

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 TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- 10

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)
- 11

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)
- 12

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)
- 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 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'
ALLOWED 10'
PROVIDED 3'

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:

	S-2 GARAGE	R-2 RES.	REC	FITNESS	POOL HOUSE	TOTAL	B LEASING	TOTAL
P1	73,768	598					1,960	76,326
P2	73,888	192						74,080
L1		45,006	1,864	1,344	652	3,860		48,866
L2		45,185	855	662		1,517		46,702
L3		50,415						50,415
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

10 NO. OF PARKING SPACES
8 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

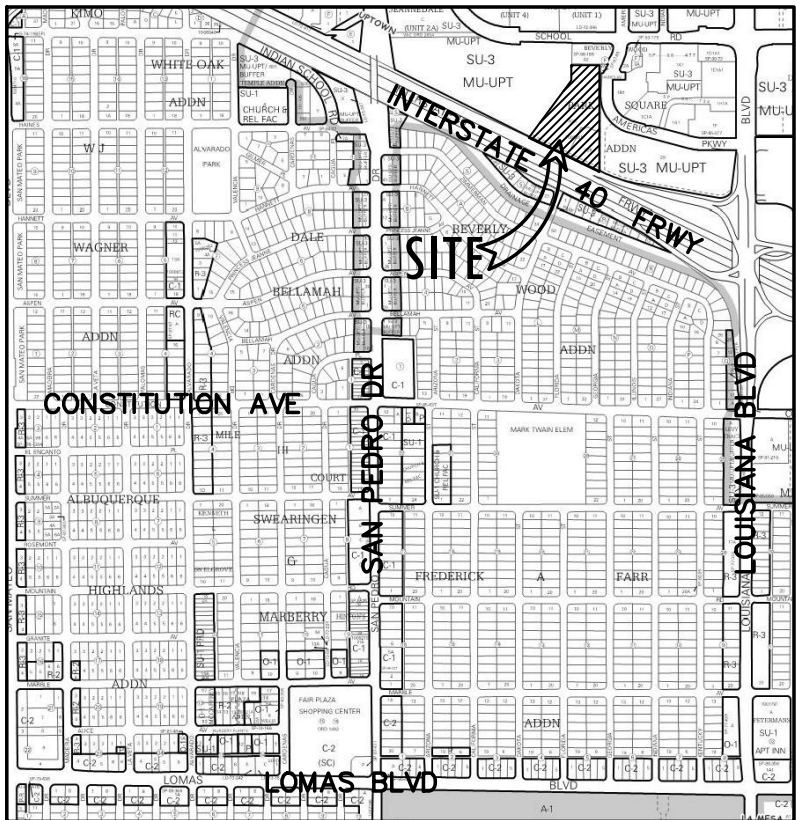
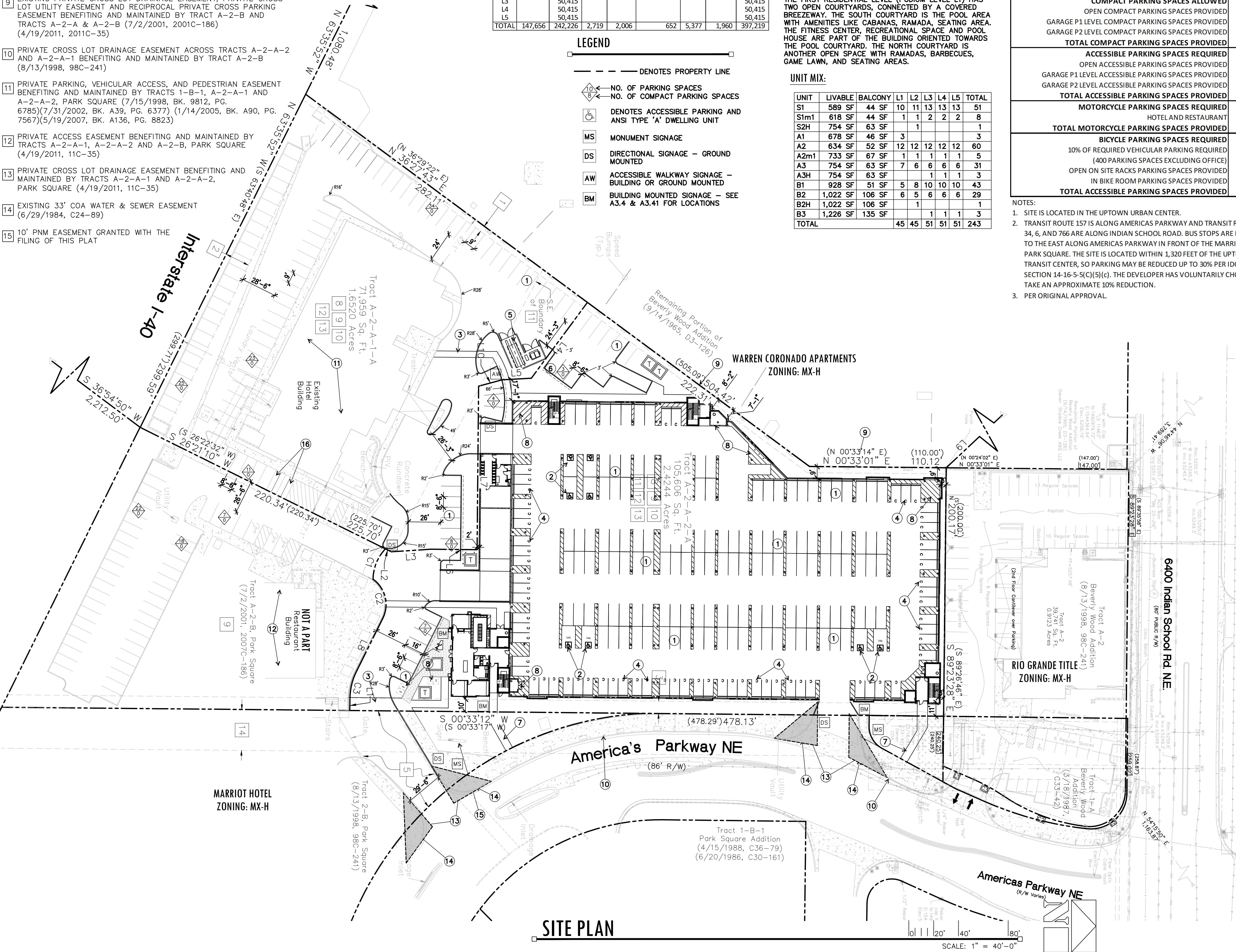
USABLE OPEN SPACE :

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.
TOTAL REQUIRED = 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	
S1m1	618 SF	44 SF	1	1	2	2	8	
S2H	754 SF	63 SF		1				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	1	3	
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	1	3	
B3	1,226 SF	135 SF						
TOTAL			45	45	51	51	243	



VICINITY MAP

NOT TO SCALE

KEYNOTES ①

- 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.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- BICYCLE PARKING LOCATION, SEE DETAIL 08/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.
- 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.

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.

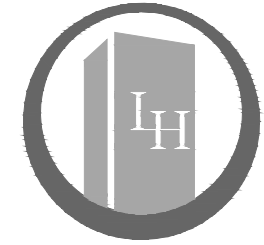
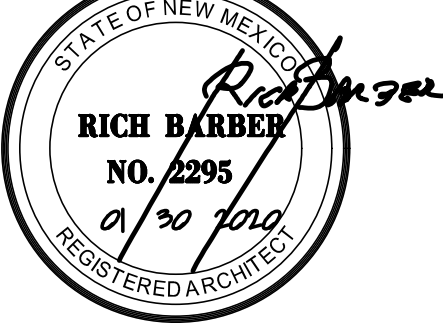
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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

MARKANA UPTOWN
6500 Americas Parkway NE
Albuquerque, NM 87110

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



LEGACY HOSPITALITY

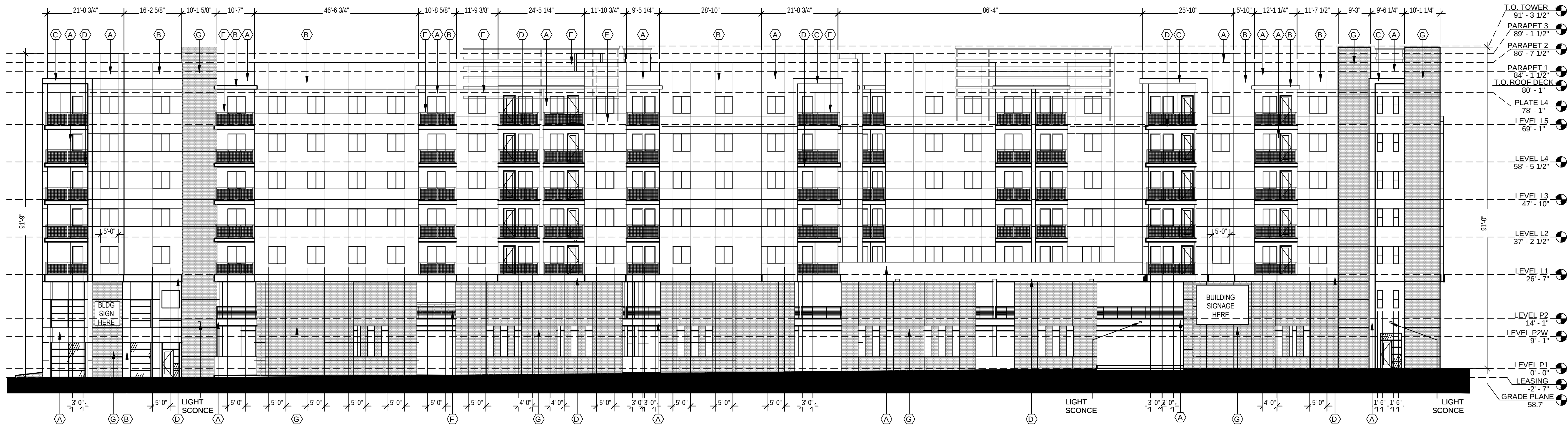
DRB SUBMITTAL

DATE: JANUARY 30, 2020 ORB # 16-221

A1.10

SITE PLAN

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EAST ELEVATION

10' 11' 16' 32'
SCALE: 1/16" = 1'-0"



WEST ELEVATION

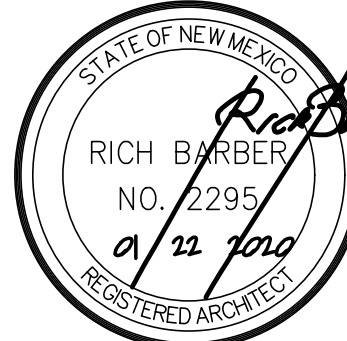
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MARKANA UPTOWN

6500 Americas Parkway NE
Albuquerque, NM 87110



WorldHQ@ORBArch.com



LEGACY HOSPITALITY

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"

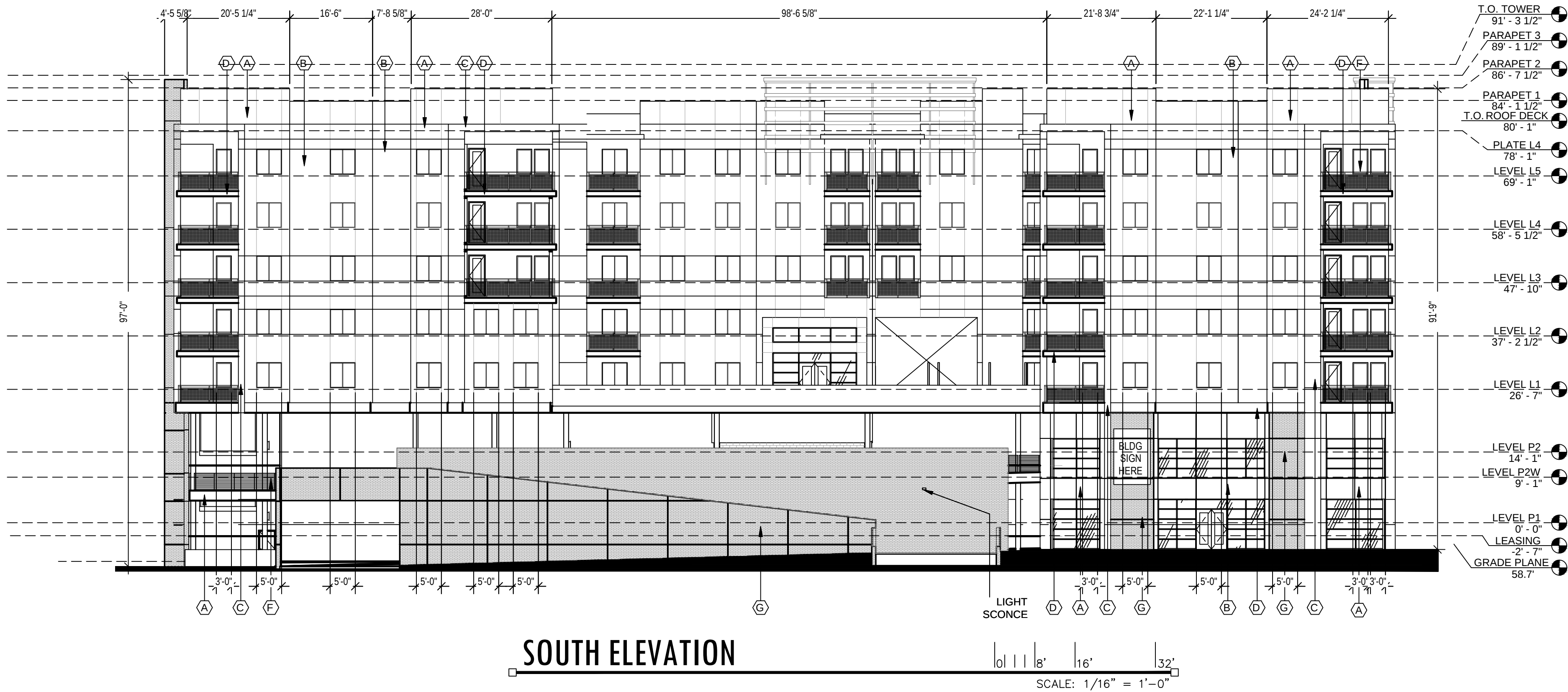
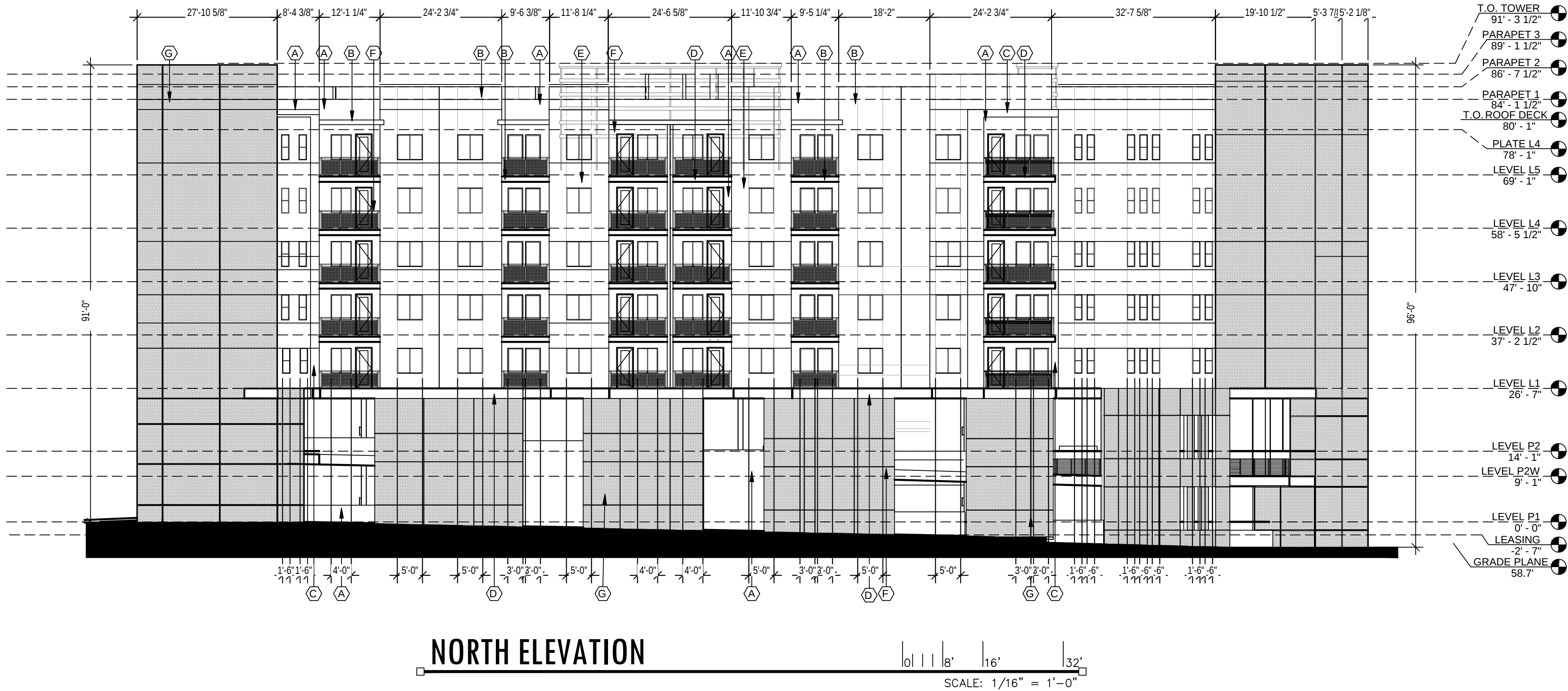
DRB SUBMITTAL

DATE: JANUARY 22, 2020 ORB # 16-221

A3.14

BUILDING
EXTERIOR ELEVATIONS

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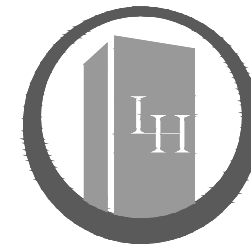
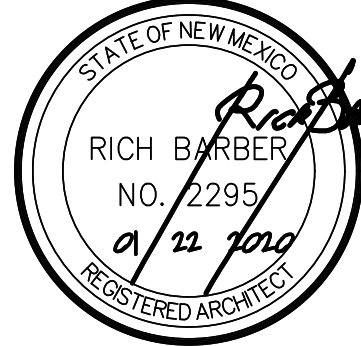


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DRB SUBMITTAL

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A3.15

BUILDING
EXTERIOR ELEVATIONS