

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, A-2-A-2 AND A-2-B, 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 PLAT

DEVELOPMENT DATA

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

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

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

FLOOR AREA RATIO:
 BUILDING NET AREA 246,813 S.F.
 F.A.R. PROVIDED 246,813 / 105,609 = 2.34

BUILDING HEIGHT:
 ALLOWED: 99 FEET
 PROPOSED: 97 FEET

DENSITY:
 PROPOSED: 100.2 DU/ACRE

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	A-3 ASSEMBLY			B LEASING	TOTAL	
			REC	FITNESS	POOL/HOUSE			
P1	73,768	598				1,960	76,326	
L1	73,888	192					74,080	
L2		45,006	1,864	1,344	652	3,860	48,866	
L3		50,415	855				46,702	
L4		50,415					50,415	
L5		50,415					50,415	
TOTAL	147,656	242,226	2,719	2,006	652	5,377	1,960	397,219

LEGEND

- DENOTES PROPERTY LINE
- ⬠ NO. OF PARKING SPACES
- ⬠ NO. OF COMPACT PARKING SPACES
- ⬠ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- MS MONUMENT SIGNAGE
- DS DIRECTIONAL SIGNAGE - GROUND MOUNTED
- AW ACCESSIBLE WALKWAY SIGNAGE - BUILDING OR GROUND MOUNTED
- BM BUILDING MOUNTED SIGNAGE - SEE A3.4 & A3.41 FOR LOCATIONS

USABLE OPEN SPACE:

REQUIRED:
 STUDIO 200 SF x 60 = 12,000 S.F.
 1 BR 200 SF x 107 = 21,400 S.F.
 2 BR 250 SF x 76 = 19,000 S.F.
 TOTAL REQUIRED = 52,400 S.F.

50% REDUCTION FOR PROPERTY BEING UC/MS/PT = 26,200 S.F.

PROVIDED:
 LEVEL L1 COURTYARDS 22,057 S.F.
 PRIVATE BALCONIES 14,487 S.F.
 AT GRADE ON SITE 10,418 S.F.
 TOTAL PROVIDED 46,962 S.F.

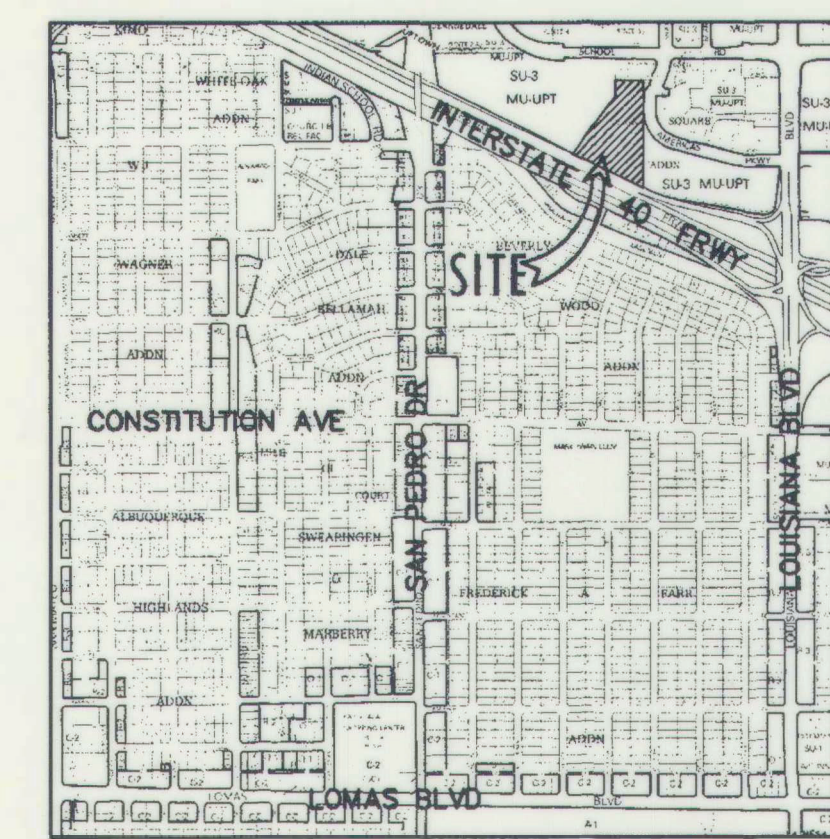
THE FIRST RESIDENTIAL LEVEL (PODIUM LEVEL L1) HAS TWO OPEN COURTYARDS, CONNECTED BY A COVERED BREEZEWAY. THE SOUTH COURTYARD IS THE POOL AREA WITH AMENITIES LIKE CABANAS, RAMADA, SEATING AREA. THE FITNESS CENTER, RECREATIONAL SPACE AND POOL HOUSE ARE PART OF THE BUILDING ORIENTED TOWARDS THE POOL COURTYARD.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

UNIT MIX:

UNIT	LIVABLE	BALCONY	L1	L2	L3	L4	L5	TOTAL
S1	589 SF	44 SF	10	11	13	13		51
Sim1	618 SF	44 SF	1	1	2	2		8
S2H	754 SF	63 SF						1
A1	678 SF	46 SF	3					3
A2	634 SF	52 SF	12	12	12	12		60
A2m1	733 SF	67 SF	1	1	1	1		5
A3	754 SF	63 SF	7	6	6	6		31
A3H	754 SF	63 SF					1	1
B1	928 SF	51 SF	5	8	10	10		43
B2	1,022 SF	106 SF	6	5	6	6		29
B2H	1,022 SF	106 SF					1	1
B3	1,226 SF	135 SF					1	1
TOTAL			45	45	51	51	51	243

PARKING SPACE REQUIREMENTS	PARKING RATIO	PARKING REQUIRED
HOTEL (149 ROOMS)	2 PS / 3 ROOMS (1)	99
MULTI-FAMILY (243 DWELLING UNITS)	1 PS / DU (1)	243
SUBTOTAL FOR REDUCTION		342
TRANSIT REDUCTION (2)		34
SUBTOTAL AFTER TRANSIT REDUCTION		308
RESTAURANT (270 SEATS)	1 PS / 3 SEATS (3)	90
OPS OFFICE (PER PARKING AGREEMENT)	N/A	191
TOTAL PARKING SPACES REQUIRED		589
OPEN PARKING SPACES PROVIDED		162
GARAGE P1 LEVEL COMPACT PARKING SPACES PROVIDED		220
GARAGE P2 LEVEL COMPACT PARKING SPACES PROVIDED		210
TOTAL PARKING SPACES PROVIDED		592
COMPACT PARKING SPACES ALLOWED		200
OPEN COMPACT PARKING SPACES PROVIDED		-
GARAGE P1 LEVEL COMPACT PARKING SPACES PROVIDED		63
GARAGE P2 LEVEL COMPACT PARKING SPACES PROVIDED		65
TOTAL COMPACT PARKING SPACES PROVIDED		128
ACCESSIBLE PARKING SPACES REQUIRED		13
OPEN ACCESSIBLE PARKING SPACES PROVIDED		5
GARAGE P1 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		8
GARAGE P2 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		4
TOTAL ACCESSIBLE PARKING SPACES PROVIDED		17
MOTORCYCLE PARKING SPACES REQUIRED		4
HOTEL AND RESTAURANT		4
TOTAL MOTORCYCLE PARKING SPACES PROVIDED		4
BICYCLE PARKING SPACES REQUIRED		40
10% OF REQUIRED VEHICULAR PARKING REQUIRED (1400 PARKING SPACES EXCLUDING OFFICE)		8
OPEN ON SITE RACKS PARKING SPACES PROVIDED		32
IN BIKE ROOM PARKING SPACES PROVIDED		40
TOTAL ACCESSIBLE PARKING SPACES PROVIDED		40

- NOTES:**
- SITE IS LOCATED IN THE UPTOWN URBAN CENTER.
 - TRANSIT ROUTE 157 IS ALONG AMERICAS PARKWAY AND TRANSIT ROUTES 34, 6, AND 766 ARE ALONG INDIAN SCHOOL ROAD. BUS STOPS ARE LOCATED TO THE EAST ALONG AMERICAS PARKWAY IN FRONT OF THE MARRIOTT AND PARK SQUARE. THE SITE IS LOCATED WITHIN 1,320 FEET OF THE UPTOWN TRANSIT CENTER, SO PARKING MAY BE REDUCED UP TO 30% PER IDO SECTION 14-16-5-(5)(C)(5)(c). THE DEVELOPER HAS VOLUNTARILY CHOSEN TO TAKE AN APPROXIMATE 10% REDUCTION.
 - PER ORIGINAL APPROVAL.



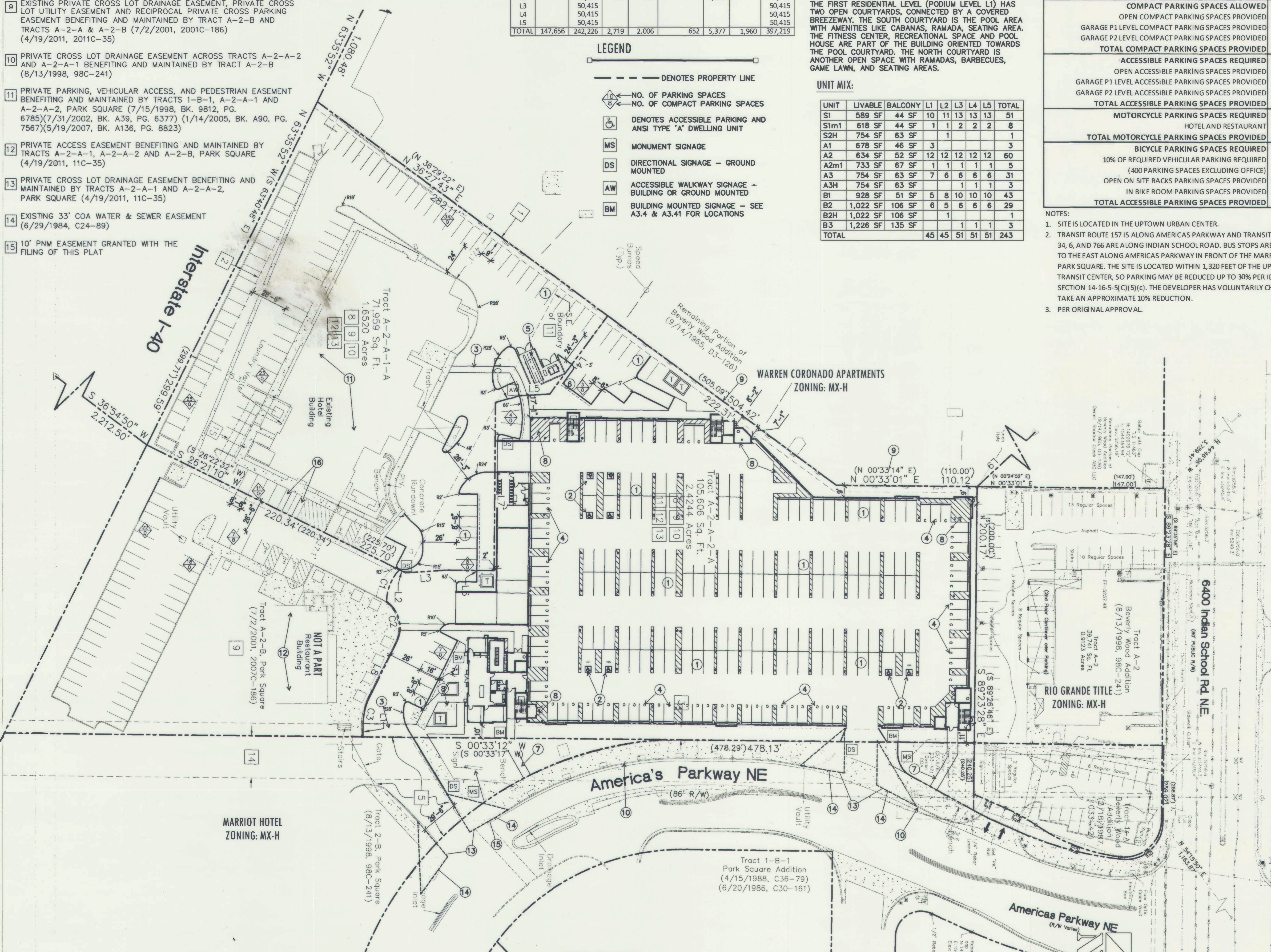
VICINITY MAP
 NOT TO SCALE

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 6" 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.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- BICYCLE PARKING LOCATION, SEE DETAIL 08/A1.20.
- EXISTING PERIMETER WALL.
- EXISTING STREET CURB WITH 15'-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.
- REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING MONUMENT/DIRECTIONAL/BRANDING SIGNAGE WILL BE A DELEGATED DESIGN. LOCATIONS ARE PROVIDED ON THIS PLAN FOR COORDINATION PURPOSES.



SITE PLAN

SCALE: 1" = 40'-0"

PROJECT NUMBER: PR-2018-001284
 Application Number: SI-2020-00028

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:

[Signature] 03-09-20
 Traffic Engineering, Transportation Division Date

[Signature] Digitally signed by Kristopher Cadena
 ABCWUA Date: 2020.03.30 17:11:08 -0600

[Signature] 03-04-20
 Parks and Recreation Department Date

[Signature] 3-4-2020
 City Engineer Date

[Signature] 3-4-20
 Solid Waste Management Date

[Signature] 3/4/2020
 Code Enforcement Date

[Signature] Digitally signed by Jolene Wolfley
 Date: 2020.03.31 09:40:35 -0600

DRB Chairperson, Planning Department Date

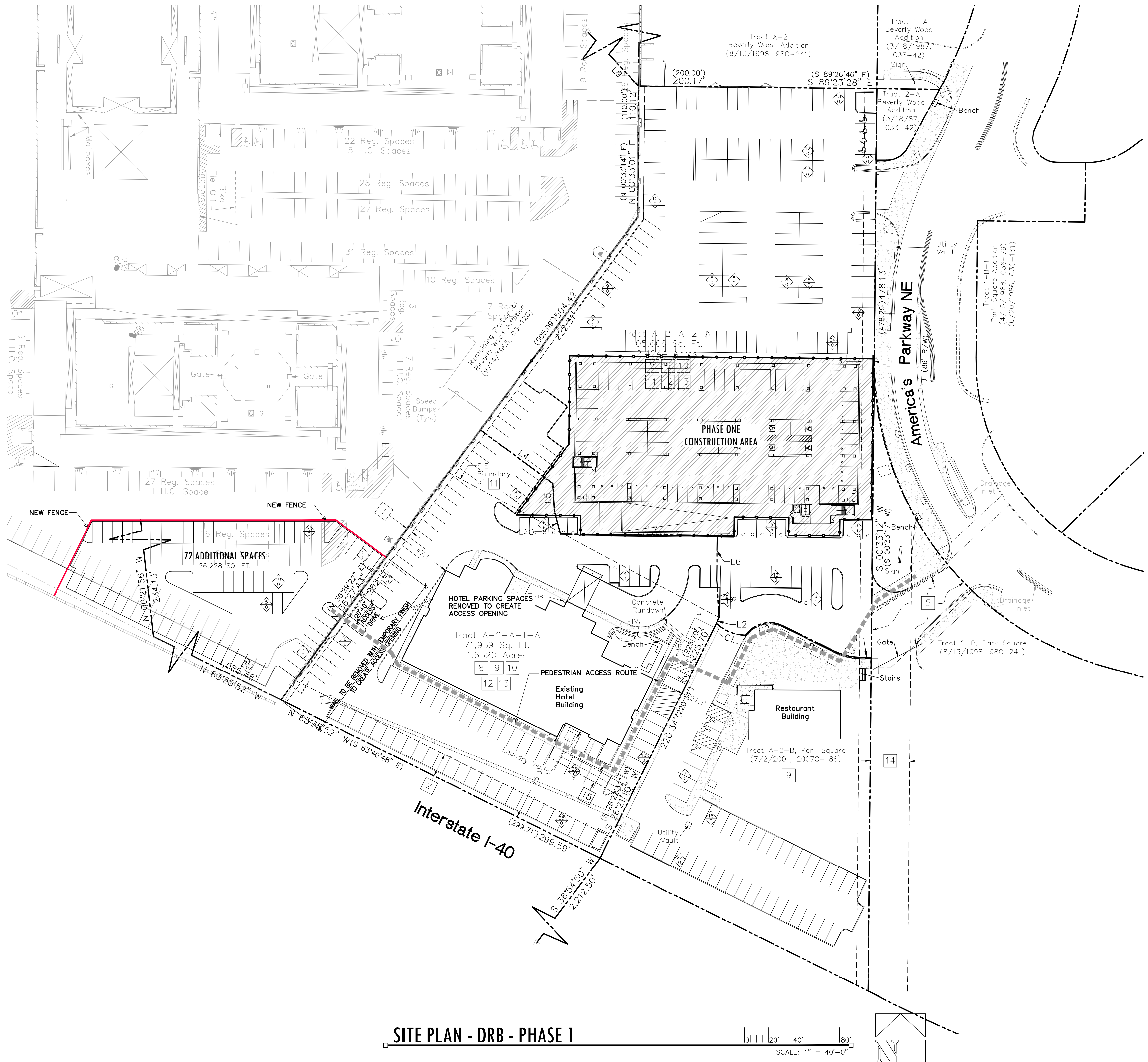
MARKANA UPTOWN
 6500 Americas Parkway NE
 Albuquerque, NM 87110

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



DRB SUBMITTAL
 DATE: JANUARY 30, 2020 DRB # 16-221

A1.10
 SITE PLAN



PARKING PROVIDED:

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

SITE PLAN - DRB - PHASE 1

Scale: 1" = 40'-0"

0' 10' 20' 40' 80'

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MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com

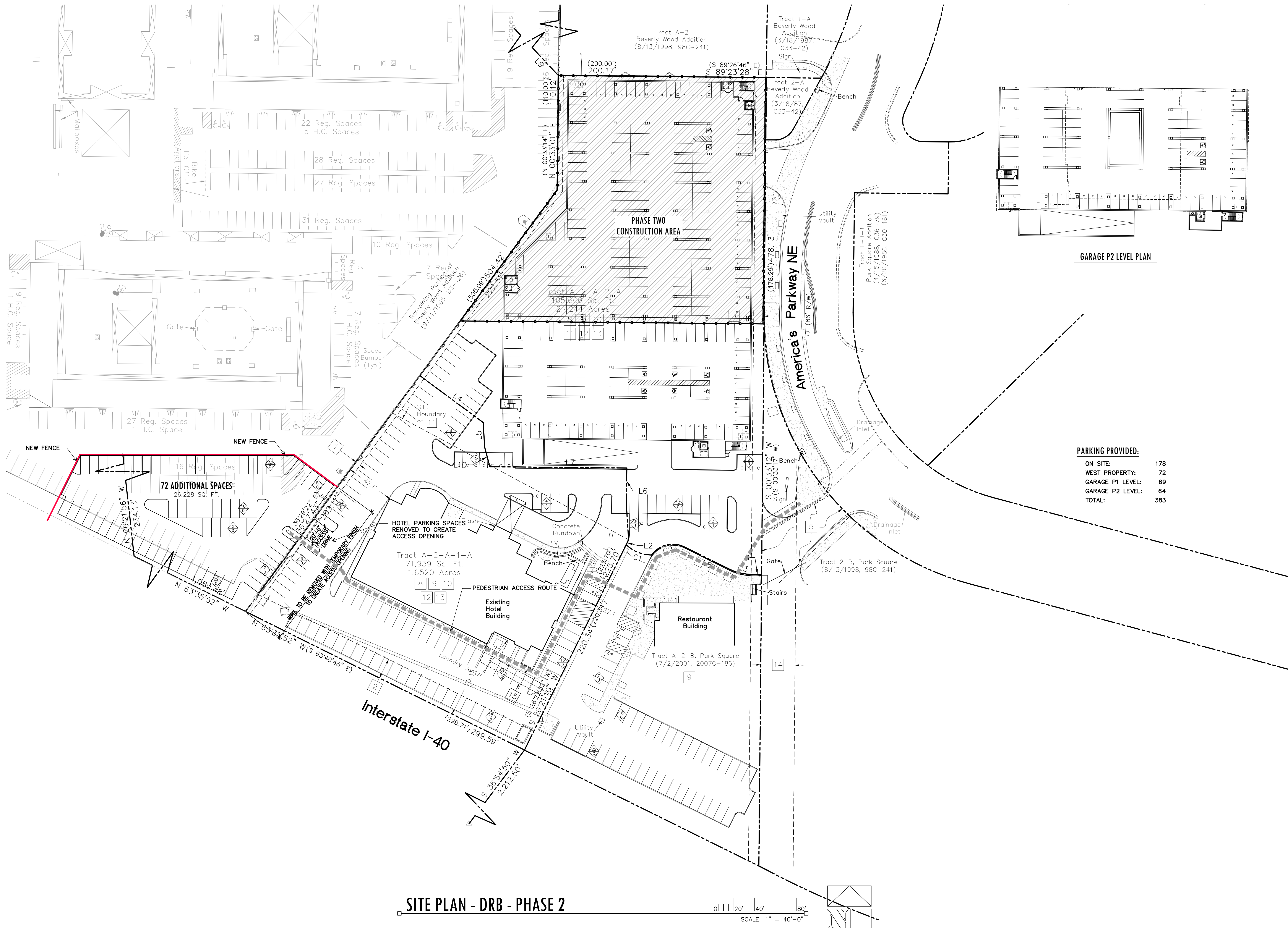


LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A1.11

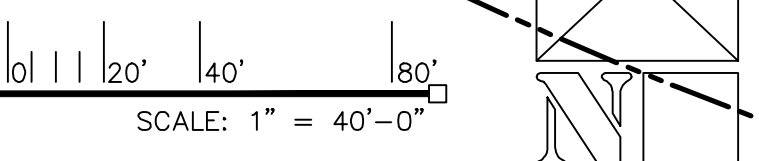
SITE PLAN - DRB
PHASE 1



PARKING PROVIDED:

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

SITE PLAN - DRB - PHASE 2



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Americas Parkway NE
Albuquerque, New Mexico



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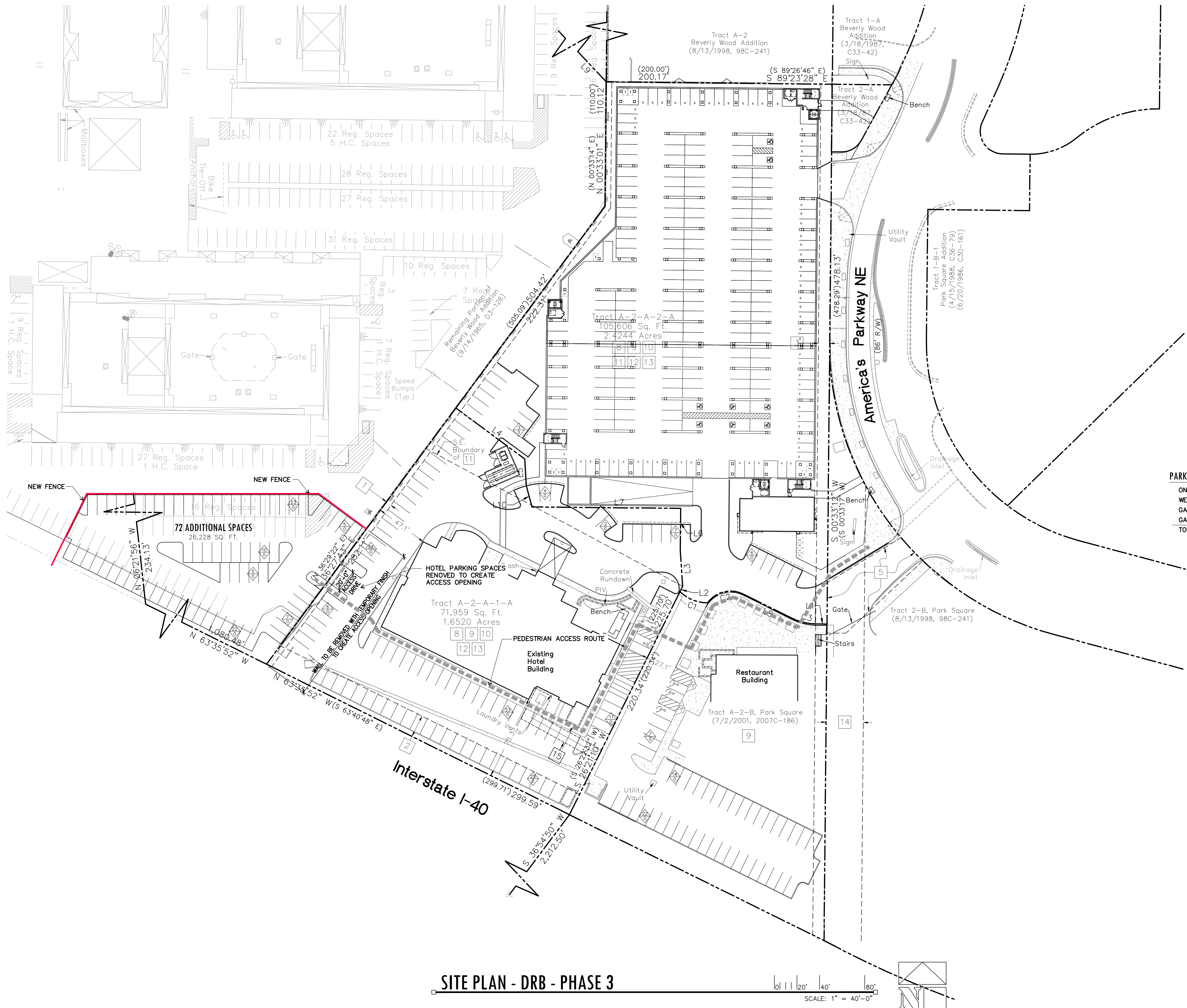


LEGACY HOSPITALITY

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A1.12

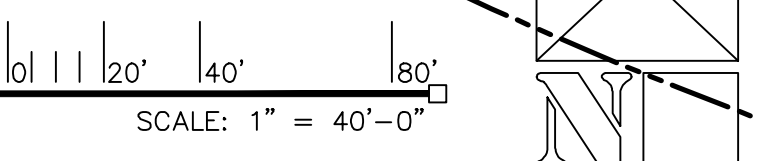
SITE PLAN - DRB
PHASE 2



PARKING PROVIDED:

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

SITE PLAN - DRB - PHASE 3

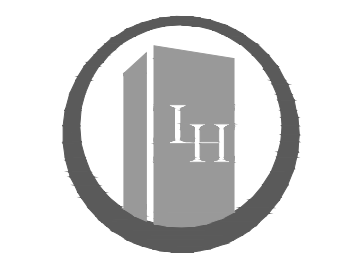


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Americas Parkway NE
Albuquerque, New Mexico



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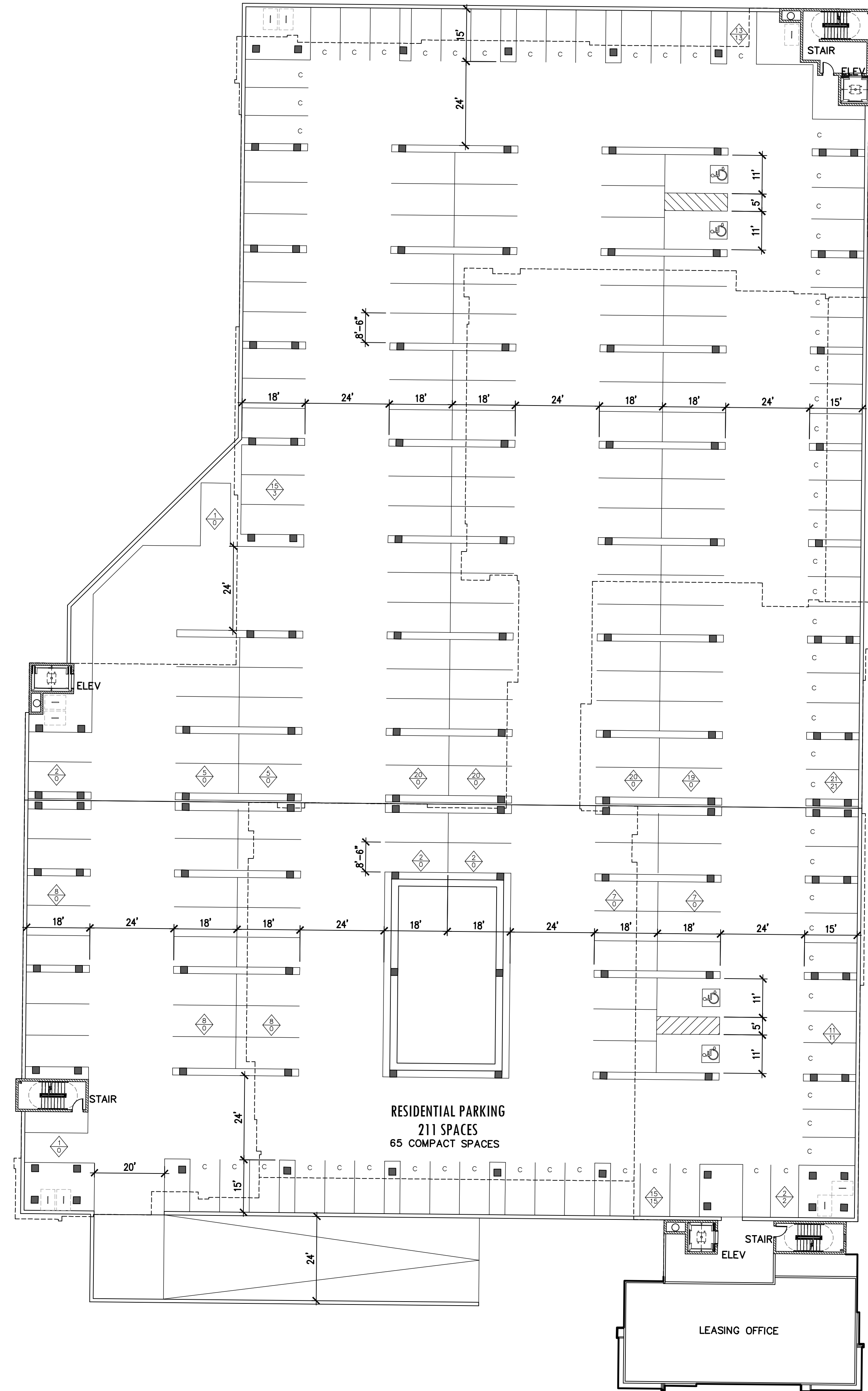
LEGACY HOSPITALITY

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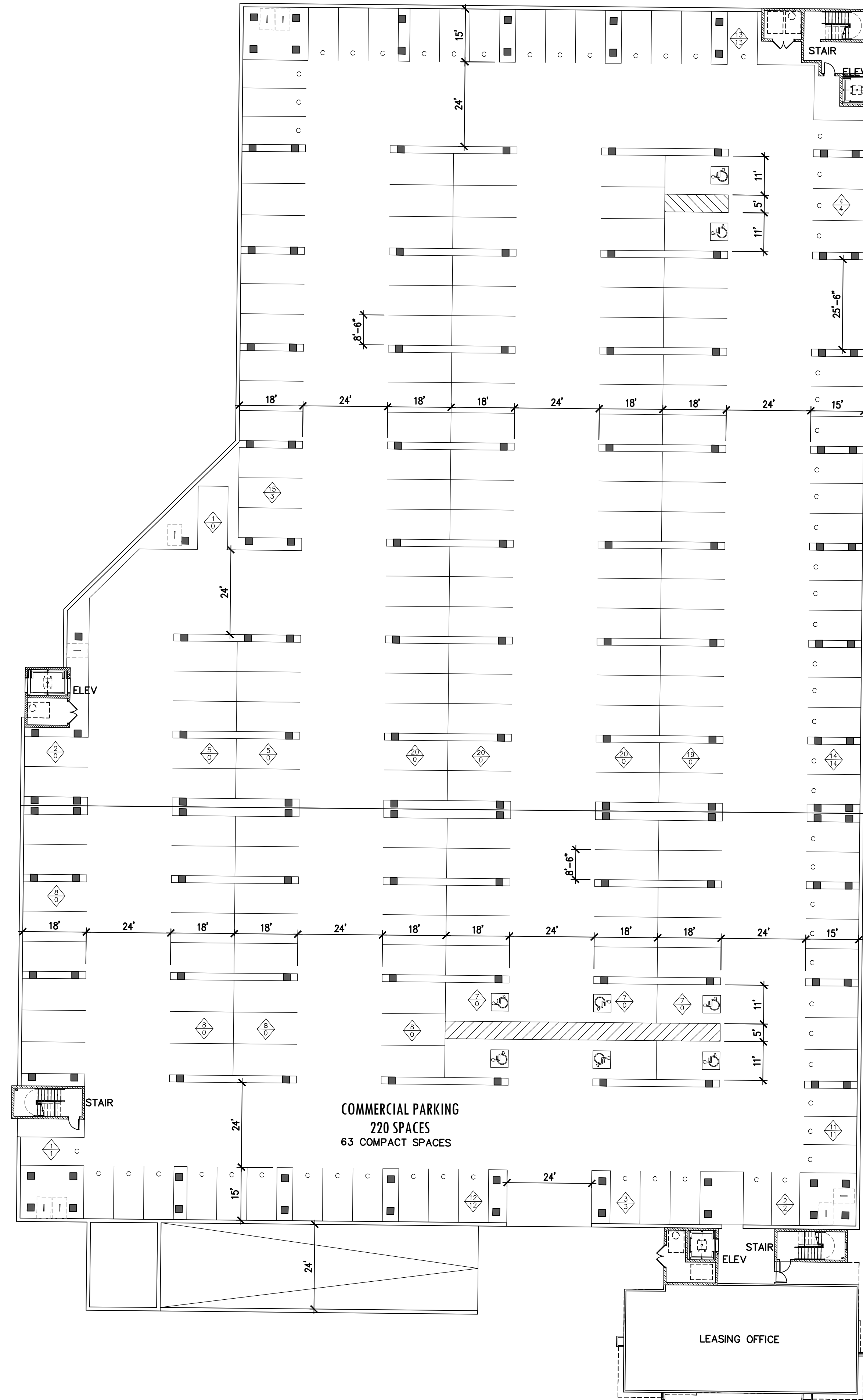
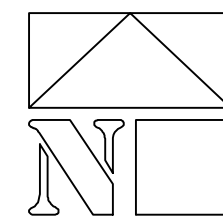
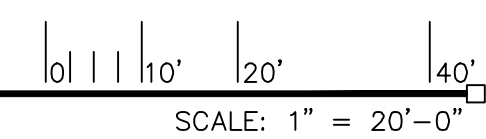
A1.13

SITE PLAN - DRB
PHASE 3

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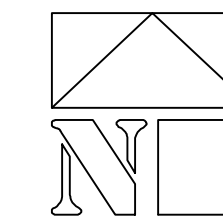
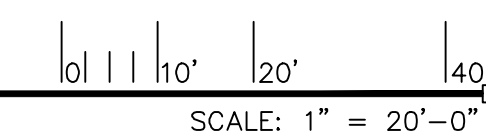


BUILDING FLOOR PLAN - LEVEL P2



BUILDING FLOOR PLAN - LEVEL P1

GRADE LEVEL

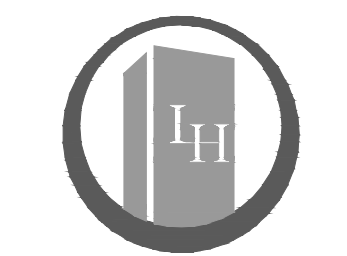


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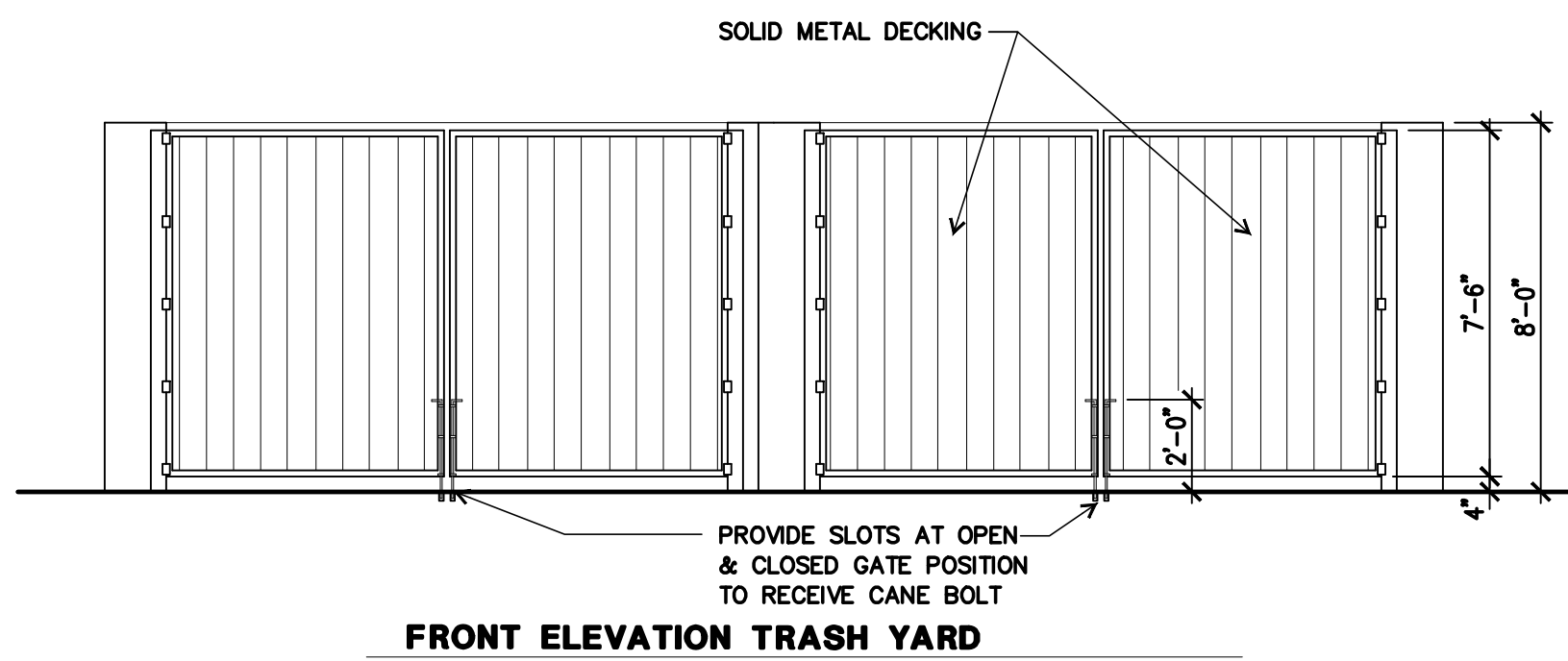


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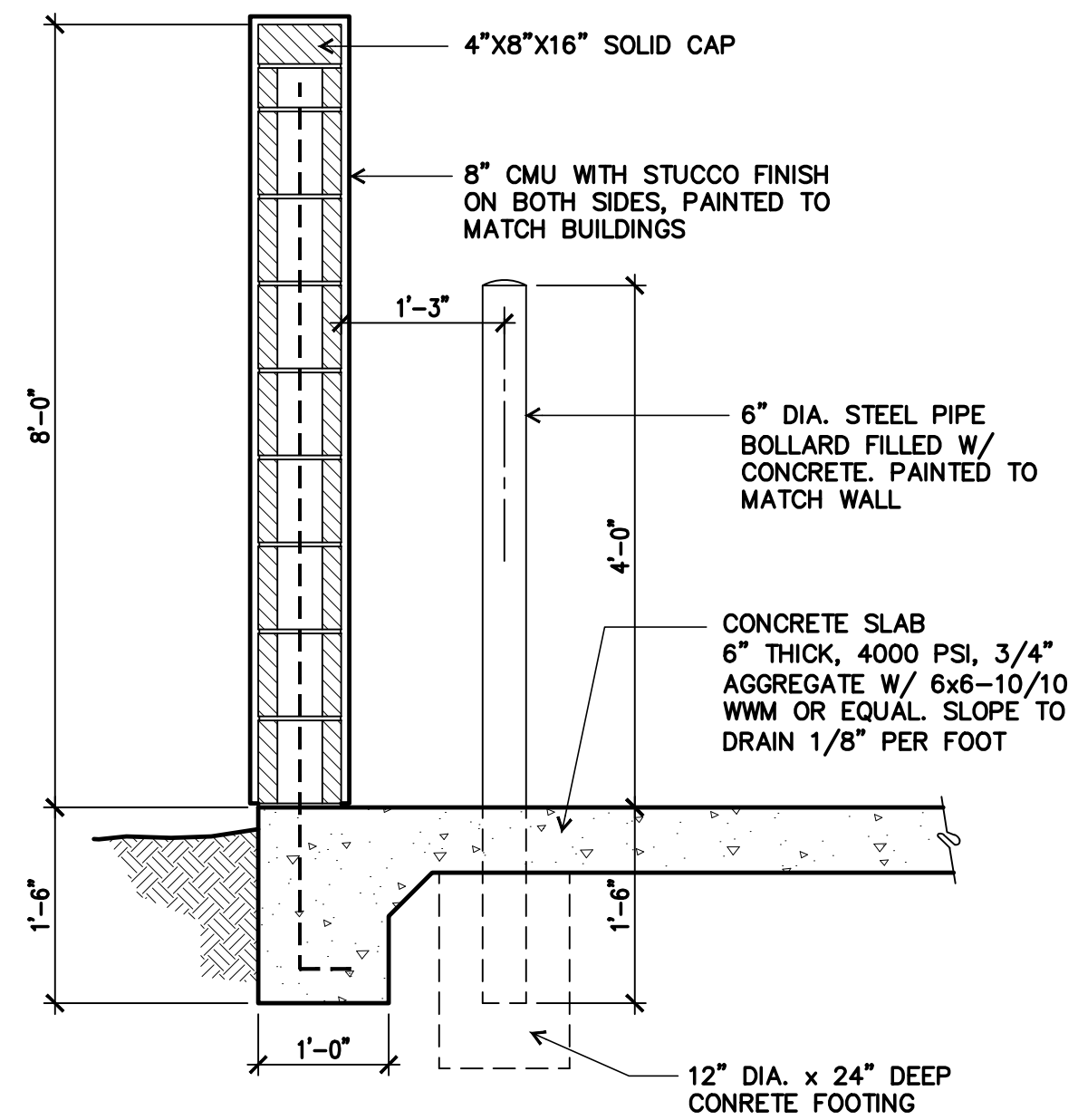
A3.11

BUILDING FLOOR PLAN
LEVELS P1 & P2



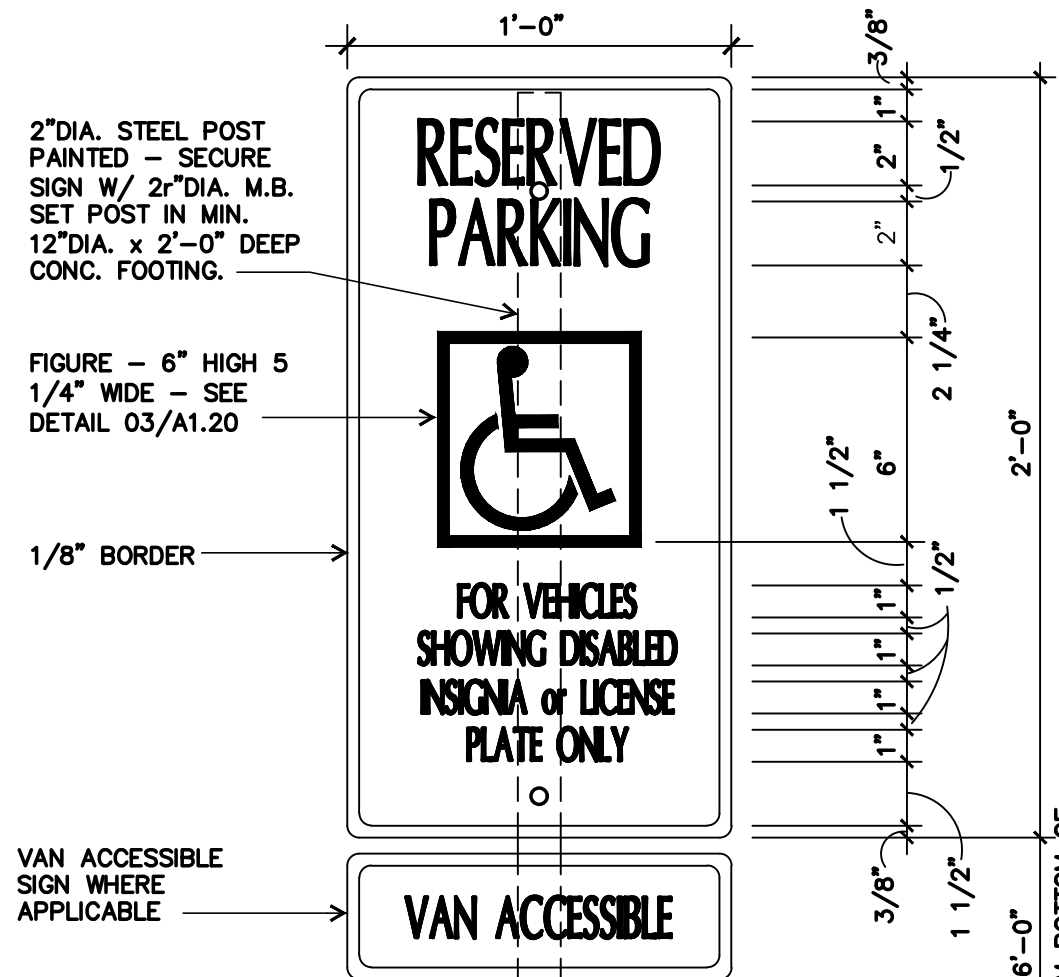
13 REFUSE ENCLOSURE ELEVATION

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



07 TRASH ENCLOSURE WALL

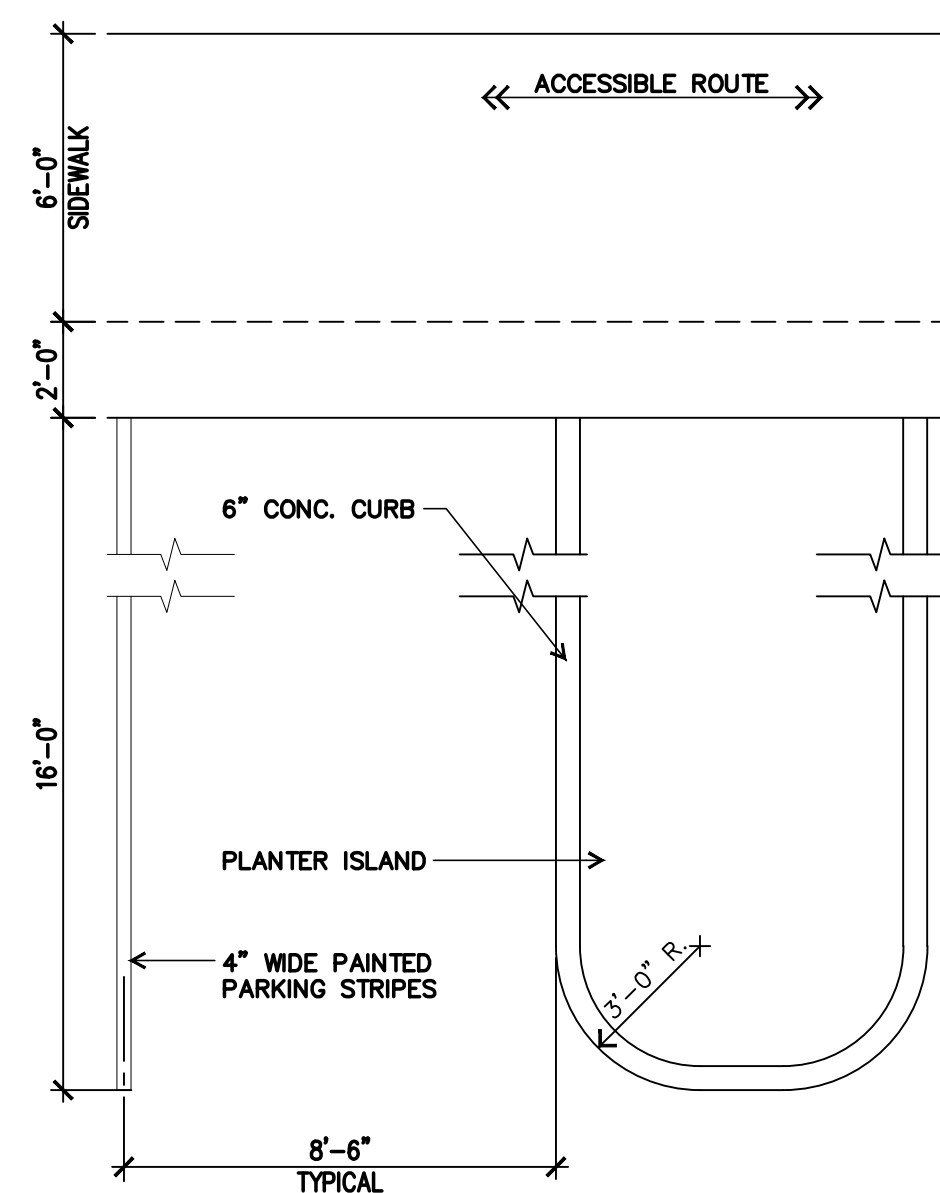
SCALE: 3/4" = 1'-0"



- 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.

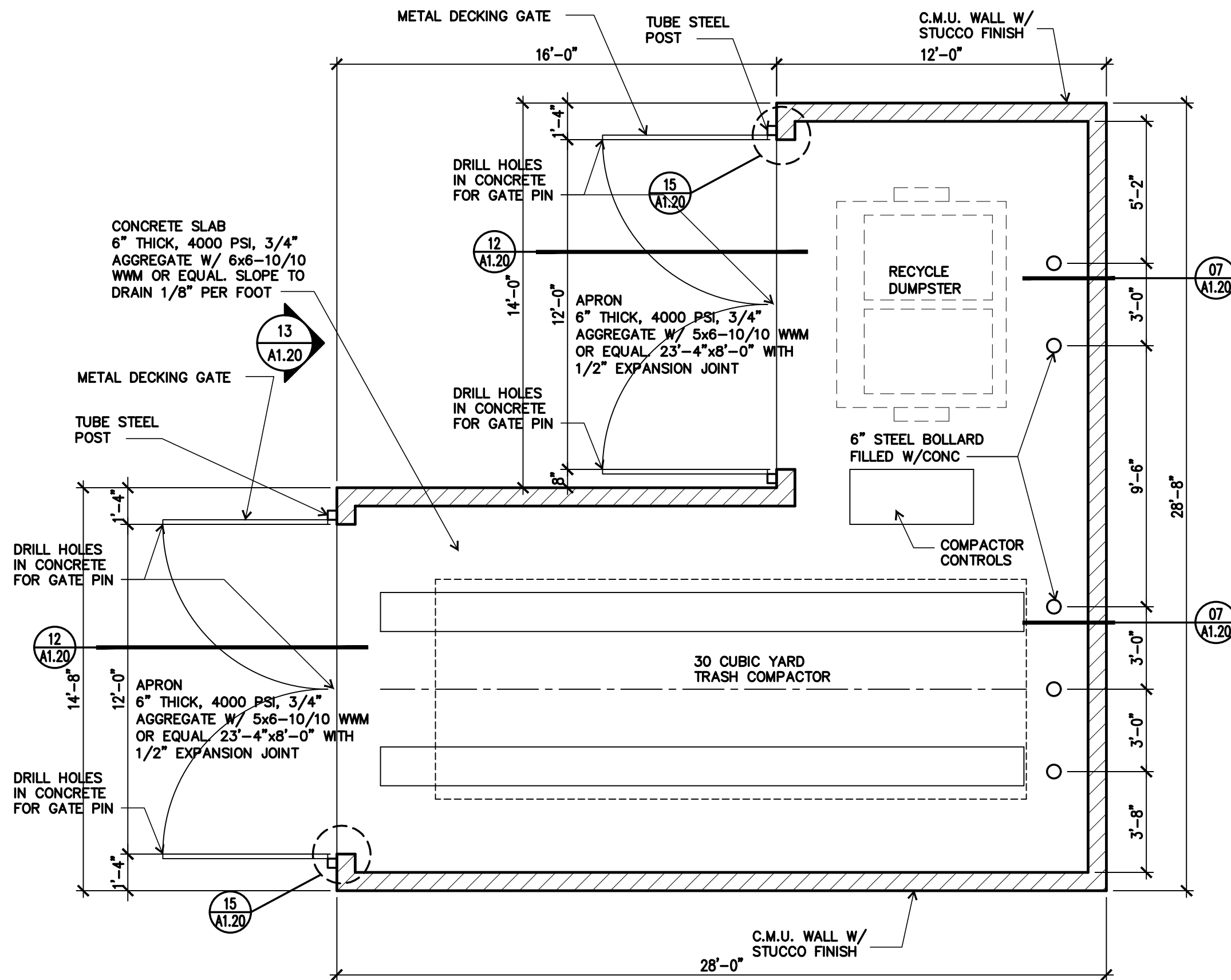
04 ACCESSIBLE PARKING SIGN

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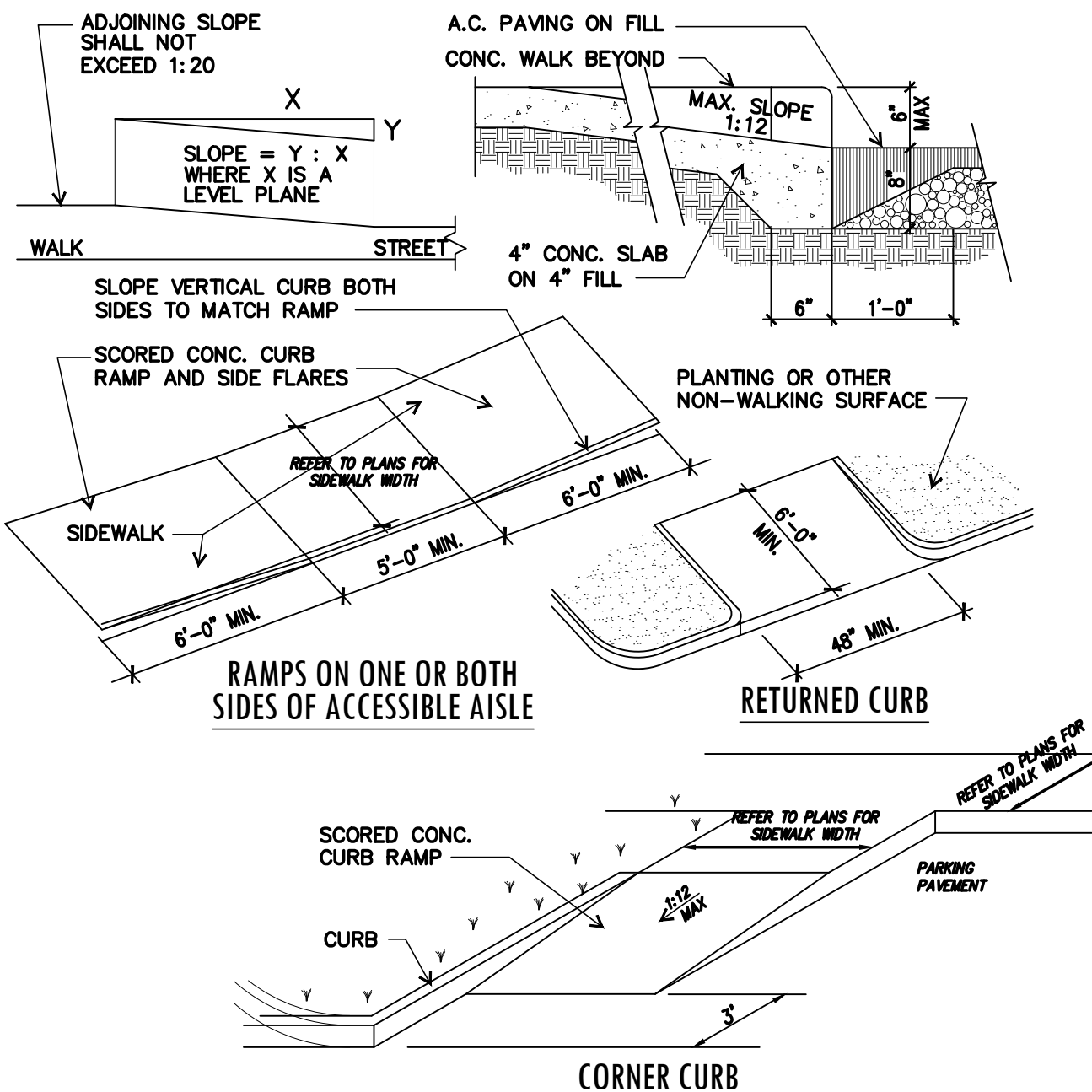
01 TYPICAL PARKING STALL WITH ISLAND

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



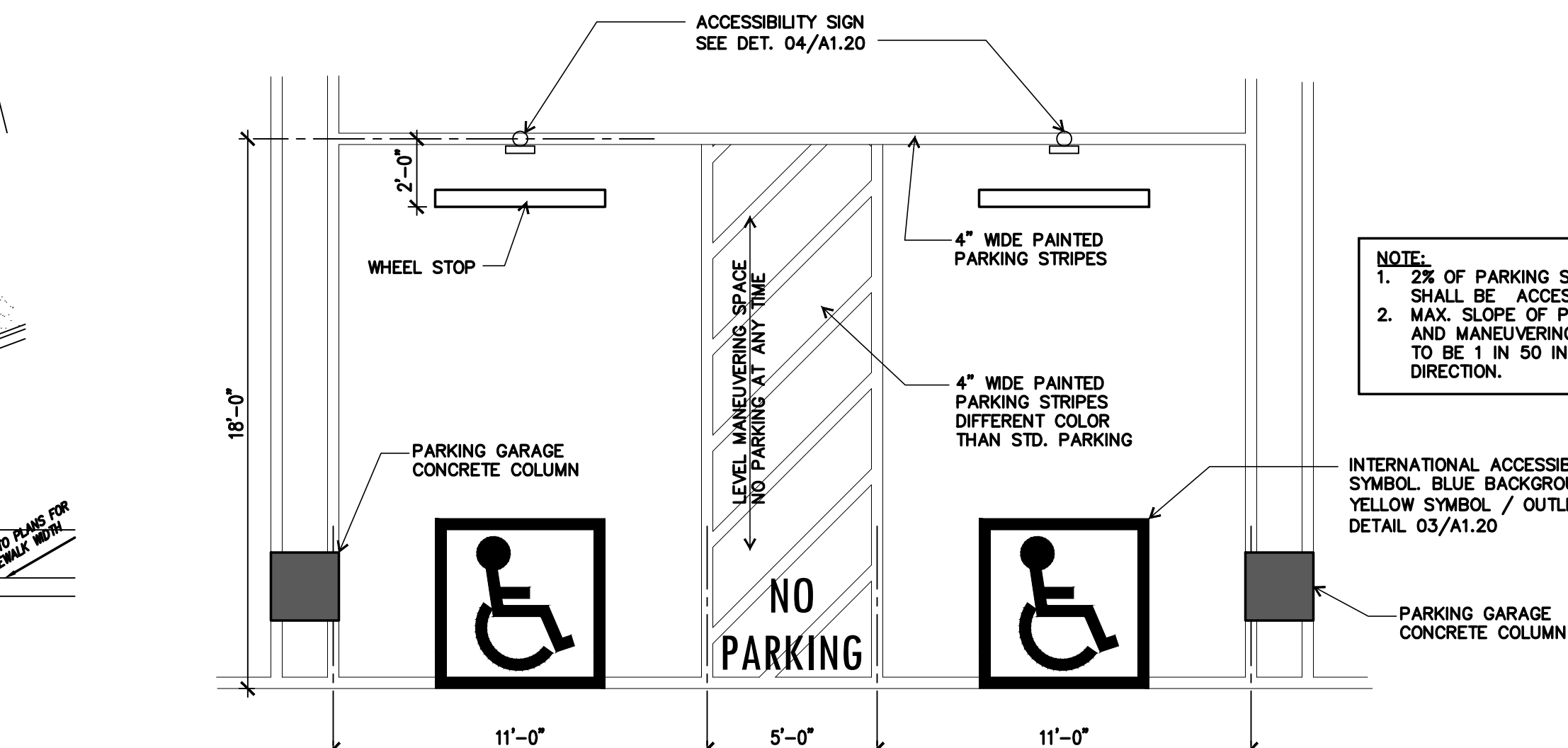
14 TRASH YARD ENCLOSURE PLAN

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



08 TYPICAL ACCESSIBLE RAMP

NOT TO SCALE



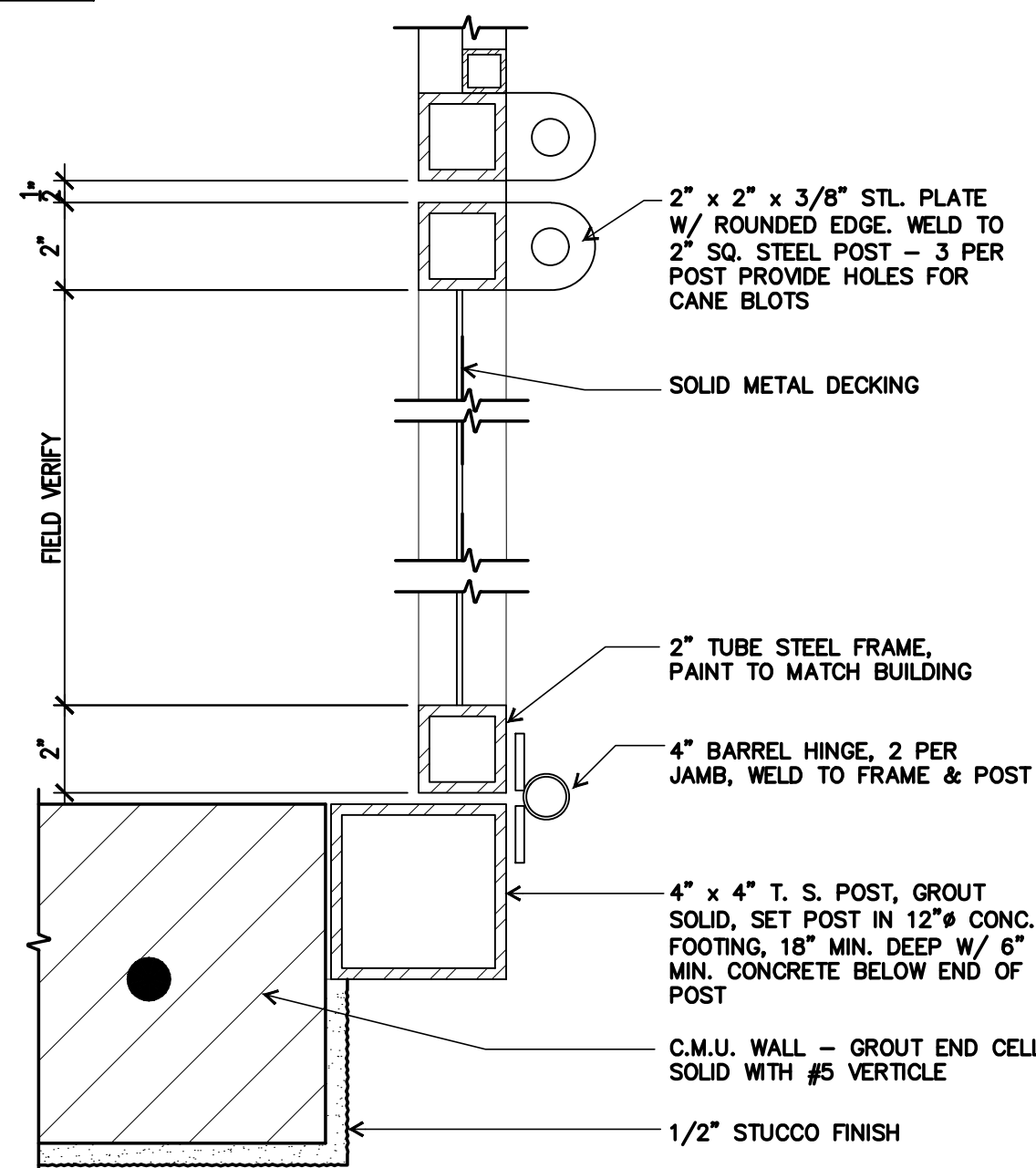
05 TYPICAL ACCESSIBLE PARKING STALL

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

- NOTE:
- 2% OF PARKING SPACES SHALL BE ACCESSIBLE.
 - MAX. SLOPE OF PARKING AND MANEUVERING AREA TO BE 1 IN 50 IN ANY DIRECTION.

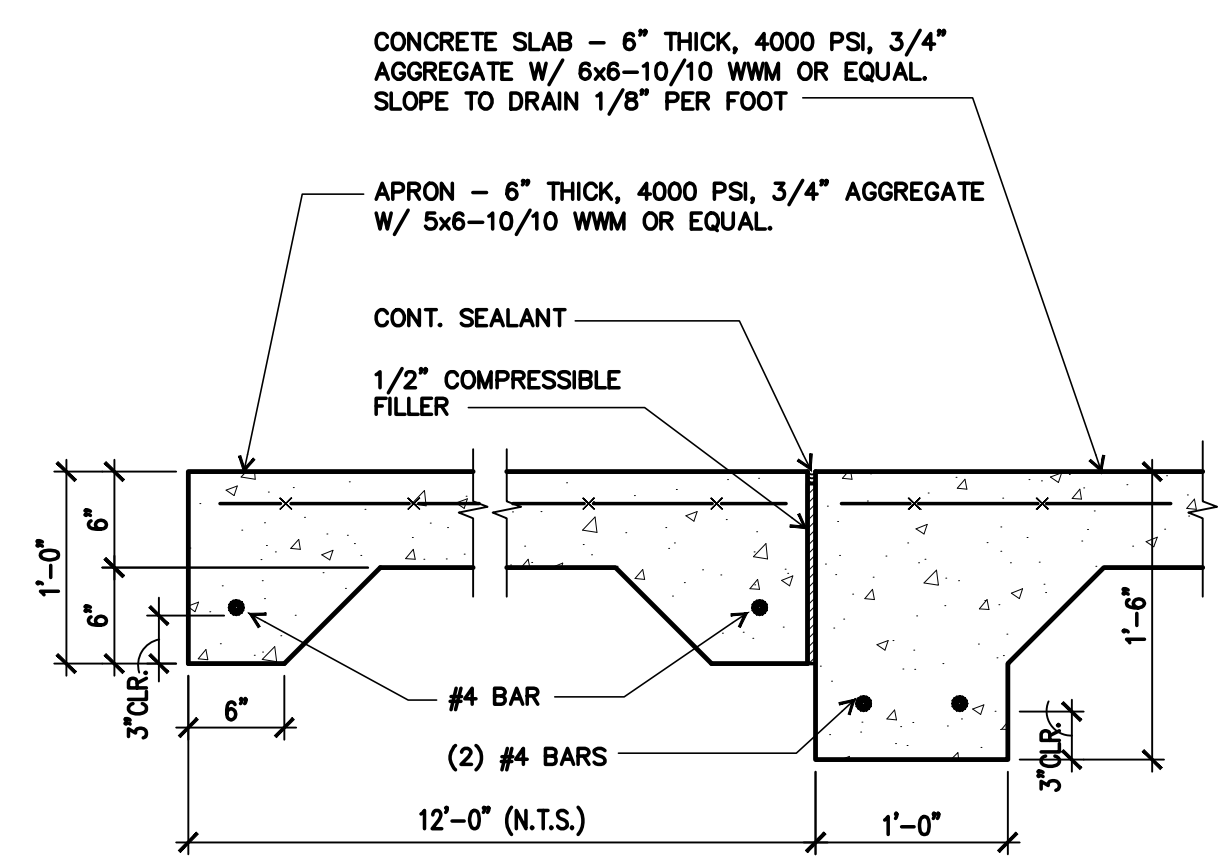
INTERNATIONAL ACCESSIBLE SYMBOL - BLUE BACKGROUND & YELLOW SYMBOL / OUTLINE. SEE DETAIL 03/A1.20

- 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.



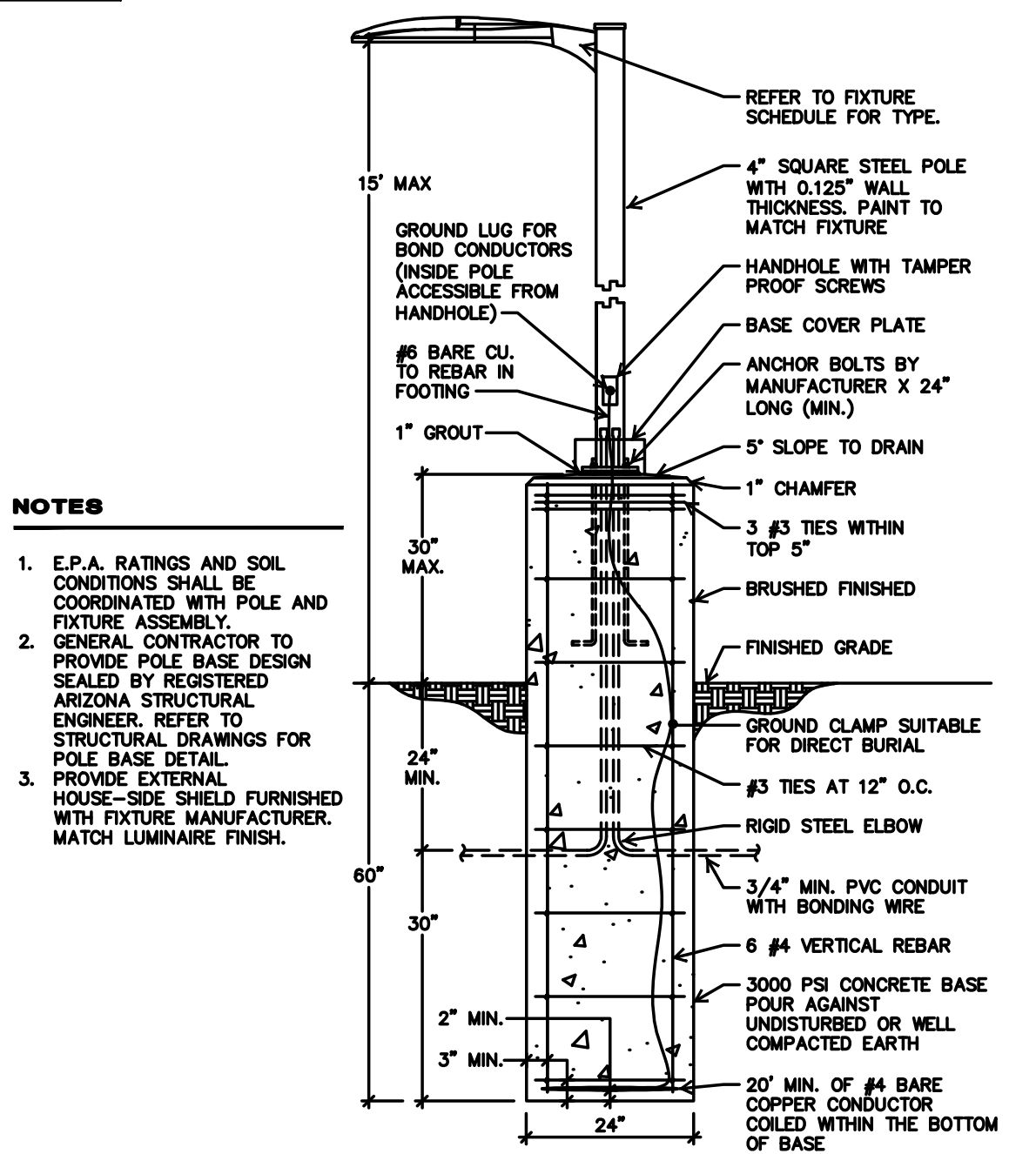
15 TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"



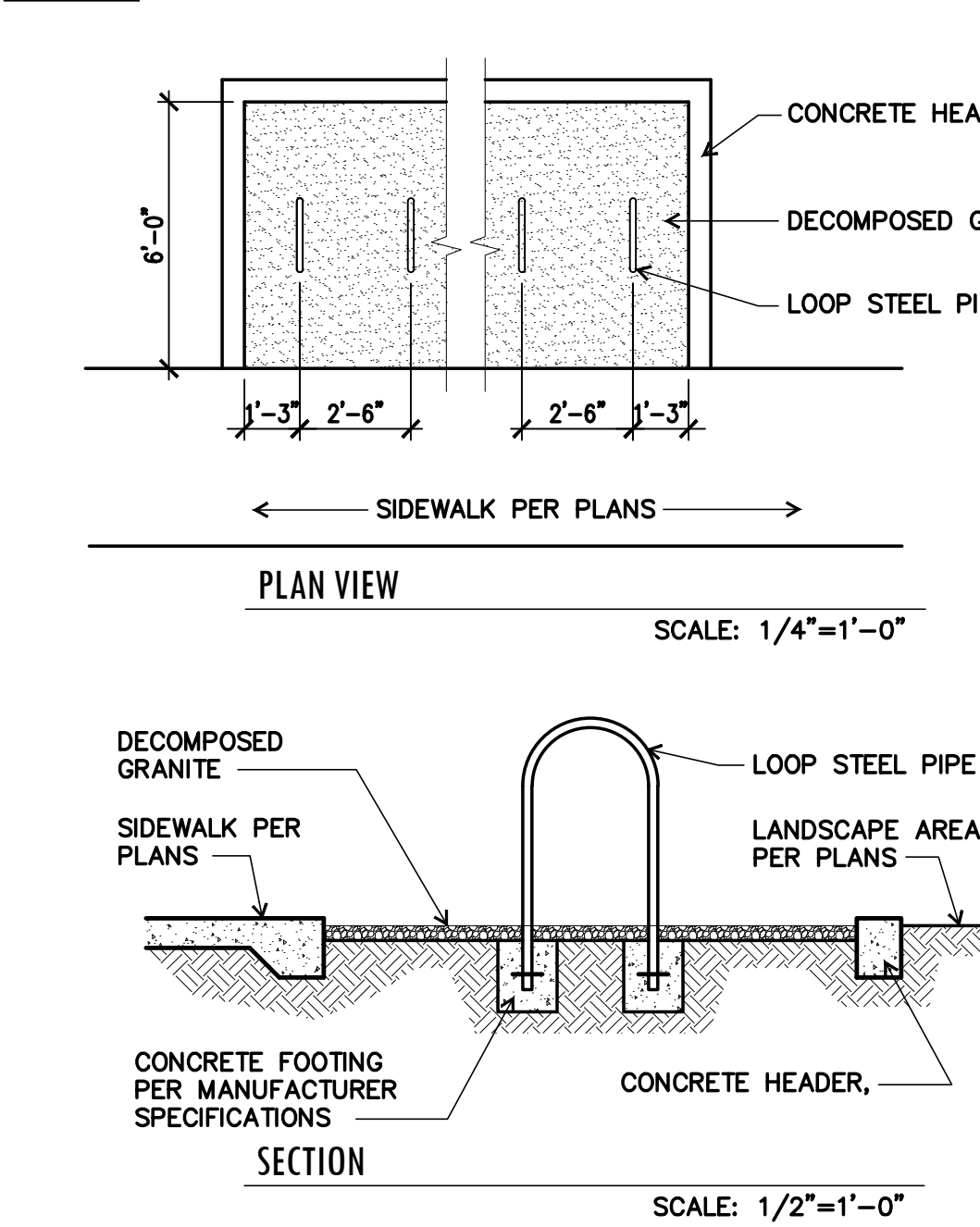
12 REFUSE ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"



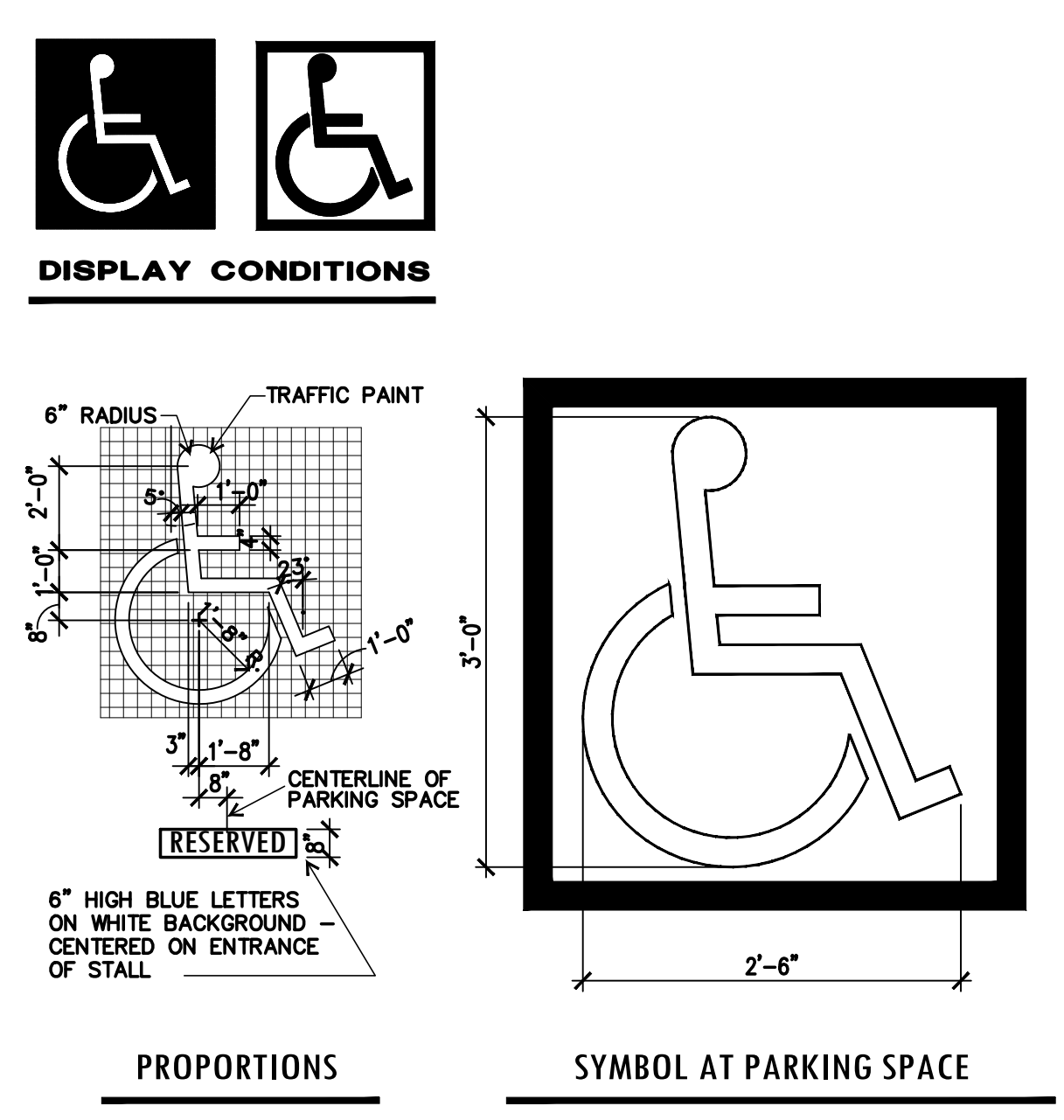
09 POLE MOUNTING DETAIL

NOT TO SCALE



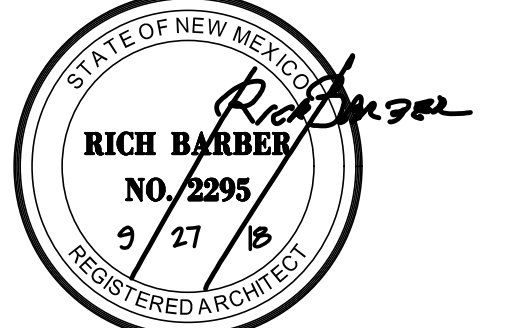
06 BICYCLE PARKING

SCALE AS NOTED



03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

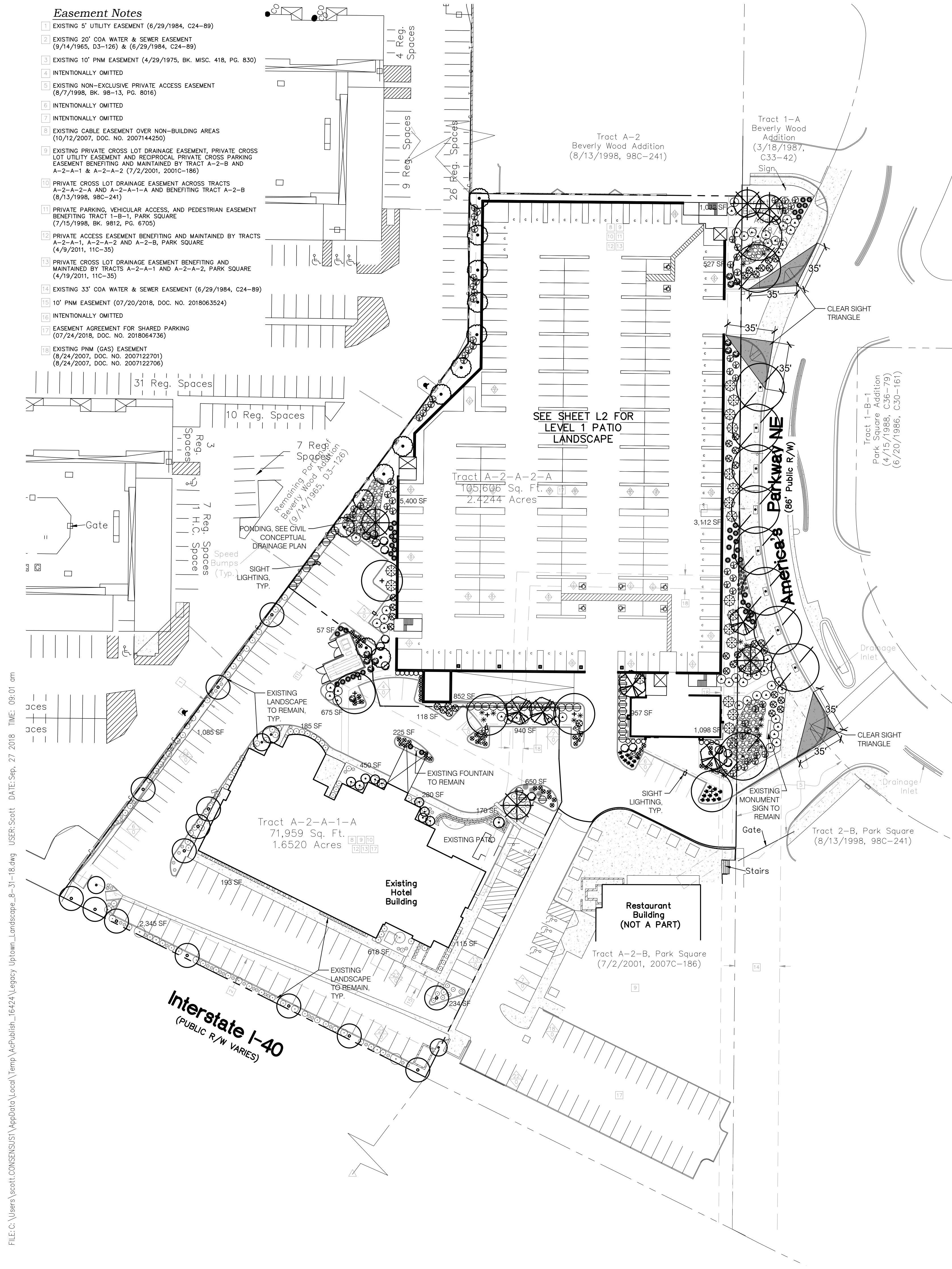
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Easement Notes

- 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)
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- 5 EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
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- 7 INTENTIONALLY OMITTED
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- 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. 2018064756)
- 18 EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) (8/24/2007, DOC. NO. 2007122706)

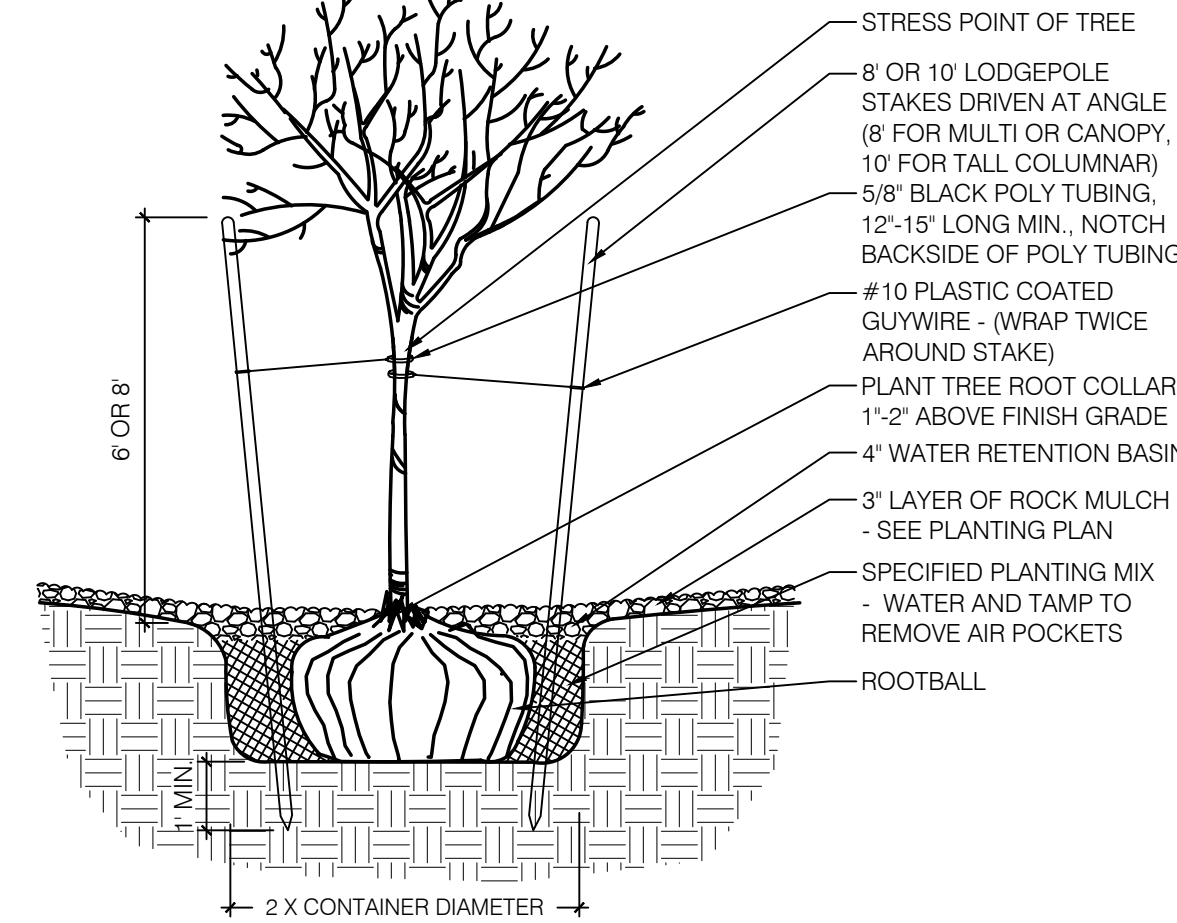


PLANT LEGEND

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	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	2" MS/ 24" BOX	6 HT. MIN	25 HT. X 15 SPR.
13	⊗	PYRUS CALLERYANA	CHANTICLEER	2" B&B	10 HT. X 4 SPR.	30 HT. X 15 SPR.
5	⊗	ULMUS HYBRID	FRONTIER	2" B&B	10 HT. X 4 SPR.	30 HT. X 30 SPR.
8	⊗	VITEX AGNIUS-CASTUS	CHASTE TREE (M)	2" MS/ 24" BOX	6 HT. MIN	20 HT. X 20 SPR.
SHRUBS						
92	⊕	BUXUS JAPONICA	WINTER GEM	5-GAL.	3" O.C.	3 HT. X 3 SPR.
35	⊕	CARYOPTERIS CLANDONENSIS	DARK KNT	5-GAL.	6 O.C.	5 HT. X 5 SPR.
14	⊕	CYTISUS SCOPARIUS	MOONLIGHT	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 FLOWERING YUCCA (L+)	5-GAL.	4 O.C.	4 HT. X 4 SPR.
28	⊕	JUNIPERUS SCOPULORUM	SKYROCKET	5-GAL.	5 O.C.	12 HT. X 3 SPR.
19	⊕	PINUS MUGO	MUGO PINE (M)	5-GAL.	5 O.C.	8 HT. X 8 SPR.
36	⊕	RHAPHIOLEPIS INDICA	PINK LADY	5-GAL.	5 O.C.	5 HT. X 5 SPR.
54	⊕	RHUS TRILOBATA	AUTUMN AMBER	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	1-GAL.	3 O.C.	4 HT. X 3 SPR.
81	⊕	MISCANTHUS SINENSIS	'YAKU JIMA'	1-GAL.	3 O.C.	4 HT. X 4 SPR.
36	⊕	PENNISETUM ALOP.	'HADELN'	1-GAL.	3 O.C.	3 HT. X 3 SPR.
46	⊕	PENNISETUM ORIENTALE	'KARLEY ROSE'	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 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'	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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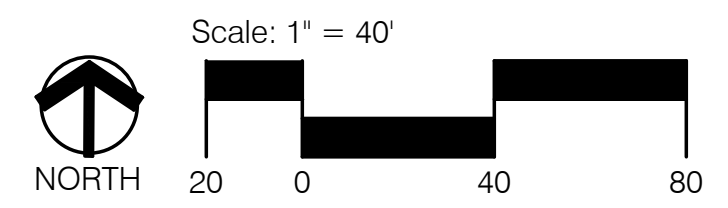
REVISIONS

PROGRESS SET

DATE: SEPTEMBER 27, 2018 ORB # 16-221

LANDSCAPE PLAN

FILE: C:\Users\scott\CONSENSUS\16424\Legacy\Uptown_Landscape_8-31-18.dwg USER: Scott DATE: Sep, 27 2018 TIME: 09:01 am



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)	Area ₅ (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:

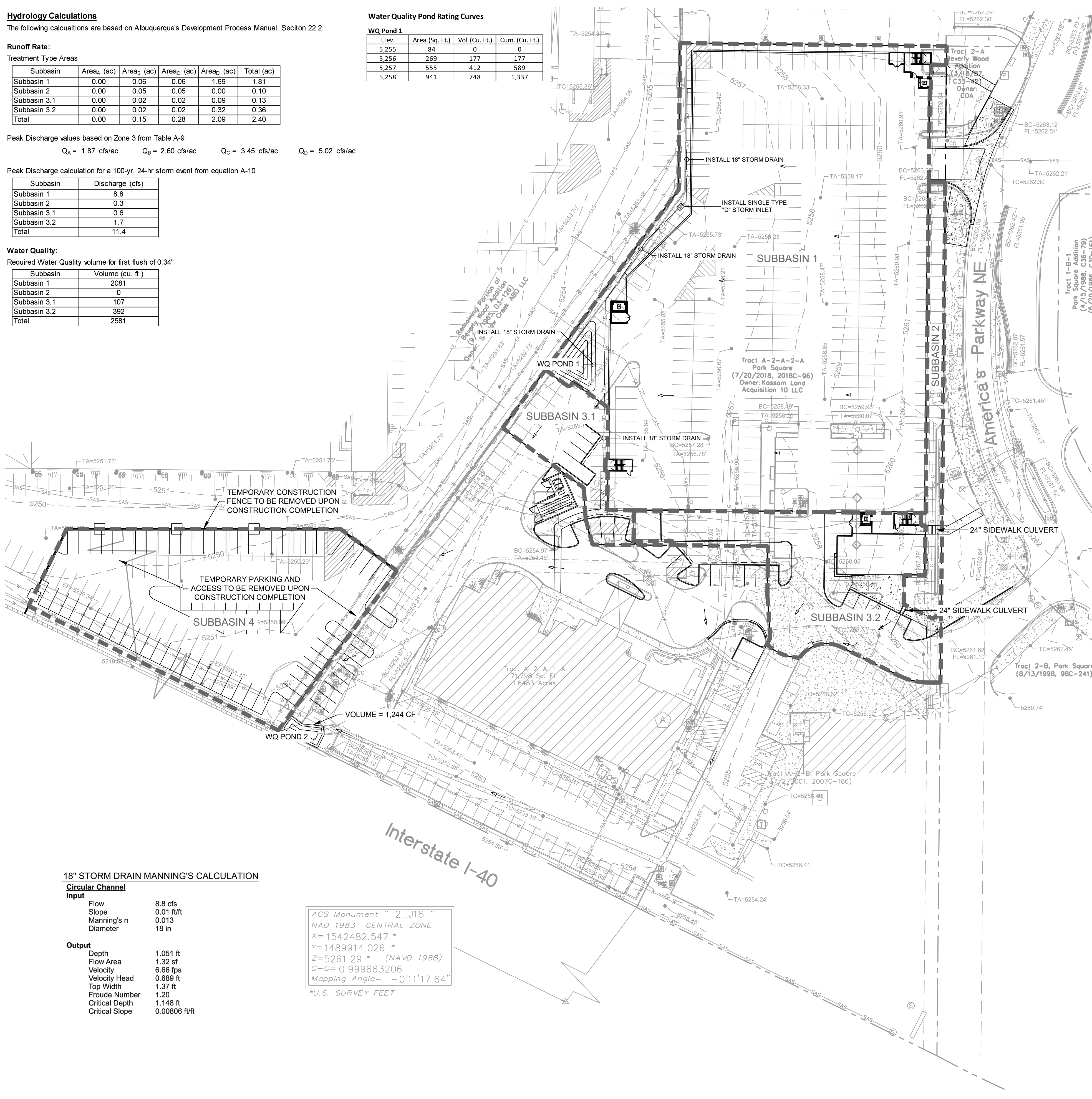
Required Water Quality volume for first flush of 0.34"

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



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- - - 4965 EXISTING MAJOR CONTOUR
- - - 4964 EXISTING MINOR CONTOUR
- SUBBASIN BOUNDARY

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

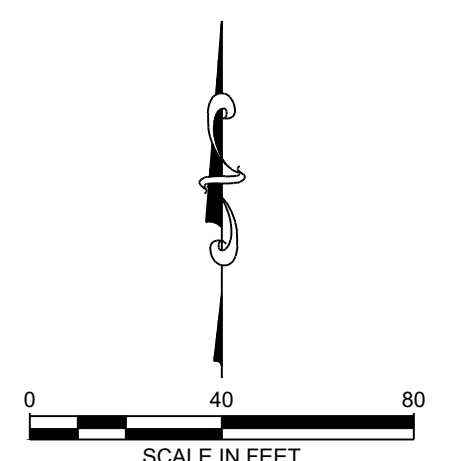
Circular Channel Input

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	6.86 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= 0.999663206
 Mapping Angle= -0°11'17.64"
 *U.S. SURVEY FEET



VICINITY MAP: J-18

FEMA MAP: 35001C0352H

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

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

STAMP

W. FLOYD
 15633
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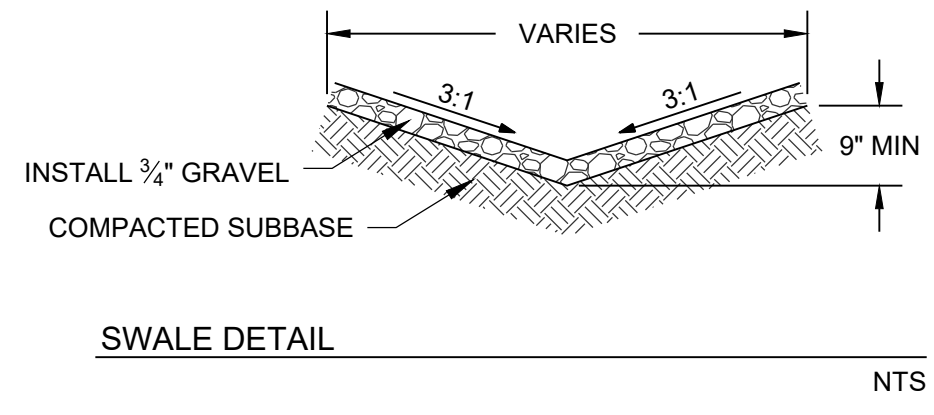
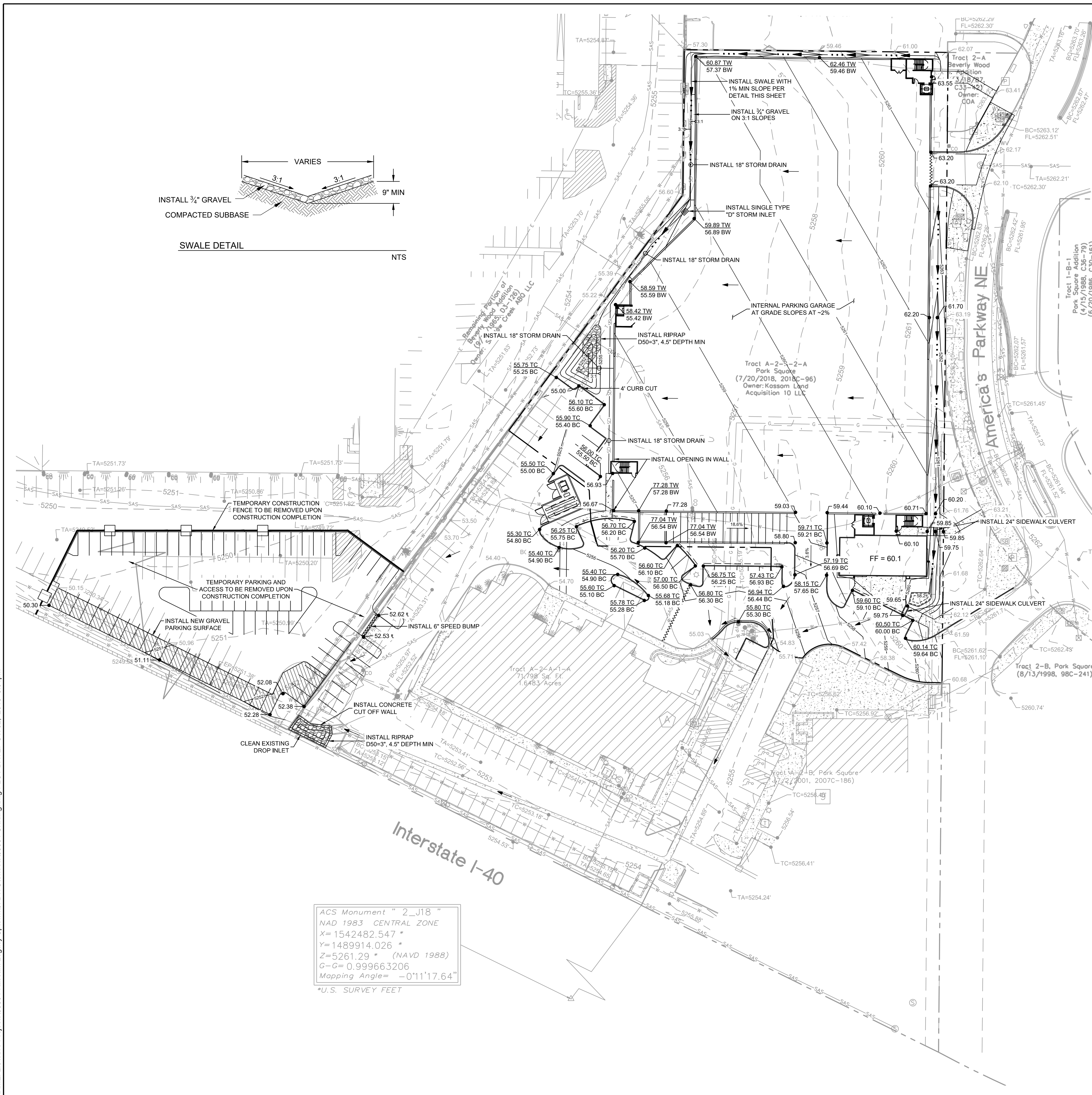
PROJECT NAME:
**MARKANA UPTOWN
 AMERICAS PARKWAY NE
 ALBUQUERQUE, NEW MEXICO**

SHEET TITLE:
**CONCEPTUAL
 DRAINAGE PLAN**

ISSUED FOR:
**SITE PLAN FOR
 BUILDING PERMIT**

SHEET NUMBER:
C-1

NAME: L:\Active Projects\03064-Kassam Legacy Uptown\3_DWG\Sheets\03064_Grading.dwg PLOT DATE: Oct 02, 2018 5:01pm

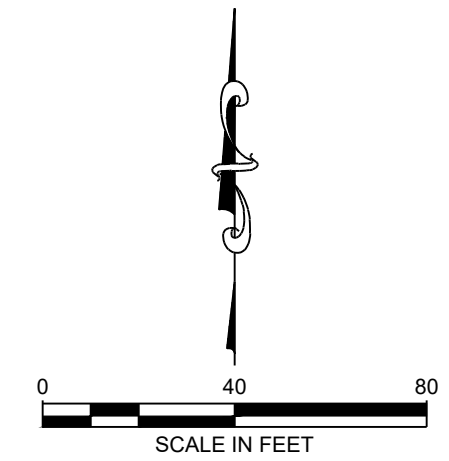
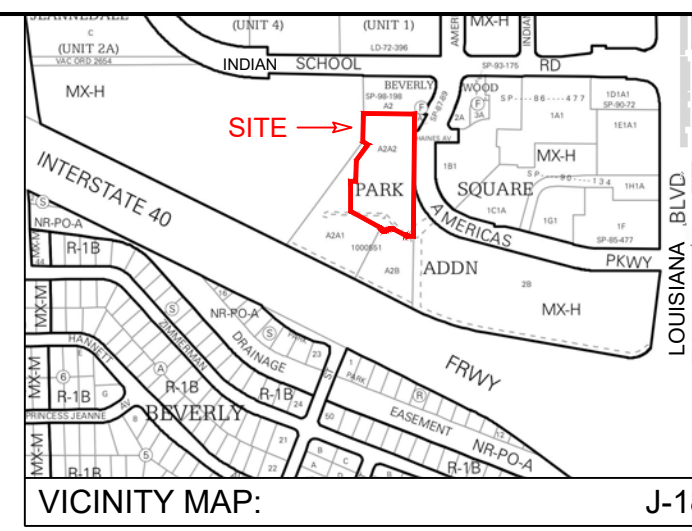


SWALE DETAIL

Interstate I-40

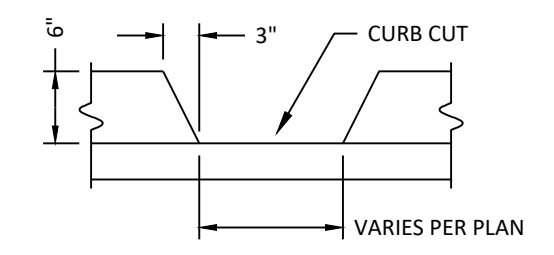
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 NAD 1983 CENTRAL ZONE
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 Y= 1489914.026 *
 Z= 5261.29 * (NAVD 1988)
 G-C= 0.999663206
 Mapping Angle= -0°11'17.64"
 *U.S. SURVEY FEET

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

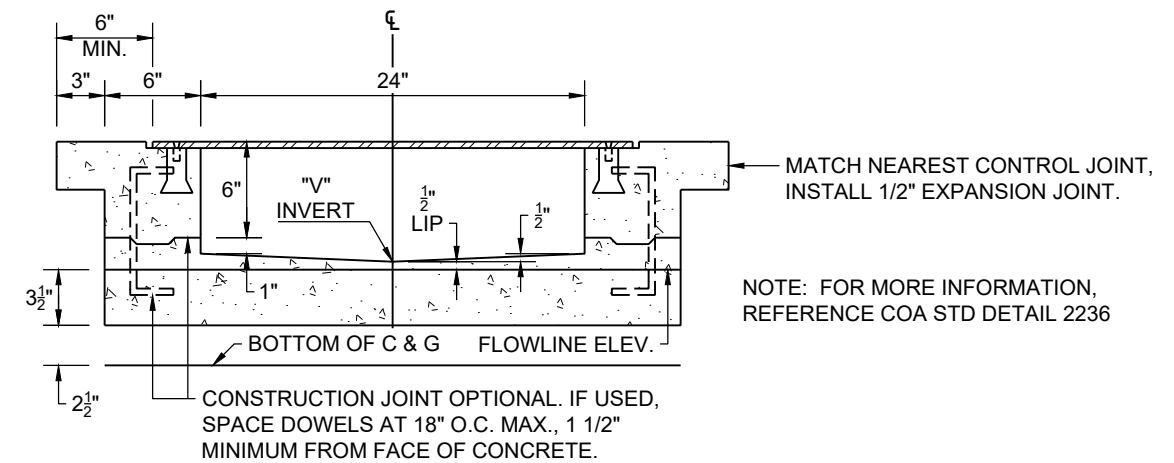


LEGEND

- 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
- xx.xx PROPOSED SPOT ELEV
- xx.xx EXISTING SPOT ELEV



CURB CUT DETAIL



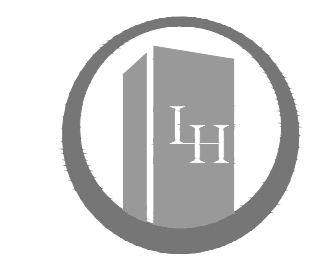
SIDEWALK CULVERT DETAIL

DESIGNED RESPEC	DRAWN JS	CHECKED HF	DATE 10.02.2018
STAMP PRELIMINARY NOT FOR CONSTRUCTION 10/2018			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.			
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			

MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

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



LEGACY HOSPITALITY

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

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project or for completion of this project by others except by the expressed written permission of the Architect.
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REVISIONS

- ▲ UPSIZED FIRE AND SEWER LINES.
- ▲
- ▲
- ▲
- ▲

CD SET

DATE: March 30, 2020 ORB # 16-221

C-301

UTILITY PLAN

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

GENERAL NOTE:

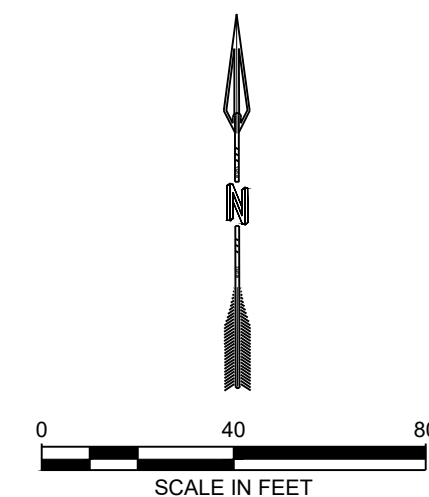
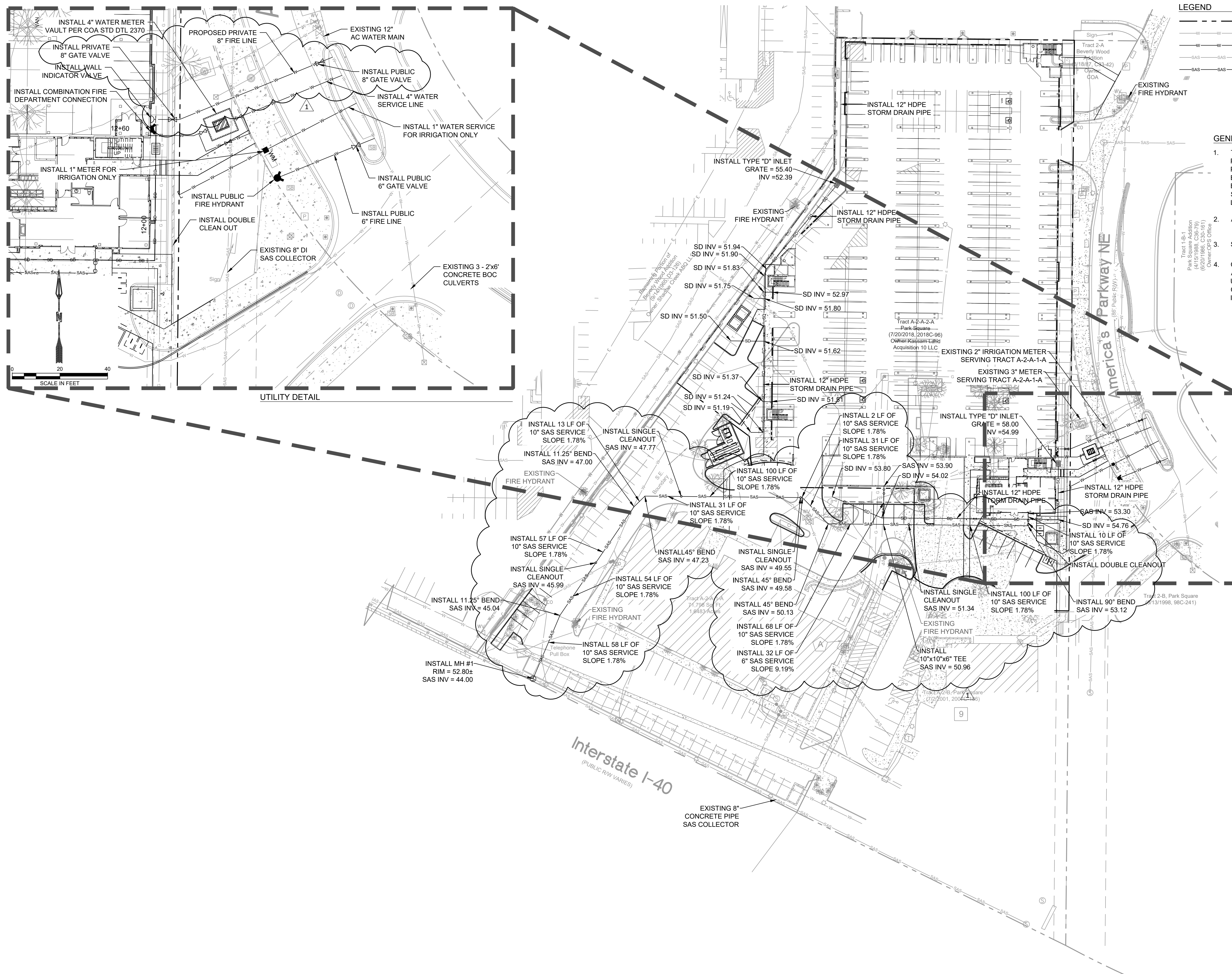
1. TYPE RBPA BACKFLOW PREVENTERS FOR THE PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STD DWG 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
2. ALL PUBLIC INFRASTRUCTURE WILL BE BUILT WITH A MINI WORK ORDER.
3. SEE MEP PLAN FOR UTILITY CONTINUATION.
4. CONTRACTOR TO FILED VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES. IF A CONFLICT EXISTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

Tract 1-B-1
Park Square Addition
(02/01/1988, CSD# 217)
Owner: OPFS Office

Tract 2-A
Beverly Wood Addition
(11/18/87, CSD# 42)
Owner: OPFS Office

Tract A-2-A-2-A
Park Square
(7/20/2018, 2018C-96)
Owner: Kassam-LRHC
Acquisition 10 LLC

Tract 2-B
Park Square
(11/13/1998, 98C-241)



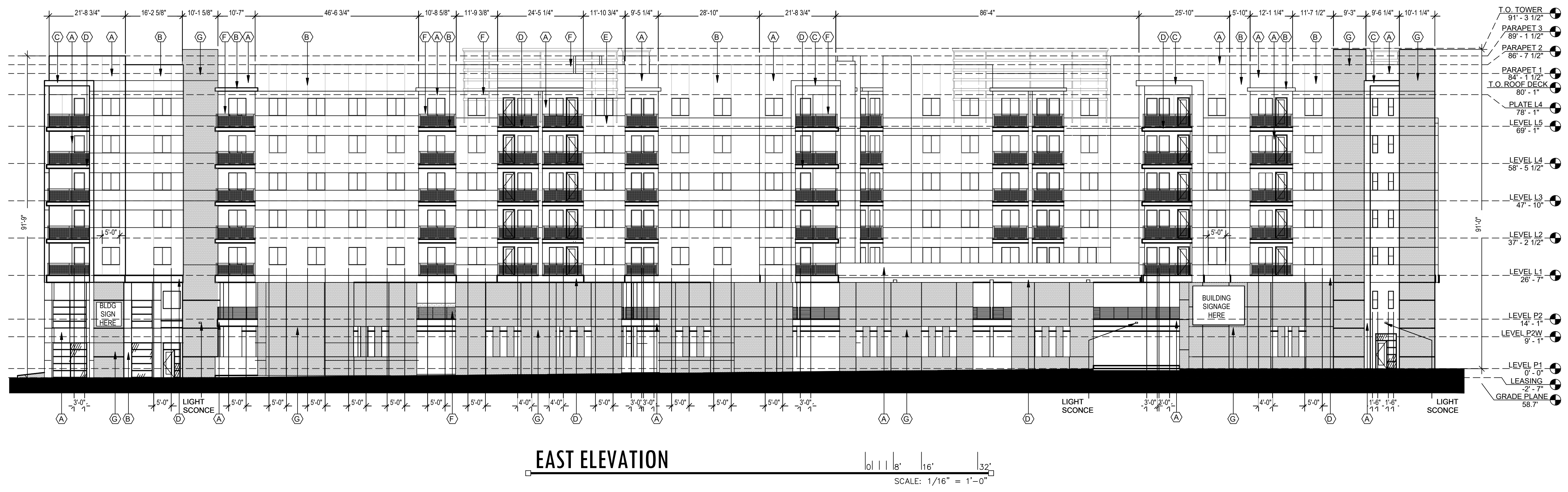
FILE: \\Active Projects\03064-Kassam Legacy Uptown\3. DWG\Streets\03064 Utility.dwg USER: Jeremy.Shell DATE: March 30, 2020 TIME: 02:41 pm



WorldHQ@ORBArch.com

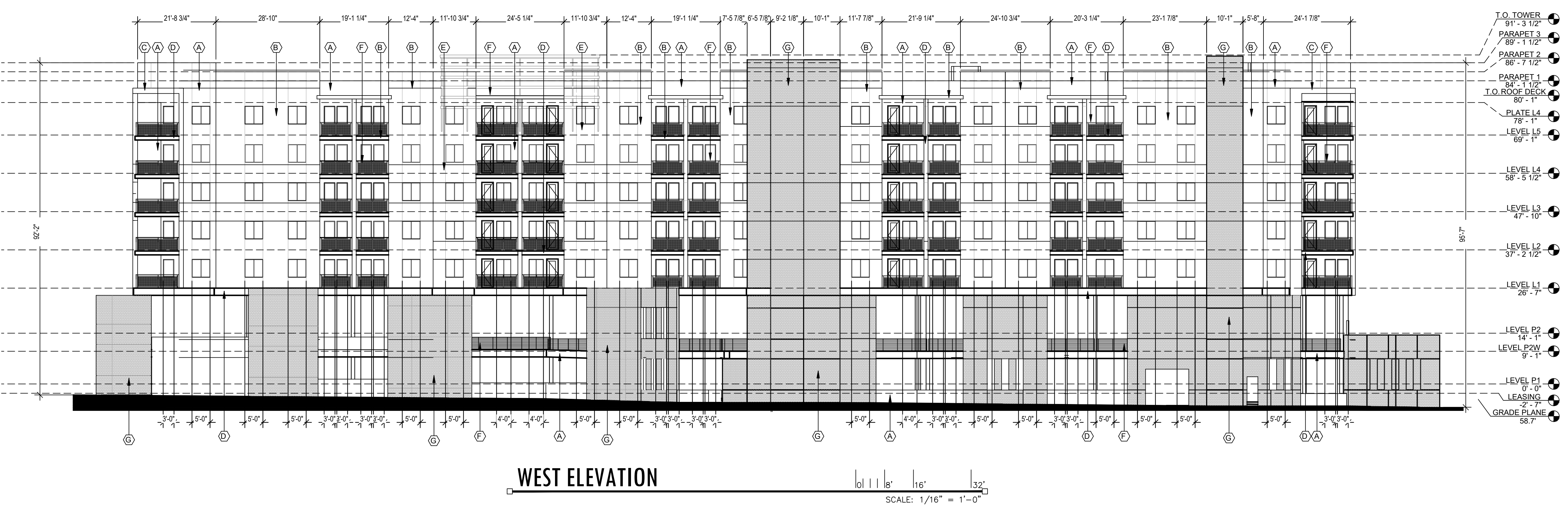


LEGACY HOSPITALITY



EAST ELEVATION

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



WEST ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6365 "COLD MORNING" LRV 73
- (B) STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM" LRV 46
- (C) STUCCO FINISH DUNN EDWARDS DE6369 "LEGENDARY GRAY" LRV 18
- (D) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (E) STUCCO FINISH DUNN EDWARDS DE6371 "BLACK JACK" LRV 8
- (F) BALCONY METAL RAILING, CANOPIES PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (G) BRICK VENEER MCNEAR THIN BRICK COLOR "TANGIERS"

DRB SUBMITTAL

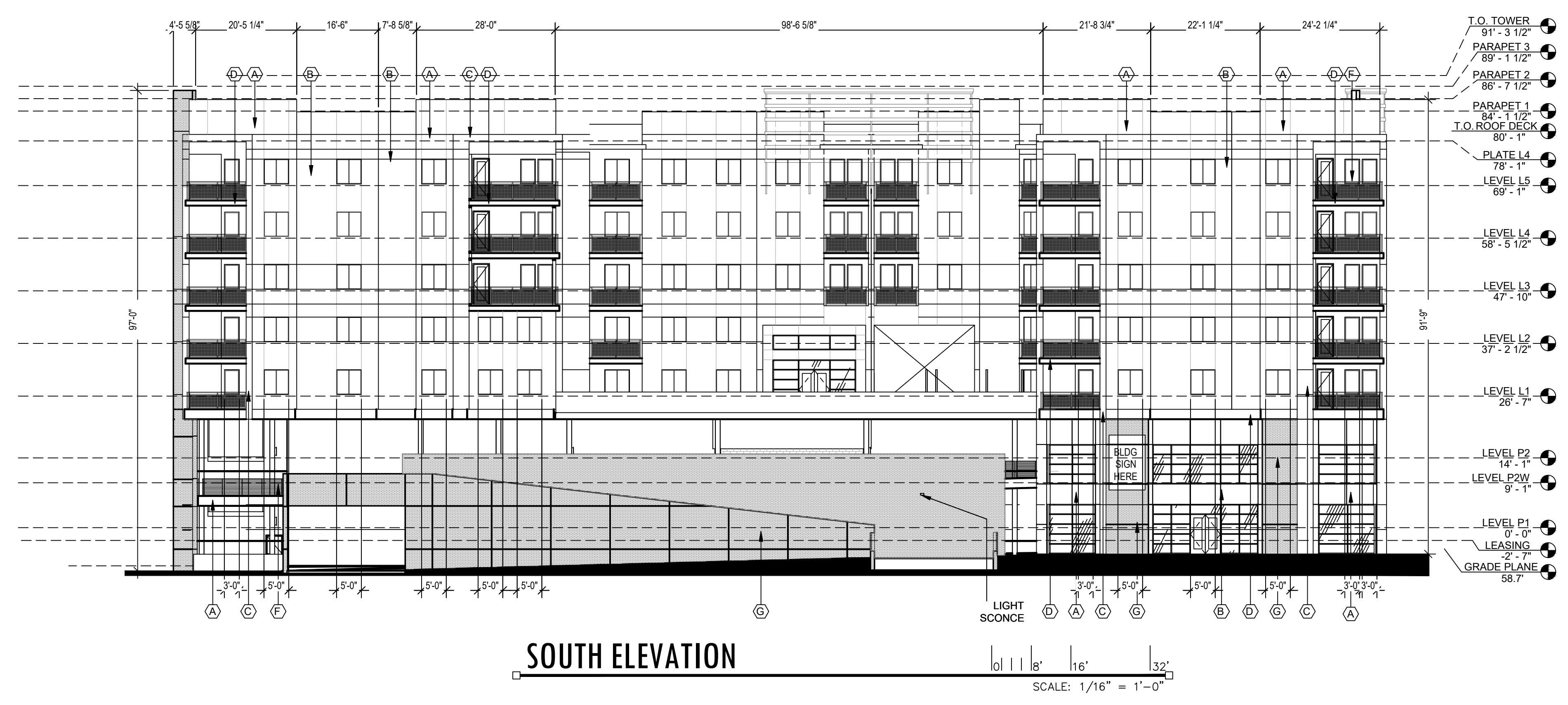
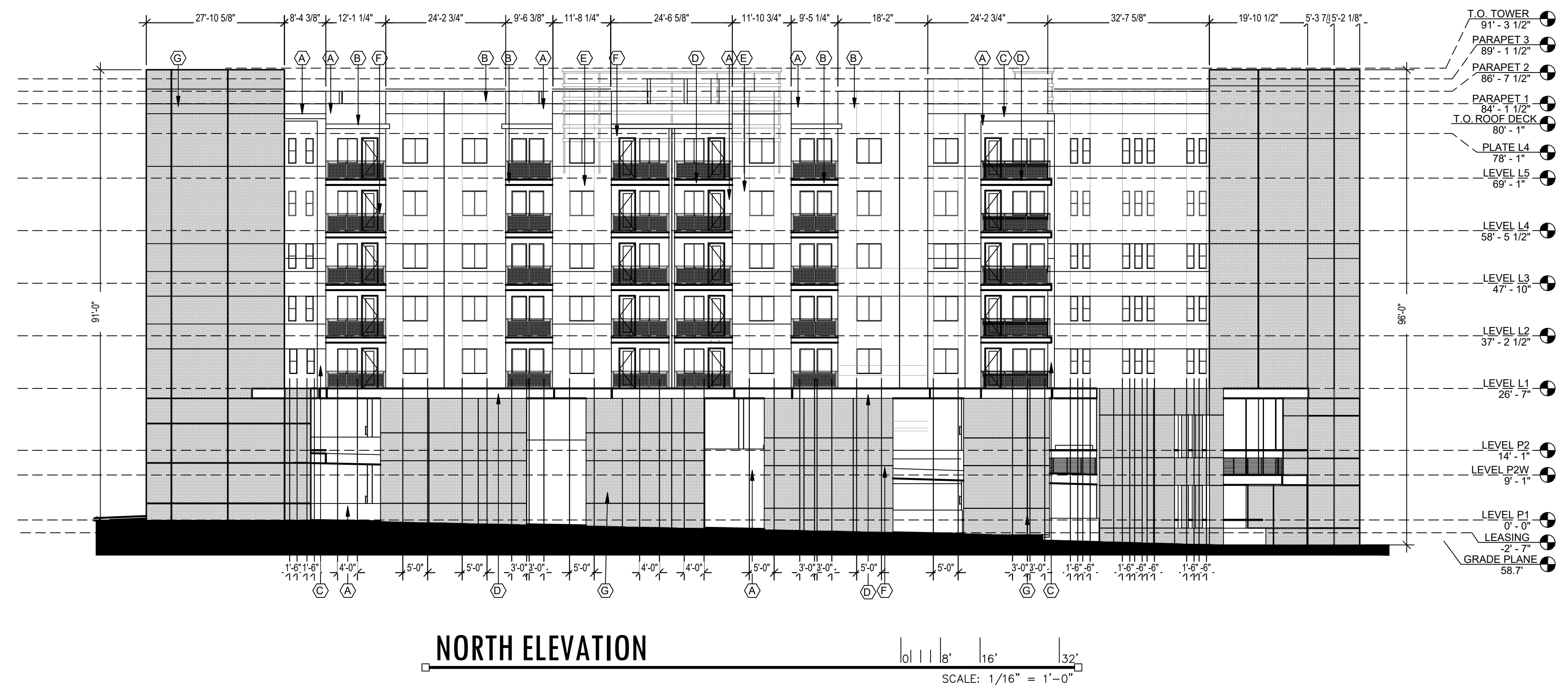
DATE: JANUARY 22, 2020 ORB # 16-221

A3.14

BUILDING
EXTERIOR ELEVATIONS

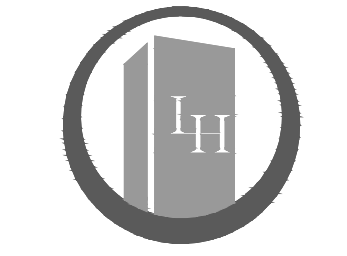
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MARKANA UPTOWN

6500 Americas Parkway NE
Albuquerque, NM 87110



LEGACY HOSPITALITY

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DRB SUBMITTAL

DATE: JANUARY 22, 2020 ORB # 16-221

A3.15

BUILDING EXTERIOR ELEVATIONS