



SHEET KEYED NOTES

- 1. TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- 2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 3. CONCRETE CURB & GUTTER, SEE D3/AS501 4. 6' WIDE CONCRETE SIDEWALK SEE D5/AS501
- 6. EXISTING FIRE HYDRANT, SEE CIVIL
- 7. NEW F.D.C. SEE CIVIL 8. ADA PARKING, SEE A5/AS501
- 10.LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- 13.BIKE RACK, SEE A2/AS501 14. PERPENDICULAR CURB RAMPS ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL
- CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443. 15. WATER METER VAULT, SEE CIVIL
- 16. TRASH CHUTE FOR RECYCLE ONLY AND 2 YARD COMPACTOR
- 17. PEDESTRIAN CROSSWALK, RE: A3/AS501
- 18. EXISTING POWER POLE
- 19. VEHICULAR ENTRY GATE TO GARAGE
- 20. ACCESS CONTROL PEDESTAL 21.TRASH ROOM WITH 2 YD BINS FOR LOOSE TRASH
- 23.NEW FIRE HYDRANT, SEE CIVIL 24.RETAINING WALL, SEE CIVIL FOR EXTENTS. SEE ALSO A6/AS501
- 25.PIPE BOLLARD, SEE D3/AS501 26.PEDESTRIAN GATE, SEE C4/AS501
- 27.WALL/FENCE ENCLOSURE, SEE D5/AS501

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT
- UNLESS OTHERWISE NOTED. D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS
- & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO
- THE CITY OF ALBUQUERQUE STANDARDS. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER. SEE THE APPROVED FIRE 1 PLAN FOR FIRE LANE STRIPING, ALSO REF A1/AS501.

PROJECT DATA

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

PLANNING CONTEXT: SITE IS WITHIN THE UPTOWN URBAN CENTER

Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico SITE AREA: 1.74 ACRES **ZONE ATLAS**: J-19-Z

SETBACKS: FRONT= 0' MIN / 15' MAX, SIDE = 0' MIN / N/A MAX **REAR= 15'**

FOURTH LEVEL

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

SPRINKLERED: YES, NFPA 13 **BUILDING OCCUPANCY:** S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA

BUILDING SF: FIRST LEVEL - COVERED PARKING (PODIUM) 43,209 GSF SECOND LEVEL 44,580 GSF THIRD LEVEL 34,427 GSF

FIFTH LEVEL 34,296 GSF TOTAL 190,745 GSF PRIOR APPROVAL 182,052 GSF PERCENT CHANGE 4.78% PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)

REQUIRED SPACES: 151 SPACES 1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES PROVIDED PARKING = 187 TOTAL SPACES ACCESSIBLE PARKING: (ADA 208.2.3)

2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED 2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

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

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 225 SF x 129 UNITS = 29,025 SF 285 SF x 22 UNITS = 6,270 SF = 35,295 SF 2 BD: 285 SF PER UNIT UC-MS-PT: 50% REDUCTION = 35,295 SF X 50% = 17,648 SF

REQUIRED OPEN SPACE: = 17,648 SF PROVIDED OPEN SPACE: = 7,109 SF = 10,928 SF LEVEL 2 OPEN BALCONIES
TOTAL = 875 SF = 18,912 SF

> **ADMINISTRATIVE AMENDMENT**

REVISIONS

ARCHITECTURE IN PROGRESS

DEKKER

PERICH

ARCHITECT

ENGINEER

PROJECT

34,233 GSF

CONSTITUTION AVE.

08/18/2022 AMENDMENT **VICINITY MAP**

DRAWN BY AS/ JM REVIEWED BY 08/18/2022 21-0020 PROJECT NO. DRAWING NAME

SITE PLAN

SHEET NO. AS101

SCALE: 1/16"=1'-0"

PLANT SCHEDULE

YMB		BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
		TREES				
*)	Celtís retículata	Netleaf Hackberry	2" Cal. 8'-10' Insta 25'x25' Mati		Single-Trunk Dense Canopy Medium Water, Bal and Burlap
(() Chilopsis Linearis	Desert Willow	2" Cal. 8'-10' Insta 20'x25' Mat		Single-Trunk Dense Canopy Medium Water, Bal and Burlap
		* Prunus cerastifera	Purpleleaf Plum	1.5" Cal. 8'-10' Insta 20'x20' Mat		Single-Trunk Dense Canopy Medium Water, Ball and Burlap
(Quercus fusiformis	Escarpment Live Oak	12" Cal. 8'-10' Insta 25'x30' Mat		Single-Trunk Dense Canopy Medium Water, Bal and Burlap
***************************************) ~~	Juniper scopulorum 'Wichita blue'	Wichita Blue juniper	1.5" Cal. 8'-10' Insta 40'x40' Mat	all	Single-Trunk Dense Canopy Medium Water, Bal and Burlap
\		L Acer palmatum	Japanese Maple	1.5" Cal. 5'-5' Insta 5'x10' Matu		Single-Trunk Dense Canopy High Water, Ball and Burlap and Burlap
رُ		* Pistachia chinensis	Chinese Pistache	2" Cal. 8'-10' Insta 60'x60' Mat		Single-Trunk Dense Canopy Medium Water, Ball and Burlap
=		* Malus cultívars	Crabapple	1.5" Cal. 8'-10' Insta 5'x10' Matu		Single-Trunk Dense Canopy High Water, Ball and Burlap
	4	ACCENTS & VINES Hesperaloe parviflora	Red Yucca	5 Gal.	32	 As Per Plan
	*	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal.	75	As Per Plan
	*	Muhlenbergia capillaris	Regal Mist	5 Gal.	3 <i>Ø</i>	As Per Plan
+		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gal.	102	As Per Plan
	*	Yucca rupicola	Twisted Yucca	5 Gal.	27	As Per Plan
		SHRUBS				
		Buddleia davidii nan. 'Nanho Purple'	Purple Butterfly Bush	5 Gal.	41	As Per Plan
		Cytisus x praecox 'Aligold'	Allgold Broom	5 Gal.	21	As Per Plan
		Nandina domestica Gulf Stream	Gulf Stream Nandina	5 Gal.	37	As Per Plan
		Rhus trílobata Autumn Ámber'	Creeping Three-Leaf Sum	ac 5 Gal.	31	As Per Plan
3		Salvia 'Ultra Violet'	Ultra Violet Hybrid Sage	5 Gal.	28	As Per Plan
		GROUND COYERS				
	3.4 3.4	Achillea 'Moonshine'	Moonshine Yarrow	l Gal.	65	As Per Plan
•		Penstemon Schmidel 'Red Riding Hood'	Red Riding Hood Beardt	_	33	As Per Plan
	\Diamond	Lavandula anguistifolia	Munstead Lavender	l Gal.	52	As Per Plan

MISCELL ANEOUS 3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: ± 7,784 s.f. Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: ± 1,631 s.f. 2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - QTY: ± 748 s.f.

4'x4' Landscape Boulders - QTY: ± 4 3'x3' Landscape Boulders - QTY: ± 9 2'x2' Landscape Boulders - QTY: ± 6

4'x4' Sonoran Stonecrete Fiberglass Planter - QTY: ± 9 4'x2' Sonoran Stonecrete Fiberglass Planter - QTY: ± 12

GENERAL NOTES

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE DRAWINGS.

- 2. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF ANY WORK.
- 4. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK, ALL HARDSCAPE SHALL BE RE-INSPECTED DURING THE FINAL WALK-THRU, ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 5. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION., NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTACT BLUE STAKE AT 602-263-1100, 72 HOURS MINIMUM PRIOR TO INITIATING CONSTRUCTION, NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICT ARISE.
- 1. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- 8. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALK, SIDEWALK, AND CURBS.
- 9. LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- 10. REFER TO THE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- 11. LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH
- APPLICATION OF PRE-EMERGENT FOR VERIFICATION. 12. BOULDERS TO BE SURFACE SELECT BOULDERS. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR

_ANDSCAPE CALCULATIONS

CONSTRUCTION IS TO BE EONITED.

SITE AREA (1.74 AC) BUILDING FOOTPRINT WETKOTOOO SO/SS/SS/SS/SS REQUIRED/PROVIDED LANDSCAPE 3,087 S.F. (10%*)/11,202 S.F. (36%) NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER

REQUIRED/PROVIDED VEGETATIVE COVER 7,659 S.F. (75%)/ 8,169 S.F. (80%)

<u>Parking Lot trees</u> Parking Lot spaces provided REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES) 10/19

THE SITE IS LOCATED IN THE UPTOWN URBAN CENTER, AT LEAST 5 PERCENT OF THE PARKING LOT AREAS OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED. PARKING LOT AREA

REQUIRED/PROVIDED PARKING LOT LANDSCAPE 1,458 S.F. (5%)/4,752 S.F. (16%) CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET TREES ARE REQUIRED

AREA, BLANKET IN NATURE

6. EXISTING 30' COMMON ACCESS EASEMENT

- EXISTING 20' WATERLINE EASEMENT EXISTING 10' PUE EXISTING 10' UTILITY EASEMENT
- 4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT . PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILES ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING



EXPIRES <u>06 / 30 / 2025</u>

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ARCHITECTURE IN PROGRESS

ARCHITECT

SINGLE-TRUNK

8' TO 10' LODGEPOLE STAKES DRIVEN -INTO GROUND (8' FOR MULTI OR CANOPY 10'

NOTCH BACKSIDE OF POLY TUSING

5/8" BLACK POLY TUBING 12"-15" LONG MIN.

FOR TALL COLUMNAR) STRESS POINT OF TREE

#10 PLASTIC GUYWIRE

WRAP A MIN. OF 5 TIMES AROUND ITSELF

PLANTING PIT SIZES:

1 PER I GAL.,

2 PER 5 GAL., 4 PER 15 GAL.,

GRADE

FERTILIZER TABLET

DEPTH-DEPTH OF ROOTBALL

6 PER 24"BOX OR LARGER

- SEE STAKING DETAIL

TOP OF ROOTBALL

- FLUSH WITH FINISH

TREE AND SHRUB PLANTING

DOWN ALONG PLANT ROOTBALL

SEE PLANTING DETAIL

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

-AL MANUEL IN THE HOUSE

BETWEEN STAKES.

SCALE: N.T.S.

SCALE: N.T.S.

TREE STAKING

WRAP TWICE AROUND STAKE

NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO

> 1 PART MULCH TO 2 PARTS EXCAVATED SOIL, 4 LB GYPSUM & 1 LB SULFUR PER CUBIC

1 GAL. OR 5 GAL.: 2X WIDTH OF ROOTBALL

FERTILIZER TABLETS (AGRIFORM TABLETS)

ENGINEER

PROJECT

ISSUED FOR PERMIT

REVISIONS

DRAWN BY REVIEWED BY DATE 08/17/2022 PROJECT NO. 21-0020 DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.

L101



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ADMINISTRATIVE AMENDMENT

> 08/11/2022 21-0020

SDP5.1



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050 CONSTITUTI ALBUQUERQUE

ADMINISTRATIVE AMENDMENT

08/11/2022

SDP5.2