

SITE PLAN DOCUMENTATION

**Tract B-1-A Plat of Tracts B-1-A & B-1-B
Mesa del Norte Addition - 7500 Constitution NE**



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| | |
|---|--|
| MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3) |
| <input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2) | <input type="checkbox"/> Sketch Plat Review and Comment (Form S3) |
| <input type="checkbox"/> Amendment to Infrastructure List (Form S3) | <input type="checkbox"/> Sketch Plan Review and Comment (Form S3) |
| <input type="checkbox"/> Temporary Deferral of S/W (Form S3) | APPEAL |
| <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3) | <input type="checkbox"/> Administrative Decision (Form A) |

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|-------------------------------------|
| BRIEF DESCRIPTION OF REQUEST |
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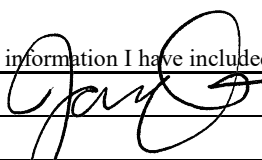
| | | | |
|--------------------------------|--------|-------------------------|--|
| APPLICATION INFORMATION | | | |
| Applicant/Owner: | | Phone: | |
| Address: | | Email: | |
| City: | State: | Zip: | |
| Professional/Agent (if any): | | Phone: | |
| Address: | | Email: | |
| City: | State: | Zip: | |
| Proprietary Interest in Site: | | List <u>all</u> owners: | |

| | | |
|--|---------------------|-----------------------------|
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: | Block: | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): | Existing Zoning: | Proposed Zoning |
| # of Existing Lots: | # of Proposed Lots: | Total Area of Site (Acres): |

| | | |
|--|----------|------|
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: | Between: | and: |

| |
|--|
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) |
| |
| |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

| | |
|---|--|
| Signature:  | Date: |
| Printed Name: | <input type="checkbox"/> Applicant or <input type="checkbox"/> Agent |

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

FORM P: PRE-APPROVALS/SIGNATURES

Legal Description & Location: Tract B-1-A Plat of Tracts B-1-A & B-1-B Mesa Del Norte Addition
Address: 7050 Constitution Avenue NE

Job Description: Major Amendment to increase building height, addition of 39 units, a sixth floor, and underground parking level.

Hydrology:

- Grading and Drainage Plan Approved _____ NA
- AMAFCA _____ Approved NA
- Bernalillo County _____ Approved NA
- NMDOT _____ Approved NA
- MRGCD _____ Approved NA

Renee C. Brissette 08/10/23
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved NA
- Neighborhood Impact Analysis (NIA) _____ Approved NA
- Bernalillo County _____ Approved NA
- MRCOG _____ Approved NA
- NMDOT _____ Approved NA
- MRGCD _____ Approved NA

Ernest Armijo 8/10/2023
 Transportation Department Date

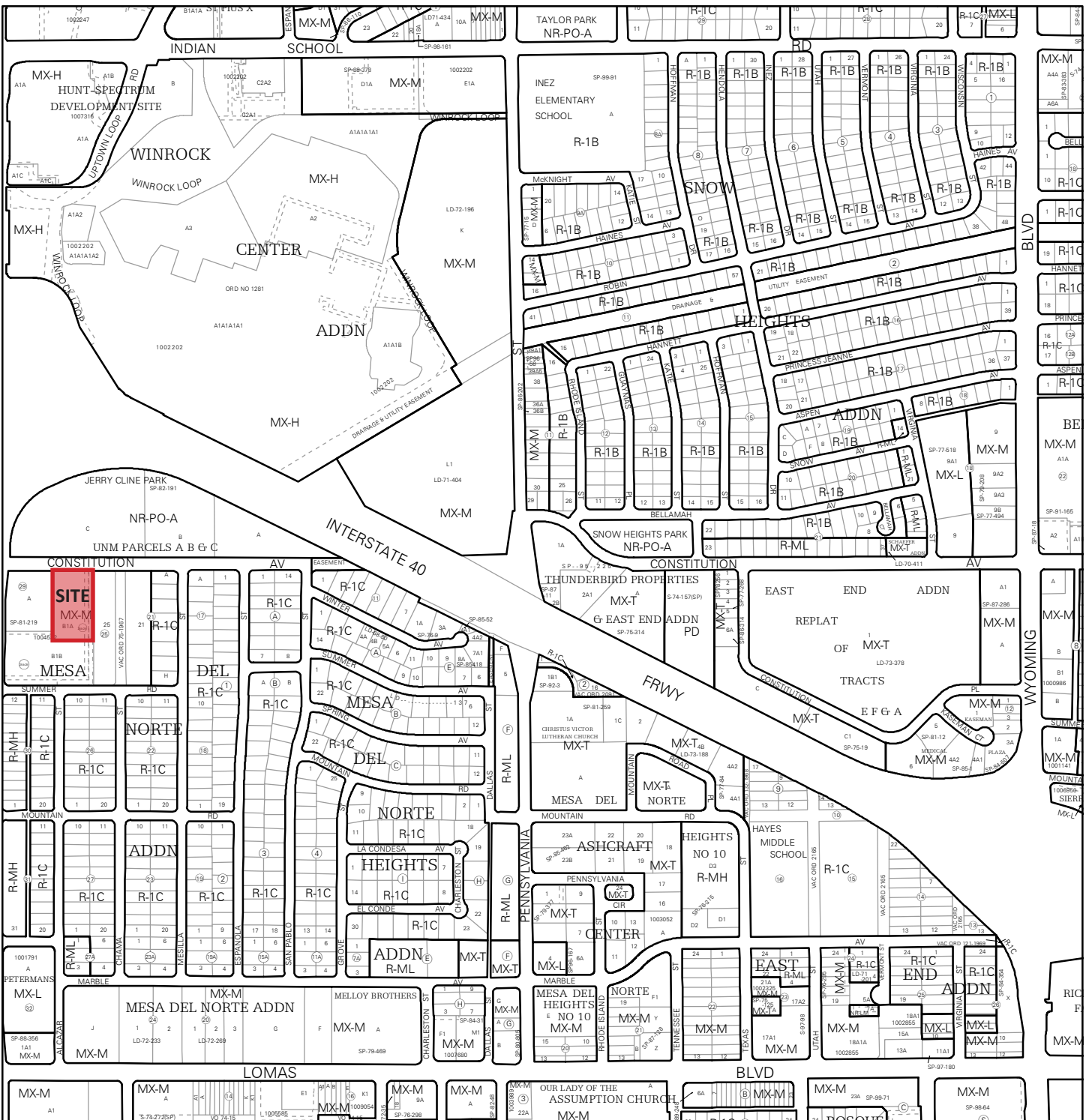
Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Water/Sewer Availability Statement/Serviceability Letter Approved _____ NA
- ABCWUA Development Agreement _____ Approved NA
- ABCWUA Service Connection Agreement _____ Approved NA

Jeremy Shell 8/11/23
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the plan _____ Approved _____ NA
- Fire Marshall Signature on the plan _____ Approved _____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

N

Feet
0 250 500 1,000



ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS
07/24/2023 REV 1

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

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 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, 73 SPACES AT LOWER LEVEL GARAGE
PROVIDED PARKING = 232 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

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 | 225 SF x 162 UNITS | = 36,450 SF |
|-------------------------|--------------------|-------------|
| 1 BD: 225 SF PER UNIT | 285 SF X 28 UNITS | = 7,980 SF |
| 2 BD: 285 SF PER UNIT | | = 44,430 SF |
| TOTAL | | = 22,215 SF |
| UC-MS-PT: 50% REDUCTION | = 44,430 SF X 50% | = 22,215 SF |
| REQUIRED OPEN SPACE: | | = 22,215 SF |
| PROVIDED OPEN SPACE: | | = 7,633 SF |
| LEVEL 1 | | = 12,726 SF |
| LEVEL 2 | | = 2,419 SF |
| LEVEL 3 | | = 2,226 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

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 RAMPS 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

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 TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

PROJECT NUMBER: _____

Application Number: _____

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.

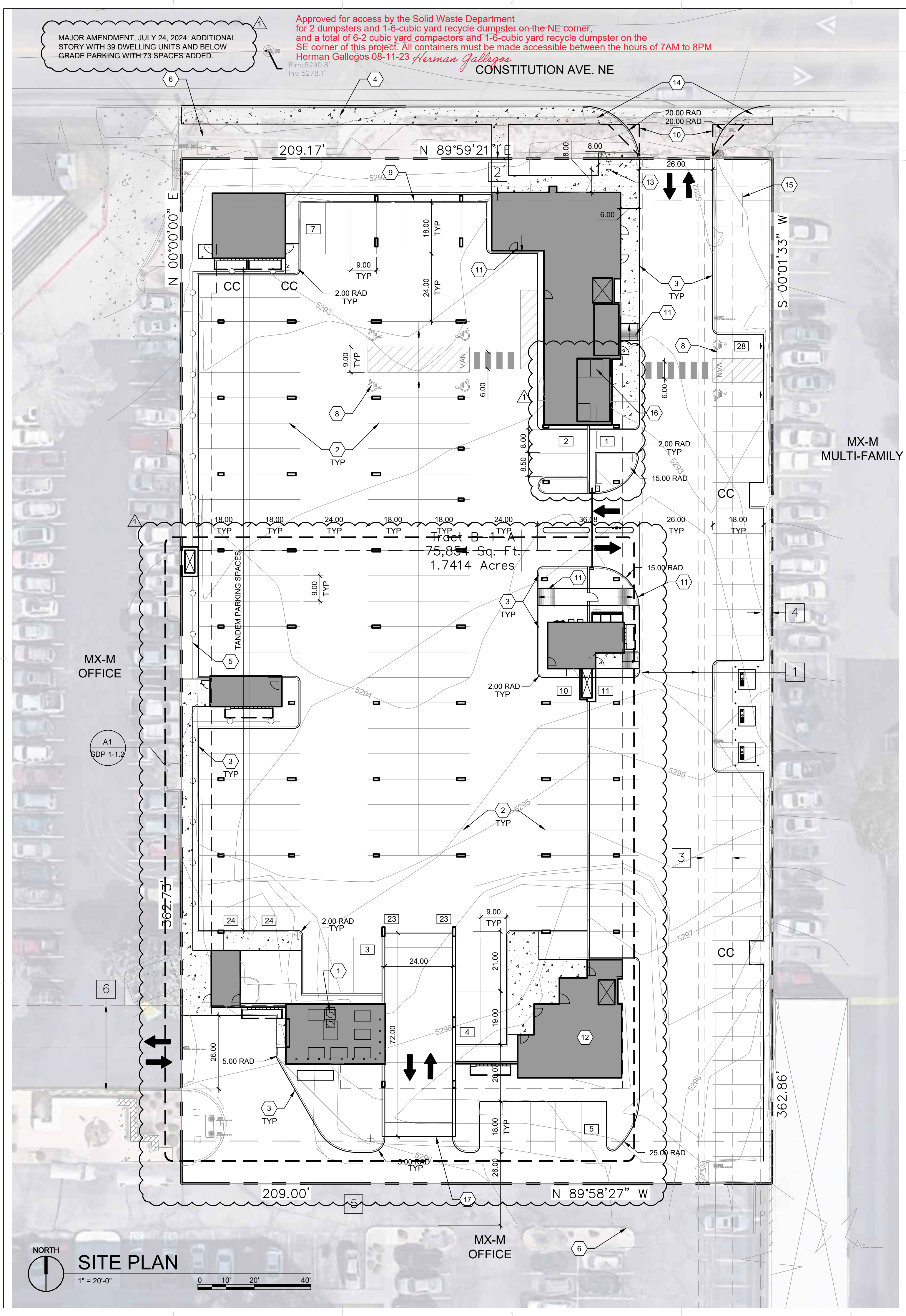
DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|----------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| *Environmental Health Department (conditional) | Date |
| Herman Gallegos <i>Herman Gallegos</i> | 08-11-23 |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |
| *Environmental Health, if necessary | |
| 2/16/2018 | |

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 08-11-23 *Herman Gallegos*



MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 39 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.
Rev: 5298.8
Inv: 5278.1

SITE PLAN
1" = 20'-0"
0 10' 20' 40'

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

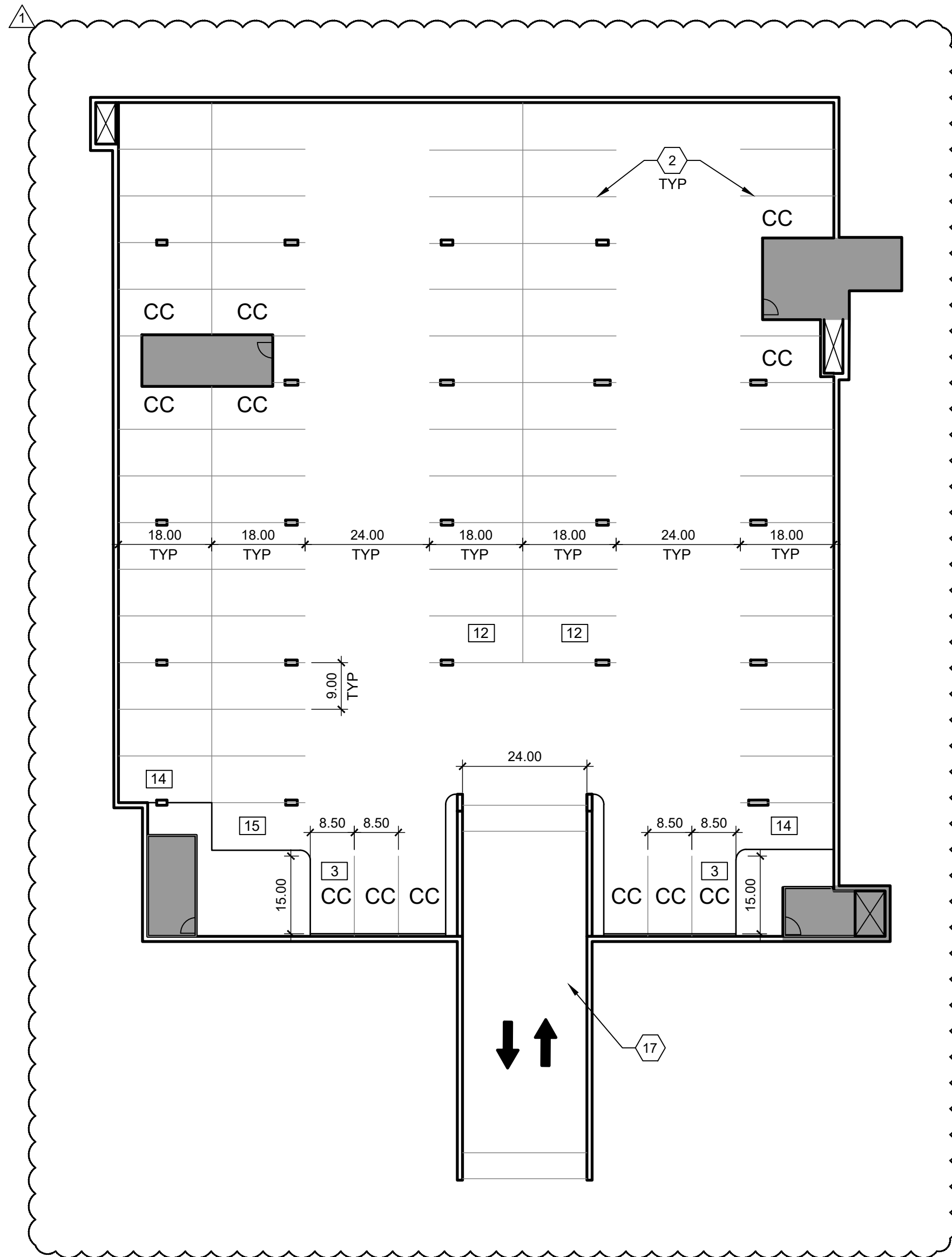


ENGINEER

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL



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

REVISIONS

- 07/24/2023 REV 1

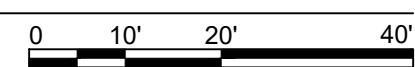
DRAWN BY D/P/S
REVIEWED BY D/P/S
DATE 7/24/2023
PROJECT NO. 21-0020
DRAWING NAME

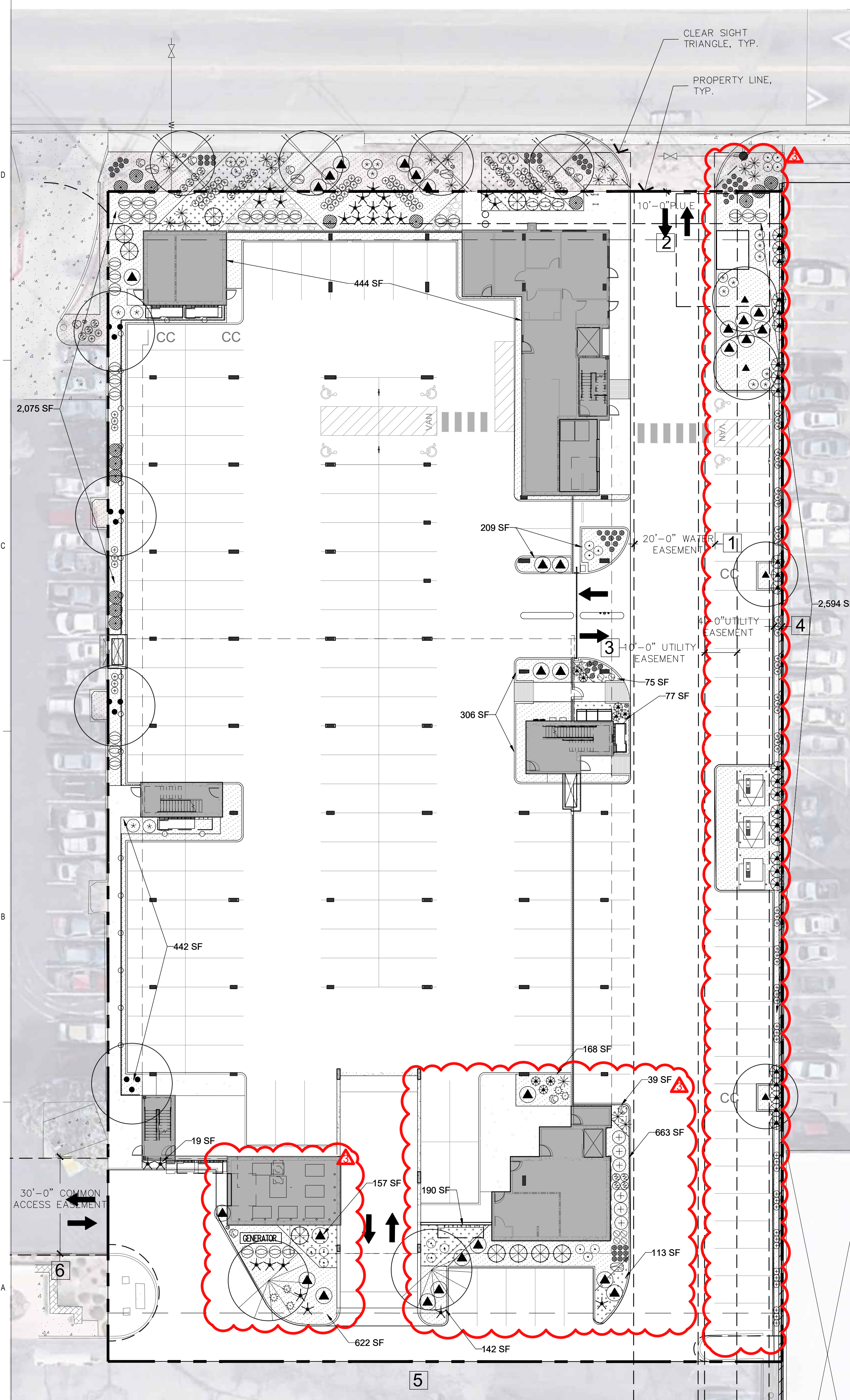
LOWER LEVEL
GARAGE PLAN

SHEET NO.

SDP1-1.2
OF

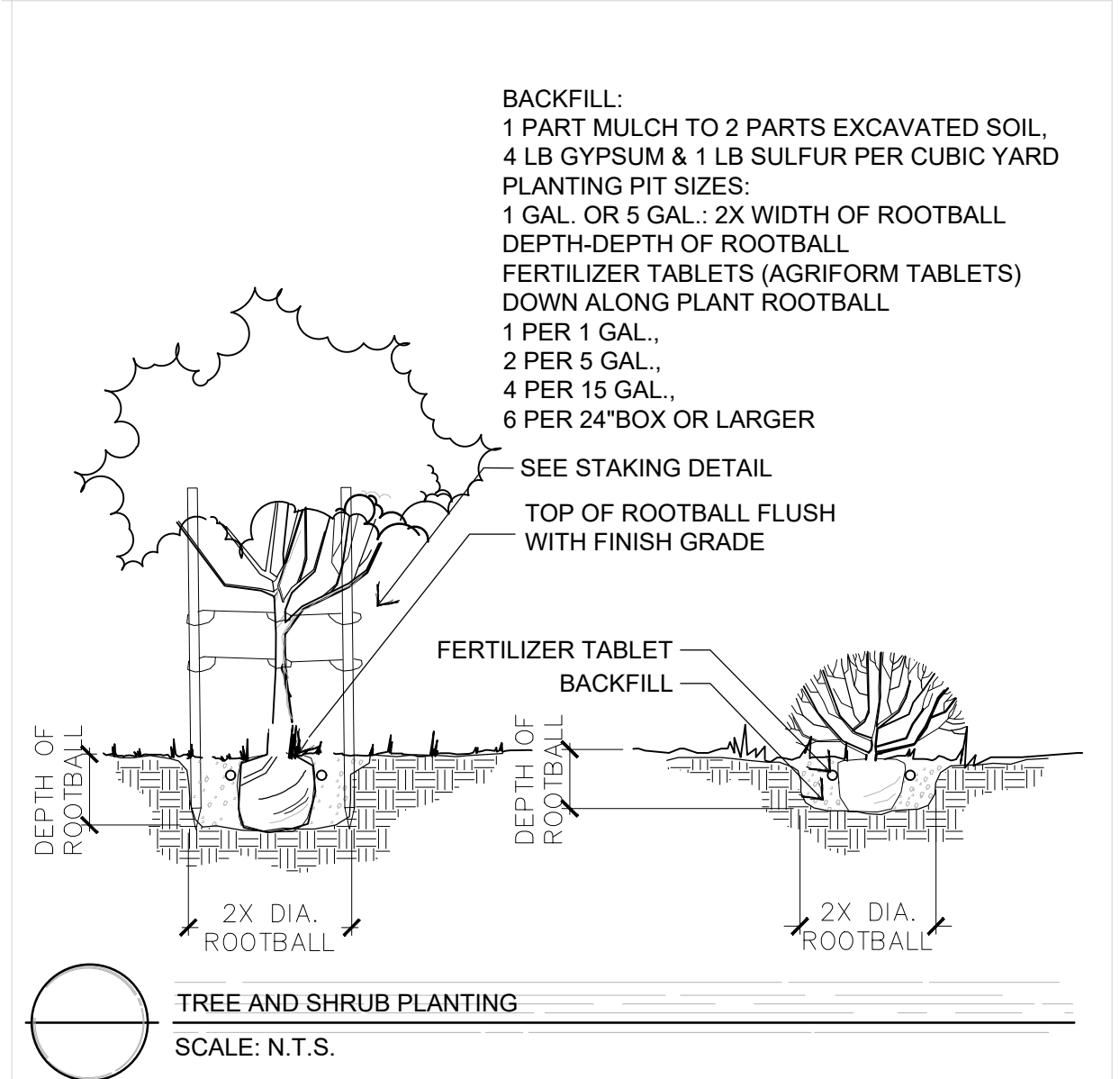
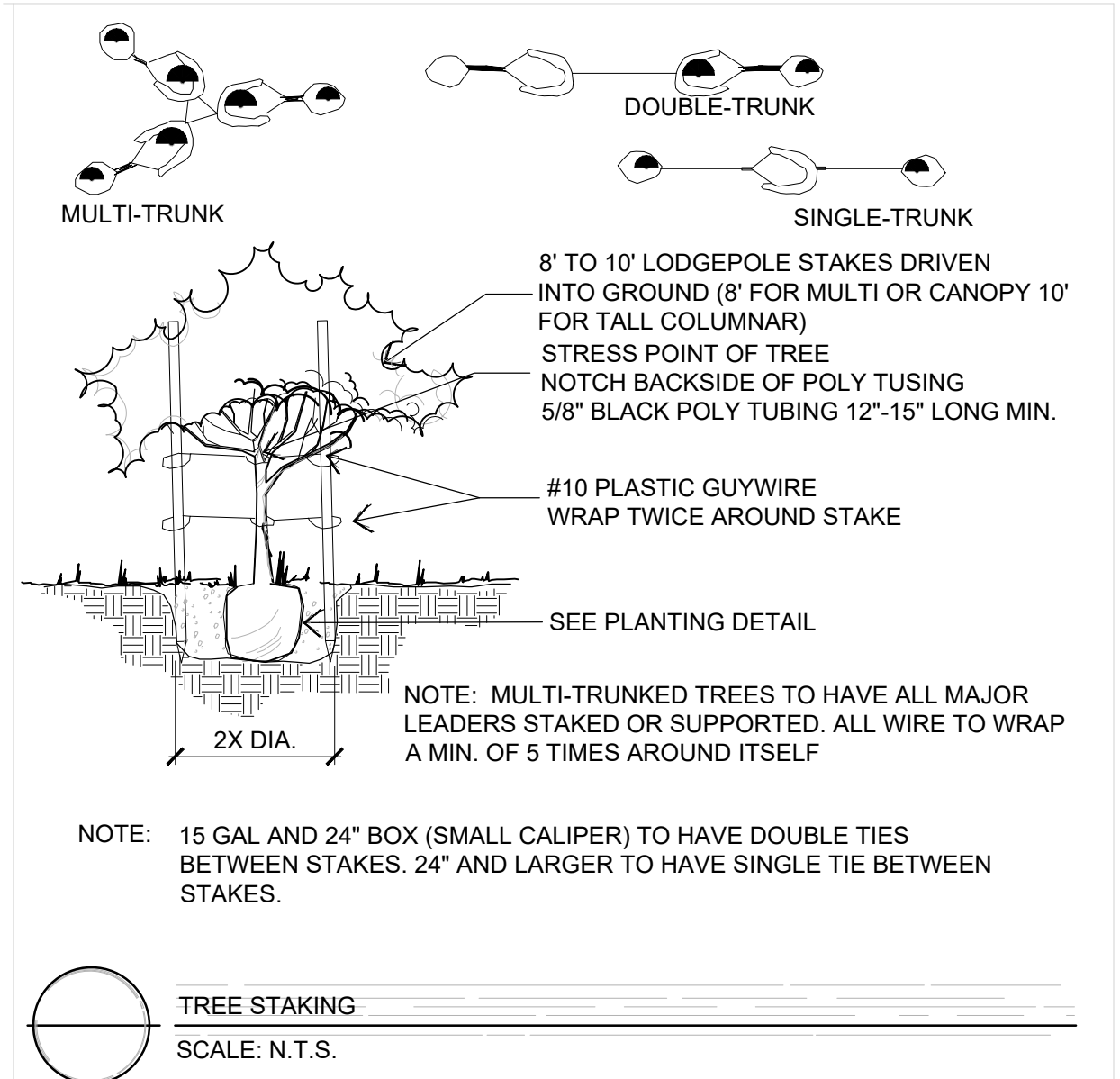
A1 LOWER LEVEL GARAGE
1" = 20'-0"





PLANT SCHEDULE

| 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>Prunus cerastifera</i> | Purpleleaf Plum | 1.5" Cal. 8'-10' Install 20'x20' Mature | 12 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Quercus fusiformis</i> | Escarpment Live Oak | 12" Cal. 8'-10' Install 25'x30' Mature | 7 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Juniper scopulorum</i> 'Wichita blue' | Wichita Blue juniper | 1.5" Cal. 8'-10' Install 40'x40' Mature | 9 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Acer palmatum</i> | Japanese Maple | 1.5" Cal. 5'-5' Install 5'x10' Mature | 5 | Single-Trunk Dense Canopy High Water, Ball and Burlap |
| ⊙ | <i>Pistachia 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 | 1.5" Cal. 8'-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. | 31 | Rainwater |
| ⊙ | <i>Festuca glauca</i> 'Elijah Blue' | Elijah Blue Fescue | 5 Gal. | 130 | Medium Water |
| ⊙ | <i>Muhlenbergia capillaris</i> | Regal Mist | 5 Gal. | 32 | Medium Water |
| ⊙ | <i>Panicum virgatum</i> 'Shenandoah' | Shenandoah Switch Grass | 5 Gal. | 118 | Medium Water |
| ⊙ | <i>Yucca rupicola</i> | Twisted Yucca | 5 Gal. | 27 | 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. | 45 | Medium Water |
| ⊙ | <i>Rhus trilobata</i> 'Autumn Amber' | Creeping Three-Leaf Sumac | 5 Gal. | 28 | 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. | 64 | Medium Water |
| ⊙ | <i>Penstemon schmidel</i> 'Red Riding Hood' | Red Riding Hood Beardtongue | 1 Gal. | 30 | Low Water |
| ⊙ | <i>Lavandula angustifolia</i> 'Munstead' | Munstead Lavender | 1 Gal. | 46 | Medium Water |
| MISCELLANEOUS | | | | | |
| ▨ | 3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: : 9,287 s.f. | | | | |
| ▨ | 2" Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: : 1,431 s.f. | | | | |
| ▨ | 2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - QTY: : 391 s.f. | | | | |
| ⊙ | 4'x4' Landscape Boulders - QTY: : 4 | | | | |
| ⊙ | 3'x3' Landscape Boulders - QTY: : 10 | | | | |
| ⊙ | 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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE PROVIDED 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 | 3,087 SF (10%)/11,109 SF (36%) |
| *NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER | |
| COVERGE | |
| REQUIRED/PROVIDED VEGETATIVE COVER | 8,332 SF (75%) / 20,836 SF (188%) |
| REQUIRED/PROVIDED GROUND-LEVEL COVER | 2,777.25 SF (25%) / 2,929 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) | 6 / 5 |
| 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 | 1,031 SF (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. | |

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

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
08-08-2023

ENGINEER

PROJECT

MARKANA FLATS - 95%
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 07/01/2021

PROJECT NO. 21-0020

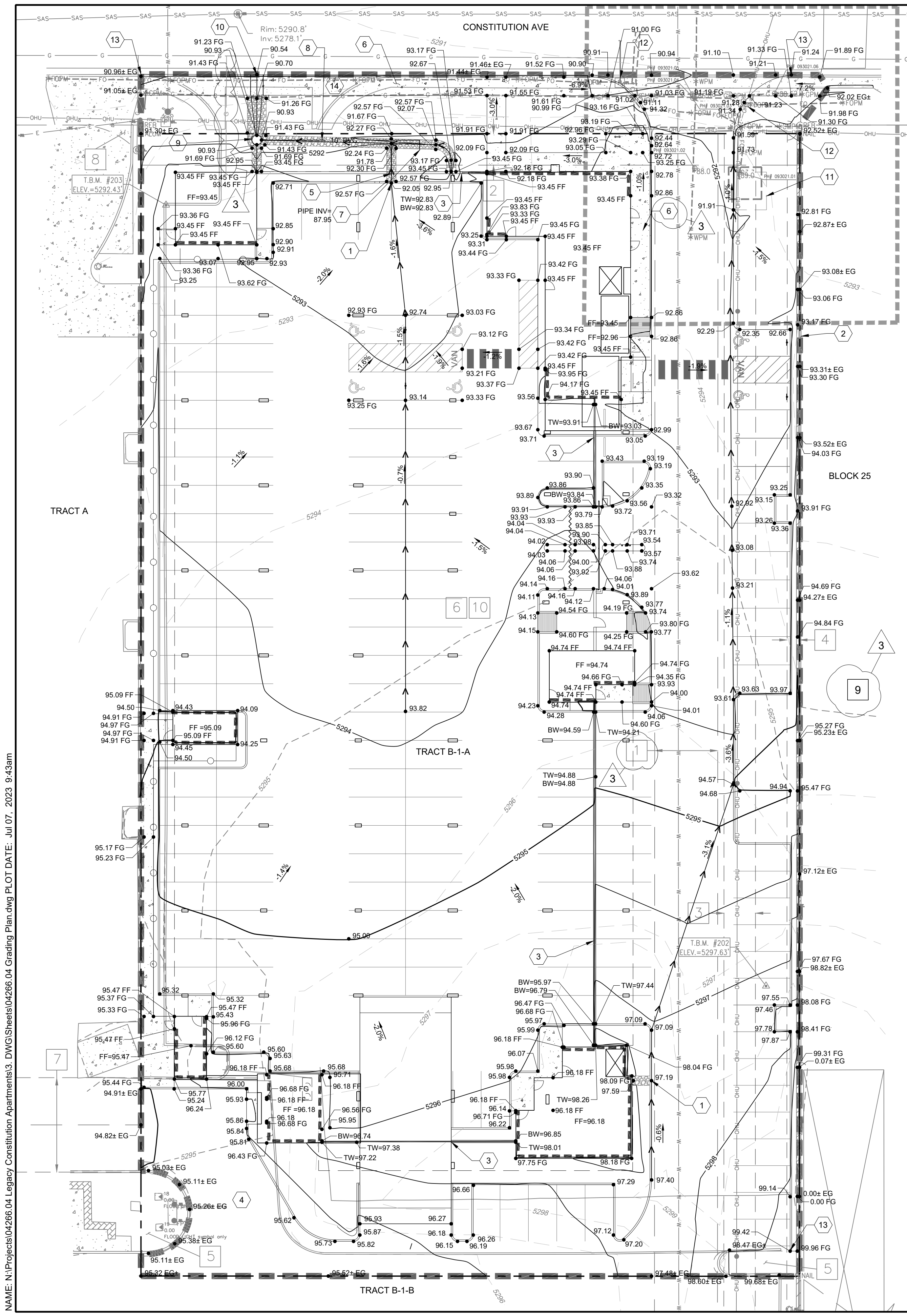
DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.

L1.1

OF



Easement Notes

- EXISTING 20' WATERLINE EASEMENT (8/26/1988, BK. MISC. 658A, PG. 565-568, DOC. NO. 88-78280)
- 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)

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

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

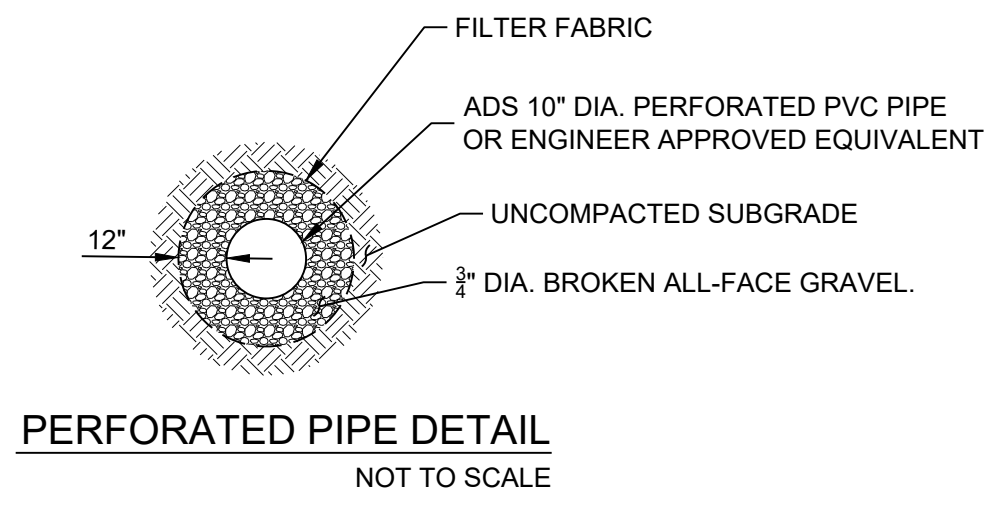
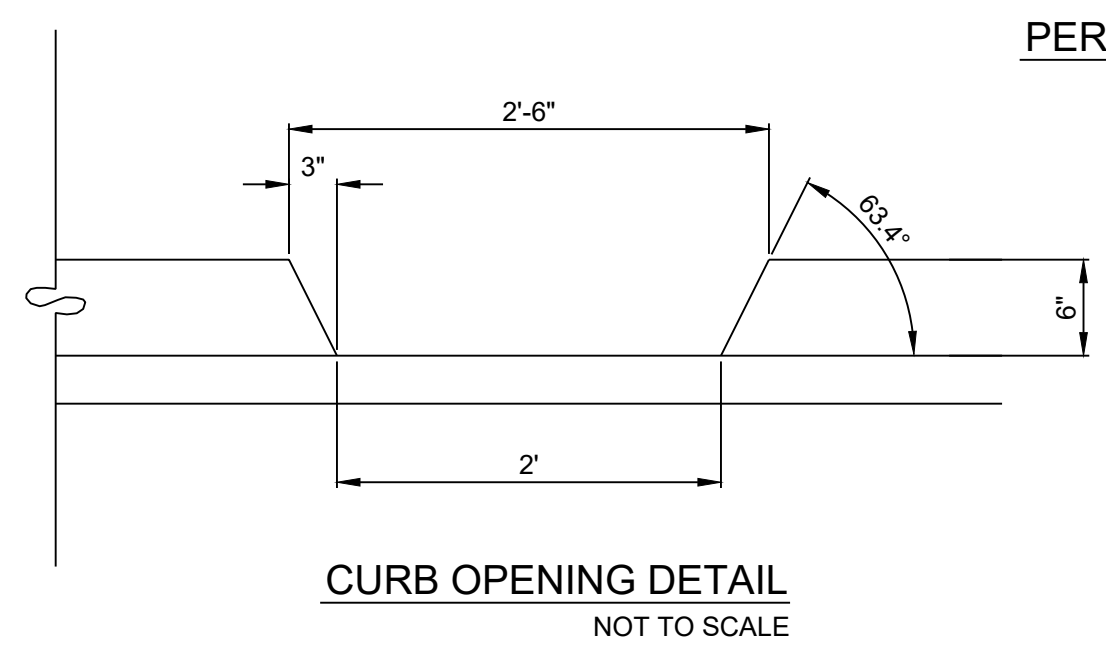
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19-"SO-19")

- 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.



GRADING NOTES

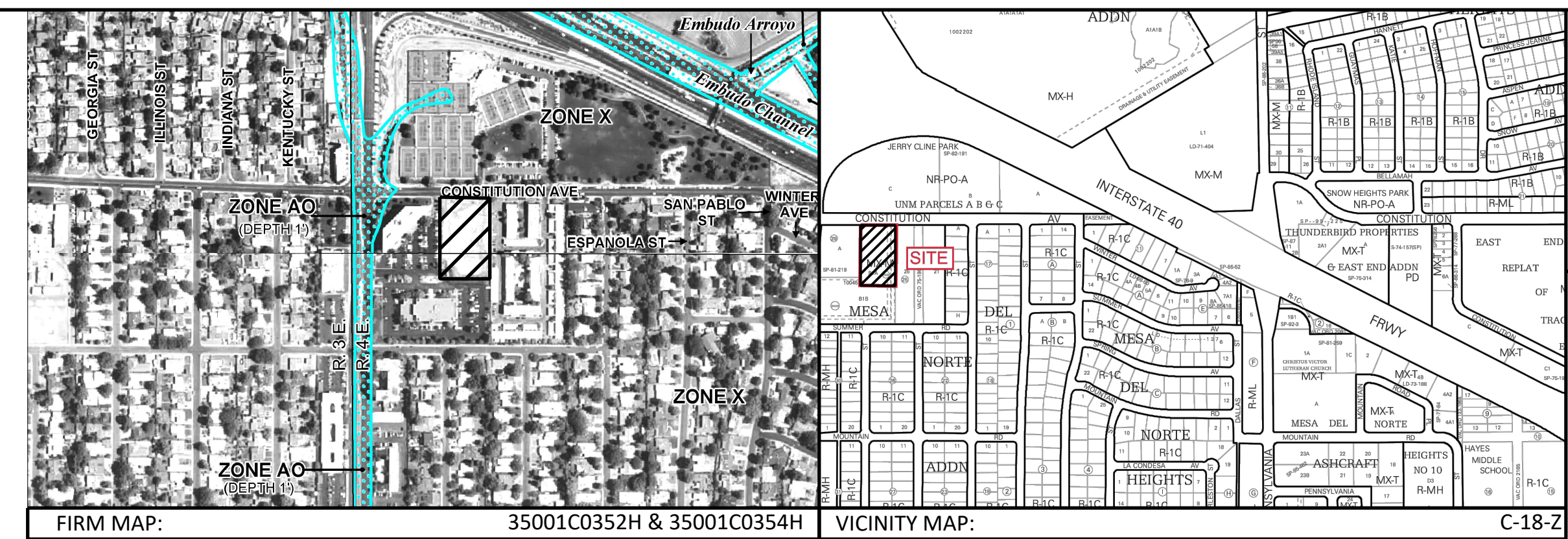
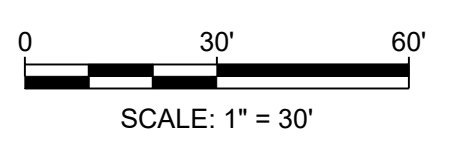
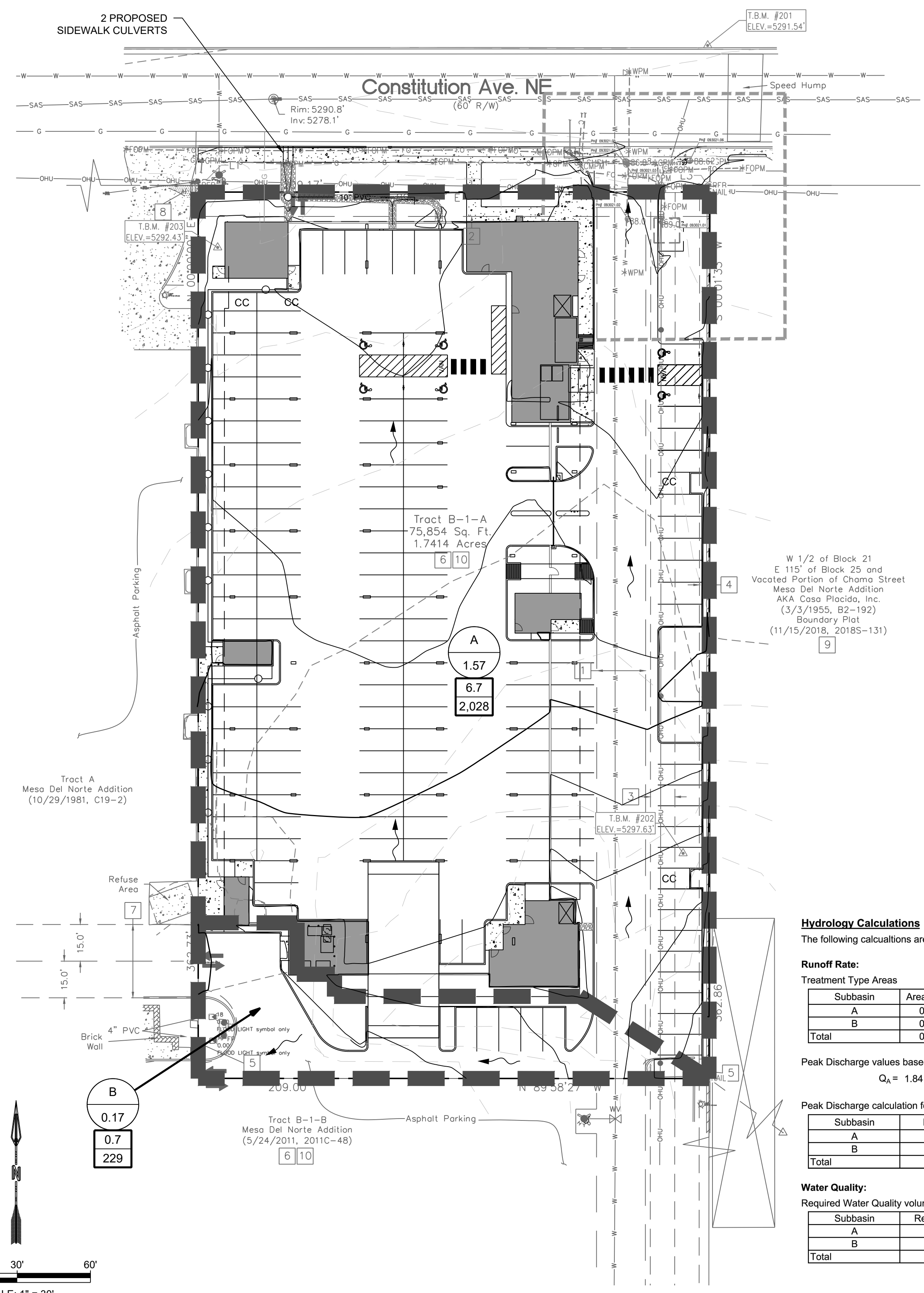
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- GRADES SHOWN ARE FINAL SURFACE GRADES 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 Apartments\3_DWG\Sheets\04266.04 Grading Plan.dwg PLOT DATE: Jul 07, 2023 9:43am

| | | | |
|---------------------------------|-----------|------------|---------------|
| DESIGNED JMS | DRAWN JMS | CHECKED JS | DATE 7/6/2023 |
| | | | |
| | | | |
| | | | |
| MARKANA FLATS APARTMENTS | | | |
| GRADING PLAN | | | |
| BUILDING PERMIT | | | |
| C-101 | | | |

NAME: N:\Projects\04-266-04_Legacy Constitution Apartments\3_DWG\Sheets\04-266-04_Drainage.dwg PLOT DATE: Jul 06, 2023 3:58pm



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 07/07/23
 BY: *Randy Brissett*
 HydroTeam # J19D047A

THE APPROVAL OF THESE PLANS DOES NOT IN ANY MANNER GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE CITY OF ALBUQUERQUE, ARISING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CITY OF ALBUQUERQUE ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE CITY OF ALBUQUERQUE, ARISING FROM THE USE OF THESE PLANS.

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 ₁ (ac) | Area ₂ (ac) | Area ₃ (ac) | Area ₄ (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

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

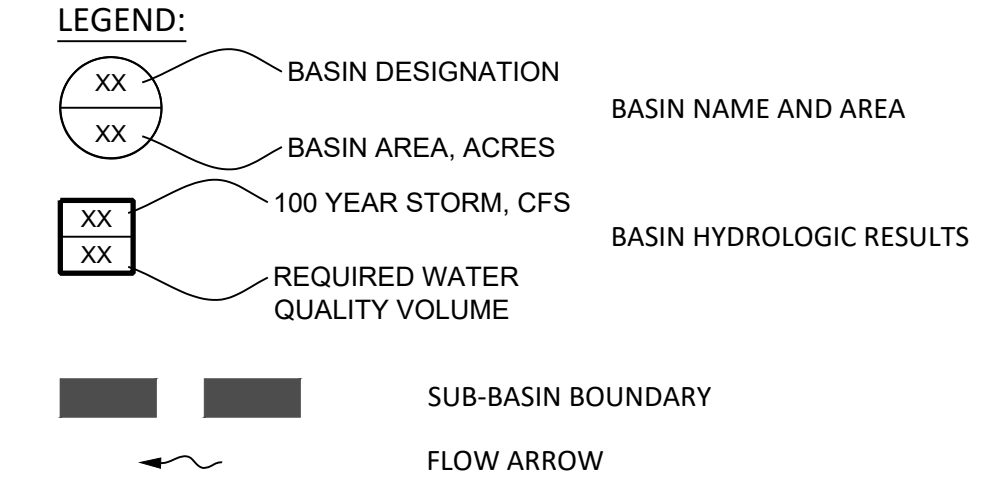
Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

| 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 |



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

REVISION

RESPEC COMMUNITY DESIGN SOLUTIONS
 5971 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NM 87110
 WWW.RESPEC.COM PHONE: (505) 253-9718

RESPEC

STAMP
 SHELTON 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.

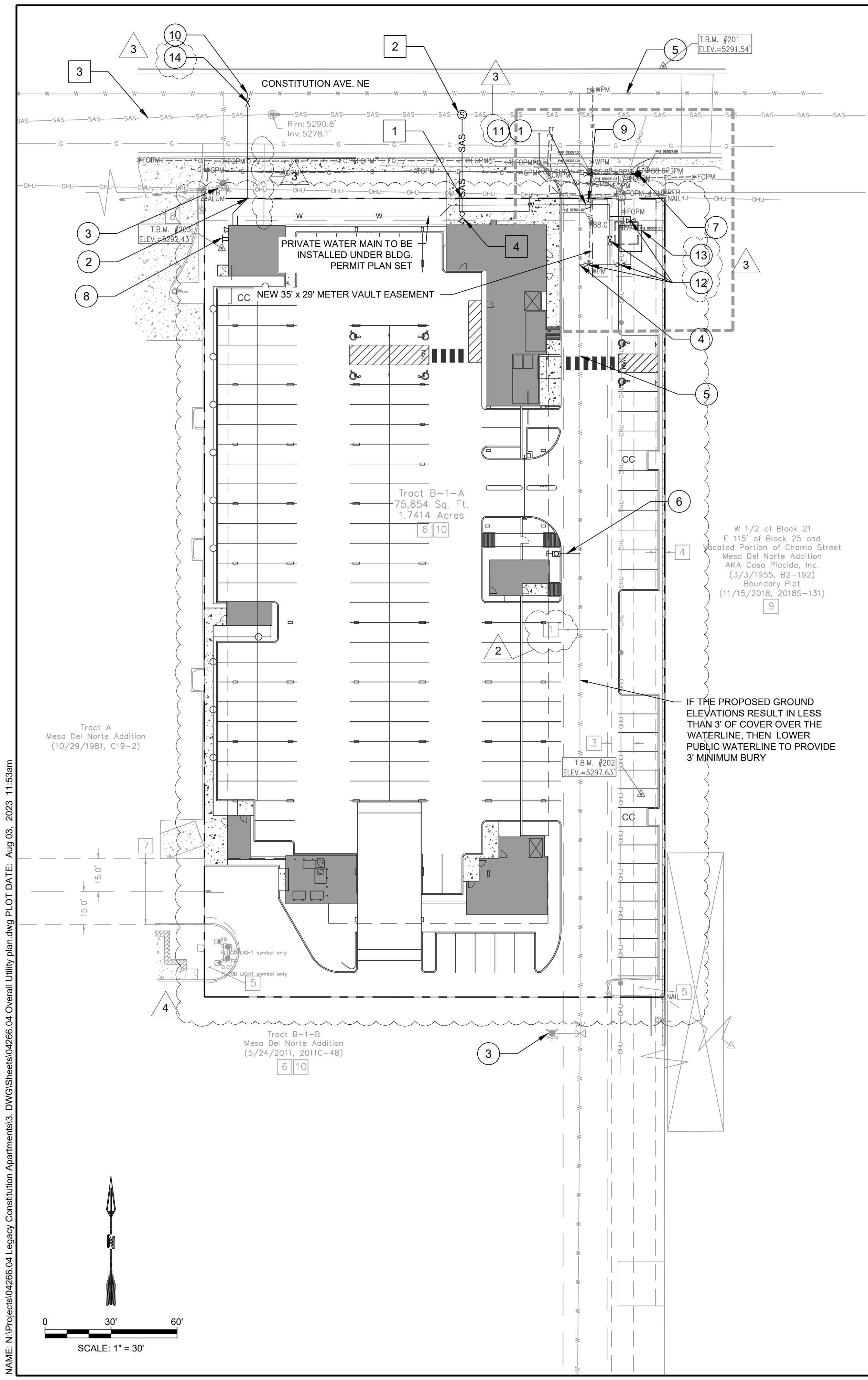
nm811
 Know what's below.
 Call before you dig.

PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-102



SURVEY LEGEND:

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

| | |
|----------|---------------------------------------|
| [Symbol] | PROPERTY BOUNDARY |
| [Symbol] | NEW WATERLINE |
| [Symbol] | NEW PRIVATE WATER VALVE (TYP.) |
| [Symbol] | NEW WALL INDICATOR VALVE (TYP.) |
| [Symbol] | NEW FIRE DEPARTMENT CONNECTION (TYP.) |
| [Symbol] | NEW 4"x3" REDUCER |
| [Symbol] | NEW SEWER LINE |
| [Symbol] | NEW SEWER CLEAN OUT (TYP.) |
| [Symbol] | 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

- 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)

| PIPE SIZE | HORIZONTAL BENDS | | | | DEAD END OR VALVE | FIRE HYDRANT TEE |
|-----------|------------------|----------|--------------|--------------|-------------------|--|
| | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND | | |
| 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 | VERTICAL DOWNBEND | | | | | |
|-----------|-----------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | 45° | 22 1/2° | 11 1/4° | | 11 1/4° | |
| PIPE SIZE | RESTRAINT | UPPER BEND RESTRAINT | LOWER BEND RESTRAINT | UPPER BEND RESTRAINT | LOWER BEND RESTRAINT | UPPER BEND RESTRAINT | LOWER BEND RESTRAINT |
| 6x4 | 28 | | | | | | |
| 8x4 | 52 | | | | | | |
| 8x6 | 30 | | | | | | |
| 10x4 | 70 | 6' | 23' | 5' | 11' | 3' | 5' |
| 10x6 | 53 | 8' | 30' | 7' | 14' | 3' | 7' |
| 10x8 | 29 | 10' | 36' | 8' | 17' | 4' | 8' |
| 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 | 1 |
| 6x6x6 | 48 | 41 | 33 | 26 | 18 | 11 | 4 | 1 | 1 | 1 | 1 |
| 8x8x4 | 25 | 11 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8x8x6 | 46 | 36 | 26 | 16 | 6 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8x8x8 | 65 | 57 | 50 | 43 | 35 | 28 | 20 | 13 | 5 | 1 | 1 |
| 10x10x4 | 21 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 10x10x6 | 43 | 30 | 18 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 10x10x8 | 63 | 53 | 44 | 34 | 25 | 15 | 6 | 1 | 1 | 1 | 1 |
| 10x10x10 | 79 | 72 | 64 | 56 | 49 | 41 | 34 | 26 | 18 | 11 | 1 |
| 12x12x4 | 17 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 12x12x6 | 40 | 25 | 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 12x12x8 | 61 | 49 | 38 | 26 | 15 | 3 | 1 | 1 | 1 | 1 | 1 |
| 12x12x10 | 78 | 68 | 59 | 50 | 41 | 32 | 22 | 13 | 4 | 1 | 1 |
| 12x12x12 | 95 | 87 | 79 | 72 | 64 | 56 | 49 | 41 | 33 | 26 | 1 |

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-HARNESSE 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 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.

NAME: N:\Projects\04-266-04 Legacy Constitution Apartments\3 DWG\Sheets\04266-04 Overall Utility plan.dwg PLOT DATE: Aug 03, 2023 11:53am

| | |
|--|---|
| DESIGNED: JMS DRAWN: JMS CHECKED: JS DATE: 7/19/2022 | 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 |
| | |
| MARKANA FLATS APARTMENTS UTILITY PLAN BUILDING PERMIT | |
| SHEET NUMBER: <h1 style="margin: 0;">C-103</h1> | |

GENERAL SHEET NOTES

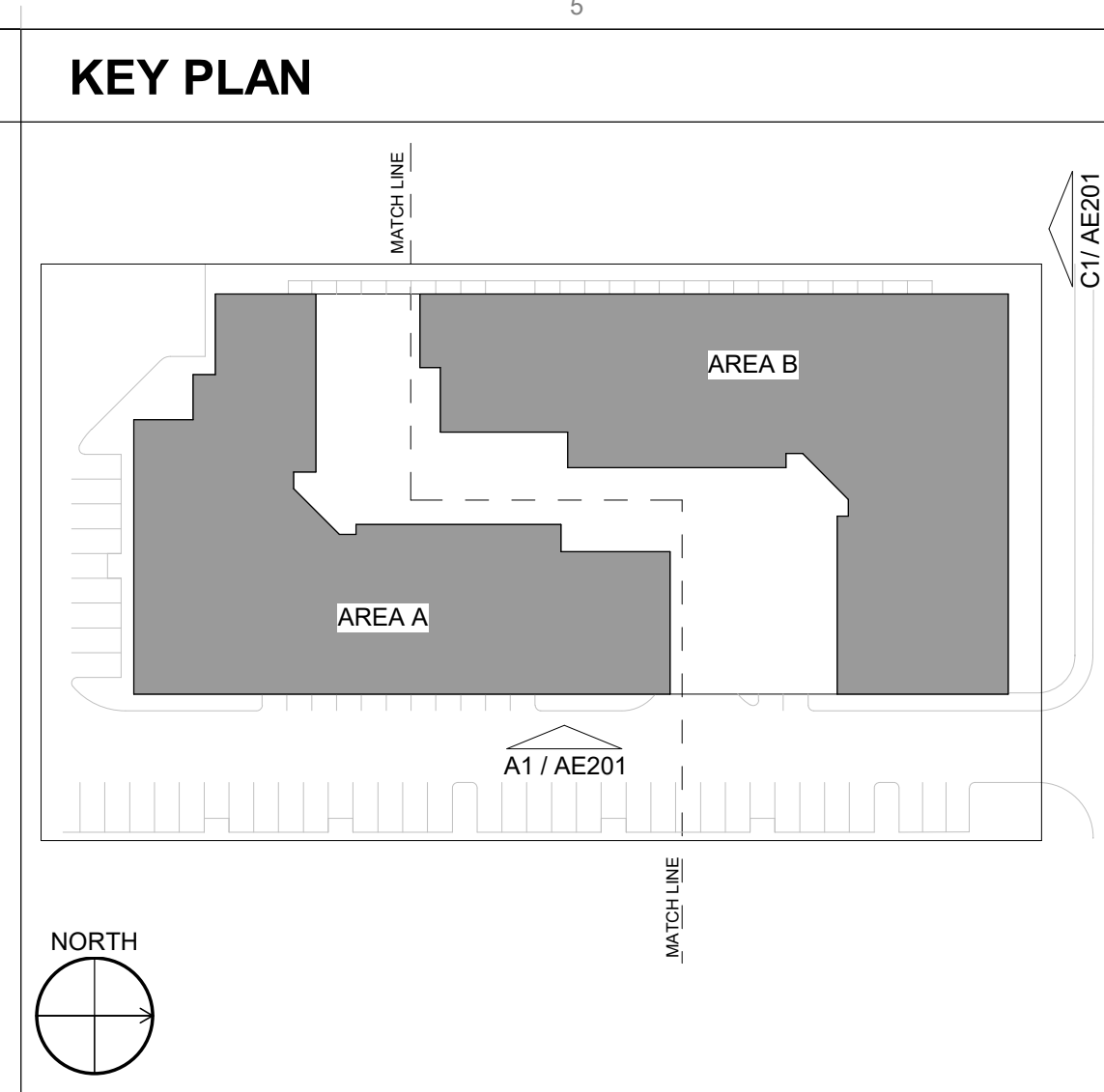
- ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC, MOUNT AT 15'-20" ABOVE FINISHED FLOOR
- 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

LEGEND

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



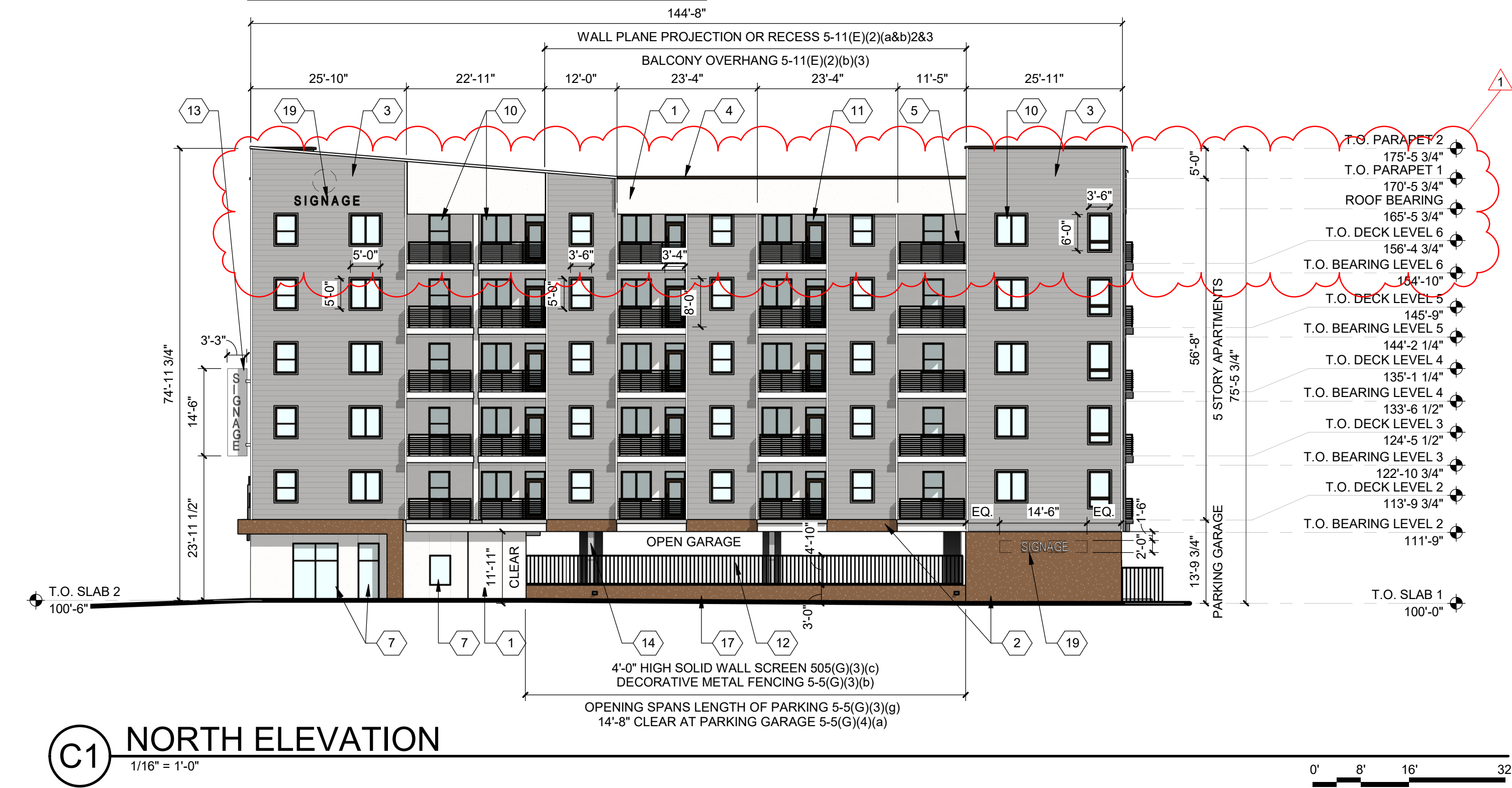
ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI

SEAL

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.



PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

| | |
|------------|-------|
| 07/24/2023 | REV 1 |
|------------|-------|

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

DRAWING NAME: EXTERIOR ELEVATIONS

SHEET NO: SDP5.1

7/24/2023 8:49:42 AM

GENERAL SHEET NOTES

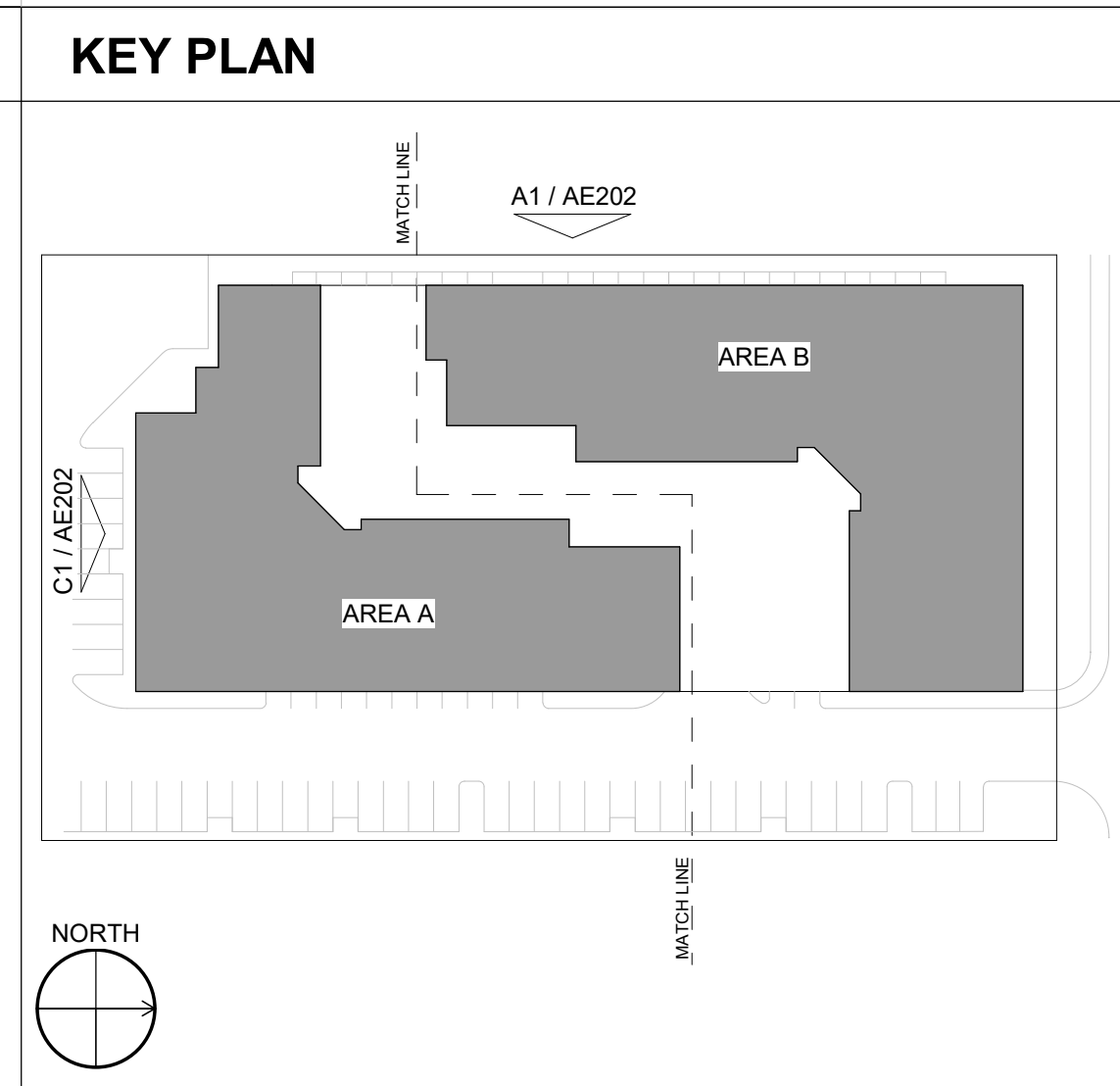
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 - CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

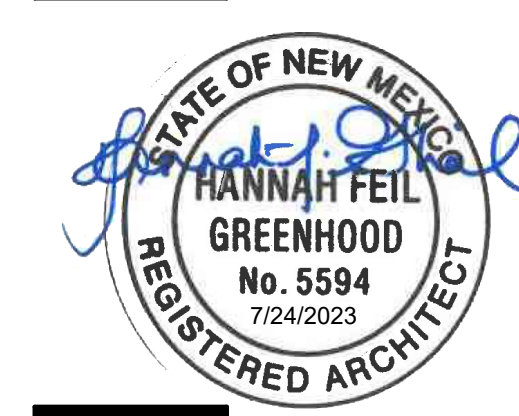
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LEGEND

- STUCCO_COLOR 1 (OFF WHITE CREAM)
- STUCCO_COLOR 2 (DARK BROWN)
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DEKKER PERICH SABATINI



MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 35 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.



PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

| | |
|------------|-------|
| 07/24/2023 | REV 1 |
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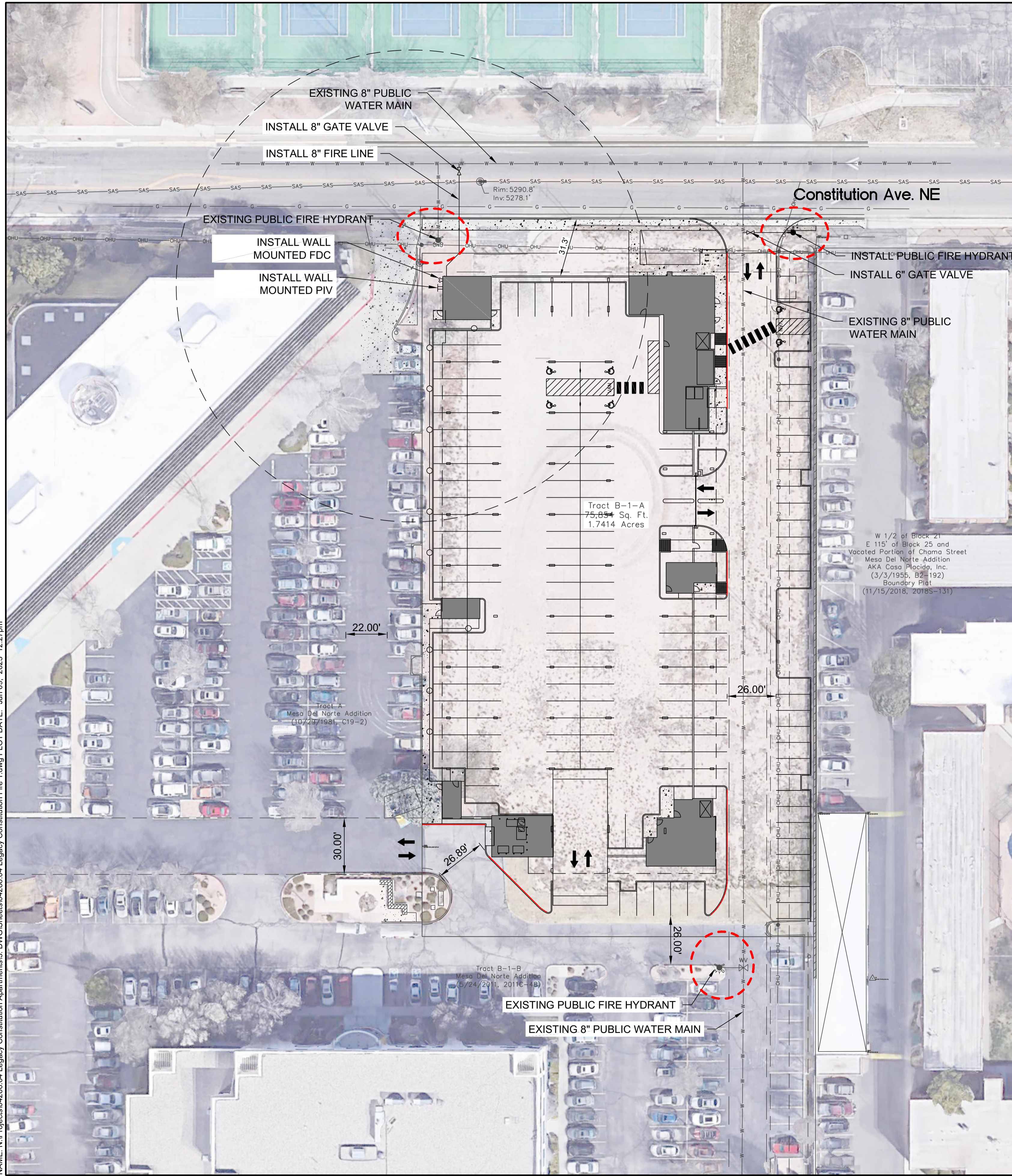
DRAWN BY: SP
REVIEWED BY: DM
DATE: 07/24/2023
PROJECT NO: 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.2

7/24/2023 8:50:52 AM

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



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



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT**

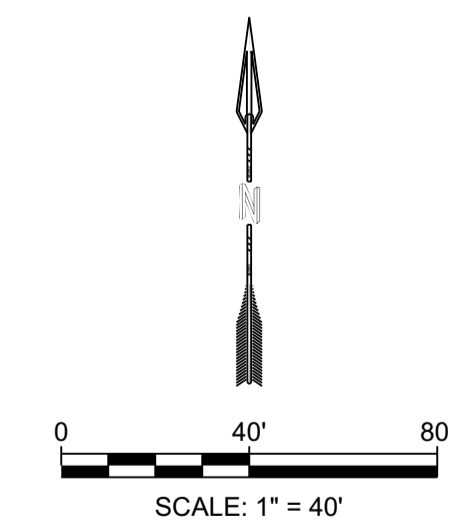
PERMIT NUMBER: 21-006658
APPROVED DATE: 06/16/23

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS REVIEW DOES NOT CONSTITUTE AN INSURANCE OR GUARANTEE.



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 CONNECTION'S 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.**



| | | |
|--|--------------------------|----------|
| DESIGNED: JMS | DATE: 6.09.2023 | REVISION |
| DRAWN: JMS | CHECKED: JS | |
| | | |
| <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 | |

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site:
The property consists of 4.53 acres and is located at the southeast corner of Louisiana Boulevard and Summer Avenue. The legal description is Tracts B-1-A and B-1-B, Mesa Del Norte Addition. Tract B-1-B is fully developed.

Proposed Use:
Existing zoning is MX-M SU-3 MU-UPT-BUFFER as established by the Uptown Sector Development Plan. The proposed use shall be consistent with the SU-3 MU-UPT-BUFFER ZONE in the Uptown Sector Development Plan. MX-M ZONE

Applicable Plans:
The Uptown Sector Development Plan (Rank III) and the Comprehensive Plan (Rank I) applies to this site.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access and Circulation
Vehicular access and circulation to both Tracts is from Louisiana Boulevard via a 30 foot common access easement that provides internal access to Tract A, Tract B-1-A, and Tract B-1-B. Vehicular access is also provided from Constitution Avenue to Tract B-1-A.

Pedestrian Access and Circulation
Pedestrian access exists along Louisiana Boulevard, Summer Avenue, and Constitution Avenue. Internal circulation will be provided by sidewalks that are designed to meet the City's Zoning and Development Process Manual requirements.

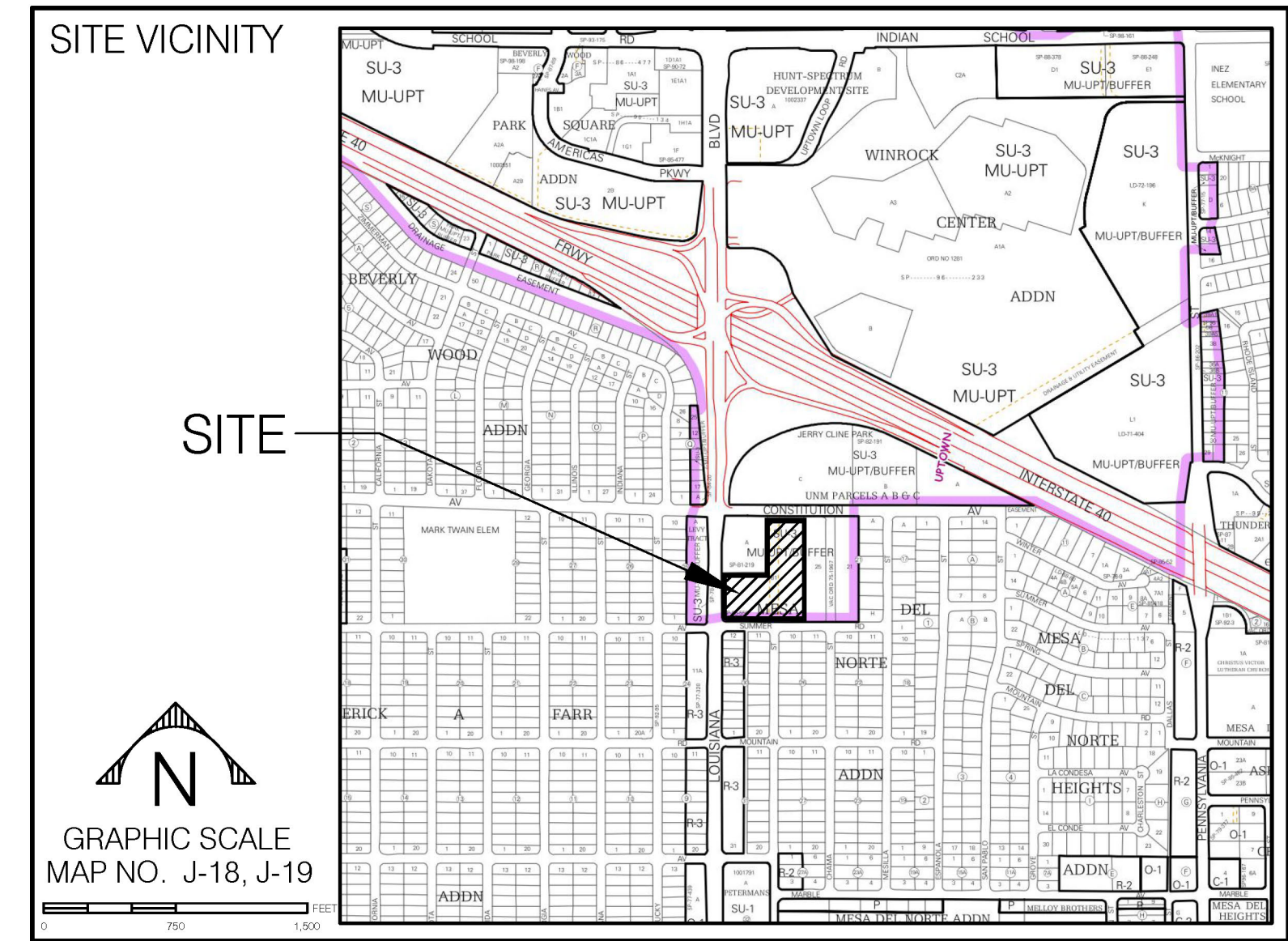
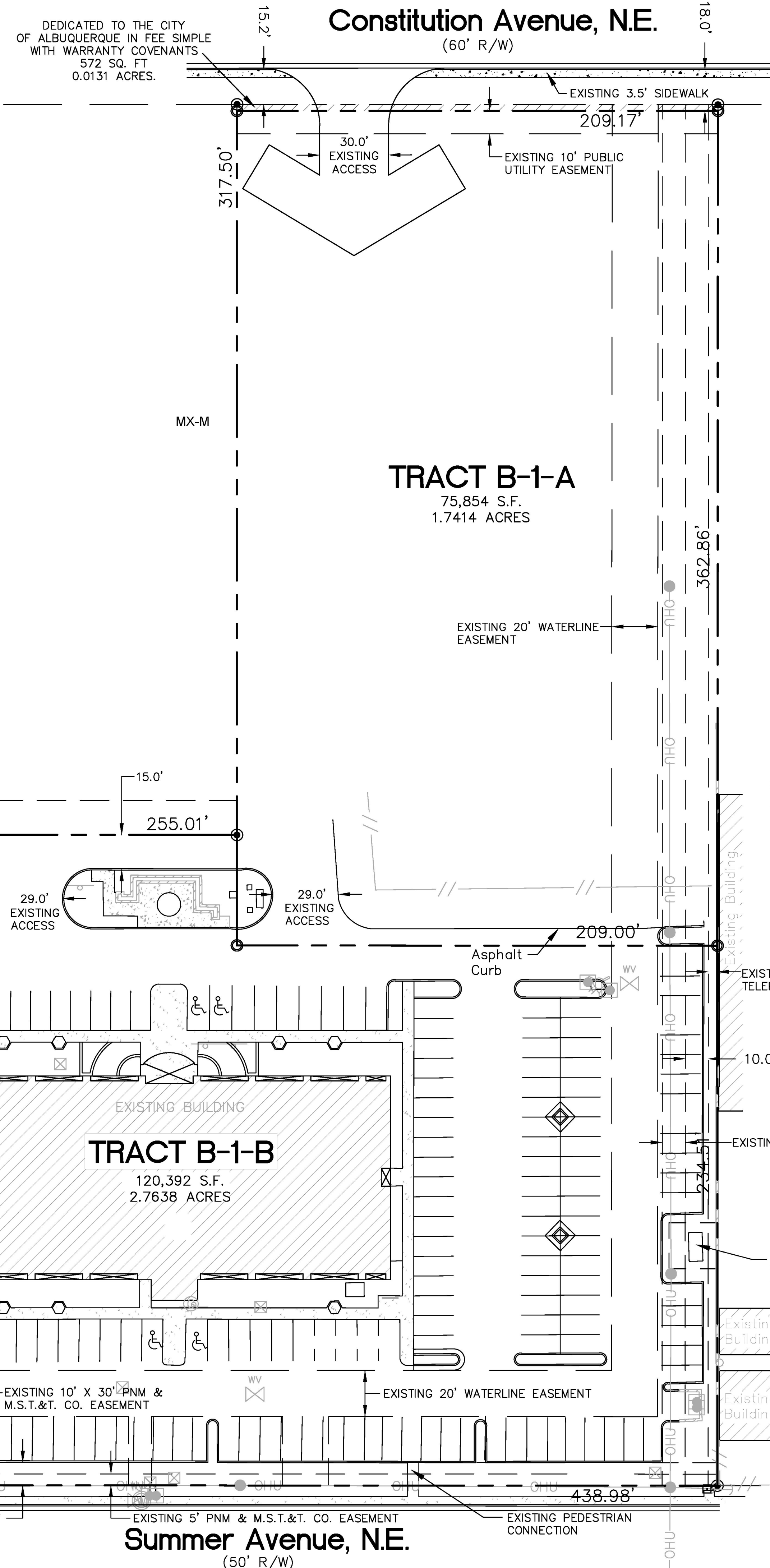
Transit
Transit routes 3 and 157 run along Louisiana Boulevard adjacent to this site. Bus stops are located at the southeast corner of Constitution Avenue / Louisiana Boulevard and southeast corner of Summer Avenue / Louisiana Boulevard for northbound travel and the southwest corner of Constitution Avenue / Louisiana Boulevard and south of the southwest corner of Summer Avenue / Louisiana Boulevard for southbound travel.

Building Heights and Setbacks:
Buildings shall not exceed 36 feet, subject to Buffer Setback regulations as provided in the Uptown Sector Development Plan. 65 FEET, WITH A STRUCTURED PARKING BONUS OF 12 FEET ALLOWED.

Maximum F.A.R.:
Consistent with the Uptown Sector Development Plan, there is no maximum F.A.R. for this property.

Landscape Plan:
The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

General Note:
A private reciprocal cross lot access, parking, and drainage easement is granted by plat 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 areas.



PROJECT NUMBER: PR-2021-005689
Application Number: SI-2021-00987
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|--------------|
| <i>Jeanne Wolfenbarger</i> | Sep 17, 2021 |
| Traffic Engineering, Transportation Division | Date |
| <i>Blaine Carter</i> | Sep 16, 2021 |
| Parks and Recreation Department | Date |
| <i>Ernest Arroyo</i> | Sep 16, 2021 |
| City Engineer | Date |
| <i>Charles Maestas</i> | Sep 16, 2021 |
| Code Enforcement | Date |
| Solid Waste Management | Date |
| <i>Ernest Arroyo</i> | Sep 20, 2021 |
| *DRB Chairperson, Planning Department | Date |

PROJECT NUMBER: 1004532
Application Number: 10DRB-70324
Is an Infrastructure List required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|----------|
| <i>Alan Pente</i> | 12-15-10 |
| Traffic Engineering, Transportation Division | Date |
| <i>Alan Pente</i> | 12/15/10 |
| ABCWUA | Date |
| <i>Christina Sandoval</i> | 12/15/10 |
| Parks and Recreation Department | Date |
| <i>Bradley S. Bingham</i> | 12/15/10 |
| City Engineer | Date |
| N/A | Date |
| * Environmental Health Department-(conditional) | Date |
| N/A | Date |
| Solid Waste Management | Date |
| <i>Jack Chan</i> | 1-13-11 |
| DRB Chairperson, Planning Department | Date |

Note: The Existing Development on Tract B-1-B is subject to a Site Development Plan for Building Permit (Z-88-9); that site plan has expired for Tract B-1-A except for the portion covered by the phase line; development of Tract B-1-A will be subject to this Site Development Plan for Subdivision.

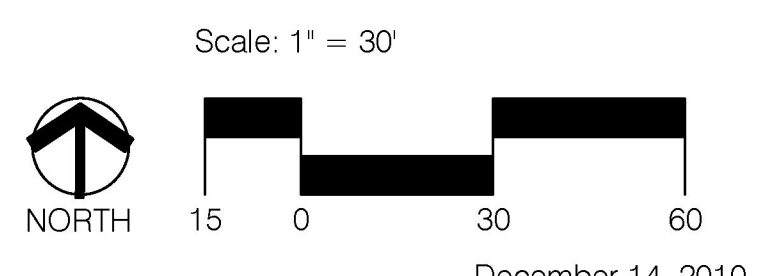
AMENDMENT TO BUILDING HEIGHT
AUGUST 20, 2021

TRACT B-1-A & TRACT B-1-B, MESA DEL NORTE SUBDIVISION

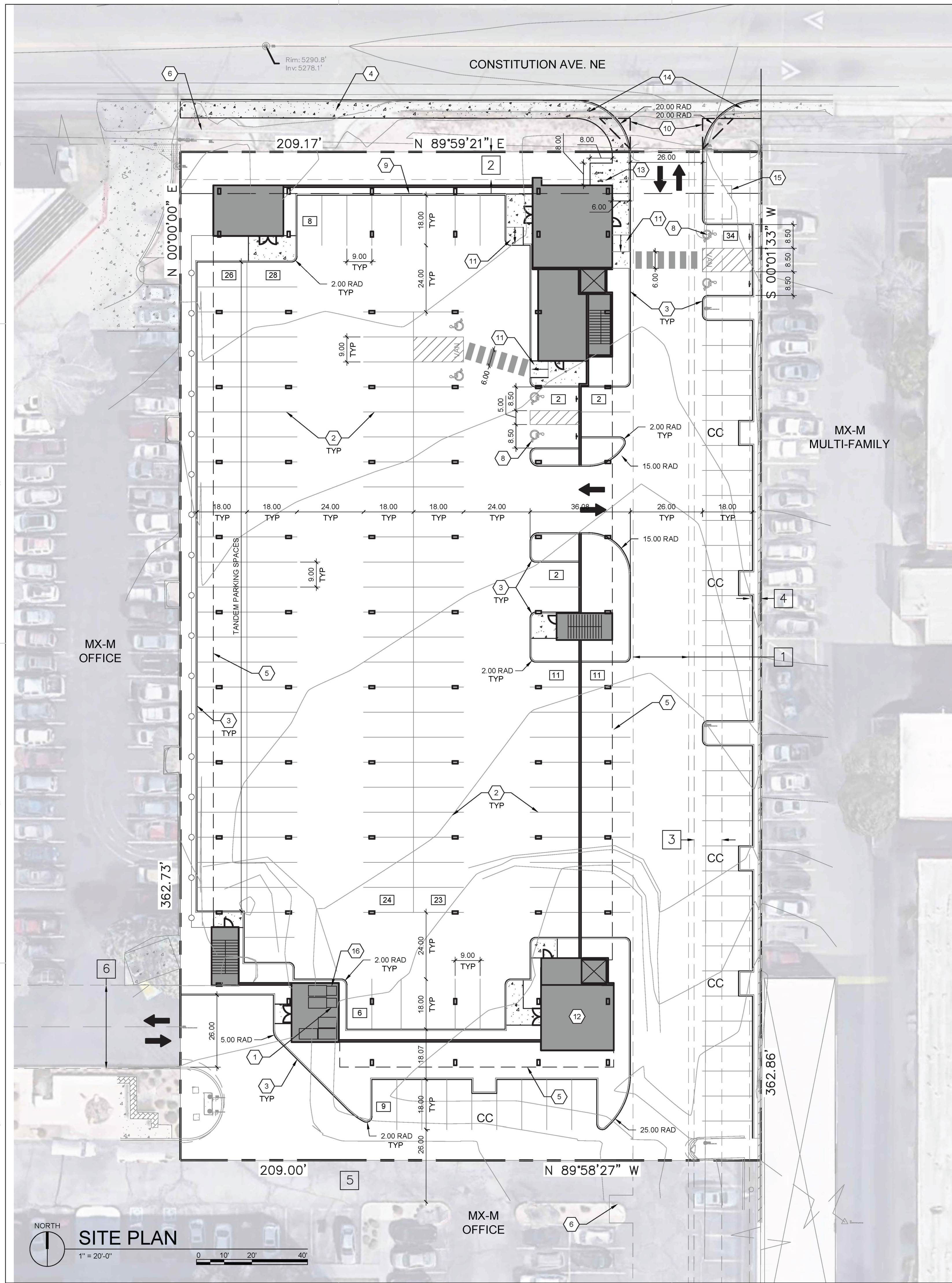
SITE PLAN FOR SUBDIVISION

Prepared For:
Ashcraft Real Estate
8200 Mountain Road NE
Albuquerque, NM 87110

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



1004532



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 RECYCLE ONLY AND 2 YARD COMPACTOR.

EASEMENT NOTES

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 10' P.U.E.
- EXISTING 10' UTILITY EASEMENT
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- PRIVATE REAL PROPERTY 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 TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

PROJECT NUMBER: PR-2021-005689
 Application Number: SI-2021-00987

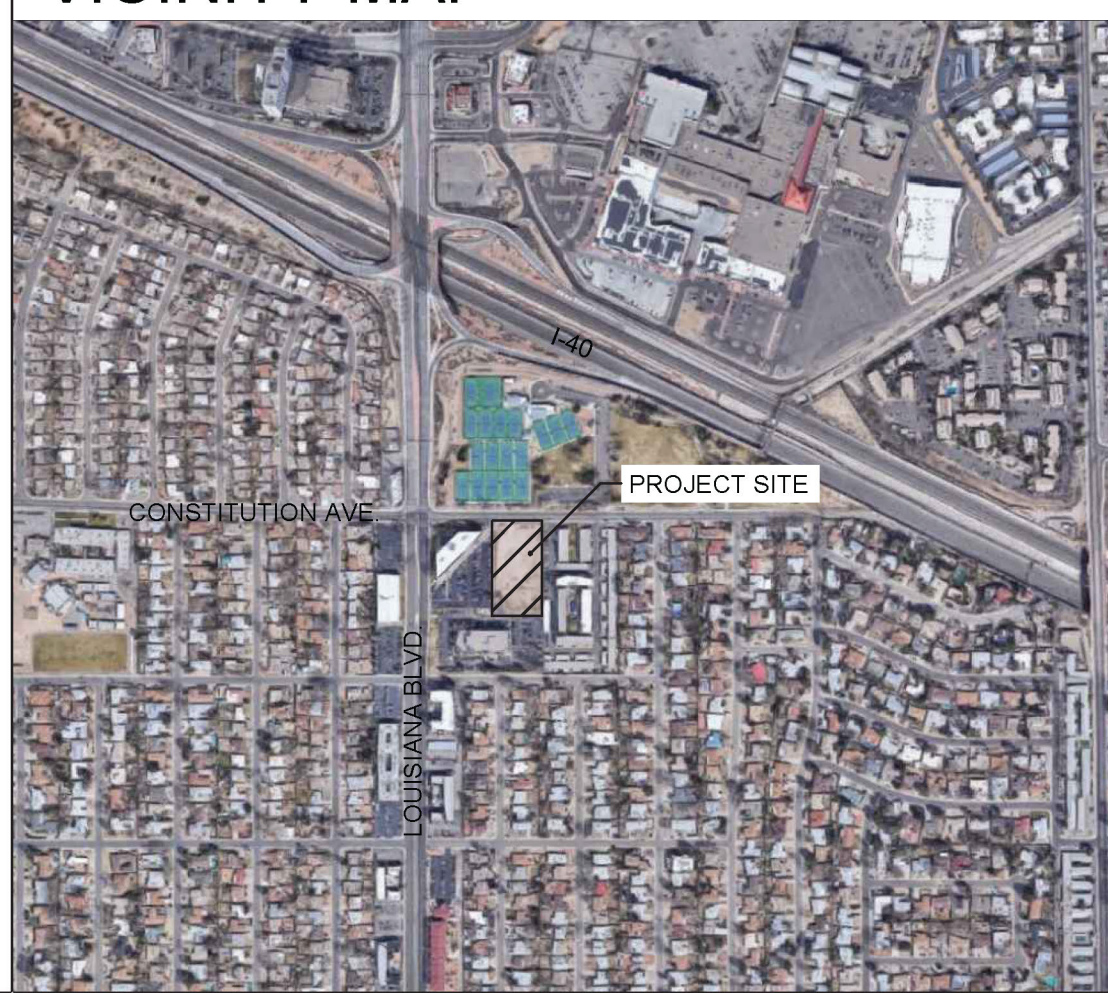
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|--------------|
| <i>Jeanne Wolfenbarger</i> | Sep 17, 2021 |
| Traffic Engineering, Transportation Division | Date |
| <i>Blaine Carter</i> | Sep 16, 2021 |
| ABCWUA | Date |
| <i>Chief [Signature]</i> | Sep 16, 2021 |
| Parks and Recreation Department | Date |
| <i>Ernest Arriaga</i> | Sep 16, 2021 |
| City Engineer/Hydrology | Date |
| <i>Charles Maestas</i> | Sep 16, 2021 |
| Code Enforcement | Date |
| *Environmental Health Department (conditional) | Date |
| <i>Herman Gallegos</i> | 09-15-21 |
| Solid Waste Management | Date |
| <i>[Signature]</i> | Sep 20, 2021 |
| DRB Chairperson, Planning Department | Date |

*Environmental Health, if necessary
 2/16/2018

VICINITY MAP



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 46 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 = 5' MIN / N/A MAX, REAR= 15'

BUILDING HEIGHT:
 MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0"
 ACTUAL HEIGHT: 69'-1"

SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA
 4 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 |
| TOTAL | 182,052 GSF |

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)

REQUIRED SPACES: 151 SPACES
 1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES
PROVIDED PARKING = 187 TOTAL SPACES
 ACCESSIBLE PARKING: (ADA 208.2.3)
 2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED
 2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

BIKE PARKING REQUIRED = 16 SPACES
 (10% OF REQUIRED OFF-STREET PARKING = 151 X 0.10 = 16 SPACES)
 BIKE PARKING PROVIDED = 16 SPACES

UNIT DATA

| UNIT TYPE | DESCRIPTION | GSF | #UNITS | TOTAL |
|-----------|------------------------|----------|------------------|------------|
| STUDIO | STUDIO | 513 SF | 51 | 26,418 SF |
| 1-1B | 1 BEDROOM / 1 BATHROOM | 698 SF | 16 | 11,168 SF |
| 1-1C | 1 BEDROOM / 1 BATHROOM | 696 SF | 15 | 10,455 SF |
| 1-1D | 1 BEDROOM / 1 BATHROOM | 639 SF | 17 | 10,897 SF |
| 1-1E | 1 BEDROOM / 1 BATHROOM | 626 SF | 15 | 9,390 SF |
| 1-1F | 1 BEDROOM / 1 BATHROOM | 764 SF | 3 | 2,343 SF |
| 1-1G | 1 BEDROOM / 1 BATHROOM | 753 SF | 4 | 2,964 SF |
| 1-1H | 1 BEDROOM / 1 BATHROOM | 700 SF | 4 | 2,800 SF |
| 1-1J | 1 BEDROOM / 1 BATHROOM | 667 SF | 4 | 2,668 SF |
| 2-2C | 2 BEDROOM / 2 BATHROOM | 1,014 SF | 22 | 22,990 SF |
| | | | TOTAL: 151 UNITS | 102,625 SF |

OPEN SPACE CALCULATIONS

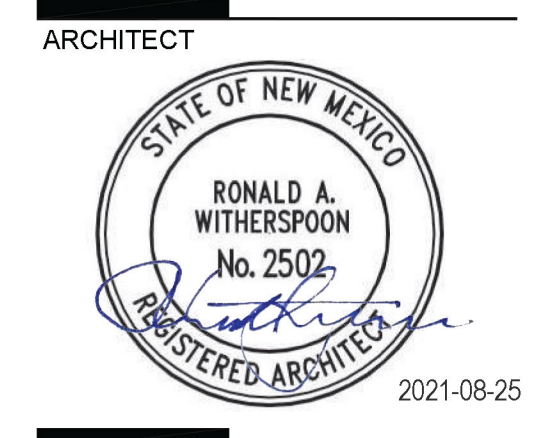
| TABLE 2-4-5 / MX-M ZONING | |
|---------------------------|--------------------------------|
| USABLE OPEN SPACE | |
| 1 BD, 225 SF PER UNIT | 225 SF X 129 UNITS = 29,025 SF |
| 2 BD, 285 SF PER UNIT | 285 SF X 22 UNITS = 6,270 SF |
| TOTAL | = 35,295 SF |
| UC-MS-PT: 50% REDUCTION | = 35,295 SF X 50% = 17,648 SF |
| REQUIRED OPEN SPACE: | = 17,648 SF |
| PROVIDED OPEN SPACE: | |
| LEVEL 1 | = 10,138 SF |
| LEVEL 2 | = 12,825 SF |
| TOTAL | = 22,963 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



ARCHITECTURE
 DESIGN
 INSPIRATION



ARCHITECT
 ENGINEER
 PROJECT

MARKANA FLATS
 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110

SITE PLAN - DRB

REVISIONS

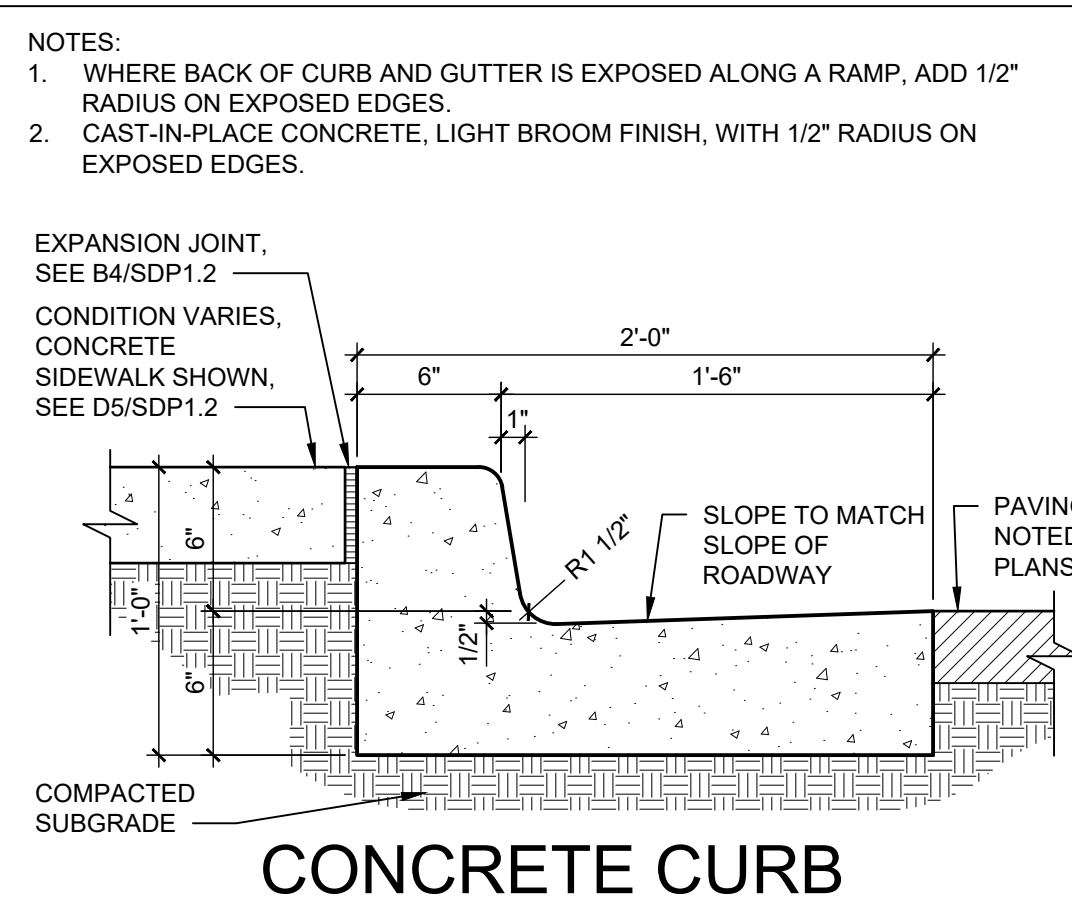
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DRAWN BY: AS
 REVIEWED BY: DM
 DATE: 7/1/2021
 PROJECT NO.: 21-0020
 DRAWING NAME:

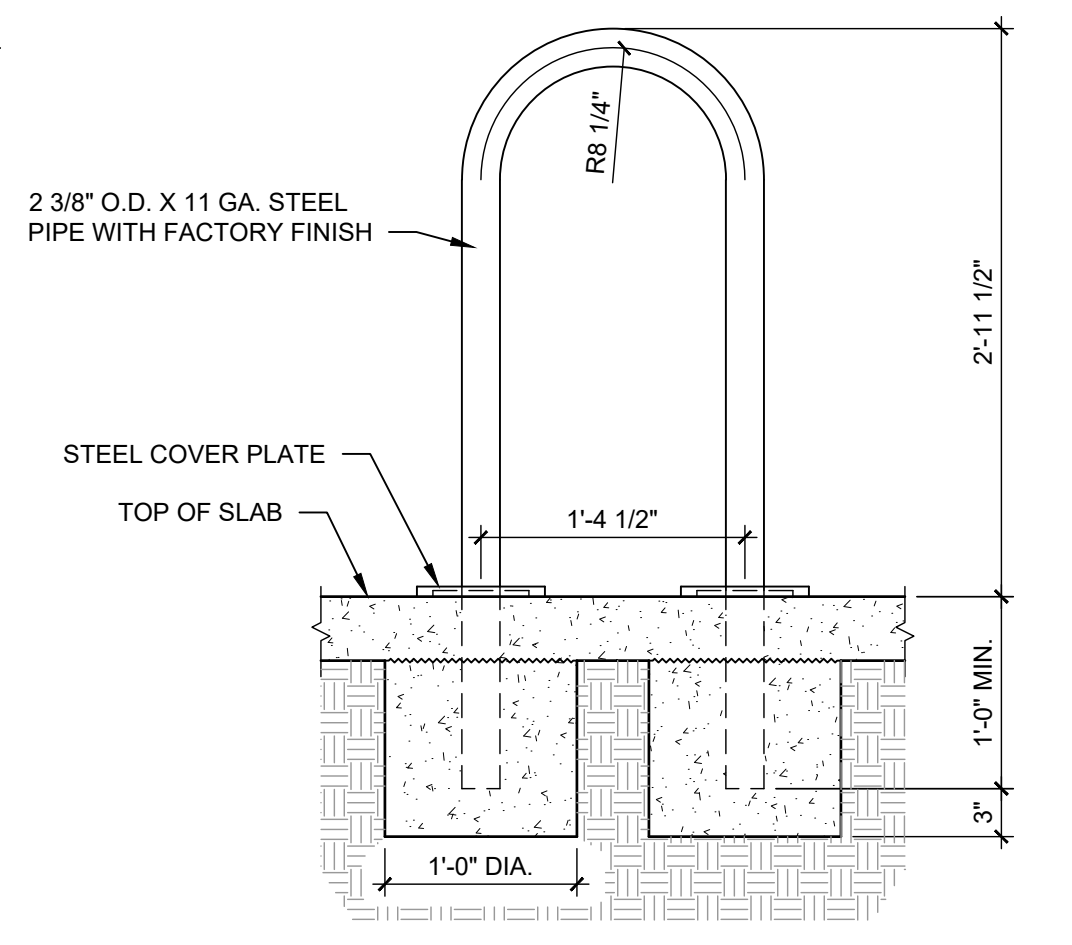
ARCHITECTURAL
 SITE PLAN

SHEET NO.
SDP1.1
 OF

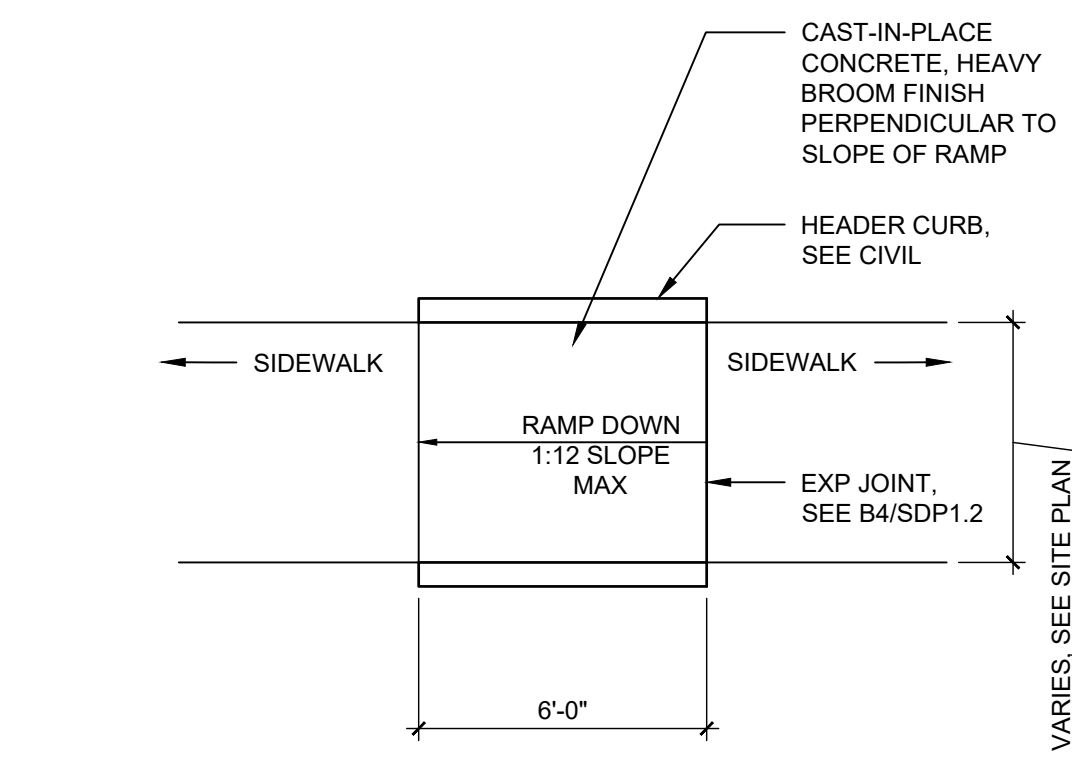




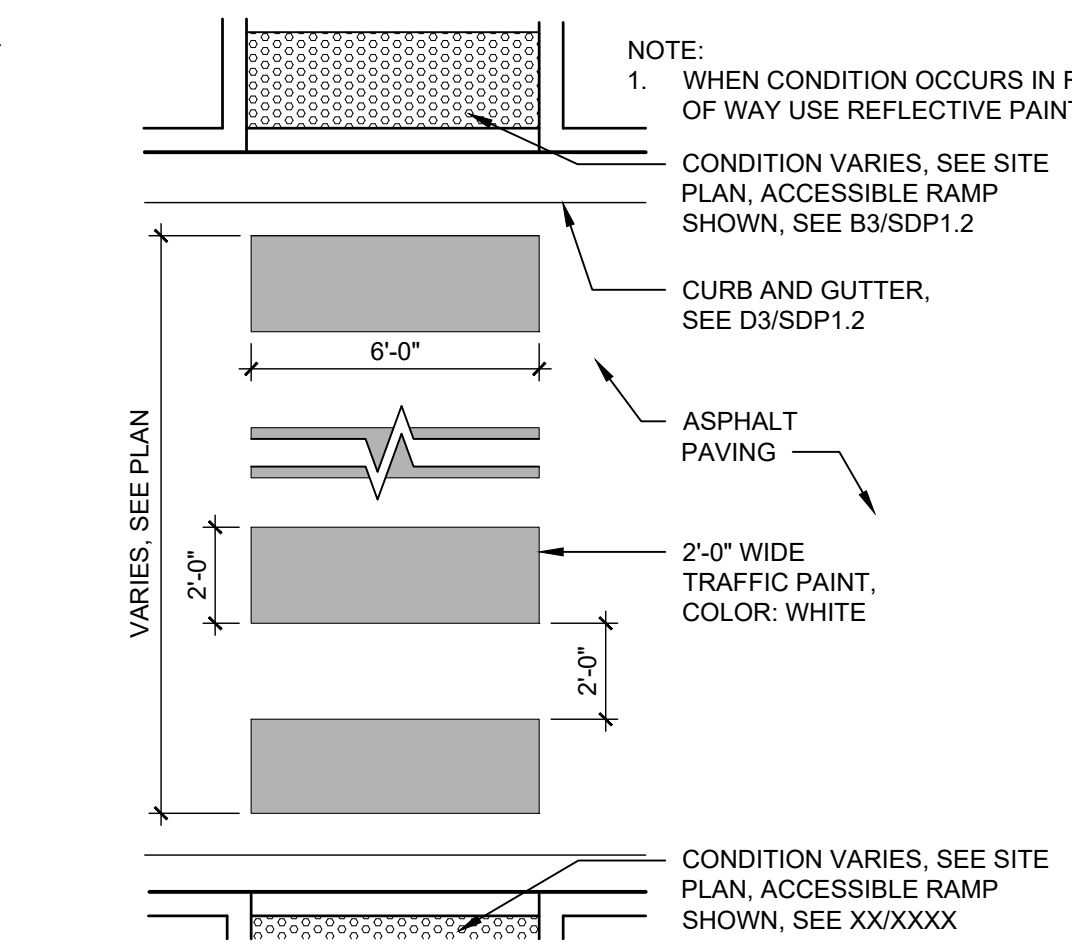
D3 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



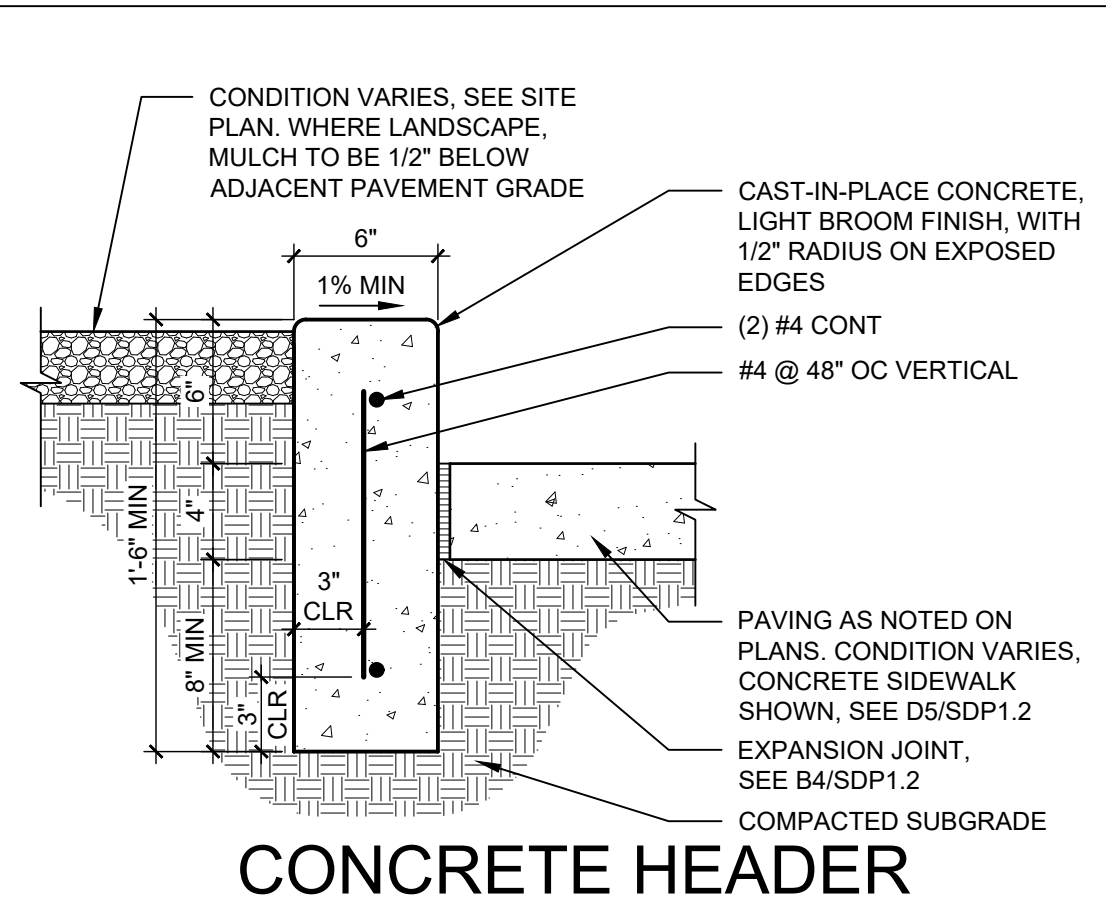
C3 BICYCLE RACK
1" = 1'-0"



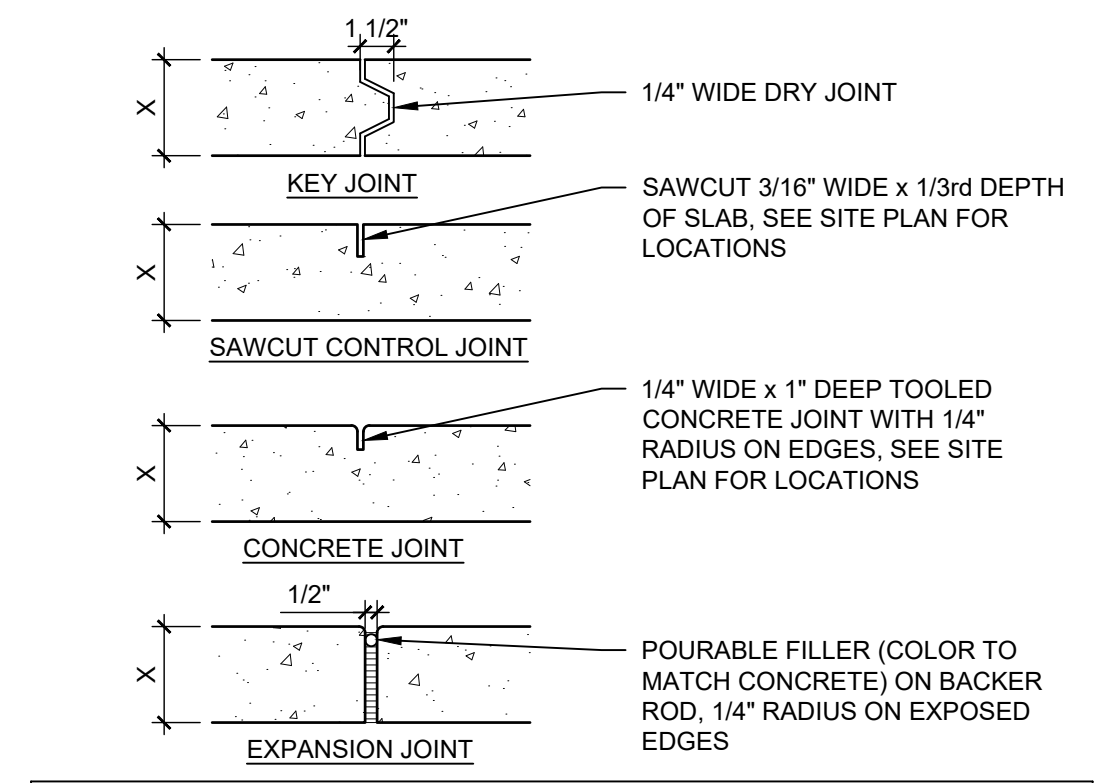
B3 ACCESSIBLE RAMP
1/4" = 1'-0"



A3 PAINTED CROSSWALK
1/4" = 1'-0"

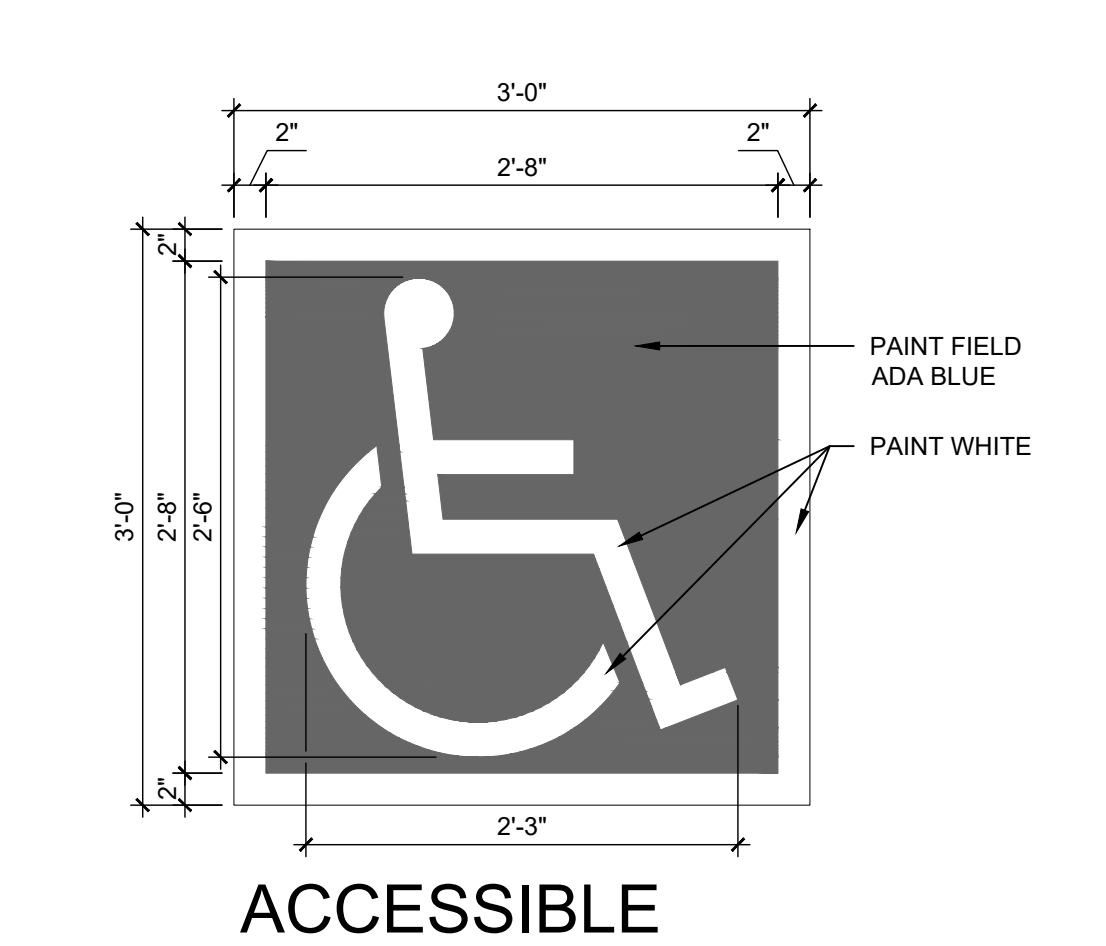


D4 CONCRETE HEADER CURB
1 1/2" = 1'-0"

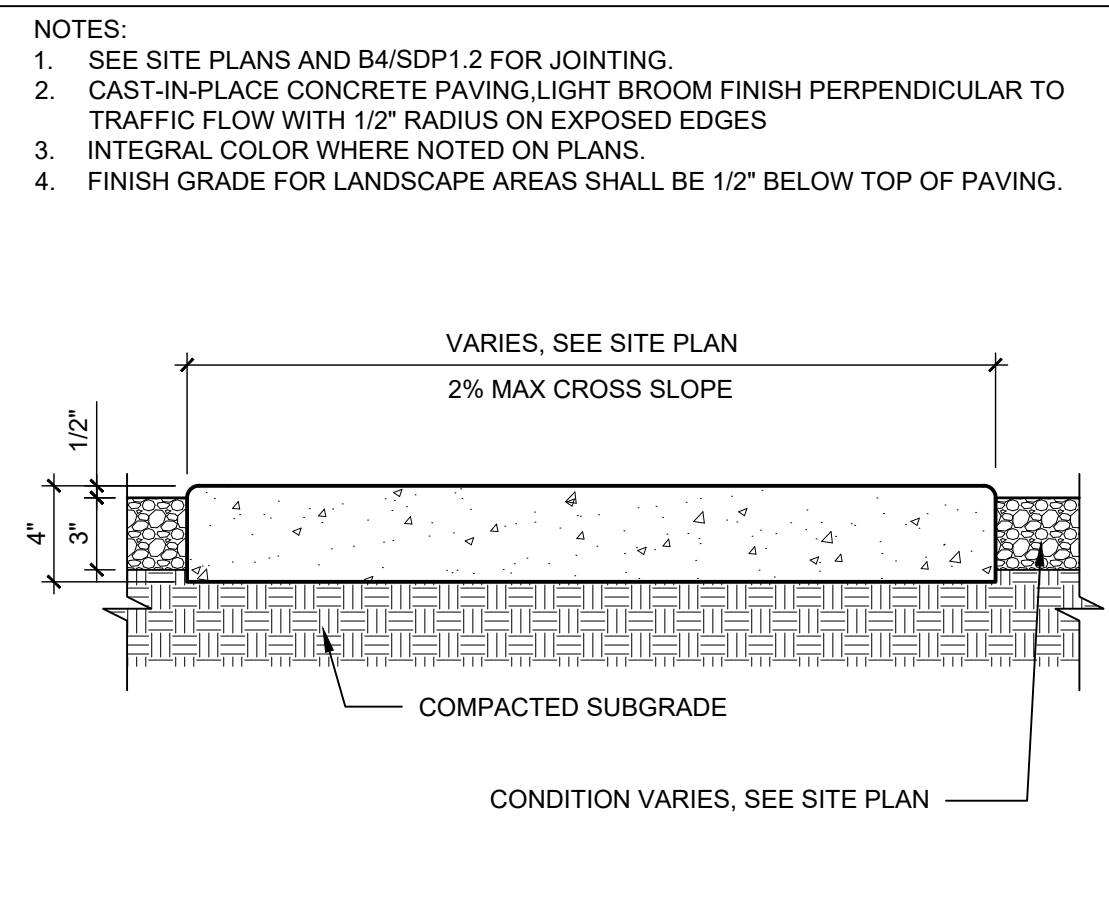


| CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS | | | |
|---|--|---------|----------------------|
| APPROX WIDTH OF CONCRETE | CURB & GUTTER, ROLL, HEADER, FLUSH CURBS | 5' WALK | 8' WALK & BLDG APRON |
| CONTROL JOINTS | 4' OC | 5' OC | 8' OC |
| EXPANSION JOINTS | 16' OC | 15' OC | 24' OC |

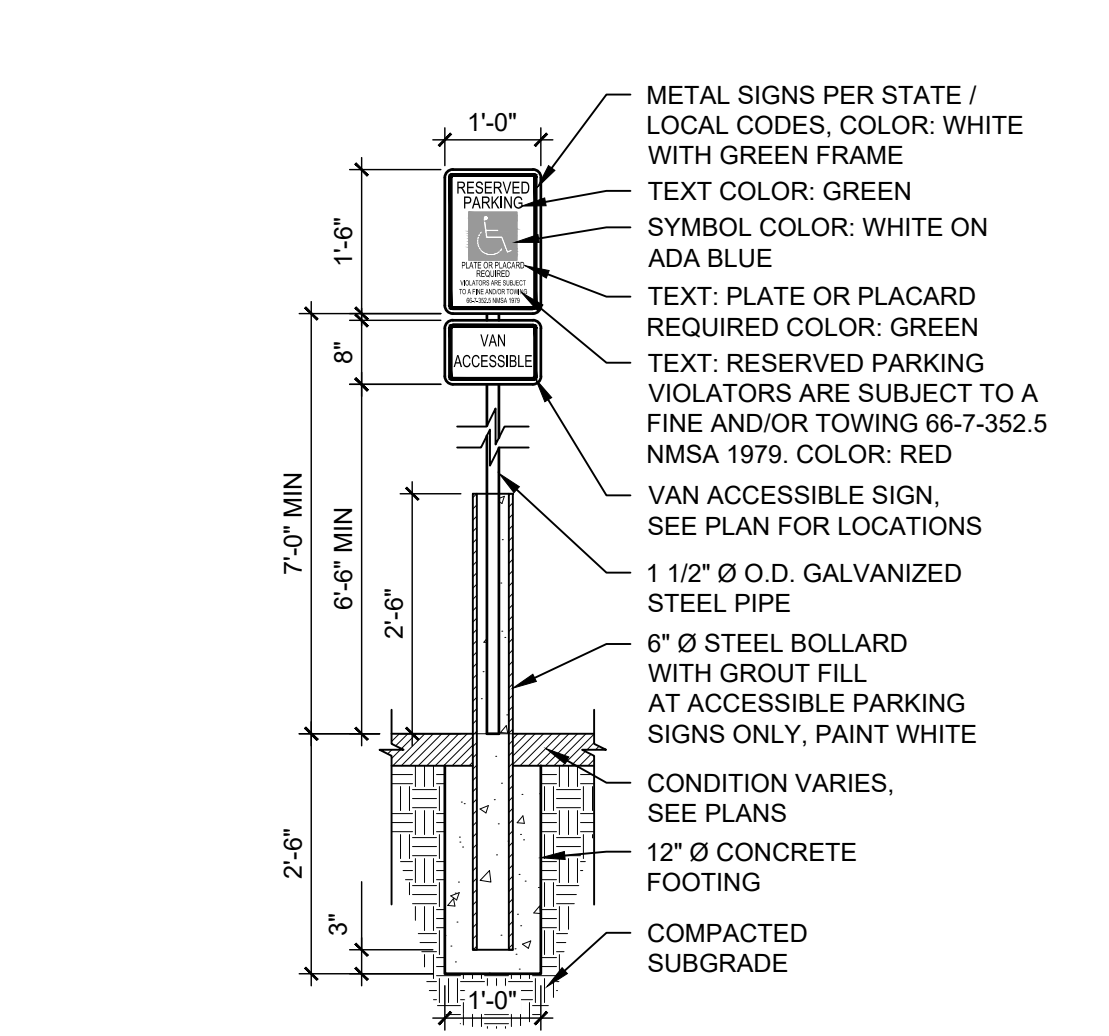
B4 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"



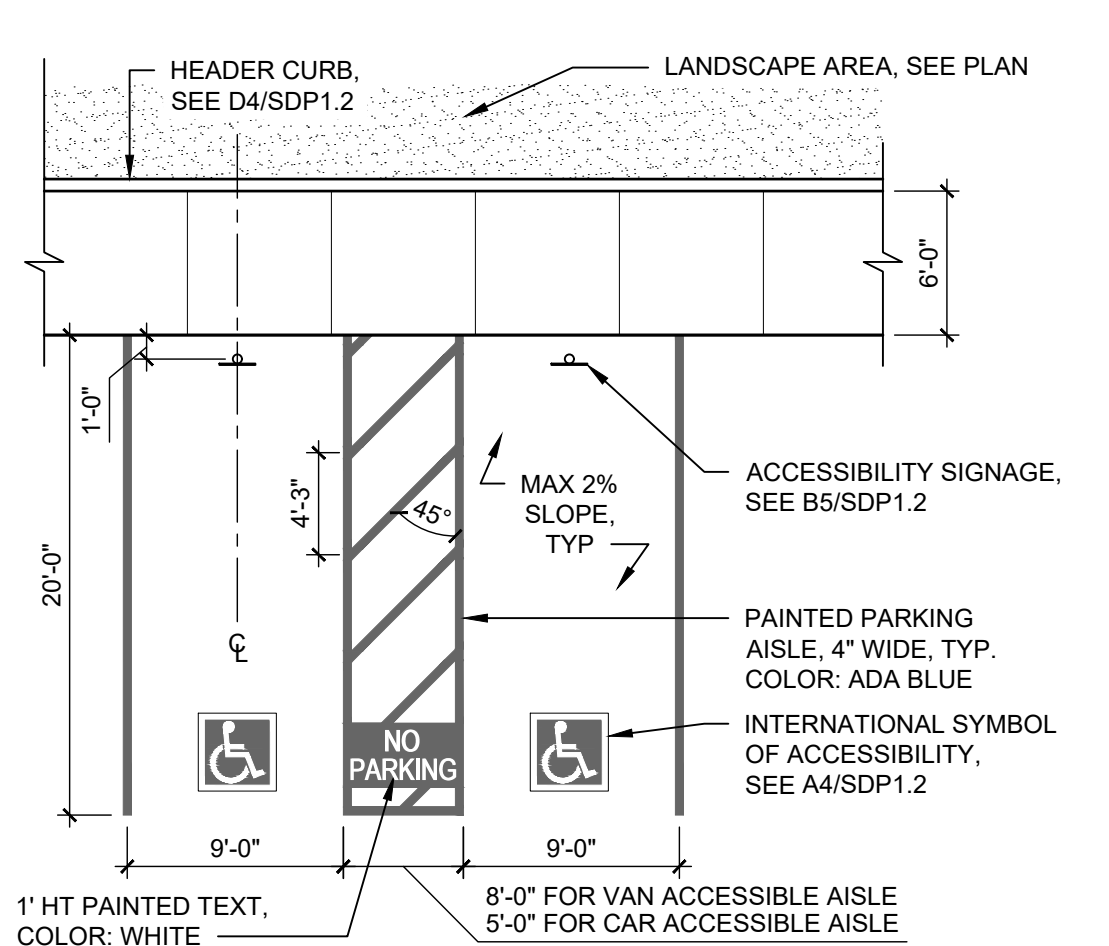
A4 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



D5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



B5 BOLLARD MOUNTED ACCESSIBLE SIGN
1/2" = 1'-0"



A5 ACCESSIBLE PARKING
1/8" = 1'-0"



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

- △
- △
- △
- △
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| DRAWN BY | SP |
| REVIEWED BY | DM |
| DATE | 6/30/2021 |
| PROJECT NO: | 21-0020 |

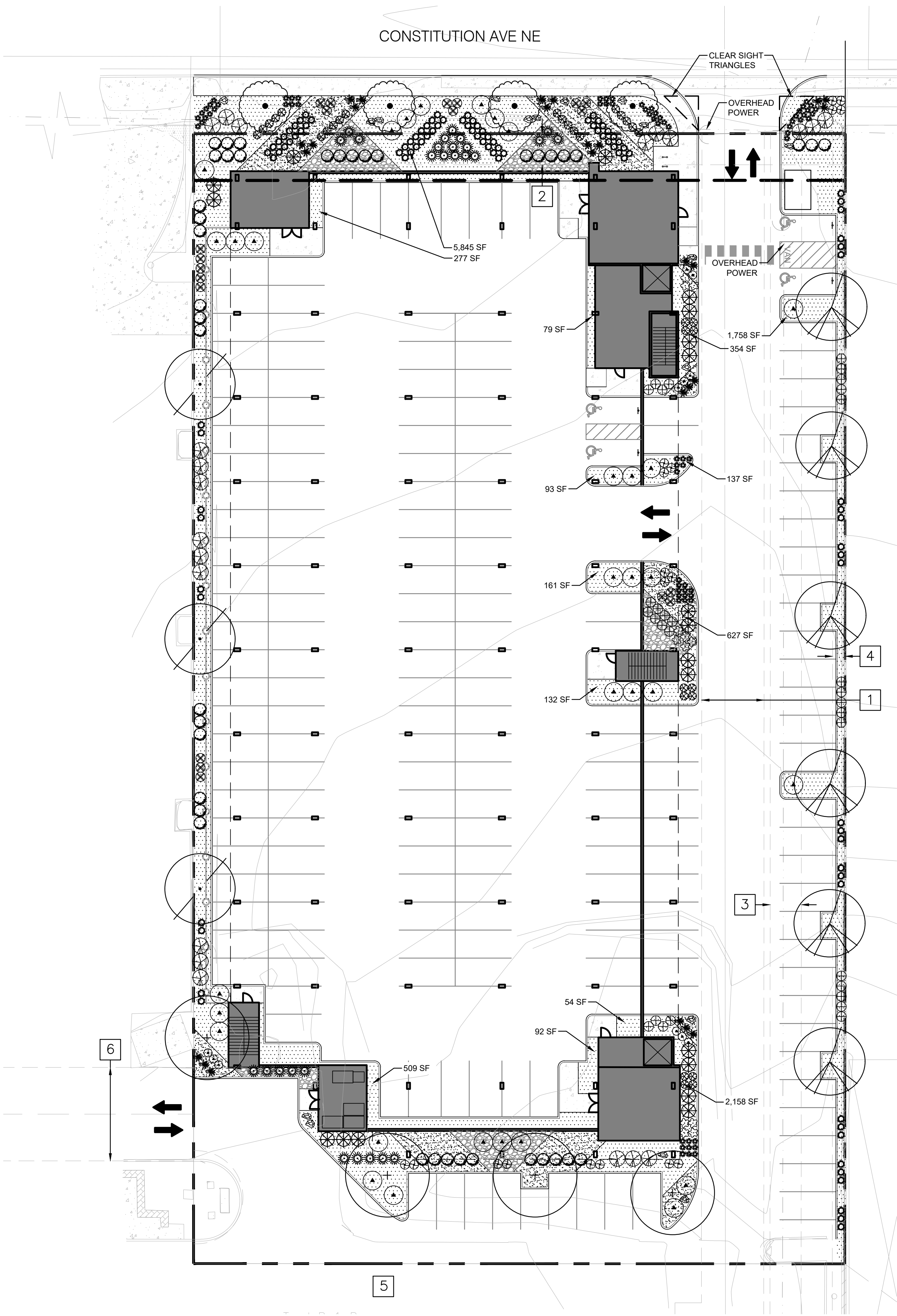
DRAWING NAME
LEVEL 2 FLOOR
PLAN

SHEET NO
SDP4.1



1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

8/10/2021 12:28:02 PM



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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE 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) | 75,850 SF |
| BUILDING FOOTPRINT | -44,987 SF |
| NET LOT | 30,863 SF |
| REQUIRED/PROVIDED LANDSCAPE | 3,087 SF (10%)/12,278 SF (40%) |

*NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER

| | |
|--------------------------------------|----------------------------------|
| COVERAGE | |
| REQUIRED/PROVIDED VEGETATIVE COVER | 9,209 SF (75%) / 12,051 SF (98%) |
| REQUIRED/PROVIDED GROUND-LEVEL COVER | 2,302 SF (25%) / 3,311 SF (36%) |

| | |
|---|------|
| PARKING LOT TREES | |
| PARKING LOT SPACES PROVIDED | 82 |
| REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES) | 8/13 |

| | |
|---|-------------------------------|
| 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 | 22,274 SF |
| REQUIRED/PROVIDED PARKING LOT LANDSCAPE | 1,114 SF (5%)/ 5,312 SF (24%) |

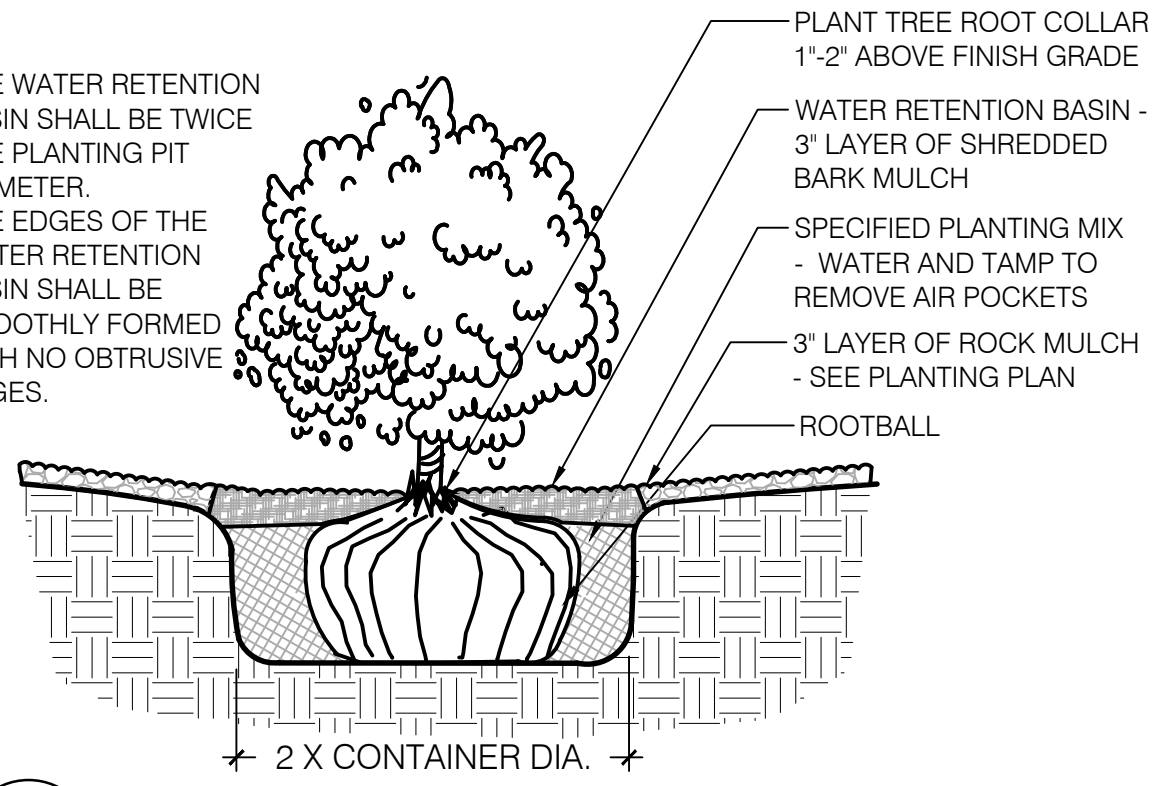
STREET TREES
CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET TREES ARE REQUIRED.

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

NOTES:

- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



A SHRUB PLANTING

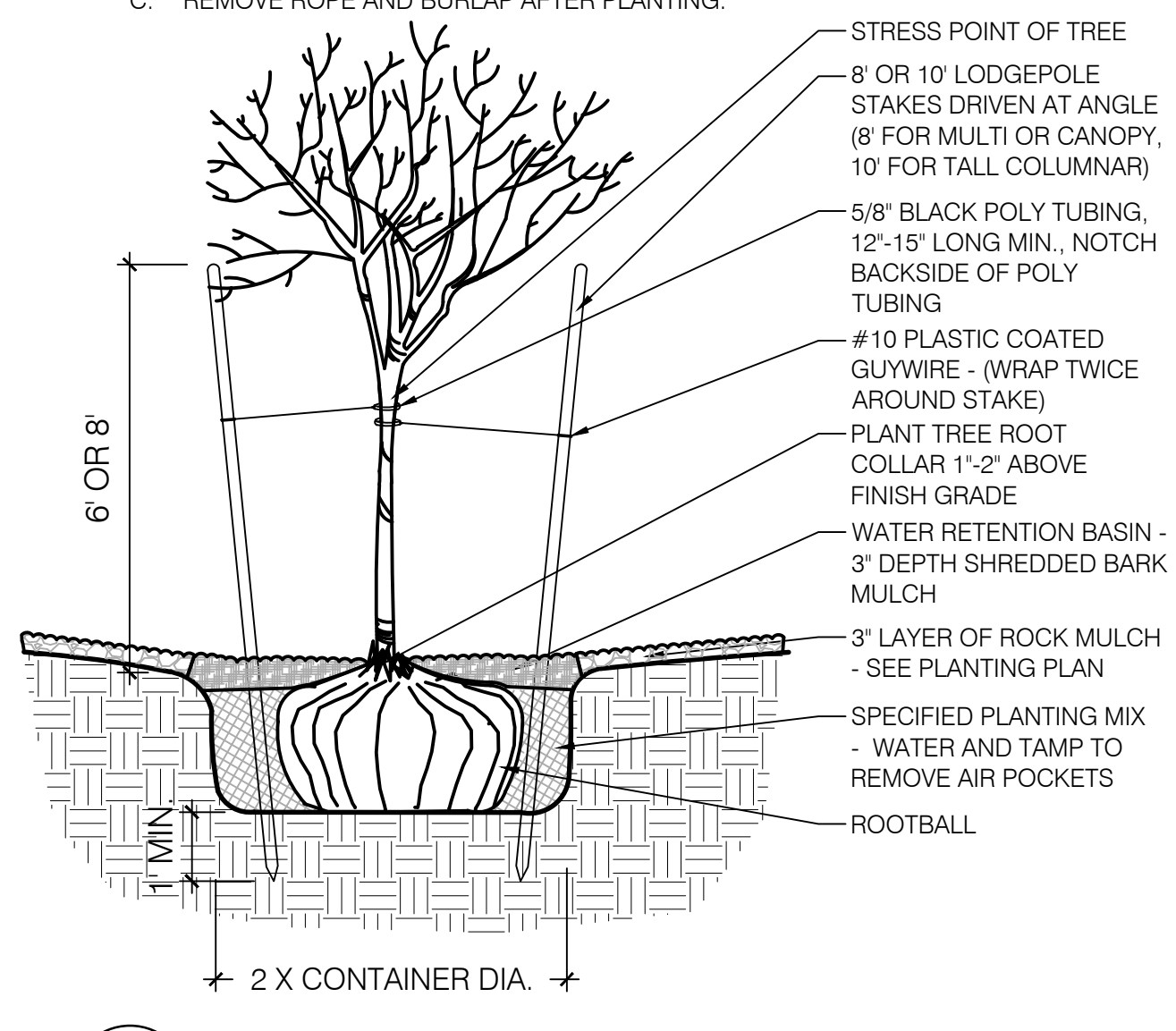
SCALE: N.T.S.

PLANT LEGEND

| QTY. | SYMBOL | SCIENTIFIC NAME COMMON NAME (WATER USE) | SIZE | MATURE SIZE |
|-----------------------------|----------|--|---------|---------------------------------|
| TREES | | | | |
| 3 | (Symbol) | CELTIS RETICULATA NETLEAF HACKBERRY (LM) | 2' B&B | 25 HT. X 25' SPR. |
| 6 | (Symbol) | CHILOPSIS LINEARIS DESERT WILLOW (LM) | 2' B&B | 20 HT. X 25' SPR. |
| 19 | (Symbol) | JUNIPERUS SCOOPULORUM WICHITA BLUE WICHITA BLUE JUNIPER (M) | 24' BOX | 10' HT. X 4' SPR. (FEMALE ONLY) |
| 4 | (Symbol) | PRUNUS CERASTIFERA PURPLELEAF PLUM (M) | 2' B&B | 20 HT. X 20' SPR. |
| 4 | (Symbol) | QUERCUS FUSIFORMIS ESCAPMENT LIVE OAK (M) | 2' B&B | 25 HT. X 30' SPR. |
| SHRUBS | | | | |
| 41 | (Symbol) | BUDDLEIA DAVIDII NAN. NANHO PURPLE PURPLE BUTTERFLY BUSH (M) | 5-GAL. | 4' HT. X 4' SPR. |
| 21 | (Symbol) | CYTISUS X PRAECOX ALLGOLD/ ALLGOLD BROOM (M) | 5-GAL. | 5' HT. X 5' SPR. |
| 31 | (Symbol) | NANDINA DOMESTICA GULF STREAM GULF STREAM NANDINA (M) | 5-GAL. | 3' HT. X 3' SPR. |
| 32 | (Symbol) | RHUS TRILOBATA AUTUMN AMBER CREEPING THREE-LEAF SUMAC (L+) | 5-GAL. | 18' HT. X 6' SPR. |
| DESERT ACCENTS | | | | |
| 27 | (Symbol) | HESPERALOE PARVIFLORA RED FLOWERING YUCCA (L+) | 5-GAL. | 4' HT. X 4' SPR. |
| 26 | (Symbol) | YUCCA RUPICOLA TWISTLEAF YUCCA (RW) | 5-GAL. | 2' HT. X 3' SPR. |
| ORNAMENTAL GRASSES | | | | |
| 101 | (Symbol) | PANICUM VIRGATUM SHENANDOAH SHENANDOAH SWITCH GRASS (M) | 1-GAL. | 3' HT. X 2' SPR. |
| 20 | (Symbol) | MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS (M) | 1-GAL. | 3' HT. X 3' SPR. |
| 75 | (Symbol) | FESTUCA GLAUCA ELIJAH BLUE ELIJAH BLUE FESCUE (M) | 1-GAL. | 1' HT. X 1' SPR. |
| FLOWERING PLANTS | | | | |
| 11 | (Symbol) | ACHILLEA MOONSHINE MOONSHINE YARROW (M) | 1-GAL. | 2' HT. X 2' SPR. |
| 32 | (Symbol) | SALVIA 'ULTRA VIOLET' ULTRA VIOLET HYBRID SAGE (L) | 1-GAL. | 2' HT. X 2' SPR. |
| 18 | (Symbol) | PENSTEMON SCHMIDEL RED RIDING HOOD ¹ RED RIDING HOOD BEARDTONGUE (L) | 1 GAL. | 3' HT. X 2' SPR. |
| 12 | (Symbol) | LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER (M) | 1 GAL. | 18" HT. X 18" SPR. |
| BOULDERS AND MULCHES | | | | |
| 17 | (Symbol) | LANDSCAPE BOULDERS (3X3 MIN) | | |
| 9,016 SF | (Symbol) | 3/8"-1" AMARETTO BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC) | | |
| 2,136 SF | (Symbol) | 2" TEQUILA SUNRISE ROCK MULCH (4" DEPTH OVER FILTER FABRIC) | | |
| 1,126 SF | (Symbol) | 2'-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC) | | |

NOTES:

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

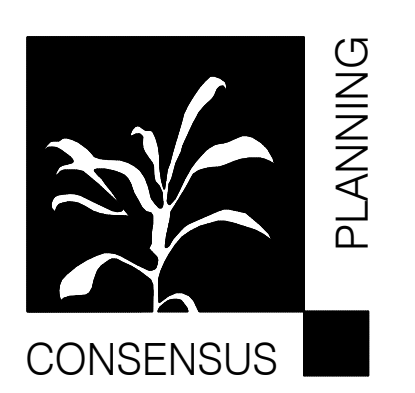


B TREE PLANTING

SCALE: N.T.S.

LANDSCAPE PLAN

SCALE: 1"=20'-0"



Landscape Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

| REVISIONS | Description | Date |
|-----------|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

MARKANA FLATS
LEGACY DEVELOPMENT AND MANAGEMENT, LLC
ALBUQUERQUE, NEW MEXICO

Landscape Architect's Seal:



NOT FOR CONSTRUCTION

Designed By: KP

Drawn By: KP

Checked By: CG

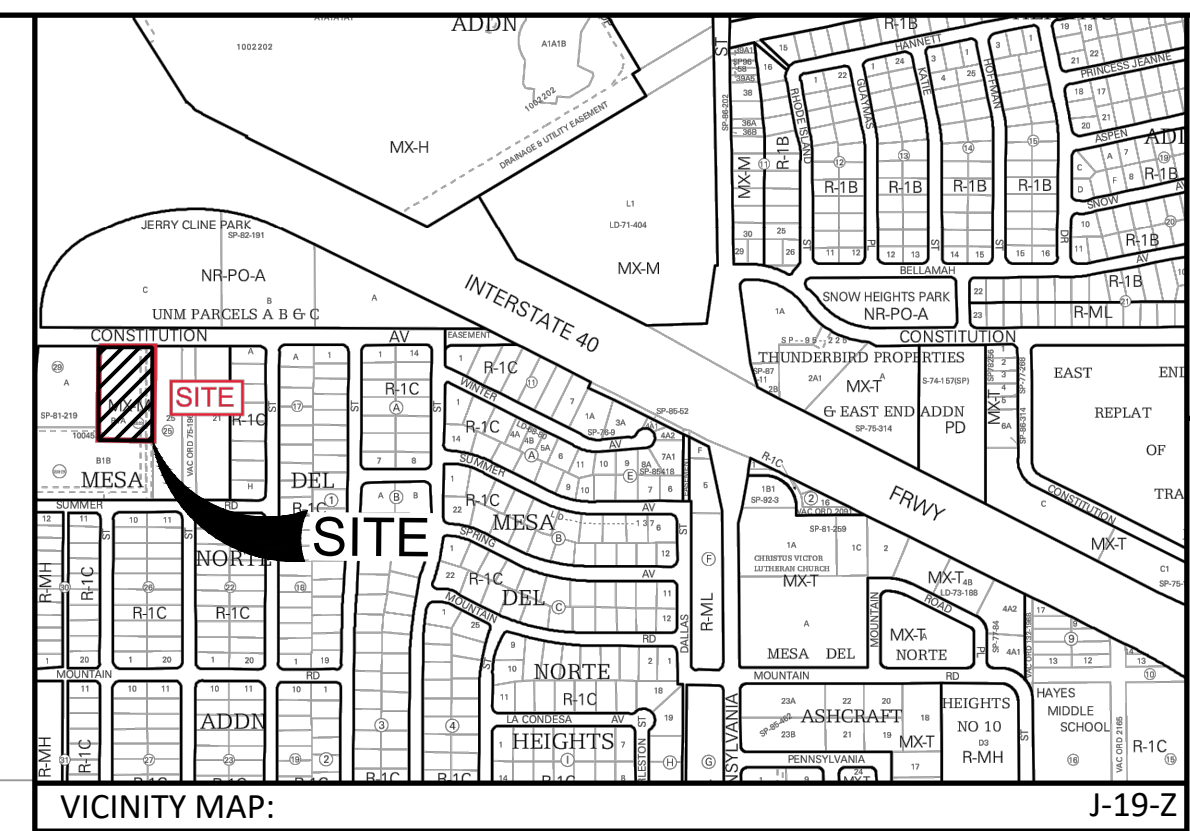
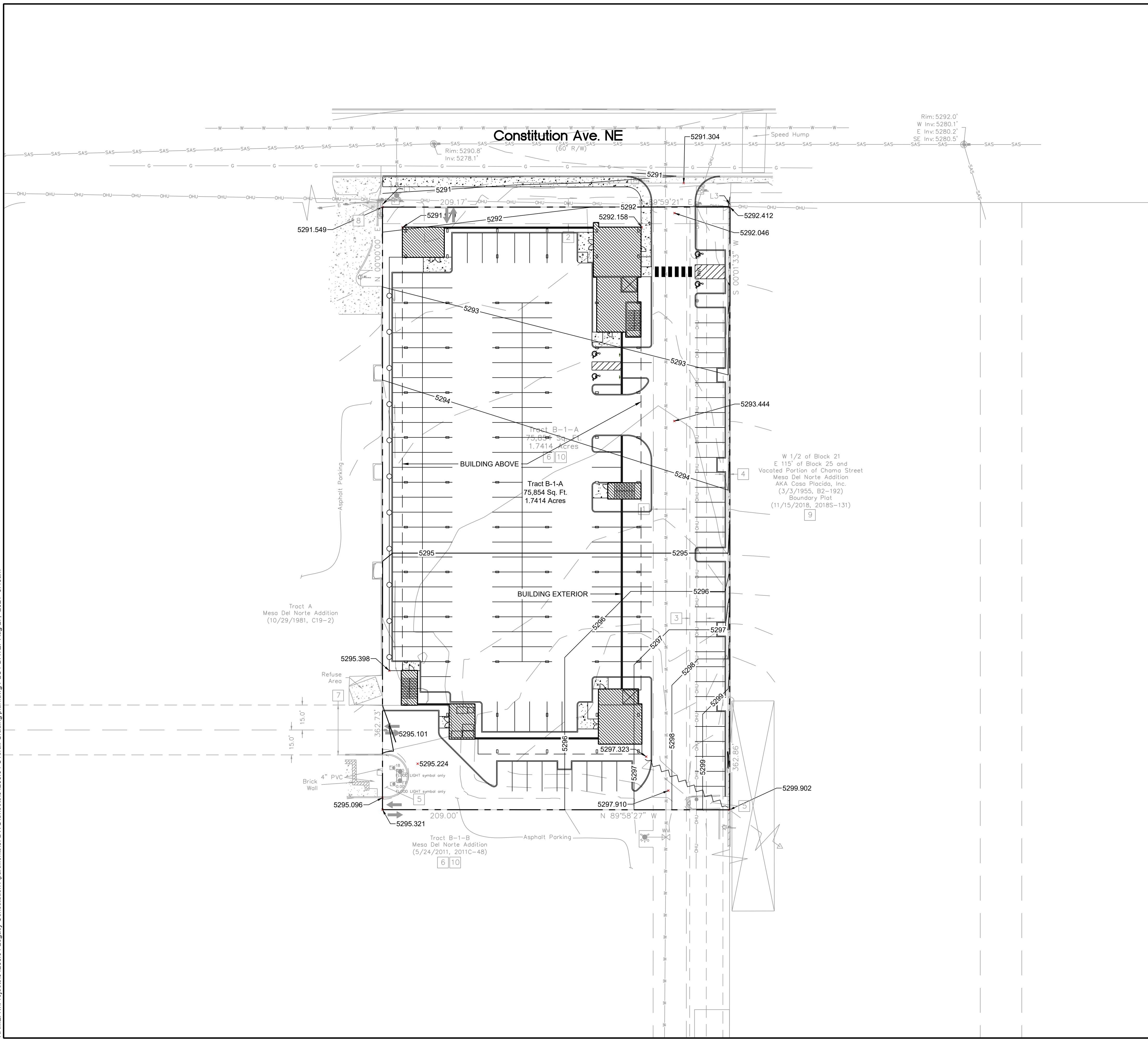
Date: 8/27/2021

Project No:

Sheet Title:

LANDSCAPE PLAN
L101

NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3_DWG\Sheets\04266.04 Overall Grading plan.dwg PLOT DATE: Aug 27, 2021 8:43am



NOTE:

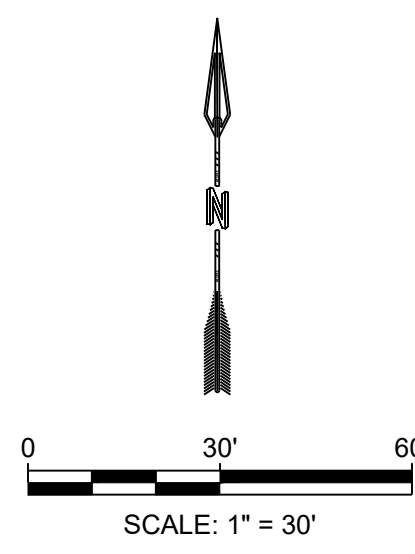
1. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

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. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SLUMPS 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.
8. REFER TO GEOTECHNICAL EVALUATION REPORT 3220JJ138 BY WESTERN TECHNOLOGIES, INC. DATED JANUARY 12, 2021.

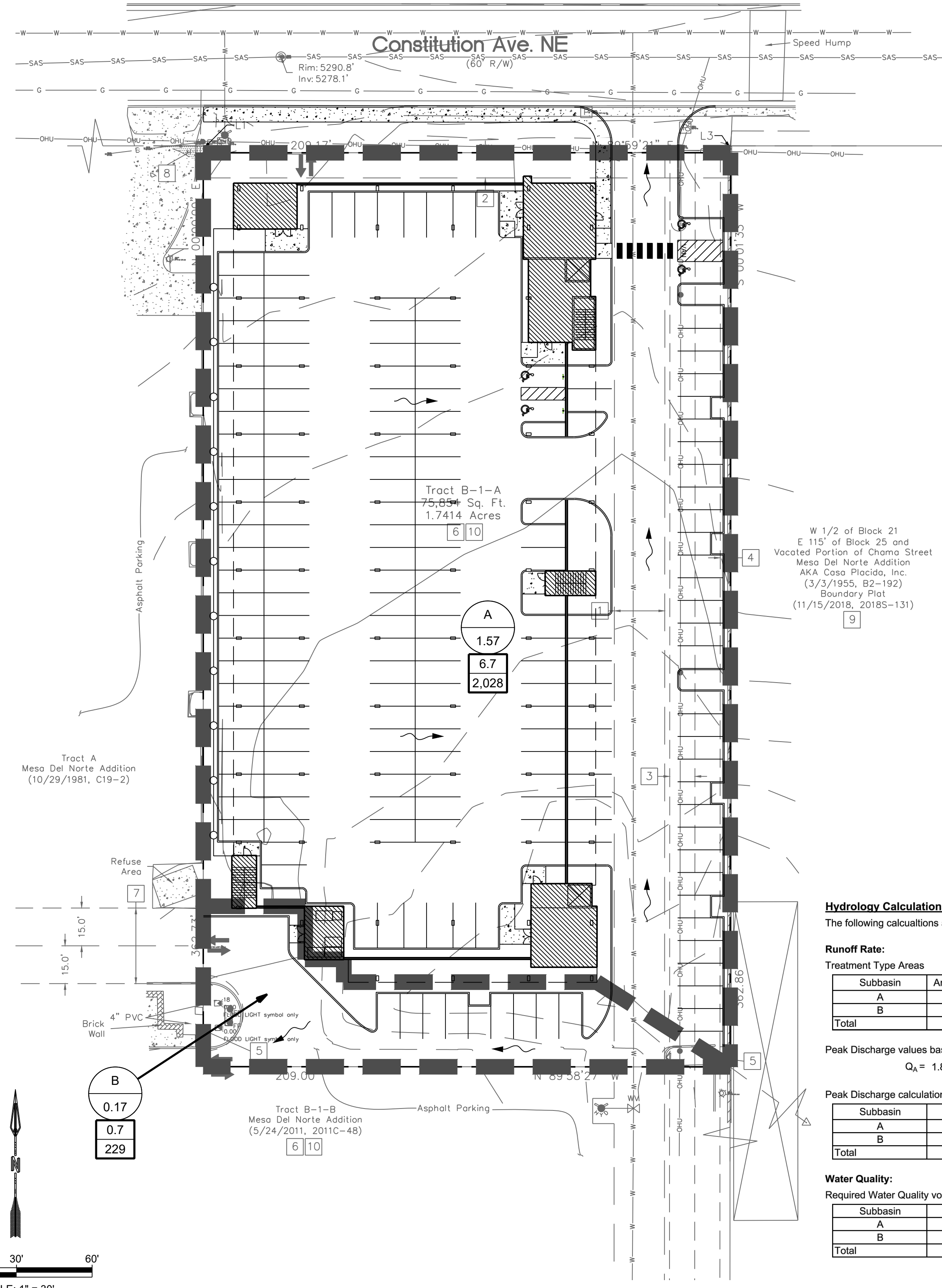
LEGEND:

- PROPERTY BOUNDARY
- 5270— PROPOSED MAJOR CONTOUR
- 5272— PROPOSED MINOR CONTOUR
- - -5270- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ~ ~ ~ PROPOSED HIGH POINT



| | | | | | | | | | | | | | | | |
|--|---|-----------------|--|---|--|---|--|---|--|--|--|---|--|--|--|
| <p>DESIGNED JS DRAWN MR CHECKED JS DATE 8.27.2021</p> <p>RESEPC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 MESA, AZ 85205 WWW.RESEPC.COM PHONE: 602.953.9718</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>REVISION</p> </td> <td style="width: 50%;"></td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>STAMP</p> <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> </td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>PROJECT NAME:</p> <p>MARKANA FLATS APARTMENTS</p> </td> <td style="width: 50%;"></td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>SHEET TITLE:</p> <p>CONCEPT GRADING PLAN</p> </td> <td style="width: 50%;"></td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>SUBMITTED FOR:</p> <p>DRB SITE PLAN</p> </td> <td style="width: 50%;"></td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>SHEET NUMBER:</p> <p>C-101</p> </td> </tr> </table> | <p>REVISION</p> | | <p>STAMP</p> <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> | | <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> | | <p>PROJECT NAME:</p> <p>MARKANA FLATS APARTMENTS</p> | | <p>SHEET TITLE:</p> <p>CONCEPT GRADING PLAN</p> | | <p>SUBMITTED FOR:</p> <p>DRB SITE PLAN</p> | | <p>SHEET NUMBER:</p> <p>C-101</p> | |
| <p>REVISION</p> | | | | | | | | | | | | | | | |
| <p>STAMP</p> <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> | | | | | | | | | | | | | | | |
| <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> | | | | | | | | | | | | | | | |
| <p>PROJECT NAME:</p> <p>MARKANA FLATS APARTMENTS</p> | | | | | | | | | | | | | | | |
| <p>SHEET TITLE:</p> <p>CONCEPT GRADING PLAN</p> | | | | | | | | | | | | | | | |
| <p>SUBMITTED FOR:</p> <p>DRB SITE PLAN</p> | | | | | | | | | | | | | | | |
| <p>SHEET NUMBER:</p> <p>C-101</p> | | | | | | | | | | | | | | | |

NAME: N:\Projects\04-266-04_Legacy Constitution Apartments\3_DWG\Sheets\04-266-04_Drainage.dwg PLOT DATE: Aug 27, 2021 8:43am



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 09/14/21
 BY: *Randy C. Brantlett*
 HydroTrans # J19D047A
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Hydrology Calculations

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

Runoff Rate:

Treatment Type Areas

| Subbasin | Area ₁ (ac) | Area ₂ (ac) | Area ₃ (ac) | Area ₄ (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 |

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.

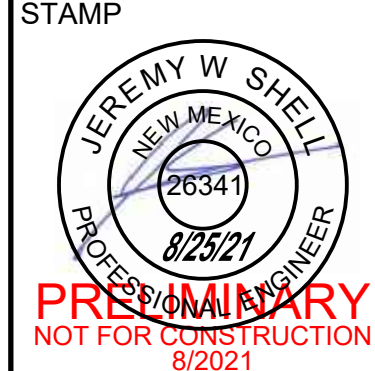
SUB-BASIN A IS A MAJORITY OF THE NEW APARTMENT DEVELOPMENT. IT CONTAINS 1.57 ACRES AND GENERATES 6.7 CFS. SIMILAR TO EXISTING CONDITIONS, THIS SUB-BASIN DISCHARGES NORTH INTO CONSTITUTION AVENUE.

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.



| DESIGNED JS | DRAWN MR | CHECKED JS | DATE |
|-------------|----------|------------|-----------|
| RESPEC | RESPEC | RESPEC | 8.27.2021 |



PRELIMINARY
NOT FOR CONSTRUCTION
8/2021



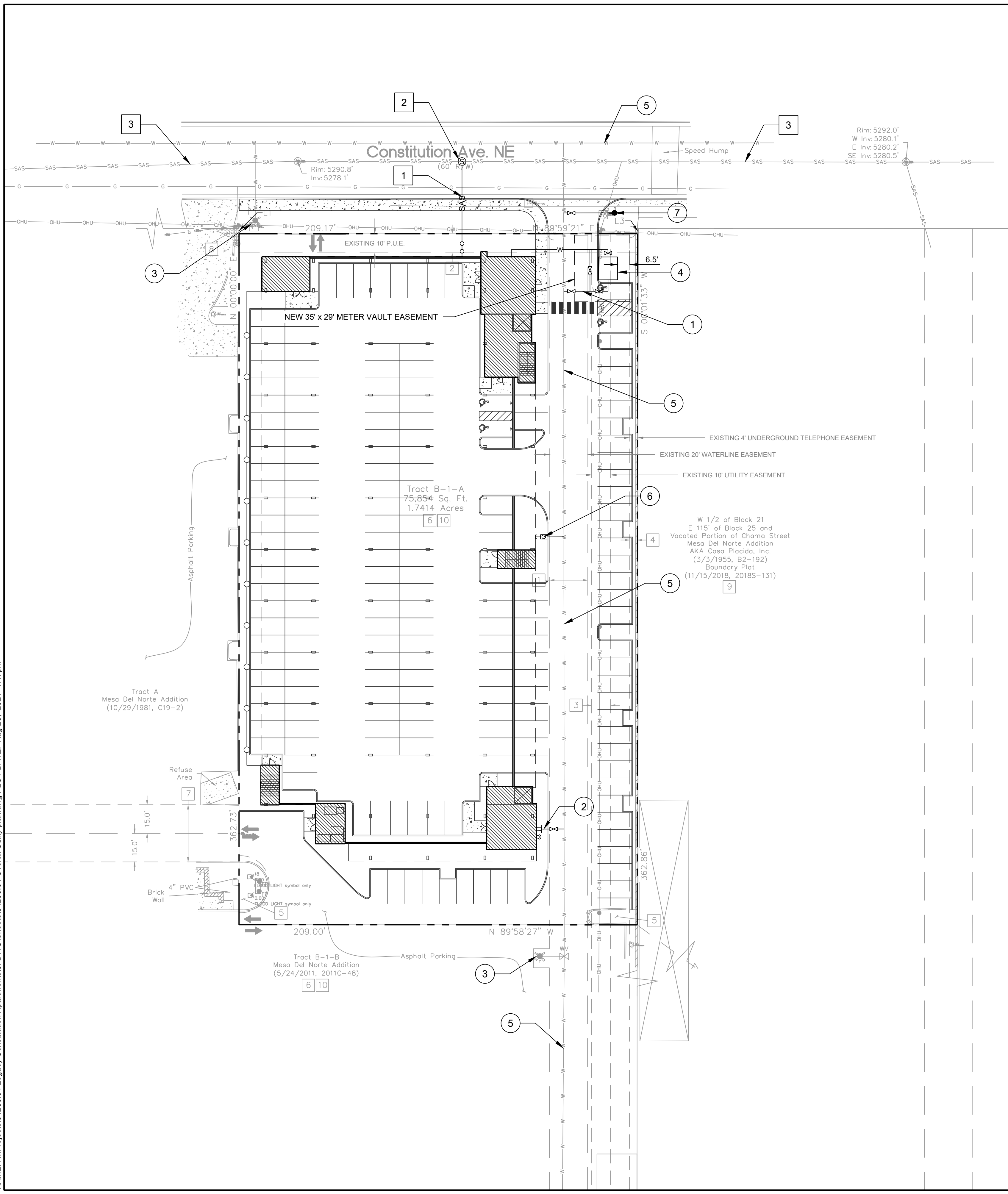
PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: CONCEPT DRAINAGE PLAN

SUBMITTED FOR: DRB SITE PLAN

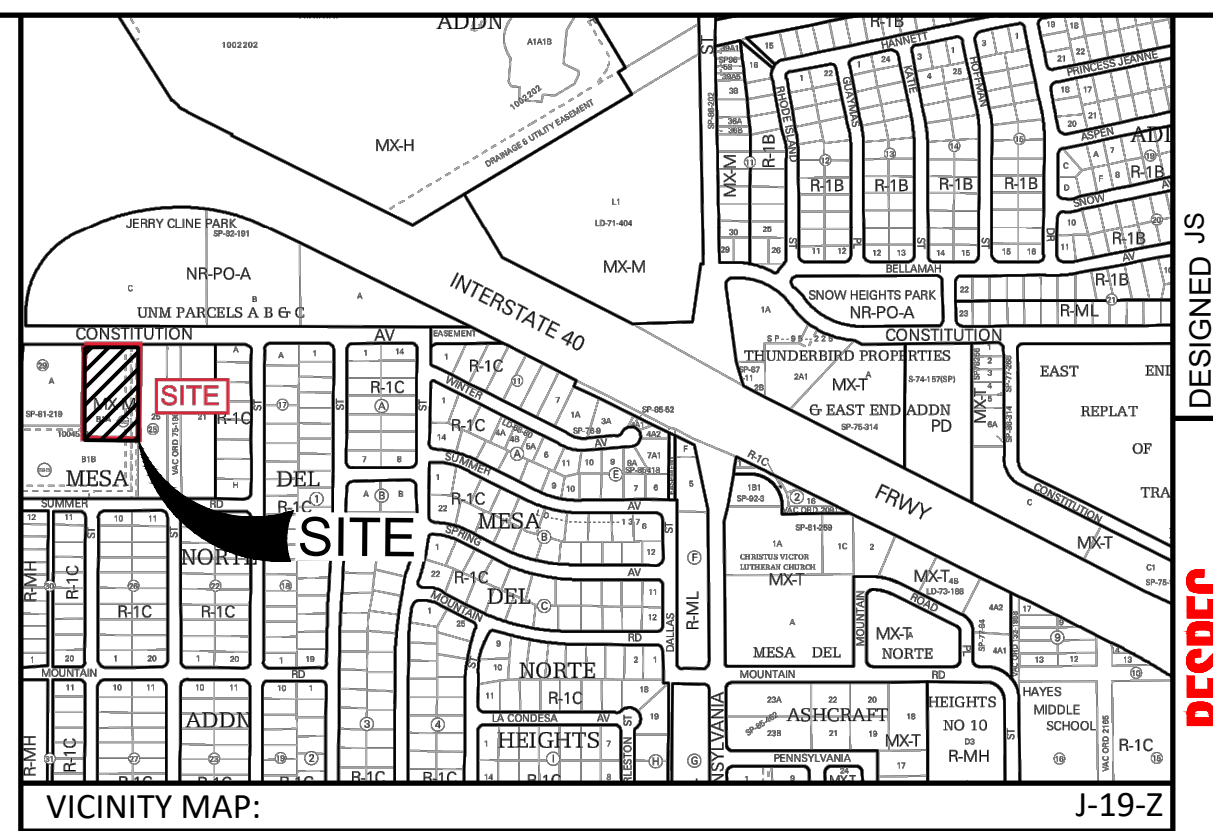
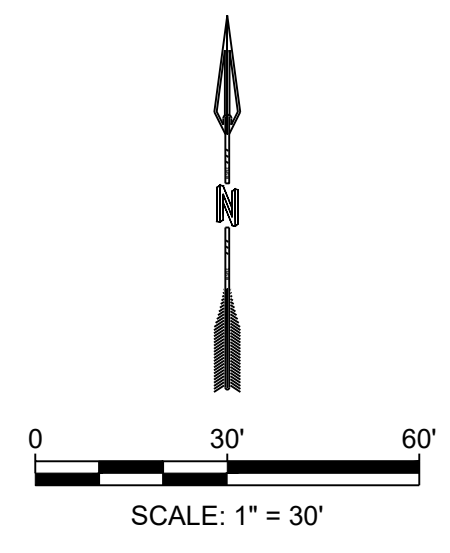
SHEET NUMBER: C-100

NAME: N:\Projects\04266.04 Legacy Constitution Apartments3.DWG\Sheets\04266.04 Overall Utility plan.dwg PLOT DATE: Aug 25, 2021 4:47pm



- ### KEYED NOTES
- 1 INSTALL PRIVATE 3" DOMESTIC WATER MAIN
 - 2 INSTALL PRIVATE 8" FIRE WATER MAIN
 - 3 EXISTING PUBLIC FIRE HYDRANT
 - 4 INSTALL PUBLIC 3" WATER METER
 - 5 EXISTING PUBLIC 8" WATER MAIN
 - 6 INSTALL PUBLIC 1-1/2" WATER METER FOR IRRIGATION ONLY
 - 7 INSTALL PUBLIC FIRE HYDRANT
-
- 1 INSTALL PRIVATE 8" SEWER MAIN
 - 2 MANHOLE CONNECTION TO EXISTING PUBLIC SEWER MAIN
 - 3 EXISTING PUBLIC 12" SEWER MAIN

- ### GENERAL NOTES
1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 2. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
 3. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
 4. ALL SAS MAIN LINES TO BE SDR-35 PVC.
 5. ALL WL MAIN LINES TO BE C-900 DR-18 PVC.
 6. SEE THIS SHEET FOR RESTRAINT TABLE AND NOTES.
 7. CONTRACTOR TO FIELD VERIFY SIZE'S AND LOCATION PRIOR TO ANY CONSTRUCTION.
 8. RESTRAINED LENGTHS FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
 9. 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.
 10. ALL UTILITY IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY ARE PUBLIC AND SHALL BE INCLUDED ON A PUBLIC WORK ORDER, UNLESS OTHERWISE NOTED.
 11. ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 12. ALL WATER LINES SHALL HAVE A 3' BURY MINIMUM.
 13. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO BUILDINGS.
 14. CONTRACTOR SHALL ENSURE A MINIMUM 6" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
 15. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE (AND AS SHOWN ON PLANS).
 16. 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.



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 STD. 6-INCH BRANCH LINE |
|-----------|------------------|----------|--------------|--------------|-------------------|--|
| | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND | | |
| 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' | |

| PIPE SIZE | 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' |

RESTRAINED LENGTH ON LARGE SIDE ONLY

| TEES | LENGTH ALONG RUN (L) | | | | | | | | | |
|----------|----------------------|----|----|----|-----|-----|-----|-----|-----|-----|
| | 2' | 4' | 6' | 8' | 10' | 12' | 14' | 16' | 18' | 20' |
| 8x8x4 | 29 | 18 | 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8x6x6 | 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-HARNASS 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 FROM "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

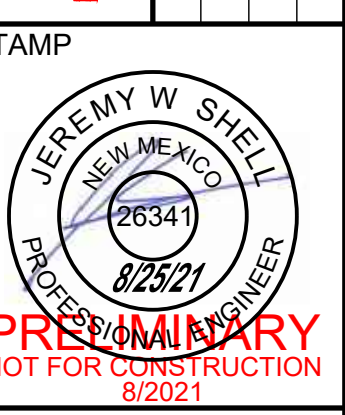
TYPICAL BURY DEPTH:
4" THROUGH 12" DIAMETER PIPE 3 FT
14" THROUGH 24" DIAMETER PIPE 4 FT

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 JS | DRAWN MR | CHECKED JS | DATE 8.25.2021 |
|-------------|----------|------------|----------------|
| RESEC | RESEC | RESEC | RESEC |

COMMUNITY DESIGN SOLUTIONS
5771 JEFFERSON STREET SUITE 101
MESA, AZ 85205
WWW.RESEC.COM PHONE: 602.953.9718



PRELIMINARY
NOT FOR CONSTRUCTION
8/2021



PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: CONCEPT UTILITY PLAN

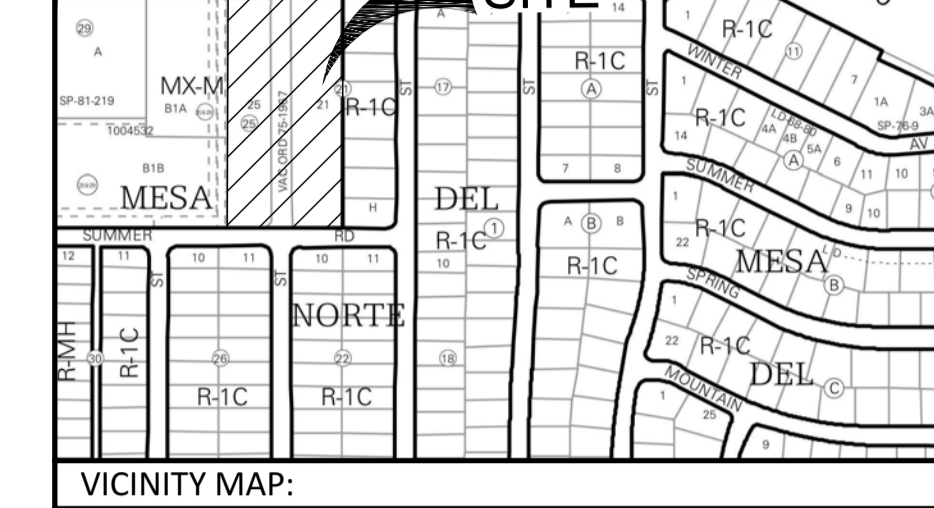
SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-102



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-24-006658
APPROVED DATE: 6/28/21

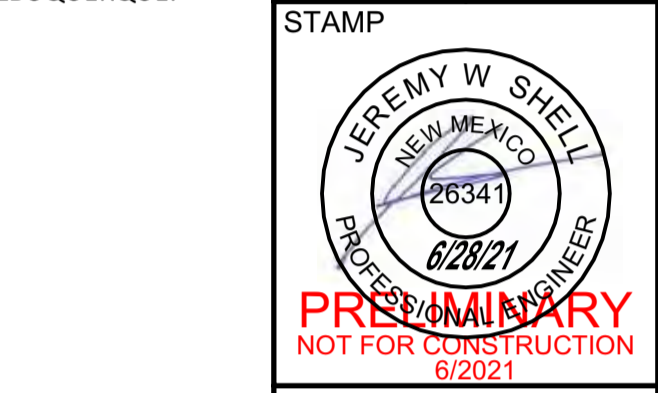
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE AND NECA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. CIVIL INSPECTION REQUIRED.



VICINITY MAP: J-19-Z

| DESIGNED JS | DRAWN MR | CHECKED JS | DATE |
|-------------|----------|------------|-----------|
| | | | 6.28.2021 |

RESPEC COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
NORTH ALBUQUERQUE, NM 87113
WWW.RESPEC.COM PHONE: (505) 253-9718



PROVISIONAL
NOT FOR CONSTRUCTION
6/2021



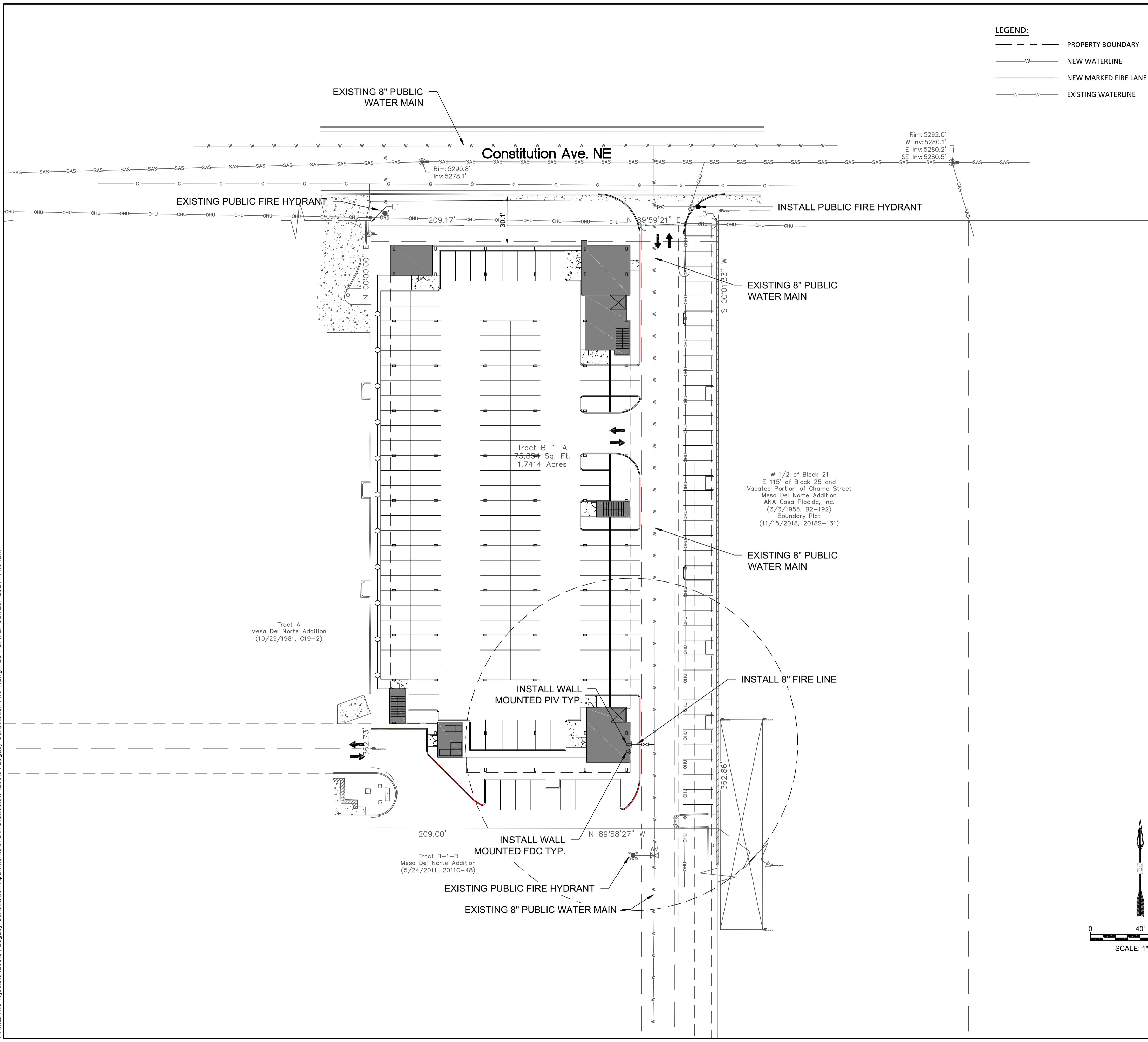
PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: FIRE 1 PLAN

SUBMITTED FOR: REVIEW

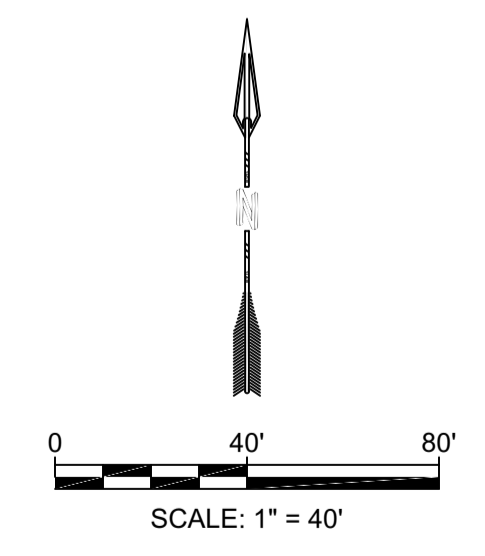
SHEET NUMBER: F-100

LEGEND:
 - - - - - PROPERTY BOUNDARY
 - W - NEW WATERLINE
 - - - - - NEW MARKED FIRE LANE
 - 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 45,510 SQ.FT.
 STORY II 34,310 SQ.FT.
 III - V 34,706 SQ.FT.
 TOTAL 183,938 SQ.FT.
 - CONSTRUCTION AND OCCUPANCY TYPE:
 - 1ST STORY PODIUM: TYPE IA, S2 PARKING GARAGE, (3 HOUR FIRE RATED HORIZONTAL SEPARATION TO R2).
 - 2ND - 5TH STORIES: TYPE VA, R2 MULTIFAMILY APARTMENTS.
 - FIRE FLOW = 3,375 GPM
 - BUILDING HEIGHT: 4 STORIES OVER 1 STORY PODIUM = 73 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 BE 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 CONNECTION'S 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 28, 2021 11:54am



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

- Revision symbols: triangle with number inside.

DRAWN BY SP, AG
REVIEWED BY DM
DATE 6/30/2021
PROJECT NO: 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.1

GENERAL SHEET NOTES

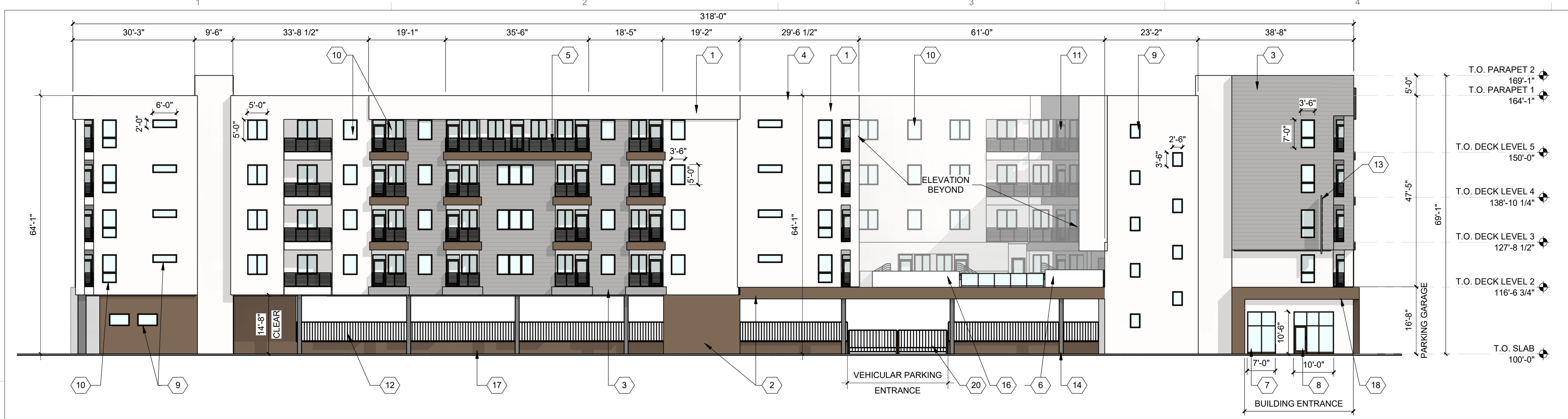
- 1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
2. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC, MOUNT AT 15'-20" ABOVE FINISHED 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 STREET FACING FACADE INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES PROVIDE SHADE AND PROTECTION FROM THE WEATHER
8. FACADE DESIGN 5-11 (E)(2)(a) (3) STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) 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. FIXED COMPOSITE WINDOW
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. ROOF DECK
16. 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. TRELLIS/SUNSHADE (OPTIONAL)

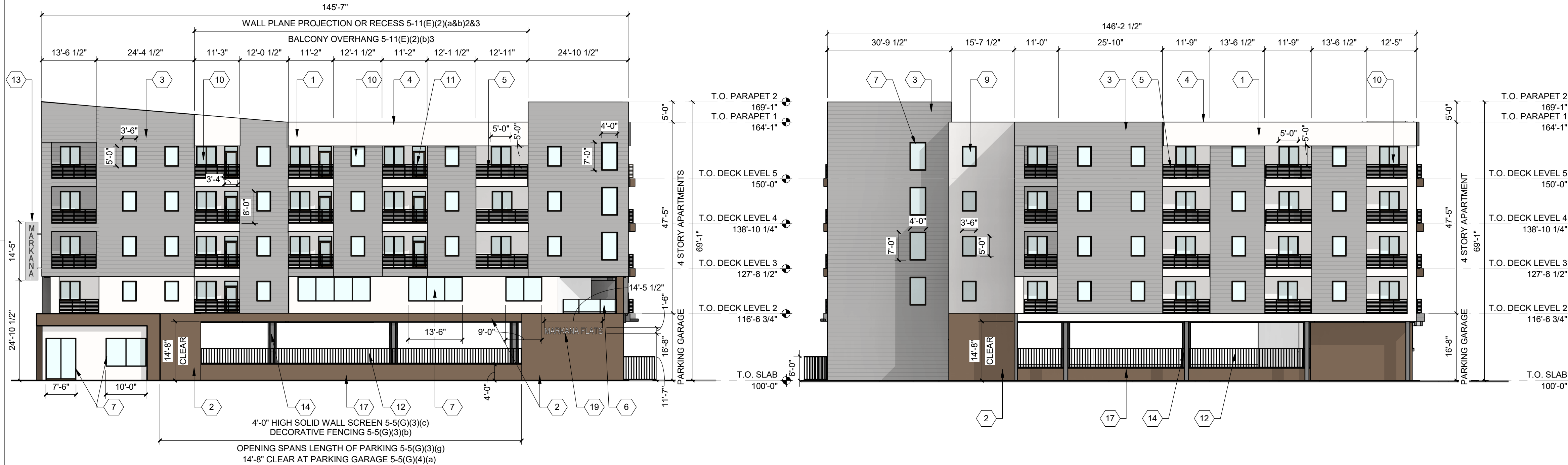
LEGEND

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



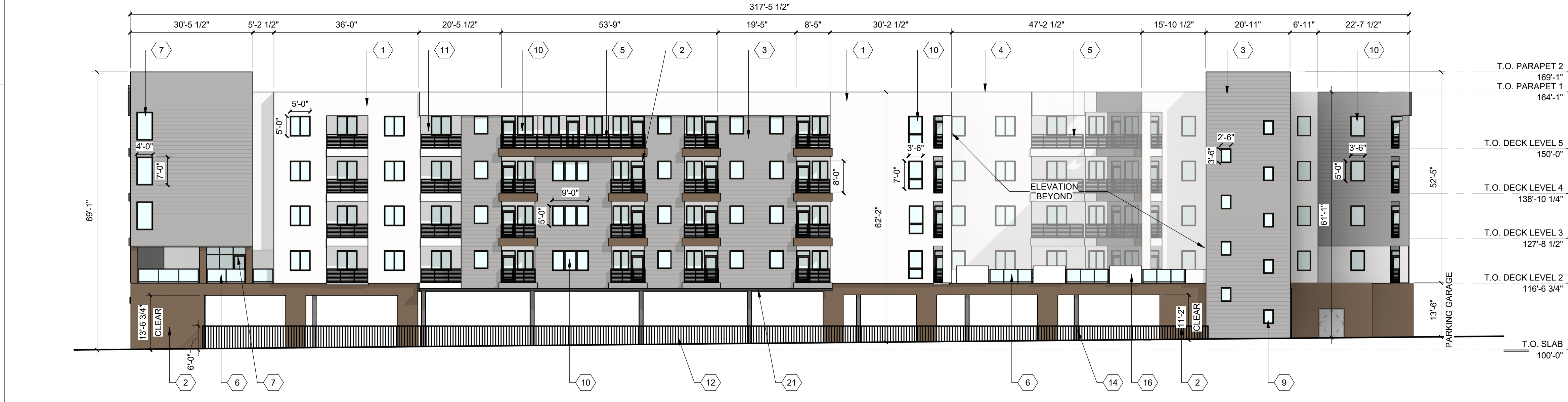
1 EAST ELEVATION
1/16" = 1'-0"

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



2 NORTH ELEVATION (STREET-FACING FACADE)
1/16" = 1'-0"

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



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

SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

- △
- △
- △
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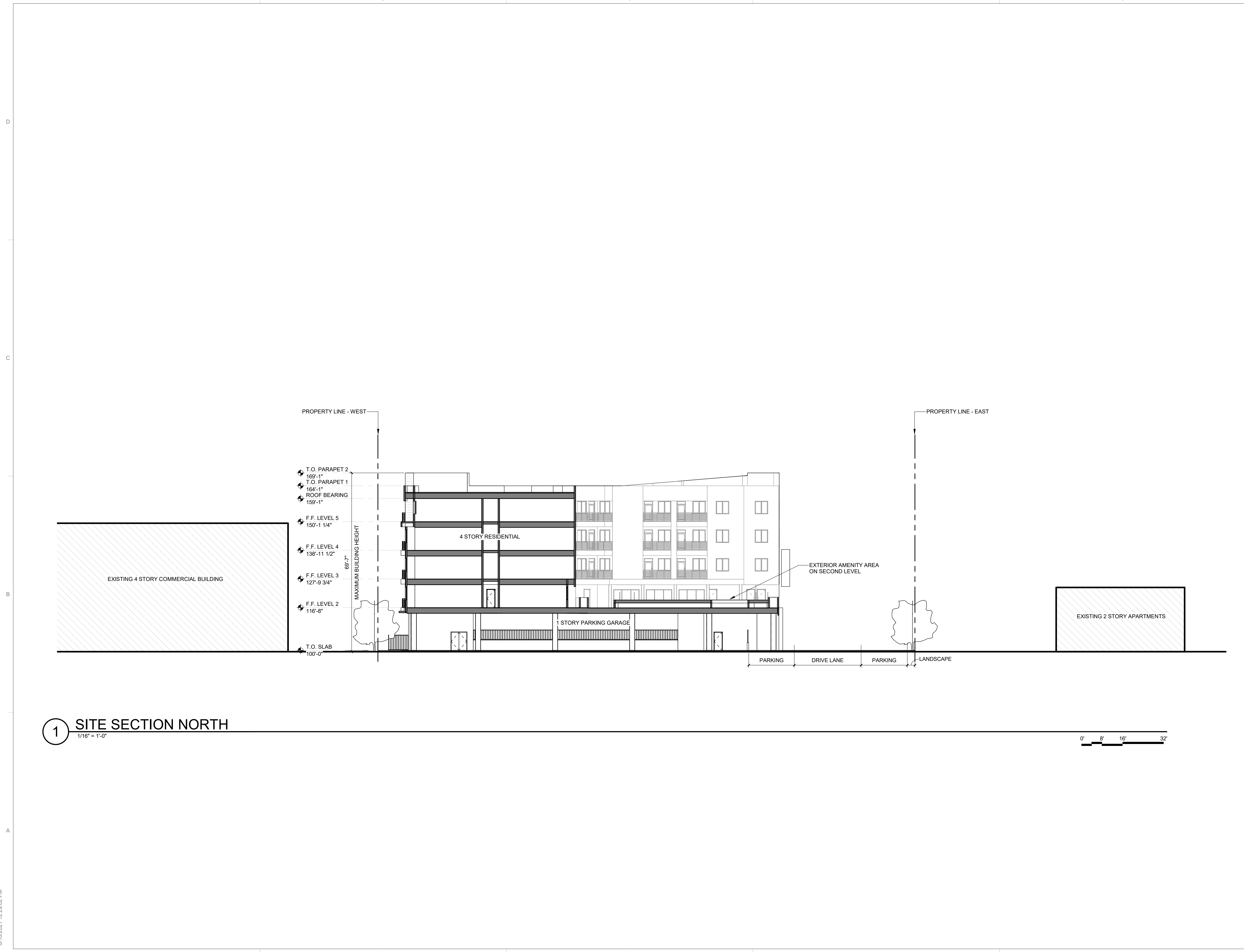
| | |
|-------------|-----------|
| DRAWN BY | SP |
| REVIEWED BY | DM |
| DATE | 6/30/2021 |
| PROJECT NO. | 21-0020 |

DRAWING NAME

SITE SECTION

SHEET NO

SDP5.2



1 SITE SECTION NORTH
1/16" = 1'-0"

DEKKER
PERICH
SABATINI



SEAL

SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY SP
REVIEWED BY DM
DATE 6/30/2021
PROJECT NO: 21-0020

DRAWING NAME
AERIAL VIEWS

SHEET NO
SDP5.3



ARCHITECTURE IN PROGRESS
DEKKER
PERICH
SABATINI

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site:
The property consists of 4.53 acres and is located at the southeast corner of Louisiana Boulevard and Summer Avenue. The legal description is Tracts B-1-A and B-1-B, Mesa Del Norte Addition. Tract B-1-B is fully developed.

Proposed Use:
Existing zoning is MX-M SU-3 MU-UPT-BUFFER as established by the Uptown Sector Development Plan. The proposed use shall be consistent with the SU-3 MU-UPT-BUFFER ZONE in the Uptown Sector Development Plan. MX-M ZONE

Applicable Plans:
The Uptown Sector Development Plan (Rank III) and the Comprehensive Plan (Rank I) applies to this site.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access and Circulation
Vehicular access and circulation to both Tracts is from Louisiana Boulevard via a 30 foot common access easement that provides internal access to Tract A, Tract B-1-A, and Tract B-1-B. Vehicular access is also provided from Constitution Avenue to Tract B-1-A.

Pedestrian Access and Circulation
Pedestrian access exists along Louisiana Boulevard, Summer Avenue, and Constitution Avenue. Internal circulation will be provided by sidewalks that are designed to meet the City's Zoning and Development Process Manual requirements.

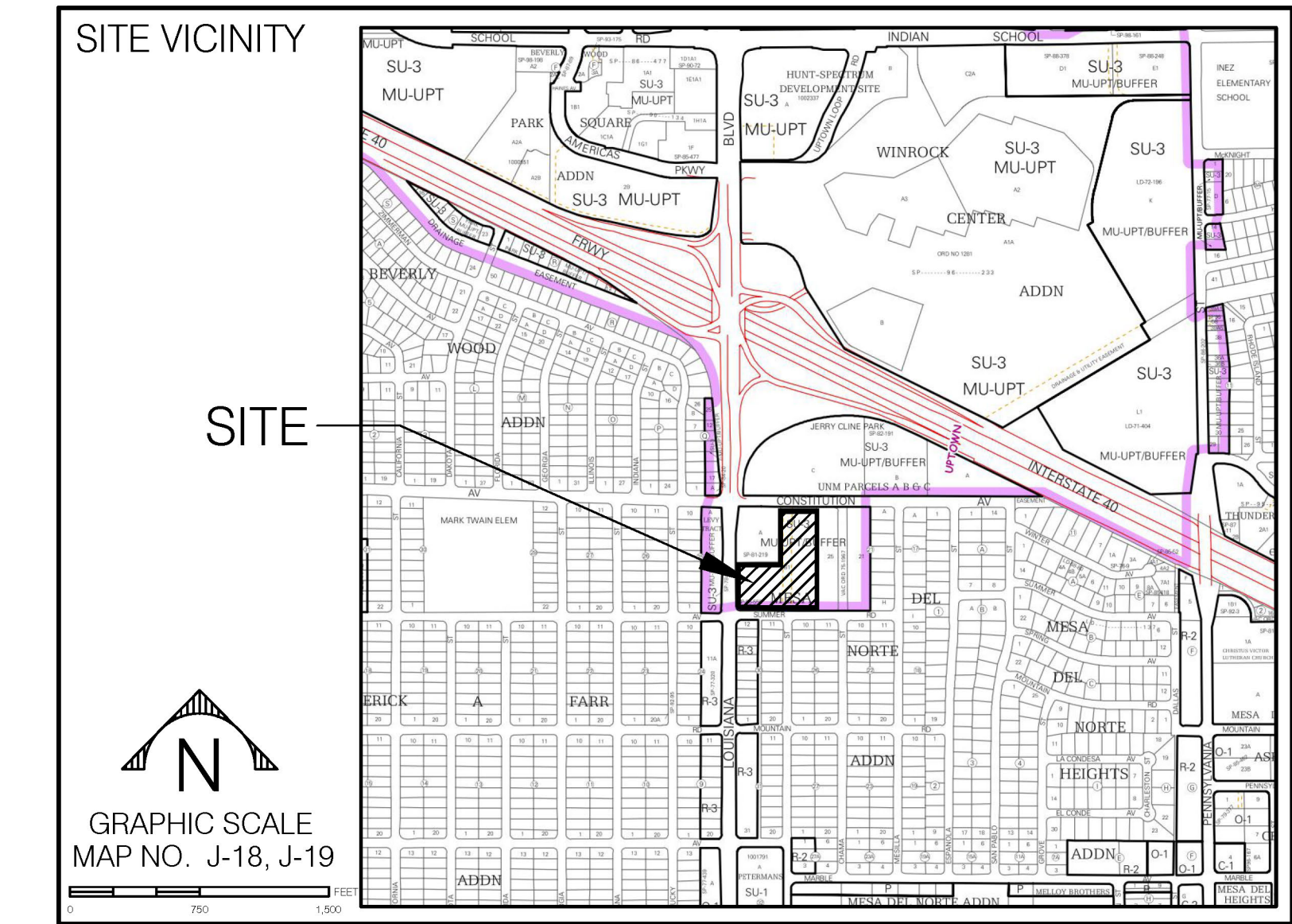
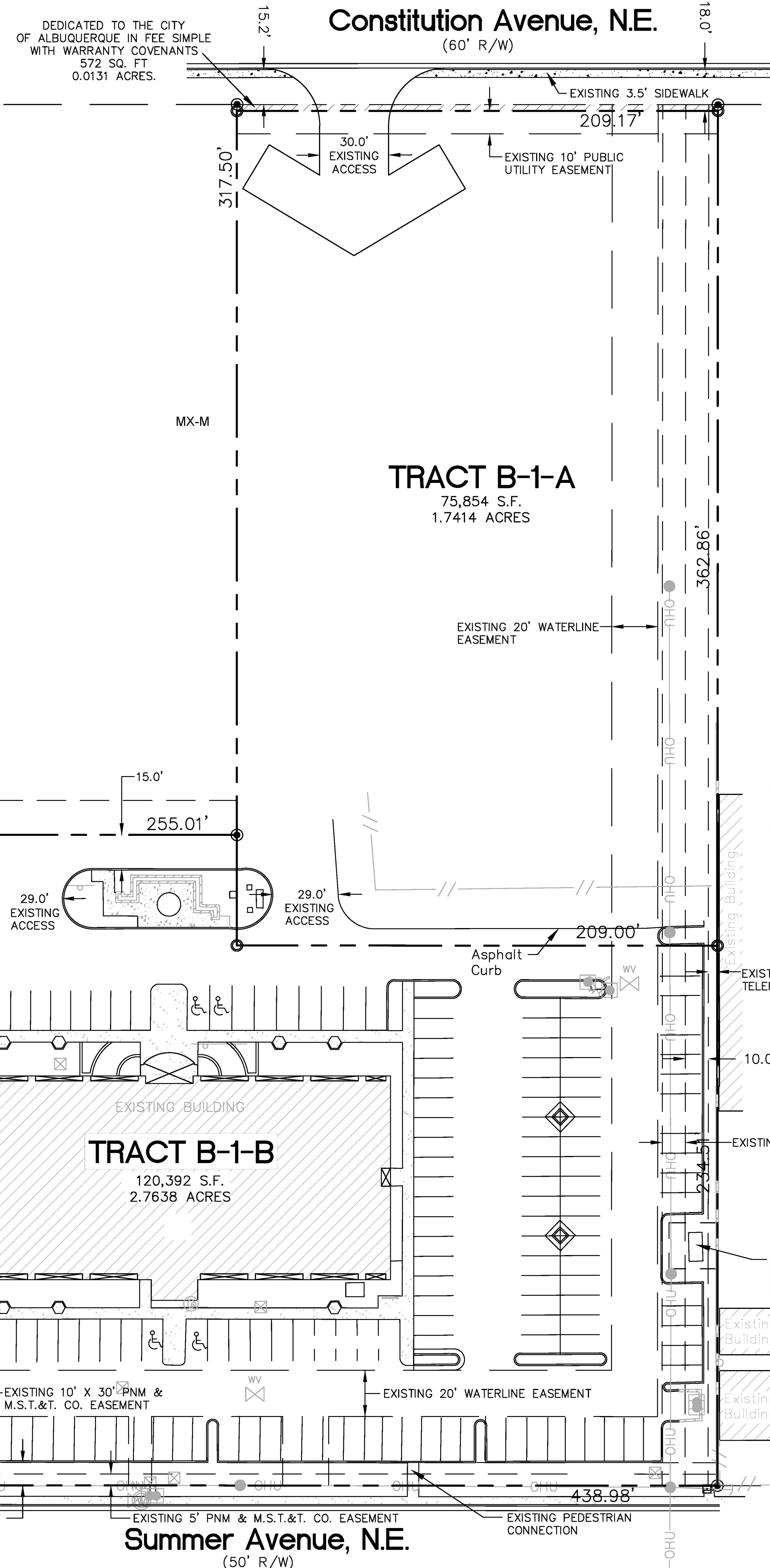
Transit
Transit routes 3 and 157 run along Louisiana Boulevard adjacent to this site. Bus stops are located at the southeast corner of Constitution Avenue / Louisiana Boulevard and southeast corner of Summer Avenue / Louisiana Boulevard for northbound travel and the southwest corner of Constitution Avenue / Louisiana Boulevard and south of the southwest corner of Summer Avenue / Louisiana Boulevard for southbound travel.

Building Heights and Setbacks:
Buildings shall not exceed 36 feet, subject to Buffer Setback regulations as provided in the Uptown Sector Development Plan. 65 FEET, WITH A STRUCTURED PARKING BONUS OF 12 FEET ALLOWED.

Maximum F.A.R.:
Consistent with the Uptown Sector Development Plan, there is no maximum F.A.R. for this property.

Landscape Plan:
The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

General Note:
A private reciprocal cross lot access, parking, and drainage easement is granted by plat 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 areas.



PROJECT NUMBER: PR-2021-005689
Application Number: SI-2021-00987
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|--------------|
| <i>Jeanne Wolfenbarger</i> | Sep 17, 2021 |
| Traffic Engineering, Transportation Division | Date |
| <i>Blaine Carter</i> | Sep 16, 2021 |
| Parks and Recreation Department | Date |
| <i>Ernest Arroyo</i> | Sep 16, 2021 |
| City Engineer | Date |
| <i>Charles Maestas</i> | Sep 16, 2021 |
| Code Enforcement | Date |
| Solid Waste Management | Date |
| <i>Ernest Arroyo</i> | Sep 20, 2021 |
| *DRB Chairperson, Planning Department | Date |

PROJECT NUMBER: 1004532
Application Number: 10DRB-70324
Is an Infrastructure List required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|----------|
| <i>Alan Pente</i> | 12-15-10 |
| Traffic Engineering, Transportation Division | Date |
| <i>Alan Pente</i> | 12/15/10 |
| ABCWUA | Date |
| <i>Christina Sandoval</i> | 12/15/10 |
| Parks and Recreation Department | Date |
| <i>Bradley S. Bingham</i> | 12/15/10 |
| City Engineer | Date |
| <i>N/A</i> | |
| * Environmental Health Department-(conditional) | Date |
| <i>N/A</i> | |
| Solid Waste Management | Date |
| <i>Jack Chan</i> | 1-13-11 |
| DRB Chairperson, Planning Department | Date |

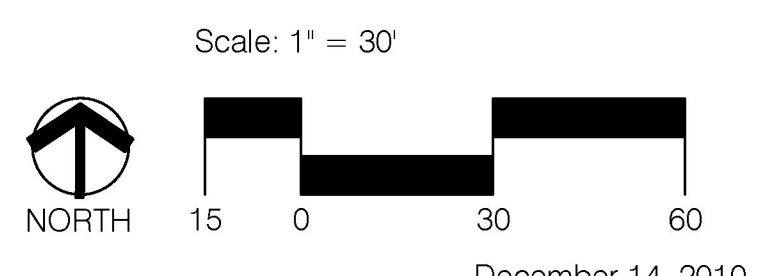
Note: The Existing Development on Tract B-1-B is subject to a Site Development Plan for Building Permit (Z-88-9); that site plan has expired for Tract B-1-A except for the portion covered by the phase line; development of Tract B-1-A will be subject to this Site Development Plan for Subdivision.

TRACT B-1-A & TRACT B-1-B, MESA DEL NORTE SUBDIVISION

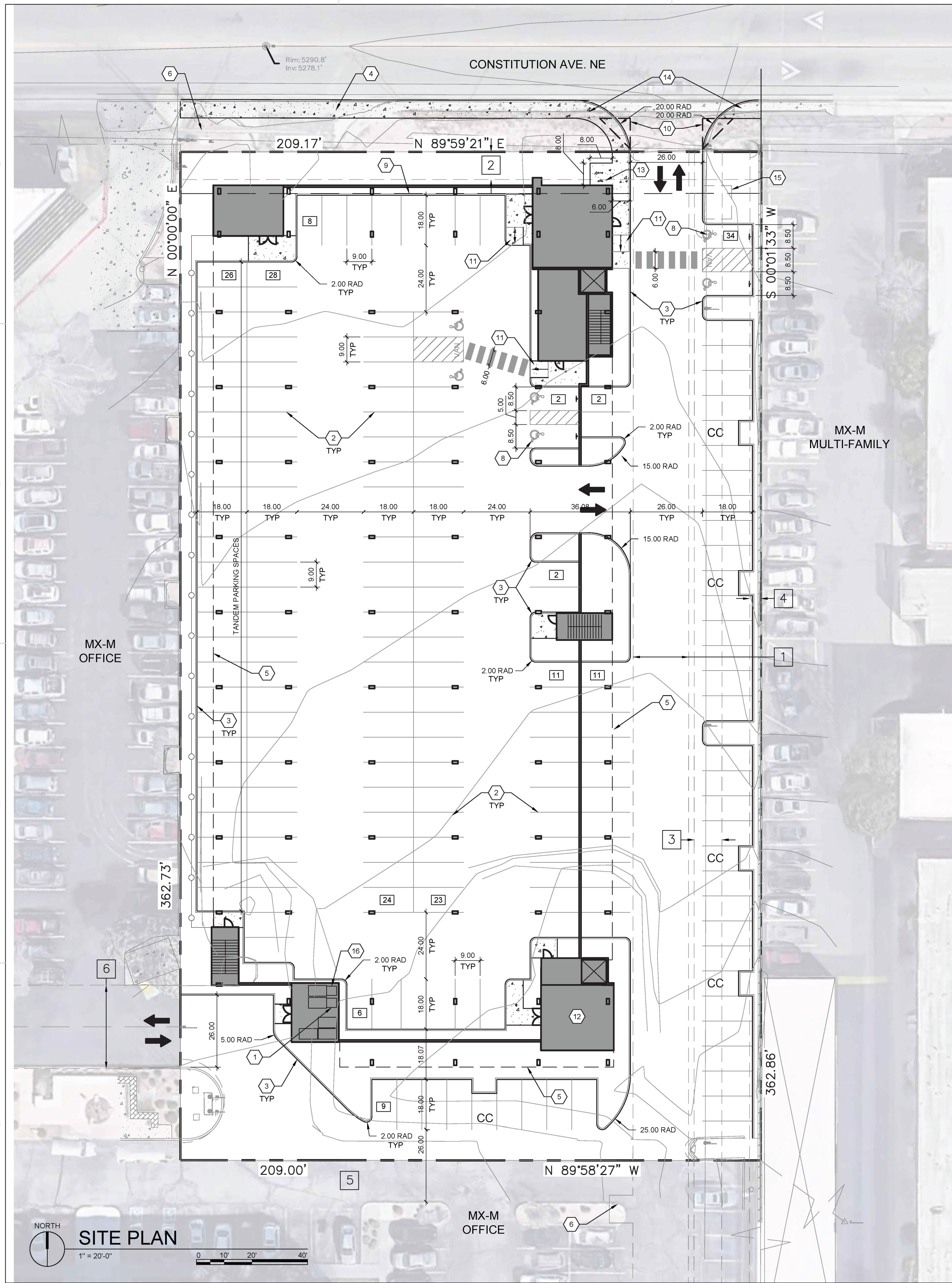
SITE PLAN FOR SUBDIVISION

Prepared For:
Ashcraft Real Estate
8200 Mountain Road NE
Albuquerque, NM 87110

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



1004532



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 RECYCLE ONLY AND 2 YARD COMPACTOR.

EASEMENT NOTES

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 10' P.U.E
- EXISTING 10' UTILITY EASEMENT
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- PRIVATE RECREATIONAL 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 TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

PROJECT NUMBER: PR-2021-005689
 Application Number: SI-2021-00987

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|--------------|
| <i>Jeanne Wolfenbarger</i> | Sep 17, 2021 |
| Traffic Engineering, Transportation Division | Date |
| <i>Blaine Carter</i> | Sep 16, 2021 |
| ABCWUA | Date |
| <i>Chaf Hampton</i> | Sep 16, 2021 |
| Parks and Recreation Department | Date |
| <i>Ernest Amigo</i> | Sep 16, 2021 |
| Code Enforcement | Date |
| *Environmental Health Department (conditional) | Date |
| <i>Herman Gallegos</i> | 09-15-21 |
| Solid Waste Management | Date |
| <i>S. Walker</i> | Sep 20, 2021 |
| DRB Chairperson, Planning Department | Date |

*Environmental Health, if necessary
 2/16/2018

VICINITY MAP



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 46 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= 5' MIN / N/A MAX, REAR= 15'
 BUILDING HEIGHT: MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0" ACTUAL HEIGHT: 69'-11"
 SPRINKLERED: YES, NFPA 13
 BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL
 CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA, 4 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, TOTAL 182,052 GSF
 PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT) REQUIRED SPACES: 151 SPACES, 1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES, PROVIDED PARKING = 187 TOTAL SPACES, ACCESSIBLE PARKING: (ADA 208.2.3) 2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED, 2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED
 BICYCLE PARKING REQUIRED = 16 SPACES, (10% OF REQUIRED OFF-STREET PARKING = 151 X 0.10 = 16 SPACES), BICYCLE PARKING PROVIDED = 16 SPACES

UNIT DATA

| UNIT TYPE | DESCRIPTION | GSF | #UNITS | TOTAL |
|-----------|------------------------|----------|------------------|------------|
| STUDIO | STUDIO | 513 SF | 51 | 26,418 SF |
| 1-1B | 1 BEDROOM / 1 BATHROOM | 698 SF | 16 | 11,168 SF |
| 1-1C | 1 BEDROOM / 1 BATHROOM | 696 SF | 15 | 10,455 SF |
| 1-1D | 1 BEDROOM / 1 BATHROOM | 639 SF | 17 | 10,897 SF |
| 1-1E | 1 BEDROOM / 1 BATHROOM | 626 SF | 15 | 9,390 SF |
| 1-1F | 1 BEDROOM / 1 BATHROOM | 764 SF | 3 | 2,343 SF |
| 1-1G | 1 BEDROOM / 1 BATHROOM | 753 SF | 4 | 2,964 SF |
| 1-1H | 1 BEDROOM / 1 BATHROOM | 700 SF | 4 | 2,800 SF |
| 1-1J | 1 BEDROOM / 1 BATHROOM | 667 SF | 4 | 2,668 SF |
| 2-2C | 2 BEDROOM / 2 BATHROOM | 1,014 SF | 22 | 22,990 SF |
| | | | TOTAL: 151 UNITS | 102,625 SF |

OPEN SPACE CALCULATIONS

| TABLE 2-4-5 / MX-M ZONING | USABLE OPEN SPACE | |
|---------------------------|--------------------|-------------|
| 1 BD, 225 SF PER UNIT | 225 SF X 129 UNITS | = 29,025 SF |
| 2 BD, 285 SF PER UNIT | 285 SF X 22 UNITS | = 6,270 SF |
| TOTAL | | = 35,295 SF |
| UC-MS-PT: 50% REDUCTION | = 35,295 SF X 50% | = 17,648 SF |
| REQUIRED OPEN SPACE: | | = 17,648 SF |
| PROVIDED OPEN SPACE: | | = 10,138 SF |
| LEVEL 1 | | = 10,138 SF |
| LEVEL 2 | | = 12,825 SF |
| TOTAL | | = 22,963 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



ARCHITECTURE DESIGN INSPIRATION



ARCHITECT
 ENGINEER
 PROJECT

MARKANA FLATS
 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110

SITE PLAN - DRB

REVISIONS

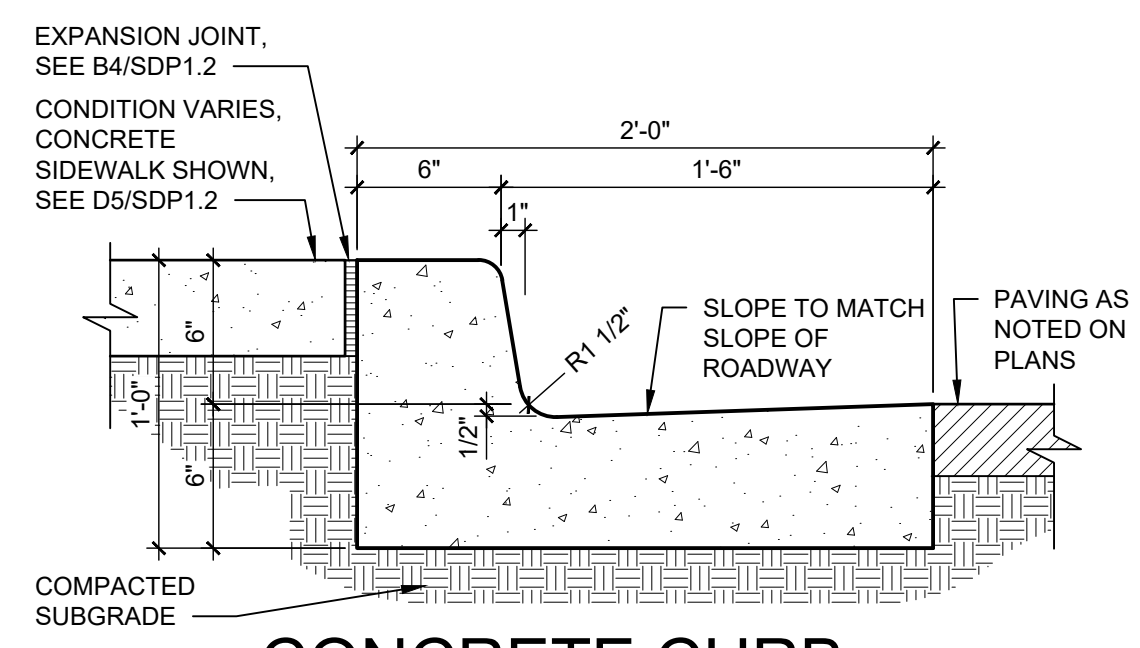
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DRAWN BY: AS
 REVIEWED BY: DM
 DATE: 7/1/2021
 PROJECT NO.: 21-0020
 DRAWING NAME:

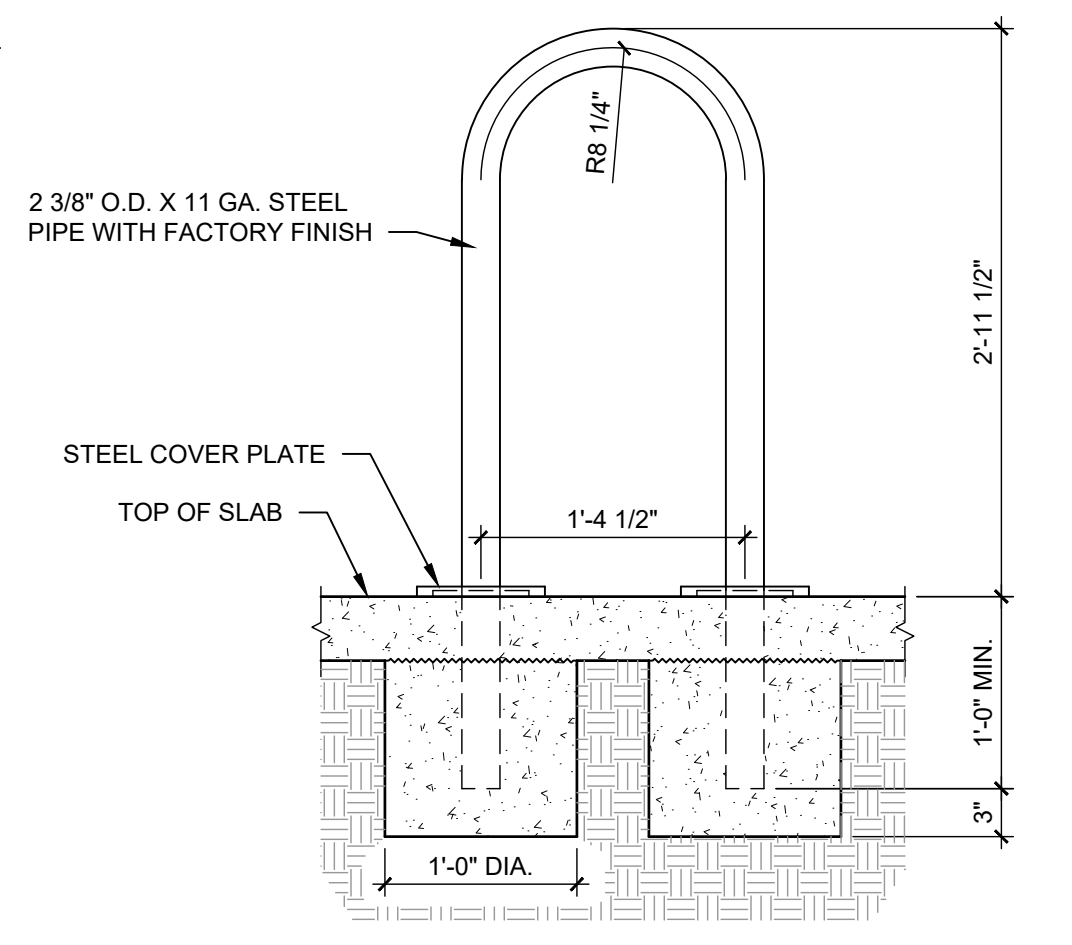
ARCHITECTURAL SITE PLAN

SHEET NO. SDP1.1 OF

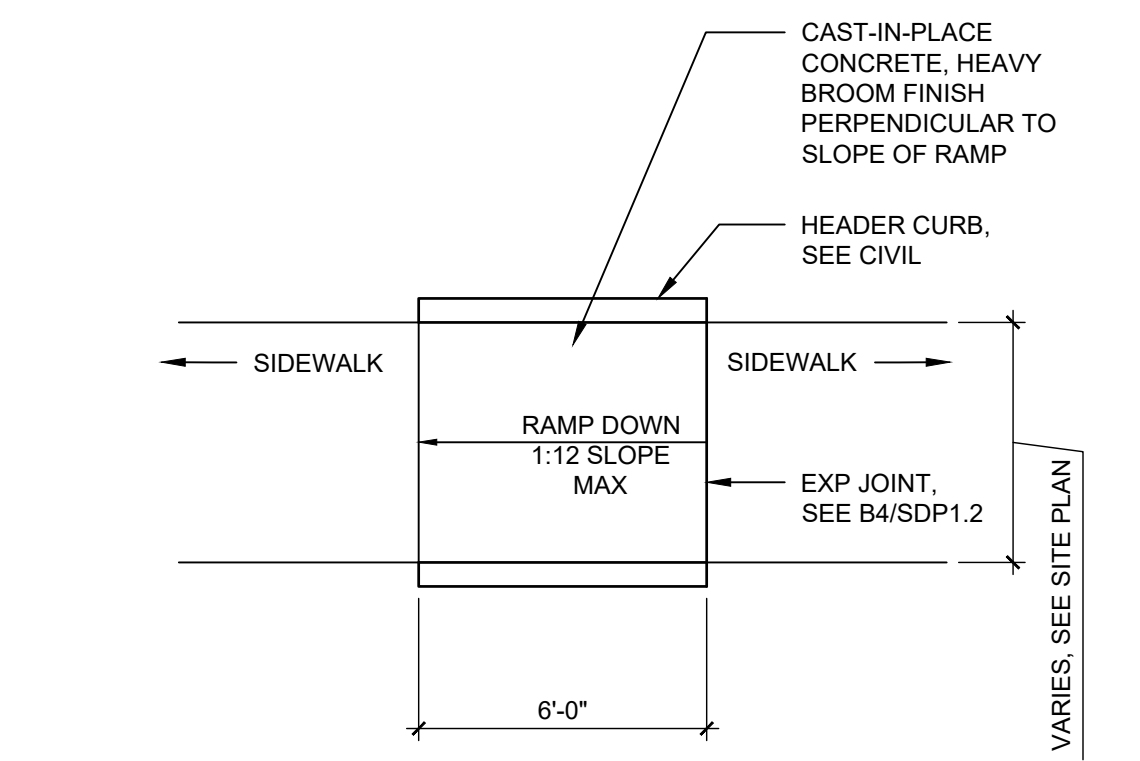
- NOTES:
- WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
 - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



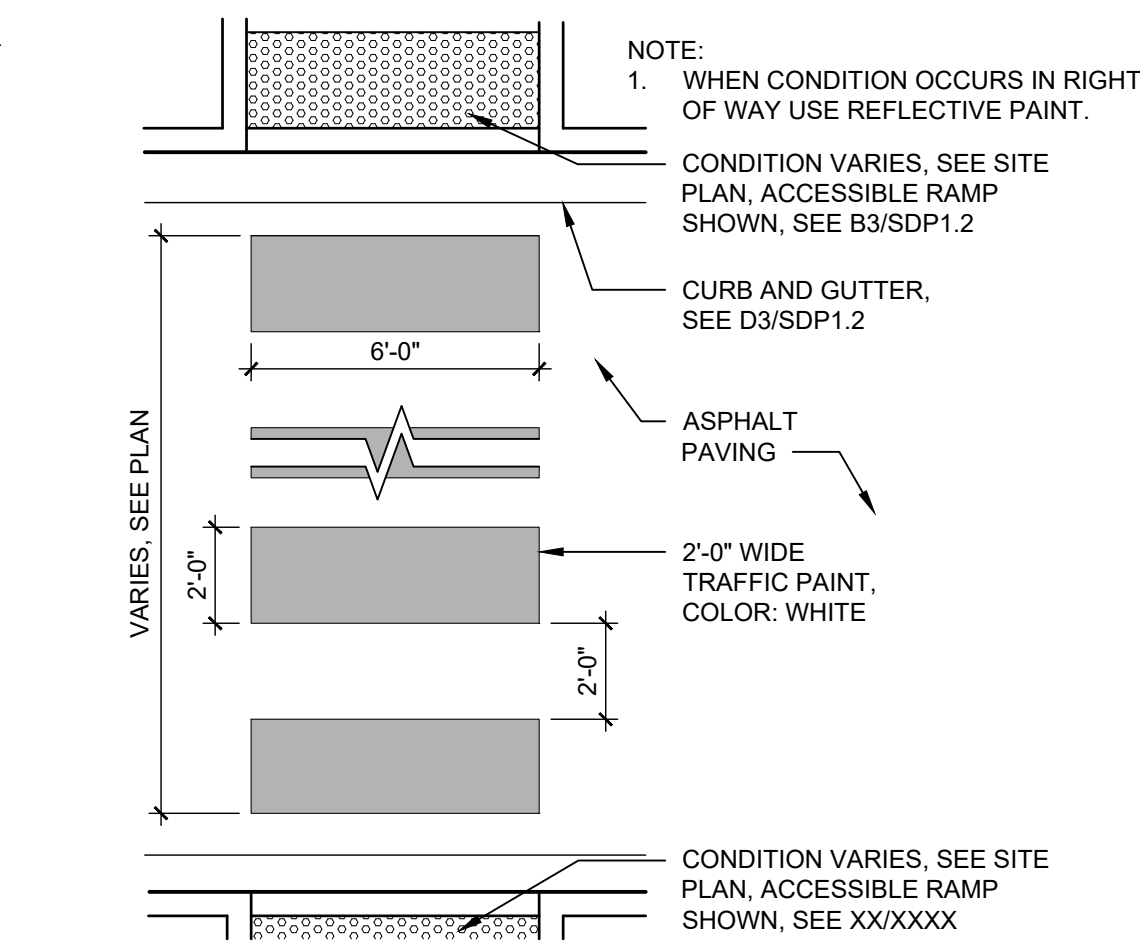
D3 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



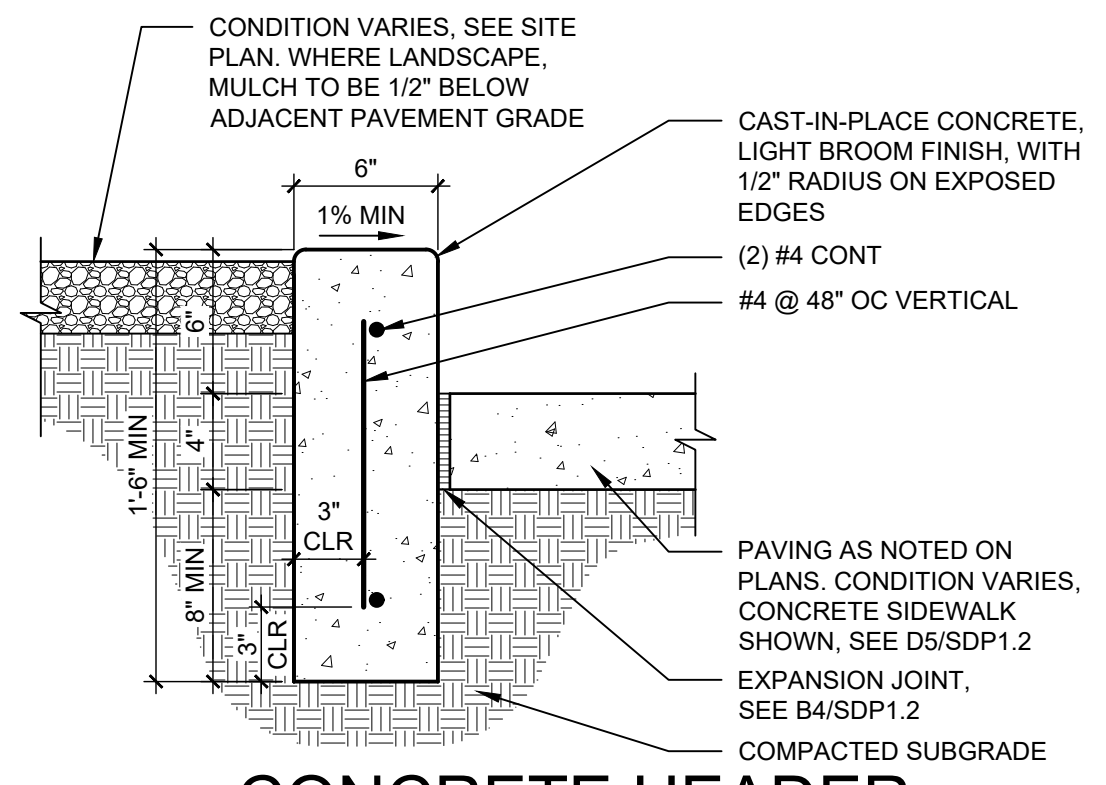
C3 BICYCLE RACK
1" = 1'-0"



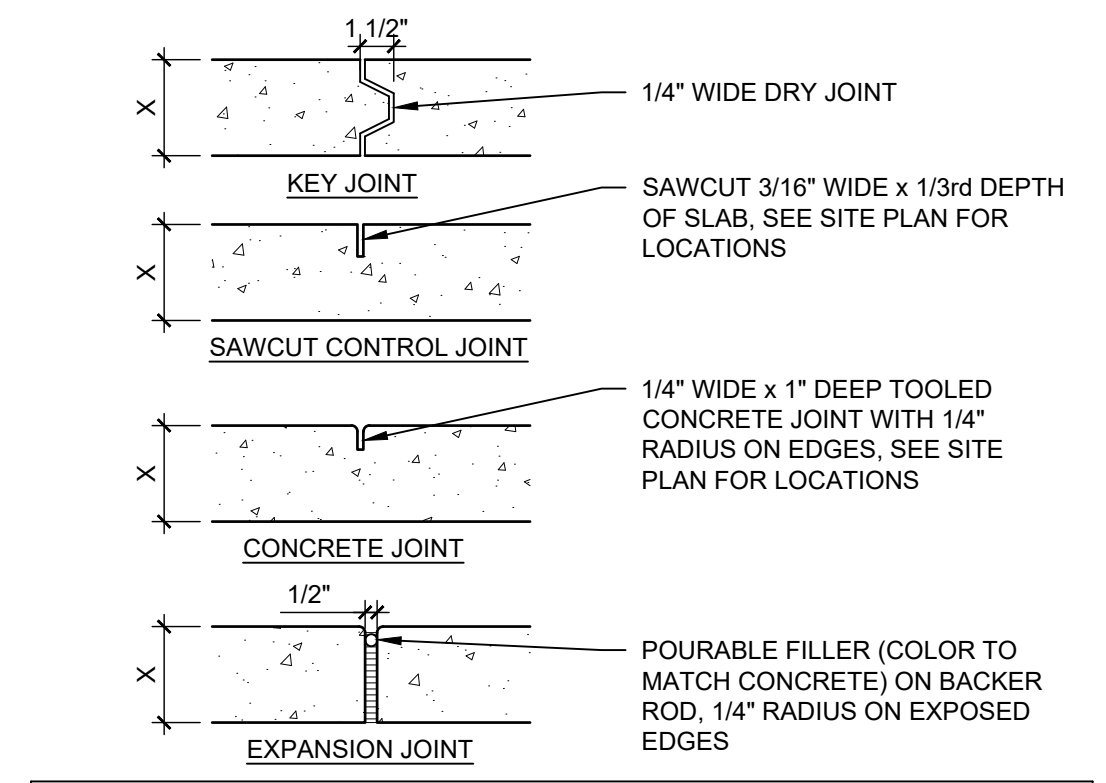
B3 ACCESSIBLE RAMP
1/4" = 1'-0"



A3 PAINTED CROSSWALK
1/4" = 1'-0"

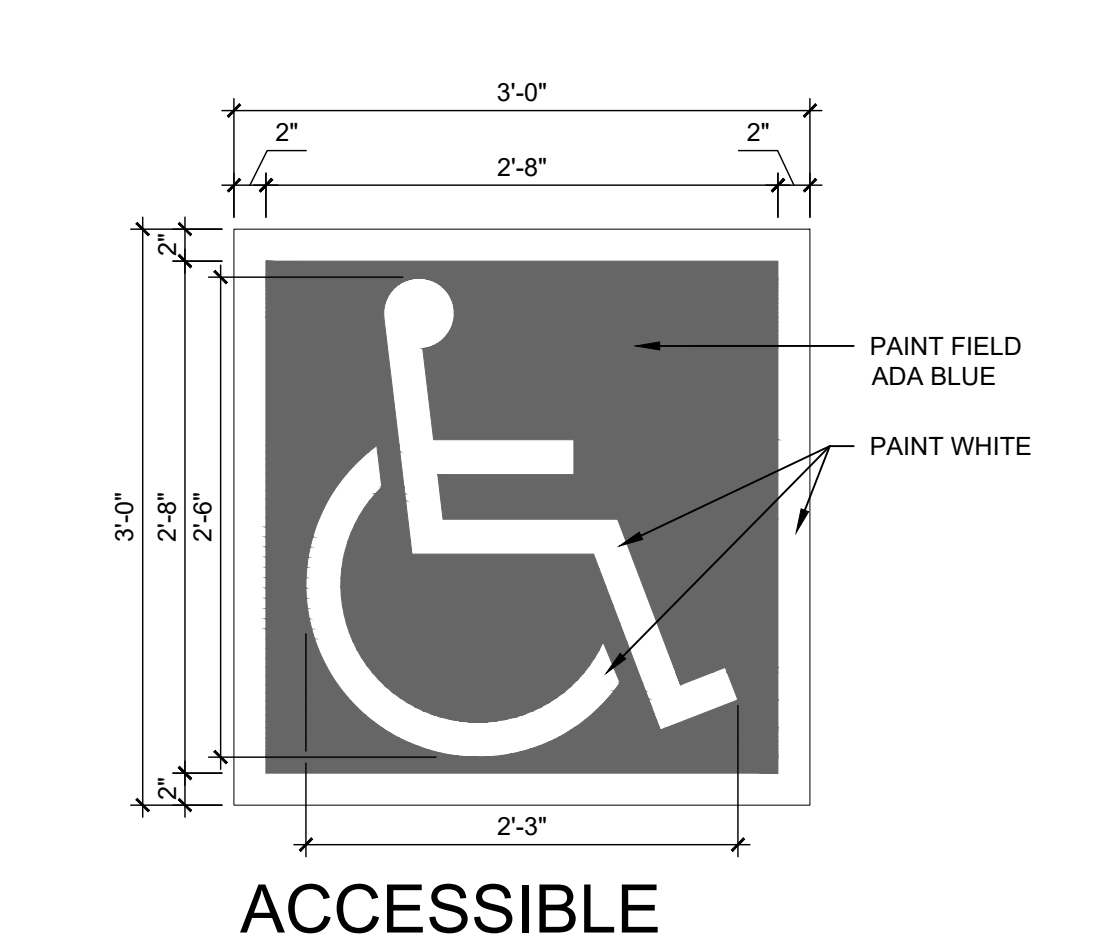


D4 CONCRETE HEADER CURB
1 1/2" = 1'-0"



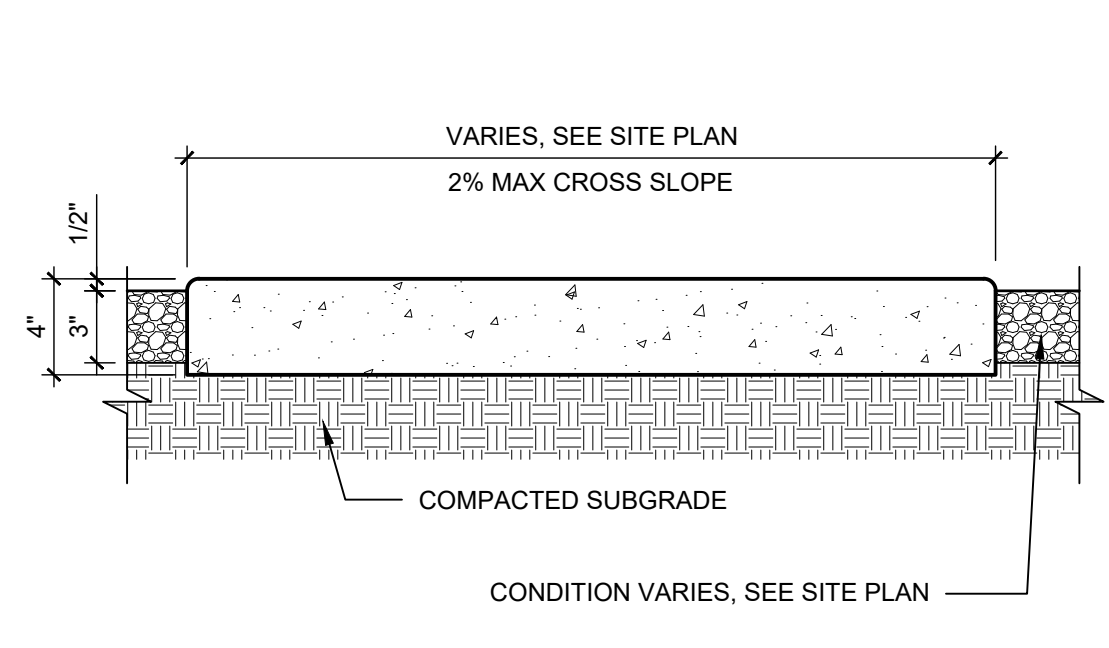
| CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS | | | |
|---|--|---------|----------------------|
| APPROX WIDTH OF CONCRETE | CURB & GUTTER, ROLL, HEADER, FLUSH CURBS | 5' WALK | 8' WALK & BLDG APRON |
| CONTROL JOINTS | 4' OC | 5' OC | 8' OC |
| EXPANSION JOINTS | 16' OC | 15' OC | 24' OC |

B4 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

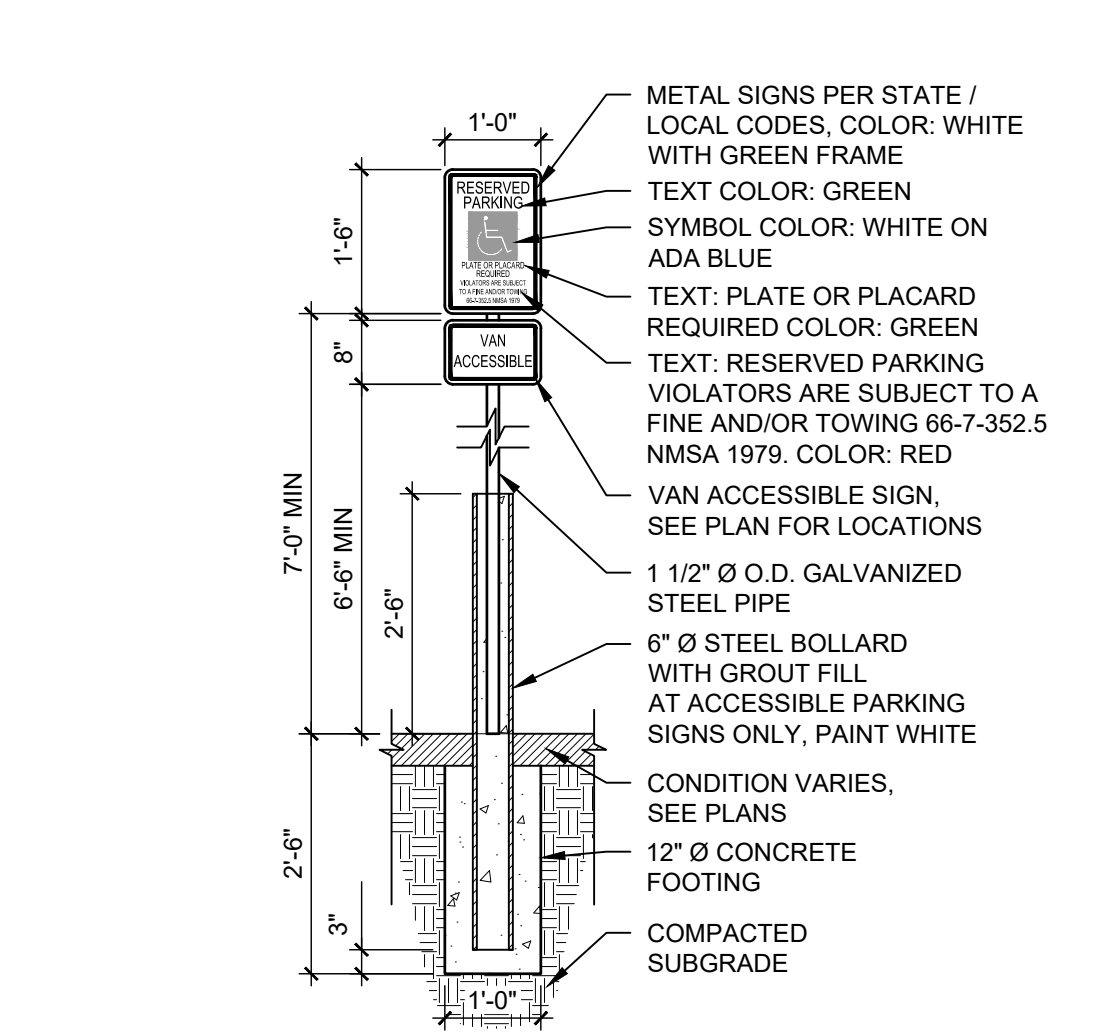


A4 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

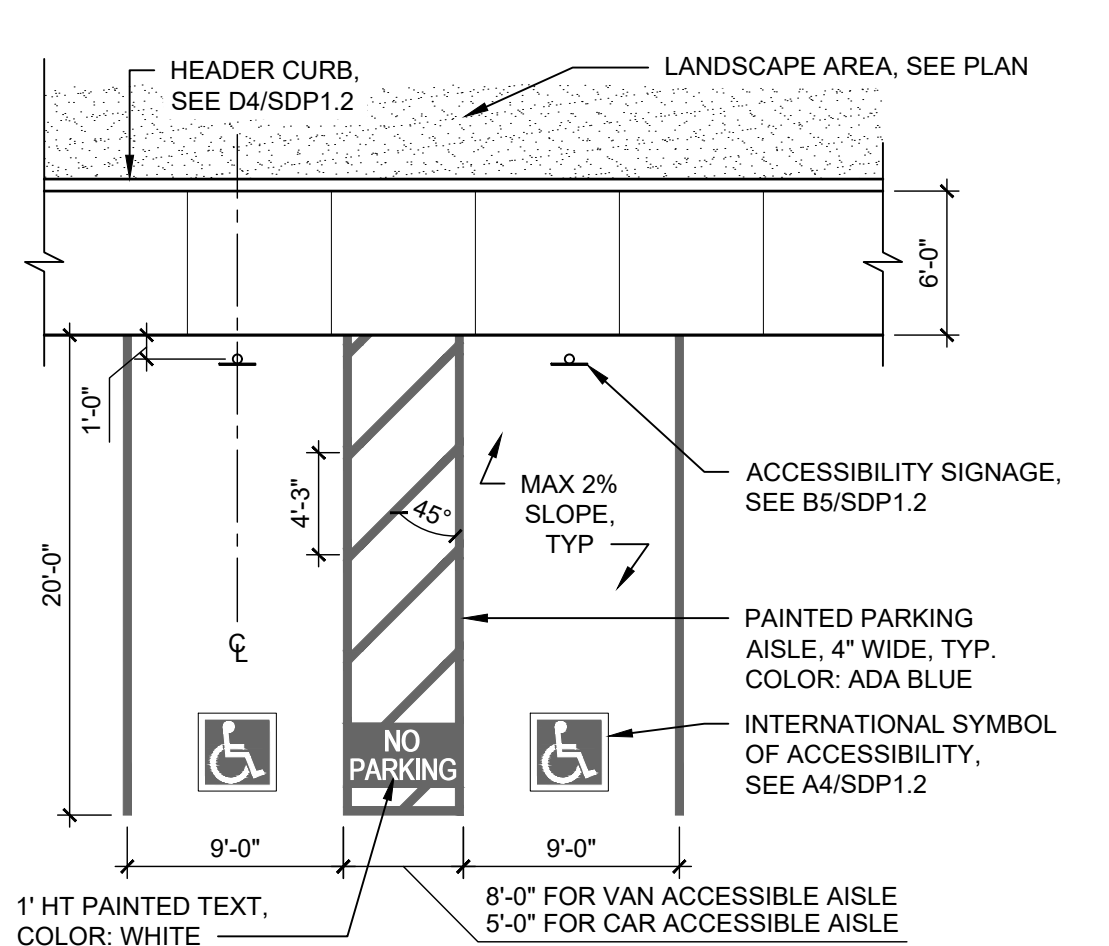
- NOTES:
- SEE SITE PLANS AND B4/SDP1.2 FOR JOINING.
 - CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 - INTEGRAL COLOR WHERE NOTED ON PLANS.
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



D5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



B5 BOLLARD MOUNTED ACCESSIBLE SIGN
1/2" = 1'-0"



A5 ACCESSIBLE PARKING
1/8" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



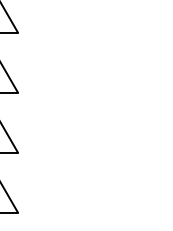
ENGINEER

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

SITE PLAN - DRB

REVISIONS



DRAWN BY

REVIEWED BY

DATE 7/1/2021

PROJECT NO. 21-0020

DRAWING NAME

SITE DETAILS

SHEET NO.

SDP1.2

OF



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

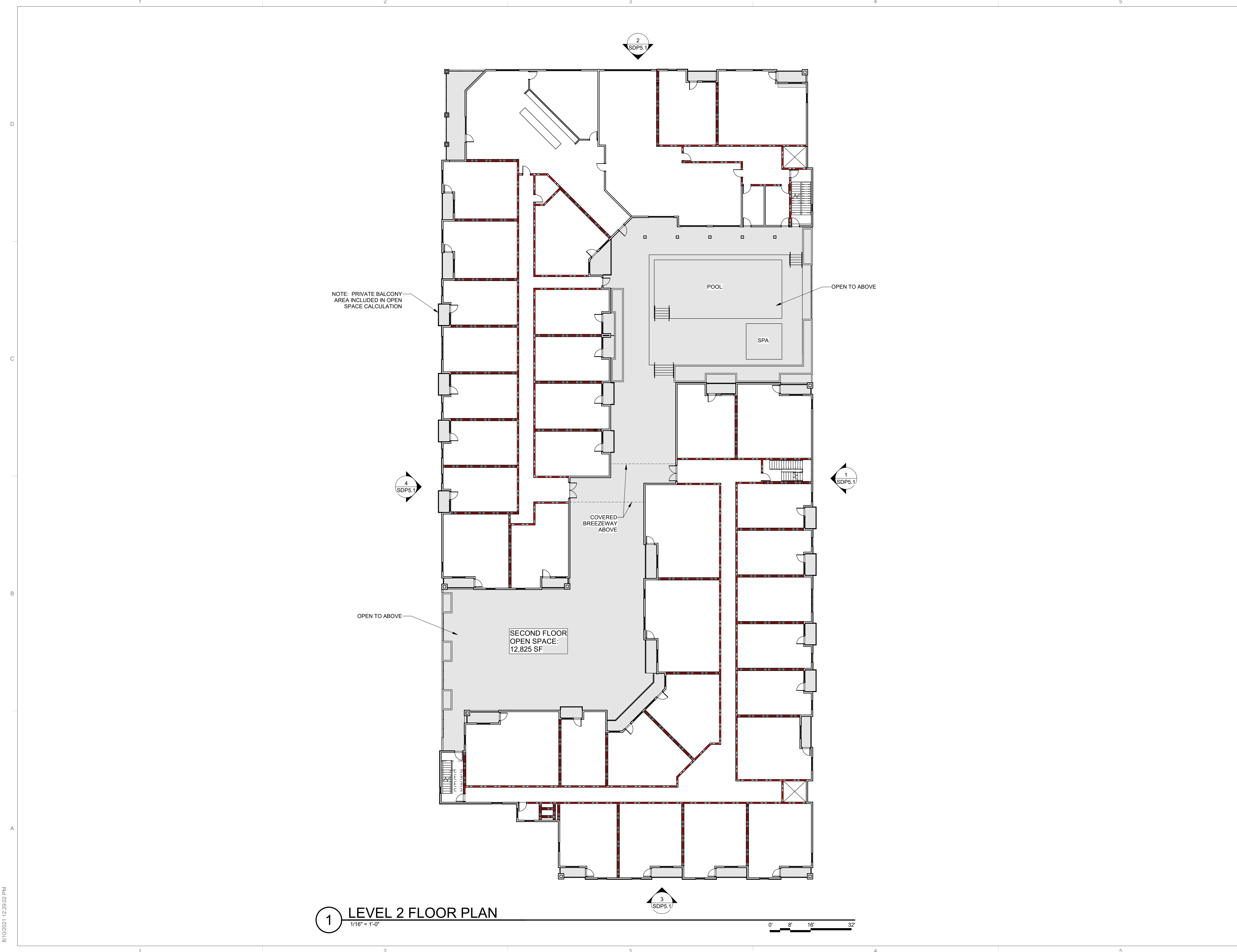
REVISIONS

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| DRAWN BY | SP |
| REVIEWED BY | DM |
| DATE | 6/30/2021 |
| PROJECT NO: | 21-0020 |

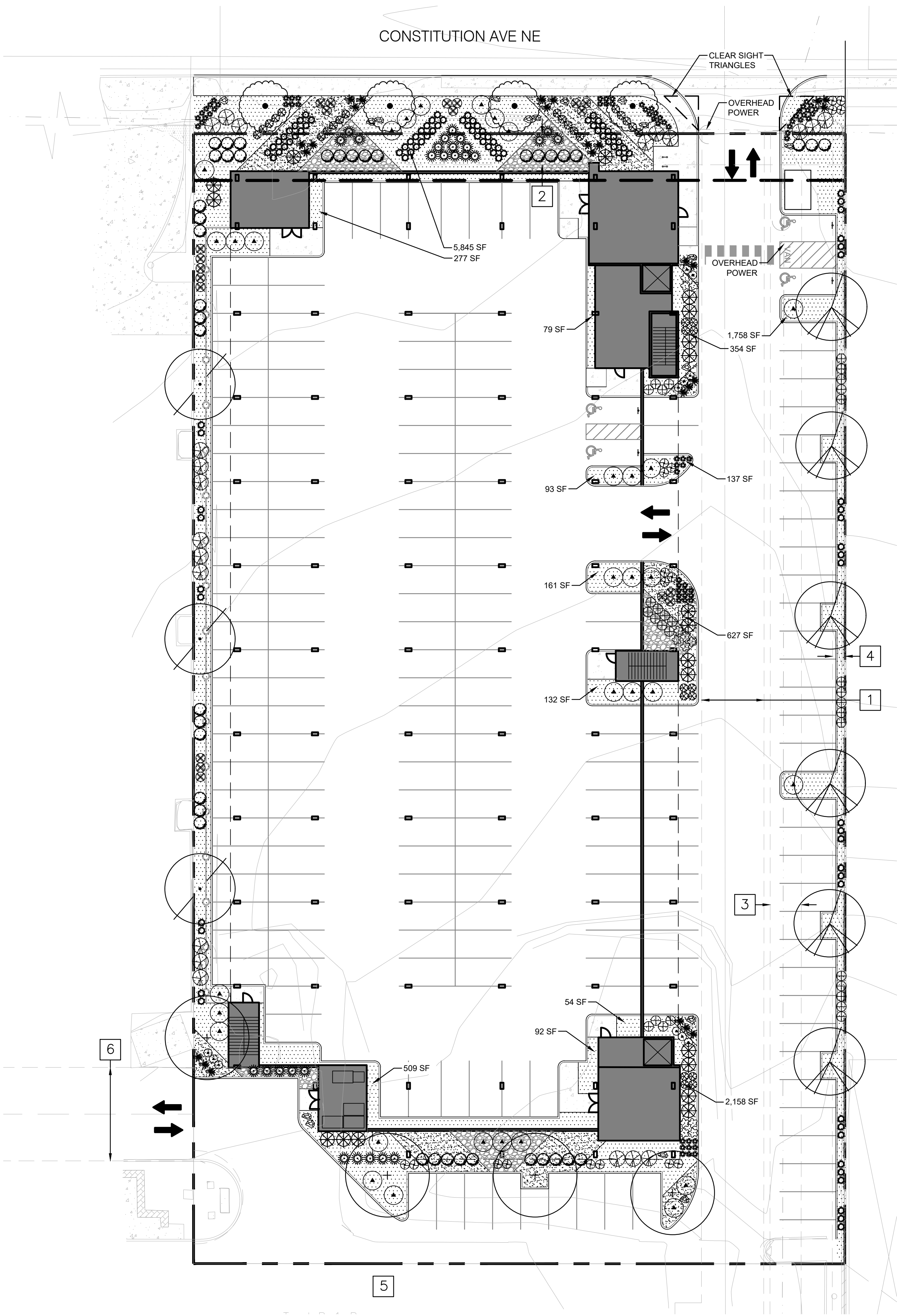
DRAWING NAME
LEVEL 2 FLOOR
PLAN

SHEET NO
SDP4.1



1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

8/10/2021 12:26:02 PM



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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE 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) | 75,850 SF |
| BUILDING FOOTPRINT | -44,987 SF |
| NET LOT | 30,863 SF |
| REQUIRED/PROVIDED LANDSCAPE | 3,087 SF (10%)/12,278 SF (40%) |

*NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER

| | |
|--------------------------------------|----------------------------------|
| COVERAGE | |
| REQUIRED/PROVIDED VEGETATIVE COVER | 9,209 SF (75%) / 12,051 SF (98%) |
| REQUIRED/PROVIDED GROUND-LEVEL COVER | 2,302 SF (25%) / 3,311 SF (36%) |

| | |
|---|------|
| PARKING LOT TREES | |
| PARKING LOT SPACES PROVIDED | 82 |
| REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES) | 8/13 |

| | |
|---|-------------------------------|
| 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 | 22,274 SF |
| REQUIRED/PROVIDED PARKING LOT LANDSCAPE | 1,114 SF (5%)/ 5,312 SF (24%) |

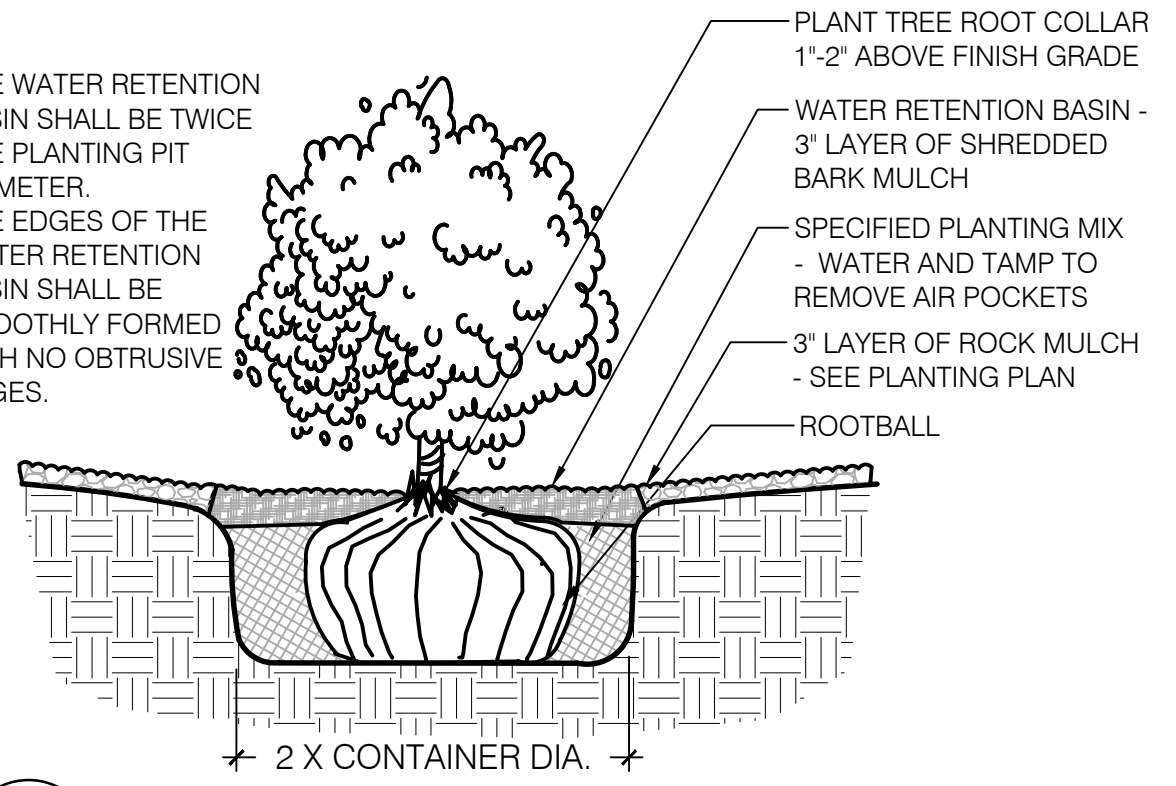
STREET TREES
CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET TREES ARE REQUIRED.

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

NOTES:

- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



A SHRUB PLANTING

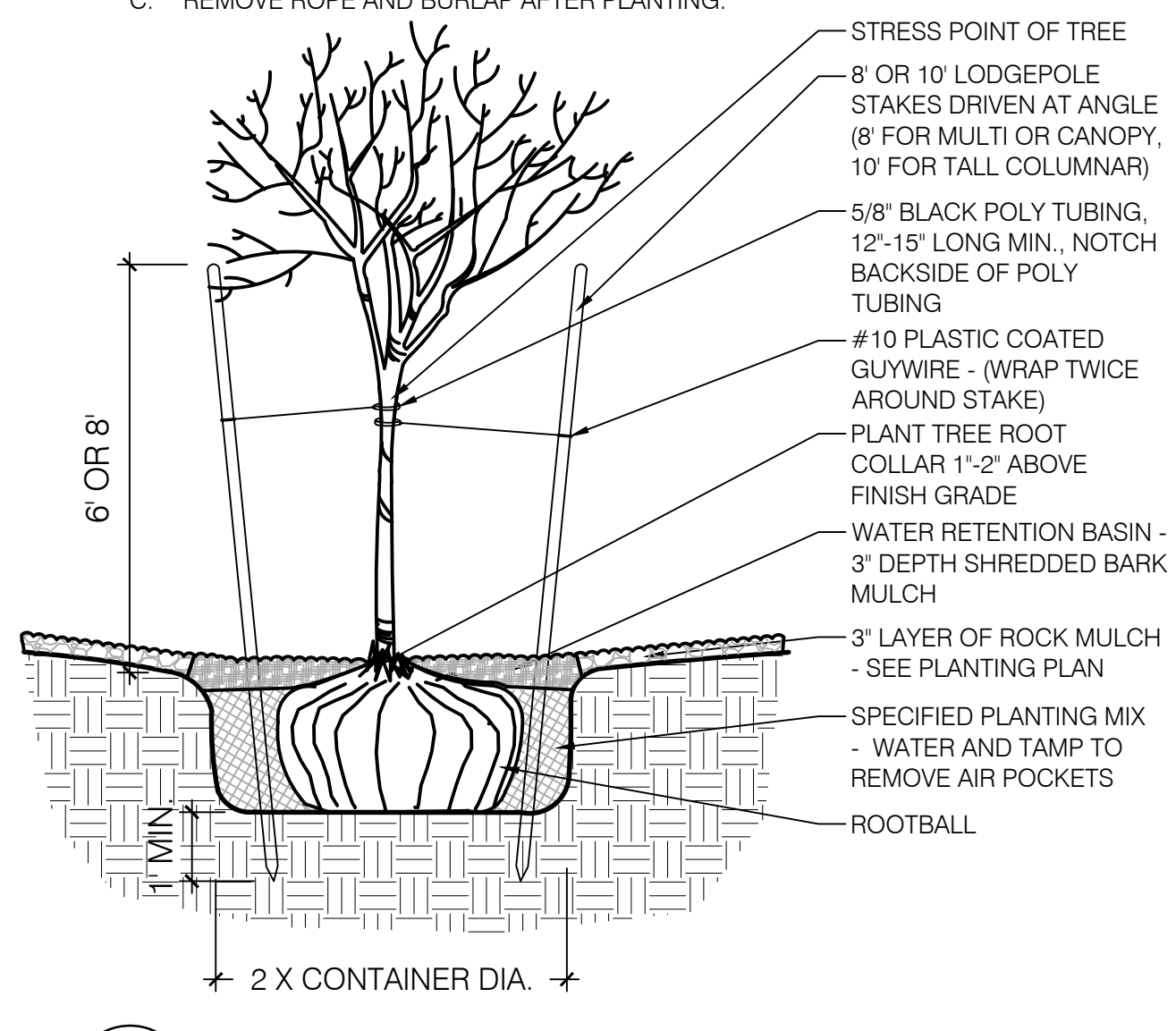
SCALE: N.T.S.

PLANT LEGEND

| QTY. | SYMBOL | SCIENTIFIC NAME COMMON NAME (WATER USE) | SIZE | MATURE SIZE |
|-----------------------------|----------|---|---------|---------------------------------|
| TREES | | | | |
| 3 | (Symbol) | CELTIS RETICULATA NETLEAF HACKBERRY (LM) | 2' B&B | 25 HT. X 25' SPR. |
| 6 | (Symbol) | CHILOPSIS LINEARIS DESERT WILLOW (LM) | 2' B&B | 20 HT. X 25' SPR. |
| 19 | (Symbol) | JUNIPERUS SCOOPULORUM WICHITA BLUE WICHITA BLUE JUNIPER (M) | 24' BOX | 10' HT. X 4' SPR. (FEMALE ONLY) |
| 4 | (Symbol) | PRUNUS CERASTIFERA PURPLELEAF PLUM (M) | 2' B&B | 20 HT. X 20' SPR. |
| 4 | (Symbol) | QUERCUS FUSIFORMIS ESCAPMENT LIVE OAK (M) | 2' B&B | 25 HT. X 30' SPR. |
| SHRUBS | | | | |
| 41 | (Symbol) | BUDDLEIA DAVIDII NAN. NANHO PURPLE BUTTERFLY BUSH (M) | 5-GAL. | 4' HT. X 4' SPR. |
| 21 | (Symbol) | CYTISUS X PRAECOX ALLGOLD/ ALLGOLD BROOM (M) | 5-GAL. | 5' HT. X 5' SPR. |
| 31 | (Symbol) | NANDINA DOMESTICA GULF STREAM GULF STREAM NANDINA (M) | 5-GAL. | 3' HT. X 3' SPR. |
| 32 | (Symbol) | RHUS TRILOBATA AUTUMN AMBER CREEPING THREE-LEAF SUMAC (L+) | 5-GAL. | 18' HT. X 6' SPR. |
| DESERT ACCENTS | | | | |
| 27 | (Symbol) | HESPERALOE PARVIFLORA RED FLOWERING YUCCA (L+) | 5-GAL. | 4' HT. X 4' SPR. |
| 26 | (Symbol) | YUCCA RUPICOLA TWISTLEAF YUCCA (RW) | 5-GAL. | 2' HT. X 3' SPR. |
| ORNAMENTAL GRASSES | | | | |
| 101 | (Symbol) | PANICUM VIRGATUM SHENANDOAH/ SHENANDOAH SWITCH GRASS (M) | 1-GAL. | 3' HT. X 2' SPR. |
| 20 | (Symbol) | MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS (M) | 1-GAL. | 3' HT. X 3' SPR. |
| 75 | (Symbol) | FESTUCA GLAUCA ELIJAH BLUE/ ELIJAH BLUE FESCUE (M) | 1-GAL. | 1' HT. X 1' SPR. |
| FLOWERING PLANTS | | | | |
| 11 | (Symbol) | ACHILLEA MOONSHINE/ MOONSHINE YARROW (M) | 1-GAL. | 2' HT. X 2' SPR. |
| 32 | (Symbol) | SALVIA ULTRA VIOLET/ ULTRA VIOLET HYBRID SAGE (L) | 1-GAL. | 2' HT. X 2' SPR. |
| 18 | (Symbol) | PENSTEMON SCHMIDEL RED RIDING HOOD¹/ RED RIDING HOOD BEARDTONGUE (L) | 1 GAL. | 3' HT. X 2' SPR. |
| 12 | (Symbol) | LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER (M) | 1 GAL. | 18" HT. X 18" SPR. |
| BOULDERS AND MULCHES | | | | |
| 17 | (Symbol) | LANDSCAPE BOULDERS (3X3 MIN) | | |
| 9,016 SF | (Symbol) | 3/8"-1" AMARETTO BROWN ROCK MULCH (3' DEPTH OVER FILTER FABRIC) | | |
| 2,136 SF | (Symbol) | 2" TEQUILA SUNRISE ROCK MULCH (4' DEPTH OVER FILTER FABRIC) | | |
| 1,126 SF | (Symbol) | 2'-4" COYOTE MIST COBBLE MULCH (6' DEPTH OVER FILTER FABRIC) | | |

NOTES:

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

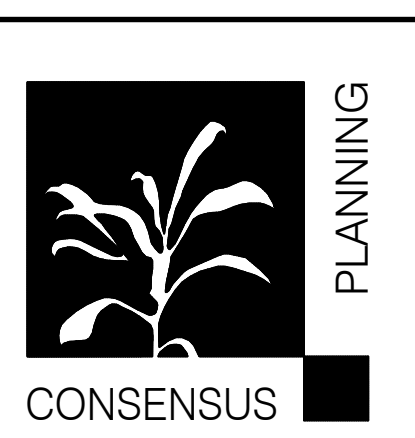


B TREE PLANTING

SCALE: N.T.S.

LANDSCAPE PLAN

SCALE: 1"=20'-0"



Landscape Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

| REVISIONS | Description | Date |
|-----------|-------------|------|
| | | |
| | | |
| | | |
| | | |

MARKANA FLATS
LEGACY DEVELOPMENT AND MANAGEMENT, LLC
ALBUQUERQUE, NEW MEXICO

Landscape Architect's Seal:



NOT FOR CONSTRUCTION

Designed By: KP

Drawn By: KP

Checked By: CG

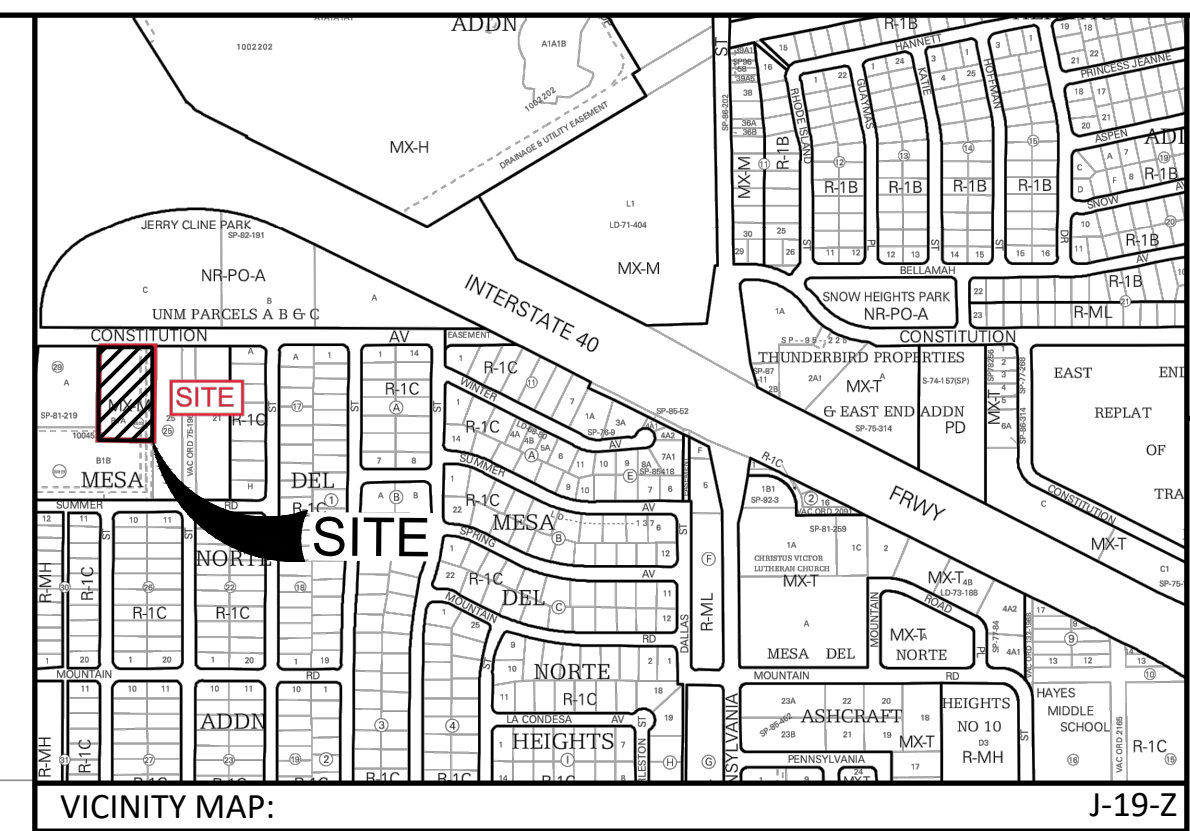
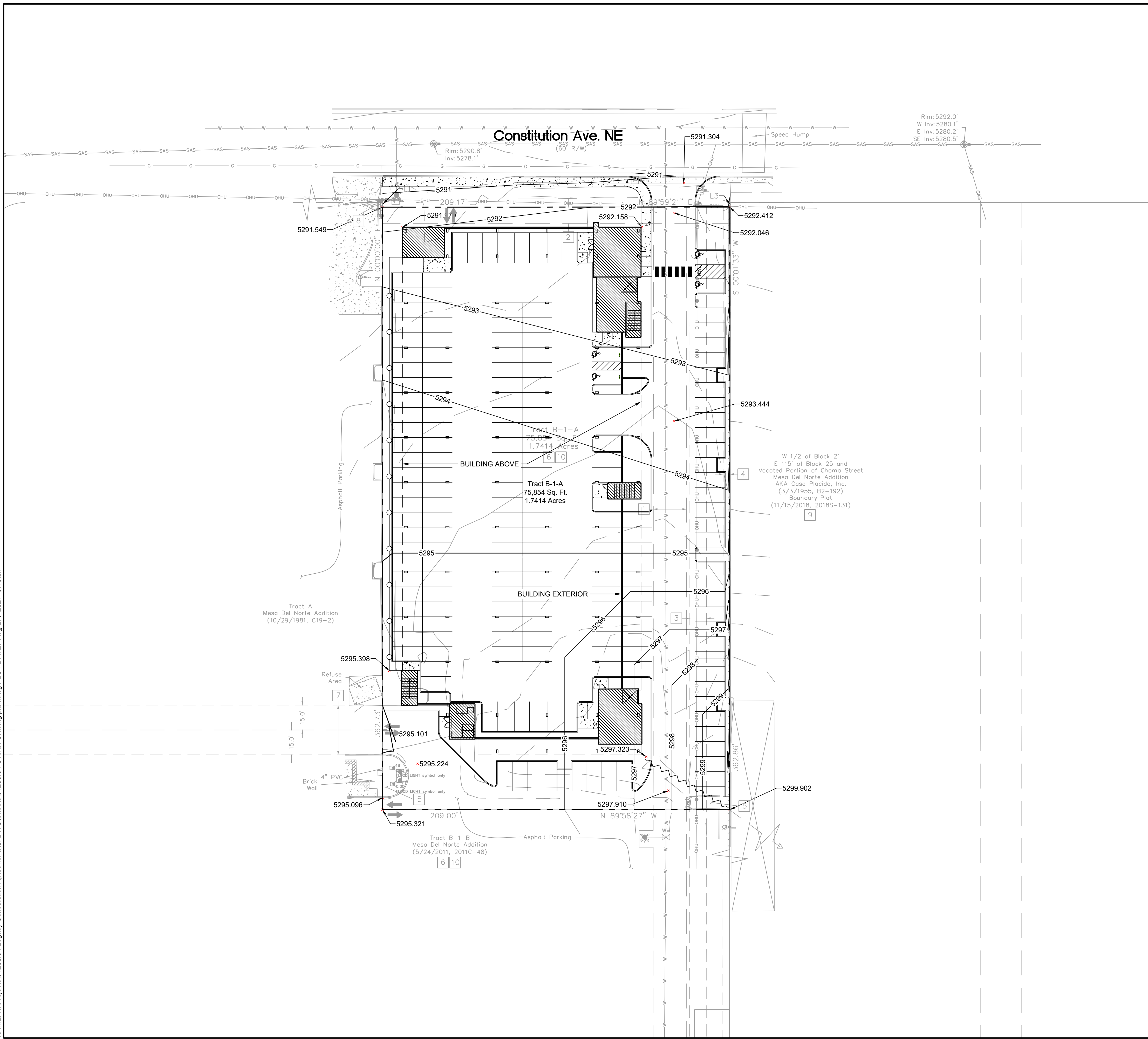
Date: 8/27/2021

Project No:

Sheet Title:

LANDSCAPE PLAN
L101

NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3_DWG\Sheets\04266.04 Overall Grading plan.dwg PLOT DATE: Aug 27, 2021 8:43am



VICINITY MAP: J-19-Z

NOTE:

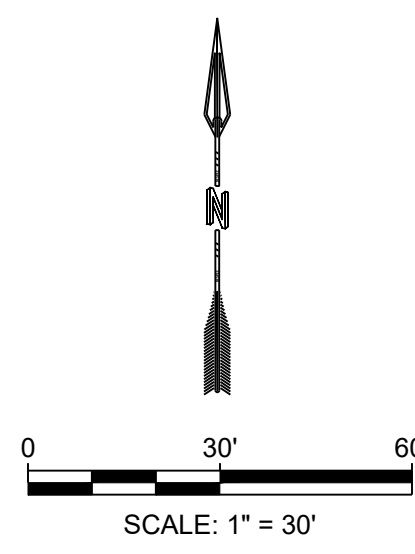
1. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

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. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. 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.
8. REFER TO GEOTECHNICAL EVALUATION REPORT 3220JJ138 BY WESTERN TECHNOLOGIES, INC. DATED JANUARY 12, 2021.

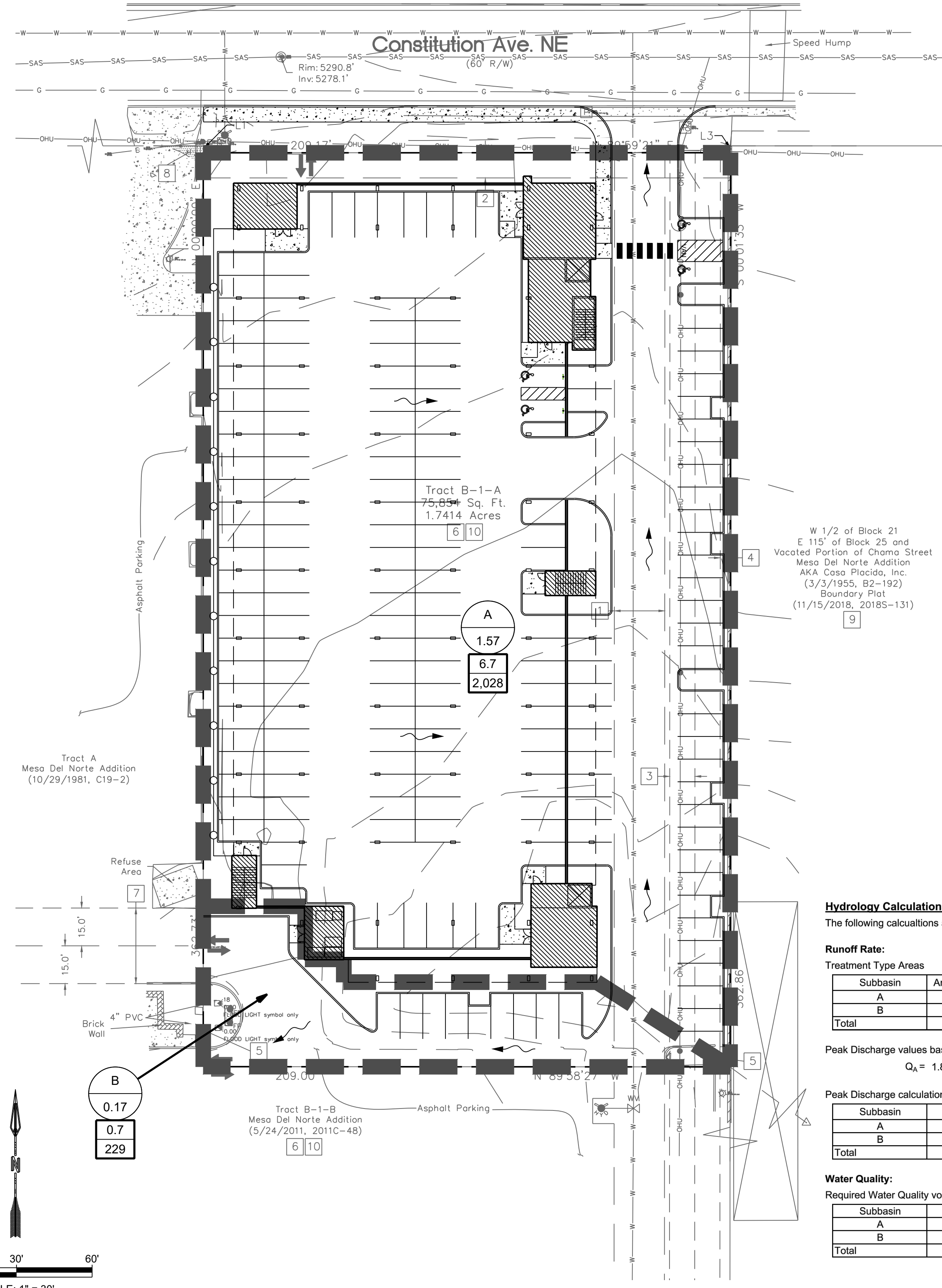
LEGEND:

| | |
|-----------------|------------------------|
| --- | PROPERTY BOUNDARY |
| —5270— | PROPOSED MAJOR CONTOUR |
| —5272— | PROPOSED MINOR CONTOUR |
| - - -5270 - - - | EXISTING MAJOR CONTOUR |
| - - -5272 - - - | EXISTING MINOR CONTOUR |
| ~~~~~ | PROPOSED HIGH POINT |



| | | | | |
|--|--|--|--|---|
| <p>DESIGNED JS DRAWN MR CHECKED JS DATE 8.27.2021</p> <p>RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 MESA, AZ 85205 WWW.RESPEC.COM PHONE: 602.953.9718</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> </td> </tr> <tr> <td style="text-align: center;"> <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> </td> </tr> <tr> <td style="text-align: center;"> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> </td> </tr> </table> | | <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> | <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> |
| | | | | |
| <p>PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 8/2021</p> | | | | |
| <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> | | | | |
| <p>STAMP</p> | | | | |
| <p>PROJECT NAME: MARKANA FLATS APARTMENTS</p> | | | | |
| <p>SHEET TITLE: CONCEPT GRADING PLAN</p> | | | | |
| <p>SUBMITTED FOR: DRB SITE PLAN</p> | | | | |
| <p>SHEET NUMBER: C-101</p> | | | | |

NAME: N:\Projects\04-266-04_Legacy Constitution Apartments\3_DWG\Sheets\04-266-04_Drainage.dwg PLOT DATE: Aug 27, 2021 8:43am



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 09/14/21
BY: *Randy C. Brantlett*
HydroTrans # J19D047A

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Hydrology Calculations

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

Runoff Rate:

Treatment Type Areas

| Subbasin | Area ₁ (ac) | Area ₂ (ac) | Area ₃ (ac) | Area ₄ (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



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

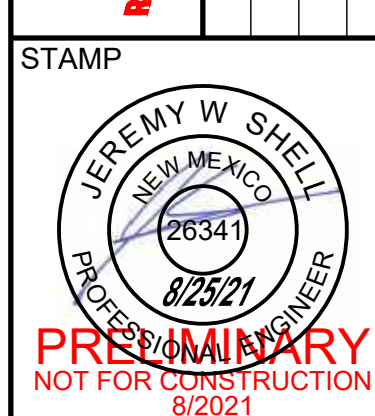
THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN.

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.

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.

| DESIGNED JS | DRAWN MR | CHECKED JS | DATE |
|-------------|----------|------------|-----------|
| RESPEC | RESPEC | RESPEC | 8.27.2021 |



PRELIMINARY
NOT FOR CONSTRUCTION
8/2021



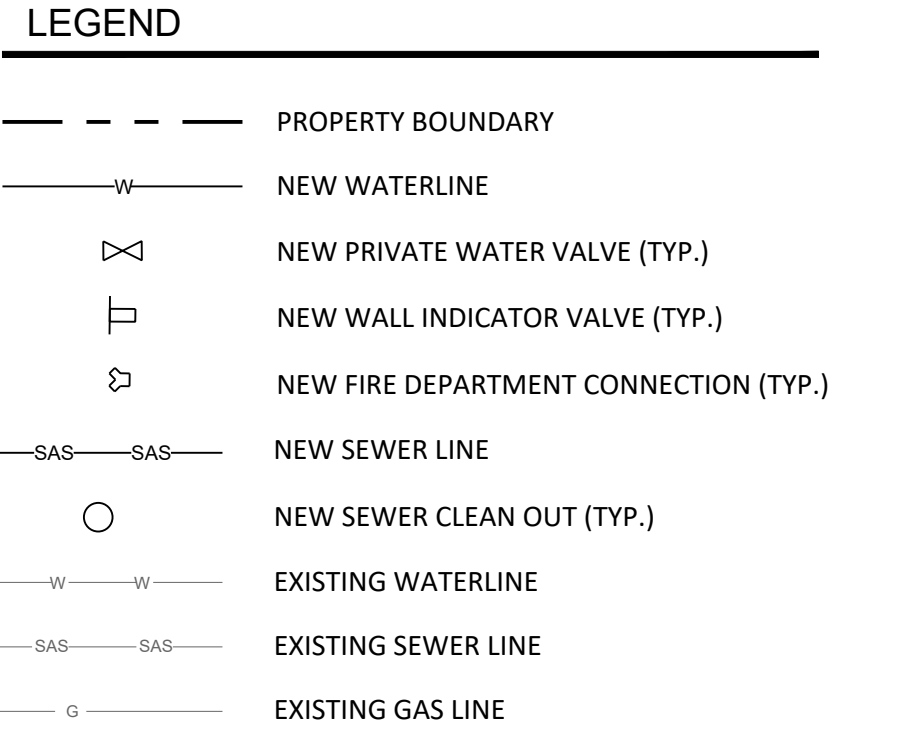
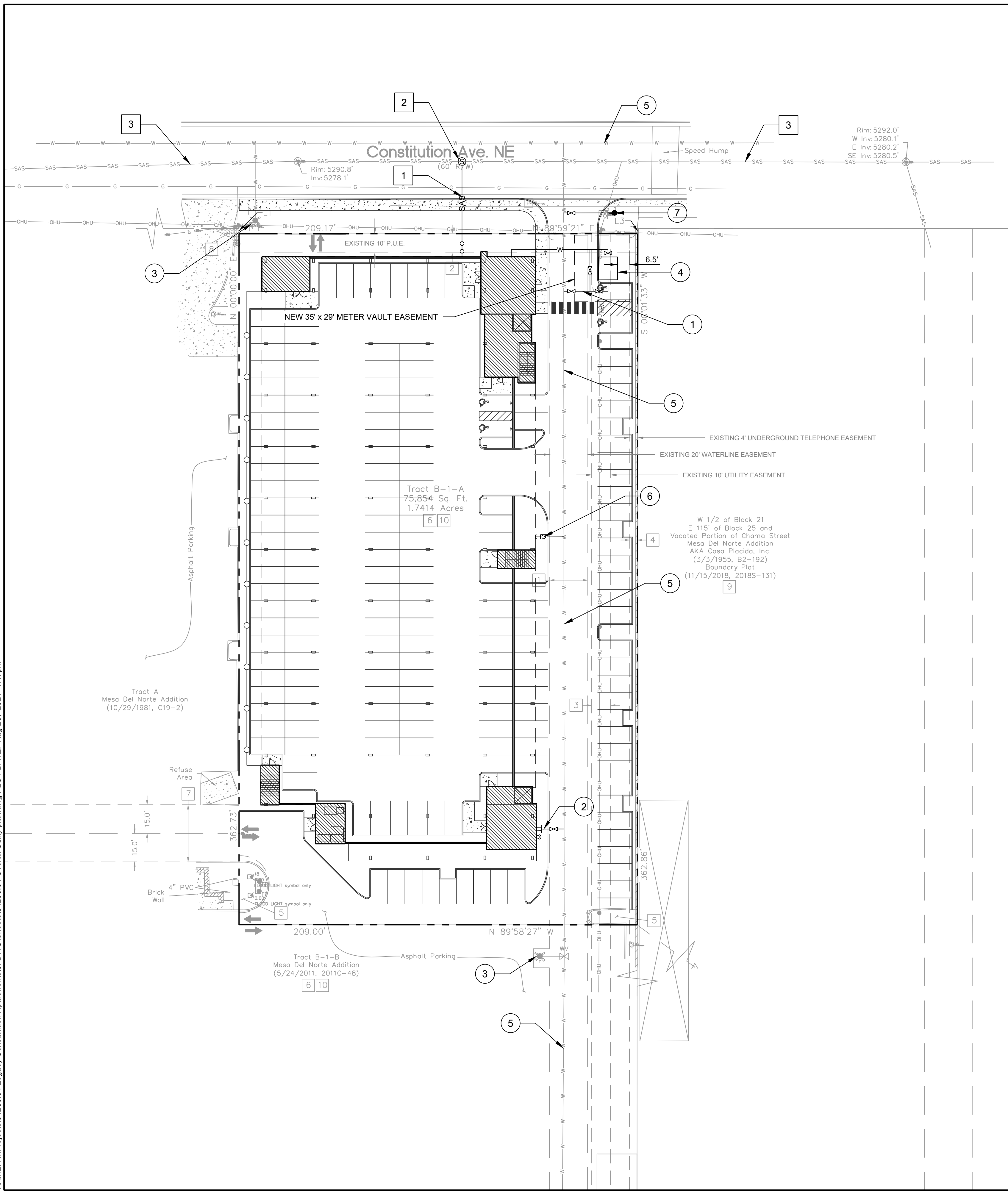
PROJECT NAME: MARKANA FLATS APARTMENTS

SHEET TITLE: CONCEPT DRAINAGE PLAN

SUBMITTED FOR: DRB SITE PLAN

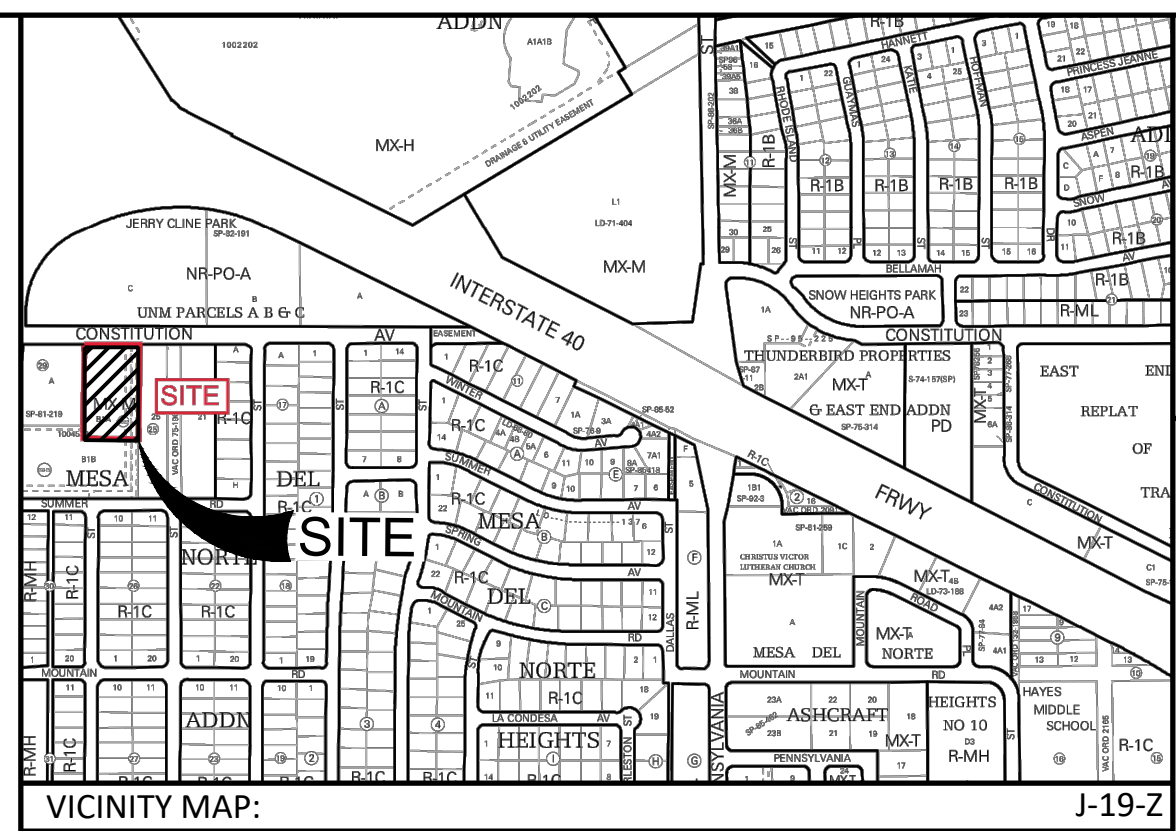
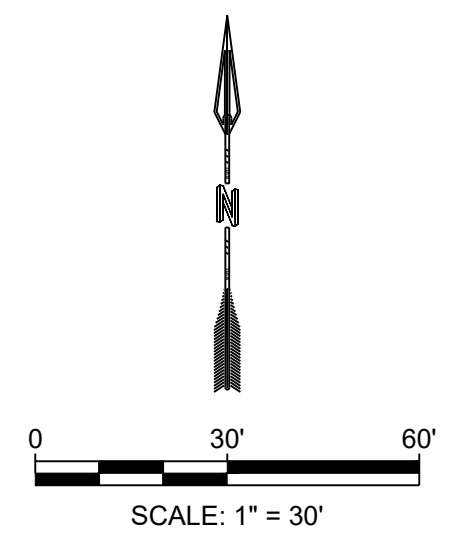
SHEET NUMBER: C-100

NAME: N:\Projects\04266.04 Legacy Constitution Apartments3.DWG\Sheets\04266.04 Overall Utility plan.dwg PLOT DATE: Aug 25, 2021 4:47pm



- ### KEYED NOTES
- 1 INSTALL PRIVATE 3" DOMESTIC WATER MAIN
 - 2 INSTALL PRIVATE 8" FIRE WATER MAIN
 - 3 EXISTING PUBLIC FIRE HYDRANT
 - 4 INSTALL PUBLIC 3" WATER METER
 - 5 EXISTING PUBLIC 8" WATER MAIN
 - 6 INSTALL PUBLIC 1-1/2" WATER METER FOR IRRIGATION ONLY
 - 7 INSTALL PUBLIC FIRE HYDRANT
-
- 1 INSTALL PRIVATE 8" SEWER MAIN
 - 2 MANHOLE CONNECTION TO EXISTING PUBLIC SEWER MAIN
 - 3 EXISTING PUBLIC 12" SEWER MAIN

- ### GENERAL NOTES
1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 2. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
 3. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
 4. ALL SAS MAIN LINES TO BE SDR-35 PVC.
 5. ALL WL MAIN LINES TO BE C-900 DR-18 PVC.
 6. SEE THIS SHEET FOR RESTRAINT TABLE AND NOTES.
 7. CONTRACTOR TO FIELD VERIFY SIZE'S AND LOCATION PRIOR TO ANY CONSTRUCTION.
 8. RESTRAINED LENGTHS FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
 9. 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.
 10. ALL UTILITY IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY ARE PUBLIC AND SHALL BE INCLUDED ON A PUBLIC WORK ORDER, UNLESS OTHERWISE NOTED.
 11. ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 12. ALL WATER LINES SHALL HAVE A 3' BURY MINIMUM.
 13. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO BUILDINGS.
 14. CONTRACTOR SHALL ENSURE A MINIMUM 6" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
 15. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE (AND AS SHOWN ON PLANS).
 16. 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.



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 STD. 6-INCH BRANCH LINE |
|-----------|------------------|----------|--------------|--------------|-------------------|--|
| | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND | | |
| 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' | |

| PIPE SIZE | 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' |

RESTRAINED LENGTH ON LARGE SIDE ONLY

| TEES | LENGTH ALONG RUN (L) | | | | | | | | | | |
|----------|----------------------|----|----|----|-----|-----|-----|-----|-----|-----|--|
| | 2' | 4' | 6' | 8' | 10' | 12' | 14' | 16' | 18' | 20' | |
| 8x8x4 | 29 | 18 | 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| 8x6x6 | 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-HARNESSE 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 FROM "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

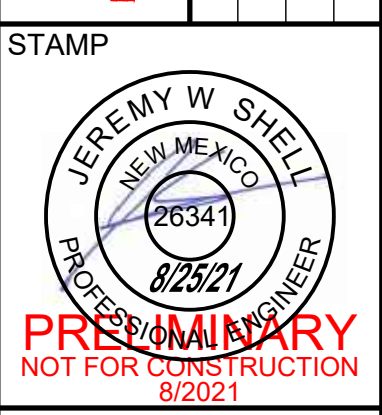
TYPICAL BURY DEPTH:
4" THROUGH 12" DIAMETER PIPE 3 FT
14" THROUGH 24" DIAMETER PIPE 4 FT

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 JS | DRAWN MR | CHECKED JS | DATE 8.25.2021 |
|-------------|----------|------------|----------------|
| RESEC | RESEC | RESEC | RESEC |

COMMUNITY DESIGN SOLUTIONS
5771 JEFFERSON STREET SUITE 101
MESA, AZ 85205
WWW.RESEC.COM PHONE: 602.953.9718



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: CONCEPT UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-102



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

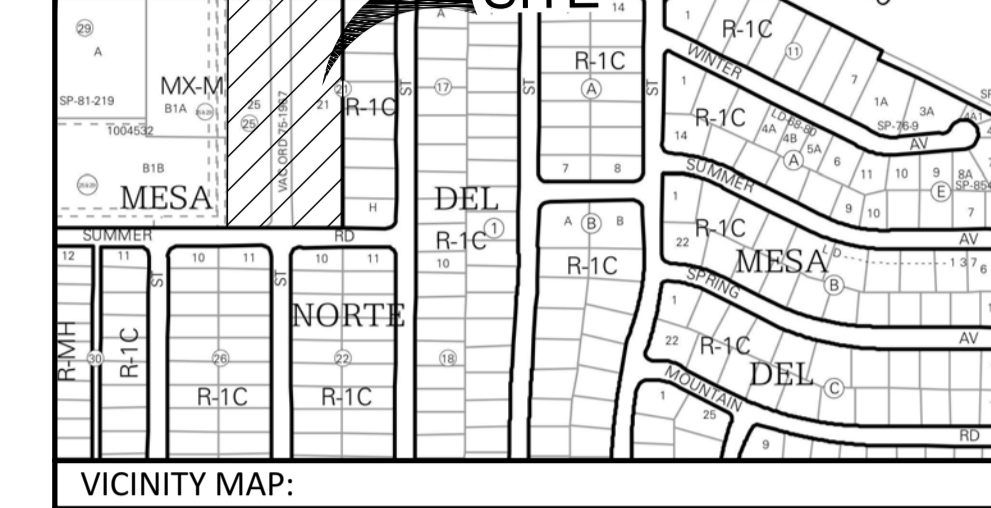
PERMIT

PERMIT NUMBER: FP-24-006658

APPROVED DATE: 6/28/21

APPROVED

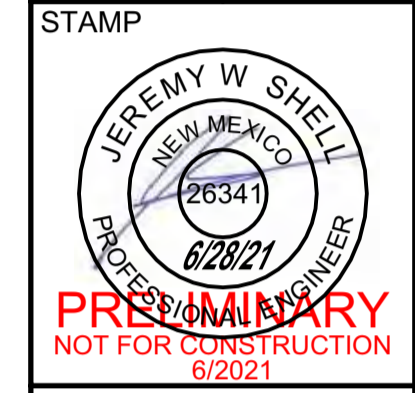
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE AND NECA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. CIVIL INSPECTION REQUIRED.



VICINITY MAP: J-19-Z

| DESIGNED JS | DRAWN MR | CHECKED JS | DATE |
|-------------|----------|------------|-----------|
| | | | 6.28.2021 |

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
NORTH ALBUQUERQUE, NM 87120
WWW.RESPEC.COM PHONE: (505) 253-9718



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



PROJECT NAME: MARKANA FLATS APARTMENTS

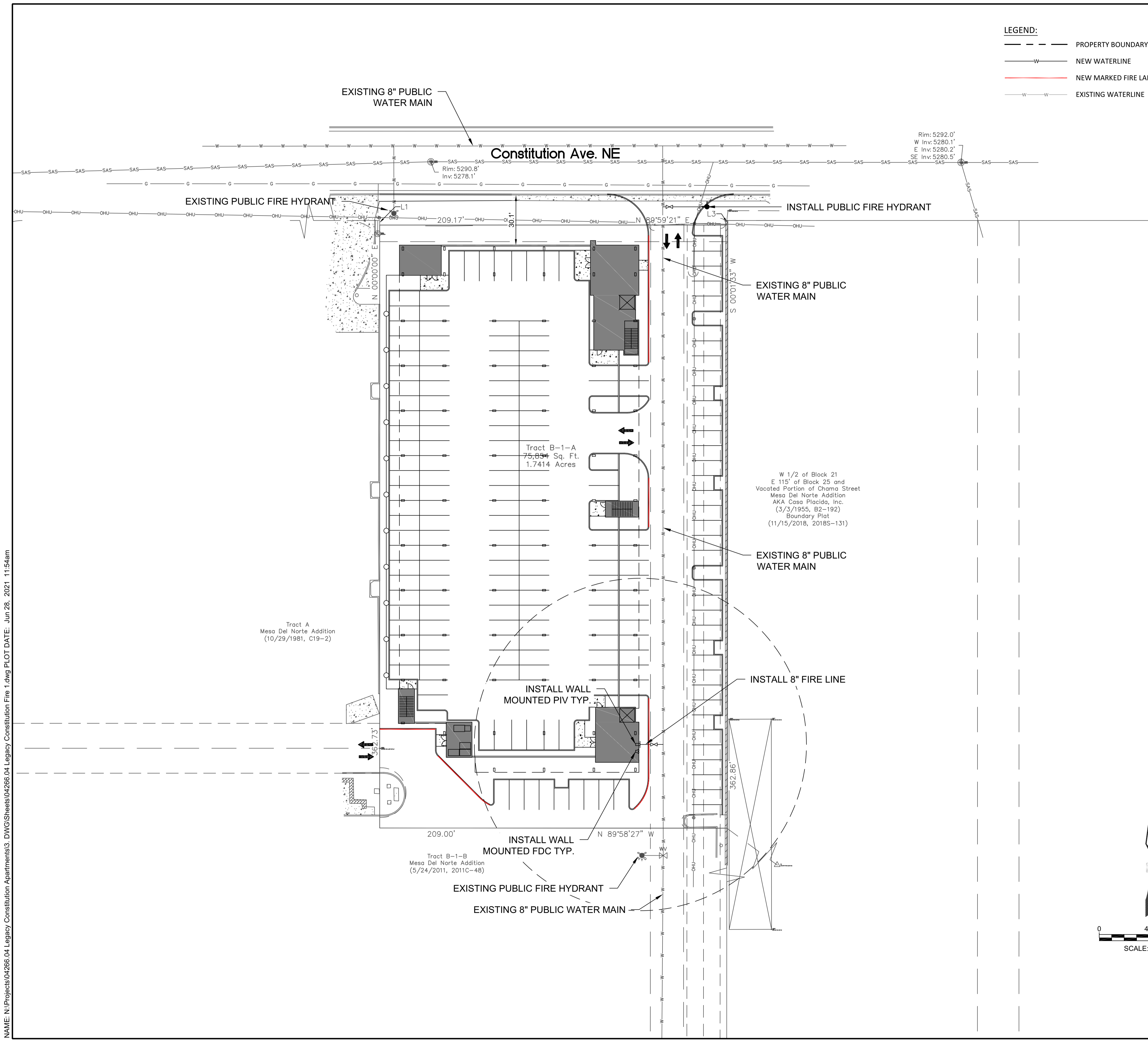
SHEET TITLE: FIRE 1 PLAN

SUBMITTED FOR: REVIEW

SHEET NUMBER: F-100

LEGEND:

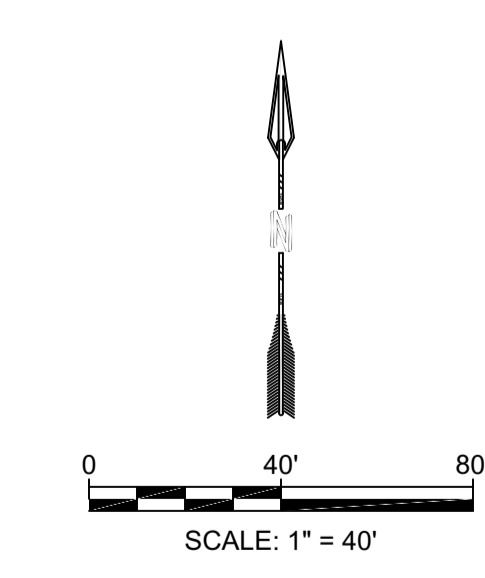
| | |
|-----------|----------------------|
| --- | PROPERTY BOUNDARY |
| — W — | NEW WATERLINE |
| — W — W — | NEW MARKED FIRE LANE |
| — W — W — | EXISTING WATERLINE |



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 45,510 SQ.FT.
STORY II 34,310 SQ.FT.
III - V 34,706 SQ.FT.
TOTAL 183,938 SQ.FT.
- CONSTRUCTION AND OCCUPANCY TYPE:
- 1ST STORY PODIUM: TYPE IA, S2 PARKING GARAGE, (3 HOUR FIRE RATED HORIZONTAL SEPARATION TO R2).
- 2ND - 5TH STORIES: TYPE VA, R2 MULTIFAMILY APARTMENTS.
- FIRE FLOW = 3,375 GPM
- BUILDING HEIGHT: 4 STORIES OVER 1 STORY PODIUM = 73 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 BE 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 CONNECTION'S 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 28, 2021 11:54am



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS



| | |
|-------------|-----------|
| DRAWN BY | SP, AG |
| REVIEWED BY | DM |
| DATE | 6/30/2021 |
| PROJECT NO. | 21-0020 |

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.1

GENERAL SHEET NOTES

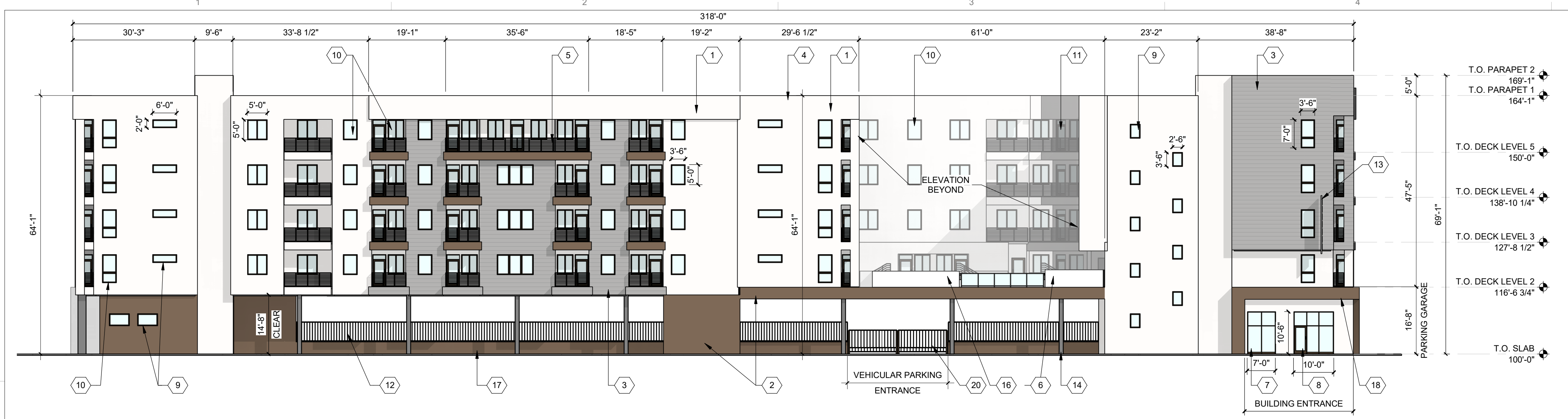
- ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC, MOUNT AT 15'-20" ABOVE FINISHED FLOOR
- 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
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES PROVIDE SHADE AND PROTECTION FROM THE WEATHER
- FACADE DESIGN 5-11 (E)(2)(a) (3) STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) 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
- FIXED COMPOSITE WINDOW
- 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
- ROOF DECK
- 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 1/2"W x 1'-6"H = 24.7 SF)
- VEHICULAR ENTRY GATE (OPTIONAL)
- TRELLIS/SUNSHADE (OPTIONAL)

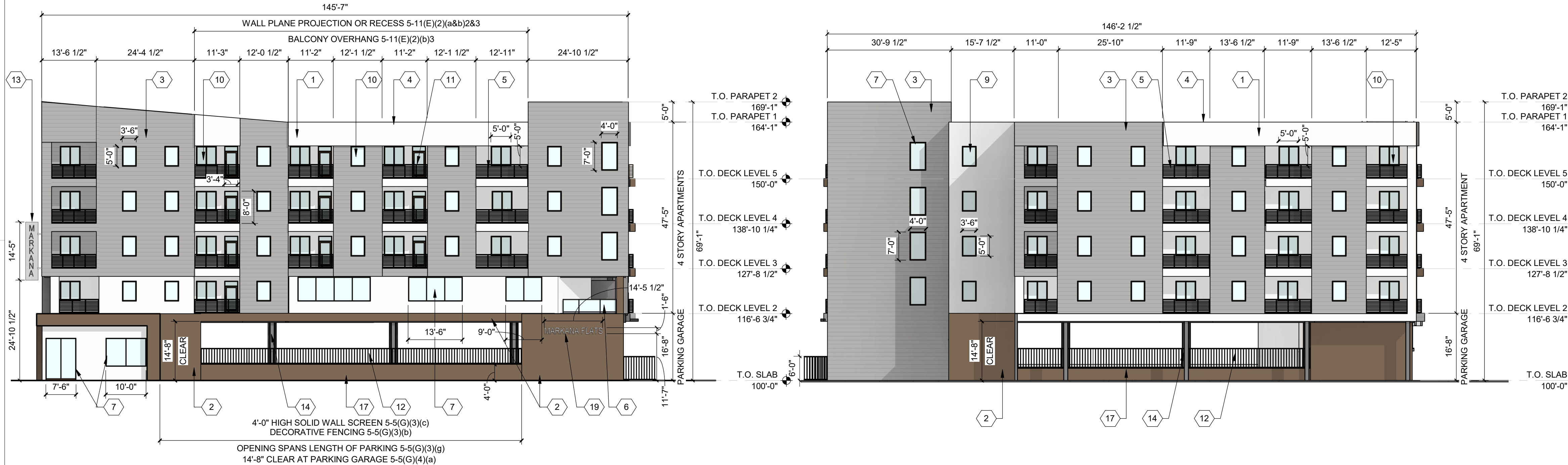
LEGEND

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



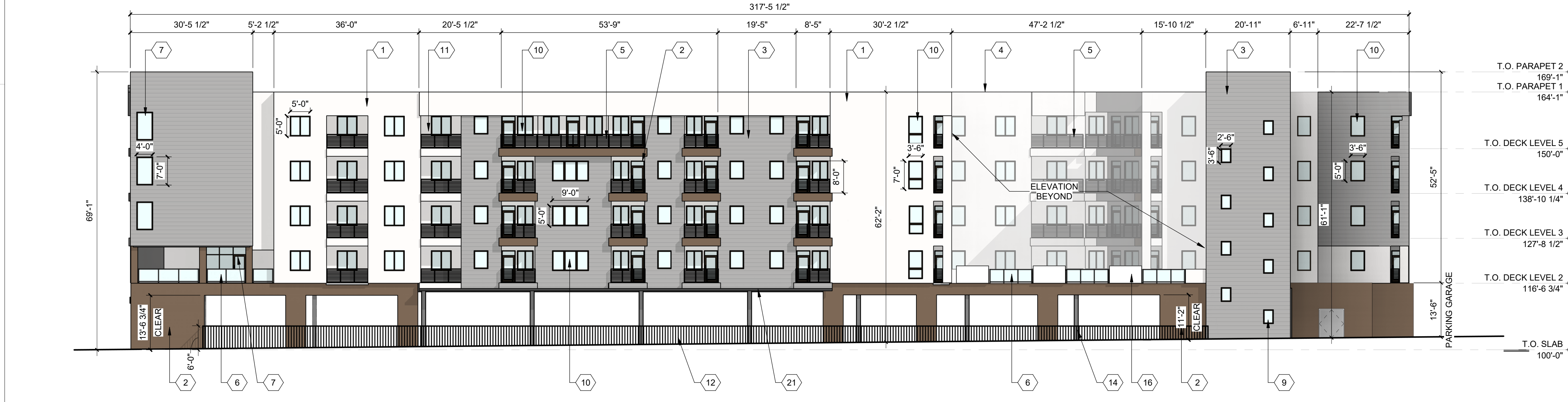
1 EAST ELEVATION
1/16" = 1'-0"

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



2 NORTH ELEVATION (STREET-FACING FACADE)
1/16" = 1'-0"

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



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

SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

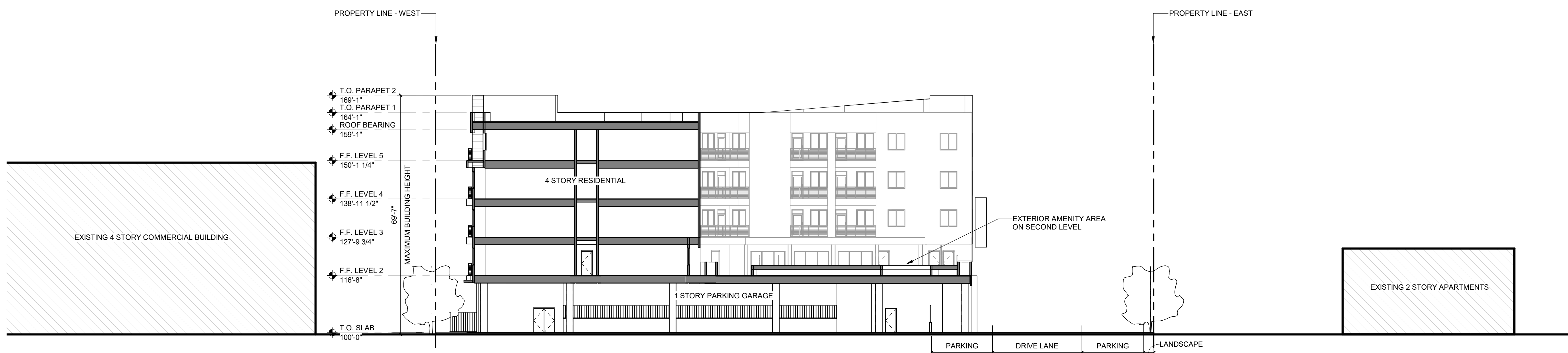
REVISIONS

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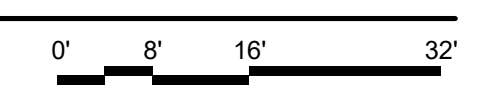
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|-------------|-----------|
| DRAWN BY | SP |
| REVIEWED BY | DM |
| DATE | 6/30/2021 |
| PROJECT NO. | 21-0020 |

DRAWING NAME
SITE SECTION

SHEET NO
SDP5.2



1 SITE SECTION NORTH
1/16" = 1'-0"



DEKKER
PERICH
SABATINI



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY SP
REVIEWED BY DM
DATE 6/30/2021
PROJECT NO: 21-0020

DRAWING NAME
AERIAL VIEWS

SHEET NO
SDP5.3

D

C

B

A

1

2

3

4

5

1

2

3

4

5

SUPPORTIVE DOCUMENTATION

**Tract B-1-A Plat of Tracts B-1-A & B-1-B
Mesa del Norte Addition - 7500 Constitution NE**

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 8/10/2023
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) - 100 REFERENCE
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading
 - N/A 1. Location and dimensions of all off-street loading areas
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - N/A 3. Location of traffic signs and signals related to the functioning of the proposal
 - N/A 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - N/A 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - N/A 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

August 9, 2023

Jolene Wolfley, Associate Director
Development Facilitation Team
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Ms. Wolfley:

The purpose of this letter is to authorize Consensus Planning, Inc. as the agent for KLG 10, LLC and Legacy Development & Management, LLC regarding a Major Amendment to an approved Site Plan for Tract B-1-A, Mesa Del Norte Addition located at 7500 Constitution Avenue NE and containing approximately 1.75 acres.

KLG 10, LLC is the owner of the property. Thank you for your consideration.

Sincerely,

DocuSigned by:
Faizel Kassam
BE97C30EC864422...

Faizel Kassam
Managing Member
KLG 10, LLC
Legacy Development & Management, LLC



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

August 11, 2023

Jolene Wolfley, Chair.
Development Facilitation Team
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102
jwolfley@cabq.gov

Dear Ms. Wolfley:

The purpose of this letter is to request a Major Amendment to the previously approved Site Plan-DRB (PR-2020-005689 / SI-2021-00987). The subject property is located at 7050 Constitution Avenue NE, just east of Louisiana Boulevard. The proposed Major Amendment modifies the building height, number of units, parking, and onsite open space. The following changes to the Site Plan are detailed below:

- The maximum building height is increased from 69 feet, 1 inch to 75 feet, 5 $\frac{3}{4}$ inches, which is lower than the maximum height of 77 feet allowed in the MX-M zone within the Uptown Urban Center for projects containing structured parking.
- The building is increased from a five-story with 151 units to a six-story building accommodating an additional 39 units for a total of 190 units.
- The gross square footage of the building is increased from 182,052 gross square feet to 216,402 gross square feet, an 18.9% increase.
- An underground parking level is added, increasing the parking spaces from 187 to 232 total spaces, which exceeds the required IDO parking requirements of 190 spaces.
- Onsite open space is increased from 18,912 square feet to 28,630 square feet, which exceeds the IDO required open space of 22,215 square feet.

The Major Amendment complies with revisions to the 2021 New Mexico Commercial Building Code made in 2023. The changes were made to *14.7.2.13 Chapter 5-General Building Heights and Areas, Section 504-Building Height and Number of Stories*. The revisions provide an increase in the maximum number of stories permitted in Section 504.4, provided the interior exit stairways, and ramps are pressurized in accordance with Sections 903.6.3 and 909.20. The proposed sixth story will meet the height requirements in the Building Code as amended.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



6-5(G)(3) Review and Decision Criteria

The request for a Major Amendment to the approved Site Plan is justified based on the criteria below:

6-5(G)(3)(a): The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The Major Amendment complies with applicable standards in City regulations in the following ways:

- The maximum height of the building is within the maximum height allowed for buildings in the MX-M zone, within the Uptown Urban Center, and with structured parking. The structured parking bonus allows for an additional 12 feet for a total of 77 feet. The proposed 6-story building has a maximum height of 75 feet, 5 ¾ inches to the top of the parapets.
- The total number of parking spaces provided in the Major Amendment exceeds the 190 parking spaces required by the IDO. The parking is divided between surface parking outside of the building and structured parking for a total of 232 spaces.
- The onsite open space provided in the Major Amendment exceeds the 22,315 square feet required by the IDO and projects within the Uptown Urban Center. The total onsite open space provided is 29,630 square feet.

The requested Major Amendment complies with all other provisions of the original approved Site Plan and the Minor Amendment approved on September 17, 2021.

6-5(G)(3)(b): The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

Applicant Response: The City's existing infrastructure has adequate capacity for the proposed development. The subject site is surrounded by fully constructed roadways and a signalized intersection. Adequate water, sewer, and storm drainage is available to serve the expanded project as evidenced by the Service Letter provided by the ABCWUA and the approval of the Grading and Drainage Plan by City Hydrology. As with the original approval, there are no public infrastructure improvements associated with this project, except for the replacement of the 6-foot sidewalk along Constitution Avenue.

6-5(G)(3)(c): If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

Applicant Response: This criterion is not applicable; the subject property is not within a Master Development Plan.



6-5(G)(3)(d): *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

Applicant Response: This criterion is not applicable; the subject property is not within a Framework Plan.

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Major Amendment as provided for in the IDO. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP
Principal

PUBLIC NOTICE DOCUMENTATION

**Tract B-1-A Plat of Tracts B-1-A & B-1-B
Mesa del Norte Addition - 7500 Constitution NE**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

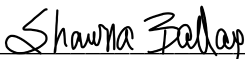
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


08/09/2023

 (Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: 7050 Constitution Ave. NE Neighborhood Meeting Inquiry Sheet Submission
Date: Monday, May 1, 2023 10:57:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|-----------|-------------------------|-----------------------------|-------------|-------|-------|--------------|------------|
| Winrock South NA | John | Kinney | | 7110 Constitution Avenue NE | Albuquerque | NM | 87110 | | 5053215432 |
| Winrock South NA | Virginia | Kinney | | 7110 Constitution Avenue NE | Albuquerque | NM | 87110 | | 5053215432 |
| District 7 Coalition of Neighborhood Associations | Tyler | Richter | tyler.richter@gmail.com | 801 Madison NE | Albuquerque | NM | 87110 | 5052392903 | |
| District 7 Coalition of Neighborhood Associations | Michael | Kious | mikekious@aol.com | 7901 Palo Duro Avenue NE | Albuquerque | NM | 87110 | 5059778967 | 5058812564 |

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integred-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, May 1, 2023 8:27 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

From: [Charlene Johnson](#)
To: [Jackie Fishman](#)
Subject: Fwd: Major Amendment - 7050 Constitution Avenue NE
Date: Monday, August 14, 2023 3:19:32 PM
Attachments: [Major Amendment - 7050 Constitution Avenue NE.msg](#)

Charlene Johnson, AICP, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Phone: 505 764-9801

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@ConsensusPlanning.onmicrosoft.com>
Sent: Monday, May 1, 2023 5:08:36 PM
To: mikekious@aol.com <mikekious@aol.com>
Subject: Relayed: Major Amendment - 7050 Constitution Avenue NE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mikekious@aol.com (mikekious@aol.com)

Subject: Major Amendment - 7050 Constitution Avenue NE

From: [Charlene Johnson](#)
To: [Jackie Fishman](#)
Subject: Fwd: Major Amendment - 7050 Constitution Avenue NE
Date: Monday, August 14, 2023 3:14:43 PM
Attachments: [Major Amendment - 7050 Constitution Avenue NE.msg](#)

Charlene Johnson, AICP, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Phone: 505 764-9801

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@ConsensusPlanning.onmicrosoft.com>
Sent: Monday, May 1, 2023 5:08:37 PM
To: tyler.richter@gmail.com <tyler.richter@gmail.com>
Subject: Relayed: Major Amendment - 7050 Constitution Avenue NE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[tyler.richter@gmail.com \(tyler.richter@gmail.com\)](mailto:tyler.richter@gmail.com)

Subject: Major Amendment - 7050 Constitution Avenue NE

From: [Charlene Johnson](#)
To: [Jackie Fishman](#)
Subject: Fwd: Major Amendment - 7050 Constitution Avenue NE
Date: Monday, August 14, 2023 3:20:03 PM
Attachments: [Neighborhood Notification Packet - 7050 Constitution Ave. NE.pdf](#)

Charlene Johnson, AICP, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Phone: 505 764-9801

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Charlene Johnson
Sent: Monday, May 1, 2023 5:08:26 PM
To: tyler.richter@gmail.com <tyler.richter@gmail.com>; mikekious@aol.com <mikekious@aol.com>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: Major Amendment - 7050 Constitution Avenue NE

Dear Neighbors,

This email is intended to provide notification that Consensus Planning is preparing an application to the Development Facilitation Team (DFT) on behalf of Legacy Development for a Major Amendment to an approved site plan for the property located at 7050 Constitution Avenue NE, located just east of Louisiana Boulevard and Constitution Avenue. The Major Amendment will allow for additional units and underground parking (please see the attached site plan and elevations). In accordance with IDO requirements, we are providing you with an opportunity to discuss this request prior to the application being submitted. Should you desire to meet or would like additional information, please feel free to contact me or Jackie Fishman at fishman@consensusplanning.com or by phone at (505) 764-9801. Per IDO requirements, you have 15 days or until May 15th to request a meeting. Attached: Pre-Application Meeting Request Information Packet

Sincerely,

Charlene Johnson, AICP
Planner III
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone: 505.764.9801

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: _____

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Site Plan

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

Other: _____

Summary of project/request^{3*}:

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found^{4*}:

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} _____

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Major Amendment to an approved site plan.
Decision-making Body: Development Facilitation Team (DFT)
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [] Yes [x] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [x] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 5070 Constitution Avenue NE
Name of property owner: KLG 10, LLC.
Name of applicant: KLG 10, LLC. (Applicant) / Consensus Planning, Inc. (Agent)
Date, time, and place of public meeting or hearing, if applicable: To be determined.
Address, phone number, or website for additional information: fishman@consensusplanning.com
johnson@consensusplanning.com or (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[x] Drawings, elevations, or other illustrations of this request.
N/A Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Signature] (Applicant signature) May 1, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.

N/A e. For non-residential development:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Development Facilitation Team

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR B-1-A PLAT OF TRS B-1-A & B-1-B MESA DEL NORTE ADDN(COMPRISED OF TR B-1 MESA DEL NORTE ADDN) CONT 1.7414 AC

Physical address of subject site:

7050 Constitution Ave. NE

Subject site cross streets:

Constitution and Louisiana

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

Captcha

x



May 1, 2023

Winrock South Neighborhood Association
John and Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110

Landscape Architecture
Urban Design
Planning Services

Re: Neighborhood Pre-Application Meeting Request Notification

Dear Mr. and Mrs. Kinney,

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This letter is intended to provide notification that Consensus Planning is preparing an application to the Development Facilitation Team (DFT) on behalf of Legacy Development for a Major Amendment to an approved site plan for the property located at 7050 Constitution Avenue NE, located just east of Louisiana Boulevard and Constitution Avenue. The Major Amendment will allow for additional units and underground parking (please see the enclosed site plan and elevations).

In accordance with IDO requirements, we are providing you with an opportunity to discuss this request prior to the application being submitted. Should you desire to meet or would like additional information, please feel free to contact Jackie Fishman at fishman@consensusplanning.com or by phone at (505) 764-9801. Per IDO requirements, you have 15 days or until May 15th to request a meeting.

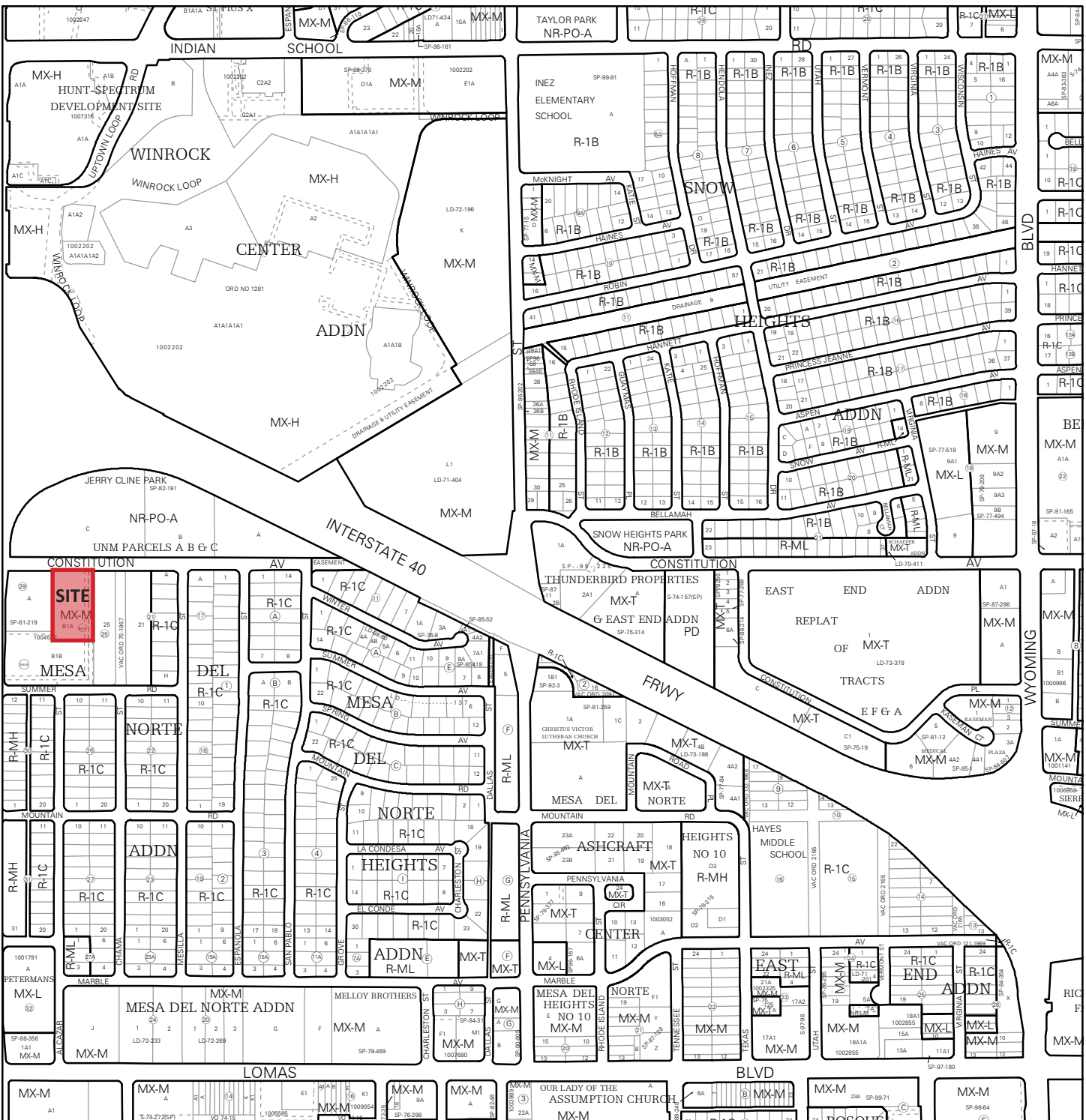
Sincerely,

Jacqueline Fishman, AICP, Principal
Consensus Planning, Inc.

Attached: Pre-Application Meeting Request Information Packet

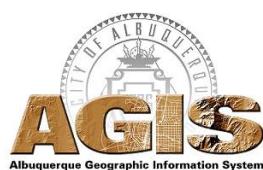
PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018


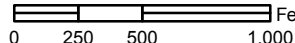


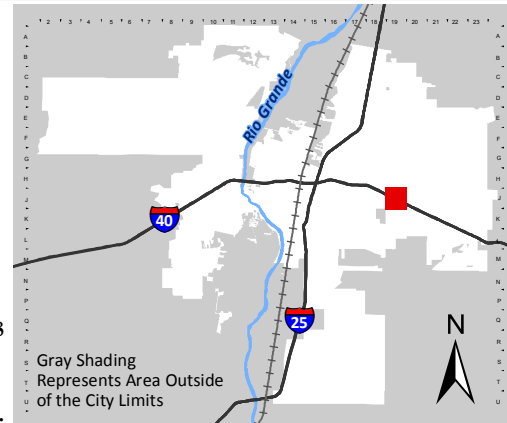
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits



SHEET KEYED NOTES

- TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- CONCRETE CURB & GUTTER, SEE D3/AS501
- 6" WIDE CONCRETE SIDEWALK SEE D3/AS501
- BUILDING ABOVE
- EXISTING FIRE HYDRANT, SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING, SEE A5/AS501
- 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/AS501
- BIKE STORAGE ROOM
- BIKE RACK, SEE A2/AS501
- PERPENDICULAR CURB RAMP 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 RECYCLE ONLY AND 2 YARD COMPACTOR
- PEDESTRIAN CROSSWALK, RE: A3/AS501
- EXISTING POWER POLE
- VEHICULAR ENTRY GATE TO GARAGE
- ACCESS CONTROL PEDESTAL
- TRASH ROOM WITH 2 YD BINS FOR LOOSE TRASH
- NEW WALL INDICATOR VALVE, SEE CIVIL
- NEW FIRE HYDRANT, SEE CIVIL
- RETAINING WALL, SEE CIVIL FOR EXTENTS, SEE ALSO A6/AS501
- PIPE BOLLARD, SEE D3/AS501
- NEW FIRE HYDRANT, SEE CIVIL
- PEDESTRIAN GATE, SEE C4/AS501
- WALL/FENCE ENCLOSURE, SEE D5/AS501
- ORNAMENTAL PICKET FENCE, SEE C5/AS501

GENERAL SHEET 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 RAMP SHALL 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.
- SEE THE APPROVED FIRE PLAN FOR FIRE LANE STRIPING, ALSO REF A1/AS501.

PROJECT DATA

ZONING:
IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MULTIFAMILY RESIDENTIAL

PLANNING CONTEXT:
SITE IS WITHIN THE UPTOWN URBAN CENTER

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: 69'-1"

SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL
CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM), TYPE IIA

| | |
|--|---------------------|
| BUILDING SF: | |
| FIRST LEVEL - COVERED PARKING (PODIUM) | 43,209 GSF |
| SECOND LEVEL | 44,580 GSF |
| THIRD LEVEL | 34,427 GSF |
| FOURTH LEVEL | 34,233 GSF |
| FIFTH LEVEL | 34,296 GSF |
| TOTAL | 190,745 GSF |
| PRIOR APPROVAL PERCENT CHANGE | 182,052 GSF / 4.78% |

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)
REQUIRED SPACES: 151 SPACES
1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES
PROVIDED PARKING = 187 TOTAL SPACES
ACCESSIBLE PARKING: (ADA 208.2.3)
2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

BICYCLE PARKING REQUIRED: = 16 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 151 X 0.10 = 16 SPACES)
BICYCLE PARKING PROVIDED: = 16 SPACES

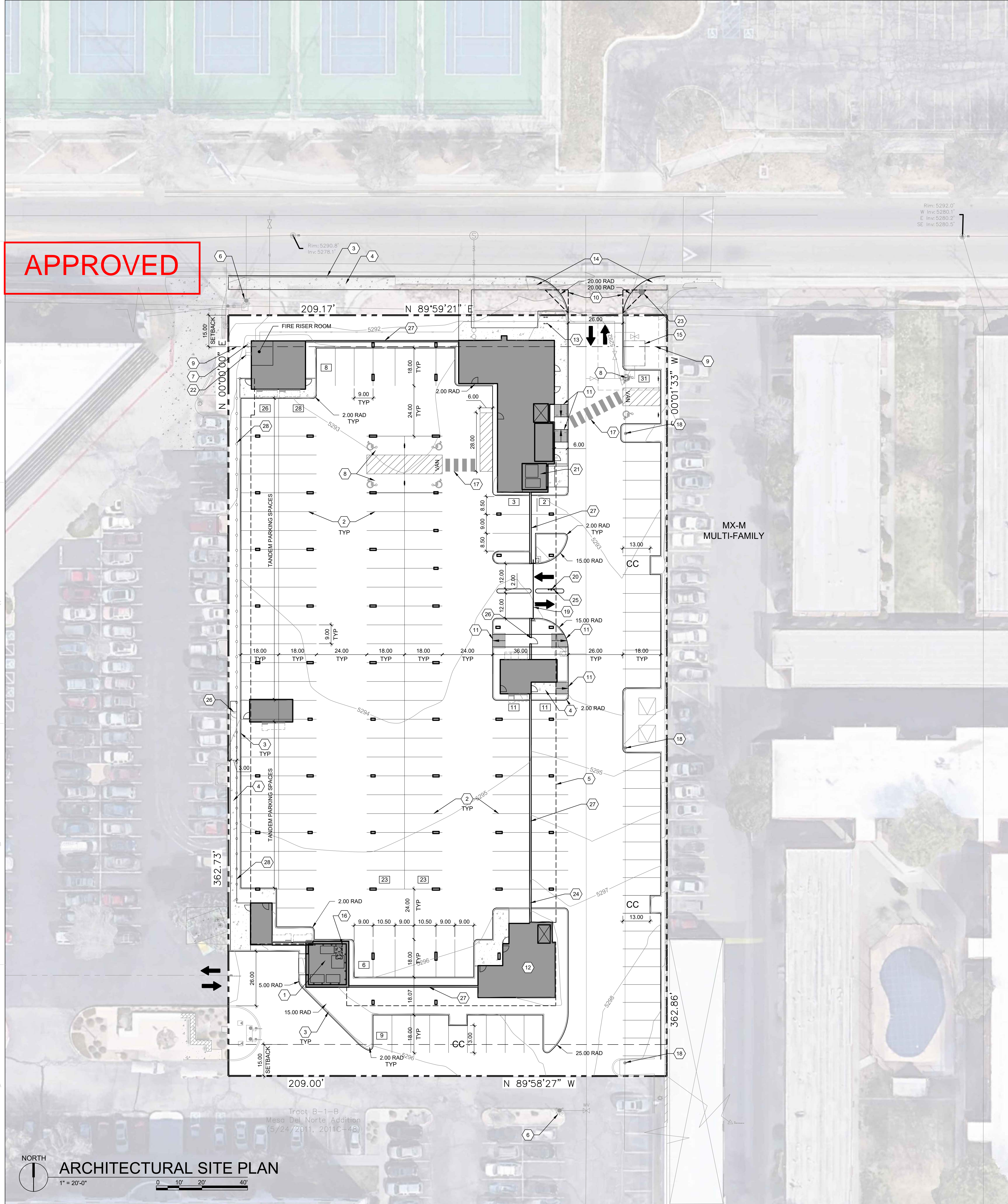
OPEN SPACE CALCULATIONS

| | | |
|----------------------------------|--------------------|-------------|
| TABLE 2-4-5 / MX-M ZONING | | |
| USABLE OPEN SPACE | | |
| 1 BD: 225 SF PER UNIT | 225 SF x 129 UNITS | = 29,025 SF |
| 2 BD: 285 SF PER UNIT | 285 SF x 22 UNITS | = 6,270 SF |
| TOTAL | | = 35,295 SF |
| UC-MS-PT: 50% REDUCTION | = 35,295 SF X 50% | = 17,648 SF |
| REQUIRED OPEN SPACE: | | = 17,648 SF |
| PROVIDED OPEN SPACE: | | |
| LEVEL 1 | | = 7,109 SF |
| LEVEL 2 | | = 10,928 SF |
| OPEN BALCONIES | | = 875 SF |
| TOTAL | | = 18,912 SF |

LEGEND

- CONCRETE
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT, SEE CIVIL
- WALL INDICATOR VALVE (WIV), REF: UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER, REF: ELECTRICAL
- 6" TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A4/AS501, A5/AS501, B5/AS501
- COMPACT PARKING
- LIGHT POLE, REF ELECTRICAL
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/AS501
- PARKING COUNT

VICINITY MAP



APPROVED



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 RAMPS 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 RECYCLE ONLY AND 2 YARD COMPACTOR.

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 TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

PROJECT NUMBER:

Application Number: _____

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

*Environmental Health, if necessary

2/16/2018

VICINITY MAP



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-Z
SETBACKS: FRONT = 0' MIN / 15' MAX.
REAR = 15' MIN / N/A MAX.

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 = 165 SPACES AT GROUND LEVEL GARAGE
 52 SPACES AT LOWER LEVEL GARAGE
PROVIDED PARKING = 217 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
 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 = 6,966 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 = 28,999 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 |

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS
 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110

SITE PLAN - DRB

| REVISIONS | |
|-----------|--|
| △ | |
| △ | |
| △ | |
| △ | |

DRAWN BY AS, SP
 REVIEWED BY DM
 DATE 4/28/2023
 PROJECT NO. 21-0020
 DRAWING NAME

ARCHITECTURAL SITE PLAN

SHEET NO. SDP1.1

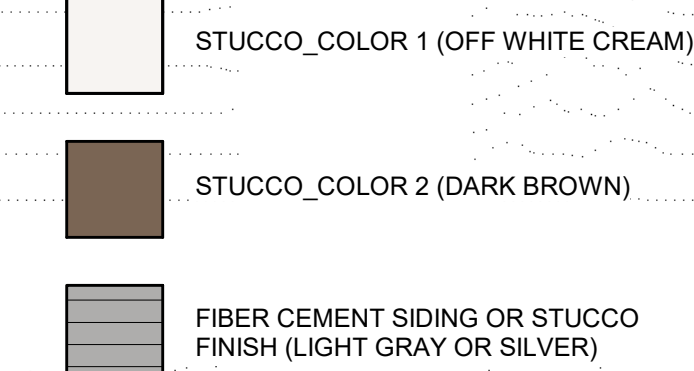
GENERAL SHEET NOTES

- 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'-0" 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)
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 - WINDOWS ON UPPER FLOORS (AT ALL FACADES)
 - BALCONIES PROVIDE SHADE AND PROTECTION FROM WEATHER
 - FACADE DESIGN 5-11(E)(2)(A) (3)
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 - CHANGE IN COLOR, TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

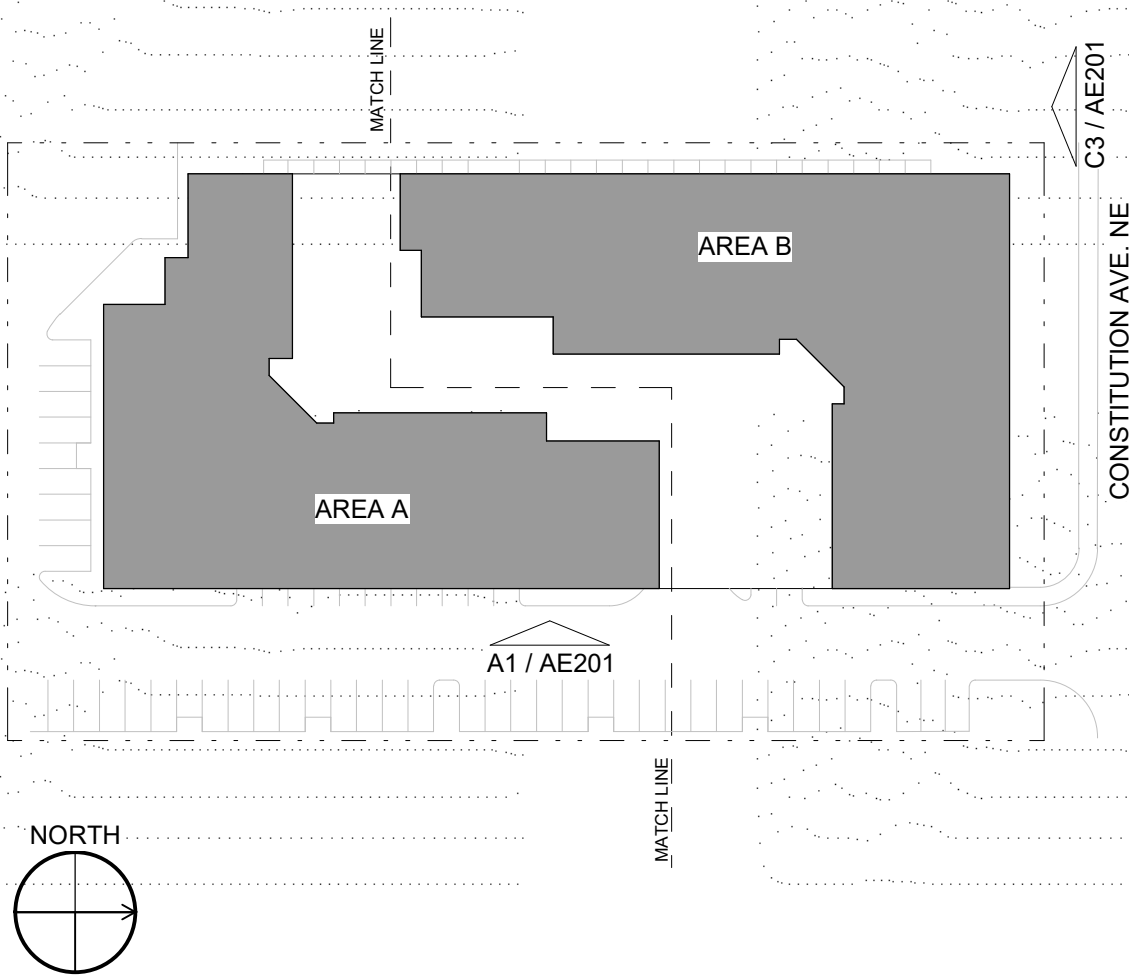
REFERENCE KEYNOTES

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- SOLID GUARDRAIL, TEMPERED GLASS
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- ALUMINUM STOREFRONT DOOR
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- SOLID FRAMED GUARDRAIL: STUCCO FINISH, COLOR 1 (OFF WHITE CREAM)

LEGEND



KEY PLAN



APPROVED

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



C3 NORTH ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"

- T.O. PARAPET 2 167'-7"
- T.O. PARAPET 1 162'-7"
- ROOF BEARING 157'-7"
- T.O. DECK LEVEL 5 148'-6"
- T.O. BEARING LEVEL 5 146'-11 1/4"
- T.O. DECK LEVEL 4 137'-10 1/4"
- T.O. BEARING LEVEL 4 136'-3 1/2"
- T.O. DECK LEVEL 3 127'-2 1/2"
- T.O. BEARING LEVEL 3 125'-7 3/4"
- T.O. DECK LEVEL 2 116'-6 3/4"
- T.O. BEARING LEVEL 2 114'-6"
- T.O. SLAB 1 100'-0"

SEAL

PROJECT

MARKANA FLATS
 7050 CONSTITUTION AVE. NE
 ALBUQUERQUE, NM 87110

ADMINISTRATIVE AMENDMENT

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY SP
 REVIEWED BY DM, JM
 DATE 08/11/2022
 PROJECT NO 21-0020

DRAWING NAME
 EXTERIOR ELEVATIONS

SHEET NO
 SDP5.1

8/10/2022 7:48:48 AM

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'-0" ABOVE FINISHED FLOOR
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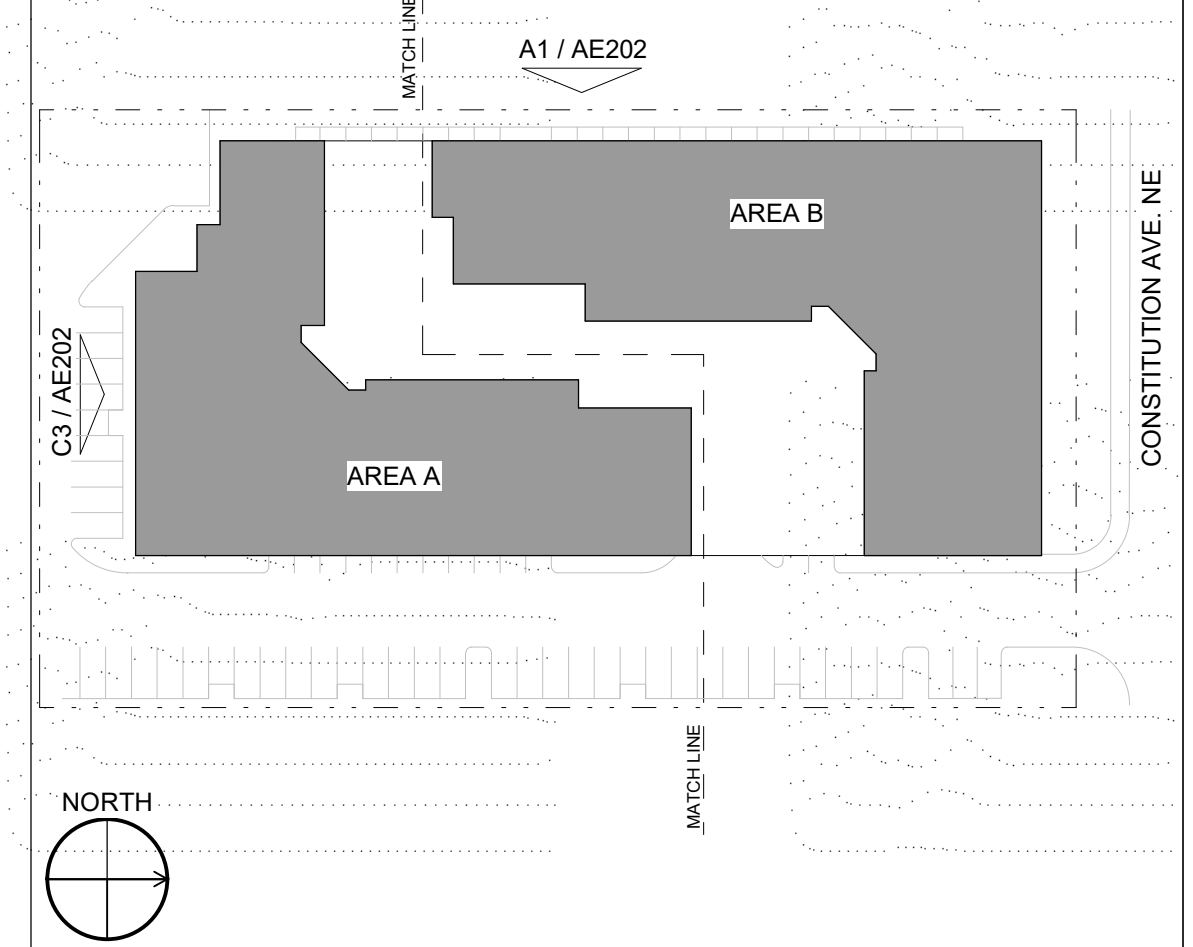
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LEGEND

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

KEY PLAN



APPROVED



C3 SOUTH ELEVATION
3/32" = 1'-0"



A1 WEST ELEVATION
3/32" = 1'-0"

SEAL

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

ADMINISTRATIVE AMENDMENT

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY SP
 REVIEWED BY DM, JM
 DATE 08/11/2022
 PROJECT NO 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.2

8/10/2022 7:50:21 AM

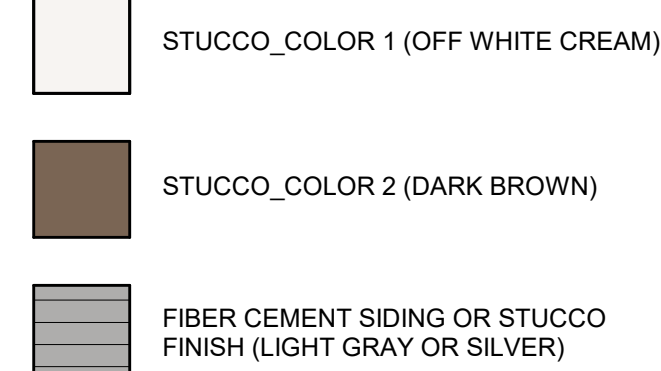
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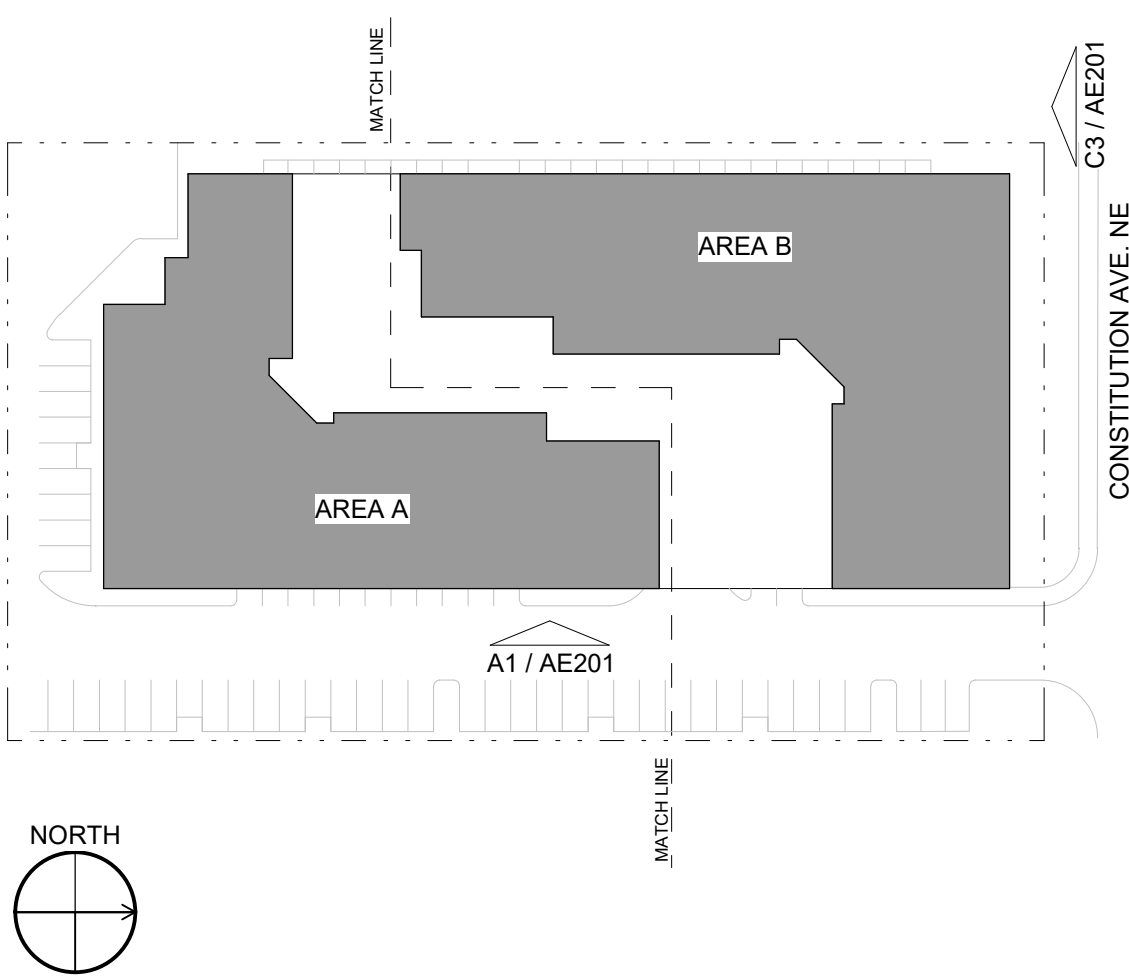
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LEGEND



KEY PLAN



PROPOSED

COMPLIANCE WITH SECTION 5-11(E)(2):
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C3 NORTH ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"

SEAL
PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DRB

REVISIONS

DRAWN BY SP
 REVIEWED BY DM, JM
 DATE 04/28/2023
 PROJECT NO 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.1

4/28/2023 12:09:49 PM

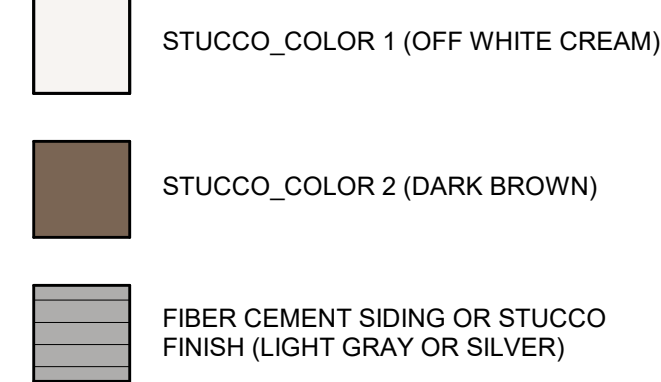
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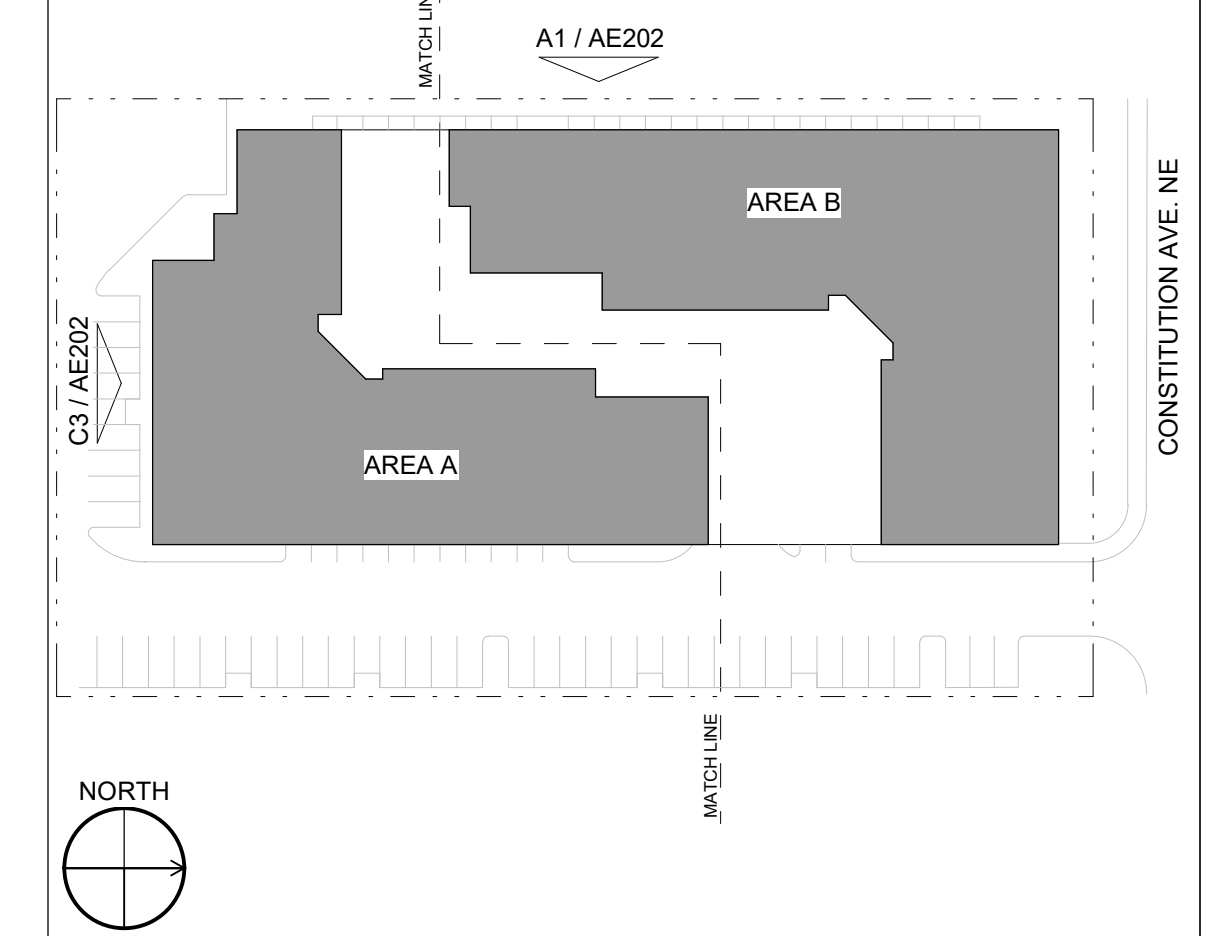
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LEGEND



KEY PLAN



PROPOSED



SEAL

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DRB

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY SP
 REVIEWED BY DM, JM
 DATE 04/28/2023
 PROJECT NO 21-0020

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.2

From: [Carmona, Dalaina L.](#)
To: [Shawna Ballay](#)
Subject: 7050 Constitution Ave. NE Public Notice Inquiry Sheet Submission
Date: Wednesday, August 9, 2023 10:29:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage J-19-Z Site.pdf](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Phone |
|------------------|------------|-----------|-------|-----------------------------|-------------|-------|-------|------------|
| Winrock South NA | John | Kinney | none | 7110 Constitution Avenue NE | Albuquerque | NM | 87110 | 5053215432 |
| Winrock South NA | Virginia | Kinney | none | 7110 Constitution Avenue NE | Albuquerque | NM | 87110 | 5053215432 |

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6->

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, August 9, 2023 9:04 AM
To: Office of Neighborhood Coordination <ballay@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Development Facilitation Team

Contact Name

Shawna Ballay

Telephone Number

5053824745

Email Address

ballay@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87106

Legal description of the subject site for this project:

TR B-1-A PLAT OF TRS B-1-A & B-1-B MESA DEL NORTE ADDN (COMPRISED OF TR B-1 MESA DEL NORTE ADDN) CONT 1.7414 AC

Physical address of subject site:

7050 Constitution Ave. NE

Subject site cross streets:

Constitution and Louisana

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

Captcha

x

ZIP 87102
02 7H
0006057985

\$ 001.35⁰

AUG 11 2023



FIRST

302 Eighth St. NW
Albuquerque, NM 87102



*John and Virginia Kinney
7110 Constitution Ave NE
Albuquerque, NM 87110*

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____

Location Description _____

2. Property Owner* _____

3. Agent/Applicant* [if applicable] _____

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Site Plan

Other: _____

Summary of project/request²*:

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- 5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

- 6. Where more information about the project can be found*⁴:

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁵ _____
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

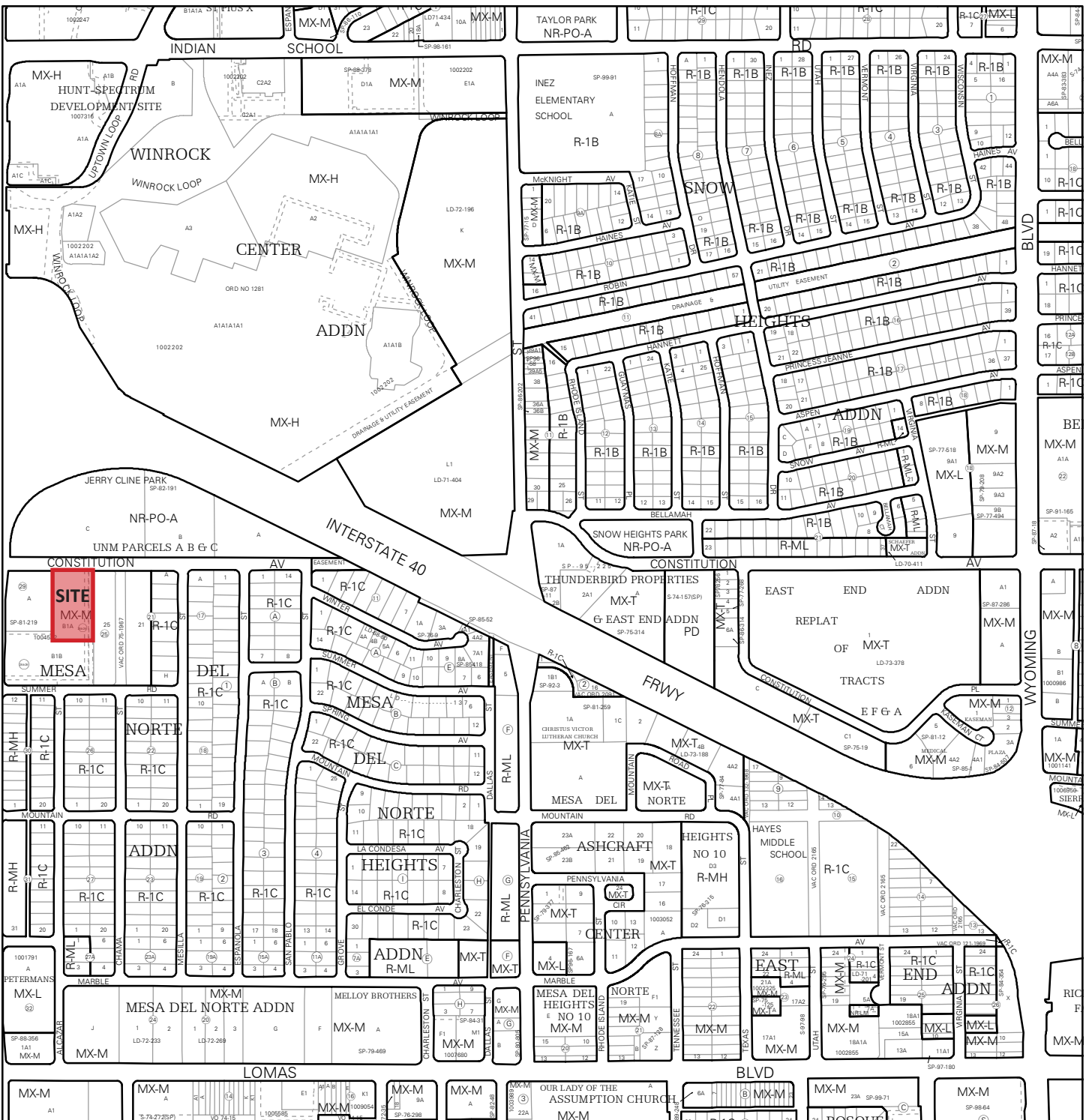
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000
Feet



August 10, 2023

Winrock South Neighborhood Association
John and Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110

Re: Neighborhood Application Notification

Landscape Architecture
Urban Design
Planning Services

Dear Mr. and Mrs. Kinney,

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This letter is intended to provide notification that Consensus Planning has submitted an application to the City of Albuquerque's Development Facilitation Team (DFT) on behalf of Legacy Development for a Major Amendment to an approved Site Plan for the property located at 7050 Constitution Avenue NE, located just east of Louisiana Boulevard. The Major Amendment will allow for an additional floor containing 39 units and underground parking to accommodate the additional units. The maximum building height for the MX-M zone within Uptown is 77 feet and the Major Amendment shows the building to be approximately 75 feet and 6 inches at its tallest point (*please see the enclosed Site Plan and Building Elevations*).

Should you have any questions, please feel free to contact me at fishman@consensusplanning.com or by phone at (505) 764-9801.

Sincerely

Jacqueline Fishman, AICP
Principal

Attached: IDO - Application Information Packet

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA



ARCHITECT

ENGINEER

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS
07/24/2023 REV 1

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

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 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
73 SPACES AT LOWER LEVEL GARAGE

PROVIDED PARKING = 232 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

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: | | = 7,633 SF |
| LEVEL 1 | = 12,726 SF | |
| LEVEL 2 | = 2,419 SF | |
| LEVEL 3 | = 2,226 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

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 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

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 TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

PROJECT NUMBER: _____

Application Number: _____

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.

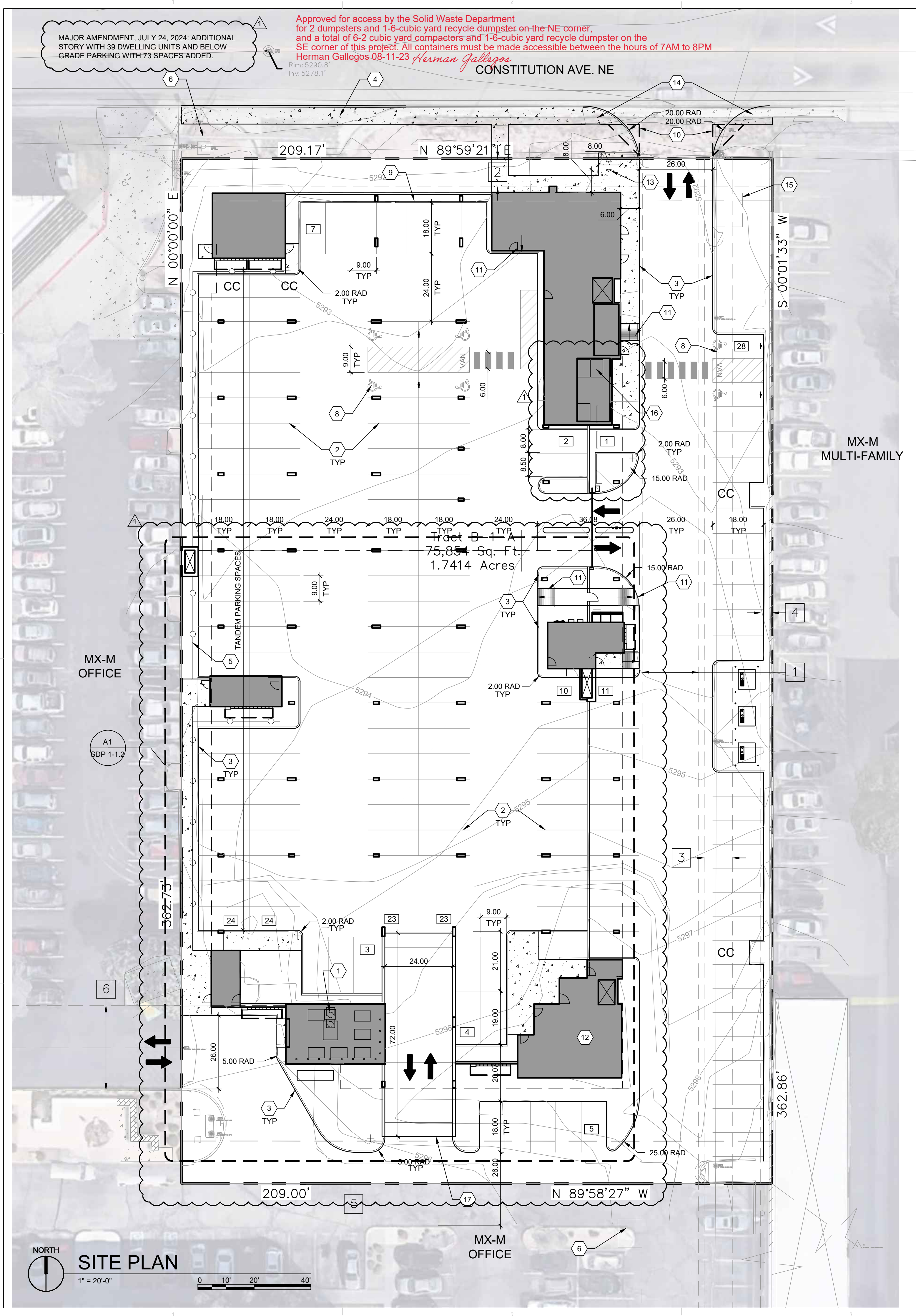
DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|--|----------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| *Environmental Health Department (conditional) | Date |
| Herman Gallegos <i>Herman Gallegos</i> | 08-11-23 |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |
| *Environmental Health, if necessary | |
| 2/16/2018 | |

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 08-11-23 *Herman Gallegos*



MAJOR AMENDMENT, JULY 24, 2024: ADDITIONAL STORY WITH 39 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.
Rev: 5298.8
Inv: 5278.1

SITE PLAN
1" = 20'-0"
0 10' 20' 40'

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

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SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

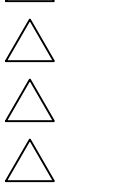
PROJECT

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

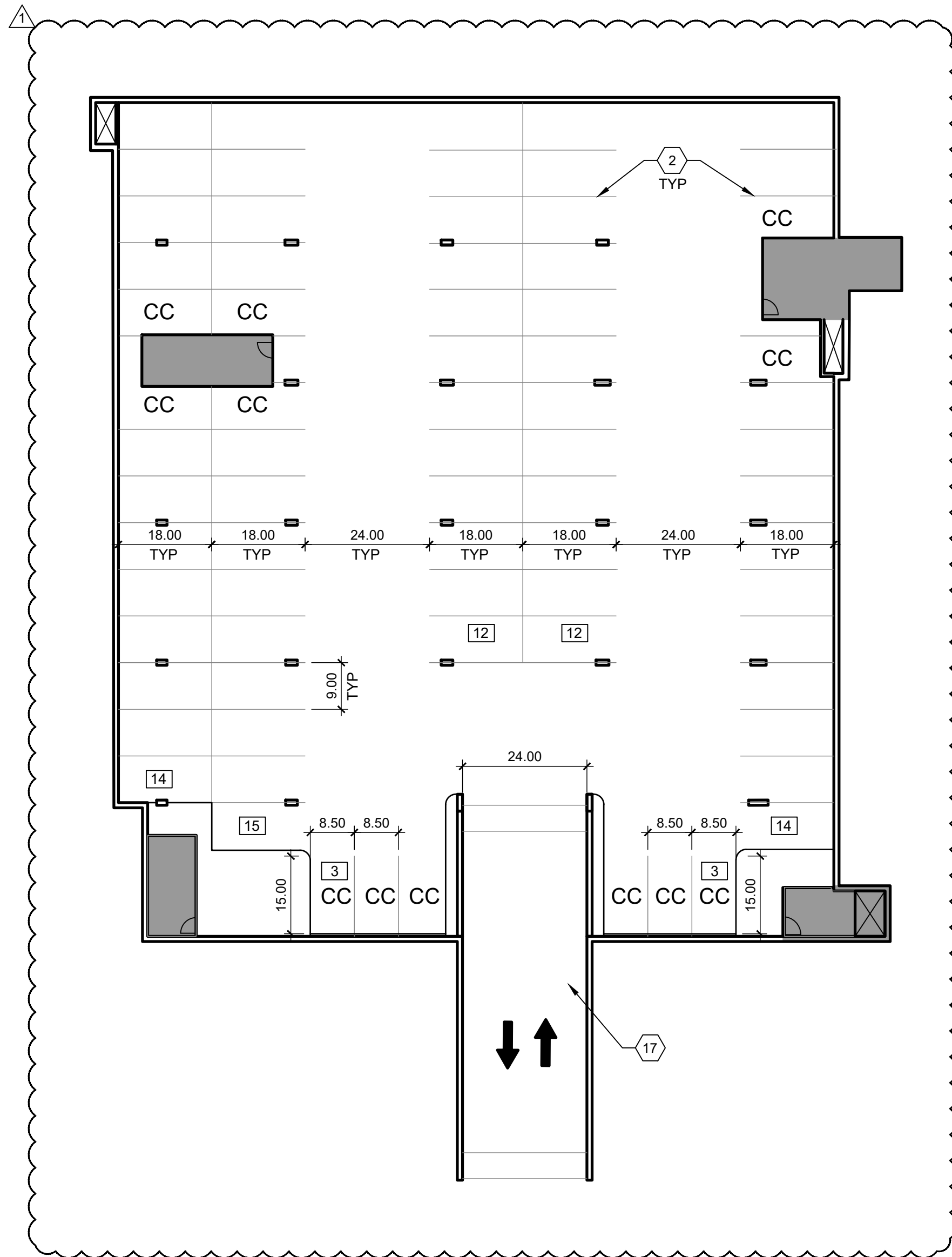
DRAWING NAME

LOWER LEVEL
GARAGE PLAN

SHEET NO.

SDP1-1.2

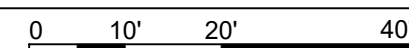
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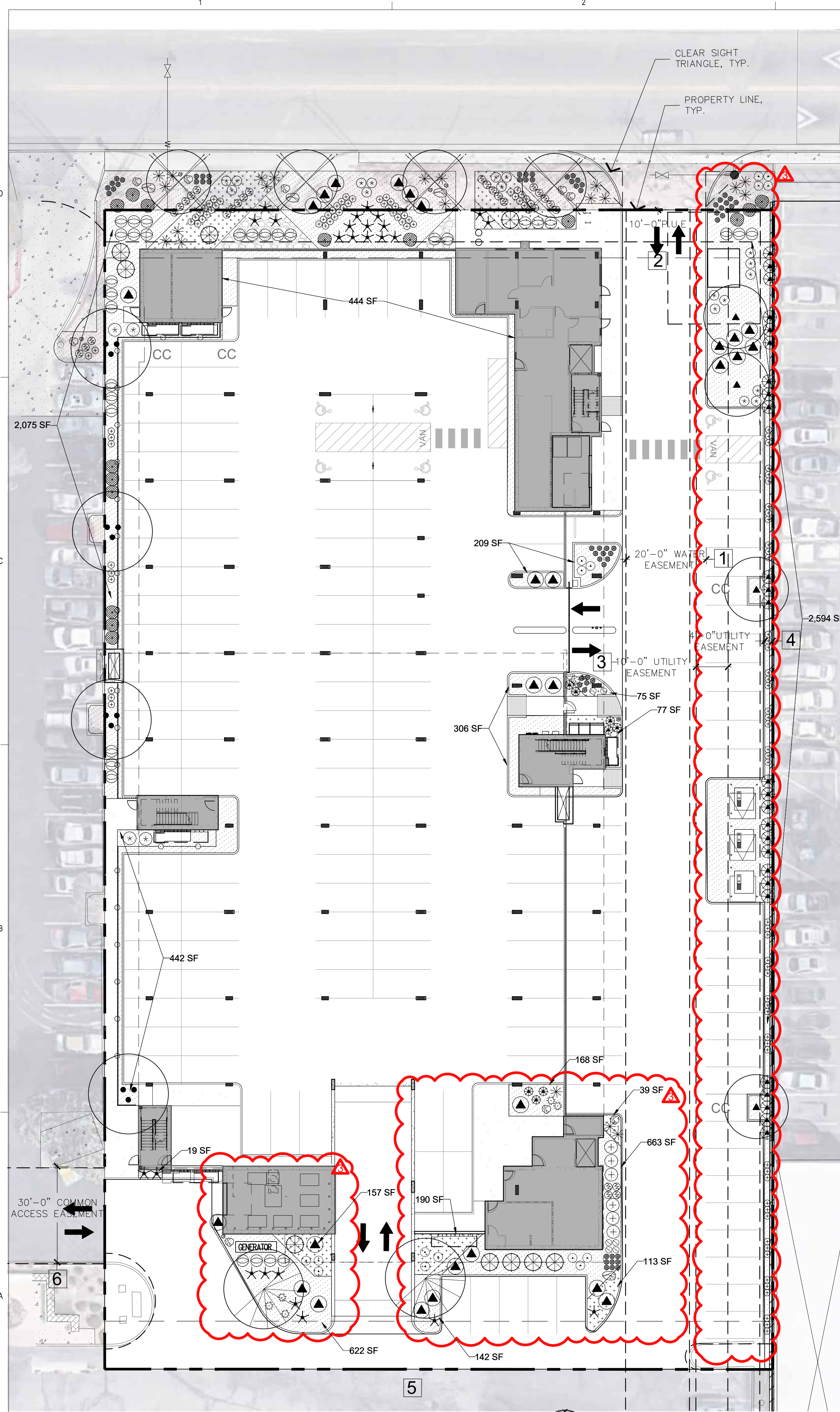


LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A4/SDP1.2
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- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

A1 LOWER LEVEL GARAGE
1" = 20'-0"





LANDSCAPE PLAN

PLANT SCHEDULE

| 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>Prunus cerastifera</i> | Purpleleaf Plum | 1.5" Cal. 8'-10' Install 20'x20' Mature | 12 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Quercus fusiformis</i> | Escarpment Live Oak | 12" Cal. 8'-10' Install 25'x30' Mature | 7 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Juniper scopulorum</i> 'Wichita blue' | Wichita Blue juniper | 1.5" Cal. 8'-10' Install 40'x40' Mature | 9 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Acer palmatum</i> | Japanese Maple | 1.5" Cal. 5'-5' Install 5'x10' Mature | 5 | Single-Trunk Dense Canopy High Water, Ball and Burlap |
| ⊙ | <i>Pistachia 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 | 1.5" Cal. 8'-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. | 31 | Rainwater |
| ⊙ | <i>Festuca glauca</i> 'Elijah Blue' | Elijah Blue Fescue | 5 Gal. | 130 | Medium Water |
| ⊙ | <i>Muhlenbergia capillaris</i> | Regal Mist | 5 Gal. | 32 | Medium Water |
| ⊙ | <i>Panicum virgatum</i> 'Shenandoah' | Shenandoah Switch Grass | 5 Gal. | 118 | Medium Water |
| ⊙ | <i>Yucca rupicola</i> | Twisted Yucca | 5 Gal. | 27 | 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. | 45 | Medium Water |
| ⊙ | <i>Rhus trilobata</i> 'Autumn Amber' | Creeping Three-Leaf Sumac | 5 Gal. | 28 | 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. | 64 | Medium Water |
| ⊙ | <i>Penstemon schmidel</i> 'Red Riding Hood' | Red Riding Hood Beardtongue | 1 Gal. | 30 | Low Water |
| ⊙ | <i>Lavandula angustifolia</i> 'Munstead' | Munstead Lavender | 1 Gal. | 46 | Medium Water |
| MISCELLANEOUS | | | | | |
| ⊙ | 3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: : 9,287 s.f. | | | | |
| ⊙ | 2" Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: : 1,431 s.f. | | | | |
| ⊙ | 2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - QTY: : 391 s.f. | | | | |
| ⊙ | 4'x4' Landscape Boulders - QTY: : 4 | | | | |
| ⊙ | 3'x3' Landscape Boulders - QTY: : 10 | | | | |
| ⊙ | 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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE 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.

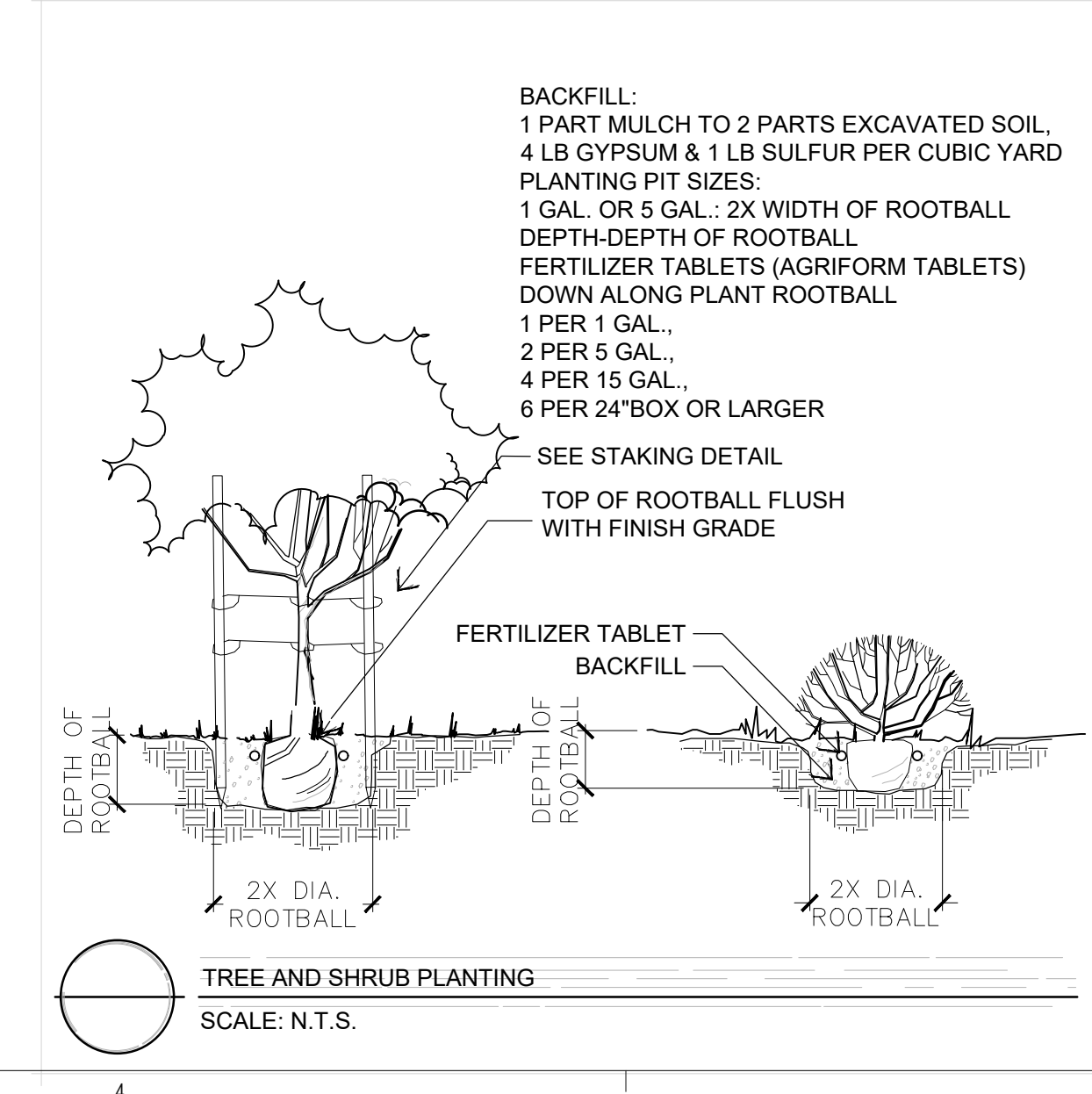
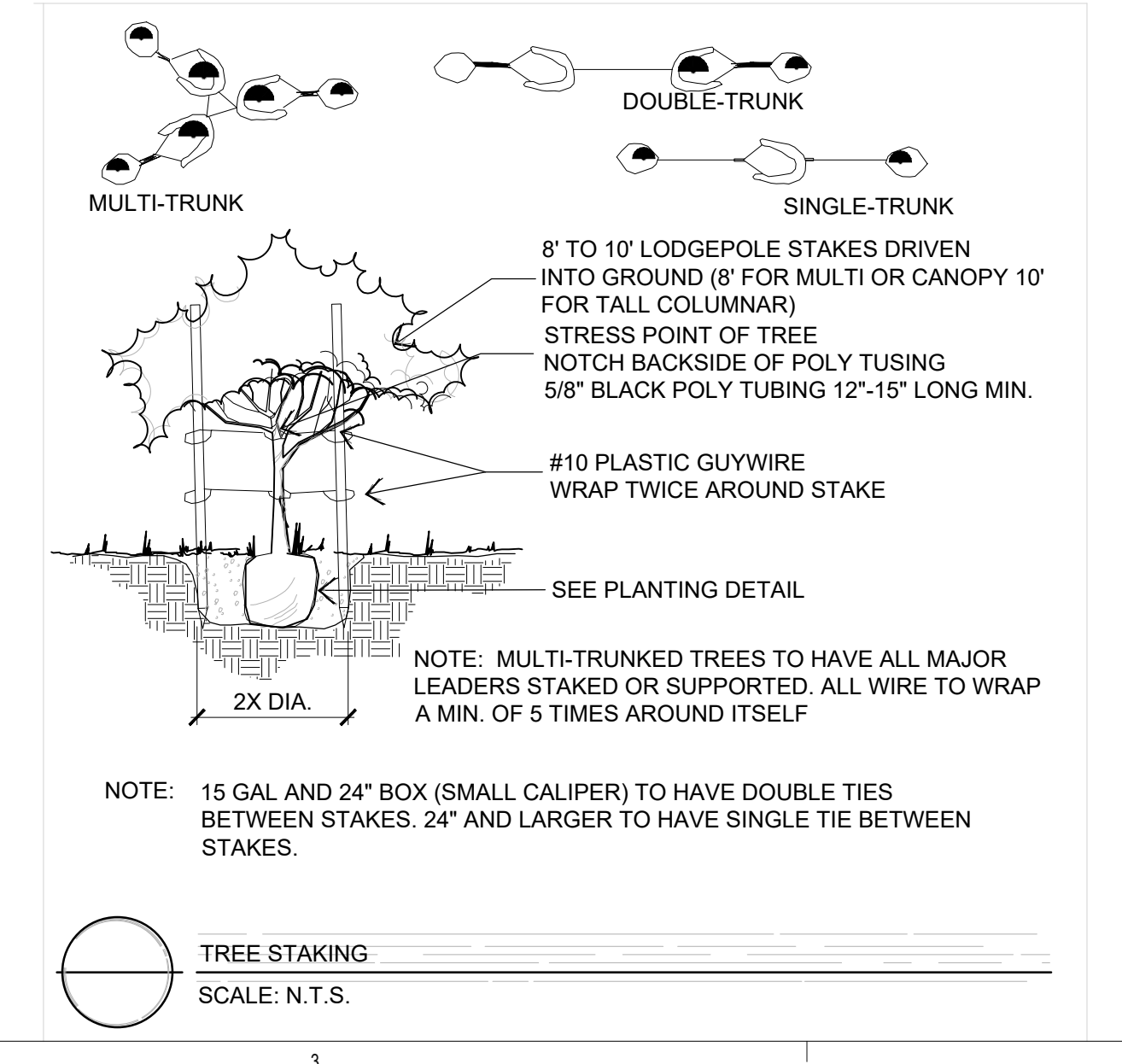
ORGANIC MULCH AT TREES:
ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

LANDSCAPE CALCULATIONS

| | |
|---|------------------------------------|
| SITE AREA (1.74 AC) | 75,794 SF |
| BUILDING FOOTPRINT | -44,987 SF |
| NET LOT | 30,807 SF |
| REQUIRED/PROVIDED LANDSCAPE | 3,087 SF (10%)/11,109 SF (36%) |
| *NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER | |
| COVERGE | |
| REQUIRED/PROVIDED VEGETATIVE COVER | 8,332 SF (75%) / 20,836SF (188%) |
| REQUIRED/PROVIDED GROUND-LEVEL COVER | 2,777.25 SF (25%) / 2,929 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) | 6 / 5 |
| 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. | |

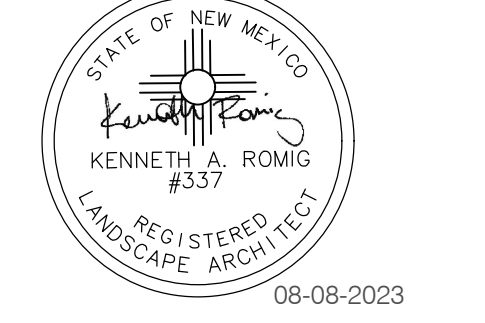
EASEMENT NOTES

- 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



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

LANDSCAPE ARCHITECT



ENGINEER

PROJECT

MARKANA FLATS - 95%
LOUISIANA AND CONSTITUTION
ALBUQUERQUE, NM, 87110

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

DRAWN BY
REVIEWED BY
DATE 07/01/2021
PROJECT NO. 21-0020
DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.
L1.1
OF

| | | | |
|---|--|---|------------------------|
| <p>GENERAL SHEET NOTES</p> <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> STREET FACING FACADE INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE <ol style="list-style-type: none"> WINDOWS ON UPPER FLOORS (AT ALL FACADES) BALCONIES PROVIDE SHADE AND PROTECTION FROM WEATHER FACADE DESIGN 5-11 (E)(2)(A) (3) <ol style="list-style-type: none"> STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE <ol style="list-style-type: none"> 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 | <p>REFERENCE KEYNOTES</p> <ol style="list-style-type: none"> 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 | <p>LEGEND</p> <ul style="list-style-type: none"> STUCCO_COLOR 1 (OFF WHITE CREAM) STUCCO_COLOR 2 (DARK BROWN) FIBER CEMENT SIDING OR STUCCO FINISH (LIGHT GRAY OR SILVER) | <p>KEY PLAN</p> |
|---|--|---|------------------------|

ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI

SEAL

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"

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

PROJECT

MARKANA FLATS
7050 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

DFT SUBMITTAL

REVISIONS

| | |
|------------|-------|
| 07/24/2023 | REV 1 |
|------------|-------|

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

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
SDP5.1

7/24/2023 8:49:42 AM

GENERAL SHEET NOTES

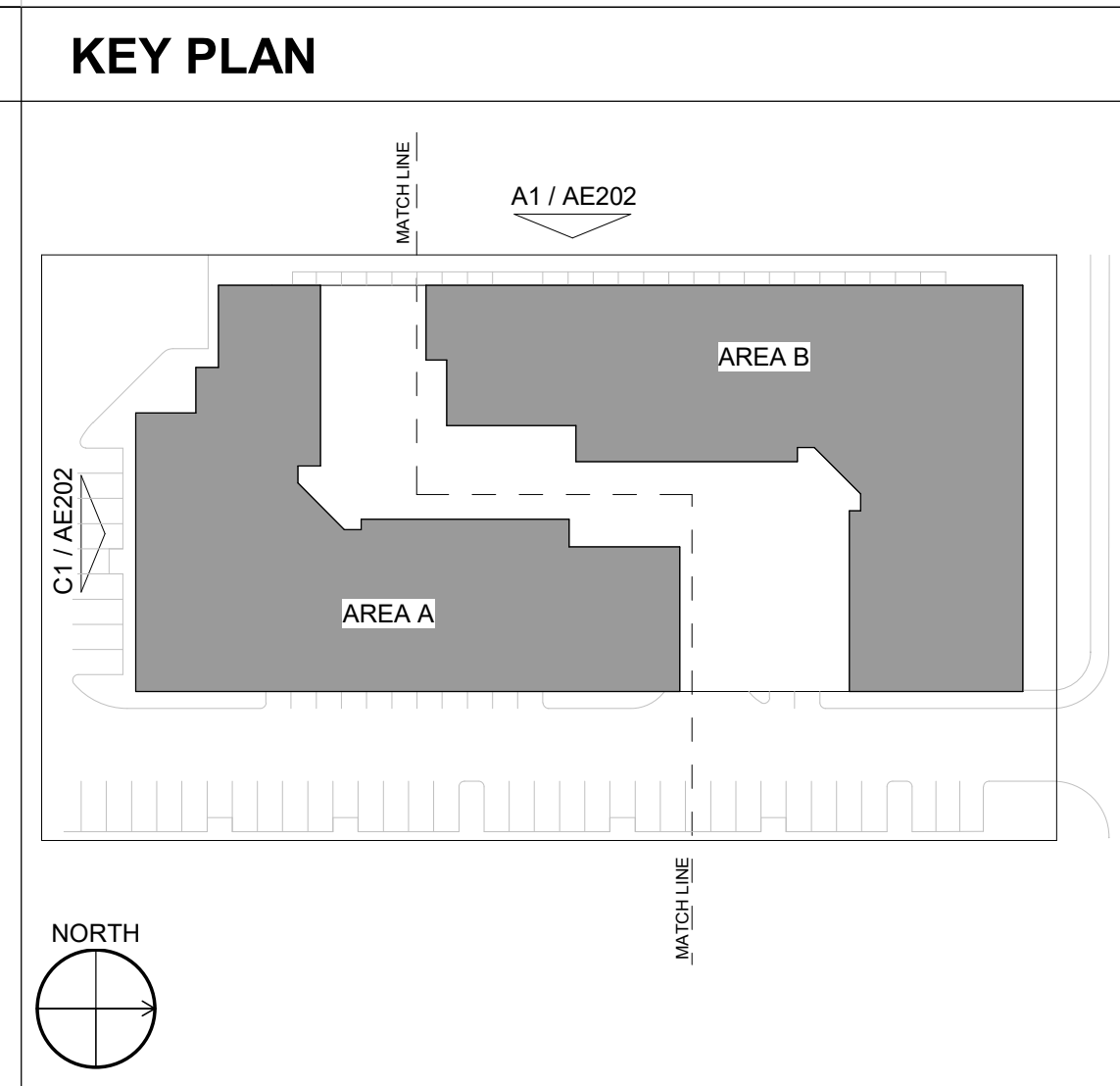
- ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC, MOUNT AT 15'-20" ABOVE FINISHED FLOOR
- 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

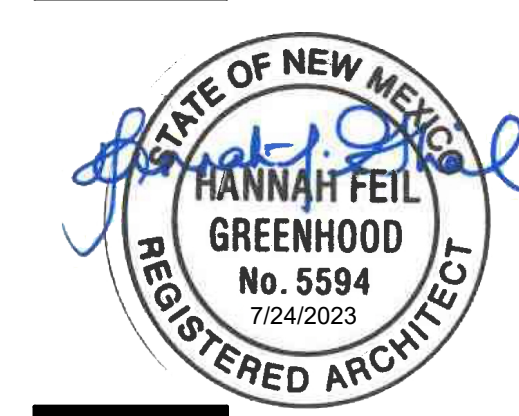
- EXTERIOR WALL: STUCCO FINISH, COLOR 1 (OFF WHITE CREAM)
- EXTERIOR WALL: STUCCO FINISH, COLOR 2 (DARK BROWN)
- EXTERIOR WALL: METAL PANEL SIDING, FIBER CEMENT SIDING OR STUCCO FINISH (LIGHT GRAY OR SILVER)
- METAL COPING
- METAL GUARDRAIL, PAINTED
- SOLID GUARDRAIL, TEMPERED GLASS
- ALUMINUM STOREFRONT
- 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 1/2"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

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 35 DWELLING UNITS AND BELOW GRADE PARKING WITH 73 SPACES ADDED.



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