

KEYNOTES ①

1. 8.5'x18' 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 CURB RAMP, SEE DETAIL 08/A1.20.
5. ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
6. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 06/A1.20.
7. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
8. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
9. RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE, SEE DETAIL 28/A1.21.
10. EXIT ONLY VEHICULAR GATE, SEE DETAIL 44/A1.22.
11. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
12. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
13. CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 17/A1.21.
14. EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
15. 6' SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
16. 4' SIDEWALK, TYPICAL ON SITE.
17. 8' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
18. EXISTING 4' MULTI-USE ASPHALT TRAIL, 4' FROM EXISTING CURB AT ALAMEDA ENTRY DRIVE, SEE DETAIL 18 & 19/A1.21.
19. EXISTING 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
20. EXISTING 6' SIDEWALK DETACH 3' FROM STREET CURB AT SAN PEDRO DR.
21. REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING. NEW CURB CUT DRIVEWAY.
22. FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
23. ELECTRIC SERVICE LOCATION.
24. POOL EQUIPMENT ROOM.
25. GAS GRILLS, SEE DETAIL 38/A1.22.
26. MONUMENT SIGN AT ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
27. WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
28. POOL ENTRY GATE, SEE DETAIL 24/A1.21.
29. FIRE PIT, SEE DETAIL 32/A1.22.
30. GAS GRILLS, SEE DETAIL 38/A1.22.
31. POOL LIFT, SEE DETAIL 43/A1.22.
32. 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.
33. EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527).
34. EXISTING FIRE HYDRANT.
35. NEW FIRE HYDRANT.
36. DRIVEWAY CONNECTION TO EXISTING PHASE 1 PROJECT. REMOVE EXISTING CMU WALL AS NEEDED. RELOCATE EXISTING LIGHT POLE.
37. REMOVE EXISTING TRASH ENCLOSURE.
38. MONUMENT SIGN AT SWC, SEE DETAIL 30/A1.21.
40. POOL CABANA, SEE DETAIL 35/A1.22.
41. MOUNTAINAIR "TYPE" PER CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
42. EXISTING TRAFFIC MAST.
43. NEW RETAINING WALL PER GRADING PLANS.
44. CONNECT TO EXISTING CURB ON PHASE 1.

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
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

DEVELOPMENT DATA

SITE AREA:	4.4876 ACRES (195,479 S.F.)	GENERAL NOTES:
BUILDING HEIGHT:	CURRENT: R-MH ALLOWED: 45 FEET PROVIDED: 45 FEET	1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
DENSITY:	ALLOWED: 50.00 DU/ACRE PROPOSED: 30.08 DU/ACRE	2. 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 (2428), CURB AND GUTTER (2417A).
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"	3. 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 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 45,883 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	1,188	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											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	4	135

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

LEGEND

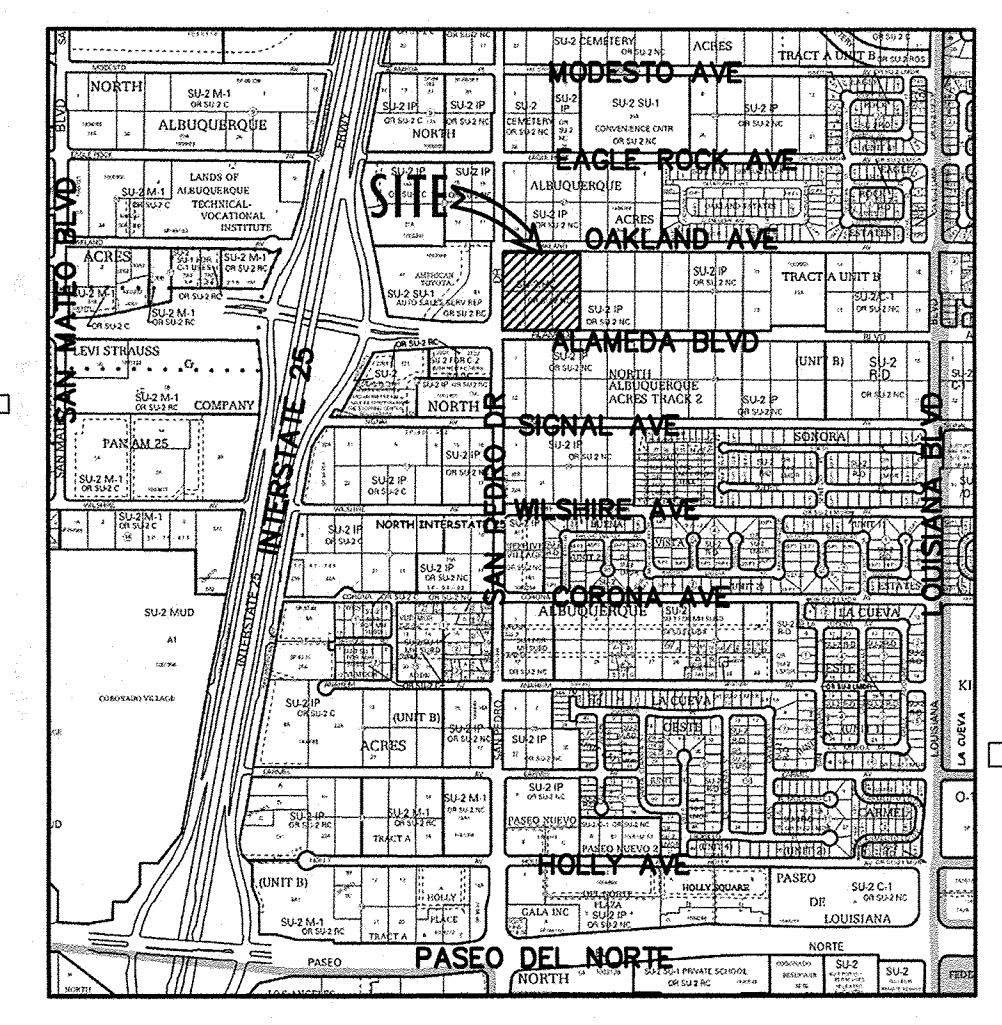
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⬢ No. OF PARKING SPACES
No. OF COVERED SPACES
- ♿ ACCESSIBLE PARKING UNIT
ANSI TYPE 'A' DWELLING UNIT
- ⦿ FIRE HYDRANT

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.

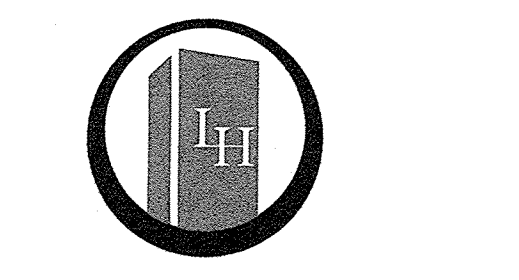
BUILDING AREAS:

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

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ORB
Architecture, LLC
WorldHQ@ORBArch.com



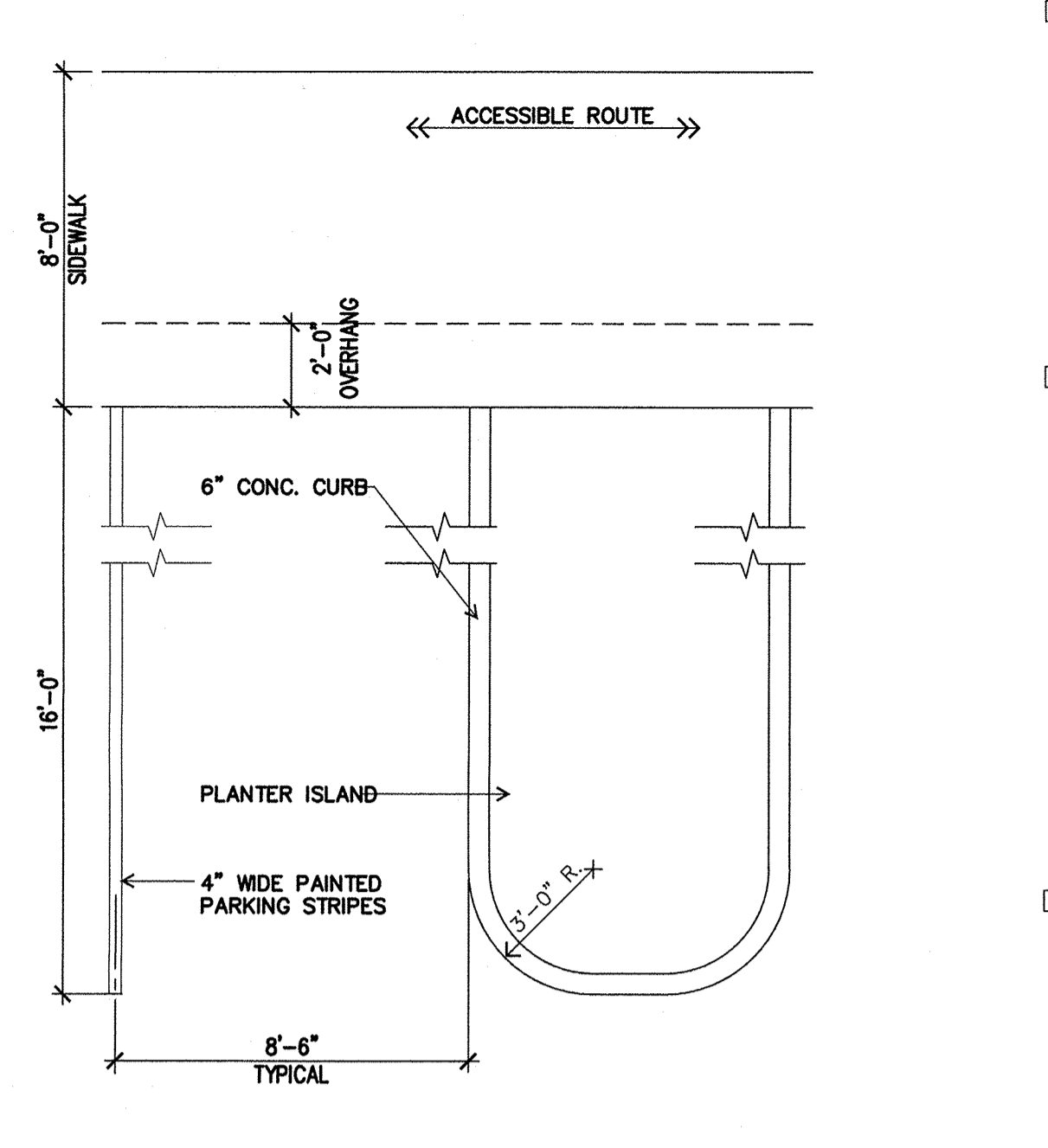
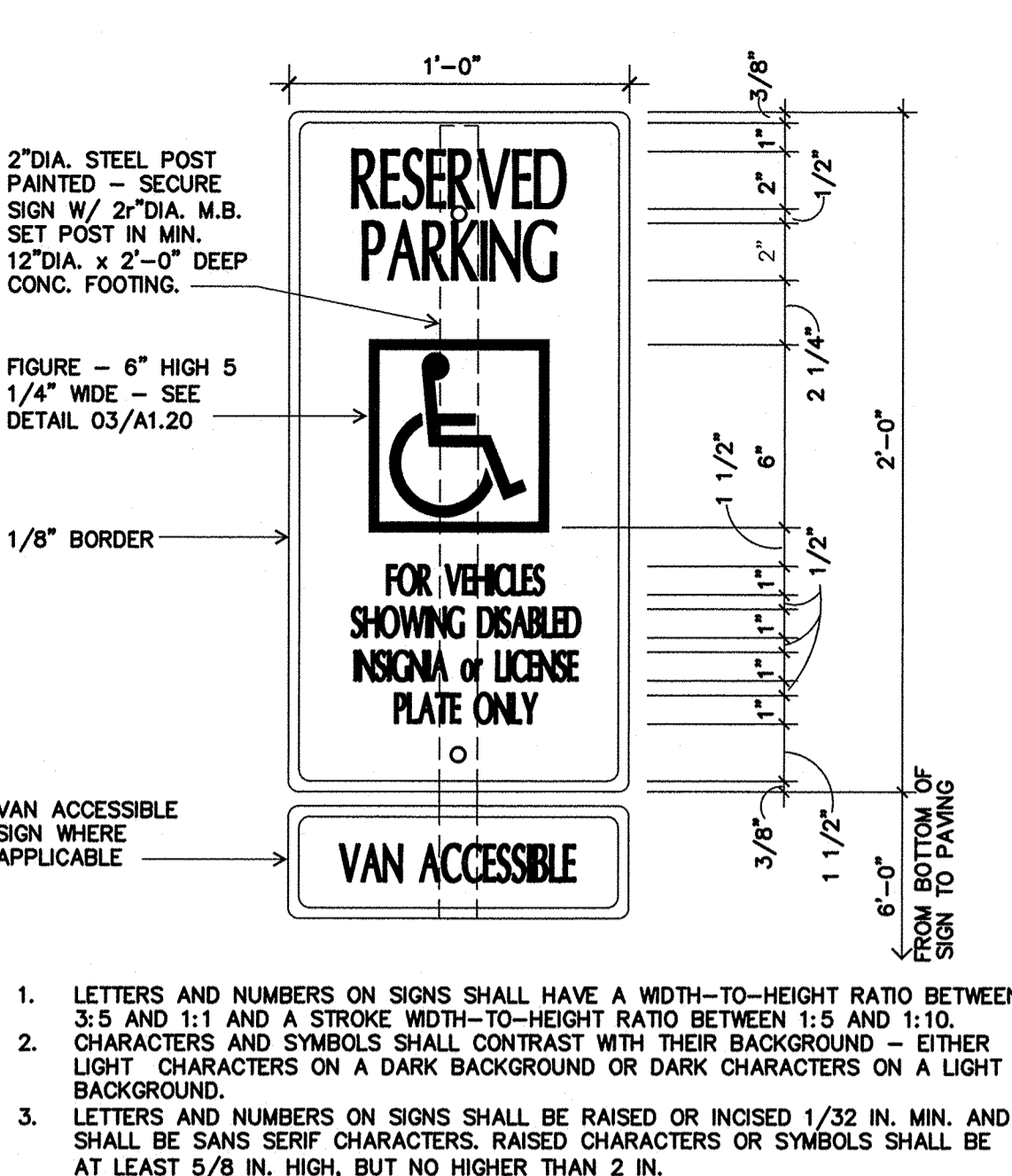
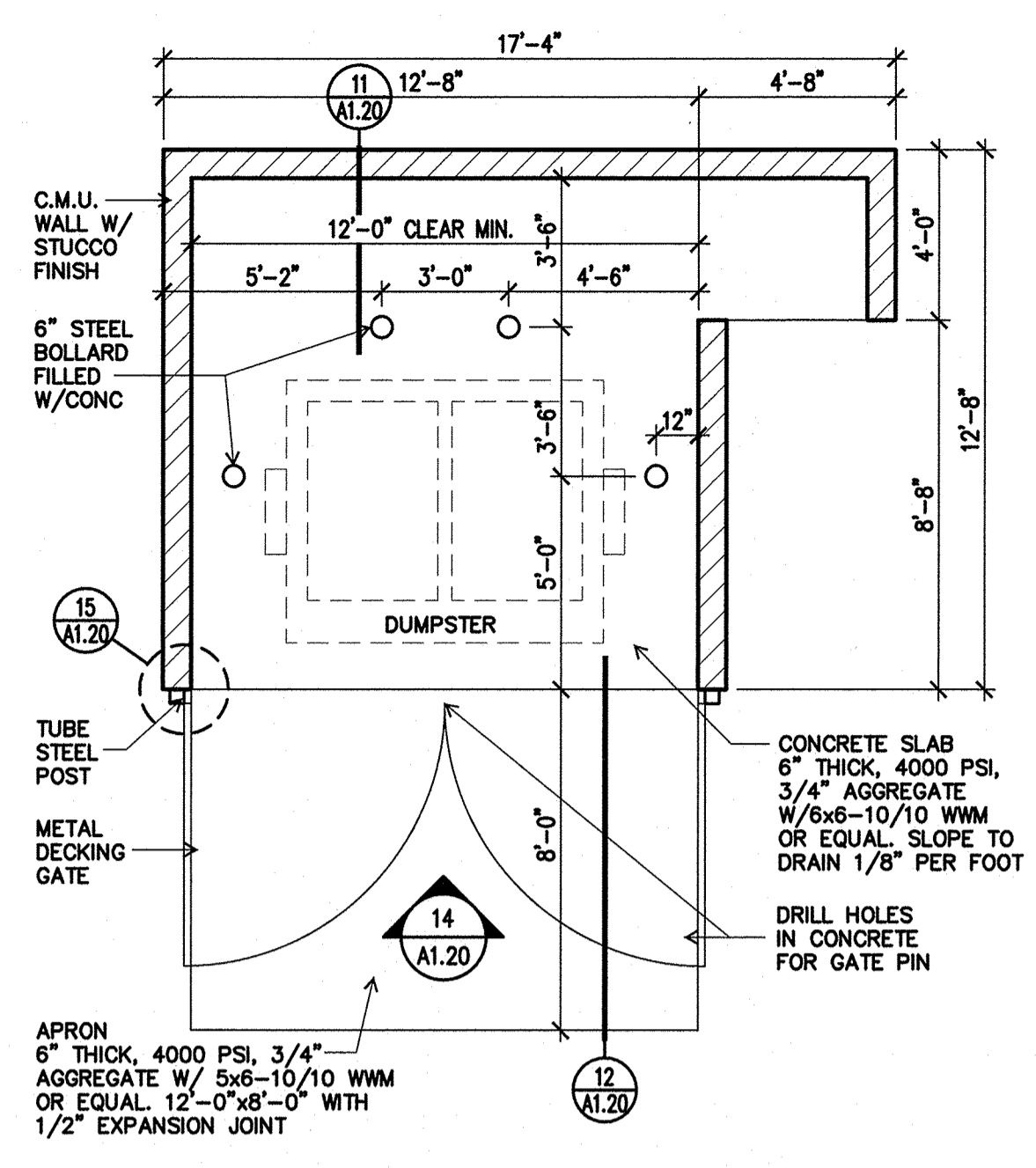
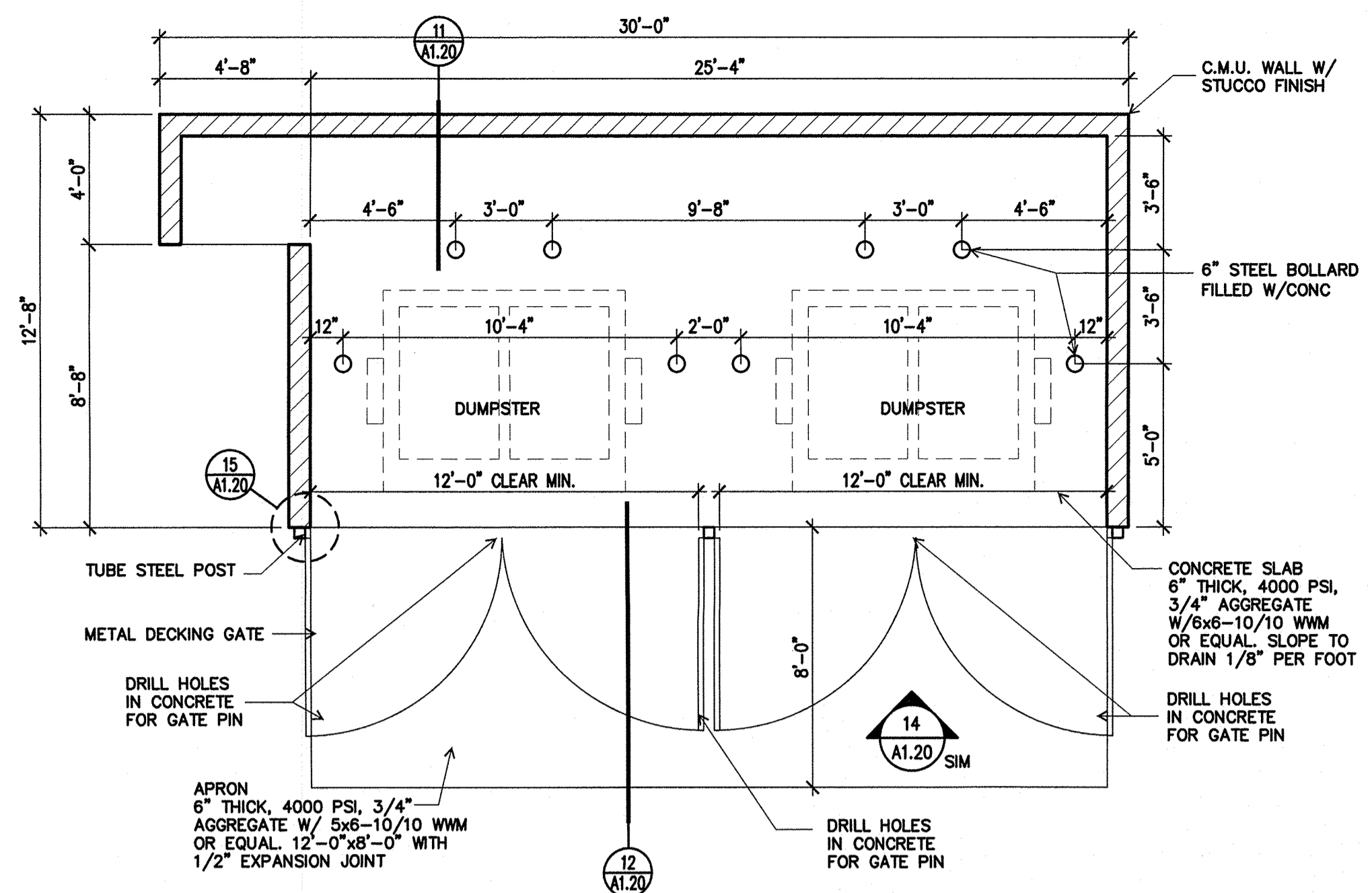
PARKING SPACE REQUIREMENTS

	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		86
CARPORT PARKING PROVIDED		76
GARAGE PARKING PROVIDED		69
Total Parking Provided		231
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

DATE: JUNE 13, 2018 ORB # 17-219

A1.10

SITE PLAN FOR BUILDING PERMIT

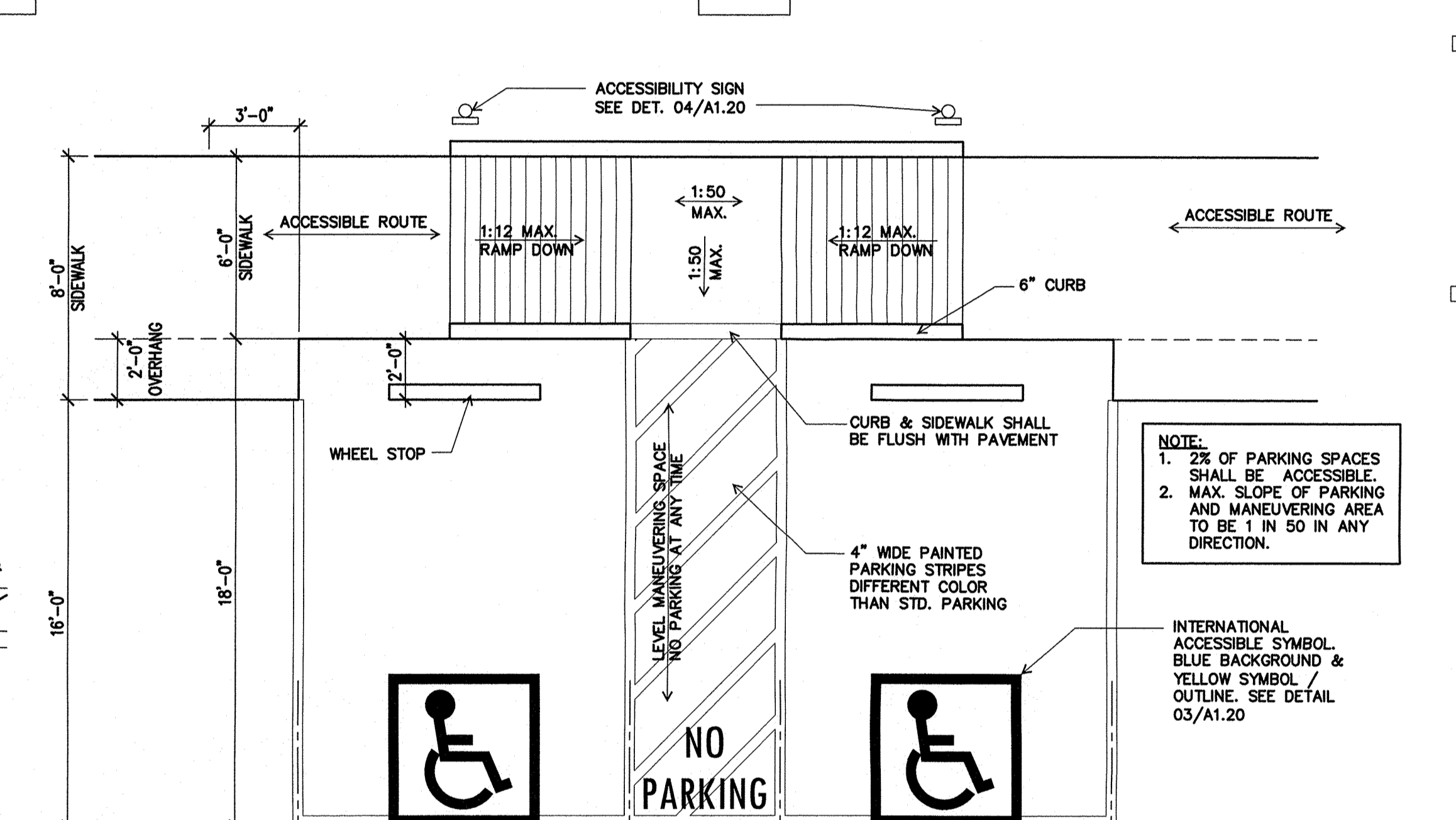
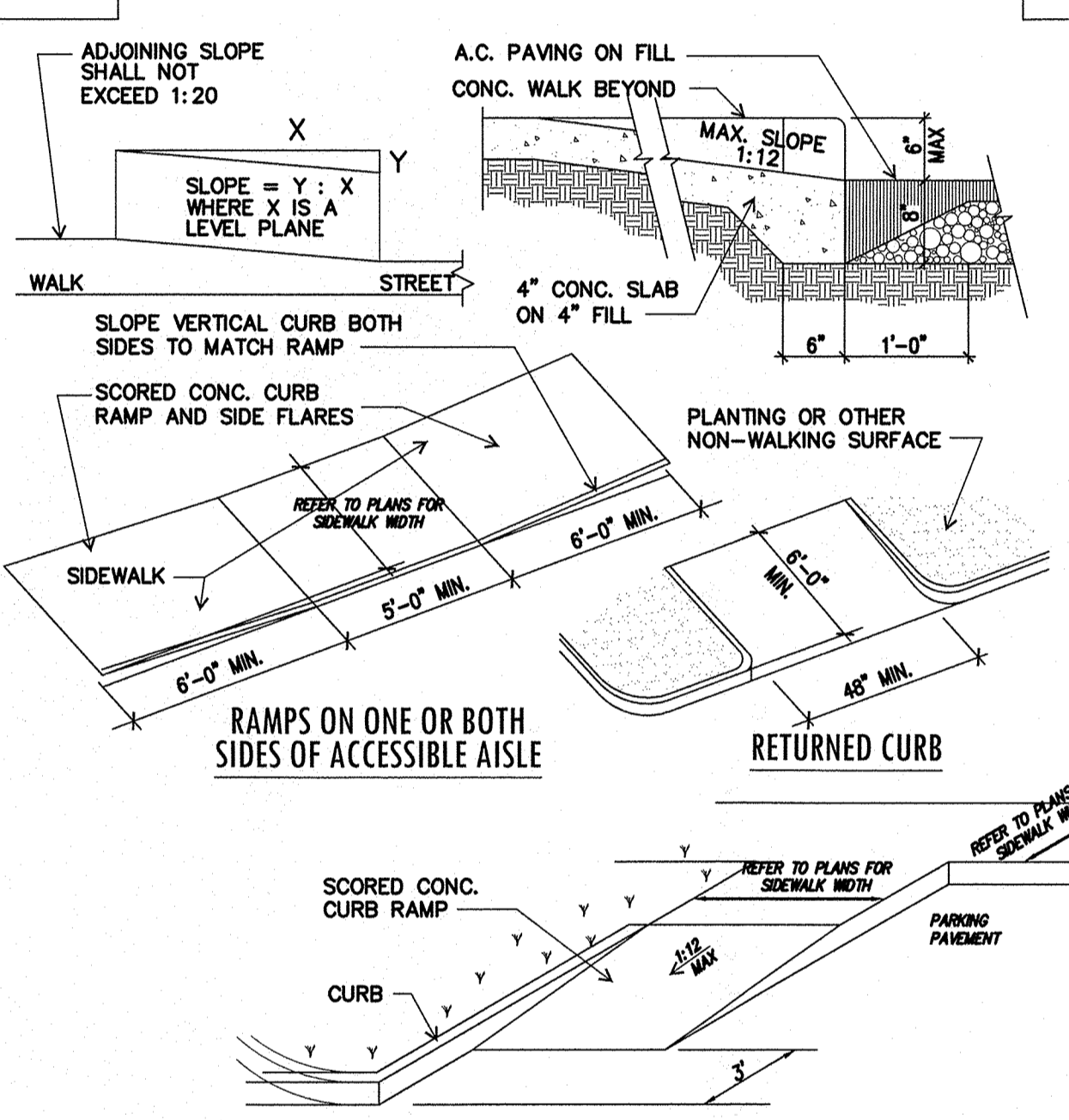
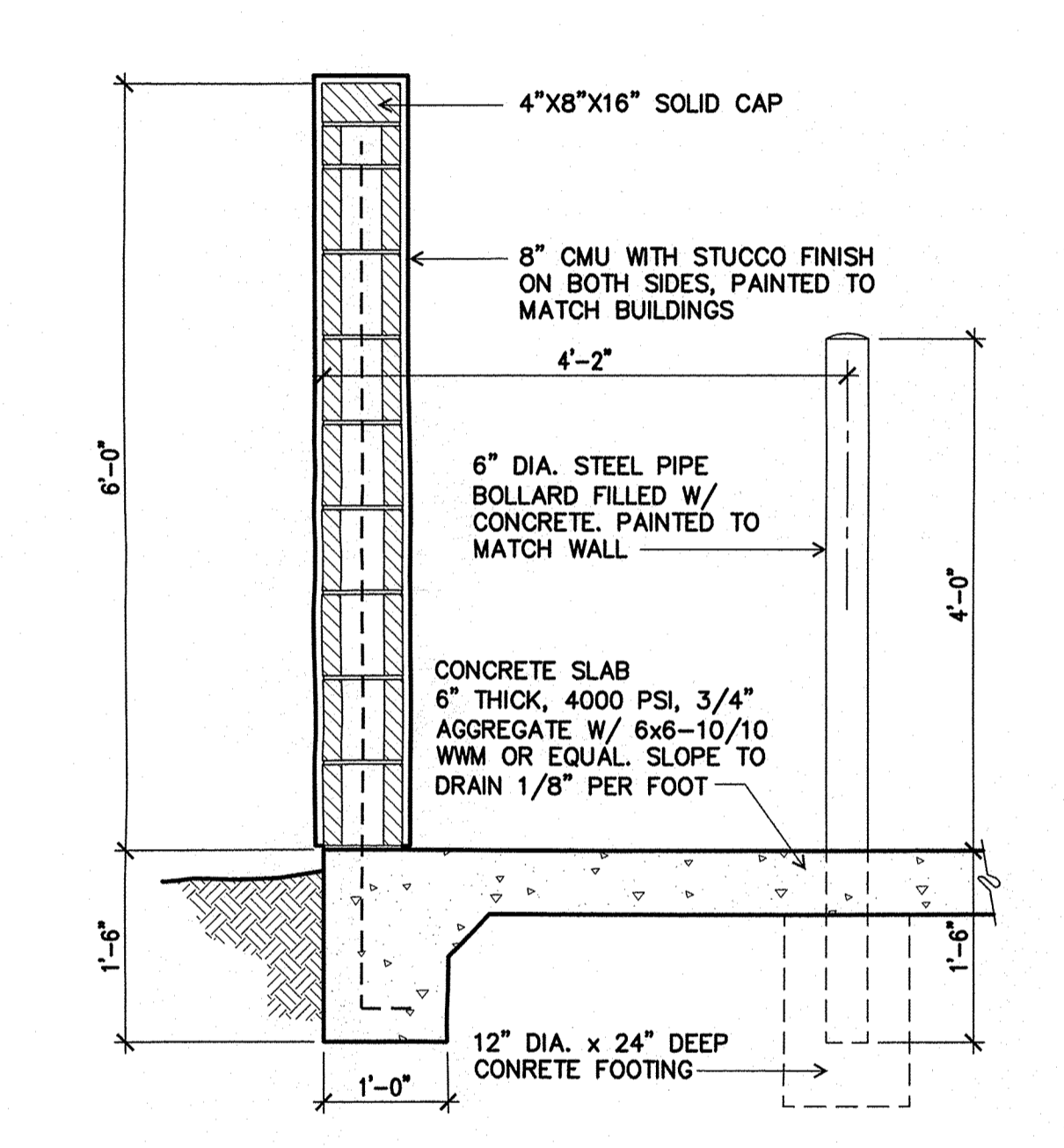
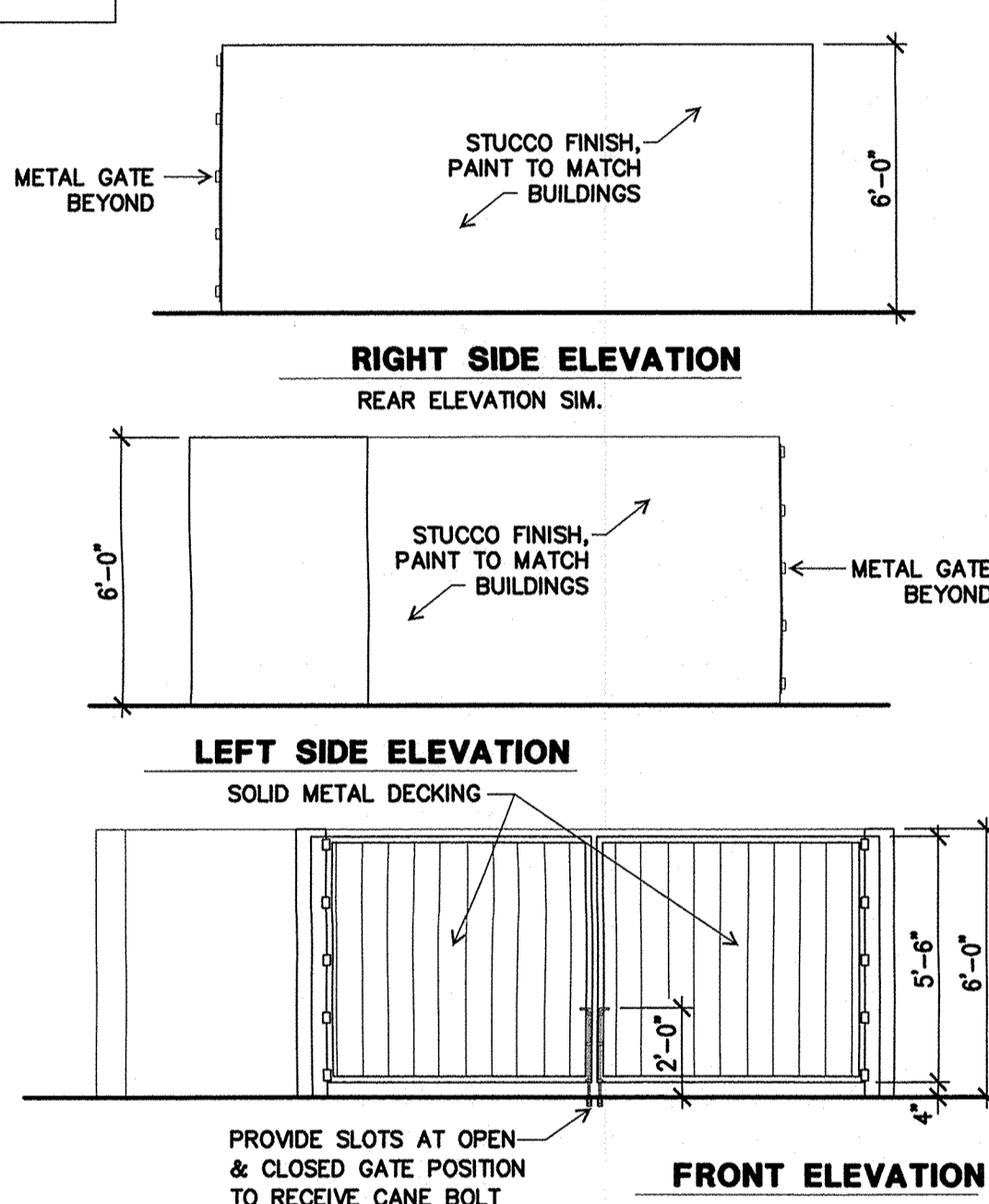


13 DOUBLE TRASH ENCLOSURE PLAN

07 SINGLE TRASH ENCLOSURE PLAN

04 ACCESSIBLE PARKING SIGN

01 TYPICAL PARKING STALL WITH ISLAND

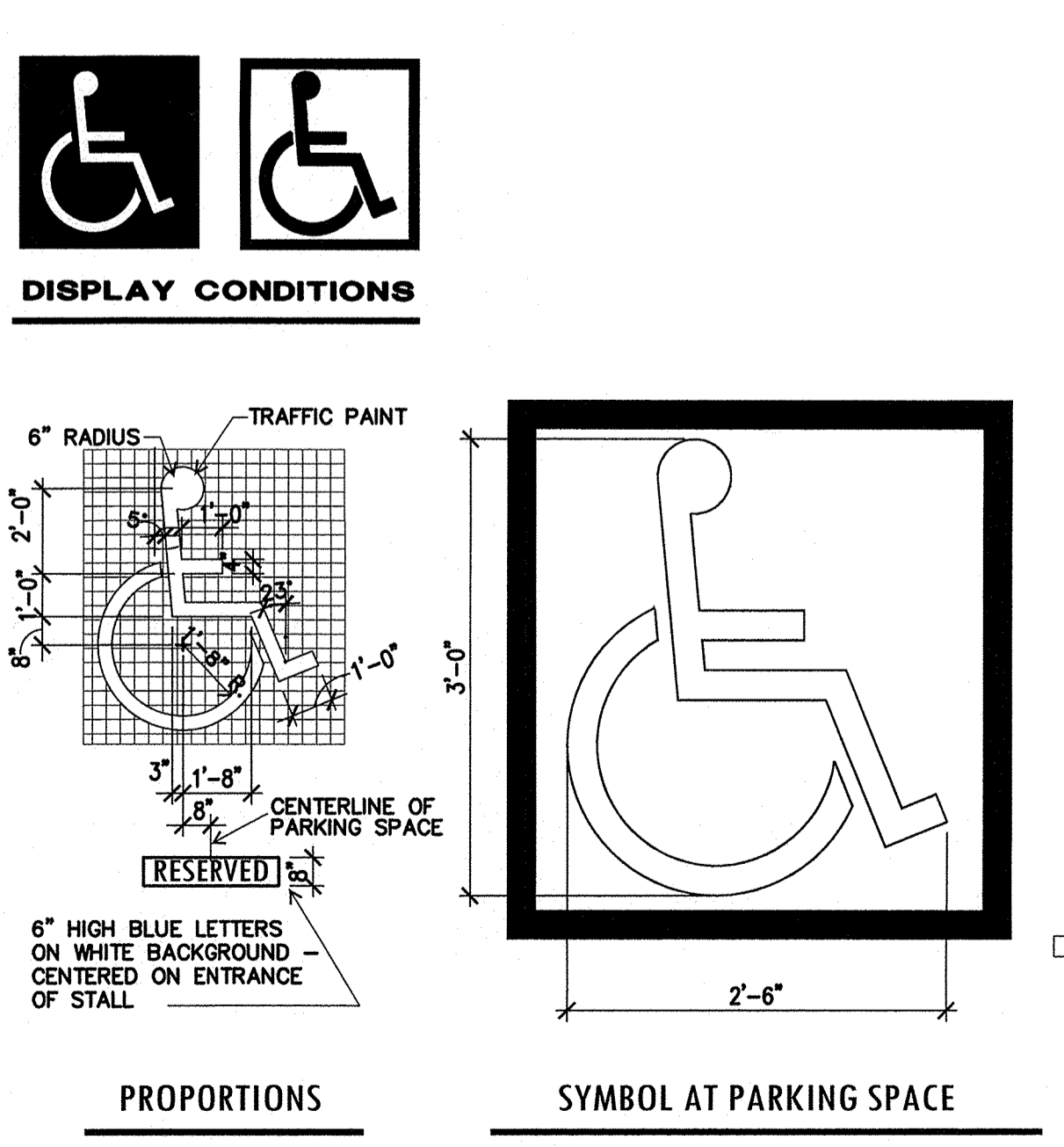
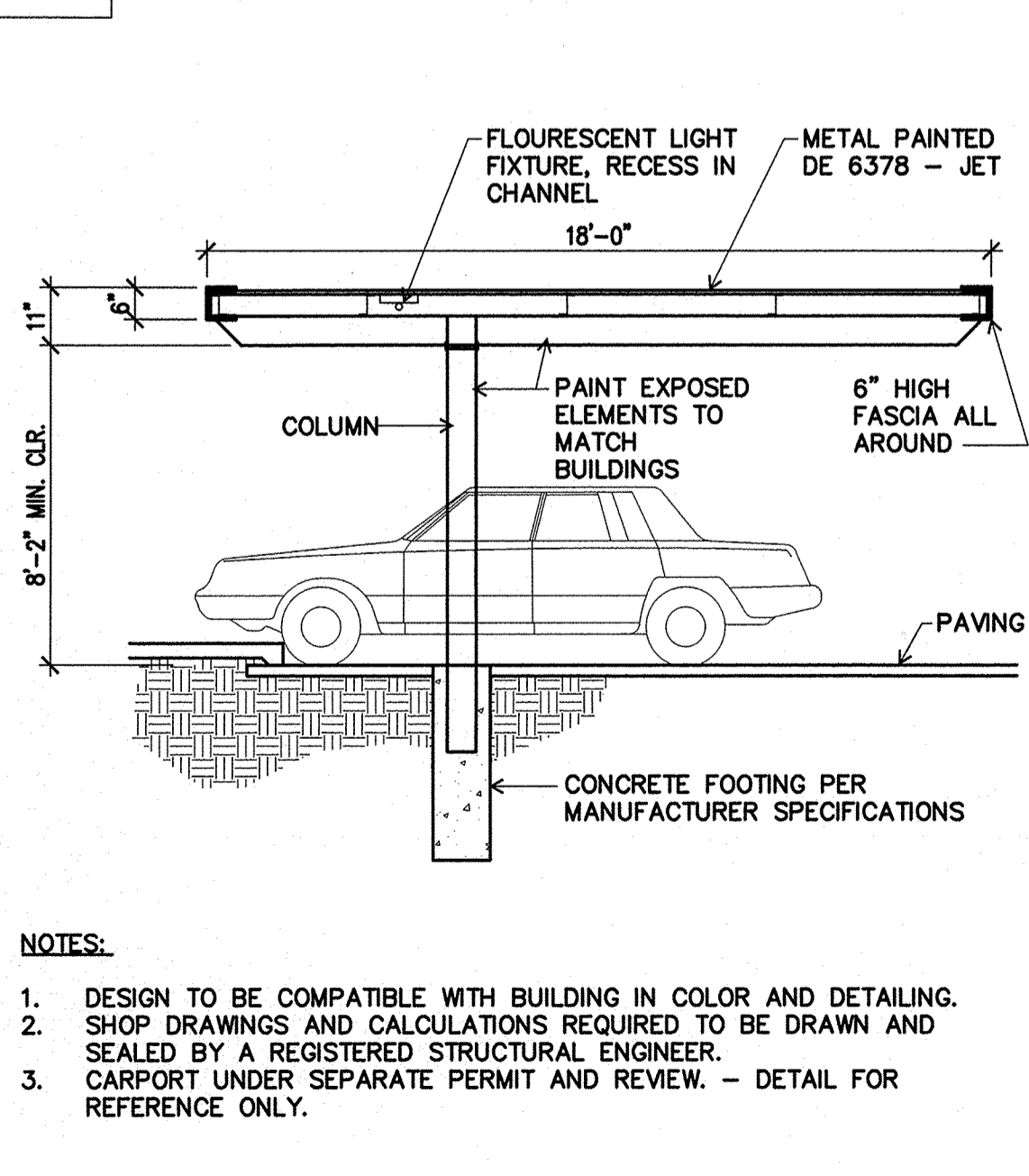
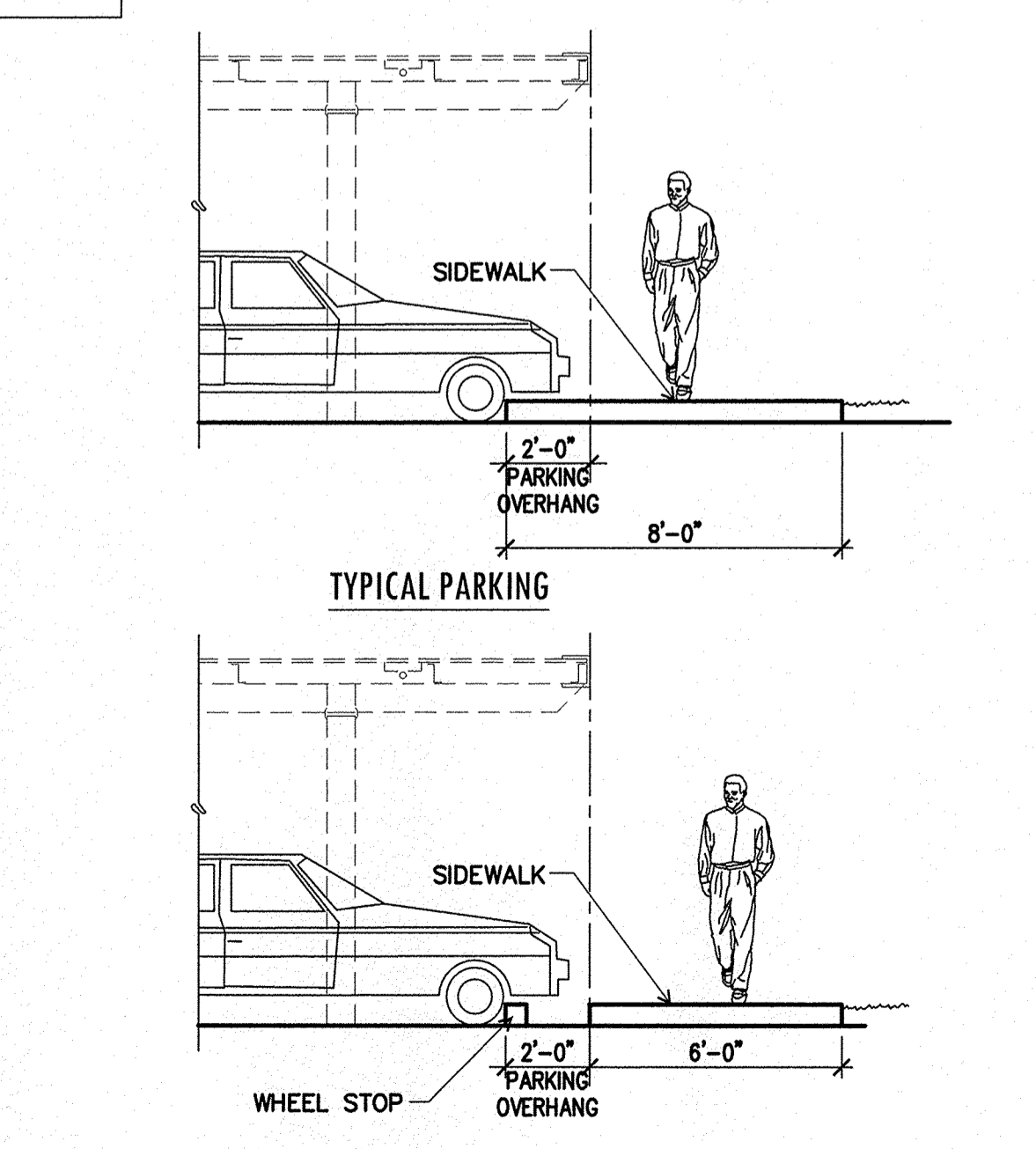
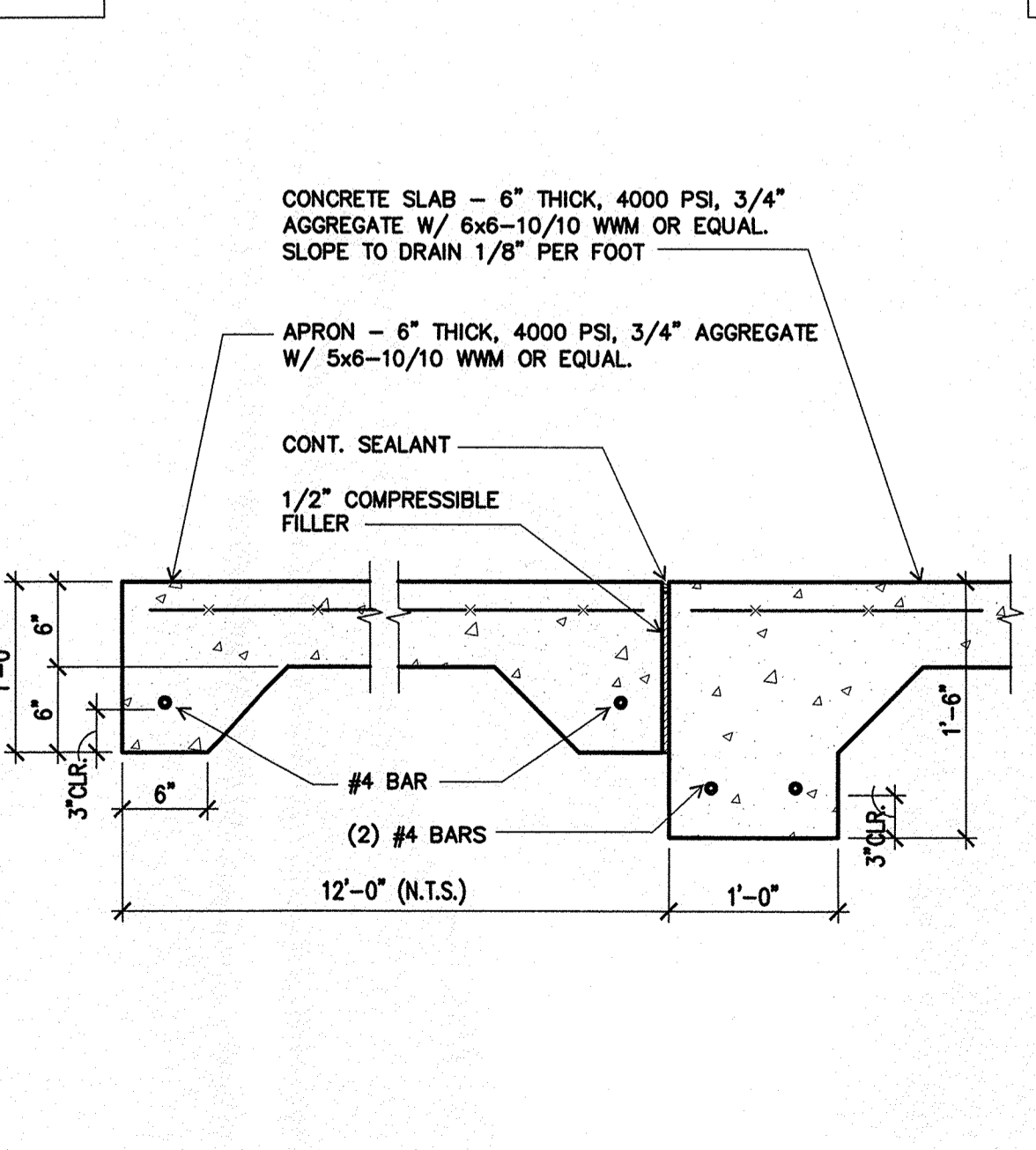
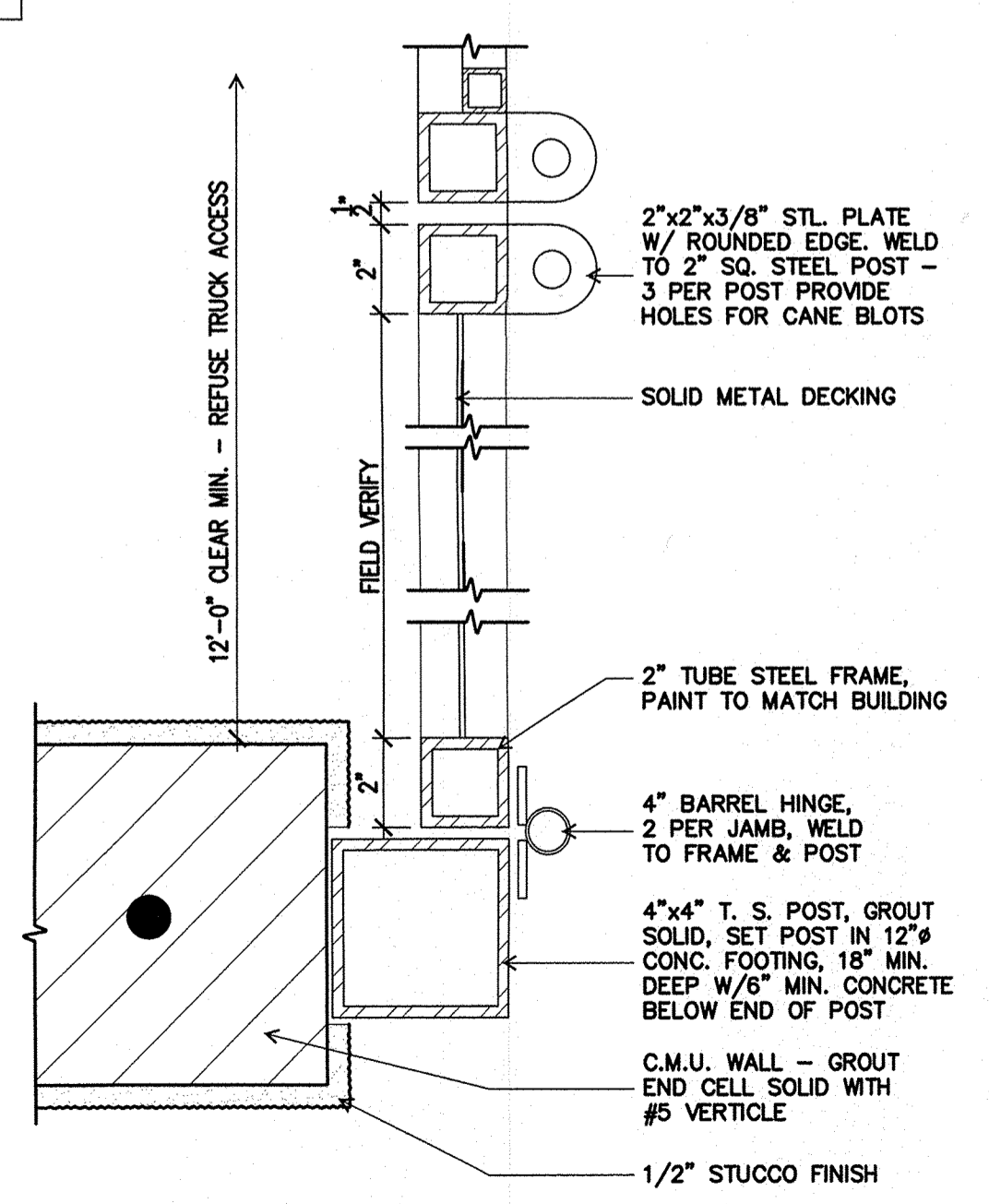


14 REFUSE ENCLOSURE ELEVATIONS

11 TRASH ENCLOSURE WALL

08 TYPICAL ACCESSIBLE RAMP

05 TYPICAL ACCESSIBLE PARKING STALL



15 TRASH ENCLOSURE GATE

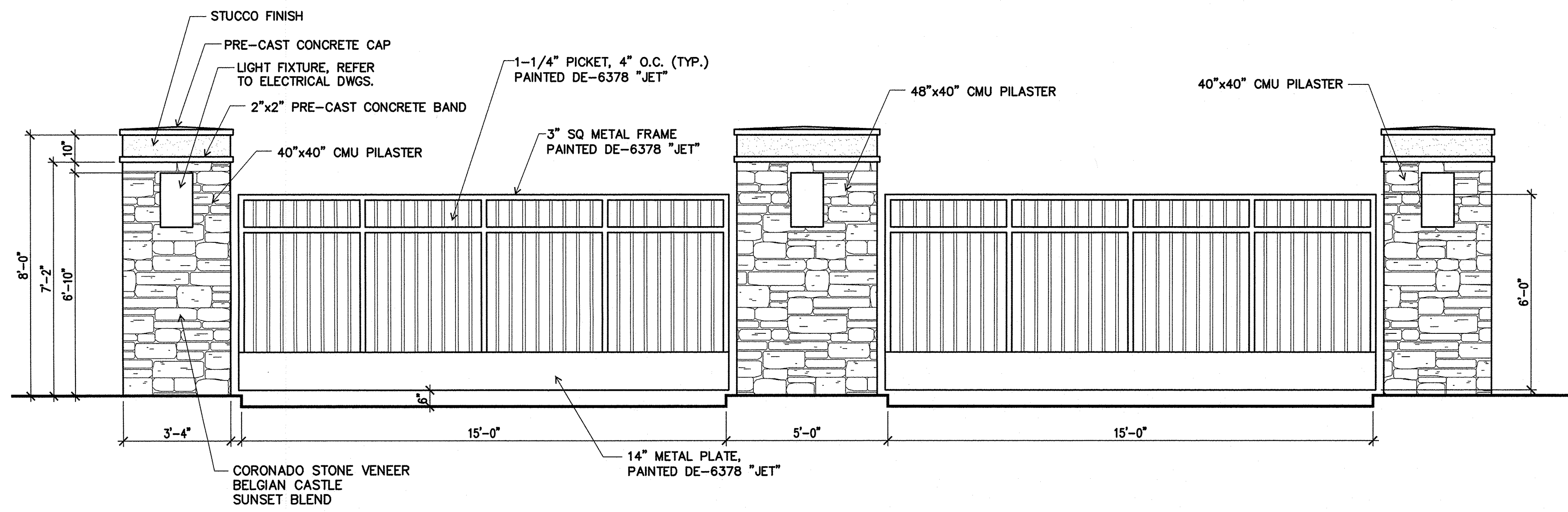
12 REFUSE ENCLOSURE SLAB JOINT

09 SIDEWALK AT PARKING

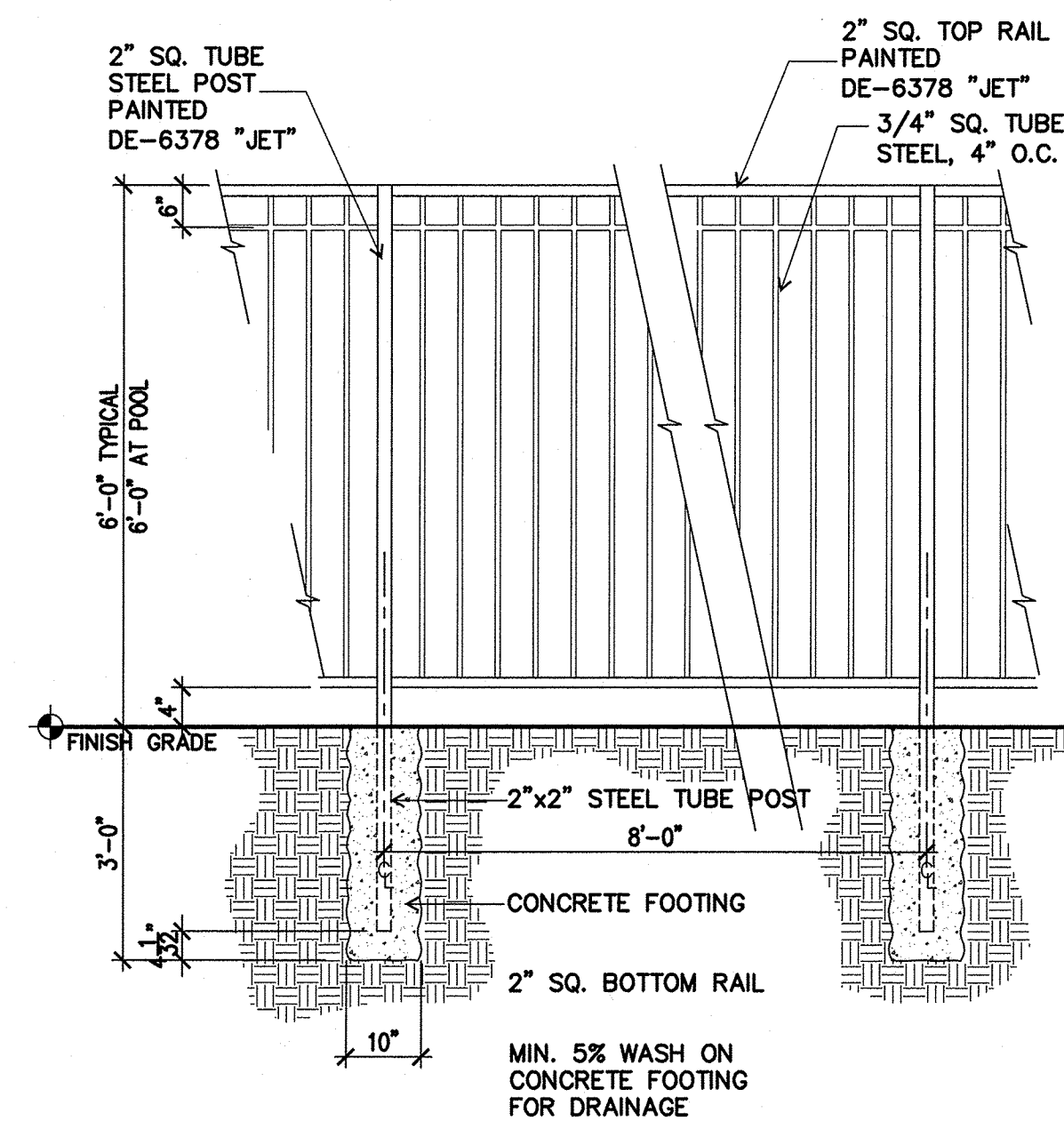
06 CARPORT DETAIL

03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

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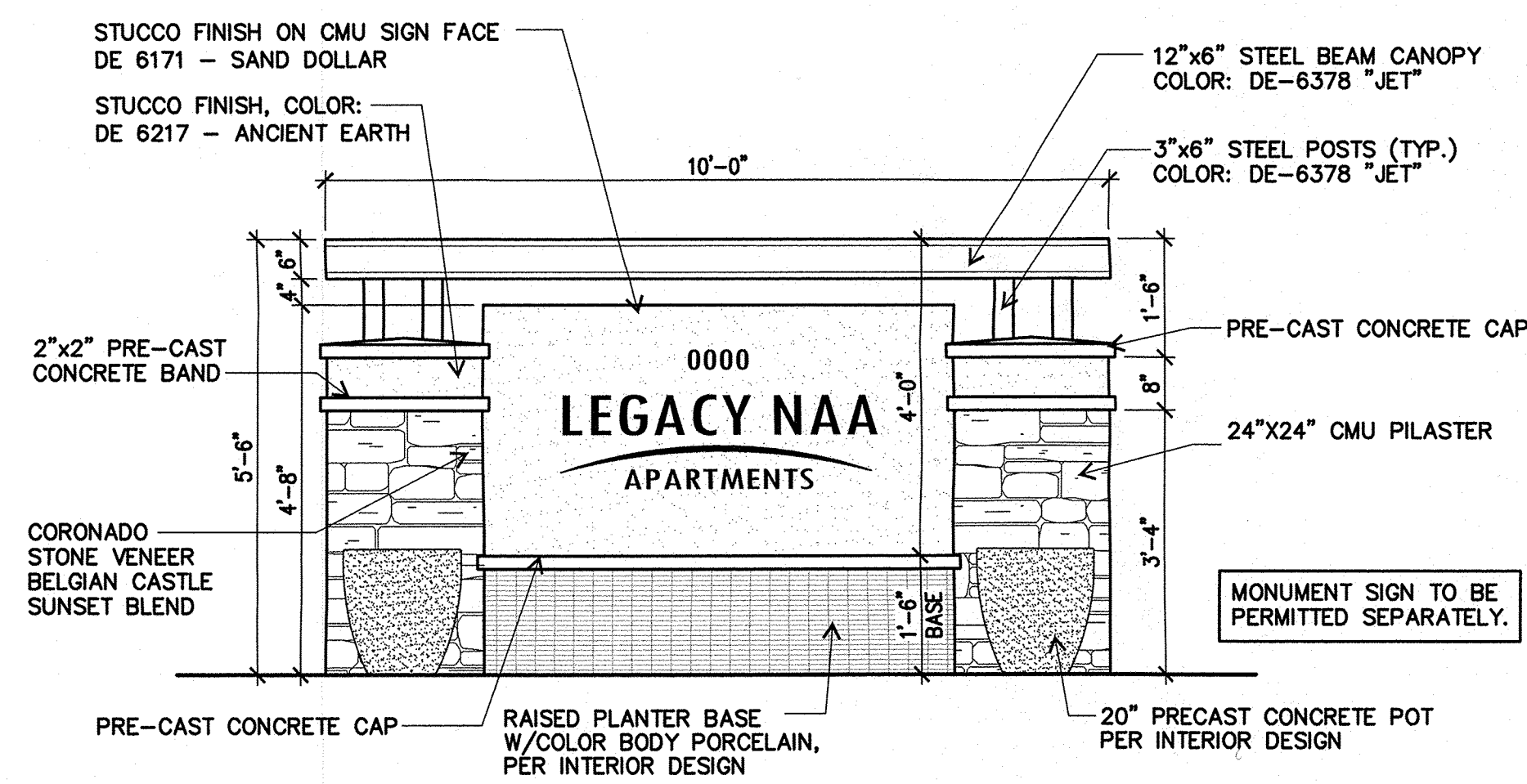
28 ALAMEDA BLVD. VEHICULAR ENTRY GATE



19 TUBULAR STEEL FENCE

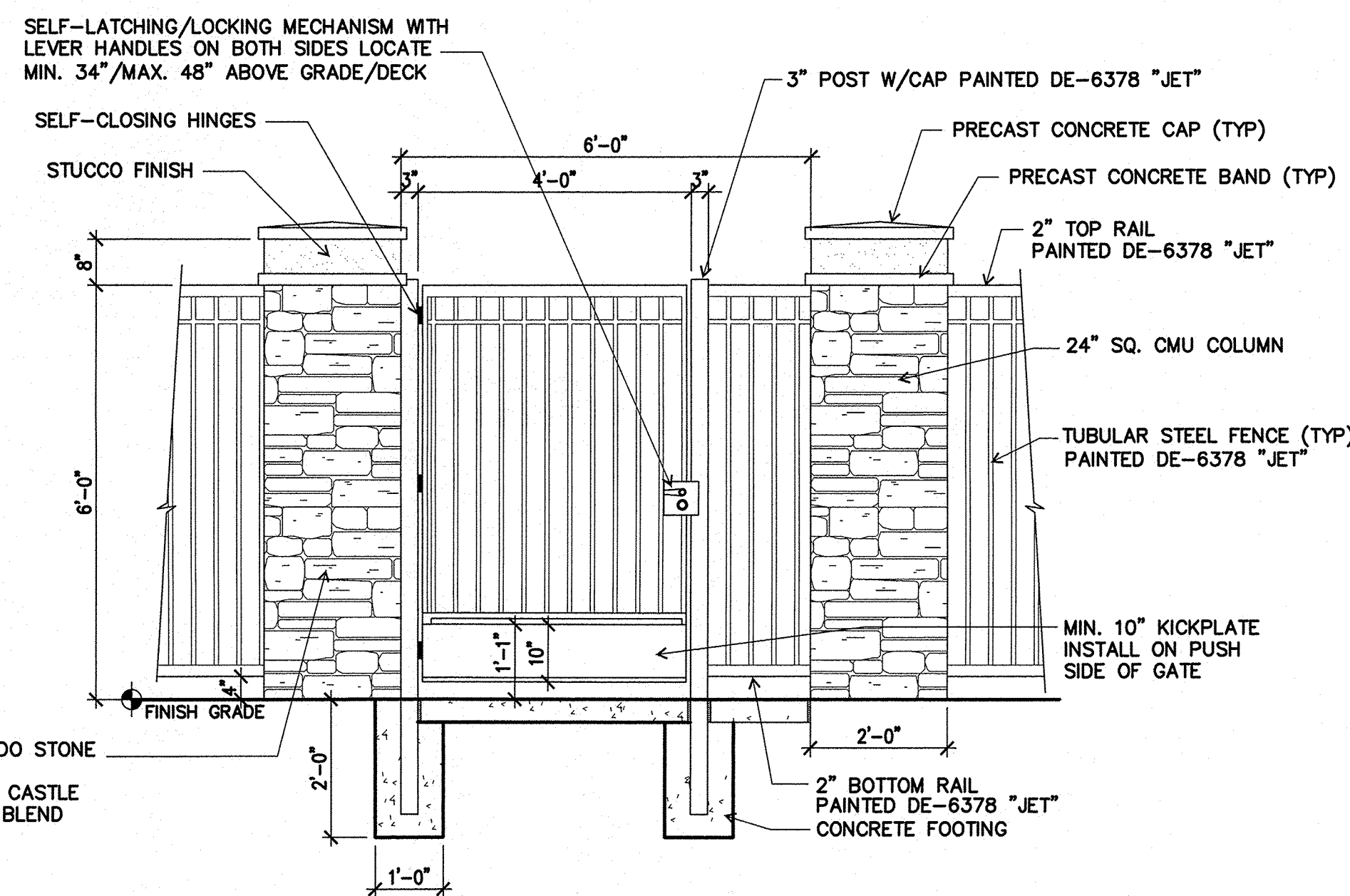
SCALE: 3/8" = 1'-0"

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



29 MONUMENT SIGN AT ALAMEDA DRIVE - ELEVATION

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

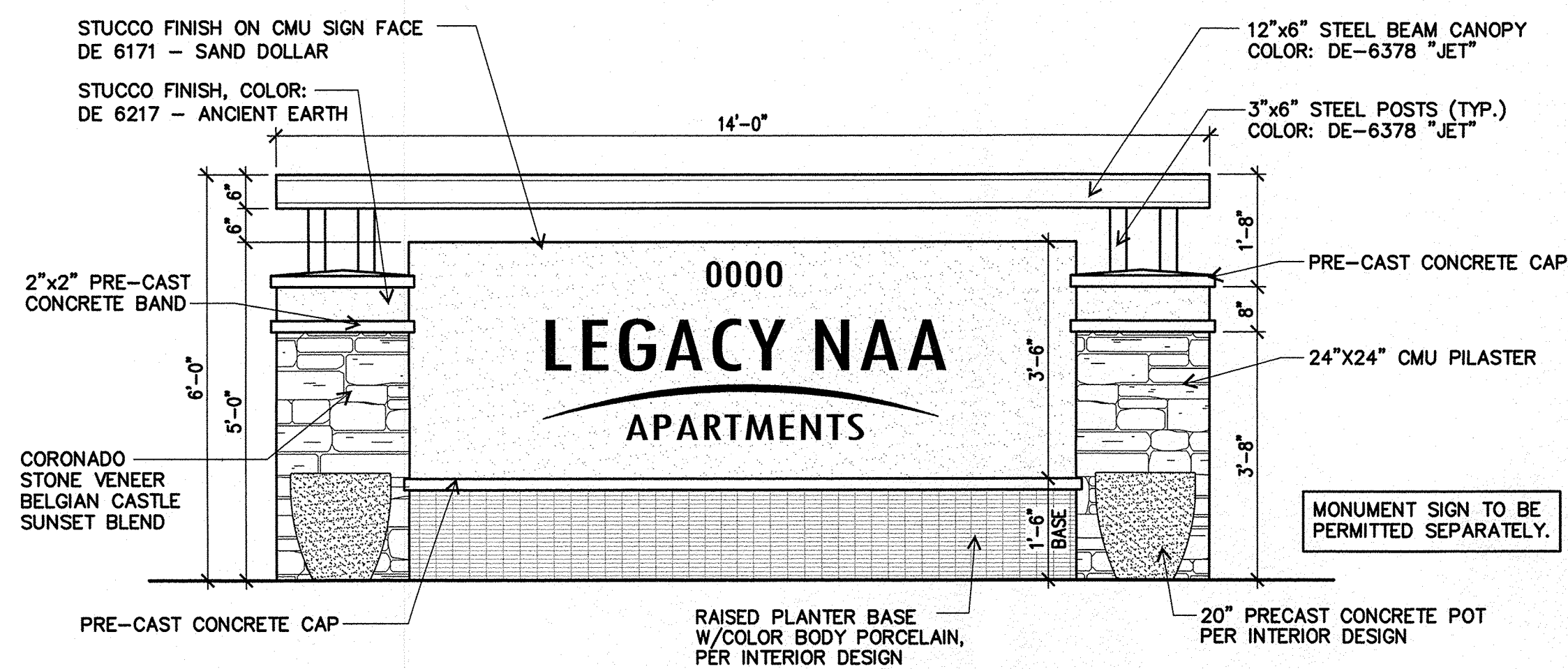


23 PEDESTRIAN ENTRY GATE

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

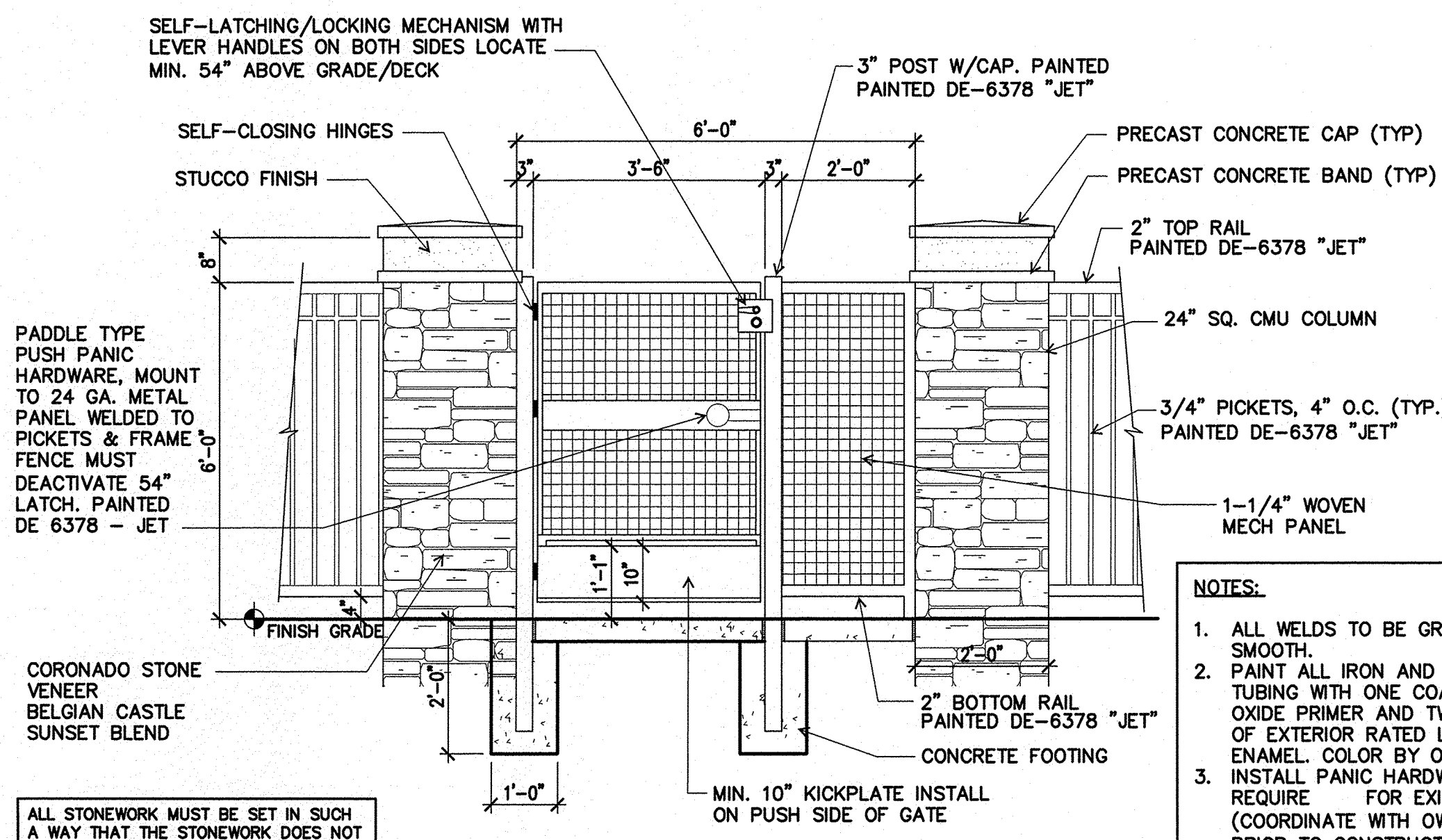
17 PILASTER AT CMU/TUBULAR COMBO FENCE

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



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

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



24 PEDESTRIAN ENTRY GATE AT POOL FENCE

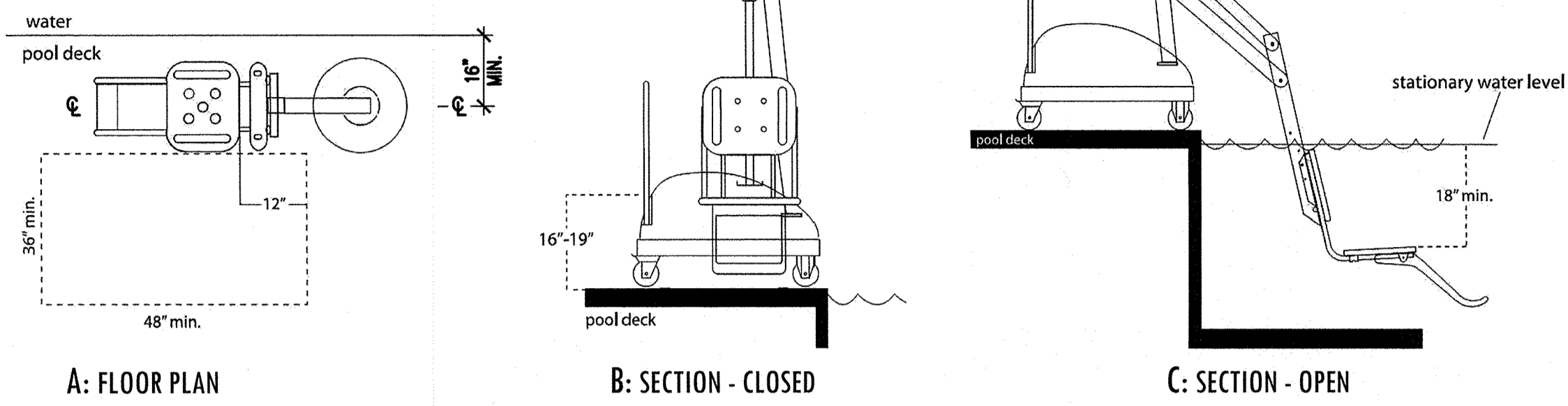
SCALE: 1/2" = 1'-0"

18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

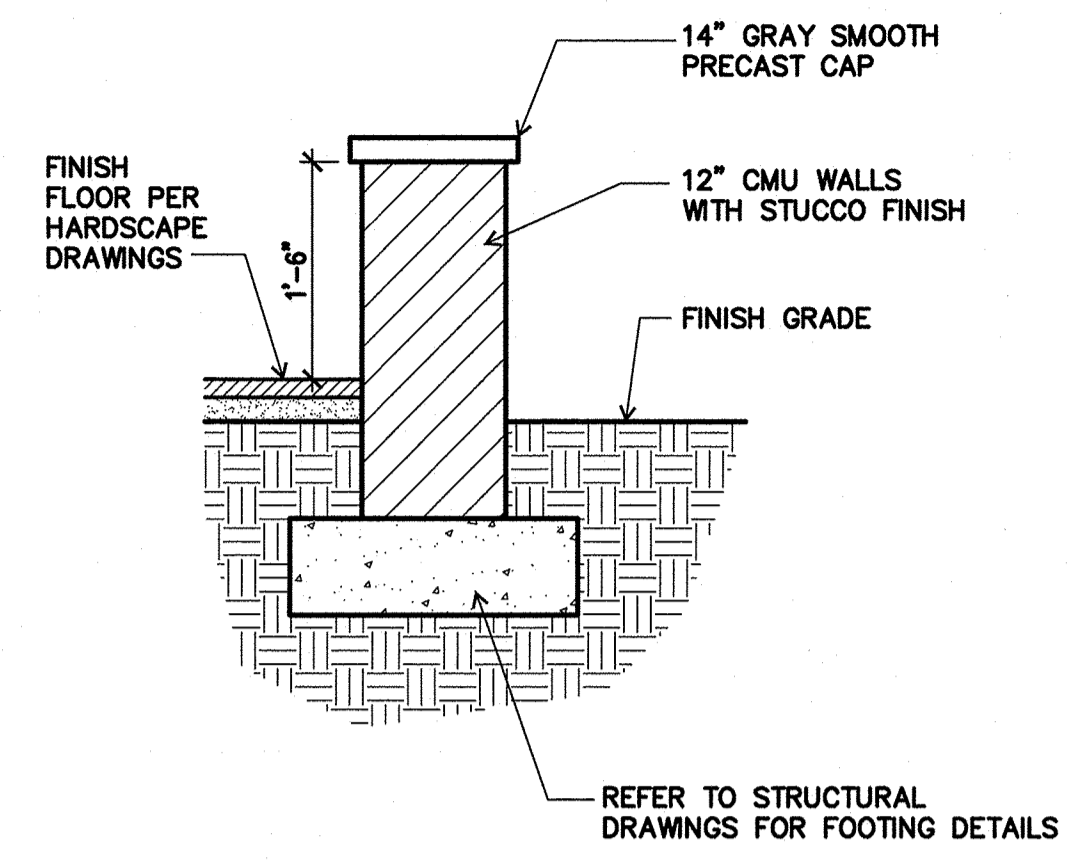
SCALE: 3/8" = 1'-0"

- 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.

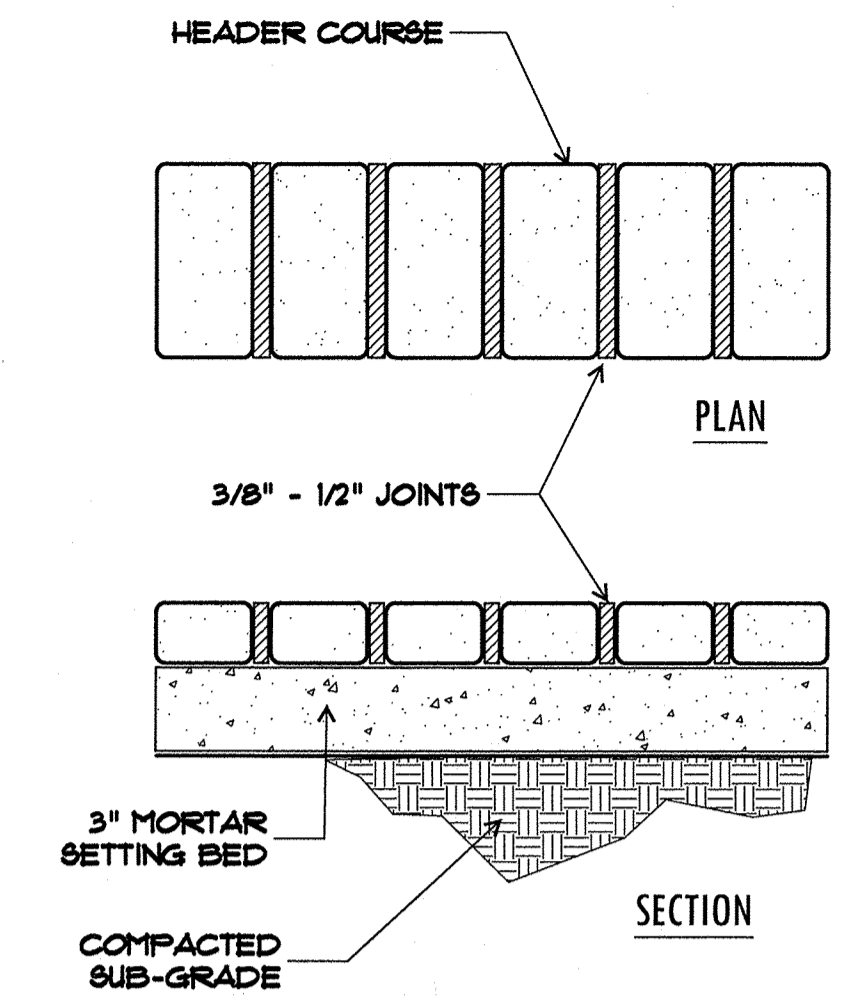
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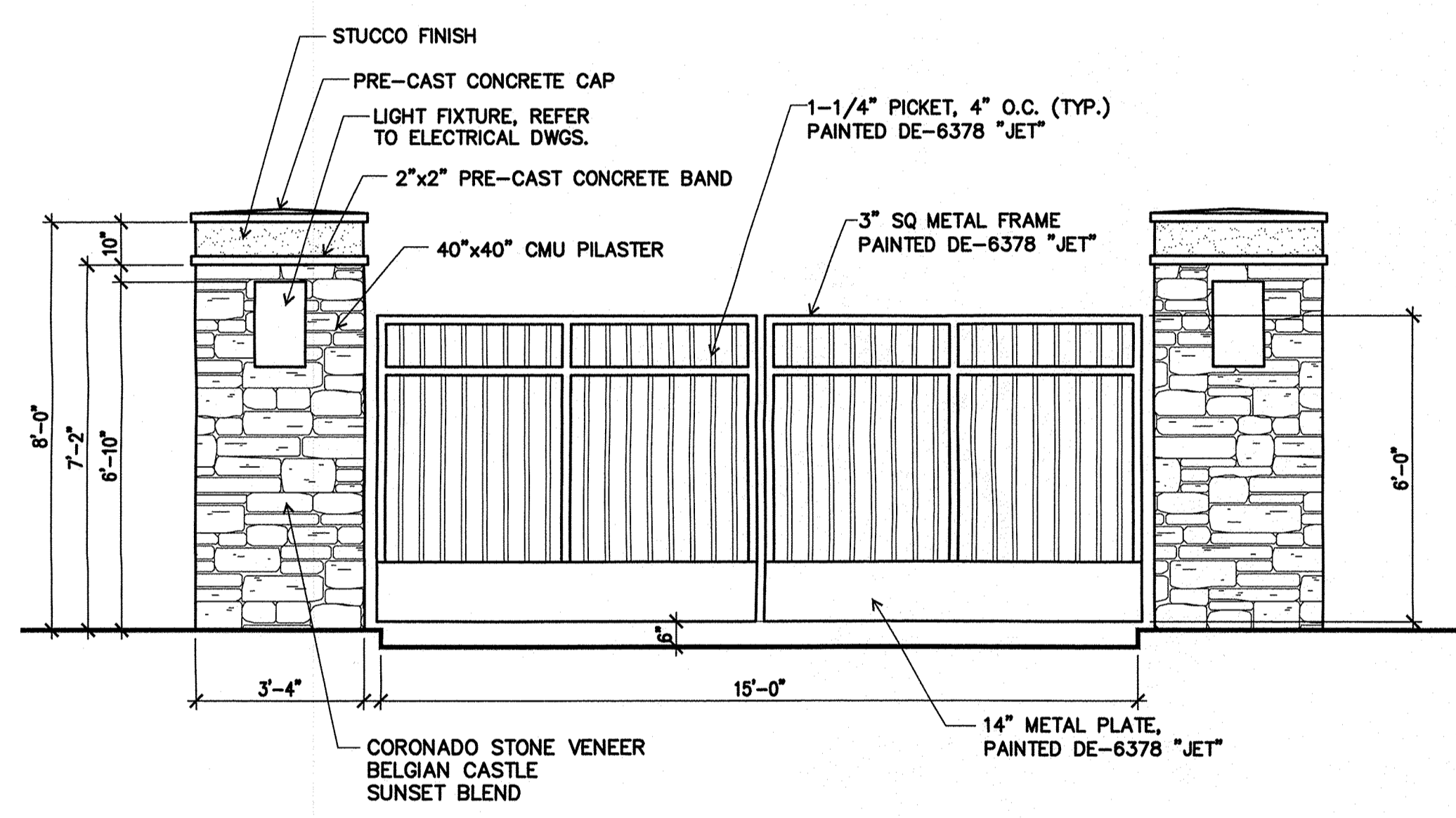
43 POOL LIFT NOT TO SCALE



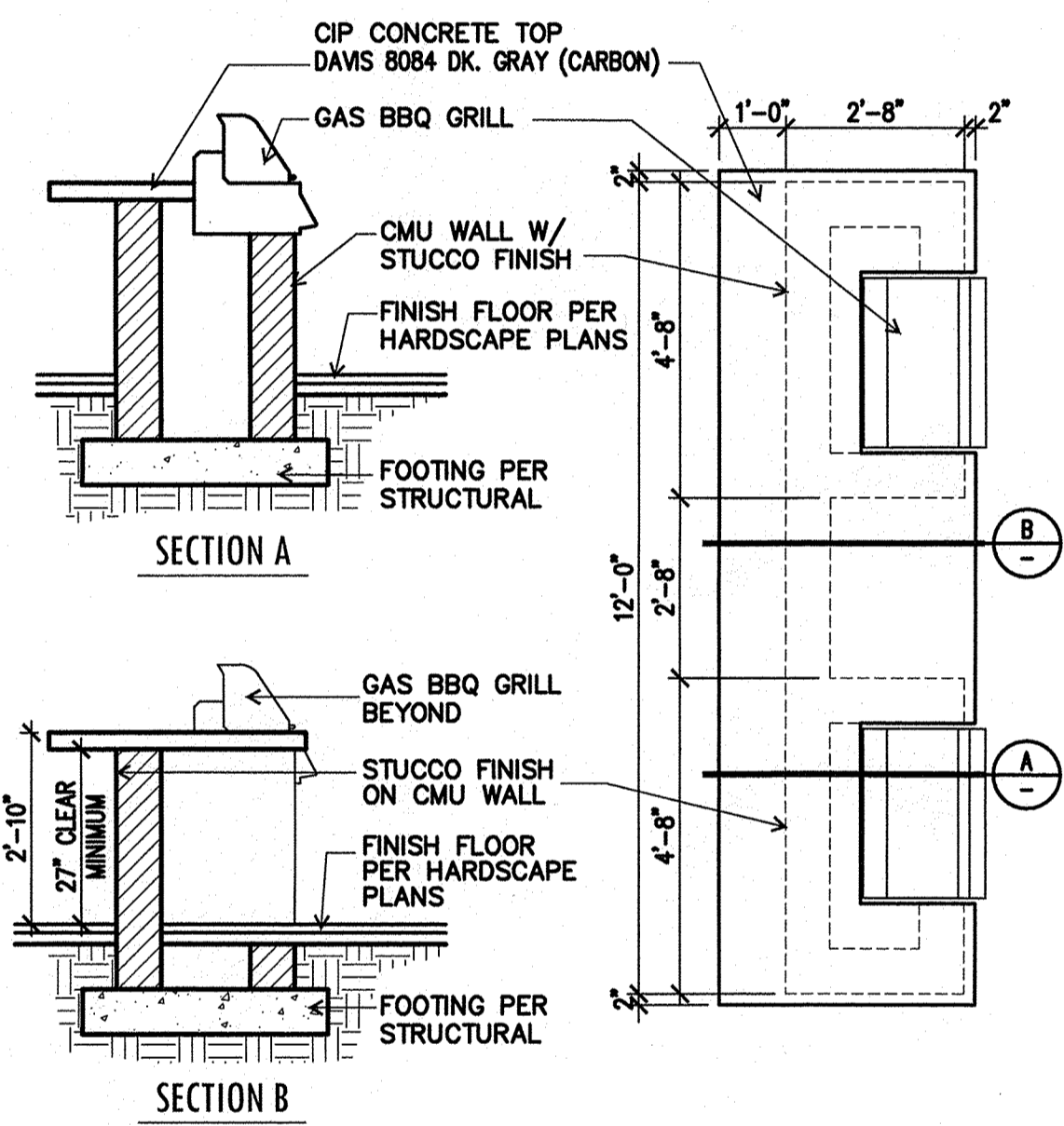
37 SEAT WALL SCALE: 3/4" = 1'-0"



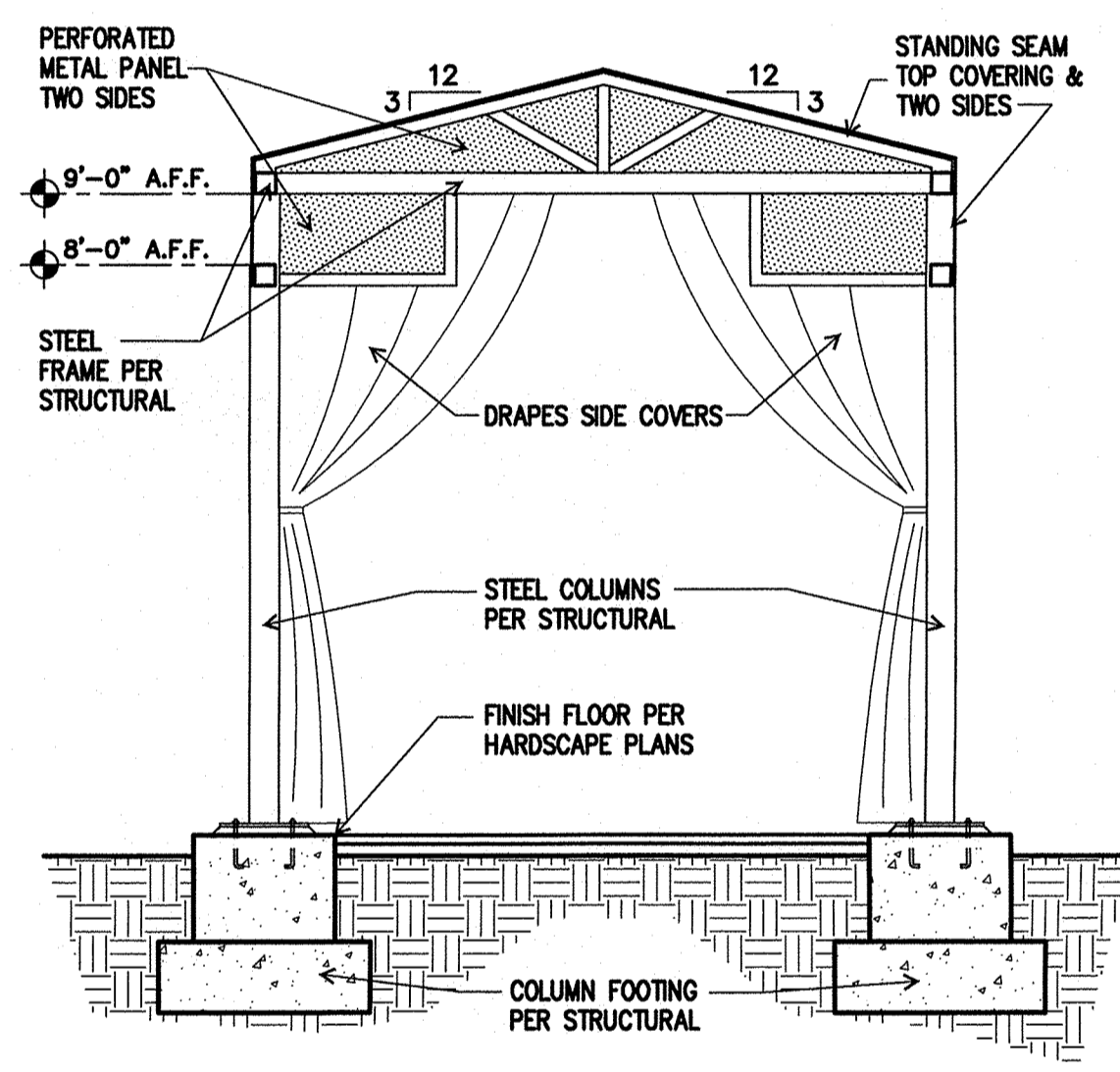
31 PAVER HEADER NOT TO SCALE



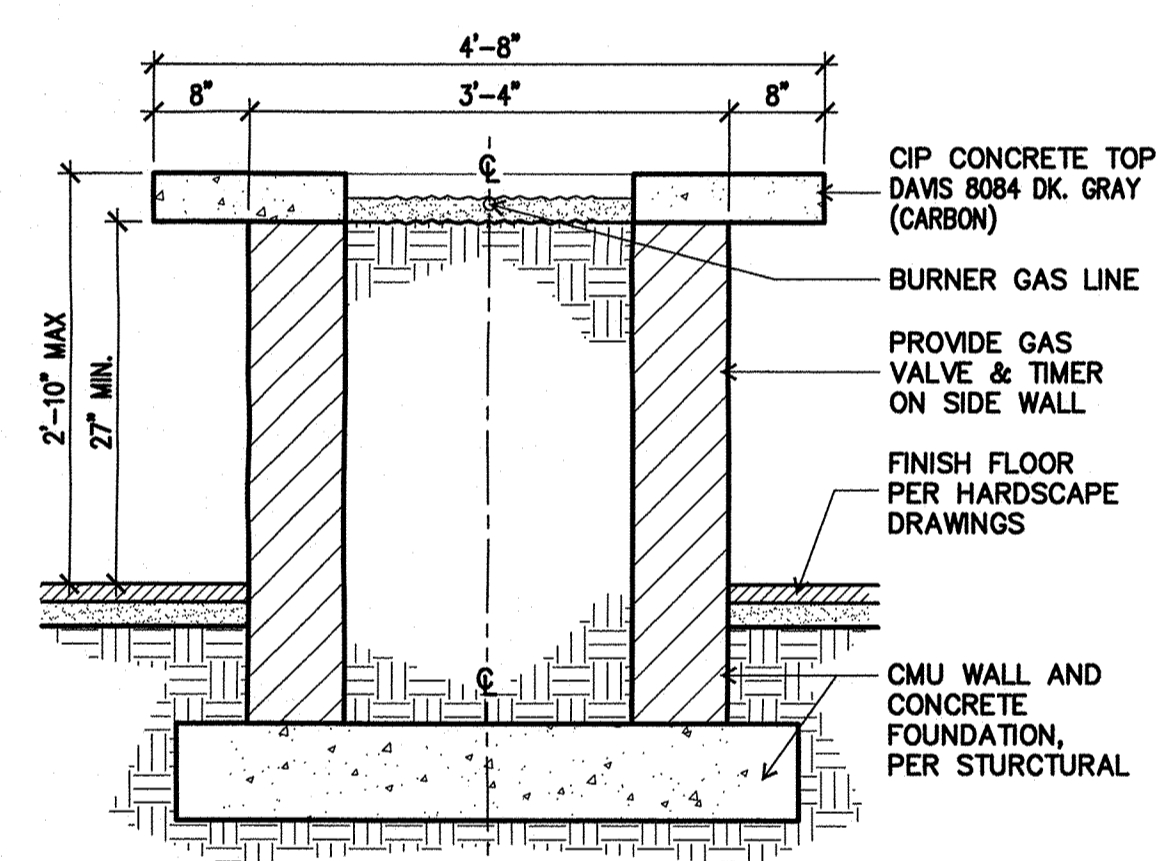
44 OAKLAND AVENUE VEHICULAR ENTRY GATE SCALE: 3/8" = 1'-0"



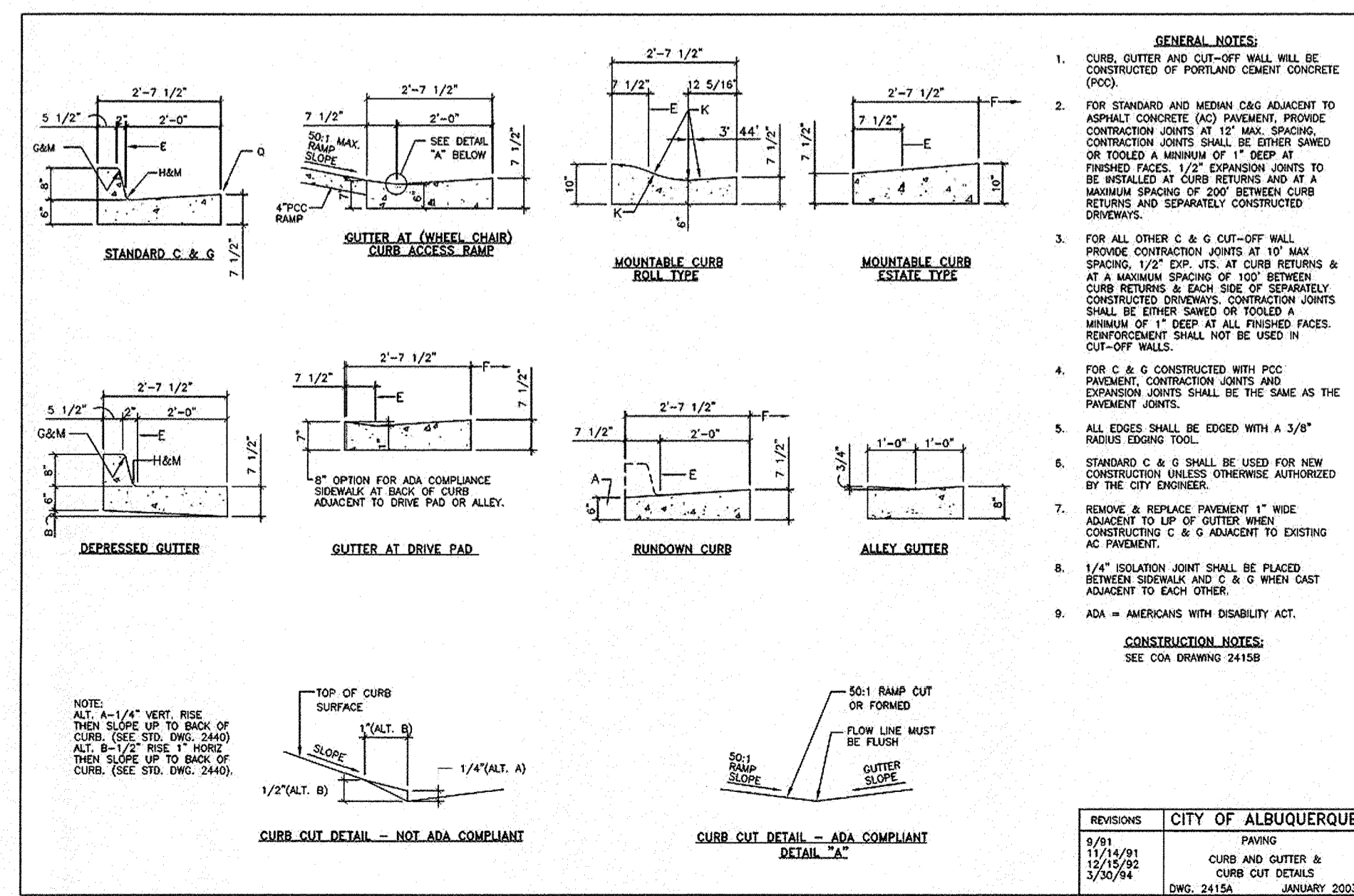
38 GAS GRILLS AT RAMADAS SCALE: 3/8" = 1'-0"



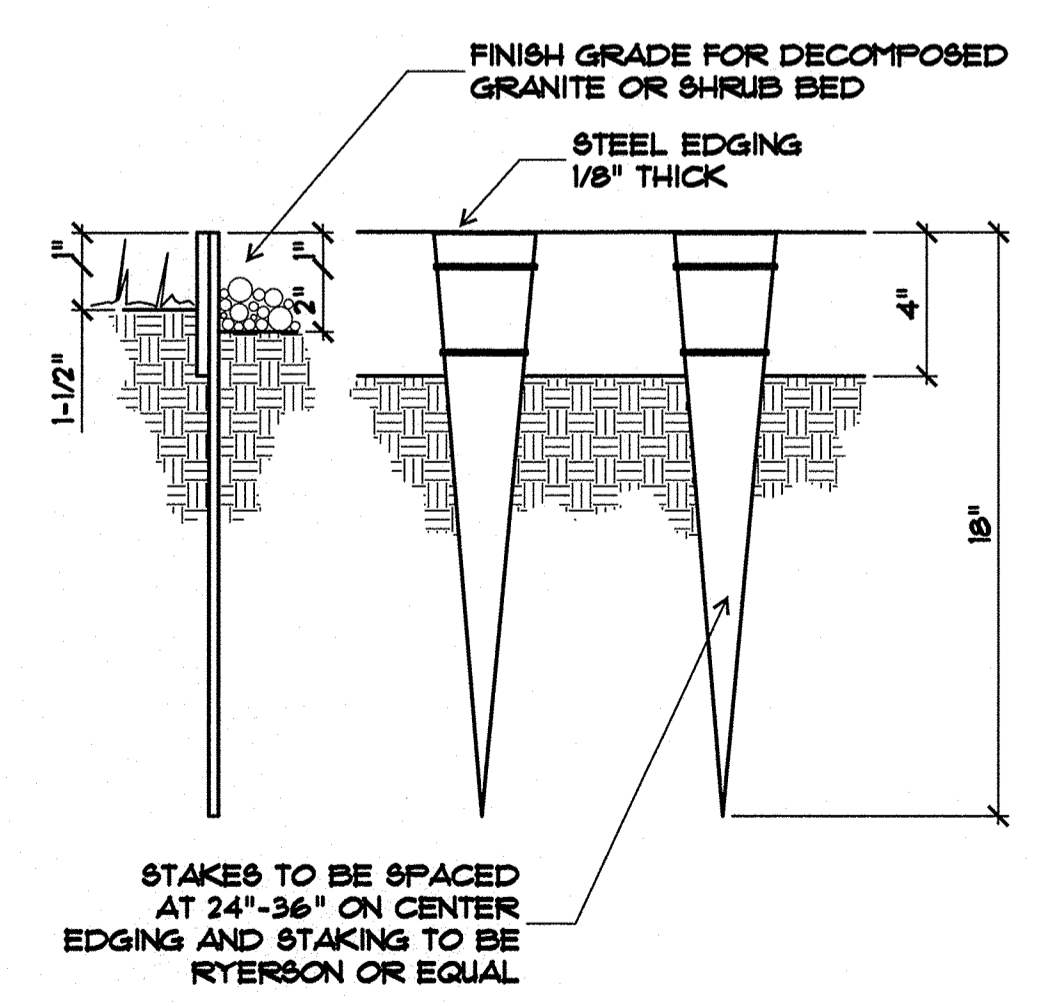
35 POOL CABANA SCALE: 3/8" = 1'-0"



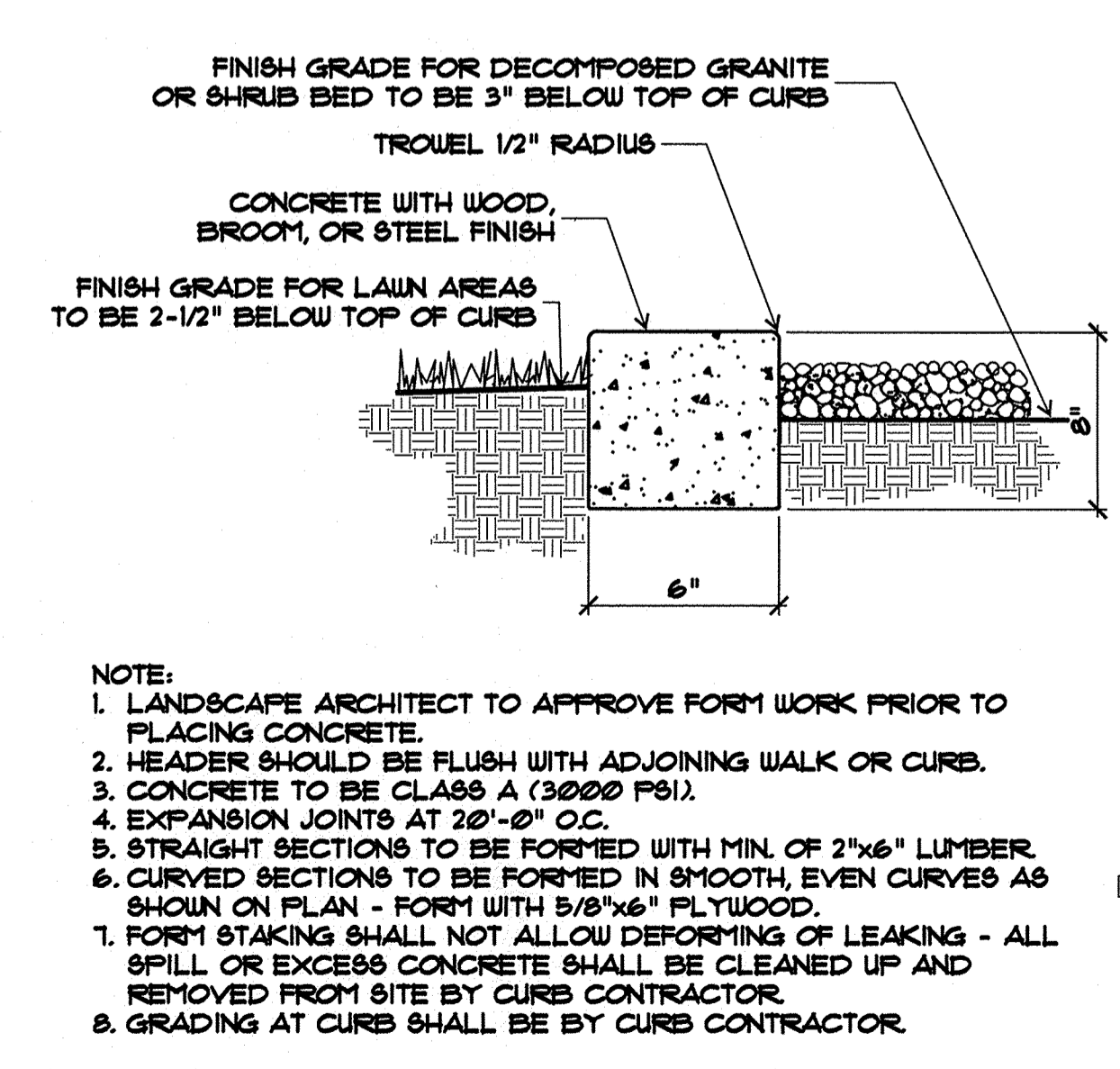
32 FIRE PIT NEXT TO RAMADA SCALE: 3/4" = 1'-0"



42 CURB AND GUTTER & CURB CUT DETAILS NOT TO SCALE

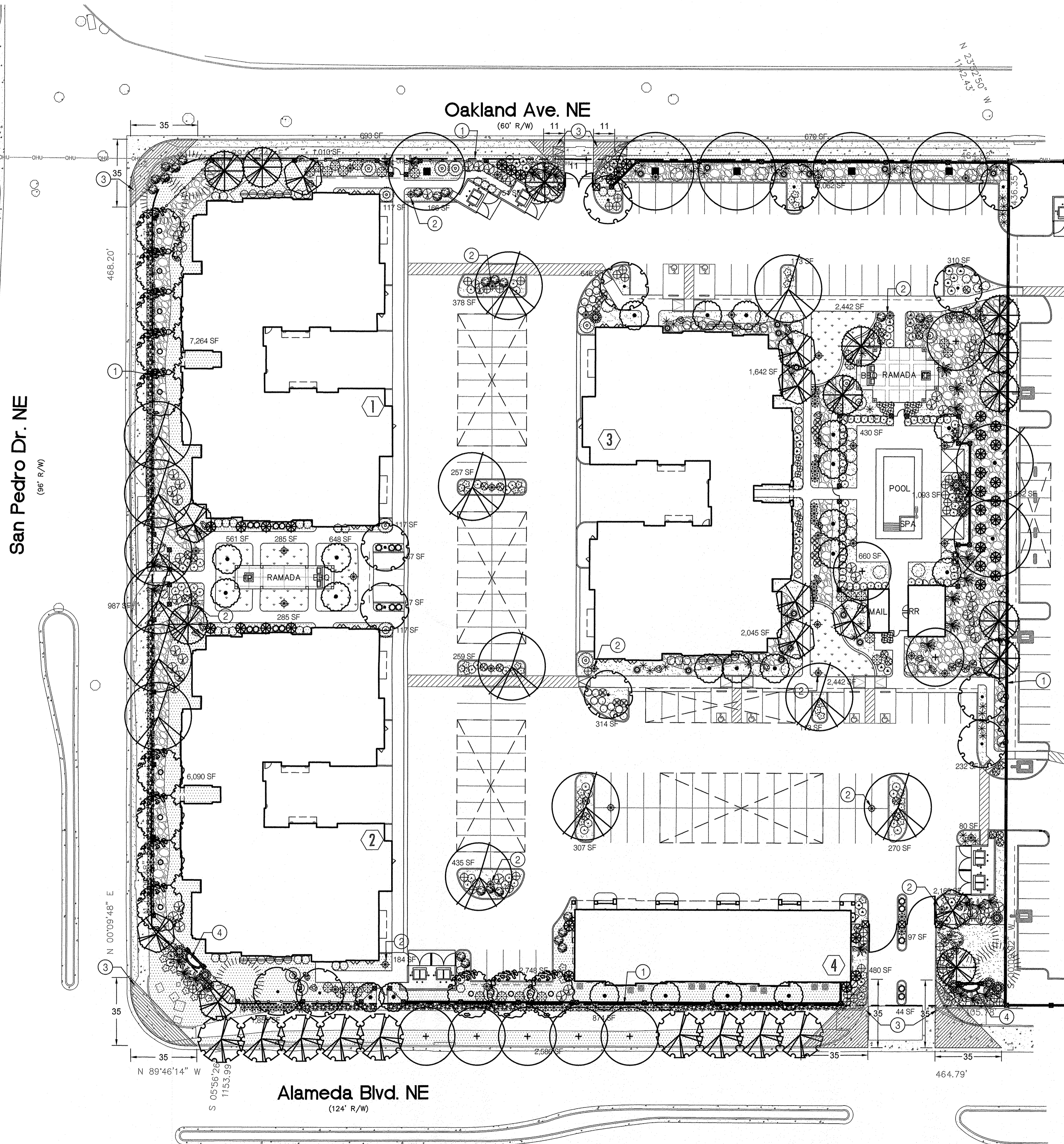


36 STEEL HEADER NOT TO SCALE



33 CONCRETE HEADER NOT TO SCALE

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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
 LANDSCAPE 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
TREES					
9		ACER TATARICUM 'GAR ANN' HOT WINGS MAPLE	2' B&B	10' HT. X 5' SPR. 20' HT. X 24' SPR.	MED+
12		CERCIS RENIFORMIS 'OKLAHOMA OKLAHOMA REDBUD	2' B&B	8' HT. X 4' SPR. 20' HT. X 26' 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		GLEADISIA TRIACANTHUS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5' B&B	12' HT. X 6' SPR. 45' HT. X 35' SPR.	MED+
36		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 28' SPR.	MED+
22		PYRUS CALLERYANA 'GLENS FORM' CHANTICLEER 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
SHRUBS AND GROUNDCOVERS					
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 'NANIHOENSIS' 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		COTONEASTER 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
37		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
VINES					
11		LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	5-GAL	6' SPR.	MED+
DESERT ACCENTS					
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
ORNAMENTAL GRASSES					
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
TURF GRASS					
3,350 SF		REVIVELLA BLUEGRASS SOD			
MULCHES AND BOULDERS					
23		MOSS ROCK BOULDERS (3X3' MIN)			
16,200 SF		AMARETTI 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		2"-4" SAN LAZARUS GOLD COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
HARDSCAPE					
		6" CONCRETE EDGER AT TURF			

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

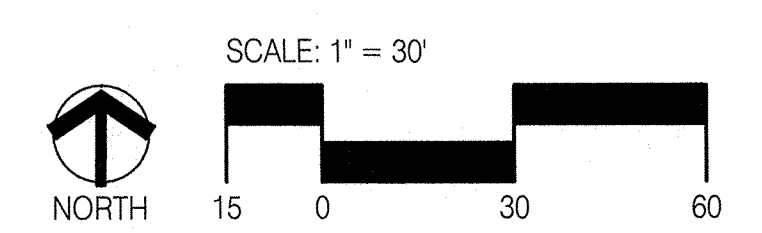
Office of Rich Barber
ORB
 Architecture, LLC
 WorldHQ@ORBArch.com

LEGACY HOSPITALITY

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 942-5405
 e-mail: cp@consensusplanning.com

REVISIONS

DATE: MARCH 7, 2018 ORB# 17-219



LI
 LANDSCAPE PLAN

Hydrology

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

Runoff Rate:

Treatment Type Areas	Subbasin	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Total (ac)
Subbasin North	0	0.0678	0.0678	0.9944	1.1300	
Subbasin South	0	0.0510	0.0510	1.5980	1.7000	
Subbasin West	0	0.2295	0.0850	0.5355	0.8500	
Subbasin East	0	0.3000	0.2100	0.1800	0.6900	
Subbasin North East	0	0.0240	0.0240	0.0720	0.1200	

Water Quality

Water Quality: Required Water Quality volume for first flush of 0.34"

Subbasin	Required Volume (Cu. Ft.)	Drains to	Volume Provided (Cu. Ft.)
Subbasin North	1,277	North Pond	1,290
Subbasin South	1,972	South Pond	1,970
Subbasin West	661	West Pond	665
Subbasin East	222	Ponds 1-4 (Pond Area)	4,945 Retained
Subbasin North East	89	North East Pond	1,290 Retained
Total	4,171	WQ Ponding TOTAL	11,175

Volume

Calculations for 100yr-10day Volume for subbasins East and Northeast

From table A-8 in the COA DPM, the values of excess precipitations for each treatment type in zone 3 are:

$P_{100} = 0.66"$
$P_{10} = 0.92"$
$P_{24} = 1.29"$
$P_{60} = 2.36"$

The weighted excess precipitation for each treatment type is calculated as following:

$$\text{Weighted } E = \frac{E_{100} \cdot A_{100} + E_{10} \cdot A_{10} + E_{24} \cdot A_{24} + E_{60} \cdot A_{60}}{A_{100} + A_{10} + A_{24} + A_{60}}$$

The weighted E was multiplied by each subbasin area to get 360 min (6 hr) volume. Then, the following equation (a-9) was used to get the 10-day volume:

$$V_{10\text{days}} = V_{6\text{hr}} + A_{10} \cdot (P_{10\text{days}} - P_{6\text{hr}}) / 12 \text{ in/hr}$$

P values were taken from table A-2, for Zone 3:

$P_{10\text{days}} = 4.90"$
$P_{6\text{hr}} = 2.60"$

The calculated V10-day for subbasins North East and East:

Subbasin	V360 (Cu. Ft.)	V10days (Cu. Ft.)
Subbasin East	32,267.71	47,295.5
Subbasin North East	809.34	1,410.5

A-HYMO - Input

```

* PROJECT NAME: LEGACY NAA APARTMENTS PHASE 2
* JOB NO. = 03231
* DATE: Jan. 19 2018
* INPUT FILE NAME: NAAHF.inp
* OUTPUT FILE NAME: NAAHF.out
* MODIFIED BY: NRT F. ON JAN. 19 2018
* BASIN 117.2-NORTH WAS REPLACED WITH SUBBASINS NORTH & WEST
* BASIN 117.3-SOUTH WAS REPLACED WITH SUBBASIN SOUTH
    
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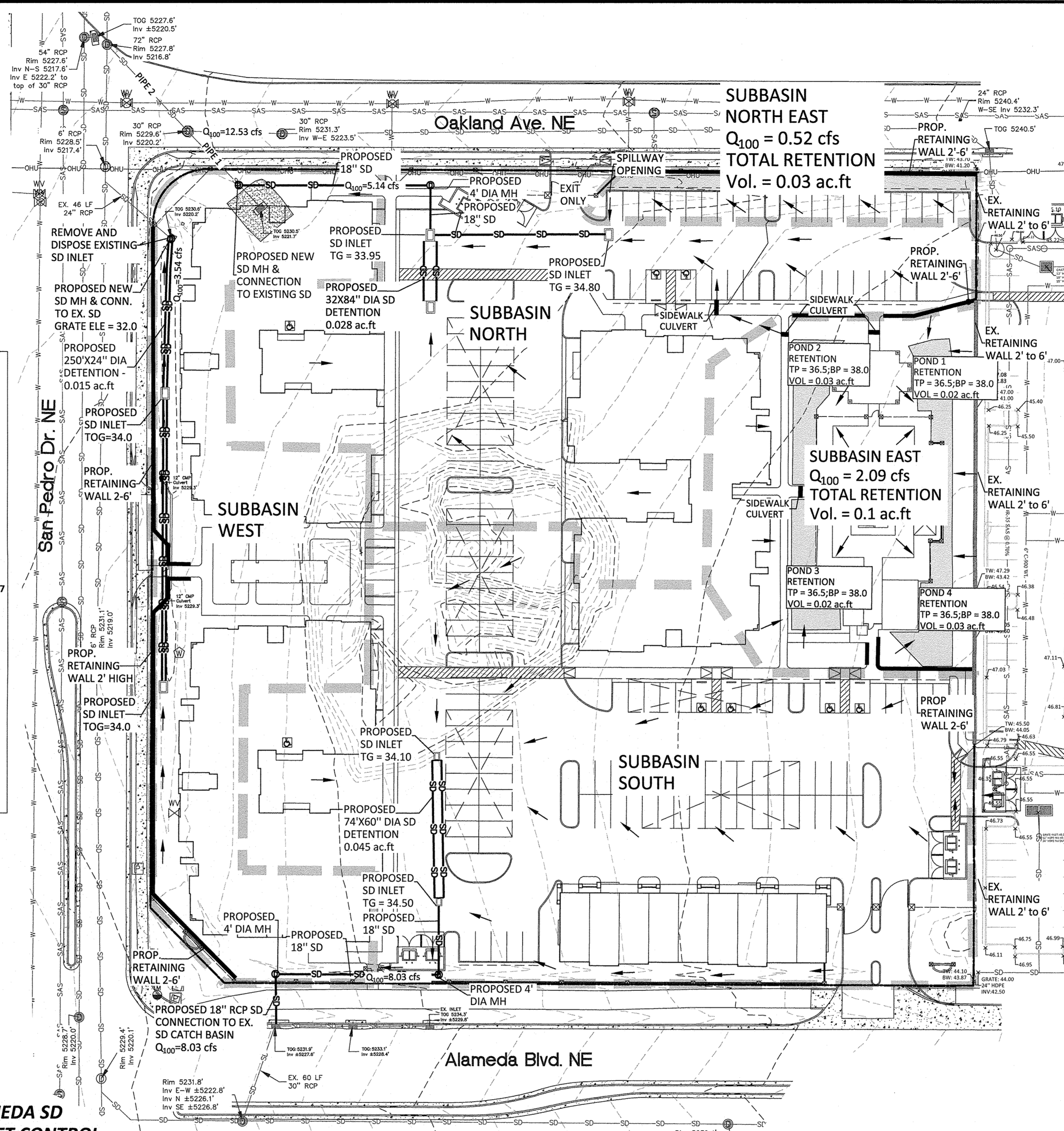
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ID=6 CODE=20
PRINT HYD
***** SUBBASIN NORTH EAST
COMPUTE NM HYD ID=7 HYD NO=BasinNorthEast DA=0.00019 SQ MI
PER A=0 PER B=20 PER C=20 PER D=60
TP=0.1333 HR MASS RAIN=1
ID=7 CODE=20
PRINT HYD
***** SUBBASIN NORTH
COMPUTE NM HYD ID=3 HYD NO=BasinNorth DA=0.0017 SQ MI
PER A=0 PER B=5 PER C=6 PER D=88
TP=0.1333 HR MASS RAIN=1
ID=3 CODE=20
PRINT HYD
***** SUBBASIN SOUTH
COMPUTE NM HYD ID=4 HYD NO=BasinSouth DA=0.0026 SQ MI
PER A=0 PER B=3 PER C=5 PER D=94
TP=0.1333 HR MASS RAIN=1
ID=4 CODE=20
PRINT HYD
***** SUBBASIN WEST
COMPUTE NM HYD ID=5 HYD NO=BasinWest DA=0.00133 SQ MI
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A-HYMO - Output

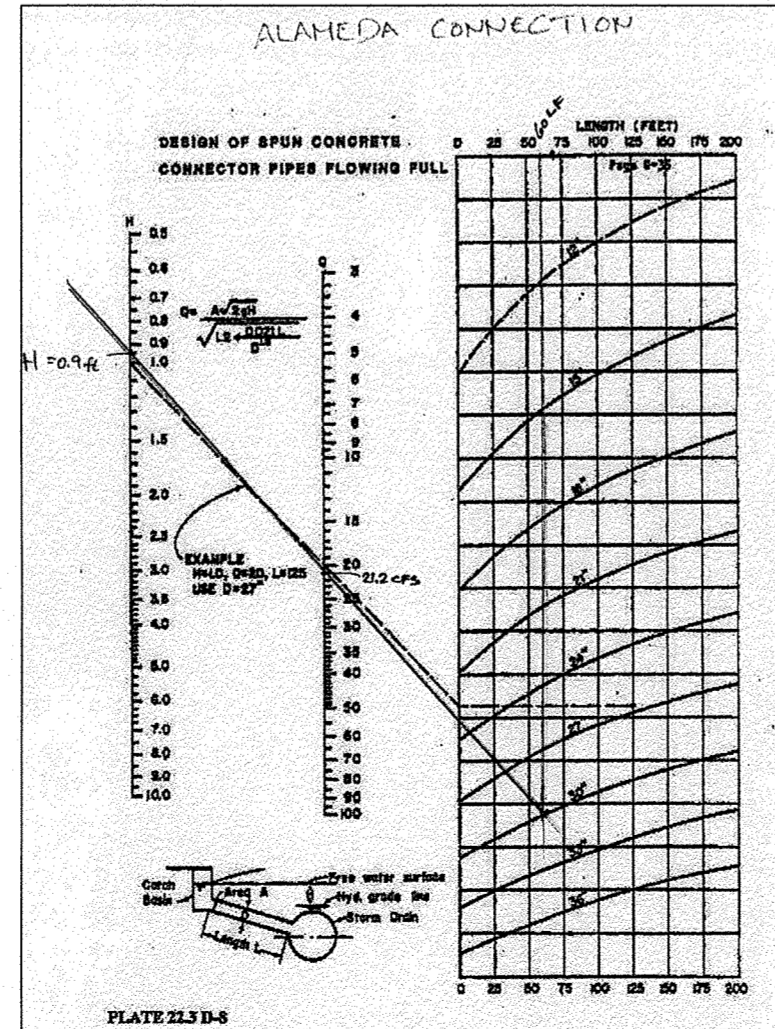
COMMAND	HYDROGRAPH NO.	FROM TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE #	NOTATION
***** SUBBASIN EAST *****									
COMPUTE NM HYD	BasinEast	-	3	0.00170	5.13	.240	2.64497	1.500	4.717 PER IMP= 88.00
***** SUBBASIN NORTH EAST *****	BasinNorthEast	-	4	0.00260	8.03	.381	2.75109	1.500	4.828 PER IMP= 94.00
***** SUBBASIN NORTH *****	BasinNorth	-	5	0.00133	3.54	.154	2.12720	1.500	4.164 PER IMP= 63.00
***** SUBBASIN SOUTH *****	BasinSouth	-	6	0.00094	2.09	.079	1.56591	1.500	3.477 PER IMP= 30.00
***** SUBBASIN WEST *****	BasinWest	-	7	0.00019	.52	.022	2.14977	1.500	4.316 PER IMP= 60.00
***** EAST POND RATING CURVE *****									
ROUTE RESERVOIR	POND1	6	8	0.00094	.01	.016	.33302	2.750	.011 AC-FT= .069
***** NORTH EAST POND RATING CURVE *****									
ROUTE RESERVOIR	POND2	7	9	0.00019	.01	.013	1.30559	2.650	.061 AC-FT= .017
ADD HYD	North+East+Northeast	3410	11	.00283	5.14	.269	1.78040	1.500	2.836 Subbasin North + West = 8.68 cfs, Allowable = 8.60 cfs (W)

LEGEND

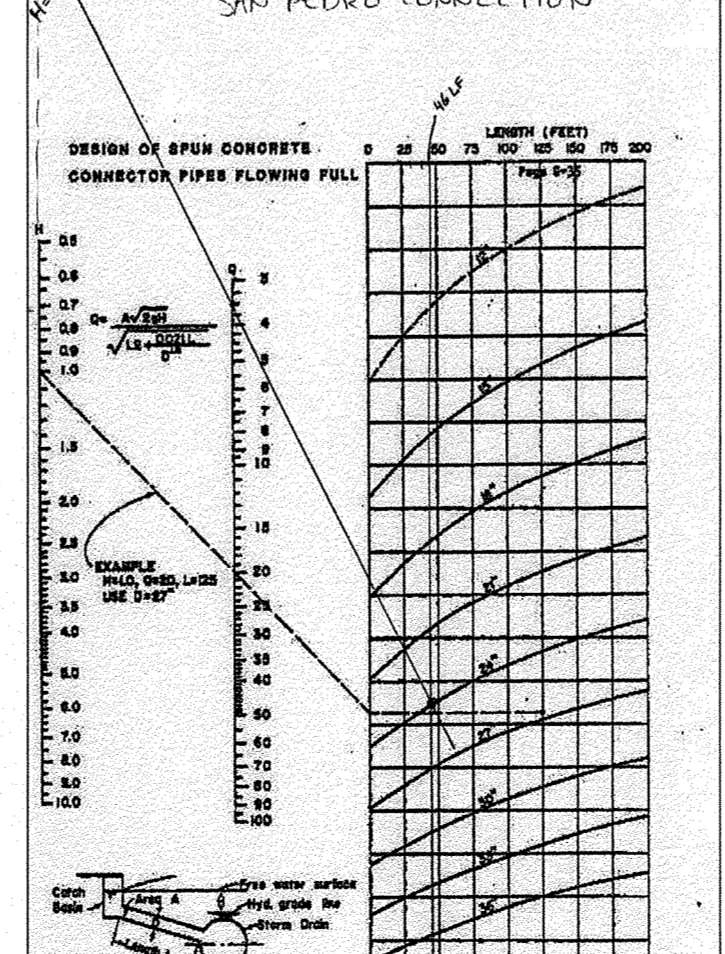
- PROPERTY LINE
- EXISTING RETAINING WALL
- EXIST SD
- EXIST SD MANHOLE
- EXIST SD INLET
- PROPOSED RETAINING WALL
- PROPOSED SUBBASIN BOUNDARY
- PROPOSED SD
- PROPOSED SD INLET
- PROPOSED SD MANHOLE
- PROPOSED RETENTION POND



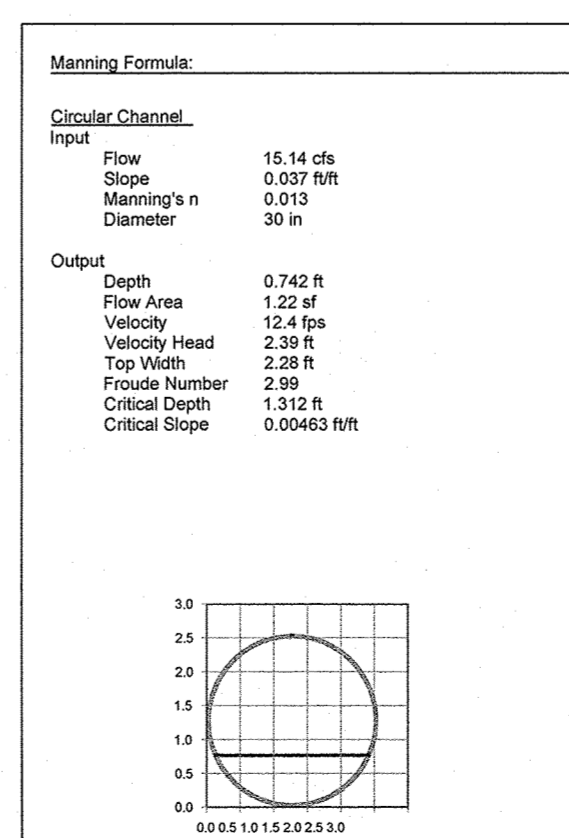
ALAMEDA SD OUTLET CONTROL



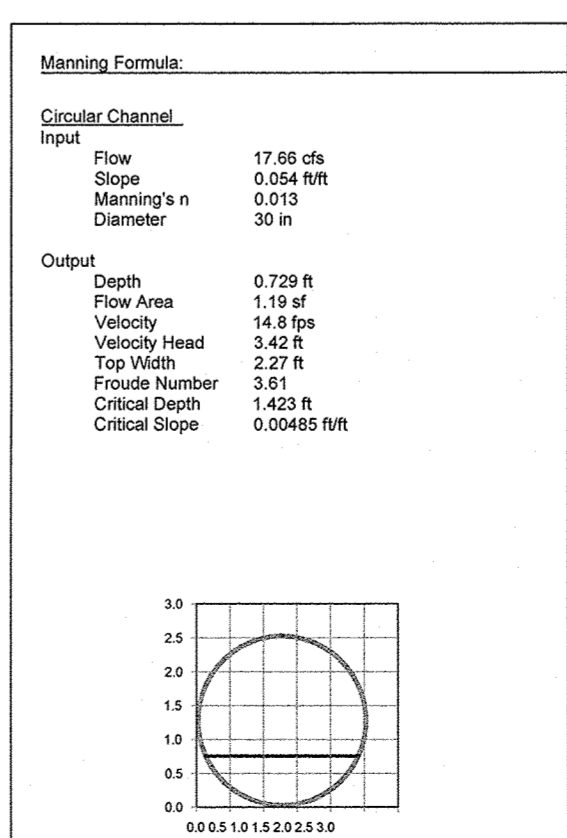
SAN PEDRO SD OUTLET CONTROL



OAKLAND PIPE'S CAPACITY - PIPE 1



OAKLAND PIPE'S CAPACITY - PIPE 2



Background

Phase 2 of the Legacy NAA Apartments account for 4.44 acres within the City of Albuquerque, Bernalillo County, New Mexico. This 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 site does not currently receive any offsite flows but has previously received flows from the adjacent properties to the east. The adjacent site is currently under construction and no longer discharges onto the project area (C18D064B). This area is included in the North Albuquerque Acres Master Drainage Plan (NAAMDMP). The northern half of the property is allowed to discharge to the San Pedro storm drain and the southern half is allowed to discharge to the Alameda storm drain per the modified Design Analysis Report "Alameda Blvd. - San Pedro to Wyoming" (DARASWP) by Thompson Engineering Consultants (#7663.91, January 2012)

Methodology

Hydrology Calculations for the site are performed in accordance with the Albuquerque Development Process Manual (DPM) Section 22.2 using HYMO to calculate peak flow rates in order to ensure all flow paths are sufficient to carry flows effectively throughout the site. The water quality pond volume was calculated by multiplying the first flush runoff value of 0.34" by the impervious area of each sub basin. All hydrologic and hydraulic calculations can be found on this sheet.

Existing Conditions

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 runoff is currently free discharging to the northwest into an existing storm drain in San Pedro.

Proposed Conditions

The DARASWP uses a developed impervious area of 50%, which is consistent with the assumption in the NAAMDMP. One subbasin was created to model the allowable flow rate for the northern half of the property. Subbasin 117.2-NORTH is 2.23 acres and generates 8.67 cfs. The 8.67 cfs represents the allowable flow rate to the San Pedro storm drain - See A-HYMO calcs. The DARASWP revises the NAAMDMP allowable discharge for the southern half of the property to 3.82 cfs per acre, the southern portion of the site is 2.21 acres, therefore, the allowable flow rate to the Alameda storm drain is 8.44 cfs.

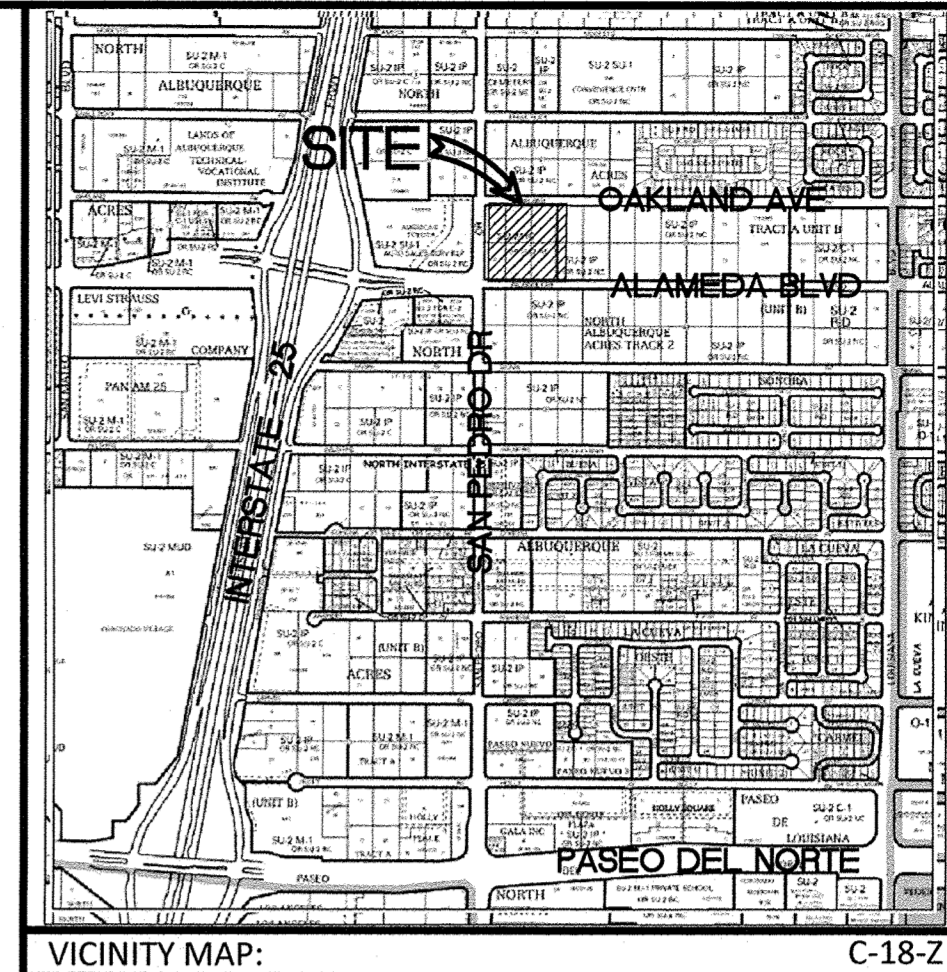
Five proposed subbasins were created to model the developed flow rate for the proposed site. Subbasin North is 1.13 acres and generates 5.13 cfs. Subbasin North discharges to the San Pedro storm drain. Subbasin West is 0.85 acres and generates 3.54 cfs. Subbasin West discharges to the San Pedro storm drain. Therefore, there is a total developed flow rate to the San Pedro storm drain of 8.67 cfs, which is in compliance with the allowable flow rate, 8.67 cfs. Subbasin South is 1.7 acres and generates 8.03 cfs. Subbasin South discharges to the Alameda storm drain. The developed flow rate is below the allowable, 8.44 cfs.

Subbasin East generates 2.09 cfs. The total 100-yr 10-day volume is 0.1 acre feet (4,729 cubic feet) and will be retained at ponds 1-4 with total capacity of 0.1 acre feet (4,945 cubic feet), the ponds will be connected by sidewalk culverts to allow interaction. An emergency spillway is proposed on the north west side of the basin to allow discharge to the parking lot storm drain. Subbasin North East generates 0.52 cfs. The total 100-yr 10-day volume is 1,410 cubic feet. The pond's water capacity is 0.03 acre feet (1290 cubic feet) and the excess volume will be discharged through an emergency spillway on the south west corner of the basin and into the parking lot storm drain. The total discharge of subbasins North, East and North East, 8.68 cfs, has a negligible effect on the overall peak discharge to San Pedro storm drain, as the allowable is 8.67 cfs - see A-HYMO calcs for pond routing. Overall, the northern basin discharge has no effect on the allowable peak discharge, since the south subbasin discharge is less than the allowable and the total developed discharge flows to the same drainage system at San Pedro storm drain.

Alameda SD HGL shows elevation of 5230 ft (COA 7663.91). According to outlet control analysis, the developed site addition will be 0.9 ft to HGL (See graph). Total HGL=5230.95, lower than grate elevation, 5231.90.

San Pedro SD HGL shows elevation of 5230 ft (COA 5304.91), the developed site has no effect on the HGL. (See graph).

Oakland SD HGL shows elevation of 5234.5 ft (COA 742484), pipe is at inlet control. See Manning's calcs for pipe's capacity.



5871 JEFFERSON ST NE
SUITE 101
ALBUQUERQUE, NM 87109
PHONE: 505.966.4187

DESIGNED: NF
DRAWN: NF
CHECKED: RB
DATE: 2/14/18

REVISION

WATER & NATURAL RESOURCES

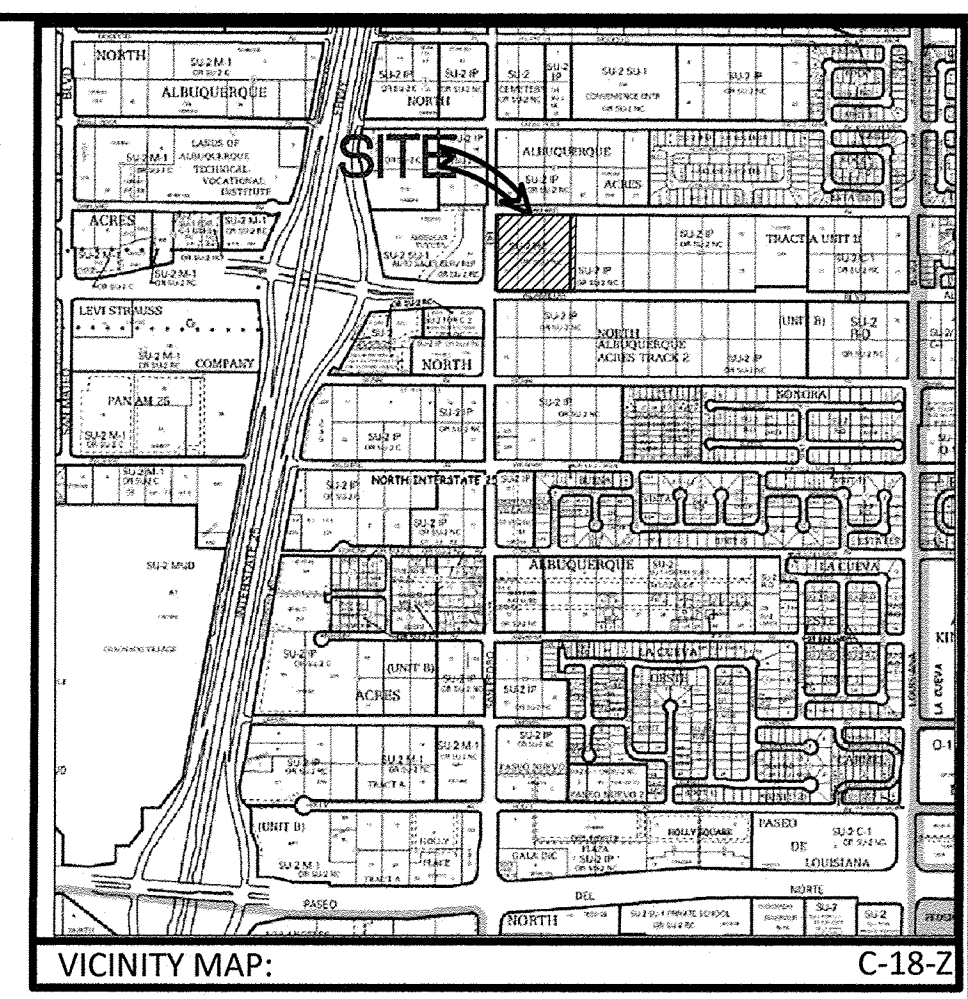
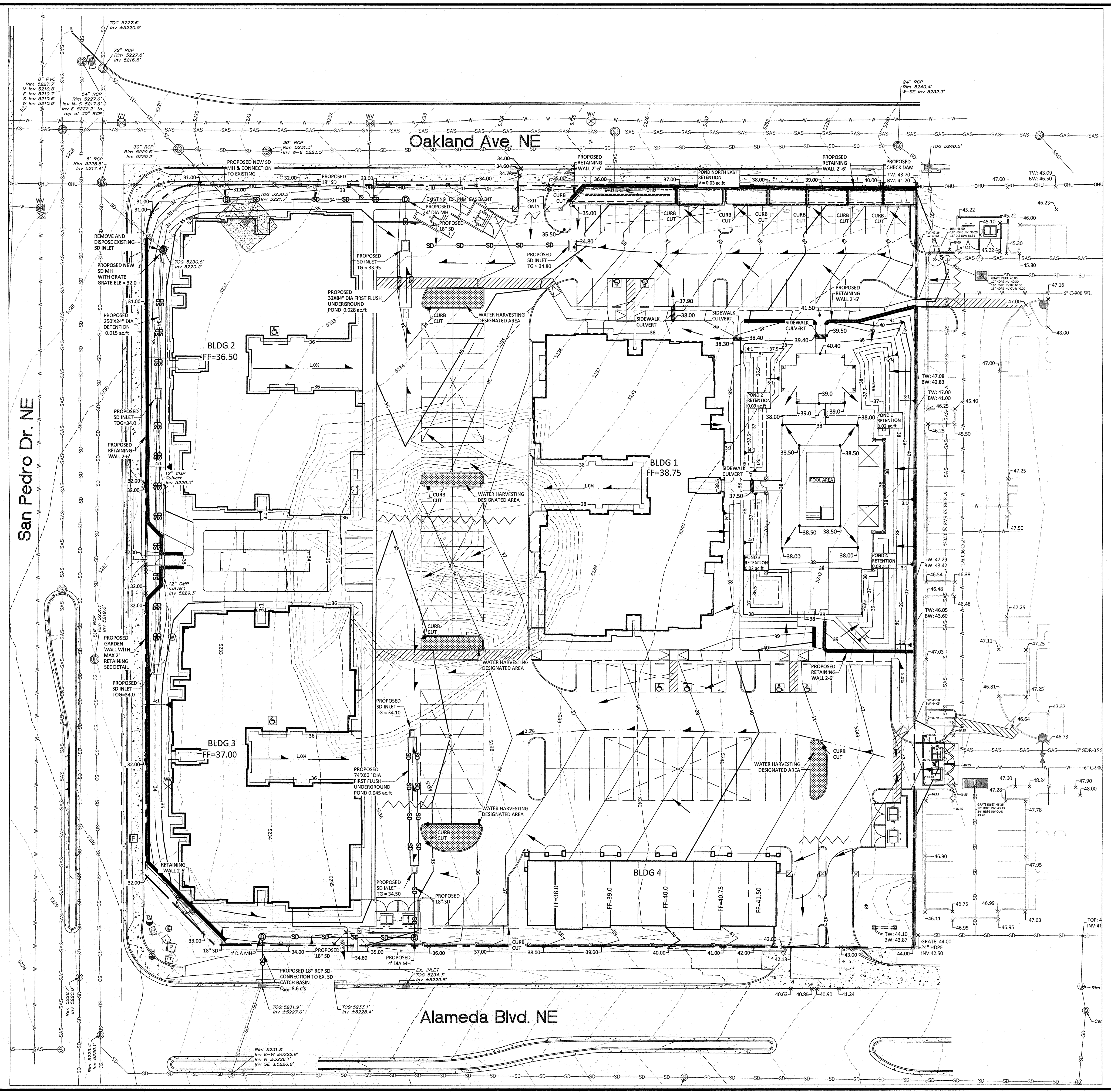
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TRACT A UNIT B NORTH
ALBUQUERQUE ACERS

NOT FOR CONSTRUCTION

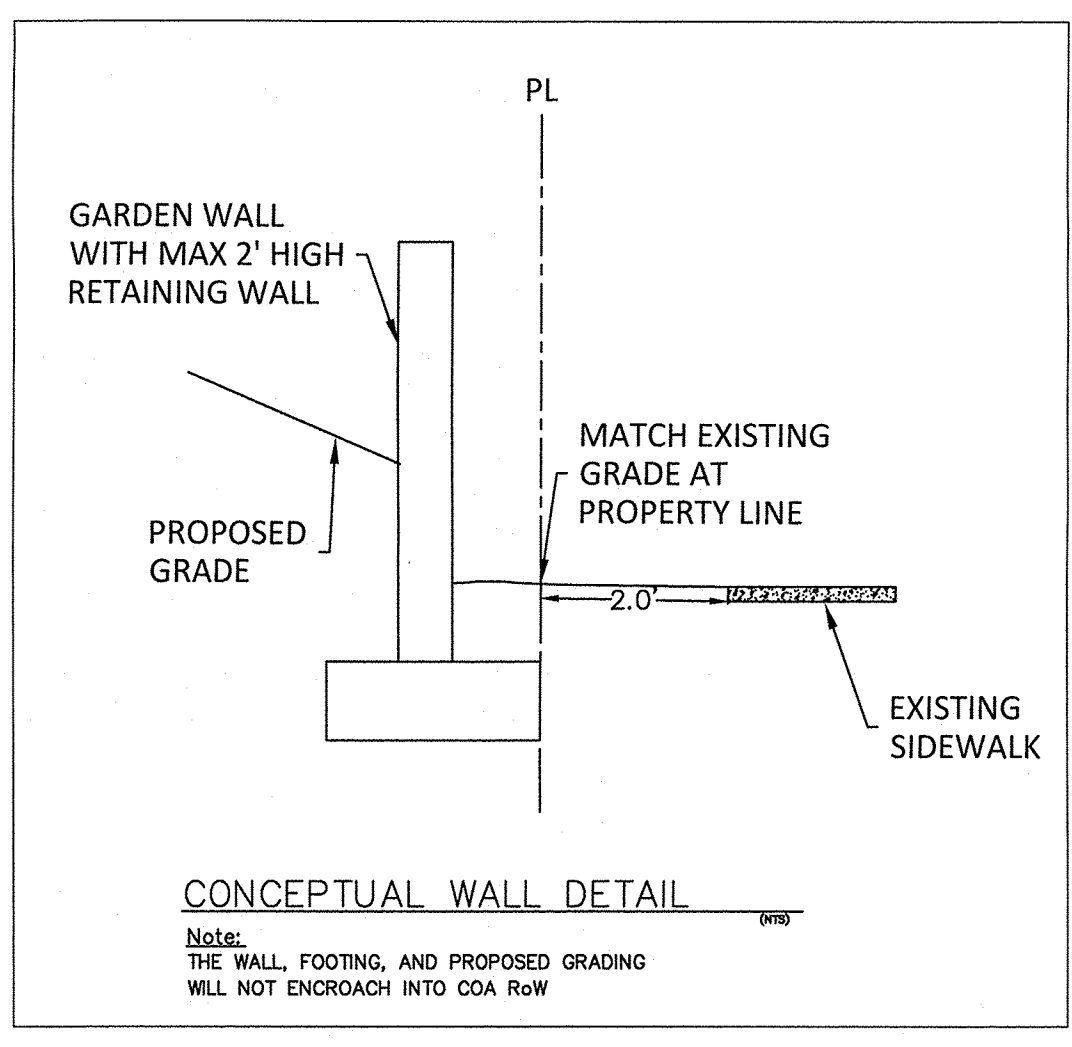
LEGACY NAA
APARTMENTS II
CONCEPTUAL DRAINAGE PLAN

SHEET NUMBER:
C-1



LEGEND

- PROPERTY LINE
- - - - - EXIST. ELE.
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED HIGH POINT
- PROPOSED FLOW LINE
- SD PROPOSED SD
- SD INLET PROPOSED SD INLET
- ⊙ PROPOSED SD MANHOLE
- FF=00.00 PROPOSED FINISHED FLOOR ELE.
- PROPOSED WATER HARVESTING AREA
- SD EXIST SD
- ⊙ EXIST SD MANHOLE
- ⊙ EXIST SD INLET



597 J. JEFFERSON ST NE
ALBUQUERQUE, NM 87109
PHONE: 505.366.4187

RESPEC
WATER & NATURAL RESOURCES

DESIGNED: NF
DRAWN: NF
CHECKED: NF
DATE: 3/7/2018

STAMP

HIGH W. FLOYD
NEW MEXICO
16833
LICENSED PROFESSIONAL ENGINEER

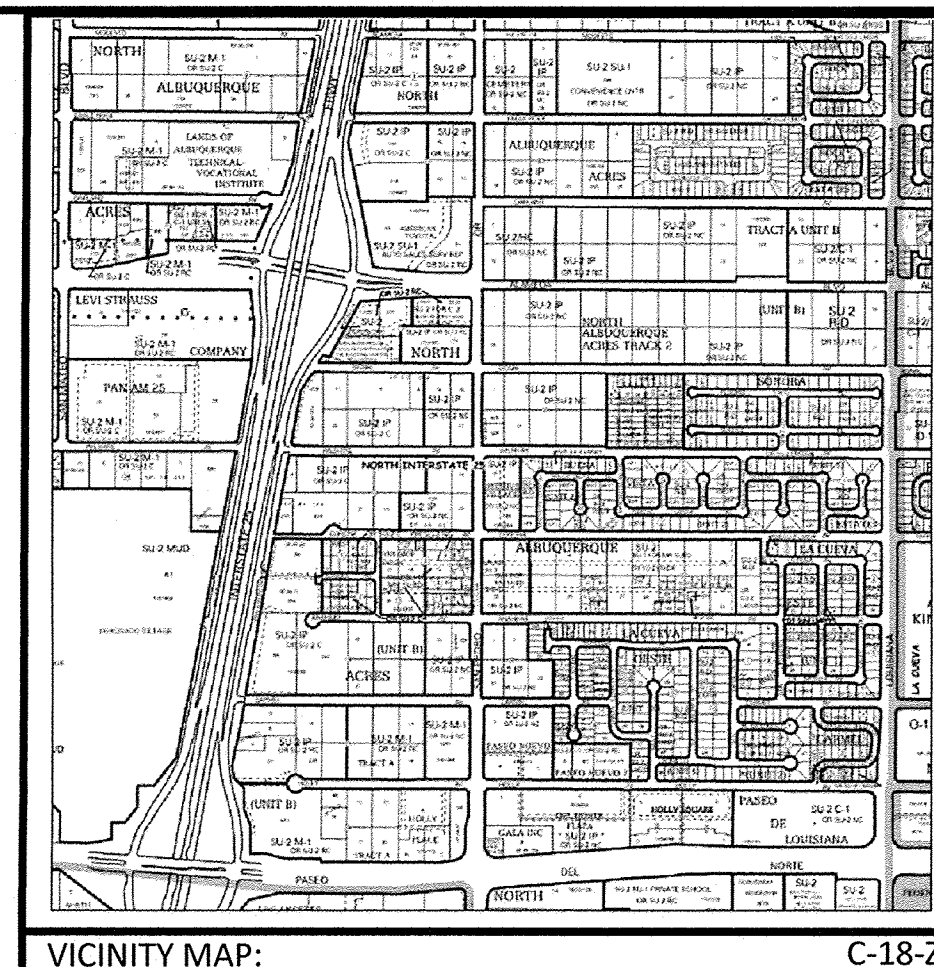
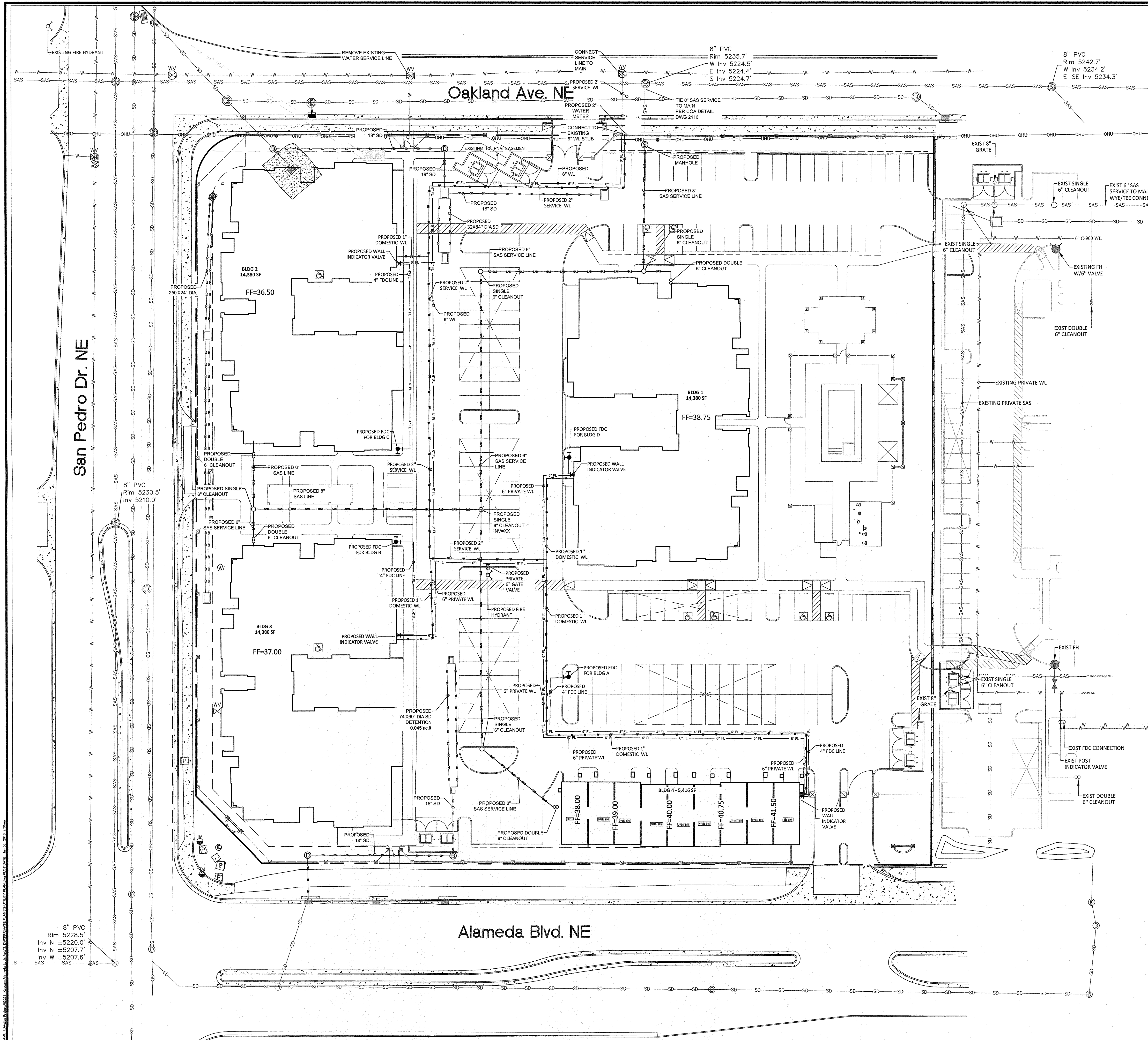
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LEGAL DESCRIPTION:
LOTS 1, 2, 3, & 30.31 & 32,
TRACT A UNIT B NORTH
ALBUQUERQUE ACERS

**LEGACY NAA
APARTMENTS II
CONCEPTUAL GRADING PLAN**



SHEET NUMBER:
C-2



5971 JEFFERSON ST NE
SUITE 101
ALBUQUERQUE, NM 87109
PHONE: 505.966.4187

RESPEC
WATER & NATURAL RESOURCES

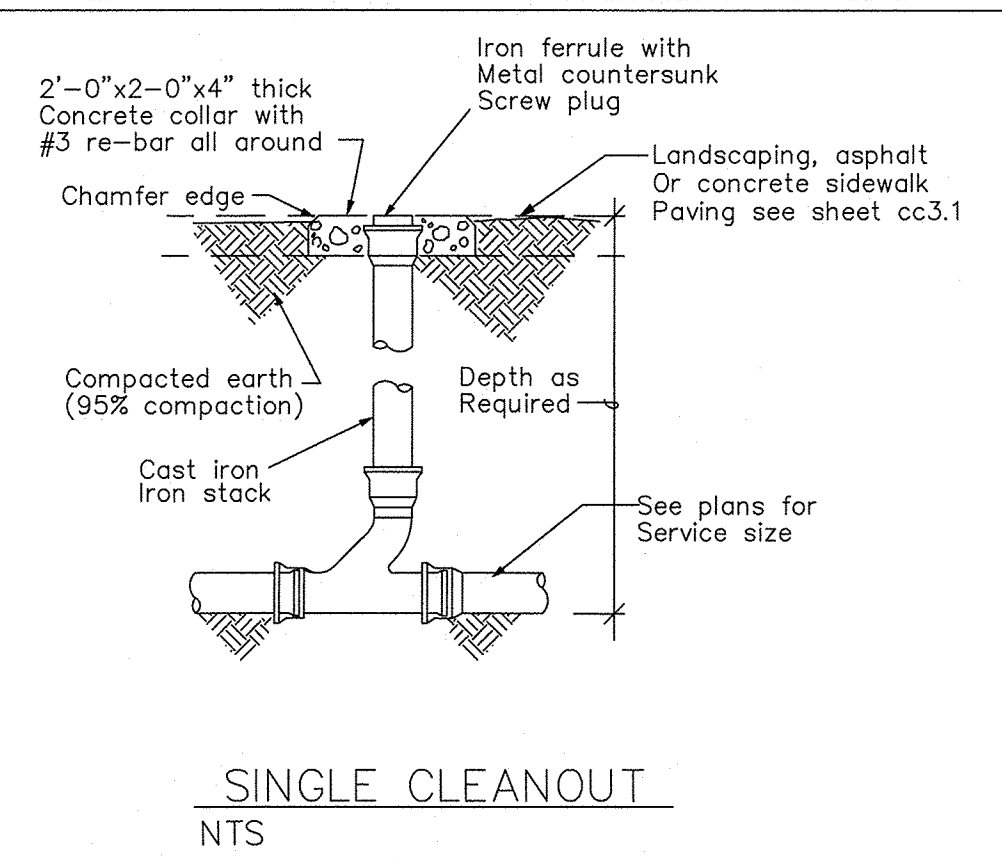
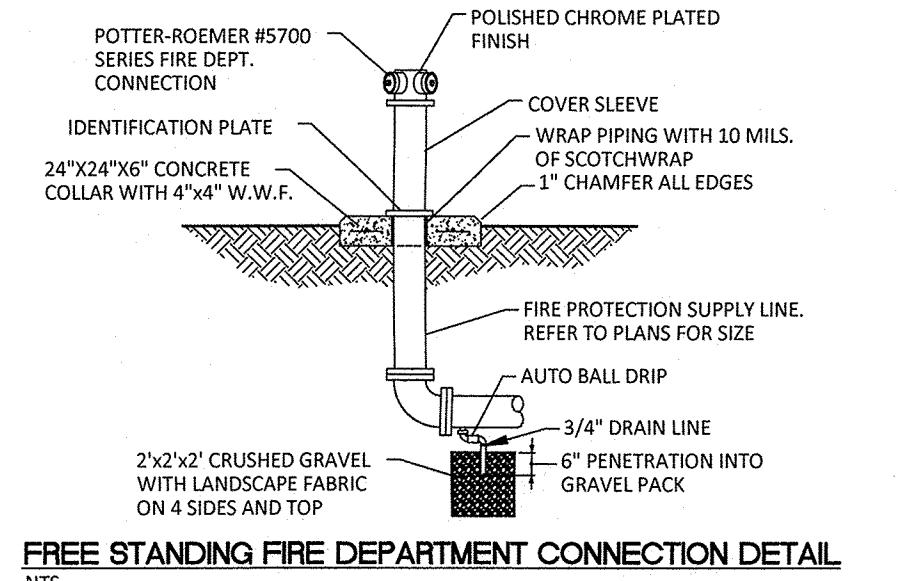
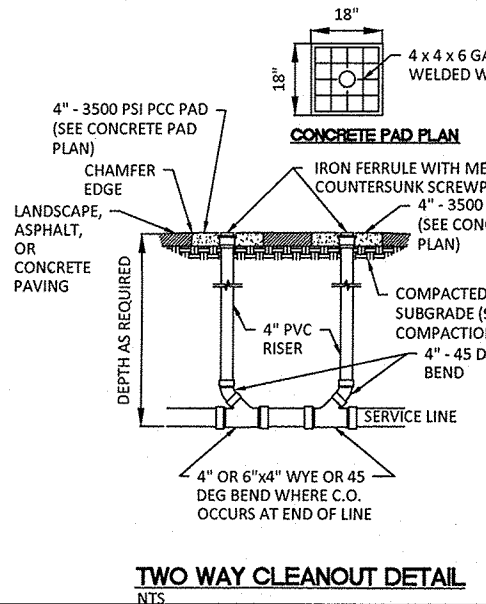
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2/14/2018

REVISION

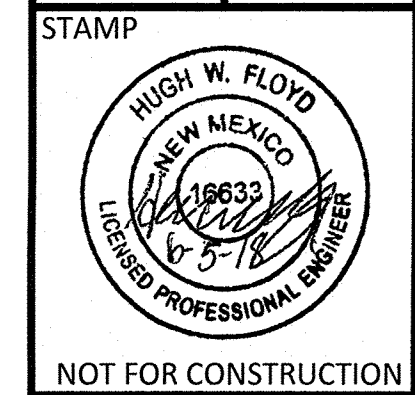
GENERAL NOTES:

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.



LEGEND

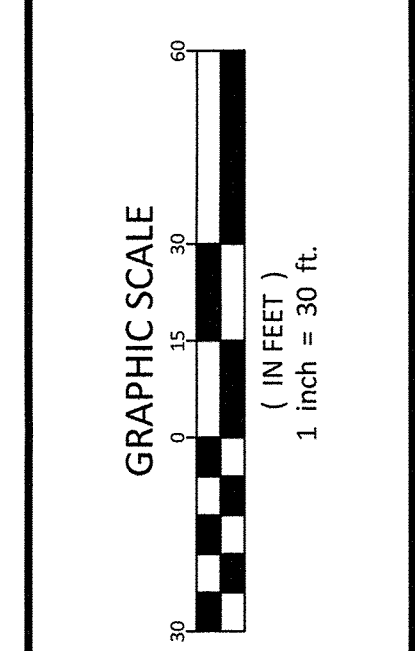
- PROPERTY BOUNDARY
- - - EXISTING WATER LINE
- - - PROPOSED 1" OR 2" WATER LINE
- - - PROPOSED 6" WATER LINE
- - - PROPOSED 4" WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - PROPOSED SANITARY SEWER LINE
- - - EXISTING STORM DRAIN
- - - PROPOSED STORM DRAIN
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- WV EXISTING WATER VALVE



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

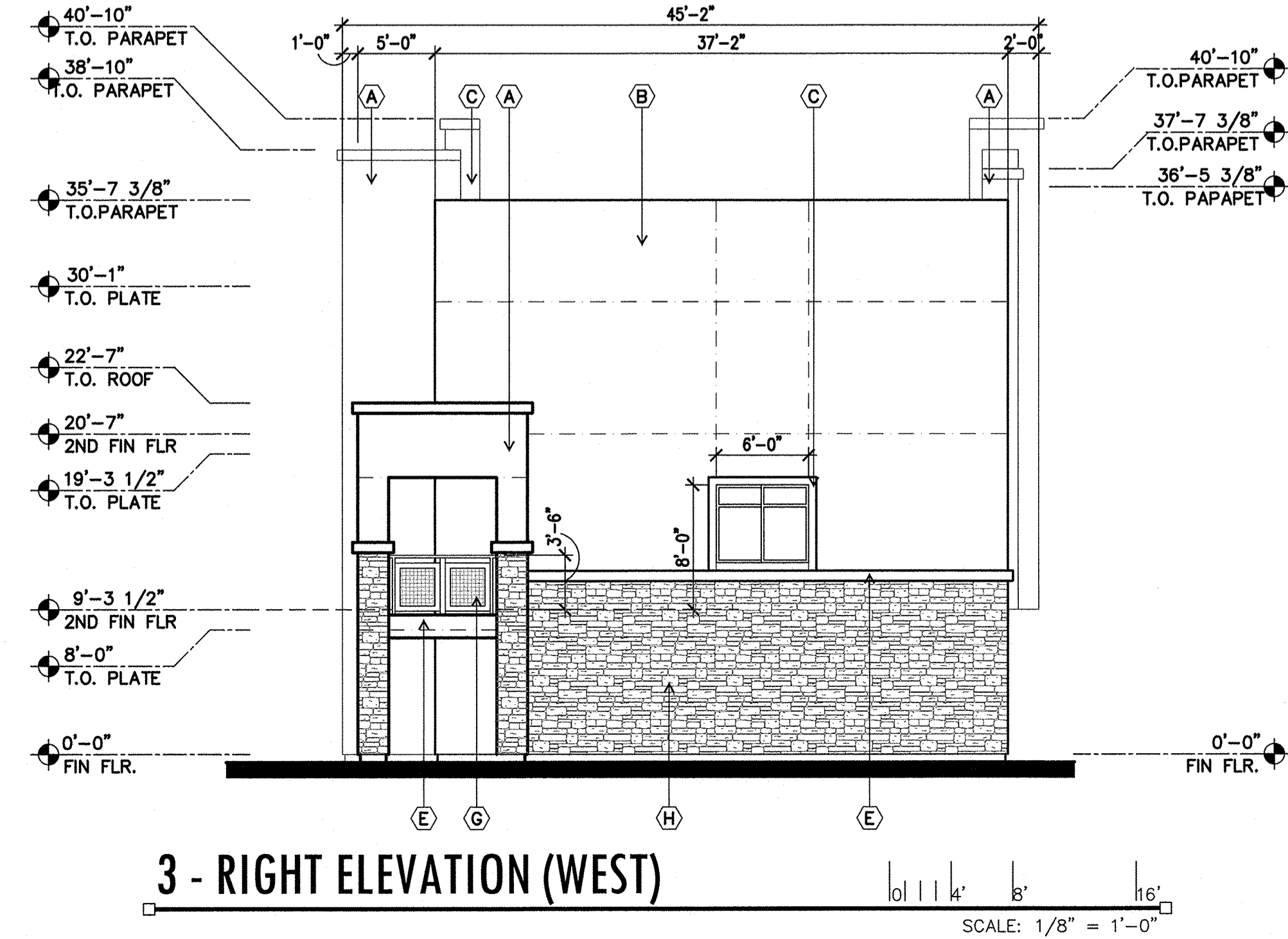
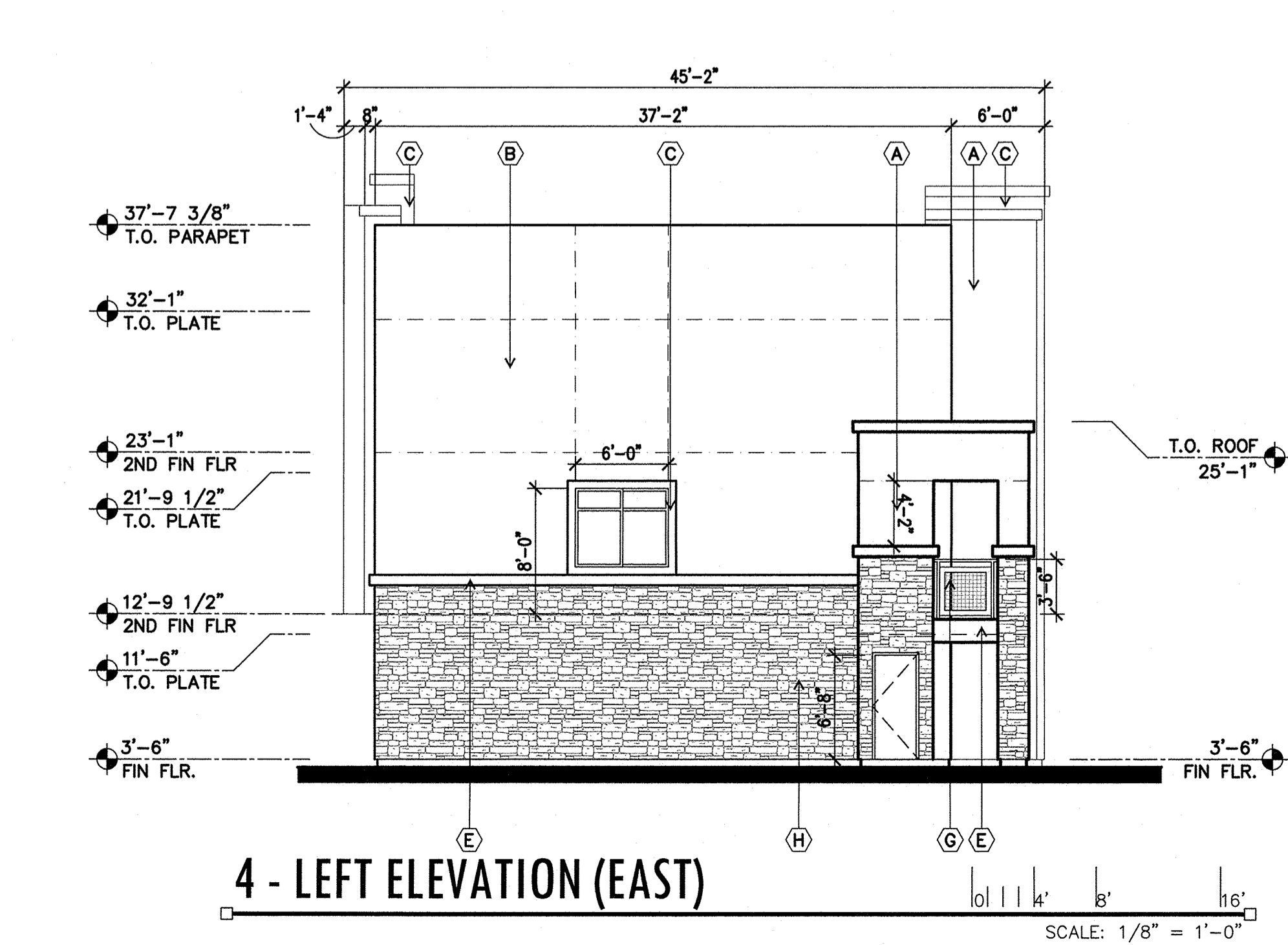
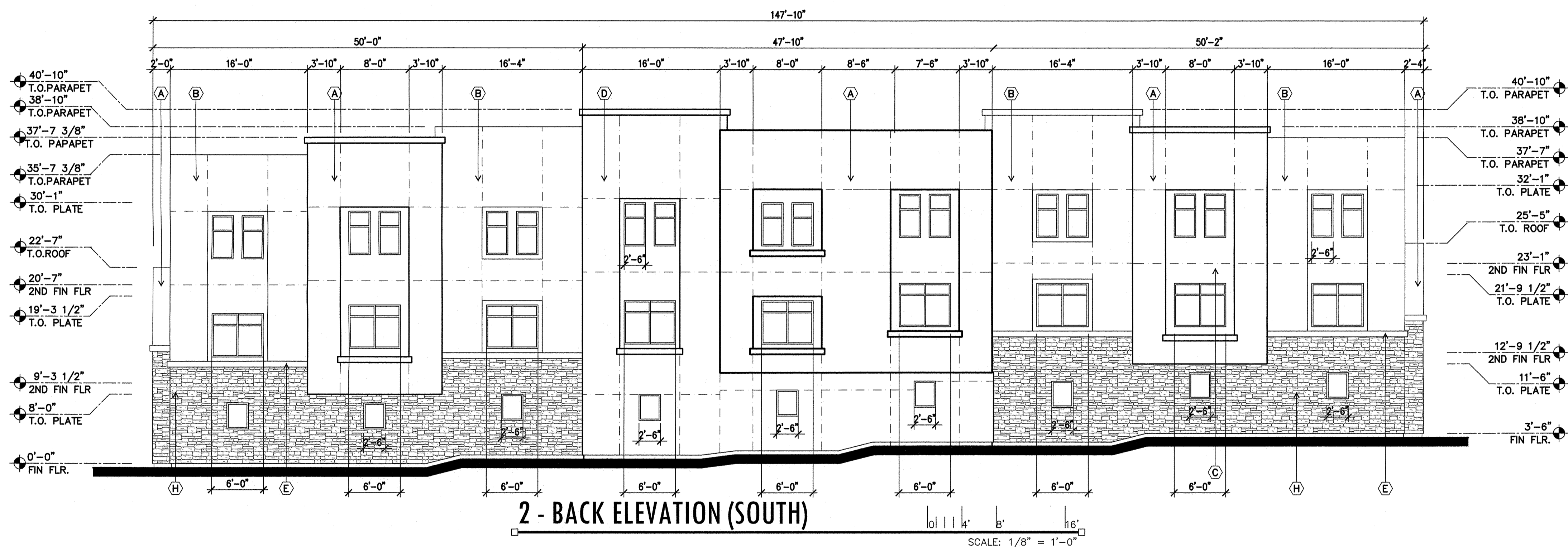
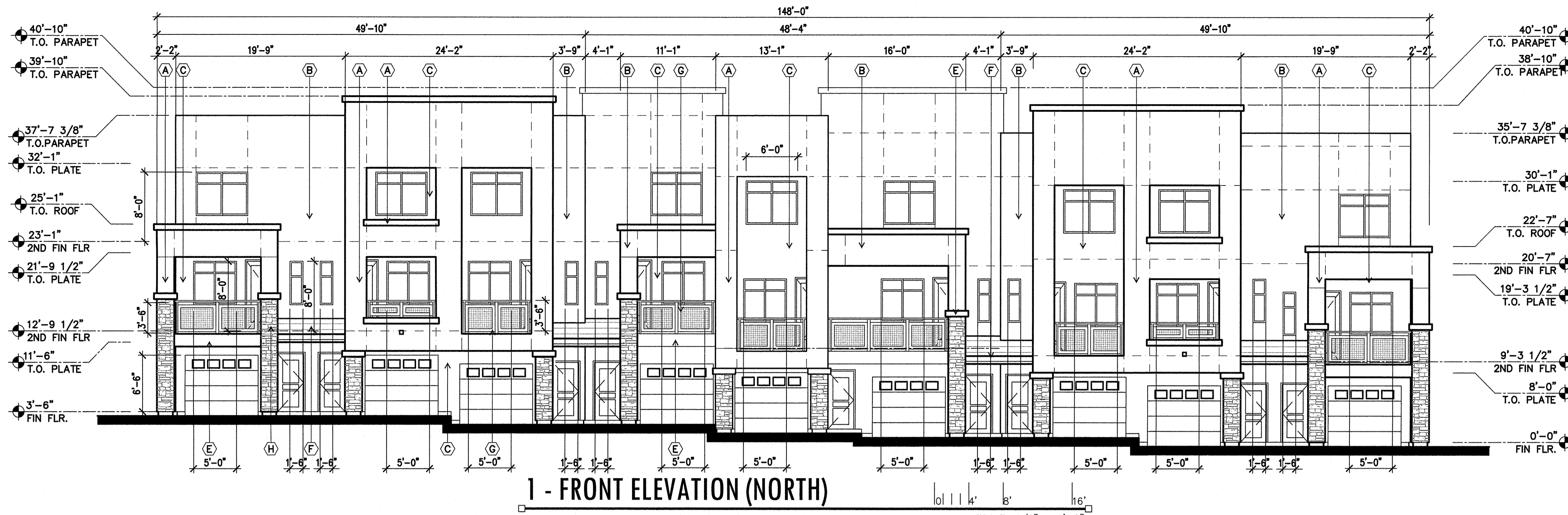
**LEGACY NAA
APARTMENTS II**

UTILITY PLAN



SHEET NUMBER:
C-3

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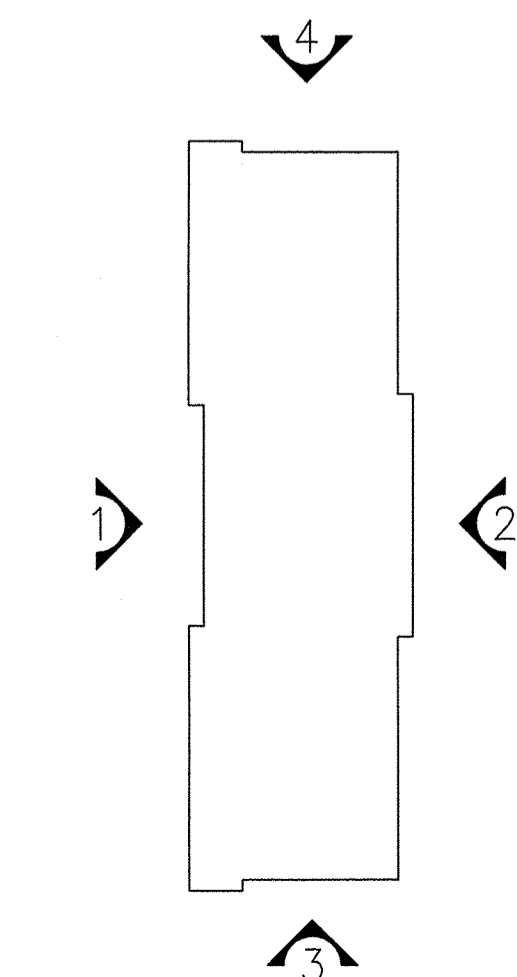


MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT GRAY
- (D) STUCCO FINISH MEDIUM GRAY
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) EXPOSED LIGHT CMU
- (J) EXPOSED DARK CMU
- (K) WALL OPENING
- (L) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

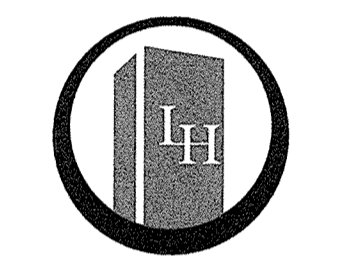
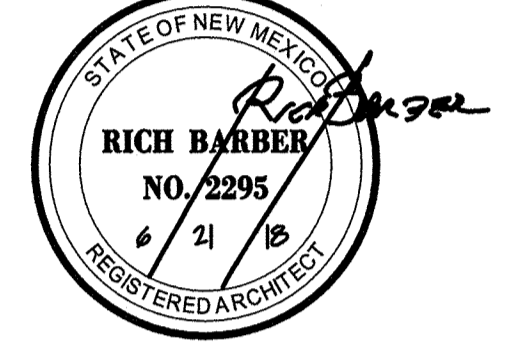
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SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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

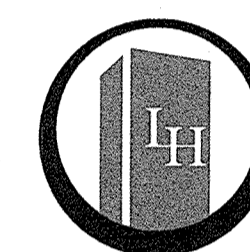
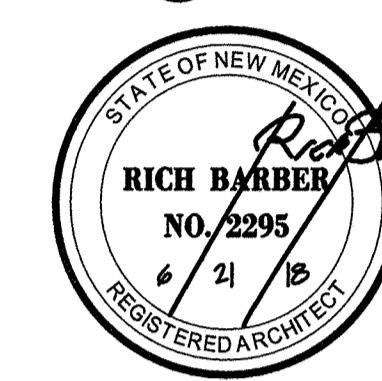


LEGACY HOSPITALITY

DATE: JUNE 21, 2018 ORB # 17-219

A3.13

BUILDING TYPE 1
ELEVATIONS



MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT GRAY
- (D) STUCCO FINISH MEDIUM GRAY
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
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- (K) WALL OPENING
- (L) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

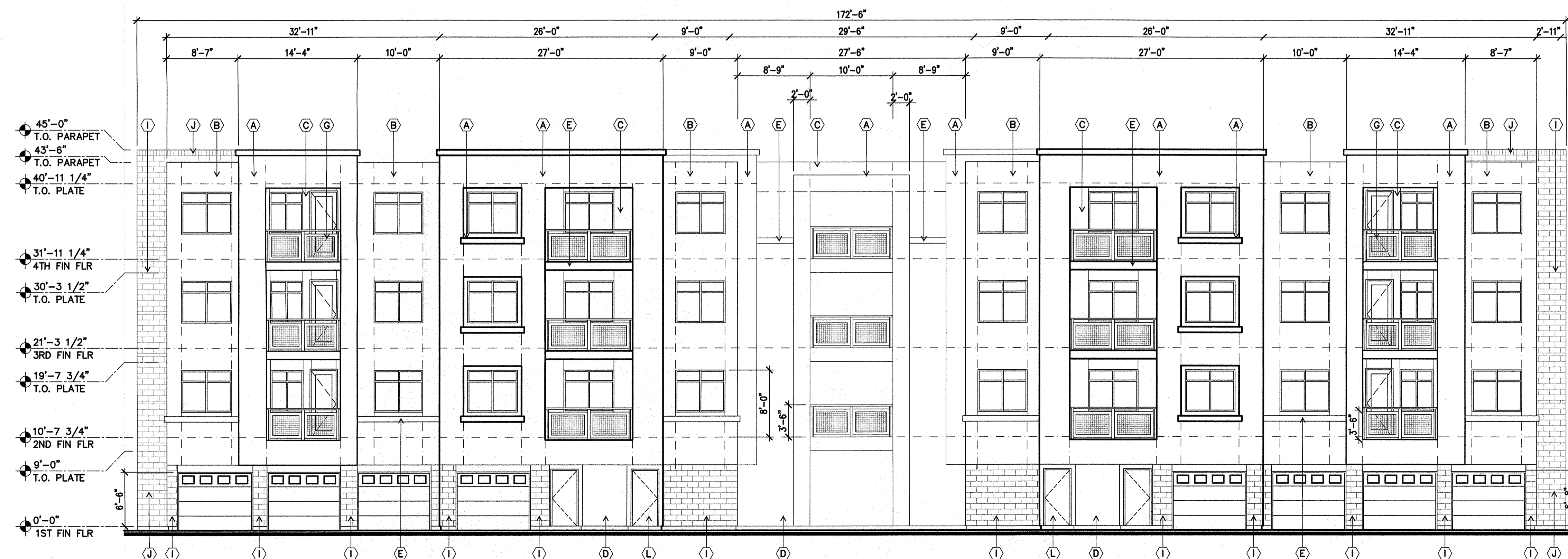
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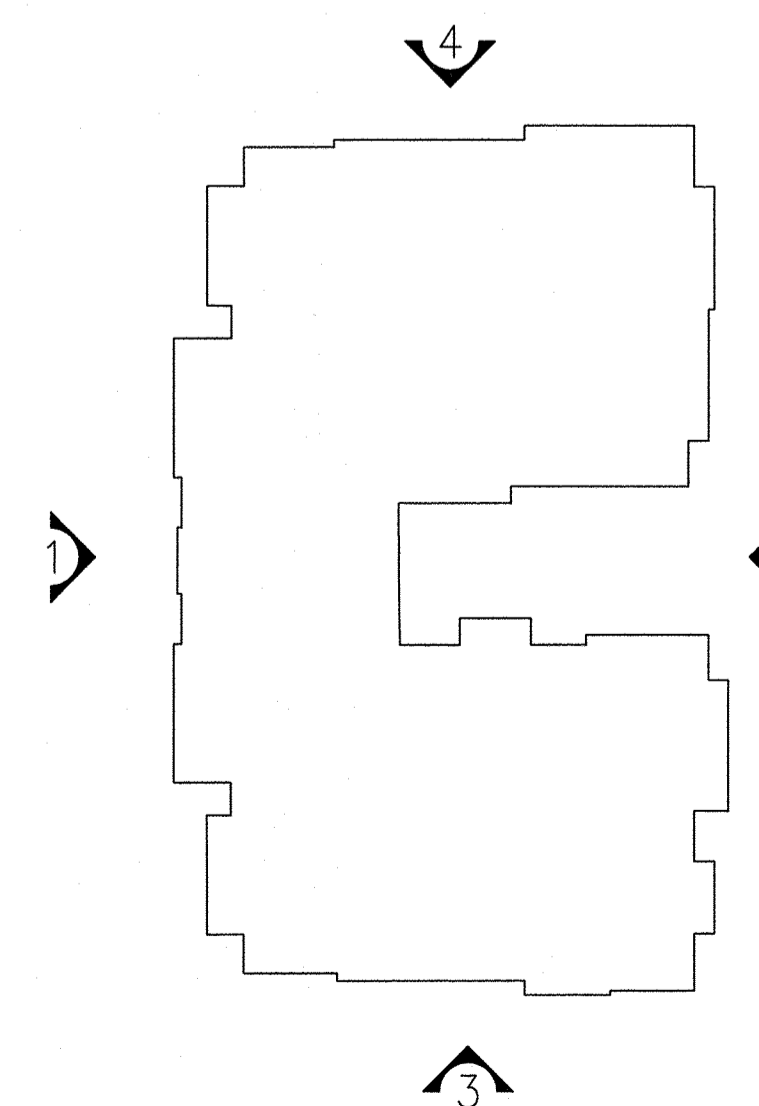
1 - FRONT ELEVATION

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

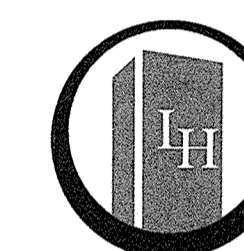
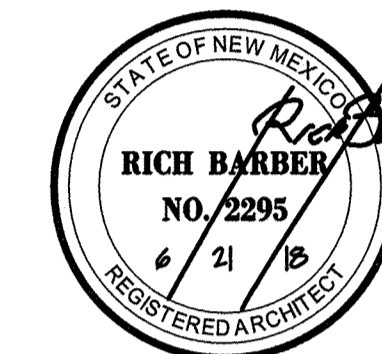


2 - REAR ELEVATION

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



KEYMAP

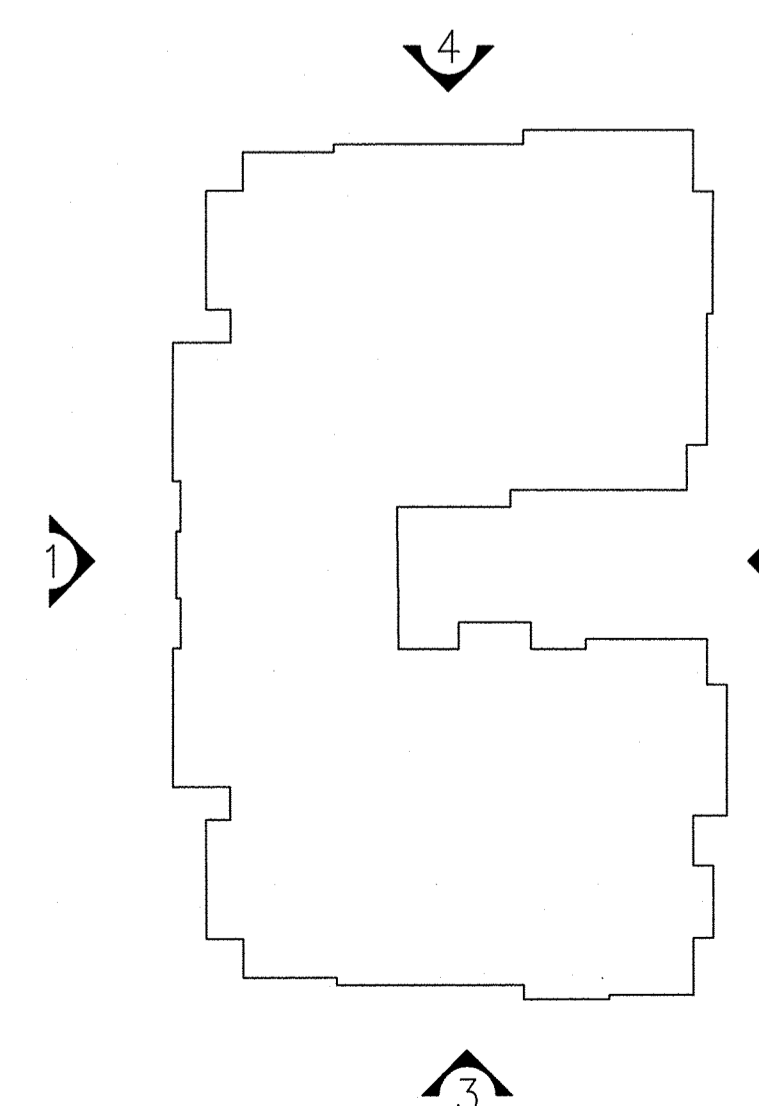
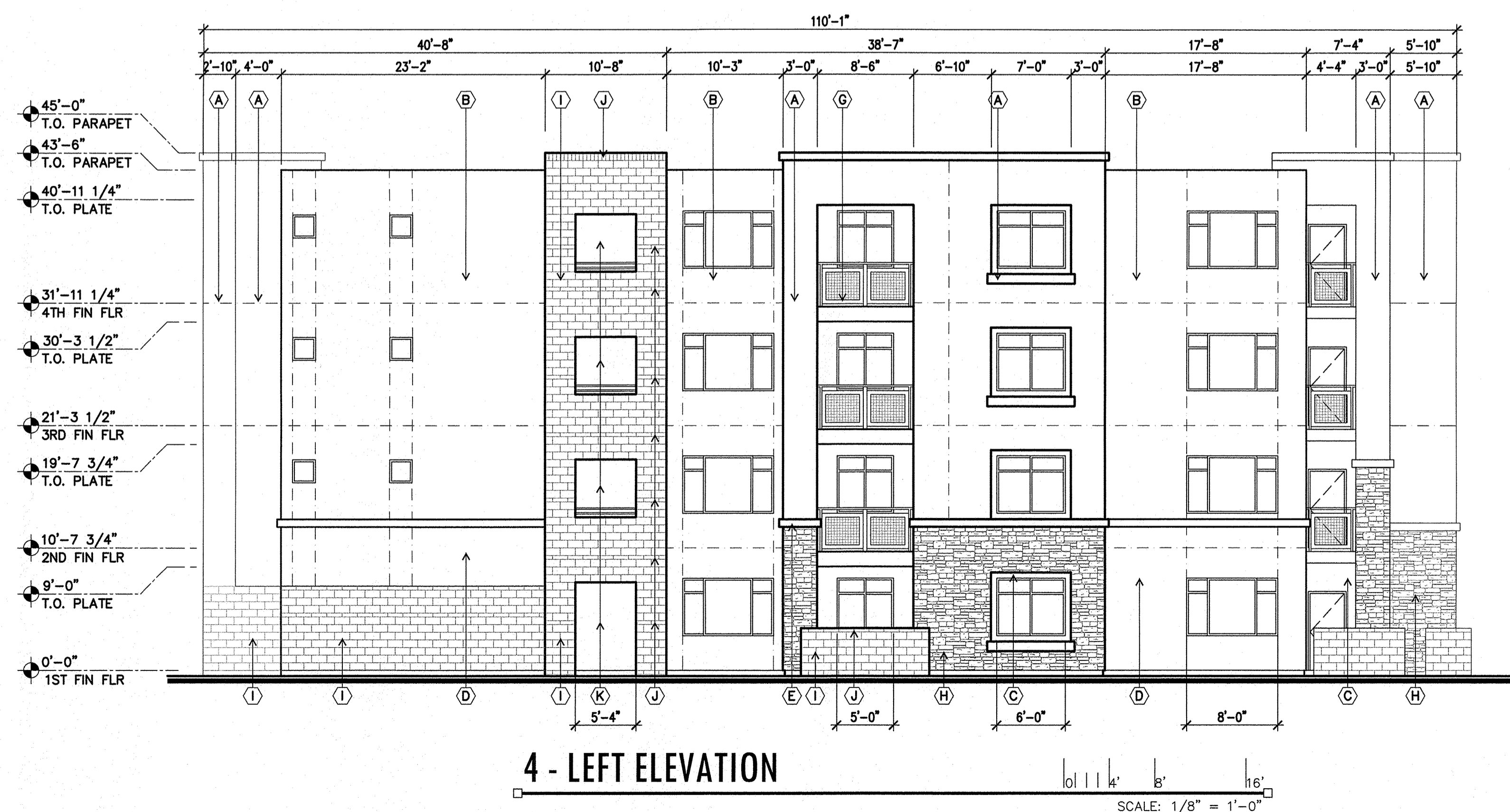
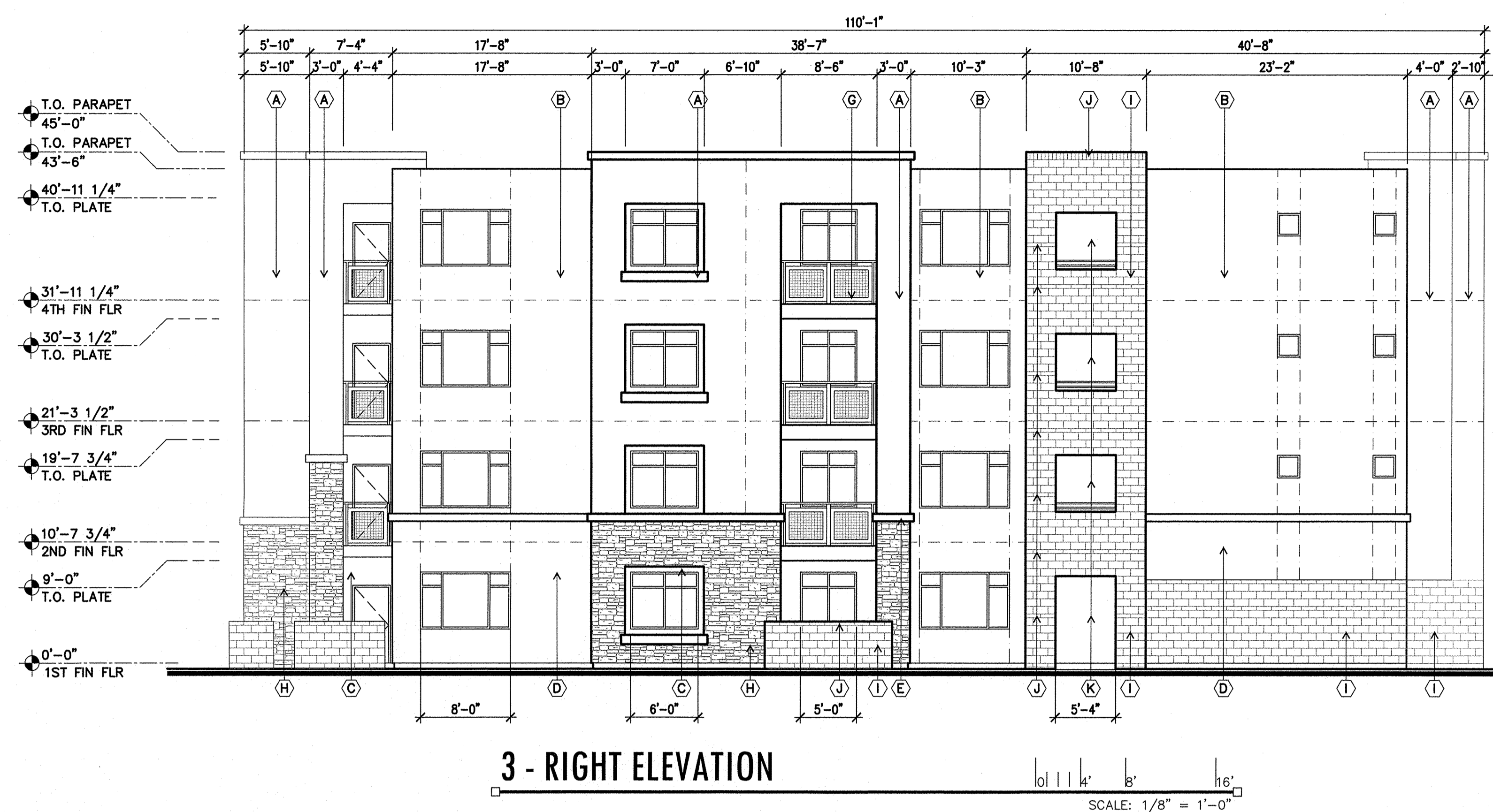


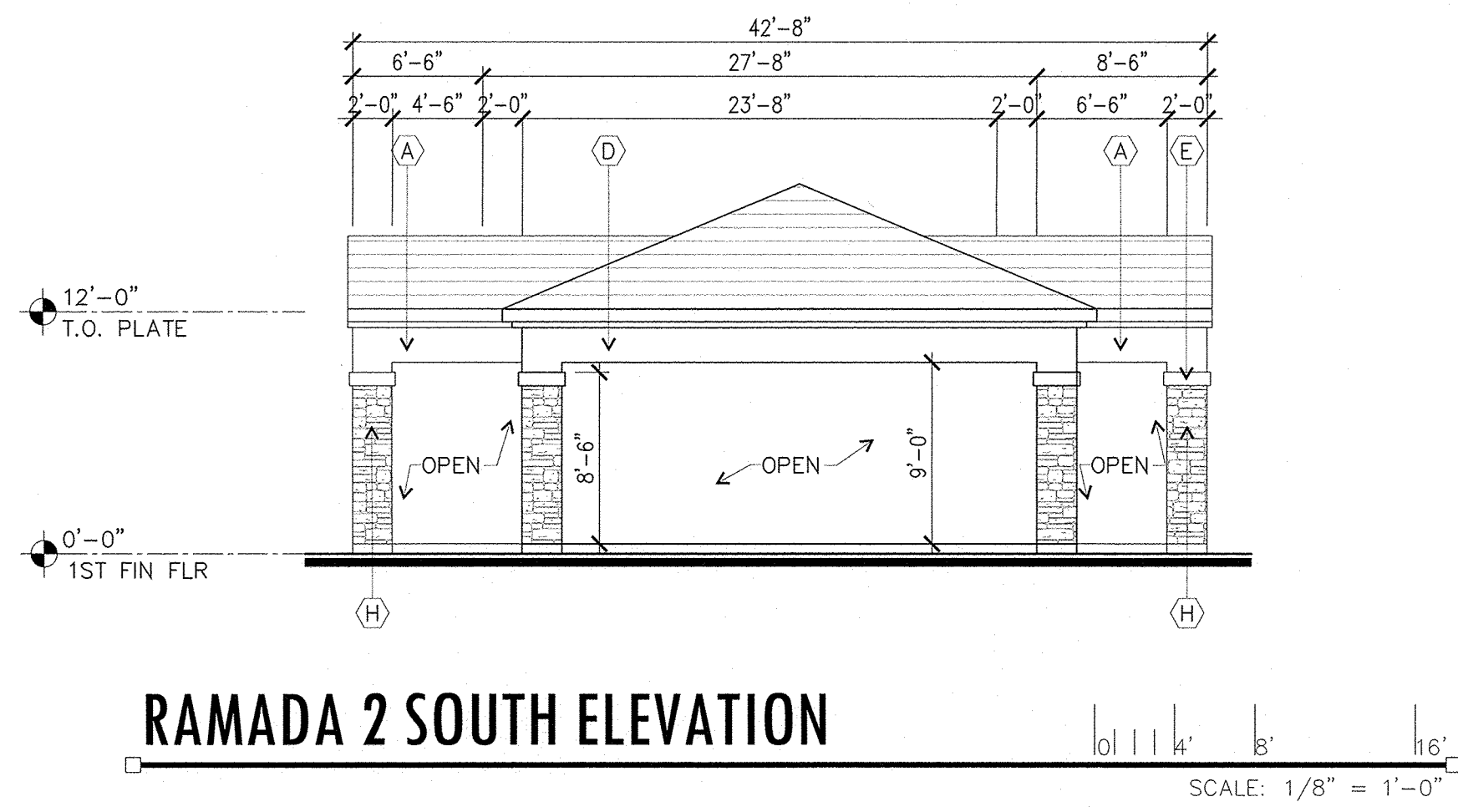
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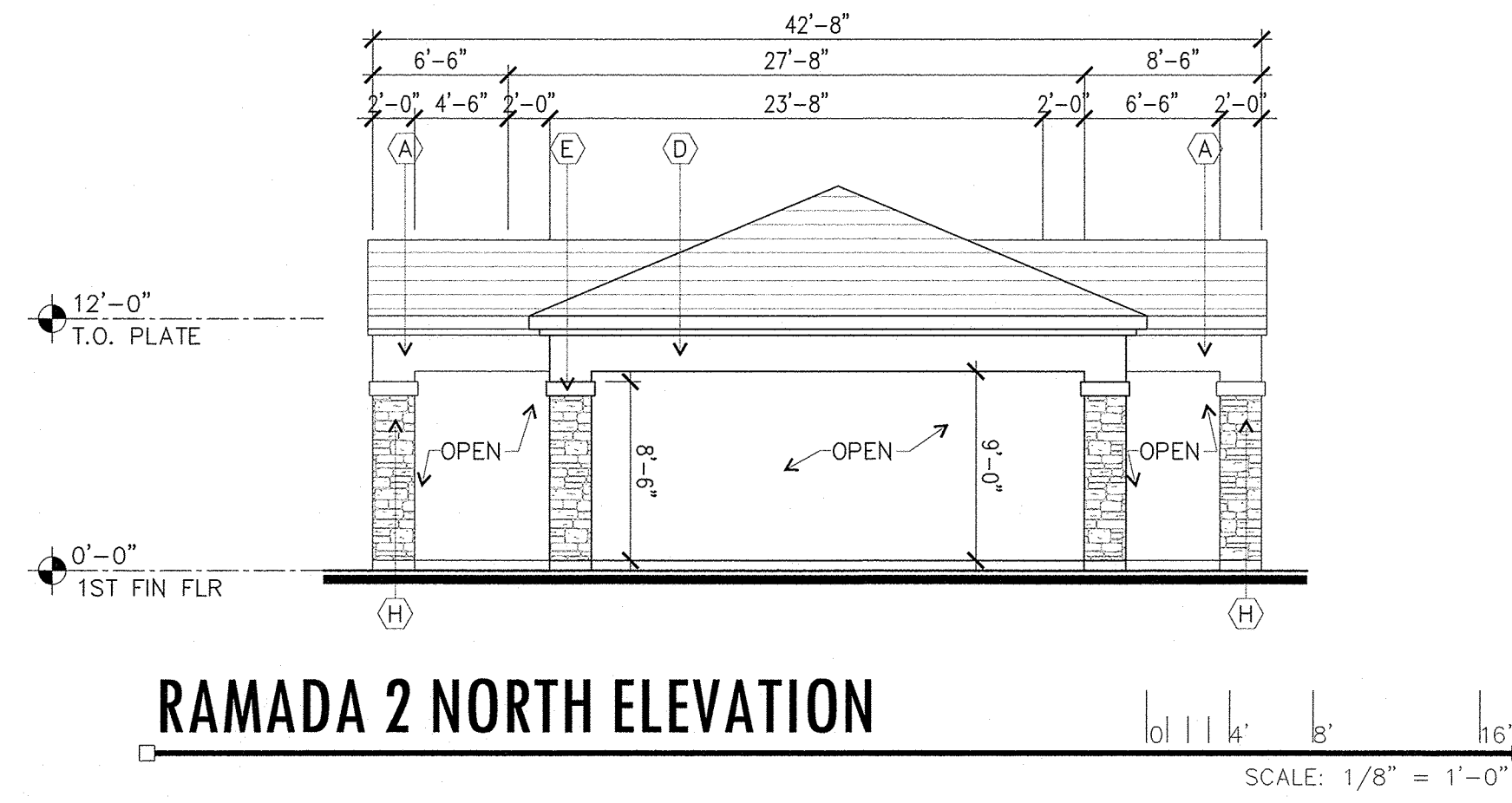
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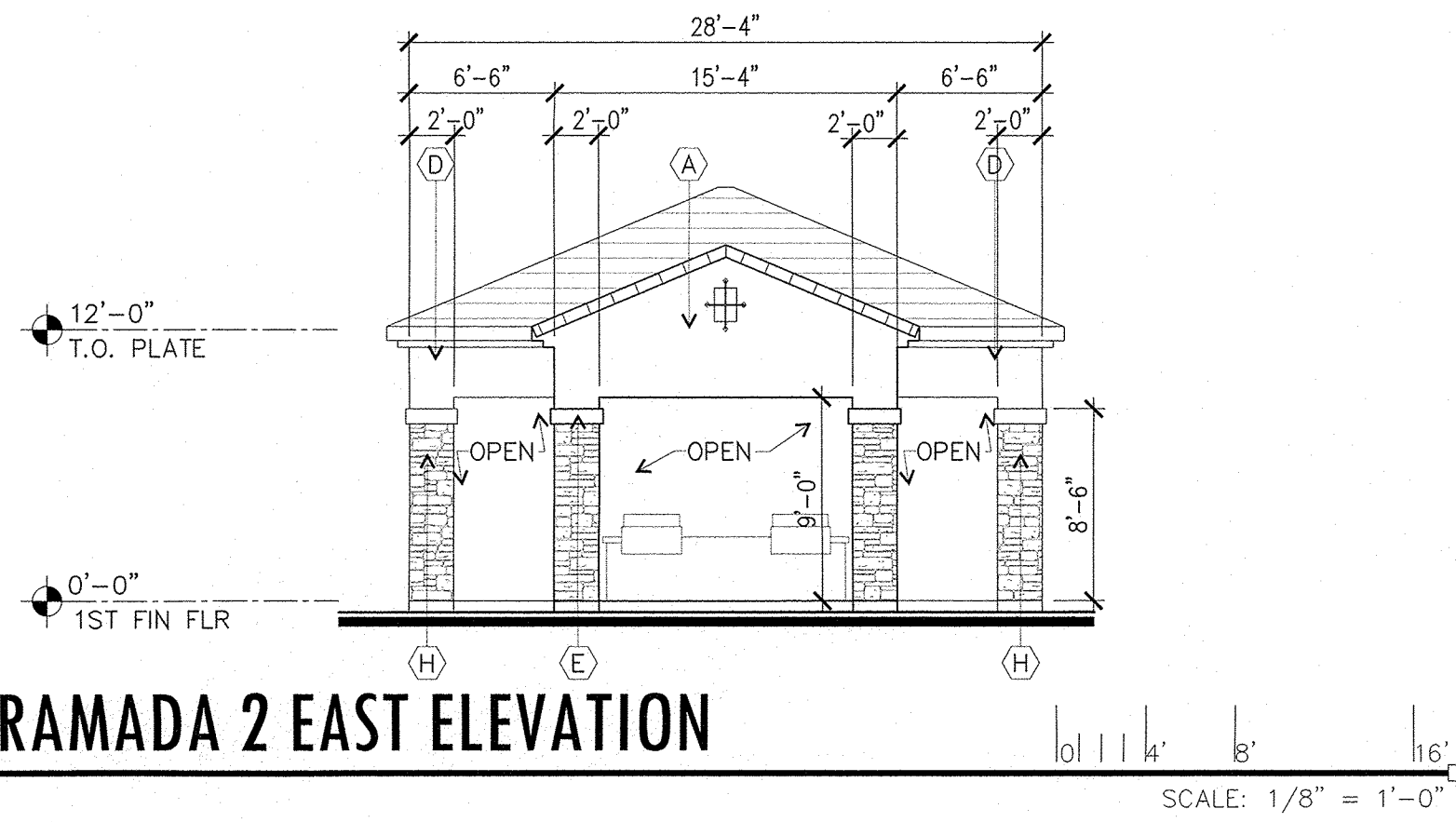




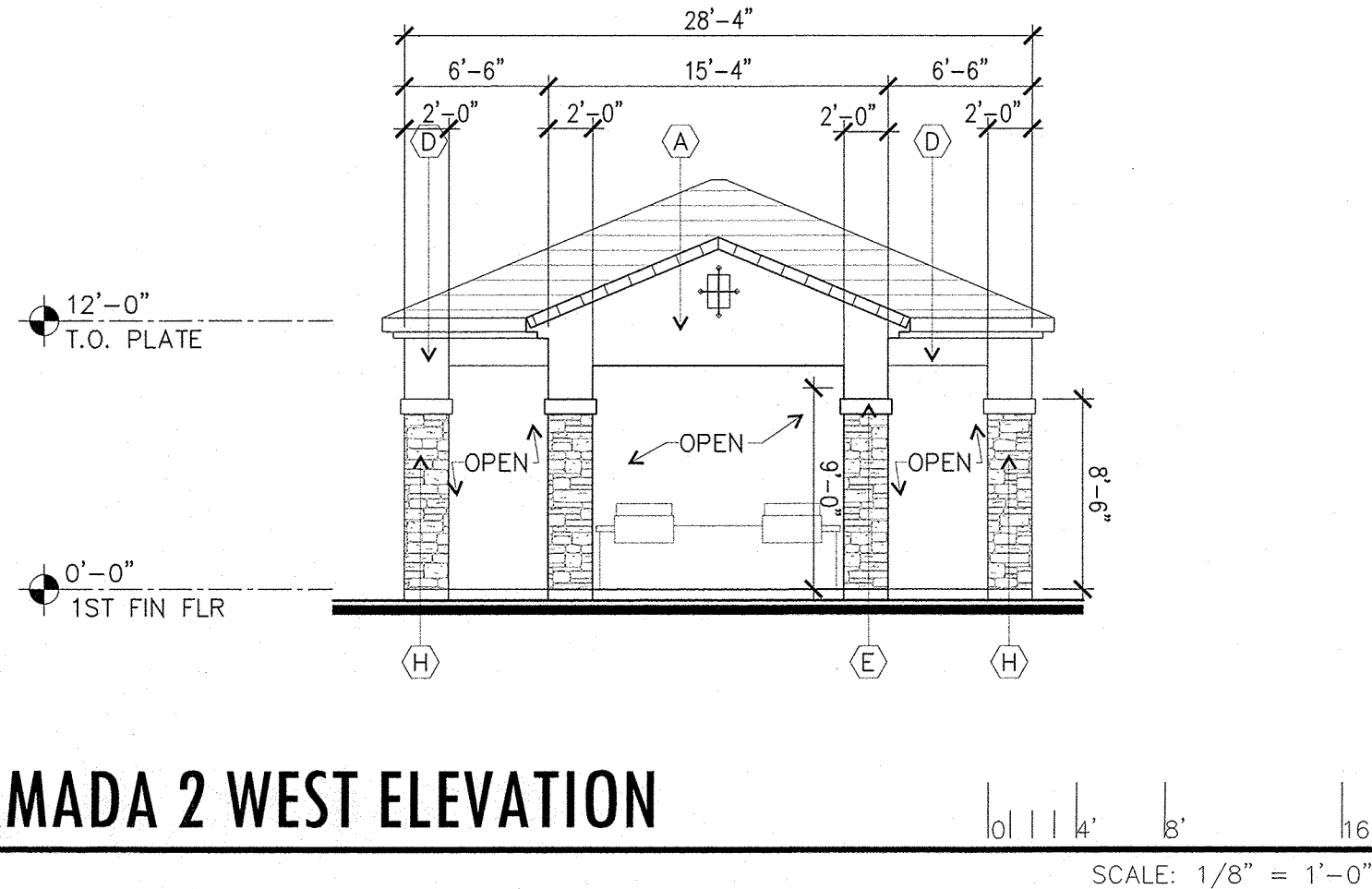
RAMADA 2 SOUTH ELEVATION



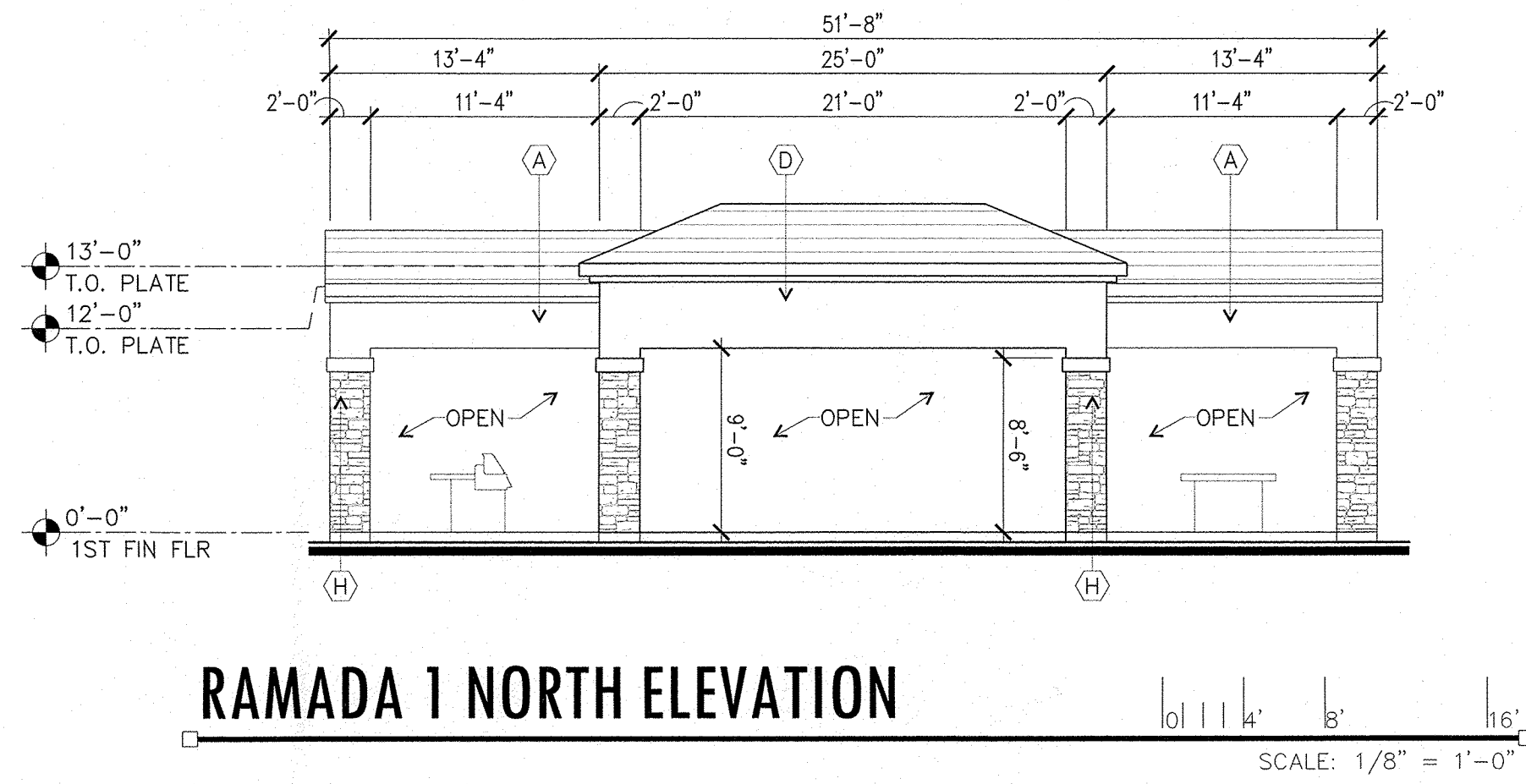
RAMADA 2 NORTH ELEVATION



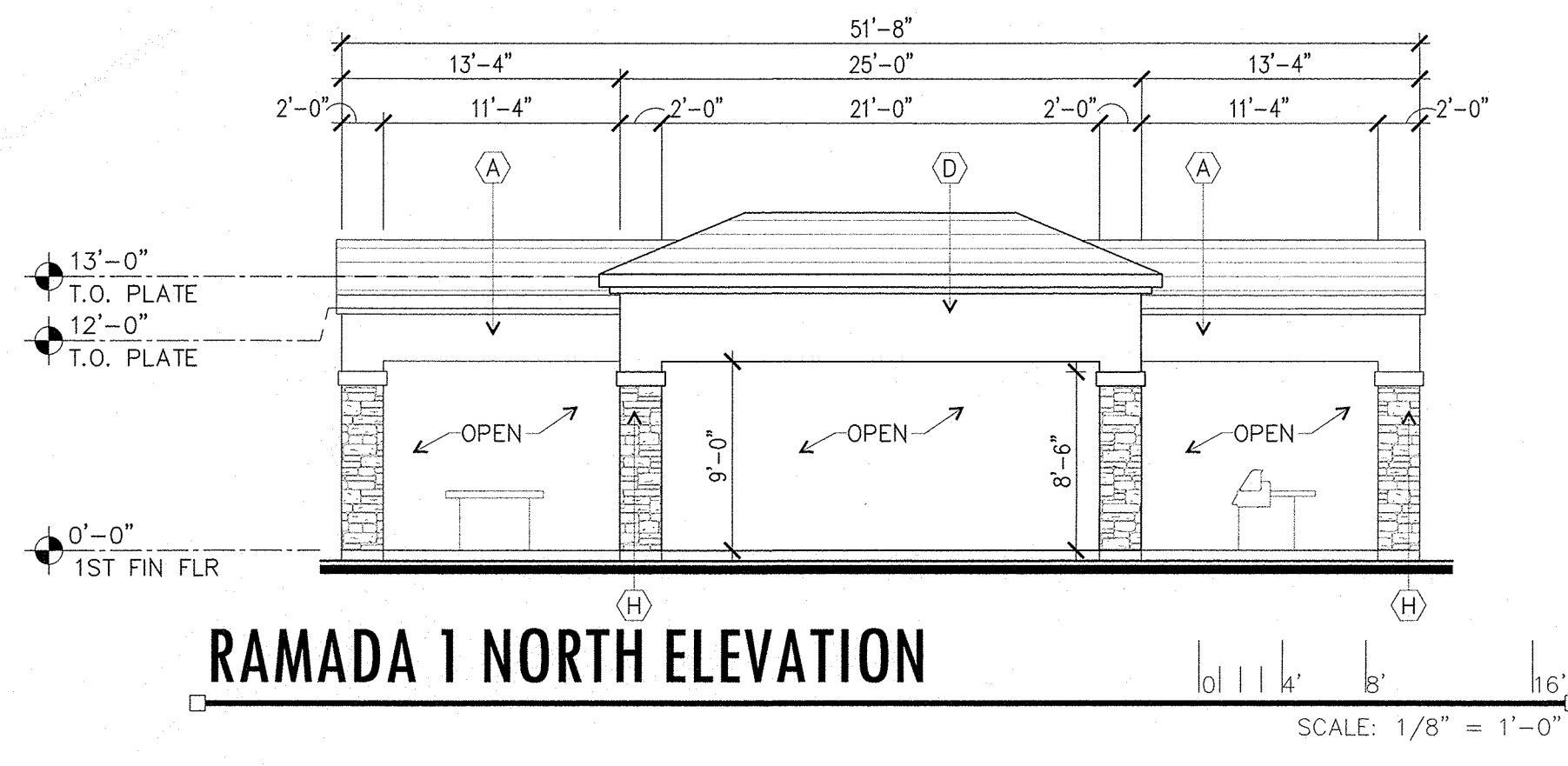
RAMADA 2 EAST ELEVATION



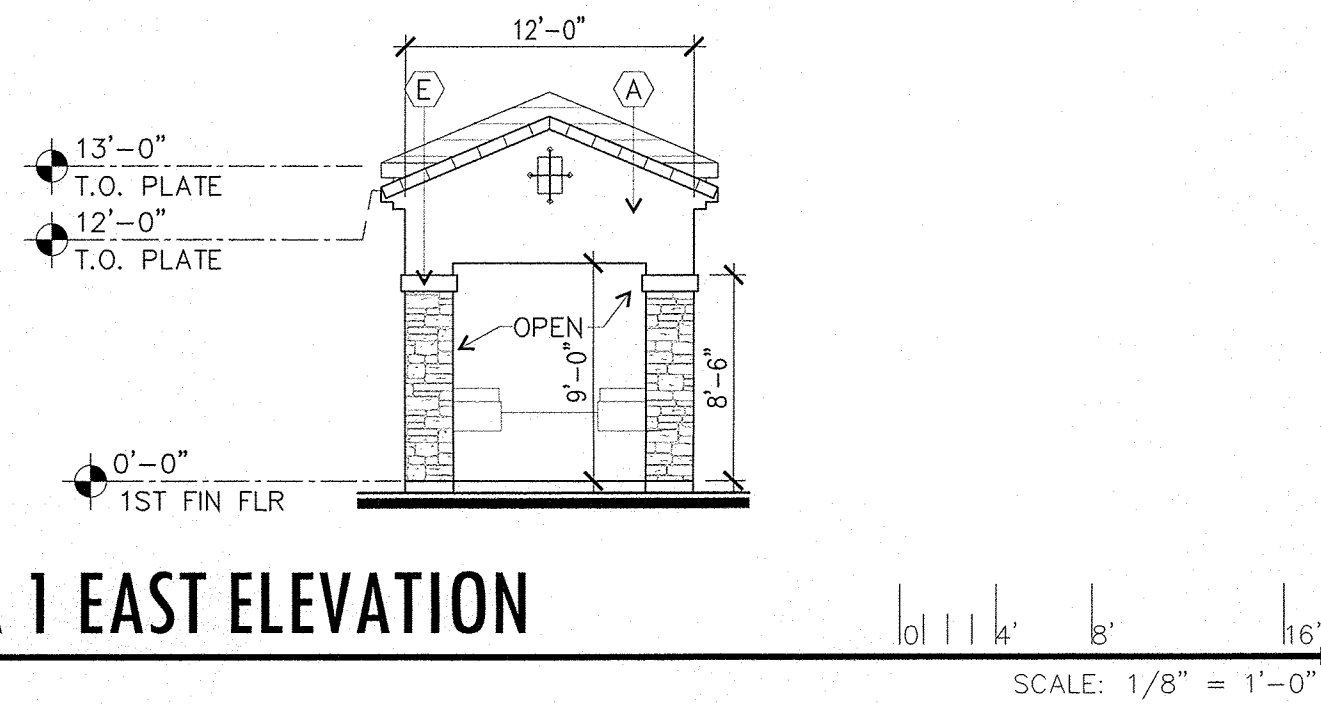
RAMADA 2 WEST ELEVATION



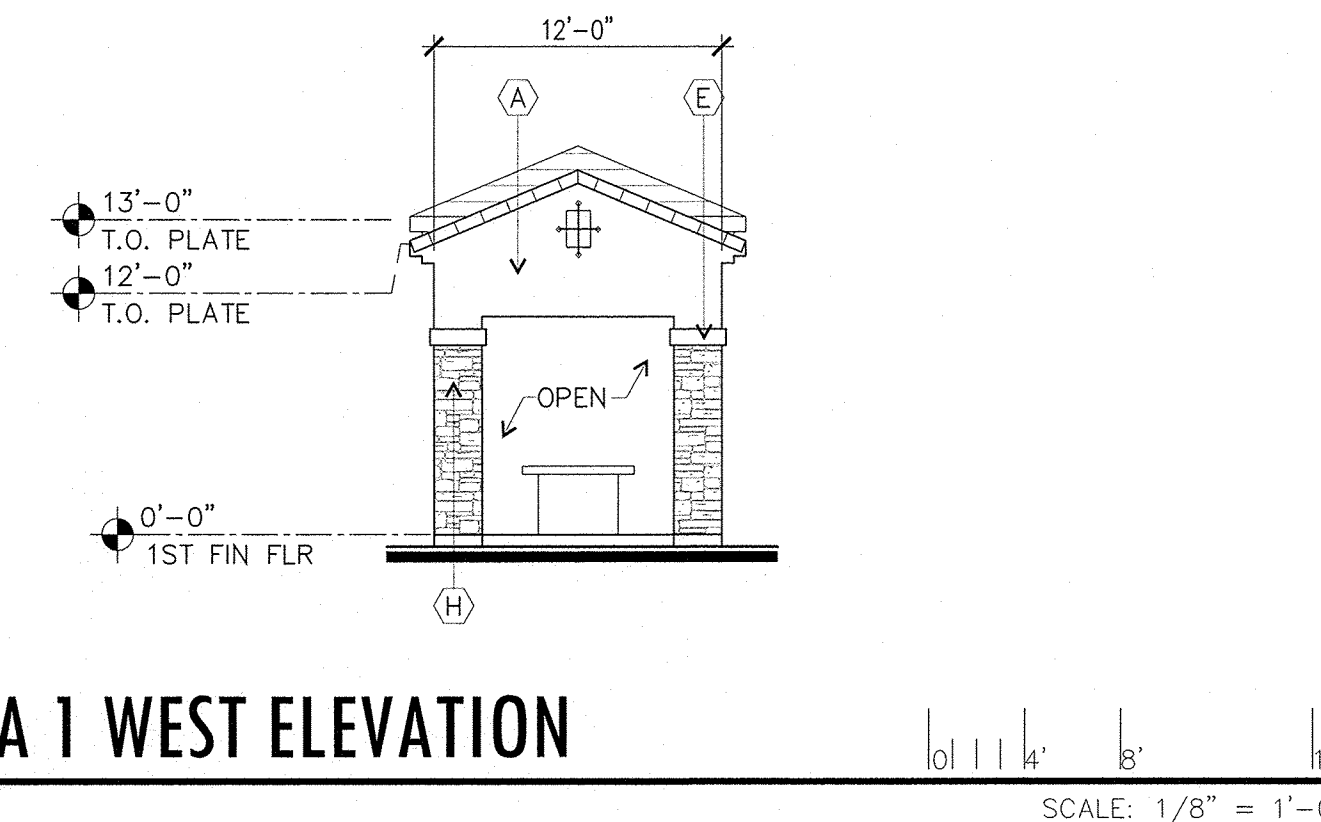
RAMADA 1 NORTH ELEVATION



RAMADA 1 NORTH ELEVATION



RAMADA 1 EAST ELEVATION



RAMADA 1 WEST ELEVATION

MATERIAL KEY NOTES:

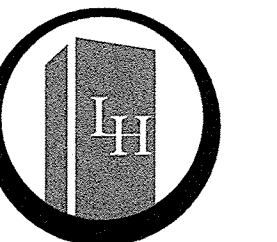
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**LEGACY NAA
APARTMENTS - II**
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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



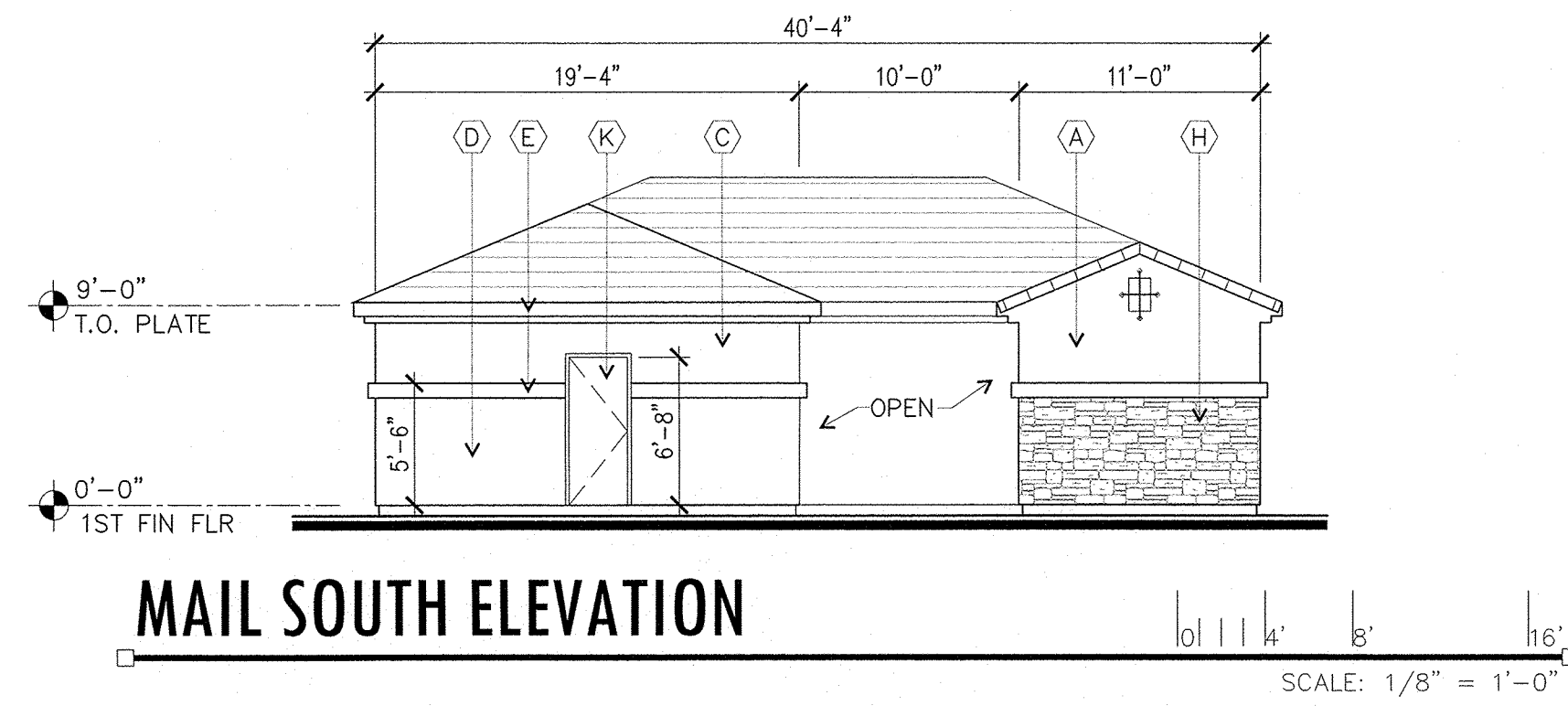
LEGACY HOSPITALITY

DATE: MARCH 7, 2018 ORB# 17-219

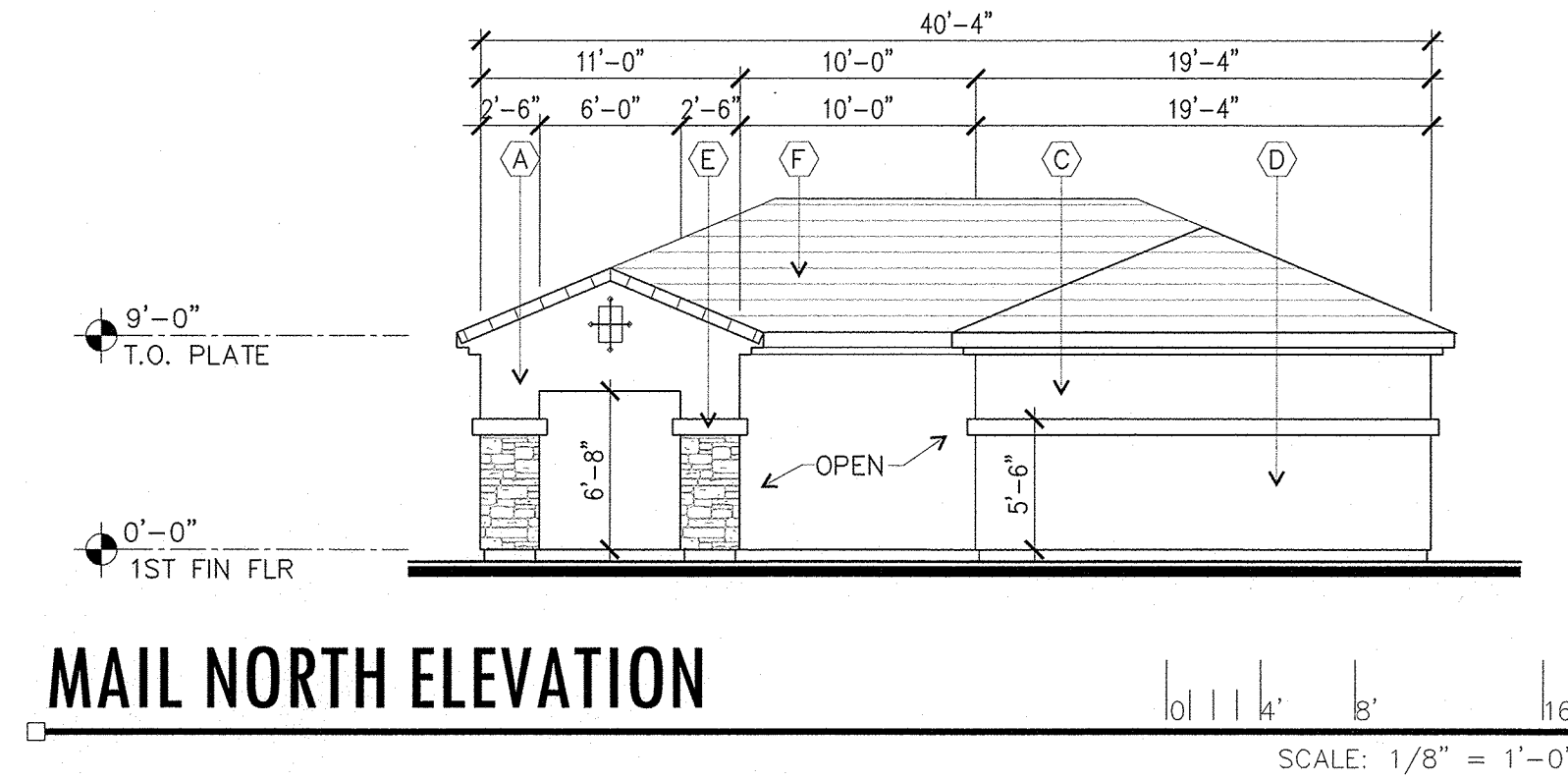
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RAMADAS
ELEVATIONS

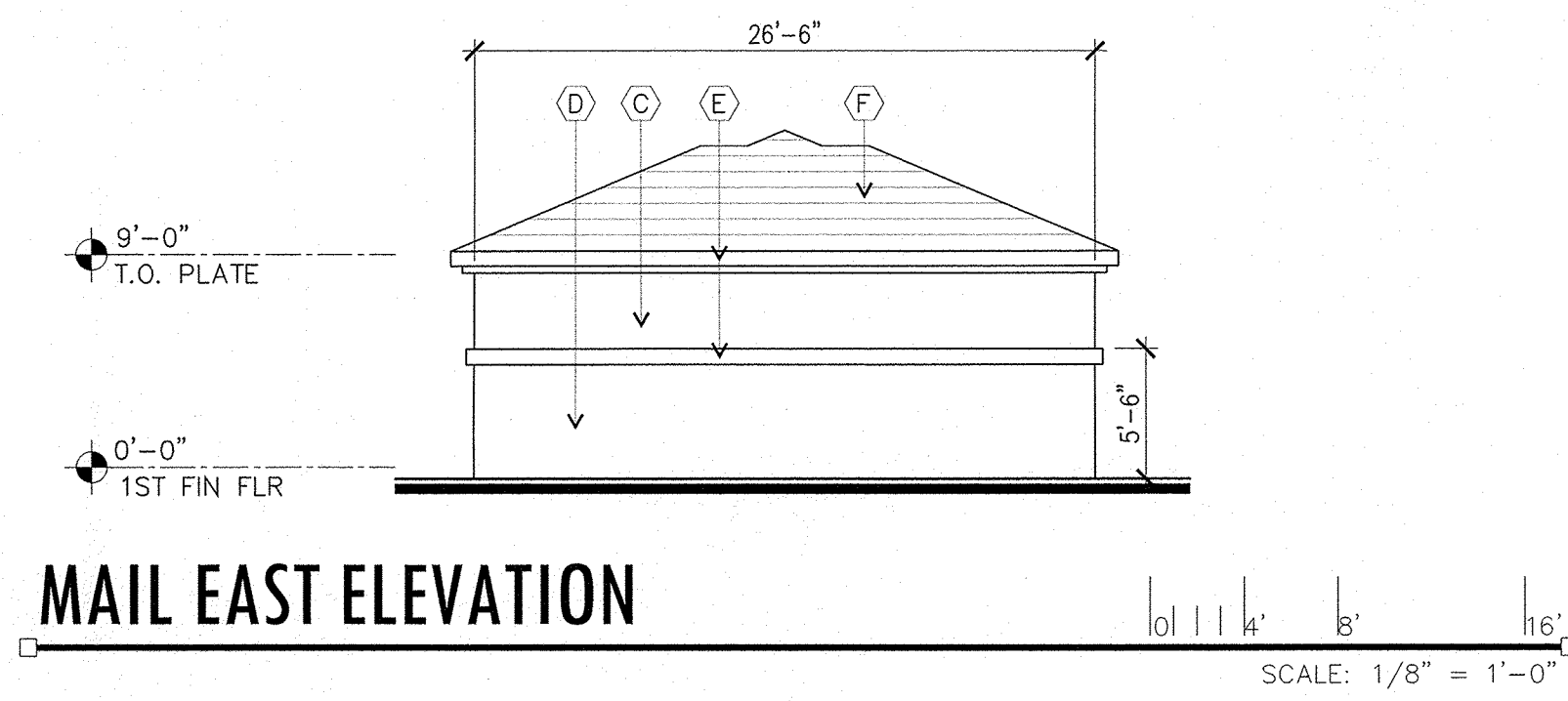
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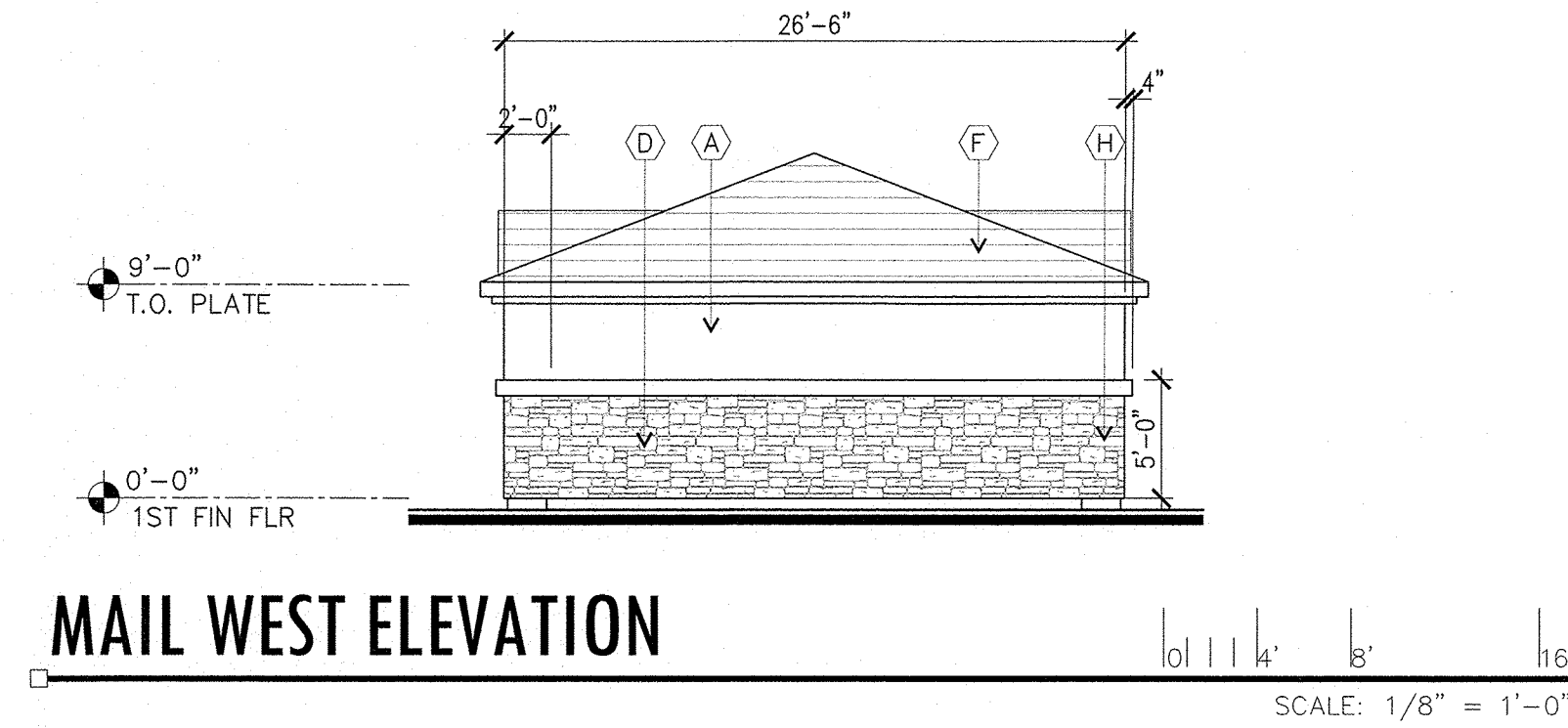
MAIL SOUTH ELEVATION



MAIL NORTH ELEVATION



MAIL EAST ELEVATION



MAIL WEST ELEVATION

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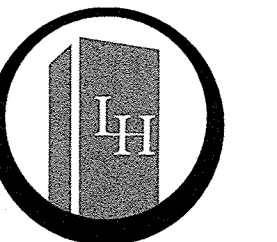
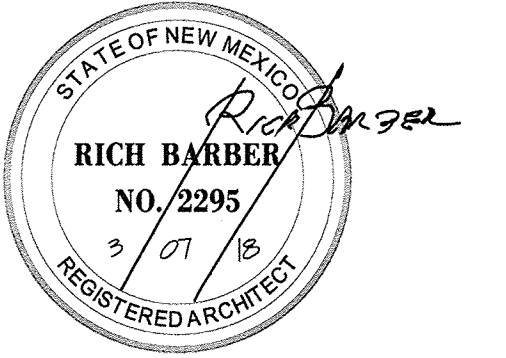
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A5.11

MAIL ROOM ELEVATIONS