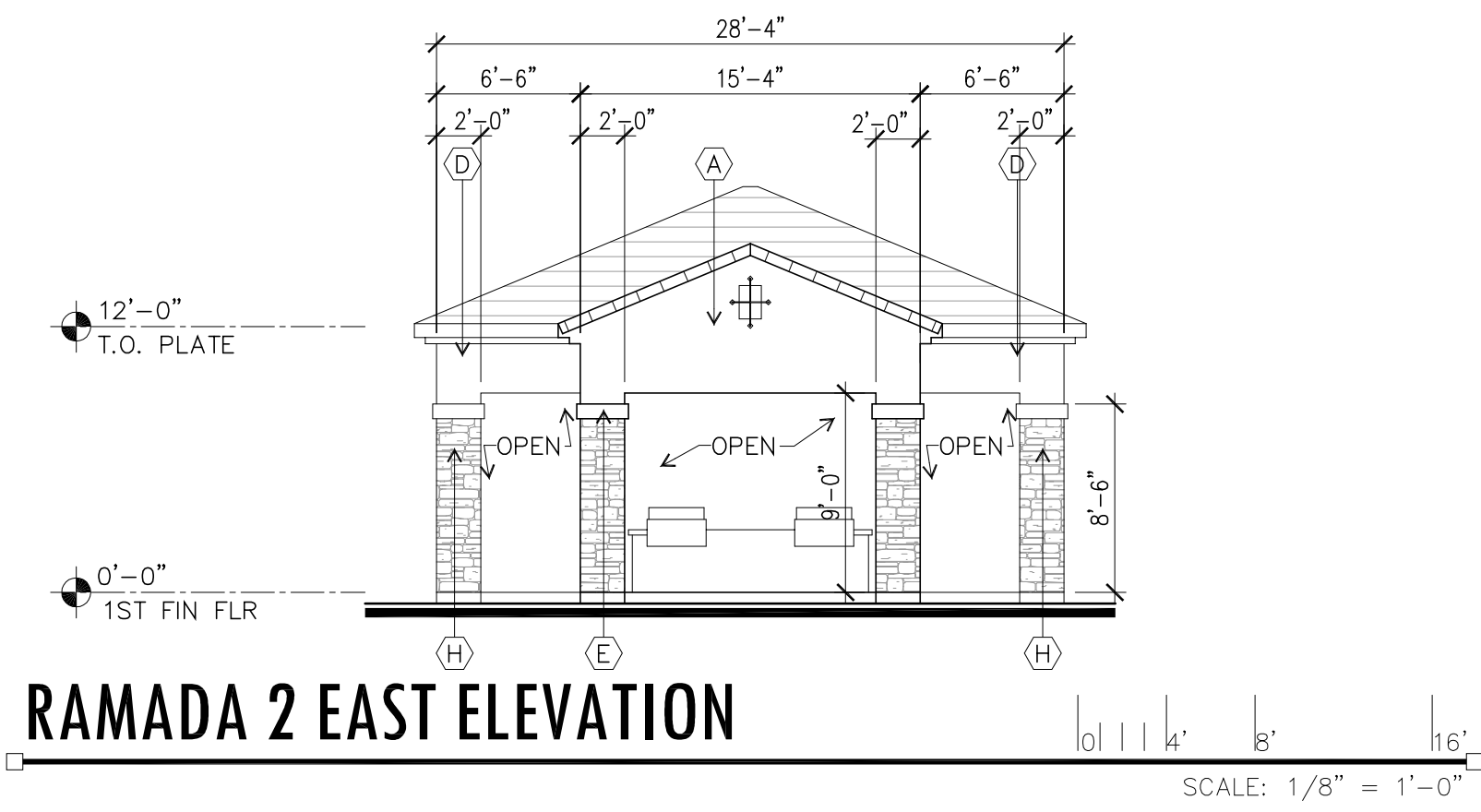
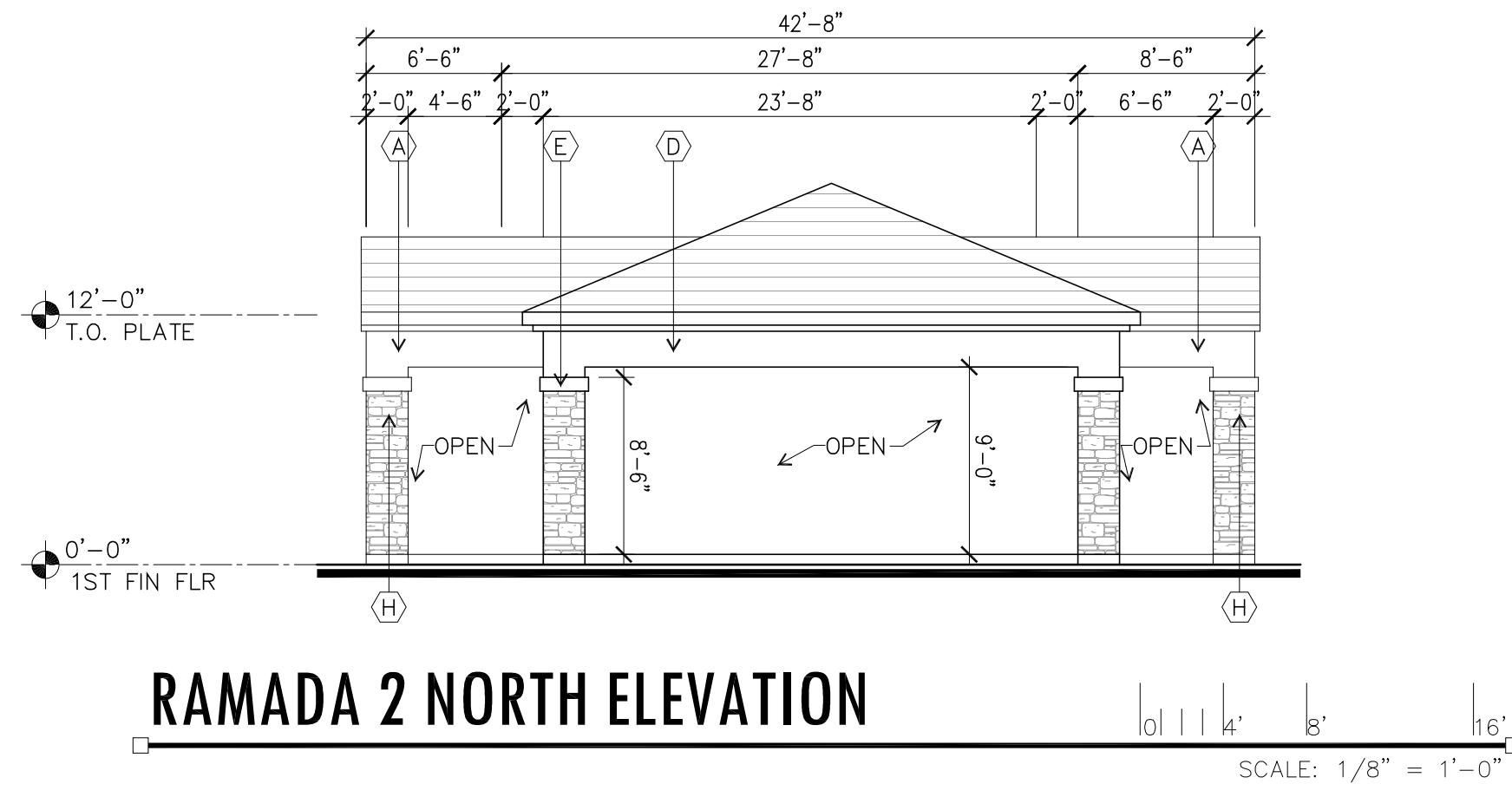
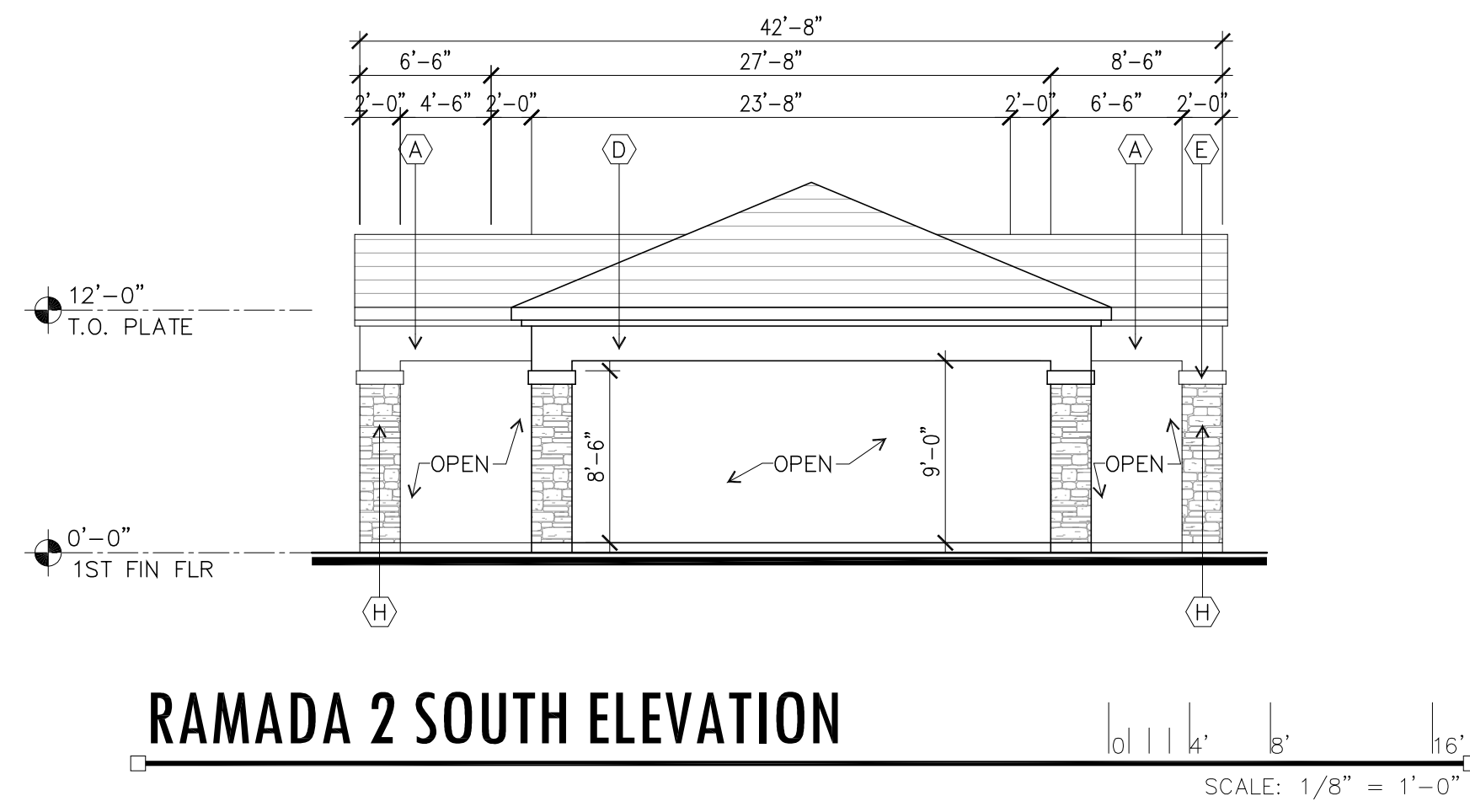


LEGACY HOSPITALITY

DATE: JANUARY 31, 2018 ORB # 17-219

**A3.27**

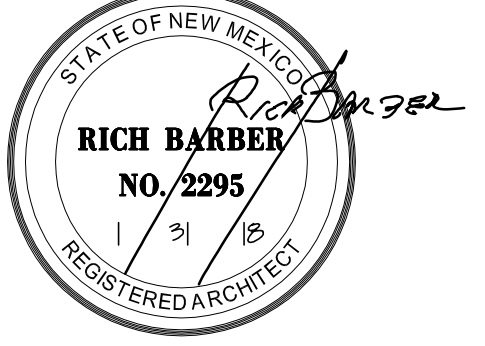
BUILDING TYPE 2 AND 3  
ELEVATIONS



- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT BEIGE
  - (B) STUCCO FINISH DARK BEIGE
  - (C) STUCCO FINISH LIGHT BROWN
  - (D) STUCCO FINISH DARK BROWN
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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



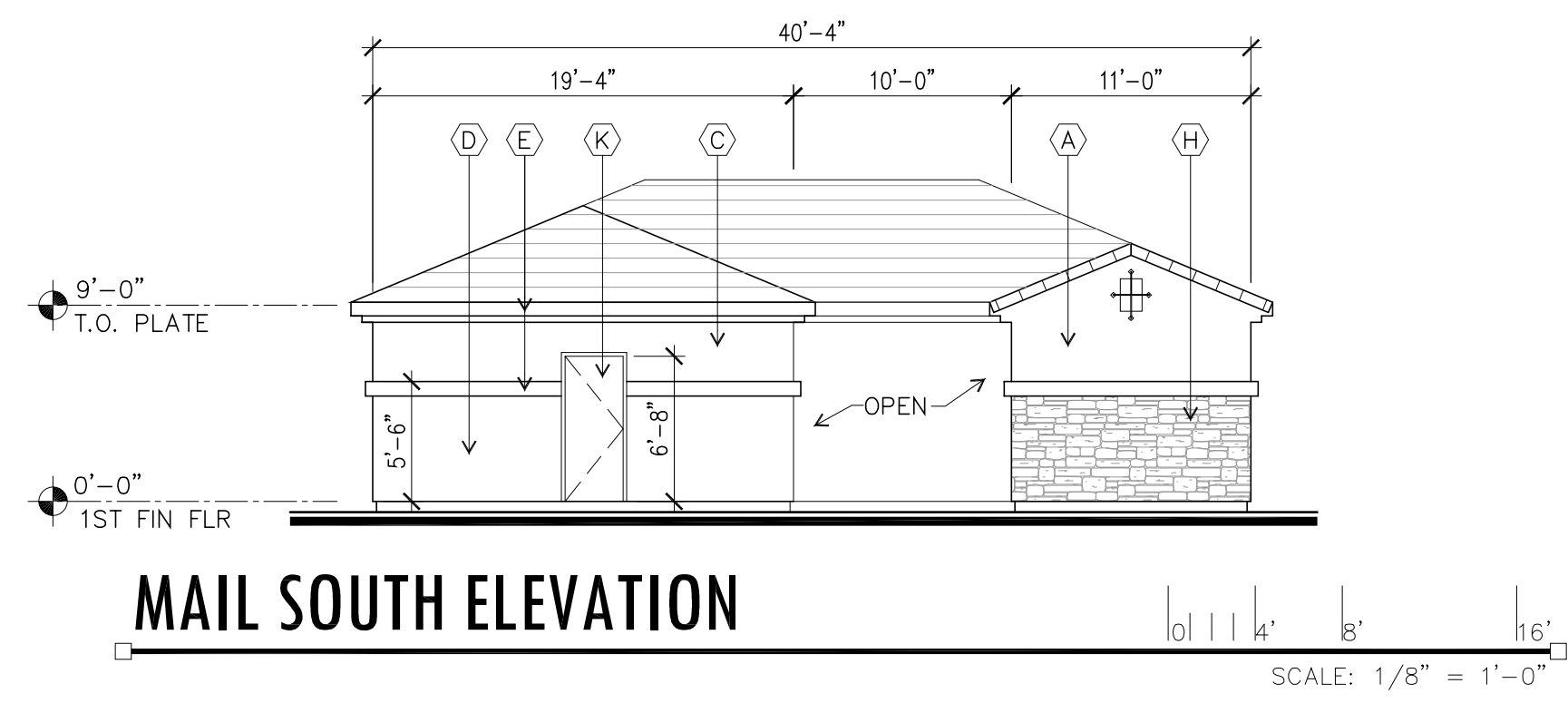
LEGACY HOSPITALITY

DATE: JANUARY 31, 2018 ORB # 17-219

**A5.10**

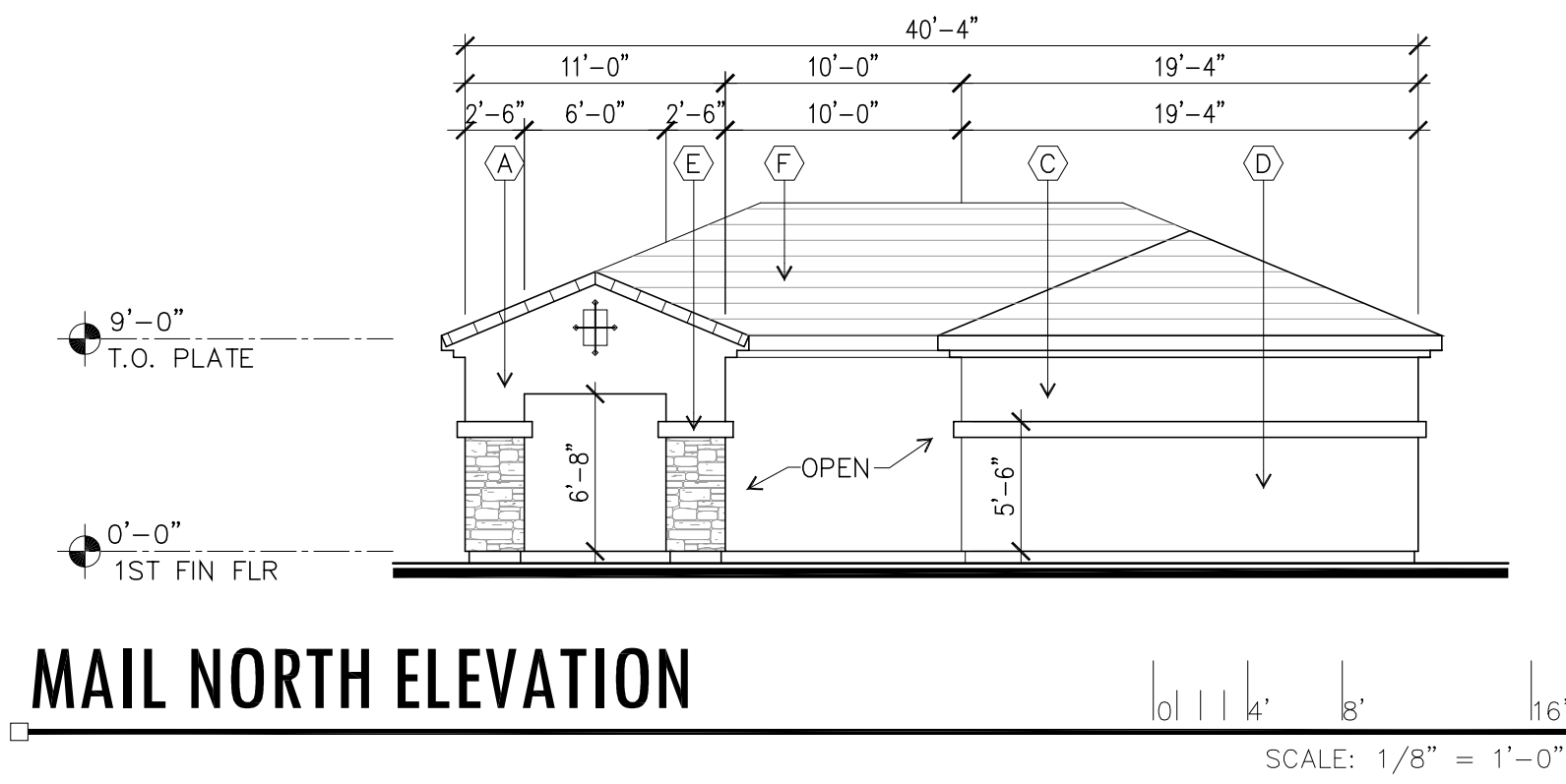
RAMADAS  
ELEVATIONS

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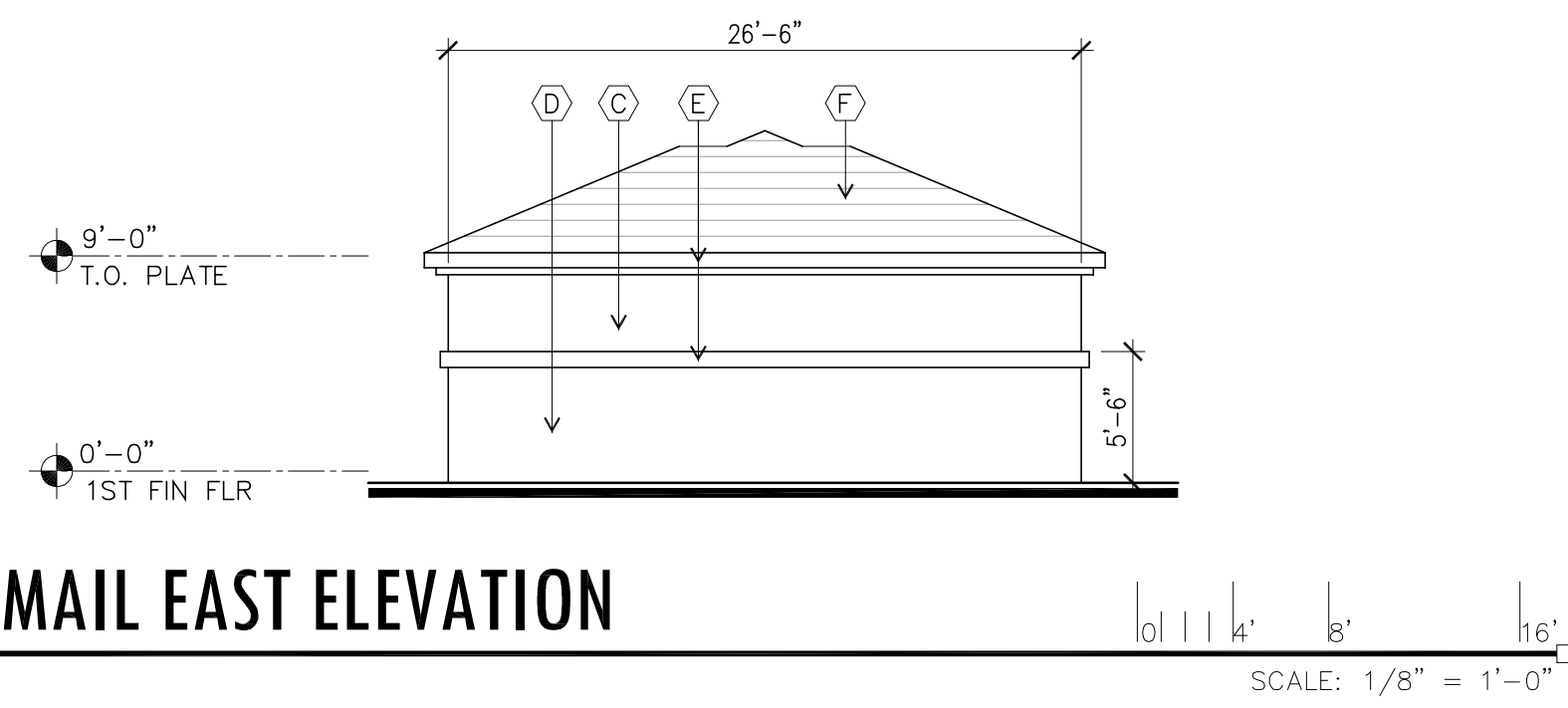
**MAIL SOUTH ELEVATION**

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



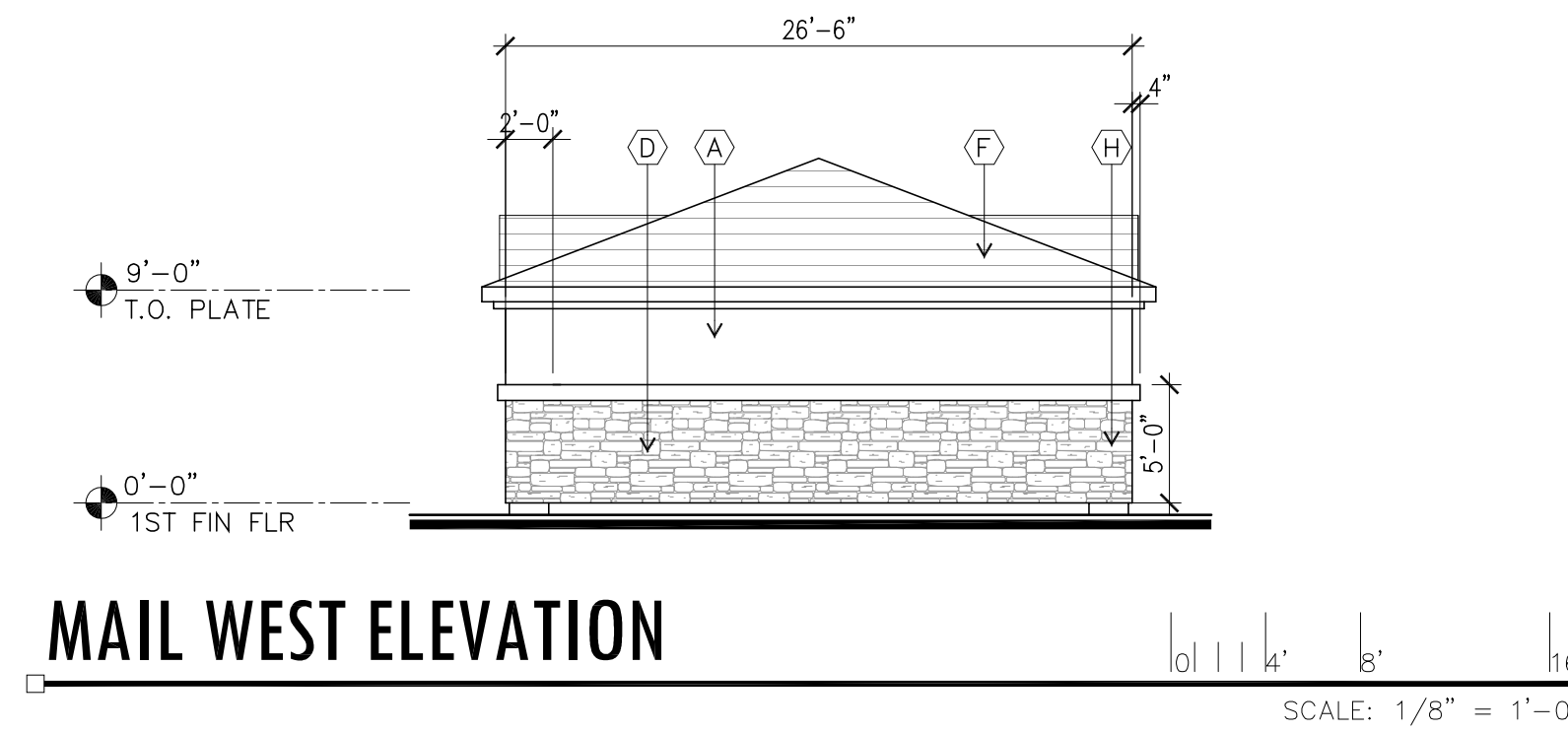
**MAIL NORTH ELEVATION**

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



**MAIL EAST ELEVATION**

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



**MAIL WEST ELEVATION**

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

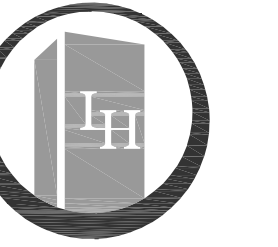
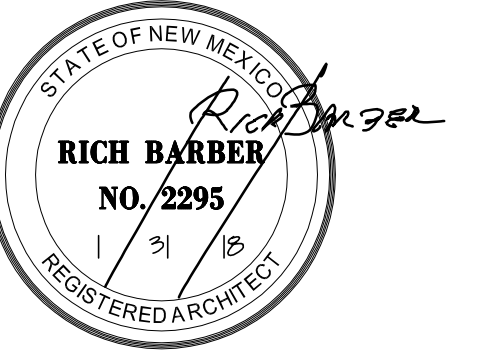
**MATERIAL KEY NOTES:**

- (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

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



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LEGACY HOSPITALITY

DATE: JANUARY 31, 2018 ORB # 17-219

**A5.11**

MAIL ROOM  
ELEVATIONS