

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

PROJECT NUMBER: 1009881
 Application Number: 18 DRB-70047

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:

Royce M. Miller 2/28/18
 Traffic Engineering, Transportation Division Date
Jan Entsgaard 2/28/18
 ABCWUA Date
John C. ... 2/28/18
 Parks and Recreation Department Date
James D. ... 2/28/18
 City Engineer/Hydrology Date
... 2/28/18
 Code Enforcement Date

* Environmental Health Department (conditional) Date

Solid Waste Management Date 2/28/18

DRB Chairperson, Planning Department Date

* Environmental Health, if necessary

DEVELOPMENT DATA

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

ZONING: SU-2

BUILDING HEIGHT: PROVIDED: 38 FEET

DENSITY: PROPOSED: 19.96 DU/ACRE

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

UNIT TYPE	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	2	40	
BLDG TYPE 2	10	6	16	6	6	96	
BLDG TYPE 3		12	8	20	3	60	
BLDG TYPE 4		8	8	18	2	32	
BLDG TYPE 5	2				2	4	
TOTAL	84	4	104	40	15	232	

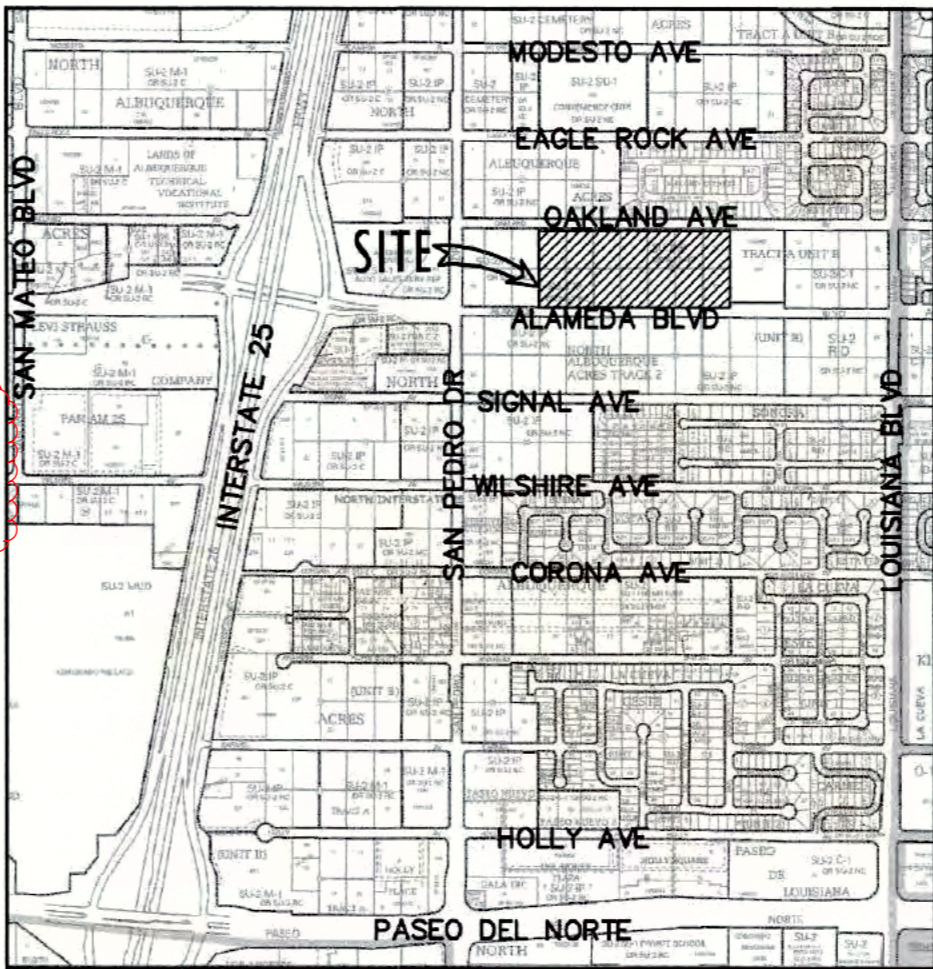
PARKING SPACE REQUIREMENTS	PARKING RATIO REQUIRED	PARKING SPACES	
			UNIT A1, A2 < 1,000 SF
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2	80
Total Parking Spaces Required			420
OPEN PARKING PROVIDED		185	175
CARPORIT PARKING PROVIDED		187	156
GARAGE PARKING PROVIDED		75	
Total Parking Provided		447	406

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED				
	SF REQ. PER DU	# OF DUs	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
TOTAL (excess of 128,555 SF)	232	111,200	238,755	

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

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.
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- 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.



VICINITY MAP
 NOT TO SCALE

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KEYNOTES

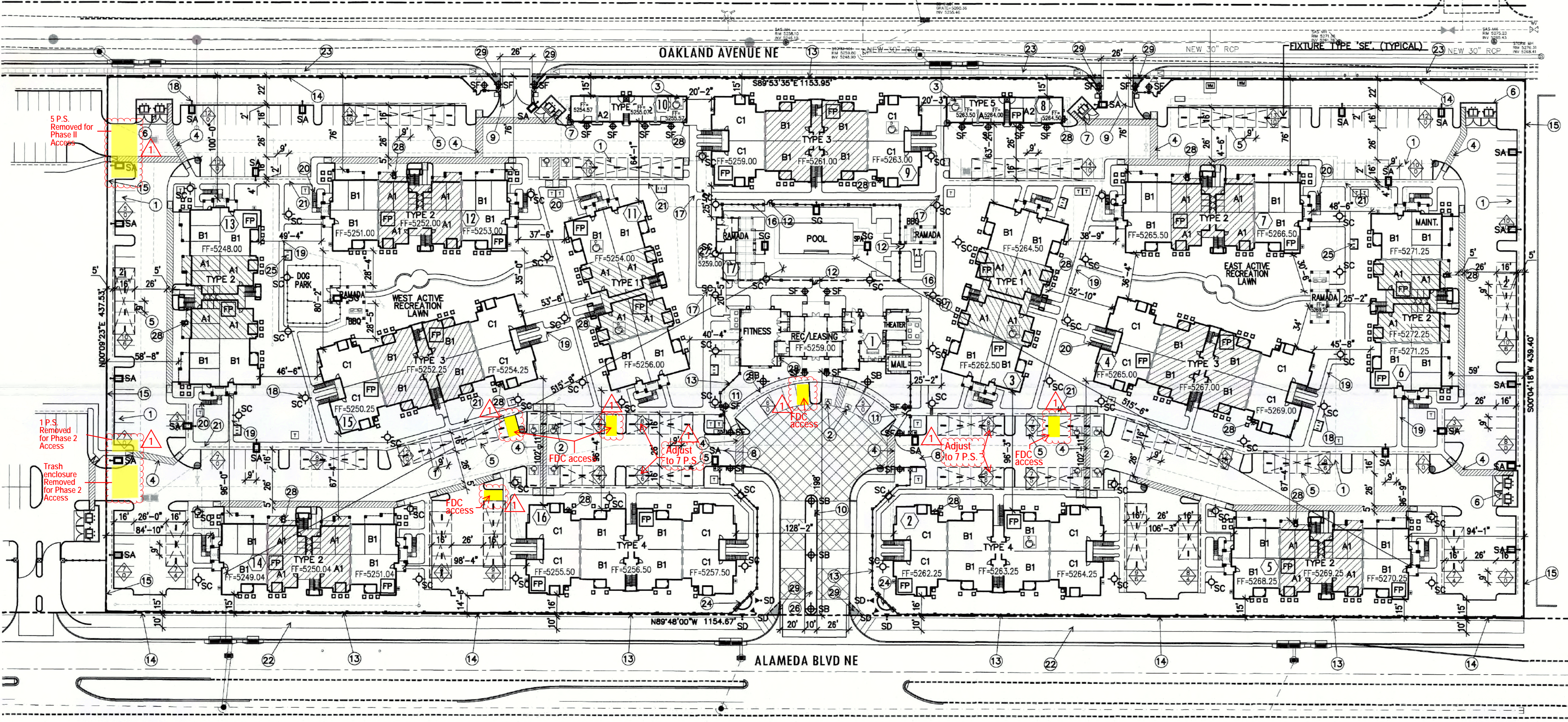
1. 8'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DET 06/A1.20.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 13/A1.20.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 07/A1.20.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP. SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE. SEE DETAIL 23/A1.21.
12. POOL GATE. SEE DETAIL 24/A1.21.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE. SEE DETAIL 27/A1.21.
15. CMU PERIMETER WALL. SEE DETAIL 16/A1.21.
16. WROUGHT IRON POOL FENCE. SEE DETAIL 19/A1.21.
17. 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. SITE LIGHTING - SEE LIGHTING LEGEND.
19. 4' SIDEWALK, TYPICAL ON SITE.
20. 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 6' SIDEWALK, TYPICAL AT PARKING. SEE DETAIL 09/A1.20.
22. 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
23. 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
24. MONUMENT SIGN. SEE DETAIL 29/A1.21.
25. BICYCLE PARKING RACK FOR 6 BICYCLES. SEE DETAIL 30/A1.21.
26. FLAG POLE.
27. POOL EQUIPMENT AT POOL RAMADA.
28. FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV 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 GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES:

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

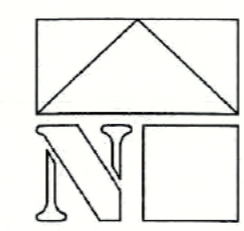
LEGEND

- 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
- T DENOTES TRANSFORMER LOCATION
- ⊕ DENOTES WATER METER LOCATION



SITE PLAN

SCALE: 1" = 50'-0"



LEGACY NAA APARTMENTS
 SAN PEDRO AND ALAMEDA
 Albuquerque, New Mexico

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



LEGACY HOSPITALITY

As Built - Parking Count Revised August / 19/ 2020

DATE: FEBRUARY 27, 2018 ORB # 15-218

A1.10

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CARPORIT PARKING PROVIDED			157
GARAGE PARKING PROVIDED			75
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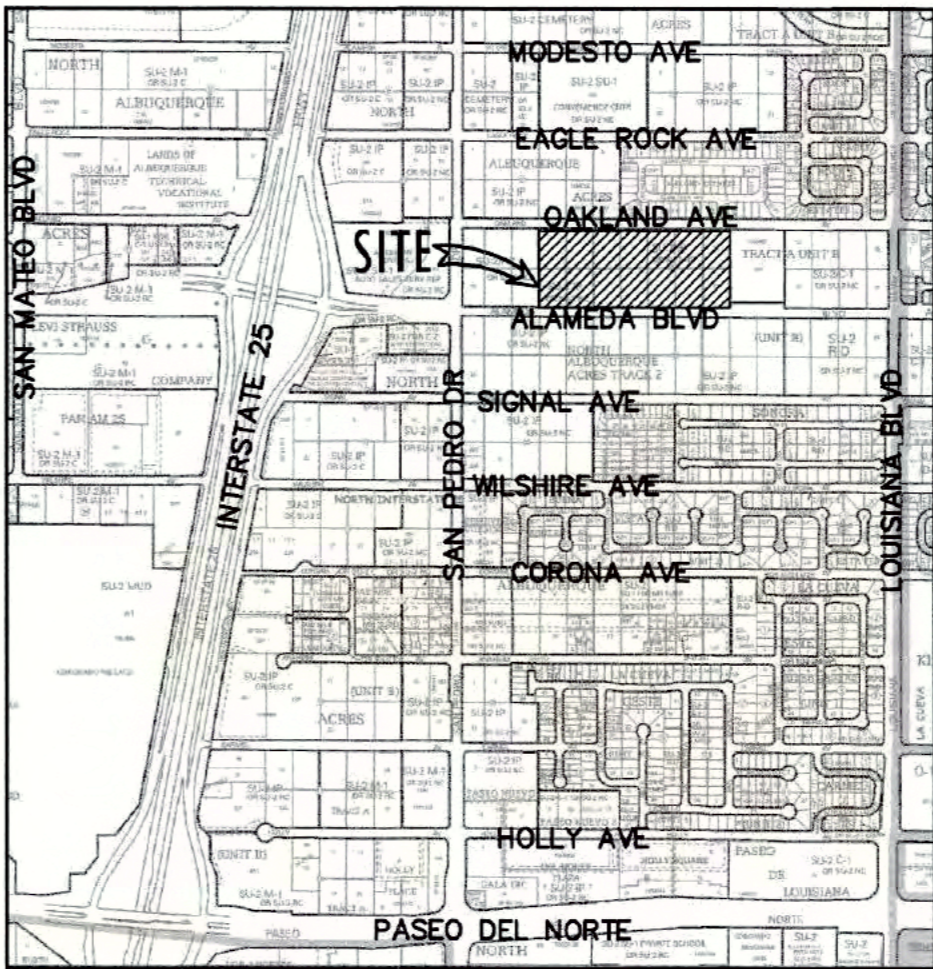
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	PARKING RATIO REQUIRED	PARKING SPACES
OPEN ACCESSIBLE PARKING PROVIDED		7
CARPORIT ACCESSIBLE PARKING PROVIDED		3
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)		116
GARAGE BICYCLE RACK		75
Total Bicycle Parking Provided		42

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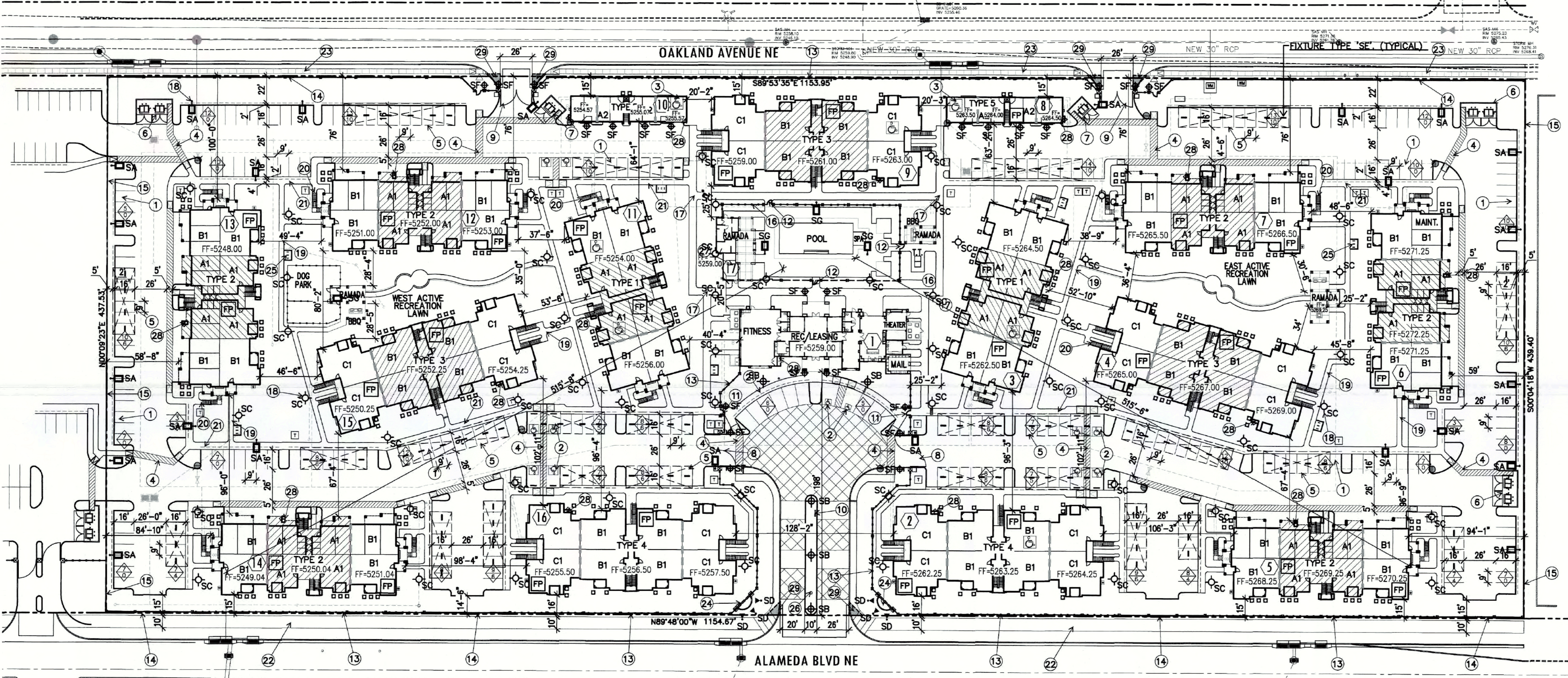
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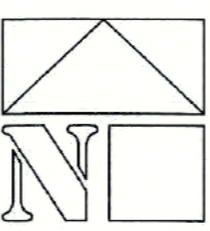
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