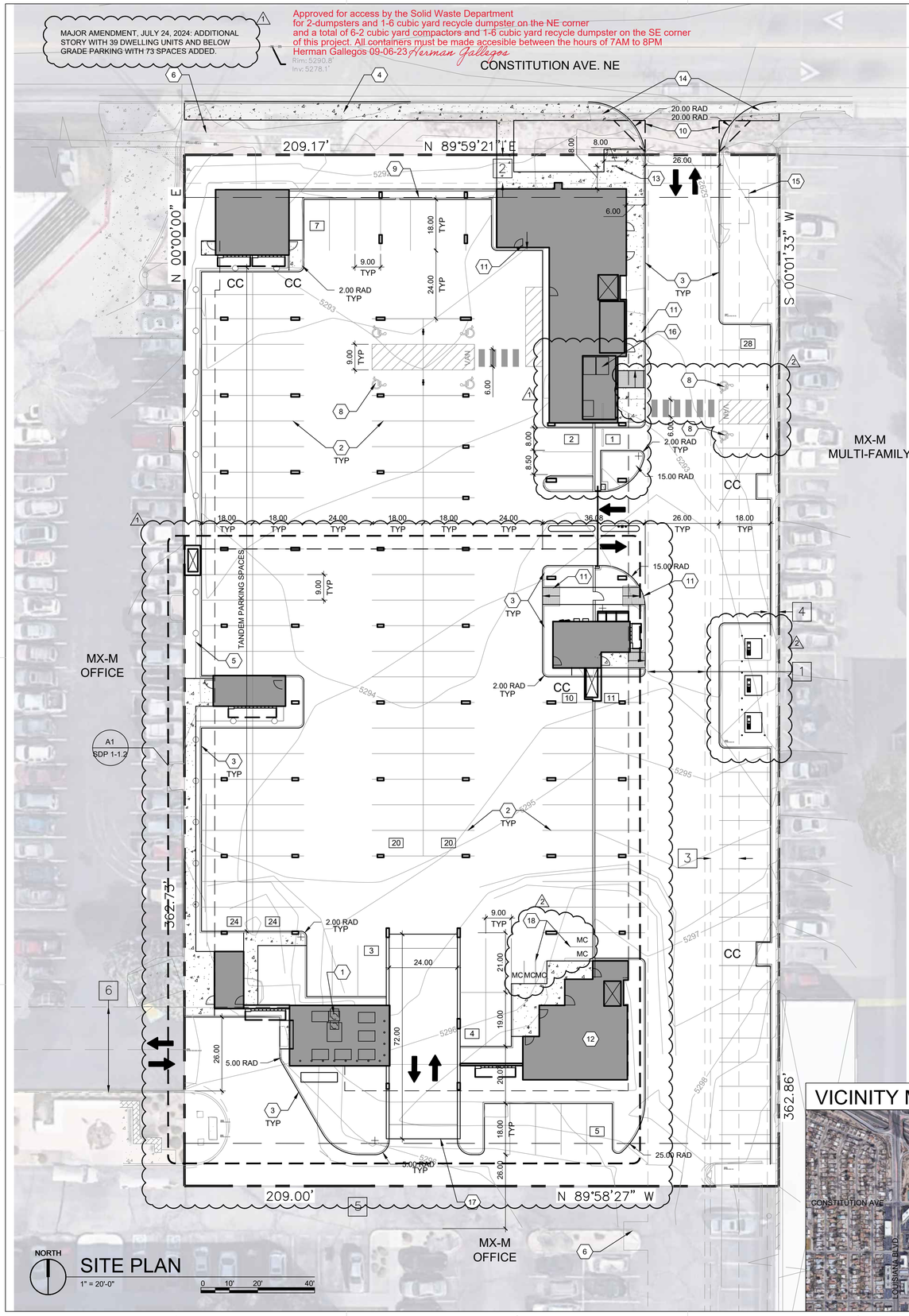


SHEET KEYED NOTES

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 REFUSE AND RECYCLE
17. VEHICLE RAMP
18. MOTORCYCLE PARKING SPACES 2

EASEMENT NOTES

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 10' P.U.E.
3. EXISTING 10' UTILITY EASEMENT
4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
5. 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
6. 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 TO 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 BOTH 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 MISTREATMENT 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-Wayor for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Heath Department (conditional)	Date
Herman Gallegos Herman Gallegos Solid Waste Management	09-06-23 Date
Panning Department	Date

VICINITY MAP

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. 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.
I. 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-Z
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
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED
MOTORCYCLE SPACES = 5 SPACES 2
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:	= 22,215 SF	
PROVIDED OPEN SPACE:		
LEVEL 1	= 7,633 SF	
LEVEL 2	= 12,726 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.
- CC COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6' WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
7/24/2023
REGISTERED ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS

LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS
1 07/24/2023 REV 1
2 09/05/2023 REV 2

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

DRAWING NAME

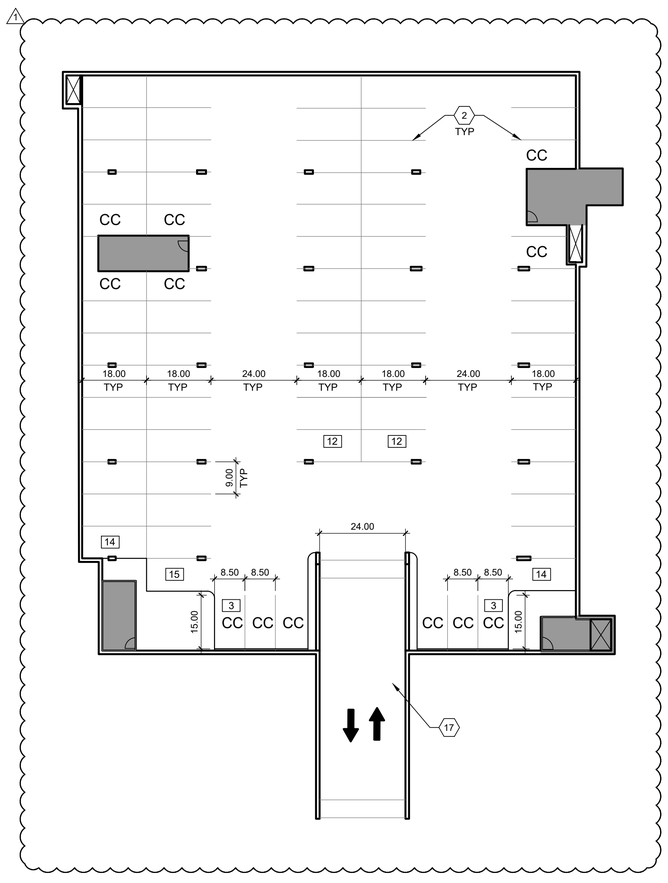
ARCHITECTURAL SITE PLAN

SHEET NO.

SDP1.1

OF

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



A1 LOWER LEVEL GARAGE

1" = 20'-0"

0 10' 20' 40'

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
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15. WATER METER VAULT, SEE CIVIL
16. TRASH CHUTE FOR RECYCLE ONLY AND 2 YARD COMPACTOR.
17. VEHICLE RAMP

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.
- CC COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6' WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

STATE OF NEW MEXICO HANNAH FEIL GREENHOOD No. 5594 7/24/2023 REGISTERED ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS

LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

1 07/24/2023 REV 1

DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	7/24/2023
PROJECT NO.	21-0020

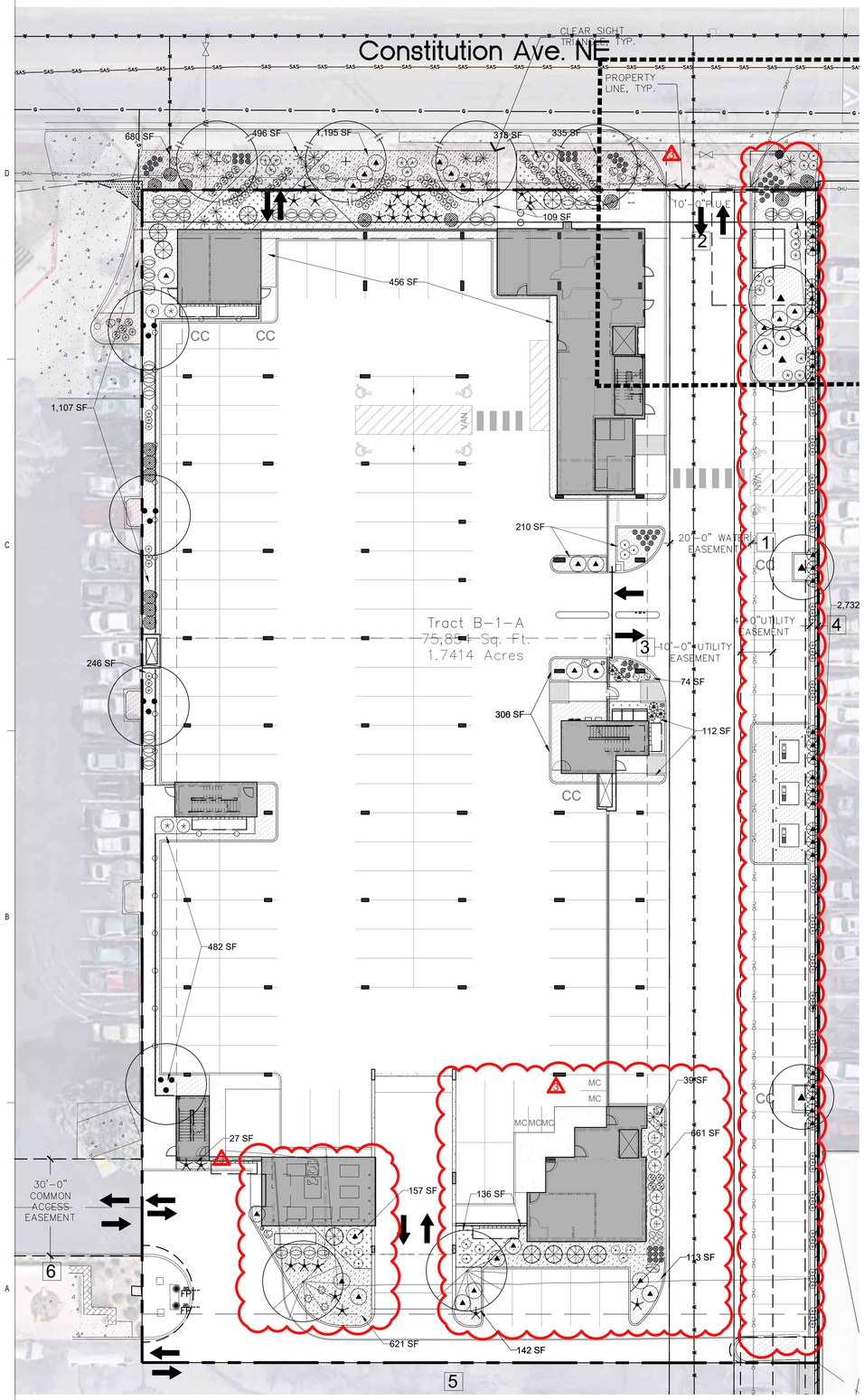
DRAWING NAME

LOWER LEVEL GARAGE PLAN

SHEET NO.

SDP1-1.2

OF



LANDSCAPE PLAN

NORTH

0 20' 40'
1"=20'-0"

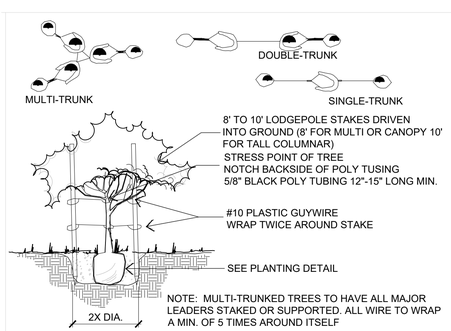
PLANT SCHEDULE (SEE L.1.2 FOR SECOND FLOOR PLANTING)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
	TREES				
	Celtis reticulata	Netleaf Hackberry	2" Cal. 8'-10' Install 25'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Chilopsis Linearis	Desert Willow	2" Cal. 8'-10' Install 20'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Pistachia chinensis	Chinese Pistache	2" Cal. 8'-10' Install 40'x30' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Quercus fusiformis	Escarpment Live Oak	2" Cal. 8'-10' Install 25'x30' Mature	2	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Juniper scopulorum '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				
	Hesperaloe parviflora	Red Yucca	5 Gal.	25	Rainwater
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal.	63	Medium Water
	Muhlenbergia capillaris	Regal Mist	5 Gal.	22	Medium Water
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gal.	118	Medium Water
	Yucca rupicola	Twisted Yucca	5 Gal.	20	Rainwater
	SHRUBS				
	Buddleia davidii nan. 'Nanho Purple'	Purple Butterfly Bush	5 Gal.	32	Medium Water
	Cytisus x praecox 'Allgold'	Allgold Broom	5 Gal.	15	Medium Water
	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 Gal.	31	Medium Water
	Rhus trilobata 'Autumn Amber'	Creeping Three-Leaf Sumac	5 Gal.	27	Low Water
	Salvia 'Ultra Violet'	Ultra Violet Hybrid Sage	5 Gal.	27	Low Water
	GROUND COVERS				
	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.	3	Medium Water
	Penstemon Schmidel 'Red Riding Hood'	Red Riding Hood Beardtongue	1 Gal.	16	Low Water
	Lavandula anguistifolia '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

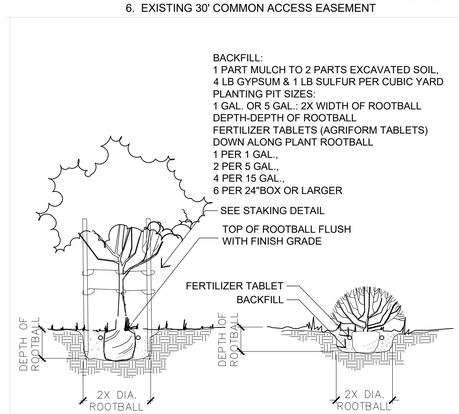
SF OF LANDSCAPE AREA ON 2ND FLOOR - 3,454 (NOT INCLUDED IN CALCULATIONS)



NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN. OF 5 TIMES AROUND ITSELF

NOTE: 15 GAL AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

TREE STAKING
SCALE: N.T.S.



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

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%*)/10,896 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%) / 2,867 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	20,624 SF
REQUIRED/PROVIDED PARKING LOT LANDSCAPE	1,031SF (5%)/ 5,212 SF (25%)

STREET TREES
CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET TREES ARE REQUIRED.

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 = 10,896
TOTAL COMBINED AREA OF GRAVEL MULCH - 7,405 SF = 68%
TOTAL AREA OF BARK MULCH - 3,491 SF = 32%

EASEMENT NOTES

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 10' P.U.E.
3. EXISTING 10' UTILITY EASEMENT
4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
5. 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
6. EXISTING 30' COMMON ACCESS EASEMENT

CONSENSUS PLANNING

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

LANDSCAPE ARCHITECT

STATE OF NEW MEXICO
KENNETH A. ROMIG
#337
REGISTERED LANDSCAPE ARCHITECT
09-07-2023

ENGINEER

PROJECT

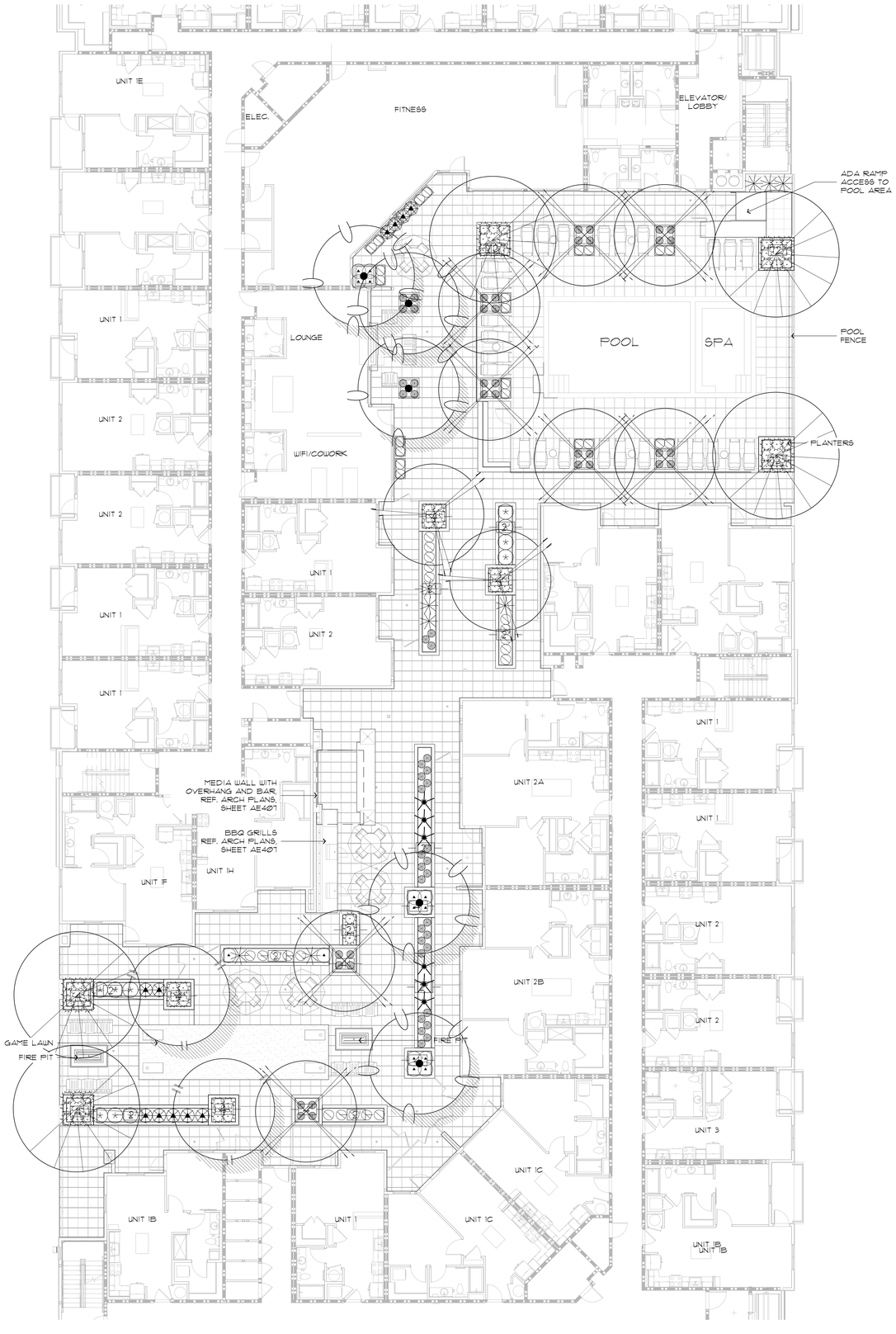
MARKANA FLATS - 100%

LOUISIANA AND CONSTITUTION
ALBUQUERQUE, NM, 87110

REVISIONS
1 08/12/2022
2 06/23/2023
3 08/08/2023 - Planting Modified

DRAWN BY	
REVIEWED BY	
DATE	09/07/2023
PROJECT NO.	21-0020
DRAWING NAME	LANDSCAPE PLAN - SITE

SHEET NO.
L1.1
OF



LANDSCAPE PLAN

SCALE: 1"=10'-0"

0 5' 10' 20' NORTH

PLANT SCHEDULE (LVL 2 ONLY)

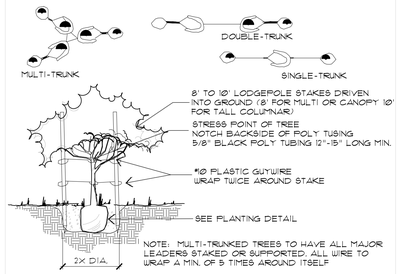
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
	TREES				
	* Prunus cerasifera	Purpleleaf Plum	1.5" Cal. 8'-10' Install 20'x20' Mature	8	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Quercus fusiformis	Escarpment Live Oak	2" Cal. 8'-10' Install 25'x30' Mature	5	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Acer palmatum	Japanese Maple	1.5" Cal. 5'-5' Install 5'x10' Mature	5	Single-Trunk Dense Canopy High Water, Ball and Burlap
	Pistachia chinensis	Chinese Pistache	2" Cal. 8'-10' Install 60'x60' Mature	2	and Burlap Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	* Malus cultivars	Crabapple	1.5" Cal. 8'-10' Install 5'x10' Mature	2	Single-Trunk Dense Canopy High Water, Ball and Burlap
	ACCENTS & VINES				
	Hesperaloe parviflora	Red Yucca	5 Gal.	6	As Per Plan
	Muhlenbergia capillaris	Regal Mist	5 Gal.	10	As Per Plan
	Yucca rupicola	Twisted Yucca	5 Gal.	9	As Per Plan
	SHRUBS				
	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 Gal.	11	As Per Plan
	GROUND COVERS				
	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.	59	As Per Plan
	Penstemon Schmidel 'Red Riding Hood'	Red Riding Hood Beardtongue	1 Gal.	14	As Per Plan
	Lavandula angustifolia 'Munstead'	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

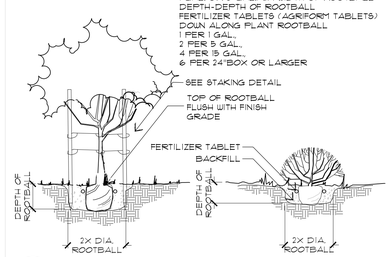


NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN. OF 5 TIMES AROUND ITSELF

NOTE: 15 GAL AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

5 TREE STAKING

SCALE: N.T.S.



6 TREE AND SHRUB PLANTING

SCALE: N.T.S.

STATE OF NEW MEXICO
MATTHEW PAUL DRAGER
632
REGISTERED LANDSCAPE ARCHITECT
08/16/2023

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

ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI

ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

CONSTRUCTION DOCUMENTS

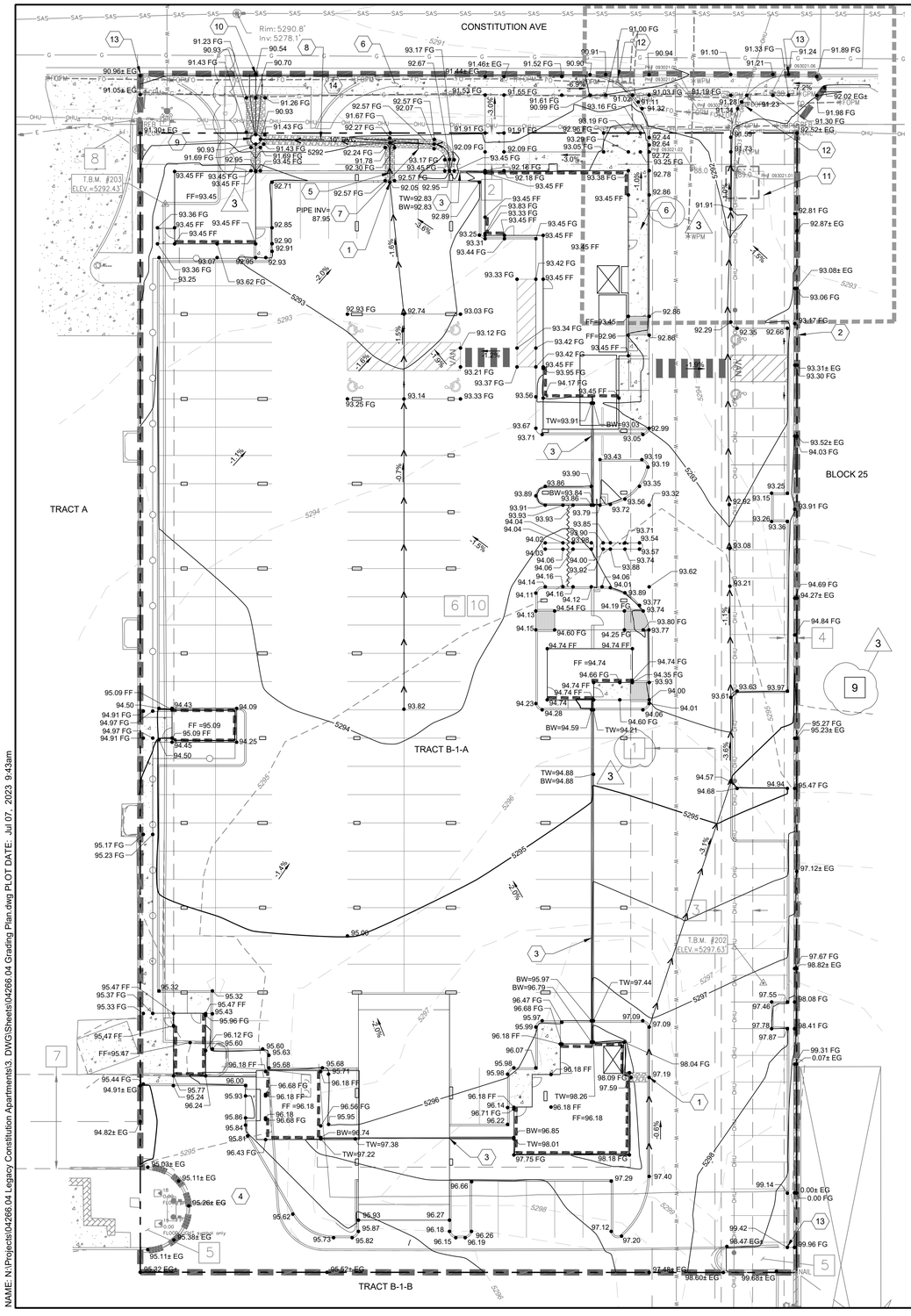
REVISIONS

DRAWN BY	CP/HR/MD
REVIEWED BY	PV
DATE	08/16/2023
PROJECT NO.	21-0020
DRAWING NAME	

LANDSCAPE PLAN - PODIUM

SHEET NO.

L1.2



NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3. DWG\Sheets\04266.04 Grading Plan.dwg PLOT DATE: Jul 07, 2023 9:43am

Easement Notes

1. EXISTING 20' WATERLINE EASEMENT (8/26/1988, 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)
5. EXISTING LANDSCAPE EASEMENT (5/24/2011, 2011C-48) BURDENING SUBJECT PROPERTY, BENEFITING TRACT B-1-B
6. 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)
7. EXISTING 30' COMMON ACCESS EASEMENT (10/29/1981, C19-2)
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)

SURVEY LEGEND:

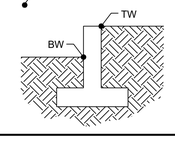
- N 90°00'00" E — MEASURED BEARINGS AND DISTANCES
- COVERED AREA
- CONCRETE
- UTILITY PEDESTAL
- WIRE FENCE
- BLOCK WALL
- BOLLARD
- OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR
- PULL BOX
- LIGHT POLE
- FLOOD LIGHT
- WATER VALVE
- FIRE HYDRANT
- FLAGPOLE
- SANITARY SEWER MANHOLE
- SIGN
- UNDERGROUND 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
- 5270 — PROPOSED MAJOR CONTOUR
- 5272 — PROPOSED MINOR CONTOUR
- 5272 — EXISTING MAJOR CONTOUR
- 5272 — 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



KEYED NOTES:

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

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

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.
2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
3. 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.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
5. 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.
6. BACKFILL COMPACTION SHALL BE 95%.
7. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
8. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
9. FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.

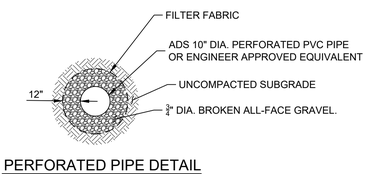
REV. 01/22/21

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/07/23
BY: Renée Brissette
HydroTrans #: J19D047A

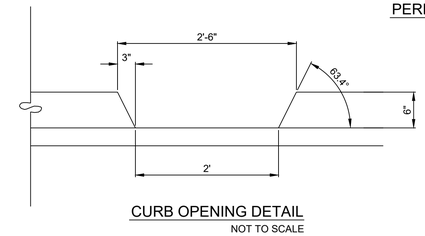
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE OR FEDERAL LAW. NEITHER THE CITY OF ALBUQUERQUE NOR ANY OF ITS EMPLOYEES SHALL BE LIABLE FOR ANY ERRORS, OMISSIONS, CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

GRADING NOTES

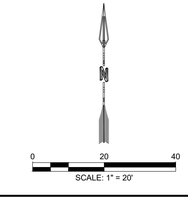
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. 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.
7. REFER TO GEOTECHNICAL EVALUATION REPORT 3221JJ127 BY WESTERN TECHNOLOGIES, INC. DATED DECEMBER 10, 2021.
8. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
9. PAVEMENT SECTION BY OWNERS DIRECTION.
10. COMPOSITE SLOPE IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2%.
11. CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
12. LONGITUDINAL SLOPE ON CURB RAMPS SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
13. COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.



PERFORATED PIPE DETAIL
NOT TO SCALE



CURB OPENING DETAIL
NOT TO SCALE



REVISION	
3.	COMMENTS & EDITS FROM OWNER

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

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)823-9718

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

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

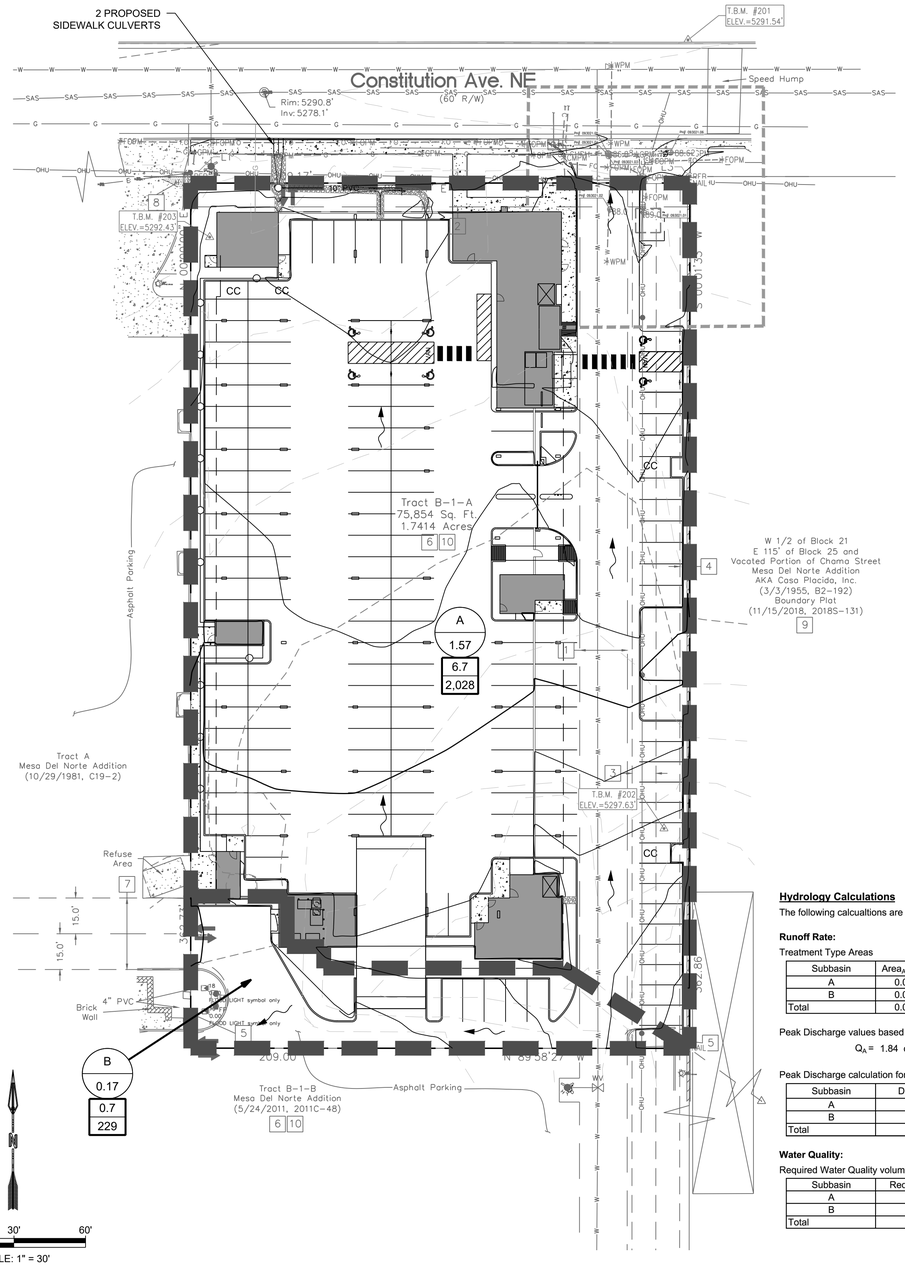
nm811 Know what's below. Call before you dig.

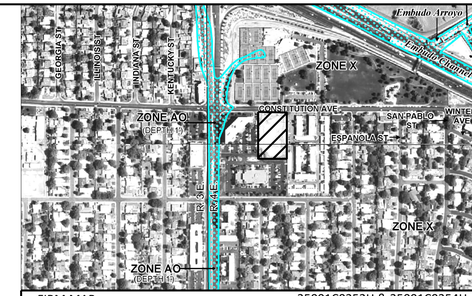
PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: GRADING PLAN

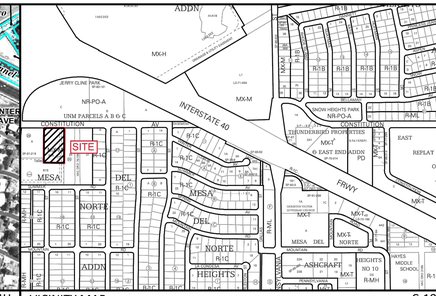
SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-101





FIRM MAP: 35001C0352H & 35001C0354H



VICINITY MAP: C-18-Z

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/07/23
BY: Renée C. Brissette
HydroTrans # J19D047A
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO VIOLATE, INVALIDATE, OR WAIVE AN ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PROJECT PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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 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 calcualtions 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 cfs/ac Q_B = 2.49 cfs/ac Q_C = 3.17 cfs/ac Q_D = 4.49 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 / XX — BASIN DESIGNATION / BASIN AREA, ACRES — BASIN NAME AND AREA

XX / XX — 100 YEAR STORM, CFS / REQUIRED WATER QUALITY VOLUME — BASIN HYDROLOGIC RESULTS

SUB-BASIN BOUNDARY

FLOW ARROW

REVISION

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

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)823-9718

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.

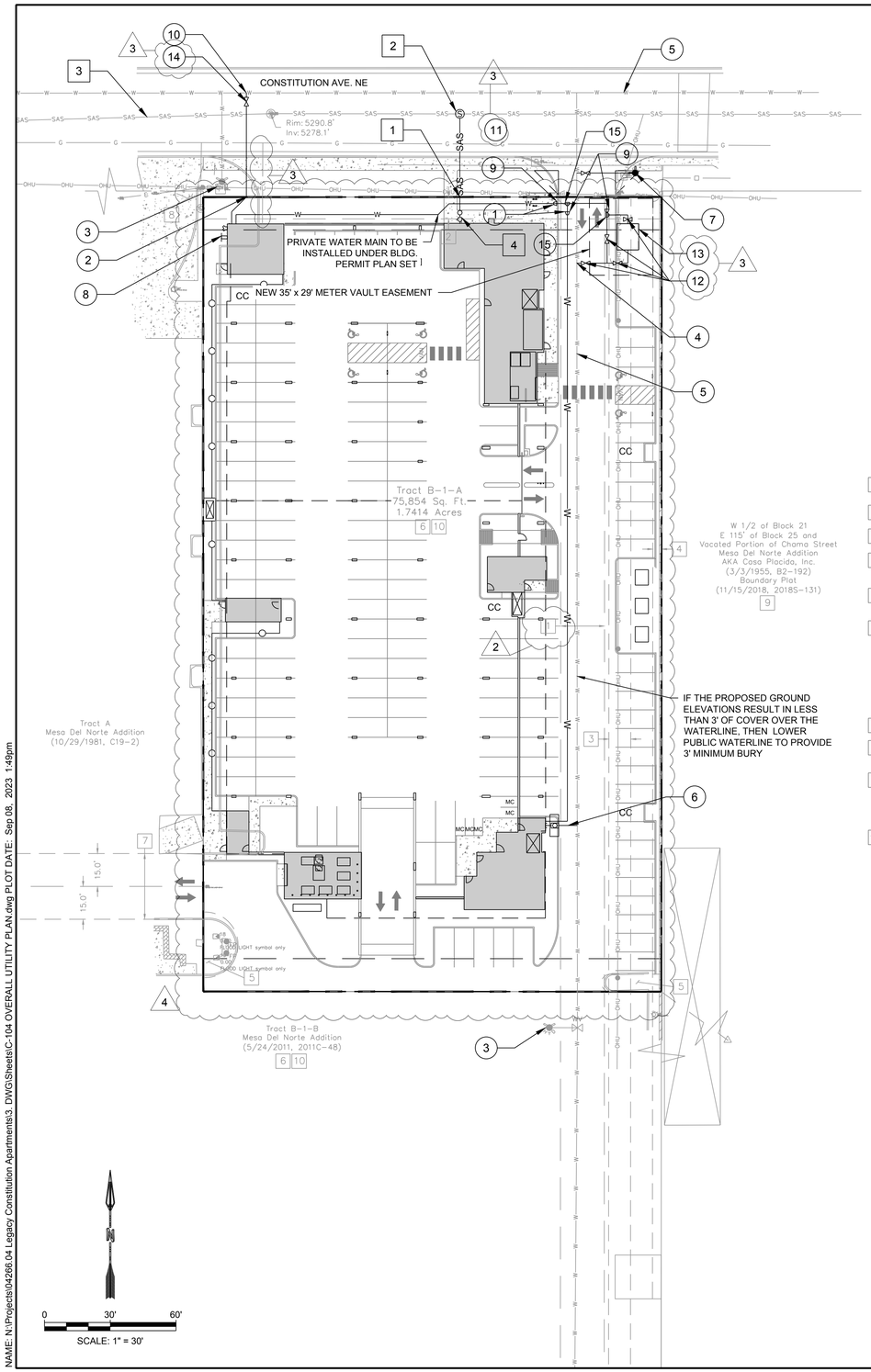
PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-102

NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3. DWG\Sheets\04266.04 Drainage.dwg PLOT DATE: Jul 06, 2023 3:58pm



SURVEY LEGEND:

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	COVERED AREA
	CONCRETE
	UTILITY PEDESTAL
—x—	WIRE FENCE
	BLOCK WALL
	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
P	PULL BOX
	LIGHT POLE
	FLOOD LIGHT
WV	WATER VALVE
	FIRE HYDRANT
FP	FLAGPOLE
S	SANITARY SEWER MANHOLE
OR	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
	WOOD BOLLARD AND WIRE BARRIER

Easement Notes

1. EXISTING 20' WATERLINE EASEMENT (8/26/1988, 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)
5. EXISTING LANDSCAPE EASEMENT (5/24/2011, 2011C-48) BURDENING SUBJECT PROPERTY, BENEFITING TRACT B-1-B
6. 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)
7. EXISTING 30' COMMON ACCESS EASEMENT (10/29/1981, C19-2)
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)

LEGEND

— — —	PROPERTY BOUNDARY
—W—	NEW WATERLINE
	NEW PRIVATE WATER VALVE (TYP.)
	NEW WALL INDICATOR VALVE (TYP.)
	NEW FIRE DEPARTMENT CONNECTION (TYP.)
	NEW 6"X4" REDUCER
—SAS— —SAS—	NEW SEWER LINE
	NEW SEWER CLEAN OUT (TYP.)
	NEW SEWER MANHOLE

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 8" 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. 6X4X4 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 SHOW 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.

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)

HORIZONTAL BENDS					DEAD END OR VALVE	FIRE HYDRANT TEE
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND		STD. 6-INCH BRANCH LINE
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED
6"	25'	11'	5'	3'	55'	
8"	33'	14'	7'	4'	72'	
10"	39'	16'	8'	4'	87'	
12"	45'	19'	9'	5'	102'	

REDUCERS	L. SIDE
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	

VERTICAL DOWNBEND						
	45°		22 1/2°		11 1/4°	
PIPE SIZE	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

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	46	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 7/6/2023

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)823-9719

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

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

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

PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: UTILITY PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-104

NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3. DWG\Sheets\C-104 OVERALL UTILITY PLAN.dwg PLOT DATE: Sep 08, 2023 1:49pm

GENERAL SHEET NOTES

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
2. 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
3. HVAC EQUIPMENT IS LOCATED ON THE ROOF AND SCREENED BY BUILDING PARAPET.
4. ROOF DRAINAGE BY WAY OF INTERNAL ROOF DRAINS (EXTERNAL DOWNSPOUTS AS REQUIRED FOR DESIGN OPTION).
5. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(E)(2) AND 5-5(G)(3)
6. ALL WINDOWS ON THE UPPER FLOORS SHALL BE RECESSED NOT LESS THAN 2" SECTION 5-11 (E)(2)(B)
7. FACADE DESIGN 5-11 (E)(2)(A) GENERAL
   A. STREET FACING FACADE INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
      a. WINDOWS ON UPPER FLOORS (AT ALL FACADES)
      b. BALCONIES PROVIDE SHADE AND PROTECTION FROM WEATHER
8. FACADE DESIGN 5-11 (E)(2)(A) (3)
   A. STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE
      a. WALL PLANE PROJECTIONS OR RECESSE OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
      b. CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

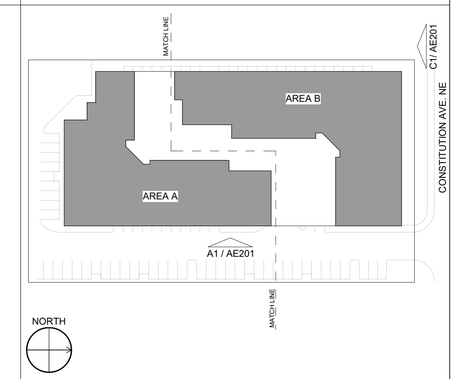
REFERENCE KEYNOTES

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

LEGEND

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

KEY PLAN



ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
7/24/2023
REGISTERED ARCHITECT

SEAL

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

1 07/24/2023 REV 1
2 09/05/2023 REV 2

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

DRAWING NAME

EXTERIOR ELEVATIONS

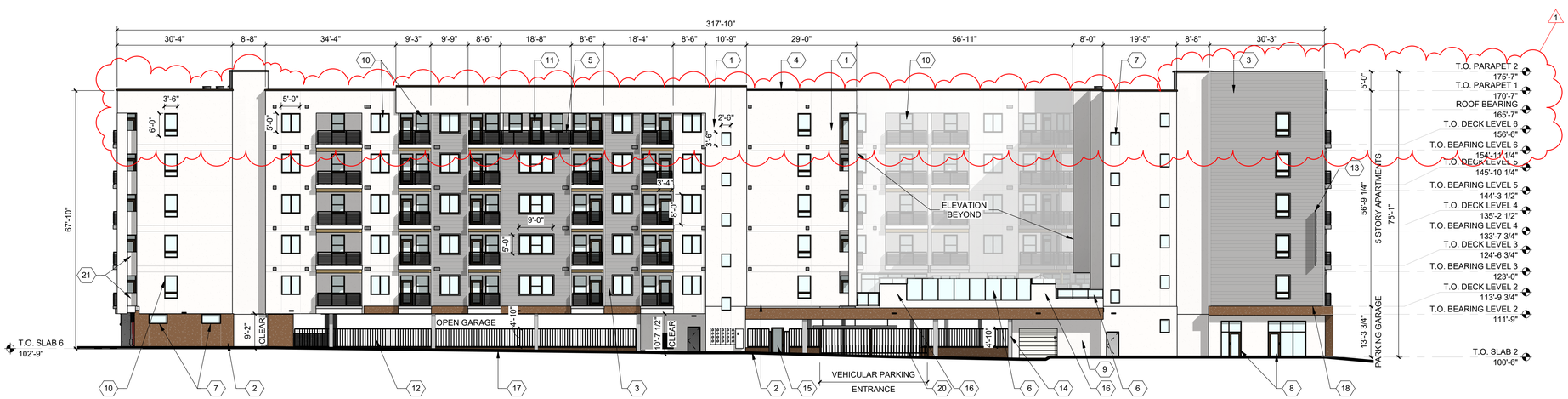
SHEET NO

SDP5.1

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

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

C1 NORTH ELEVATION
1/16" = 1'-0"



A1 EAST ELEVATION
1/16" = 1'-0"

9/11/2023 11:18:00 AM

GENERAL SHEET NOTES

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
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   A. STREET FACING FACADE INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
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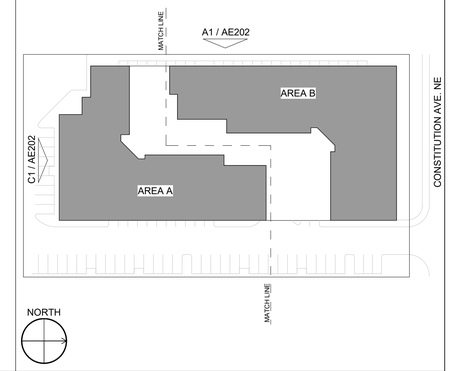
LEGEND

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

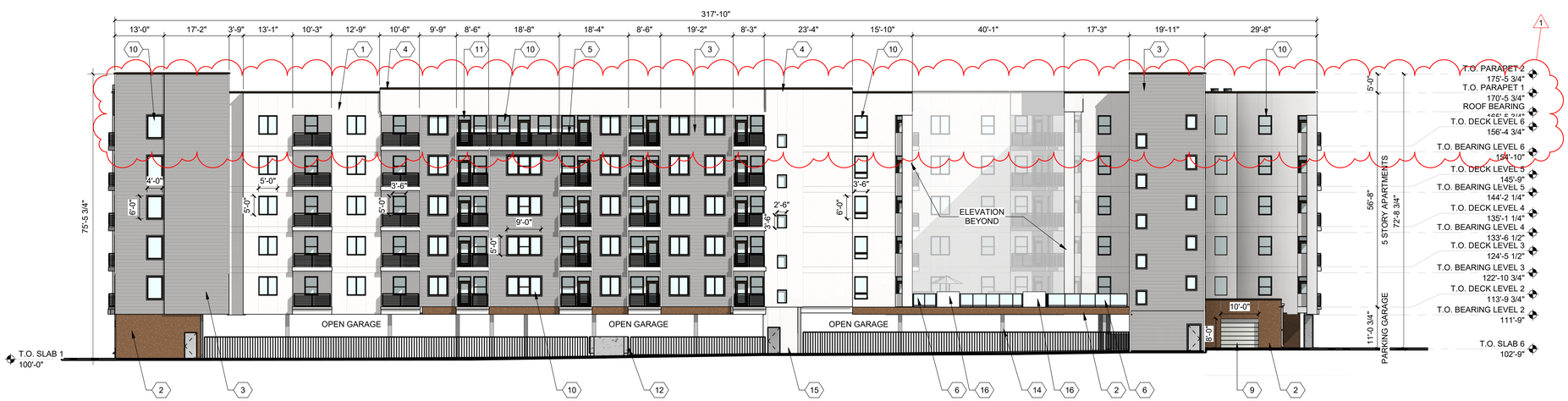
KEY PLAN



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

C1 SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



A1 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

7/24/2023 8:50:52 AM

ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
7/24/2023
REGISTERED ARCHITECT

SEAL

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

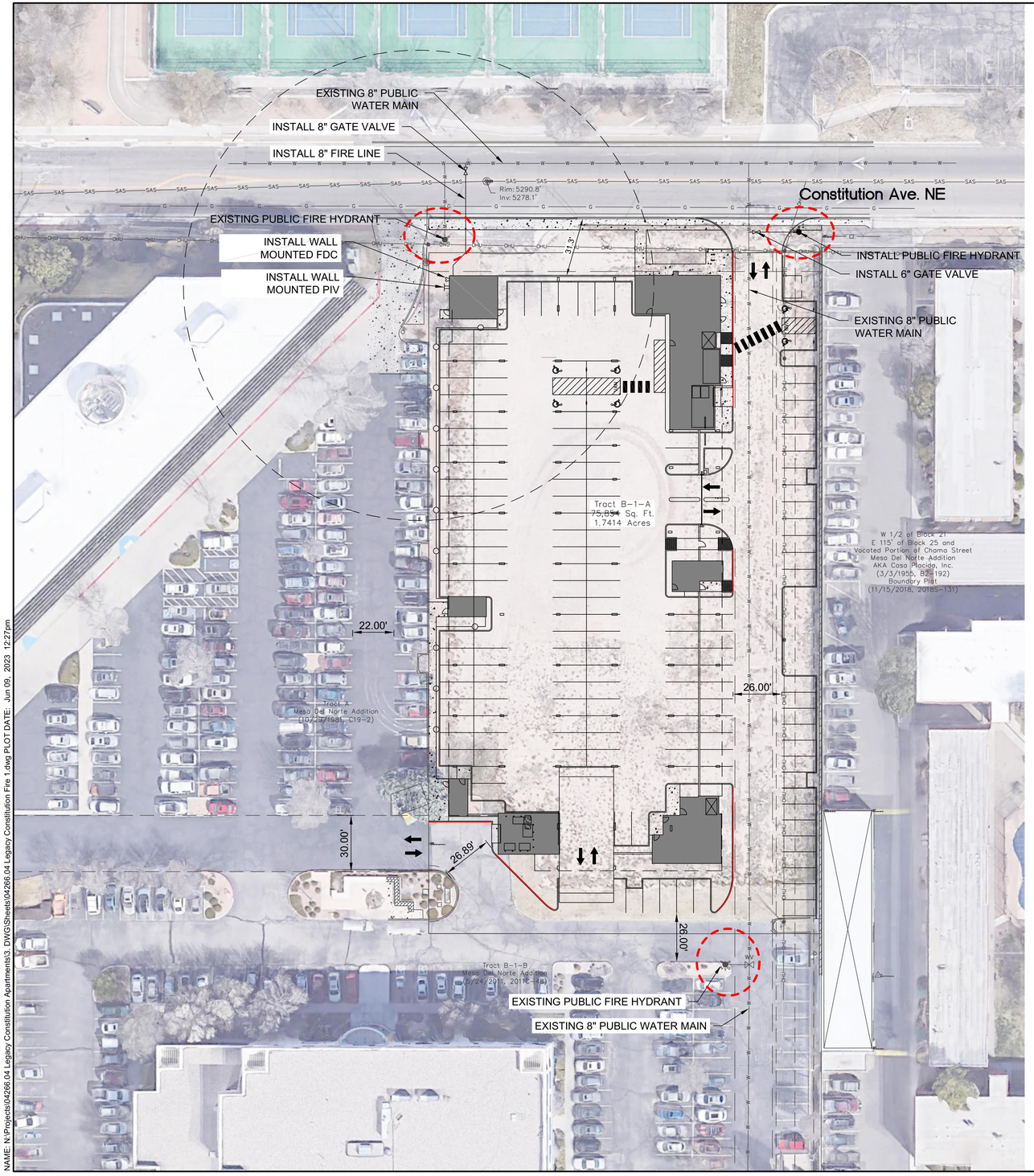
DFT SUBMITTAL

REVISIONS
1 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



LEGEND:

- PROPERTY BOUNDARY
- NEW WATERLINE
- NEW MARKED FIRE LANE
- EXISTING WATERLINE

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

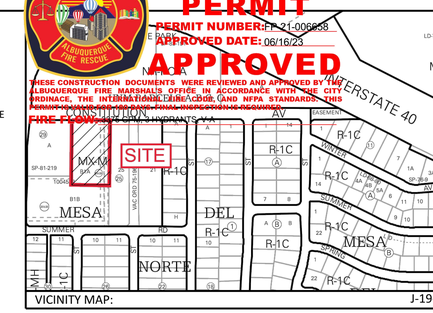
PERMIT NUMBER: FP-21-006658

APPROVED DATE: 06/16/23

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VOID IF NOT CALLED FOR FINAL INSPECTION IF REQUIRED.

FIRE FLOW: 3375 GPM 3 HYDRANTS AA



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:

1. 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.
2. 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.
3. FIRE FLOW = ~~3,656 GPM~~ 3375 GPM 3 Fire Hydrants
4. BUILDING HEIGHT: 5 STORIES OVER 1 STORY PODIUM = 77 FT.
5. THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED NFPA 13.
6. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
7. THE MINIMUM DRIVE ISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
9. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
10. FIRE DEPARTMENT CONNECTION'S SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
11. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
12. A KNOX BOX SHALL BE PROVIDED AT ALL PROPOSED GATE LOCATIONS.
13. ELEVATORS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 21.
14. ALL HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAIN AND FIRE SERVICE LINES TO BUILDINGS WILL BE 6" DIAMETER UNLESS OTHERWISE SPECIFIED.
15. THE BUILDINGS WILL BE REQUIRED TO HAVE FIRE AND SMOKE ALARMS PER IBC 907.2.9.
16. 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.
17. 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.

0 40' 80'

SCALE: 1" = 40'

DESIGNED JMS
DRAWN JMS
CHECKED JS
DATE 6.09.2023

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
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STAMP

JEREMY W SHELL
NEW MEXICO
26341
8/24/2022
PROFESSIONAL ENGINEER

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

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

PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: FIRE 1 PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: F-100

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