

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 2 columns: Department/Title and Date. Rows include Traffic Engineering, ABCWUA, Parks and Recreation Department, City Engineer/Hydrology, Code Enforcement, \*Environmental Health Department (conditional), Solid Waste Management, and DRB Chairperson, Planning Department.

\*Environmental Health, if necessary  
2/16/2018

LEGEND

- LANDSCAPE AREA
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. 6" WIDE 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. 15' REAR SETBACK
7. ADA PARKING, SEE A3/SDP1.2
8. ACCESSIBLE RAMP, SEE B3/SDP1.2
9. ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2446
10. NOT USED
11. OUTDOOR GATHERING AREA WITH PLAYGROUND
12. COVERED PARKING STRUCTURE
13. RECYCLE ENCLOSURE, SEE C1/SDP1.2
14. 15' LANDSCAPE BUFFER
15. 15' MAX BUILDING SETBACK
16. BREAK AWAY GATE FOR FIRE DEPARTMENT ACCESS ONLY
17. EXISTING 6" WIDE CONCRETE SIDEWALK ALONG 4TH STREET AND FITZGERALD FRONTAGES.

AMENITIES

AMENITIES ON-SITE WILL INCLUDE COVERED PARKING SPACES, LEASING OFFICE, MAIL AND PACKAGE CENTER, AND BIKE STORAGE ROOM. THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

OPEN SPACE CALCULATIONS

Table 2-4-5 / MX-M ZONING
USABLE OPEN SPACE: 16,040 SF
REQUIRED OPEN SPACE: 16,040 SF

UNIT DATA

Table with columns: UNIT TYPE, DESCRIPTION, GSF, #UNITS, TOTAL. Rows include S1 (STUDIO), A1 (1 BEDROOM / 1 BATHROOM), A2 (1 BEDROOM / 1 BATHROOM), B1 (2 BEDROOM / 2 BATHROOM), B2 (2 BEDROOM / 2 BATHROOM), C1 (3 BEDROOM / 2 BATHROOM).

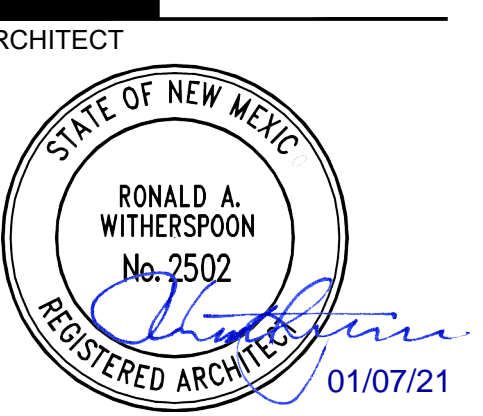
GENERAL NOTES

- 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 PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

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 ROUTES 140, 251, AND 551 ARE ALONG JEFFERSON ST. A BUS STOP IS LOCATED LESS THAN 250 FEET FROM THE SUBJECT SITE ON JEFFERSON.
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: 2.46 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

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ARCHITECT
ENGINEER
PROJECT

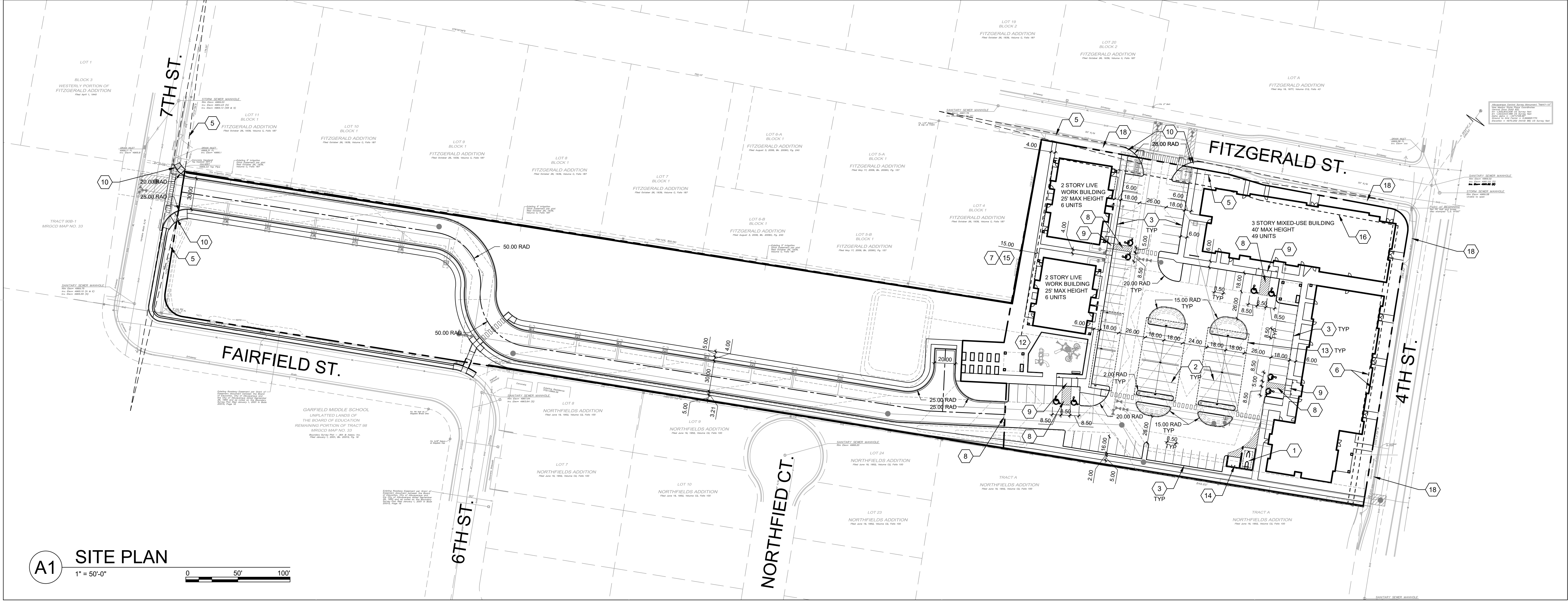
CALLE CUARTA
ALBUQUERQUE, NM

SITE PLAN - DRB

- REVISIONS
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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



A1 SITE PLAN
1" = 50'-0"

# LANDSCAPE CALCULATIONS

LOT AREA = 106,964 SF

REQUIRED PARKING LOT LANDSCAPE AREA (PER IDO 14-16-5-6-F-2)  
 NEW PARKING LOT AREA = 45,404 SF  
 REQUIRED LANDSCAPE AREA IN PARKING LOT = 6,811 SF (15% OF PKG LOT AREA)  
 PROVIDED LANDSCAPE AREA = 7,226 SF (15.9% 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 = 22,265 SF (20% 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 = 12  
 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

PARKING EDGE BUFFER (PER IDO 14-16-5-6-E-B) = 1 TREE/3 SHRUBS PER 25 LINEAR FEET  
 TRACT A - NORTHFIELDS ADDITION (COMMERCIAL PROPERTY) = 350 LNFT  
 REQUIRED BUFFER TREES = 14  
 PROVIDED BUFFER TREES = 14  
 REQUIRED BUFFER SHRUBS = 42  
 PROVIDED BUFFER SHRUBS = 42

MULTI-FAMILY DWELLING TREES (PER IDO 4-3-B-7) = 1 TREE/GROUND FLOOR UNIT  
 4 LIVE/WORK 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 = 16,319 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL VEGETATIVE COVER PROVIDED = 17,462 SF (78% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 4080 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 6493 SF (29% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL (PER IDO 14-16-5-6-C-5-C)  
 TOTAL ROCK MULCH GROUND COVER = 15,576 SF (70% OF MULCHED LANDSCAPE AREA)  
 TOTAL ORGANIC MULCH GROUND COVER = 6,689 SF (30% 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	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	4	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	2" CAL B&B	20.00	24.00
	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL B&B	50.00	40.00
	10	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2" CAL B&B	35.00	25.00
	33	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL B&B	12.00	6.00
	9	MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL B&B HT MIN.	20.00	14.00
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL B&B HT MIN.	30.00	25.00
	32	THUJA OCCIDENTALIS 'SKYBOUND'	SKYBOUND ARBORVITAE	6" HT B&B	15.00	4.00
	13	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL B&B	35.00	30.00
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	49	AMORPHA CANESCENS	LEADPLANT	5 GAL	3.00	3.00
	49	BACCHARIS X 'STARN'	THOMPSON BROOM	5 GAL	3.00	3.00
	21	BERBERIS THUNBERGII 'LAVA NUGGET'	LAVA NUGGET BARBERRY	5 GAL	3.00	3.00
	38	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	3.00	3.00
	29	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	0.75	6.00
	34	CYTISUS SCOPARIUS 'LENA'S'	LENA'S BROOM	5 GAL	4.00	4.00
	67	GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOADWAXEN	5 GAL	3.00	4.00
	34	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	3.00	3.00
	27	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	2.00	3.00
	32	RHAPHOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORNE	5 GAL	3.00	4.00
	26	ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUNDCOVER ROSE	5 GAL	2.00	4.00
	49	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	3.50	3.50
	48	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	6.00	6.00
DESERT ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	95	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	3.00
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	36	BOUTELOUA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00
	136	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY	5 GAL	2.00	2.00
	63	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	12	ALCEA ROSEA	HOLLYHOCK	5 GAL	6.00	2.50
	39	ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL	2.50	1.50
	54	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL	1.50	1.25
	79	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL	1.25	1.25
	41	LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL	3.00	3.00
VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	23	HEDERA HELIX	ENGLISH IVY	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.

# 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.

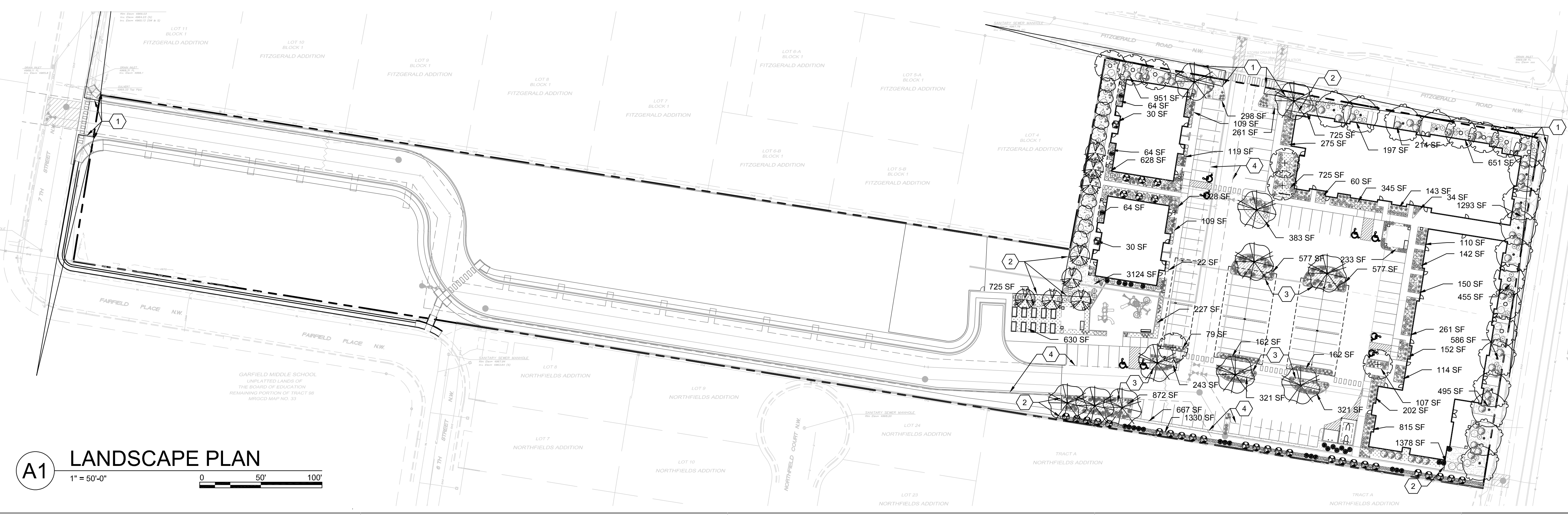
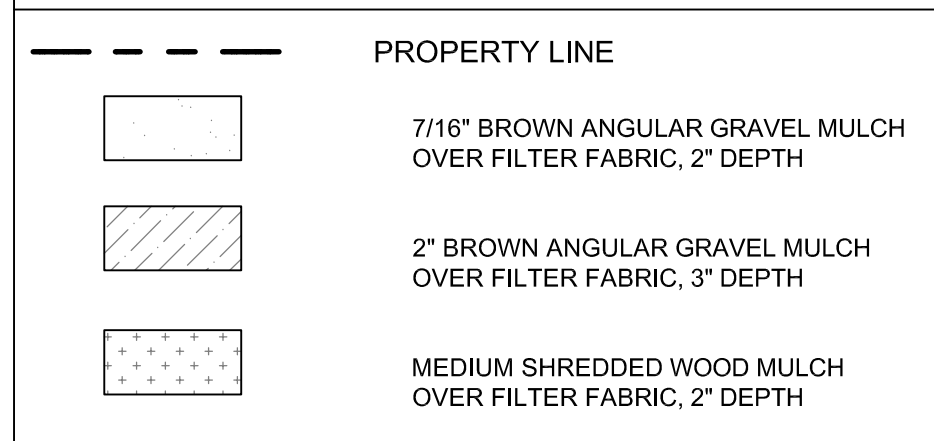
# CONTINUED MAINTENANCE NOTES

- PER COA CEPTED 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

# LEGEND



**A1 LANDSCAPE PLAN**  
 1" = 50'-0"  
 0 50' 100'

**DEKKER PERICH SABATINI**

ARCHITECT  
  
 01/14/2022  
 ENGINEER

PROJECT

CALLE CUARTA  
 ALBUQUERQUE, NM

SITE PLAN - DRB

REVISIONS	DATE	COMMENTS
	01/14/2022	DRB COMMENTS

DRAWN BY CD  
 REVIEWED BY KR  
 DATE 11/19/2021  
 PROJECT NO. 20-0276

DRAWING NAME  
**LANDSCAPE PLAN**

SHEET NO.  
**SDP2.1**  
 OF

**LEGEND**

- EXTERIOR WALL: STUCCO FINISH - COLOR 1 (OFF WHITE CREAM)
- EXTERIOR WALL: STUCCO FINISH - COLOR 2 (MEDIUM TAN/BROWN)
- EXTERIOR WALL: STUCCO FINISH - COLOR 3 (ACCENT RUST)
- EXTERIOR BAND ELEMENT: STUCCO FINISH - COLOR 4 (WARM GREY)
- MISC. STEEL ELEMENTS: GUARDRAILS, TRELIS, SIGN PANEL, JULIET BALCONIES, AWNING, GATES FINISH - COLOR (SLATE GREY)
- OPTIONAL BUILDING MURAL: DESIGN T.B.D.

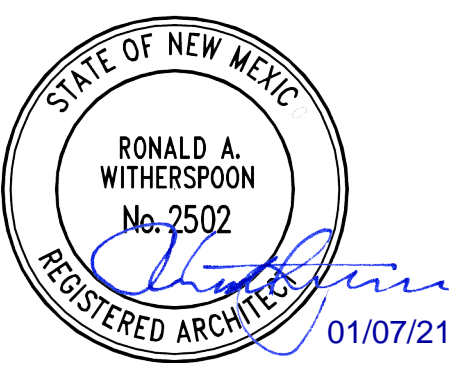
**SHEET KEYNOTES**

1. EXTERIOR WALL: STUCCO COLOR 1
2. EXTERIOR WALL: STUCCO COLOR 2
3. EXTERIOR WALL: STUCCO COLOR 3
4. STUCCO BAND: STUCCO COLOR 4
5. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR.
6. GUARDRAIL - METAL CUSTOM FABRICATED, PRIMED AND PAINTED
7. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
8. RESIDENTIAL WINDOW (OPERABLE, LOW-E GLASS) - FRAME COLOR: WHITE
9. UNIT JULIET BALCONY - PRIMED AND PAINTED
10. UNIT PATIO/BALCONY DOOR: FULL LITE
11. HOLLOW METAL DOOR, PRIMED AND PAINTED
12. ALUMINUM STOREFRONT (CLEAR ANODIZED)
13. ALUMINUM STOREFRONT DOOR (CLEAR ANODIZED)
14. OVERHEAD GARAGE DOOR
15. STEEL AWNING: PRIMED AND PAINTED
16. STEEL SHADE STRUCTURE: PRIMED AND PAINTED
17. STEEL ACCESS GATE: PRIMED AND PAINTED
18. BUILDING MOUNTED SIGN PANEL - PRIMED AND PAINTED
19. STEEL COLUMN: PRIMED AND PAINTED
20. OPTIONAL BUILDING MURAL: DESIGN TBD
21. 8' BUILDING STEP BACK ALONG 4TH STREET FOR PORTIONS OF THE BUILDING OVER 30'-0" IN HEIGHT ON THE FRONT FACING FACADE (IDO 3-4(J)(3)(B))
22. MAIN BUILDING ENTRANCE WEATHER PROTECTED (IDO 5-11(D)(1))
23. BUILDING PROJECTION OF AT LEAST 1'-0" IN DEPTH (IDO 5-11(E)(2)(D))
24. CHANGE IN COLOR, TEXTURE, OR MATERIAL (IDO 5-11(E)(2)(B))
25. BUILDING MOUNTED PROJECT SIGNAGE

**GENERAL SHEET NOTES**

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION
- E. PER IDO 5-11(E)(2), STREET FACING FACADES WILL INCORPORATE REQUIRED FEATURES; REF: SHEET KEYNOTES

**DEKKER  
PERICH  
SABATINI**



SEAL

PROJECT

CALLE CUARTA  
ALBUQUERQUE, NM

**SITE PLAN - DRB**

REVISIONS

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- △
- △
- △

DRAWN BY: DPS  
REVIEWED BY: DPS  
DATE: 01/07/2022  
PROJECT NO: 20-0276

**BUILDING ELEVATIONS**

SHEET NO  
**SDP 5.1**



**LEGEND**

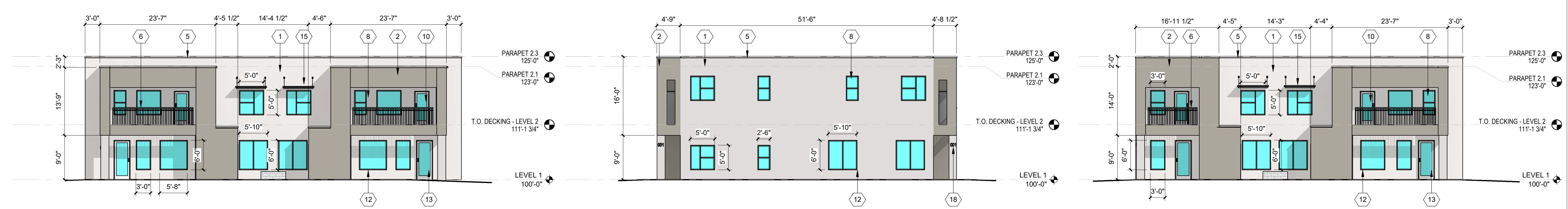
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SIGN PANEL, JULIET BALCONIES, AWNING, GATES  
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**SHEET KEYNOTES**

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10. UNIT PATIO/BALCONY DOOR: FULL LITE
11. HOLLOW METAL DOOR, PRIMED AND PAINTED
12. ALUMINUM STOREFRONT (CLEAR ANODIZED)
13. ALUMINUM STOREFRONT DOOR (CLEAR ANODIZED)
14. OVERHEAD GARAGE DOOR
15. STEEL AWNING: PRIMED AND PAINTED
16. STEEL SHADE STRUCTURE: PRIMED AND PAINTED
17. STEEL ACCESS GATE: PRIMED AND PAINTED
18. BUILDING MOUNTED SIGN PANEL - PRIMED AND PAINTED
19. STEEL COLUMN: PRIMED AND PAINTED
20. OPTIONAL BUILDING MURAL: DESIGN TBD
21. 8' BUILDING STEP BACK ALONG 4TH STREET FOR PORTIONS OF THE BUILDING OVER 30'-0" IN HEIGHT ON THE FRONT FACING FACADE (IDO 3-4(J)(3)(B))
22. MAIN BUILDING ENTRANCE WEATHER PROTECTED (IDO 5-11(D)(1))
23. BUILDING PROJECTION OF AT LEAST 1'-0" IN DEPTH (IDO 5-11(E)(2)(D))
24. CHANGE IN COLOR, TEXTURE, OR MATERIAL (IDO 5-11(E)(2)(B))
25. BUILDING MOUNTED PROJECT SIGNAGE

**GENERAL SHEET NOTES**

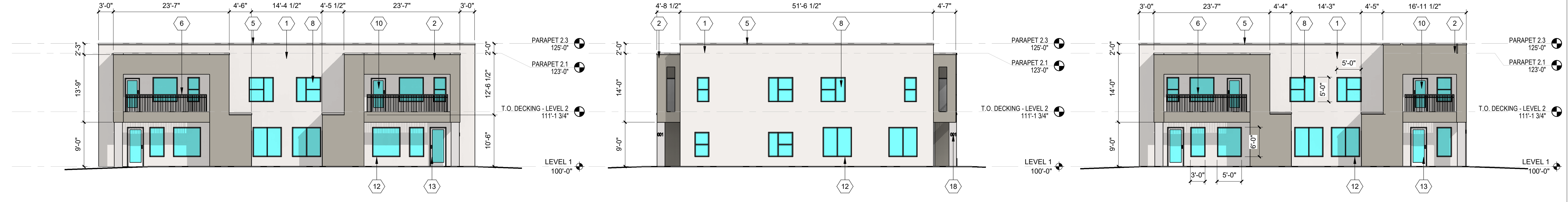
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION
- E. PER IDO 5-11(E)(2); STREET FACING FACADES WILL INCORPORATE REQUIRED FEATURES; REF: SHEET KEYNOTES



**C1 DRB BUILDING 2 - EAST**  
3/32" = 1'-0"

**C3 DRB BUILDING 3 - SOUTH**  
3/32" = 1'-0"

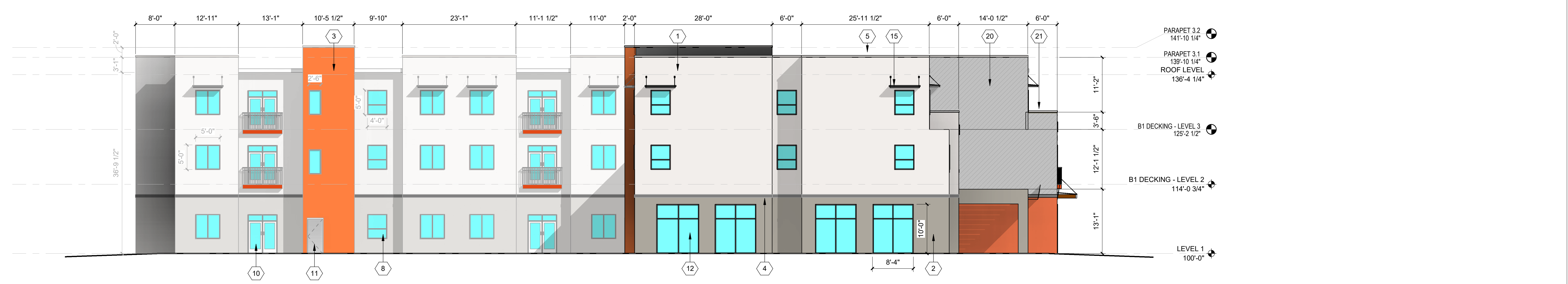
**C4 DRB BUILDING 3 - EAST**  
3/32" = 1'-0"



**B1 DRB BUILDING 2 - WEST**  
3/32" = 1'-0"

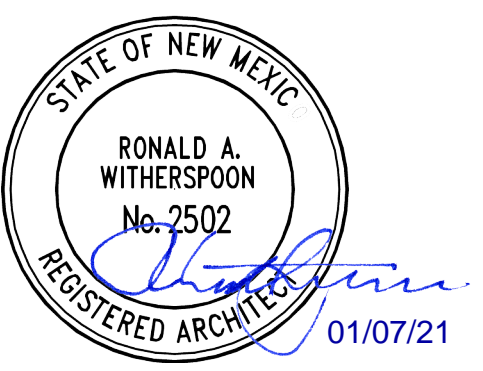
**B3 DRB BUILDING 2 - SOUTH**  
3/32" = 1'-0"

**B4 DRB BUILDING 3 - WEST**  
3/32" = 1'-0"



**A1 DRB BUILDING 1 - SOUTH**  
3/32" = 1'-0"

**DEKKER  
PERICH  
SABATINI**



SEAL

PROJECT

CALLE CUARTA  
ALBUQUERQUE, NM

SITE PLAN - DRB

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: DPS  
REVIEWED BY: DPS  
DATE: 01/07/2022  
PROJECT NO: 20-0276

DRAWING NAME:  
**BUILDING ELEVATIONS**

SHEET NO:  
**SDP 5.2**