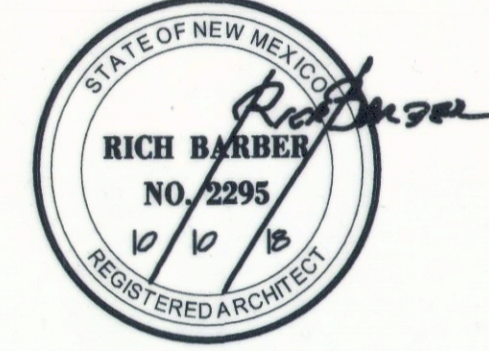


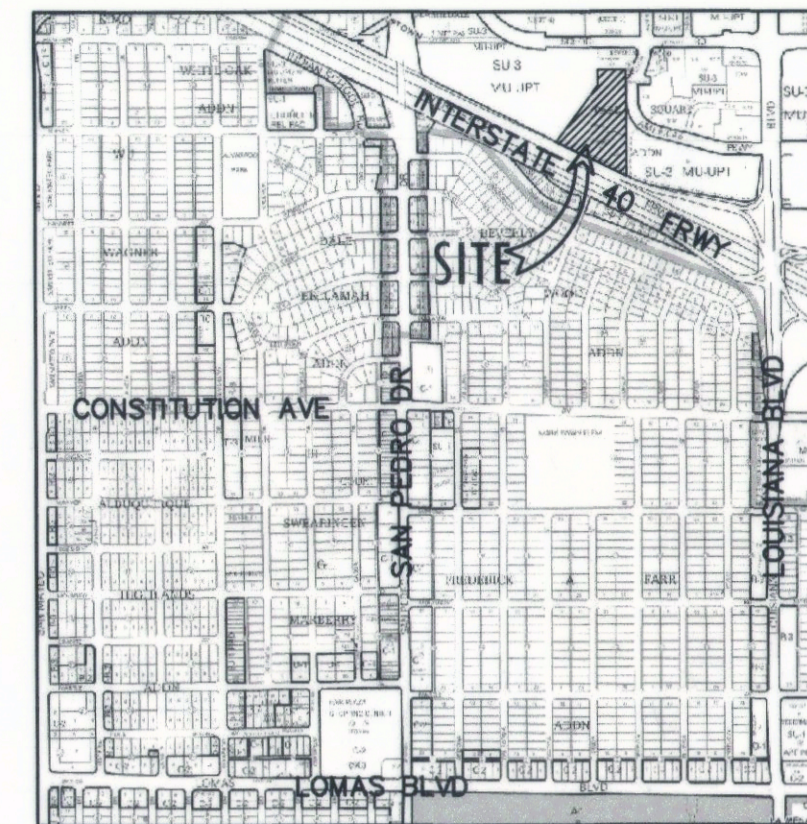
MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

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



LEGACY HOSPITALITY



VICINITY MAP
NOT TO SCALE

KEYNOTES

- 8'-6"x18" PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
- 11'x18" ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- 8'x15' COMPACT PARKING SPACE.
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH HOTEL TO THE SOUTH.
- 10'x30' LOADING PARKING SPACE.
- 8' SIDEWALK CONNECTING TO PUBLIC WAYS.
- BICYCLE PARKING LOCATION, SEE DETAIL 06/A1.20.
- EXISTING PERIMETER WALL.
- EXISTING STREET CURB WITH 13'-6" MIN. SIDEWALK AT AMERICA'S PARKWAY.
- EXISTING HOTEL BUILDING.
- EXISTING RESTAURANT BUILDING (NOT A PART).
- EXISTING DRIVEWAY ENTRY.
- 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 HOTEL SIGN TO REMAIN.
- MOTORCYCLE PARKING.

GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- 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.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE MX-H ZONE AND IDO SECTION 14-16-5-7.

LIGHTING LEGEND

- TYPE 'S1'. POLE MOUNTED LED LIGHTING FIXTURE, FULLY CUT-OFF, 3000K, B.O.F. AT +15' AFG.
- TYPE 'S2'. POLE MOUNTED LED LIGHTING FIXTURE, FULLY CUT-OFF, 3000K, WITH INTEGRAL HOUSE-SIDE SHIELD, B.O.F. AT +15' AFG.
- TYPE 'S3'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K, 2522 LUMENS, 22W.
- TYPE 'S4'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K, 1310 LUMENS, 45W.
- TYPE 'S5'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K, 2513 LUMENS, 18W, ADA COMPLIANT.

PROJECT NUMBER: **PR-2018-001284**
Application Number: **ST-2018-00131**

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:

Rogers M. Murr 10/17/18
Traffic Engineering, Transportation Division Date
Mark Cook 10-17-18
ABCWJA Date

Parks and Recreation Department Date
[Signature] 10/17/18
City Engineer Date

Solid Waste Management Date
[Signature] 10/17/18
Code Enforcement Date

[Signature] 10-17-2018
DRB Chairperson, Planning Department Date

DEVELOPMENT DATA

NET SITE AREA:
TRACK A-2-A-2-A 2.4244 ACRES (105,609 S.F.)
TRACK A-2-A-1-A 1.6520 ACRES (71,959 S.F.)

ZONING AND LAND USE:
CURRENT: MX-H (UC-MS-PT)
LAND USE: RESTAURANT / HOTEL
MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:
ALLOWED: 99 FEET
PROPOSED: 80 FEET

DENSITY:
PROPOSED: 79.2 DU/ACRE

SETBACKS REQUIRED:

	FRONT(E)	SIDE(N)	SIDE(S)	REAR(W)
ALLOWED	0	0	0	15'
PROVIDED	10'	3'	2'	7'

FLOOR AREA RATIO:
BUILDING NET AREA 200,481 S.F.
F.A.R. PROVIDED 200,481 / 105,609 = 1.90

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	A-3 ASSEMBLY REC	FITNESS	POOL HOUSE	TOTAL	B LEASING	TOTAL
P1	74,043						2,033	76,076
P2	72,350						1,129	73,479
L1		44,857	1,961	1,126	647	3,734		48,591
L2		47,192	975	621		1,596		48,778
L3		49,975						49,975
L4		49,975						49,975
TOTAL	146,393	191,989	2,936	1,747	647	5,330	3,162	346,874

USABLE OPEN SPACE:

REQUIRED:
STUDIO 200 SF x 42 = 8,400 S.F.
1 BR 200 SF x 91 = 18,200 S.F.
2 BR 250 SF x 59 = 14,750 S.F.
TOTAL REQUIRED = 41,350 S.F.

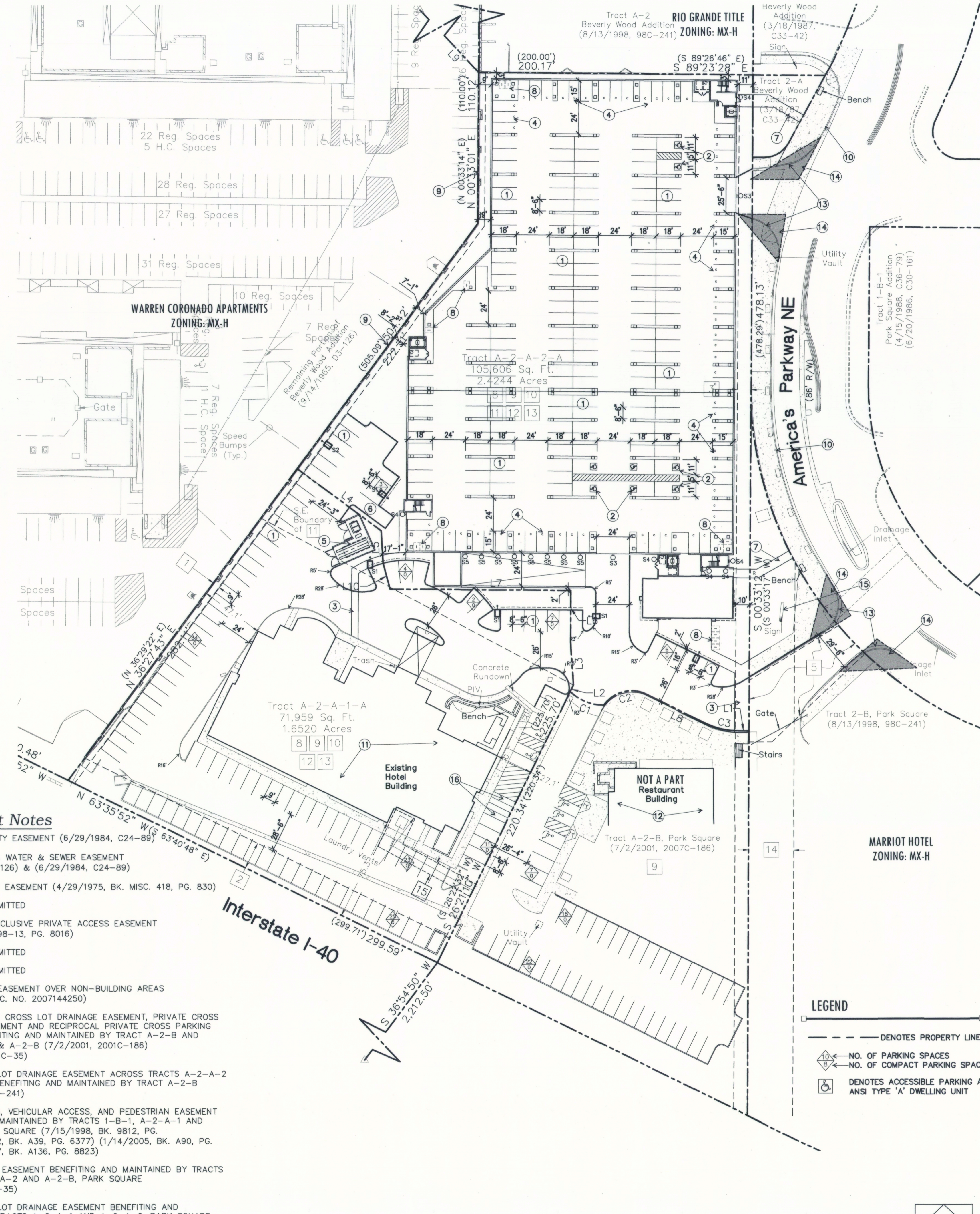
PROVIDED:
LEVEL L1 COURTYARDS 22,173 S.F.
PRIVATE BALCONIES 12,040 S.F.
AT GRADE ON SITE 11,594 S.F.
TOTAL PROVIDED 45,807 S.F.

THE FIRST RESIDENTIAL LEVEL (PODIUM LEVEL L1) HAS TWO OPEN COURTYARDS, CONNECTED BY A COVERED BREEZEWAY. THE SOUTH COURTYARD IS THE POOL AREA WITH AMENITIES LIKE CABANAS, RAMADA, SEATING AREA. THE FITNESS CENTER, RECREATIONAL SPACE AND POOL HOUSE ARE PART OF THE BUILDING ORIENTED TOWARDS THE POOL COURTYARD. THE NORTH COURTYARD IS ANOTHER OPEN SPACE WITH RAMADAS, BARBECUES, GAME LAWN, AND SEATING AREAS.

	UNIT MIX					TOTAL UNITS
	S1	A2	A3	A4	B2	
LIVABLE	582	638	754	687	921	1,020
PAT/BAL	53	51	63	60	60	107
LEVEL L1	9	14	8	3	5	6
LEVEL L2	9	14	8			6
LEVEL L3	12	14	8			7
LEVEL L4	12	14	8			7
TOTAL	42	56	32	3	33	26

	PARKING RATIO REQUIRED	PARKING SPACES
RESTAURANT		90
HOTEL		149
OFFICE (PER SHARE PARKING AGREEMENT)		191
192 DWELLING UNITS	1	192
PARKING SPACES REQUIRED		622
TRANSIT REDUCTION 5%		31
Total Parking Spaces Required		591
OPEN PARKING PROVIDED		162
GARAGE P1 LEVEL PARKING PROVIDED		220
GARAGE P2 LEVEL PARKING PROVIDED		213
Total Parking Provided		595
Compact Parking Spaces Allowed		200
OPEN COMPACT PARKING PROVIDED		-
GARAGE P1 LEVEL COMPACT PARKING PROVIDED		63
GARAGE P2 LEVEL COMPACT PARKING PROVIDED		65
Total Compact Parking Provided		128
Accessible Parking Required		13
OPEN ACCESSIBLE PARKING PROVIDED		5
GARAGE P1 LEVEL ACCESSIBLE PARKING PROVIDED		8
GARAGE P2 LEVEL ACCESSIBLE PARKING PROVIDED		4
Total Accessible Parking Provided		17
Motorcycle Parking Required		4
HOTEL AND RESTAURANT		4
Total Motorcycle Parking Provided		4
Bicycle Parking Required		41
10% OF REQUIRED VEHICULAR PARKING (410 PARKING SPACES EXCLUDING OFFICE)		41
Total Bicycle Parking Provided		42
GARAGE		34
OPEN ON SITE		8

TRANSIT ROUTE 157 IS ALONG AMERICAS PARKWAY AND TRANSIT ROUTES 34, 6, AND 786 ARE ALONG INDIAN SCHOOL ROAD. BUS STOPS ARE LOCATED TO THE EAST ALONG AMERICAS PARKWAY IN FRONT OF THE MARRIOTT AND PARK SQUARE.

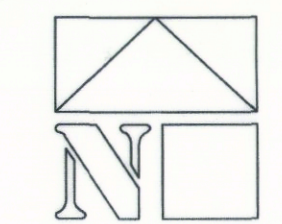


Easement Notes

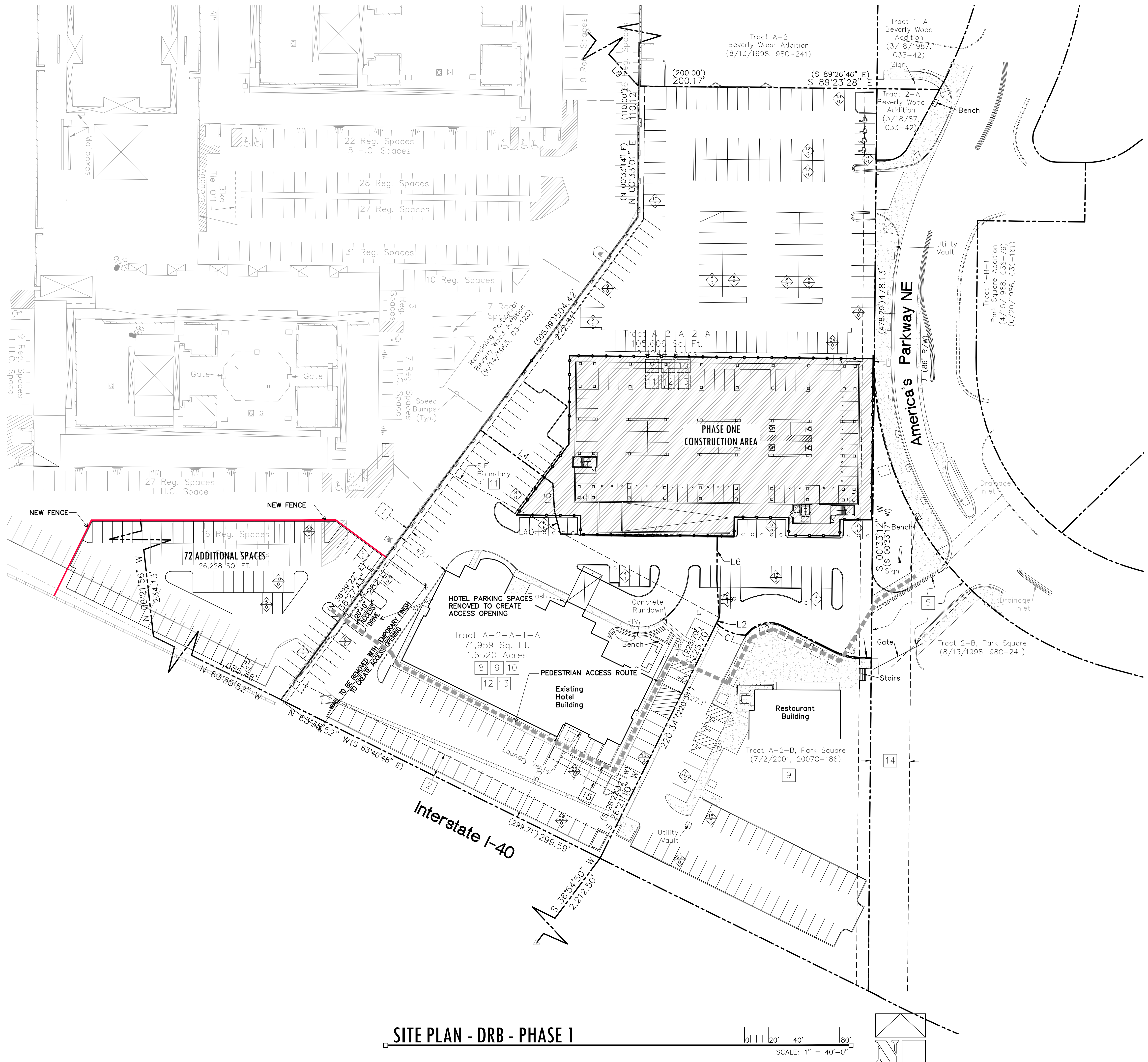
- EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- INTENTIONALLY OMITTED
- EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 BENEFITING AND MAINTAINED BY TRACT A-2-B (8/13/1998, 98C-241)
- PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING AND MAINTAINED BY TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAN

SITE PLAN - DRB

SCALE: 1" = 40'-0"



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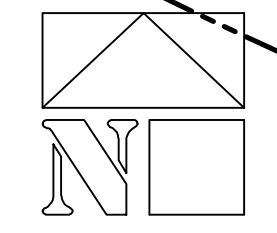


PARKING PROVIDED:

ON SITE:	316
WEST PROPERTY:	72
GARAGE P1 LEVEL:	-
GARAGE P2 LEVEL:	-
TOTAL:	388

SITE PLAN - DRB - PHASE 1

0' 20' 40' 80'
SCALE: 1" = 40'-0"



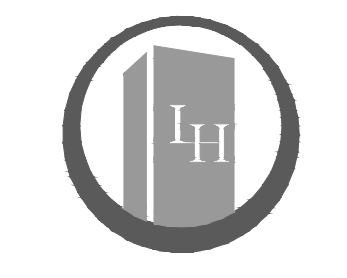
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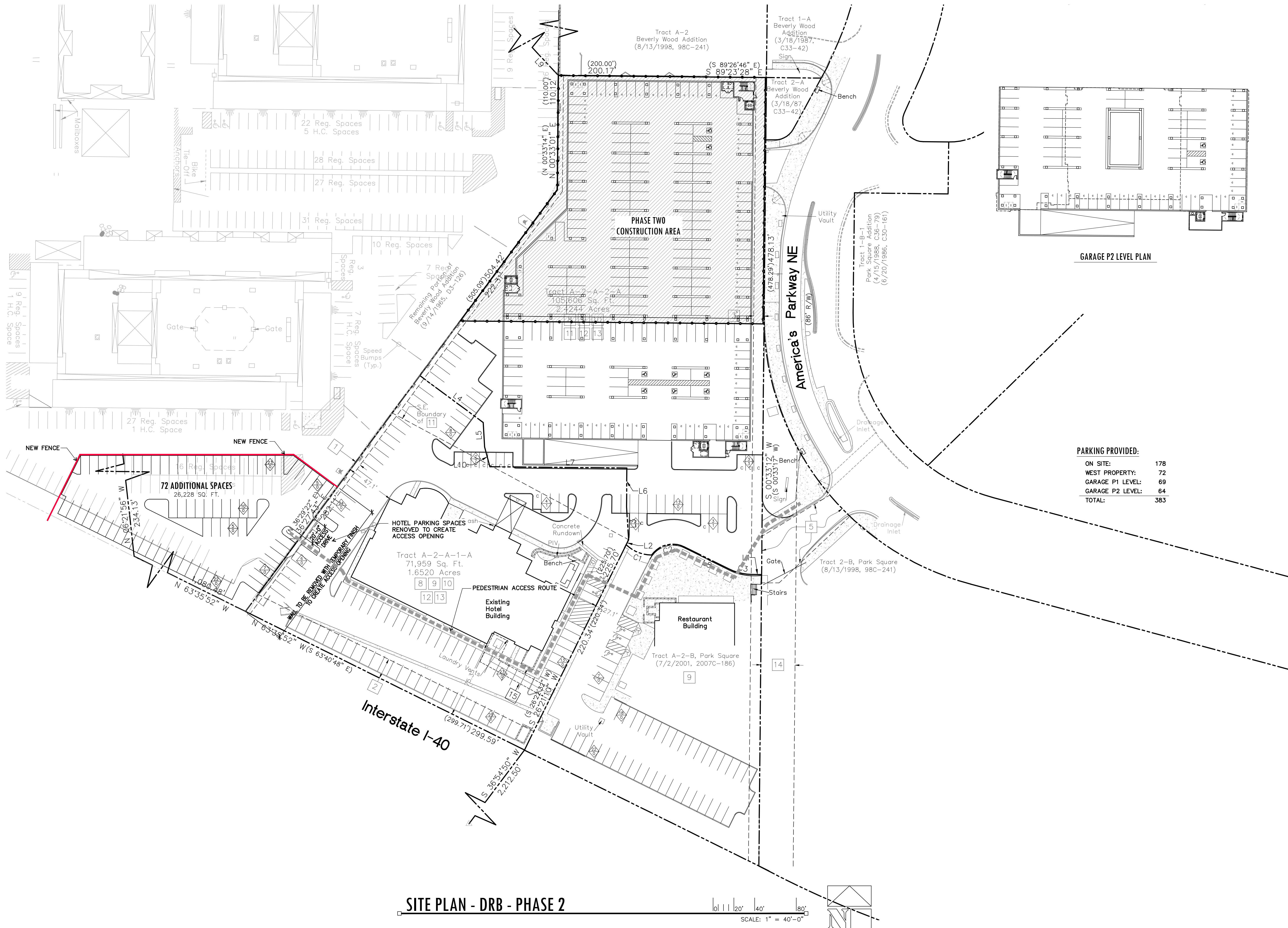


LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A1.11

SITE PLAN - DRB
PHASE 1



PARKING PROVIDED:

ON SITE:	178
WEST PROPERTY:	72
GARAGE P1 LEVEL:	69
GARAGE P2 LEVEL:	64
TOTAL:	383

SITE PLAN - DRB - PHASE 2

SCALE: 1" = 40'-0"

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Albuquerque, New Mexico



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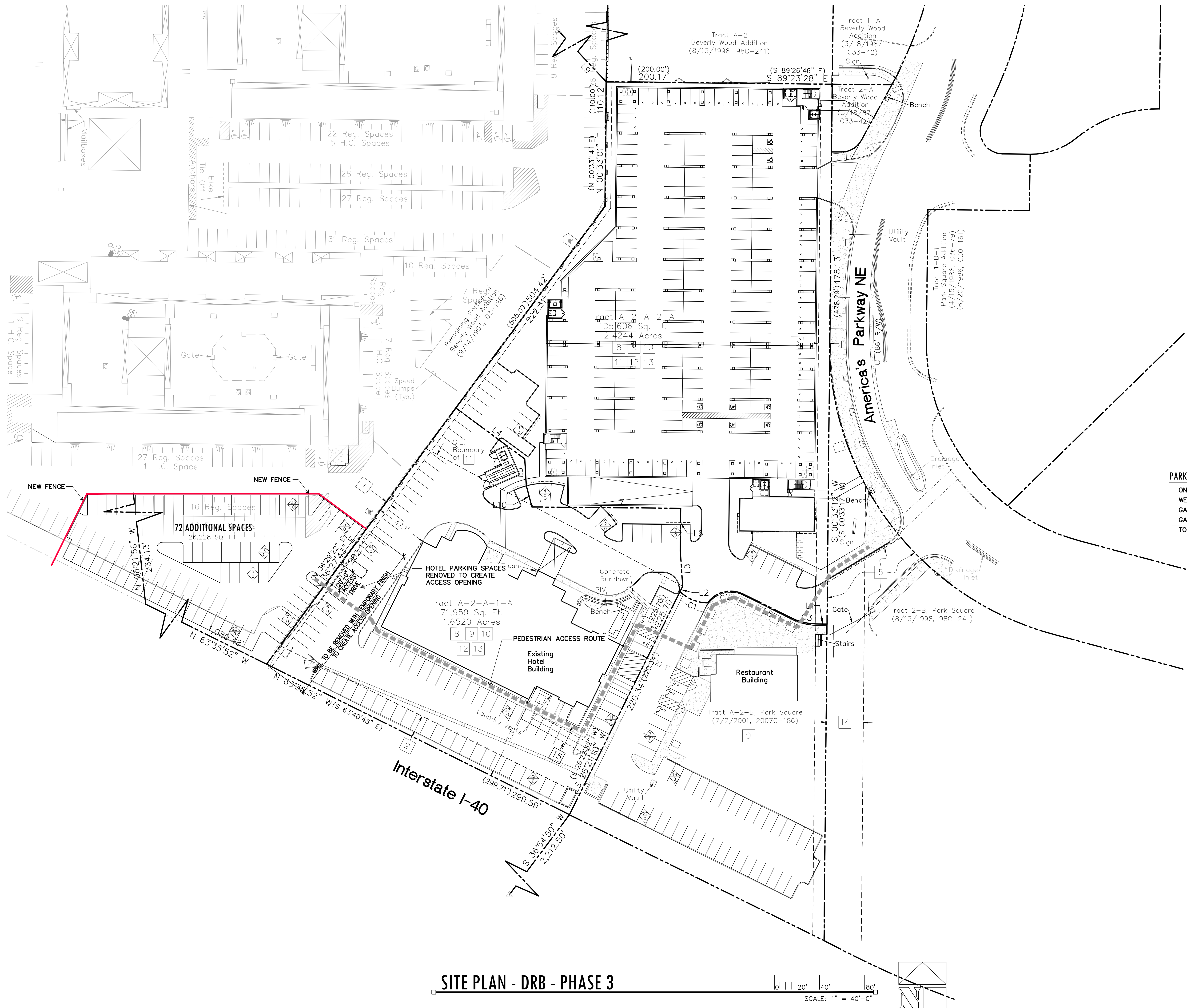


LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A1.12

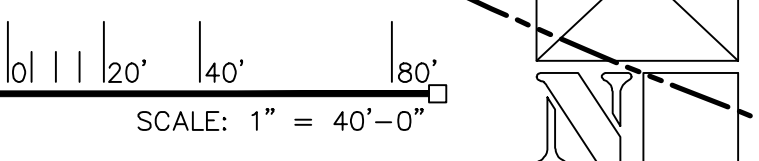
SITE PLAN - DRB
PHASE 2



PARKING PROVIDED:

ON SITE:	158
WEST PROPERTY:	72
GARAGE P1 LEVEL:	220
GARAGE P2 LEVEL:	-
TOTAL:	450

SITE PLAN - DRB - PHASE 3

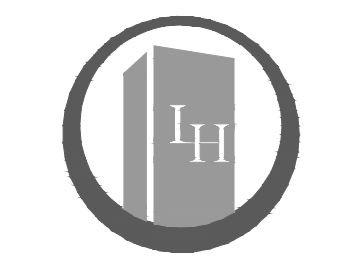


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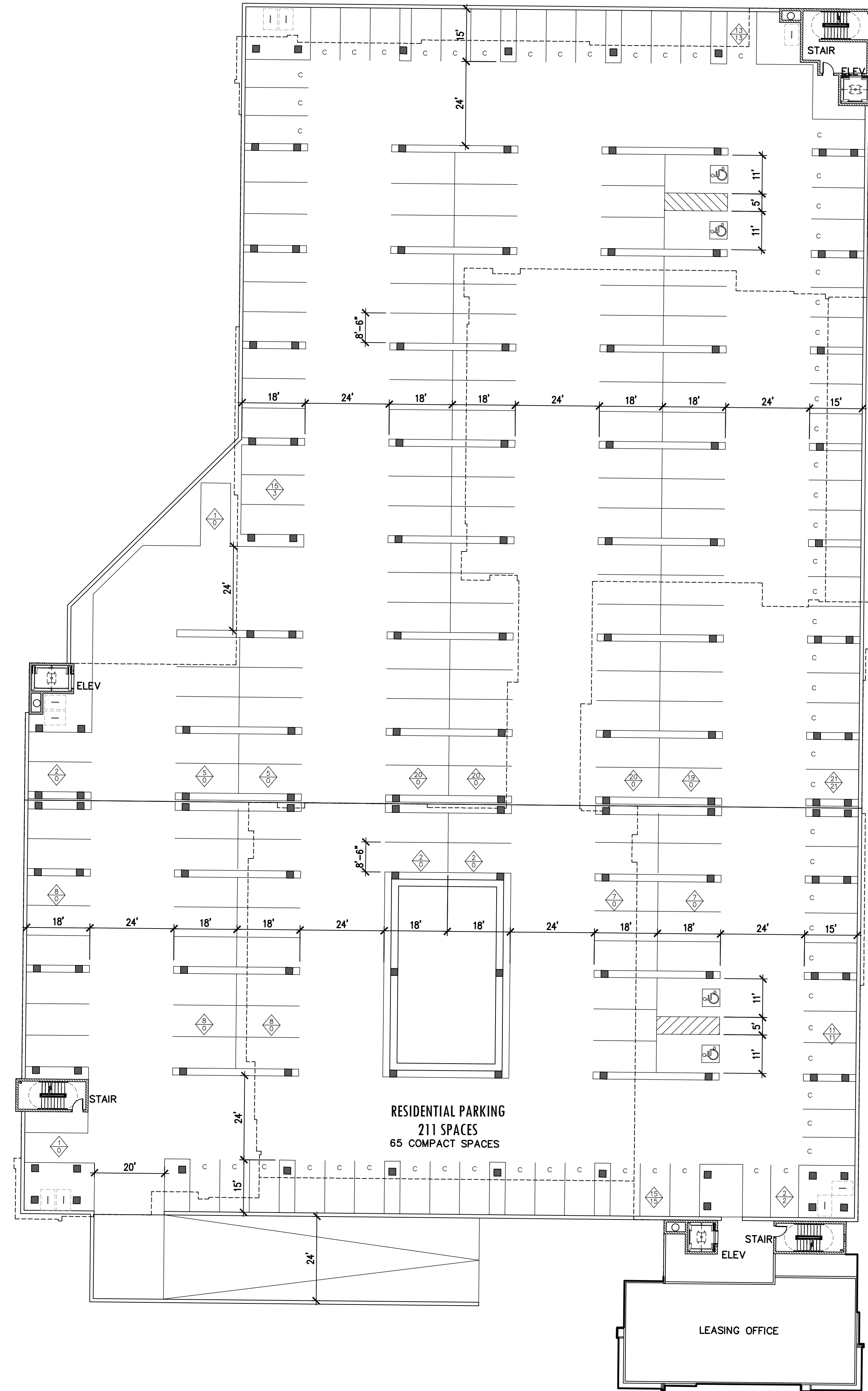
LEGACY HOSPITALITY

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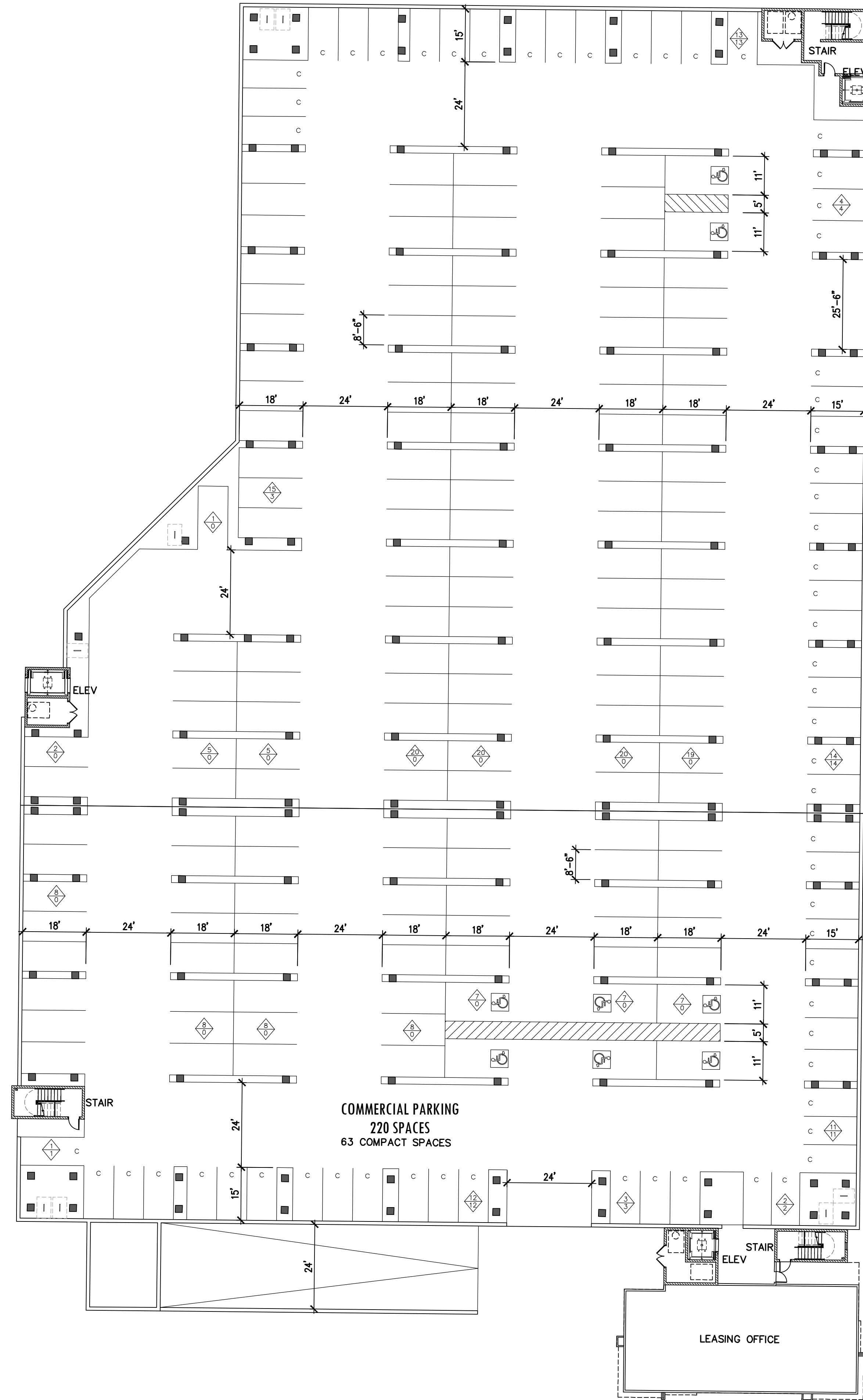
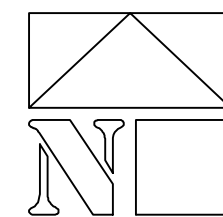
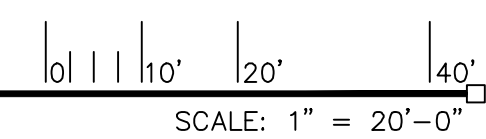
A1.13

SITE PLAN - DRB
PHASE 3

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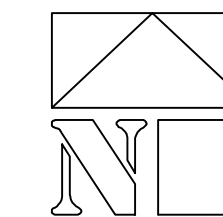


BUILDING FLOOR PLAN - LEVEL P2



BUILDING FLOOR PLAN - LEVEL P1

GRADE LEVEL

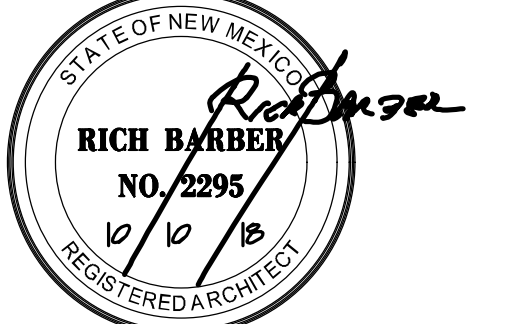


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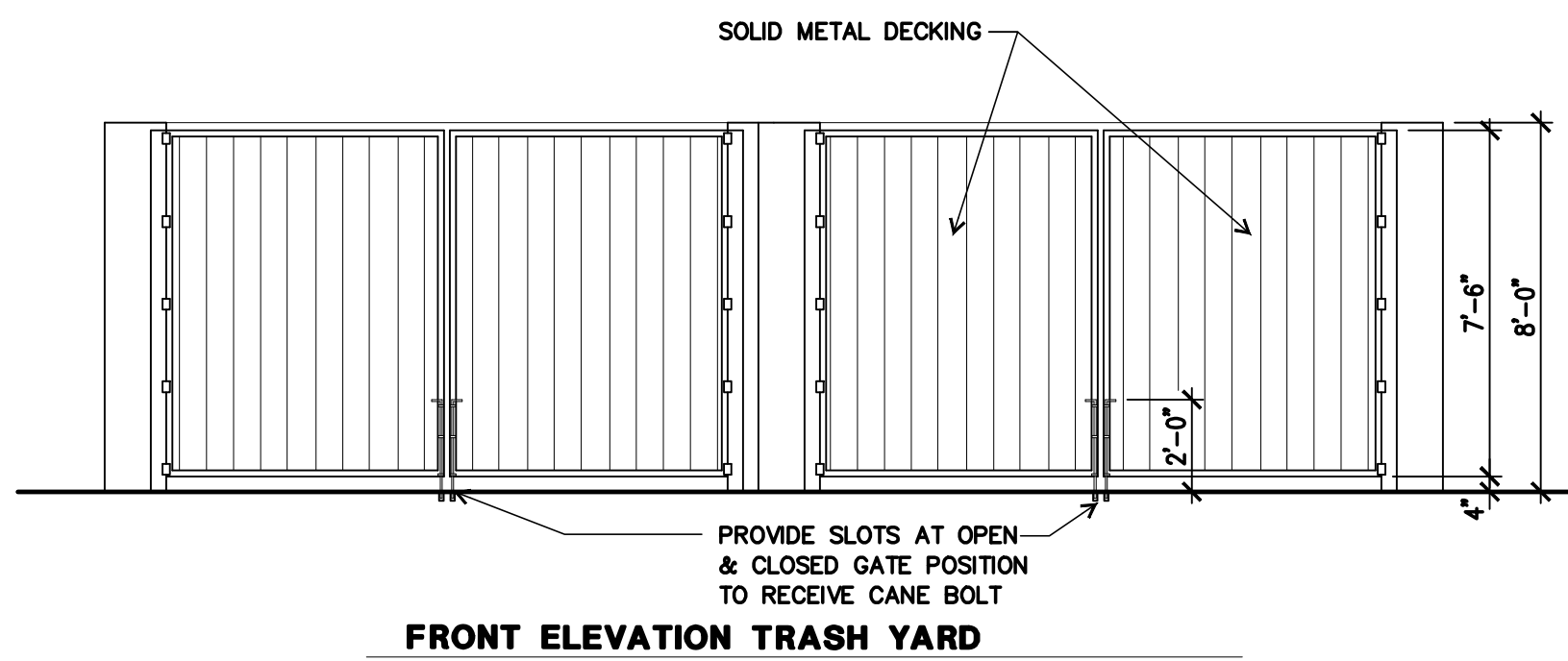


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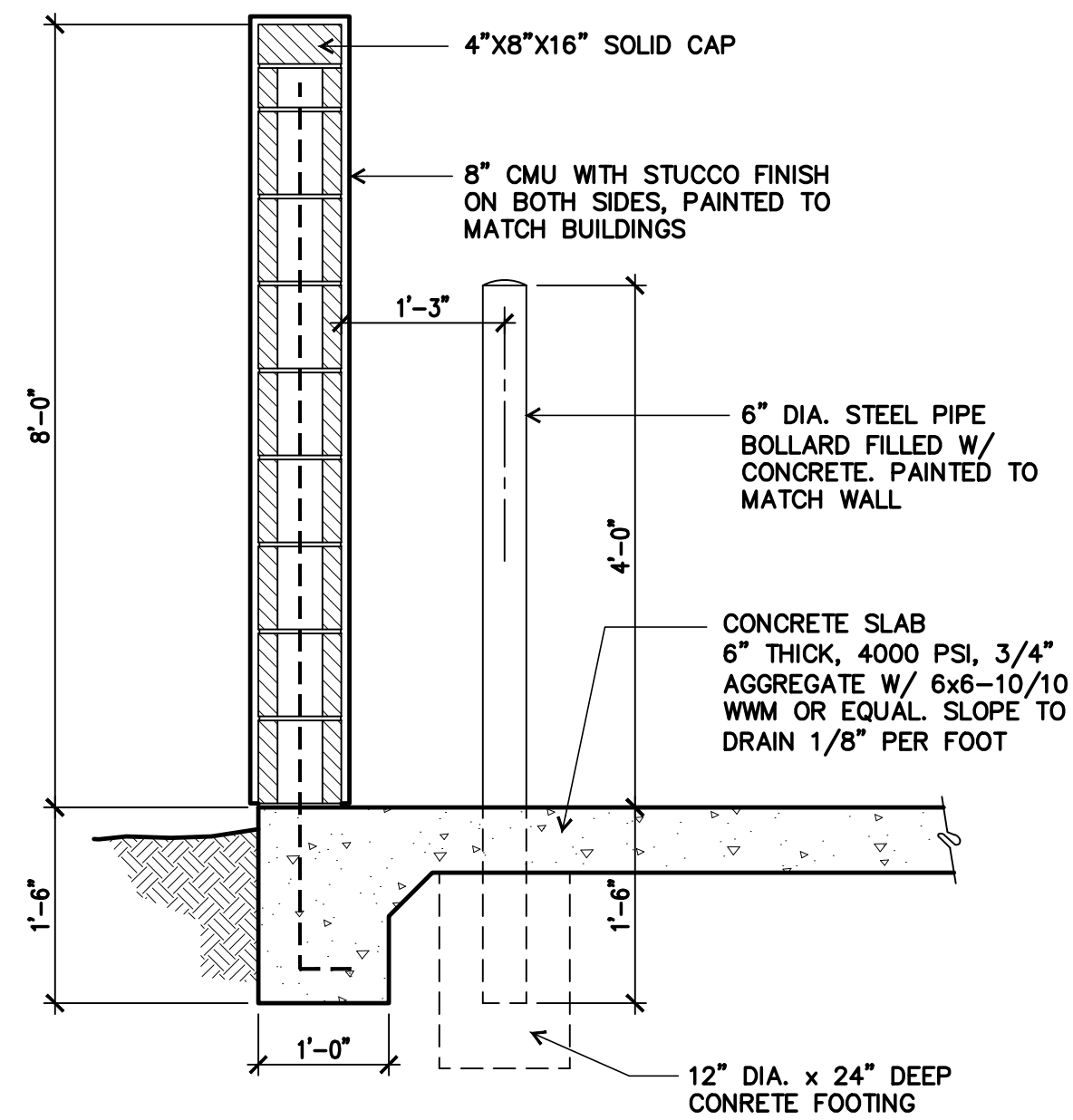
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BUILDING FLOOR PLAN
LEVELS P1 & P2



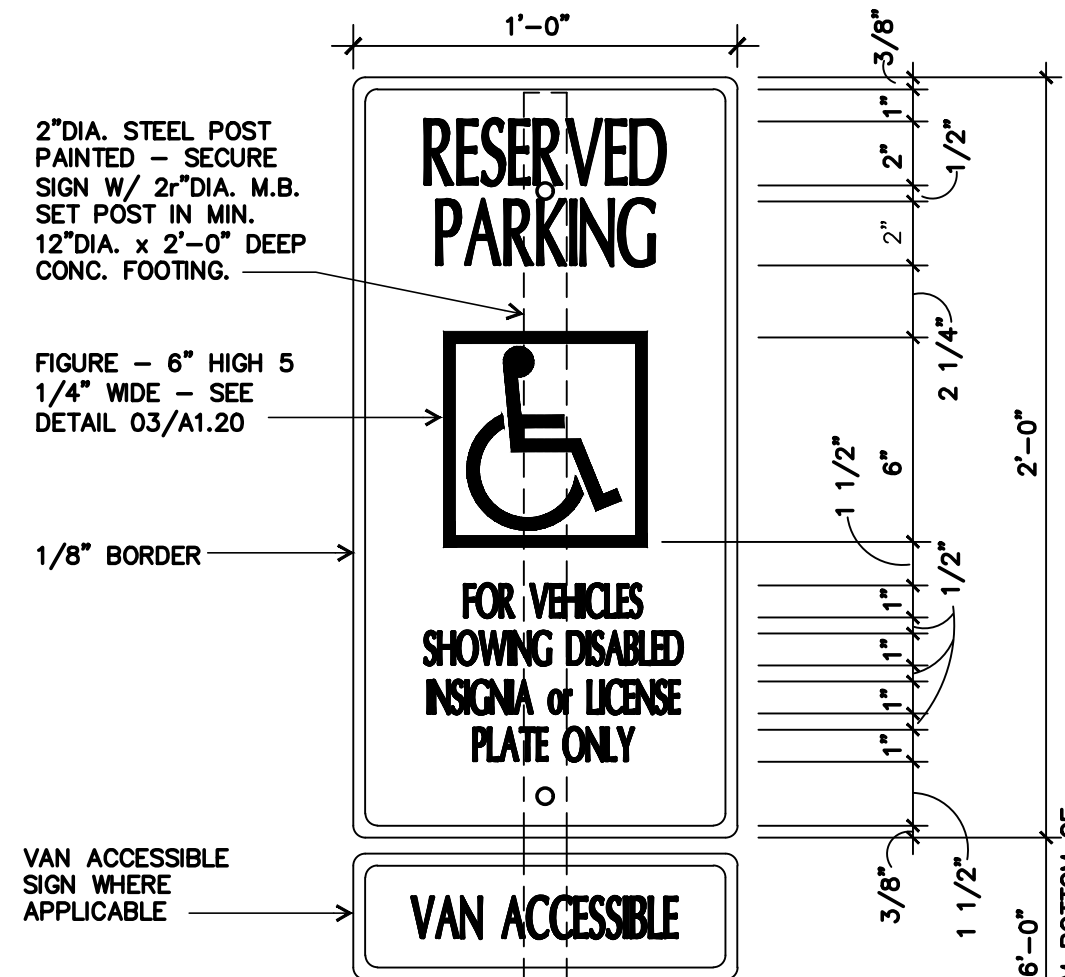
13 REFUSE ENCLOSURE ELEVATION

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



07 TRASH ENCLOSURE WALL

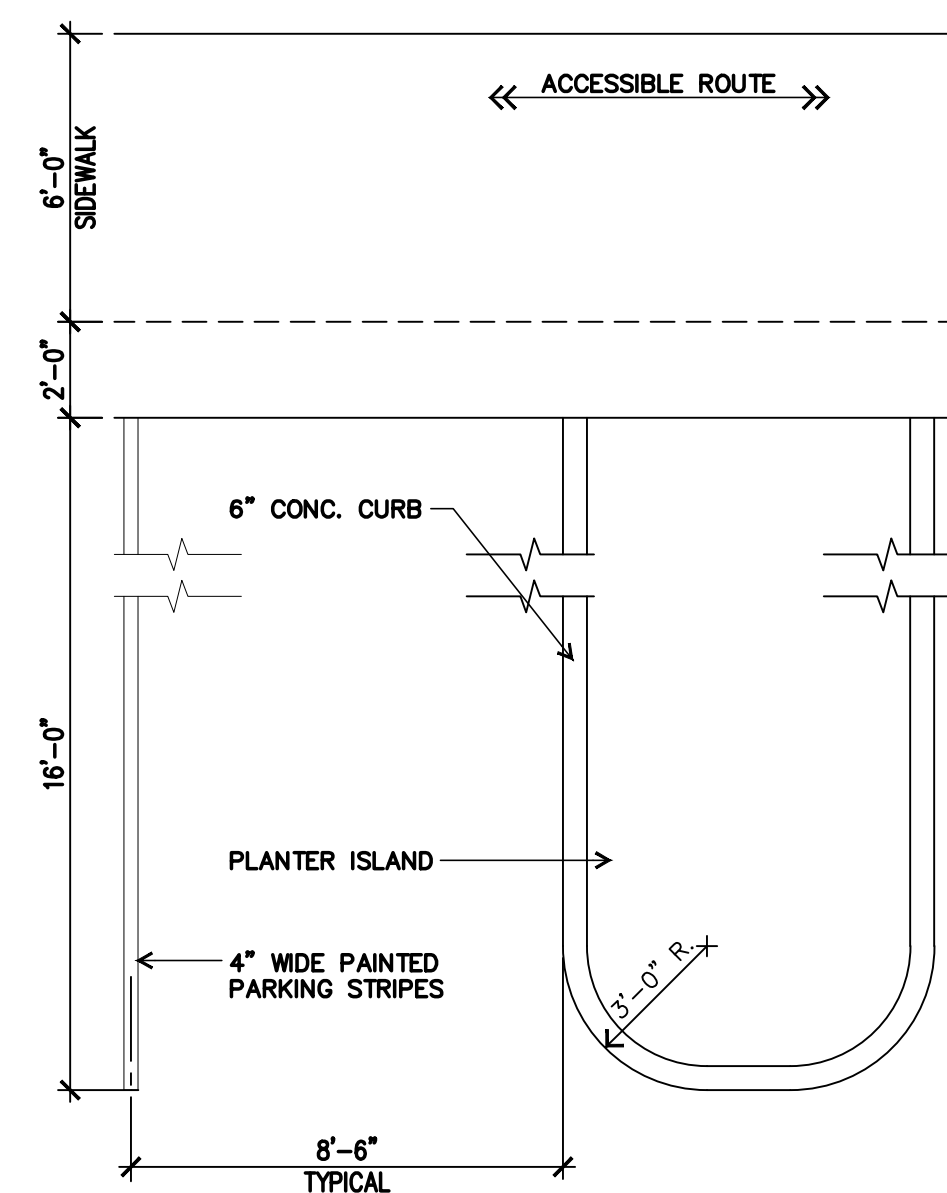
SCALE: 3/4" = 1'-0"



- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.

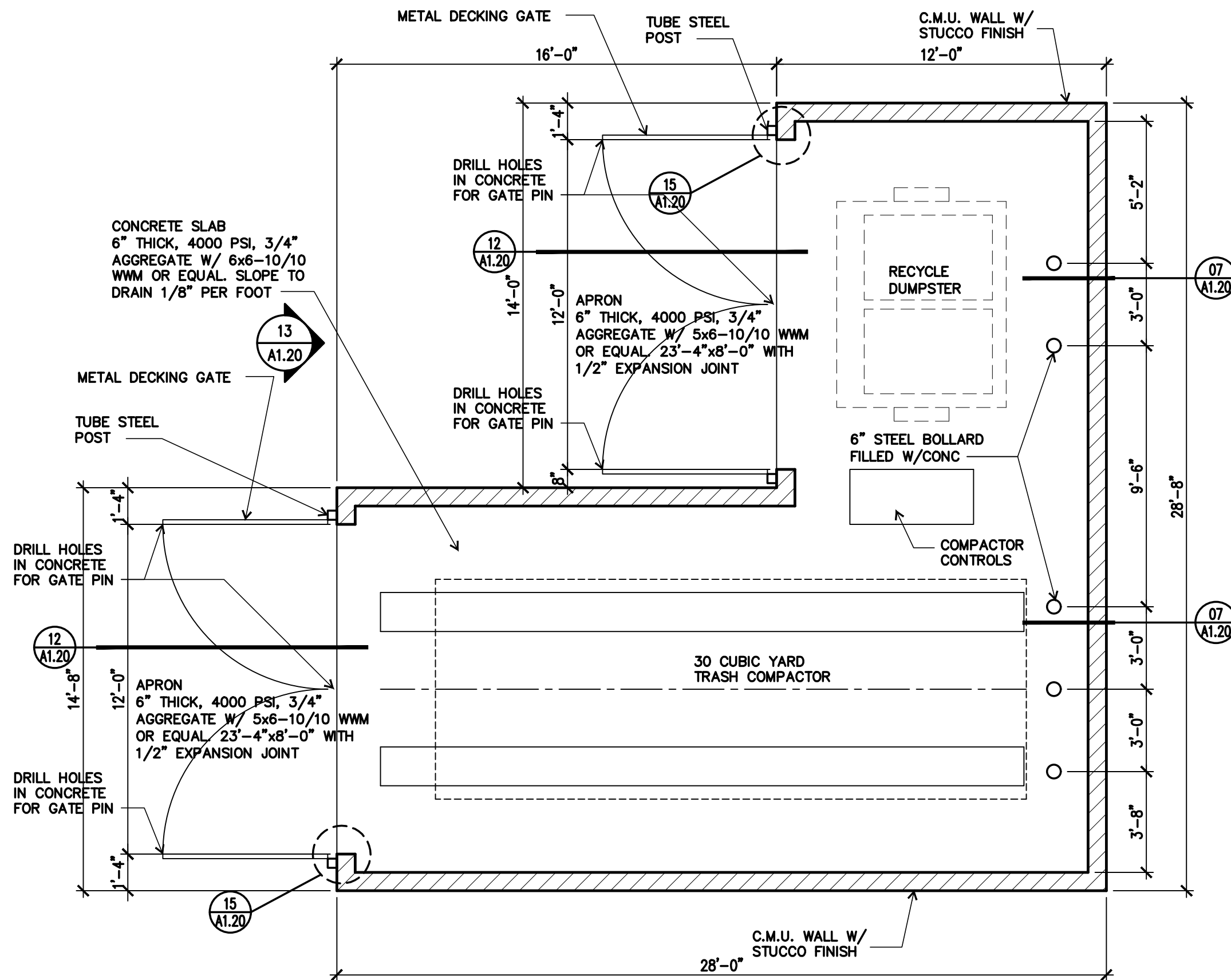
04 ACCESSIBLE PARKING SIGN

NOT TO SCALE



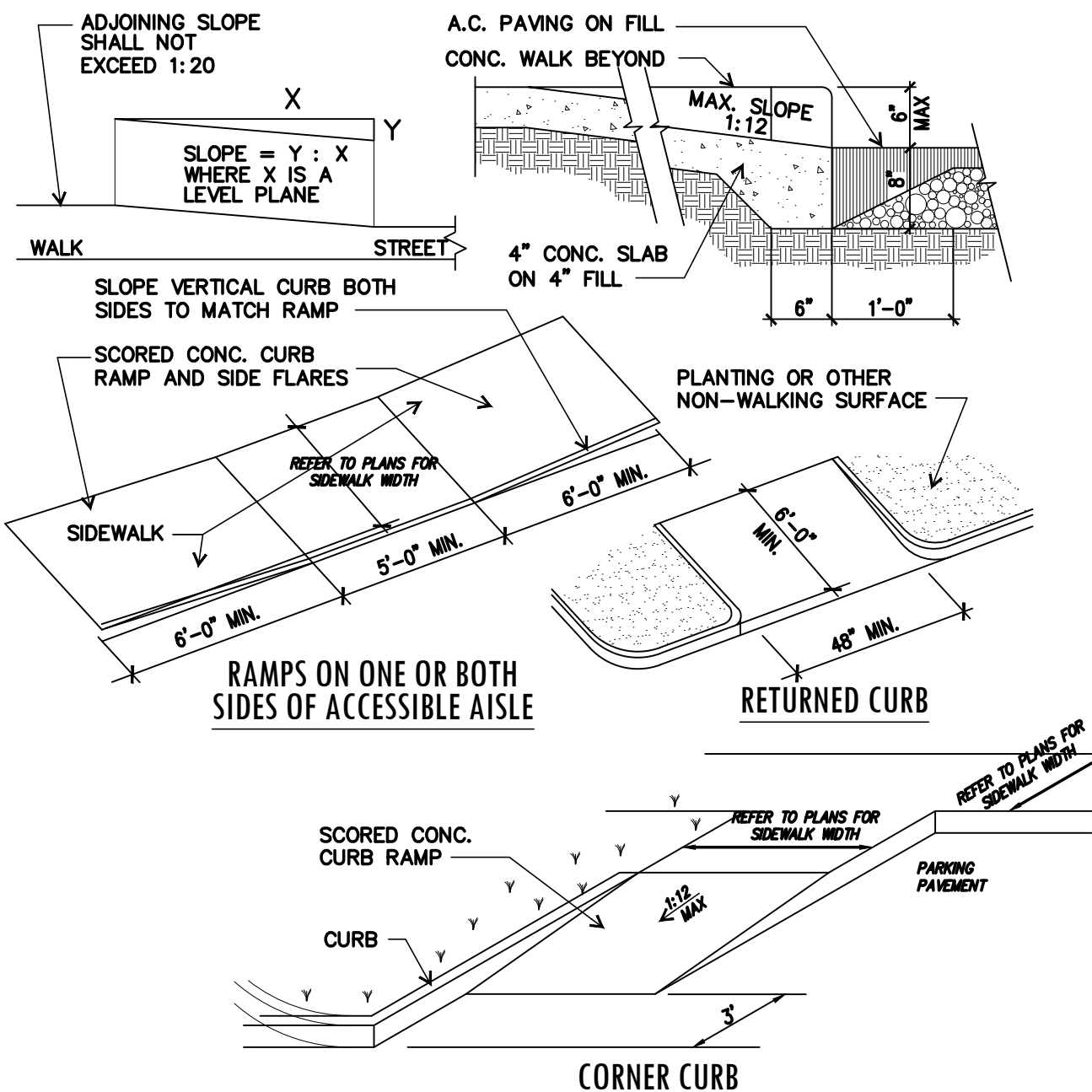
01 TYPICAL PARKING STALL WITH ISLAND

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



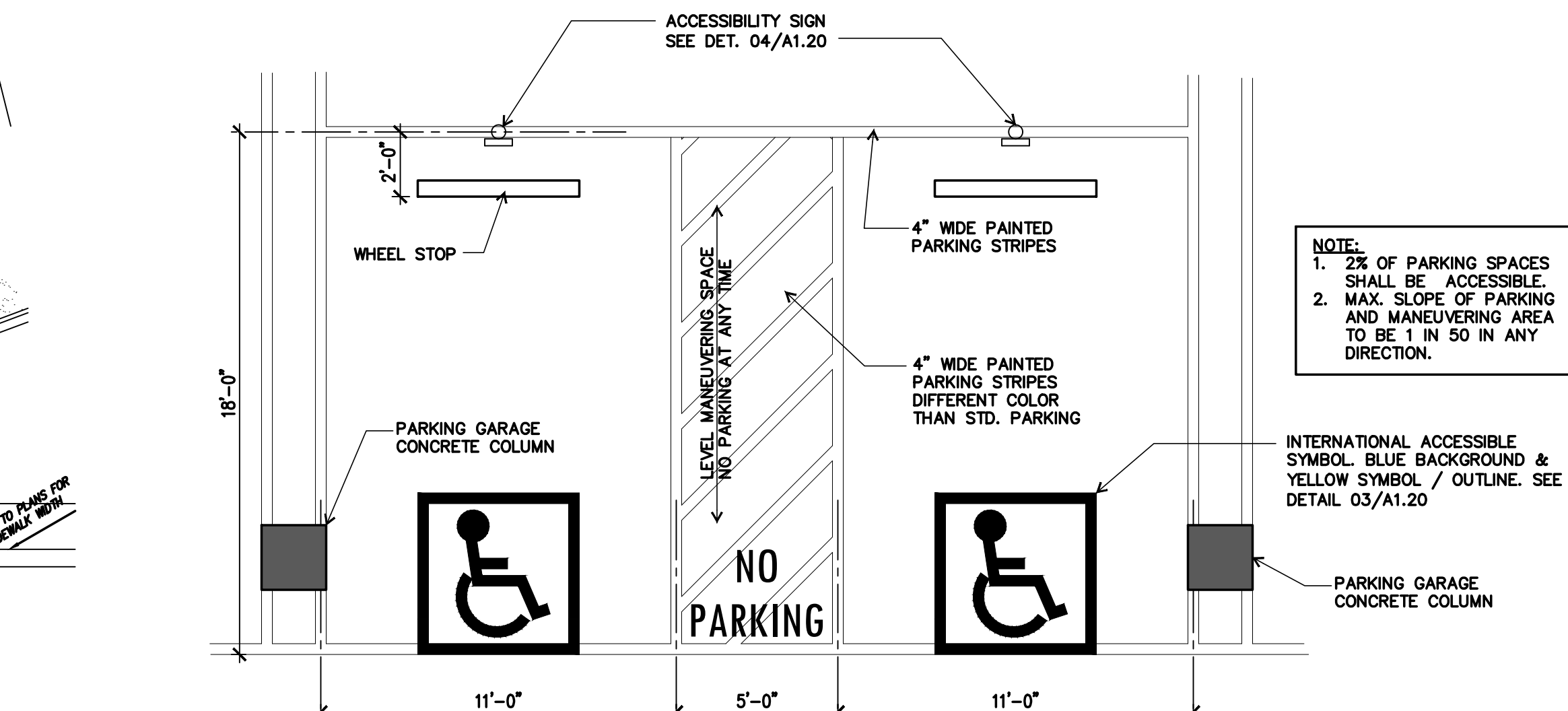
14 TRASH YARD ENCLOSURE PLAN

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



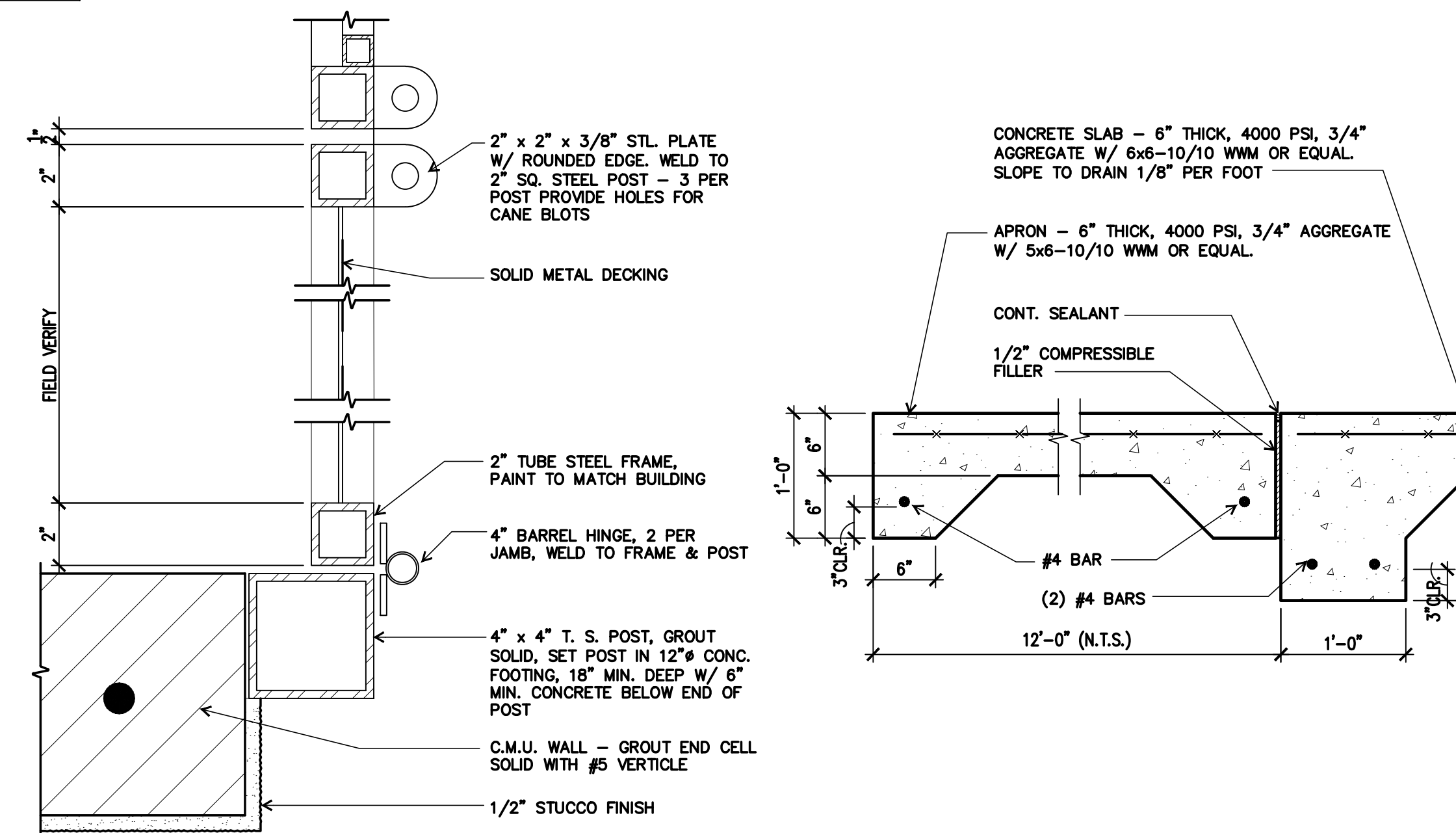
08 TYPICAL ACCESSIBLE RAMP

NOT TO SCALE



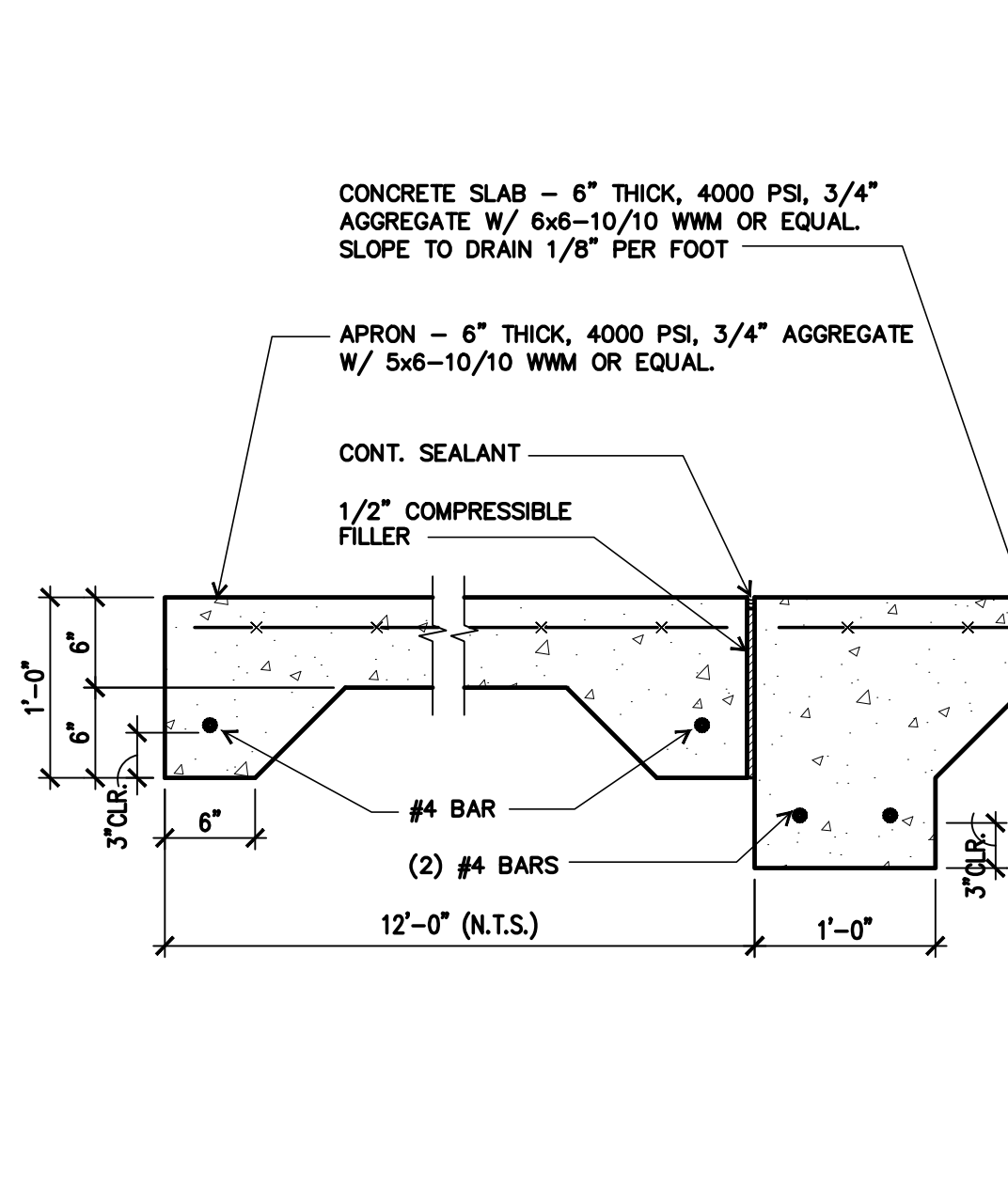
05 TYPICAL ACCESSIBLE PARKING STALL

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



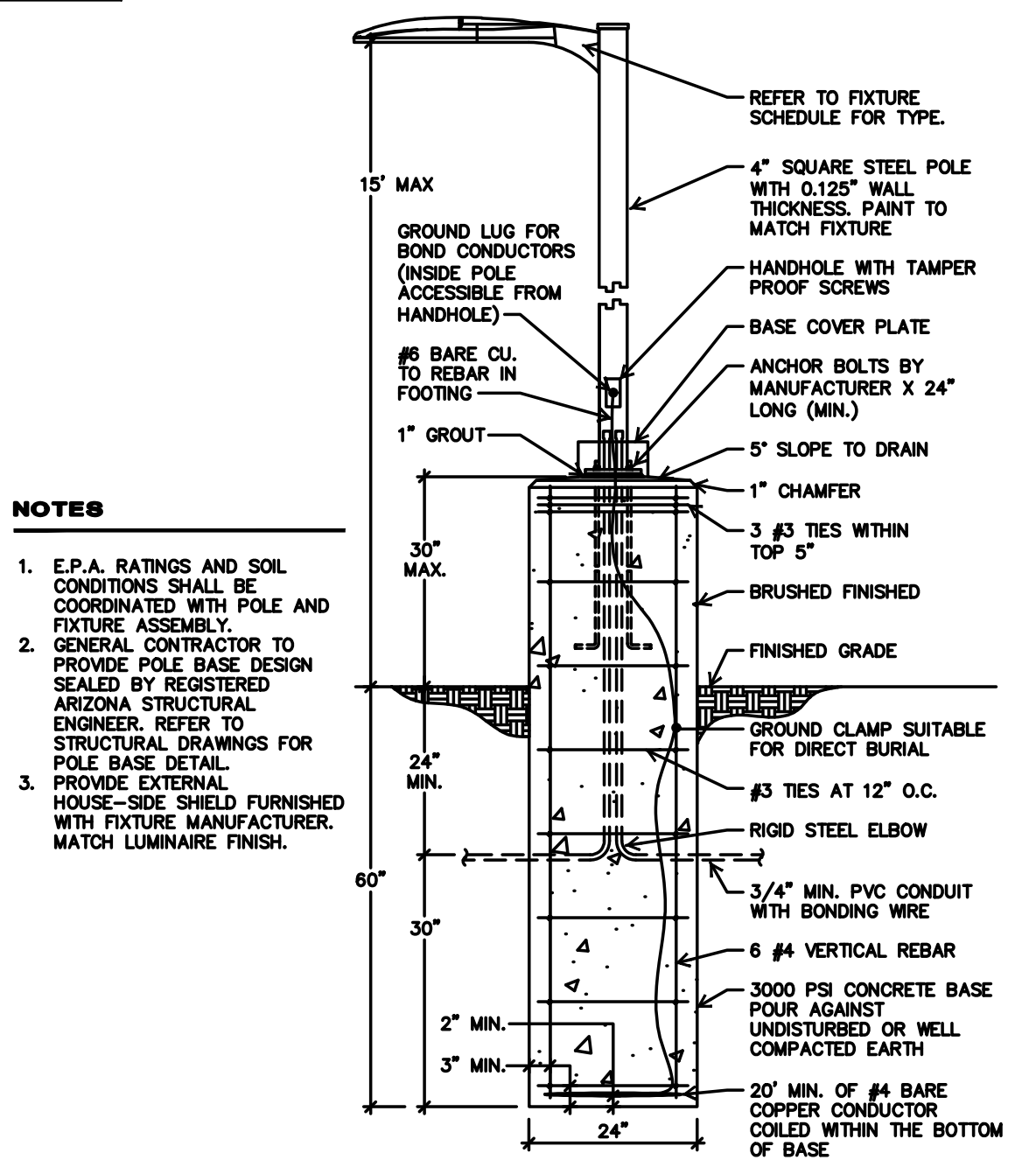
15 TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"



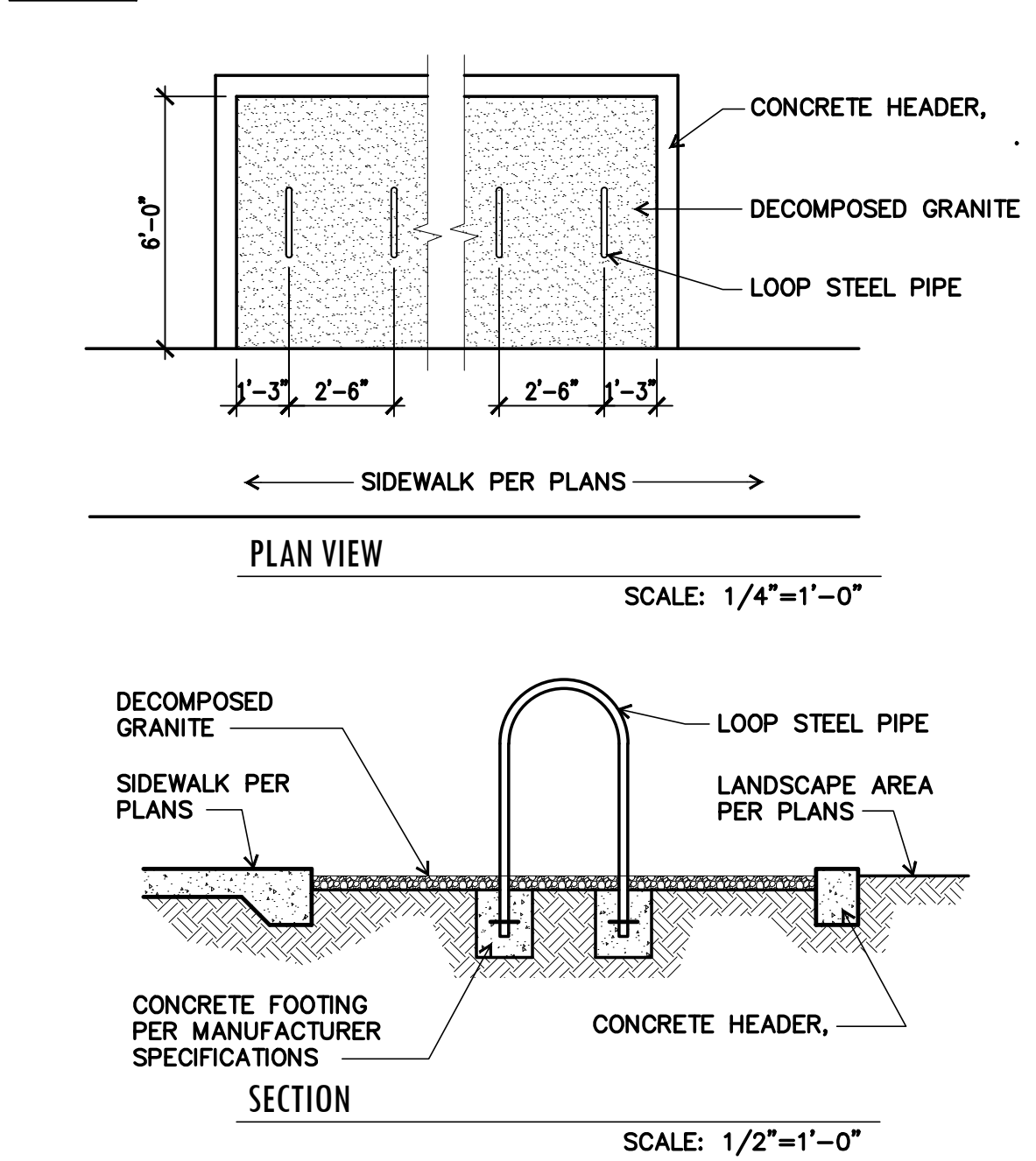
12 REFUSE ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"



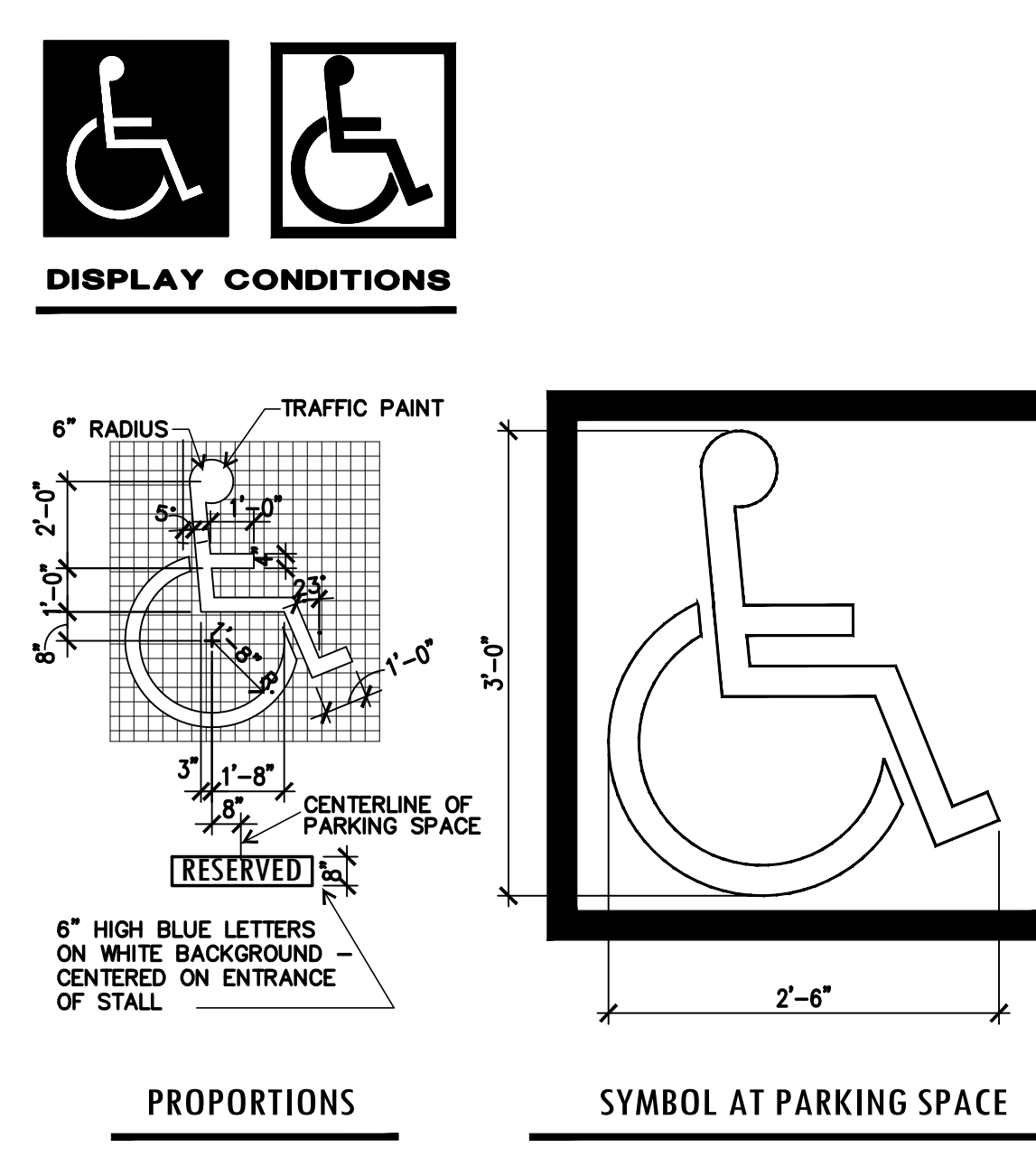
09 POLE MOUNTING DETAIL

NOT TO SCALE



06 BICYCLE PARKING

SCALE AS NOTED



03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOT TO SCALE

- NOTES:
- REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

SLIM18Y/D10

RAB Outdoor



12, 18 and 26 Watt SLIM wallpacks are ultra-efficient and deliver impressive light distribution with a compact, low-profile design that's super easy to install as a downlight or uplight.

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listing:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.

ADA Compliant:

SLIM18 is ADA Compliant. RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Construction:

IP Rating: Igress Protection rating of IP66 for dust and water.

Cold Weather Starting:

Minimum starting temperature is -40 C (-40 F).

Maximum Ambient Temperature:

Suitable for use in 40 C (104 F) ambient temperatures.

Housing:

Friction die-cast aluminum housing.

Mountings:

Heavy-duty mounting bracket with hinged housing for easy installation.

Project: Type: S5

Prepared By: Date:

Driver Info: LED Info

Recommended Mounting Height:

Up to 14 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Formulated for high durability and long lasting color.

Green Technology:

Mercury and UV-free. RoHS compliant components.

LED Characteristics:

LED: Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM21 calculations.

Color Consistency:

3-step MacKamdan Elapso binning to achieve consistent fixture-to-fixture color.

HID Replacement Range:

Replaces 100W Metal Halide.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical:

Beam Spread: 120° Beam Spread.

Other:

Patents: The design of the SLIM18 is protected by patents in U.S., P.R., D.R., U.S.A., and pending patents in Canada, China, Taiwan and Mexico.

Need help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com Copyright © 2018 RAB Lighting Inc. All Rights Reserved.

HUBBELL Outdoor Lighting LNC2 SERIES. Includes technical specifications, product images, dimensions, and shipping information.

Lumark PRV PREVAL LED. Includes technical specifications, product images, dimensions, and shipping information.

SLIM18Y/D10 TYPE S5 RAB Outdoor. Includes dimensions, features, and an ordering matrix table.

PRV PREVAL. Includes technical specifications, product family table, and stock ordering information.

MARKANA UPTOWN Americas Parkway NE Albuquerque, New Mexico. Includes ORB Architecture logo and contact information.

FILE:PA-18-1-DWG(S)-18-118-Markana Uptown\elec\18-118-E1.12.dwg USER:jeff DATE: Sep 26 2018 TIME: 09:25 am

Need help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com Copyright © 2018 RAB Lighting Inc. All Rights Reserved.

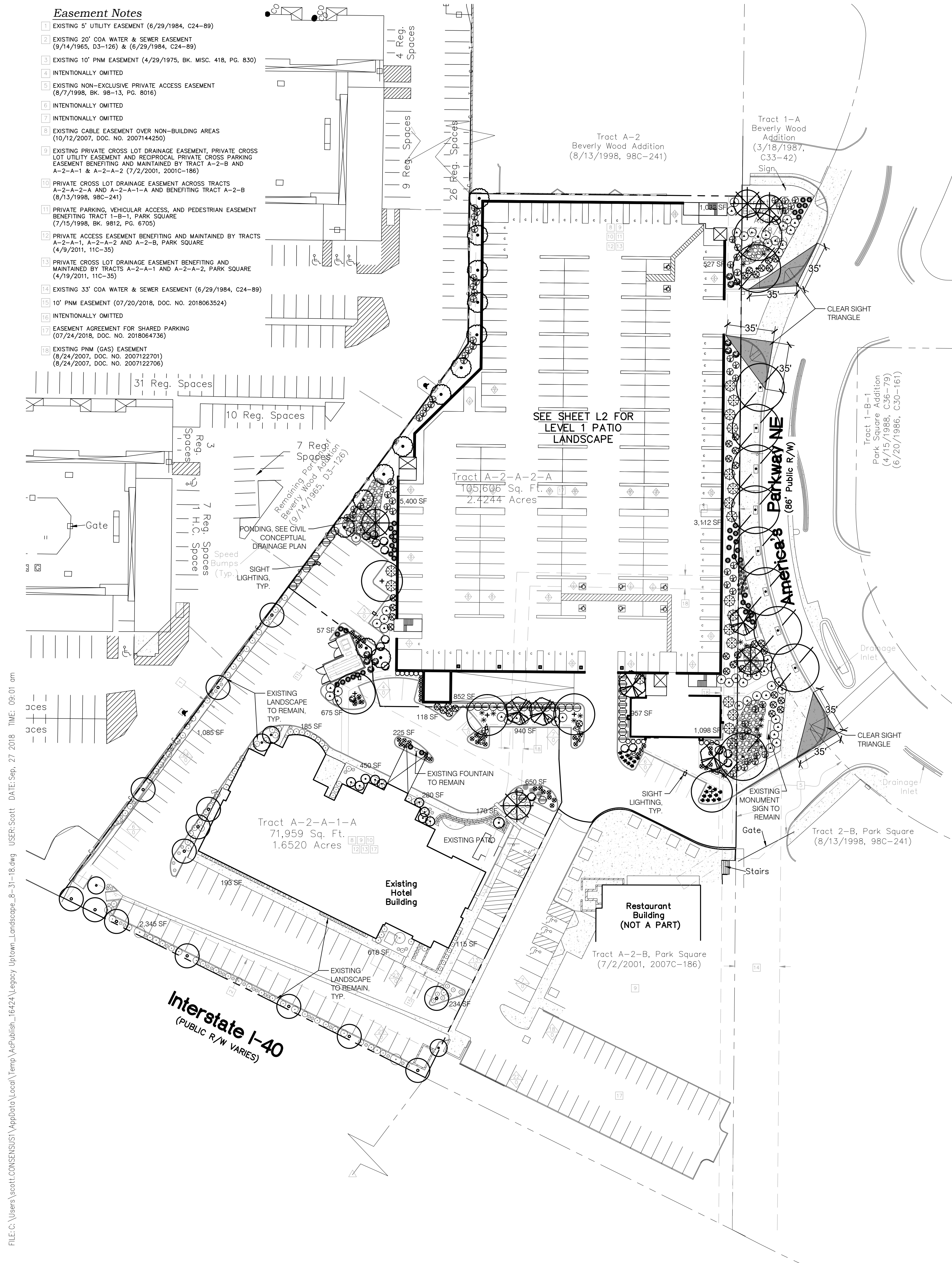
121 Highway 76 South Greenville, SC 29615 P: 773-486-4819 www.facn.com



DATE: SEPTEMBER 5, 2018 ORB # 16-221 E1.12 ELECTRICAL SITE LIGHTING CUTSHEETS

Easement Notes

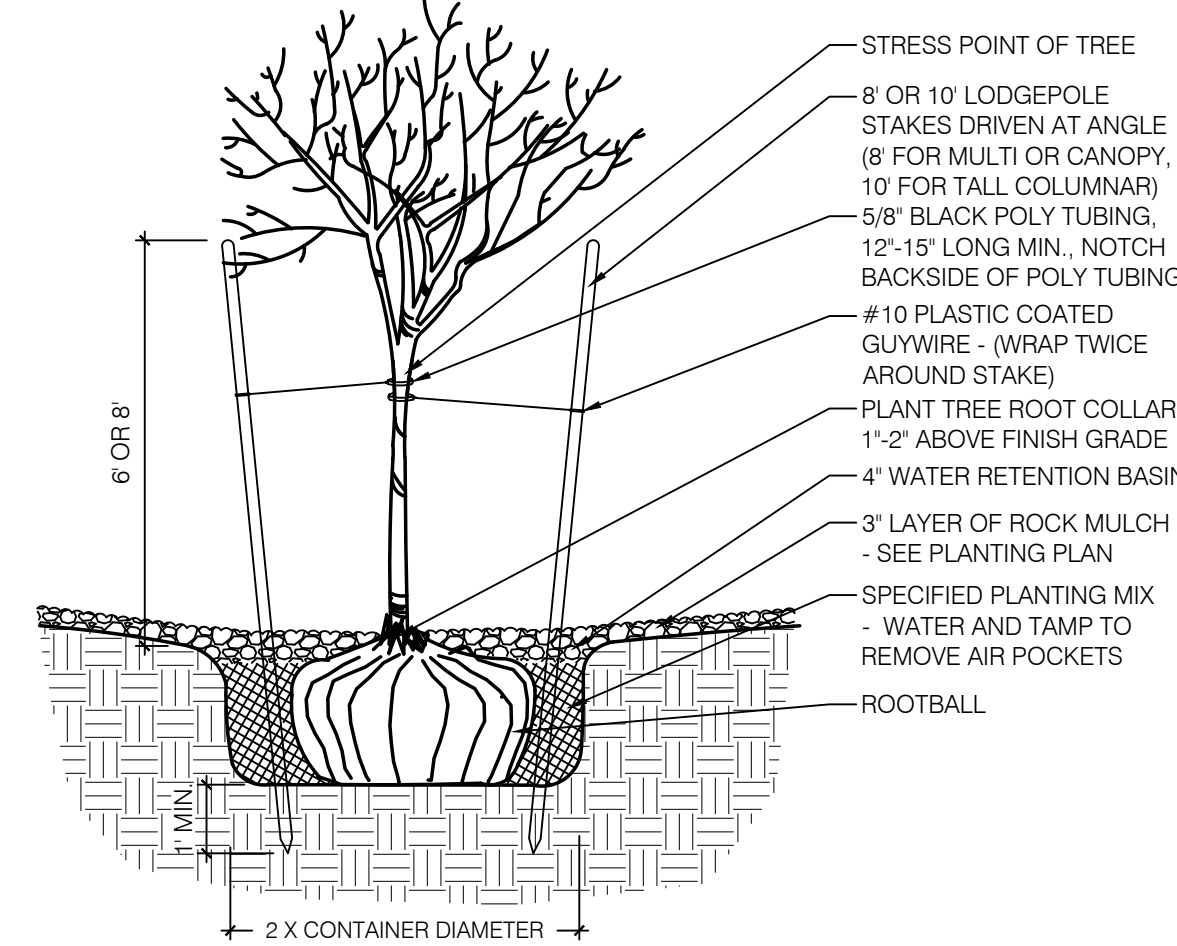
- 1 EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- 2 EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- 3 EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- 4 INTENTIONALLY OMITTED
- 5 EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND A-2-A-1 & A-2-A-2 (7/2/2001, 2001C-186)
- 10 PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2-A AND A-2-A-1-A AND BENEFITING TRACT A-2-B (8/13/1998, 98C-241)
- 11 PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING TRACT 1-B-1, PARK SQUARE (7/15/1998, BK. 9812, PG. 6705)
- 12 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/9/2011, 11C-35)
- 13 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- 14 EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 15 10' PNM EASEMENT (07/20/2018, DOC. NO. 2018063524)
- 16 INTENTIONALLY OMITTED
- 17 EASEMENT AGREEMENT FOR SHARED PARKING (07/24/2018, DOC. NO. 2018064736)
- 18 EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) (8/24/2007, DOC. NO. 2007122706)



PLANT LEGEND

PATIO SITE QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE	MATURE SIZE
EXISTING					
	○	EXISTING TREE TO REMAIN			
	○	EXISTING SHRUB TO REMAIN			
DECIDUOUS TREES					
11	⊗	FRAXINUS PENNSYLVANICA URBANITE URBANITE ASH (M)	2" B&B	10 HT. X 4 SPR.	40 HT. X 35 SPR.
5	⊗	JUNIPERUS SCOPULORUM, FEMALE ROCKY MOUNTAIN JUNIPER (L+)	B&B	6 HT. MIN	40 HT. X 20 SPR.
6	⊗	LAGERSTROEMIA INDICA MUSKOGEE MUSKOGEE CRAPE MYRTLE (H)	2" MS/ 24" BOX	6 HT. MIN	25 HT. X 15 SPR.
13	⊗	PYRUS CALLERYANA CHANTICLEER CHANTICLEER FLOWERING PEAR (M)	2" B&B	10 HT. X 4 SPR.	30 HT. X 15 SPR.
5	⊗	ULMUS HYBRID FRONTIER FRONTIER ELM (M)	2" B&B	10 HT. X 4 SPR.	30 HT. X 30 SPR.
8	⊗	VITEX AGNUS-CASTUS CHASTE TREE (M)	2" MS/ 24" BOX	6 HT. MIN	20 HT. X 20 SPR.
SHRUBS					
92	⊗	BUXUS JAPONICA WINTER GEM WINTER GEM BOXWOOD (M)	5-GAL.	3" O.C.	3 HT. X 3 SPR.
35	⊗	CARYOPTERIS CLANDONENSIS DARK KNT BLUE MIST DARK KNIGHT SPIREA	5-GAL.	6 O.C.	5 HT. X 5 SPR.
14	⊗	CYTISUS SCOPARIUS MOONLIGHT MOONLIGHT SCOTCH BROOM (M)	5-GAL.	6 O.C.	4 HT. X 6 SPR.
22	⊗	DASYLIRION TEXANA SOTOL (RW)	5-GAL.	4 O.C.	4 HT. X 4 SPR.
63	⊗	FALLUGIA PARADOXA APACHE PLUME (L+)	5-GAL.	5 O.C.	5 HT. X 5 SPR.
44	⊗	HESPERALOE PARVIFLORA YELLOW YELLOW FLOWERING YUCCA (L+)	5-GAL.	4 O.C.	4 HT. X 4 SPR.
28	⊗	JUNIPERUS SCOPULORUM SKYROCKET SKYROCKET JUNIPER (L+)	5-GAL.	5 O.C.	12 HT. X 3 SPR.
19	⊗	PINUS MUGO MUGHUS MUGO PINE (M)	5-GAL.	5 O.C.	8 HT. X 8 SPR.
36	⊗	RHAPHIOLEPIS INDICA PINK LADY PINK LADY INDIAN HAWTHORN (M)	5-GAL.	5 O.C.	5 HT. X 5 SPR.
54	⊗	RHUS TRILOBATA AUTUMN AMBER CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	5 O.C.	18 HT. X 6 SPR.
11	⊗	ROSA WOODSII WOODS ROSE (L+)	5-GAL.	5 O.C.	5 HT. X 5 SPR.
20	⊗	YUCCA RUPICOLA TWISTLEAF YUCCA (RW)	5-GAL.	5 O.C.	2 HT. X 3 SPR.
ORNAMENTAL GRASSES					
24	⊗	CALAMAGROSTIS A 'OVERDAM' VARIEGATED REED GRASS (M)	1-GAL.	3 O.C.	3 HT. X 3 SPR.
25	⊗	MISCANTHUS SINENSIS PURPURASCENS FLAME GRASS (M)	1-GAL.	3 O.C.	4 HT. X 3 SPR.
81	⊗	MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS (M)	1-GAL.	3 O.C.	4 HT. X 4 SPR.
36	⊗	PENNISETUM ALOP. 'HAEMEL' DWARF FOUNTAIN GRASS (M)	1-GAL.	3 O.C.	3 HT. X 3 SPR.
46	⊗	PENNISETUM ORIENTALE 'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS (M)	1-GAL.	3 O.C.	3 HT. X 3 SPR.
750	⊗	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED (L)	1-GAL.	3 O.C.	2 HT. X 2 SPR.
FLOWERING PLANTS					
62	⊗	ACHILLEA MOONSHINE MOONSHINE YARROW (M)	1-GAL.	2" O.C.	2 HT. X 2 SPR.
20	⊗	CENTRANTHUS RUBER RED RED VALERIAN (M)	1 GAL.	2 O.C.	18 HT. X 2 SPR.
150	⊗	DELOSPERMA COOPERI/NUBIGENUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL.	16" O.C.	6 HT. X 16 SPR.
31	⊗	ECHINACEA PURPUREA PURPLE CONEFLOWER (M)	1 GAL.	18" O.C.	3 HT. X 3 SPR.
150	⊗	NEPETA HYBRID 'KIT CAT' KIT KAT CATMINT (L+)	1 GAL.	16" O.C.	16 HT. X 16 SPR.
325	⊗	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE (L+)	1 GAL.	2 O.C.	10 HT. X 2 SPR.
BOULDERS AND MULCHES					
7	⊗	MOSS ROCK BOULDERS (3X3 MIN)			
18,960	⊗	7/16" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)			
1,990	⊗	2'-4" COYOTE MIST ROCK MULCH (6" DEPTH OVER FILTER FABRIC)			

- NOTES:**
- A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 - B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 - C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL
SCALE: N.T.S.

GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 7/16" SANTA FE BROWN ROCK MULCH, 2'-4" COYOTE MIST ROCK MULCH, OR SIMILAR MATERIAL. ALL LEVEL 1 PLANTERS SHALL BE TOP DRESSED WITH A MINIMUM 2" OF SHREDDED BARK MULCH.
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 GROUNDCOVER 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.
 WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
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 10 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 PNMS 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
 TRACT A-2-A-2-A
 TOTAL SITE AREA: 105,606 SF (2.42 AC)
 BUILDING AREA (BUILDING ENVELOPE): -78,932 SF
 NET AREA: 26,674 SF
 REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,001 SF
 PROVIDED LANDSCAPE AREA: 13,023 SF (48%)
 TRACT A-2-A-1-A
 TOTAL SITE AREA: 71,959 SF (1.65 AC)
 BUILDING AREA (BUILDING ENVELOPE): -17,345 SF
 NET AREA: 54,614 SF
 REQUIRED LANDSCAPE AREA (15% OF NET AREA): 8,192 SF
 PROVIDED LANDSCAPE AREA: 8,340 SF (15%)
LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.
 TRACT A-2-A-2-A
 PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 9,977 SF (77% OF LANDSCAPE AREA)
 PROVIDED GROUND-LEVEL PLANT COVERAGE: 4,502 SF (45% OF LIVE VEGETATIVE COVERAGE)
 TRACT A-2-A-1-A
 PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 16,500 SF (98% OF LANDSCAPE AREA)
 PROVIDED GROUND-LEVEL PLANT COVERAGE: 5,980 SF (36% OF LIVE VEGETATIVE COVERAGE)
LANDSCAPE TURF
 NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS. NO TURF GRASS IS USED.
PARKING LOT AREA
 AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.
 TRACT A-2-A-2-A IS PROVIDING 19 PARKING SPACES, EXCLUDING GARAGE PARKING.
 TOTAL PARKING LOT AREA: 14,355 SF
 LANDSCAPE AREA: 3,870 SF (26% OF PARKING LOT AREA)
 TRACT A-2-A-1-A IS PROVIDING 98 PARKING SPACES.
 TOTAL PARKING LOT AREA: 43,130 SF
 LANDSCAPE AREA: 6,750 SF (15% OF PARKING LOT AREA)
PARKING LOT TREES
 PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
 TRACT A-2-A-2-A IS PROVIDING 19 PARKING SPACES, EXCLUDING GARAGE PARKING.
 PARKING LOT TREES REQUIRED: 2
 PARKING LOT TREES PROVIDED: 3
 TRACT A-2-A-1-A IS PROVIDING 98 PARKING SPACES.
 PARKING LOT TREES REQUIRED: 10
 PARKING LOT TREES PROVIDED: 14
STREET TREES
 AMERICAS PARKWAY IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 35' O.C.
 AMERICAS PARKWAY FRONTAGE IS 168'.
 STREET TREES REQUIRED: 4
 STREET TREES PROVIDED: 4

MARKANA UPTOWN
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 Albuquerque, New Mexico

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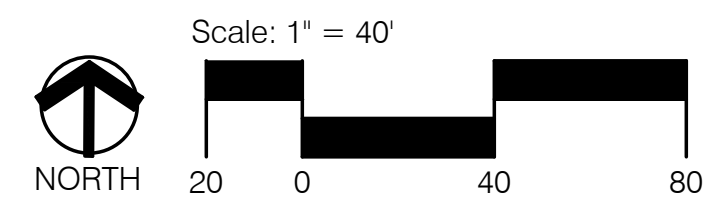
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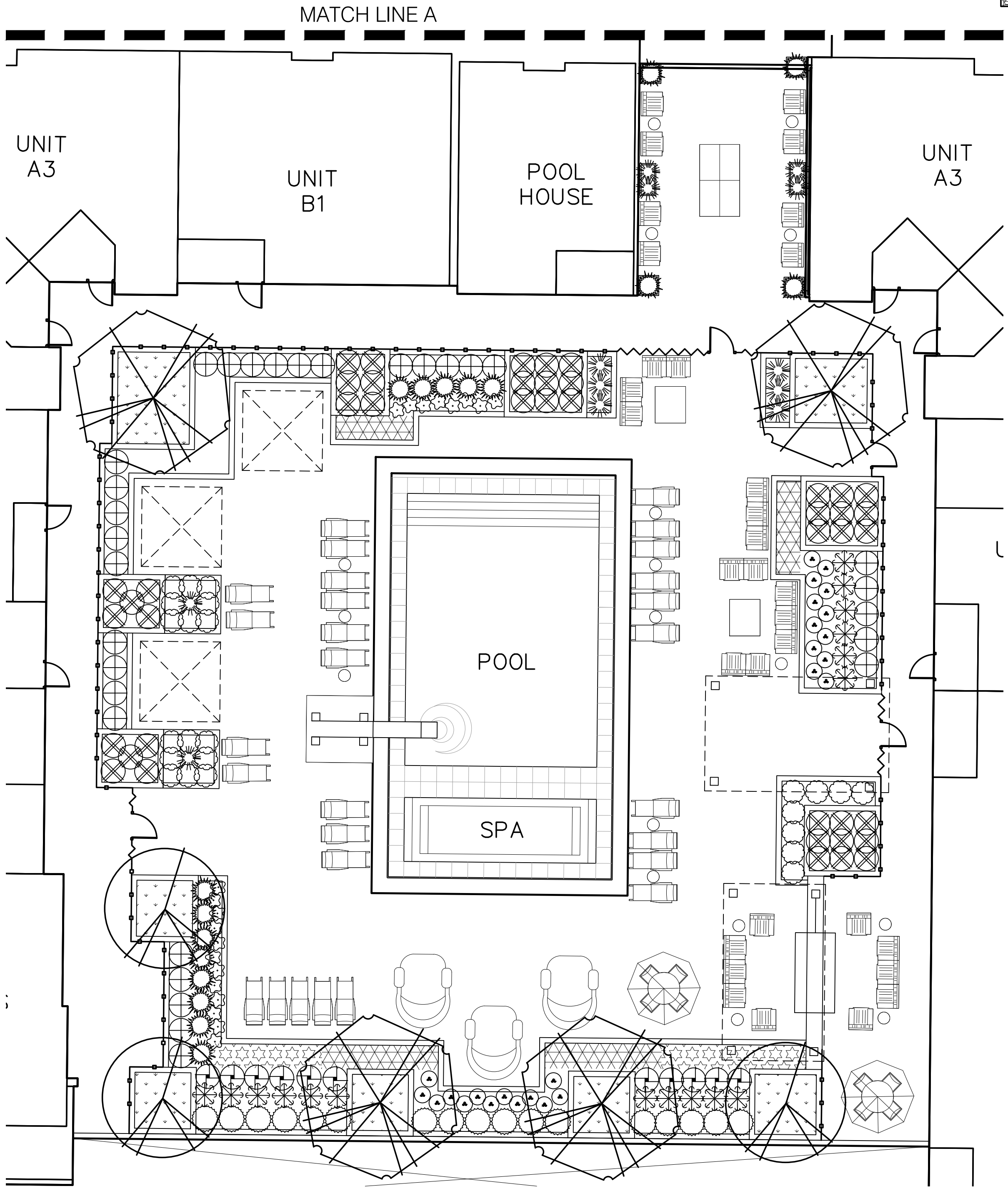
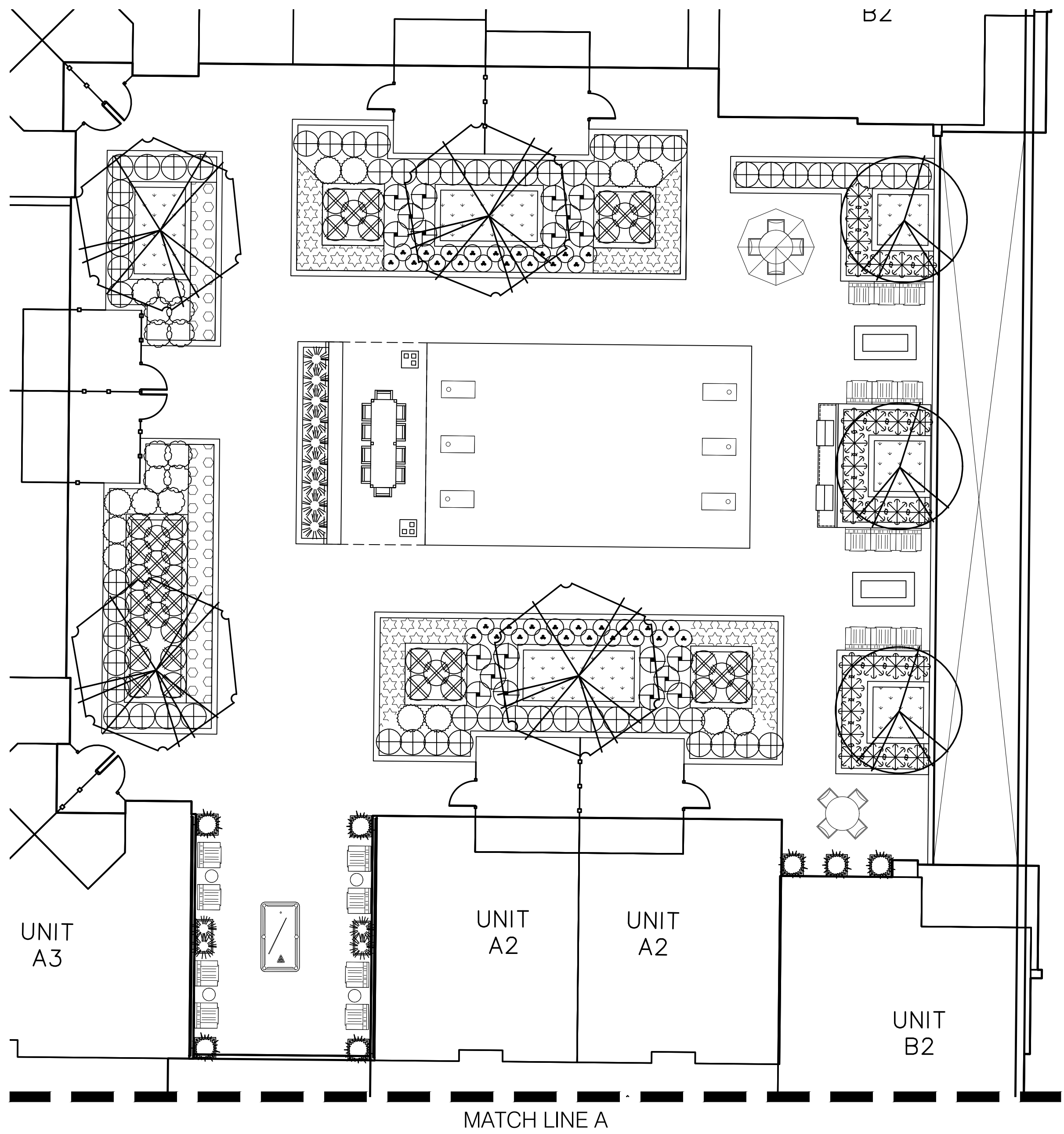
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 DATE: SEPTEMBER 27, 2018 ORB # 16-221

L1
 LANDSCAPE PLAN

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PLANT LEGEND		SCIENTIFIC NAME	COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE	PATIO SITE	SCIENTIFIC NAME	COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE
QTY.	SITE					QTY.				
EXISTING										
	○	EXISTING TREE TO REMAIN								
	⊙	EXISTING SHRUB TO REMAIN								
DECIDUOUS TREES										
11	○	FRAXINUS PENNSYLVANICA	URBANITE™ URBANITE ASH (M)	2" B&B	10' HT. X 4" SPR. 40' HT. X 35" SPR.	11	○	ROSA WOODSII	WOODS ROSE (L+)	5-GAL. 5' O.C. 5' HT. X 3" SPR.
5	○	JUNIPERUS SCOPIULORUM	FEMALE ROCKY MOUNTAIN JUNIPER (L+)	B&B	6' HT. MIN 40' HT. X 20" SPR.	24	○	YUCCA RUIPICOLA	TWISTLEAF YUCCA (RW)	5-GAL. 5' O.C. 2' HT. X 3" SPR.
6	○	LAGERSTROEMIA INDICA	MUSKOGEE MUSKOGEE CRAPE MYRTLE (H)	2" MS/ 24" BOX	6' HT. MIN 25' HT. X 15" SPR.	25	○	ORNAMENTAL GRASSES		
13	○	PYRUS CALLERYANA	CHANTICLEER CHANTICLEER FLOWERING PEAR (M)	2" B&B	10' HT. X 4" SPR. 30' HT. X 15" SPR.	81	○	CALAMAGROSTIS A.	OVERDAM VARIEGATED REED GRASS (M)	1-GAL. 3' O.C. 3' HT. X 3" SPR.
5	○	ULMUS HYBRID	FRONTIER FRONTIER ELM (M)	2" B&B	10' HT. X 4" SPR. 30' HT. X 30" SPR.	36	○	MISCANTHUS SINENSIS	PURPURASCENS FLAME GRASS (M)	1-GAL. 3' O.C. 4' HT. X 3" SPR.
8	○	VITEA AGNUS-CASTUS	CHASTE TREE (M)	2" MS/ 24" BOX	6' HT. MIN 20' HT. X 20" SPR.	46	○	MISCANTHUS SINENSIS	YAKU JIMA DWARF MAIDEN GRASS (M)	1-GAL. 3' O.C. 4' HT. X 4" SPR.
SHRUBS										
92	○	BUXUS JAPONICA	WINTER GEM WINTER GEM BOXWOOD (M)	5-GAL.	3' O.C. 3' HT. X 3" SPR.	750	○	PENNISETUM ALOP.	HAMEL N DWARF FOUNTAIN GRASS (M)	1-GAL. 3' O.C. 3' HT. X 3" SPR.
35	○	CARYOPTERIS CLANDONENSIS	DARK KNT BLUE MIST DARK KNIGHT SPIREA	5-GAL.	6' O.C. 5' HT. X 5" SPR.	62	○	PENNISETUM ORIENTALE	KARLEY ROSE ORIENTAL FOUNTAIN GRASS (M)	1-GAL. 3' O.C. 3' HT. X 3" SPR.
14	○	CYTISSUS SCOPARIUS	MOONLIGHT MOONLIGHT SCOTCH BROOM (M)	5-GAL.	6' O.C. 4' HT. X 6" SPR.	18	○	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED (L)	1-GAL. 3' O.C. 2' HT. X 2" SPR.
22	○	DASYLIIRION TEXANA	SOTOL (RW)	5-GAL.	4' O.C. 4' HT. X 4" SPR.	20	○	FLOWERING PLANTS		
63	○	FALLUGIA PARADOXA	APACHE PLUME (L+)	5-GAL.	5' O.C. 5' HT. X 5" SPR.	150	○	ACHILLEA MOONSHINE	MOONSHINE YARROW (M)	1-GAL. 2' O.C. 2' HT. X 2" SPR.
44	○	HESPERALOE PARVIFLORA	YELLOW FLOWERING YUCCA (L+)	5-GAL.	4' O.C. 4' HT. X 4" SPR.	31	○	CENTRANTHUS RUBER	RED VALERIAN (M)	1 GAL. 2' O.C. 18" HT. X 2" SPR.
28	○	JUNIPERUS SCOPIULORUM	SKYROCKET SKYROCKET JUNIPER (L+)	5-GAL.	5' O.C. 12' HT. X 3" SPR.	325	○	DELOSPERMA COOPERI	NUBIGENUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL. 16" O.C. 6' HT. X 16" SPR.
19	○	PINUS MUGO	MUGHUS MUGO PINE (M)	5-GAL.	5' O.C. 8' HT. X 8" SPR.	7	○	ECHINACEA PURPUREA	PURPLE CONEFLOWER (M)	1 GAL. 18" O.C. 3' HT. X 3" SPR.
36	○	RHAPHIOLEPIS INDICA	PINK LADY PINK LADY INDIAN HAWTHORN (M)	5-GAL.	5' O.C. 5' HT. X 5" SPR.	1,960	○	NEPETA HYBRID	KIT CAT KIT KAT CATMINT (L+)	1 GAL. 16" O.C. 16" HT. X 16" SPR.
54	○	RHUS TRILOBATA	AUTUMN AMBERT CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	5' O.C. 18" HT. X 6" SPR.	1,990	○	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE (L+)	1 GAL. 2' O.C. 10" HT. X 2" SPR.
BOULDERS AND MULCHES										
	○	MOSS ROCK BOULDERS (3X3 MIN)					○			
	○	7/16" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)					○			
	○	2'-4" COYOTE MIST ROCK MULCH (6" DEPTH OVER FILTER FABRIC)					○			

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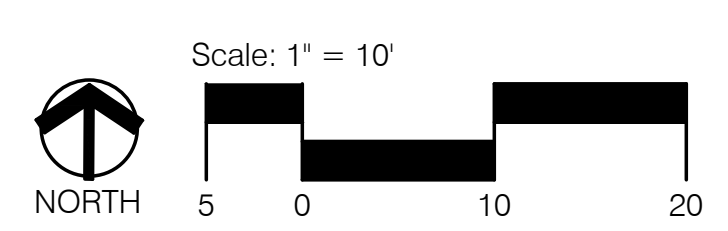
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DATE: SEPTEMBER 6, 2018 ORB # 16-221



L2

LANDSCAPE PLAN
(LEVEL 1 PATIO)

Hydrology Calculations

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

Runoff Rate:

Treatment Type Areas

Subbasin	Area ₁ (ac)	Area ₂ (ac)	Area ₃ (ac)	Area ₄ (ac)	Total (ac)
Subbasin 1	0.00	0.06	0.05	1.69	1.81
Subbasin 2	0.00	0.05	0.05	0.00	0.10
Subbasin 3.1	0.00	0.02	0.02	0.09	0.13
Subbasin 3.2	0.00	0.02	0.02	0.32	0.36
Total	0.00	0.15	0.28	2.09	2.40

Peak Discharge values based on Zone 3 from Table A-9

$Q_A = 1.87 \text{ cfs/ac}$ $Q_B = 2.60 \text{ cfs/ac}$ $Q_C = 3.45 \text{ cfs/ac}$ $Q_D = 5.02 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
Subbasin 1	8.8
Subbasin 2	0.3
Subbasin 3.1	0.6
Subbasin 3.2	1.7
Total	11.4

Water Quality:

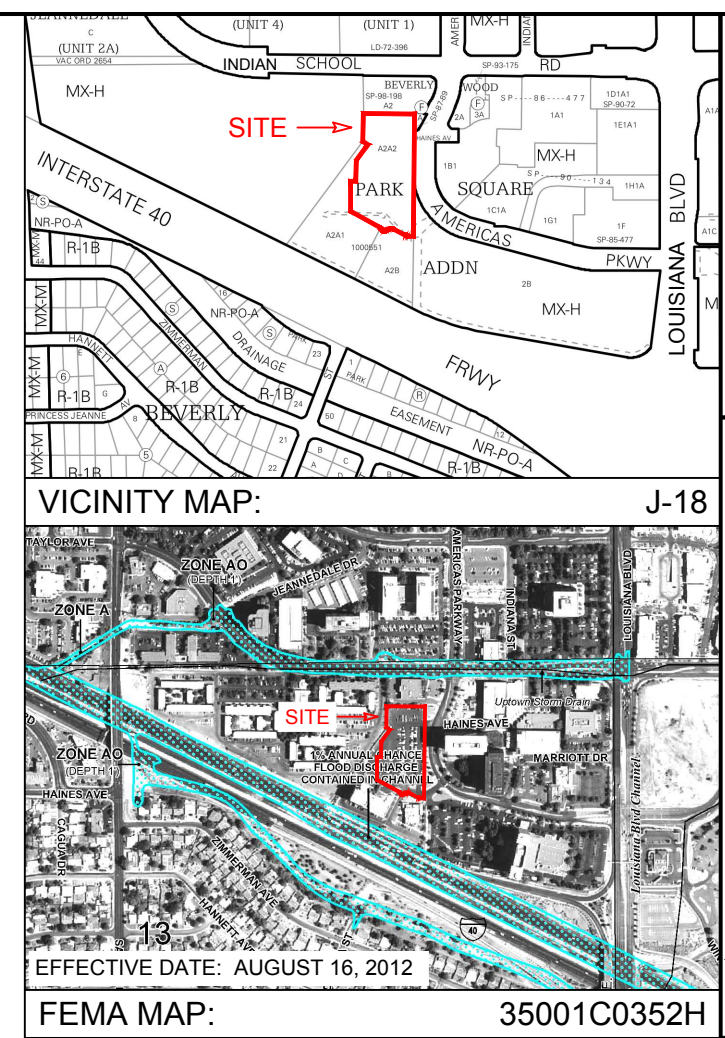
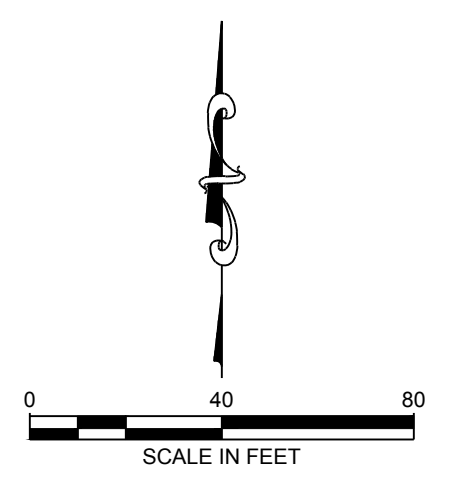
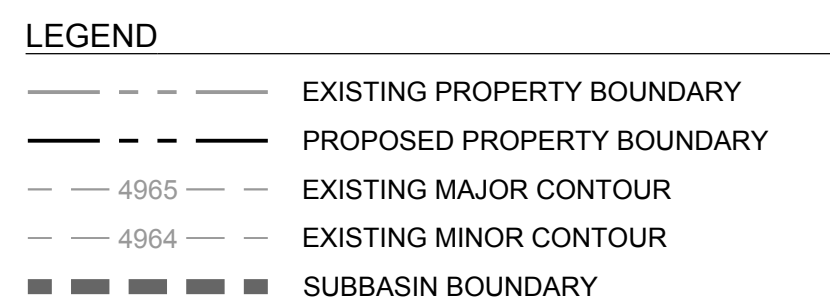
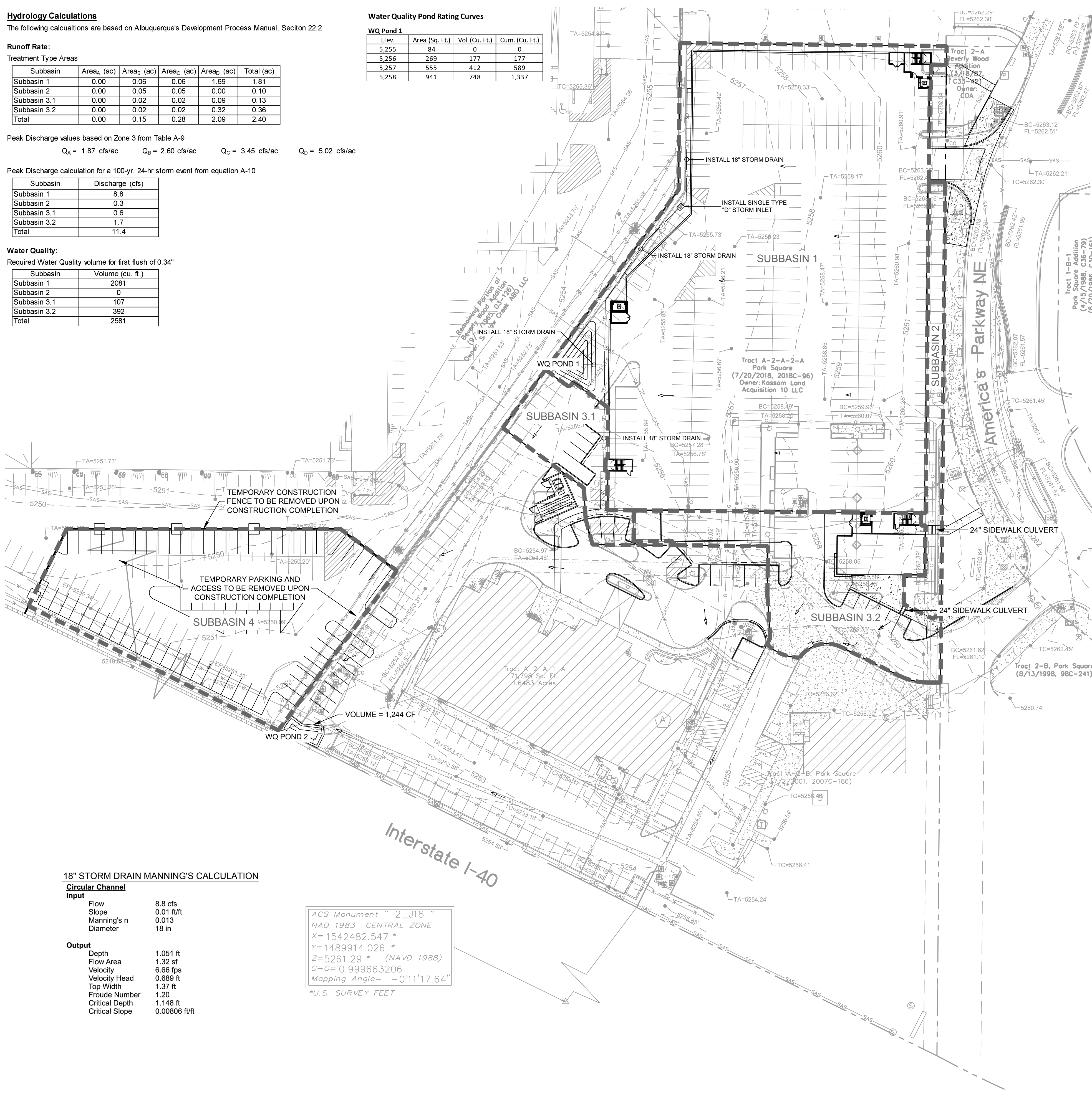
Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)
Subbasin 1	2081
Subbasin 2	0
Subbasin 3.1	107
Subbasin 3.2	392
Total	2581

Water Quality Pond Rating Curves

WQ Pond 1

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,255	84	0	0
5,256	269	177	177
5,257	555	412	589
5,258	941	748	1,337



BACKGROUND

TRACT A-2-A-2-A, PARK SQUARE IS APPROXIMATELY 2.4 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED JUST WEST OF AMERICAS PARKWAY BETWEEN INDIAN SCHOOL ROAD AND INTERSTATE 40. THE SITE CURRENTLY IS A PARKING LOT. THE PROPOSED PROJECT IS AN APARTMENT BUILDING. THIS PROPERTY RECEIVES NO OFFSITE FLOWS. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. A GRADING PLAN WAS DONE FOR THE PARKING LOT BY AFRA CONSTRUCTION & DESIGN FOR TRACT A-2-A-2-A (J18-D33). THIS FILE CAN BE REFERENCED FOR GENERAL BACKGROUND RELATED TO THE PROPERTY.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 22.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.34". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE AREA, IN GENERAL, SLOPES FROM EAST TO WEST AT AN APPROXIMATE SLOPE OF 3% - 4%. STORM WATER RUNOFF GENERATED BY TRACT A-2-A-2-A SHEET DRAINS INTO TRACT A-2-A-1-A, THE ADJACENT PROPERTY TO THE SOUTH, AND IS CONCENTRATED INTO A CONCRETE RUNDOWN AT THE SOUTHWEST CORNER OF TRACT A-2-A-1-A. THE CONCRETE RUNDOWN DIRECTS WATER INTO A DROP INLET, WHICH THEN FLOWS IN A RCP UNDER THE WEST BOUND LANES OF INTERSTATE 40 AND DISCHARGES INTO THE I-40 CHANNEL.

PROPOSED CONDITIONS

THE APARTMENT BUILDING WILL CONSIST OF A PARKING GARAGE AT GRADE, ANOTHER LEVEL OF PARKING GARAGE ABOVE, AND FOUR FLOORS OF APARTMENT UNITS ABOVE THE PARKING GARAGE LEVELS. THE BASIN HAS BEEN SPLIT INTO 3 SUBBASINS.

SUBBASIN 1 IS 1.81 ACRES AND GENERATES 8.8 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE ROOF OF THE BUILDING. THE ROOF WILL FLOW WEST AND FLOW INTO SCUPPERS. STORM WATER IS THEN ROUTED THROUGH A 18" STORM DRAIN THAT DISCHARGES INTO WATER QUALITY POND 1. THE MANNING'S CALCULATION FOR THE 18" STORM DRAIN IS INCLUDED ON THIS SHEET. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 2,081 CUBIC FEET. WATER QUALITY POND 1 PROVIDES 1,337 CUBIC FEET. ONCE FULL, RUNOFF ENTERS THE PARKING LOT AND FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY ALONG THE PROPERTY LINE AS THE SITE HAS DONE HISTORICALLY.

SUBBASIN 2 IS 0.10 ACRES AND GENERATES 0.3 CFS. THIS SUBBASIN CONSISTS OF THE LANDSCAPING AREA EAST OF THE BUILDING. THIS LANDSCAPING AREA WILL FLOW SOUTH AND DISCHARGE INTO THE PARKING LOT THROUGH A 24" SIDEWALK CULVERT. IT THEN RUNS THROUGH SUBBASIN 3.2 TO THE EXISTING VALLEY GUTTER IN THE PARKING LOT EAST OF THE EXISTING HOTEL. THIS VALLEY GUTTER ROUTES WATER TO THE SOUTHWEST CORNER OF THE PROPERTY AS THE SITE HAS DONE HISTORICALLY. NO WATER QUALITY VOLUME IS REQUIRED FOR SUBBASIN 2 SINCE IT CONTAINS ONLY LANDSCAPING AREA AND NO IMPERVIOUS SURFACES.

SUBBASIN 3 IS 0.49 ACRES AND GENERATES 2.3 CFS. THIS SUBBASIN CONSISTS OF THE PARKING LOT LOCATED ON THE SUBJECT PROPERTY. SUBBASIN 3.1 FLOWS SOUTH ALONG THE WEST BOUNDARY OF THE SITE AND SUBBASIN 3.2 FLOWS SOUTH INTO THE VALLEY GUTTER TO THE SOUTHWEST CORNER OF THE PROPERTY AS THE SITE HAS HISTORICALLY DONE. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 499 CUBIC FEET. WATER QUALITY POND 3 PROVIDES 1,244 CUBIC FEET. THIS AMOUNT ACCOUNTS FOR THE ENTIRETY OF SUBBASIN 3 AND ALSO MAKES UP FOR THE REMAINING VOLUME REQUIRED FOR SUBBASIN 1.

SUBBASIN 4 WILL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS. SUBBASIN 4 DISCHARGES WEST INTO THE EXISTING PARKING LOT AND DOES NOT CONTRIBUTE TO THE DROP INLET LOCATED ON TRACT A-2-A-1-A.

18" STORM DRAIN MANNING'S CALCULATION

Circular Channel

Input	
Flow	8.8 cfs
Slope	0.01 ft/ft
Manning's n	0.013
Diameter	18 in
Output	
Depth	1.051 ft
Flow Area	1.32 sf
Velocity	6.66 fps
Velocity Head	0.889 ft
Top Width	1.37 ft
Froude Number	1.20
Critical Depth	1.148 ft
Critical Slope	0.00806 ft/ft

ACS Monument " 2_J18 " NAD 1983 CENTRAL ZONE X= 1542482.547 * Y= 1489914.026 * Z= 5261.29 * (NAVD 1988) G-C= 0.999663206 Mapping Angle= -0°11'17.64" *U.S. SURVEY FEET

REVISION

DESIGNED: RB
DRAWN: JS
CHECKED: HF
DATE: 10.02.2018

RESPEC
5971 JEFFERSON STREET
SUITE 101
ALBUQUERQUE, NM 87109
PHONE (505) 243-2287

STAMP

MARKANA UPTOWN AMERICAS PARKWAY NE ALBUQUERQUE, NEW MEXICO

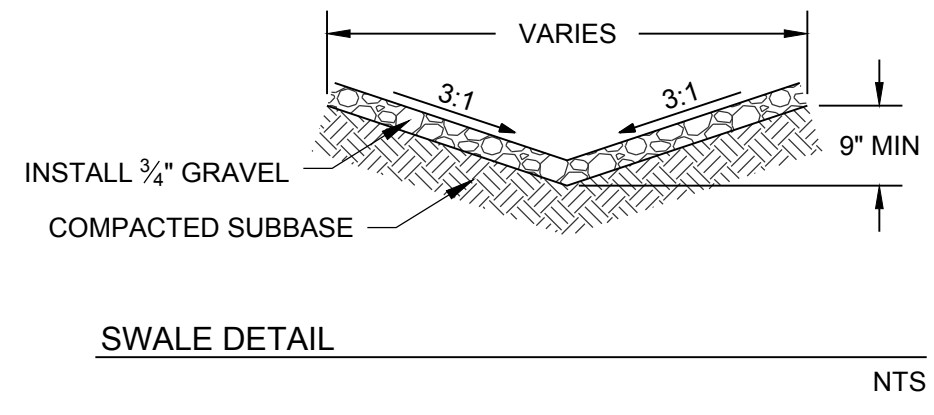
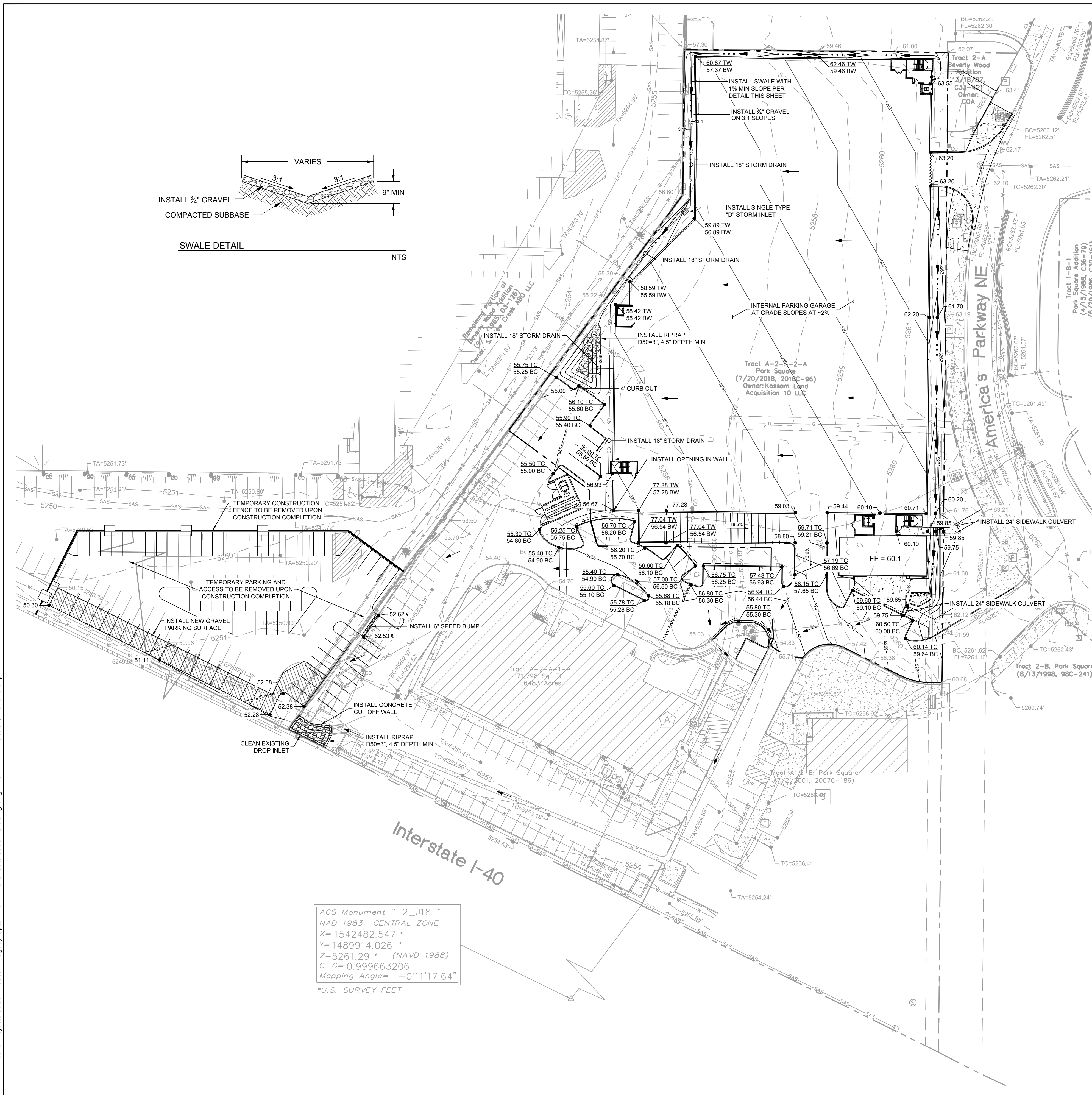
CONCEPTUAL DRAINAGE PLAN

SITE PLAN FOR BUILDING PERMIT

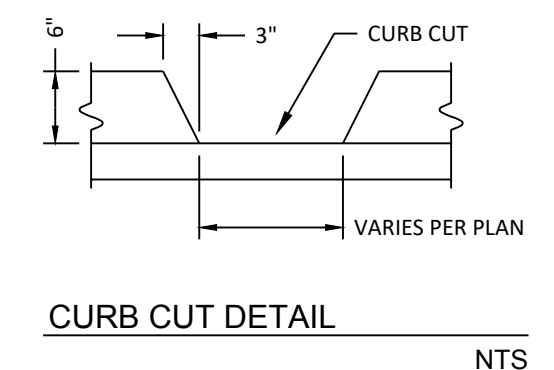
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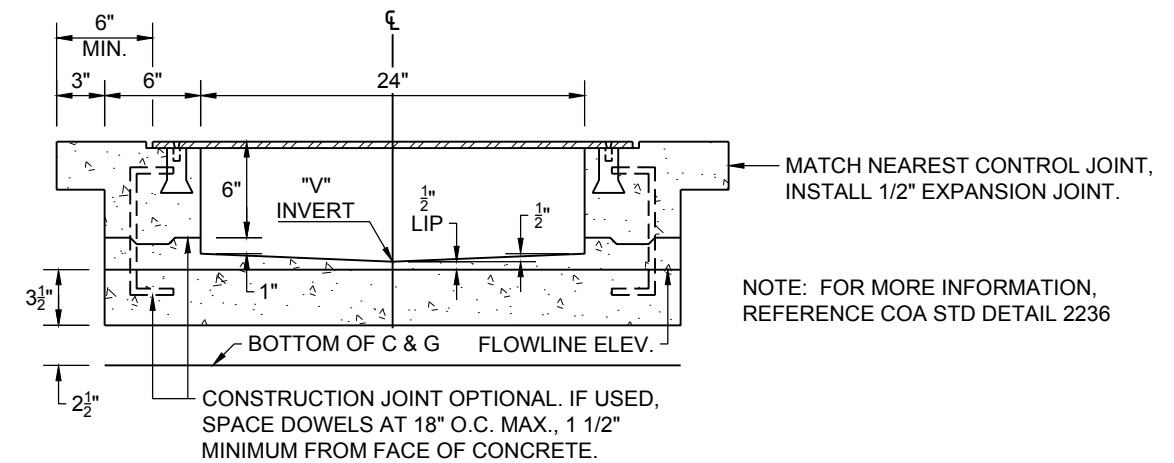
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SWALE DETAIL NTS



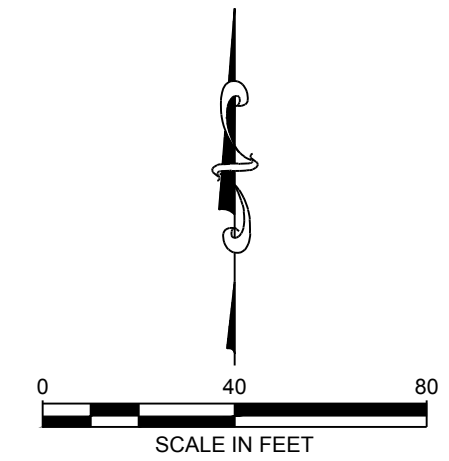
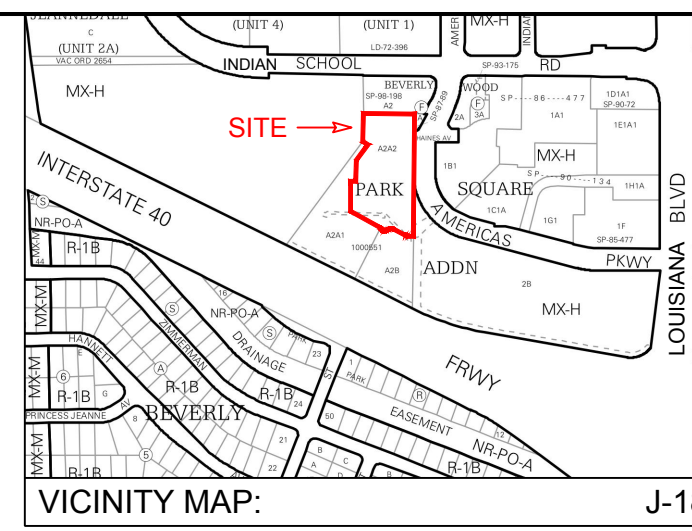
CURB CUT DETAIL NTS



SIDEWALK CULVERT DETAIL NTS

ACS Monument " 2_J18 "
 NAD 1983 CENTRAL ZONE
 X= 1542482.547 *
 Y= 1489914.026 *
 Z= 5261.29 * (NAVD 1988)
 G-G= 0.999663206
 Mapping Angle= -0°11'17.64"
 *U.S. SURVEY FEET

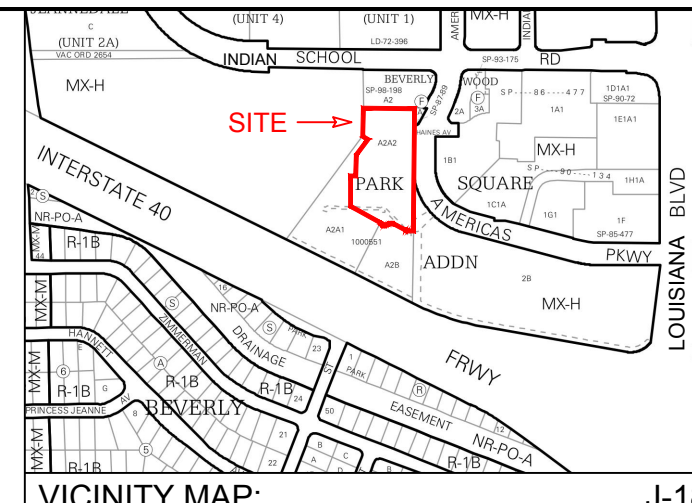
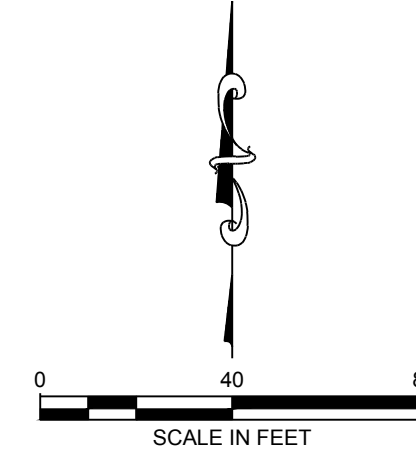
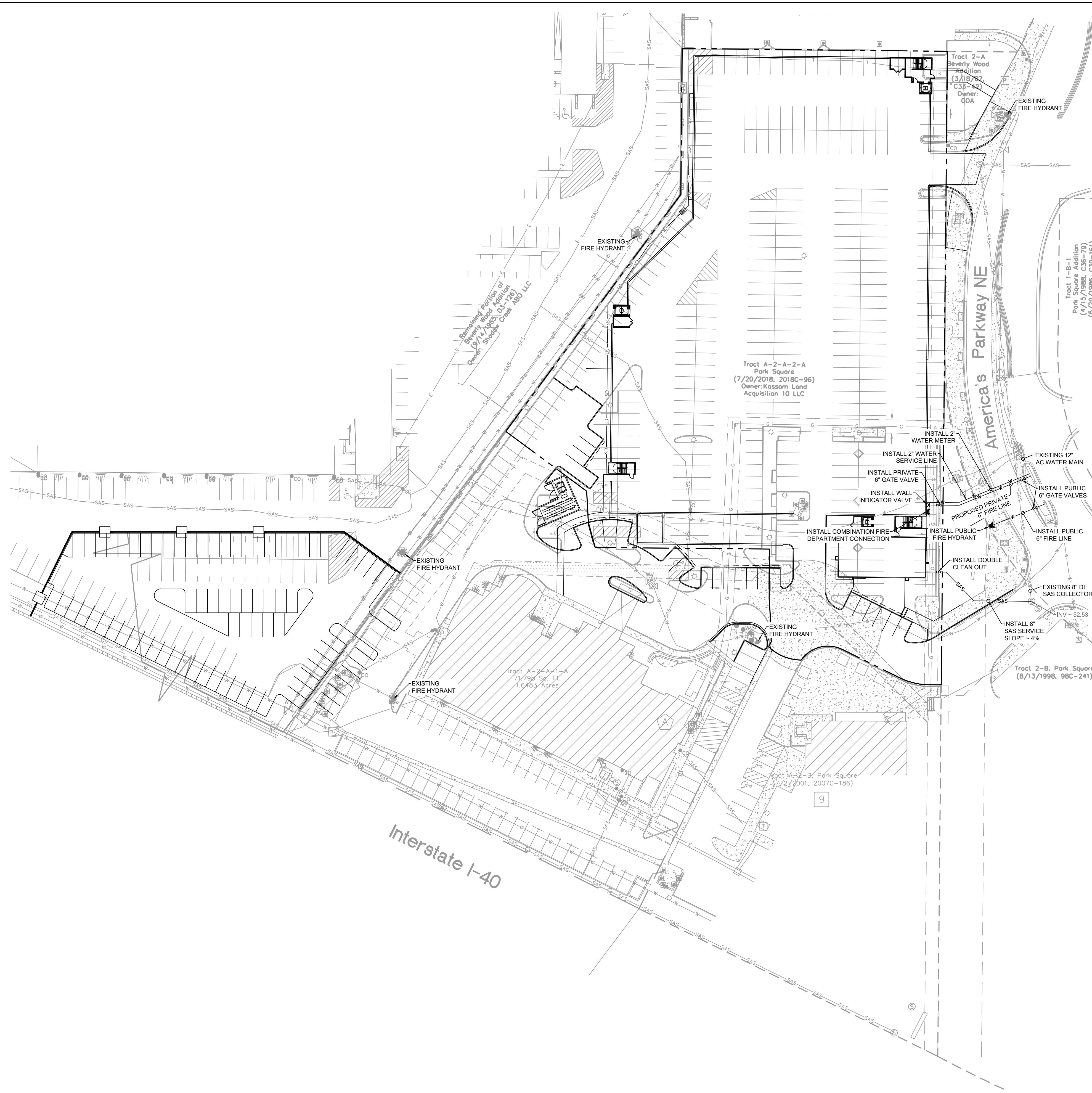
GENERAL NOTE:
 1. ALL EXISTING UNDERGROUND UTILITY INFRASTRUCTURE THAT INTERFERES WITH THE NEW CONSTRUCTION WILL BE RELOCATED.



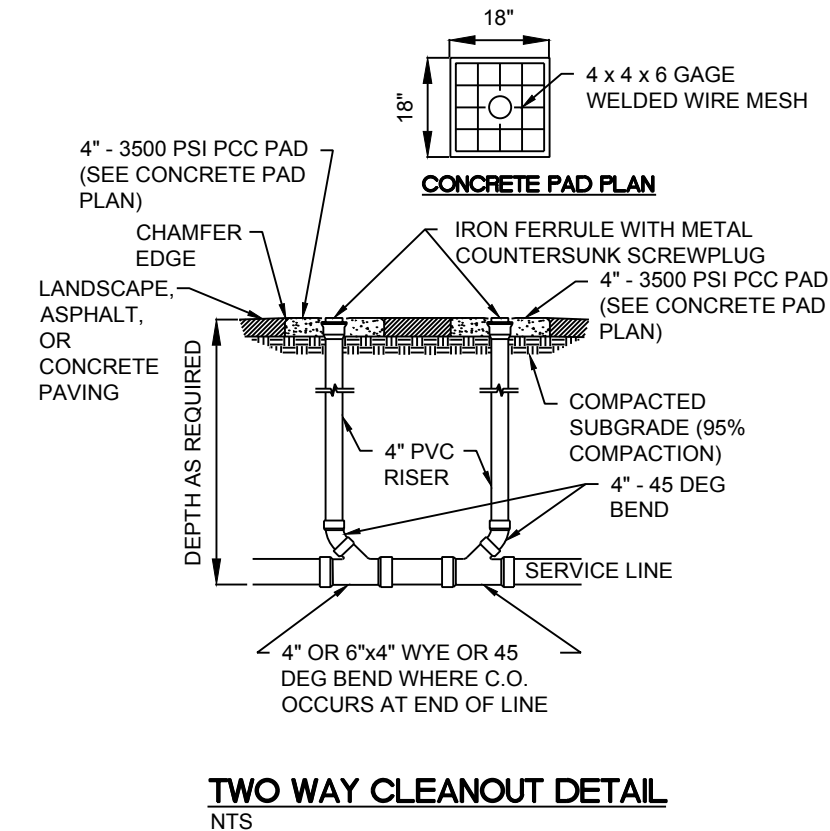
- LEGEND
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - - - 4965 EXISTING MAJOR CONTOUR
 - - - 4964 EXISTING MINOR CONTOUR
 - - - 4966 PROPOSED CONTOUR
 - ~~~~~ PROPOSED WATER BLOCK
 - PROPOSED FLOW LINE
 - ▨ PROPOSED RIPRAP
 - ▨ PROPOSED GRAVEL PARKING SURFACE
 - PROPOSED SPOT ELEV
 - EXISTING SPOT ELEV

DESIGNED	RB	10.02.2018
DRAWN	JS	
CHECKED	HF	
DATE		
RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 PHONE (505) 243-2287		
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>		
PROJECT NAME:	MARKANA UPTOWN AMERICAS PARKWAY NE ALBUQUERQUE, NEW MEXICO	
SHEET TITLE:	CONCEPTUAL GRADING PLAN	
ISSUED FOR:	SITE PLAN FOR BUILDING PERMIT	
SHEET NUMBER:	C-2	

NAME: L:\Active Projects\03064-Kassam Legacy Uptown\3. DWG\Sheets\03064_UTILITY.dwg PLOT DATE: Sep 05, 2018 12:08pm



GENERAL NOTE:
 1. TYPE RBPB BACKFLOW PREVENTERS FOR THE PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STD DWG 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.



LEGEND

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

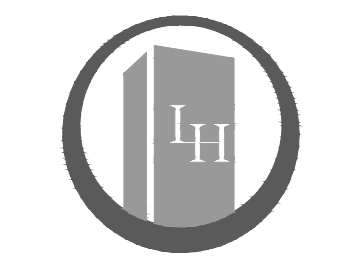
DESIGNED: RB DRAWN: JS CHECKED: HF DATE: 9.05.2018	RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 PHONE (505) 243-2287	REVISION _____ _____ _____
STAMP 		
PRELIMINARY NOT FOR CONSTRUCTION 9/2018		
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PROJECT NAME: MARKANA UPTOWN AMERICAS PARKWAY NE ALBUQUERQUE, NEW MEXICO		
SHEET TITLE: CONCEPTUAL UTILITY PLAN		
ISSUED FOR: SITE PLAN FOR BUILDING PERMIT		
SHEET NUMBER: C-3		

MARKANA UPTOWN

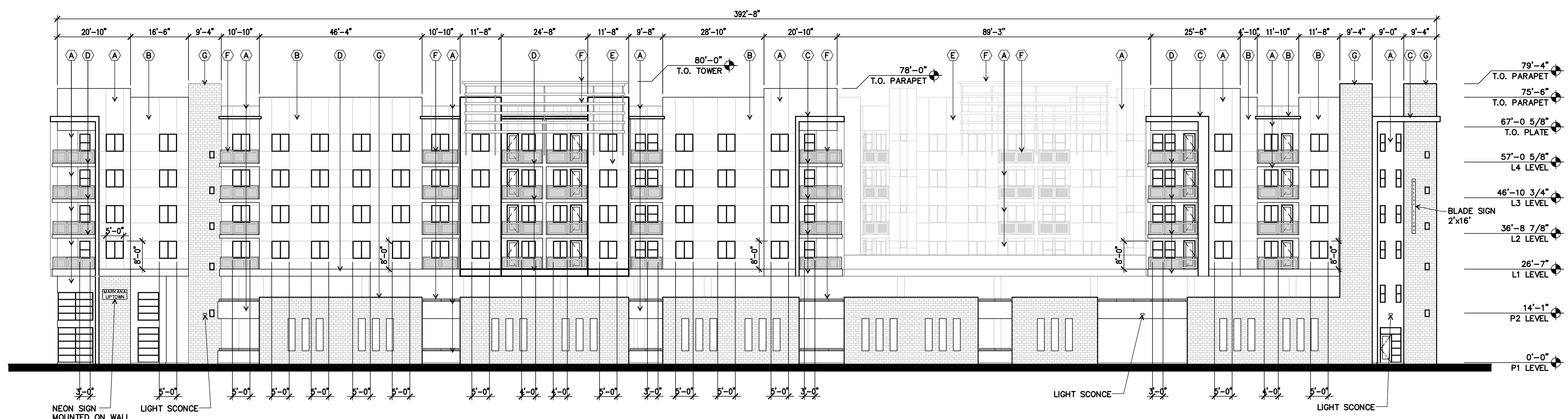
Americas Parkway NE
Albuquerque, New Mexico



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LEGACY HOSPITALITY

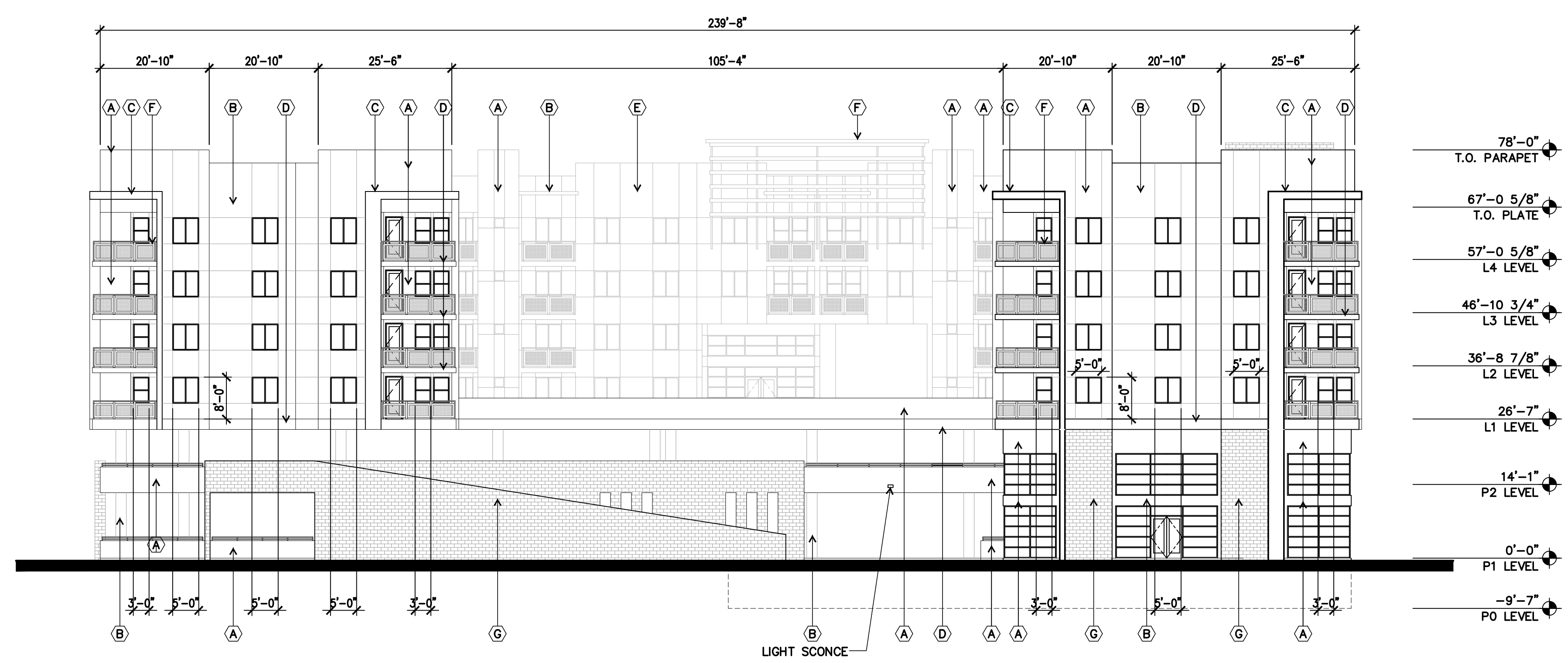


EAST ELEVATION

10' | 8' | 16' | 32'
SCALE: 1/16" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH DARK GRAY
- (E) STUCCO FINISH MEDIUM BLACK
- (F) RAILINGS, CANOPIES, DARK GRAY
- (G) BRICK VENEER



SOUTH ELEVATION

10' | 8' | 16' | 32'
SCALE: 1/16" = 1'-0"

DATE: SEPTEMBER 27, 2018 ORB # 16-221

A3.30

BUILDING ELEVATIONS

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MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico



WorldHQ@ORBArch.com



LEGACY HOSPITALITY

DATE: SEPTEMBER 5, 2018 ORB # 16-221

A3.31

BUILDING ELEVATIONS



WEST ELEVATION

SCALE: 1/16" = 1'-0"

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT GRAY
 - (B) STUCCO FINISH MEDIUM GRAY
 - (C) STUCCO FINISH DARK GRAY
 - (D) STUCCO FINISH DARK GRAY
 - (E) STUCCO FINISH MEDIUM BLACK
 - (F) RAILINGS, CANOPIES, DARK GRAY
 - (G) BRICK VENEER



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

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