

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 10, 2024

Christopher Archuleta, PE  
Community Design Solution  
9384 Valley View Dr NW  
Albuquerque, NM 87114

**Re: The Peaks 2 by Markana/ 2600 Glendale Ave. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 02-11-22 (B18-D029)  
Certification dated 08-16-24

Dear Mr. Archuleta,

Based upon the information provided in your submittal received 08-21-24, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

\xxx via: email  
C: CO Clerk, File







## TRAFFIC CERTIFICATION

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS LLC (CDS), HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/31/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER ARCHULETA OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 15, 2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION CERTIFICATED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 1 OF THIS PROJECT. PHASE 2 THROUGH 4 WILL BE ADDRESSED IN FUTURE APPLICATIONS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



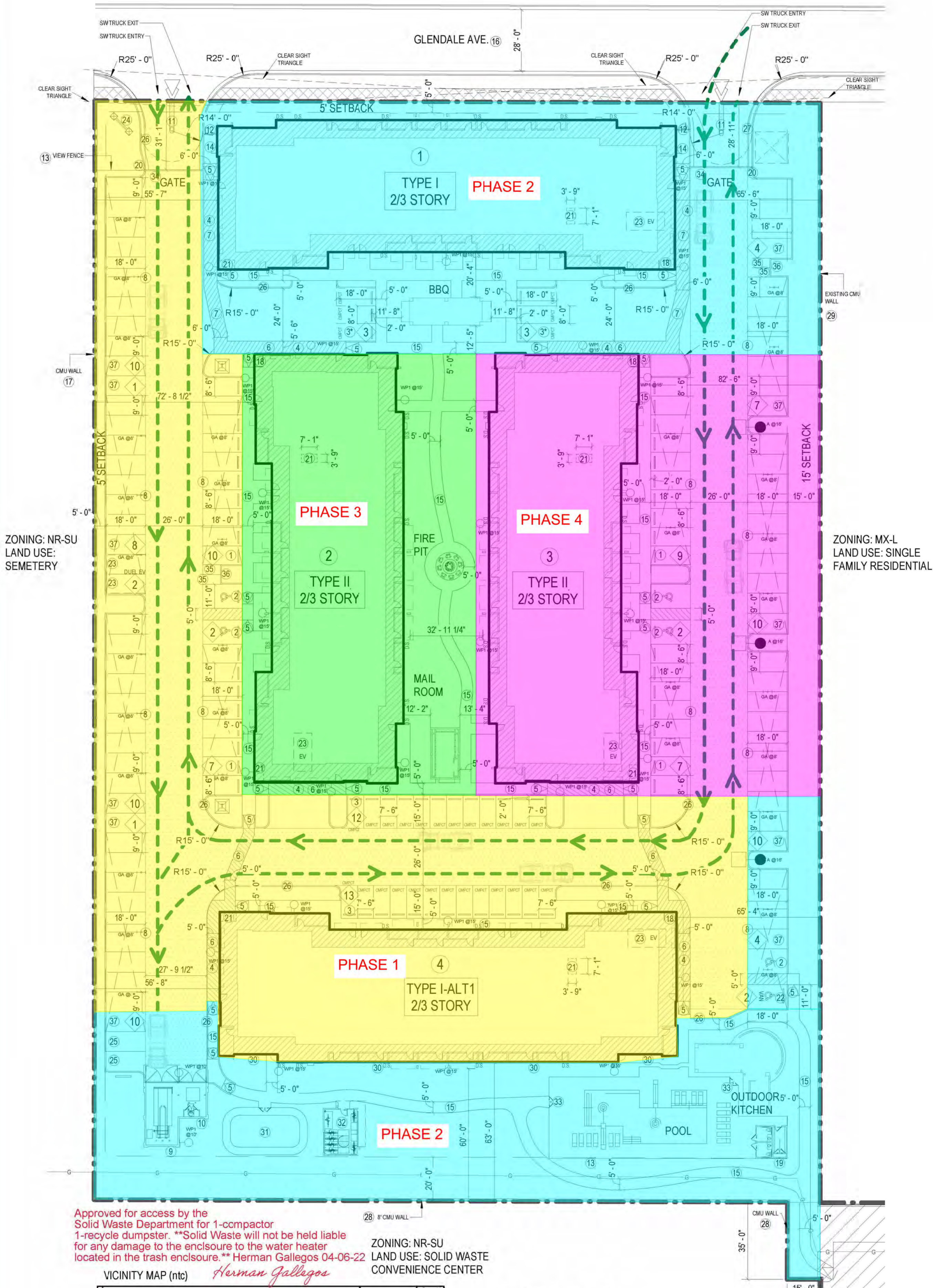
Christopher S. Archuleta, NMPE No. 29025



08/16/2024

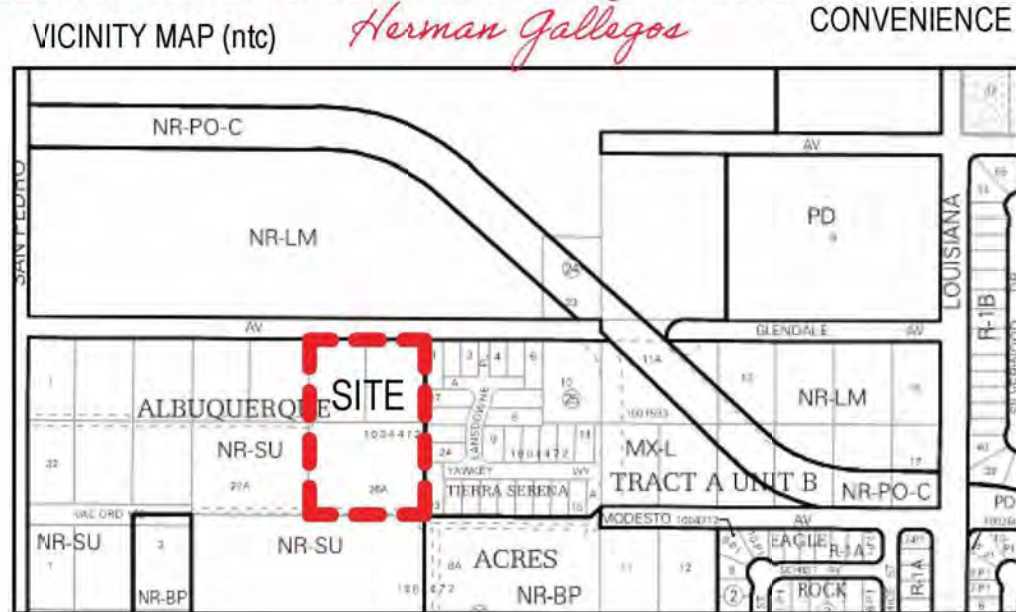
Date



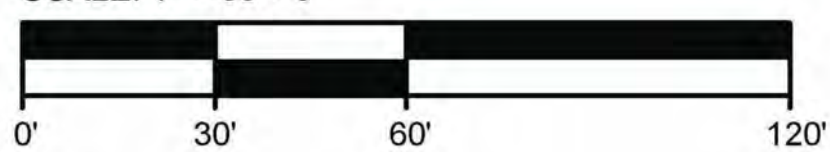


Approved for access by the Solid Waste Department for 1-compactor 1-recycle dumpster. \*\*Solid Waste will not be held liable for any damage to the enclosure to the water heater located in the trash enclosure. \*\* Herman Gallegos 04-06-22

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



SCALE: 1" = 30' - 0"



## SITE PLAN - SYMBOL LEGEND

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

## LIGHTING LEGEND

WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER IDO, SECTION 5-8(D)(8) WST LED, PERFORMANCE PACKAGE 3, 5000	CARPORT LIGHT FIXTURE
	POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED

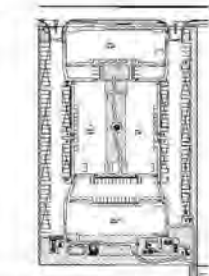
## KEYNOTES

- 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 13/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/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/A9.08
- 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
- 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" CURB
- GATE ACCESS TO WATER VAULT FOR ABCWUA
- 8' CMU WALL
- 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'-4" FEET



PROVIDED SITE OPEN USEABLE SPACE

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	664
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 U/I/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 PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%
- A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES
- VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE
- ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER
- SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW 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%	1347 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
UNIT AVERAGE NET SF :						932
*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE EACH SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE						

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

VEHICULAR PARKING:		SPACES 1.5 spaces / DU...	
REQUIRED	180	SPACES	
SURFACE/CARPORT PARKING	113	SPACES	
SURFACE COMPACT PARKING	31	PER IDO 5-5(F)(1) 25 % OF TOTAL PARKING MAY BE DESIGNED AS COMPACT PARKING (36 COMPACT PARKING SPACES ALLOWED)	
ADA/H 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		SPACES PER IDO (5-5-4)	
REQUIRED	4	SPACES PER IDO (5-5-4)	
PROVIDED	4	SPACES	
BIKE STORAGE		SPACE PER IDO 5-5-5	
REQUIRED	18	AT BIKE RAMADA	
EXTERIOR STORAGE	12	INSIDE GARAGES UNDER STAIRCASE	
SECURED STORAGE	8	SPACES	
PROVIDED	20	SPACES	

## BUILDING SQ.FT.

BLDG TYPE	BLDG COUNT	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL PER BLDG	TOTAL
I	2	U/R-2	13015	13322	7806	34053	68106
BBQ RAMADA	2	U/R-2	12201	12493	7872	32566	65132
BIKE RAMADA	1	U	411			411	411
MAIL ROOM	1	U	334			334	334
POOL RR/M	1	U	289			289	289
TOTAL	1	U	211			211	211

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 Amigo	Aug 8, 2022
Traffic Engineering, Transportation Division	Date
Blaine Carter	Aug 8, 2022
ABEWUA	Date
Cheryl Ammerfeldt	Aug 7, 2022
Parks and Recreation Department	Date
Shahab Biagari	Aug 7, 2022
City Engineer/Hydrology	Date
Code Enforcement	Aug 8, 2022
Date	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos	04-06-22
Solid Waste Management	Date
Jay Rodenbeck	Aug 8, 2022
DRB Chairperson, Planning Department	Date

\*Environmental Health, if necessary

Designed by: XC  
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

© 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved  
The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.



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



HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
5339 ALPHA ROAD, SUITE 300, DALLAS, TX 75240  
P: (972) 701-9636 F: (972) 701-9639  
DALLAS · CHARLOTTE · CHICAGO · DENVER · NEW ORLEANS · NEW YORK  
NEWPORT BEACH · ORLANDO · SCOTTSDALE · CHENNAI · HANOI  
LONDON · MONTEVIDEO · MEXICO CITY · TORONTO  
www.humphreys.com



SHEET CONTENTS  
SITE PLAN

SHEET NO.

A2.01

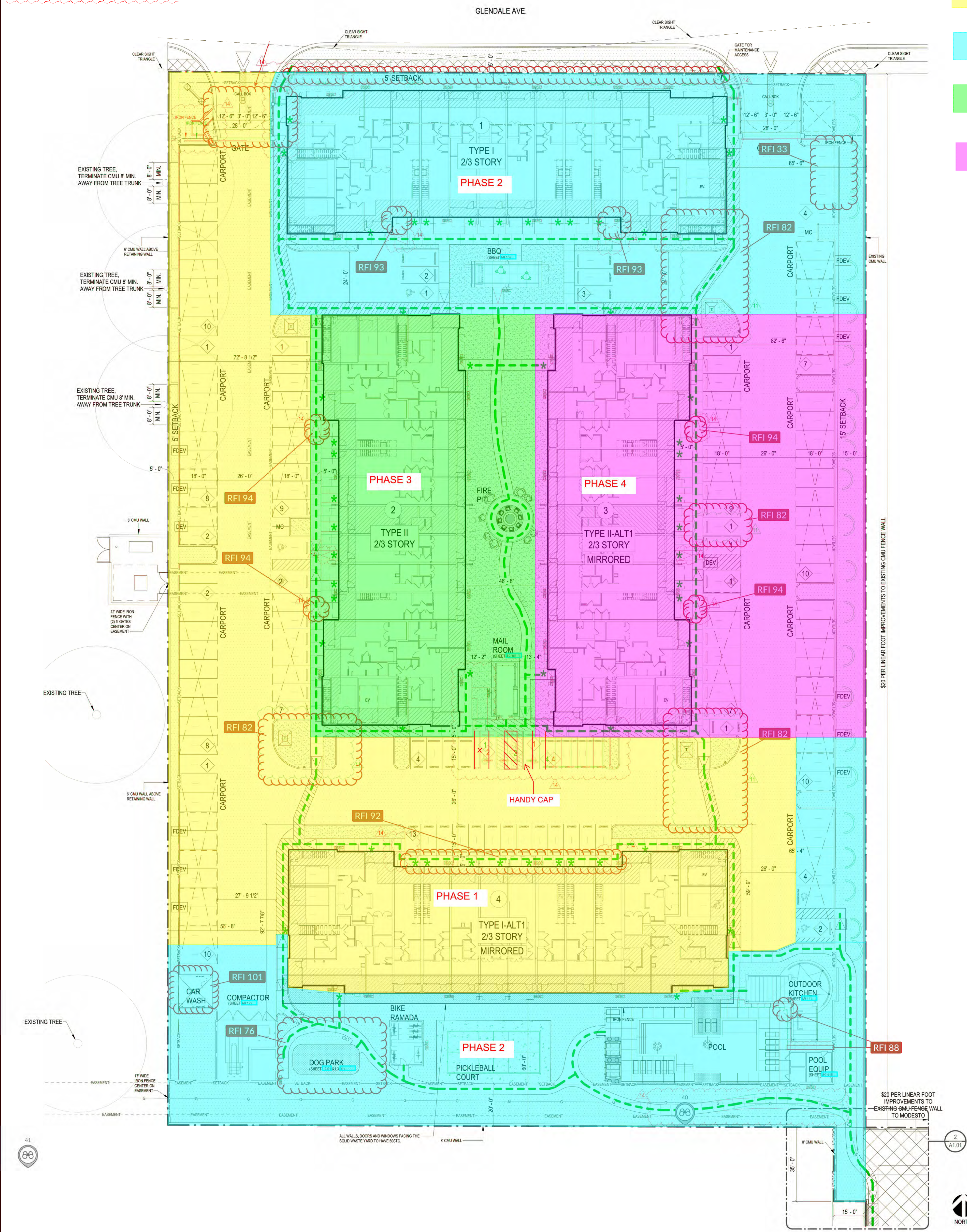
21219

DRB SET (03-31-2022)



**ASI 14 UPDATE DESCRIPTION:**

- ADDED RAMP(S) TO ACCOMMODATE GRADING UPDATE.
- UPDATED TRANSVERSE FORMER LOCATIONS AND CURBS DUE TO ACCOMMODATE GRADING UPDATE.
- ADDED DRAIN CHANNEL AT NORTHWEST CORNER TO PREVENT ENTRANCE PARKING LOSS FROM CURB REVISIONS.
- UPDATED SIDEWALK AND PARKING AT THE MAIL AMENITY.



CDS IS ACQUIRING TCL CERTIFICATION FOR PHASE 1 ONLY. PHASE 2 - 4 WILL BE PART OF SUBSEQUENT DELIVERABLE.



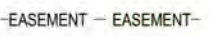







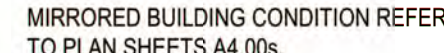









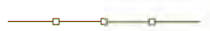








## SITE PLAN NOTES

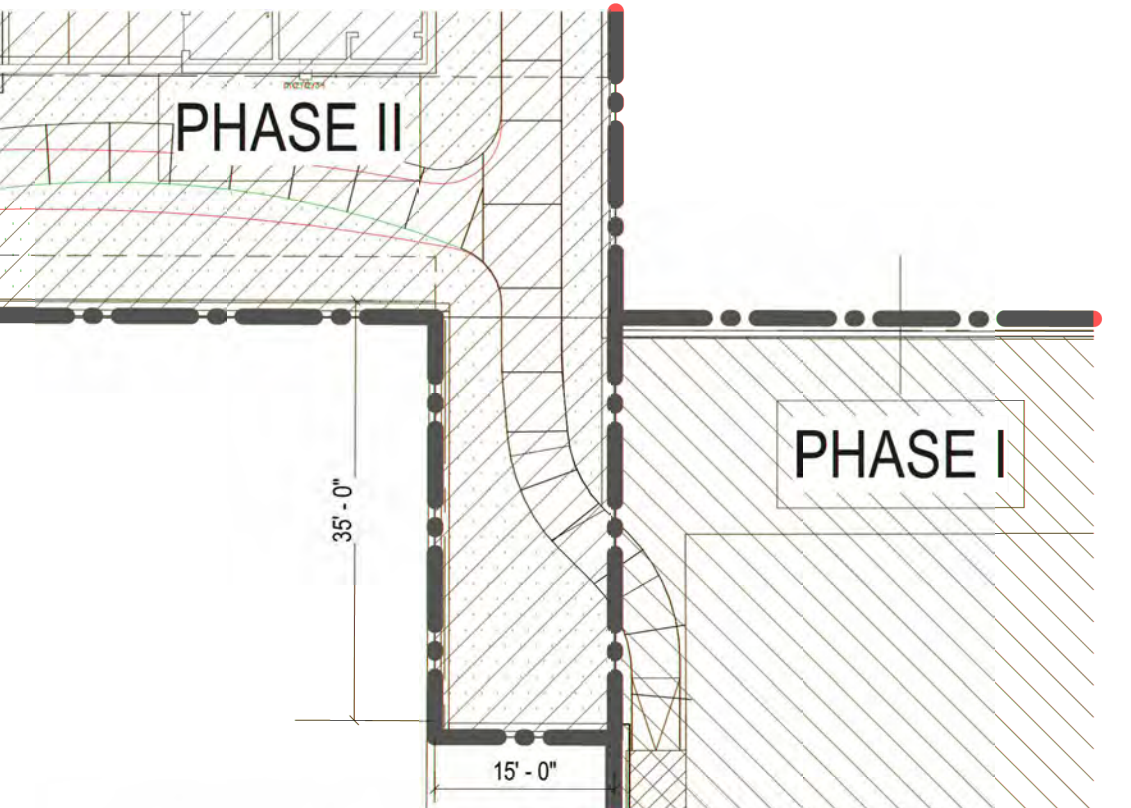
1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMEN AND BUILDING POSITION DIMENSIONAL CONTROL.
2. CONSTRUCTION TO CIVIL ENGINEERING:
  - \* CONSTRUCTION DRAWINGS FOR ALL SITE RELATED AND LANDSCAPED AREAS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
  - \* CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISH FLOOR ELEVATIONS.
  - \* DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS), RAMPS, AND SIGNAGE.
3. REFER TO LANDSCAPE/ARCHITECT:
  - \* CONSTRUCTION DOCUMENTS FOR POOL, DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
  - \* POOL FENCING - SEE SPECIFICATIONS AND DETAILS.
4. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
5. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
6. MAINTAIN MINIMUM 10' CLEARANCE FROM ELECTRICAL, TELEPHONE AND CABLES AND ALL OTHER UTILITIES LOCATIONS.
7. ALL NEW AND RELOCATED UTILITIES MUST BE PLACED UNDERGROUND U.N.O.
8. ALL UTILITIES SHALL BE PLACED AT LEAST 10' FROM ANY RESIDENTIAL DISTRICTS AND WILL NOT NEED ONE-FOOT CANDLE AT THE PROPERTY LINE. UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
9. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL PUBLIC LIGHT LOCATIONS AND RIGHTS-OF-WAY.
10. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
11. ALL SERVICE AREAS MUST BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRUCKS, TRAILERS, BACKHOES, EXCAVATORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
12. BARBED, RAZOR, OR CONCERNING WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS AND ADJACENT PROPERTIES.
13. SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES SHALL 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 SHOULD SLOPES BE MORE THAN 10% THE TOP OF THE RAMP FOR A DISTANCE OF 6' OR BEYOND THE EXTENT OF THE RAMP.
14. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66' PERPENDICULAR TO THE DOOR INCLUDING AN "IF" MANEUVERING CLEARANCE ON FULL SIDE OF DOOR.
15. ALL HANDICAPPED PARKING SPACES SHALL BE 9.5' TO 10' WIDE AND 18' LONG AND MUST NOT POINT OVER WARNING DECALS OR IDENTIFIERS.
16. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL HANDICAPPED PARKING FOR ELECTRIC METER FEEDS, SLOPES TO MATCH ADJACENT BUILDING FIELD COLOR.
17. REFER TO SHEET AT 024 FOR PARKING REGULATIONS.
18. EXPANSION JOINTS AT CONCRETE DEVICES ARE TO BE LOCATED EVERY 25 TO 30 FEET ON CENTER IN ALL DIRECTIONS OR INDICATED BY:
19. PROVIDE 10' MANEUVERING CLEARANCE ON FULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
20. A 42" HIGH RAILING, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING

## FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
2. WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTION.
3. ALL EXITS ARE TO BE ACCESSIBLE TO ALL PERSONS. MINIMUM CLEAR WIDTH: 44" OF CLEAR HEIGHT NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADIUS OR OTHERWISE IMPEDERE APPROPRIATE MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. ALL BUILDINGS ARE TO BE PROVIDED WITH A THIRD PARTY MONITORED ALARM SYSTEM BY FIRE DEPARTMENT THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS COMPLY WITH NFPA 720.
5. FIRE LANE STRIPES, PLANKS, AND/OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
6. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL ENGINEER. SPRINKLER RISER ROOM TO BE OVERHEAD WITH NO STORAGE OF MATERIALS OR EQUIPMENT.
7. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE ACCESS TO THE BUILDING BY THE FIRE DEPARTMENT CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

## SITE PLAN - SYMBOL LEGEND

	EASEMENT		ANSI		TYPE 'A' ANSI
	SETBACK LINE		ACCESSIBLE PARKING SPACE		
	ACCESSIBLE ROUTE		VAN		VAN ACCESSIBLE SPACE
	PROPERTY LINE		MIRRORED		MIRRORED BUILDING CONDITION REFER TO PLAN SHEETS A4.05s.
	LANDSCAPE SETBACK LINE		*		ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
	LANDSCAPE BUFFER LINE		PHASE I / NOT IN CONTRACT		
	ASSUMED PROPERTY LINE		FIRELANE - SEGMENTED STRIPE TO BE PAINTED SW 7582 ON HORIZONTAL SURFACE NEXT TO CURB - REF TO CIVIL		
	CMU WALL		T		TRANSFORMER
	IRON FENCE		F.S.D.		FIRE SEPARATION DISTANCE
	BUILDING TYPE		CONDENSER		
	BUILDING NUMBER		FDEV		FUTURE DUEL EV
	PARKING SPACES PER BAY		DUEL EV		
	FIRE HYDRANT				



Designed by: \_\_\_\_\_ Designer

Drawn by: \_\_\_\_\_ Author

Architect of Record: \_\_\_\_\_ JRM

Date Plotted: **5/29/2023 3:03:28 PM**

\_\_\_\_\_ Issue for Pricing / Bidding: \_\_\_\_\_

\_\_\_\_\_ Issue for Permit Application: \_\_\_\_\_

\_\_\_\_\_ Issue for Construction: \_\_\_\_\_

\_\_\_\_\_ Revisions

#	DATE	COMMENTS
	03/06/23	ADDENDUM F
	02/20/23	ASI 5
	06/26/23	ASI 6
1	02/20/23	ASI 7
3	04/20/23	ASI 9
4	02/20/23	ASI 14



**MARKANA MODESTO PHASE II**  
6400 GLENDALE AVE. NE.  
ALBUQUERQUE, NM 87113

**LEGACY DEVELOPMENT AND MANAGEMENT,  
LLC**

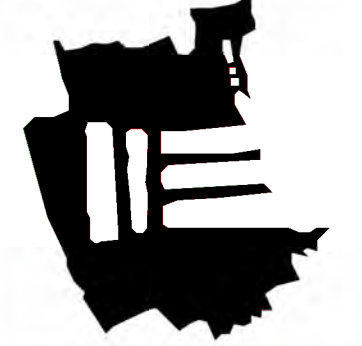


**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.

5339 ALPHA ROAD, SUITE 300, DALLAS, TX 75240  
P: (972) 701.9638 F: (972) 701.9639

DALLAS • CHARLOTTE • CHICAGO • DENVER • NEW ORLEANS • NEW YORK  
NEWPORT BEACH • ORLANDO • SCOTTSDALE • CHENNAI • HANOI  
LONDON • MONTEVIDEO • MEXICO CITY • TORONTO

[www.humphreys.com](http://www.humphreys.com)



SHEET CONTENTS  
ARCHITECTURAL SITE PLAN

SHEET NO.

A1.01

21219