

Approved for access by the Solid Waste Department for 1-compactor 1-recycle dumpster. **Solid Waste will not be held liable for any damage to the enclosure to the water heater located in the trash enclosure. ** Herman Gallegos 04-06-22

ZONING: NR-SU
LAND USE: SOLID WASTE CONVENIENCE CENTER

SITE PLAN - SYMBOL LEGEND

- SETBACK --- SETBACK LINE
- EASEMENT --- EASEMENT
- GAS LINE --- GAS LINE
- W --- WATER LINE
- II BUILDING TYPE
- 1 BUILDING NUMBER
- ACCESSIBLE PARKING SPACE
- VN VAN ACCESSIBLE SPACE
- FH FIRE HYDRANT
- PARKING SPACES PER BAY
- ANSI TYPE 'A' ANSI UNIT
- T TRANSFORMER
- FIRELANE
- SOLID WASTE TRUCK CIRCULATION

LIGHTING LEGEND

- WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 8 FEET AND 15 FEET ABOVE GRADE PER IDO SECTION 5-8(D)(8) WST LED, PERFORMANCE PACKAGE 3, 5000
- CARPOR LIGHT FIXTURE
- POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED

KEYNOTES

- 8'-6" x 18'-0" PARKING SPACE WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. SEE DETAIL 6/A9.01.
- 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
- 7'-6" x 15'-0" COMPACT PARKING WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. (A FEW COMPACT PARKING SPOTS ARE LARGER THAN THE MINIMUM REQUIREMENTS).
- TANDEM PARKING SPACE
- ACCESSIBLE CURB RAMP. SEE DETAIL 4/A9.01.
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 3/A9.01.
- 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 13/A9.01.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 6-9/A9.01.
- TRASH/RECYCLE ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
- RECYCLING BIN ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 1/A9.04.
- CALL BOX
- PEDESTRIAN ENTRY GATE.
- WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE PER DETAIL 03/A9.06.
- 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
- 5'-0" SIDEWALK, TYPICAL ON SITE.
- EXISTING STREET
- 6" CMU WALL PER DETAIL 03/A9.08.
- FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
- POOL EQUIPMENT ROOM
- KNOXBOX
- 1 BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
- 11'-0" x 18'-0" VAN ACCESSIBLE PARKING SPACE.
- EV CHARGING SPACE
- MONUMENT SIGN. SEE DETAIL 6/A9.08
- STALL WITH CAR WASHER
- 6" CURBBO3
- GATE ACCESS TO WATER VAULT FOR ABCWUA
- EXISTING CMU WALL
- ALL WINDOWS AND WALLS DIRECTLY FACING THE SOLID WASTE CONVENIENCE CENTER WILL BE SCHEDULED TO OBTAIN 50 STC (SOUND TRANSMISSION CLASS) STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
- DOG PARK
- BIKE STORAGE
- WROUGHT IRON GATE PER DETAIL 06/A9.08
- VEHICULAR GATE PER DETAIL 09/A9.08
- 4' x 8' MOTORCYCLE PARKING
- MOTORCYCLE PARKING SIGN PER DETAIL 12/A9.01
- 9'-0" x 18'-0" PARKING SPACE. SEE DETAIL 6/A9.01

DEVELOPMENT DATA

IDO: MX-L
PER TABLE 2-4-3-ZONE DISTRICT SETBACKS PROVIDED: REQUIRED: PROVIDED:
FRONT SETBACK: 5 FEET 5 FEET
SIDE SETBACK: 0 FEET 5, 15 FEET
REAR SETBACK: 15 FEET 60 FEET

IDO: MX-L
ALLOWED: 38 FEET
PROVIDED: 35'-6" FEET

OPEN SPACE REQUIRED AND PROVIDED						
UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ. SQ. FT.	BALCONY SQ. FT.	PROVIDED BALCONY SQ. FT.
A1-L	1BR/1BA	8	225	1,800	58	464
A1-U	1BR/1BA	8	225	1,800	65	520
A2	1BR/1BA	14	225	3,150	108	1,512
A3	1BR/1BA	28	225	6,300	0	0
A4	1BR/1BA	8	225	1,800	43	344
A5	1BR/1BA	6	285	1,710	86	516
B1	2BR/2BA	22	285	6,270	82	1,804
B2	2BR/2BA	8	285	2,280	87	696
B3	2BR/2BA	2	285	570	86	172
B4	2BR/2BA	16	285	4,560	54	864
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						6,892
PROVIDED SITE OPEN SPACE						51,683
TOTAL PROVIDED						58,575

SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND IN U.O.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
- ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
- NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
- PROVIDE 18" MANEUVERING CLEARANCE ON FULL SIDE OF ALL PEDESTRIAN GATES. MAINTAIN GROUND SLOPE AT 2%.
- A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- VISIBILITY LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DPM STANDARDS.
- SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY.

DEVELOPMENT DATA

MARKANA MODESTO PHASE II LEGACY DEVELOPMENT AND MANAGEMENT, LLC							
UNIT TABULATION - 2/3 STORY RESIDENTIAL						2/2/22	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BEDS COUNT	UNITS %	TOTAL AREA	
UNIT A1L	1BR/1BA	859 SF	8	8	6.7%	6873 SF	
UNIT A1U	1BR/1BA	859 SF	8	8	6.7%	6868 SF	
UNIT A2	1BR/1BA	699 SF	12	12	10.0%	8390 SF	
UNIT A2-TYPE A	1BR/1BA	699 SF	2	2	1.7%	1398 SF	
UNIT A3	1BR/2BA	776 SF	28	28	23.3%	21714 SF	
UNIT A4	1BR/1BA	781 SF	8	8	6.7%	6248 SF	
UNIT A5	1BR/1BA	845 SF	6	6	5.0%	5072 SF	
UNIT B1	2BR/2BA	1139 SF	22	44	18.3%	25053 SF	
UNIT B2	2BR/2BA	1347 SF	3	6	2.5%	4041 SF	
UNIT B2-ALT1	2BR/2BA	1318 SF	2	4	1.7%	2636 SF	
UNIT B2-ALT2	2BR/2BA	1347 SF	1	2	0.8%	1318 SF	
UNIT B2-ALT3	2BR/2BA	1318 SF	1	2	0.8%	1318 SF	
UNIT B2-TYPE A	2BR/2BA	1750 SF	1	2	0.8%	1750 SF	
UNIT B3	2BR/2BA	1219 SF	2	4	1.7%	2438 SF	
UNIT B4	2BR/2BA	1073 SF	16	32	13.3%	17175 SF	
				120	168	100.0%	112322 SF

UNIT AVERAGE NET SF : 932
*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA
UNIT AVERAGE NET SF : 4.27 S.F.
ACREAGE: 28 GROSS ACRES
DENSITY: 28 UNITS/ACRE

VEHICULAR PARKING:		
REQUIRED	180	SPACES 1.5 spaces / DU...
SURFACE/CARPOR PARKING	113	SPACES
SURFACE COMPACT PARKING	31	PER IDO 5-5(F)(1) 25 % OF TOTAL PARKING MAY BE DESIGNED AS COMPACT PARKING (66 COMPACT PARKING SPACES ALLOWED)
ADA/VAN PARKING	7	SPACES
EV SURFACE PARKING	2	SPACES 1 SPACE = 2 PER IDO 5-5(C)(9)(d)
GARAGE PARKING	23	SPACES
EV GARAGE PARKING	4	SPACES 1 SPACE = 2 PER IDO 5-5(C)(9)(d)
TANDEM PARKING	0	SPACES
PROVIDED	180	SPACES
MOTORCYCLE PARKING		
REQUIRED	4	SPACES PER IDO (5-5-4)
PROVIDED	4	AT BIKE RAMADA
BIKE STORAGE		
REQUIRED	18	SPACE PER IDO 5-5-5
EXTERIOR STORAGE	12	AT BIKE RAMADA
SECURED STORAGE	8	INSIDE GARAGES UNDER STAIRCASE
PROVIDED	20	SPACES

BUILDING SQ.FT.

BLDG TYPE	BLDG COUNT	OCCUPANCY	AREA			TOTAL PER BLDG	TOTAL
			1ST FLR	2ND FLR	3RD FLR		
I	2	U/R-2	13015	13322	7806	34053	68106
II	2	U/R-2	12201	12493	7872	32566	65132
BBQ RAMADA	1	U	411			411	411
BIKE RAMADA	1	U	289			289	289
MAIL ROOM	1	U	289			289	289
POOL RR/M	1	U	211			211	211
TOTAL							134483

PROJECT NUMBER: PR-2021-006307
Application Number: SI-2022-00327

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

- DRB SITE DEVELOPMENT PLAN APPROVAL:**
- Ernest Armijo, Traffic Engineering, Transportation Division, Date: Aug 8, 2022
 - Blaine Carter, Date: Aug 8, 2022
 - Cheryl Amerfeldt, Parks and Recreation Department, Date: Aug 7, 2022
 - Shahab Biagar, City Engineer/Hydrology, Date: Aug 7, 2022
 - City Engineer/Hydrology, Date: Aug 8, 2022
 - Code Enforcement, Date: Aug 8, 2022
 - * Environmental Health Department (conditional), Date: Aug 8, 2022
 - Herman Gallegos, Solid Waste Management, Date: 04-06-22
 - Jay Rodenbeck, DRB Chairperson, Planning Department, Date: Aug 8, 2022

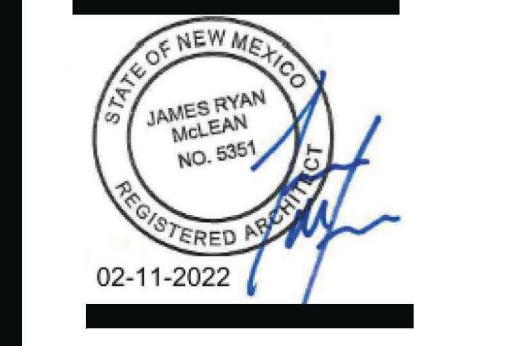
Designed by: JC
Drawn by: EL
Architect of Record: JRM
Date Plotted: 3/31/2022 11:55:23 AM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS

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MARKANA MODESTO PHASE II
5051 JOURNAL CENTER BLVD, STE. 500
ALBUQUERQUE, NM 87109
LEGACY DEVELOPMENT AND MANAGEMENT, LLC



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SHEET CONTENTS	
SITE PLAN	

SHEET NO.
A2.01
21219

DRB SET (03-31-2022)

*Environmental Health, if necessary

LDM ROW IMPROVEMENTS PHASE II

GLENDALE AVE.

THIS CURB & GUTTER ALL THE WAY FROM WEST PROP LINE OF PHASE 2 TO LOUISIANA BLVD NE

THIS CURB & GUTTER WILL BE PROVIDED AS PART OF PHASE 2

LDM ROW IMPROVEMENTS PHASE II

PHASE II

15 FEET SETBACK

ZONING: MX-L
LAND USE: SINGLE FAMILY RESIDENTIAL

EAST CURB & GUTTER TO BE PROVIDED FOR PHASE II

PHASE II: NORTH CURB AND GUTTER TO BE CONTINUED TO LOUISIANA BLVD NE

LDM ROW IMPROVEMENTS PHASE I

MODESTO ST. ROW

15 FEET SETBACK

PHASE I
(PR-2019-002761)

ZONING: R1-A
LAND USE: SINGLE FAMILY RESIDENTIAL

5 FEET SETBACK

APPROX. 165'-9"

APPROX. 105'-10"

ZONING: NR-SU
LAND USE: SOLID WASTE CONVENIENCE CENTER

EASEMENT #462-9999-174

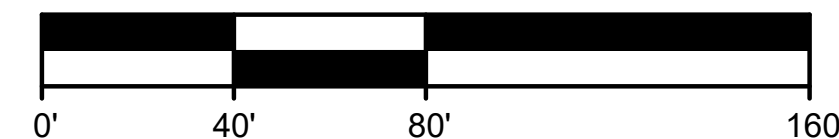
20 FT EASEMENT

APPROX. 138'-9"

APPROX. 119'-10"

18'-11" FEET SETBACK

SCALE: 1" = 40' - 0"



1 PHASE I AND II SITE PLAN
1" = 40'-0"

Designed by: _____ Designer
Drawn by: _____ Author
Architect of Record: _____ JRM
Date Plotted: 2/10/2022 4:48:04 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS

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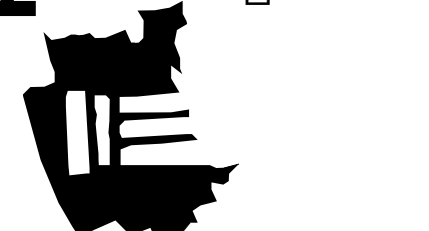


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SHEET CONTENTS
ROAD PLAN

SHEET NO.
A2.02

21219

DRB SET (02-11-2022)



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

DESCRIPTION



**MARKANA MODESTO
 PHASE II**

LEGACY DEVELOPMENT AND
 MANAGEMENT, LLC

5051 JOURNAL CENTER BLVD,
 SUITE 500, ALBUQUERQUE, NM
 87109

APRIL 1, 2022

SUBMITTAL: APRIL 1, 2022

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1797-10
 CAD DWG FILE:
 DESIGNED BY: ISM
 DRAWN BY: ISM
 CHECKED BY: CG / JF
 SHEET TITLE

**LANDSCAPE
 PLAN**

DRAWING SHEET

L101

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH ROCK MULCH OVER FILTER FABRIC.

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.

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.

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 10 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

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

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

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

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	186,002 SF (4.27 AC)
BUILDING AREA (BUILDING ENVELOPE):	51,677 SF
NET AREA	134,325 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	27,900 SF
PROVIDED LANDSCAPE AREA	35,289 SF (128%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE COVERAGE (75%):	20,925 SF
PROVIDED LIVE VEGETATIVE COVERAGE:	56,536 SF (270%)
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%):	6,975 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE:	9,943 SF (143%)

PARKING LOT AREA
 AT LEAST 10% OF LOTS CONTAINING 50 OR FEWER PARKING SPACES AND 15% OF THE LOTS CONTAINING 50 OR MORE PARKING SPACES SHALL BE LANDSCAPED.

TOTAL PARKING LOT AREA:	48,273 SF
TOTAL REQUIRED LANDSCAPED LOT AREA:	6,883 SF
PROVIDED LANDSCAPE AREA:	13,706 SF (44%)

PARKING LOT TREES
 PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES THAT IS CAPABLE OF REACHING A 25' CANOPY AT MATURITY.

PROVIDING 152 PARKING SPACES, EXCLUDING GARAGE PARKING.
 PARKING LOT TREES REQUIRED: 16
 PARKING LOT TREES PROVIDED: 35

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

SITE TREES
 TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR DWELLING UNIT AND ONE TREE PER SECOND FLOOR DWELLING UNIT. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 48 FIRST FLOOR UNITS AND 72 SECOND STORY UNITS ARE PROVIDED.
 SITE TREES REQUIRED: 120
 SITE TREES PROVIDED: 120

LANDSCAPE TURF
 PER IDO SECTION 4-3(B)(7)(b)3, COOL SEASON GRASSES ARE RESTRICTED TO 20% OF THE LANDSCAPE AREA. THE TURF AREA SHOWN ON THE LANDSCAPE PLAN IS 4% OF THE TOTAL PROVIDED LANDSCAPED AREA.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES - REFERENCE DETAIL B/L101				
20		LAGERSTROEMIA L. 'WATERMELON RED' WATERMELON RED CRAPE MYRTLE (M)	2" MS/ 24" BOX	20' HT X 20' SPR
21		ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM (M)	2.5" B&B	30' HT X 25' SPR
13		CHILOPSIS LINEARIS DESERT WILLOW (L+)	24" BOX	20' HT X 25' SPR
18		PINUS NIGRA AUSTRIAN PINE (M+)	6'-8" HT.	35' HT X 25' SPR
5		GLEDITSIA TRIA. 'SHADEMASTER' SHADEMASTER HONEYLOCUST (M)	2.5" B&B	45' HT X 40' SPR
48		PYRUS CALLERYANA 'CLEVELAND' CLEVELAND FLOWERING PEAR (M+)	2.5" B&B	25' HT X 15' SPR

SHRUBS & GROUNDCOVERS - REFERENCE DETAIL A/L101				
220		ACHILLEA TAYGETEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL	2' HT X 2' SPR
54		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA (M)	5-GAL	5' HT X 5' SPR
88		NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA (M)	5-GAL	3' HT X 3' SPR
106		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER (M)	1-GAL	3' HT X 3' SPR
49		BUDDLEIA D. N. 'NANHO BLUE' DWARF BLUE BUTTERFLY BUSH (M)	1-GAL	5' HT X 5' SPR
32		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL (M)	5-GAL	3' HT X 4' SPR
27		PINUS MUGO DWARF MUGO PINE (L)	5-GAL	4' HT X 6' SPR
27		RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC (L+)	5-GAL	2' HT X 6' SPR
30		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD BROOM (M)	5-GAL	5' HT X 5' SPR
69		JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER (L+)	15 GAL	15' HT X 5' SPR

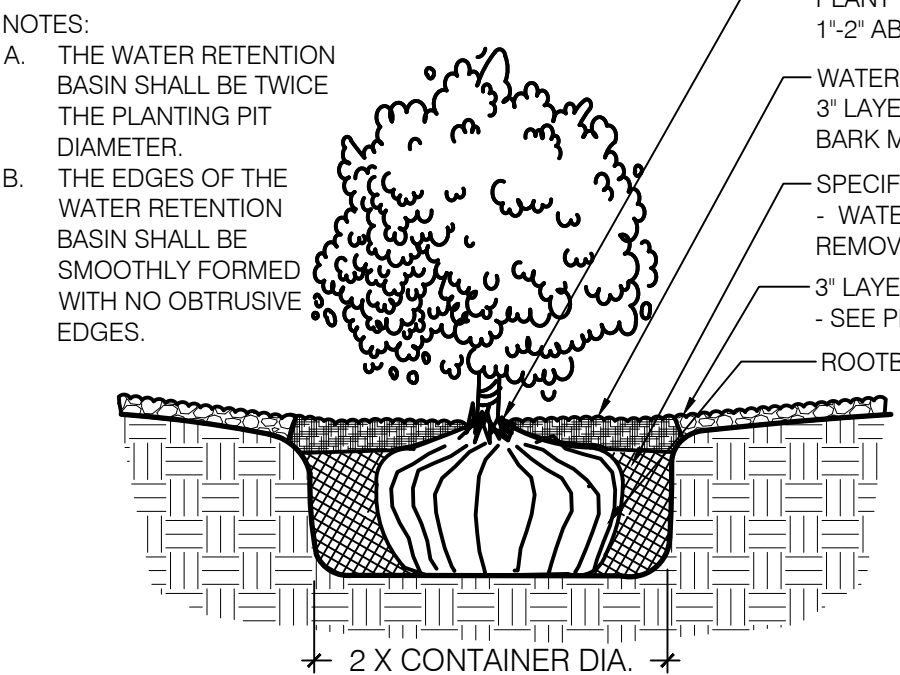
DESERT ACCENTS - REFERENCE DETAIL A/L101				
85		HESPERALOE PARVIFLORA 'RED' RED YUCCA (L+)	5-GAL	3' HT X 4' SPR
41		DASYLIRION TEXANUM SOTOL (RW)	5-GAL	4' HT X 4' SPR

ORNAMENTAL GRASSES - REFERENCE DETAIL A/L101				
47		MISCANTHUS SINENSIS 'YAKUSHIMA' DWARF MAIDEN GRASS (M)	5-GAL	4' HT X 4' SPR
141		CALAMAGROSTIS A. 'OVERDAM' VARIEGATED REED GRASS (M)	5-GAL	4' HT X 2' SPR
97		PENNISETUM ALOPECUROIDES 'HADELN' FOUNTAIN GRASS 'HADELN' (M)	1-GAL	2' HT X 2' SPR

LANDSCAPE BOULDERS AND GRAVEL MULCH				
8		LANDSCAPE BOULDER: (3'X3' MIN)		
10,534 SF		LANDSCAPE AREA TO INCLUDE ROCK MULCH OVER FILTER FABRIC (DEWITT PRO-5 WEED CONTROL, OR EQUAL). MULCH TO BE 7/16" MOUNTAINAIR BROWN GRAVEL ROCK MULCH AT 3" DEPTH.		
23,337 SF		LANDSCAPE AREA TO INCLUDE ROCK MULCH OVER FILTER FABRIC (DEWITT PRO-5 WEED CONTROL, OR EQUAL). MULCH TO BE 1" CRUSHED ROSESTONE ROCK MULCH AT 3" DEPTH.		
1,418 SF		KENTUCKY BLUEGRASS/FESCUE MIX - SOD		

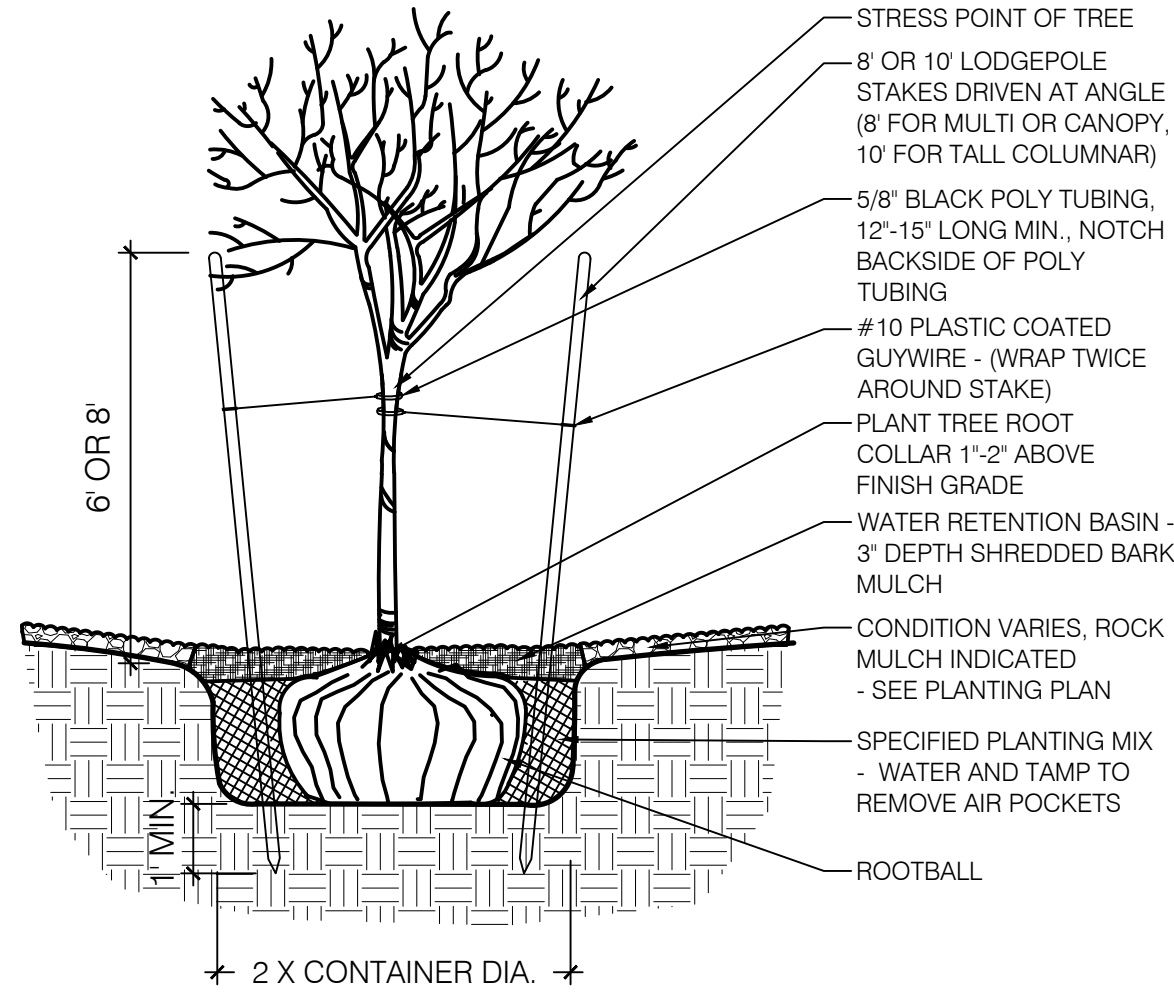
NOTES:

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



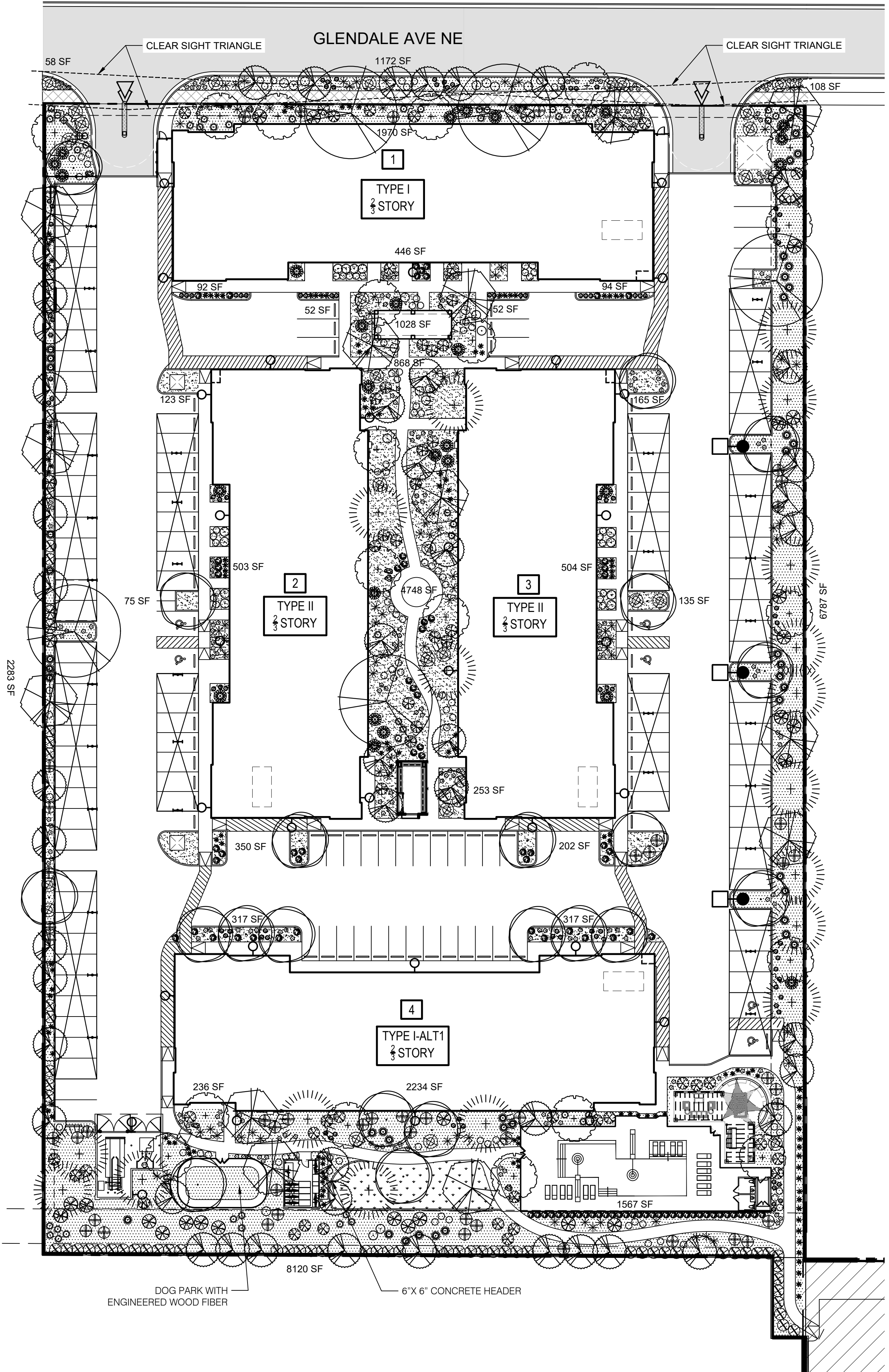
A SHRUB PLANTING

SCALE: N.T.S.



B TREE PLANTING

SCALE: N.T.S.

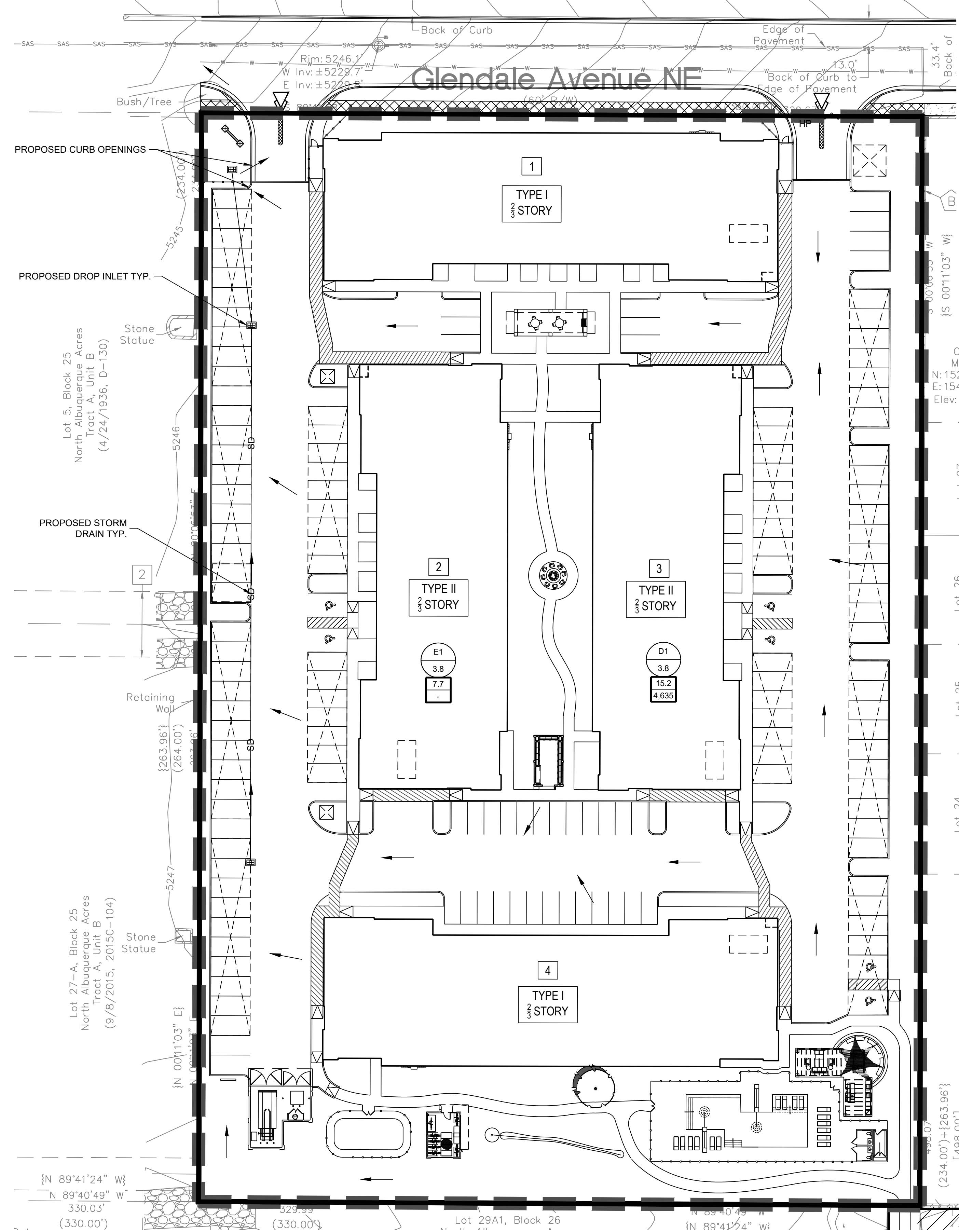


Scale: 1" = 30'



NORTH

NAME: N:\Projects\04-266-0006-Legacy Peaks Phase 2\3.DWG\Streets\4266.06.Drainage.dwg PLOT DATE: Mar 30, 2022 12:44pm



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

Runoff Rate:
Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
E1	1.90	1.90	0.00	0.00	3.80
D1	0.00	0.38	0.38	3.04	3.80

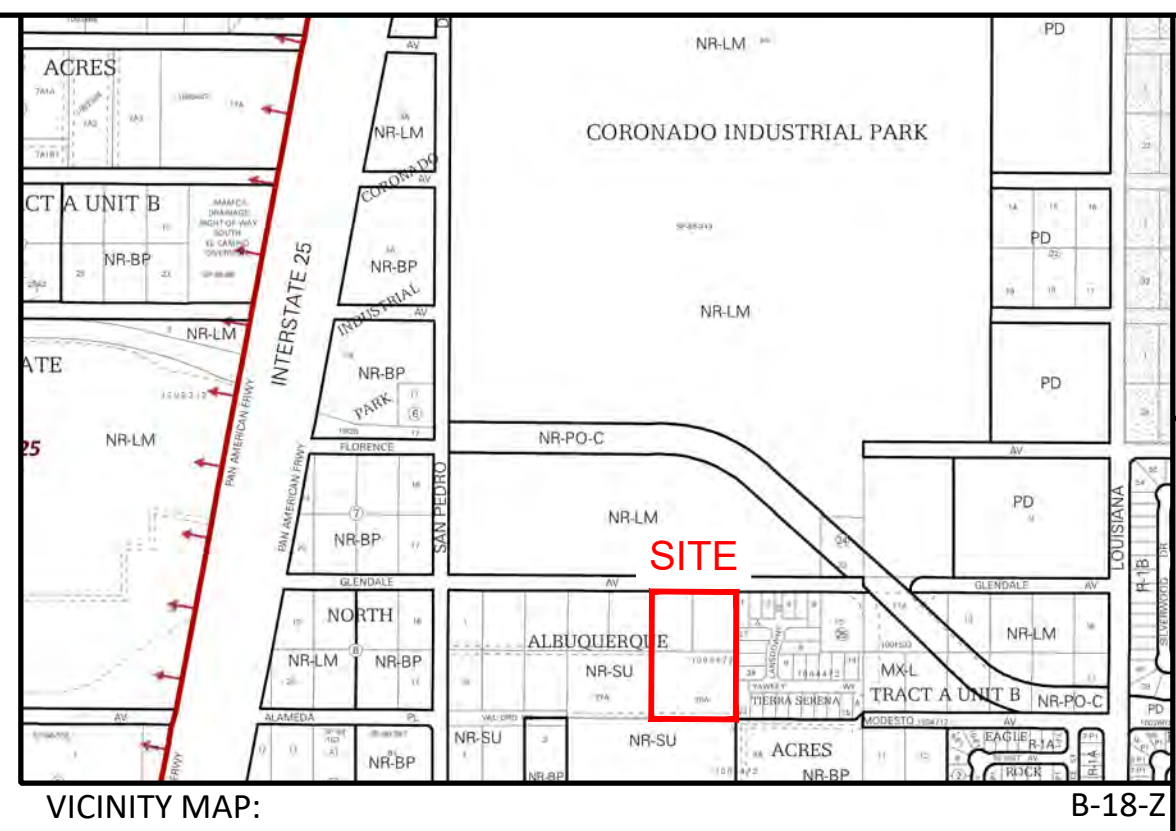
Peak Discharge values based on Zone 2 from Table 6.2.14
 $Q_A = 1.71 \text{ cfs/ac}$ $Q_B = 2.36 \text{ cfs/ac}$ $Q_C = 3.05 \text{ cfs/ac}$ $Q_D = 4.34 \text{ cfs/ac}$

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

Subbasin	Discharge (cfs)
E1	7.7
D1	15.2

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.)
E1	-	-	-
D1	4,635	4,635	0



BACKGROUND

LOTS 6, 7, AND 26-A, BLOCK 25, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B CONTAINS APPROXIMATELY 3.8 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS BOUNDED BY GLENDALE AVENUE TO THE NORTH, THE GLENDESTO RESIDENTIAL SUBDIVISION TO THE EAST, THE SANDIA MEMORIAL GARDENS CEMETERY TO THE WEST, AND THE EAGLE ROCK CONVENIENCE CENTER TO THE SOUTH. SEE VICINITY MAP ABOVE. THE PROPOSED DEVELOPMENT IS A 120 UNIT MULTI-FAMILY APARTMENT COMPLEX. THIS WILL BE PHASE II OF THE PEAKS BY MARKANA LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY. THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN RESTRICTS THE DISCHARGE FROM THIS SITE TO 4.06 CFS/AC. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS DEVELOPMENT IS 15.4 CFS.

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" FOR NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN GENERALLY SHEET DRAINS FROM EAST TO WEST AT VARYING SLOPES BETWEEN 2%-3%. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE HAS ONE SUB-BASIN DESCRIBED BELOW.

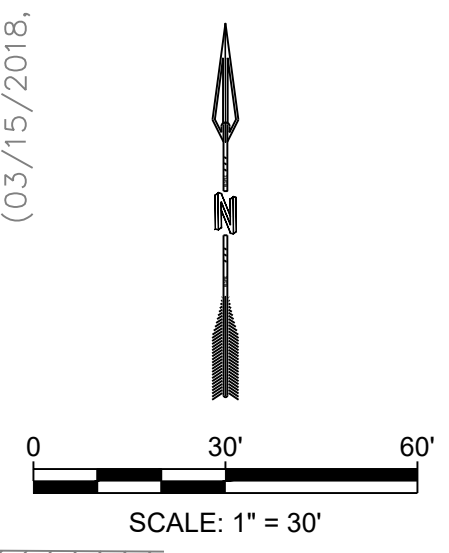
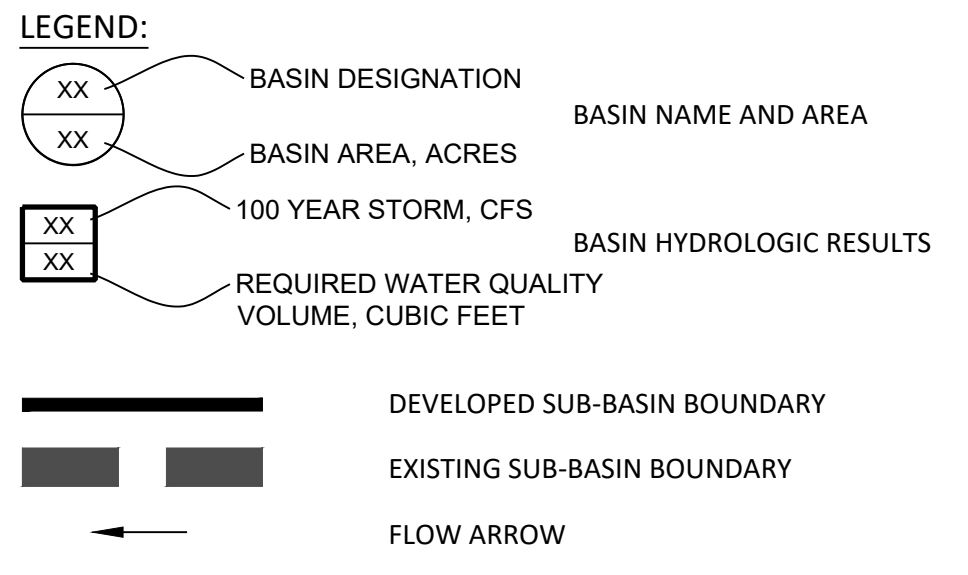
SUB-BASIN E1 CONTAINS 3.8 ACRES. THIS BASIN HAS HISTORICALLY DRAINED TO THE WEST ACROSS THE CEMETERY UNTIL EVENTUALLY REACHING SAN PEDRO DRIVE. 7.7 CFS IS GENERATED BY THIS BASIN.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO FREELY DISCHARGE DIRECTLY TO GLENDALE AVENUE AND EVENTUALLY TO SAN PEDRO DRIVE. THE SITE HAS ONE SUB-BASINS DESCRIBED BELOW.

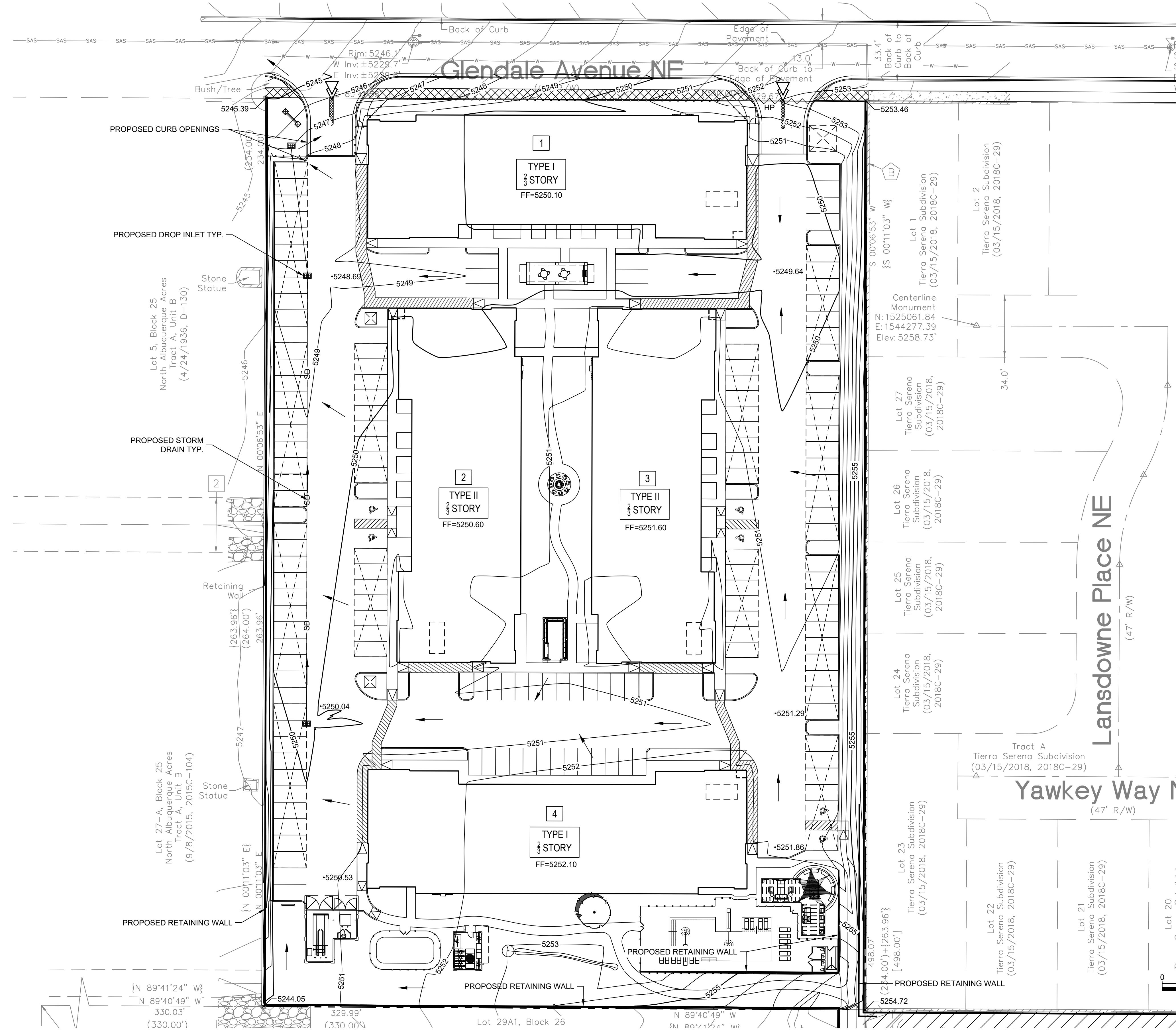
SUB-BASIN D1 CONTAINS 3.8 ACRES AND GENERATES 15.2 CFS. THIS IS LESS THAN THE ALLOWABLE DISCHARGE RATE FOR THE PROPERTY. RUNOFF GENERALLY DRAINS FROM SOUTHEAST TO NORTHWEST VIA A COMBINATION OF SURFACE FLOWS IN THE PARKING LOT AND A STORM DRAIN SYSTEM. THE SITE DISCHARGES TO GLENDALE AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY AFTER BEING ROUTED THROUGH AN UNDERGROUND STORM DRAIN THAT WILL SERVE AS THE WATER QUALITY RETENTION FOR THE DEVELOPMENT.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. IT IS ANTICIPATED THAT THE TOTAL REQUIRED VOLUME OF 4,365 CUBIC FEET CAN BE RETAINED ONSITE IN THE STORM DRAIN SYSTEM. THE STORM DRAIN WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



DESIGNED JS	REVISION
DRAWN JS	
CHECKED JS	
DATE 3.30.2022	
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87126 WWW.RESPEC.COM PHONE (505) 253-9718	
RESPEC	
STAMP	
JEREMY W SHELL PROFESSIONAL ENGINEER 26341	
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nm811 Know what's below. Call before you dig. PROJ. #: 4266.06	
PROJECT NAME: THE PEAKS BY MARKANA PHASE II	
SHEET TITLE: CONCEPT DRAINAGE PLAN	
SUBMITTED FOR: DRB SITE PLAN	
SHEET NUMBER: C-100	

NAME: N:\Projects\04-266-006-Legacy Peaks Phase 2\3.DWG\Sheets\4266.06 Grading.dwg PLOT DATE: Mar 30, 2022 12:45pm

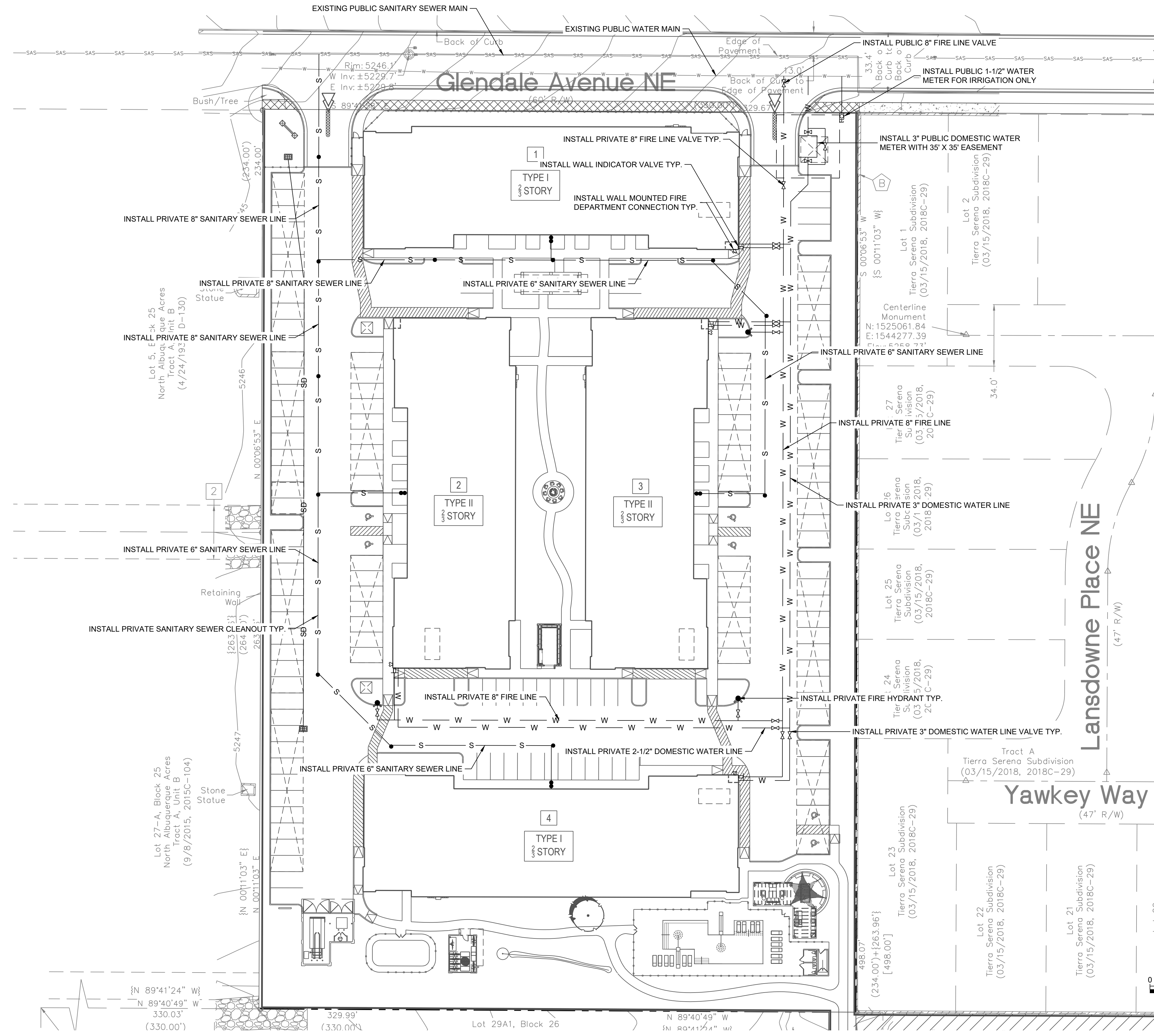


- LEGEND:**
- PROPERTY BOUNDARY
 - 5270 PROPOSED MAJOR CONTOUR
 - 5272 PROPOSED MINOR CONTOUR
 - - - 5270 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ~ ~ ~ PROPOSED HIGH POINT
 - PROPOSED RETAINING WALL
 - SD — PROPOSED STORM DRAIN
 - PROPOSED DROP INLET
 - FLOW ARROW



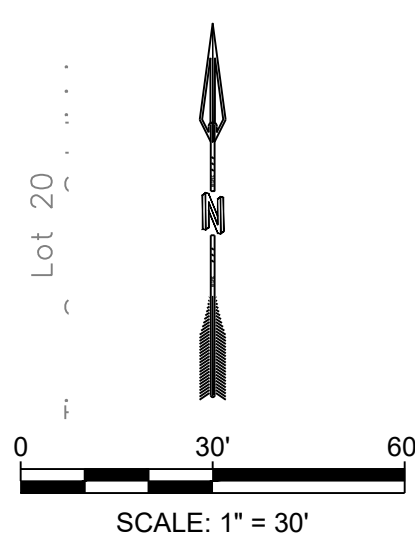
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DRAWN JS	
CHECKED JS	
DATE 3.30.2022	
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PROJ. #: 4266.06	
PROJECT NAME: THE PEAKS BY MARKANA PHASE II	
SHEET TITLE: CONCEPT GRADING PLAN	
SUBMITTED FOR: DRB SITE PLAN	
SHEET NUMBER: C-101	




NAME: N:\Projects\04-266-0006-Legacy Peaks Phase 2\3.DWG\Streets\4266-06 Utility.dwg PLOT DATE: Mar 24, 2022 12:45pm



LEGEND

---	PROPERTY BOUNDARY
W	NEW WATERLINE
∩	NEW WATER VALVE TYP.
∩	NEW WALL INDICATOR VALVE
∩	NEW FIRE DEPARTMENT CONNECTION
---	NEW SEWER LINE
•	NEW SEWER CLEAN OUT (TYP.)
---	EXISTING WATERLINE
---	EXISTING SEWER LINE



<p>DESIGNED JS DRAWN JS CHECKED JS DATE 3.24.2022</p>	<p>REVISION</p>
 <p>RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DENVER, CO 80231 WWW.RESPEC.COM PHONE (303) 253-9718</p>	
<p>STAMP</p>  <p>PROFESSIONAL ENGINEER JEREMY W. SHELL NEW MEXICO 26341</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION 3/2022</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p>	
 <p>Know what's below. Call before you dig. PROJ. #: 4266.06</p>	
<p>PROJECT NAME:</p> <p>THE PEAKS BY MARKANA PHASE II</p>	
<p>SHEET TITLE:</p> <p>CONCEPT UTILITY PLAN</p>	
<p>SUBMITTED FOR:</p> <p>DRB SITE PLAN</p>	
<p>SHEET NUMBER:</p> <p>C-102</p>	

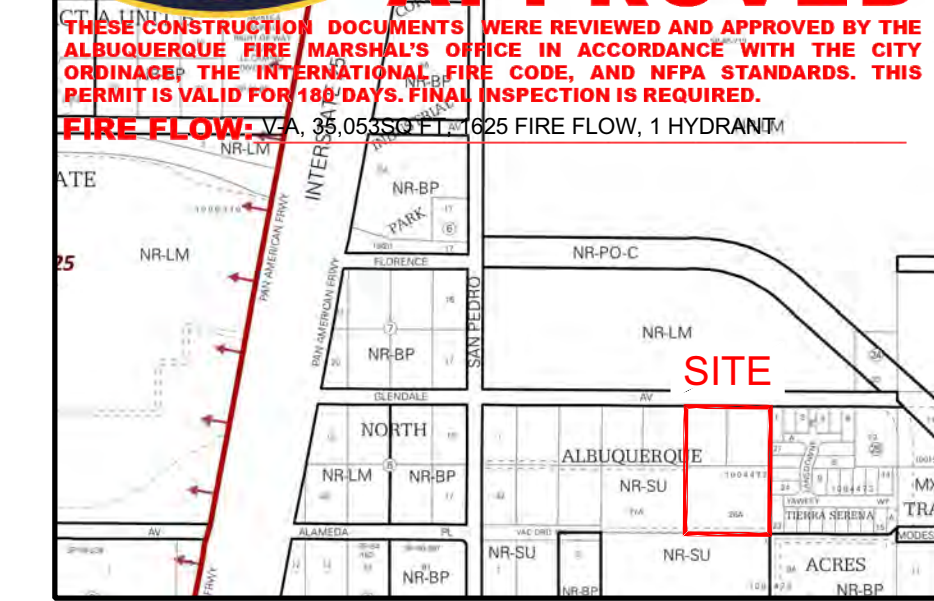


ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-22-009106
APPROVED DATE: 02/21/22

APPROVED



VICINITY MAP: B-18-Z

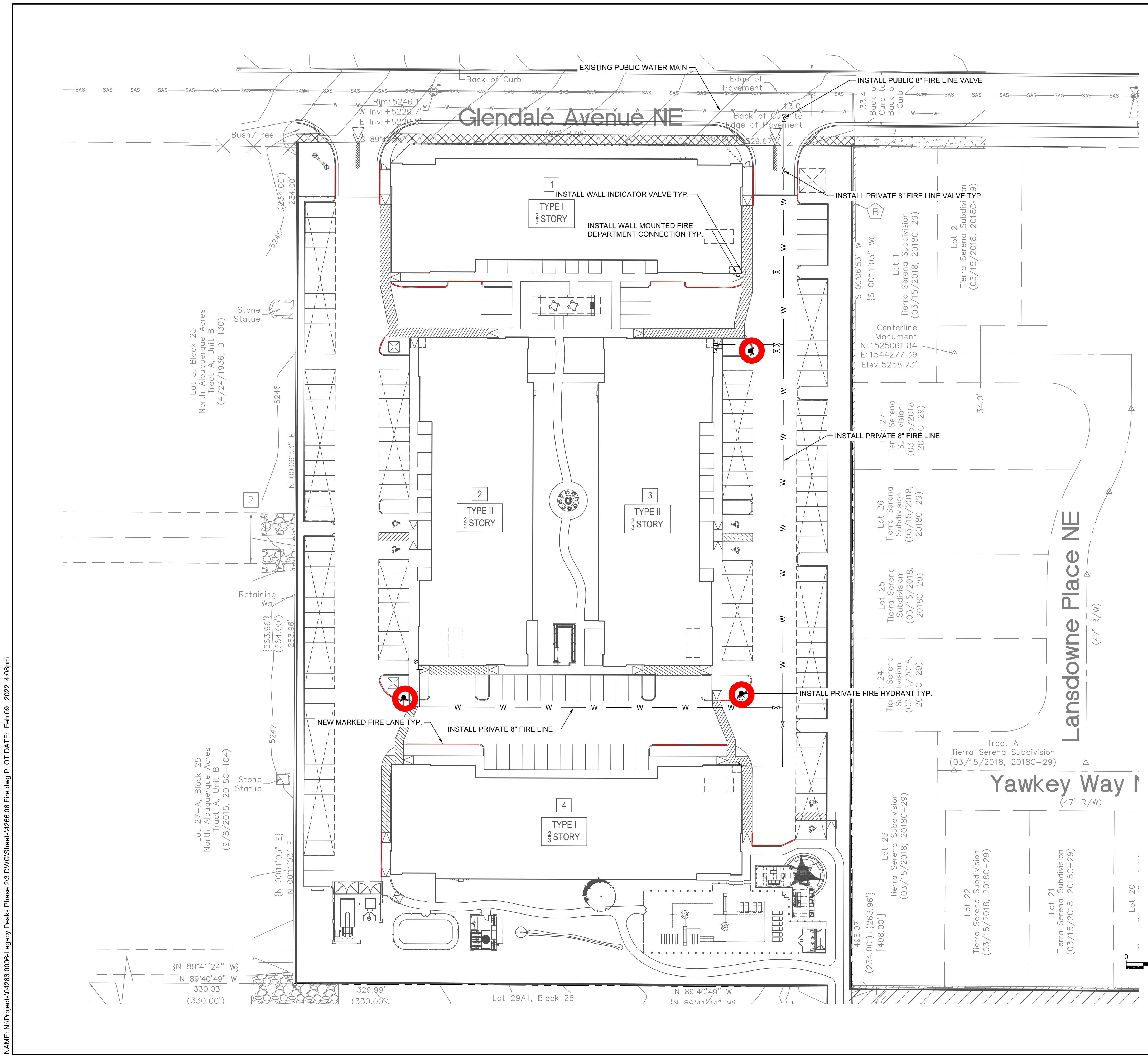
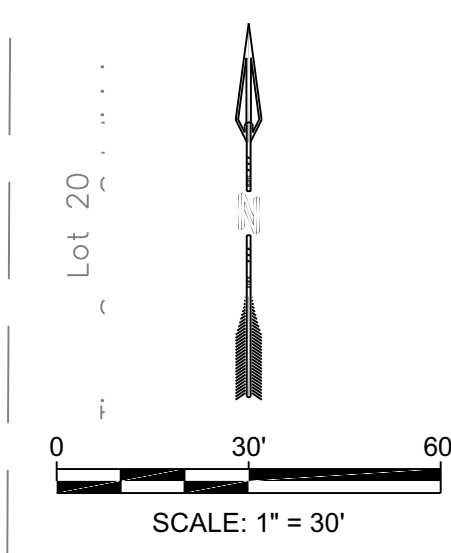
PROJECT SUMMARY:
THE PROPOSED DEVELOPMENT IS A MULTI-FAMILY APARTMENT COMPLEX. THE PROJECT IS LOCATED ON LOTS 6, 7, AND 26-A, BLOCK 25, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B.

FIRE ONE NOTES:

- BUILDING TYPE** AREA
I 34,053 SQ. FT.
II 32,566 SQ. FT.
- CONSTRUCTION TYPE = V-A
- OCCUPANCY TYPE: R-2
- FIRE FLOW = 1,625 GPM
- MAXIMUM BUILDING HEIGHT = 32'
- 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.

LEGEND:

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



NAME: N:\Projects\04266.0006-Legacy\Peaks Phase 2\3.DWG\Sheets\4266.06 Fire.dwg PLOT DATE: Feb 09, 2022 4:08pm

DESIGNED JS	DRAWN JS	CHECKED JS	DATE
			2.09.2022

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RESPEC

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NEW MEXICO
26341
REGISTERED PROFESSIONAL ENGINEER
2/2022
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PROJ. #: 4266.06

PROJECT NAME:
**THE PEAKS BY MARKANA
PHASE II**

SHEET TITLE:
FIRE 1

SUBMITTED FOR:
REVIEW

SHEET NUMBER:
F-100



4 DRB - BLDG TYPE I - RIGHT ELEVATION
1/8" = 1'-0"



3 DRB - BLDG TYPE I - LEFT ELEVATION
1/8" = 1'-0"



2 DRB - BLDG TYPE I - REAR ELEVATION
1/8" = 1'-0"



1 DRB - BLDG TYPE I - FRONT ELEVATION
1/8" = 1'-0"

MATERIAL KEY NOTE

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

Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: _____ JRM
 Date Plotted: 3/25/2022 9:21:04 AM

Revisions		
#	DATE	COMMENTS

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 ALBUQUERQUE, NM 87109
LEGACY DEVELOPMENT AND MANAGEMENT, LLC



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SHEET CONTENTS
 BLDG TYPE I - ELEVATIONS

SHEET NO.
A4.10
 21219

DRB SET (03-24-2022)

MATERIAL KEY NOTE

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

Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: JRM
 Date Plotted: 3/24/2022 5:41:31 PM

Revisions		
#	DATE	COMMENTS

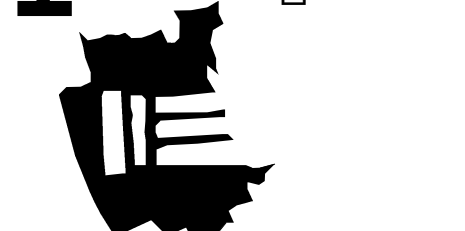
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SHEET CONTENTS
 BLDG TYPE I - ELEVATIONS

SHEET NO.

A4.10b

21219



DRB SET (03-24-2022)



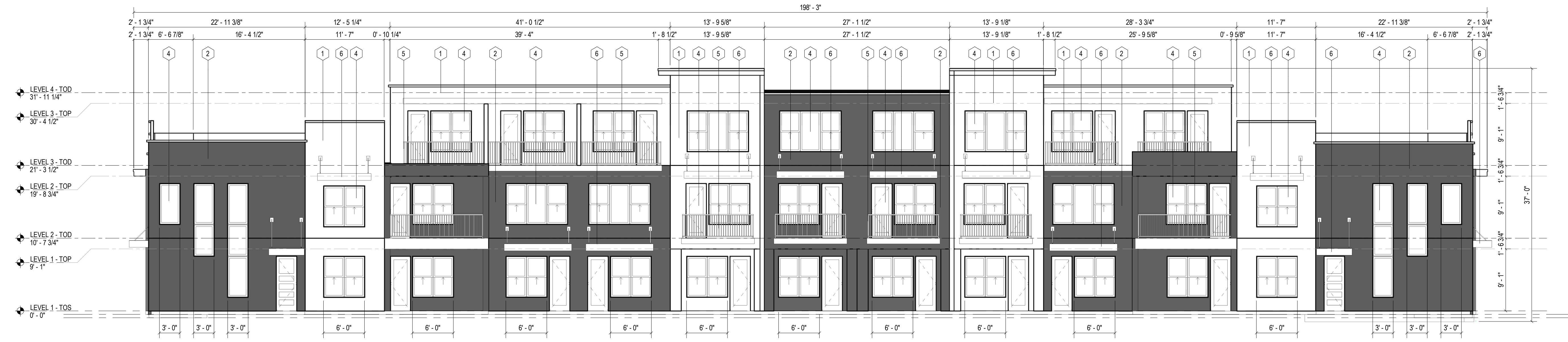
4 DRB - BLDG TYPE II - RIGHT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



3 DRB - BLDG TYPE II - LEFT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



2 DRB - BLDG TYPE II - REAR ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



1 DRB - BLDG TYPE II - FRONT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16

MATERIAL KEY NOTE

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- 5 METAL RAILING - BRONZE
- 6 ALUMINUM AWNING - BRONZE
- 7 WALL SIGNAGE, LIMITED TO 10% FACADE AREA, PER TABLE 5-12-2 IDO.

Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: JRM
 Date Plotted: 3/25/2022 9:21:52 AM

Revisions		
#	DATE	COMMENTS

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SHEET CONTENTS
 BLDG TYPE II - ELEVATIONS

SHEET NO.
A4.30
 21219

DRB SET (03-24-2022)

MATERIAL KEY NOTE

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

Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: JRM
 Date Plotted: 3/24/2022 5:45:52 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS

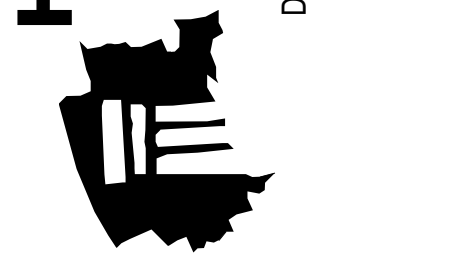
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SHEET CONTENTS
 BLDG TYPE II - ELEVATIONS

SHEET NO.

A4.30b

21219



4 DRB - BLDG TYPE II - RIGHT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



3 DRB - BLDG TYPE II - LEFT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



2 DRB - BLDG TYPE II - REAR ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16



1 DRB - BLDG TYPE II - FRONT ELEVATION
 1/8" = 1'-0"
 0 2 4 8 16

DRB SET (03-24-2022)

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS

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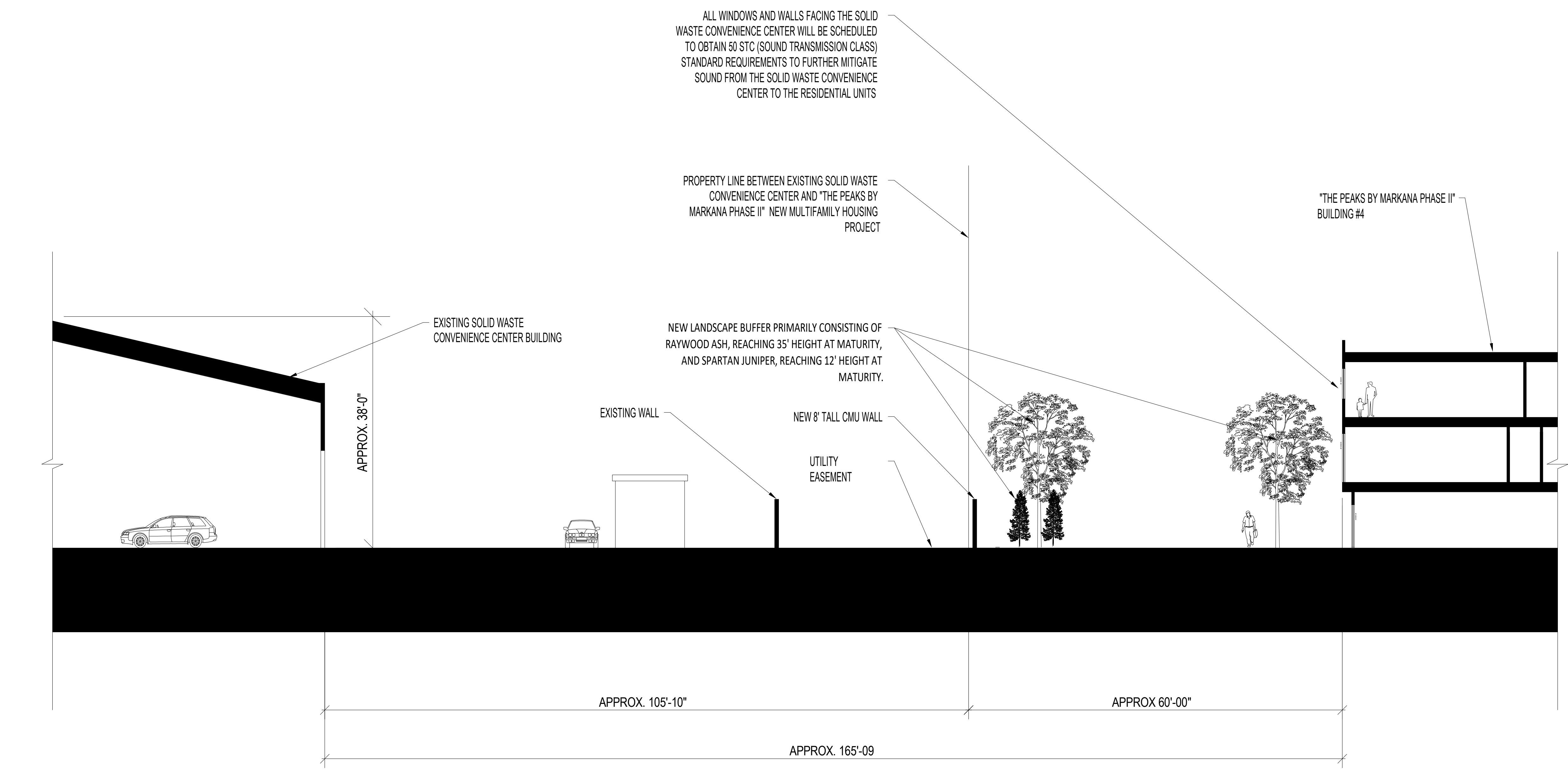
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DRB SET (02-11-2022)
 SHEET CONTENTS
 SITE SECTION

SHEET NO.
A4.30
 21219



ALL WINDOWS AND WALLS FACING THE SOLID WASTE CONVENIENCE CENTER WILL BE SCHEDULED TO OBTAIN 50 STC (SOUND TRANSMISSION CLASS) STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS

PROPERTY LINE BETWEEN EXISTING SOLID WASTE CONVENIENCE CENTER AND "THE PEAKS BY MARKANA PHASE II" NEW MULTIFAMILY HOUSING PROJECT

"THE PEAKS BY MARKANA PHASE II" BUILDING #4

NEW LANDSCAPE BUFFER PRIMARILY CONSISTING OF RAYWOOD ASH, REACHING 35' HEIGHT AT MATURITY, AND SPARTAN JUNIPER, REACHING 12' HEIGHT AT MATURITY.

EXISTING SOLID WASTE CONVENIENCE CENTER BUILDING

APPROX. 38'-0"

EXISTING WALL

NEW 8' TALL CMU WALL

UTILITY EASEMENT

APPROX. 105'-10"

APPROX 60'-00"

APPROX. 165'-09"

1 SITE SECTION
 1" = 10'-0"



8 DRB - BLDG TYPE I - EAST ELEVATION (RIGHT) - NOV 21 12PM
3/32" = 1'-0"



4 DRB - BLDG TYPE I - NORTH ELEVATION (REAR) - NOV 21 12PM
3/32" = 1'-0"



7 DRB - BLDG TYPE I - EAST ELEVATION (RIGHT) - MAY 21 4PM
3/32" = 1'-0"



3 DRB - BLDG TYPE I - NORTH ELEVATION (REAR) - MAY 21 4PM
3/32" = 1'-0"



6 DRB - BLDG TYPE I - EAST ELEVATION (RIGHT) - MAY 21 12PM
3/32" = 1'-0"



2 DRB - BLDG TYPE I - NORTH ELEVATION (REAR) - MAY 21 12PM
3/32" = 1'-0"



5 DRB - BLDG TYPE I - EAST ELEVATION (RIGHT) - MAY 21 9AM
3/32" = 1'-0"



1 DRB - BLDG TYPE I - NORTH ELEVATION (REAR) - MAY 21 9AM
3/32" = 1'-0"

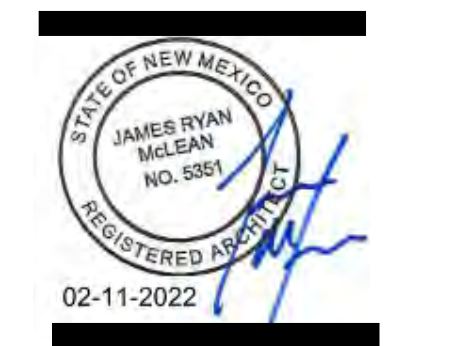
Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: JRM
 Date Plotted: 3/25/2022 11:06:12 AM

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SHEET CONTENTS
 BLDG TYPE I - SUN ANALYSIS

SHEET NO.
A4.40
 21219

DRB SET (03-24-2022)



8 DRB - BLDG TYPE I - WEST ELEVATION (LEFT) - NOV 21 12PM
3/32" = 1'-0"



4 DRB - BLDG TYPE I - SOUTH ELEVATION (FRONT) - NOV 21 12PM
3/32" = 1'-0"



7 DRB - BLDG TYPE I - WEST ELEVATION (LEFT) - MAY 21 4AM
3/32" = 1'-0"



3 DRB - BLDG TYPE I - SOUTH ELEVATION (FRONT) - MAY 21 4PM
3/32" = 1'-0"



6 DRB - BLDG TYPE I - WEST ELEVATION (LEFT) - MAY 21 12PM
3/32" = 1'-0"



2 DRB - BLDG TYPE I - SOUTH ELEVATION (FRONT) - MAY 21 12PM
3/32" = 1'-0"



5 DRB - BLDG TYPE I - WEST ELEVATION (LEFT) - MAY 21 9AM
3/32" = 1'-0"



1 DRB - BLDG TYPE I - SOUTH ELEVATION (FRONT) - MAY 21 9AM
3/32" = 1'-0"

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SHEET CONTENTS
 BLDG TYPE I - SUN ANALYSIS

SHEET NO.

A4.41

21219

DRB SET (03-24-2022)



8 DRB - BLDG TYPE II - EAST ELEVATION (REAR) - NOV 21 12PM
3/32" = 1'-0"



7 DRB - BLDG TYPE II - EAST ELEVATION (REAR) - MAY 21 4PM
3/32" = 1'-0"



6 DRB - BLDG TYPE II - EAST ELEVATION (REAR) - MAY 21 12PM
3/32" = 1'-0"



5 DRB - BLDG TYPE II - EAST ELEVATION (REAR) - MAY 21 9AM
3/32" = 1'-0"



4 DRB - BLDG TYPE II - NORTH ELEVATION (LEFT) - NOV 21 12PM
3/32" = 1'-0"



3 DRB - BLDG TYPE II - NORTH ELEVATION (LEFT) - MAY 21 4PM
3/32" = 1'-0"



2 DRB - BLDG TYPE II - NORTH ELEVATION (LEFT) - MAY 21 12PM
3/32" = 1'-0"



1 DRB - BLDG TYPE II - NORTH ELEVATION (LEFT) - MAY 21 9AM
3/32" = 1'-0"

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Drawn by: _____ Author
Architect of Record: JRM
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SHEET CONTENTS
BLDG TYPE II - SUN ANALYSIS

SHEET NO.

A4.42

21219

DRB SET (03-24-2022)



8 DRB - BLDG TYPE II - WEST ELEVATION (FRONT) - NOV 21 12PM
3/32" = 1'-0"



4 DRB - BLDG TYPE II - SOUTH ELEVATION (RIGHT) - NOV 21 12PM
3/32" = 1'-0"



7 DRB - BLDG TYPE II - WEST ELEVATION (FRONT) - MAY 21 4PM
3/32" = 1'-0"



3 DRB - BLDG TYPE II - SOUTH ELEVATION (RIGHT) - MAY 21 4PM
3/32" = 1'-0"



6 DRB - BLDG TYPE II - WEST ELEVATION (FRONT) - MAY 21 12PM
3/32" = 1'-0"



2 DRB - BLDG TYPE II - SOUTH ELEVATION (RIGHT) - MAY 21 12PM
3/32" = 1'-0"



5 DRB - BLDG TYPE II - WEST ELEVATION (FRONT) - MAY 21 9AM
3/32" = 1'-0"



1 DRB - BLDG TYPE II - SOUTH ELEVATION (RIGHT) - MAY 21 9AM
3/32" = 1'-0"

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 Architect of Record: JRM
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SHEET CONTENTS
 BLDG TYPE II - SUN ANALYSIS

SHEET NO.
A4.43
 21219

DRB SET (03-24-2022)

MATERIAL KEY NOTE

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

Designed by: _____ Designer
 Drawn by: _____ Author
 Architect of Record: _____ JRM
 Date Plotted: 2/10/2022 4:21:51 PM

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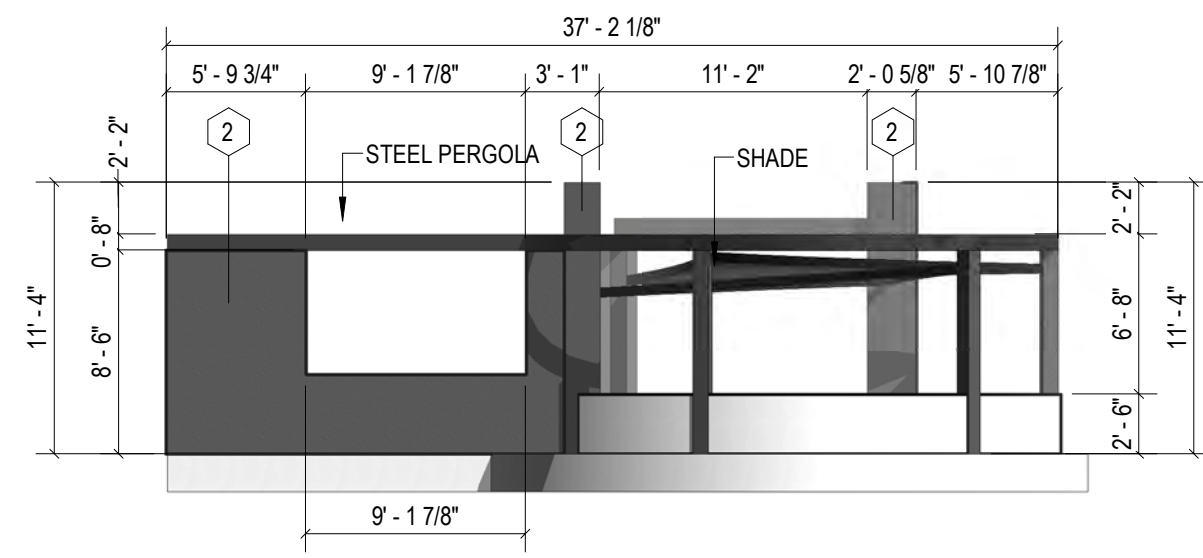
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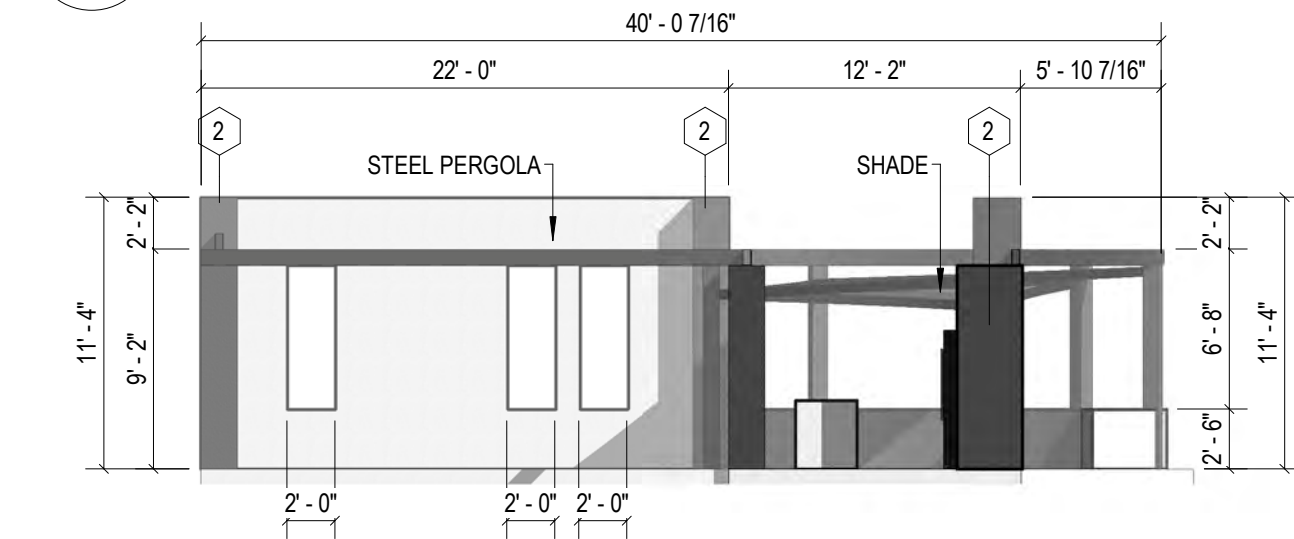
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SHEET CONTENTS AMENITIES

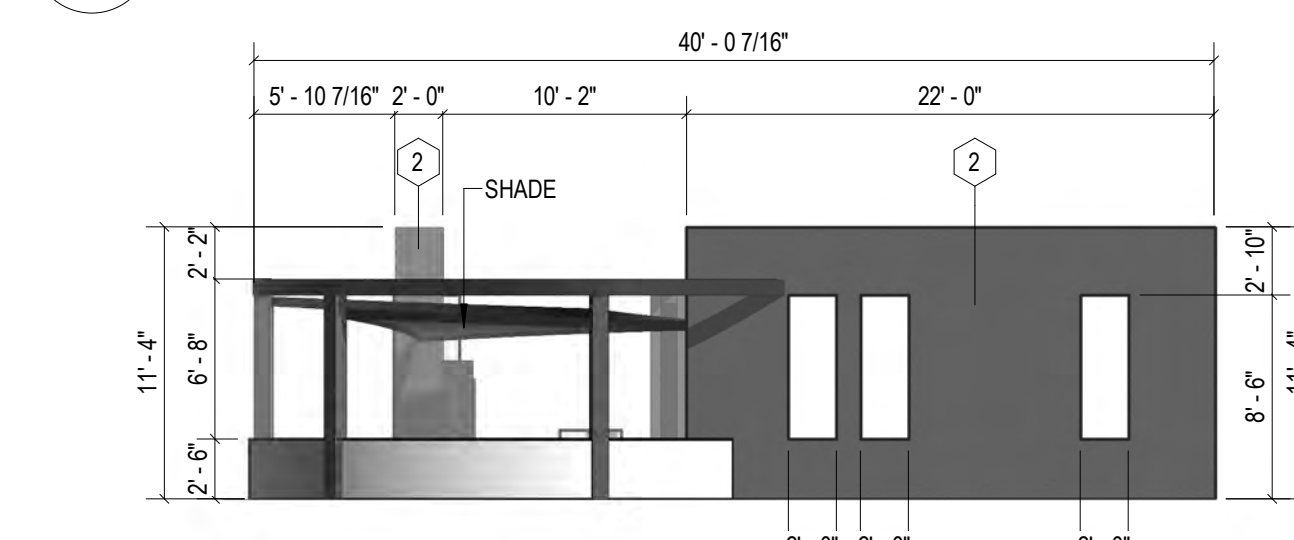
SHEET NO.
A4.50
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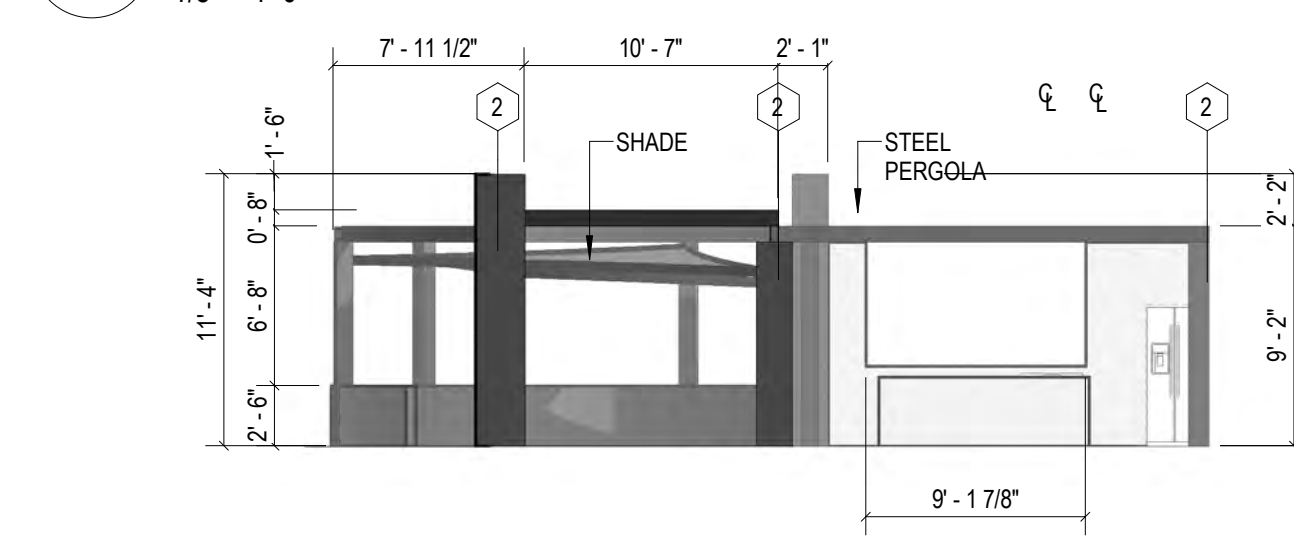
15 DRB OUTDOOR AMENITY ELEV. 2
 1/8" = 1'-0"



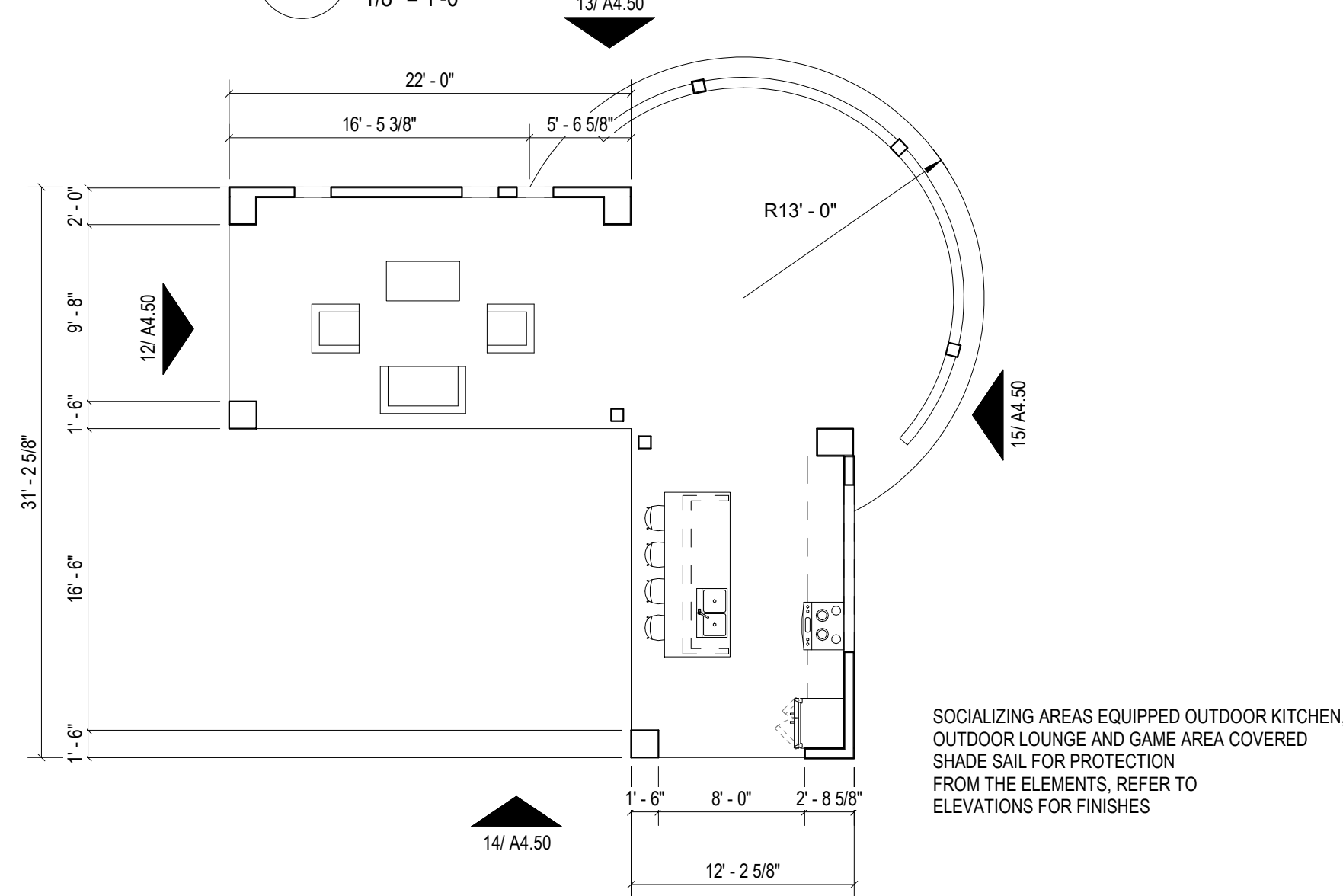
14 DRB OUTDOOR AMENITY ELEV. 3
 1/8" = 1'-0"



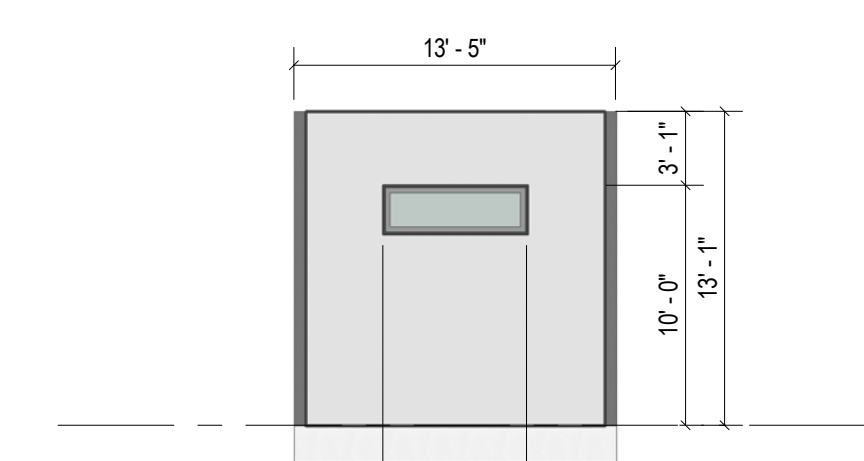
13 DRB OUTDOOR AMENITY ELEV. 1
 1/8" = 1'-0"



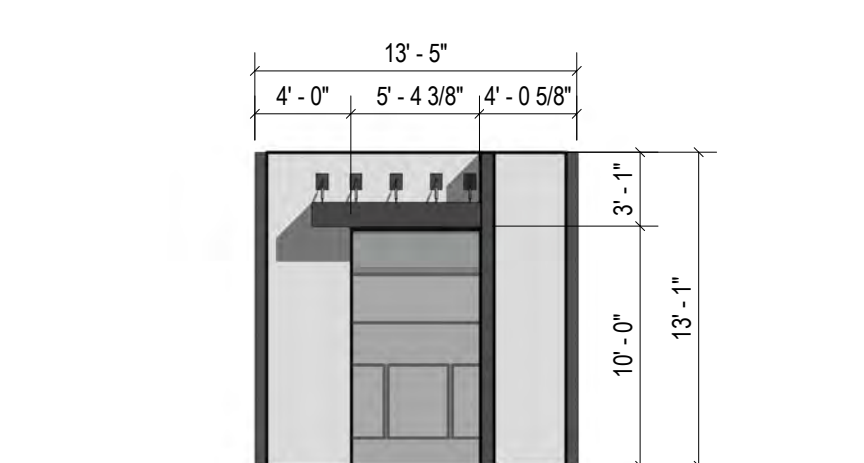
12 DRB OUTDOOR AMENITY ELEV. 4
 1/8" = 1'-0"



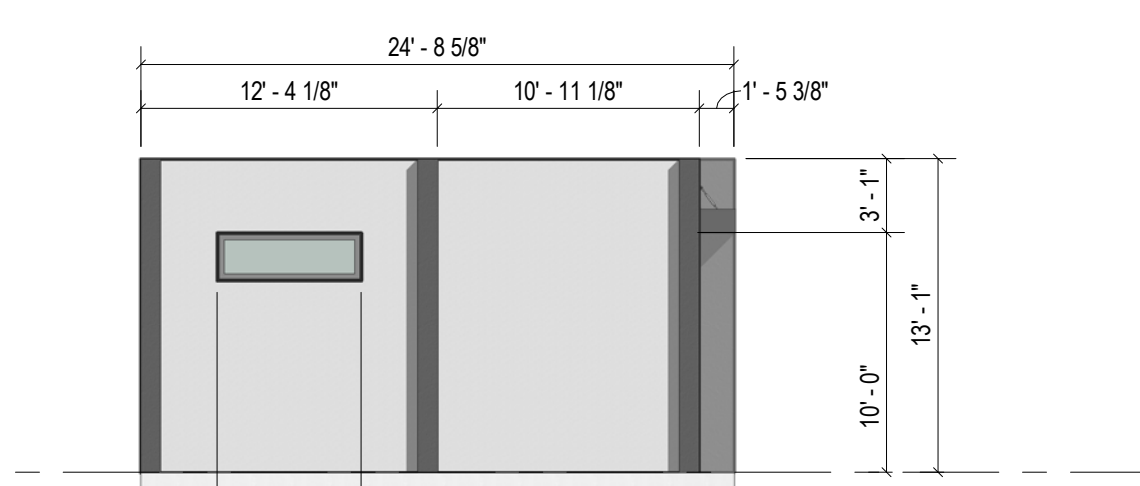
11 DRB OUTDOOR AMENITY
 1/8" = 1'-0"



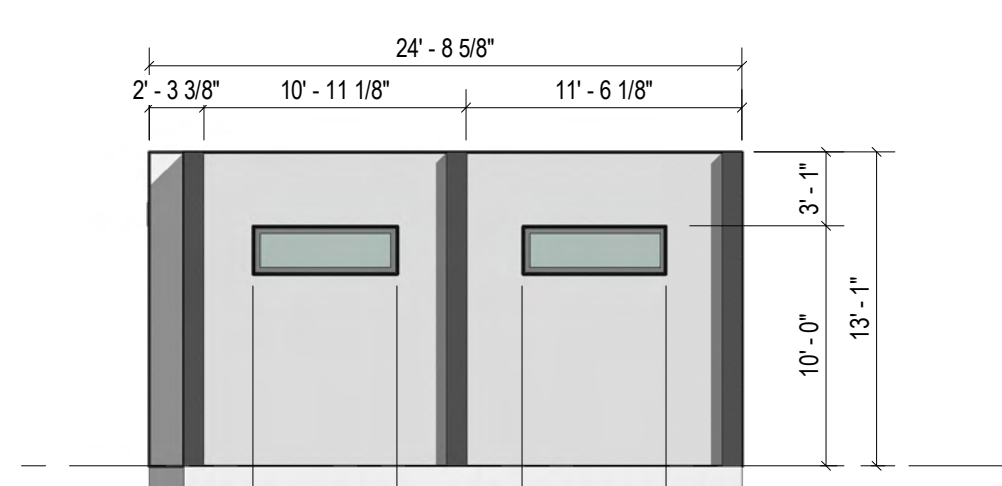
10 DRB - MAIL ROOM - ELEV. 4
 1/8" = 1'-0"



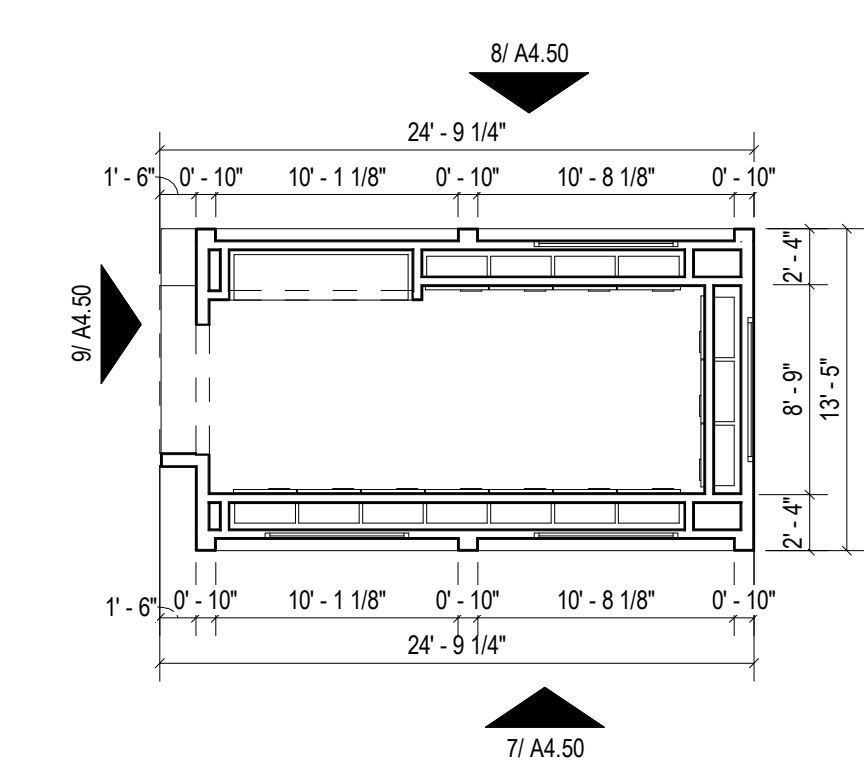
9 DRB - MAIL ROOM - ELEV. 3
 1/8" = 1'-0"



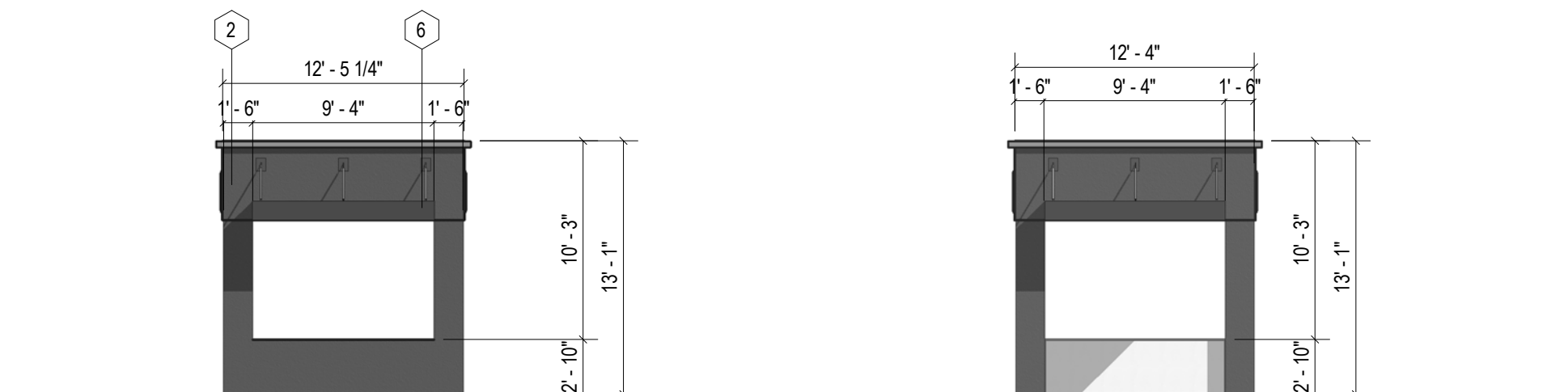
8 DRB - MAIL ROOM - ELEV. 2
 1/8" = 1'-0"



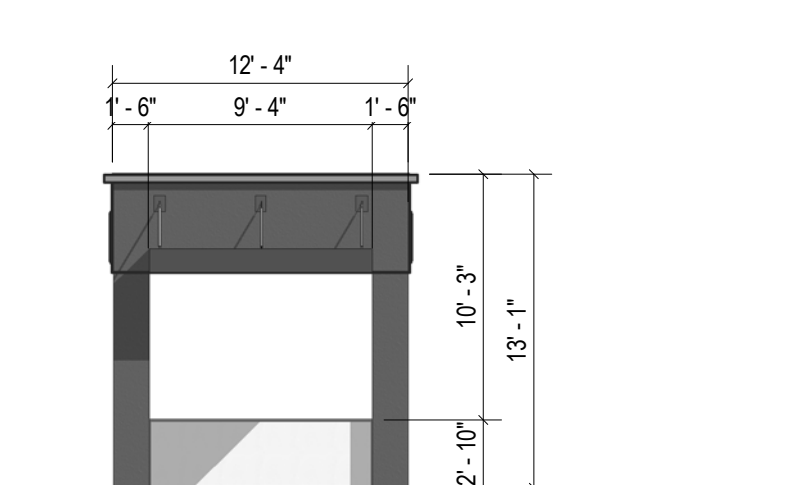
7 DRB - MAIL ROOM - ELEV. 1
 1/8" = 1'-0"



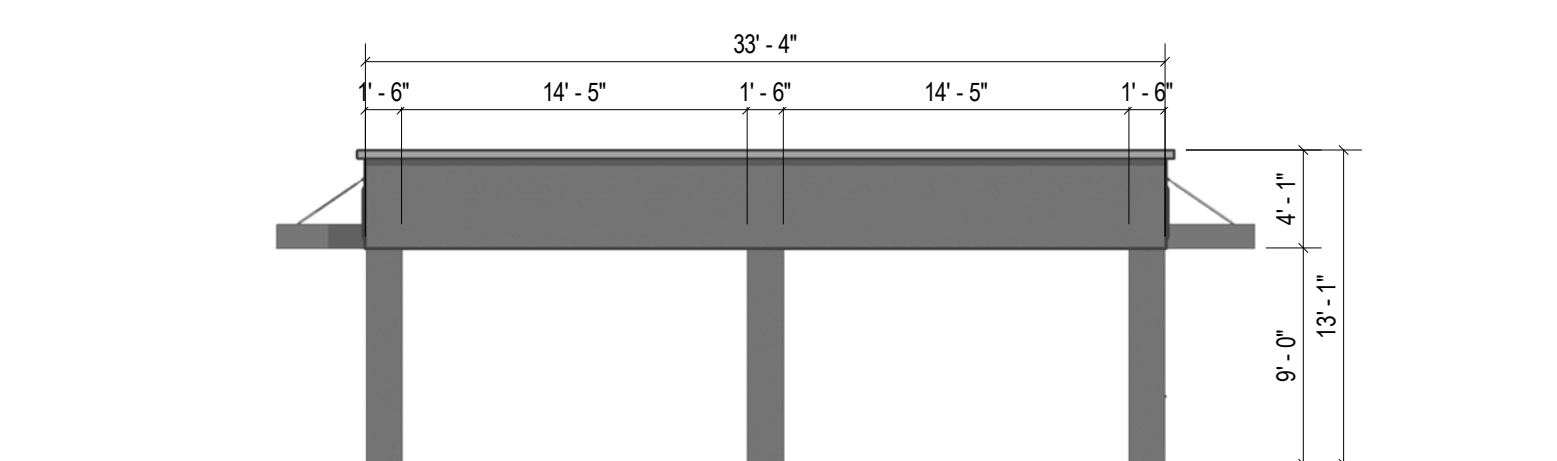
6 DRB - MAIL ROOM - REF & DIM PLAN
 1/8" = 1'-0"



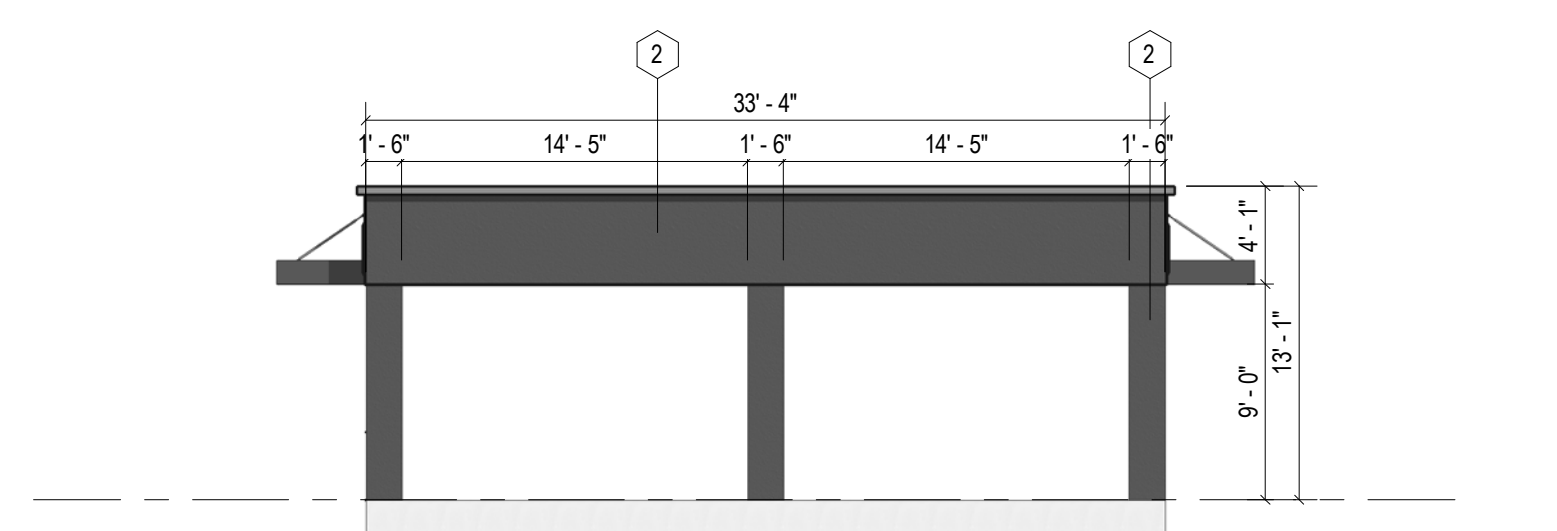
5 DRB - BBQ - ELEV. 3
 1/8" = 1'-0"



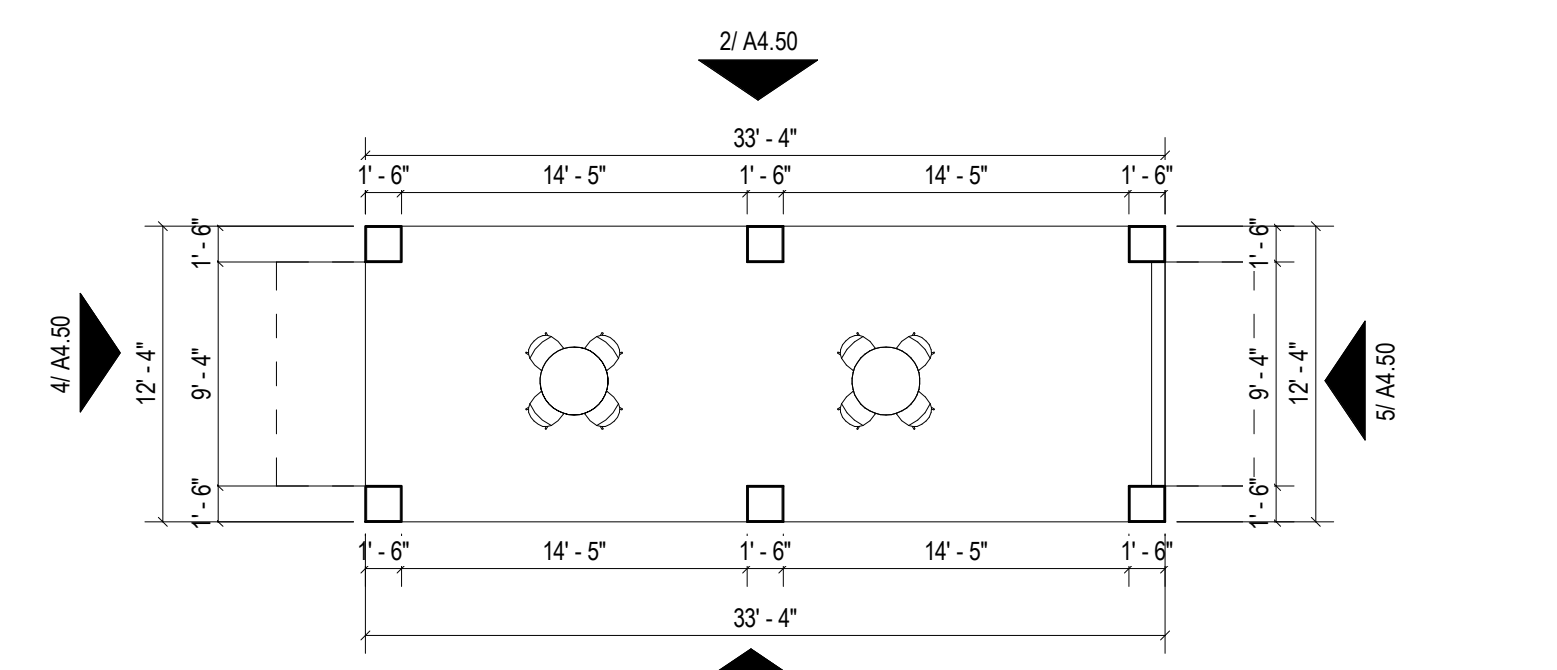
4 DRB - BBQ - ELEV. 4
 1/8" = 1'-0"



3 DRB - BBQ - ELEV. 2
 1/8" = 1'-0"



2 DRB - BBQ - ELEV. 1
 1/8" = 1'-0"



1 DRB - BBQ - REF & DIM PLAN
 1/8" = 1'-0"

DRB SET (02-11-2022)

Designed by:	Designer	
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Architect of Record:	JRM	
Date Plotted:	2/10/2022 4:04:42 PM	
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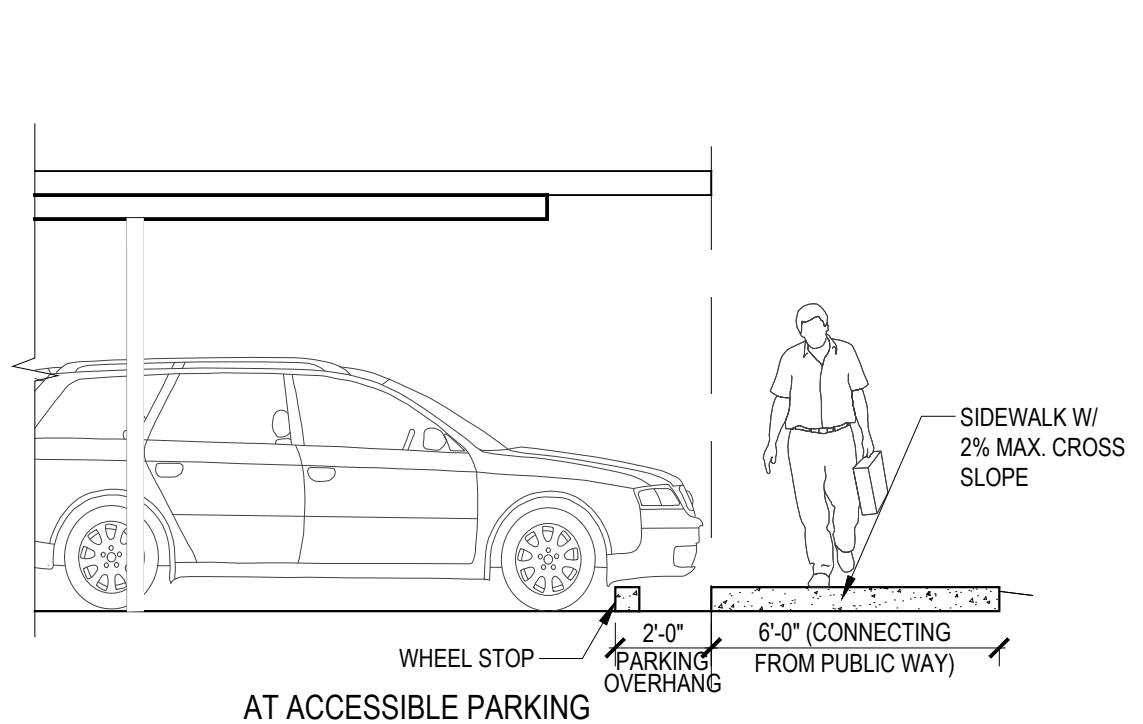


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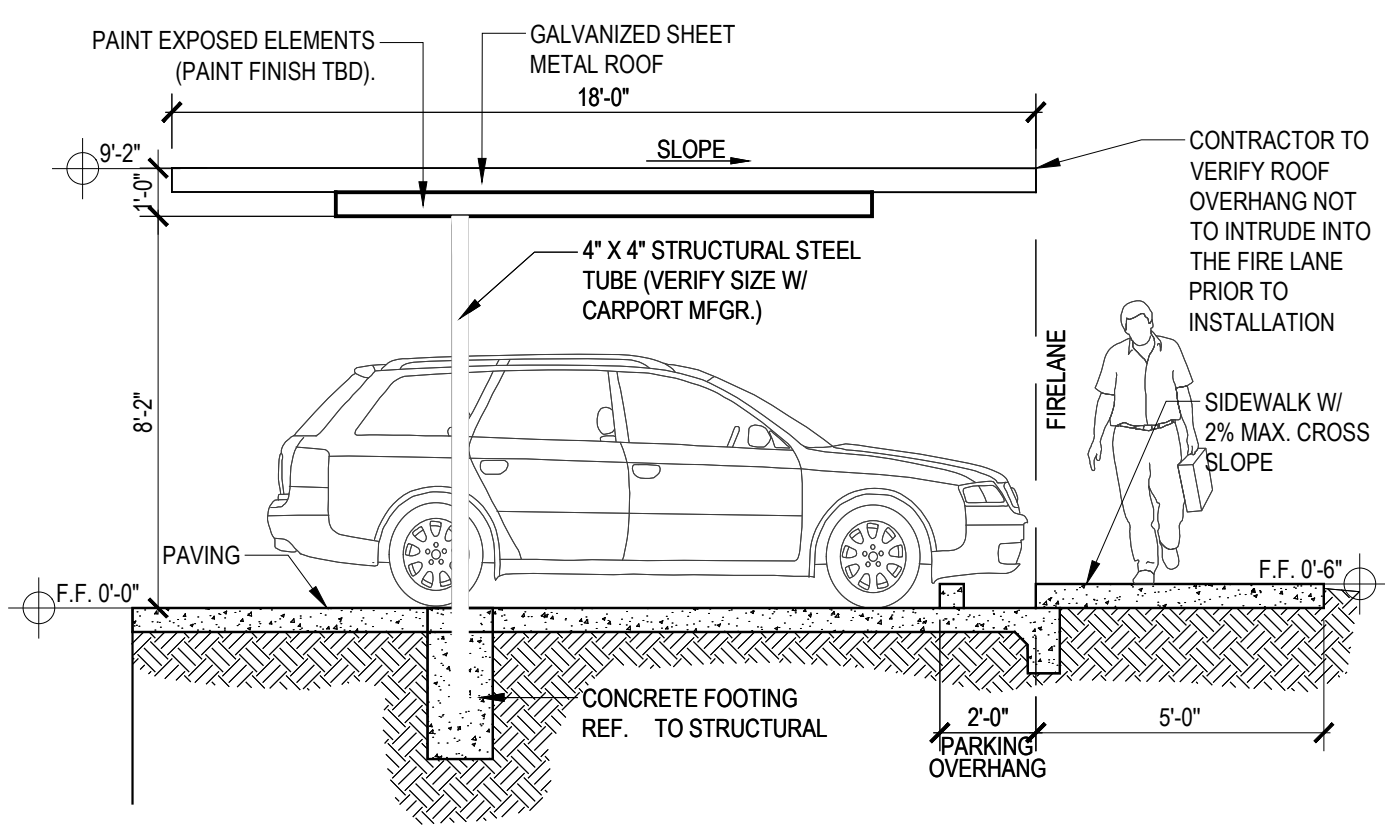
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DRB SET (03-24-2022)
 SHEET CONTENTS
 SITE DETAILS
 SHEET NO.
A9.01
 21219



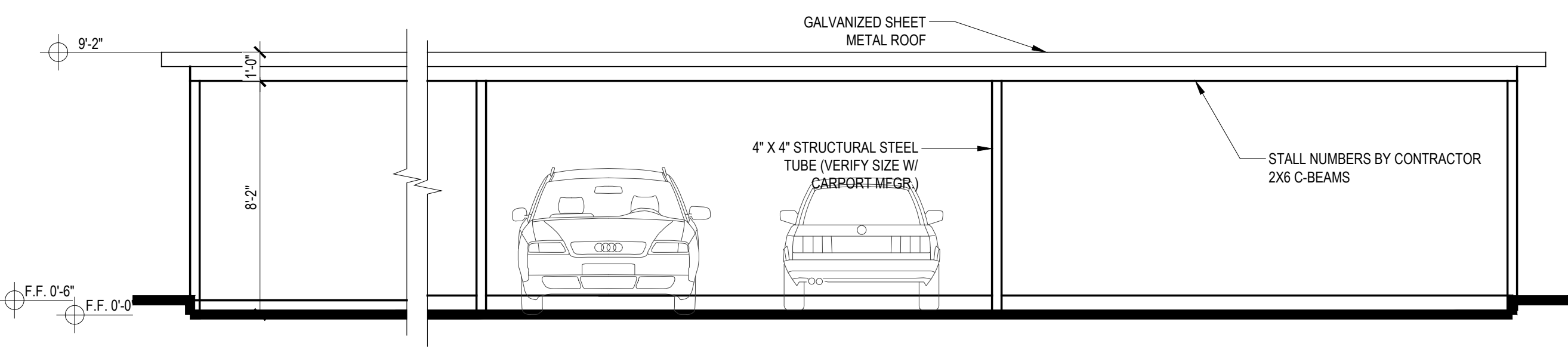
8 SIDEWALK AT PARKING
 SCALE: 1/4" = 1'-0"

NOTES:
 1. CARPORTS VARY IN LENGTH. REFER TO SITE PLAN FOR NUMBER OF STALLS.
 2. 7'-2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ALL STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.
 3. 8'-2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ACCESSIBLE STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.



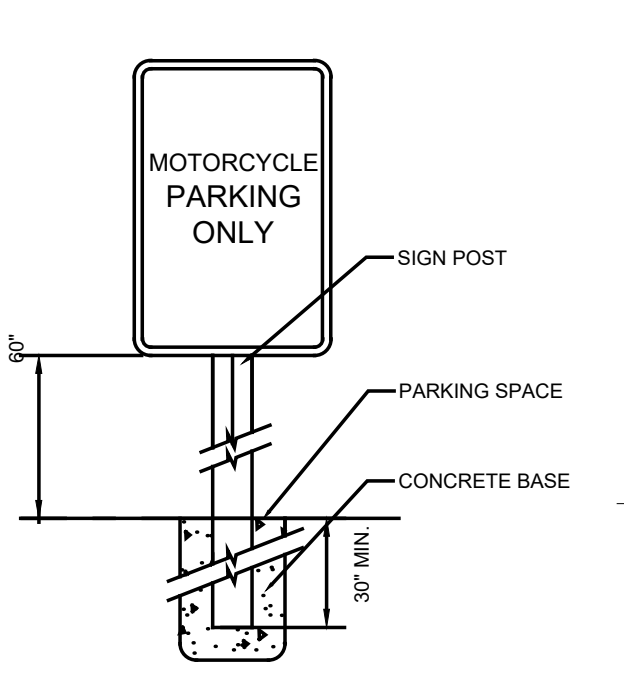
6 CARPORT - SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

9 CARPORT - FRONT & REAR ELEVATION
 SCALE: 1/4" = 1'-0"

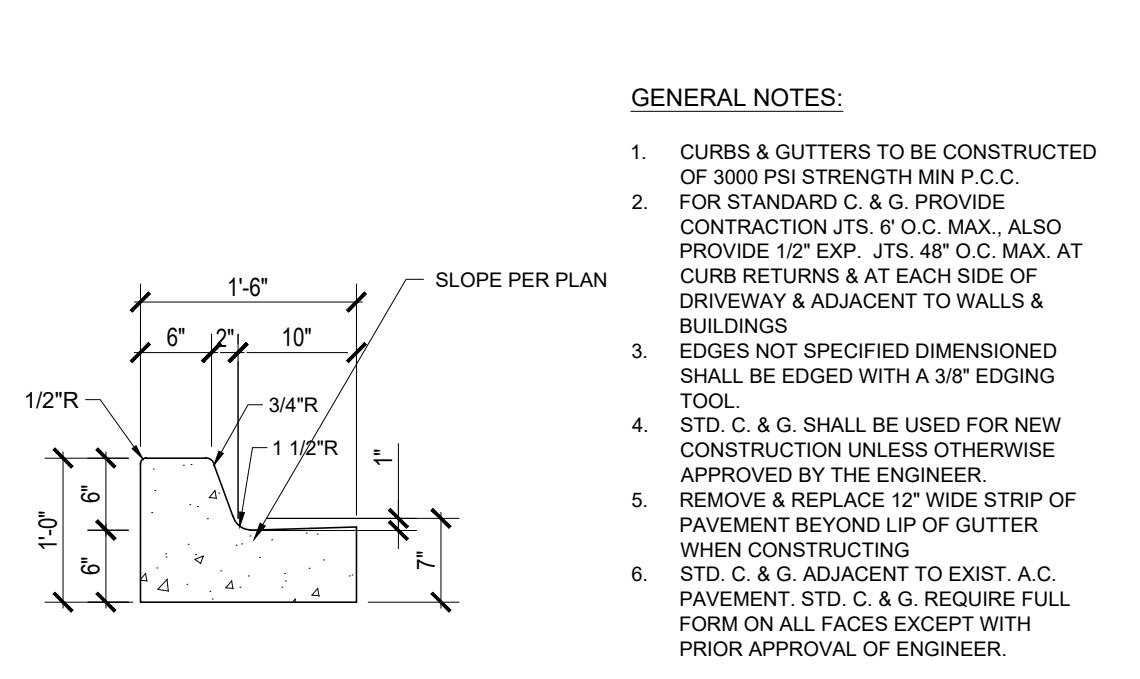


7 CARPORT - FLOOR PLAN
 SCALE: NOTE: REFER TO SITE PLAN FOR LOCATION

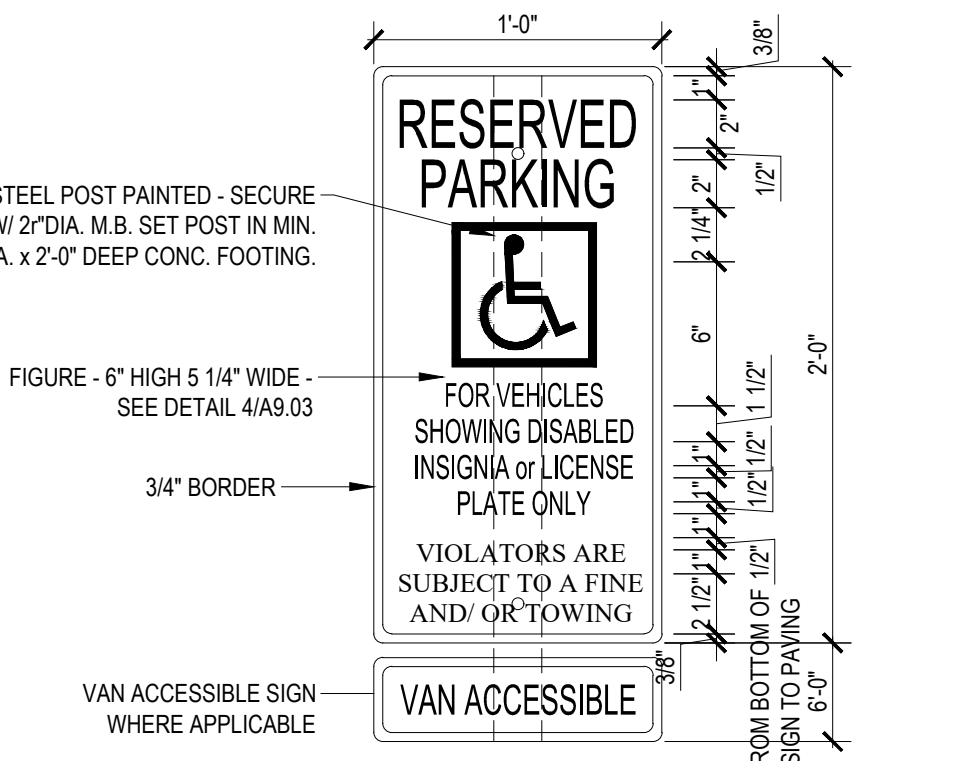
12 MOTORCYCLE PARKING SIGN
 SCALE: NOT TO SCALE



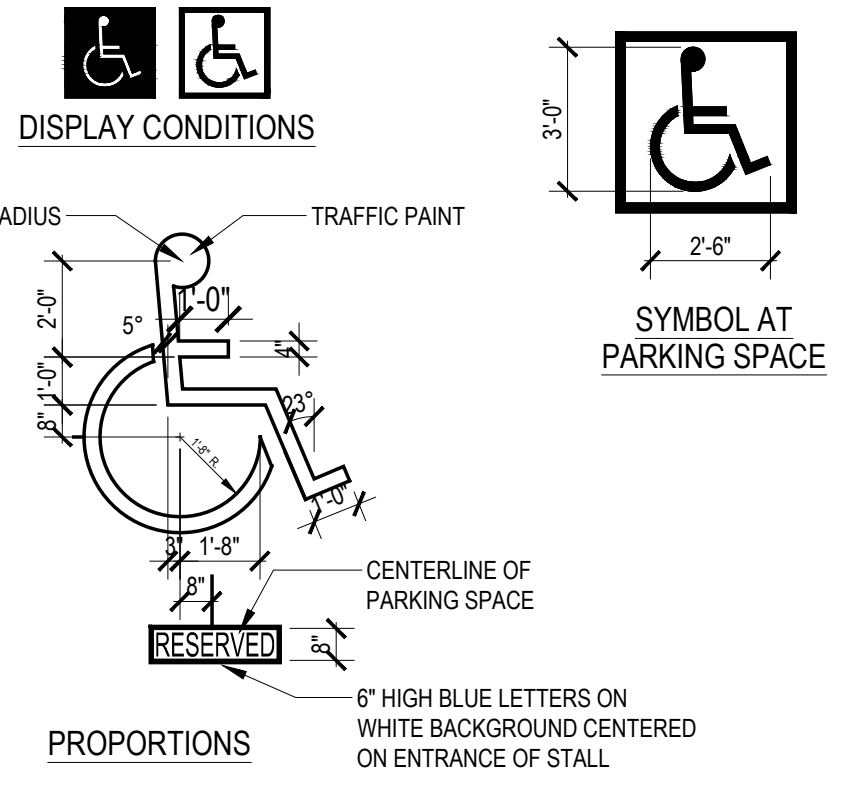
9a ON-SITE CURB AND GUTTER
 SCALE: N.T.C



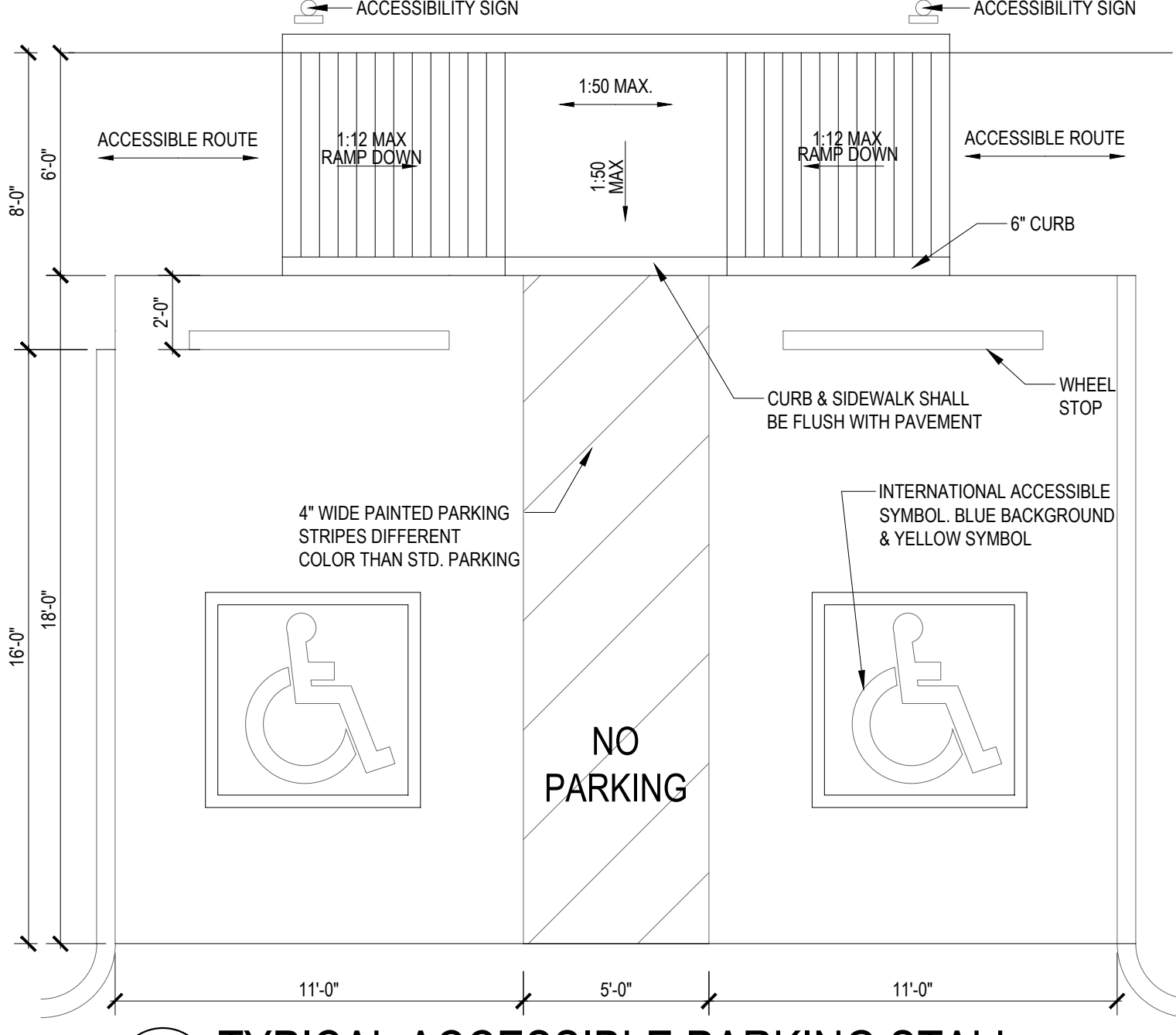
5 ACCESS PARKING SIGN
 SCALE: NOT TO SCALE



1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
 2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 3. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.
 4. PER CITY REQUIREMENTS PROVIDE ONE SIGN FOR EACH PARKING SPACE SHALL BE LOCATED 60" MINIMUM ABOVE GROUND.

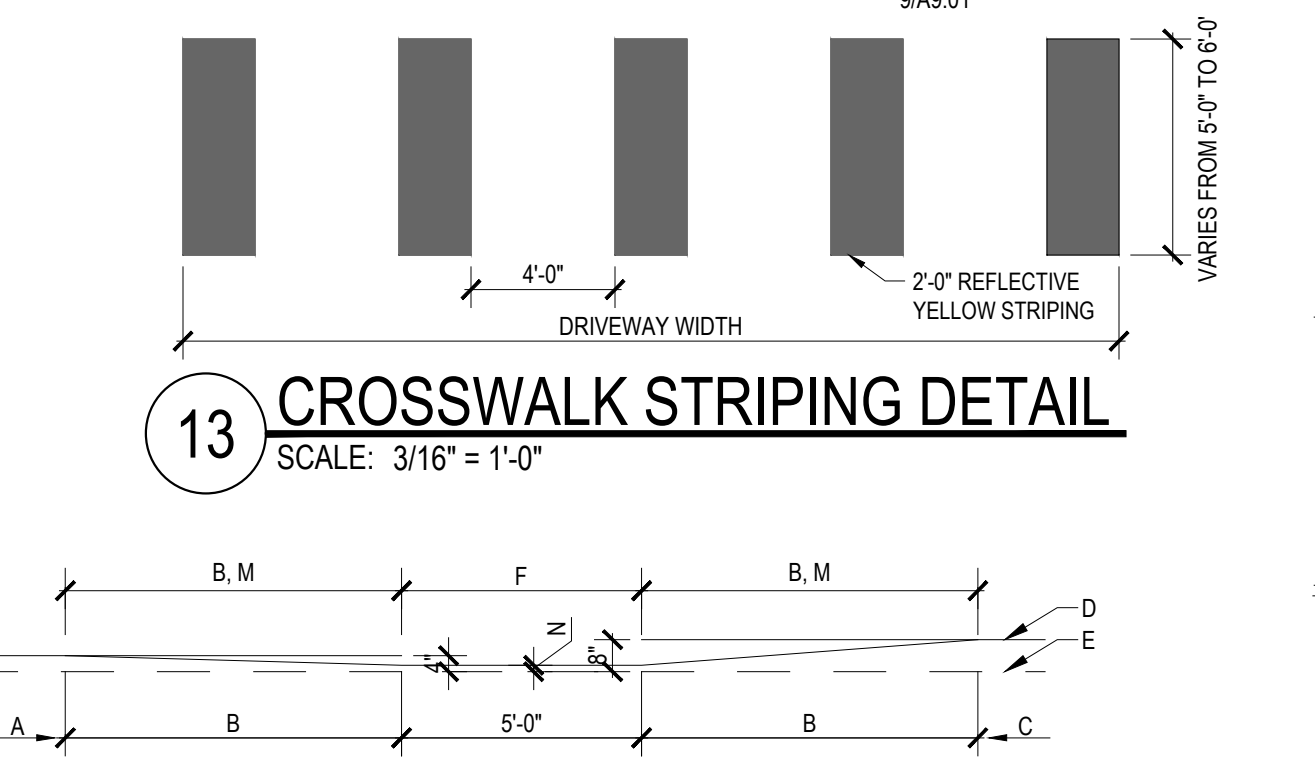


1 INTL. SYMBOL OF ACCESSIBILITY
 SCALE: 3/16" = 1'-0"

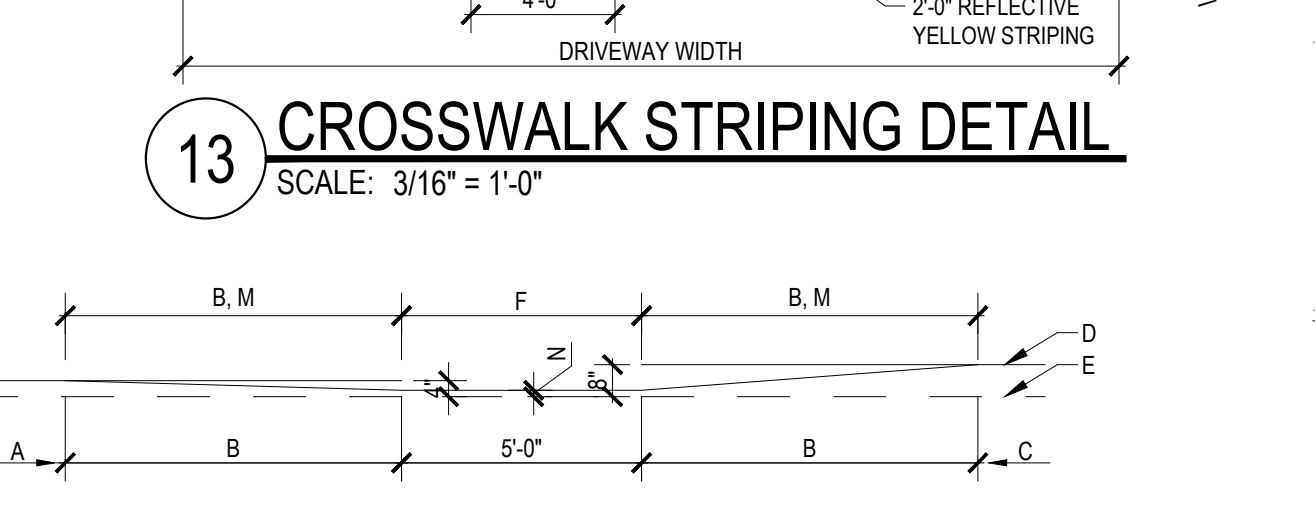


2 TYPICAL ACCESSIBLE PARKING STALL
 SCALE: 1/4" = 1'-0"

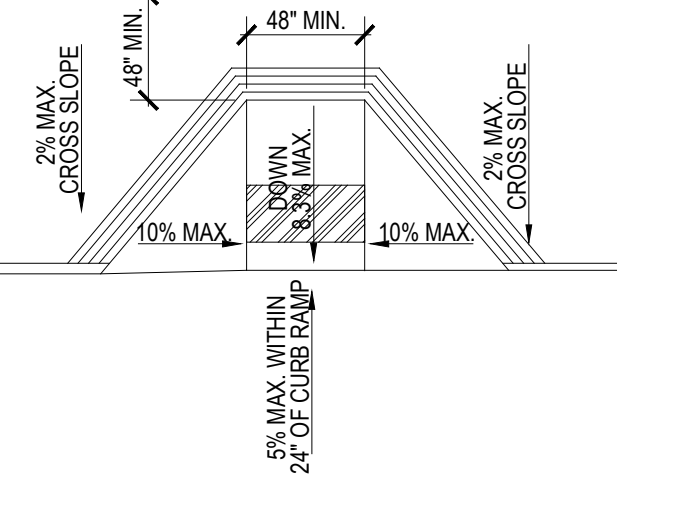
10 CURB TRANSITION WITH ACCESS RAMP PROFILE AT BACK OF CURB
 SCALE: N.T.S.



13 CROSSWALK STRIPING DETAIL
 SCALE: 3/16" = 1'-0"

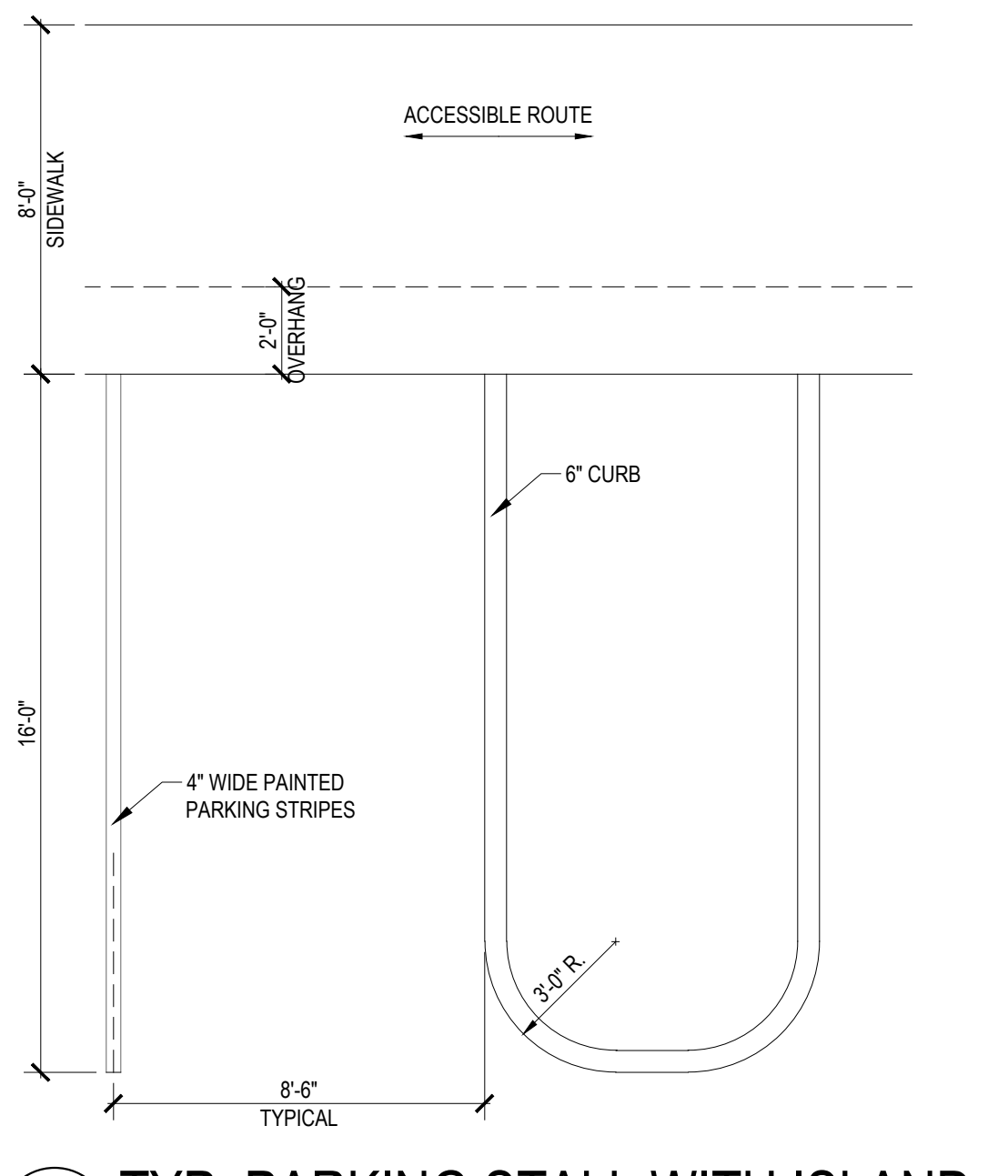


10a FLARED RAMP DETAIL
 SCALE: N.T.C

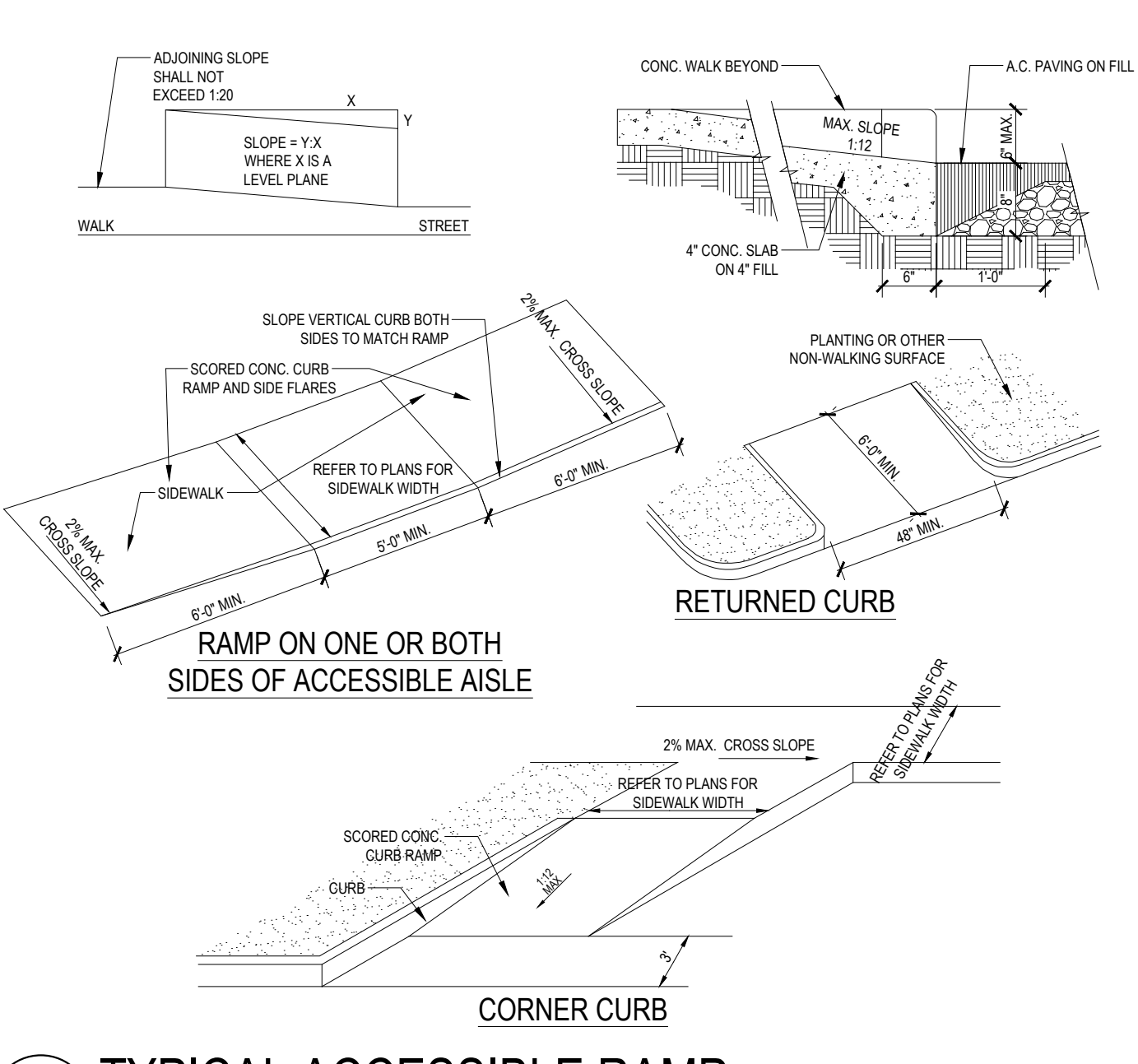


CONSTRUCTION NOTES:
 A. MOUNTABLE CURB, ROLL TYPE.
 B. CURB TRANSITION. TRANSITION LENGTHS BETWEEN DIFFERENT CURB TYPES SHALL BE 10' MIN.
 C. STANDARD CURB & GUTTER.
 D. TOP OF CURB PROFILE (AT BACK OF CURB).
 E. FLOWLINE.
 F. (WHEELCHAIR RAMP) - CURB ACCESS.
 G. 1/2" EXPANSION JOINT.
 H. HEADER CURB. SEE STD. DWG. 2441 & 2415.
 J. HEADER CURB MAY BE INTEGRAL CURB WITH RAMP. (SEE ALTERNATE SECTION A-A ON STD. DWG. 2441).
 K. FOR CURB ACCESS (WHEELCHAIR) RAMPS AT LOCATIONS NOT INVOLVING CURB TRANSITIONS, SEE STD. DWGS. 2440 & 2441.
 L. 50:1 MAX SLOPE ALL DIRECTIONS.
 M. 1:12 MAX SLOPE.
 N. ACCESS RAMP FLUSH WITH FILLET.

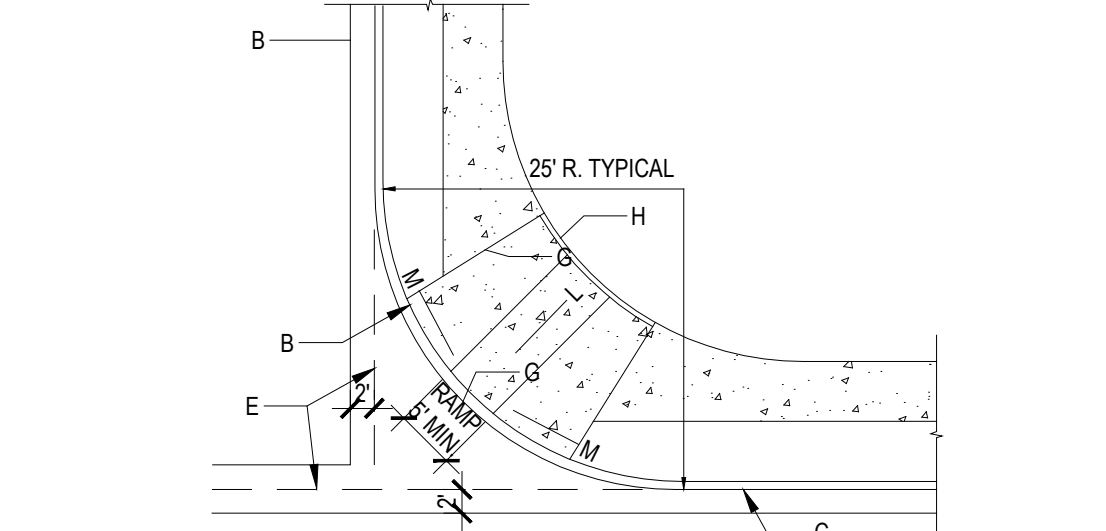
3 TYP. PARKING STALL WITH ISLAND
 SCALE: 1/4" = 1'-0"

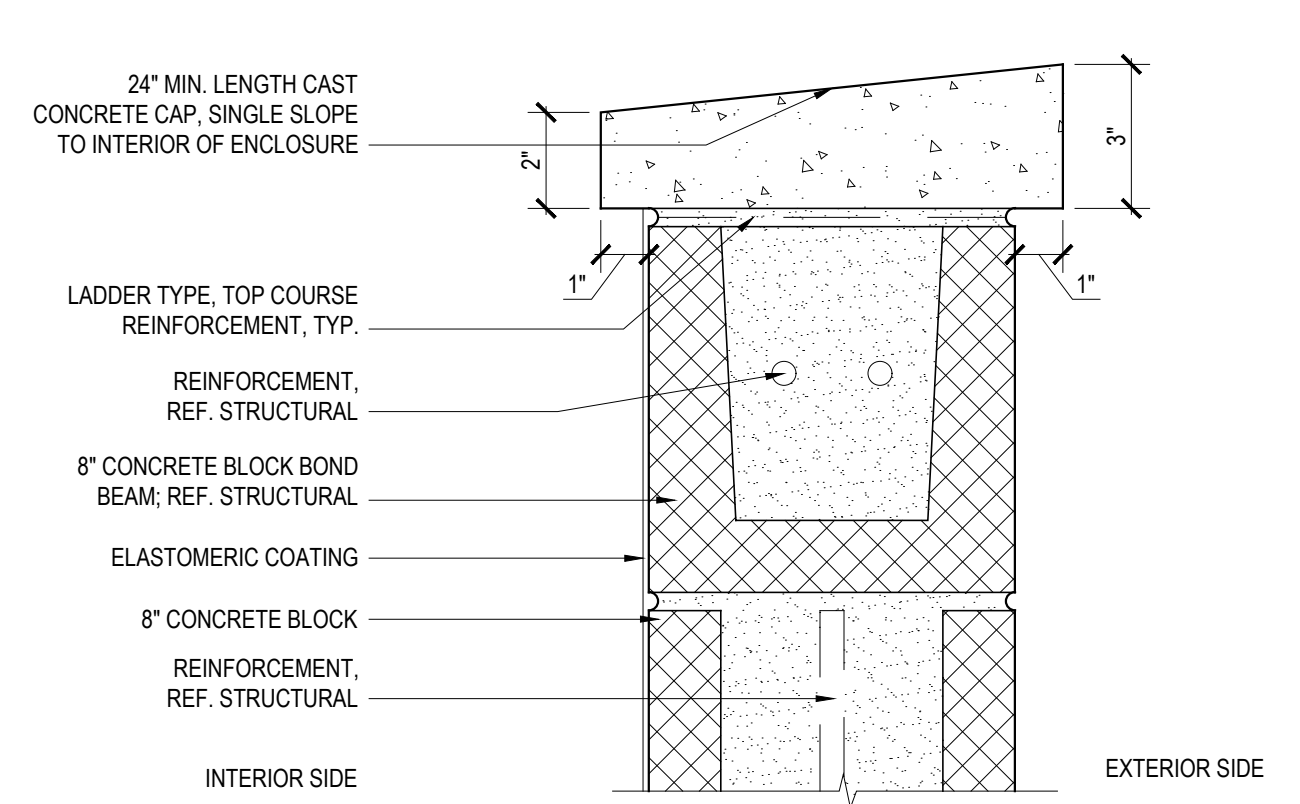


4 TYPICAL ACCESSIBLE RAMP
 SCALE: NOT TO SCALE

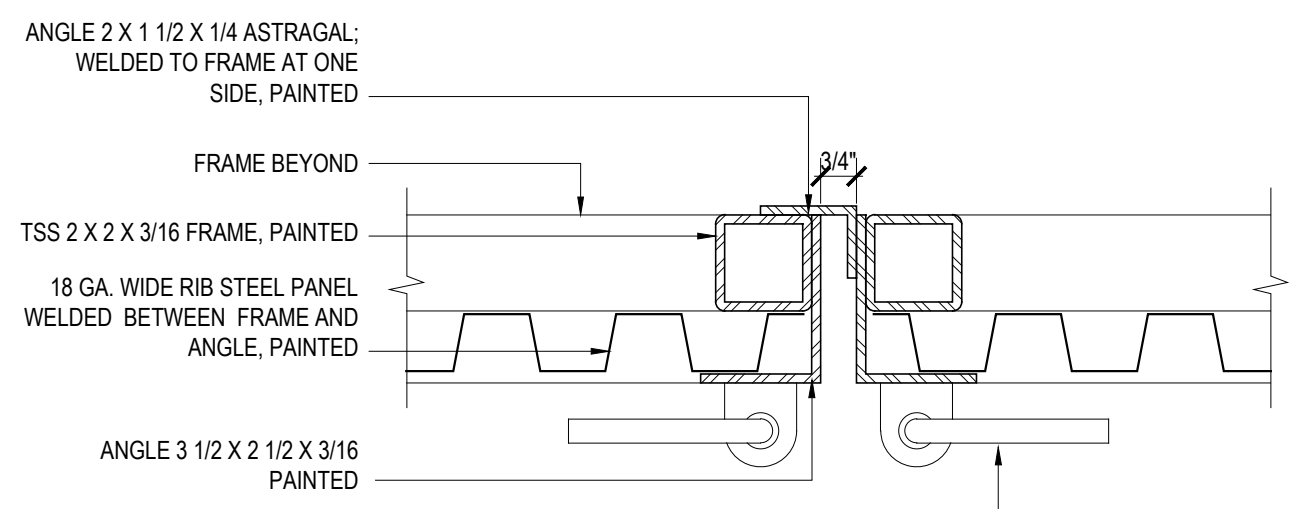


11 CURB TRANSITION WITH CURB ACCESS (WHEELCHAIR) RAMP
 SCALE: N.T.S.

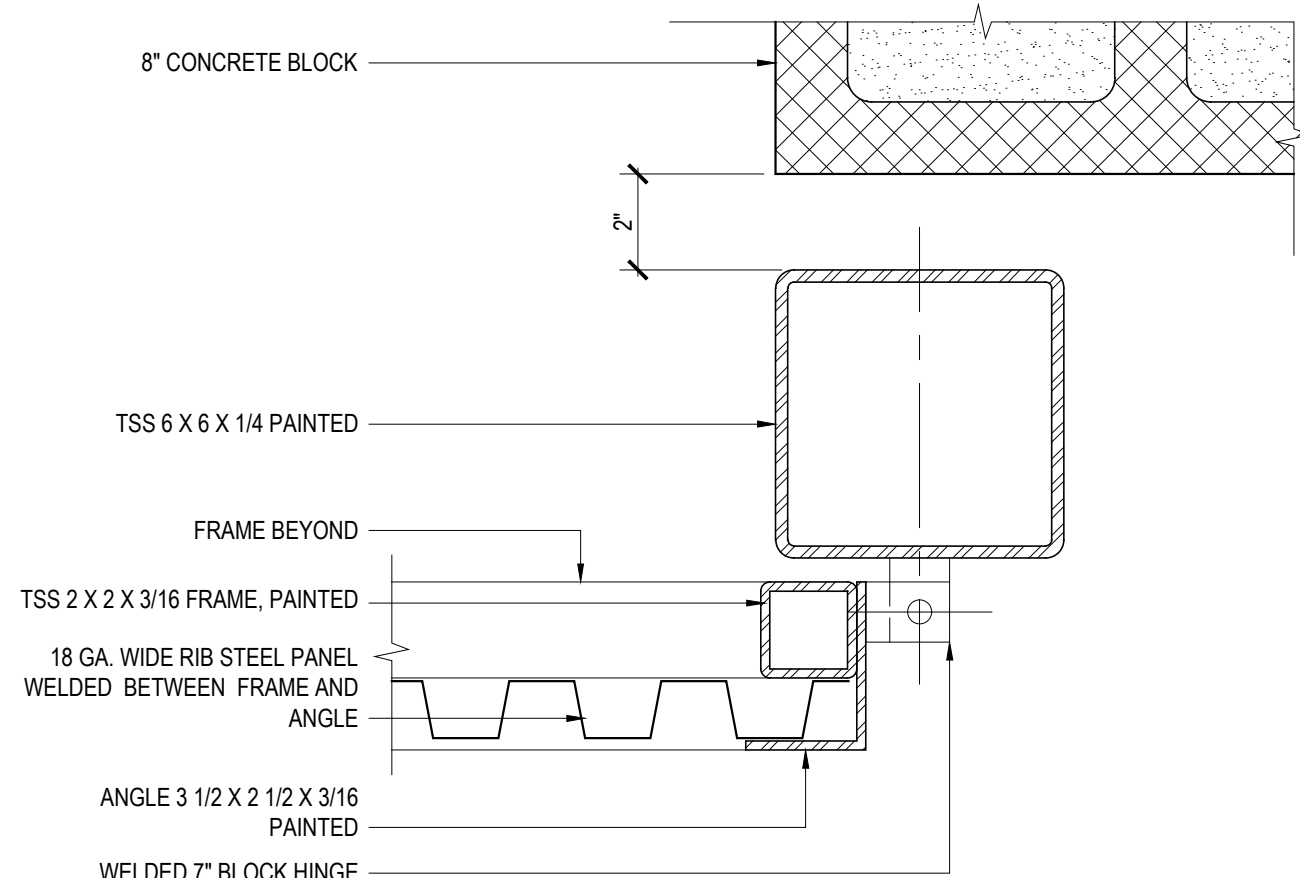




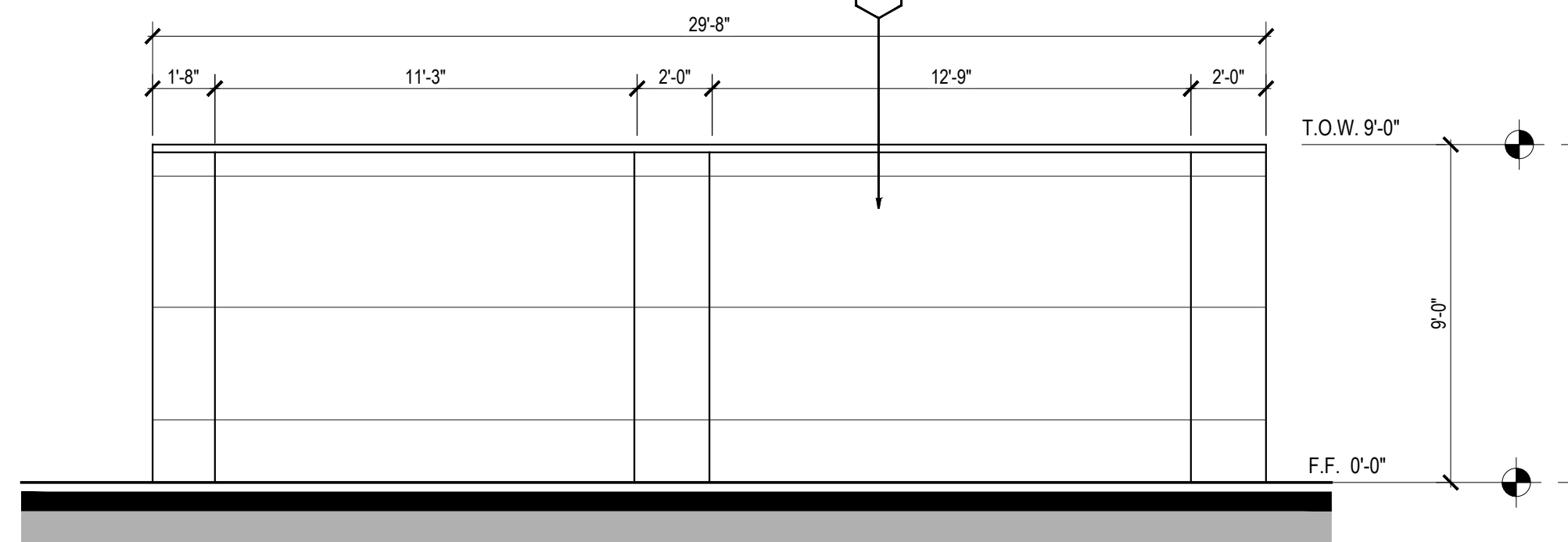
10 CAP AT CMU WALL
SCALE: 3" = 1'-0"



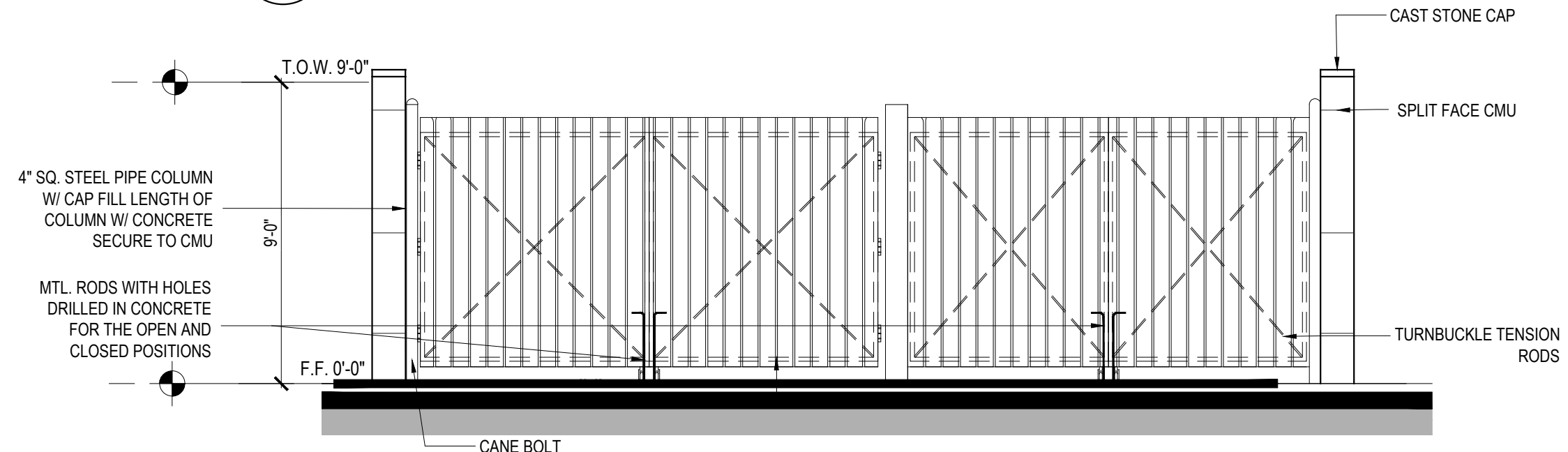
9 GATE DETAIL
SCALE: 3" = 1'-0"



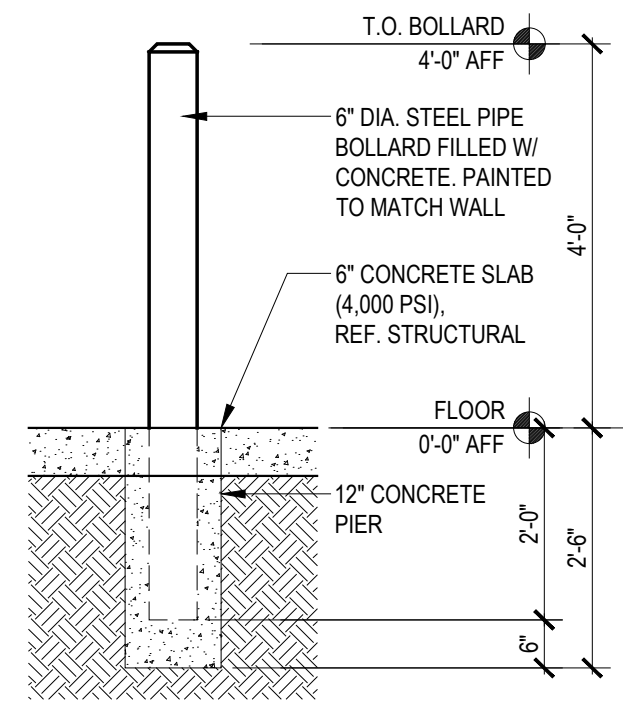
8 GATE HINGE SECTION
SCALE: 3" = 1'-0"



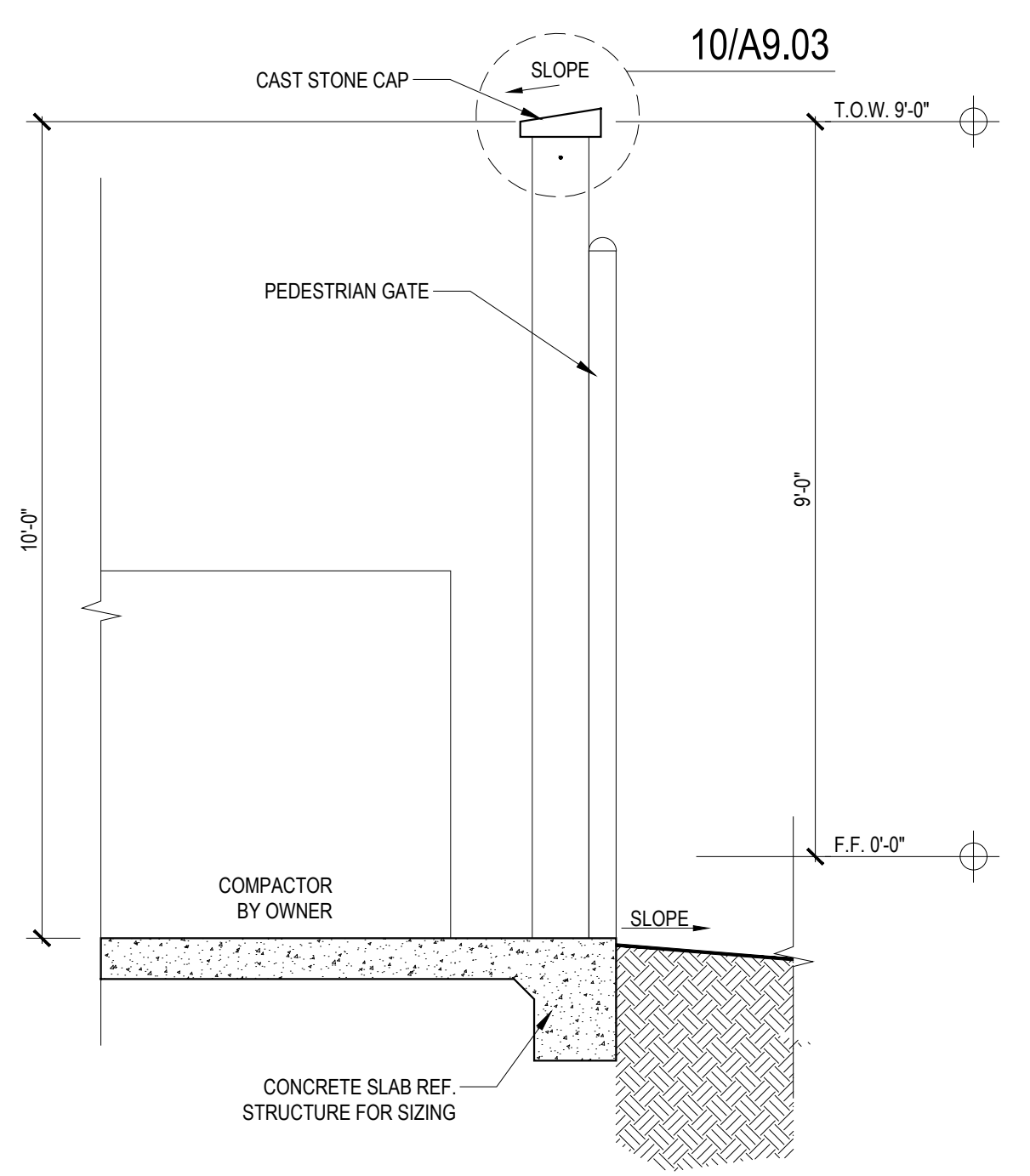
5 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



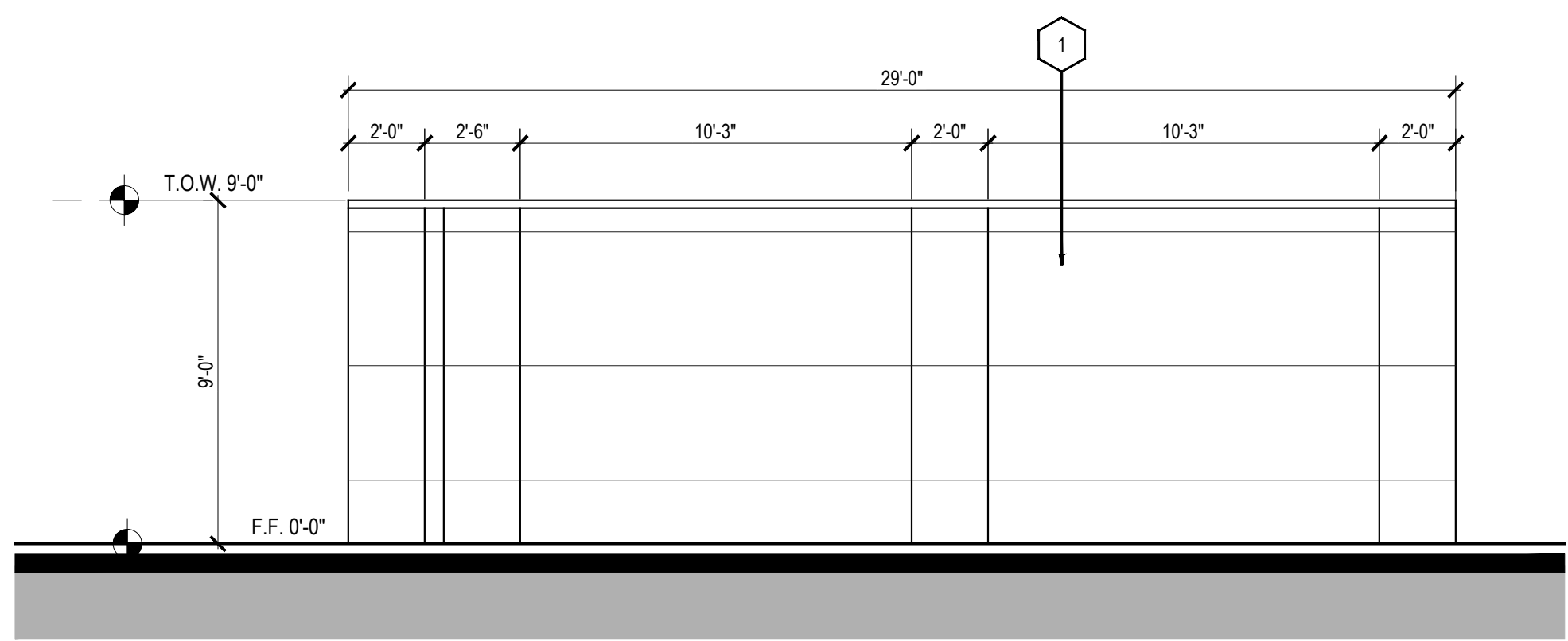
7 BOLLARD SECTION
SCALE: 1/2" = 1'-0"



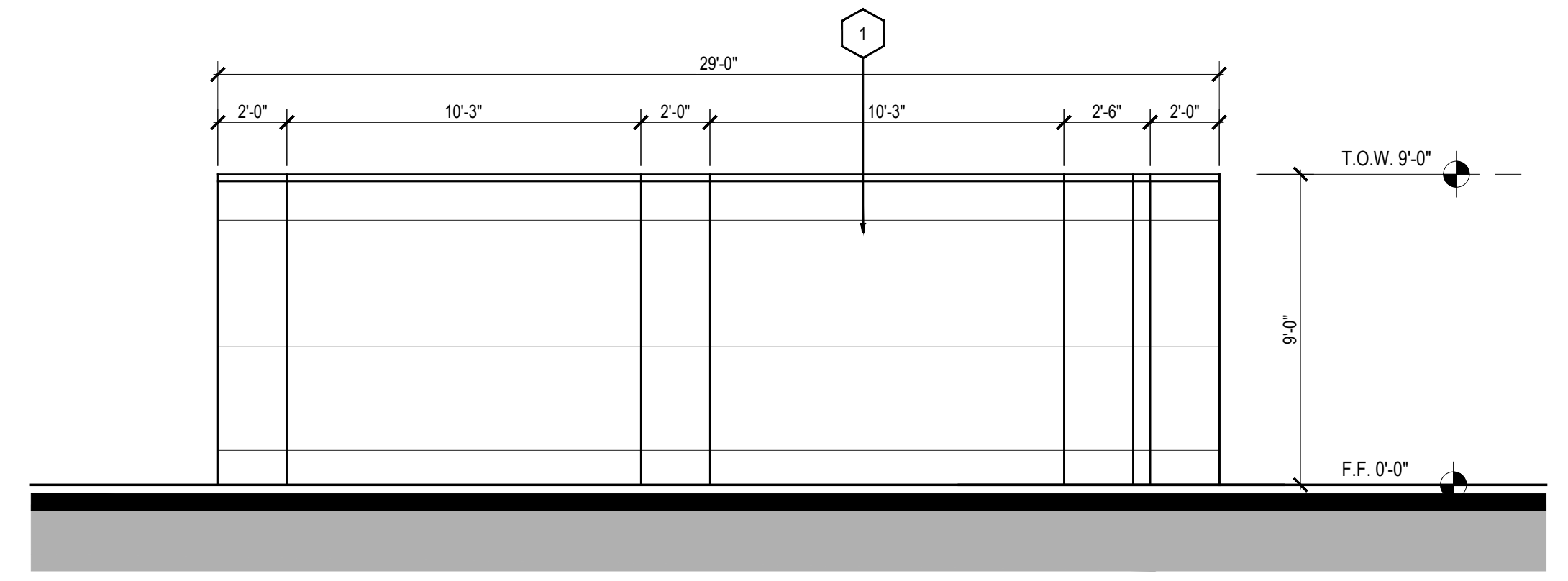
6 TRASH COMPACTOR WALL SECTION
SCALE: 1/2" = 1'-0"

MATERIAL KEY NOTE

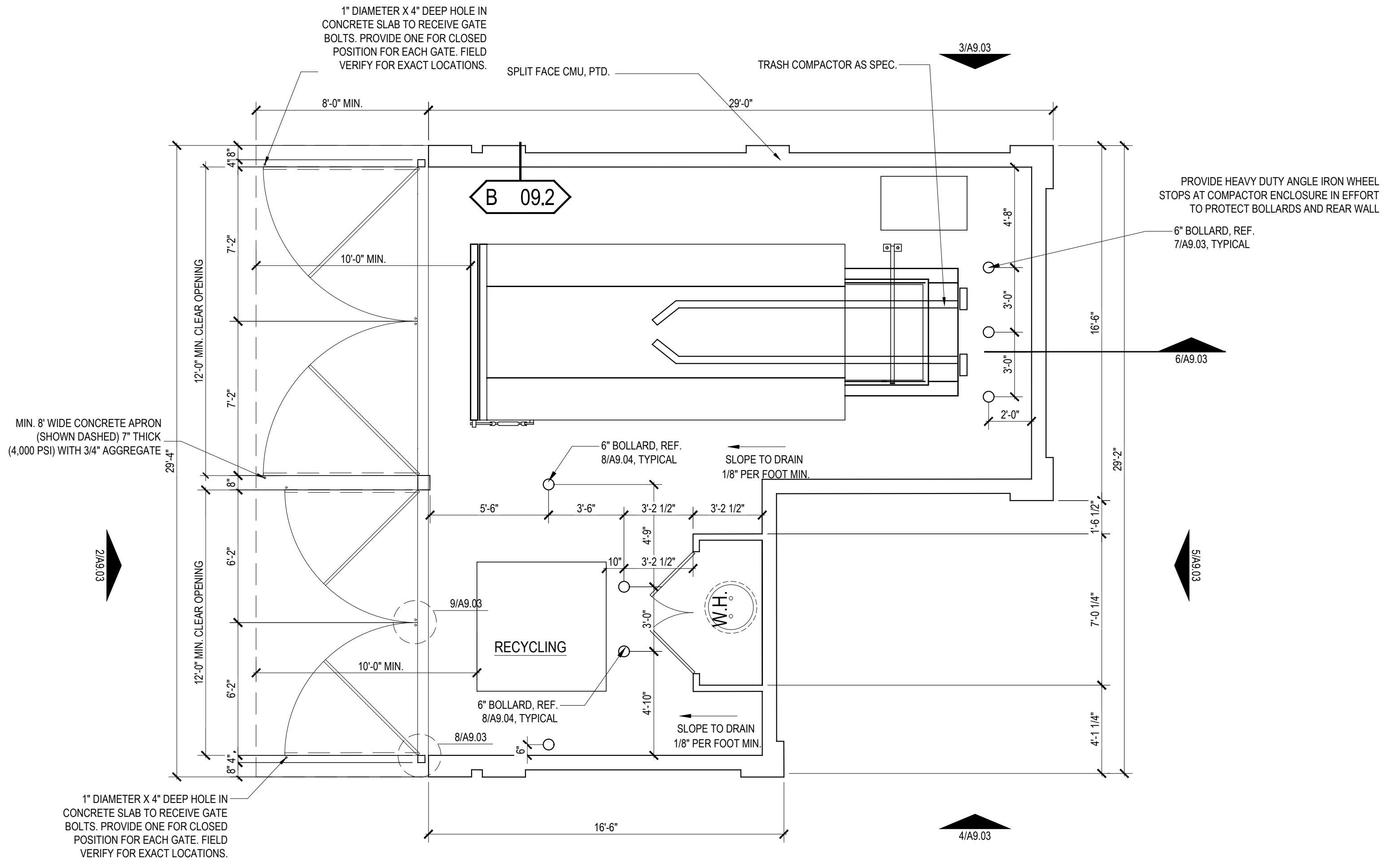
1 SPLIT FACE CMU, PTD



4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

Designed by: _____ Designer: _____
 Drawn by: _____ Author: _____
 Architect of Record: _____ JRM
 Date Plotted: 2/10/2022 4:04:42 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS

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DRB SET (02-11-2022)

SHEET CONTENTS
 TRASH COMPACTOR / MAINTENANCE BLDGS
 SHEET NO.
A9.03
 21219

Revisions		
#	DATE	COMMENTS

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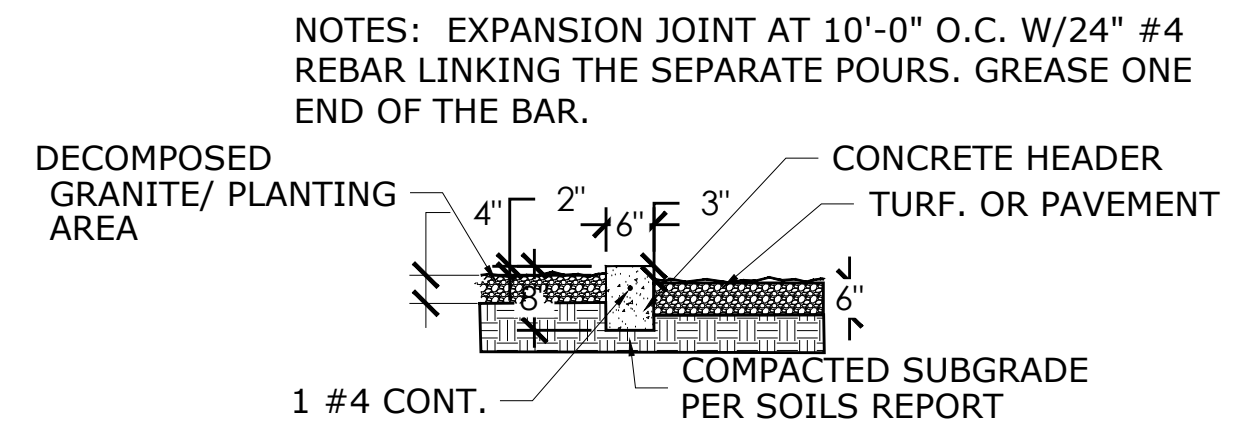


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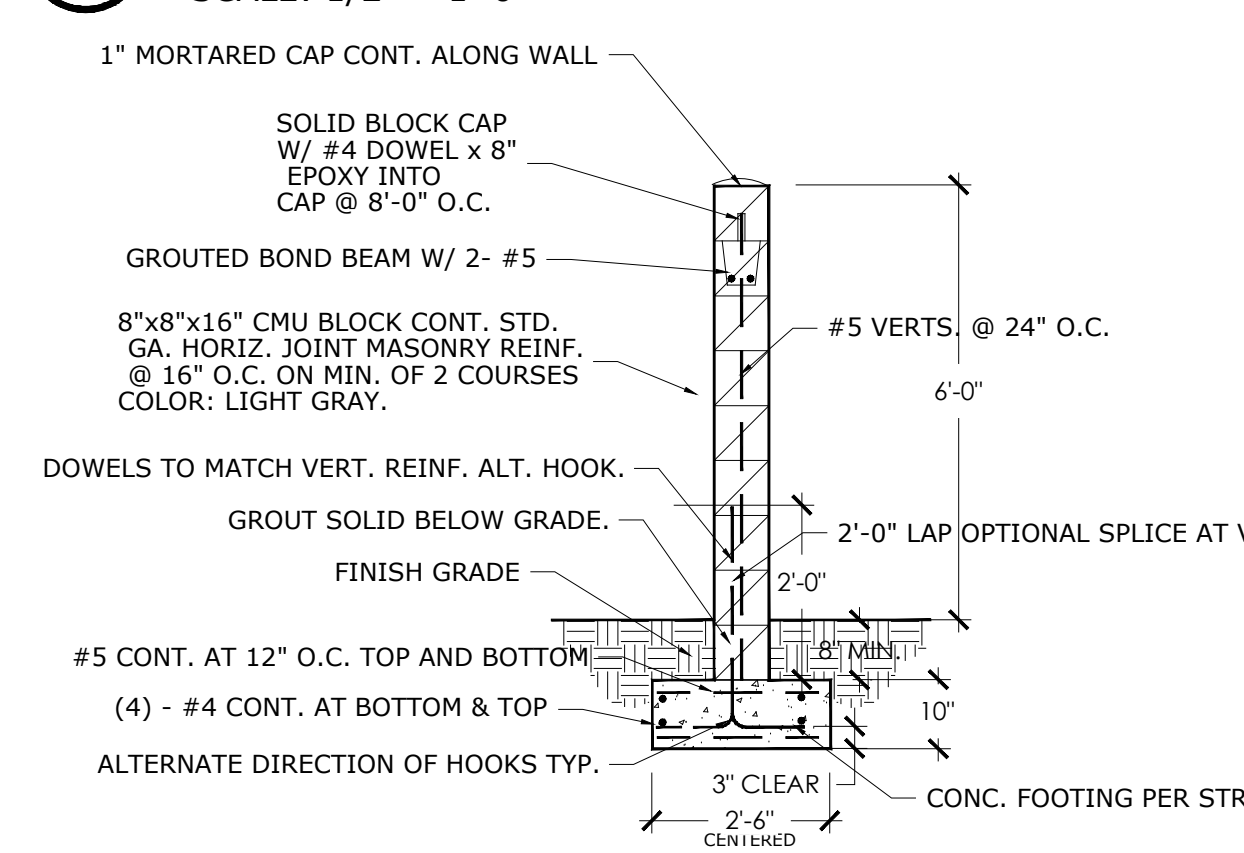


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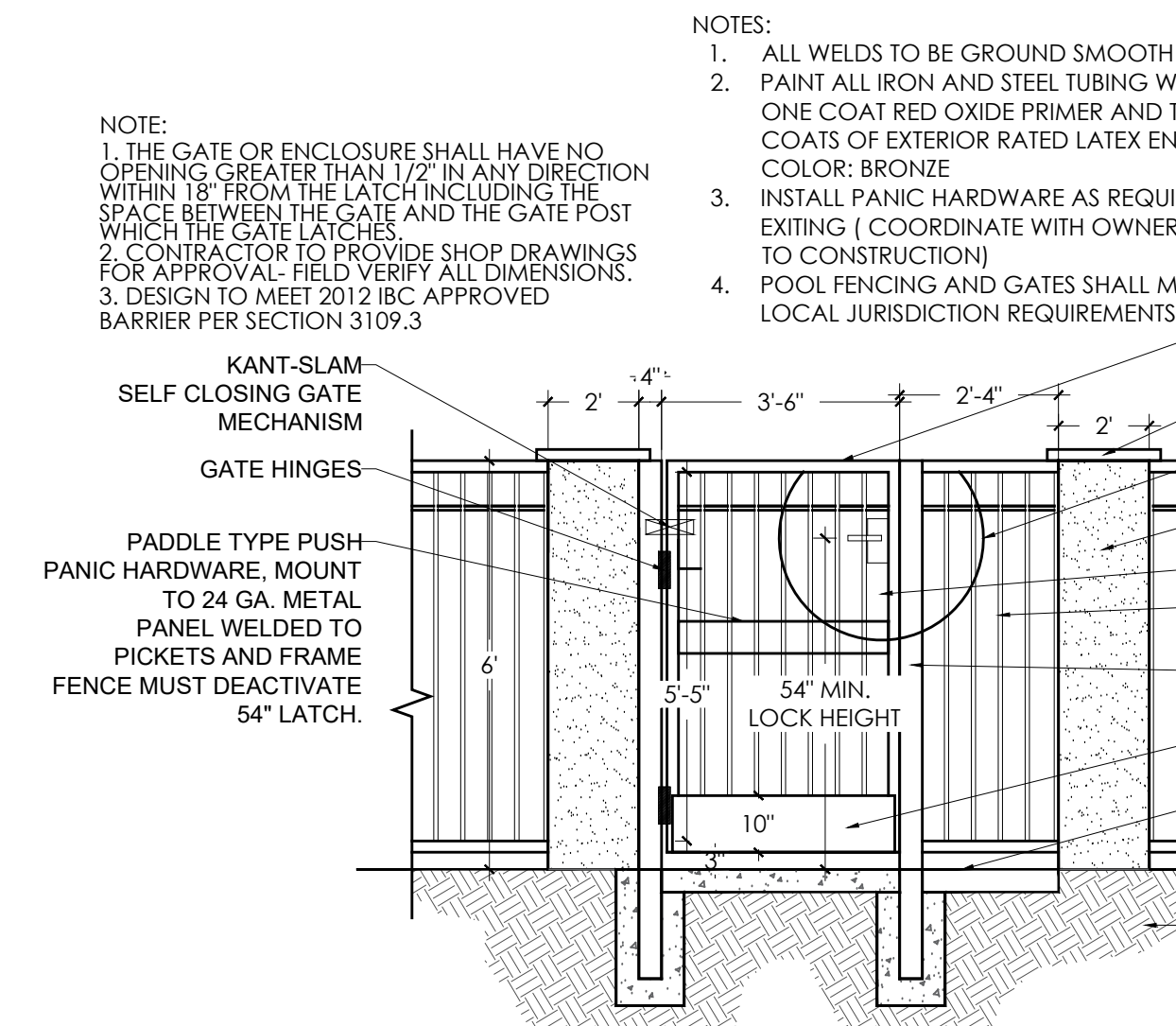
DRB SET (02-11-2022)
 SHEET CONTENTS
 SITE DETAILS
 SHEET NO.
A9.08
 21219



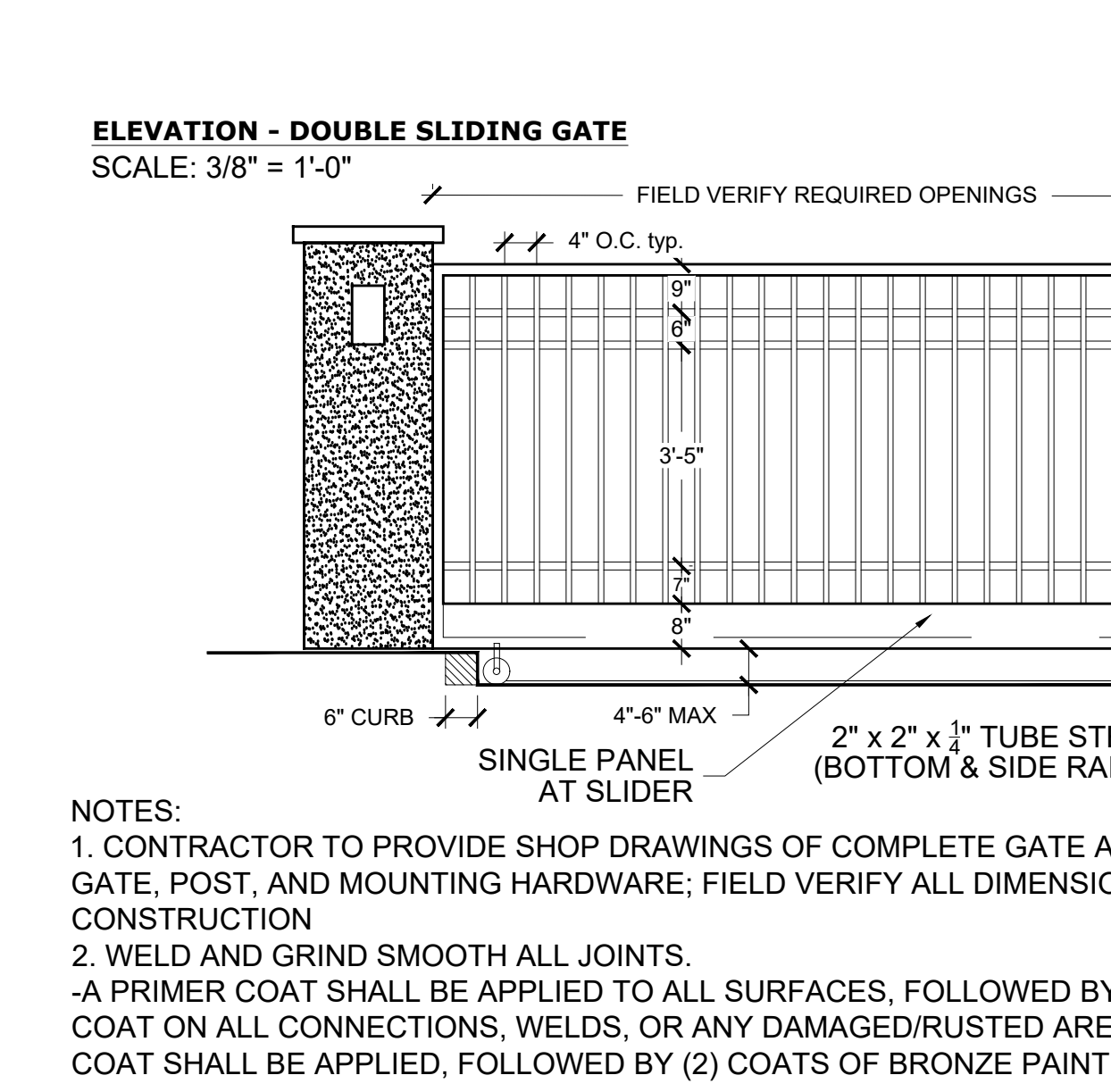
01 CONCRETE HEADER
 SCALE: 1/2" = 1'-0"



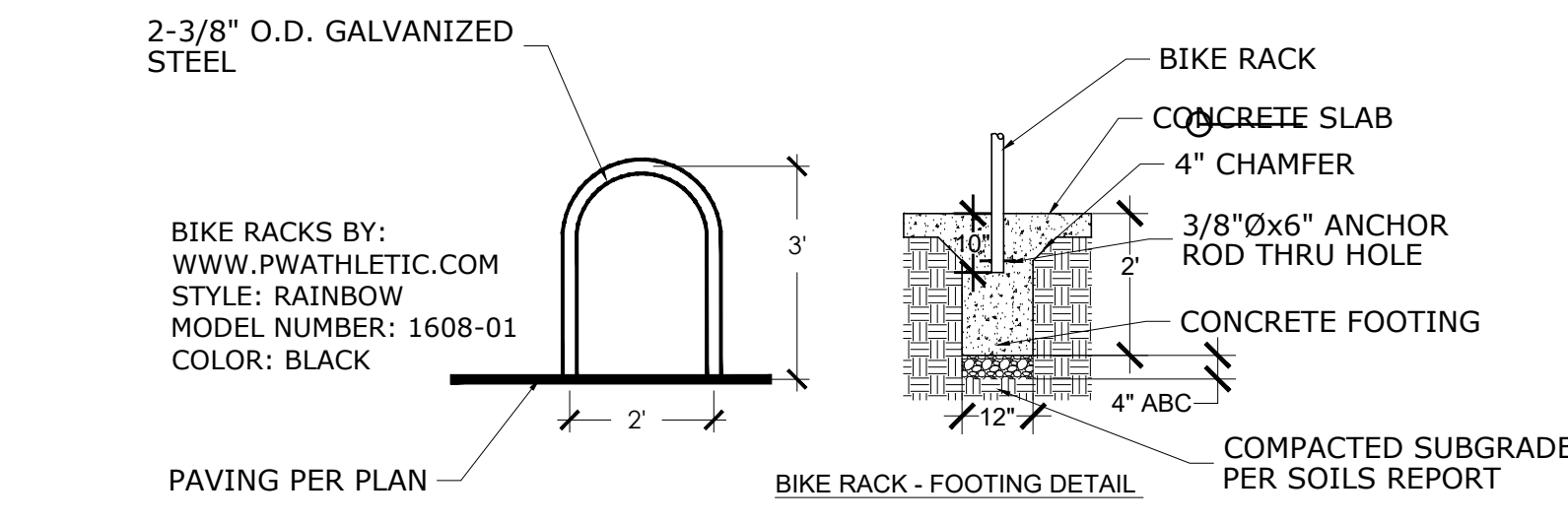
03 CMU SITE PERIMETER WALL
 SCALE: 3/8" = 1'-0"



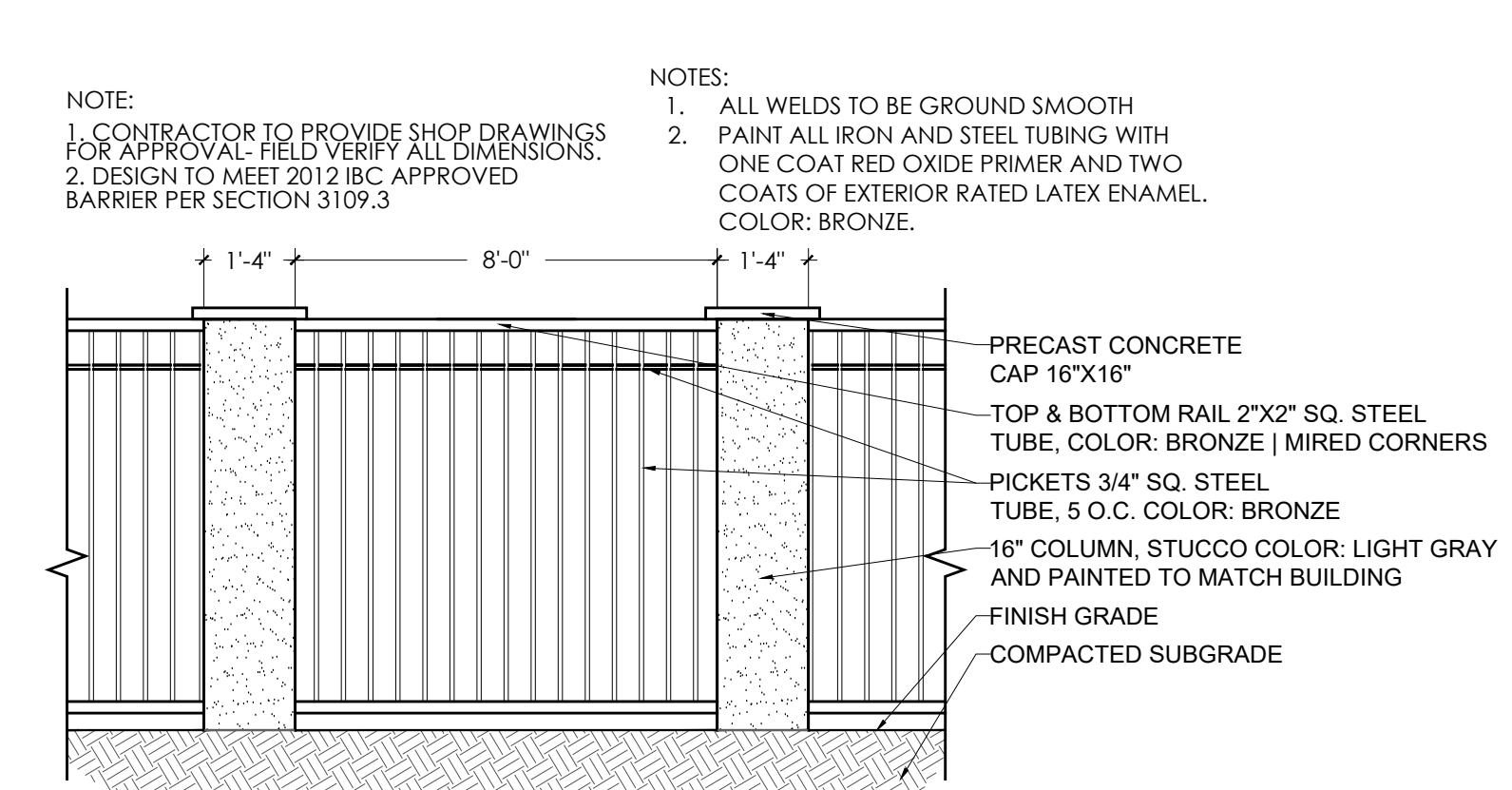
06 TUBE STEEL POOL FENCE
 SCALE: 3/8" = 1'-0"



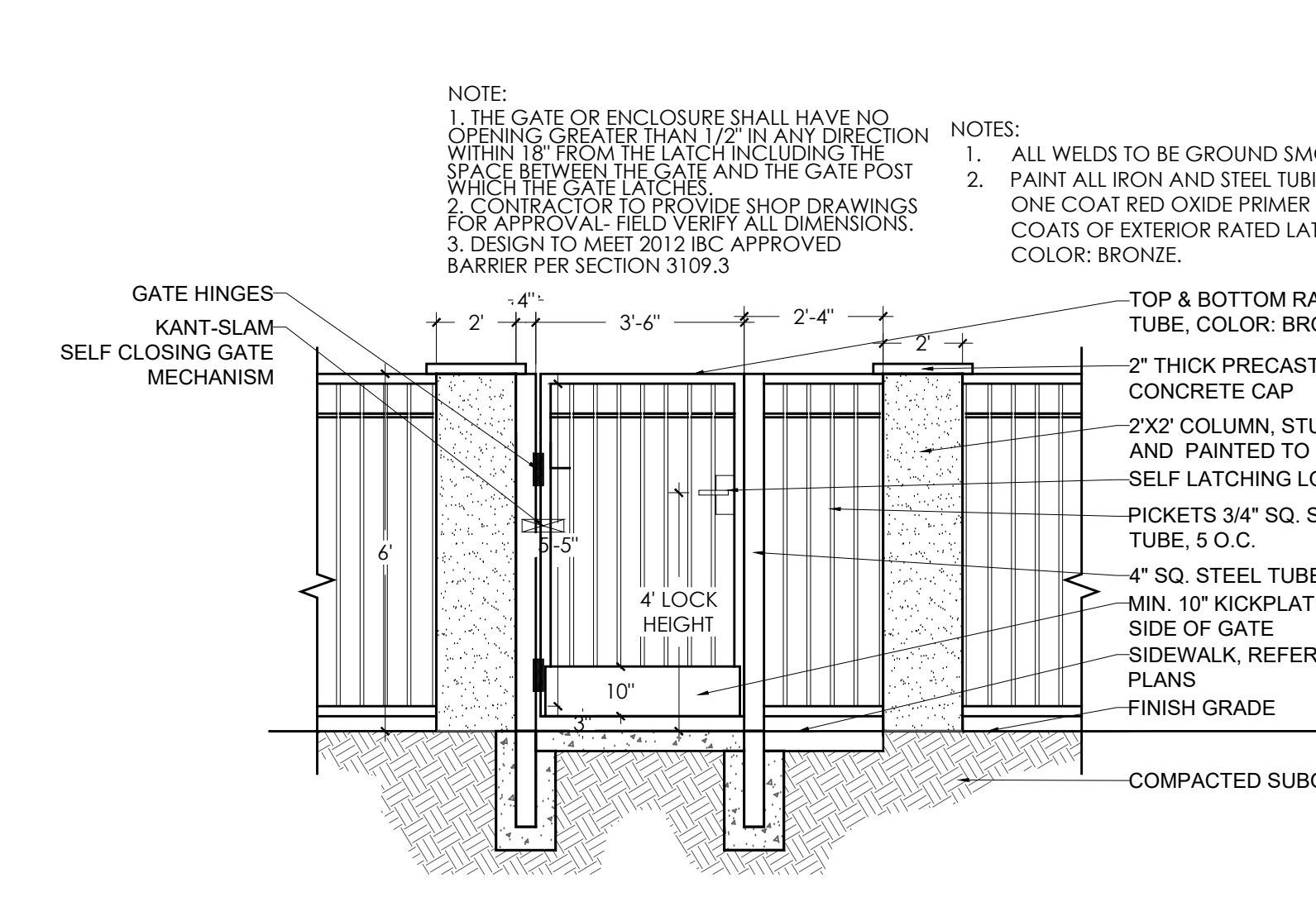
09 VEHICULAR GATE
 SCALE: 3/8" = 1'-0"



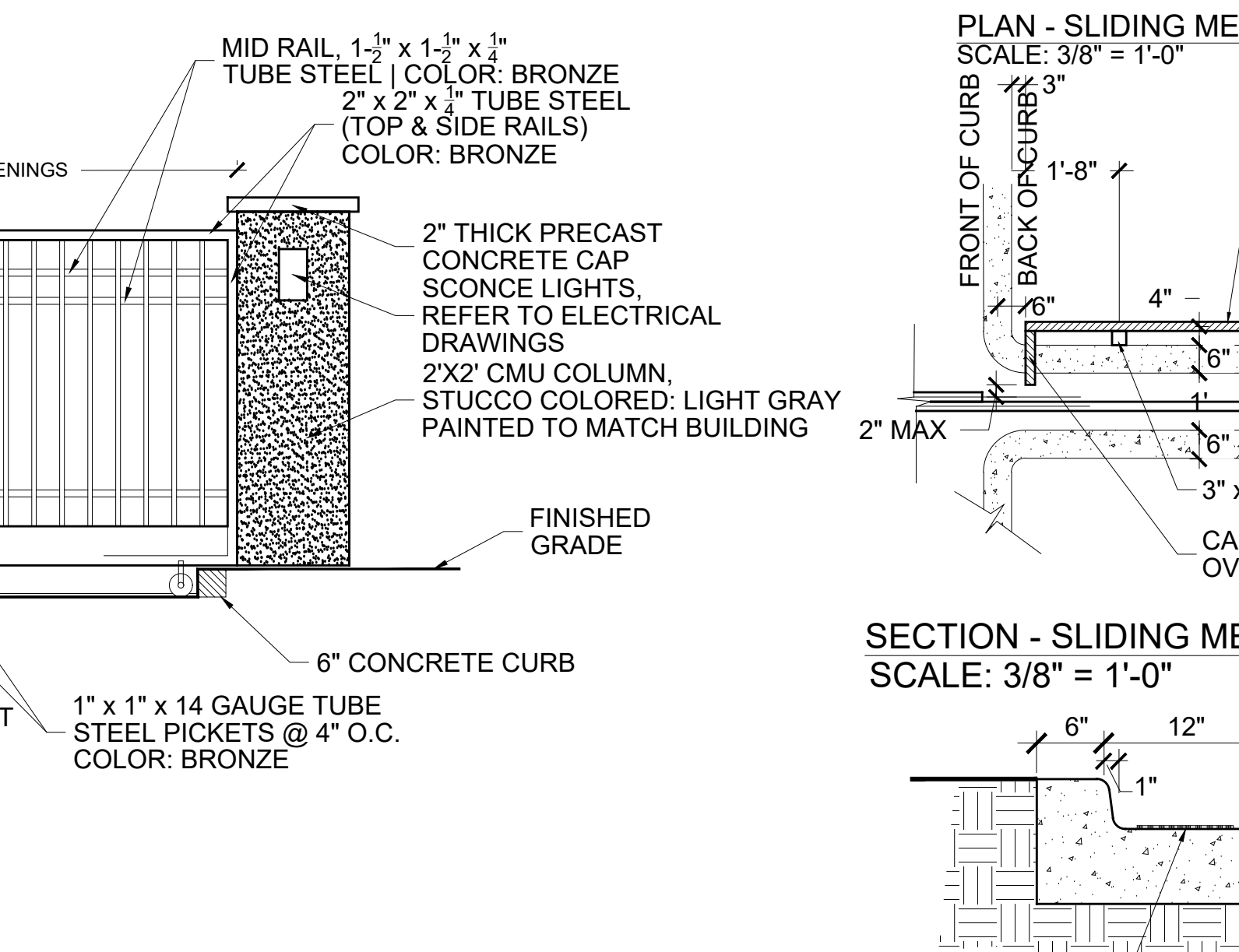
02 BICYCLE RACK
 SCALE: 1/2" = 1'-0"



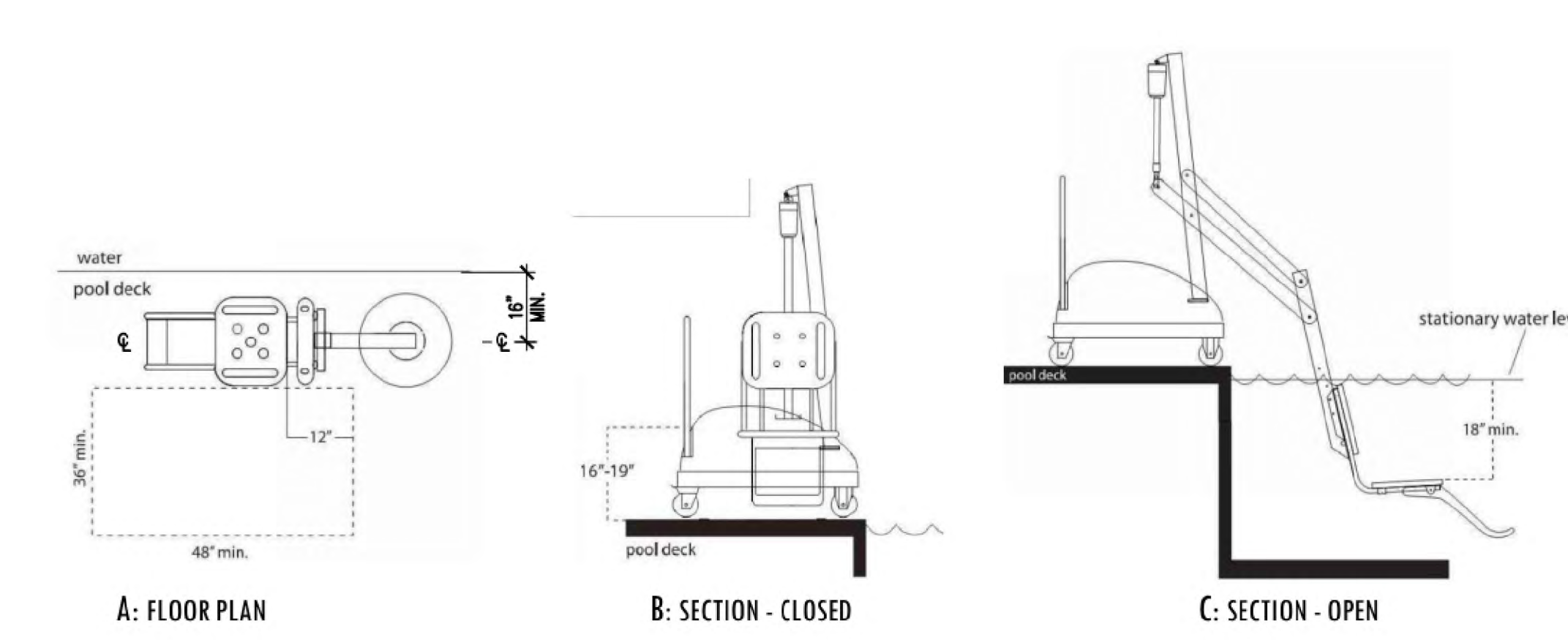
04 TUBE STEEL PERIMETER FENCE W/ PILASTERS
 SCALE: 1/2" = 1'-0"



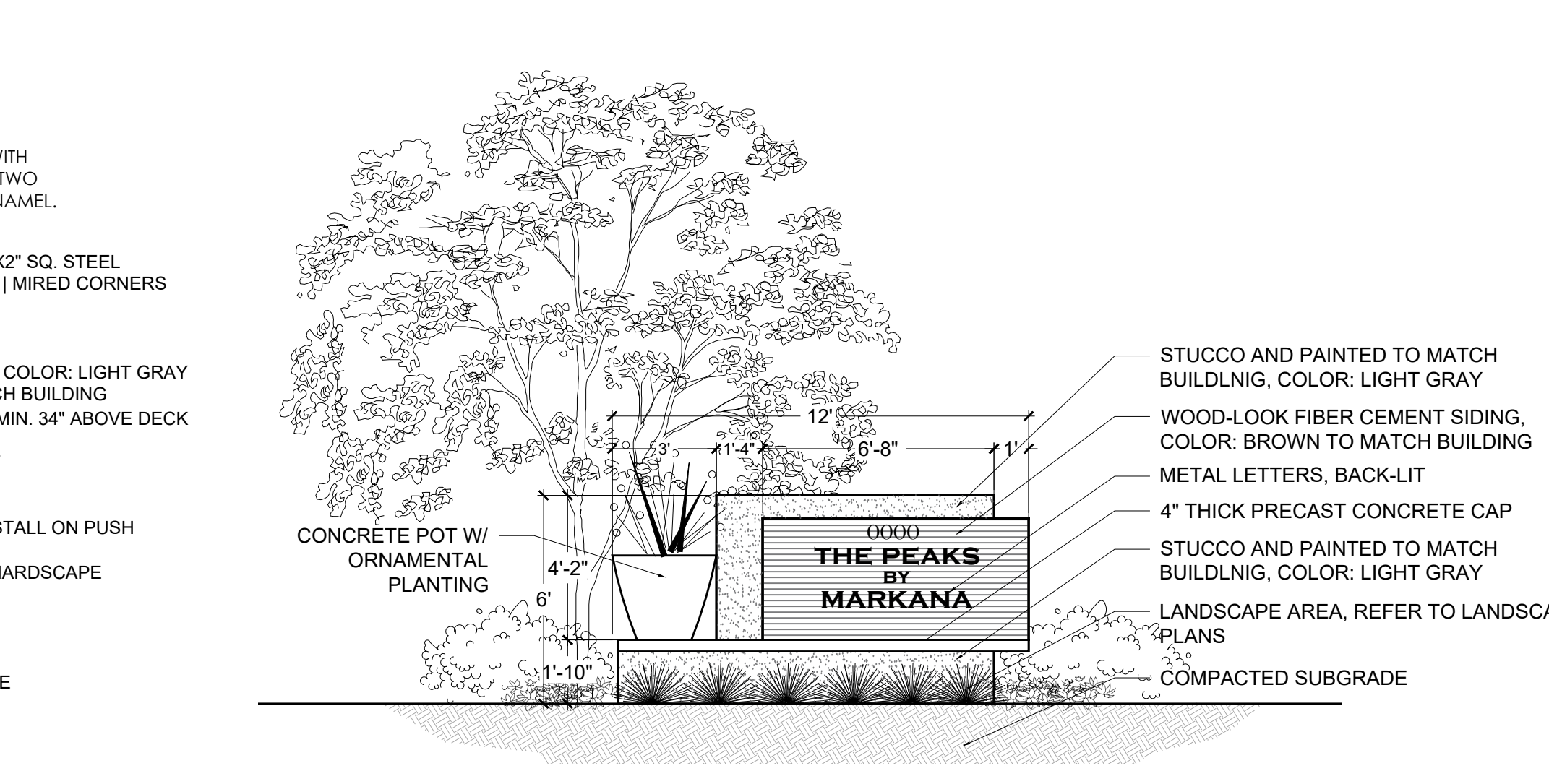
07 PEDESTRIAN GATE
 SCALE: 3/8" = 1'-0"



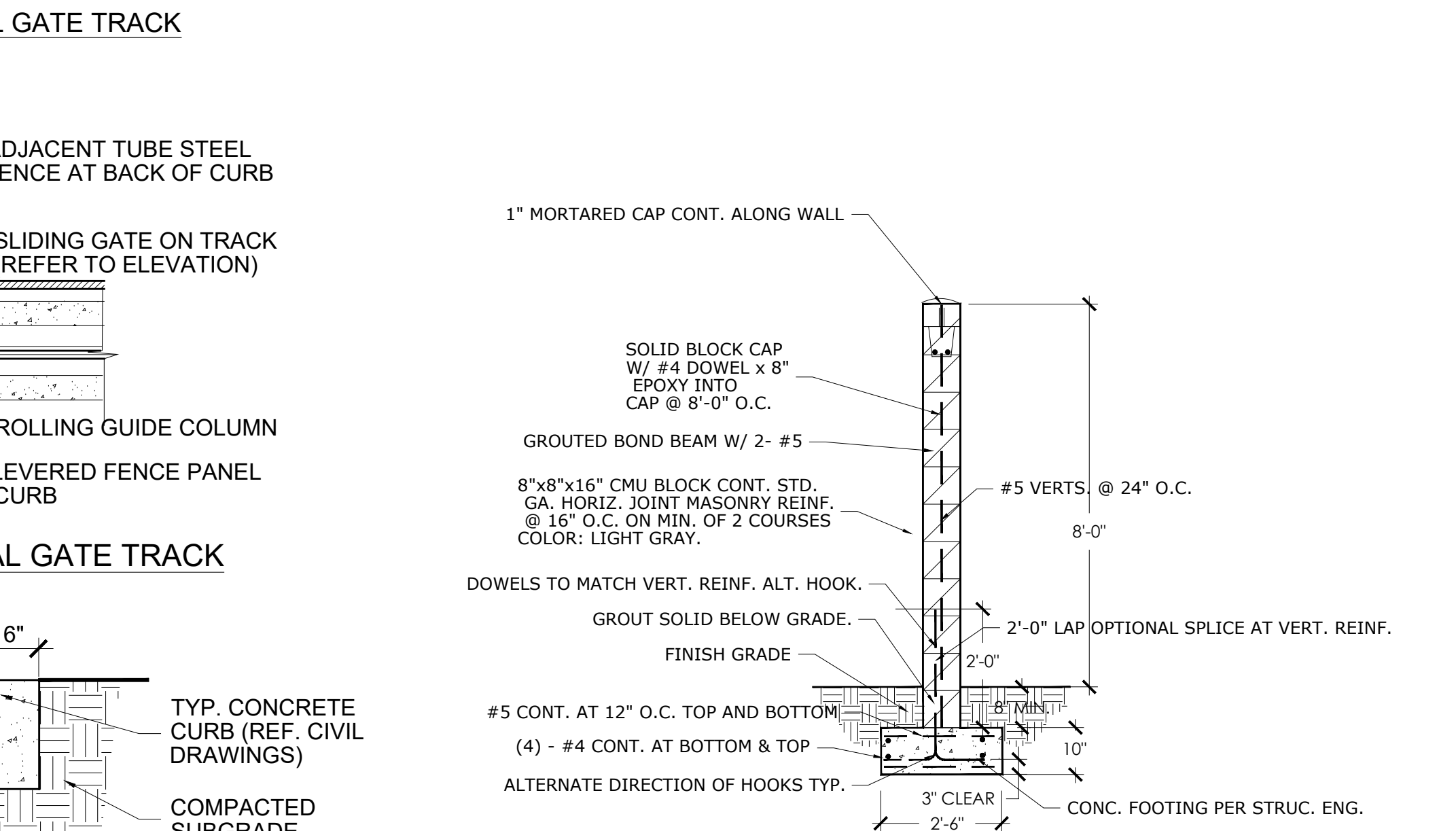
08 MONUMENT SIGN
 SCALE: 1/4" = 1'-0"



05 POOL ADA LIFT
 SCALE: 3/8" = 1'-0"



10 CMU SITE PERIMETER WALL
 SCALE: 3/8" = 1'-0"



10 CMU SITE PERIMETER WALL
 SCALE: 3/8" = 1'-0"