

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Heath Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Panning Department	Date

*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

- TRASH COMPACTOR, SEE C1/SDP1.2
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- CONCRETE CURB & GUTTER, SEE A2/SDP1.2
- 6" WIDE 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
- NOT USED
- OUTDOOR GATHERING AREA WITH PLAYGROUND
- COVERED PARKING STRUCTURE
- RECYCLE ENCLOSURE, SEE C1/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
- 25' SAS AND WATER LINE EASEMENT
- RESIDENTIAL ACCESS ROAD TO BE CONSTRUCTED PER IDO REQUIREMENTS.
- CROSSWALK TO MEET CITY STANDARDS. FINAL LOCATION TO BE DETERMINED AT DRC.
- BICYCLE PARKING, 2 SPACES PER RACK FOR TOTAL OF 10 SPACES. SEE B5/SDP1.2

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			
1 BD: 225 SF PER UNIT	225 SF x 31 UNITS	= 6,970 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		= 16,040 SF	

REQUIRED OPEN SPACE: = 16,040 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	1,085 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

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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 LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- 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 IMPROVEMENTS 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
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

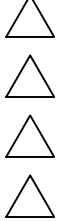
ENGINEER

PROJECT

CALLE CUARTA
ALBUQUERQUE, NM

SITE PLAN - DRB

REVISIONS

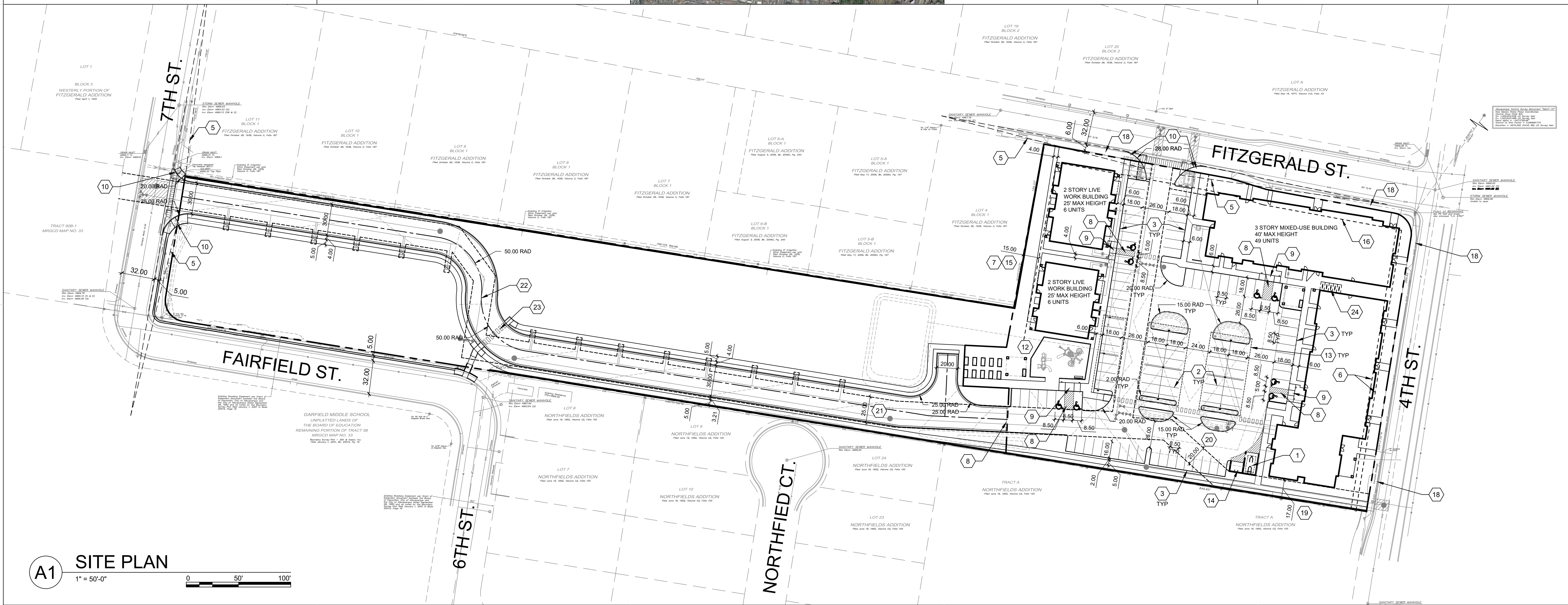


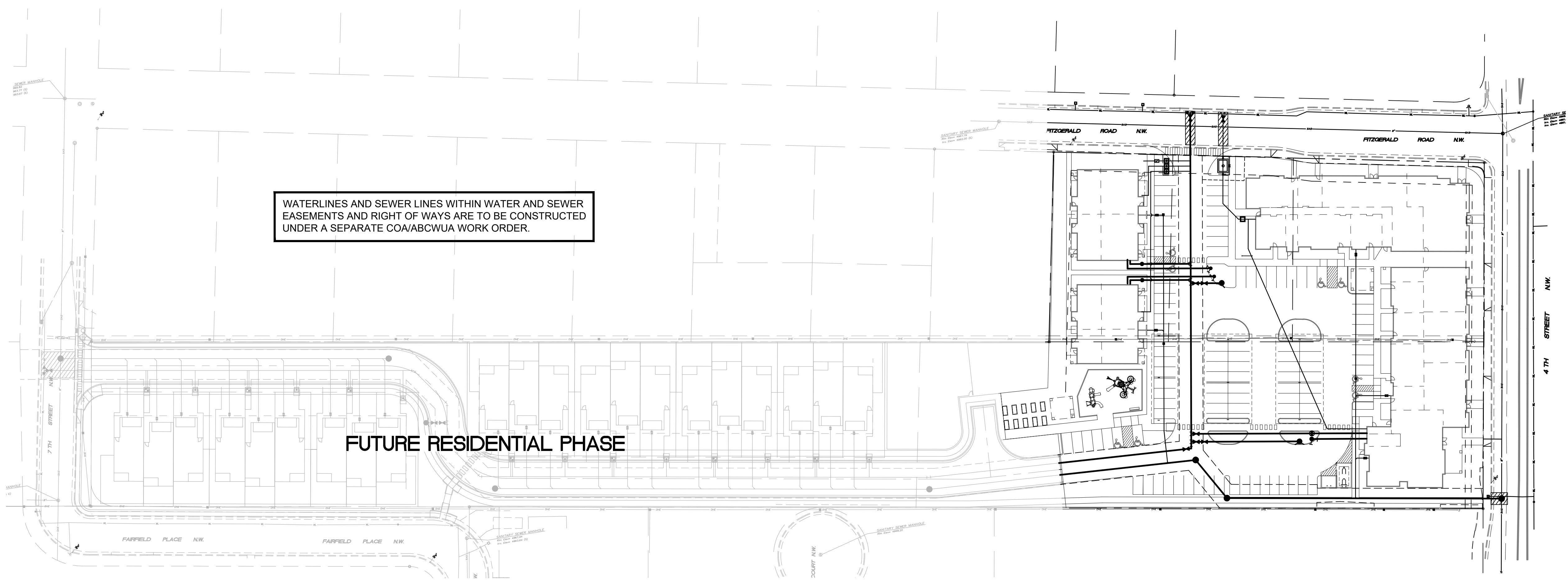
DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	11/19/2021
PROJECT NO.	20-0276
DRAWING NAME	

SITE PLAN

SHEET NO.

SDP1.1
OF

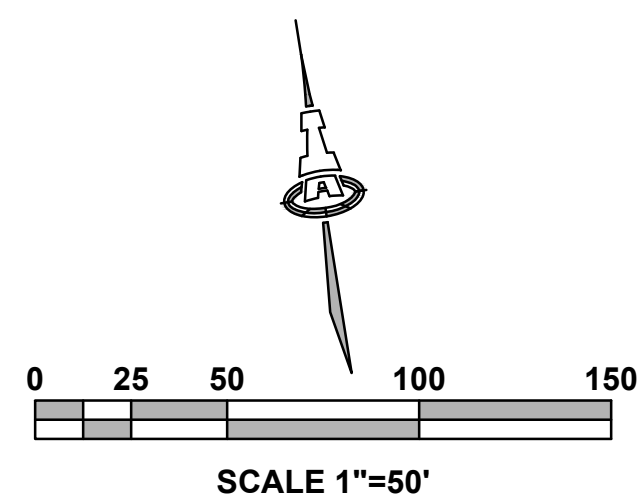
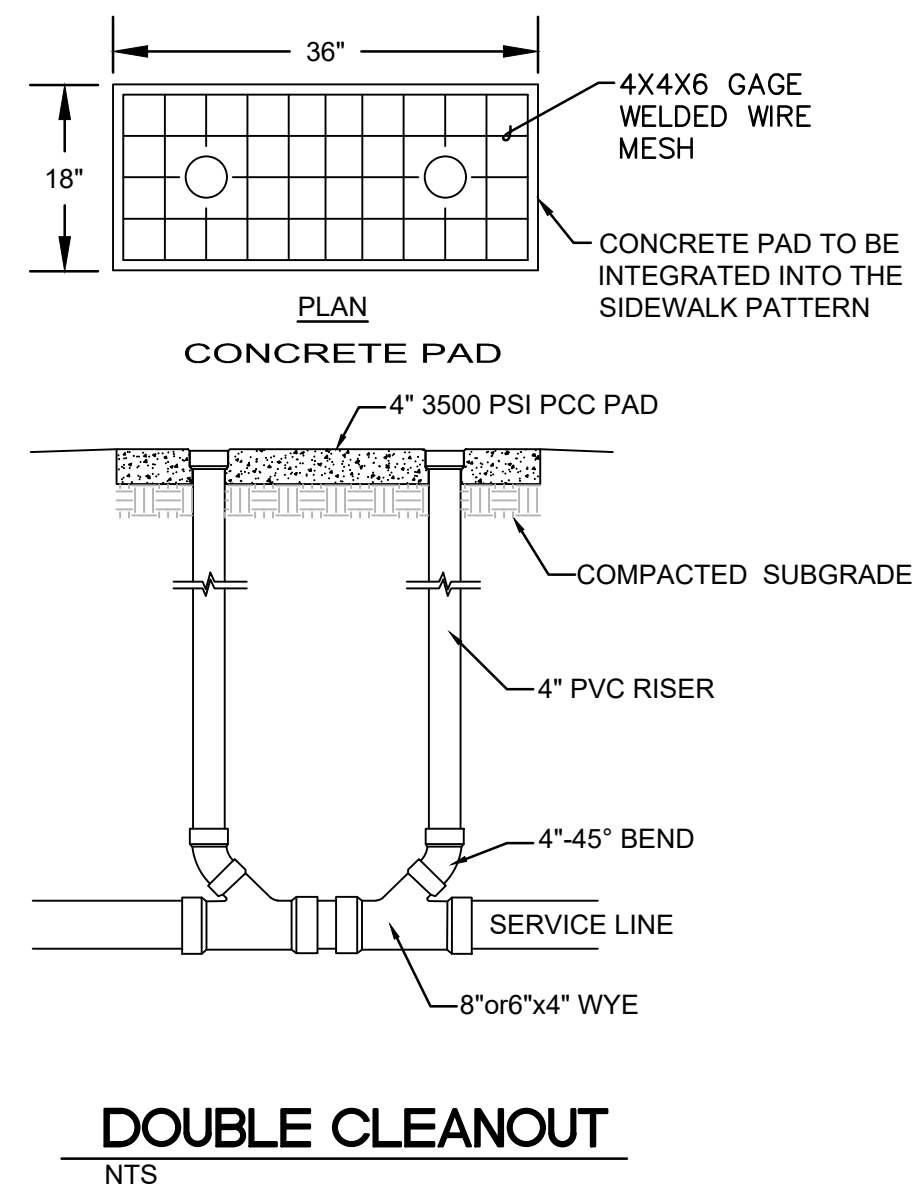
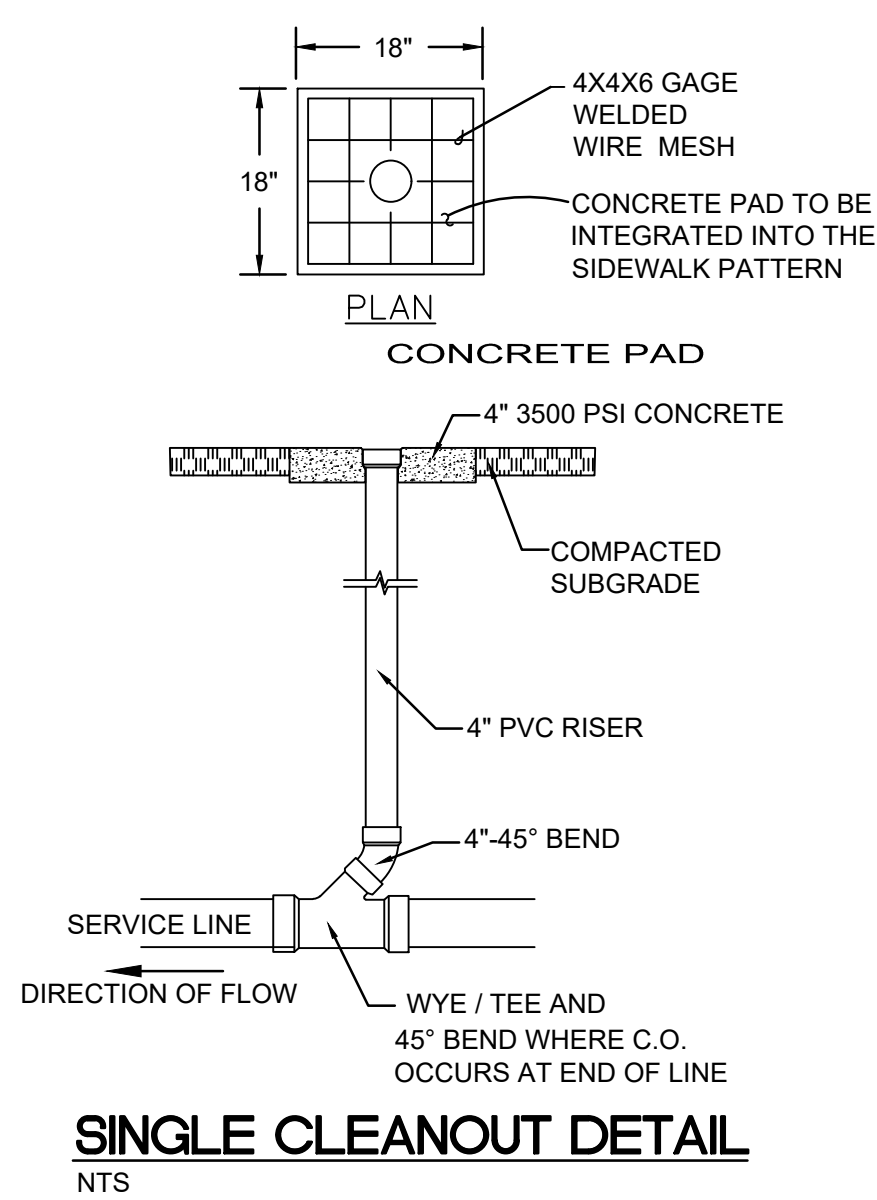
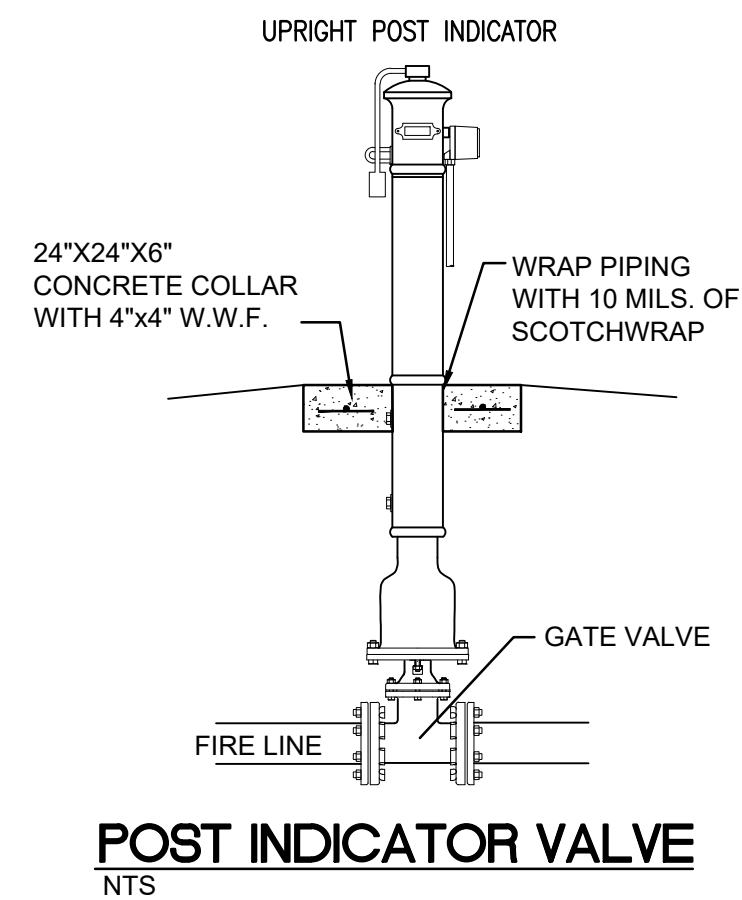
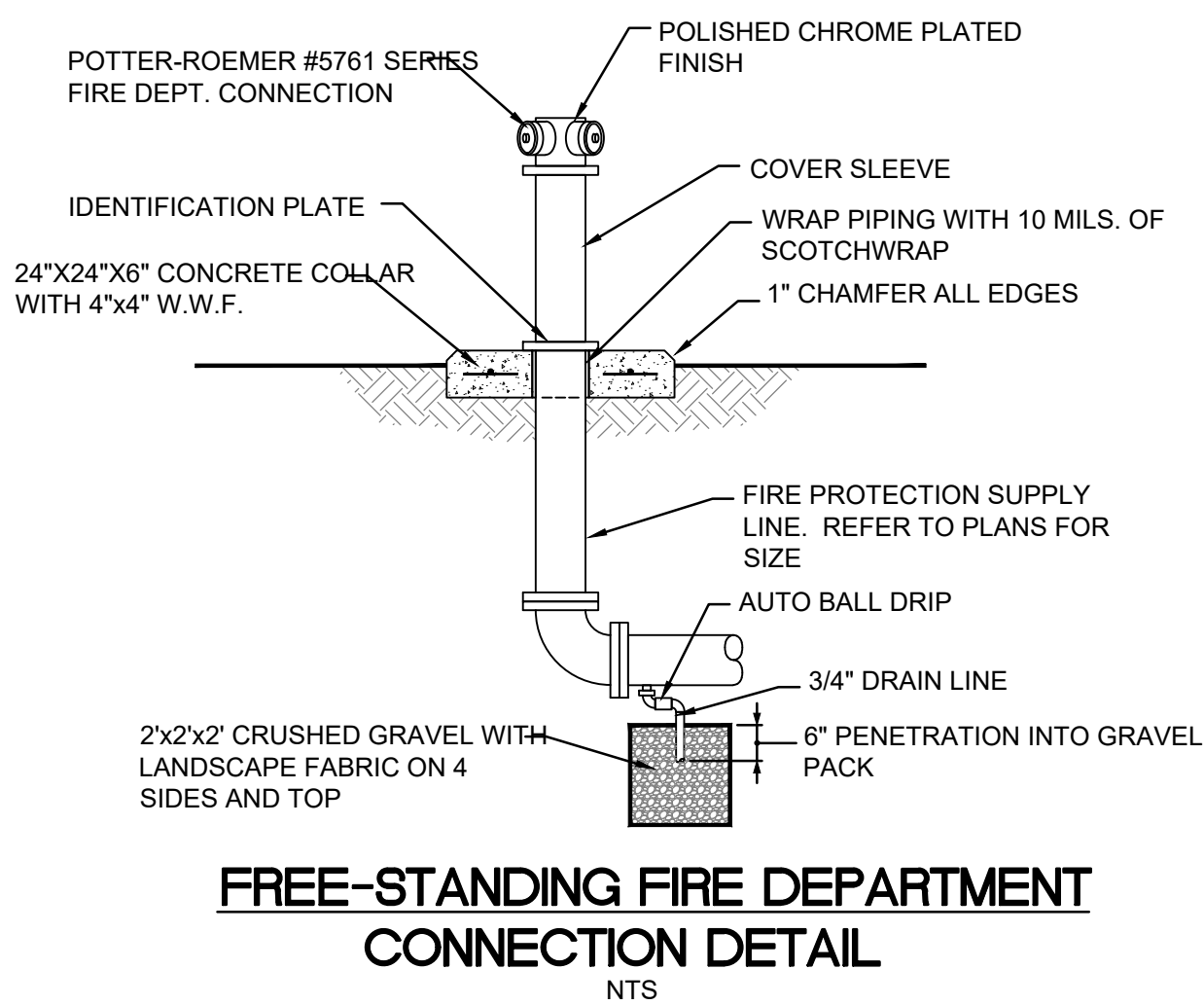




- ### GENERAL NOTES
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR 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.

- ### RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- DEPTH OF BURY: 3.0 FT. MINIMUM
1.50
MATERIAL: PVC
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
- TEST PRESSURE: 150 PSI
- TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

- ### LEGEND
- | | | | |
|-----|-----|-----|------------------------|
| --- | W | --- | EXISTING WATERLINE |
| --- | FD | --- | EXISTING FIRE HYDANT |
| --- | WV | --- | EXISTING WATER VALVE |
| --- | S | --- | EXISTING SEWER LINE |
| --- | SM | --- | EXISTING SEWER MANHOLE |
| --- | W | --- | NEW WATERLINE |
| --- | FD | --- | NEW FIRE HYDANT |
| --- | WV | --- | NEW WATER VALVE |
| --- | FDC | --- | NEW FDC |
| --- | PIV | --- | NEW PIV |
| --- | WS | --- | NEW WATER SERVICE |



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CONCEPTUAL
NOT FOR
CONSTRUCTION

Engineer

Calle Cuarta Residential & Commercial
a development of
YES Housing

DESIGN	ISSUE: DEVELOPMENT
	PROJECT NUMBER: IA 2429
	FILE: -
	DRAWN BY: DEC
	CHECKED BY: FCA
	DATE: NOV. 2021

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

CU-101



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

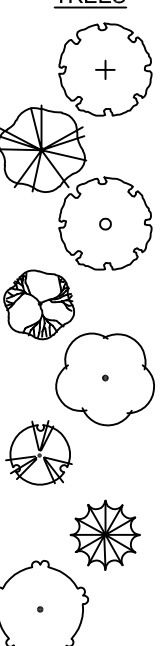
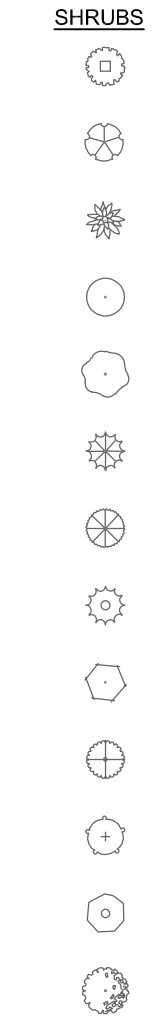
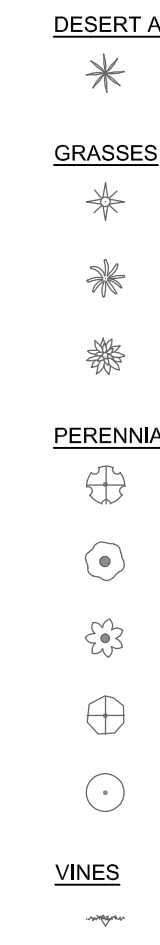
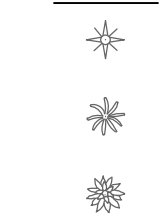
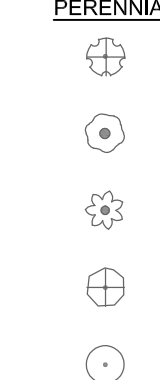

MULTI-FAMILY DWELLING TREES (PER IDO 4-3-B-7) = 1 TREE/GROUND FLOOR UNIT
4 LIVE/WORK UNITS AND 10 GROUND FLOOR UNITS
REQUIRED DWELLING TREES = 14
PROVIDED DWELLING TREES = 14

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/8" HT MIN.	20.00	14.00		
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL/8" 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	RHAPHIOLEPIS 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

- A. 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.
- B. 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.
- C. 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.
- D. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- E. 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.
- F. SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.

IRRIGATION NOTES

- A. CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- B. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVERWATERING.
- C. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER.
- D. THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- E. 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.
- F. 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.
- G. 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

- A. 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

- 1 CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- 2 CONCRETE MOW CURB, PER COA STD DETAIL
- 3 WATER HARVESTING AREA, SEE CIVIL
- 4 WATER LINE EASEMENT

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

DEKKER
PERICH
SABATINI

ARCHITECT



01/14/2022

ENGINEER

PROJECT

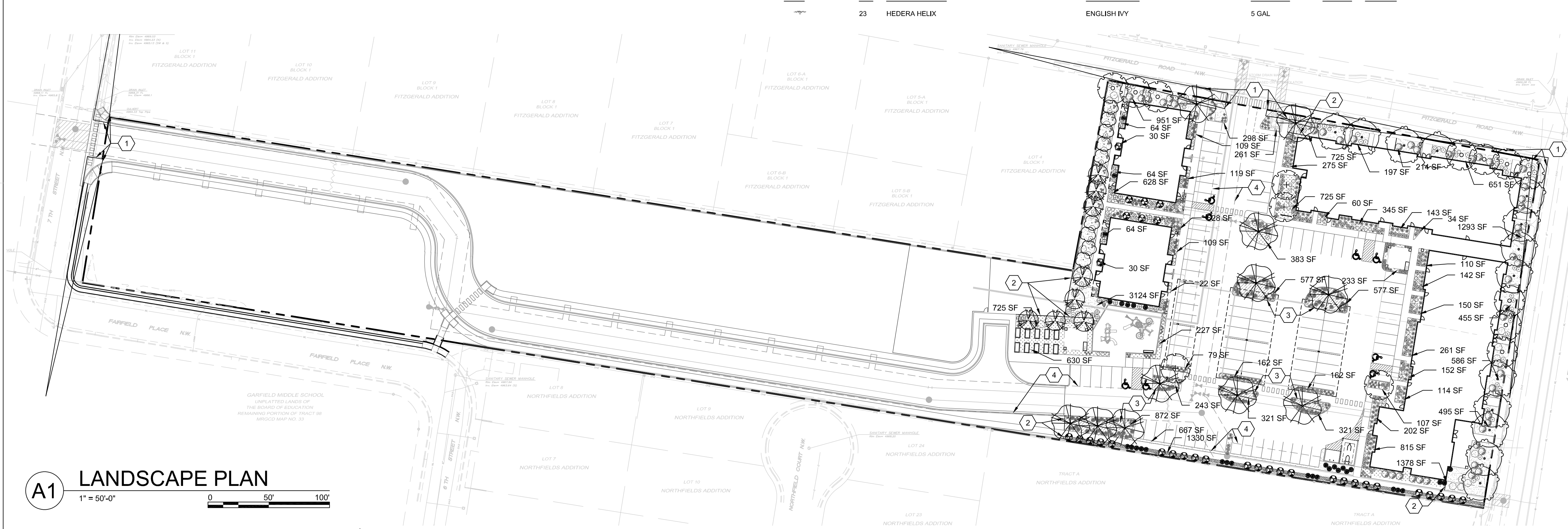
CALLE CUARTA
ALBUQUERQUE, NM

SITE PLAN - DRB

REVISIONS	
△	01/14/2022 DRB COMMENTS
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DRAWN BY	CD
REVIEWED BY	KR
DATE	11/19/2021
PROJECT NO.	20-0276
DRAWING NAME	LANDSCAPE PLAN

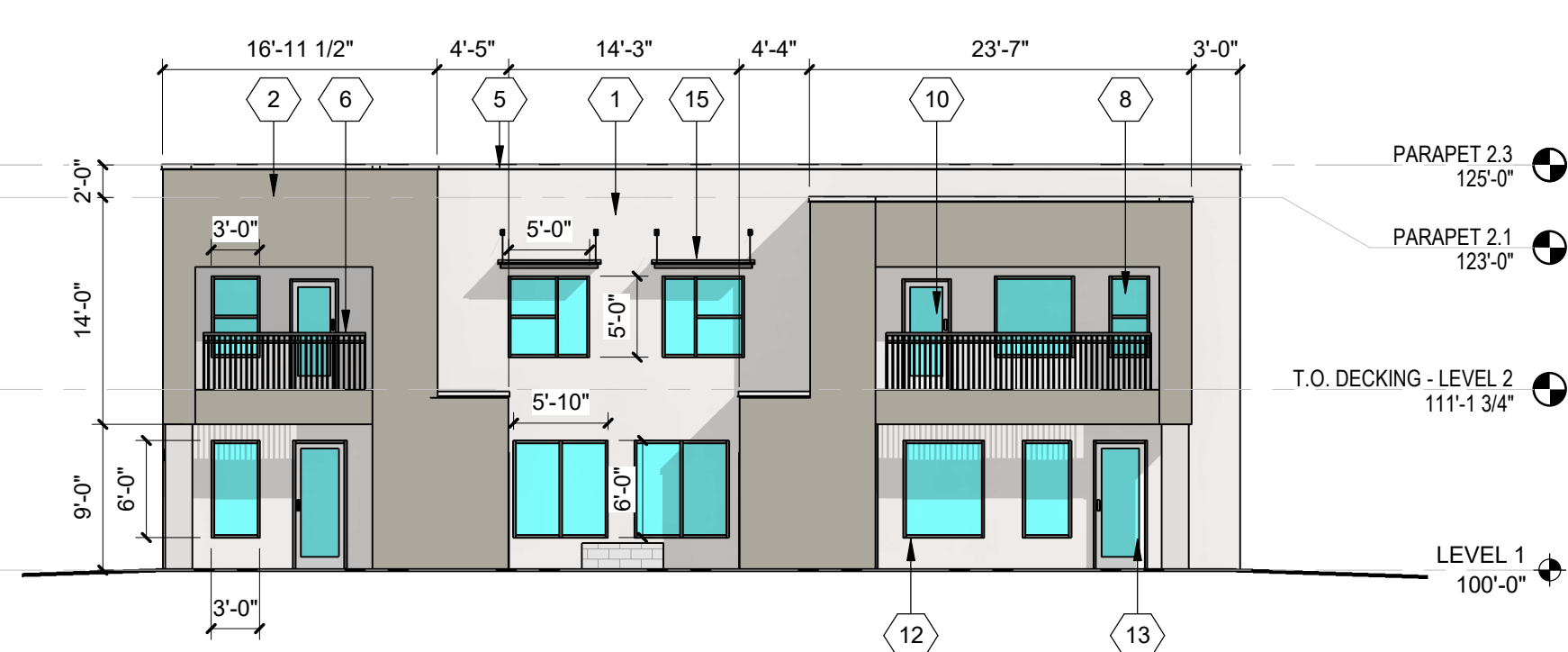
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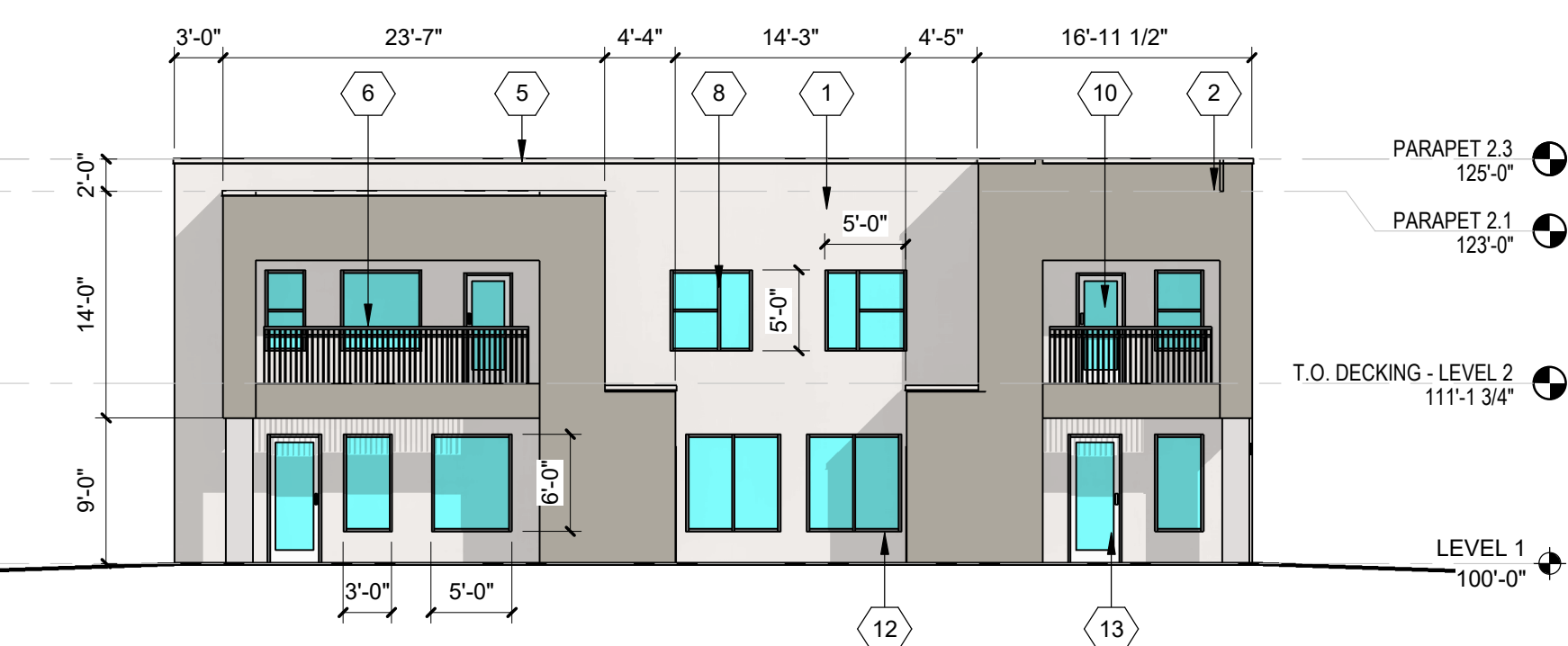
GENERAL SHEET NOTES

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 STUCCO BAND 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 - JULIETTE
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 NAME - PRIMED AND PAINTED
19. STEEL COLUMN: PRIMED AND PAINTED
20. ORIENTAL BUILDING MURAL: DESIGN TBD
21. 6' BUILDING STEP BACK ALONG 4TH STREET FOR PORTIONS OF THE BUILDING OVER 30'-0" IN HEIGHT ON THE FRONT FACING FACADE (IDO 3-4)(3)(B)
22. MAIN BUILDING ENTRANCE WEATHER PROTECTED (IDO 5-11)(D)(3)(D))
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

- 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 FORM PLAN SHEETS FOR ADDITIONAL INFORMATION
- E. PER IDO 5-11(E)(2), STREET FACADES WILL INCORPORATE REQUIRED FEATURES; REF: SHEET KEYNOTES



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



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



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