

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 21, 2024

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

Re: The Peaks 2 by Markana/ 6400 Glendale Ave. NE/ PHASE 2
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-11-22 (B18-D029)
Certification dated 10-30-24

Dear Mr. Archuleta,

Based upon the information provided in your submittal received 11-01-24, 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.

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

Sincerely,

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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

TRAFFIC CERTIFICATION

I, SHELDON E. GREER, 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 SHELDON E. GREER OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 30, 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 2 OF THIS PROJECT. PHASE 1 IS COMPLETE AND PHASE 3 WILL BE ADDRESSED IN A FUTURE APPLICATION.

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.

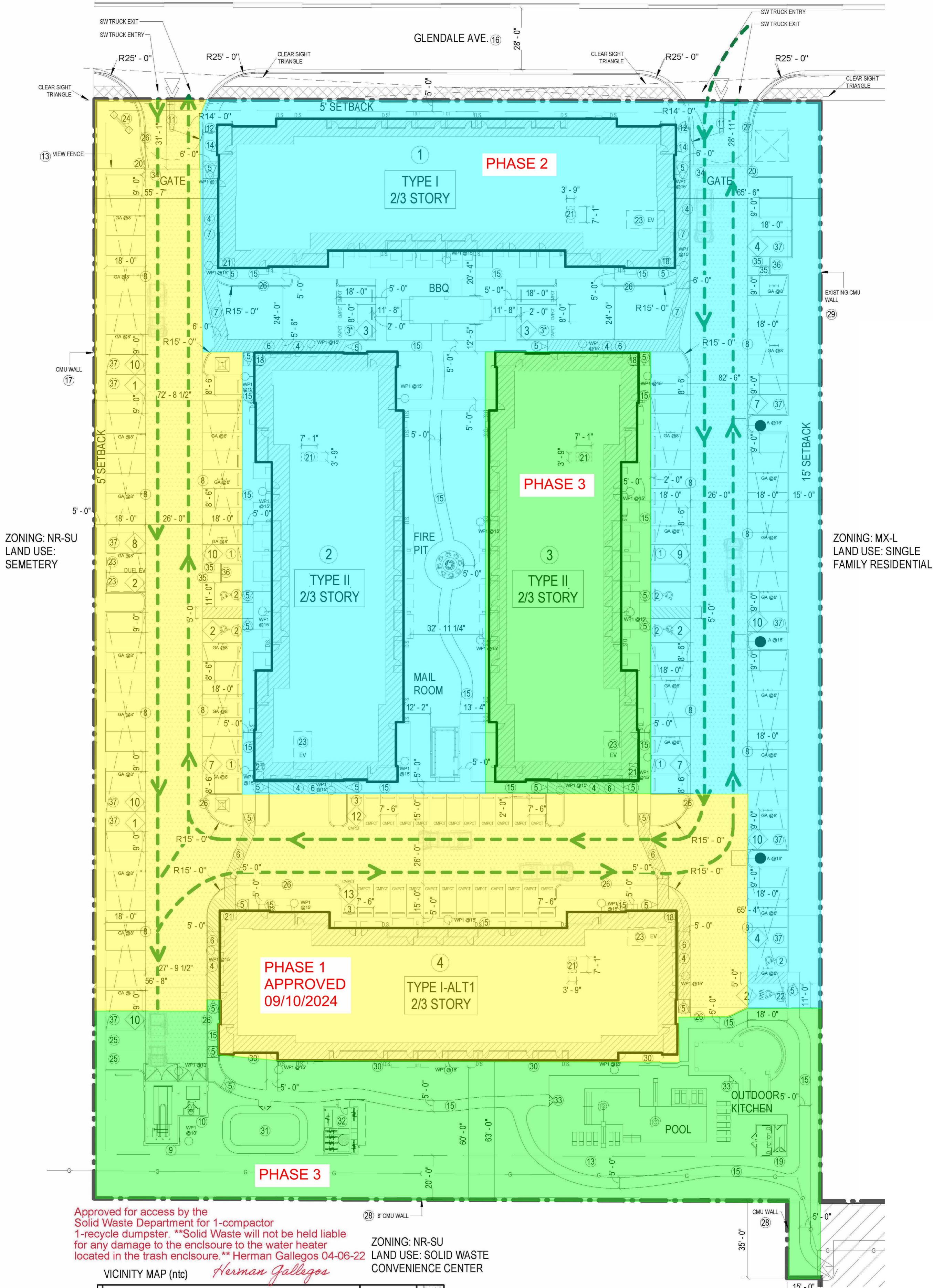


SHELDON E. GREER, NMPE No. 17154



10/30/2024

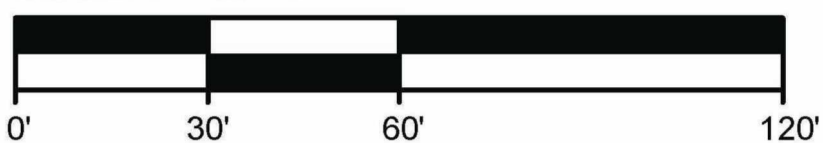
Date



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
— EASEMENT — EASEMENT —	EASEMENT		VAN ACCESSIBLE SPACE
— G — G —	GAS LINE		FIRE HYDRANT
— W — W —	WATER LINE		PARKING SPACES PER BAY
— II —	BUILDING TYPE		TYPE 'A' ANSI UNIT
— 1 —	BUILDING NUMBER		TRANSFORMER
			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

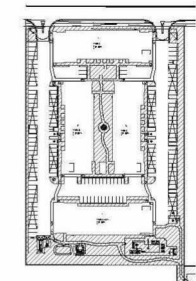
KEYNOTES

- 8'-6" x 18'-0" PARKING SPACE WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. SEE DETAIL 8/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 8/A9 08
- STALL WITH CAR WASHER
- 6" CURBBO3
- 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	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 U.N.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%	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 A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						

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

VEHICULAR PARKING:			
REQUIRED SURFACE/CARPORT PARKING	180	SPACES 1.5 spaces / DU...	
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 PROVIDED	180	SPACES	
MOTORCYCLE PARKING			
REQUIRED	4	SPACES PER IDO (5-5-4)	
PROVIDED	4		
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	1ST FLR	2ND FLR	3RD FLR	TOTAL PER BLDG	TOTAL
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
BIKE RAMADA	1	U	334				334
MAIL ROOM	1	U	289				289
POOL RR/M	1	U	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	Aug 8, 2022
Traffic Engineering, Transportation Division	Date
Blaine Carter	Aug 8, 2022
ABEWUA	Date
Cheryl Emerfeldt	Aug 7, 2022
Parks and Recreation Department	Date
Shahab Biagari	Aug 7, 2022
City Engineer/Hydrology	Date
Code Enforcement	Aug 8, 2022
	Date

* Environmental Health Department (conditional)

Herman Gallegos
Solid Waste Management

Jay Rodenbeck
DRB Chairperson, Planning Department

*Environmental Health, if necessary

Designed by: JRM
Drawn by: JRM
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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LONDON · MONTEVIDEO · MEXICO CITY · TORONTO
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SHEET CONTENTS
SITE PLAN

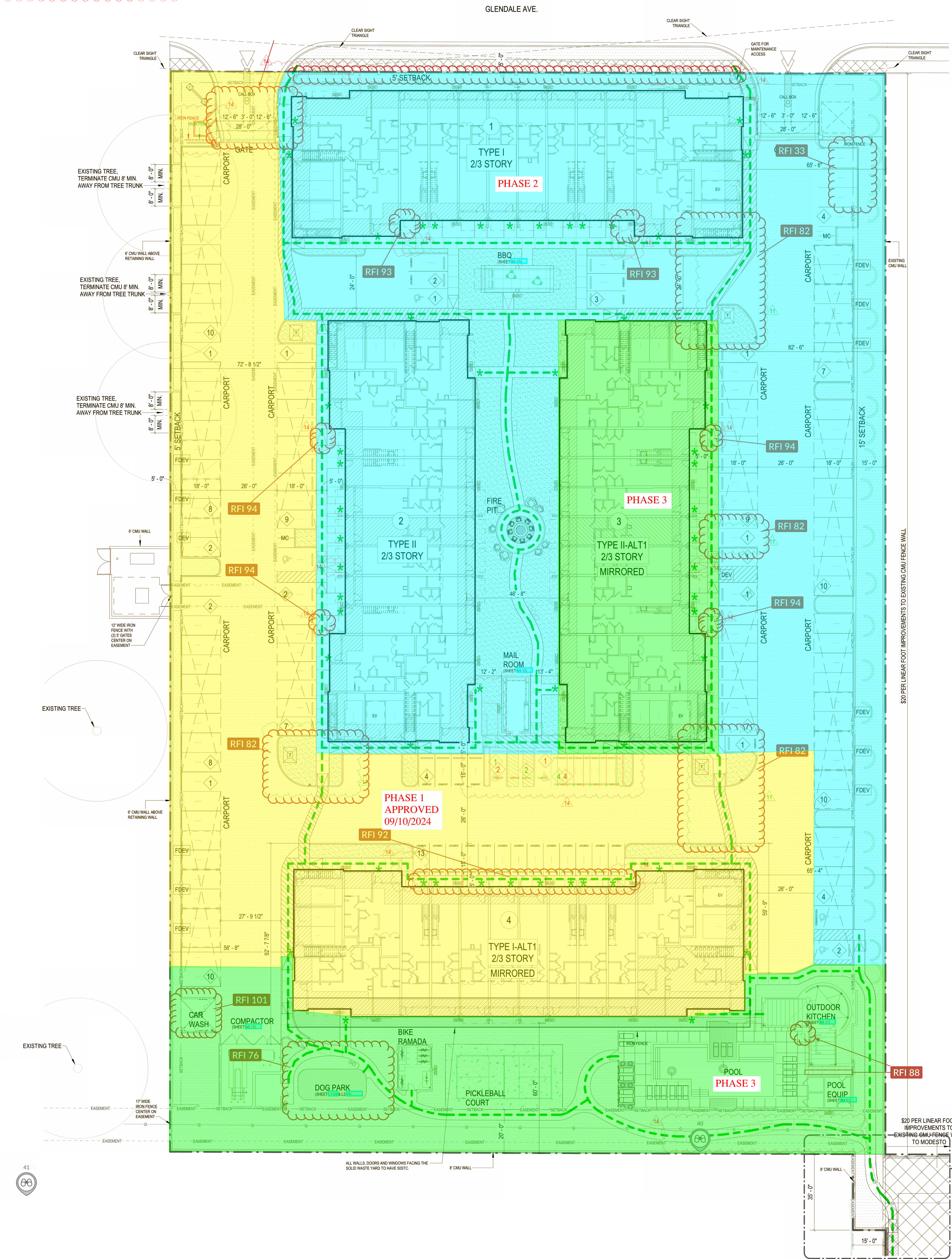
SHEET NO.

A2.01

21219

DRB SET (03-31-2022)

ASI 14 UPDATE DESCRIPTION:
- ADDED RAMP TO PHASE 1 GRADING UPDATE.
- UPDATED SIDEWALK RAMP WIDTHS AND CURBS DUE TO ACCURATE GRADING UPDATE.
- ADDED MAINTENANCE AND PARKING SPACE TO MAKE UP ENTRANCE PARKING LOSS FROM CURB REVISIONS.
- UPDATED SIDEWALK AND PARKING AT THE MAIL AMENITY.



- PHASE 1 TCL
- PHASE 2 TCL
- PHASE 3 TCL

CDS IS ACQUIRING TCL CERTIFICATION FOR PHASE 2 ONLY. PHASE 1 IS COMPLETE AND PHASE 3 WILL BE APART OF SUBSEQUENT DELIVERABLE.



SITE PLAN NOTES

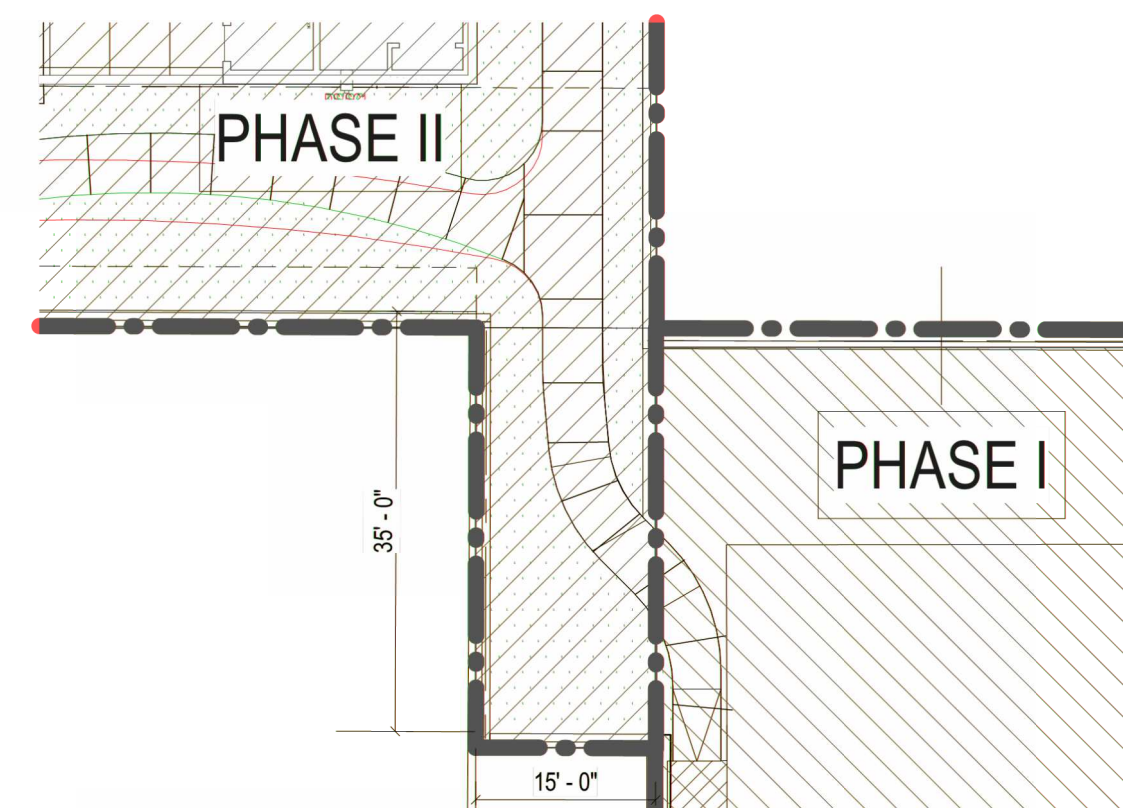
- THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
- REFER TO CIVIL ENGINEERING:
 - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
 - CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
 - DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS), SCREENING AND SIGN LOCATIONS.
- REFER TO LANDSCAPE/ARCHITECT:
 - CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
 - FOR SITE FENCING, GATE LOCATIONS AND DETAILS.
- REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
- REFER TO CIVIL LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONDENSERS AND ELECTRICAL TRANSFORMER LOCATIONS.
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
- ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED IN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOF TOP 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, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- 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 60" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
- FINISH FREE STANDING UTILITY EQUIPMENT BOXES TO MATCH THE ADJACENT BUILDING FIELD COLOR. DO NOT PAINT OVER WARNING DECALS OR IDENTIFIERS.
- NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL CONDUIT COVER FOR ELECTRIC METER FEED LINES. PAINT TO MATCH ADJACENT BUILDING FIELD COLOR.
- REFER TO SHEET A1.02 FOR PARKING TABULATIONS.
- EXPANSION JOINTS AT CONCRETE DRIVES ARE TO BE LOCATED EVERY 25 TO 50 FEET ON CENTER IN ALL DIRECTIONS OR AS INDICATED BY CIVIL ENGINEER.
- 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.

FIRE DEPARTMENT NOTES

- WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
- 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 CONNECTIONS.
- FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 26'-0" IN WIDTH, 14'-0" CLEAR HEIGHT. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADIUS OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
- CENTRAL STATION MONITORING (OR THIRD PARTY MONITORING AS APPROVED BY FIRE DEPARTMENT) OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES.
- FIRE LANE STRIPING, DECALS, AND OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
- FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL.
- FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROY-CROFT COPPER RED OR SW 7582 SALUTE.
- FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

SITE PLAN - SYMBOL LEGEND

EASEMENT - EASEMENT	EASEMENT	ANSI	TYPE 'A' ANSI UNIT
SETBACK - SETBACK	SETBACK LINE		ACCESSIBLE PARKING SPACE
ACCESSIBLE ROUTE	ACCESSIBLE ROUTE		VAN ACCESSIBLE SPACE
PROPERTY LINE	PROPERTY LINE		MIRRORED BUILDING CONDITION REFER TO PLAN SHEETS A4.00s.
LANDSCAPE SETBACK LINE	LANDSCAPE SETBACK LINE		ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
LANDSCAPE BUFFER LINE	LANDSCAPE BUFFER LINE		PHASE I / NOT IN CONTRACT
ASSUMED PROPERTY LINE	ASSUMED PROPERTY LINE		FIRELANE - SEGMENTED STRIPE TO BE PAINTED SW 7582 ON HORIZONTAL SURFACE NEXT TO CURB - REF TO CIVIL
CMU WALL	CMU WALL		TRANSFORMER
IRON FENCE	IRON FENCE		CONDENSER
F.S.D	FIRE SEPARATION DISTANCE		FUTURE DUAL EV
BUILDING TYPE	BUILDING TYPE		DUAL EV
BUILDING NUMBER	BUILDING NUMBER		
PARKING SPACES PER BAY	PARKING SPACES PER BAY		
FIRE HYDRANT	FIRE HYDRANT		



1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

2 PHASE I & II CONNECTION EASEMENT
1/16" = 1'-0"

Designed by: JRM
Drawn by: JRM
Architect of Record: JRM
Date Plotted: 5/23/2024 3:03:25 PM
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

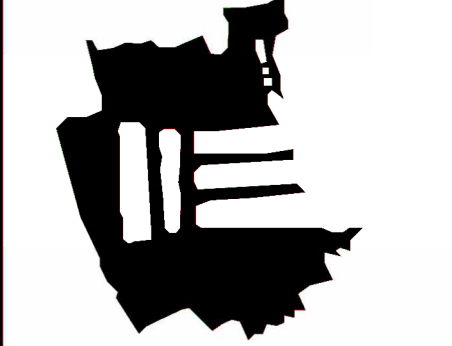
#	DATE	COMMENTS
6	08/08/22	ASIDE DUM F
8	08/30/23	ASI 8
9	08/30/23	ASI 9
11	08/30/23	ASI 11
13	08/30/23	ASI 13
14	08/29/24	ASI 14



MARKANA MODESTO PHASE II
6400 GLENDALE AVE. NE.
ALBUQUERQUE, NM 87113
LEGACY DEVELOPMENT AND MANAGEMENT, LLC



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LONDON, MONTEVIDEO, MEXICO CITY, TORONTO
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SHEET CONTENTS
ARCHITECTURAL SITE PLAN

SHEET NO.

A1.01

21219

ASI 14: (08-20-24)