

- ### 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/A1.21.
 - 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 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/A1.20.
 - EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
 - EXISTING 6' SIDEWALK DETACH 3' 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.
 - 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. 2017030327).
 - RELOCATE 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 SWK, 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.

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 Estepand 7/18/18 Date
ABCWUA

Camdorel 7/18/18 Date
Parks and Recreation Department

Janet S. ... 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: R-MH

BUILDING HEIGHT: 48 FT (45 FT - 8 IN)

DENSITY: 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"

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
- 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.

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ.	# OF DU'S	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

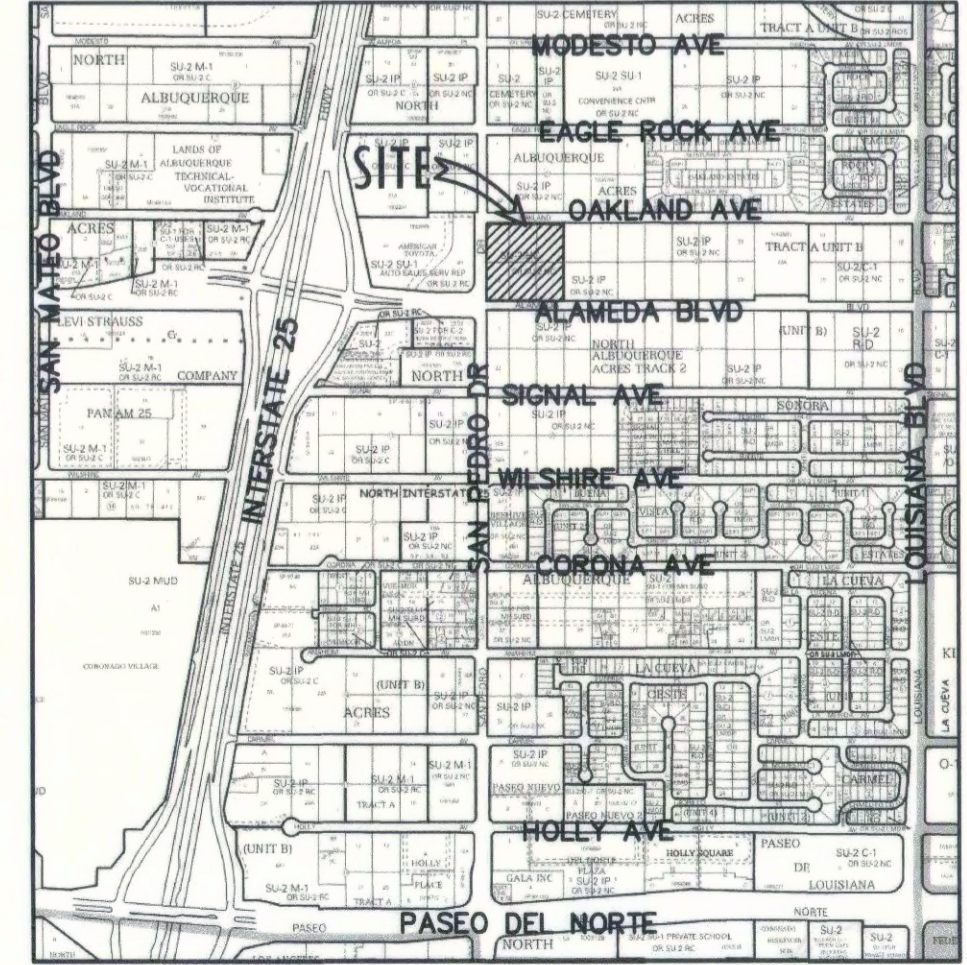
	UNIT TYPE												UNITS	NO. BLDGS	TOTAL UNITS	
	S1	A1	A2	A2H	A3	B2	B2m	B2H	B4	B5	TB1	TB1m				TB1m2
LIVABLE	587	728	768	768	768	1,194	1,216	1,216	1,188	1,121	1,242	1,286	1,330			
STOR/GAR	23	13	26	26	26	22	22	22	22	15	501	517	533			
PAT/BAL	60	59	67	67	67	57	57	57	97	57	56	56	68			
BLDG TYPE 1														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	1	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.
 - 2% 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.

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

- 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.
- 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.



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		238
CARPORT PARKING PROVIDED		238
GARAGE PARKING PROVIDED		238
Total Parking Provided		238
Accessible Parking Required		8
OPEN ACCESSIBLE PARKING PROVIDED		4
CARPORT ACCESSIBLE PARKING PROVIDED		4
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

ADMINISTRATIVE AMENDMENT

FILE # 00834 PROJECT # 001280

Parking calculation adjustments as shown.

See also SI-2020-00829.

RBrito 16 Sept 2020

APPROVED BY DATE

Amendment 04/22/2021:
Increased building height;
consistent with the RM-H Zone

As Built - Parking Count Revised
August / 19/ 2020

SITE PLAN FOR BUILDING PERMIT

SCALE: 1" = 30'-0"

DATE: JULY 12, 2018 ORB # 17-219

A1.10

SITE PLAN FOR BUILDING PERMIT

MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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