

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

LEGEND

- PR-2020-003847
 81-001-01955
- LANDSCAPE
 - HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
 - FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
 - PROPERTY LINE
 - FIRE HYDRANT
 - POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
 - FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
 - BIKE RACK
 - SIDEWALK RAMP (ARROW POINTS DOWN)
 - TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
 - 6' TALL DECORATIVE METAL FENCE
 - ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
 - COMPACT PARKING; REF: D5/SDP1.3
 - LIGHT POLE 25'-0" HEIGHT
 - 6" BOLLARD WITH SIGN
 - 6' WIDE PAINTED CROSSWALK, SEE A4/SDP1.2

VICINITY MAP



SHEET KEYED NOTES

1. TRASH COMPACTOR, SEE C1/SDP1.2
2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE A2/SDP1.2
4. CONCRETE SIDEWALK SEE B4/SDP1.2
5. 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
6. 10' MIN, 15' MAX BUILDING SETBACK
7. 15' REAR SETBACK
8. ADA PARKING, SEE A3/SDP1.2
9. ACCESSIBLE RAMP, SEE B3/SDP1.2
10. ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2446
11. MOTORCYCLE PARKING 4x8' MINIMUM AND SIGNAGE, SEE B1/SDP1.2
12. OUTDOOR GATHERING AREA WITH PLAYGROUND
13. COVERED PARKING STRUCTURE
14. RECYCLE ENCLOSURE, SEE C4/SDP1.2
15. 15' LANDSCAPE BUFFER
16. 15' MAX BUILDING SETBACK
17. BREAK AWAY GATE FOR FIRE DEPARTMENT ACCESS ONLY
18. EXISTING 6' WIDE CONCRETE SIDEWALK ALONG 4TH STREET AND FITZGERALD FRONTAGES.
19. 17' WATER LINE EASEMENT
20. 20' WATER LINE EASEMENT
21. 30' SAS AND WATER LINE EASEMENT
22. 30' PRIVATE ACCESS DRIVE, PEDESTRIAN AND BIKE ROUTE EASEMENT, SEE PLAT FOR MAINTENANCE AND BENEFICIARIES, RESIDENTIAL ACCESS ROAD TO BE CONSTRUCTED PER CITY STANDARDS.
23. 6' WIDE CROSSWALK, SEE B2/SDP1.2
24. BICYCLE PARKING, 2 SPACES PER RACK FOR TOTAL OF 10 SPACES. SEE B5/SDP1.2
25. PROVIDE CURVE WARNING SIGNAGE
26. STABILIZED CRUSHER FINES PATHWAY, SEE D4/SDP5.1
27. BIKE ROUTE WITH SIGNAGE
28. CONCRETE CURB AND GUTTER, CONSTRUCT PER CITY STANDARD DETAILS 2415B
29. OUTDOOR SEATING AND GATHERING AREAS SHALL COMPLY WITH IDO 5-11(E)(3)
30. SOUTHERNMOST BUILDING FOOTER SHALL BE DESIGNED SUCH THAT THE ADJACENT SEWER MAIN CAN BE MAINTAINED WITHOUT DISTURBING THE FOOTER ON BEHALF OF ABCWUA
31. 10' SIDEWALK EASEMENT
32. PEDESTRIAN ACCESS GATE, SEE SDP5.1
33. ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2443
34. VEHICLE OVERHANG AREA
35. 10' DRAINAGE EASEMENT, SEE PLAT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE COVERED PARKING SPACES, LEASING OFFICE, MAIL AND PACKAGE CENTER, FITNESS ROOM, AND ROOF TOP TERRACE.

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING
 USABLE OPEN SPACE

1 BD: 225 SF PER UNIT	225 SF x 31 UNITS	= 6,975 SF
2 BD: 285 SF PER UNIT	285 SF x 22 UNITS	= 6,270 SF
3 BD: 350 SF PER UNIT	350 SF x 8 UNITS	= 2,800 SF
TOTAL		= 16,045 SF

REQUIRED OPEN SPACE: = 16,040 SF
 PROVIDED OPEN SPACE: = 24,875 SF

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	556 SF	8	4,448 SF
A1	1 BEDROOM / 1 BATHROOM	696 SF	24	16,704 SF
A2	1 BEDROOM / 1 BATHROOM	810 SF	2	16,020 SF
B1	2 BEDROOM / 2 BATHROOM	970 SF	13	12,610 SF
B2	2 BEDROOM / 2 BATHROOM	1,065 SF	6	6,510 SF
C1	3 BEDROOM / 2 BATHROOM	1,198 SF	8	9,584 SF
TOTAL:			61 UNITS	65,876 SF

GENERAL 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.
- E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. 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.
- I. ALL IMPROVEMENTS LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER INCLUDING THE DRIVE FROM FITZGERALD

PROJECT DATA

ZONING:
 IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M)

LANDUSE: MIXED USE

PLANNING CONTEXT:
 SITE IS WITHIN THE CPO-9 NORTH 4TH CORRIDOR OVERLAY ZONE

TRANSIT:
 BUS ROUTE 10 ALONG 4TH STREET. A BUS STOP IS LOCATED APPROXIMATELY 160 FEET FROM THE SUBJECT SITE ON 4TH STREET.

LEGAL DESCRIPTION:
 LOTS 1 THRU 3, BLOCK 1 FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2 M.R.G.C.D. PROPERTY MAP NO. 33 WITHIN ALBUQUERQUE, GRANT, SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO.

SITE AREA: 5 ACRES
ZONE ATLAS: G-14-2
SETBACKS: FRONT= 10' MIN, 15' MAX
 SIDE = 0' MIN, STREET SIDE 0' MIN, 15' MAX
 REAR= 15' MIN

BUILDING HEIGHT:
 MAXIMUM ALLOWED: 55'-0"
 ACTUAL HEIGHT: 40'-0"

SPRINKLERED: YES, NFPA 13

BUILDING AREA (S.F.):

BUILDING A:	53,966 GSF
BUILDING B:	8,360 GSF
BUILDING C:	7,260 GSF
TOTAL:	69,586 GSF

PARKING CALCULATION (TABLE 5-5-1)
 1 SPACES / DWELLING UNITS: 61 X 1 = 61 SPACES
 RETAIL 2.5 SPACES / 1000 SF = 10,620 X 2.5 = 27 SPACES
 LIVE/WORK 2.5 SPACES / 1000 SF = 3,500 X 2.5 = 9 SPACES
 TOTAL REQUIRED SPACES = 97 SPACES

PROVIDED PARKING = 118

ADA PARKING REQUIRED: 101-300 PROVIDED PARKING SPACES = 8 SPACES (2 VAN)
 ADA PARKING PROVIDED = 8 SPACES

MOTORCYCLE PARKING REQUIRED:
 51-100 REQUIRED OFF-STREET PARKING = 3 SPACES
 MOTORCYCLE PARKING PROVIDED = 4 SPACES

BICYCLE PARKING REQUIRED = 10 SPACES
 (10% OF REQUIRED OFF-STREET PARKING = 97 X 0.10 = 10 SPACES)
 BICYCLE PARKING PROVIDED = 10 SPACES

**DEKKER
 PERICH
 SABATINI**

ARCHITECT



ENGINEER

PROJECT

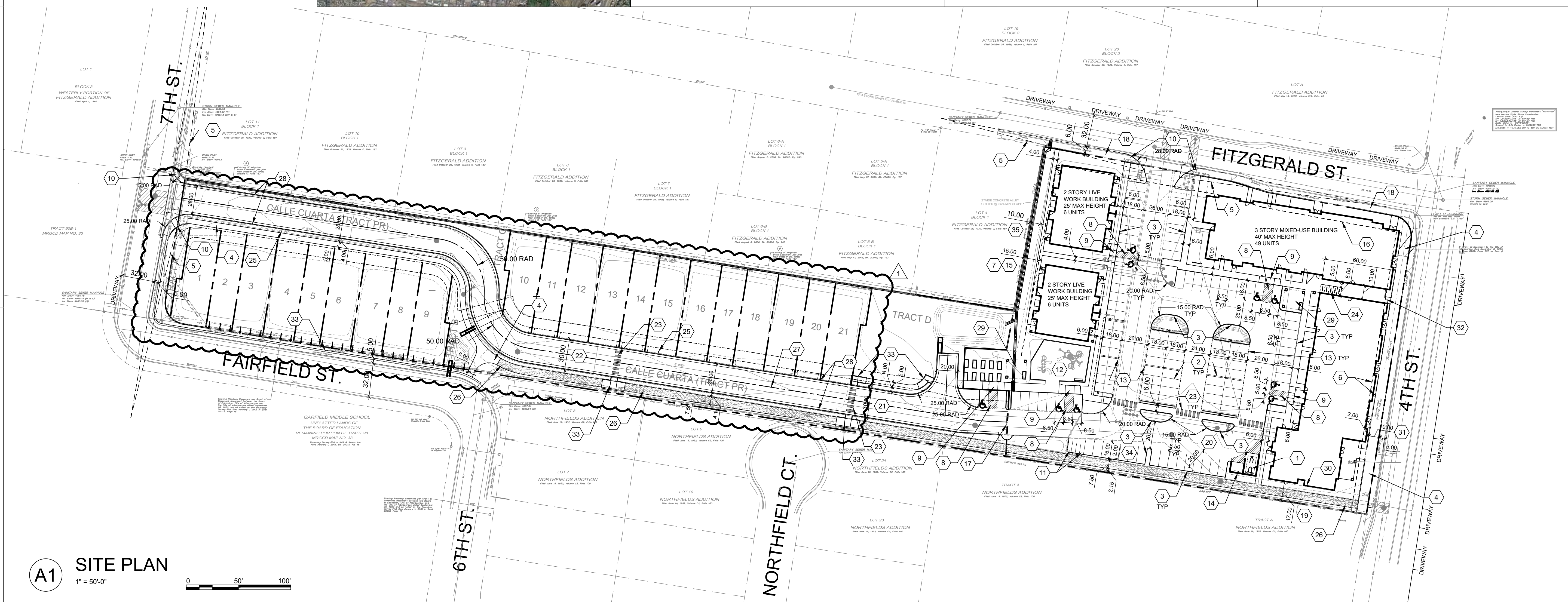
CALLE CUARTA
 3525 4TH STREET NW
 ALBUQUERQUE, NM 87107

SITE PLAN - DRB

- REVISIONS**
- ▲ 5-24-2022 Administrative Amendment
 - ▲
 - ▲
 - ▲

DRAWN BY: D/P/S
 REVIEWED BY: D/P/S
 DATE: 11/19/2021
 PROJECT NO.: 20-0276
 DRAWING NAME: SITE PLAN

SHEET NO.
SDP1.1
 OF



PROJECT NUMBER: PR-2020-003847

Application Number: SI-2021-01955

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Table with columns for Name, Date, and Title. Includes approvals from Jeanno Wolfenbarger, Blaine Carter, Ernest Armijo, Herman Gallegos, and Solid Waste Management.

*Environmental Health, if necessary

2/16/2018

LEGEND

- LANDSCAPE STRIPES
HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
PROPERTY LINE
FIRE HYDRANT
POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
BIKE RACK
SIDEWALK RAMP (ARROW POINTS DOWN)
TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
6" TALL DECORATIVE METAL FENCE
ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
COMPACT PARKING, REF: D5/SDP1.3
LIGHT POLE 25'-0" HEIGHT
6" BOLLARD WITH SIGN
6" WIDE PAINTED CROSSWALK, SEE A4/SDP1.2

VICINITY MAP



SHEET KEYED NOTES

- 1. TRASH COMPACTOR, SEE C1/SDP1.2
2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE A2/SDP1.2
4. CONCRETE SIDEWALK SEE B4/SDP1.2
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
10' MIN, 15' MAX BUILDING SETBACK
15' REAR SETBACK
ADA PARKING, SEE A3/SDP1.2
ACCESSIBLE RAMP, SEE B3/SDP1.2
ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2446
MOTORCYCLE PARKING 4x8' MINIMUM AND SIGNAGE, SEE B1/SDP1.2
OUTDOOR GATHERING AREA WITH PLAYGROUND
COVERED PARKING STRUCTURE
RECYCLE ENCLOSURE, SEE C4/SDP1.2
15' LANDSCAPE BUFFER
15' MAX BUILDING SETBACK
BREAK AWAY GATE FOR FIRE DEPARTMENT ACCESS ONLY
EXISTING 6" WIDE CONCRETE SIDEWALK ALONG 4TH STREET AND FITZGERALD FRONTAGES
17" WATER LINE EASEMENT
20" WATER LINE EASEMENT
30' SAS AND WATER LINE EASEMENT
30' PRIVATE ACCESS DRIVE, PEDESTRIAN AND BIKE ROUTE EASEMENT, SEE PLAT FOR MAINTENANCE AND BENEFICIARIES, RESIDENTIAL ACCESS ROAD TO BE CONSTRUCTED PER CITY STANDARDS.
6" WIDE CROSSWALK, SEE B2/SDP1.2
BICYCLE PARKING, 2 SPACES PER RACK FOR TOTAL OF 10 SPACES. SEE B5/SDP1.2
PROVIDE CURVE WARNING SIGNAGE
STABILIZED CRUSHER FINES PATHWAY, SEE D4/SDP5.1
BIKE ROUTE WITH SIGNAGE
CONCRETE CURB AND GUTTER, CONSTRUCT PER CITY STANDARD DETAILS 2415B
OUTDOOR SEATING AND GATHERING AREAS SHALL COMPLY WITH IDO 5-11(E)3
SOUTHERNMOST BUILDING FOOTER SHALL BE DESIGNED SUCH THAT THE ADJACENT SEWER MAIN CAN BE MAINTAINED WITHOUT DISTURBING THE FOOTER ON BEHALF OF ABCWUA
10' SIDEWALK EASEMENT
PEDESTRIAN ACCESS GATE, SEE SDP5.1
ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2443
VEHICLE OVERHANG AREA
10" DRAINAGE EASEMENT SEE PLAT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE COVERED PARKING SPACES, LEASING OFFICE, MAIL AND PACKAGE CENTER, FITNESS ROOM, AND ROOF TOP TERRACE.

OPEN SPACE CALCULATIONS

Table showing usable open space calculations: 1 BD: 225 SF PER UNIT = 6,970 SF; 2 BD: 285 SF PER UNIT = 6,270 SF; 3 BD: 350 SF PER UNIT = 2,800 SF; TOTAL = 16,040 SF.

UNIT DATA

Table with columns: UNIT TYPE, DESCRIPTION, GSF, #UNITS, TOTAL. Lists units S1 through C1 with their respective square footages and total counts.

GENERAL 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.
E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. 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.
I. ALL IMPROVEMENTS LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER INCLUDING THE DRIVE FROM FITZGERALD

PROJECT DATA

ZONING: IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MIXED USE
PLANNING CONTEXT: SITE IS WITHIN THE CPO-9 NORTH 4TH CORRIDOR OVERLAY ZONE
TRANSIT: BUS ROUTE 10 ALONG 4TH STREET. A BUS STOP IS LOCATED APPROXIMATELY 160 FEET FROM THE SUBJECT SITE ON 4TH STREET.
LEGAL DESCRIPTION: LOTS 1 THRU 3, BLOCK 1 FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2 M.R.G.C.D. PROPERTY MAP NO. 33 WITHIN ALBUQUERQUE, GRANT, SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO.
SITE AREA: 5 ACRES
ZONE ATLAS: C-14-2
SETBACKS: FRONT= 10' MIN, 15' MAX; SIDE= 0' MIN, STREET SIDE 0' MIN, 15' MAX; REAR= 15' MIN
BUILDING HEIGHT: MAXIMUM ALLOWED: 55'-0"; ACTUAL HEIGHT: 40'-0"
SPRINKLERED: YES, NFPA 13
BUILDING AREA (S.F.): BUILDING A: 8,360 GSF; BUILDING B: 7,260 GSF; BUILDING C: 69,586 GSF
PARKING CALCULATION: (TABLE 5-5-1) 1 SPACES / DWELLING UNITS: 61 X 1 = 61 SPACES; RETAIL 2.5 SPACES / 1000 SF = 10,620 X 2.5 = 27 SPACES; LIVE/WORK 2.5 SPACES / 1000 SF = 3,500 X 2.5 = 9 SPACES; TOTAL REQUIRED SPACES = 97 SPACES
PROVIDED PARKING = 118
ADA PARKING REQUIRED: 101-300 PROVIDED PARKING SPACES = 8 SPACES (2 VAN); ADA PARKING PROVIDED = 8 SPACES
MOTORCYCLE PARKING REQUIRED: 51-100 REQUIRED OFF-STREET PARKING = 3 SPACES; MOTORCYCLE PARKING PROVIDED = 4 SPACES
BICYCLE PARKING REQUIRED = 10 SPACES; (10% OF REQUIRED OFF-STREET PARKING = 97 X 0.10 = 10 SPACES); BICYCLE PARKING PROVIDED = 10 SPACES

DEKKER PERICH SABATINI



ARCHITECT
ENGINEER
PROJECT

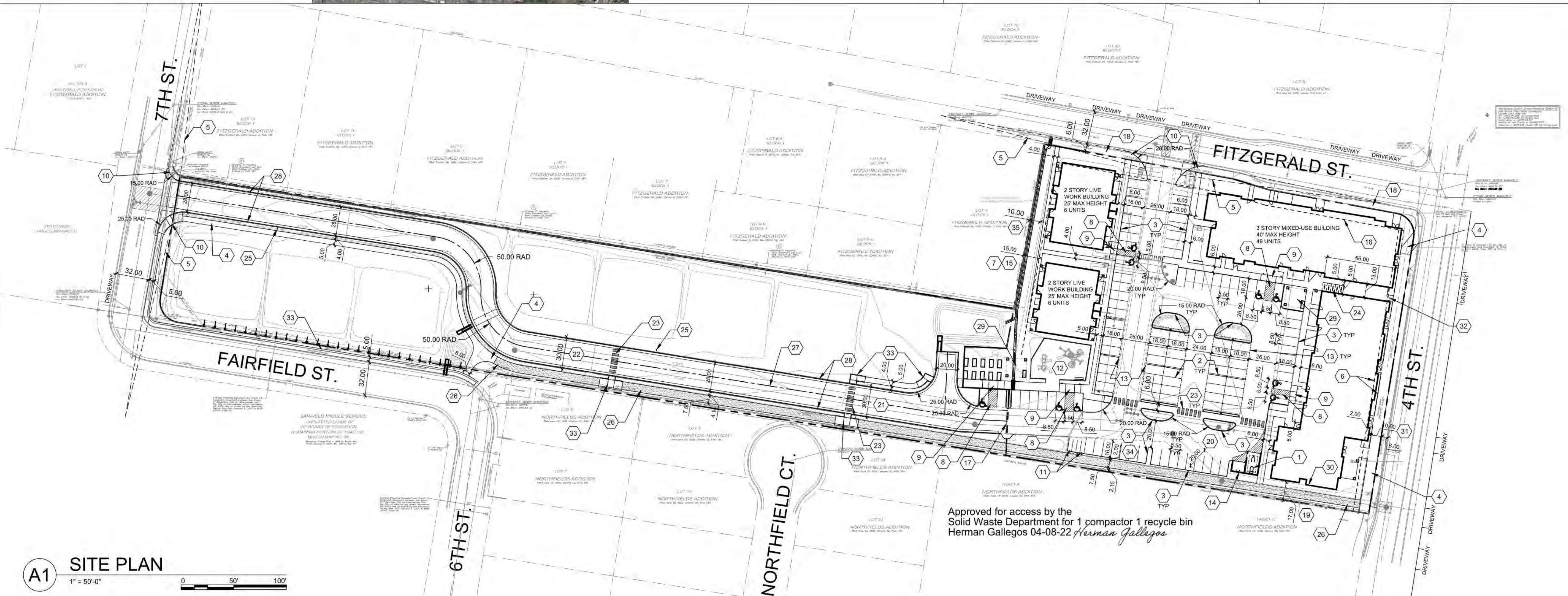
CALLE CUARTA
3525 4TH STREET NW
ALBUQUERQUE, NM 87107

SITE PLAN - DRB

Table for REVISIONS with columns for revision number and description.

Table for project metadata: DRAWN BY (D/P/S), REVIEWED BY (D/P/S), DATE (11/19/2021), PROJECT NO. (20-0276), DRAWING NAME (SITE PLAN).

SHEET NO. SDP1.1



Approved for access by the Solid Waste Department for 1 compactor 1 recycle bin Herman Gallegos 04-08-22 Herman Gallegos

A1 SITE PLAN
1" = 50'-0"
Scale bar showing 0, 50, 100 feet.

SHEET KEYED NOTES

1. CONCRETE SIDEWALK SEE B4/SDP1.2
2. ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2446
3. BREAK AWAY GATE FOR FIRE DEPARTMENT ACCESS ONLY
4. STABILIZED CRUSHER FINES PATHWAY

**DEKKER
PERICH
SABATINI**

ARCHITECT
STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 2502
REGISTERED ARCHITECT
ENGINEER
04/08/22

PROJECT

CALLE CUARTA
3525 4TH STREET NW
ALBUQUERQUE, NM 87107

SITE PLAN - DRB

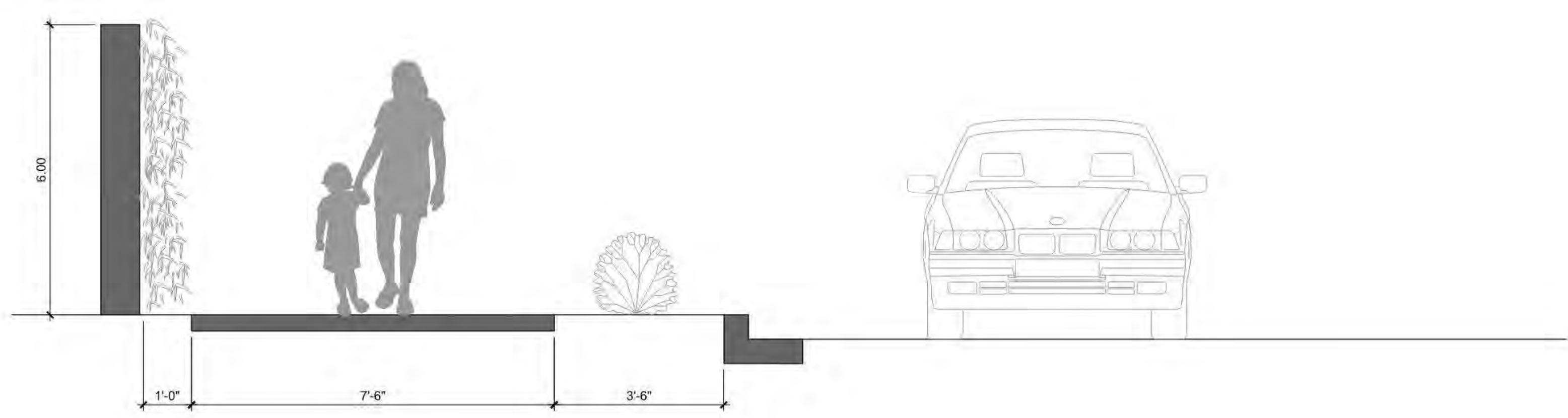
REVISIONS

▲	
▲	
▲	
▲	

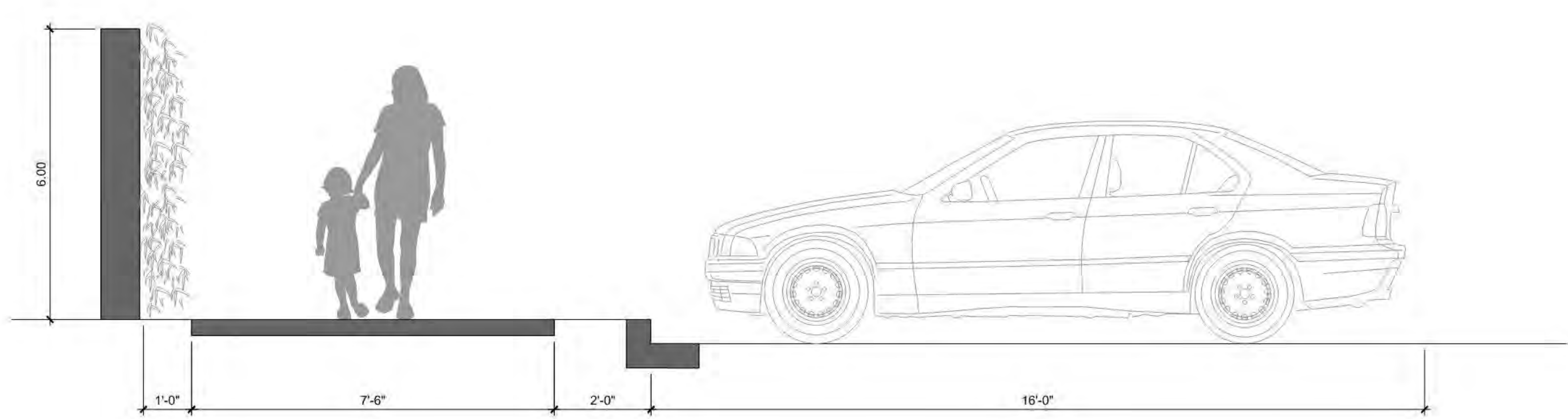
DRAWN BY D/P/S
REVIEWED BY D/P/S
DATE 11/19/2021
PROJECT NO. 20-0276
DRAWING NAME

SITE PLAN

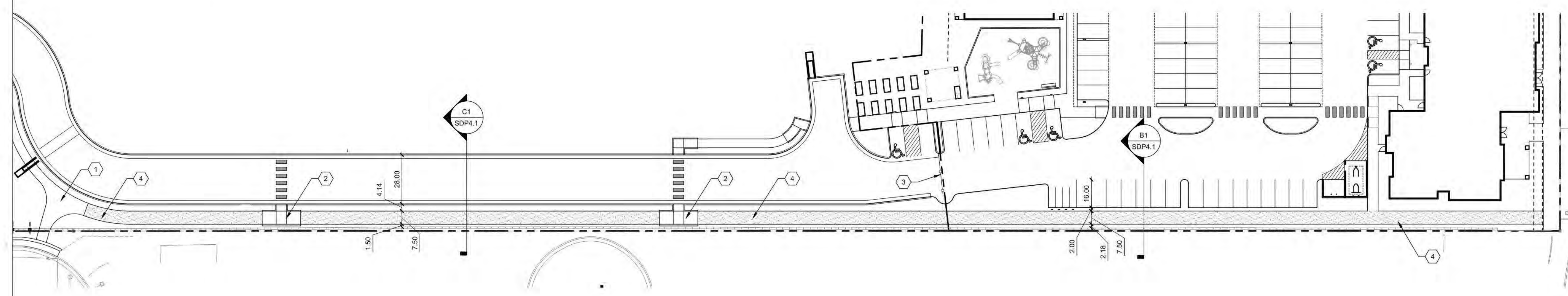
SHEET NO.
SDP4.1
OF



C1 SITE SECTION
1/2" = 1'-0"
0 1' 2' 4'



B1 SITE SECTION
1/2" = 1'-0"
0 1' 2' 4'



NORTH
A1 ENLARGED PLAN
1" = 30'-0"
0 30' 60'

LANDSCAPE CALCULATIONS

LOT AREA = 106,964 SF

REQUIRED PARKING LOT LANDSCAPE AREA (PER IDO 14-16-5-6-F-2)
 NEW PARKING LOT AREA = 39,686 SF
 REQUIRED LANDSCAPE AREA IN PARKING LOT = 5,953 SF (15% OF PKG LOT AREA)
 PROVIDED LANDSCAPE AREA = 7,226 SF (18% OF PKG LOT AREA)

REQUIRED LANDSCAPE (PER IDO 14-16-5-6-C-2)
 MIN. REQUIRED LANDSCAPE AREA = 16,045 SF (15% OF LOT AREA)
 PROVIDED NEW LANDSCAPE AREA = 19,608 SF (19% OF LOT AREA)

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED (PER IDO 14-16-5-6-F) = 1 TREE / 10 PARKING SPACES. NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK
 TOTAL NUMBER OF NEW PARKING SPACES = 105 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 11 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 11

REQUIRED STREET TREES (PER IDO 14-16-5-6-D-1) = 1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE
 STREET TREES =
 4th STREET FRONTAGE = 290 LNFT
 REQUIRED STREET TREES = 12
 PROVIDED STREET TREES = 11
 FITZGERALD FRONTAGE = 361 LNFT
 REQUIRED STREET TREES = 15
 PROVIDED STREET TREES = 15

RESIDENTIAL BUFFER (PER IDO 14-16-5-6-E-5) = 1 TREE/3 SHRUBS PER 15 LINEAR FEET
 FITZGERALD R-1 EDGE = 200 LNFT
 REQUIRED BUFFER TREES = 14
 PROVIDED BUFFER TREES = 14
 REQUIRED BUFFER SHRUBS = 40
 PROVIDED BUFFER SHRUBS = 40

MULTI-FAMILY DWELLING TREES (PER IDO 4-3-B-7) = 1 TREE/GROUND FLOOR UNIT
 4 LIVENWORK UNITS AND 10 GROUND FLOOR UNITS
 REQUIRED DWELLING TREES = 14
 PROVIDED DWELLING TREES = 14

REQUIRED VEGETATIVE COVERAGE (PER IDO 14-16-5-6-C-2-C)
 TOTAL VEGETATIVE COVER REQUIRED = 14,706 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)
 TOTAL VEGETATIVE COVER PROVIDED = 16,119 SF (82% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 3674 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 5158 SF (31% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL (PER IDO 14-16-5-6-C-5-C)
 TOTAL ROCK MULCH GROUND COVER = 12,342 SF (63% OF MULCHED LANDSCAPE AREA)
 TOTAL ORGANIC MULCH GROUND COVER = 7266 SF (37% OF MULCHED LANDSCAPE AREA)
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED. A MINIMUM OF 25% ORGANIC MULCH IS REQUIRED.

PLANT SCHEDULE

TREES	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	25	24	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	50.00	40.00	
	4	4		CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL. B&B	25.00	25.00	
	18	18		ILEX VOMITORIA	YAUPON HOLLY	6" HT. B&B	15.00	15.00	
	8	8		LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL. B&B	12.00	6.00	
	9	9		MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL. B/ HT MIN.	20.00	14.00	
	9	9		PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL. B&B	35.00	25.00	
	8	8		PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL. B/ HT MIN.	30.00	25.00	
SHRUBS	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	29		29	BACCHARIS X 'STARN'	THOMPSON BROOM	5 GAL	3.00	3.00	
	21	21		BERBERIS THUNBERGII 'LAVA NUGGET'	LAVA NUGGET BARBERRY	5 GAL	3.00	3.00	
	38	38		CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	3.00	3.00	
	27	27		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	0.75	6.00	
	24	24		CYTISUS SCOPARIUS 'LENA'S'	LENA'S BROOM	5 GAL	4.00	4.00	
	67	67		GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOADWAXEN	5 GAL	3.00	4.00	
	34	34		PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	3.00	3.00	
	31	31		POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	2.00	3.00	
	32	32		RHAPHOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORNE	5 GAL	3.00	4.00	
	30	30		ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUND COVER ROSE	5 GAL	2.00	4.00	
	49	49		ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	3.50	3.50	
	44	44		ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	6.00	6.00	
DESERT ACCENTS	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	107	92	15	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	3.00	
GRASSES	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	86	73	25	BOUTELOUA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00	
	120	120		MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY	5 GAL	2.00	2.00	
	63	63		PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50	
PERENNIALS	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	30		30	ACHILLEA MILLEFOLIUM 'SANGRIA'	SANGRIA YARROW	1 GAL.	2.00	3.00	
	12	12		ALCEA ROSEA	HOLLYHOCK	5 GAL	6.00	2.50	
	39	39		ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL.	2.50	1.50	
	54	54		ECHINACEA PURPUREA 'POWOW WILD BERRY'	POWOW WILD BERRY CONEFLOWER	1 GAL.	1.50	1.25	
	79	79		LAVANDULA ANGSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL.	1.25	1.25	
	41	41		LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL.	3.00	3.00	
	12	12		SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	1 GAL.	2.50	3.00	
VINES	EST. QTY	BASE	RESIDENTIAL	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	
	52	23	29	HEDERA HELIX	ENGLISH IVY	SEE LIST ON P. 21	5 GAL		

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-6-C-5-b.

IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER IS LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS. A SEPARATE IRRIGATION SUB-METER SHALL BE INSTALLED OFF THE WATER SERVICE LINE.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.

CONTINUED MAINTENANCE NOTES

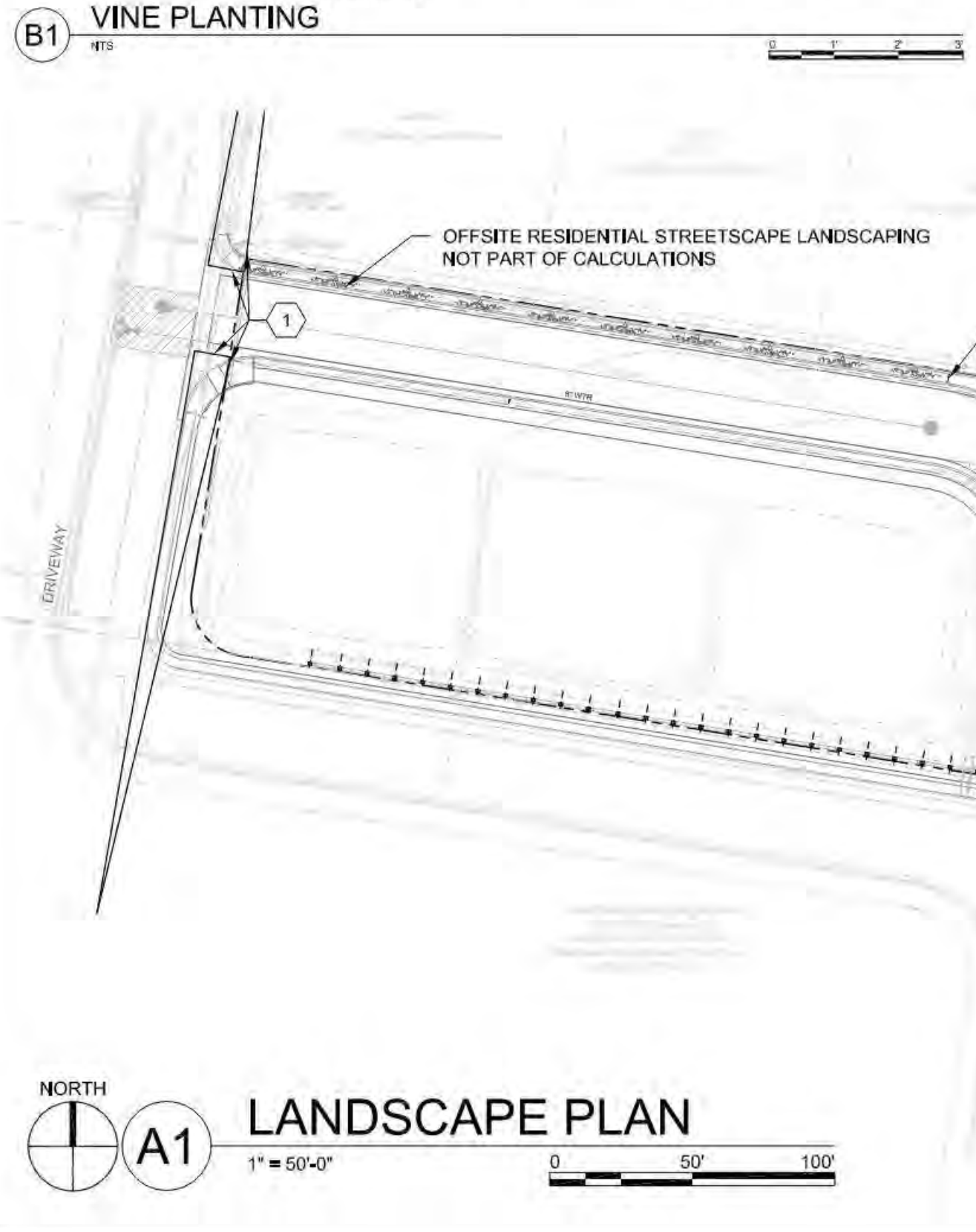
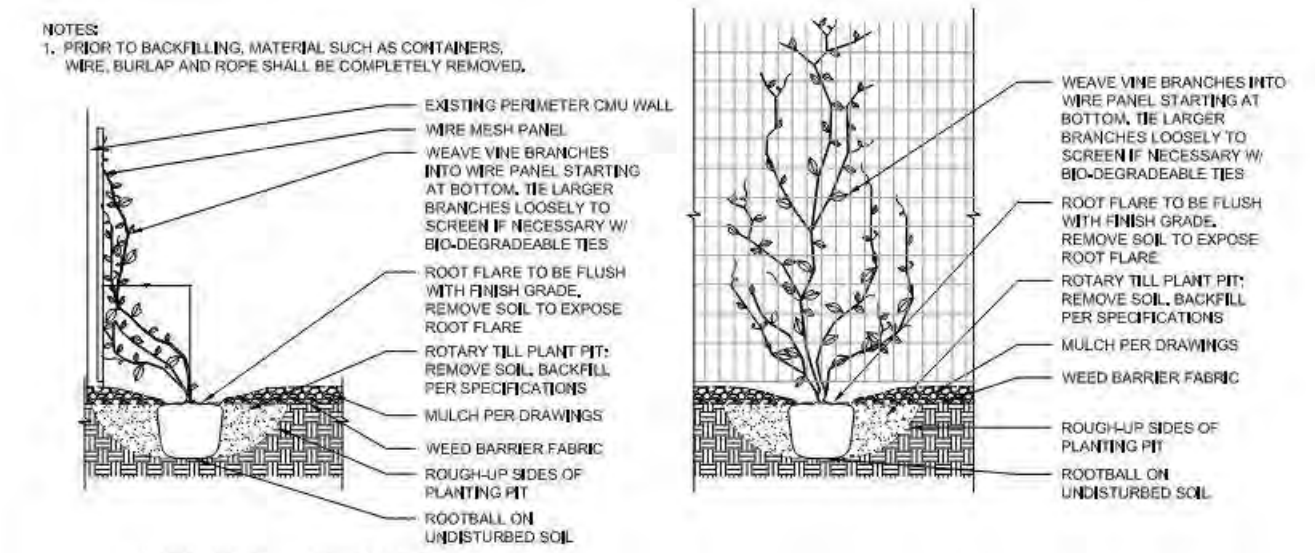
- PER COA ACCEPTED GUIDELINES, TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.

SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE. NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- CONCRETE MOW CURB, PER COA STD DETAIL
- WATER HARVESTING AREA. SEE CIVIL
- WATER LINE EASEMENT
- 6"-STREET TREE PLANT STRIP
- 10'-0" SIDEWALK
- STABILIZED CRUSHER FINE PATHWAY
- 1'-0" LANDSCAPE STRIP FOR VINES ON WALL
- DRAINAGE EASEMENT

LEGEND

MULCH LEGEND	PROPERTY LINE
	7/16" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 2" DEPTH
	2" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH
	MEDIUM SHREDDED WOOD MULCH OVER FILTER FABRIC, 2" DEPTH
	NATIVE SEED, COA STANDARD MIX, SPREAD CAST WITH 3" ANGULAR GREY GRAVEL TOP DRESSING FOR SLOPE STABILITY



DEKKER PERICH SABATINI



ARCHITECT

PROJECT

CALLE CUARTA
 3525 4TH STREET NW
 ALBUQUERQUE, NM 87107

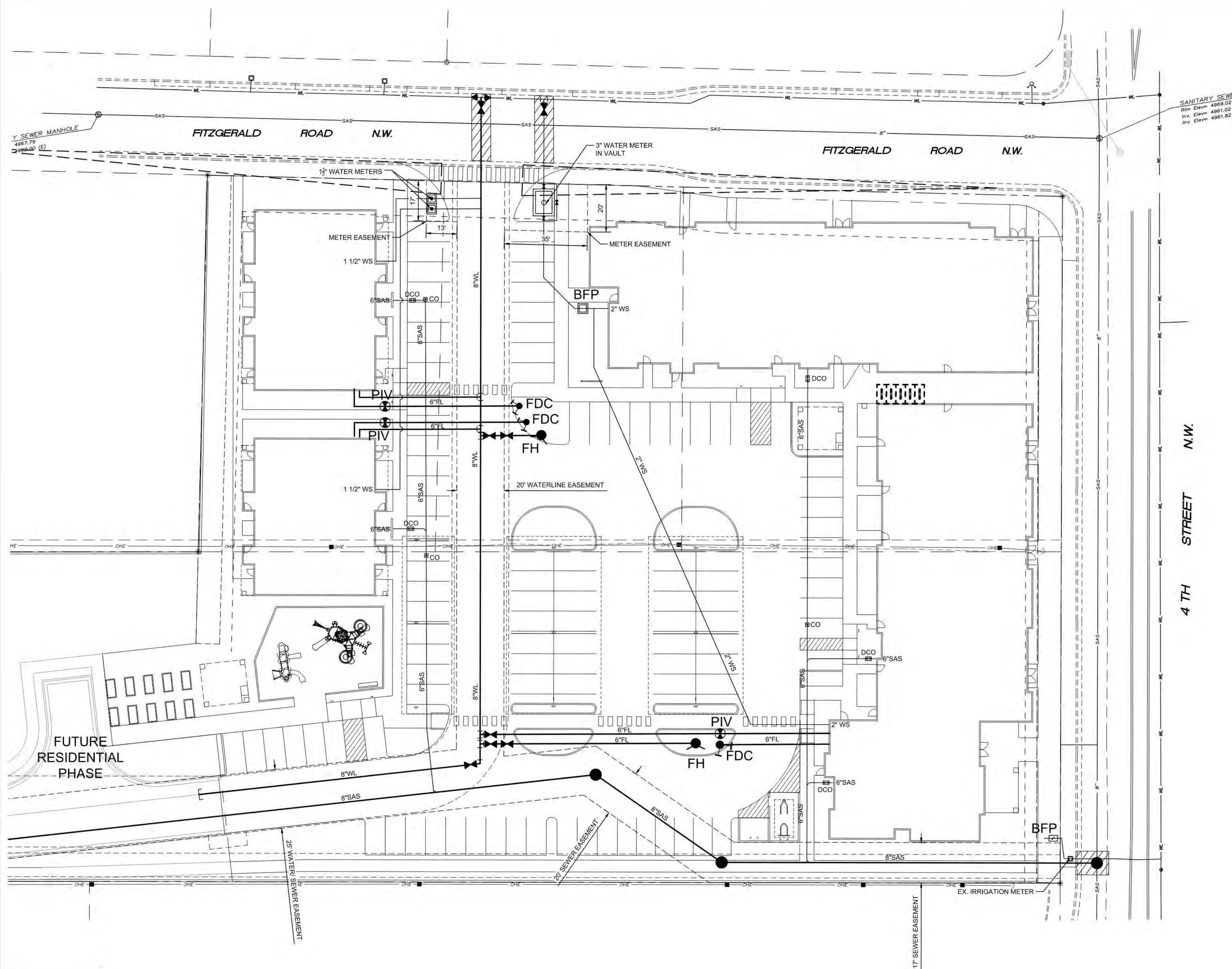
SITE PLAN - DRB

REVISIONS

1	01/21/2022	DRB COMMENTS
2	01/24/2022	DRB COMMENTS
3	03/04/2022	DRB COMMENTS
4	04/04/2022	DRB COMMENTS

DRAWN BY: CD
 REVIEWED BY: CM
 DATE: 11/19/2021
 PROJECT NO.: 20-0276
 DRAWING NAME: LANDSCAPE PLAN

SHEET NO.: SDP2.1



GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW WATERLINE
- NEW FIRE HYDANT
- NEW WATER VALVE
- NEW FDC
- NEW PIV
- NEW WATER SERVICE

4 TH STREET N.W.

FITZGERALD ROAD N.W.

FITZGERALD ROAD N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.

4 TH STREET N.W.