



REVISIONS

△	07/24/2023	REV 1
△	09/05/2023	REV 2

DRAWN BY	AS, SP
REVIEWED BY	DM
DATE	7/24/2023
PROJECT NO.	21-0020
DRAWING NAME	

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

PROJECT DATA

ZONING:
IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MULTIFAMILY RESIDENTIAL
PLANNING CONTEXT:
SITE IS WITHIN THE UPTOWN URBAN CENTER
TRANSIT:
PROJECT SITE IS WITHIN A MAJOR TRANSIT CORRIDOR (LOUISIANA BOULEVARD). BUS ROUTE 12 IS ALONG CONSTITUTION, WEST OF LOUISIANA BOULEVARD, BUS ROUTE 157 IS ALONG LOUISIANA. A BUS STOP IS LOCATED APPROXIMATELY 255 FEET FROM THE SUBJECT SITE AT THE LOUISIANA/CONSTITUTION INTERSECTION.
BIKE FACILITIES:
A BIKE ROUTE IS WITHIN CONSTITUTION AVENUE EAST OF LOUISIANA BOULEVARD AND BIKE LANES ARE WITHIN CONSTITUTION AVENUE WEST OF LOUISIANA BOULEVARD. THE PASEO DE LAS MONTANAS MULTI-USE TRAIL IS NORTH OF THE SUBJECT SITE, WHICH CROSSES OVER I-40 AND CONTINUES ALONG THE FRONTAGE ROAD AS THE I-40 TRAIL.
LEGAL DESCRIPTION:
Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico
SITE AREA: 1.74 ACRES
ZONE ATLAS: J-19-2
SETBACKS: FRONT = 0' MIN / 15' MAX, SIDE = 0' MIN / N/A MAX, REAR = 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0"
ACTUAL HEIGHT: 77'-0"
SPRINKLERED: YES, NFPA 13
BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL
CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA, 5 STORY RESIDENTIAL BUILDING - TYPE VA
BUILDING SF:
FIRST LEVEL - COVERED PARKING (PODIUM) 44,987 GSF
SECOND LEVEL 34,015 GSF
THIRD LEVEL 34,350 GSF
FOURTH LEVEL 34,350 GSF
FIFTH LEVEL 34,350 GSF
SIXTH LEVEL 34,350 GSF
TOTAL 216,402 GSF
PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)
REQUIRED SPACES: 1 SPACES / DWELLING UNITS: 190 X 1 = 190 SPACES
PROVIDED PARKING = 159 SPACES AT GROUND LEVEL GARAGE, 71 SPACES AT LOWER LEVEL GARAGE
PROVIDED PARKING = 230 TOTAL SPACES
ACCESSIBLE PARKING: (ADA 208 2.3)
2% OF UNITS = 190 X .02 = 3.8 = 4 SPACES REQUIRED
STANDARD SPACES + VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED
BICYCLE PARKING REQUIRED: 19 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)
BICYCLE PARKING PROVIDED = 19 SPACES

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
STUDIO	STUDIO	518 SF	61	31,598 SF
1-1B	1 BEDROOM / 1 BATHROOM	698 SF	15	10,470 SF
1-1C	1 BEDROOM / 1 BATHROOM	699 SF	18	12,582 SF
1-1D	1 BEDROOM / 1 BATHROOM	641 SF	25	16,025 SF
1-1E	1 BEDROOM / 1 BATHROOM	646 SF	19	12,274 SF
1-1F	1 BEDROOM / 1 BATHROOM	741 SF	10	7,410 SF
1-1G	1 BEDROOM / 1 BATHROOM	639 SF	4	2,556 SF
1-1H	1 BEDROOM / 1 BATHROOM	652 SF	5	3,260 SF
1-1J	1 BEDROOM / 1 BATHROOM	689 SF	5	3,445 SF
2-2B	2 BEDROOM / 2 BATHROOM	1,060 SF	28	29,680 SF
TOTAL:			190 UNITS	129,300 SF

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING		
USABLE OPEN SPACE		
1 BD, 225 SF PER UNIT	225 SF x 162 UNITS	= 36,450 SF
2 BD, 285 SF PER UNIT	285 SF x 28 UNITS	= 7,980 SF
TOTAL		= 44,430 SF
UC-MS-PT: 50% REDUCTION	= 44,430 SF X 50%	= 22,215 SF
REQUIRED OPEN SPACE:		
PROVIDED OPEN SPACE:		
LEVEL 1	= 7,633 SF	
LEVEL 2	= 12,728 SF	
LEVEL 3	= 2,419 SF	
LEVEL 4	= 2,226 SF	
LEVEL 5	= 2,226 SF	
LEVEL 6	= 2,400 SF	
TOTAL		= 29,630 SF

LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- 6" TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

SHEET KEYED NOTES

- TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- CONCRETE CURB & GUTTER, SEE D3/SDP1.2
- 6" WIDE CONCRETE SIDEWALK SEE D5/SDP1.2
- BUILDING ABOVE
- EXISTING FIRE HYDRANT, SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING, SEE A5/SDP1.2
- 15' MAX FRONT SETBACK
- 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 CLEAR SIGHT TRIANGLE
- ACCESSIBLE RAMP, SEE B3/SDP1.2
- BIKE STORAGE ROOM
- BIKE RACK, SEE C3/SDP1.2
- PERPENDICULAR CURB RAMP'S ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443
- WATER METER VAULT, SEE CIVIL
- TRASH CHUTE FOR REFUSE AND RECYCLE
- VEHICLE RAMP
- MOTORCYCLE PARKING SPACES

EASEMENT NOTES

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 10' P.U.E.
- EXISTING 10' UTILITY EASEMENT
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE
- EXISTING 30' COMMON ACCESS EASEMENT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE AT FIRST LEVEL COVERED PARKING GARAGE, LEASING OFFICE, MAIL AND PACKAGE CENTER AND BIKE STORAGE ROOM. AT SECOND FLOOR LEVEL THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

CPTED

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)
NATURAL ACCESS CONTROL -
PROPERLY LOCATED ENTRANCES, EXITS, FENCING, LANDSCAPING, AND LIGHTING DIRECT FOOT AND MOTOR VEHICULAR TRAFFIC INTO THE SITE. NATURAL ACCESS CONTROL IS IMPLEMENTED AT PRIMARY BUILDING ENTRANCE LOCATED AT THE MAIN VEHICULAR AND PEDESTRIAN WAY ALONG CONSTITUTION AVENUE. SIGNS, FENCES AND LANDSCAPE MATERIAL FORM AN EDGE ALONG THE STREET ENTRANCE TO THE PROJECT.

NATURAL SURVEILLANCE -
THE MAIN BUILDING ENTRY, LEASING AND MAINTENANCE OFFICES ON SITE INCORPORATE WINDOWS ALLOWING DIRECT VIEW OF ACTIVITIES AT THE ARRIVAL POINTS OUTSIDE THE BUILDING. THE PARKING AREAS ARE WELL ILLUMINATED AND HAVE DIRECT LINE OF SITE INTO AND THROUGH SITE AREAS WITH OPEN SECURITY FENCES AND LOW LANDSCAPE PLANTINGS ALONG THE BOUNDARIES OF THE SITE AND BUILDING TO THE PUBLIC WAY.

MAINTENANCE
COMMITMENT TO ROUTINE AND PREVENTATIVE MAINTENANCE DEMONSTRATES THAT SOMEONE CARES AND IS INVESTING IN THE PROPERTY. NEGLECTED SPACE OFTEN RESULTS IN MISUSE OF THAT SPACE BY PEOPLE. DURING DESIGN AND CONSTRUCTION, ATTENTION TO THE MATERIAL AND FINISHES ARE SELECTED FOR DURABILITY AND LOW MAINTENANCE. ON SITE BUILDING MANAGEMENT PLAN WILL IMMEDIATELY REMOVE GRAFFITI, KEEP TRASH RECEPTACLES CLEAN, MAINTAIN LIGHTING, AND CARE FOR LANDSCAPING. PLANT MATERIAL IS SELECTED IN CONSIDERATION OF FULL MATURATION TO AVOID NEGATIVE IMPACT TO SIGHT LIGHTS.

PROJECT NUMBER: PR-2021-005689

Application Number: SI-2023-01391

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 for construction of public improvements.

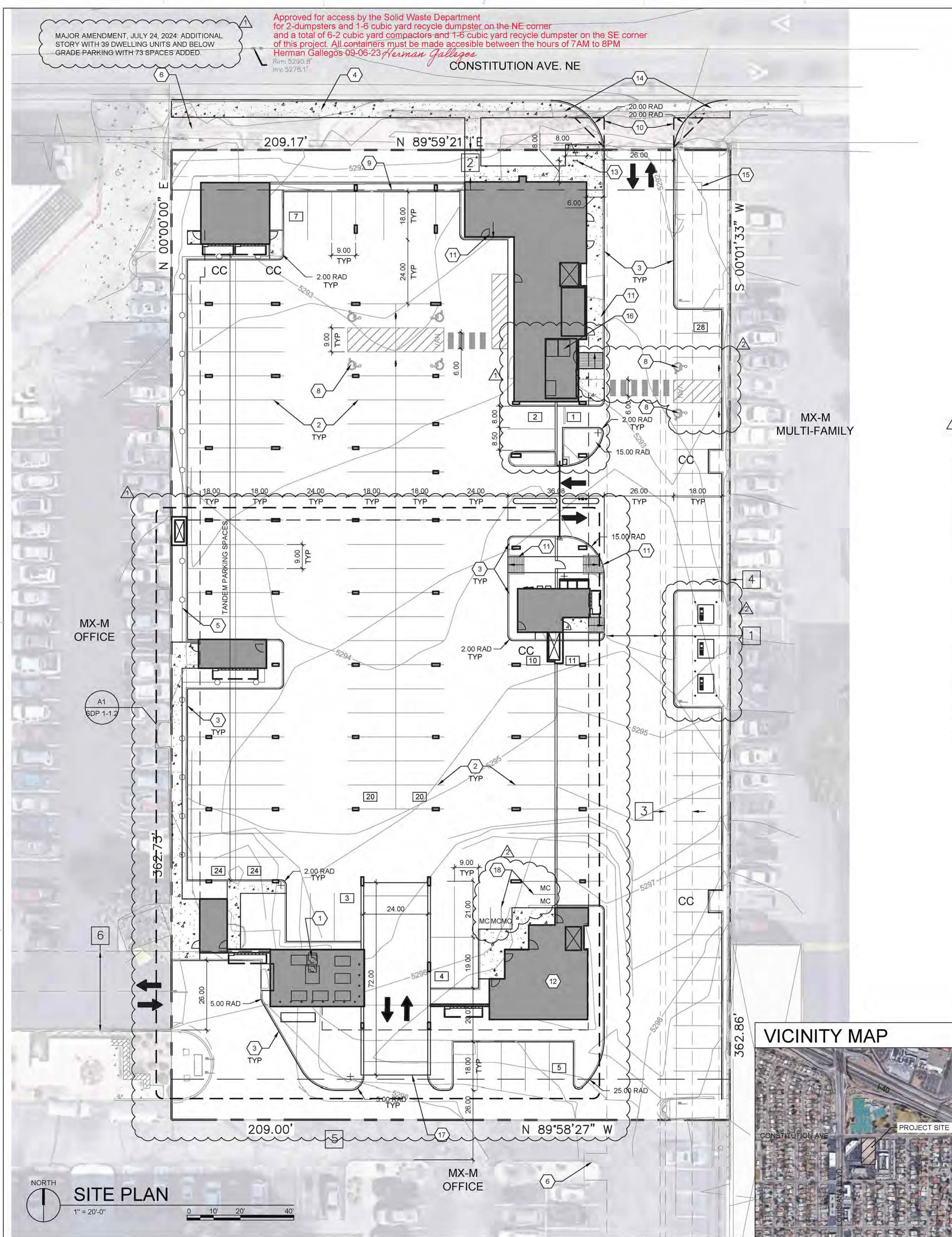
DFT SITE DEVELOPMENT PLAN APPROVAL:

<i>Ernest Armijs</i>	Oct 16, 2023
Traffic Engineering, Transportation Division	Date
<i>Alan Guitierrez</i>	Nov 22, 2023
ABCWUA	Date
<i>Whitney Ober</i>	Oct 12, 2023
Parks and Recreation Department	Date
<i>Wagner Chen</i>	Oct 12, 2023
Hydrology	Date
<i>Jeff Paulsen</i>	Oct 12, 2023
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos <i>Herman Gallegos</i>	09-06-23
Solid Waste Management	Date
<i>Jay Rodenbeck</i>	Nov 22, 2023
Panning Department	Date

VICINITY MAP



Approved for access by the Solid Waste Department for 2-dumpsters and 1-6 cubic yard recycle dumpster on the NE corner and a total of 6-2 cubic yard compactors and 1-6 cubic yard recycle dumpster on the SE corner of this project. All containers must be made accessible between the hours of 7AM to 8PM
Herman Gallegos-09-06-23 *Herman Gallegos*
Rev: 5290.8
Inv: 5276.1



SITE PLAN



MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 39 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.

SHEET KEYED NOTES

1. TRASH CHUTE AND 2 YARD TRASH COMPACTOR.
2. PARKING LOT STRIPING, 4' WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE D3/SDP1.2
4. 6' WIDE CONCRETE SIDEWALK SEE D5/SDP1.2
5. BUILDING ABOVE.
6. EXISTING FIRE HYDRANT, SEE CIVIL
7. NEW F.D.C. SEE CIVIL
8. ADA PARKING, SEE A5/SDP1.2
9. 15' MAX FRONT SETBACK
10. 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 CLEAR SIGHT TRIANGLE
11. ACCESSIBLE RAMP, SEE B3/SDP1.2
12. BIKE STORAGE ROOM
13. BIKE RACK, SEE C3/SDP1.2
14. PERPENDICULAR CURB RAMPS ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443.
15. WATER METER VAULT, SEE CIVIL
16. TRASH CHUTE FOR RECYCLE ONLY AND 2 YARD COMPACTOR.
17. VEHICLE RAMP

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

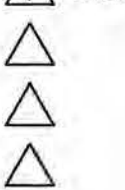
PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

07/24/2023 REV 1



DRAWN BY D/P/S

REVIEWED BY D/P/S

DATE 7/24/2023

PROJECT NO. 21-0020

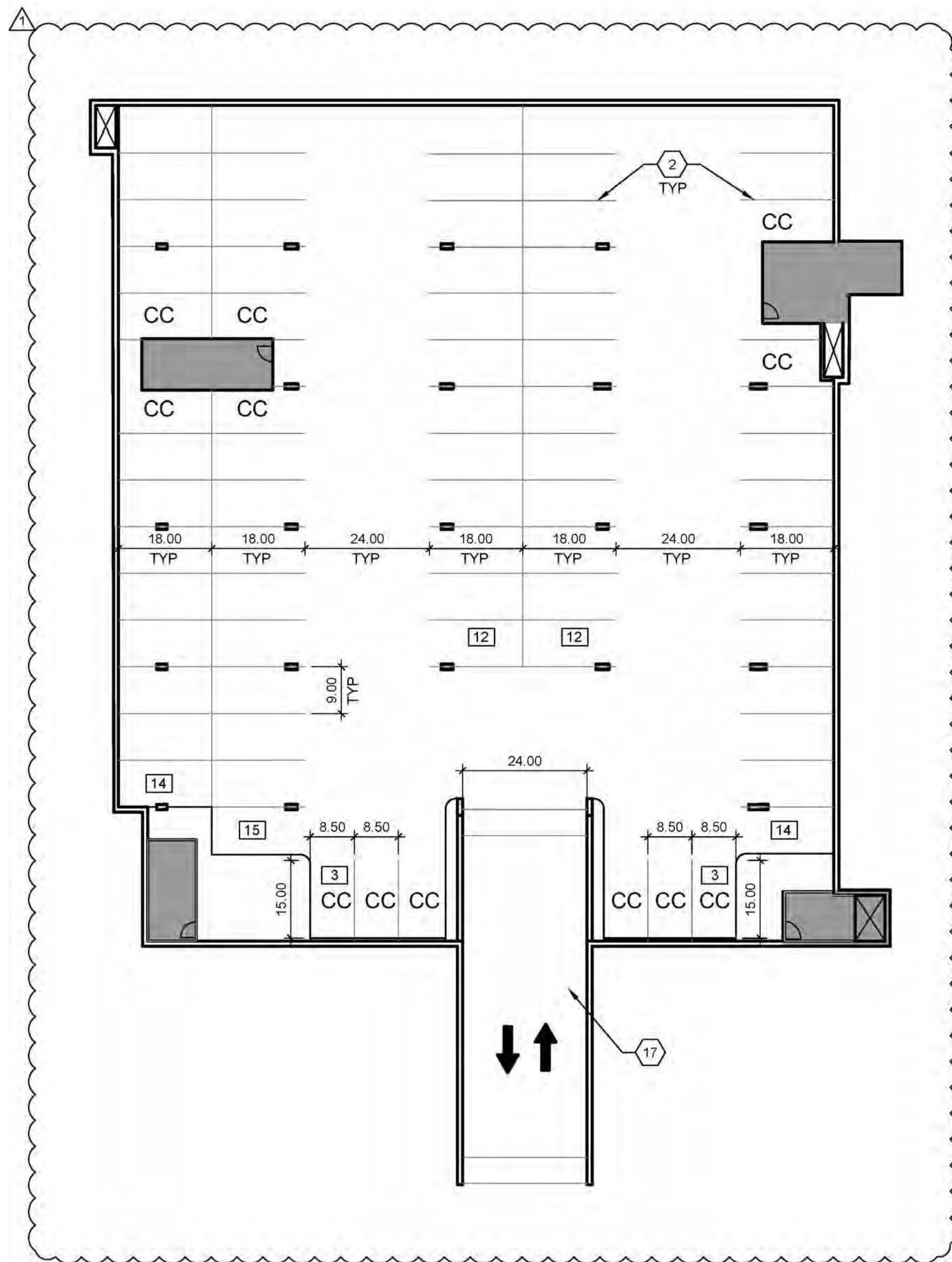
DRAWING NAME

LOWER LEVEL
GARAGE PLAN

SHEET NO.

SDP1-1.2

OF

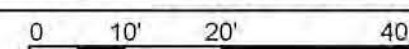


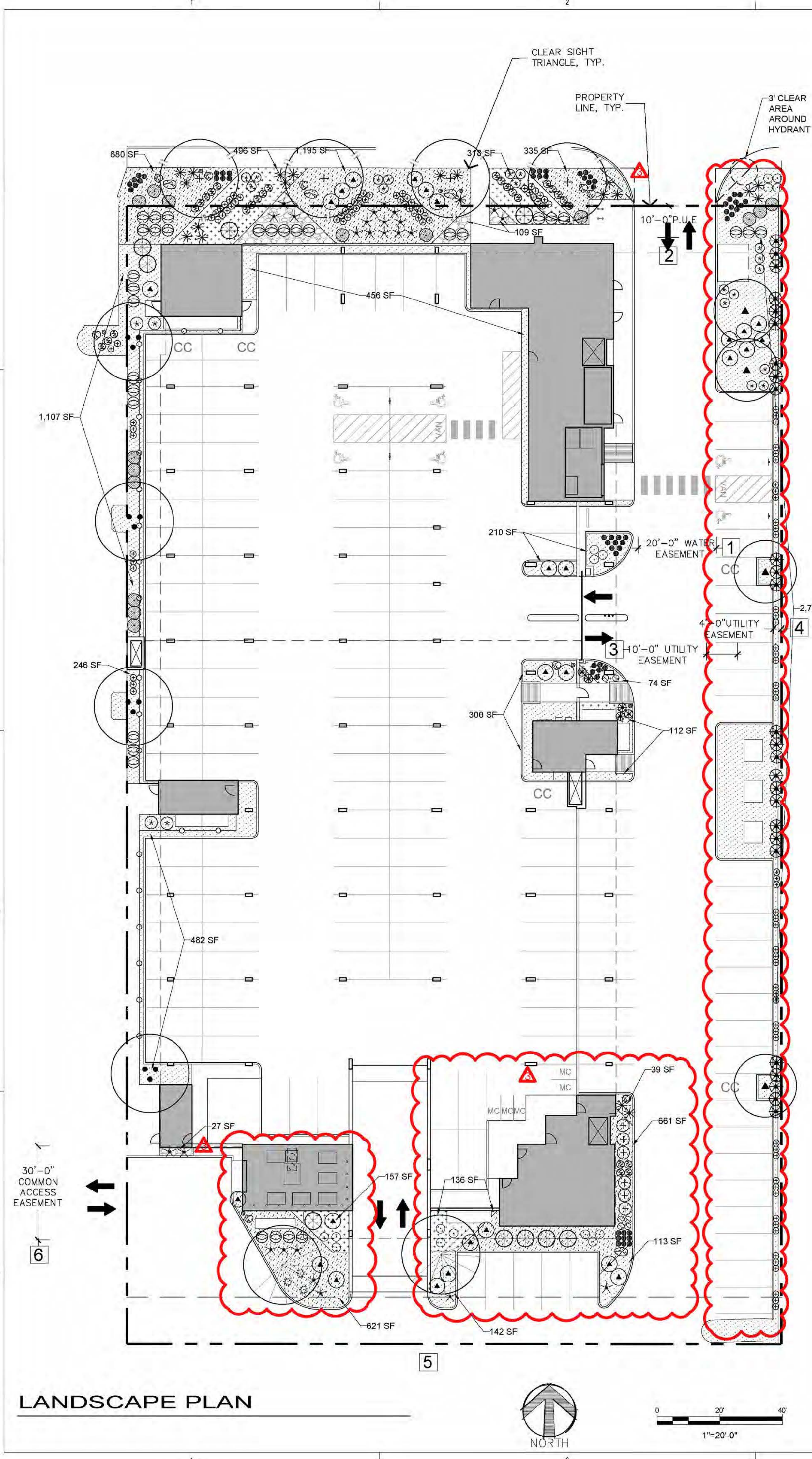
LEGEND

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- 6" BOLLARD WITH SIGN
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A1 LOWER LEVEL GARAGE

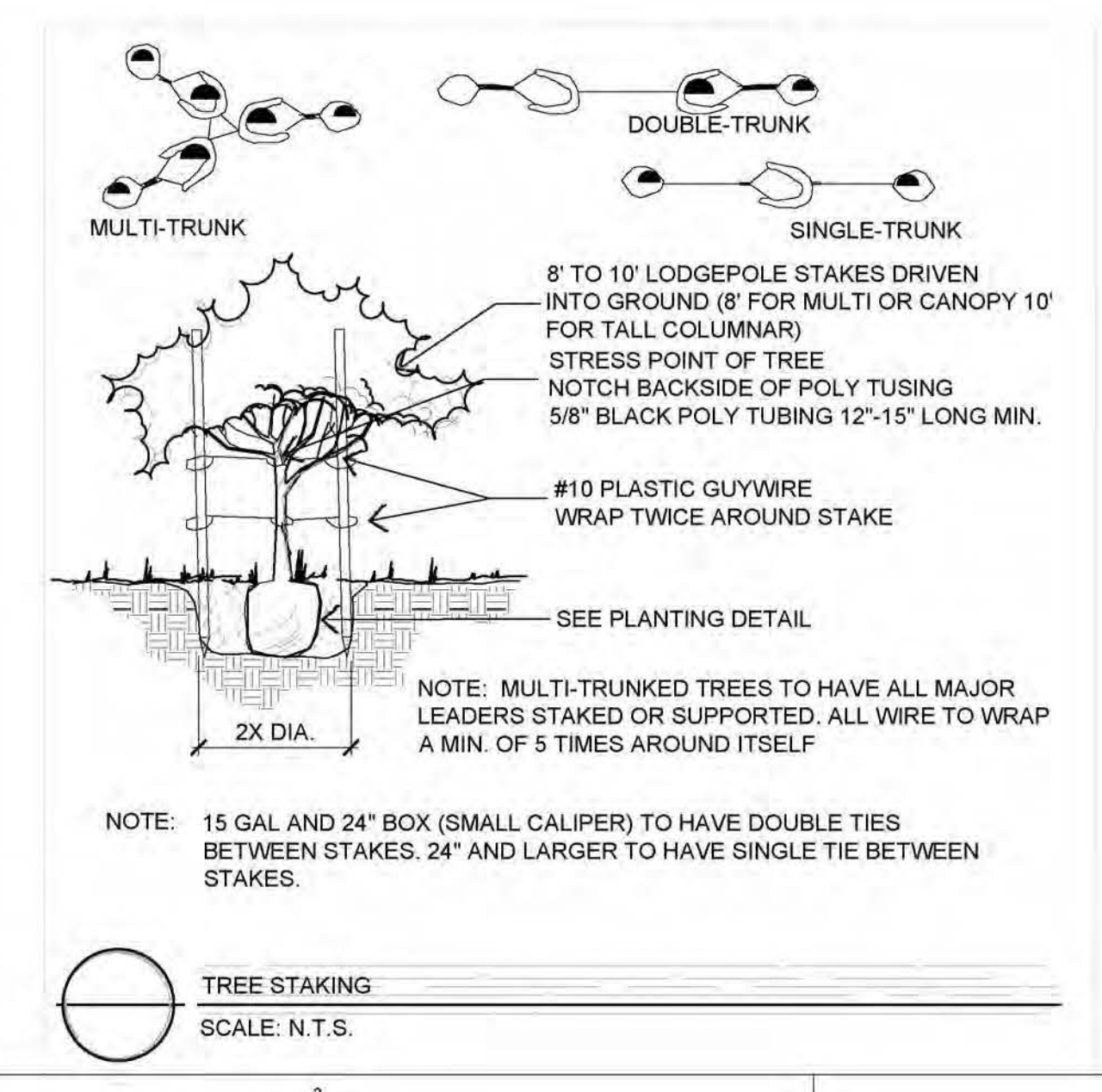
1" = 20'-0"





PLANT SCHEDULE (SEE L 1.2 FOR SECOND FLOOR PLANTING)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
TREES					
●	<i>Celtis reticulata</i>	Netleaf Hackberry	2" Cal. 8'-10" Install 25'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
○	<i>Chilopsis Linearis</i>	Desert Willow	2" Cal. 8'-10" Install 20'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
○	<i>Pistachia chinensis</i>	Chinese Pistache	2" Cal. 8'-10" Install 40'x30' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
○	<i>Quercus fusiformis</i>	Escarpment Live Oak	2" Cal. 8'-10" Install 25'x30' Mature	2	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
○	<i>Juniper scopulorum</i> 'Wichita blue'	Wichita Blue Juniper	2" Cal. 8'-10" Install 40'x40' Mature	9	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
ACCENTS & VINES					
★	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal.	25	Rainwater
●	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	5 Gal.	63	Medium Water
○	<i>Muhlenbergia capillaris</i>	Regal Mist	5 Gal.	22	Medium Water
+	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	5 Gal.	118	Medium Water
*	<i>Yucca rupicola</i>	Twisted Yucca	5 Gal.	20	Rainwater
SHRUBS					
○	<i>Buddleia davidii</i> nan. 'Nanho Purple'	Purple Butterfly Bush	5 Gal.	32	Medium Water
○	<i>Cytisus x praecox</i> 'Allgold'	Allgold Broom	5 Gal.	15	Medium Water
○	<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Nandina	5 Gal.	31	Medium Water
○	<i>Rhus trilobata</i> 'Autumn Amber'	Creeping Three-Leaf Sumac	5 Gal.	27	Low Water
○	<i>Salvia</i> 'Ultra Violet'	Ultra Violet Hybrid Sage	5 Gal.	27	Low Water
GROUND COVERS					
○	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	1 Gal.	3	Medium Water
○	<i>Penstemon Schmidii</i> 'Red Riding Hood'	Red Riding Hood Beardtongue	1 Gal.	16	Low Water
○	<i>Lavandula angustifolia</i> 'Munstead'	Munstead Lavender	1 Gal.	6	Medium Water
MISCELLANEOUS					
	3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: 6,954 s.f.				
	2" Tequila Sunrise Rock Mulch (4" Depth Over Filter Fabric) - QTY: 1,018 s.f.				
	2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - QTY: 295 s.f.				
	Shredded Bark Mulch (3" Depth Over Filter Fabric) - QTY: 3,018 s.f.				
	4'x4' Landscape Boulders - QTY: 4				
	3'x3' Landscape Boulders - QTY: 9				
	2'x2' Landscape Boulders - QTY: 7				
	4'x4' Sonoran Stonecrete Fiberglass Planter - QTY: 9				
	4'x2' Sonoran Stonecrete Fiberglass Planter - QTY: 12				
SF OF LANDSCAPE AREA ON 2ND FLOOR - 3,454 (NOT INCLUDED IN CALCULATIONS)					



GENERAL LANDSCAPE NOTES

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.

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.

ORGANIC MULCH AT TREES:
ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

LANDSCAPE CALCULATIONS

SITE AREA (1.74 AC)	75,794 SF
BUILDING FOOTPRINT	-44,987 SF
NET LOT	30,807 SF
REQUIRED/PROVIDED LANDSCAPE	3,081 SF (10%)/10,898 SF (35%)
*NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER.	

COVERAGE
REQUIRED/PROVIDED VEGETATIVE COVER 8,172 SF (75%)/22,344 SF (205%)
REQUIRED/PROVIDED GROUND-LEVEL COVER 2,724 SF (25%)/ 2,887 SF (26%)

PARKING LOT TREES (SURFACE ONLY)
TOTAL PARKING LOT SPACES PROVIDED 232
SURFACE PARKING LOT SPACES PROVIDED 44
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES) 5/6

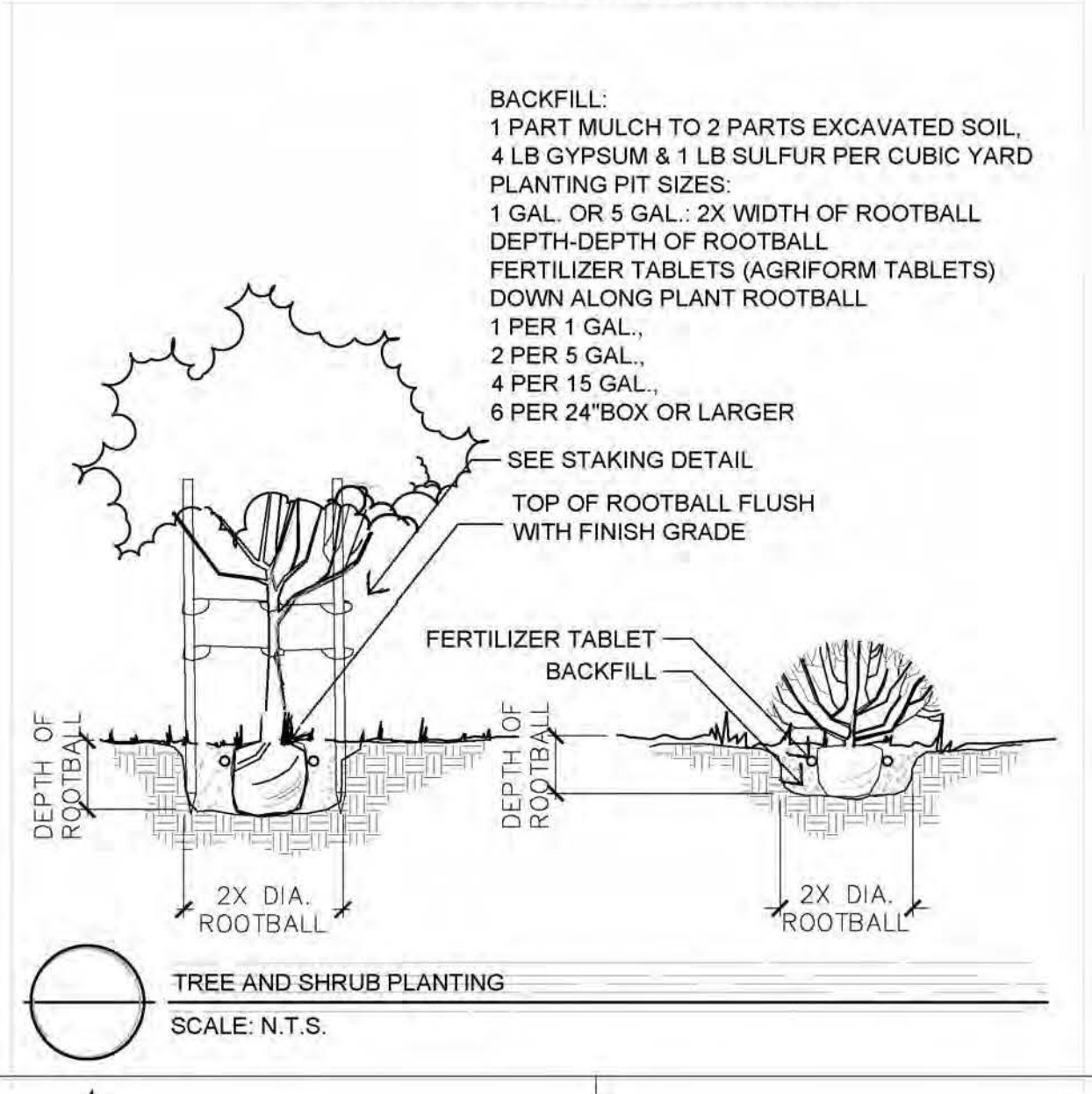
PARKING LOT AREA
THE SITE IS LOCATED IN THE UPTOWN URBAN CENTER. AT LEAST 5 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.
PARKING LOT AREA 20,824 SF
REQUIRED/PROVIDED PARKING LOT LANDSCAPE 1,031 SF (5%)/ 5,212 SF (25%)

STREET TREES
4 STREET TREES ARE PROVIDED AT 40' O.C. ON CONSTITUTION AVE NE.

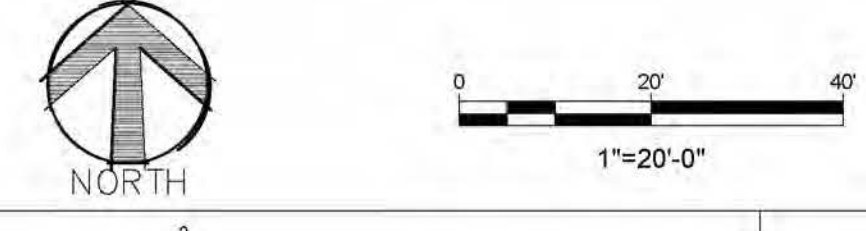
MULCH GROUND COVER
PER 5-6(C)(5)(c) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA, OR 50 PERCENT IN DT-UC-MS AREAS.
TOTAL SF OF LANDSCAPE AREAS = 10,898
TOTAL COMBINED AREA OF GRAVEL MULCH - 7,405 SF = 68%
TOTAL AREA OF BARK MULCH - 3,493 SF = 32%

EASEMENT NOTES

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 10' P.U.E.
- EXISTING 10' UTILITY EASEMENT
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE
- EXISTING 30' COMMON ACCESS EASEMENT



LANDSCAPE PLAN



Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801

LANDSCAPE ARCHITECT



ENGINEER

PROJECT

MARKANA FLATS - 100%
LOUISIANA AND CONSTITUTION
ALBUQUERQUE, NM, 87110

REVISIONS

08/12/2022	
06/23/2023	
08/08/2023	- Planting Modified

DRAWN BY
REVIEWED BY
DATE 09/20/2023
PROJECT NO. 21-0020
DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.
L1.1
OF

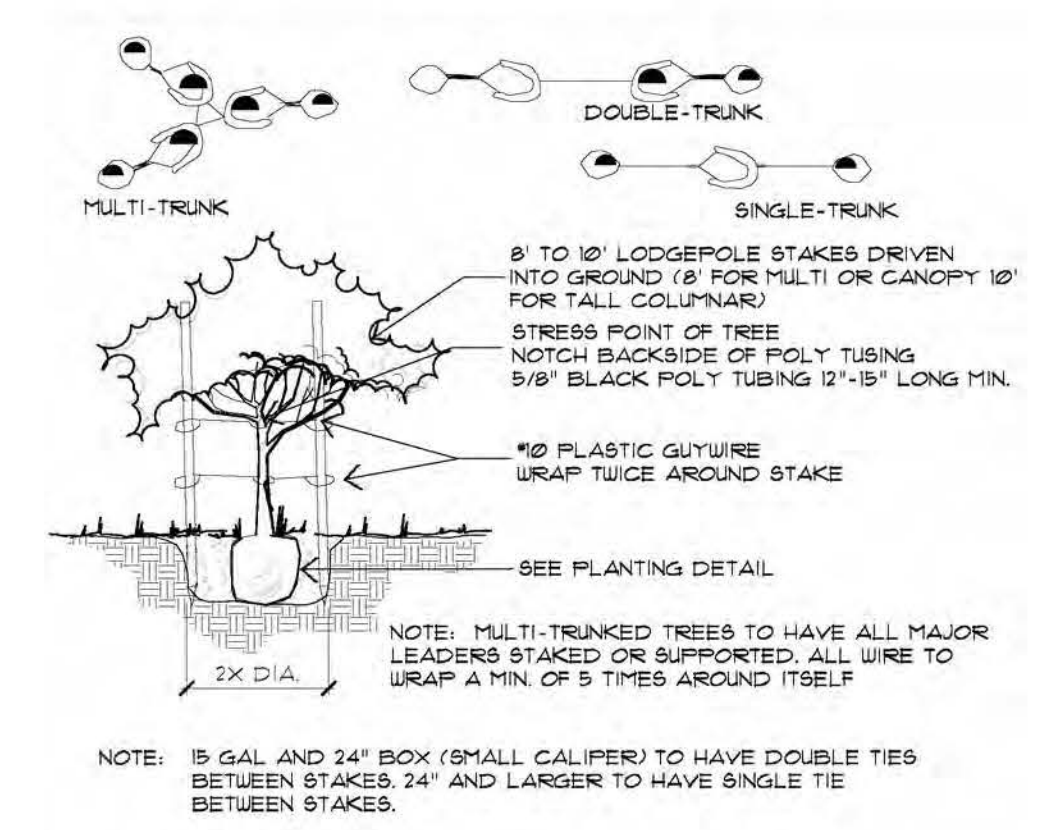
REVISIONS

DRAWN BY	CPH/RMD
REVIEWED BY	PV
DATE	08/16/2023
PROJECT NO.	21-0020
DRAWING NAME	

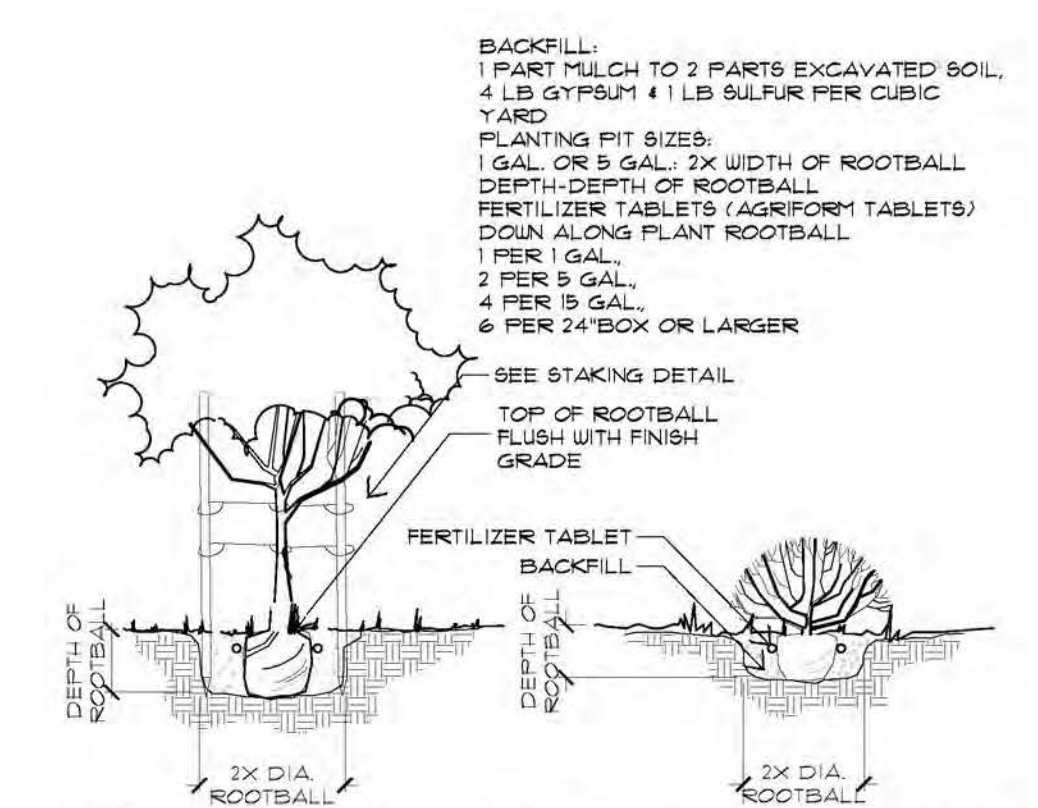


EXPIRES 06/30/2025

Collaborative V
Design Studio Inc.
7116 East 1st Avenue
Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



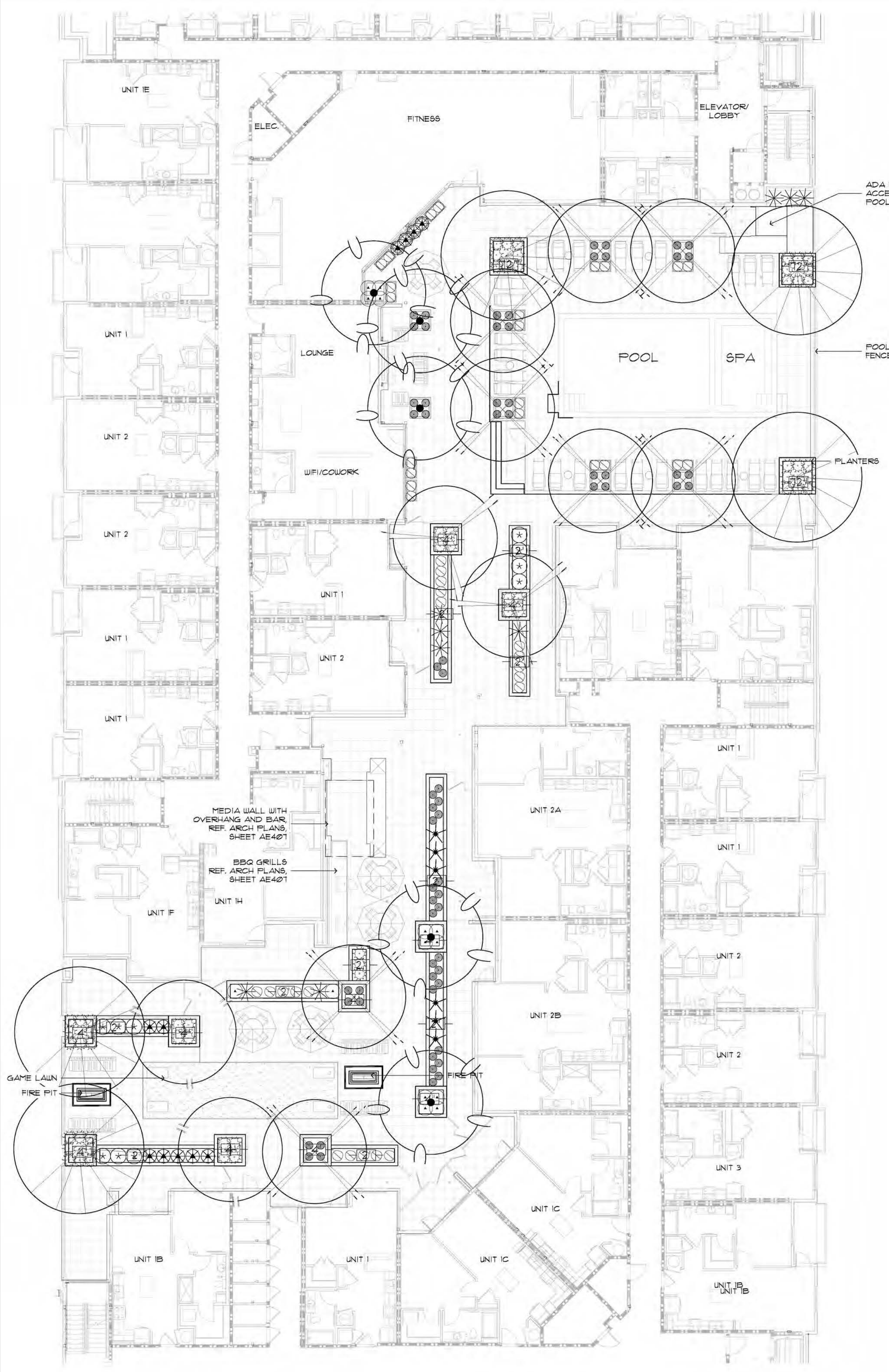
5 TREE STAKING
SCALE: N.T.S.



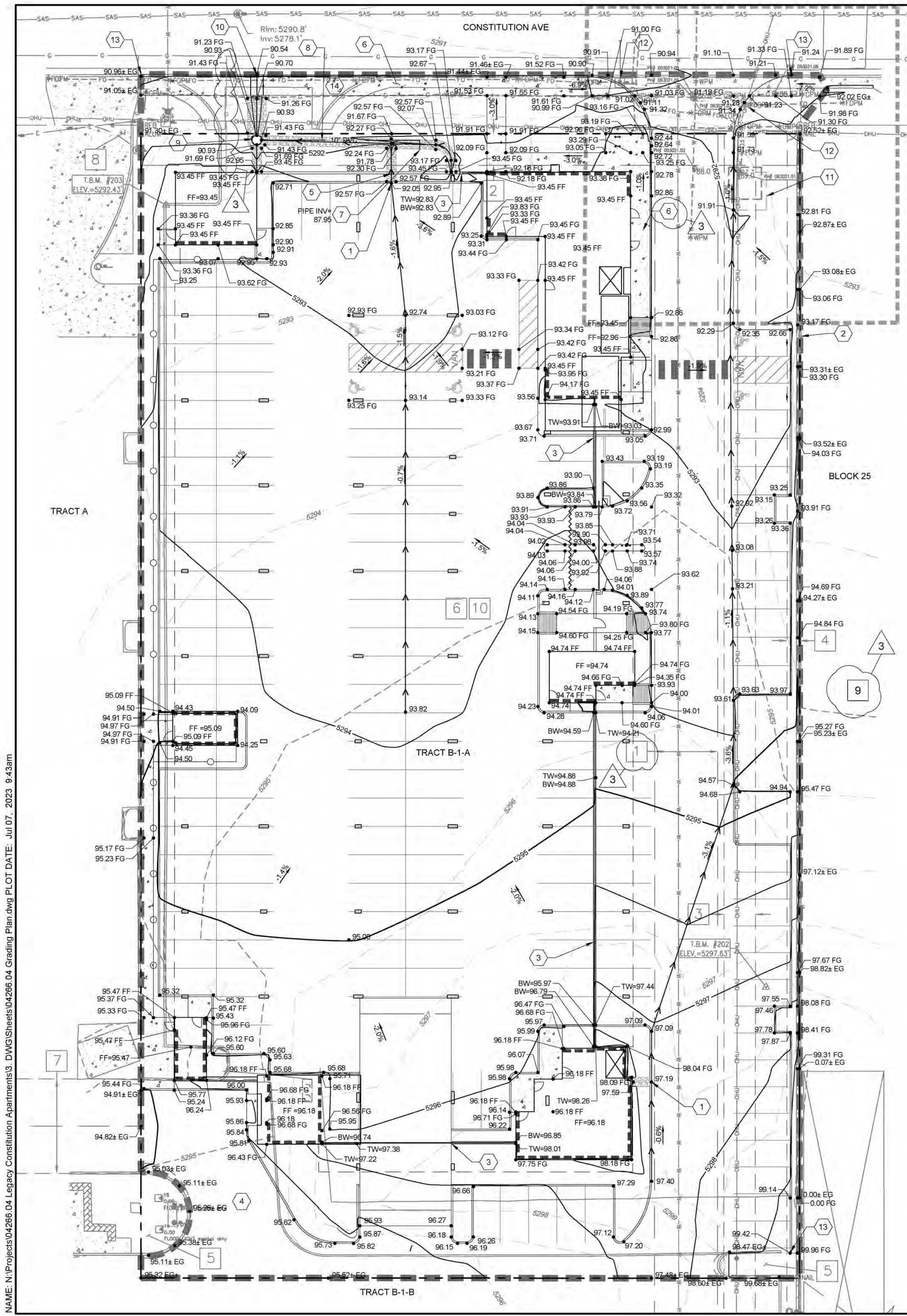
6 TREE AND SHRUB PLANTING
SCALE: N.T.S.

PLANT SCHEDULE (LVL 2 ONLY)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
TREES					
⊗	<i>Prunus cerasifera</i>	Purpleleaf Plum	15" Cal. 8-10' Install 20'x20' Mature	8	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
⊙	<i>Quercus fusiformis</i>	Escarpment Live Oak	2" Cal. 5-5'x30' Mature	5	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
⊕	<i>Acer palmatum</i>	Japanese Maple	15" Cal. 5-5' Install 5'x10' Mature	5	Single-Trunk Dense Canopy High Water, Ball and Burlap
⊕	<i>Fistichia chinensis</i>	Chinese Pistache	2" Cal. 8-10' Install 60'x60' Mature	2	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
⊕	<i>Malus cultivars</i>	Crabapple	15" Cal. 5-10' Install 5'x10' Mature	2	Single-Trunk Dense Canopy High Water, Ball and Burlap
ACCENTS & VINES					
*	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal.	6	As Per Plan
⊗	<i>Muhlenbergia capillaris</i>	Regal Mist	5 Gal.	10	As Per Plan
*	<i>Yucca rupicola</i>	Twisted Yucca	5 Gal.	9	As Per Plan
SHRUBS					
*	<i>Nerita japonica</i>	Gulf Stream Nandina	5 Gal.	11	As Per Plan
GROUND COVERS					
⊙	<i>Aquilegia 'Moonshine'</i>	Moonshine Yarrow	1 Gal.	59	As Per Plan
⊙	<i>Pennisetum setaceum</i>	Red Riding Hood Beardtongue	Gal.	14	As Per Plan
⊙	<i>Lavandula angustifolia 'Munstead'</i>	Munstead Lavender	1 Gal.	42	As Per Plan
MISCELLANEOUS					
■	3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: ± 989 s.f.				
□	4'x4' Sonoran Stonecrete Fiberglass Planter - QTY: ± 9				
□	4'x2' Sonoran Stonecrete Fiberglass Planter - QTY: ± 12				



LANDSCAPE PLAN
SCALE: 1"=10'-0"
0 5' 10' 20' NORTH



- ### Easement Notes
- EXISTING 20' WATERLINE EASEMENT (8/26/1988, BK. MISC. 658A, PG. 565-568, DOC. NO. 88-78290)
 - EXISTING 10' P.U.E. (5/24/2011, 2011C-48)
 - EXISTING 10' UTILITY EASEMENT (10/29/1981, C19-2)
 - EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (1/28/1972, BK. D 911, PG. 230, DOC. NO. 67687)
 - EXISTING LANDSCAPE EASEMENT (5/24/2011, 2011C-48) BURDENING SUBJECT PROPERTY, BENEFITING TRACT B-1-B
 - A PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE (5/24/2011, 2011C-48)
 - EXISTING 30' COMMON ACCESS EASEMENT (10/29/1981, C19-2)
 - RESERVED UTILITY EASEMENTS BY THE PUBLIC ALLEY VACATION ORDINANCE NO. 85-95, SHOWN HEREON AS
 - EXISTING COMCAST OF NEW MEXICO, INC. EASEMENT (4/4/2011, DOC. NO. 2011032074), BLANKET OVER THE WEST 1/2 BLOCK 21, EAST 1/2 OF BLOCK 25 AND VACATED CHAMA STREET OF MESA DEL NORTE ADDITION
 - EXISTING EASEMENT FOR CABLE TELEVISION, BLANKET IN NATURE OVER TRACTS B-1-A AND B-1-B (3/15/1994, BK. 94-8, PG. 7991-7998, DOC. NO. 94034242)

- ### SURVEY LEGEND:
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- COVERED AREA
 - CONCRETE
 - UTILITY PEDESTAL
 - WIRE FENCE
 - BLOCK WALL
 - BOLLARD
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - ANCHOR
 - PULL BOX
 - LIGHT POLE
 - FLOOD LIGHT
 - WATER VALVE
 - FIRE HYDRANT
 - FLAGPOLE
 - SANITARY SEWER MANHOLE SIGN
 - UNDERGROUND GAS UTILITY LINE
 - UNDERGROUND WATER UTILITY LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC UTILITY LINE
 - WOOD BOLLARD AND WIRE BARRIER

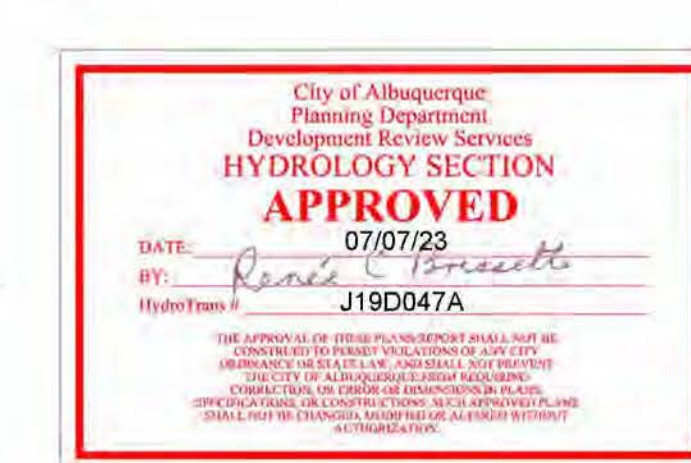
- ### SITE CIVIL LEGEND:
- PROPERTY BOUNDARY
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - RETAINING WALL
 - FLOWLINE
 - STEM WALL AND FOUNDATION RETAINING WALL
 - 4"-6" DIA. ALL-FACE BROKEN ROCK INSTALLED 9" DEEP
 - GRADE BREAK / HIGH POINT
 - LIMITS OF GRADING

- ### SPOT ELEVATION SYMBOLS
- 20.00 FLOWLINE
 - EG 20.00± EXISTING GROUND
 - BW=20.00 BOTTOM WALL
 - TW=20.00 TOP WALL
 - FG 20.00 FINISHED GRADE
 - FF 20.00 FINISHED FLOOR

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19-"SO-19")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE 95%.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.

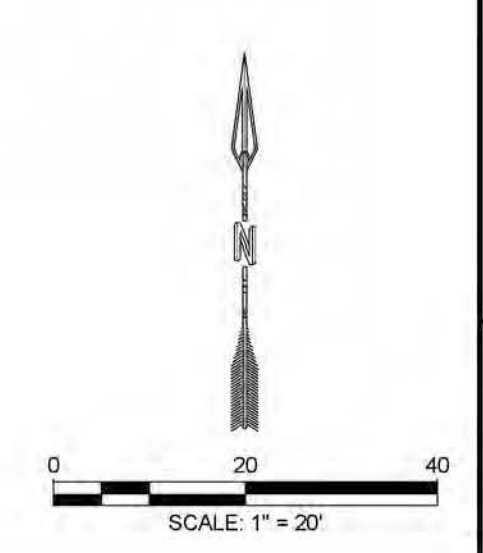
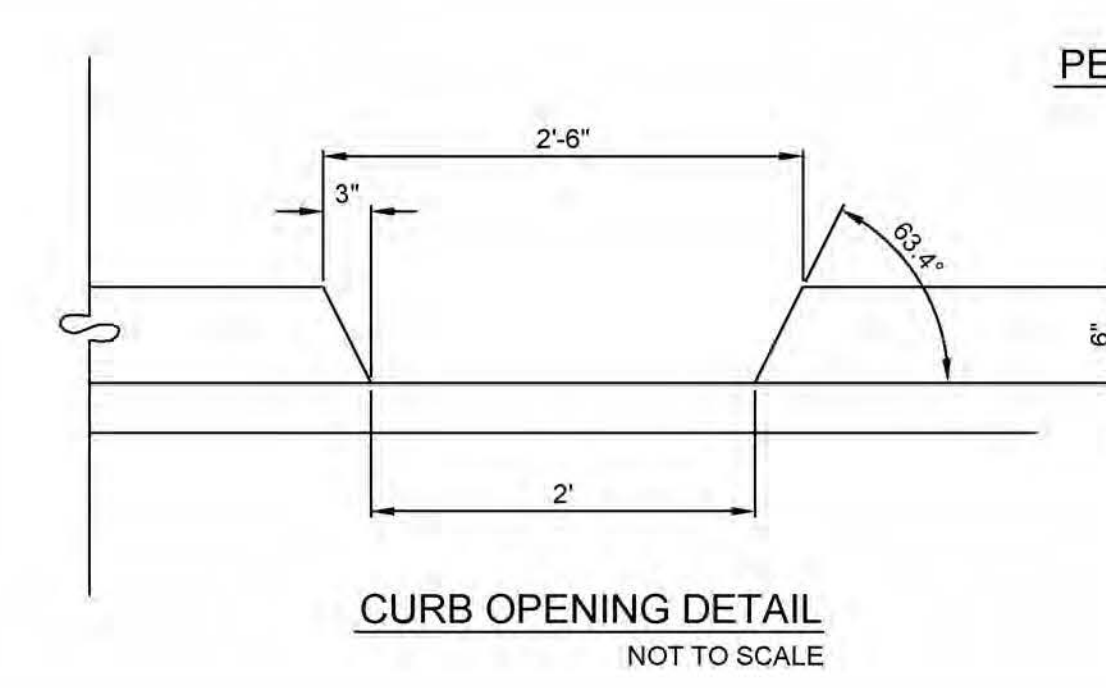
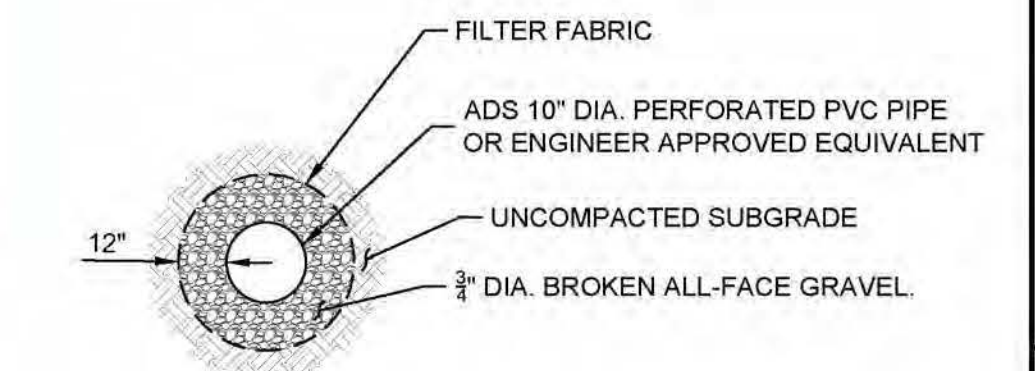
REV. 01/22/21



- ### KEYED NOTES:
- INSTALL CURB OPENING PER DETAIL ON THIS SHEET
 - RETAIN UP TO 1.5' AGAINST EXISTING PRIVACY WALL AS NECESSARY
 - RETAINING WALL DESIGN BY OTHERS (SEE STRUCTURAL PLANS).
 - SAWCUT, REMOVE AND DISPOSE ONSITE ASPHALT. ADJUST GRADES PER PLAN AND INSTALL NEW PAVEMENT.
 - INSTALL 2 TURNED BLOCKS IN PRIVACY WALL AT FINISHED GRADE
 - INSTALL 4" THICK CONCRETE SIDEWALK PER ALBUQUERQUE STD. DWG 2430 (REMOVE AND DISPOSE EXISTING SIDEWALK)
 - SEE PLUMBING PLANS FOR CONTINUATION
 - INSTALL PERFORATED PIPE (SIZE PER PLAN) PER DETAIL ON THIS SHEET
 - INSTALL 2' DIA. ADS CATCH BASIN WITH 24" DIA. DUCTILE IRON DROP IN GRATE. PIPE INVERT EAST=87.95
 - INSTALL TWO 24" SIDEWALK CULVERTS PER ALBUQUERQUE STD. DWG 2236
 - LOCATION OF PROPOSED WATER METER VAULT
 - RELOCATE ELECTRIC PULLBOX BEHIND SIDEWALK
 - TIE NEW CURB TO EXISTING CURB
 - REMOVE AND DISPOSE EXISTING VALLEY GUTTER, CURB RETURNS, AND SIDEWALK ALONG SITE FRONTAGE

GRADING NOTES

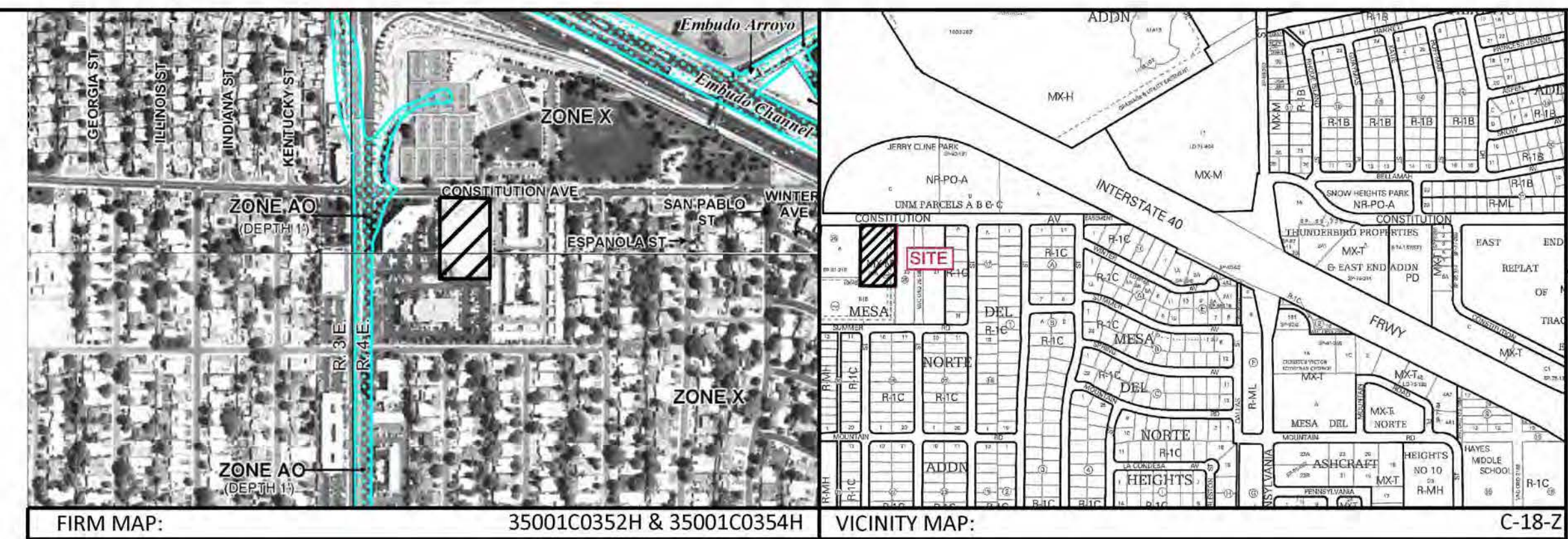
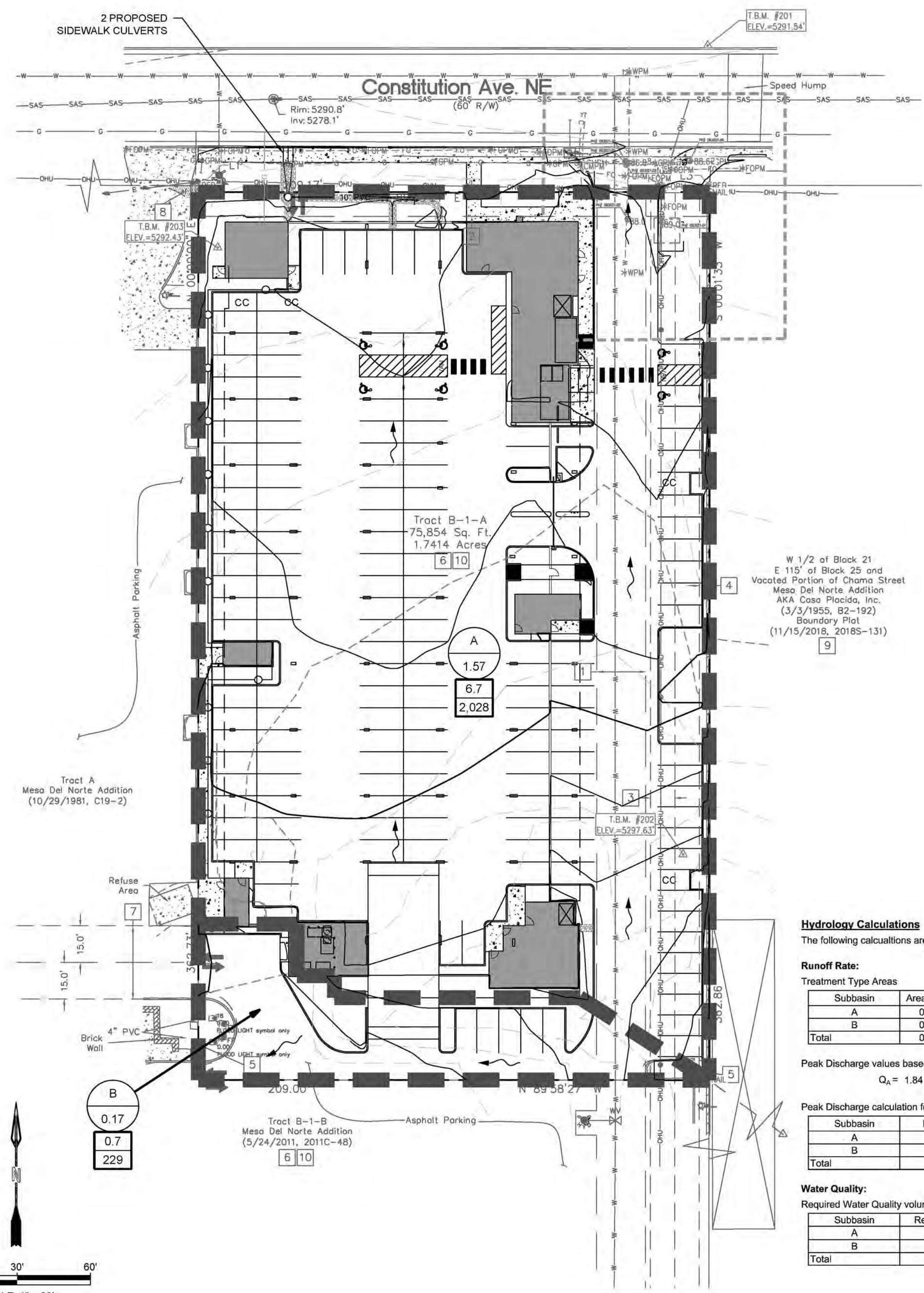
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- REFER TO GEOTECHNICAL EVALUATION REPORT 3221J127 BY WESTERN TECHNOLOGIES, INC. DATED DECEMBER 10, 2021.
- THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
- PAVEMENT SECTION BY OWNERS DIRECTION.
- COMPOSITE SLOPE IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2%.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMPS SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.



NAME: N:\Projects\04266.04 Legacy Constitution Apartments3.DWG\Sheets\04266.04 Grading Plan.dwg PLOT DATE: Jul 07, 2023 9:43am

DESIGNED: JMS	DRAWN: JMS	CHECKED: JMS	DATE: 7/6/2023
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p>			
PROJECT NAME:		MARKANA FLATS APARTMENTS	
SHEET TITLE:		GRADING PLAN	
SUBMITTED FOR:		BUILDING PERMIT	
SHEET NUMBER:		C-101	

NAME: N:\Projects\04266.04_Legacy Constitution Apartments3.DWG\Sheets\04266.04_Drainage.dwg PLOT DATE: Jul 06, 2023 3:58pm



BACKGROUND

TRACT B-1-A, MESA DEL NORTE ADDITION IS APPROXIMATELY 1.7 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED SOUTH OF CONSTITUTION AVENUE BETWEEN LOUISIANA BOULEVARD AND MESILLA STREET. TRACT B-1-A IS CURRENTLY UNDEVELOPED. THERE IS AN EXISTING POWER LINE AND WATER LINE THAT CROSS THE EAST SIDE OF THE SITE. THE PROPOSED PROJECT IS AN APARTMENT COMPLEX. THE FIRST LEVEL WILL BE A PARKING GARAGE AND THE FOUR LEVELS ABOVE WILL BE THE DWELLING UNITS AND VARIOUS AMENITIES. THE GRADING & DRAINAGE PLAN FOR LOUISIANA PLACE BY HUITT-ZOLLARS 2006 AS WELL AS THE GRADING & DRAINAGE PLAN FOR LOUISIANA PLACE DATED DECEMBER 1987 SHOULD BE REFERENCED FOR BACKGROUND RELATED TO THIS PROPOSED DEVELOPMENT. THE SITE IS ALLOWED FREE DISCHARGE. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES 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 0.42". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE SITE, IN GENERAL, SLOPES FROM SOUTH TO NORTH AT A SLOPE OF APPROXIMATELY 2%. STORM WATER RUNOFF GENERATED BY THE SITE DRAINS NORTH AND DISCHARGES TO CONSTITUTION AVENUE.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN.

SUB-BASIN A IS A MAJORITY OF THE NEW APARTMENT DEVELOPMENT. IT CONTAINS 1.57 ACRES AND GENERATES 6.7 CFS. SIMILAR TO EXISTING CONDITIONS, THIS SUB-BASIN DISCHARGES NORTH INTO CONSTITUTION AVENUE. THIS DISCHARGE OCCURS VIA SURFACE FLOW AT THE DRIVEWAY AND TWO SIDEWALK CULVERTS.

THE ROOF DRAINAGE IS INCLUDED IN SUB-BASIN A. THE ROOF FLOWS ARE COLLECTED INTERNAL TO THE BUILDING AND CONVEYED TO THE NORTH FACE OF THE BUILDING. THE FLOWS ARE THEN RELEASED AT GROUND LEVEL VIA 2 DOWNSPOUTS ALONG WITH AN UNDERGROUND PIPE / BUBBLER MANHOLE SYSTEM. THE DOWNSPOUTS AND BUBBLER MANHOLE DISCHARGE INTO ROCK LINED SWALES THAT CONVEY THE RUNOFF INTO THE PROPOSED SIDEWALK CULVERTS ALONG CONSTITUTION AVENUE. AN ADDITIONAL SUBGRADE PARKING STRUCTURE WILL BE CONSTRUCTED BELOW THE FIRST FLOOR PARKING LEVEL. THE MINOR STORM WATER THAT MAY ENTER THIS AREA WILL BE COLLECTED IN A SUMP AND PUMPED TO THE FIRST FLOOR PARKING LEVEL AND DISCHARGE TOGETHER WITH THE MINOR RUNOFF FROM THIS LEVEL.

SUB-BASIN B IS A SMALL PORTION OF THE SOUTH SIDE OF THE DEVELOPMENT. IT IS 0.17 ACRES AND GENERATES 0.7 CFS. THIS SUB-BASIN DISCHARGES TO THE ADJACENT PROPERTIES TO THE WEST AT THE SOUTHWEST CORNER OF THE SITE.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. THE OWNER HAS ELECTED TO PAY THE FEE-IN-LIEU OF STORM WATER QUALITY PONDING REQUIREMENTS. THE TOTAL VOLUME REQUIRED IS 2,256 CUBIC FEET. THEREFORE, THE PAYMENT AMOUNT IS 2,256 CF X \$8/CF = \$18,048.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Article 6-2

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
A	0.00	0.12	0.12	1.33	1.57
B	0.00	0.01	0.01	0.15	0.17
Total	0.00	0.13	0.13	1.48	1.74

Peak Discharge values based on Zone 3 from Table 6.2.14

$Q_A = 1.84 \text{ cfs/ac}$ $Q_B = 2.49 \text{ cfs/ac}$ $Q_C = 3.17 \text{ cfs/ac}$ $Q_D = 4.49 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
A	6.7
B	0.7
Total	7.4

Water Quality:

Required Water Quality volume for first flush of 0.42"

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
A	2,028	0	2,028
B	229	0	229
Total	2,256	0	2,256

LEGEND:

- XX BASIN DESIGNATION
- XX BASIN NAME AND AREA
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- XX BASIN HYDROLOGIC RESULTS
- XX REQUIRED WATER QUALITY VOLUME
- SUB-BASIN BOUNDARY
- FLOW ARROW

DESIGNED: JMS
DRAWN: JMS
CHECKED: JMS
DATE: 7/6/2023

REVISION

RESPEC COMMUNITY DESIGN SOLUTIONS
8971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87121
WWW.RESPEC.COM PHONE: (505) 253-9718

RESPEC

STAMP
SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
7/6/2023

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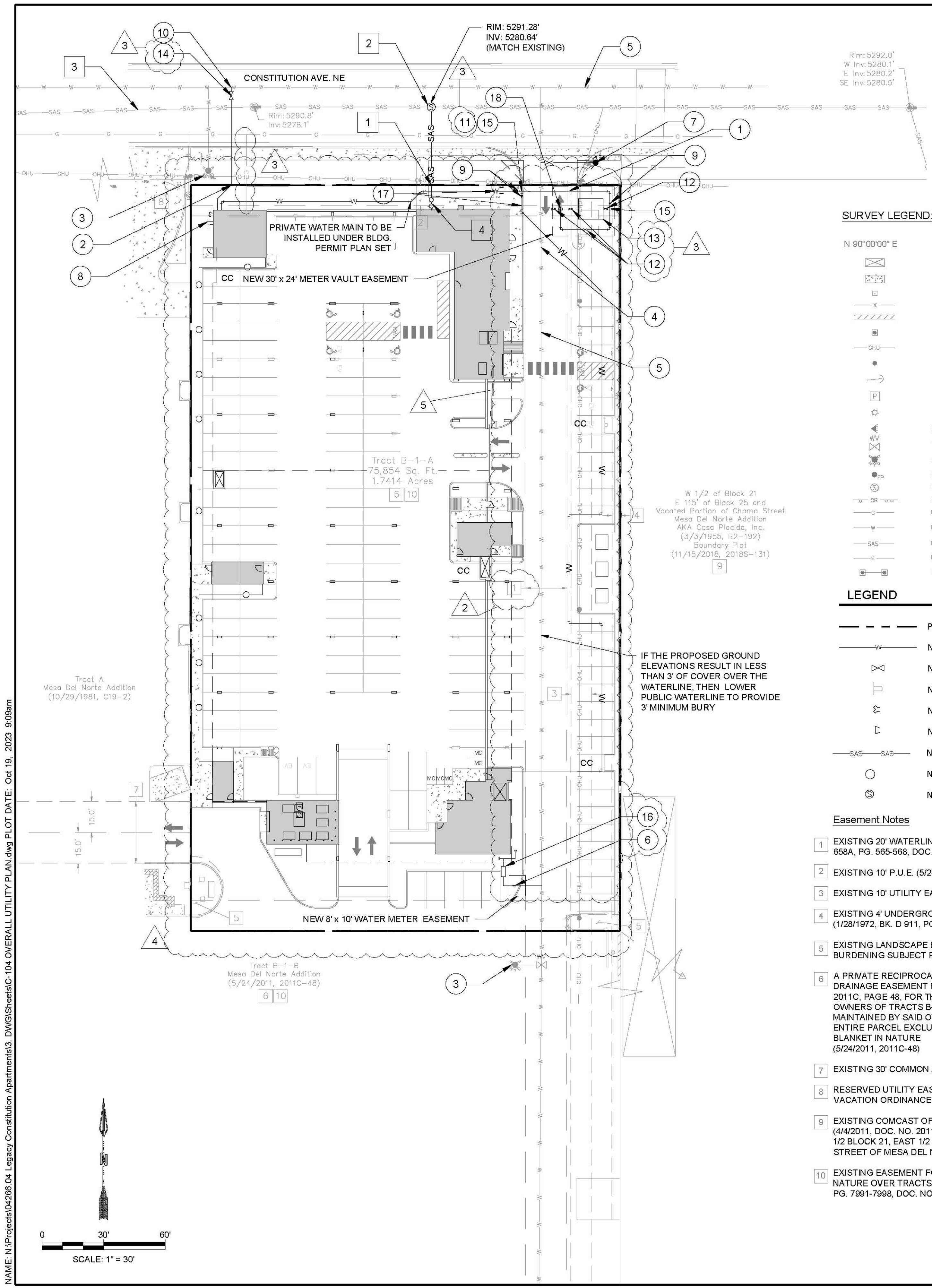
nm811
Know what's below.
Call before you dig.

PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-102



KEYED NOTES

1. INSTALL 6" PRIVATE WATERLINE DOWNSTREAM OF WATER METER EASEMENT
2. INSTALL PRIVATE 8" FIRE WATER MAIN FROM PROPERTY BOUNDARY TO BUILDING
3. EXISTING PUBLIC FIRE HYDRANT
4. WATER SERVICE AND METER TO BE INSTALLED BY ABCWUA CONNECTION PERMIT
5. EXISTING PUBLIC 6" WATER MAIN
6. 1.5" WATER SERVICE AND METER FOR IRRIGATION ONLY TO BE INSTALLED BY ABCWUA CONNECTION PERMIT
7. PUBLIC FIRE HYDRANT TO BE INSTALLED BY ABCWUA CONNECTION PERMIT
8. INSTALL WALL MOUNTED POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION
9. INSTALL 6"x4" REDUCER
10. 8" FIRE WATER MAIN TO BE INSTALLED BY ABCWUA CONNECTION PERMIT
11. INSTALL PUBLIC 6" GATE VALVE
12. INSTALL 4" WATER VALVE
13. BUILD WATER METER
14. INSTALL PUBLIC 8" GATE VALVE
15. INSTALL 6X4X4 TEE JOINT
16. INSTALL 1.5" BACK FLOW PREVENTER IN LINE HOT BOX
17. INSTALL 4" PRIVATE WATER LINE
18. INSTALL 4X4X4 TEE JOINT

1. INSTALL PRIVATE 8" SEWER MAIN FROM PROPERTY BOUNDARY TO BUILDING
2. MANHOLE CONNECTION TO EXISTING PUBLIC SEWER MAIN BY ABCWUA CONNECTION PERMIT
3. EXISTING PUBLIC 12" SEWER MAIN
4. INSTALL DOUBLE CLEANOUTS PER PLUMBING PLANS

GENERAL NOTES

1. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
2. ALL SAS MAIN LINES TO BE SDR-35 PVC
3. ALL WL MAIN LINES TO BE C-900 DR-18 PVC.
4. SEE THIS SHEET FOR RESTRAINT TABLE AND NOTES.
5. CONTRACTOR TO FIELD VERIFY SIZE'S AND LOCATION PRIOR TO ANY CONSTRUCTION.
6. RESTRAINED LENGTHS FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
7. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20' JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20' JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY THE TABLE ON THIS SHEET.
8. ALL UTILITY IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY OR PUBLIC EASEMENT ARE PUBLIC AND SHALL BE INCLUDED ON A PUBLIC WORK ORDER OR MINI WORK ORDER, UNLESS OTHERWISE NOTED.
9. ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
10. ALL WATER LINES SHALL HAVE A 3' BURY MINIMUM.
11. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO BUILDINGS.
12. CONTRACTOR SHALL ENSURE A MINIMUM 18" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
13. CONTRACTOR SHALL ENSURE A MINIMUM OF 6" OF VERTICAL SEPARATION AT CROSSINGS BETWEEN ANY COMBINATION OF WATER MAINS, WATER SERVICES, STORM DRAINS, AND SEWER SERVICES.
14. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF SEWER PIPE (AND AS SHOWN ON PLANS).
15. PARALLEL RBPA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATERLINES WILL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STD DTL 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
16. CONTRACTOR SHALL OBTAIN ABCWUA CONNECTION PERMIT FOR ALL UTILITY WORK IN THE PUBLIC RIGHT OF WAY.

SURVEY LEGEND:

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- COVERED AREA
 - CONCRETE
 - UTILITY PEDESTAL
 - WIRE FENCE
 - BLOCK WALL
 - BOLLARD
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - ANCHOR
 - PULL BOX
 - LIGHT POLE
 - FLOOD LIGHT
 - WATER VALVE
 - FIRE HYDRANT
 - FLAGPOLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - UNDERGROUND GAS UTILITY LINE
 - UNDERGROUND WATER UTILITY LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC UTILITY LINE
 - WOOD BOLLARD AND WIRE BARRIER

LEGEND

- PROPERTY BOUNDARY
- NEW WATERLINE
- NEW PRIVATE WATER VALVE (TYP.)
- NEW WALL INDICATOR VALVE (TYP.)
- NEW FIRE DEPARTMENT CONNECTION (TYP.)
- NEW 6"x4" REDUCER
- NEW SEWER LINE
- NEW SEWER CLEAN OUT (TYP.)
- NEW SEWER MANHOLE

Easement Notes

1. EXISTING 20' WATERLINE EASEMENT (8/28/1988, BK. MISC. 658A, PG. 565-568, DOC. NO. 88-78280)
2. EXISTING 10' P.U.E. (5/24/2011, 2011C-48)
3. EXISTING 10' UTILITY EASEMENT (10/29/1981, C19-2)
4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (1/28/1972, BK. D 911, PG. 230, DOC. NO. 67687)
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8. RESERVED UTILITY EASEMENTS BY THE PUBLIC ALLEY VACATION ORDINANCE NO. 85-95, SHOWN HEREON AS
9. EXISTING COMCAST OF NEW MEXICO, INC. EASEMENT (4/4/2011, DOC. NO. 2011032074), BLANKET OVER THE WEST 1/2 BLOCK 21, EAST 1/2 OF BLOCK 25 AND VACATED CHAMA STREET OF MESA DEL NORTE ADDITION
10. EXISTING EASEMENT FOR CABLE TELEVISION, BLANKET IN NATURE OVER TRACTS B-1-A AND B-1-B (3/15/1994, BK. 94-8, PG. 7991-7998, DOC. NO. 94034242)

PRESSURE PIPE RESTRAINED JOINT LENGTH REQUIREMENTS
TEST PRESSURE @ 150 PSI

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

PIPE SIZE	HORIZONTAL BENDS		DEAD END OR VALVE	FIRE HYDRANT TEE
	90° BEND	45° BEND		
4"	18'	8'	2'	39'
6"	25'	11'	5'	55'
8"	33'	14'	7'	72'
10"	39'	16'	8'	87'
12"	45'	19'	9'	102'

REDUCERS	L. SIDE	VERTICAL DOWNBEND			
		45°	22 1/2°	11 1/4°	11 1/4°
6x4	28				
8x4	52				
8x6	30				
10x4	70				
10x6	53				
10x8	29				
12x4	88				
12x6	74				
12x8	54				
12x10	50				

RESTRAINED LENGTH ON LARGE SIDE ONLY

TEES	LENGTH ALONG RUN (Lr)									
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	48	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26

RESTRAINED LENGTH ALONG BRANCH (Lb)

- NOTE:
1. ASSUMES MINIMUM DEPTH OF BURY = 3 FT.
 2. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
 3. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG" STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG" PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE: 3
SOIL TYPE: SM (SILTY SANDS, SAND SILT MIXTURE)
SAFETY FACTOR: 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 12" DIAMETER PIPE 3 FT
14" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:
4" THROUGH 12" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH
6 FT TO TOP OF LOWER BRANCH
14" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

DESIGNED NDR: _____
DRAWN NDR: _____
CHECKED NDR: _____
DATE: _____

REVISION

1.	REVISED WTR SERVICE AND METER SIZE 7/19/2022
2.	SHIFTED EASEMENT LABEL 8/24/2022
3.	COMMENTS & EDITS FROM OWNER
4.	REVISED SITE PLAN 7/19/2022
5.	PRIVATE WATER LINE REVISION 8/25/2023

RESPEC COMMUNITY DESIGN SOLUTIONS
1001 JEFFERSON STREET SUITE 100
SALT LAKE CITY, UT 84119
WWW.RESPEC.COM PHONE: (801) 253-9718

RESPEC COMMUNITY DESIGN SOLUTIONS
1001 JEFFERSON STREET SUITE 100
SALT LAKE CITY, UT 84119
WWW.RESPEC.COM PHONE: (801) 253-9718

STAMP: SHELTON E. GREER, NEW MEXICO, 17154, LICENSED PROFESSIONAL ENGINEER, 8/25/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: UTILITY PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-104

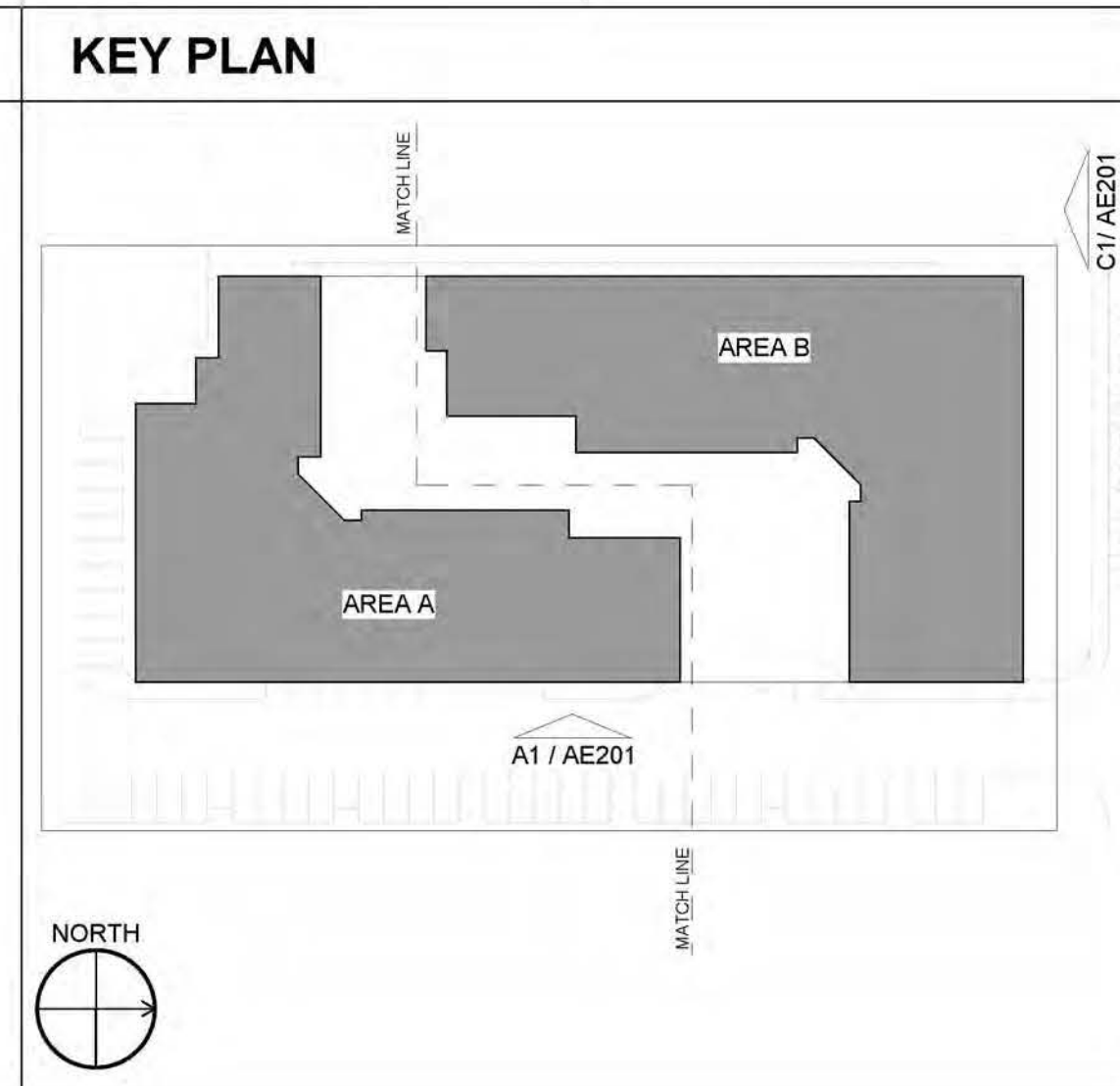
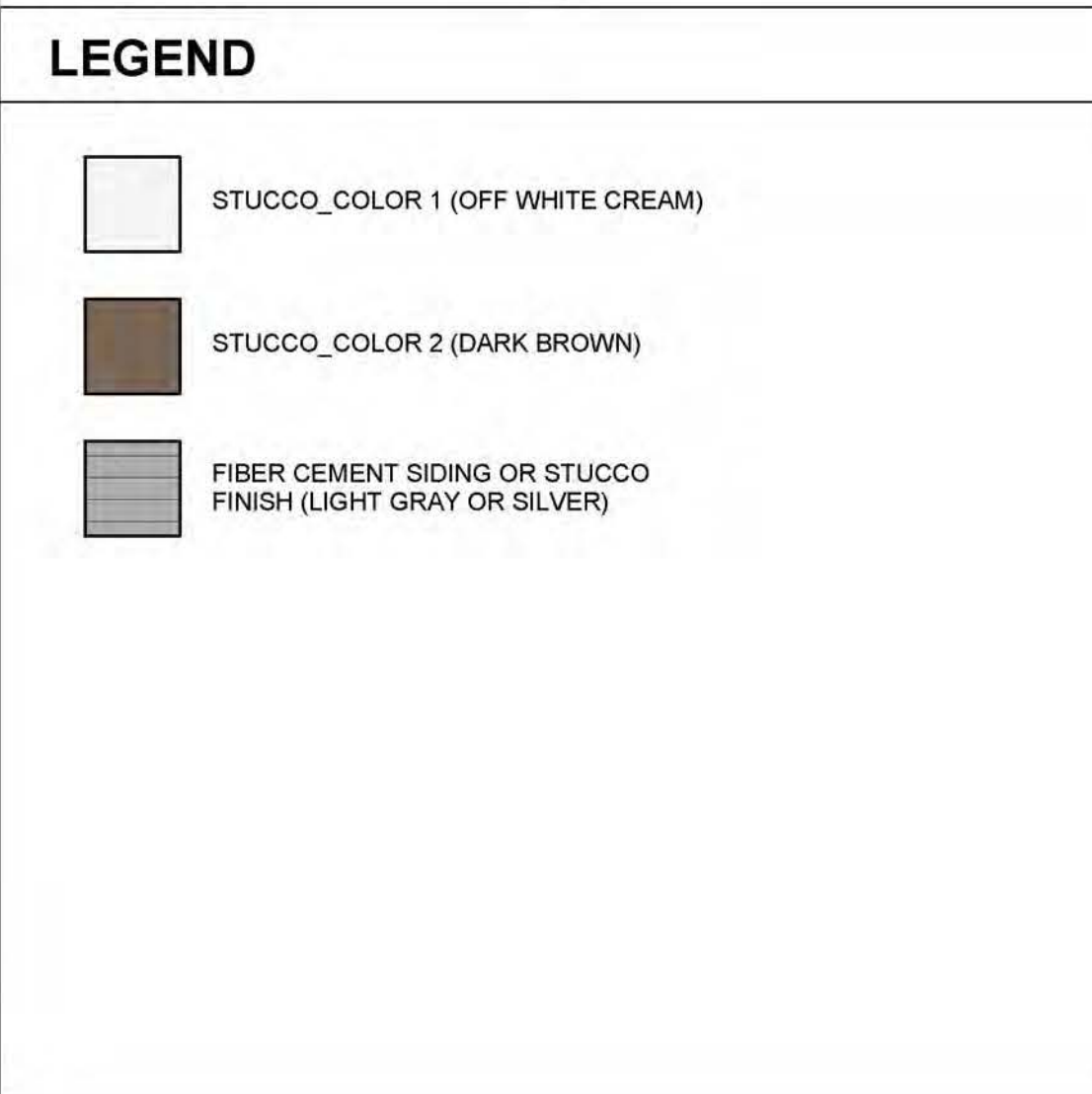
NAME: N:\Projects\04295_04_Legacy Constitution Apartments\3_DWG\Sheets\C-104 OVERALL UTILITY PLAN.dwg PLOT DATE: Oct 19, 2023 9:08am

GENERAL SHEET NOTES

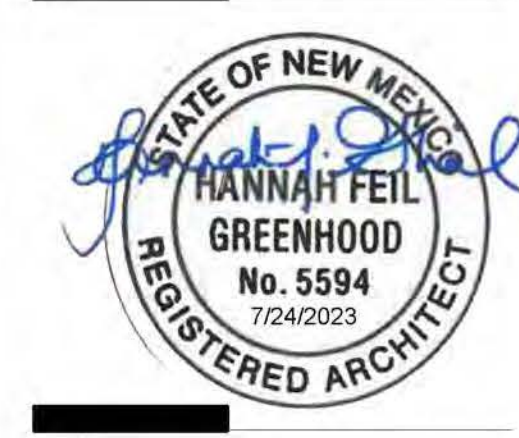
- ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC, MOUNT AT 15'-20" ABOVE FINISHED FLOOR
- HVAC EQUIPMENT IS LOCATED ON THE ROOF AND SCREENED BY BUILDING PARAPET
- ROOF DRAINAGE BY WAY OF INTERNAL ROOF DRAINS (EXTERNAL DOWNSPOUTS AS REQUIRED FOR DESIGN OPTION)
- STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(E)(2) AND 5-5(G)(3)
- ALL WINDOWS ON THE UPPER FLOORS SHALL BE RECESSED NOT LESS THAN 2" SECTION 5-11 (E)(2)(B)
- FACADE DESIGN 5-11 (E)(2)(A) GENERAL
 - STREET FACING FACADE INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
 - WINDOWS ON UPPER FLOORS (AT ALL FACADES)
 - BALCONIES PROVIDE SHADE AND PROTECTION FROM WEATHER
 - FACADE DESIGN 5-11 (E)(2)(A) (3)
 - STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE
 - WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
 - CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

- EXTERIOR WALL: STUCCO FINISH, COLOR 1 (OFF WHITE CREAM)
- EXTERIOR WALL: STUCCO FINISH, COLOR 2 (DARK BROWN)
- EXTERIOR WALL: METAL PANEL SIDING, FIBER CEMENT SIDING OR STUCCO FINISH (LIGHT GRAY OR SILVER)
- METAL COPING
- METAL GUARDRAIL, PAINTED
- SOLID GUARDRAIL, TEMPERED GLASS
- ALUMINUM STOREFRONT
- ALUMINUM STOREFRONT DOOR
- OVERHEAD SECTION DOOR, ALUMINUM
- RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS)
- UNIT BALCONY DOOR, FULL LITE W/ TRANSOM
- DECORATIVE SECURITY FENCE (OPTIONAL)
- BUILDING MOUNTED BLADE SIGN, METAL SIGN BOX AND TRANSLUCENT OFF WHITE SIGN PANEL WITH OPAQUE SIGN CHARACTERS INTERNALLY LIGHTED
- STEEL COLUMN, PAINTED
- PEDESTRIAN GATE
- PERMANENT CONCRETE PLANTER
- KNEE WALL, STUCCO FINISH (DARK NEUTRAL OR GRAYTONE)
- COVERED ENTRY
- BUILDING MOUNTED SIGNAGE, CAST METAL CHARACTER SILVER OR WHITE, BACK LIGHTED, SIZE: (14'-5" W x 1'-6" H = 24.7 SF)
- VEHICULAR ENTRY GATE (OPTIONAL)
- SOLID FRAMED GUARDRAIL: STUCCO FINISH, COLOR 1 (OFF WHITE CREAM)
- VEHICULAR RAMP TO UNDERGROUND PARKING



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COMPLIANCE WITH SECTION 5-11(E)(2):
CHANGE COLOR AND TEXTURE OF MATERIAL EVERY 50 FT. 5-11(E)(2)(a)2
RECESS WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)2
PROVIDE WINDOWS AT UPPER FLOORS 5-11(E)(2)(a&b)2&3

MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 30 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.



MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

07/24/2023	REV 1
08/05/2023	REV 2

DRAWN BY: SP
REVIEWED BY: DKM
DATE: 08/16/2023
PROJECT NO: 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.1

GENERAL SHEET NOTES

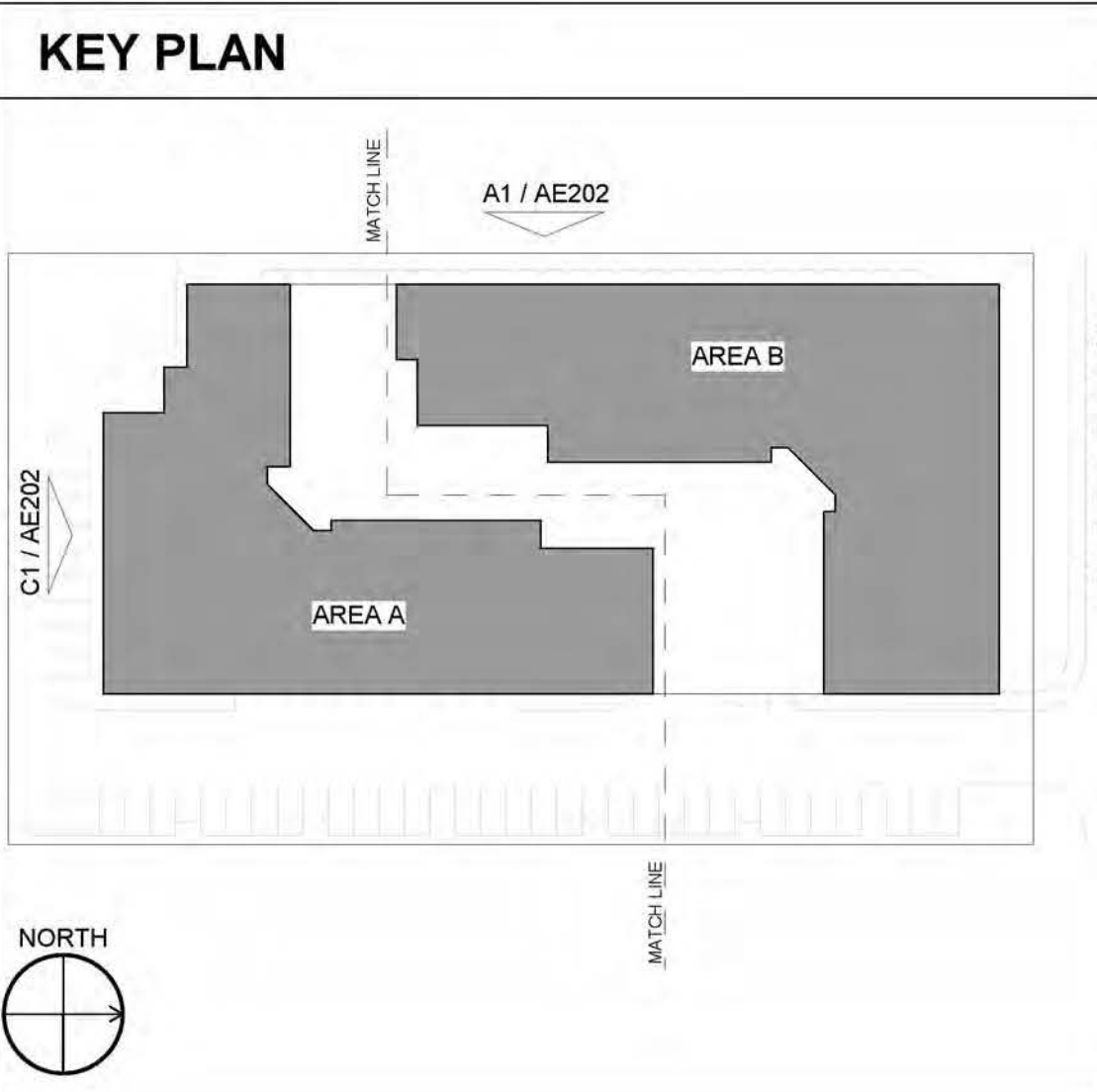
- ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
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 - CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

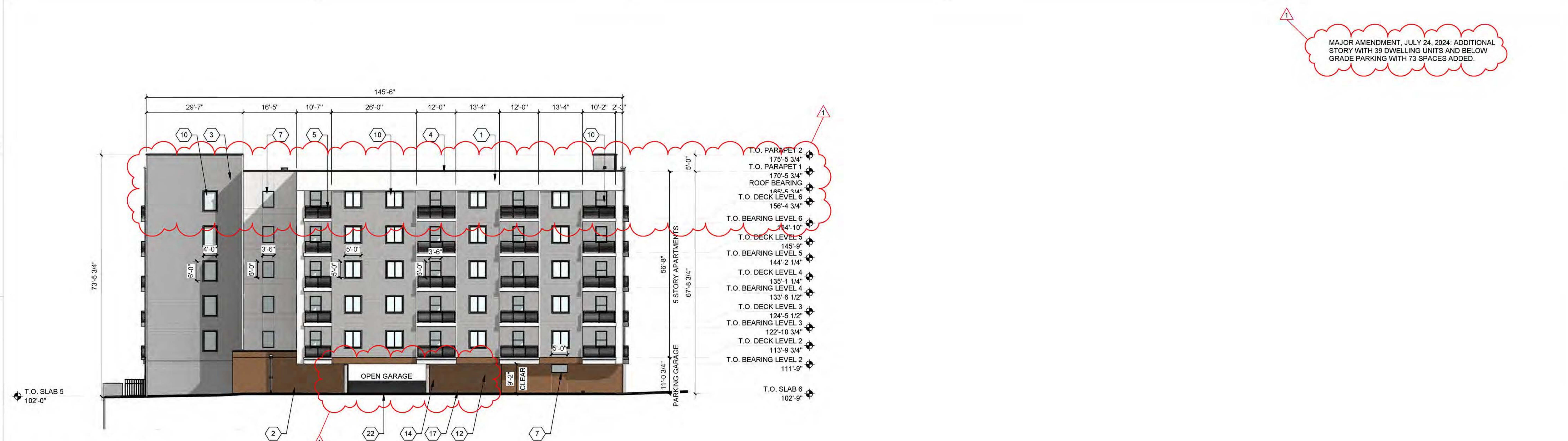
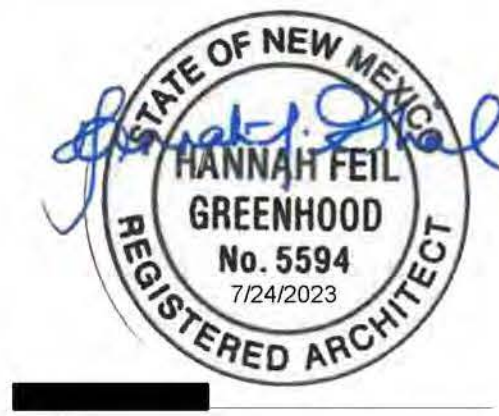
- EXTERIOR WALL: STUCCO FINISH, COLOR 1 (OFF WHITE CREAM)
- EXTERIOR WALL: STUCCO FINISH, COLOR 2 (DARK BROWN)
- EXTERIOR WALL: METAL PANEL SIDING, FIBER CEMENT SIDING OR STUCCO FINISH (LIGHT GRAY OR SILVER)
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- RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS)
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LEGEND

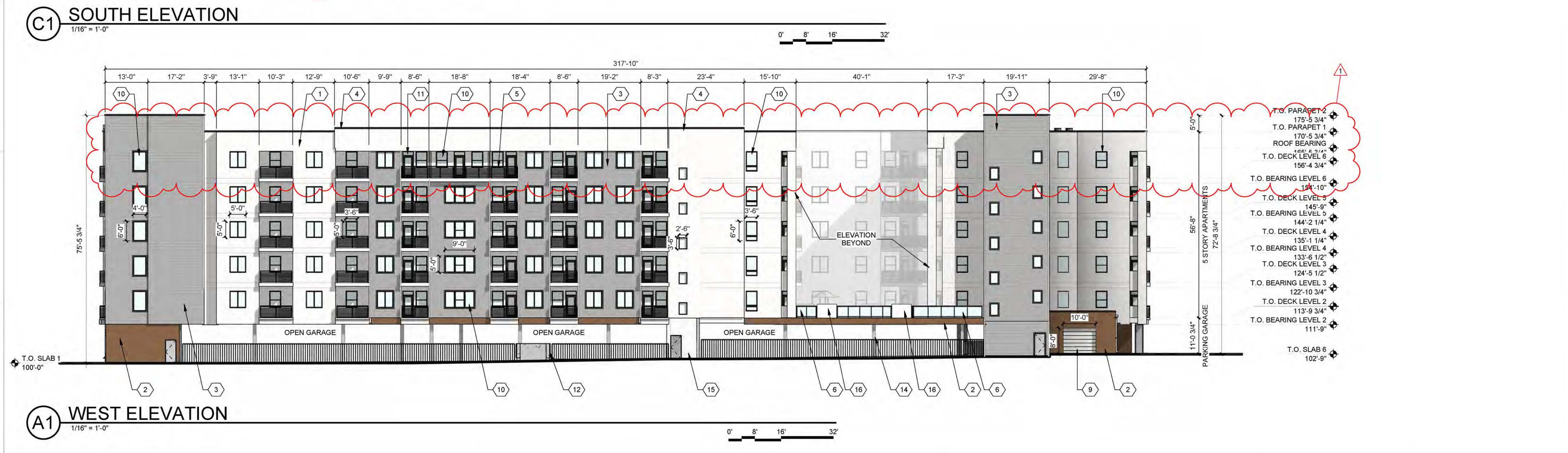
- STUCCO_COLOR 1 (OFF WHITE CREAM)
- STUCCO_COLOR 2 (DARK BROWN)
- FIBER CEMENT SIDING OR STUCCO FINISH (LIGHT GRAY OR SILVER)



DEKKER PERICH SABATINI



MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 30 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.



SEAL

PROJECT

MARKANA FLATS
 7050 CONSTITUTION AVE. NE
 ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

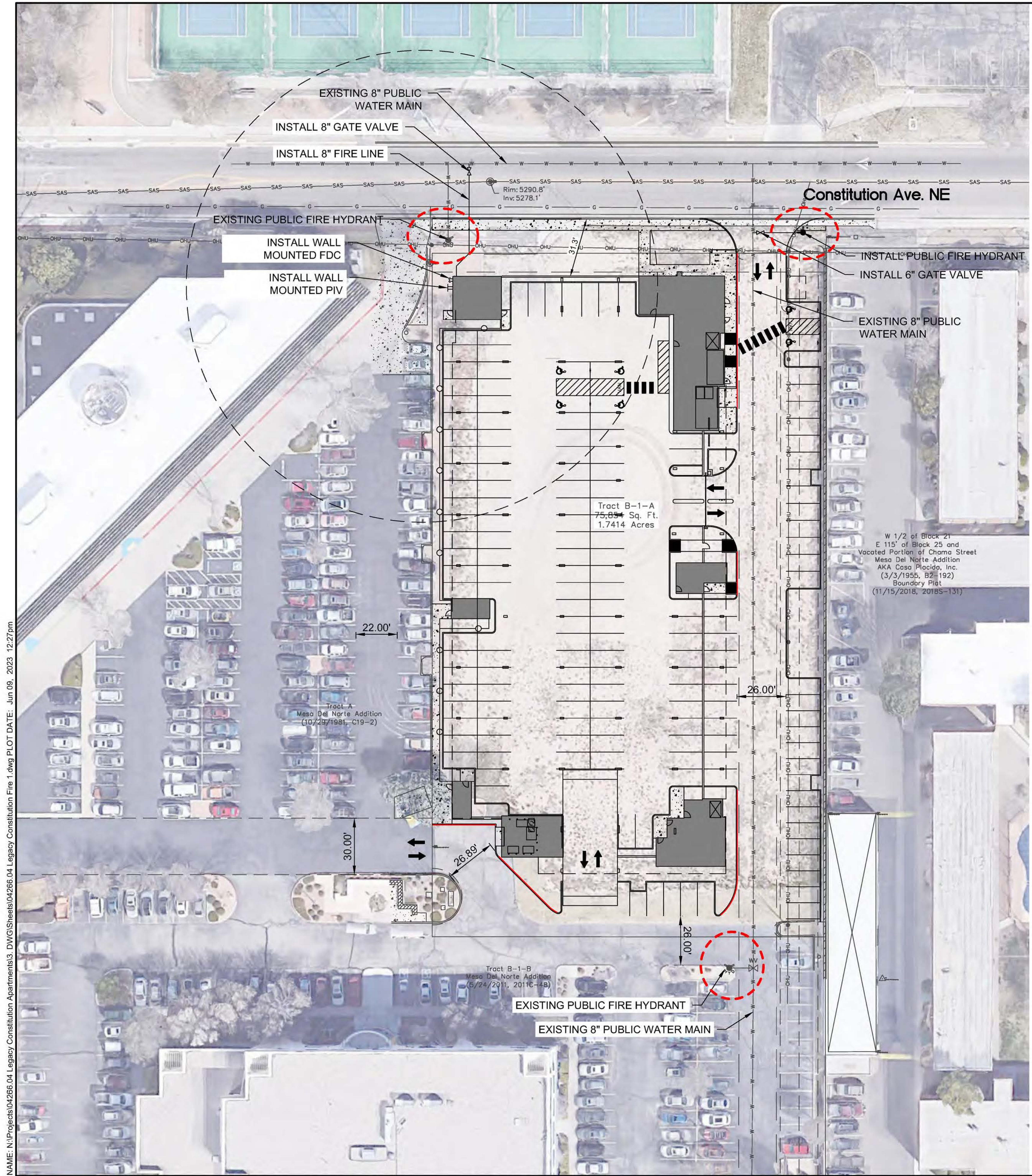
- 07/24/2023 REV 1

DRAWN BY: SP
 REVIEWED BY: DM
 DATE: 07/24/2023
 PROJECT NO: 21-0020

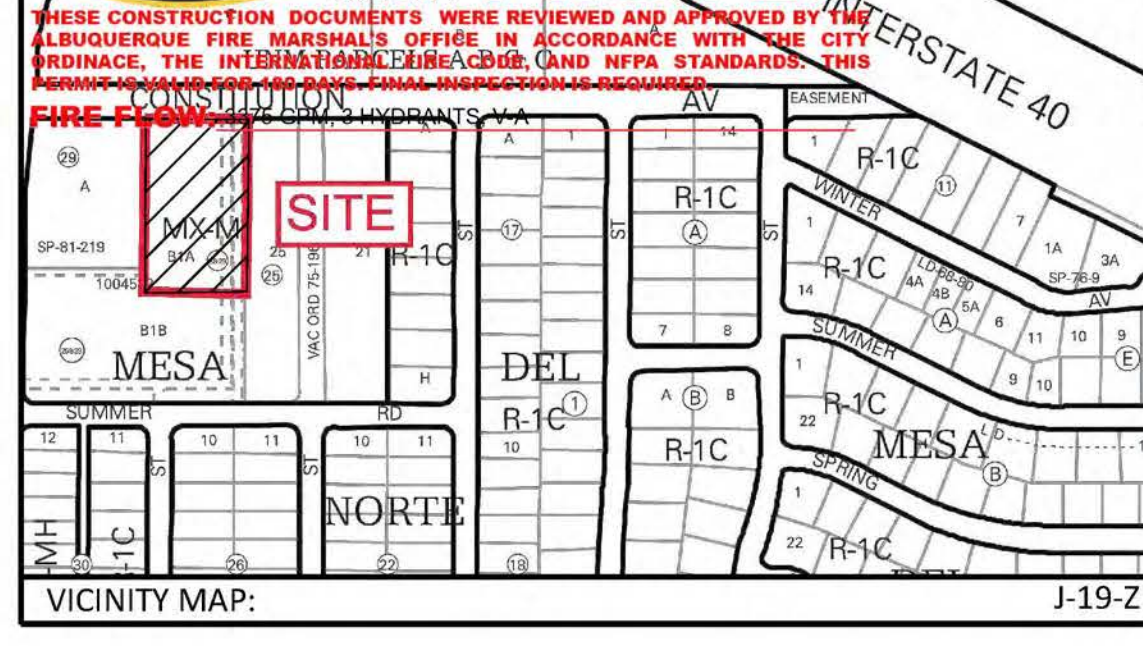
DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET NO:
SDP5.2

7/24/2023 8:50:52 AM

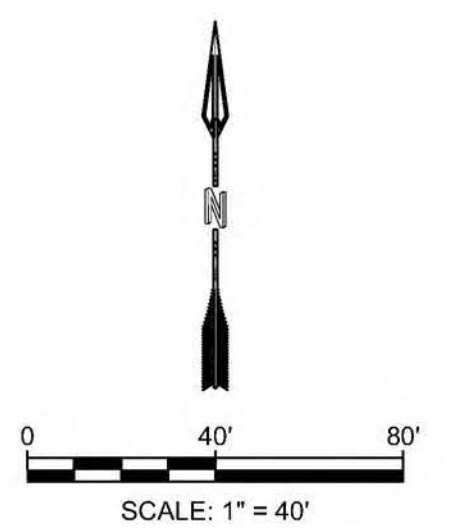


LEGEND:
 - - - - - PROPERTY BOUNDARY
 W W W W W NEW WATERLINE
 - - - - - NEW MARKED FIRE LANE
 W W W W W EXISTING WATERLINE



PROJECT SUMMARY:
 THE PROPOSED DEVELOPMENT IS A MULTI-FAMILY APARTMENT COMPLEX. THE PROJECT IS LOCATED ON TR B-1-A PLAT OF TRS B-1-A & B-1-B MESA, NORTHEAST ALBUQUERQUE.

- FIRE ONE NOTES:**
- BUILDING TYPE AREA**
 STORY I 44,987 SQ.FT.
 STORY II 34,015 SQ.FT.
 III - VI 34,350 SQ.FT.
 TOTAL 216,402 SQ.FT.
 - CONSTRUCTION AND OCCUPANCY TYPE:**
 - 1ST STORY PODIUM: TYPE IA, S2 PARKING GARAGE, (3 HOUR FIRE RATED HORIZONTAL SEPARATION TO R2).
 - 2ND - 6TH STORIES: TYPE VA, R2 MULTIFAMILY APARTMENTS.
 - FIRE FLOW** - 3,656 GPM - 3375 GPM 3 Fire Hydrants
 - BUILDING HEIGHT:** 5 STORIES OVER 1 STORY PODIUM = 77 FT.
 - THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED NFPA 13.
 - THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
 - THE MINIMUM DRIVE ISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
 - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
 - ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
 - INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
 - A KNOX BOX SHALL BE PROVIDED AT ALL PROPOSED GATE LOCATIONS.
 - ELEVATORS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 21.
 - ALL HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAIN AND FIRE SERVICE LINES TO BUILDINGS WILL BE 6" DIAMETER UNLESS OTHERWISE SPECIFIED.
 - THE BUILDINGS WILL BE REQUIRED TO HAVE FIRE AND SMOKE ALARMS PER IBC 907.2.9.
 - WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
 - CLASS 1 STANDPIPE SHALL BE PROVIDED IN BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.



NAME: N:\Projects\04266\04 Legacy Constitution Apartments\3_DWG\Sheets\04266\04 Legacy Constitution Fire 1.dwg PLOT DATE: Jun 09, 2023 12:27pm

DESIGNED: JMS	DRAWN: JMS	CHECKED: JS	DATE: 6.09.2023	REVISION:
				<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>
PROJECT NAME:				MARKANA FLATS APARTMENTS
SHEET TITLE:				FIRE 1 PLAN
SUBMITTED FOR:				BUILDING PERMIT
SHEET NUMBER:				F-100

PR-2021-005689_SI-2023-01391_Site_Plan_Aproved_9-29-23

Interim Agreement Report



2023-11-20


Created:	2023-10-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAbLT_Din4MdByfkBj2u1prVRRjAO9YgJC

Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"PR-2021-005689_SI-2023-01391_Site_Plan_Approved_9-29-23" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-10-12 - 7:25:07 PM GMT- IP address: 143.120.132.76
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-10-12 - 7:28:41 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2023-10-12 - 7:28:41 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2023-10-12 - 7:28:41 PM GMT
-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature
2023-10-12 - 7:28:41 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2023-10-12 - 7:28:41 PM GMT
-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2023-10-12 - 7:28:41 PM GMT
-  Email viewed by Tiequan Chen (tchen@cabq.gov)
2023-10-12 - 7:29:18 PM GMT- IP address: 40.94.28.188

 Email viewed by Jolene Wolfley (jwolfley@cabq.gov)


2023-10-12 - 7:29:18 PM GMT- IP address: 40.94.29.171

 Email viewed by Whitney Phelan (wphelan@cabq.gov)


2023-10-12 - 7:29:19 PM GMT- IP address: 40.94.29.186

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2023-10-12 - 7:29:22 PM GMT- IP address: 40.94.29.216

 Document e-signed by Whitney Phelan (wphelan@cabq.gov)


Signature Date: 2023-10-12 - 8:45:51 PM GMT - Time Source: server- IP address: 143.120.170.188

 Document e-signed by Tiequan Chen (tchen@cabq.gov)


Signature Date: 2023-10-12 - 9:11:49 PM GMT - Time Source: server- IP address: 143.120.132.88

 Document e-signed by Jeff Palmer (jppalmer@cabq.gov)

Signature Date: 2023-10-12 - 9:32:50 PM GMT - Time Source: server- IP address: 143.120.132.73

 Document e-signed by Ernest Armijo (earmijo@cabq.gov)

Signature Date: 2023-10-16 - 1:33:16 PM GMT - Time Source: server- IP address: 143.120.132.81

 Email viewed by David G. Gutierrez (dggutierrez@abcwua.org)

2023-10-18 - 2:03:42 PM GMT- IP address: 165.225.216.122

PR-2021-005689_SI-2023-01391_Site_Plan_Aproved_9-29-23

Interim Agreement Report

2023-11-22

Created:	2023-11-20
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAIa6TK10f6H0yf6oUdKNB_dGMpZWTM4Cu

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-11-20 - 6:11:24 PM GMT
-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature
2023-11-20 - 6:11:24 PM GMT
-  Email viewed by David G. Gutierrez (dggutierrez@abcwua.org)
2023-11-22 - 9:47:15 PM GMT - IP address: 165.225.216.122
-  Document e-signed by David G. Gutierrez (dggutierrez@abcwua.org)
Signature Date: 2023-11-22 - 9:47:57 PM GMT - Time Source: server - IP address: 165.225.216.122