

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

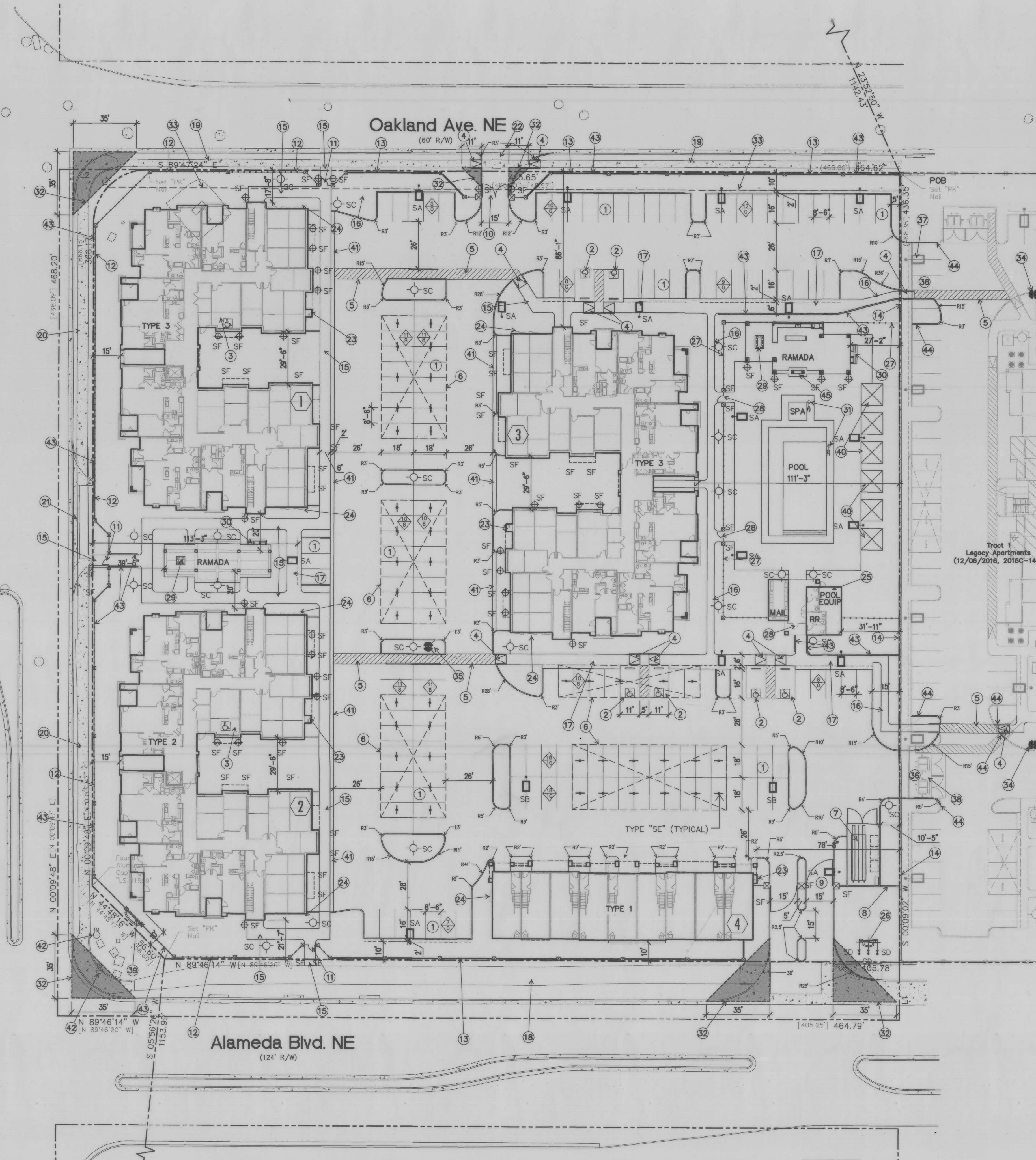
DATE

FILE: F:\06\ORB Job Files\17-29_JH_Legacy MA Phase 2\CAD Files\Construction Documents\1729 A10 Site Plan.dwg USER: jco DATE: Jul, 11, 2018 TIME: 05:59 pm

4' Additional ROW for San Pedro Drive NE, Pedestrian City of Albuquerque (9/24/2004, 4C-300)

Tracts A-1 and B-1 Pedro Drive NE Pedestrian City of Albuquerque (9/24/2004, 4C-300)

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



SITE PLAN FOR BUILDING PERMIT

SCALE: 1" = 30'-0"

KEYNOTES ①

- 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 06/A1.20.
- 39' CU. YDS. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
- 8' H. 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 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 FENCE 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.
- SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.21.
- EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
- 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 FIV.
- 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.
- POOL ENTRY GATE, SEE DETAIL 24/A1.21.
- FIRE PIT, SEE DETAIL 32/A1.22.
- GAS GRILLS, SEE DETAIL 38/A1.22.
- POOL LIFT, SEE DETAIL 43/A1.22.
- 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 GUTTER 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 SWC, 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.
- CONNECT TO EXISTING CURB ON PHASE 1.
- VENT-LESS 2-SIDED GAS FIREPLACE.

UNIT MIX

| UNIT TYPE | 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 | 1,216 | 1,188 | 1,121 | 1,242 | 1,286 | 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 | 57 | 56 | 56 | 68 | | | | |
| BLDG TYPE 1 | | | | | | | | | | | 5 | 2 | 2 | 8 | 1 | 8 | |
| BLDG TYPE 2 | 6 | 6 | 4 | | 4 | 3 | 4 | 1 | 8 | 6 | | | | | 42 | 1 | 42 |
| BLDG TYPE 3 | 6 | 6 | 3 | 1 | 4 | 4 | 4 | | 6 | 6 | | | | | 42 | 2 | 84 |
| TOTAL | 18 | 18 | 10 | 2 | 12 | 11 | 12 | 1 | 24 | 18 | 5 | 2 | 2 | 4 | 135 | 135 | |

- NOTES:**
- ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
 - 22% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)
 - UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

LEGEND

- PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- SA - No. OF PARKING SPACES
- SB - 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:

Roger M. ... 7/18/18 Date
Traffic Engineering, Transportation Division

Jon Litzgaard 7/18/18 Date
ABCWUA

Ed ... 7/18/18 Date
Parks and Recreation Department

James D. ... 7-25-2018 Date
City Engineer

Cal Wilkins 7-13-18 Date
Solid Waste Management

[Signature] 7/18/18 Date
Code Enforcement

[Signature] 25 July 2018 Date
DRB Chairperson, Planning Department

DEVELOPMENT DATA

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

ZONING: R-MH

BUILDING HEIGHT: ALLOWED: 45 FEET, PROVIDED: 45 FEET

DENSITY: ALLOWED: 50.00 DU/ACRE, PROPOSED: 30.08 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

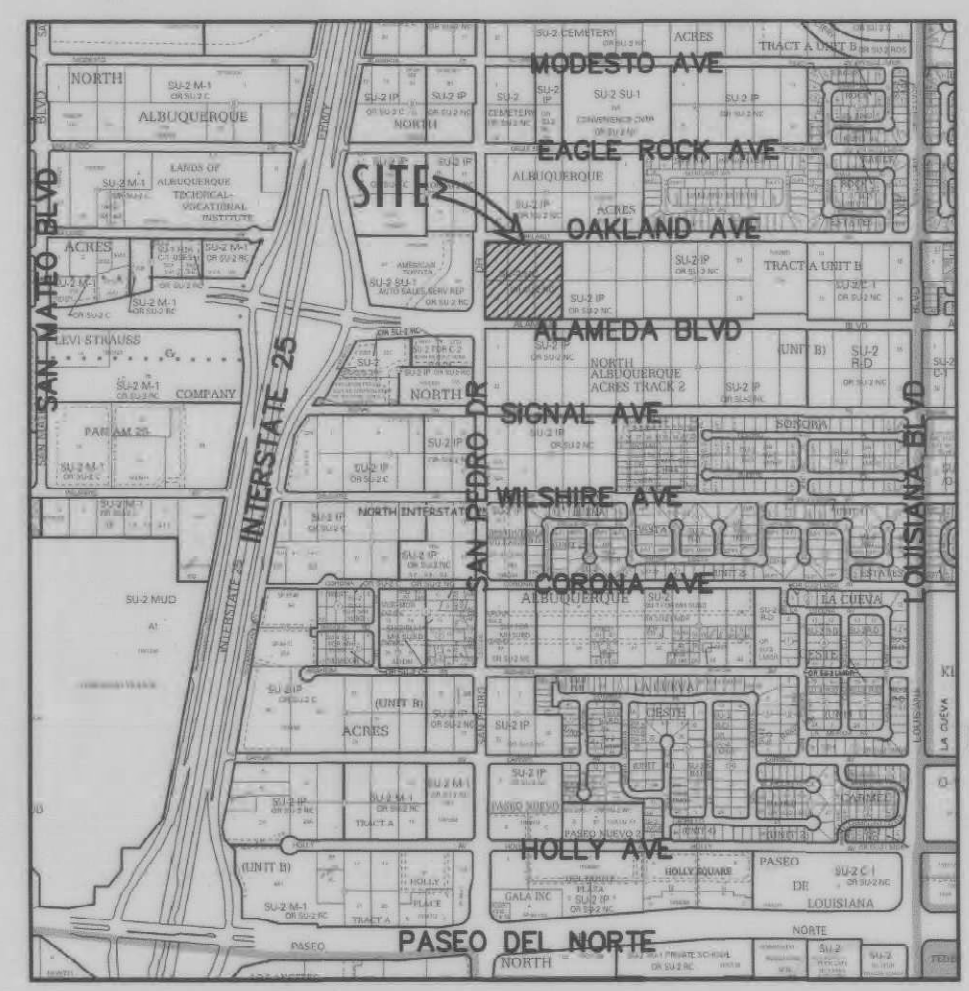
| | SF REQ. PER DU | # OF UNITS | TOTAL SF REQUIRED | TOTAL SF PROVIDED |
|--|----------------|---------------|-------------------|-------------------|
| 1 BEDROOM | 200 | 60 | 12,000 | |
| 2 BEDROOM | 250 | 75 | 18,750 | |
| PROVIDED SITE OPEN SPACE | | | | 67,433 |
| PROVIDED BALCONY PRIVATE OPEN SPACE | | | | 9,000 |
| TOTAL (excess of 45,683 SF) | 135 | 30,750 | 30,750 | 76,433 |

PARKING SPACE REQUIREMENTS

| | PARKING RATIO REQUIRED | PARKING SPACES |
|--|------------------------|----------------|
| 1.5 PARKING SPACES PER DWELLING UNIT | 1.5 | 203 |
| PHASE 1 PARKING LOST | | 6 |
| Total Parking Spaces Required | | 209 |
| OPEN PARKING PROVIDED | | 96 |
| CARPORT PARKING PROVIDED | | 76 |
| GARAGE PARKING PROVIDED | | 69 |
| Total Parking Provided | | 241 |
| Accessible Parking Required | | 8 |
| OPEN ACCESSIBLE PARKING PROVIDED | | 4 |
| CARPORT ACCESSIBLE PARKING PROVIDED | | 2 |
| GARAGE ACCESSIBLE PARKING PROVIDED | | 2 |
| Total Accessible Parking Provided | | 8 |
| Bicycle Parking Required (10% OF REQUIRED OFF-STREET PARKING SPACES) | | 21 |
| GARAGE | | 60 |
| Total Bicycle Parking Provided | | 60 |

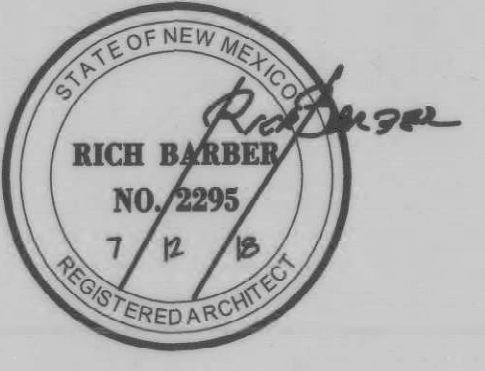
BUILDING AREAS:

| BLDG | OCCUPANCY | 1ST FLR | 2ND FLR | 3RD FLR | 4TH FLR | TOTAL |
|--------------|-----------|---------------|---------------|---------------|---------------|----------------|
| 1 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 2 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 3 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 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 |
| TOTAL | | 52,455 | 50,898 | 50,534 | 44,868 | 198,755 |



MARKANA APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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



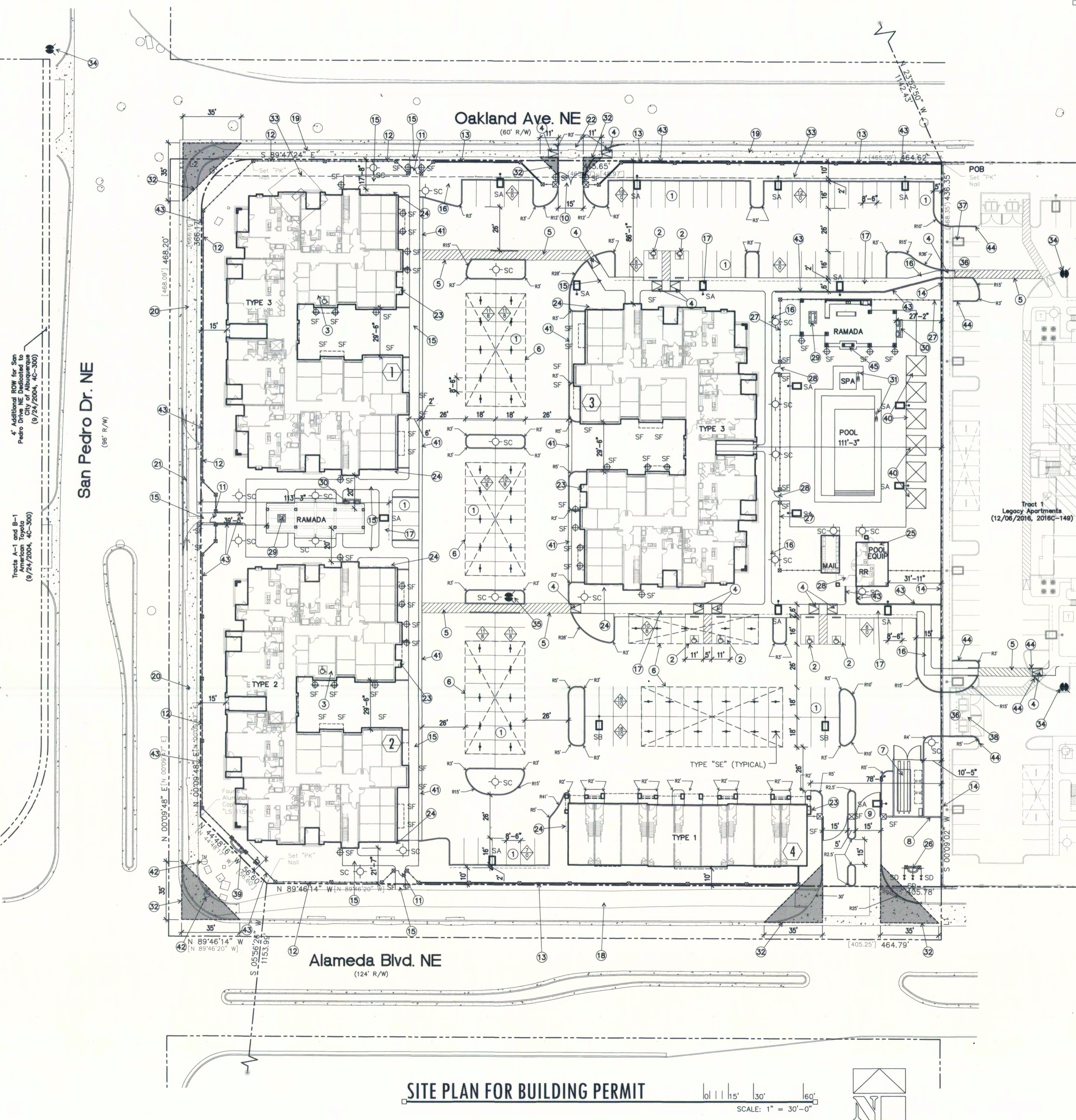
LEGACY HOSPITALITY

As Built - Parking Count Revised August / 19/ 2020

DATE: JULY 12, 2018 ORB # 17-219

A1.10

SITE PLAN FOR BUILDING PERMIT



- ### KEYNOTES ①
- 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 06/A1.20.
 - 30' O.U. YDS. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
 - 8' H. 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 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.
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 - 4' SIDEWALK, TYPICAL ON SITE.
 - 6' 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.
 - MONUMENT SIGN NEXT TO ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
 - WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
 - POOL ENTRY GATE, SEE DETAIL 24/A1.21.
 - FIRE PIT, SEE DETAIL 32/A1.22.
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 - EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017030327).
 - EXISTING FIRE HYDRANT.
 - NEW FIRE HYDRANT.
 - DRIVEWAY CONNECTION TO EXISTING PHASE 1 PROJECT, REMOVE EXISTING CMU WALL AS NEEDED.
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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Randy W. [Signature] 7/18/18 Date
Traffic Engineering, Transportation Division

Jon Estepand 7/18/18 Date
ABCWUA

Camdorel 7/18/18 Date
Parks and Recreation Department

Janet S. [Signature] 7-25-2018 Date
City Engineer

Carl Wilkins 7-13-18 Date
Solid Waste Management

Code Enforcement 7/18/18 Date
RR 25 July 2018 Date
DRB Chairperson, Planning Department

DEVELOPMENT DATA

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

ZONING: CURRENT: R-MH

BUILDING HEIGHT: ALLOWED: 45 FEET
PROVIDED: 45 FEET

DENSITY: ALLOWED: 50.00 DU/ACRE
PROPOSED: 30.08 DU/ACRE

SETBACKS PROVIDED:

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

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

| | SF REQ. PER DU | # OF DU'S | TOTAL SF REQUIRED | TOTAL SF PROVIDED |
|-------------------------------------|----------------|---------------|-------------------|-------------------|
| 1 BEDROOM | 200 | 60 | 12,000 | |
| 2 BEDROOM | 250 | 75 | 18,750 | |
| PROVIDED SITE OPEN SPACE | | | | 67,433 |
| PROVIDED BALCONY PRIVATE OPEN SPACE | | | | 9,000 |
| TOTAL (excess of 45,683 SF) | 135 | 30,750 | 76,433 | |

UNIT MIX

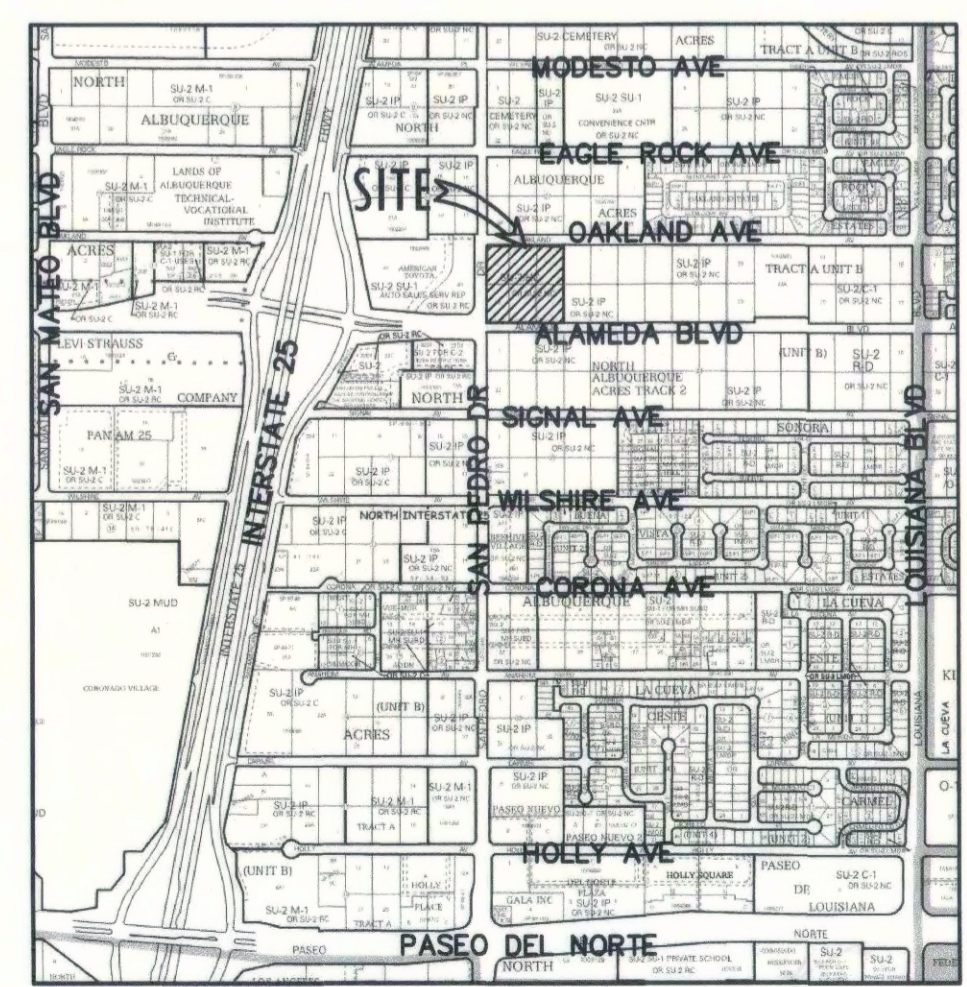
| | UNIT TYPE | | | | | | | | | | | | UNITS/BLDG | NO. BLDGS | TOTAL UNITS | | |
|--------------|-----------|-----------|-----------|----------|-----------|-----------|-----------|----------|-----------|-----------|----------|----------|------------|-----------|-------------|-------|----|
| | S1 | A1 | A2 | A2H | A3 | B2 | B2m | B2H | B4 | B5 | TB1 | TB1m | | | | TB1m2 | |
| LIVABLE | 587 | 728 | 768 | 768 | 768 | 1,194 | 1,216 | 1,216 | 1,188 | 1,121 | 1,242 | 1,286 | 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 | 97 | 57 | 56 | 56 | 68 | | | | |
| BLDG TYPE 1 | | | | | | | | | | | | | | 8 | 1 | 8 | |
| BLDG TYPE 2 | 6 | 6 | 4 | | 4 | 3 | 4 | 1 | 8 | 6 | | | | | 42 | 1 | 42 |
| BLDG TYPE 3 | 6 | 6 | 3 | 1 | 4 | 4 | 4 | | 6 | 6 | | | | | 42 | 2 | 84 |
| TOTAL | 18 | 18 | 10 | 2 | 12 | 11 | 12 | 1 | 24 | 18 | 5 | 2 | 2 | 4 | 135 | | |

- NOTES:
- ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
 - 22 OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)
 - UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

- ### LEGEND
- PROPERTY LINE
 - BUILDING NUMBER
 - TYPE 2 BUILDING NUMBER
 - 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.
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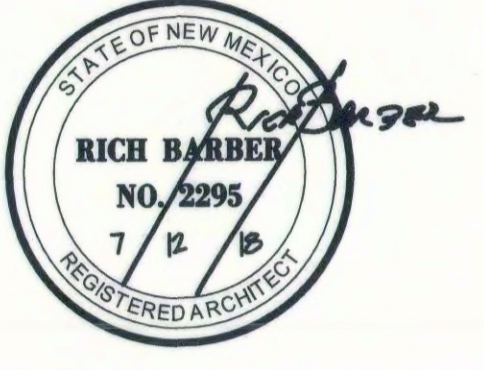
BUILDING AREAS

| BLDG | OCCUPANCY | AREA | | | | TOTAL |
|--------------|-----------|---------------|---------------|---------------|---------------|----------------|
| | | 1ST FLR | 2ND FLR | 3RD FLR | 4TH FLR | |
| 1 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 2 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 3 | U/R-2 | 14,803 | 14,964 | 14,956 | 14,956 | 59,679 |
| 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 |
| TOTAL | | 52,455 | 50,898 | 50,534 | 44,868 | 198,755 |



MARKANA APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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



PARKING SPACE REQUIREMENTS

| | PARKING RATIO REQUIRED | PARKING SPACES |
|--|------------------------|----------------|
| 1.5 PARKING SPACES PER DWELLING UNIT | 1.5 | 203 |
| PHASE 1 PARKING LOST | | 6 |
| Total Parking Spaces Required | | 209 |
| OPEN PARKING PROVIDED | | 93 |
| CARPORIT PARKING PROVIDED | | 76 |
| GARAGE PARKING PROVIDED | | 89 |
| Total Parking Provided | | 238 |
| Accessible Parking Required | | 8 |
| OPEN ACCESSIBLE PARKING PROVIDED | | 4 |
| CARPORIT ACCESSIBLE PARKING PROVIDED | | 2 |
| GARAGE ACCESSIBLE PARKING PROVIDED | | 2 |
| Total Accessible Parking Provided | | 8 |
| Bicycle Parking Required (10% OF REQUIRED OFF-STREET PARKING SPACES) | | 21 |
| GARAGE | | 60 |
| Total Bicycle Parking Provided | | 60 |

SITE PLAN FOR BUILDING PERMIT
SCALE: 1" = 30'-0"

DATE: JULY 12, 2018 ORB # 17-219
A1.10
SITE PLAN FOR BUILDING PERMIT