

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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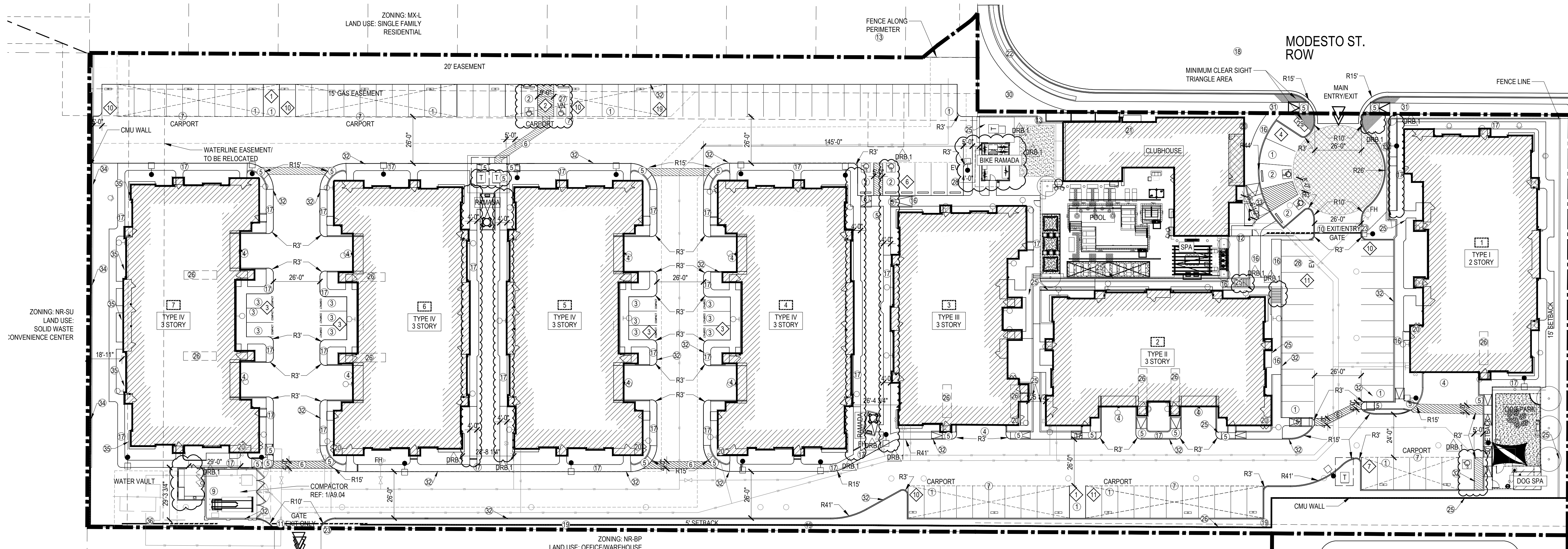
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**APPROVED BY**

\_\_\_\_\_  
**DATE**



Designed by: MS  
 Drawn by: SR  
 Architect of Record: RM

Date Plotted: XXXX/XX  
 Issue for Pricing / Bidding: XXXX/XX  
 Issue for Permit Application: XXXX/XX  
 Issue for Construction: XXXX/XX

Revisions:

#	DATE	COMMENTS
DRB.1	01/27/22	DRB MINOR AMD

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**LEGACY DEVELOPMENT & MANAGEMENT, LLC**



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SHEET CONTENTS:  
 SITE PLAN  
 SHEET NO.  
**A2.01**  
 20213

### SYMBOL LEGEND - SITE PLANS

--- SETBACK LINE	⊕ ACCESSIBLE PARKING SPACE
--- PROPERTY LINE	⊕ VN VAN ACCESSIBLE SPACE
--- EASEMENT	⊕ FH FIRE HYDRANT
--- GAS LINE	2 PARKING SPACES PER BAY
--- WATER LINE	ANSI TYPE 'A' ANSI UNIT
II BUILDING TYPE	T TRANSFORMER
1 BUILDING NUMBER	

### LIGHTING LEGEND

⊕ WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER IDO, SECTION 5-8(D)(8)	⊕ CARPORT LIGHT FIXTURE
⊕ WST LED, PERFORMANCE PACKAGE 3, 5000	⊕ POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED.
⊕ D-SERIES BOLLARD WITH 12 5000K	
⊕ PEDESTRIAN LIGHTING, 12 FOOT MAXIMUM HEIGHT PER IDO SECTION 5-8(E)(1)	

- ### KEYNOTES
- 8'-0" x 18'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 2/A9.03.
  - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
  - 8'-0" x 15'-8" COMPACT PARKING SPACE WITH 2' OVERHANG, TYPICAL.
  - TANDEM PARKING SPACE
  - ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
  - 4' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
  - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6/A9.01.
  - DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
  - SINGLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 1/A9.04.
  - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOX.
  - EXIT ONLY VEHICULAR GATE.
  - PEDESTRIAN ENTRY GATE.
  - WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE.
  - CMU/WROUGHT IRON COMBO PERIMETER FENCE.
  - EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
  - 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
  - 4'-0" SIDEWALK, TYPICAL ON SITE.
  - EXISTING STREET.
  - 6" CMU WALL.
  - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
  - POOL EQUIPMENT ROOM
  - IMPACT BARRIER
  - KNOXBOX
  - 2 FT RETAINING WALL
  - 6 FT 2 INCH RETAINING WALL
  - BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
  - VAN ACCESSIBLE PARKING SPACE
  - EV CHARGING SPACE
  - MONUMENT SIGN
  - STREET LIGHT TO BE INSTALLED BY AFJ
  - 5'-0" SIDEWALK AT RIGHT-OF-WAY
  - 6" CURB
  - FLARED RAMP, SEE DETAIL 10a/A9.01
  - 8" CMU WALL
  - ALL WINDOWS AND WALLS DIRECTLY FACING THE SOLID WASTE CONVENIENCE CENTER WILL BE SCHEDULED TO OBTAIN 50 STC (SOUND TRANSMISSION CLASS) RATING, SURPASSING STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
  - GATE ACCESS TO WATER VAULT FOR ABCWUA

### DEVELOPMENT DATA

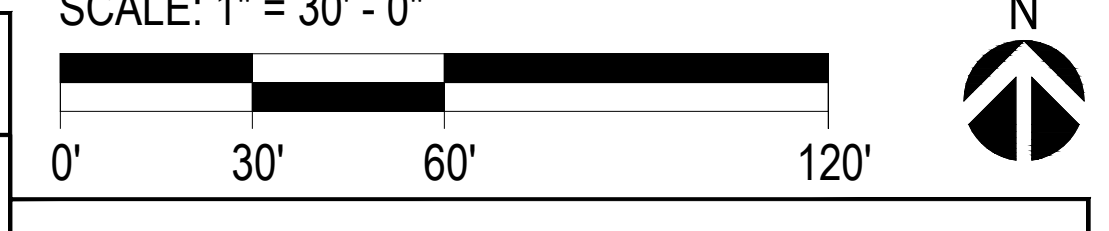
IDO: MX-L  
 PER TABLE 2-4-3-ZONE DISTRICT  
 SETBACKS PROVIDED: REQUIRED: PROVIDED:  
 FRONT SETBACK: 5 FEET 5 FEET  
 SIDE SETBACK: 0 FEET >10 FEET  
 REAR SETBACK: 15 FEET >15 FEET  
 BUILDING HEIGHT: 38 FEET  
 ALLOWED: 38 FEET  
 PROVIDED: 34'-0" FEET

PROVIDED SITE OPEN USEABLE SPACE

### OPEN USEABLE SPACE REQUIRED AND PROVIDED

UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ. SQ. FT.	BALCONY SQ. FT.	PROVIDED BALCONY SQ. FT.
S1	1BR/1BA	4	225	900	0	0
A1-L	1BR/1BA	4	225	900	44	176
A1-U	1BR/1BA	14	225	3,150	62	868
A2	1BR/1BA	16	225	3,600	107	1,712
A3	1BR/1BA	28	225	6,300	0	0
B1	2BR/2BA	2	285	570	82	164
B1-L	2BR/2BA	12	285	3,420	82	82
B1-U	2BR/2BA	12	285	3,420	82	984
B2	2BR/2BA	14	285	3,990	161	2,254
B3	2BR/2BA	14	285	3,990	110	1,540
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						7,780
PROVIDED SITE OPEN USEABLE SPACE						65,382
TOTAL PROVIDED						73,162

- ### SITE NOTES
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNO.
  - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
  - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
  - SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 8' BEYOND THE EXTENT OF THE RAMP.
  - ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
  - NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
  - PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
  - A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
  - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
  - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
  - ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
  - SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DMIP STANDARDS.
  - SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY.



### DEVELOPMENT DATA

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	508	4	4	3%	2,032	
A1	1br/1ba	639	18	18	15%	11,502	55%
A2	1br/1ba	775	16	16	13%	12,400	
A3	1br/1ba	845	28	28	23%	23,960	
B1	2br/2ba	1,030	28	52	22%	26,760	45%
B2	2br/2ba	1,187	14	28	12%	16,618	
B3	2br/2ba	1,230	14	28	12%	17,220	
TOTALS			120	174	100%	110,212	

UNIT AVERAGE NET SF: 918

\*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A.C. SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE.

### PROJECT DATA

UNIT AVERAGE NET SF: 918

ACREAGE: 4.27 GROSS ACRES

DENSITY: 28 UNITS/ACRE

#### RESIDENTIAL PARKING:

REQUIRED	189 SPACES
SURFACE/CARPORT PARKING	115 SPACES
ADA/H VAN PARKING	6 SPACES
EV PARKING	4 SPACES 1 SPACE = 2 PER IDO 5-5(C)(5)(d)
GARAGE PARKING	26 SPACES
TANDEM PARKING	23 SPACES
PROVIDED	174 SPACES *

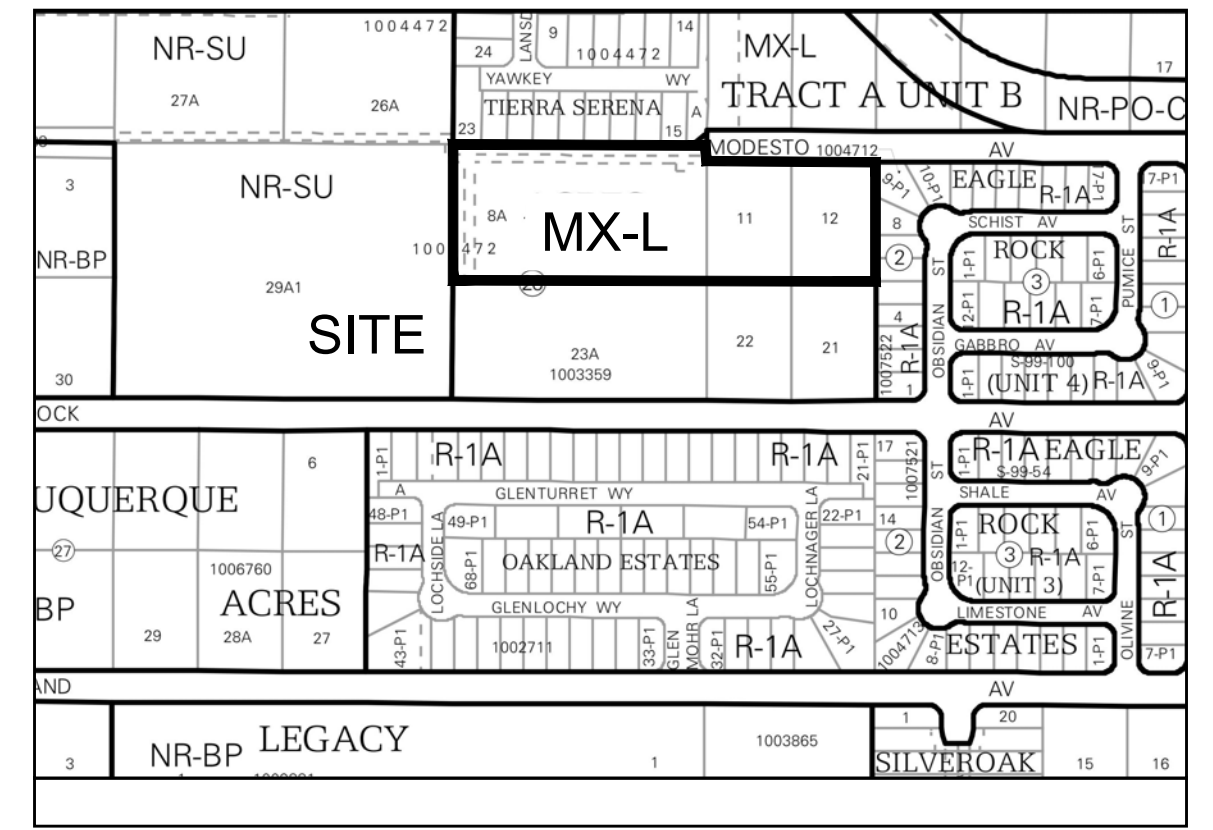
#### BIKE STORAGE

REQUIRED	18 SPACE PER IDO 5-5-6
EXTERIOR STORAGE	10 AT BIKE RAMADA
SECURED STORAGE	8 INSIDE GARAGES UNDER STAIRCASE
PROVIDED	18 SPACES

\* DEVIATION OF 6 PARKING SPACES (3.3%) APPROVED BY CODE ENFORCEMENT AS PART OF THIS SITE PLAN APPLICATION SI-2021-00256.

### BUILDING SQ.FT.

BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL
1	U/R-2	8279	8226	0	16505
2	U/R-2	7313	7497	843	15653
3	U/R-2	7426	7369	843	15638
4	U/R-2	9013	9144	2539	20696
RAMADA 1	U	93			
RAMADA 2	U	93			
POOL RR	U	1211			
TOTAL		33428	32236	4225	68492



PROJECT NUMBER: PR-2019-002761  
 Application Number: SI-2021-00256

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

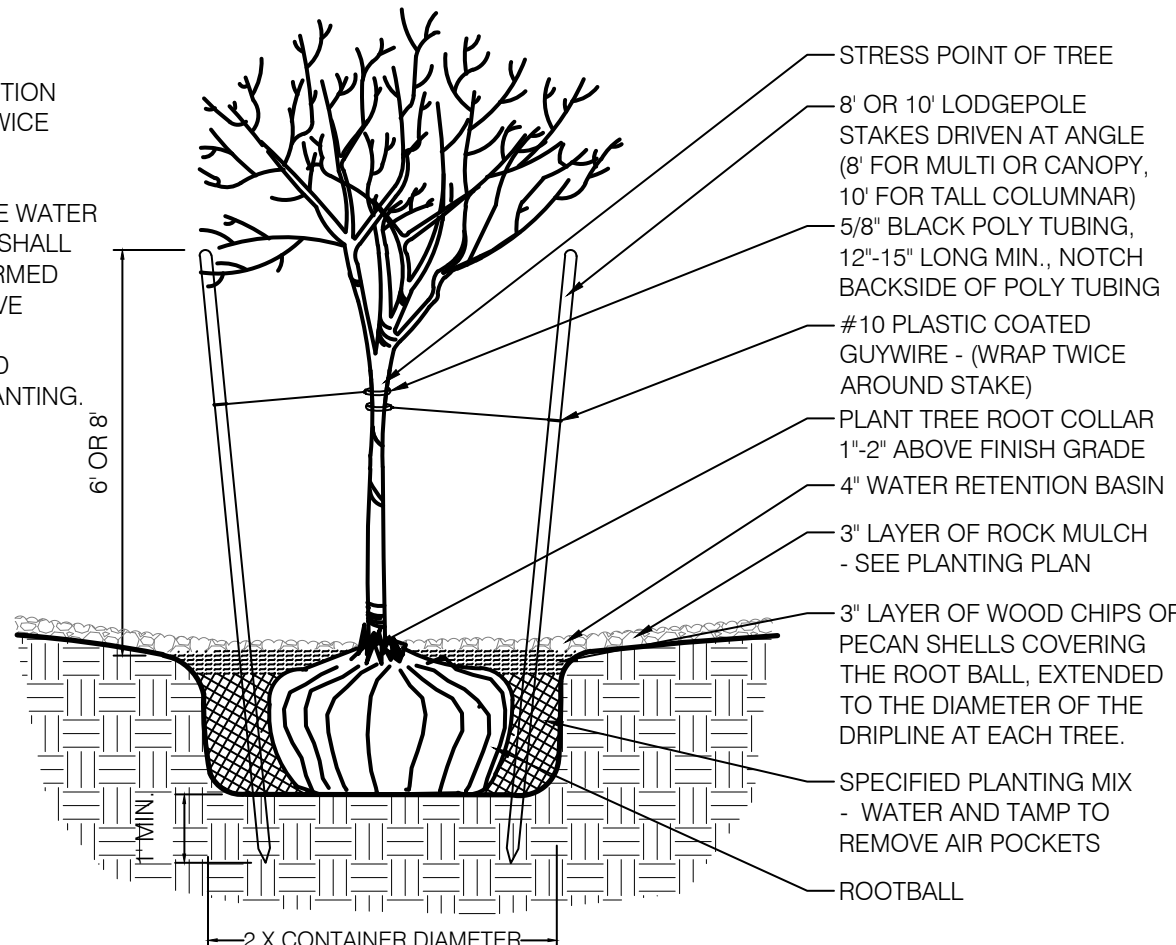
### DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\*Environmental Health, if necessary

DRB MINOR AMENDMENT: 01-27-2022

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



TREE PLANTING DETAIL

SCALE: N.T.S.

- KEY NOTES
- PROPERTY LINE, TYP.
  - CLEAR SIGHT TRIANGLE.
  - MODERN LOW BOWL PLANTER
  - RECTANGLE TAPERED PLANTER
  - SYNTHETIC TURF
  - WATER FEATURE
  - MONUMENT SIGN, SEE ARCHITECTURAL SITE PLAN

GENERAL LANDSCAPE NOTES

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 7/8" SANTA FE BROWN ROCK MULCH, 2"-4" BUILDLOGY BROWN ROCK MULCH, OR SIMILAR MATERIAL. ALL 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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

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 LANDSCAPING 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 PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA	208,587 SF (4.78 AC)
TOTAL BUILDING AREA (BUILDING ENVELOPE)	- 68,657 SF
NET AREA	139,930 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 20,990 SF  
PROVIDED LANDSCAPE AREA: 41,444 SF (30%)

**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.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 73,011 SF (167%)  
PROVIDED GROUND-LEVEL PLANT COVERAGE: 11,867 SF (36%)

**LANDSCAPE TURF**  
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE COOL SEASON GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

TURF AREA: NO COOL SEASON GRASS IS USED ON THIS SITE.

**PARKING LOT AREA**  
THERE ARE 180 PARKING SPACES. AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

TOTAL PARKING LOT AREA:	72,119 SF
LANDSCAPE AREA:	14,200 SF (19%)

**PARKING LOT TREES**  
THERE ARE 180 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES PROVIDED: 18  
PARKING LOT TREES PROVIDED: 23

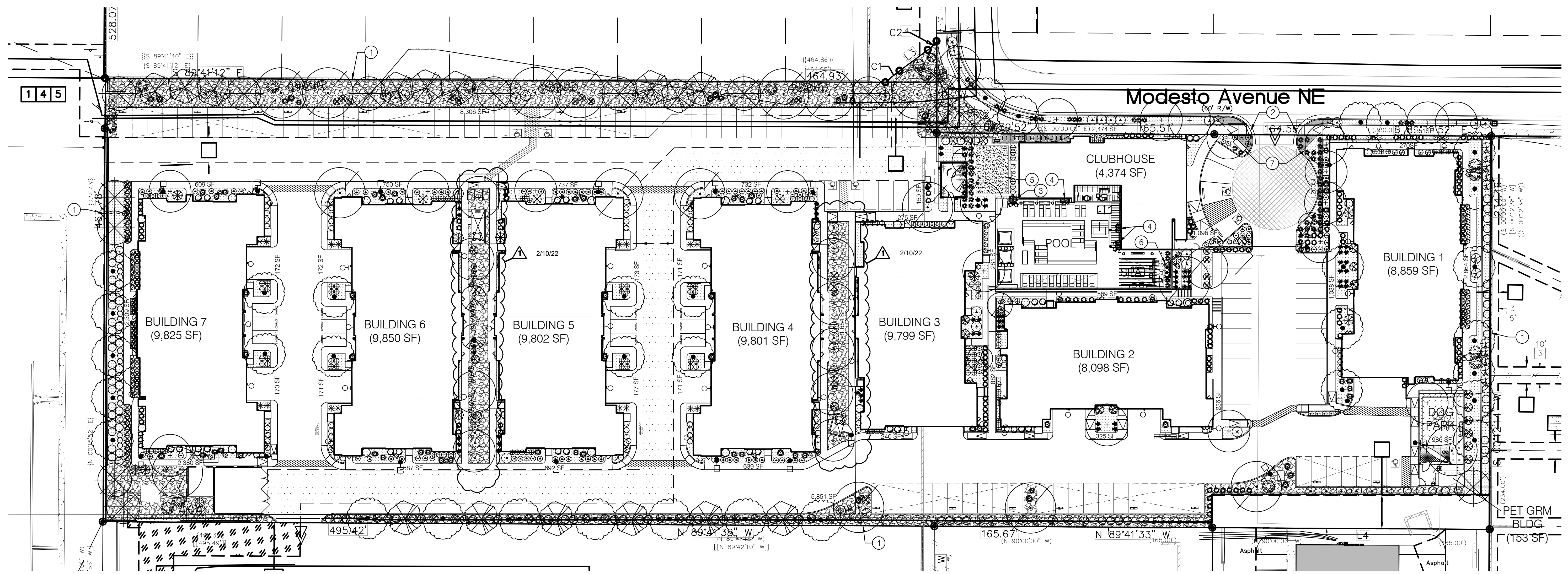
**STREET TREES**  
MODESTO AVENUE IS A LOCAL STREET AND THEREFORE DOES NOT REQUIRE STREET TREES PER PART 6-6-2 OF ROA 1994 (STREET TREES).

**SITE TREES**  
TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY SECOND FLOOR UNIT. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 46 FIRST FLOOR UNITS AND 74 SECOND STORY UNITS ARE PROVIDED.  
SITE TREES REQUIRED: 120  
SITE TREES PROVIDED: 121

PLANT LEGEND

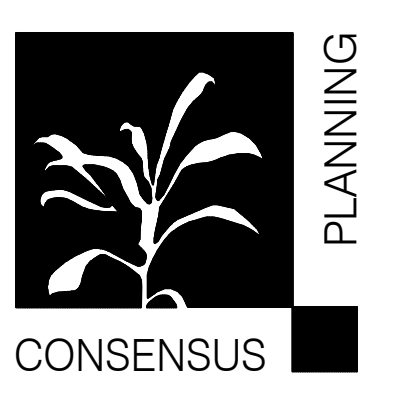
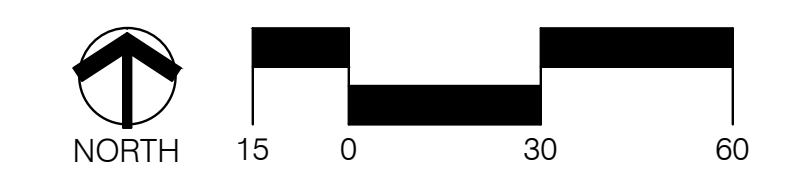
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES</b>				
17		GLEDTISIA TRIACANTHOS SHADEMASTER SHADEMASTER HONEYLOCUST (M)	2" B&B	40 HT. X 35' SPR.
7		LAGERSTROEMIA IND. WATERMELON RED WATERMELON RED CRAPE MYRTLE (H)	2" MS/ 24" BOX	25' HT. X 15' SPR.
13		PINUS NIGRA AUSTRIAN PINE (M)	B&B	35' HT. X 25' SPR.
34		FRAXINUS OXYCARPA RAYWOOD RAYWOOD ASH (M+)	2" B&B	35' HT. X 25' SPR.
31		ULMUS PROPINQUA JFS-BIEBERICH EMERALD SUNSHINE ELM (M)	2" B&B	30' HT. X 25' SPR.
17		VITEX AGNUS-CASTUS CHASTE TREE (M)	2" MS/ 24" BOX	20' HT. X 20' SPR.
<b>SHRUBS</b>				
29		BUDDLEIA DAVIDII NAN. 'NANHO PURPLE' PURPLE BUTTERFLY BUSH (M)	5-GAL.	4' HT. X 4' SPR.
38		CARYOPTERIS CLANDONENSIS DARK KNT BLUE MIST DARK KNIGHT SPIREA (M)	5-GAL.	5' HT. X 5' SPR.
50		CYTISUS X PRAECOX ALLGOLD' ALLGOLD BROOM (M)	5-GAL.	5' HT. X 5' SPR.
119		JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER (L+)	15-GAL.	12' HT. X 3' SPR.
135		NANDINA DOMESTICA GULF STREAM' GULF STREAM NANDINA (M)	5-GAL.	3' HT. X 3' SPR.
15		PINUS MUGO MUGHUS MUGO PINE (M)	5-GAL.	8' HT. X 8' SPR.
58		RHUS TRILOBATA AUTUMN AMBER CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	18' HT. X 6' SPR.
<b>DESERT ACCENTS</b>				
16		DASYLIRION TEXANUM SOTOL (RW)	5-GAL.	4' HT. X 4' SPR.
69		HESPERALOE PARVIFLORA RED FLOWERING YUCCA (L+)	5-GAL.	4' HT. X 4' SPR.
20		YUCCA GLORIOSA VARIEGATA' VARIEGATED YUCCA (RW)	5-GAL.	5' HT. X 6' SPR.
3		YUCCA ROSTRATA BEAKED YUCCA (RW)	15-GAL.	12' HT. X 4' SPR.
64		YUCCA RUPICOLA TWISTLEAF YUCCA (RW)	5-GAL.	2' HT. X 3' SPR.

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>ORNAMENTAL GRASSES</b>				
140		CALAMAGROSTIS A. OVERDAM VARIEGATED REED GRASS (M)	5-GAL.	3' HT. X 3' SPR.
58		MISCANTHUS SINENSIS 'YAKUSHIMA' DWARF MAIDEN GRASS (M)	5-GAL.	4' HT. X 4' SPR.
80		PENNISETUM ALOP. 'HAMELN' DWARF FOUNTAIN GRASS (M)	5-GAL.	3' HT. X 3' SPR.
80		PENNISETUM ORIENTALE 'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS (M)	5-GAL.	3' HT. X 3' SPR.
<b>FLOWERING PLANTS</b>				
97		ACHILLEA MOONSHINE MOONSHINE YARROW (M)	1-GAL.	2' HT. X 2' SPR.
45 SF		DELOSPERMA COOPERI/NUBIGENIUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL. 15" O.C.	6' HT. X 16' SPR.
26		ECHINACEA PURPUREA 'POWOW WHITE' WHITE CONEFLOWER (M)	1-GAL.	3' HT. X 3' SPR.
60		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER (M)	5-GAL.	3' HT. X 3' SPR.
<b>BOULDERS AND MULCHES</b>				
24		LANDSCAPE BOULDERS (3X3" MIN)		
20,866 SF		7/8" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		
19,524 SF		2"-4" BUILDLOGY BROWN MULCH (6" DEPTH OVER FILTER FABRIC)		
986 SF		ENGINEERED WOOD FIBER MULCH (6" DEPTH)		
<b>HARDSCAPE</b>				
175 LF		8" CONCRETE EDGER AT TURF		
1 EA		54" DIA. X 9" HT. MODERN LOW BOWL PLANTER		
3 EA		60" X 30" X 24" HT. TAPERED RECTANGLE PLANTER		



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



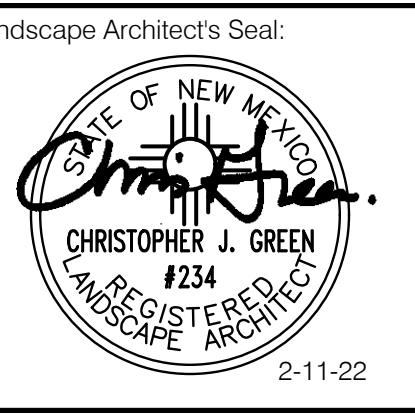
Landscape Architecture  
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Fax (505) 842-5495

REVISIONS

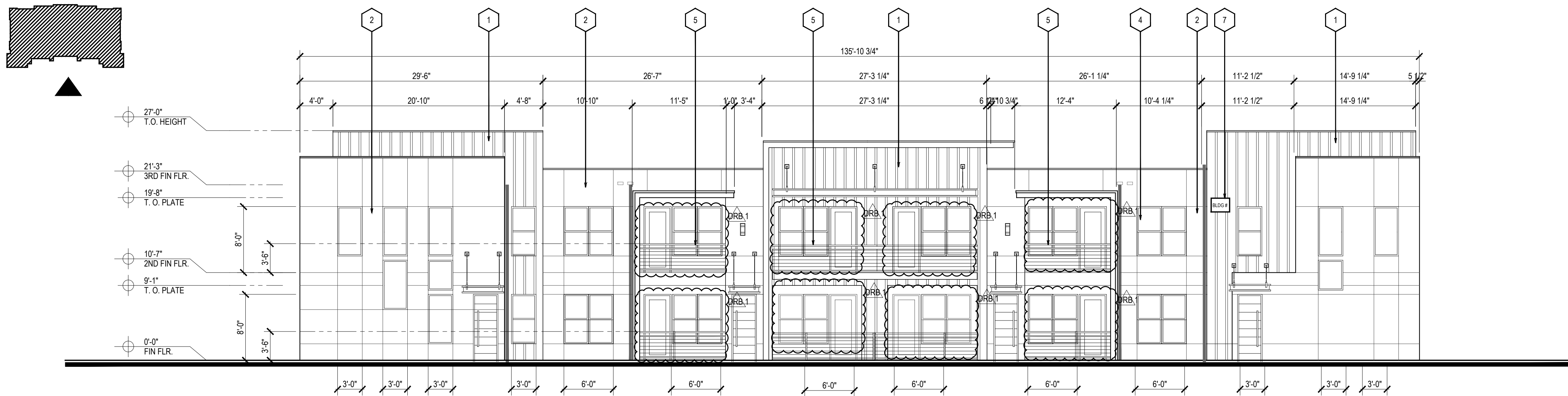
#	Date	Description
1	2/10/22	CHANGES TO LS AREAS

Project Name: **THE PEAKS BY MARKANA**  
LEGACY DEVELOPMENT AND MANAGEMENT, LLC  
ALBUQUERQUE, NEW MEXICO

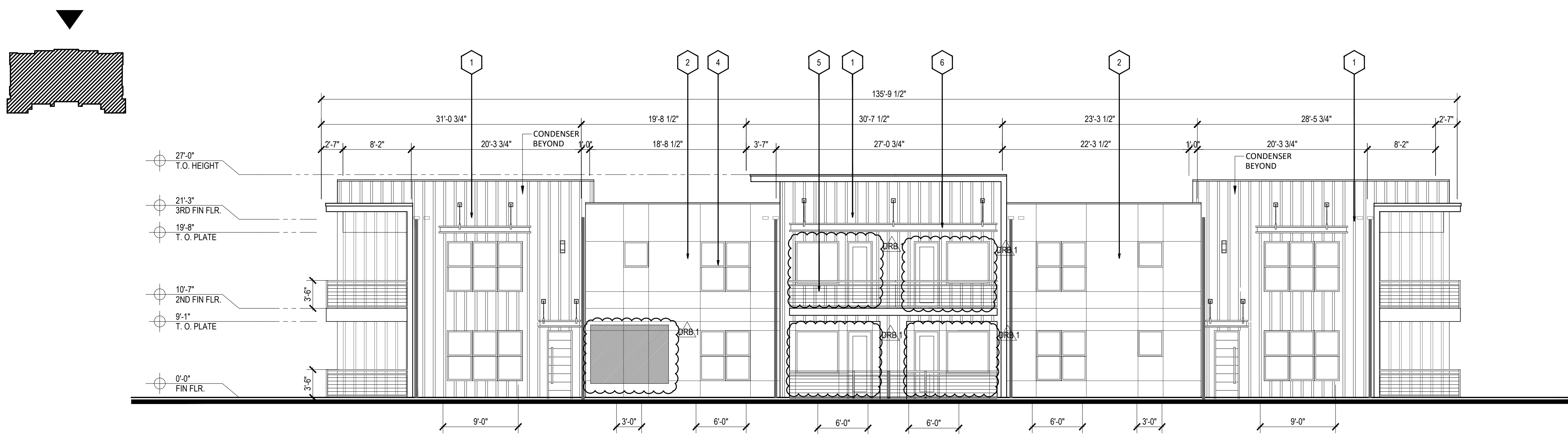


Designed By: AM  
Drawn By: SC  
Checked By: CG  
Date: 2/11/2022  
Project No:

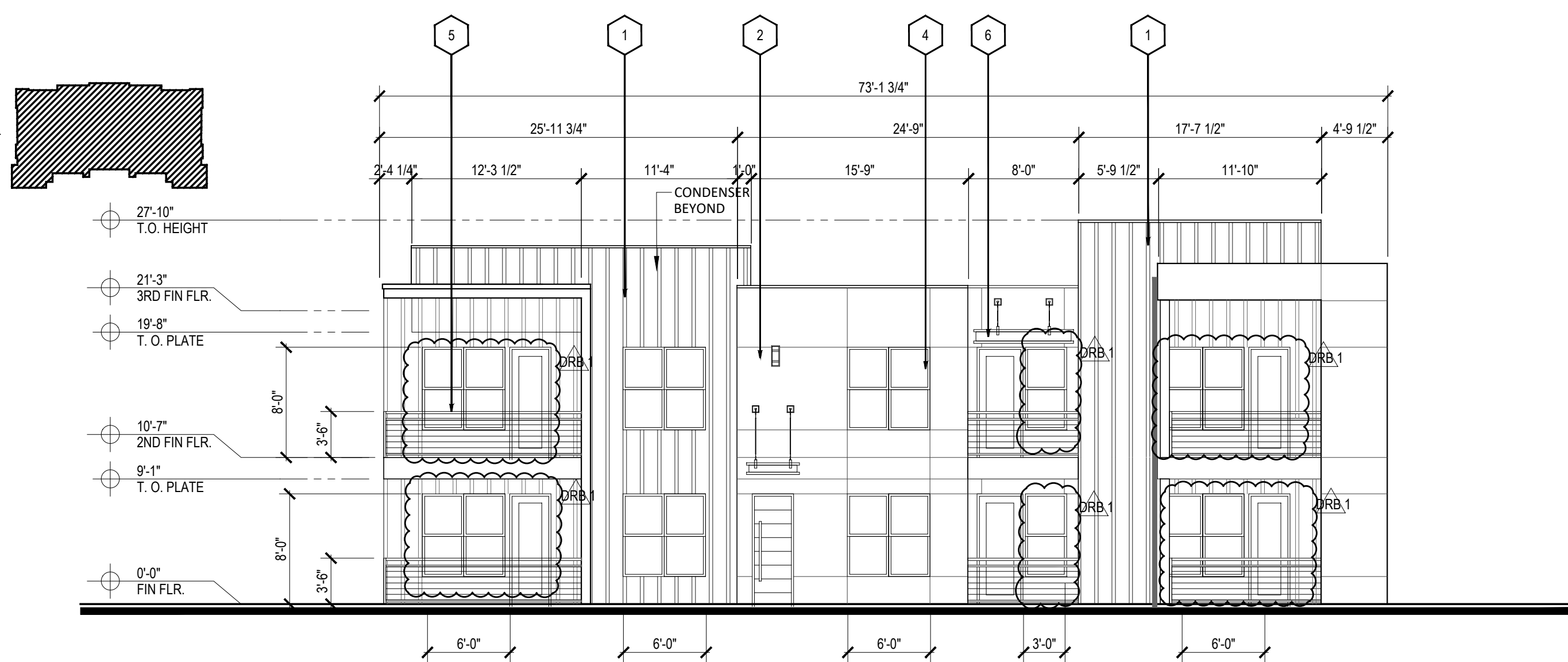
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**LANDSCAPE PLAN**  
L100



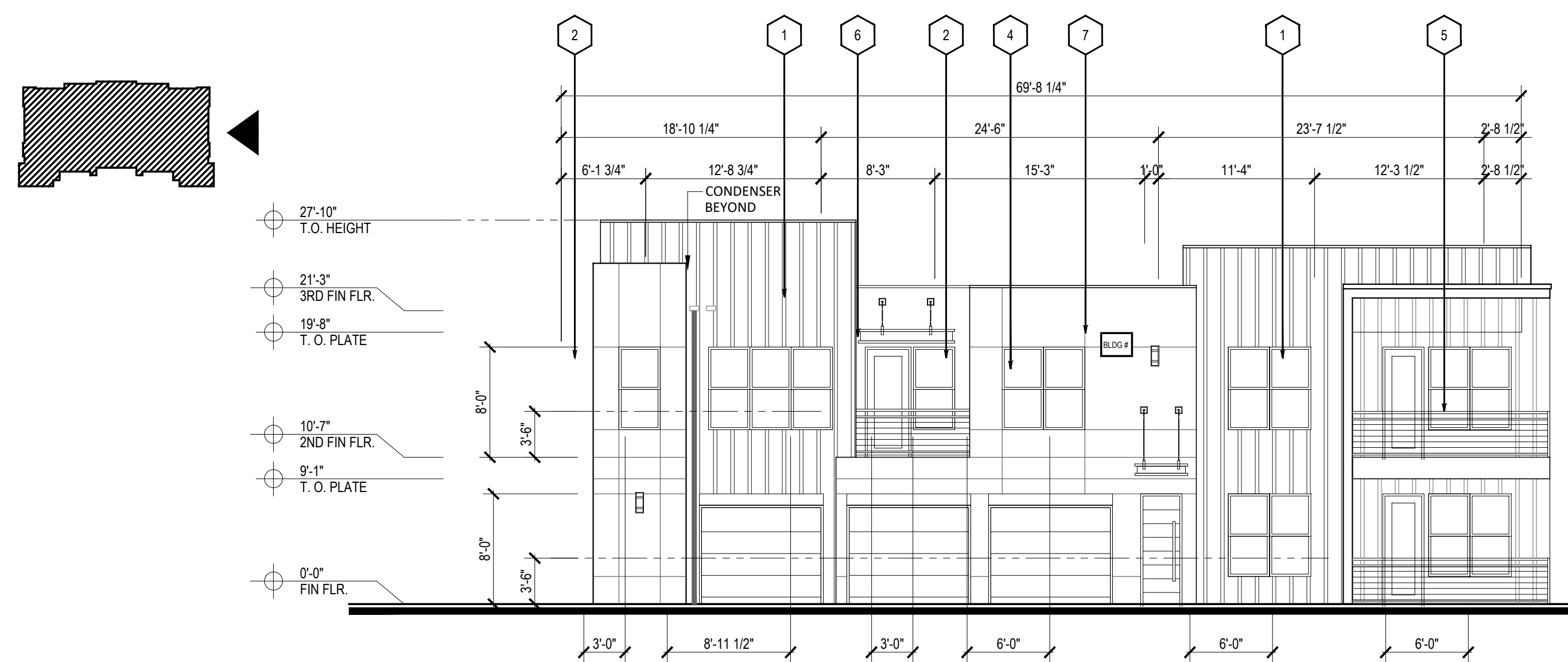
**4 BLDG TYPE I - FRONT ELEV**  
SCALE: 1/8" = 1'-0"



**3 BLDG TYPE I - REAR ELEV**  
SCALE: 1/8" = 1'-0"



**2 BLDG TYPE I - LEFT ELEV**  
SCALE: 1/8" = 1'-0"



**1 BLDG TYPE I - RIGHT ELEV**  
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



**MATERIAL KEY NOTE**

- 1 BOARD & BATTEN - LIGHT BROWN
- 2 STUCCO - LIGHT GRAY
- 3 WOOD-LOOK FIBER CEMENT SIDING - BROWN
- 4 VINYL WINDOW - BRONZE
- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE
- 7 WALL SIGNAGE, LIMITED TO 10% FACADE AREA HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

Designed by: MS  
 Drawn by: RM  
 Architect of Record: RM  
 Date Plotted: XXXX/XX/XX  
 Issue for Pricing / Bidding: XXXX/XX/XX  
 Issue for Permit Application: XXXX/XX/XX  
 Issue for Construction: XXXX/XX/XX

Revisions:		
#	DATE	COMMENTS
DRB	01/27/22	DRB MINOR AMD

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**THE PEAKS BY MARKANA**  
 ALBUQUERQUE, NEW MEXICO  
**LEGACY DEVELOPMENT & MANAGEMENT, LLC**



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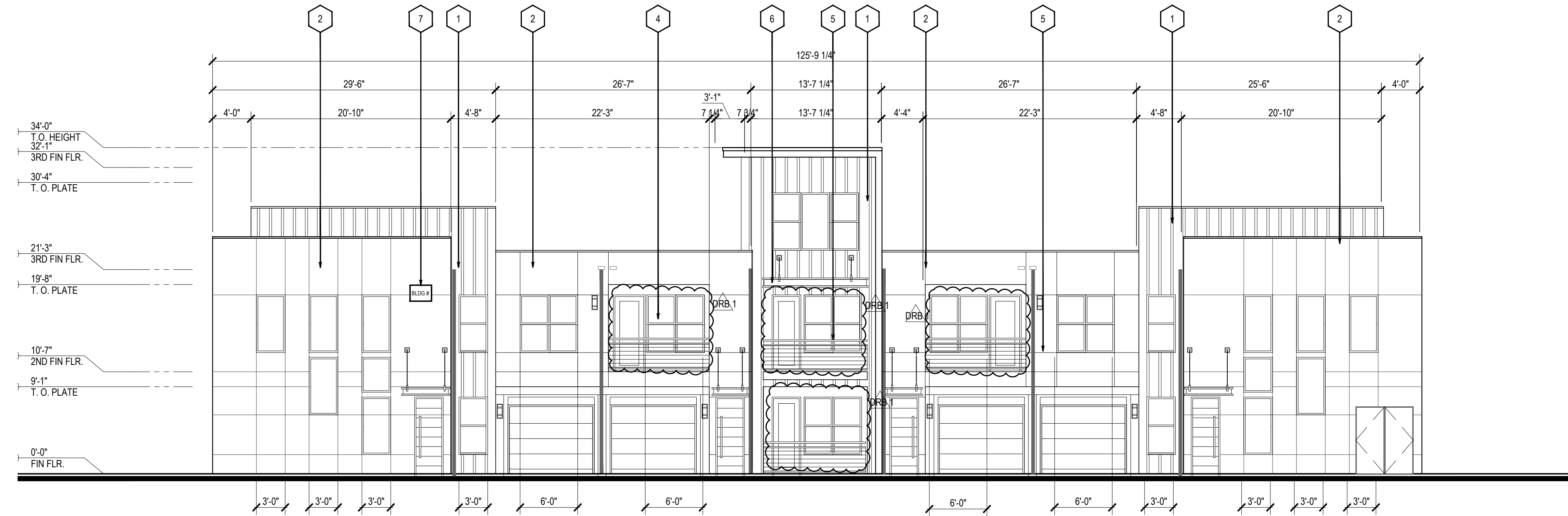
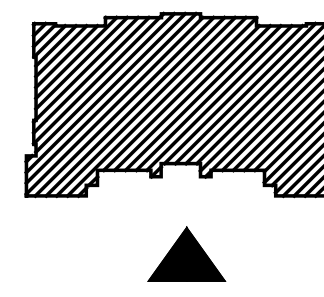
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 SHEET NO.

**A4.11**  
 20213

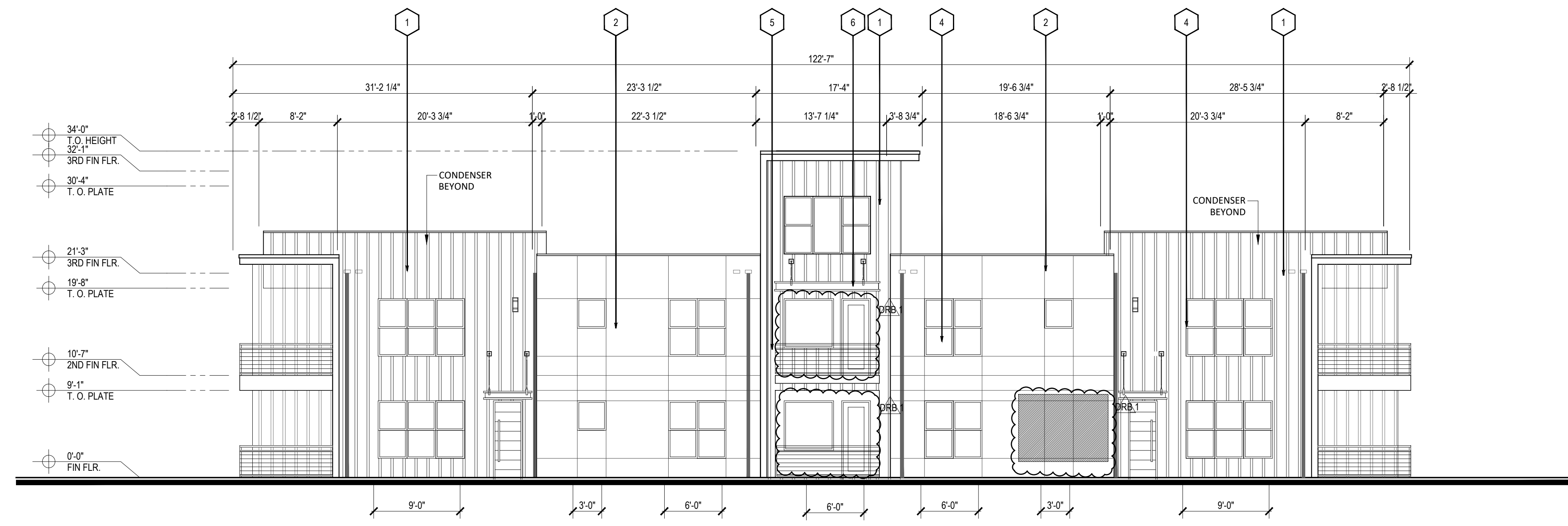
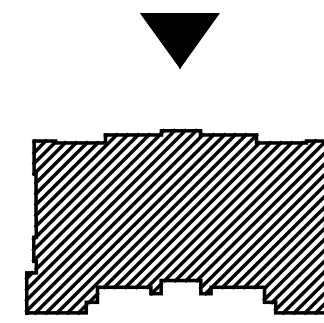
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DRB MINOR AMENDMENT: 01-27-2022

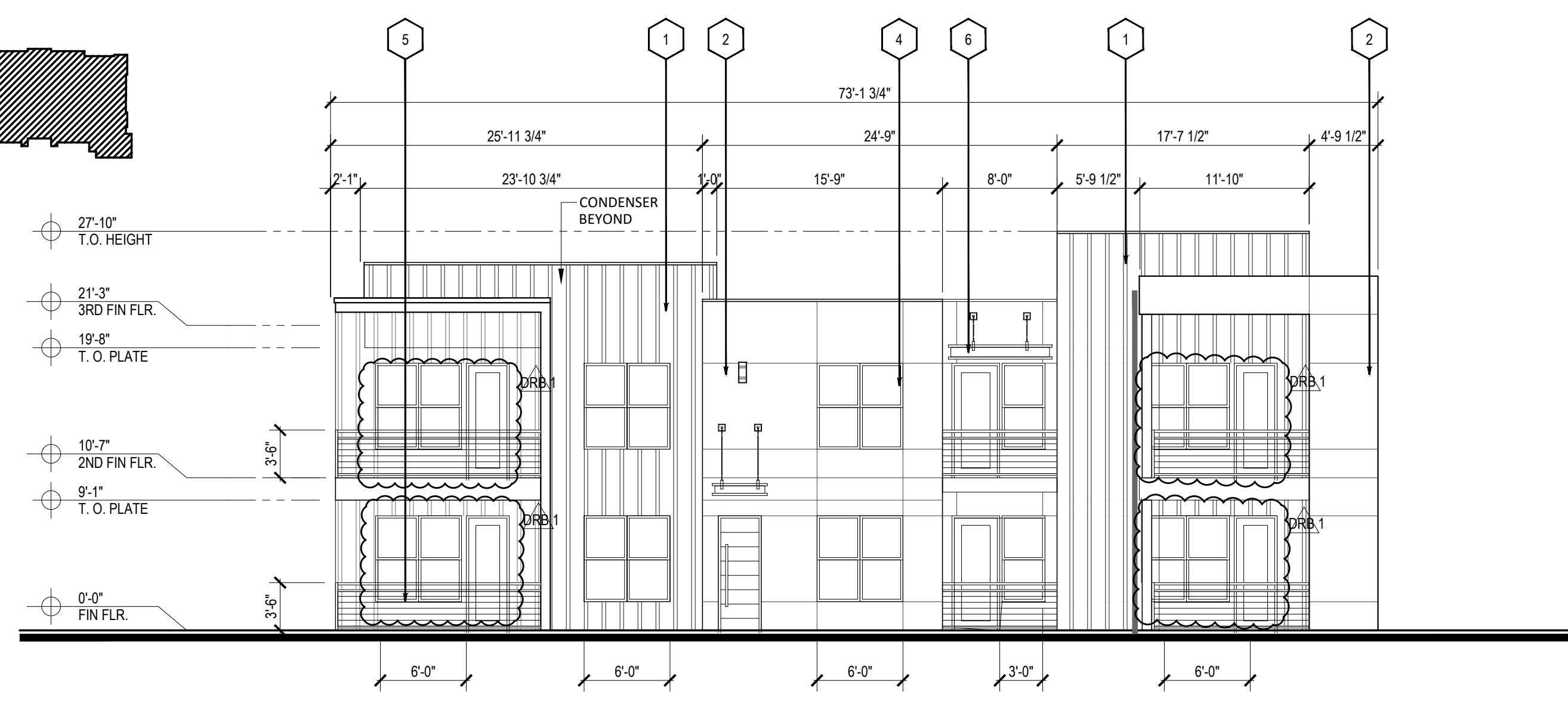
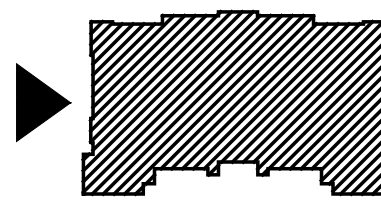
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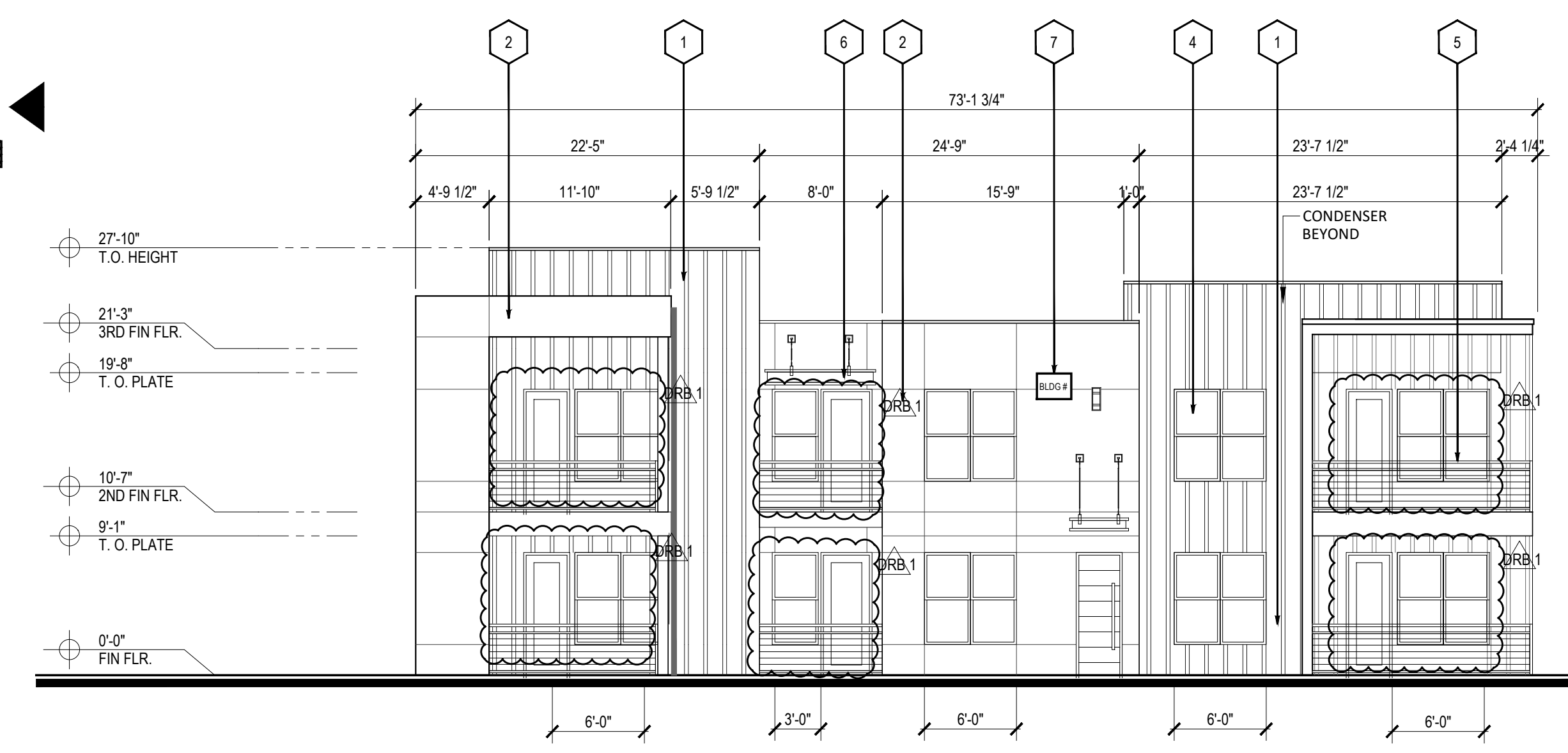
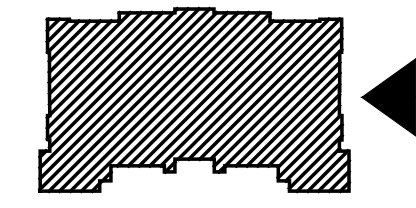
**4 BLDG TYPE II - FRONT ELEV**  
 SCALE: 1/8" = 1'-0"



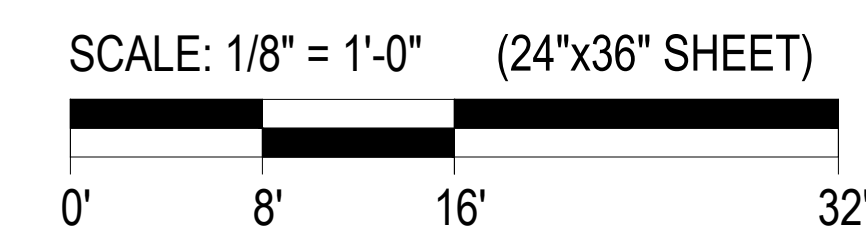
**3 BLDG TYPE II - REAR ELEV**  
 SCALE: 1/8" = 1'-0"



**2 BLDG TYPE II - LEFT ELEV**  
 SCALE: 1/8" = 1'-0"



**1 BLDG TYPE II - RIGHT ELEV**  
 SCALE: 1/8" = 1'-0"



**MATERIAL KEY NOTE**

- 1 BOARD & BATTEN - LIGHT BROWN
- 2 STUCCO - LIGHT GRAY
- 3 WOOD-LOOK FIBER CEMENT SIDING - BROWN
- 4 VINYL WINDOW - BRONZE
- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE
- 7 WALL SIGNAGE, LIMITED TO 10% FACADE AREA HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

Designed by: MS  
 Drawn by: RM  
 Architect of Record: RM  
 Date Plotted: XXXX/XX/XX  
 Issue for Pricing / Bidding: XXXX/XX/XX  
 Issue for Permit Application: XXXX/XX/XX  
 Issue for Construction: XXXX/XX/XX

Revisions:		
#	DATE	COMMENTS
DRB	01/27/22	DRB MINOR AMD

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 ALBUQUERQUE, NEW MEXICO  
**LEGACY DEVELOPMENT & MANAGEMENT, LLC**

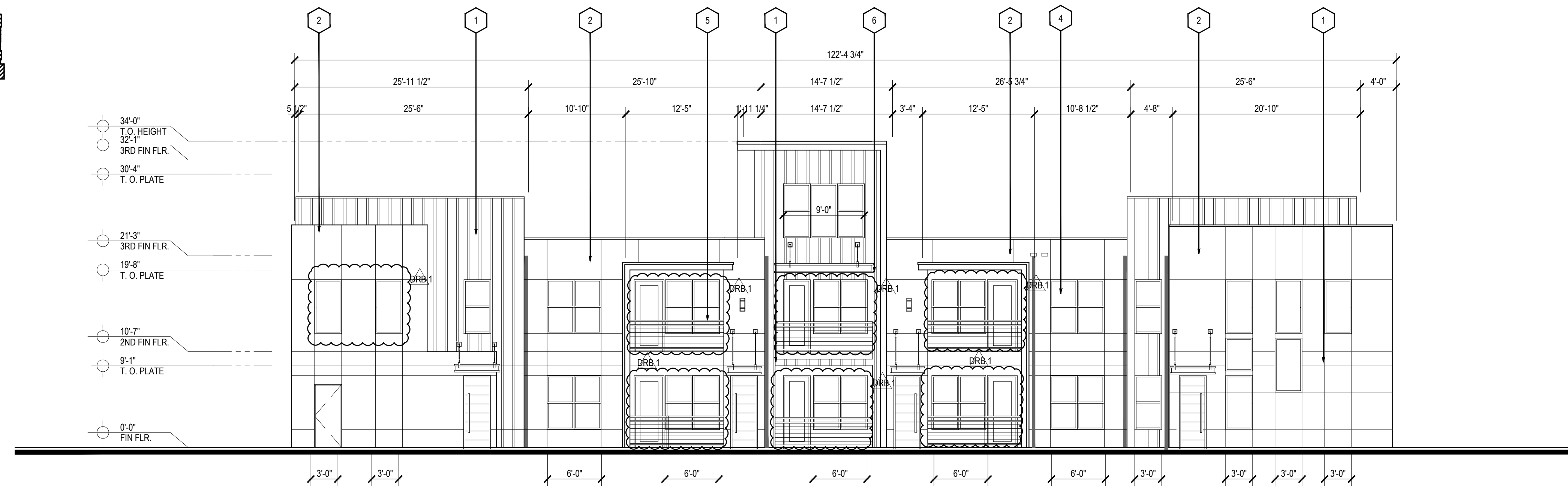
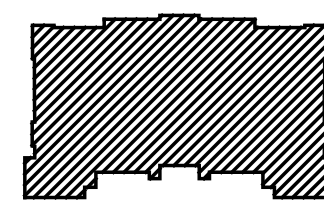


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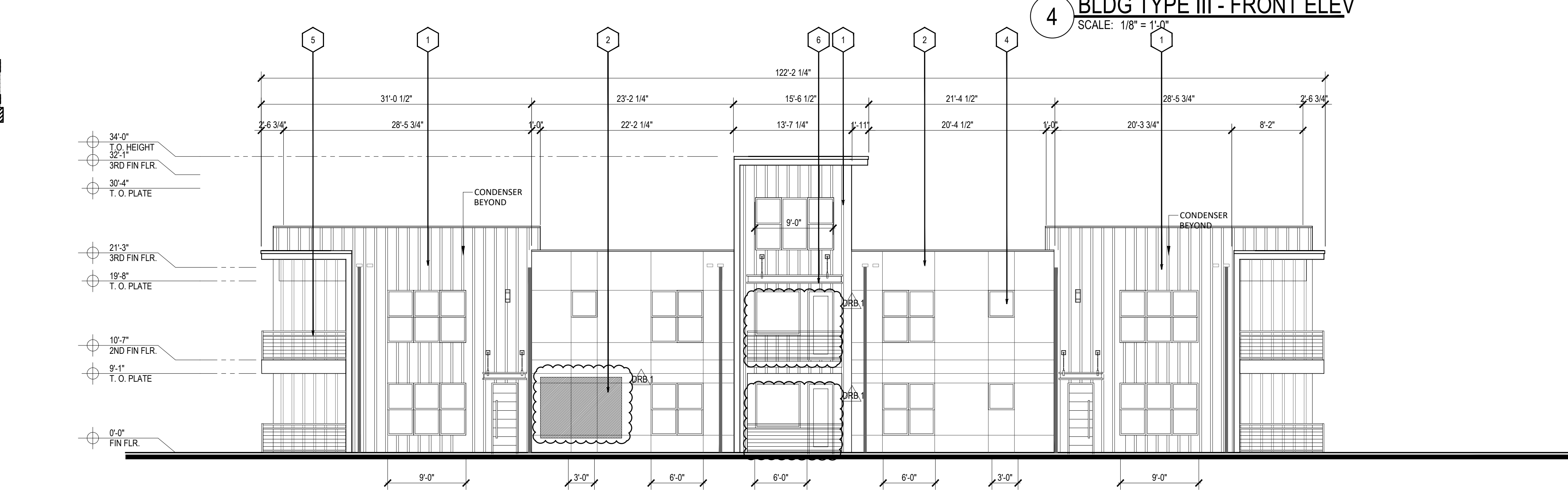
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 SHEET NO.

**A4.21**  
 20213

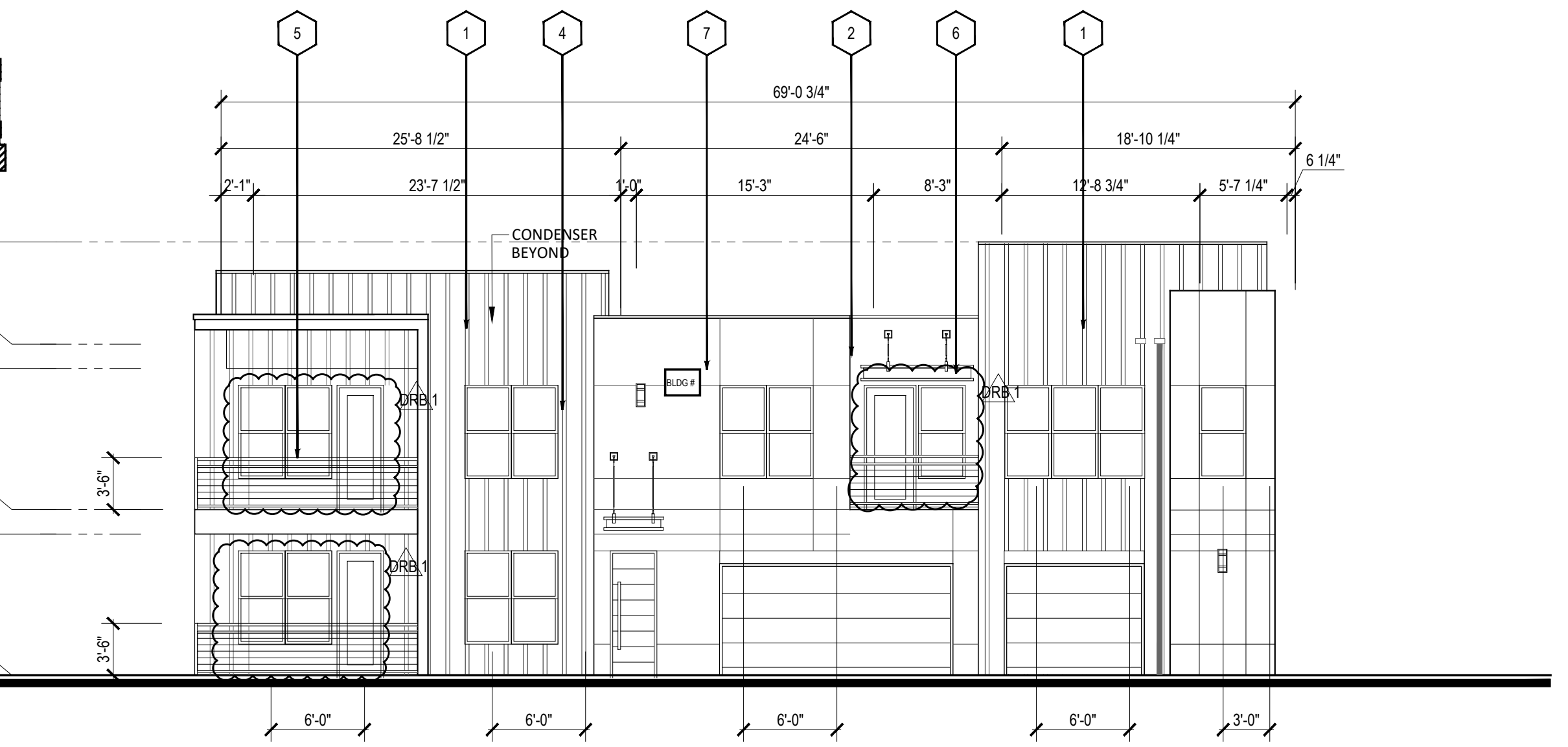
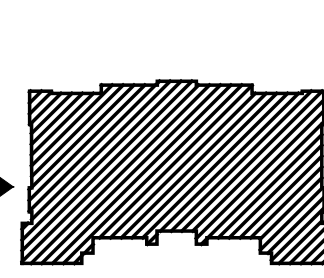
DRB MINOR AMENDMENT: 01-27-2022



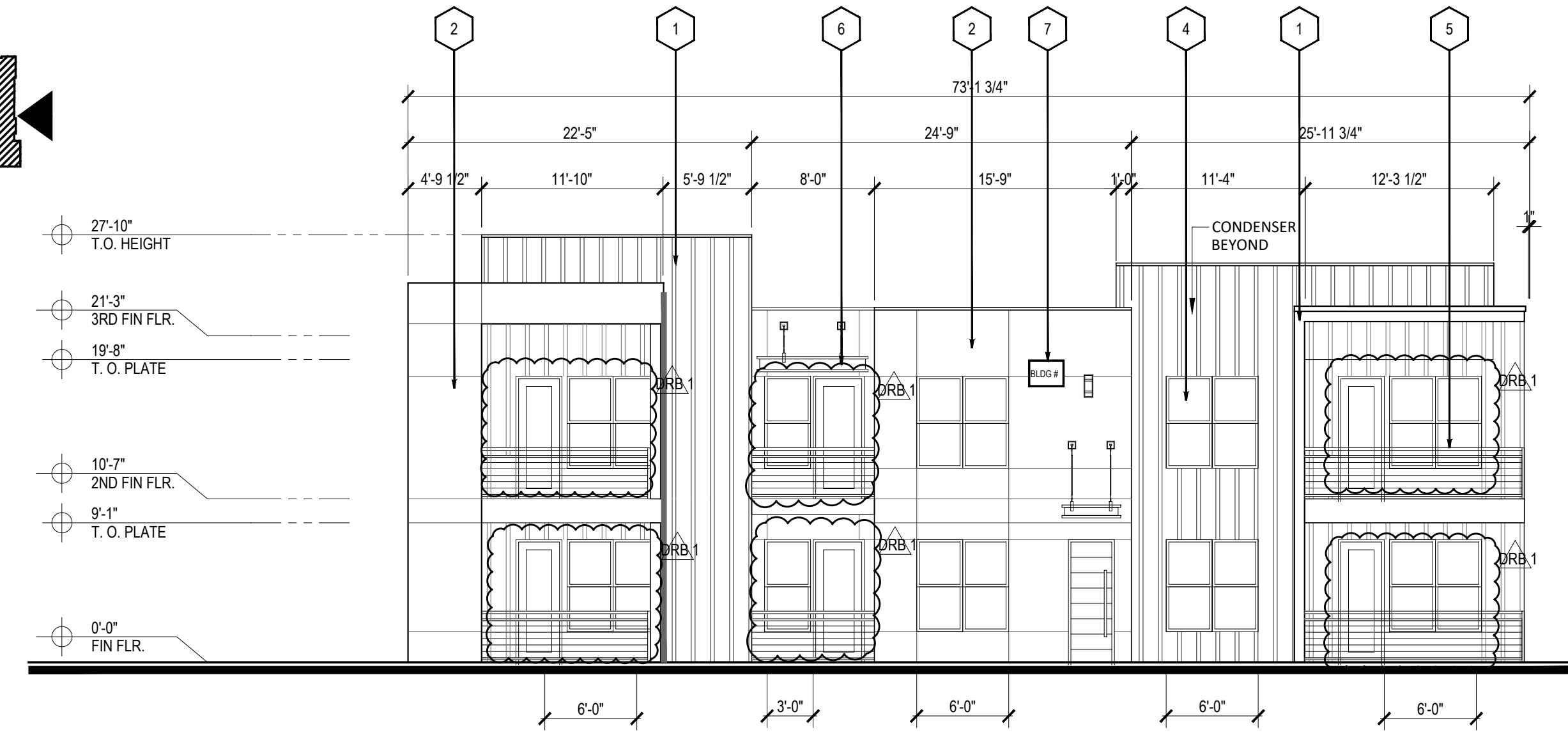
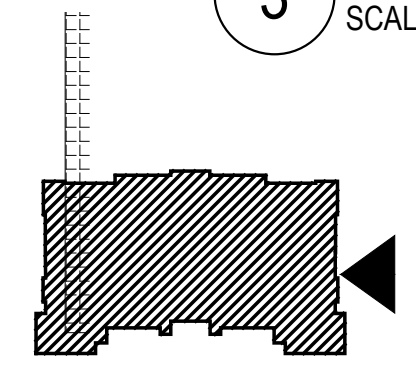
**4 BLDG TYPE III - FRONT ELEV**  
SCALE: 1/8" = 1'-0"



**3 BLDG TYPE III - REAR ELEV**  
SCALE: 1/8" = 1'-0"

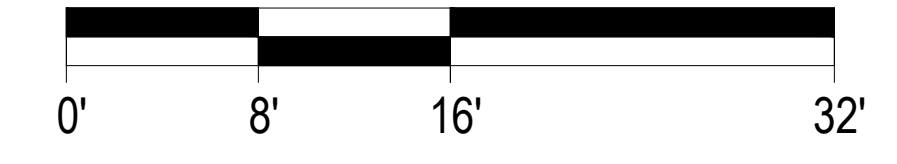


**2 BLDG TYPE III - LEFT ELEV**  
SCALE: 1/8" = 1'-0"



**1 BLDG TYPE III - RIGHT ELEV**  
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



**MATERIAL KEY NOTE**

- 1 BOARD & BATTEN - LIGHT BROWN
- 2 STUCCO - LIGHT GRAY
- 3 WOOD-LOOK FIBER CEMENT SIDING - BROWN
- 4 VINYL WINDOW - BRONZE
- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE
- 7 WALL SIGNAGE, LIMITED TO 10% FACADE AREA. HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

Designed by: MS  
 Drawn by: RM  
 Architect of Record: RM  
 Date Plotted: XX/XX/XX  
 Issue for Pricing / Bidding: XX/XX/XX  
 Issue for Permit Application: XX/XX/XX  
 Issue for Construction: XX/XX/XX

Revisions:		
#	DATE	COMMENTS
DRB 1	01/27/22	DRB MINOR AMD

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**LEGACY DEVELOPMENT & MANAGEMENT, LLC**



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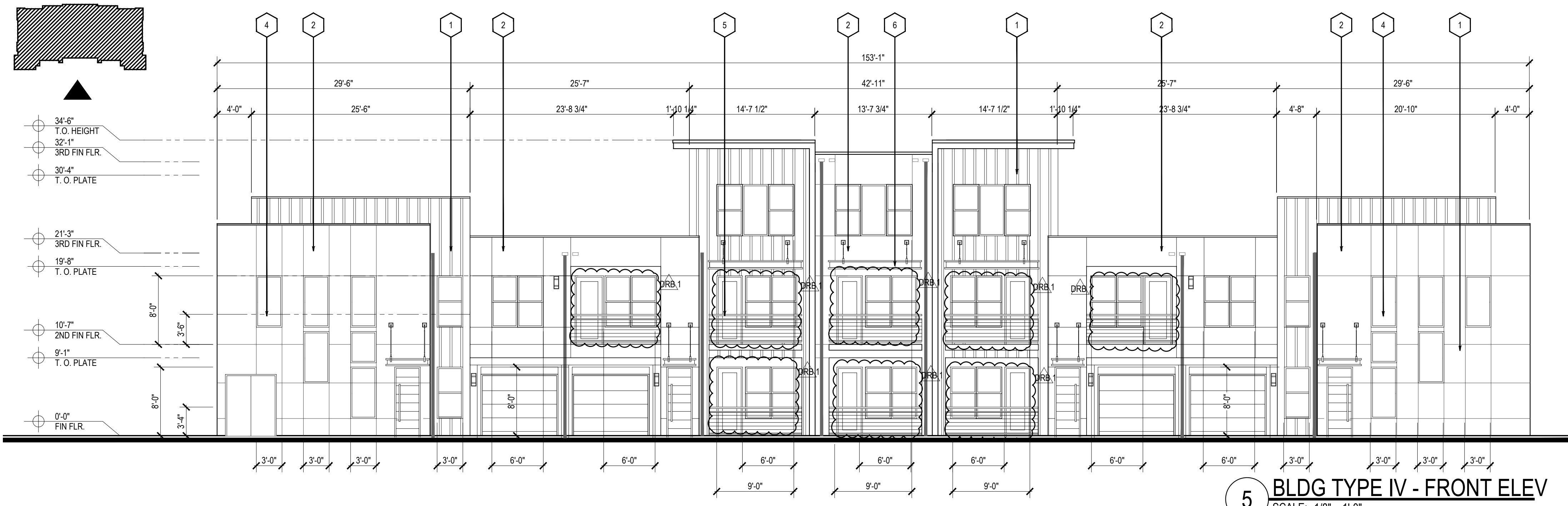
SHEET CONTENTS:  
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 TYPE III  
 SHEET NO.

**A4.31**

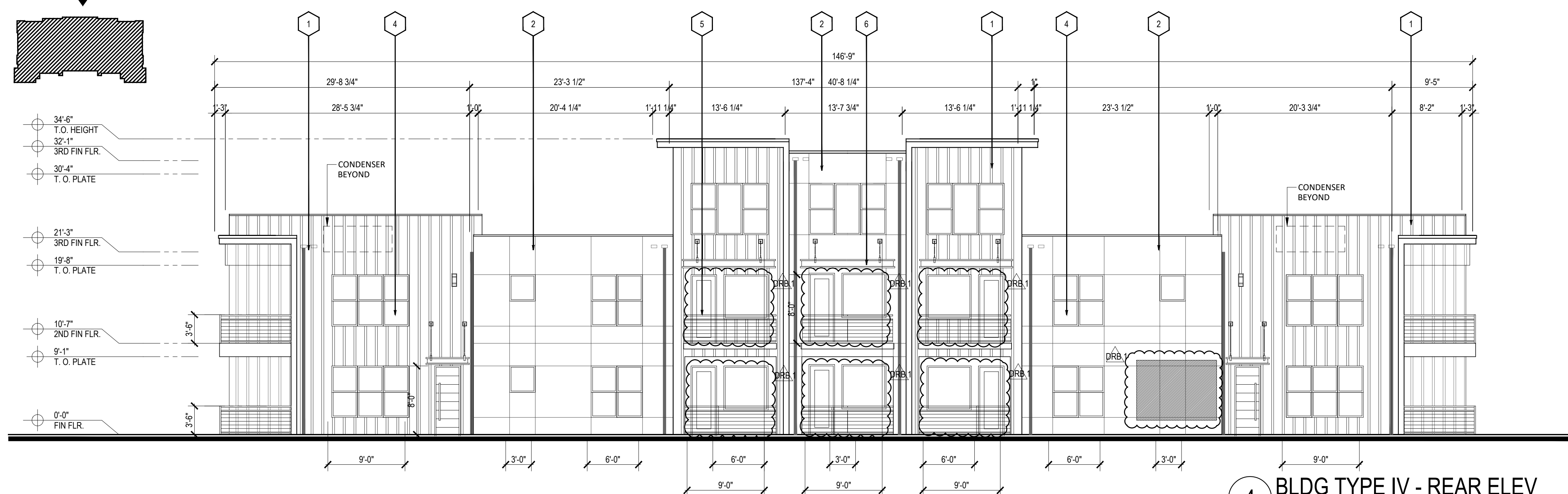
20213

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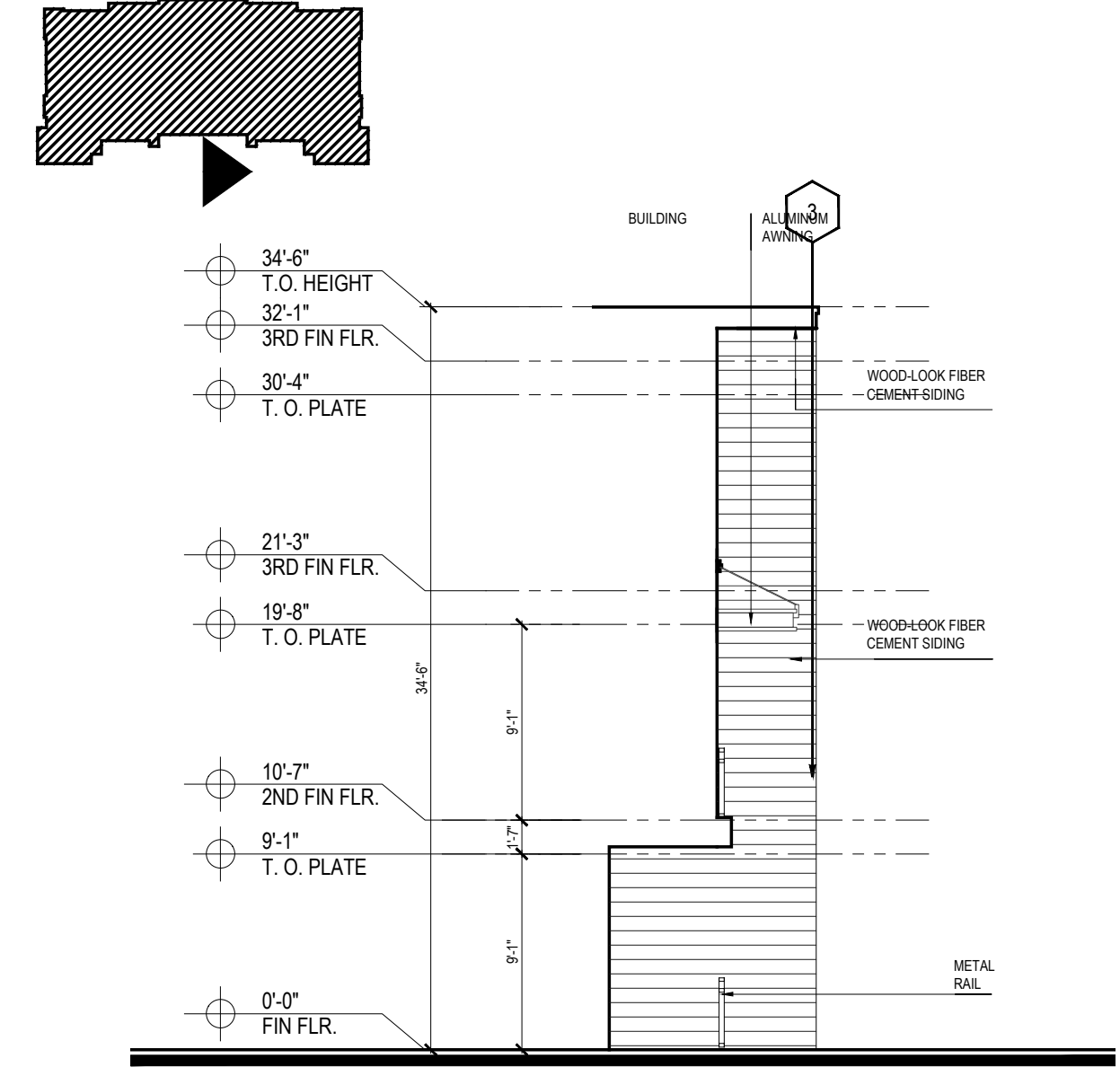
DRB MINOR AMENDMENT: 01-27-2022



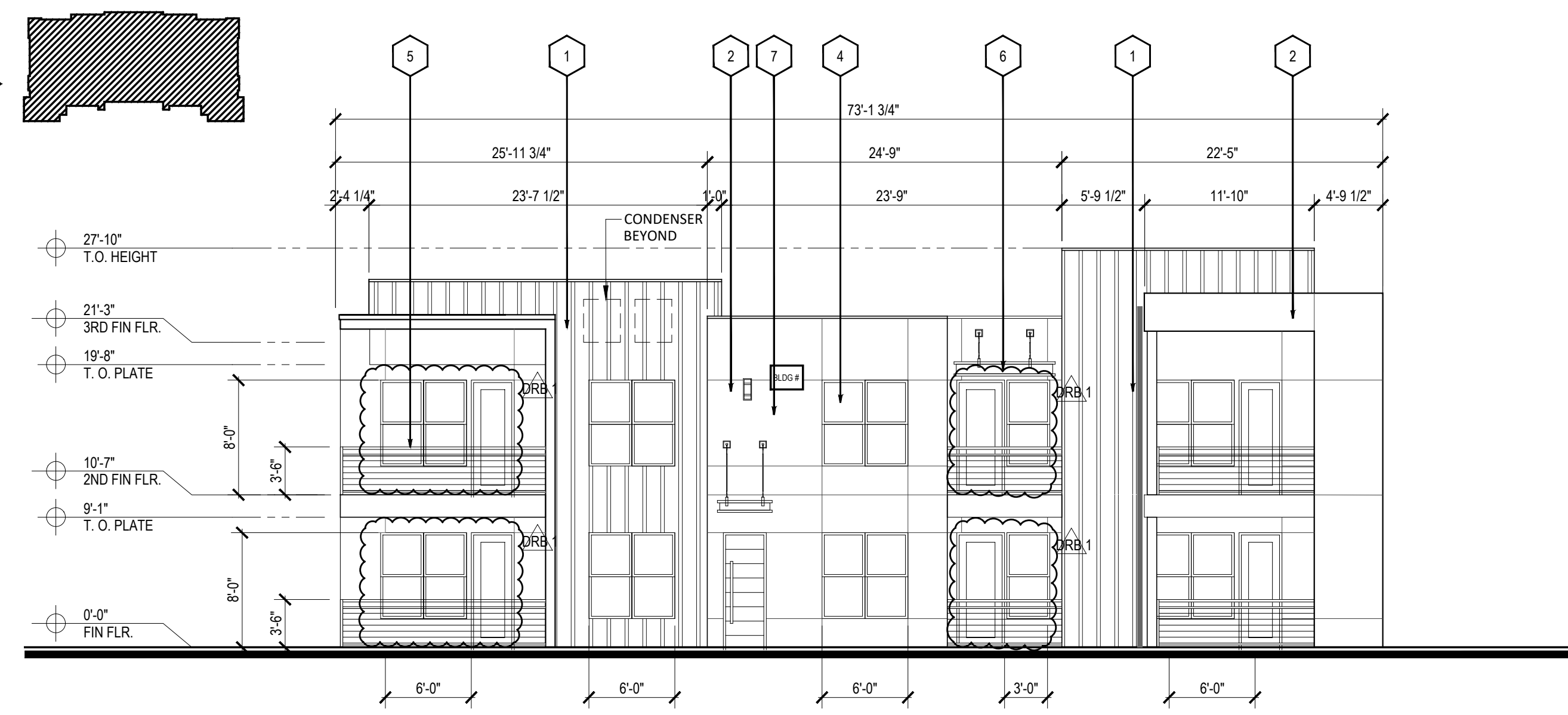
**5 BLDG TYPE IV - FRONT ELEV**  
SCALE: 1/8" = 1'-0"



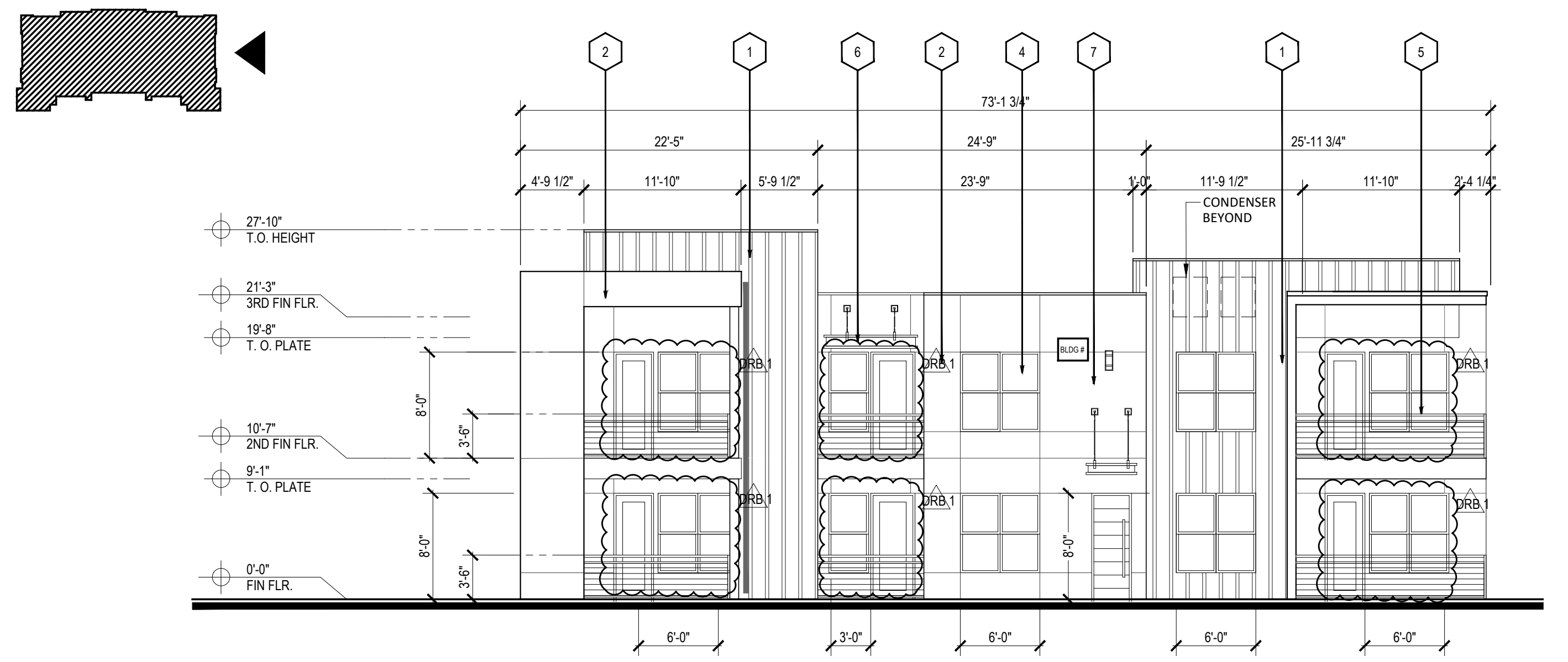
**4 BLDG TYPE IV - REAR ELEV**  
SCALE: 1/8" = 1'-0"



**3 INSIDE HIDDEN ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BLDG TYPE IV - LEFT ELEV**  
SCALE: 1/8" = 1'-0"



**1 BLDG TYPE IV - RIGHT ELEV**  
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



**MATERIAL KEY NOTE**

- 1 BOARD & BATTEN - LIGHT BROWN
- 2 STUCCO - LIGHT GRAY
- 3 WOOD-LOOK FIBER CEMENT SIDING - BROWN
- 4 VINYL WINDOW - BRONZE
- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE
- 7 WALL SIGNAGE LIMITED TO 10% FACADE AREA HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

Designed by: MS  
 Drawn by: RM  
 Architect of Record: RM  
 Date Plotted: XXXX/XX/XX  
 Issue for Pricing / Bidding: XXXX/XX/XX  
 Issue for Permit Application: XXXX/XX/XX  
 Issue for Construction: XXXX/XX/XX

Revisions:		
#	DATE	COMMENTS
DRB	01/27/22	DRB MINOR AMD

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**LEGACY DEVELOPMENT & MANAGEMENT, LLC**



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SHEET CONTENTS:  
 ELEVATIONS  
 TYPE IV  
 SHEET NO.

**A4.41**

20213

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DRB MINOR AMENDMENT: 01-27-2022

Designed by:	MS	
Drawn by:	RM	
Architect of Record:	RM	
Date Plotted:		
Issue for Pricing / Bidding:	XXXXXX	
Issue for Permit Application:	XXXXXX	
Issue for Construction:	XXXXXX	
Revisions:		
#	DATE	COMMENTS
DRB.1	01/27/22	DRB MINOR AMD

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 ALBUQUERQUE, NEW MEXICO  
**LEGACY DEVELOPMENT & MANAGEMENT, LLC**



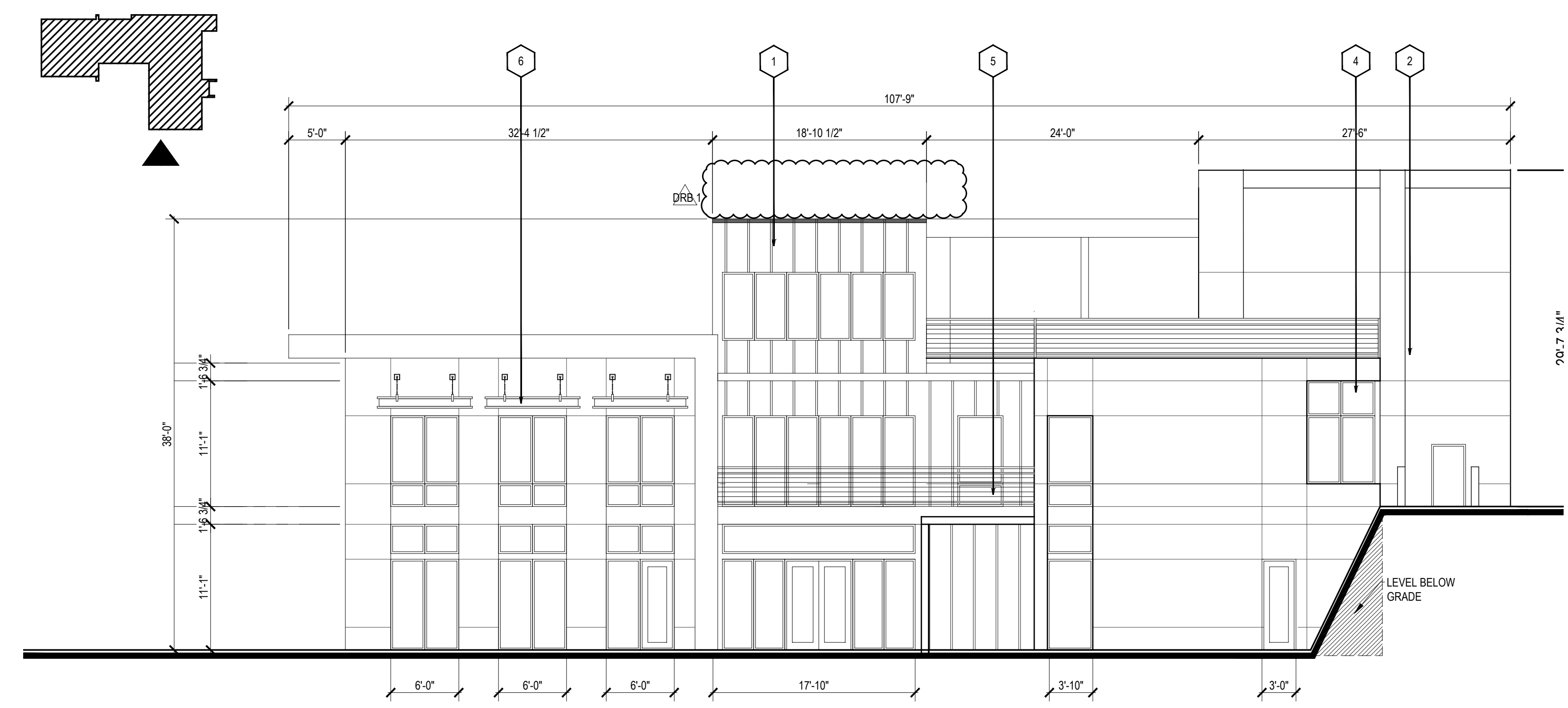
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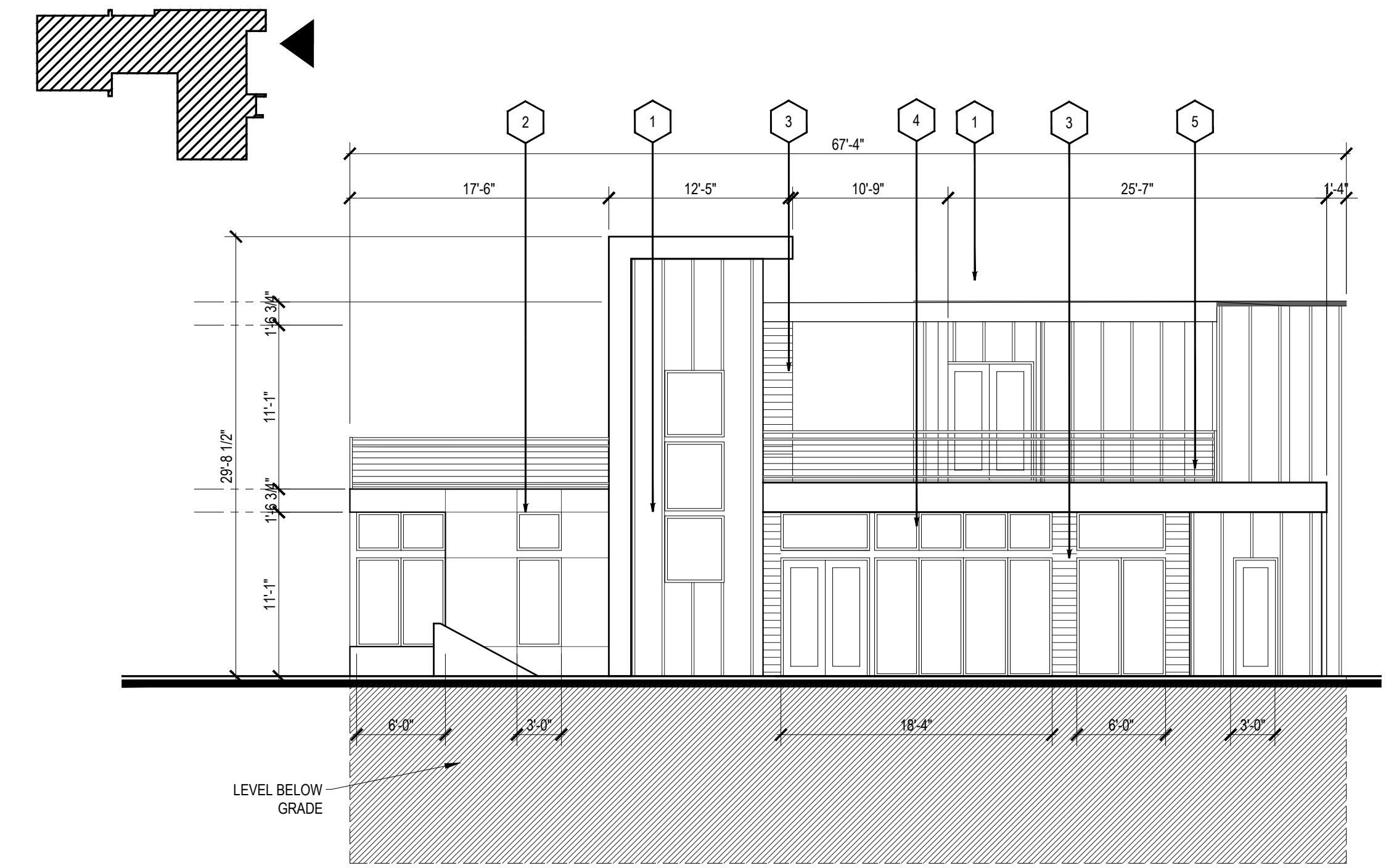
SHEET CONTENTS:  
 CLUBHOUSE ELEVATIONS  
 SHEET NO.  
**A8.02**  
 20213

**MATERIAL KEY NOTE**

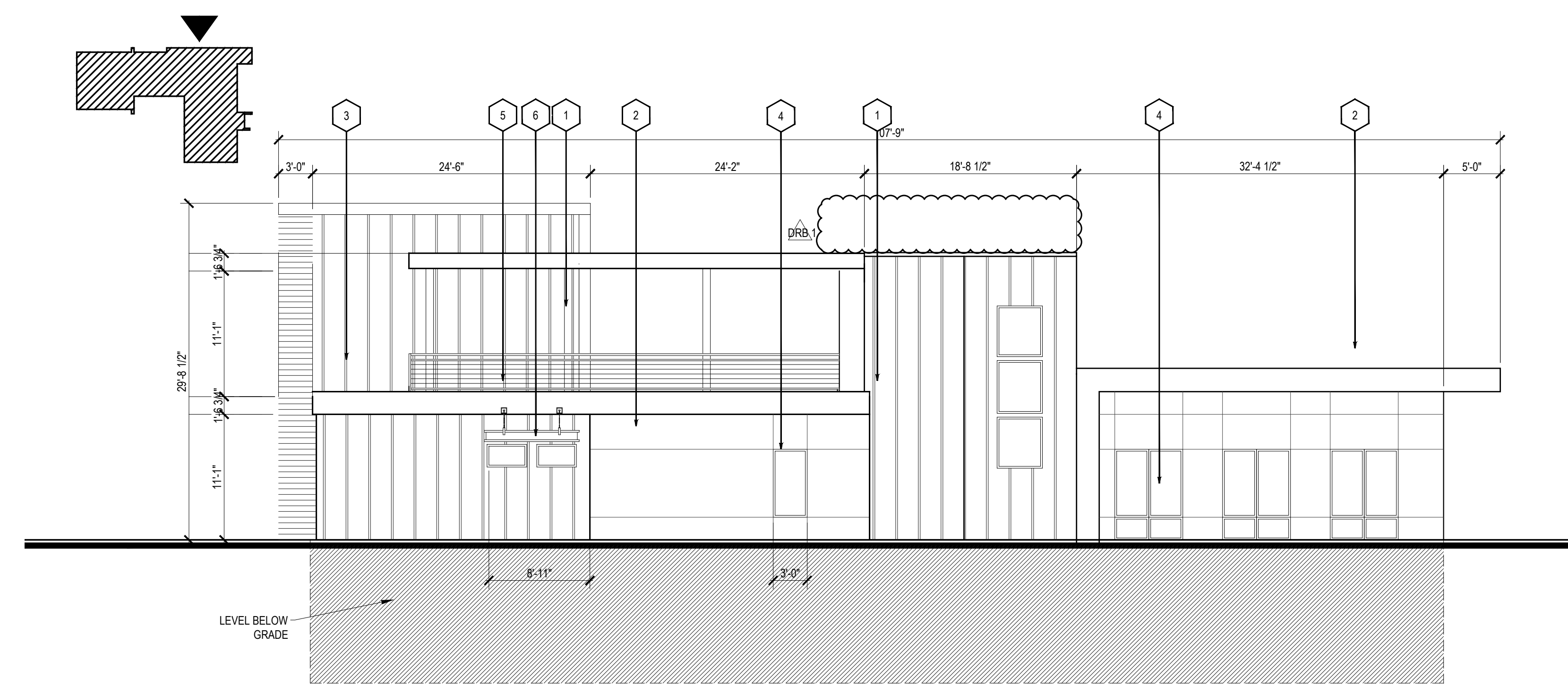
- 1 BOARD & BATTEN - LIGHT BROWN
- 2 STUCCO - LIGHT BROWN
- 3 WOOD-LOOK FIBER CEMENT SIDING - BROWN
- 4 VINYL WINDOW - BRONZE
- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE



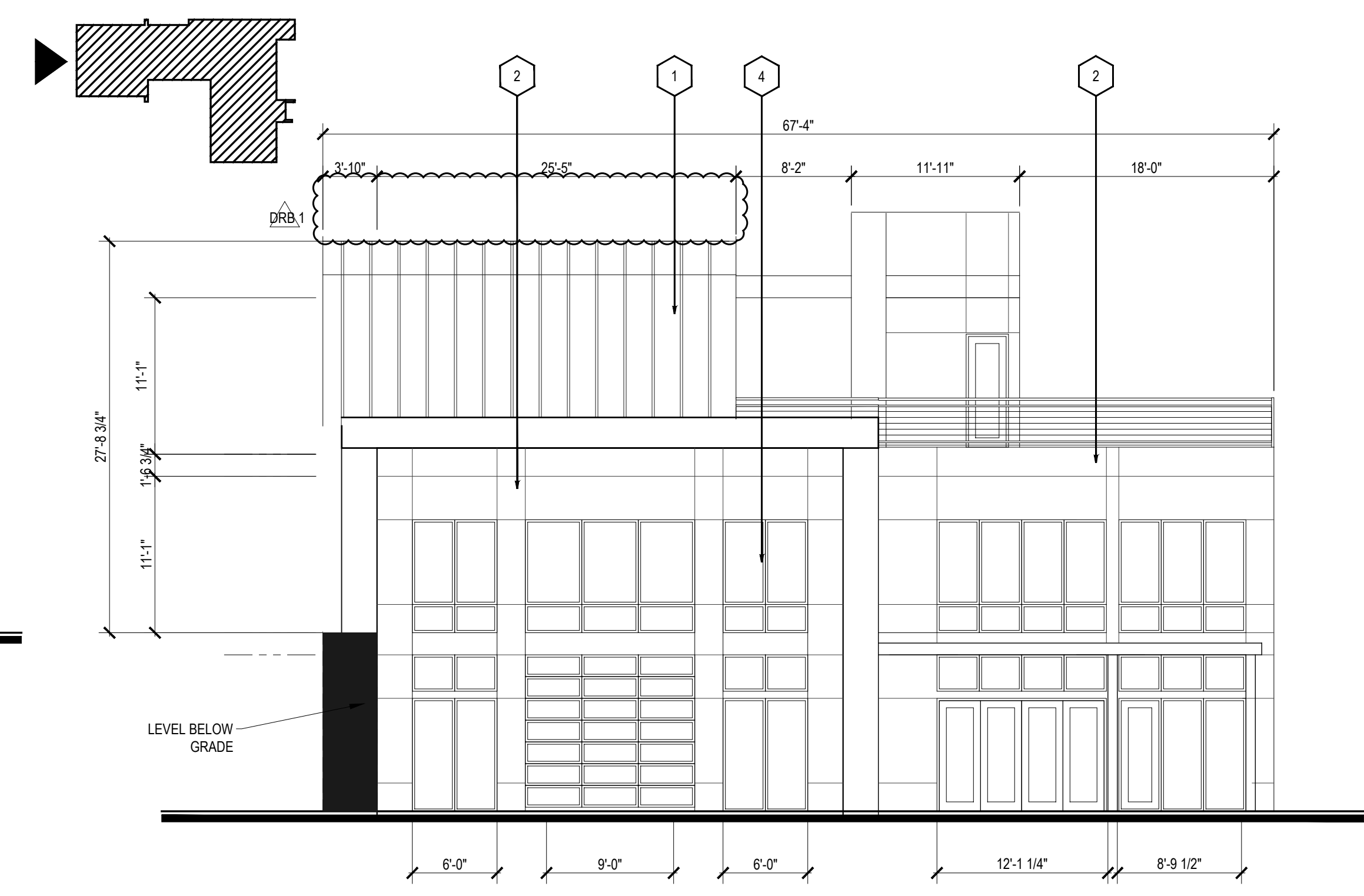
**4 CLUBHOUSE- LEFT ELEV**  
 SCALE: 1/8" = 1'-0"



**3 CLUBHOUSE- FRONT ELEV**  
 SCALE: 1/8" = 1'-0"

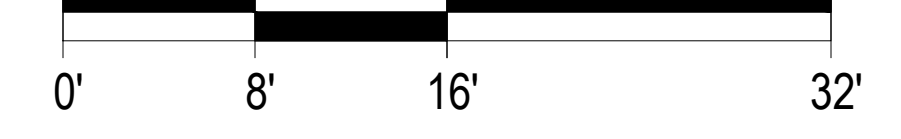


**2 CLUBHOUSE- RIGHT ELEV**  
 SCALE: 1/8" = 1'-0"



**1 CLUBHOUSE- REAR ELEV**  
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



FILE: M:\2020\2021\MARKANA\_MORSET\04\_CD\04.01\_DRAWINGS\2021\A801-DRB.dwg LAYOUT: A802  
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DRB MINOR AMENDMENT: 01-27-2022









