

August 14, 2025

Development Facilitation Team, City of Albuquerque – Planning Department PO Box 1293 Albuquerque, NM. 87103

RE: SITE PLAN – ADMINISTRATIVE DEVELOPMENT FACILITATION TEAM
PR-2024-010691, SP-2025-00031
7520 RAINBOW BLVD NW; LT 11-A BLK 2 PLAT OF LTS 10-A, 11-A, 19-A THRU 22-A BLK
2UNIT 14 VOLCANO CLIFFS SUBD CONT 2.0312 AC

Dear Development Facilitation Team,

Please see responses to DFT comments for **PR-2024-010691**, **SP-2025-00031**. Also included are the updated construction drawings to address the comments.

If you have any questions, please feel free to contact me at dsandoval@tierrawestllc.com

ABCWUA:

- 1. Availability 21017R is being processed for signature and will provide new conditions for service.
 - a. A Service Connection Agreement or Development Agreement is going to be required to commit service to the proposed development and will be required prior to any approvals.

RESPONSE: Acknowledged. Availability Statement 21017 was executed and approved on 8/12/2025.

- 2. Please label the portion of public fire line within the right-of-way as "public" and note that it will be constructed with a work order or connection permit (as applies) as well as any other connections to the public water and/or sanitary sewer systems.
 - **RESPONSE:** This has been labeled. See updated MUP.
- 3. Due to a pending Request for Availability, the site plan proposed cannot yet be approved. RESPONSE: Acknowledged. Availability Statement 21017 was executed and approved on 8/12/2025.
- 4. Please add the following notes to the Master Utility Plan
 - a. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - b. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

RESPONSE: These notes have been included in the Master Utility Plan. See updated MUP. CODE ENFORCEMENT:

- 1. Lighting: Must add location of light fixtures on elevations and notes indicating the compliance in the Elevation Plans, or provide separate Lighting details sheet for those purposes.
 - a. Provide sheet giving lighting types and details, showing how lighting complies with Sections 4-3-D-29 and 5-8 of the IDO (as in response to prior Planning comments).
 - b. Must show how meeting requirements for Light Trespass, as per IDO 5-8(F)(4).

RESPONSE: Building Exterior Elevation sheets have been updated to identify the lighting plan.

2. Signage to be approved through separate Sign Permit. Must provide Site Plan and Elevations showing total square foot of façade, total sq ft of signage, and percent of façade covered by sign, as per dimensions allowed in Table 5-12-3.

RESPONSE: Acknowledged. Building Exterior Elevation sheets have been updated to identify the lighting plan. Signage Plan submitted in original packet reattached for reference.

PLANNING:

- 1. The Infrastructure list (IL) must be signed/executed by Ron Bohannan.
 - RESPONSE: IL has been updated and signed/executed by Ron Bohannan.
- 2. Rainbow Blvd. is a Principal Arterial Street and required 6' sidewalk width a 5' to 6' landscape buffer. Please provide a dimension of sidewalks and buffers along the frontage.
 - RESPONSE: Site Plan and Landscaping Plans have been updated to identify the sidewalk and buffer dimensions along the frontage.
- 3. Provide a lighting plan with dimensions that meets IDO section 4-3-d-29, and section 5-8.
 - RESPONSE: Building Exterior Elevation sheets have been updated to identify the proposed lighting.
- 4. Confirm whether the trees shown in the landscaping plan were recommended by the City Forester.
 - RESPONSE: All plantings are selected from the City of Albuquerque's recommended plant list.
- 5. Per Section 5-12 of the IDO for signage, properties in the MX-L zone must either submit a Signage Plan or obtain a separate permit that complies with MX-L standards for signage.
 - **RESPONSE:** Acknowledged. Signage Plan submitted with original packet is reattached for reference.
- 6. Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.
 - RESPONSE: Acknowledged.
- 7. Once the IL is approved, a recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sigh off of the site plan.

RESPONSE: Acknowledged.

PARKS & RECREATION:

- 1. Street trees must be spaced 25 feet on center (O.C.) as required by Park and Recreation. **RESPONSE: Landscaping Plans have been updated to reflect this spacing requirement.**
- 2. According to IDO 5-6(C)(7)(e), trees must also be spaced so that no tree is planted within half the mature canopy diameter of another tree.

RESPONSE: Acknowledged. Tree's along frontage have been staggered to accommodate this requirement.

- 3. Please verify that the proposed spacing is not too tight and meets both spacing requirements. **RESPONSE: Verified.**
- 4. Pinon Pines are only conditionally recommended and are not suitable for commercial applications. Please select a different species.
 - RESPONSE: Landscaping Plans have been updated to remove the Pinon Pines accordingly.
- 5. Update the tree planting detail to indicate that organic mulch should not be placed directly at the base of the tree.
 - **RESPONSE:** Landscaping Plans have been updated to reflect this detail.
- 6. A multi-use trail is planned for future development across the subject property.

RESPONSE: Acknowledged.

Sincerely,

Donna Sandoval Planner

JN:2024032 RRB/DS/AT/VC Chair Klarissa Peña City of Albuquerque Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca County of Bernalillo Commissioner, District 2

Dan Lewis City of Albuquerque Councilor, District 5

Eric C. Olivas County of Bernalillo Commissioner, District 5

Louie Sanchez City of Albuquerque Councilor, District 1

Timothy M. Keller City of Albuquerque Mayor

Ex-Officio Member Gilbert Benavides Village of Los Ranchos Board Trustee

Executive Director Mark S. Sanchez

Website www.abcwua.org

August 12, 2025

Amadeo Trujillo Tierra West LLC 5571 Midway Park Place NE Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement #241017
Project Name: SafStor Self Storage Facility - Rainbow
Project Address: 7520 Painbow Blvd NW Albuquerque NW

Project Address: 7520 Rainbow Blvd NW Albuquerque NM Legal Description: Lt 11-A blk 2 plat of lots 10-A, 11-A, 19-A thru 22-A Block 2

Unit 14 Volcano Cliffs Subdivision

UPC: 100906347136710711 Zone Atlas Map: D-9

Dear Mr. Trujillo:

Project Description: The subject site is located northeast of Rainbow Boulevard NW and Universe Blvd NW, within the City of Albuquerque. The proposed development consists of approximately 2.0312 acres and the property is currently zoned MX-L for Mixed Use, Low Intensity. The property lies within the Pressure Zone 3WR in the Volcano Trunk.

The Request for Availability indicates plans to develop a three-story 105,000 square foot storage facility for commercial use. The subject property is within Area 228-A identified in the development agreement referenced below.

Revision: The requester has provided an updated Fire-1 plan with new fire flow requirements. The fire flow analysis was updated accordingly.

Development Agreement Required: This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service; however, since an approved Development Agreement currently exists for the property (R-13-20; Authorizing an Agreement with Special Assessment District 228 for Water and Sewer Service), Board approval is not required. The subject property is within Area 228-A identified in the development agreement. This Availability Statement establishes the conditions of service in addition to those stated in the existing Development Agreement.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 16-inch PVC transmission line (project #26-7669.81-08) along Rainbow Boulevard.
- Eight-inch PVC distribution line (project #26-6933.91-15) along Rainbow Boulevard.

Sanitary sewer infrastructure in the area consists of the following:

 Eight-inch PVC sanitary sewer collector (project #26-6933.91-15) along Rainbow Boulevard.

Water Service: New metered water service to the property can be provided contingent upon a developer-funded project to extend an eight-inch distribution main from the existing eight-inch distribution line along Scenic Drive, extending along Atrisco Dr., ultimately connecting to the terminus of the existing eight-inch distribution line along Rainbow Blvd, at the north property line of 7540 Rainbow Blvd. Upon completion of the infrastructure construction, the development may receive service via routine connection to the eight-inch distribution main along Rainbow Blvd NW. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Fire hydrants shall be on mains when water lines are extended, in conjunction with coordination with the Fire Marshal and according to spacing criteria that varies according to proposed land use adjacent to the water line. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Rainbow Blvd NW. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1690 gallons per minute. One fire hydrant is required. There are no existing hydrants available and three new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow CANNOT be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow along the existing eight-inch water line along Rainbow Blvd., in a location representative of the connection point for the proposed private fire line that will serve the proposed onsite private fire hydrants.

To provide the required fire flow, infrastructure improvements are required. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by implementing the infrastructure improvements described in the preceding Water Service section of this document.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through

the Utility Development Office prior to sale of service. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible

connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, professional engineer registered in the state of New Mexico. Construction must be performed by a licensed (GF 9 or GF 98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Resource Charge (WRC): Any expansion of water service outside of the Water Authority's Established Service Area will be assessed a Water Resource Charge(s) (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights, and supplies necessary to serve the development. Properties that receive only sewer service will not be charged a WRC. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority,

particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

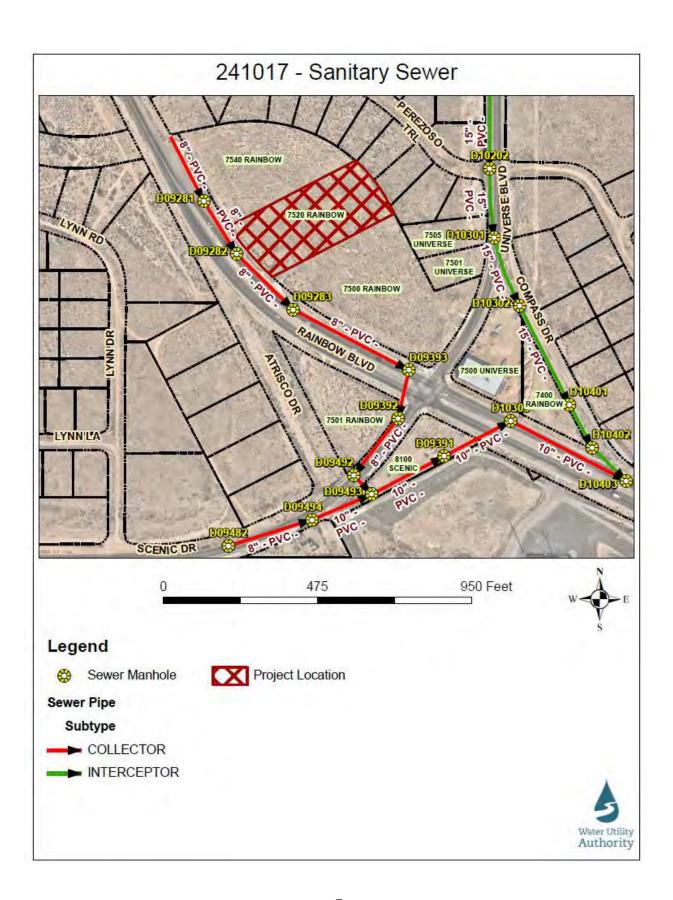
Sincerely,

Mark S. Sanchez Executive Director

Enclosures: Infrastructure Maps

f/ Availability Statement #241017





Current DRC	
Project Number:	693385

FIGURE 12

Date Submitted: 06-23-25

Date Site Plan App	roved:
• •	

Date Preliminary Plat Approved: ______

Date Preliminary Plat Expires: _____

DFT Project No.: PR-2024-010691 DFT Application No.: SP-2025-00031

INFRASTRUCTURE LIST

(Rev. 2-16-18) **EXHIBIT "A"**

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

SAFSTORE SELF STORAGE FACILITY PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

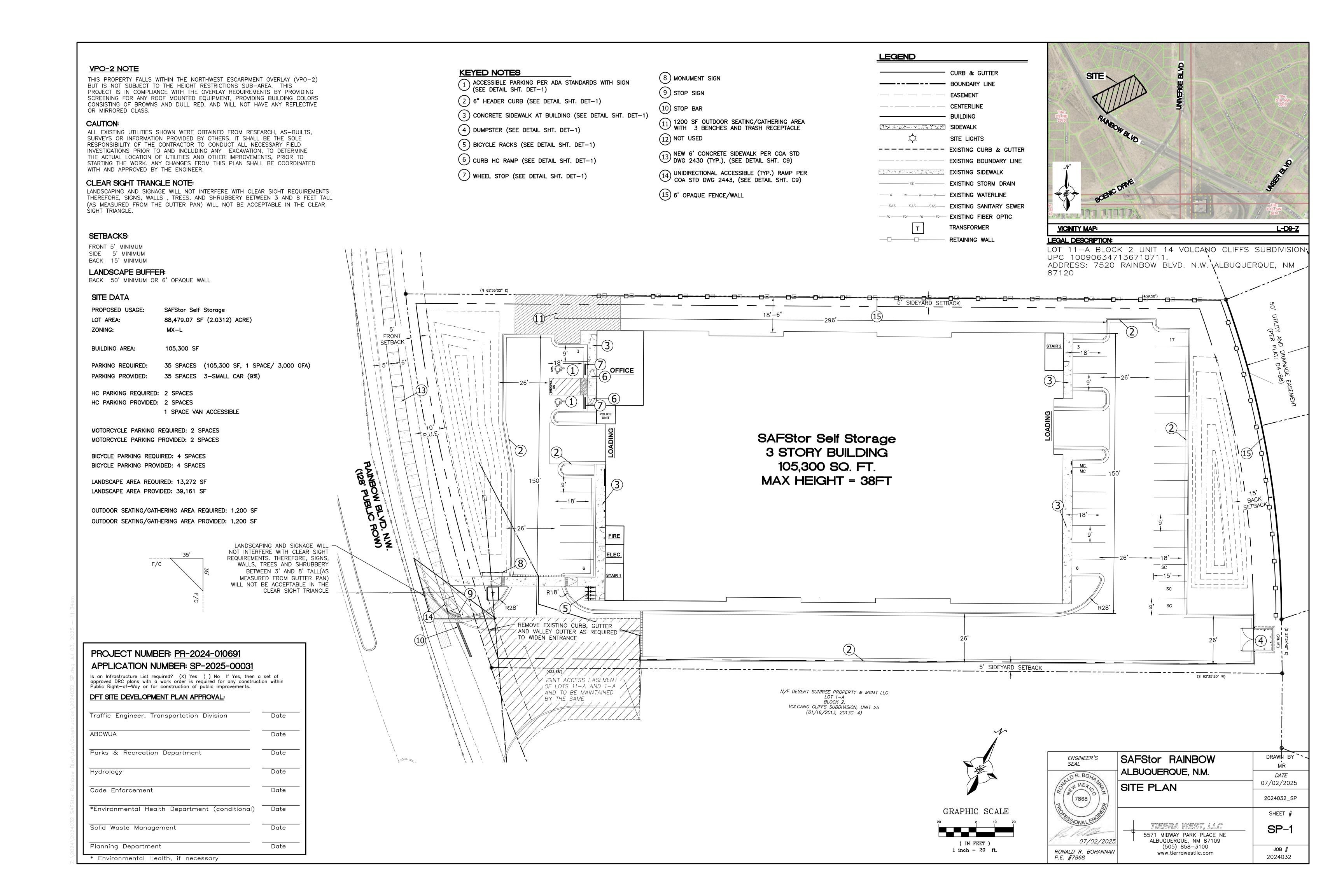
Lot 11-A BLOCK 2 PLAT OF LOTS 10-A, 11-A, 19-A THRU 22-A BLOCK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Willori arise dai		1	sary to complete the project and which norma					truction Cer	
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	То	Priv Inspector	vate P.E.	City Cnst Engineer
BRC#	DRC#	18"	Storm Drain	RAINBOW BLVD	PRIVATE POND	EX DI IN RAINBOW BLVD	/		
		6'	6' Wide Sidewalk along frontage	RAINBOW BLVD	Northern Property Boundary	200' to Southern Property Boundary	/		
		8"	Waterline Extension and Connection	ATRISCO DRIVE	Intersection of Atrisco Dr. and Scenic Dr.	Tie-in to Ex. 8" WL along Rainbow Blvd	/		
							/		
				-			/		
				-			/	/	
							/		
				-			/	/	

			proved for Impact Fee credits. Signatures SIA requirements.	from the Impact Fee Adm	inistrator and the City Us	er Department is required prio	or to DRB approval of	this listing. The
Financially	Constructed						Constructi	ion Certification
Guaranteed	Under	Size	Type of Improvement	Location	From	То	Private	City Cnst
DRC #	DRC #	0,20	Type of improvement	Locution	110111	10		P.E. Engineer
DRC#	DRC#						inspector P	Liigineer
]	Engineer's Certification for Grading & Drainage is re	equired for release of Financial Gu	uarantee		1	1 1
]			_		1	1 1
					Approval of Creditab	ole Items:	Approval of Cred	itable Items:
					Impact Fee Admistra	tor Signature Date	City User Dept.	Signature Date
		U		NOTES			3	<u> </u>
- - -								
- -								
	AGENT / OWNE	R		DEVELOPME	NT REVIEW BOARD MEM	BER APPROVALS		
Ro	on Bohannan	<u>, PE</u>						
	NAME (print)		PLANN	ING- date		PARKS & RECREATION -	date	
<u>TII</u>	FIRM		TRANSPORTATION	DEVELOPMENT - date		AMAFCA - date		
	SIGNATURE - da	/ <u>/03/2025</u> te	UTILITY DEVE	LOPMENT - date		CODE ENFORCEMENT -	date	
			CITY ENGI	INEER - date		HYDROLOGY-date		
			DESI	GN REVIEW COMMITTEE	REVISIONS			
				1				
	REVISION	DATE	DRC CHAIR	USER D	EPARTMENT	AGEN	IT /OWNER	



CAM VIVE

SHRUBS

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque , IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all organic mulch areas are maintained and freshened on a regular basis. Filter Fabric shall not be placed in areas to receive organic mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have Netafim and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the Specification 1013 project prior to construction.

> Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

> No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note: Landscaping and signage will not interfere with clear site

requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D)(1)(a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees

- 1. Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing, and larger trees will require greater spacing, Spacing shall be approved as part of the plan approval
- On sites where evenly spaced street trees are not possible, or <u>do not conform to the overall design</u> objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

LANDSCAPE CALCULATIONS

	-
TOTAL LOT AREA (sf)	88,479
TOTAL BUILDING AREA (sf)	-34,97
TOTAL NET-LOT AREA (sf)	53,50
LANDSCAPE REQUIREMENT	ר.15
TOTAL LANDSCAPE REQUIRED (15%)	8,025
TOTAL ON-SITE LANDSCAPE PROVIDED	22,67
TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED	(75%) 17,00
TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED	17,03
GROUND-LEVEL PLANTS REQUIRED (25% of Required Vegetation Coverage)	4,25
GROUND-LEVEL PLANTS PROVIDED	5,740

COVERAGE COVERAGE

50

660

240

1750

3*80*

280

3*00*

280

1422

5740

DIMS

1'x8'

10'x10'

YERY LOW - LOW

YERY LOW - LOW

YERY LOW - LOW

LOW - MEDIUM

YERY LOW - LOW

YERY LOW - LOW

LOW - MEDIUM

MEDIUM

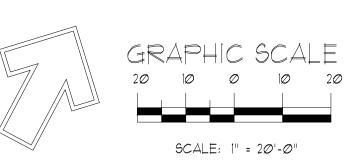
YERY LOW - MEDIUM

LOW - MEDIUM

Organic Mulch (refer to IDO sheet)

Note, Each Tree, min, 5' rad. 78.5	23 Trees \times 78.5 sf =	1,806
See Tree Detail, a 5' radius of organic mu	lch is required around	
each tree without Filter Fabric	·	
Note, Each Shrub, min, 3' rad. 28.3	178 Shrubs x 28.3 sf =	5,037
Total Mulch Provided (area sf)		6,843
Total Mulch Required (area sf)		4,251





Landscape Architect DANN' D. MITCHELL July, 16, 2025

<u>Cap</u>

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SATST

Project NO: 2024-046 DRAWING NO: LS-101



SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE	DIMS	COVERAGE	TOTAL COVERAGE
TREES	3	4'-6'	BLUE ARROW JUNIPER JUNIPERUS SCOPULORUM 'BLUE ARROW'	LOW - MEDIUM	12'×4'	13	39
	6	2" CAL.	EMORY OAK QUERCUS EMORYI	LOW - MEDIUM	35'x35'	961	5766
	٦	2" CAL.	GAMBEL OAK QUERCUS GAMBELII	LOW - MEDIUM	25'x25'	49 <i>Ø</i>	343 <i>Ø</i>
	5	2" CAL.	PAUL'S SCARLET ENGLISH HAWTHORN CRATAEGUS LAEVIGATA 'PAUL'S SCARLET'	MEDIUM	2 Ø 'x2 Ø '	314	157Ø
MANUAL ALANIA	1	4'- 6'	SCOTCH PINE PINUS SYLVESTRIS	MEDIUM	3 <i>0</i> 'x25'	49Ø	49@

APACHE PLUME 33 5 GAL. FALLUGIA PARADOXA BLUE MIST BLUEBEARD CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BUFFALO JUNIPER 35 JUNIPERUS SABINA 'BUFFALO' 19 5 GAL. ERICAMERIA NAUSEOSA NAUSEOSA FERNBUSH 10 CHAMAEBATIARIA MILLEFOLIUM GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW' INDIAN HAWTHORN 13 RHAPHIOLEPIS INDICA PALM YUCCA YUCCA FAXONIANA RED YUCCA HESPERALOE PARVIFLORA

SUBTOTAL

18 178

12,264

6,546

WINTERGREEN BARBERRY BERBERIS JULIANAE YELLOW BIRD OF PARADISE CAESALPINIA GILLIESII SUBTOTAL

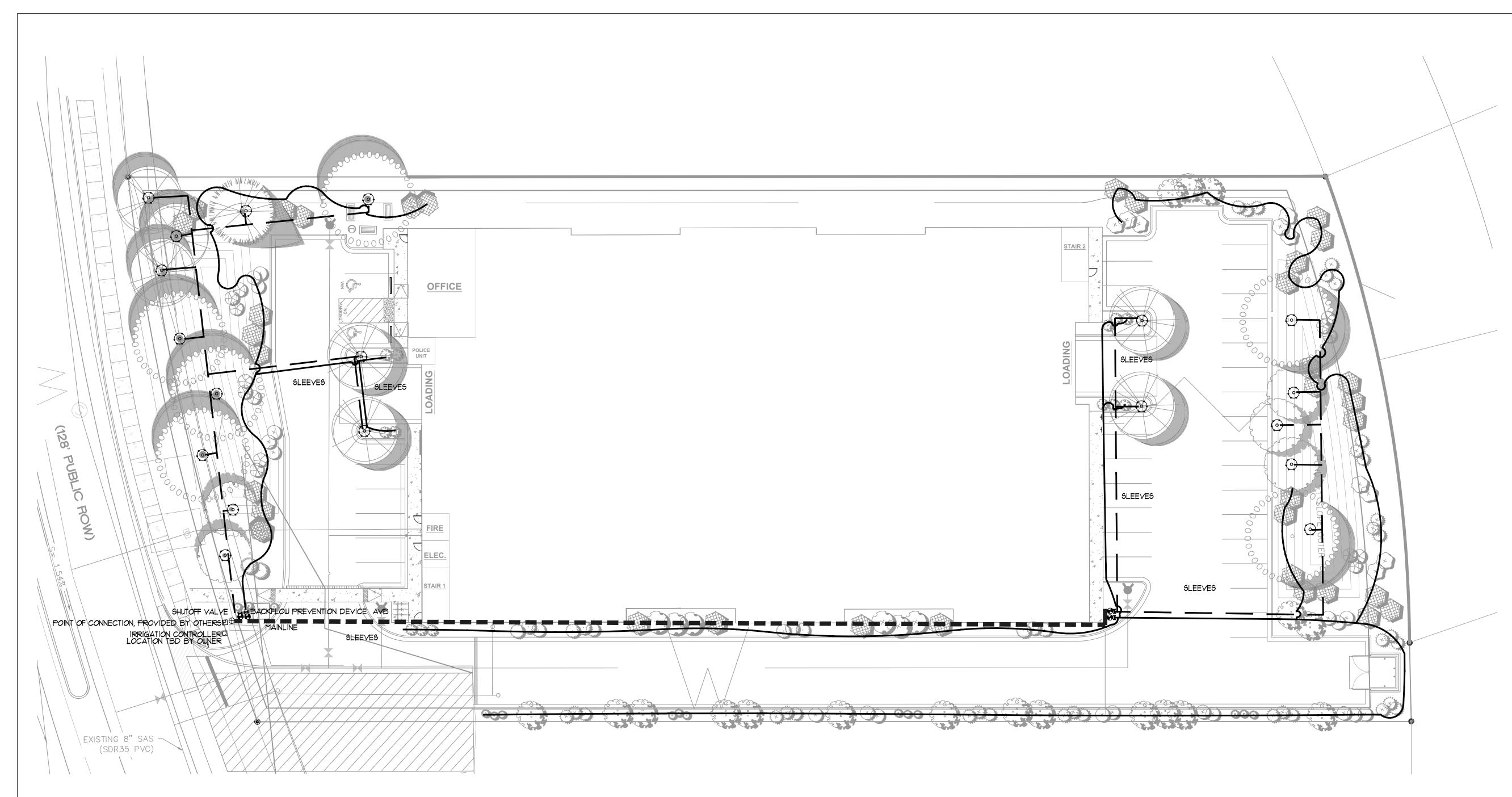
To be placed at contractor discretion

Landscape Gravel / No Filter Fabric 3/4" Crushed Grey Submit samples of gravel and cobble for approval

Total Mulch Provided (area sf) 7,274

> Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose Submit samples of gravel and cobble for approval

Total Landscape Area Provided



IRRIGATION LEGEND

POINT OF CONNECTION, PROVIDED BY OTHERS SEE CIVIL PLANS ☐ IRRIGATION CONTROLLER BACKFLOW PREVENTION DEVICE AVB ⊕ MASTERVALVE ASSEMBLY MAINLINE ◆ ELECTRIC ZONE YALYE SLEEVES Drip Line, Tree Netafim Rings
Drip Line, Shrub Drip Emitter Line
Netafim Tree Irrigation Lines

HUNTER Sch 40 PVC HUNTER Class 200 PVC Class 200 PVC Polyline RAINBIRD,

HUNTER As Required FEBCO (OR EQUAL)

1" with Pressure Regulation and Y Filter 2 SIZES LARGER THAN PIPE TO BE SLEEVED.

SEE DETAIL

Size Equipment as Required for Flow Rate

IRRIGATION NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- 3. THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- 4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- 6. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- 8. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN. SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- 9. SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNERBACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:

Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

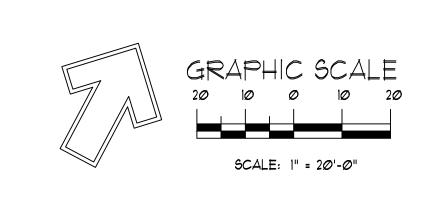
Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

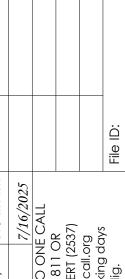
Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

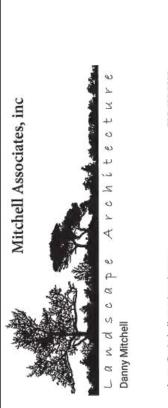
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.





AFStor





Project NO: 2024-046 DRAWING NO: LS-102

ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL

- NOTES:

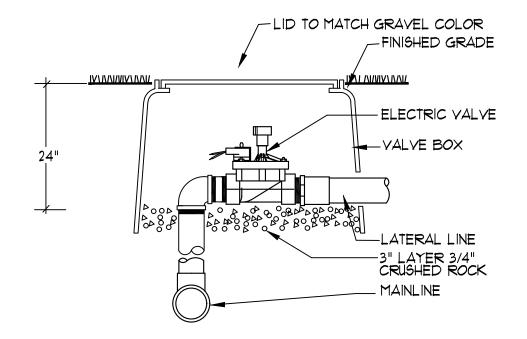
 1. INSTALLATION TO BE COMPLETED IN
- ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

 2. DO NOT SCALE DRAWINGS.

 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 901-085n.

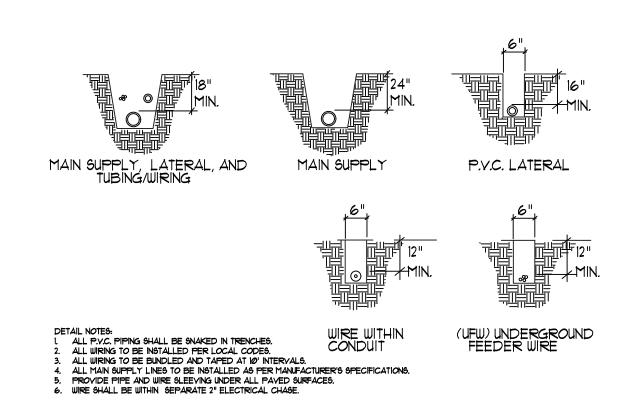
AVB VALVES-AVB W / SCH 80 NIPPLE RISERS

N.T.S.

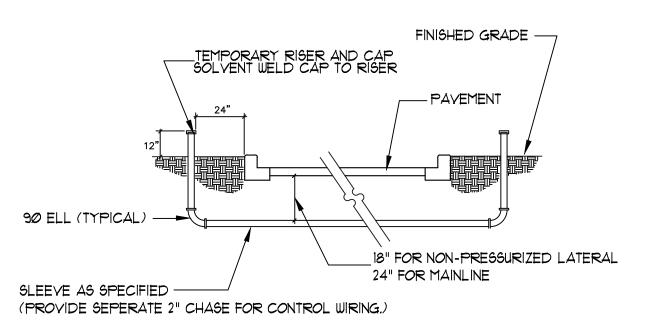


ELECTRIC VALVE ASSEMBLY

NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL





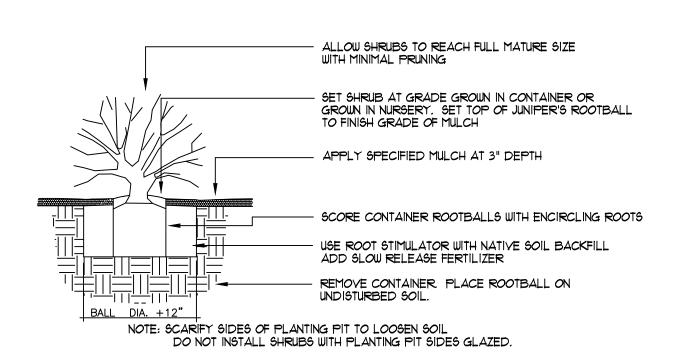


SLEEVE INSTALLATION DETAIL

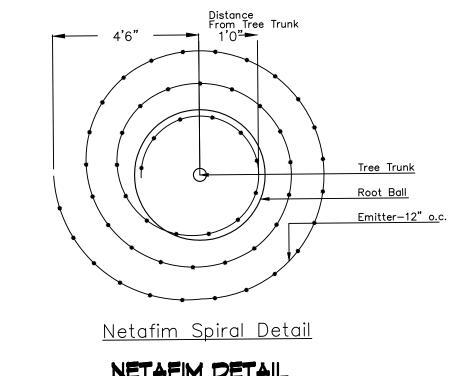
DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES. PLANTINGS TO BE PLANTED WITHIN BERMED SAUCERS, (CONTINUOUS) TO MITIGATE WATER RUNOFF. 4 "DEPTH ORGANIC MULCH TO EDGE OF SAUCER 10" DIA. RING. ORGANIC MULCH SHOULD NOT BE PLACED DIRECTLY AT THE BASE OF THE TREE PLANT TREE 2-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL SET TRUNK PLUMB. WATER SAUCER TO BE 2.5' FROM TRUNK OF DECIDUOUS TREES. ADD ROOT STIMULATOR TO NATIVE BACKFILL, REMOVE ALL TWINE AND WIRE FROM BALL. REMOVE WIRE BASKETS. INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED. UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.

TREE PLANTING DETAIL

BALL DIA. +24"

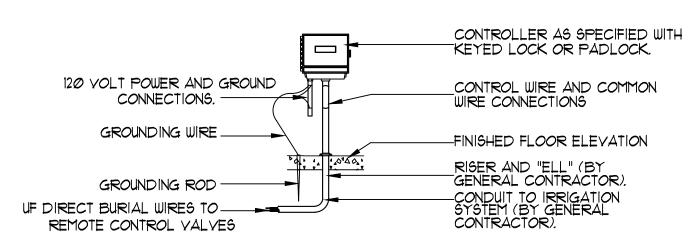


SHRUB PLANTING DETAIL



NETAFIM DETAIL

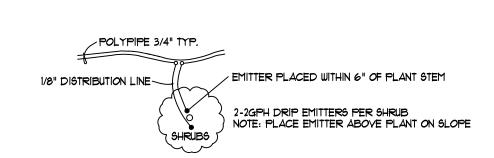
N.T.S.



DETAIL NOTES:

- ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
- ALL WIRING TO BE INSTALLED PER LOCAL CODES. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

CONTROLLER DETAIL



SHRUB EMITTER PLACEMENT DETAIL

N.T.S.

Detail andscape

SAFStor

Landscape Architect 239 SCAPE ARCHI July, 16, 2025

Project NO: 2024-046 DRAWING NO: LS-103 techniques to conserve water resources.

\$500,000 or more.

environments that enhance Albuquerque's overall appearance and provide other public benefit through: 5-6(A)(1) Providing visual relief from urbanization. 5-6(AX2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.

5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values. 5-6(AX4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance

5-6(AX5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise,

5-6(AX6) Providing screening of some types of facilities, structures, and 5-6(AX1) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and

5-6(B) APPLICABILITY 5-6(BX1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise this IDO:

5-6($BX\overline{1}Xa$) Construction of a new building containing multi-family, mixed-use. or non-residential development or an accessory parking structure. 5-6(BX1Xb) Construction of a new parking lot containing 25 or more spaces or expansion of an existing parking lot by 25 spaces or more. 5-6(BXIXc) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2,500

square feet or more, or 25 percent or more, whichever is less. 5-6(BXIXd) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is

5-6(BX2) In the case of walls provided for buffering or screening requirements with conflicting standards in this Section 14-16-5-6, Section 14-16-5-5 (Parking and

Loading), and Section 14-16-5-9 (Neighborhood Edges), the highest

specified wall height allowance prevails. 5-6(BX3) Requirements for walls provided to meet buffering and screening requirements prevail over maximum wall height regulations in Section 14-16-5-(Walls and Fences), but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-7(E).

5-6(C) GENERAL LANDSCAPING STANDARDS The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6. 5-6(CX1) Landscape Plan Required

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials. Landscaping shall be maintained pursuant to the requirements of Subsection 14-16-5-13(B)(6).

5-6(C)(2) Minimum Landscape Area 5-6(CX2Xa) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping 5-6(CX2Xb) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level.

5-6(CX2Xc) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows. Tree canopies and ground-level plants shall cover a minimum of 15 percent of the total landscape area as measured by canopy width or

the area beneath the dripline of the mature 2. size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)

5-6(CX2Xd) See also Subsections 14-16-5-6(D) (Street Frontage

14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.

5-6(C)(3) Overlapping Requirements 5-6(CX3Xa) If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping 1. See Subsection 14-16-5-6(CX12) (Existing Vegetation Credit).

2. See Subsection 14-16-5-6(C)(13) (Stormwater Management

See Subsection 14-16-5-6(D) (Street Frontage Landscaping) See Subsection 14-16-5-6(E) (Edge Buffer Landscaping). See Subsection 14-16-5-6(F) (Parking Lot Landscaping). 5-6(CX3Xb) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.

5-6(CX3Xc) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(CX2) (Minimum Landscape 5-6(CX3Xd) Any landscaping provided to meet requirements in Subsection

16-5-2(1) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards). 5-6(CX3Xe) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(EX3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to

standards in Subsection 14-16-5-6(C) (General Landscaping Standards). 5-6(C)(4) Required Plant Materials and Site Amenities 5-6(CX4Xa) A minimum of 5 species must be used in the landscaped area. 5-6(CX4Xb) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon

presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements: Meet the intended purpose of that type of landscaping. Are not hazardous.

Are not identified as invasive on a City or State plant list. Are not listed in the City's Weed Identification Handbook Are equally hardy to the New Mexico climate.

5-6(CX4Xc) installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited. 5-6(CX4Xd) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted

the veaetation. on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped screen, or other landscape requirement. areas (10 feet or less in any dimension) in order to avoid water waste. Any 5-6(CXI2Xd) Trees shall be credited in accordance with Table 5-6-2. cool season grass shall be installed at

least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.) 5-6(\dot{C} X4Xe) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette. 5-6(CX4Xf) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5

6(C) (General Landscaping Standards). 5-6(CX4Xq) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable. 5-6(CX4Xh) All required plant materials shall be free of disease and insects

and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association. 5-6(C)(4)(1) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along

the walkway shall be provided. 5-6(CX4Xj) in DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage pedestrian use.

5-6(CX4XK) See also Subsection 14-16-5-6(D) (Street Frontage _andscaping) for additional landscaping requirements. 5-6(CX5) Soil Condition and Planting Beds 5-6(CX5Xa) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted

5-6(CX5Xb) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff 5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.5-6(CX5Xd) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(CX5Xe) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is

5-6(CX5Xf) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. 5-6(C)(6) Minimum Plant Sizes at Installation.

All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Plant material type (ANSI types)	Minimum size
Deciduous Street Trees	2 in, caliper 6 in. above grade
Deciduous Accent Trees	1,5 in. caliper 6 in. above grade or 6 ft. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide general ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing 5-6(CX7Xa) Vegetation required by this Section 14-16-5-6 shall be located

at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. 5-6(CXTXb) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas. 5-6(CX1Xc) The Planning Director may authorize adjustments to any spacing

requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not 5-6(C)(8) Protecting Clear Sight Triangle

he clear sight triangle shall be maintained at all exits of parking areas ar street intersections. 5-6(C)(9) Planting in or over the Public Right-of-way

5-6(CX9Xa) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way. 5-6(CX9Xb) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface. 5-6(CX9Xc) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation

systems and artificial turf shall not be allowed within the public right-of-way. 5-6(CXIO) Planting near Utilities 5-6(CXIDXa) Trees and shrubs shall not be planted in utility easements unless

there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not 5-6(CXIØXb) Trees shall not be planted within 10 feet in any direction of the

centerline of a sewer or water line. 5-6(CXl0Xc) Trees or shrubs planted within utility easements shall comply withthe standards of the utility provider to minimize effects on facilities 5-6(CXIØXd) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric

lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existina electric facilities.

 $5-6(C\widetilde{X} | \emptyset X e)$ All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and 5-6(CXIØXf) Trees shall not be planted near existing or proposed street

.5-6(CXIØXg) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines. 5-6(CXII) Parking on Landscaped Areas Prohibited Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area. 5-6(CX12) Existing Vegetation Credit 5-6(CX12Xa) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials

required by this Section 14-16-5-6. $5-6(CX12X\dot{b})$ All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of

 $5-6(CX^{1}2Xc)$ Trees may be credited only I time toward any one buffer,

Table 5-6-2: Credits for Preserving Trees ameter at Breast Height (in.) Number of Trees Credited 8 and <13 4 and <8 Prohibited trees 8 in, or greater[1] Prohibited trees are those that do not appear on the Official Albuquerque Plan alette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features 5-6(CXI3Xa) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation. 5-6(CXI3Xb) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works

5-6(CX13Xc) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the

5-6(CXI3Xd) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.

5-6(CX13Xe) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(CX2) (Minimum Landscape Area).

5-6(C)(14) Irrigation Systems 5-6(CX14Xa) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and

5-6(CX14Xb) All irrigation systems shall be designed to minimize the use of 5-6(CX14Xc) All non-residential landscape irrigation shall have automatic

and/or programmable settings to avoid overwatering. 5-6(CX14Xd) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas. 5-6(C)(15) Installation

5-6(CX15Xa) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association. 5-6(CXI5Xb) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building

shall be installed prior to the issuance of a final certificate of

5-6(CXI5Xc) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(CXI5Xd) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required

5-6(C)(16) Alternative Landscape Plans The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following 5-6(CXI6Xa) Are consistent with the purposes of this Section 14-16-5-6.

5-6(CX16Xb) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the Citu'fs Weed Identification Handbook 5-6(CX16Xc) Do not include a reduction of tree planting requirements. 5-6(CXI6Xd) Provide equal or superior buffering of adjacent properties

from anticipated impacts of the proposed development. 5-6(CXI6Xe) Provide equal or superior visual appearance of the property when viewed from the street.

5-6(CX16Xf) Provide equal or superior carbon dioxide absorption and heat island reductions. 5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees 5-6(DXIXa) All development shall comply with Part 6-6-2 of ROA 1994

(Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. 5-6(DXIXb) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection

14 1/616 1/65-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists. 5-6(DXIXc) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to

have a walkable surface. able 5-6-3: Minimum Planting Area by Tree Height at

5-6(D)(2) Additional Frontage Landscaping 5-6(DX2Xa) General For buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo. 5-6(DX2Xb) Downtown, Urban Centers, and Main Street and Premium Transit areas Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and

shall be asphalt.

5-6(E)(1) General Requirements

5-6(EXIXa) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below. 5-6(EXIXb) if a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO 5-6(EXIXc) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable. 5-6(EXIXd) For the purposes of this Subsection 14-16-5-6(E), "gindustrial development h refers to the zone districts and uses indicated in Subsection

Non-industrial Development). 5-6(EXIXe) Additional buffering may be required for specific uses, pursuant to any Use-specific Standards for those uses in Section 14-16-4-3 or Neighborhood Edge standards in Section 14-16-5-9.

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT	
Industrial	Non-industrial development	14-16-5- 6(E)(4)	Landscaped		
Multi-family	Industrial development	14-16-5- 6(E)(4)	buffer area ≥25 ft.	1 1	
Mixed-use or other non- residential	R-ML or R-MH	14-16-5- 6(E)(3)	Landscaped buffer area ≥20 ft.	Wall, fence, or vegetative screen ≥6 ft.	
Multi-family, mixed-use, or other non- residential	R-A, R-1, R- MC, R-T, or R- ML	14-16-5- 6(E)(2)	Landscaped buffer area ≥15 ft.		

14-16-5-6(EX4Xa) (Industrial Development Adjacent to

5-6(EX2) Development Next to Low-density Residential Zone Districts Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alleu from a lot containing low-density residential development in an R-A, R-I, R-MC, R-T, or

zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below. 5-6(EX2Xa) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent

If no wall is provided or exists, I tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise 5-6(EX2Xb) Downtown, Urban Centers, and Main Street and Premium

Transit Areas . A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.

An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met. . One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. The side facing the low-density residential development shall be at

least as finished in appearance as the side facing the multi-family, mixed-use, or non-residential development. c. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(EX2Xb)2 if it

meets or is improved to meet the height and design standards above 5-6(EX3) Development Next to a Multi-family Residential Zone District Where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below. 5-6(EX3Xa) General

An edge buffer area shall be provided on the subject property along the property line between the two properties. If a wall at least 3 feet in height is provided or exists along the property line between the two properties, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. If no wall is provided or exists, I tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be

provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts. 5-6(EX3Xb) Downtown, Urban Centers, and Main Street and Premium An opaque wall, fence, or vegetative screen at least 6 feet tall

shall be provided at the property line between the two properties, and both of the following requirements shall be

One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. The side facing the multi-family development shall be at least as finished in appearance as the side facing the

mixed-use, or non-residential development. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(EX3Xb) if it meets, or is improved to meet, the height and design standards above.

5-6(EX4) Industrial Development Adjacent to Non-industrial

Development 5-6(EX4Xa) Applicability An edge buffer shall be provided as specified in Table 5-6-4 and for the

relevant areas in Subsections (b) and (c) below in all of the following Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both

of the following locations: a. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NRGM zone district. b. Where light manufacturing theavy manufacturing the special manufacturing a natural resource extraction non-linear portions of an electric utility, drainage facility, or other major utility± or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses. Where multi-family residential development is adjacent to a

5-6(EX4Xb) General A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot. If a wall at least 3 feet in height is provided or exists along the amenities shall be landscaped, and no part of the front setback area surface landscaped edge buffer area, I of the following requirements

lot with industrial development.

a. If the wall is located on the property line, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met. Landscaping that meets the requirements in Subsection 2. below shall

be provided between the wall and the street. ii. The landscaping shall be maintained by the owner of the subject

If no wall is provided or exists, I tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. 5-6(EX4Xc) Downtown, Urban Centers, and Main Street and Premium Transit Areas An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley

from the non-industrial development One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent

The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use. 3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(EX4Xc) if it meets, or is improved to meet, the height and design standards above. 5-6(E)(5) Area of Change Next to Area of Consistency Where a premises partially or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot or premises, unless specified otherwise in this

Table 5-6-5: Edge Buffer -	Development	Area Summary ^[1]		
Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT	
Area of Consistency in R-A, R- 1, R-MC, or R-T	14-16-5-6(E)(2)		100 11 5	
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative	
Area of Consistency in Mixed- use, NR-C, or NR-PO	14-16-5-6(E)(4)		screen ≥6 ft.	

5-6(EX5Xa) If the lot in the Area of Consistency is in an R-A, R-I, R-MC, or R-T zone district, the requirements of Subsections 14-16-5-6(EXI) and 14-16-5-6(E)(2) shall apply.

5-6(EX5Xb) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the requirements of Subsections 14-16-5-6(EXI) and 14-16-5-6(EX3) 5-6(EX5Xc) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(EX1) and 14-16-5-6(EX4) shall apply.

5-6(F) PARKING LOT LANDSCAPING 5-6(F)(1) Parking Lot Edges 5-6(FXIXa) Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of 5-6(FXIXb) Where a parking lot is abutting an R-A, R-I, R-MC, or R-T zone district, provisions related to parking area in Subsection 14-16-5-9(D)

(Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply. 5-6(FX|Xc) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be

based on the entire development area unless otherwise approved by the decision-making body.

5-6(FXIXd) Landscape buffers may be crossed by drive aisles connecting to abutting land. 5-6(FXIXe) No parking is allowed within a required landscape buffer area. 5-6(FXIXf) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet. 5-6(FXIXq) The landscape area may be reduced by up to 25 percent if the

surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director. 5-6(FXIXh) Where walls are required, they shall integrate with building materials and colors. 5-6(FXIXi) Landscape buffers are required in the following locations, with

minimum widths and design requirements as specified below. Front Lot Edge Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4

feet in height, or by a landscape buffer at least 10 feet in width with a shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked

b. Downtown, Urban Centers, and Main Street and Premium Transit Areas Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a above.

Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are 2. Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply

where the side or rear lot line abuts a public street. Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles. b. Downtown, Urban Centers, and Main Street and Premium

Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall. 5-6(FX2) Parking Lot Interior

5-6(FX2Xa) General At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. 5-6(FX2Xb) Downtown, Urban Centers, and Main Street and Premium Transit Areas At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped

5-6(FX2Xc) Tree Requirements One (1) tree is required per 10 parking spaces. No parking space may be more than 100 feet in any direction from a tree trunk 3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy

diameter of at least 25 feet.

5-6(FX2Xd) Location and Dimension of Landscaped Areas The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area,

meets the 60 square foot per tree requirement. 2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any

5-6(FX3) Abutting Arroyos or Major Public Open Space When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via 1 of the following options: 5-6(FX3Xa) Walls or fencing a minimum of 6 feet hight fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75

5-6(FX3Xb) Shrubs and trees sufficient to act as a screen at least 4 feet

high and at least 75 percent opaque. 5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing

(with or without slats) shall not satisfy the requirement. 5-6(GXI) Roof-mounted Mechanical Equipment 5-6(GXIXa) No screening is required for rooftop solar energy equipment. 5-6(GXIXb) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building if architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.

5-6(G)(2) Ground-mounted Mechanical Equipment 5-6(GX2Xa) R-ML, R-MH, and Mixed-use Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent

5-6(GX2Xb) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the

5-6(GX2Xc) Screening

primary building (but excluding exposed CMU block). The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting. 3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is

5-6(GX2Xd) Safety Exemption Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate and State or federal

5-6(G)(3) Loading, Service, and Refuse Areas 5-6(GX3Xa) Covering Waste Containers All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not reach storm drain inlets. 5-6(GX3Xb) Development Abutting Low-density Residential Where a lot is

abutting low-density residential development or lots zoned R-1, R-MC, or

R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development. 5-6(GX3Xc) R-ML, R-MH, and Mixed-use Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable. 5-6(G)(3)(d) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from

streets, City parks, Major Public Open Space, trails, or major arroyos

adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable. 5-6(G)(3)(e) Screening Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least I of the primary materials and colors of the nearest wall o the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be

screened and at least 8 feet high at the time of planting. 5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are tupically not moved within a consecutive 1-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).

5-6(G)(5) Outdoor Activity High-temperature processes (such as combustion or welding), shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU

block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting. 5-6(G)(6) Satellite Dishes

For ground-mounted satellite dishes that are larger than 3 feet in diameter in any Residential zone district, or that are larger than 6 feet in diameter in any Mixed-use or Non-residential zone district, the base of the dish shall be screened from view from a City park, Major Public Open Space, public trail, or major arroyo by a vegetative screen or an opaque wall or fence constructed of 1 of the primary materials used on the nearest façade of the primary building on the lot (but excluding exposed CMU block), to the maximum extent possible and consistent with the effective operation of the satellite dish.

5-13(B)(7) Landscaping, Buffering, and Screening 5-13(B)(1)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

 \Box 5-13(BX7Xd) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that

35-13(BX7Xe) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation s the responsibility of the property owner. \Box 5-13(BX7Xf) Street trees shall be maintained alive and healthy.

Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

IDO 4-3(BX8) Dwelling, Multi-Family (landscape requirements)

4-3(BX8Xc) in other areas, this use shall meet all of the following landscape standards, in addition to all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening).

This use shall provide, somewhere on the lot, at least I tree per ground floor dwelling unit and at least I tree per second floor dwelling unit± no additional trees are required for additional dwelling units on the third or higher floors. Twenty-five (25) percent of the net lot area shall contain

landscaping the playgrounds, sports courts, swimming pools, or

similar features may count up to 10 percent of net lot

landscaping. Tree canopies and ground-level plants shall cover

a minimum of 75 percent of the total landscaped area, and the

maximum a tree canopy shall count toward this requirement is 600 Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.

4-3(BX8Xd) At least 50 percent of the trees required by Subsection (b) or (c) above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy

NOTE: organic mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has cloqued storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

5-6(CX5Xd) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended 5-6(CX5Xe) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the In these areas, weed barrier fabric is prohibited.

5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in

IDO 14-16-5-13(B) MAINTENANCE STANDARDS

is the responsibility of the property owner.

diameter of at least 25

5-13(B)(1) Landscaping, Buffering, and Screening 5-13(BX7Xb) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees

Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction 5-13(B)(T)(b) All landscaped areas shall be maintained with a neat and

regetation, and Landscaping and Weeds, Litter, and Snow) and

appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems. 5-13(B)(T)(c) Landscaped areas that become bare shall be re-vegetated to avoid erosion.

5-13(B)(1)(d) Where landscaping was installed pursuant to a Site Plan

or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that 5-13(BX7Xe) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation

5-13(BX7Xf) Street trees shall be maintained alive and healthy.

Maintaining and replacing street trees or other trees planted in the

public right-of-way are the responsibility of abutting property

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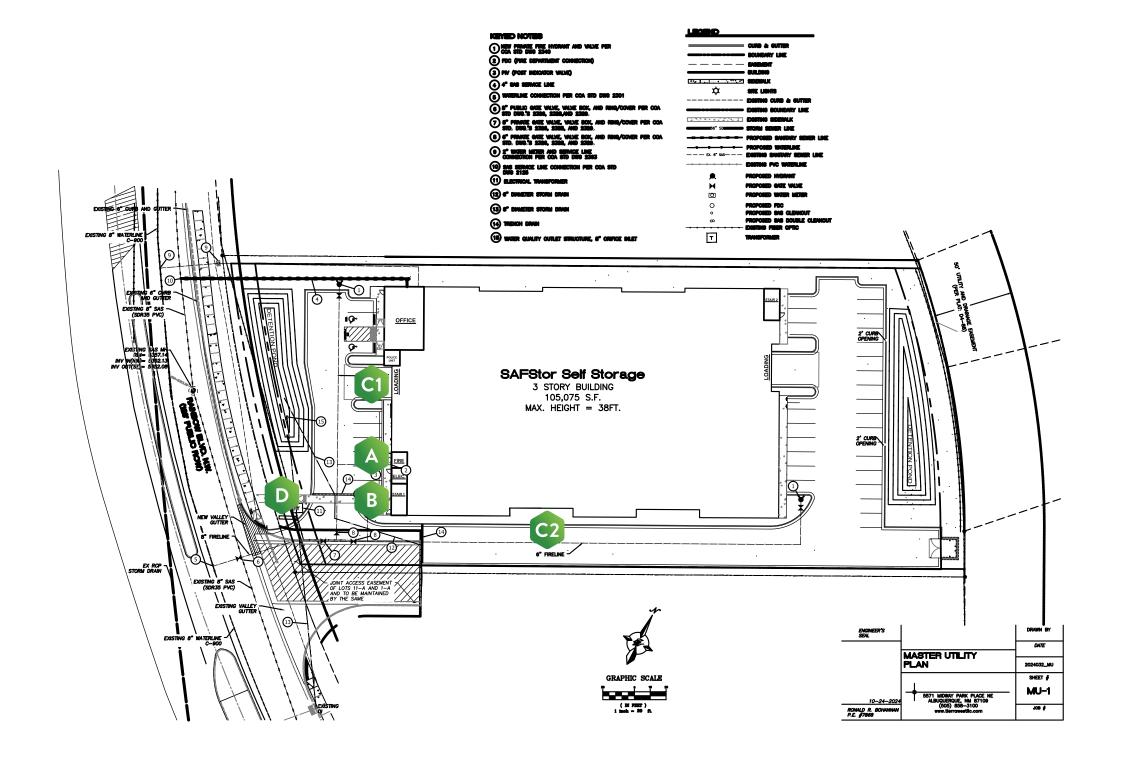
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July, 16, 2025

Project NO: 2024-046 DRAWING NO: LS-104







SITE PLAN

SCALE: NTS

EZZI SIGNS

16611 West Little York Rd Houston, Texas 77084 EZZISIGNS.COM 713-232-0771

PROJECT:
CUBESMART#

ADDRESS: SAFSTOR RAINBOW -ALBUQUERQUE, NM.

DATE: 04/22/25

PROJECT NUMBER: ES15879

DESIGNER: MAURICIO

REVISIONS

R1:

R 2:

R3:

APPROVALS / DATE

CLIENT:

LANDLORD:



Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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1. FABRICATE AND INSTALL - NEW CHANNEL LETTER SET

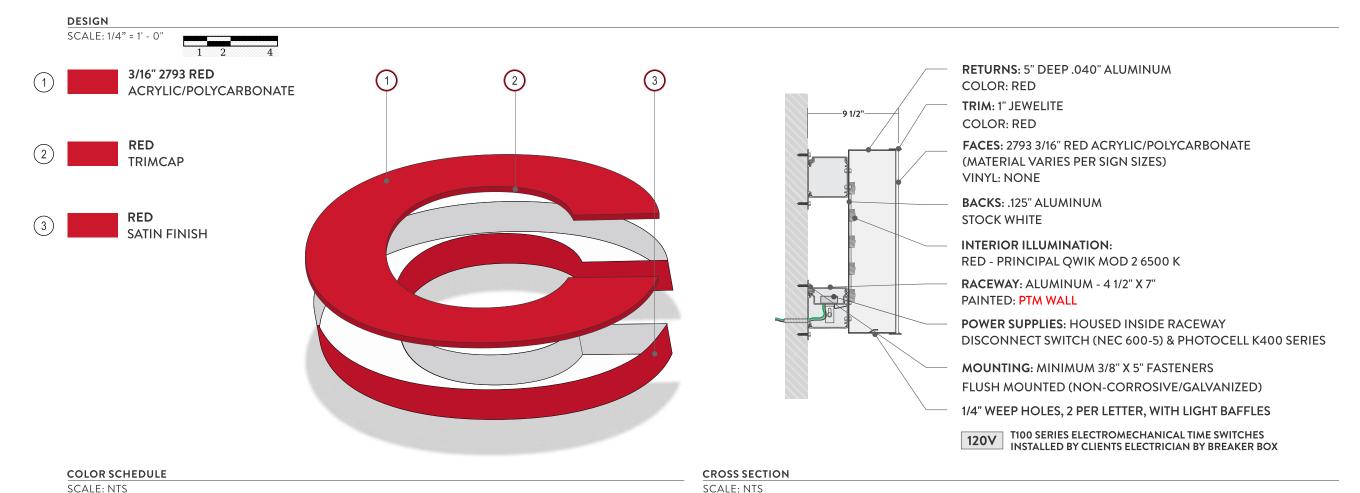
Survey Required



QTY:1 SET

SIGN SQFT: 185.6 FT





EZZI SIGNS

16611 West Little York Rd Houston, Texas 77084 EZZISIGNS.COM 713-232-0771

PROJECT:
CUBESMART#

ADDRESS:

SAFSTOR RAINBOW -ALBUQUERQUE, NM.

DATE: 04/22/25

PROJECT NUMBER: ES15879

DESIGNER: MAURICIO

REVISIONS

R1: 00/00/2021

R 2:

R3:

APPROVALS / DATE

CLIENT:

LANDLORD:



Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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1. REMOVE & DISPOSE - EXISTING SIGNAGE

2. FABRICATE AND INSTALL - FCO LETTERS



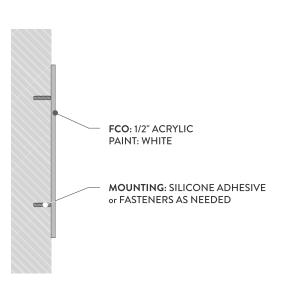


QTY:1



DESIGN

SCALE: 1" = 1' - 0"



CROSS SECTION

SCALE: NTS

1 2 4

Page 5



16611 West Little York Rd Houston, Texas 77084 EZZISIGNS.COM 713-232-0771

PROJECT:
CUBESMART#

ADDRESS:

SAFSTOR RAINBOW -ALBUQUERQUE, NM.

DATE: 04/22/25

PROJECT NUMBER: ES15879

DESIGNER:

MAURICIO

REVISIONS

R1: 00/00/202

R 2:

3: 00/00/2021

DESIGN UPDATI

APPROVALS / DATE

CLIENT:

LANDLORD:



Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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1. REMOVE & DISPOSE - EXISTING SIGNAGE

2. FABRICATE AND INSTALL - FCO LETTERS



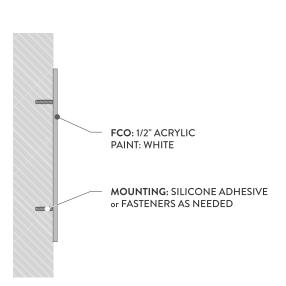


QTY:2



DESIGN

SCALE: 1" = 1' - 0"



CROSS SECTION

SCALE: NTS



EZZI SIGNS

16611 West Little York Rd Houston, Texas 77084 EZZISIGNS.COM 713-232-0771

PROJECT:
CUBESMART#

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ADDRESS: SAFSTOR RAINBOW -ALBUQUERQUE, NM.

DATE: 04/22/25

PROJECT NUMBER: ES15879

DESIGNER: MAURICIO

REVISIONS

R1: 00/00/202

R 2:

R3:

APPROVALS / DATE

CLIENT:

LANDLORD:



Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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1. FABRICATE AND INSTALL - ILLUMINATED, D/F MONUMENT SIGN

10'-0"

CUBESMART

self storage

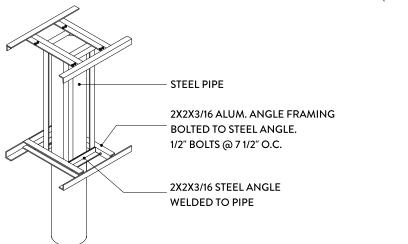
800-800-1717

000 Street Name





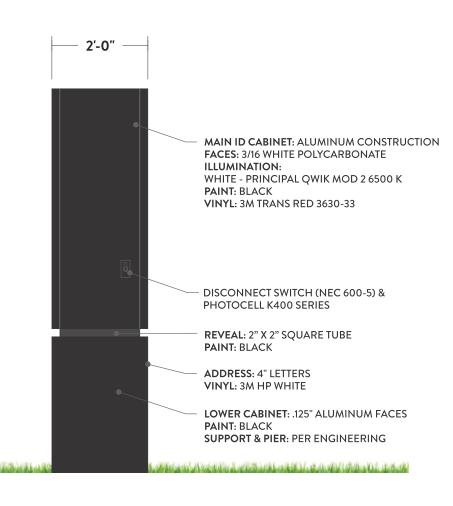
QTY:1



TYPICAL ATTACHMENT DETAIL

SCALE: NTS

SADDLE DETAIL



SIGN DESIGN

SCALE: 1/2" = 1'-0"

5'-0"

2'-10"

8'-0"

SIGN DESIGN - END VIEW

SCALE: 1/2" = 1'-0"

EZZI SIGNS

16611 West Little York Rd Houston, Texas 77084 EZZISIGNS.COM 713-232-0771

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ADDRESS: SAFSTOR RAINBOW -ALBUQUERQUE, NM.

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DESIGNER: MAURICIO

REVISIONS

R1: 00/00/2021

R 2:

₹3:

APPROVALS / DATE

CLIENT:

LANDLORD:



(h) Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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	EIFS		AC	M	MP	TRIM <10%	
SW6142 (LRV 49%)	SW9116 (LRV 32%)	SW6146 (LRV 10%)	ACM-1 (LRV 30%)	ACM-2 (LRV 30%)	MP-2B (LRV 29%)	(LRV <10%)	

ELEVATION NOTES

. INSTALLER TO VERIFY THAT ALL EXTERIOR FINISHES ARE OF QUALITY AND MEET PROJECT SPECIFICATIONS AS LISTED IN PROJECT DOCUMENTS OR APPROVED PRODUCT SUBMITTALS. COORDINATE WITH GC FOR INSTALLED SITE MOCK UPS AS REQUIRED.

2. RETURN EIFS REVEALS BACK TO WALL AT ALL CORNER CONDITIONS. 3. RETURN ROOF COPING BACK TO WALL AT ALL CORNER CONDITIONS. 4. RETURN STONE SILL CAP BACK TO WALL AT ALL CORNER CONDITIONS. 5. BUILDING SIGNAGE TO BE PERMITTED SEPARATELY. FINAL SIZE & LOCATION TO BE REVIEWED BY

ARCHITECT AND APPROVED BY OWNER 6. DIMENSIONS AT EIFS/ACM REVEAL ARE TO CENTERLINE OF REVEAL U.N.O. DIMENSIONS AT WALL LOUVERS ARE TO CENTERLINE OF LOUVER U.N.O.
 STANDARD EIFS REVEAL TYPE IS 1-1/2" WIDE AND 3/4" DEEP. SEE EIFS REVEAL DETAIL.

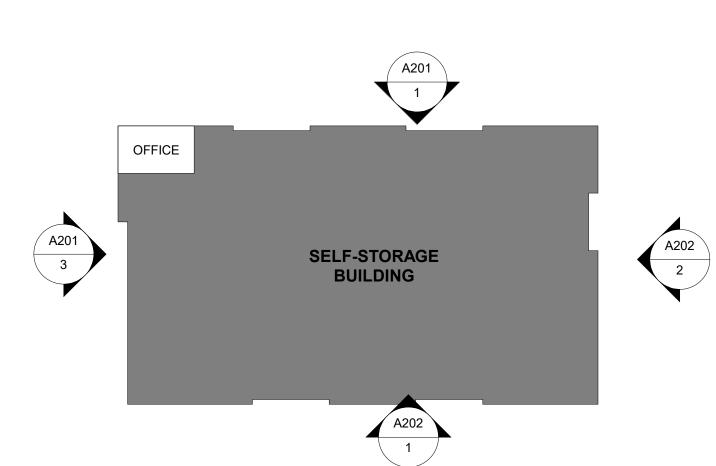
9. STANDARD ACM REVEAL TYPE IS 1/2". MANUFACTURER TO VERIFY. 10. SEE EXTERIOR ELEVATIONS FOR FINISH TAGS AND DESCRIPTIONS.

	KEYNOTE LEGEND
Key Value	Keynote Text
ACM-1	ACM SYSTEM - ALPOLIC LAB BEIGE (LVR 30%)
ACM-2	ACM SYSTEM - ALPOLIC TRM TERRACOTA (LVR 30%)
ACM-C	ACM CANOPY - ALPOLIC TRM TERRACOTA
BL-0	6" BOLLARD - SAFETY YELLOW COLOR
CNPY	PRE-FABRICATED ROD HUNG CANOPY - MATCH DARK EIFS COLOR
CP-1	ROOF COPING - DARK COLOR TRIM - TBD
EIFS-1	EIFS - FINE TEXTURE - LIGHT - SW 6142 MACADAMIA (LVR 49%)
EIFS-2	EIFS - FINE TEXTURE - MEDIUM - SW 9116 SERENGETI GRASS (LVR 32%)
EIFS-3	EIFS - MEDIUM TEXTURE - DARK - SW 9146 UMBER (LVR 10%)
MP-2B	CORRUGATED METAL PANEL - MBCI VERTICAL NARROW - DESERT SAND (LVR 29%)

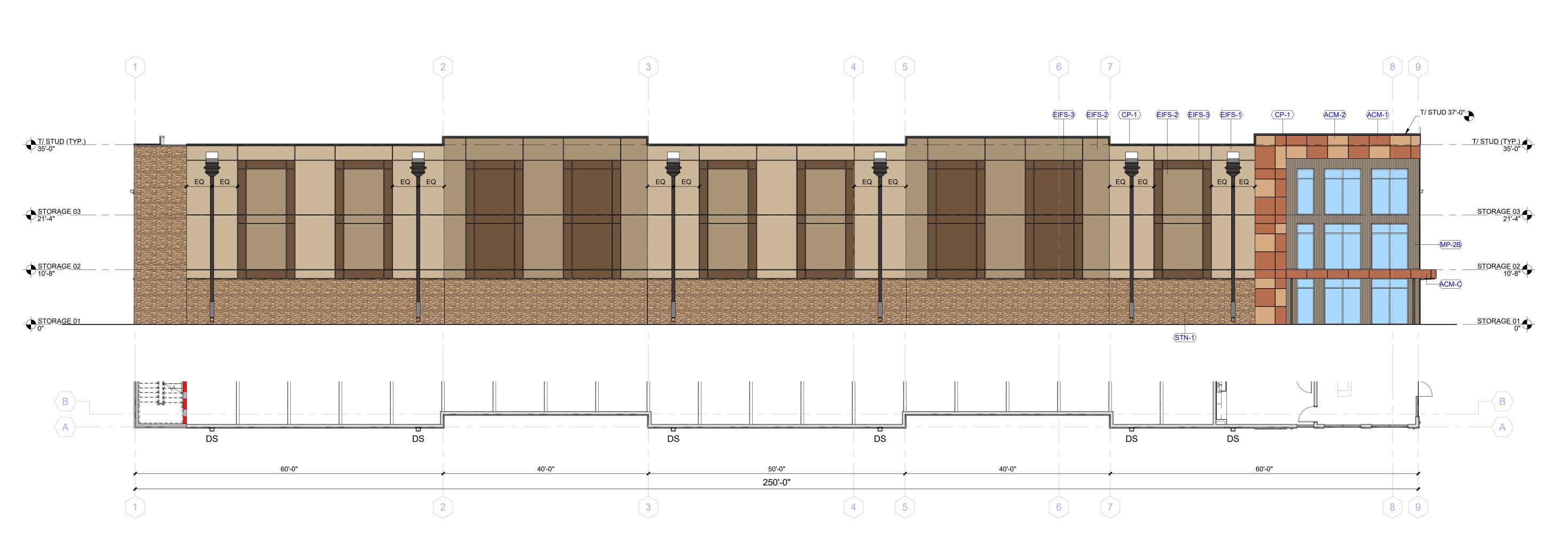


DESIGNER/ ENGINEER:

STN-1 THIN MANUFACTURED MASONRY VENEER - STONE - MEDIUM BROWN - TBD 11. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SPECIFICALLY SECTIONS 4-3(D)(29) & 5-8, AS APPLICABLE.







1 EXTERIOR ELEVATION & PROFILE PLAN NORTH SCALE: 1" = 10'-0"

PROJECT TITLE: SAFSTOR

RAINBOW

RAINBOW BLVD. ALBUQUERQUE, NM



NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS: NO. DATE DESCRIPTION
2025.05.20 25% PROGRESS

DRAWN BY: PROJECT NO.:

DS364-24 SHEET TITLE: **EXTERIOR ELEVATIONS**

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ACM MP **EIFS** TRIM <10% SW6142 (LRV 49%) SW9116 (LRV 32%) SW6146 (LRV 10%) ACM-1 (LRV 30%) ACM-2 (LRV 30%) MP-2B (LRV 29%) (LRV <10%)

ELEVATION NOTES

. INSTALLER TO VERIFY THAT ALL EXTERIOR FINISHES ARE OF QUALITY AND MEET PROJECT SPECIFICATIONS AS LISTED IN PROJECT DOCUMENTS OR APPROVED PRODUCT SUBMITTALS.

COORDINATE WITH GC FOR INSTALLED SITE MOCK UPS AS REQUIRED. 2. RETURN EIFS REVEALS BACK TO WALL AT ALL CORNER CONDITIONS.

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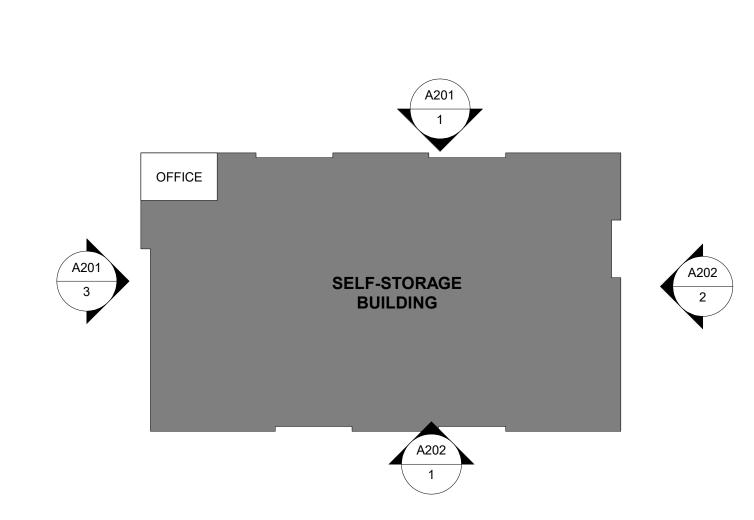
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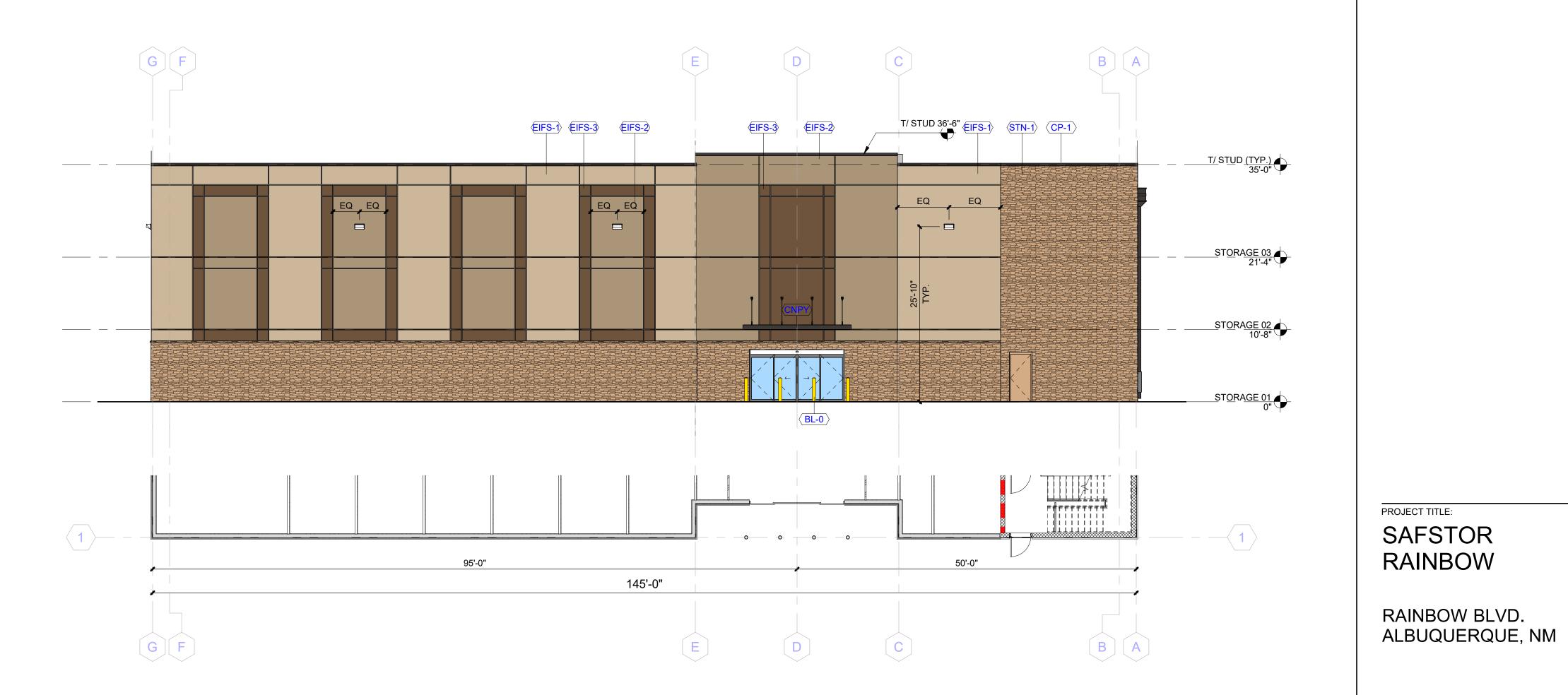
KEYNOTE LEGEND 6" BOLLARD - SAFETY YELLOW COLOR PRE-FABRICATED ROD HUNG CANOPY - MATCH DARK EIFS COLOR ROOF COPING - DARK COLOR TRIM - TBD EIFS - FINE TEXTURE - LIGHT - SW 6142 MACADAMIA (LVR 49%) EIFS - FINE TEXTURE - MEDIUM - SW 9116 SERENGETI GRASS (LVR 32%) EIFS - MEDIUM TEXTURE - DARK - SW 9146 UMBER (LVR 10%) THIN MANUFACTURED MASONRY VENEER - STONE - MEDIUM BROWN - TBD



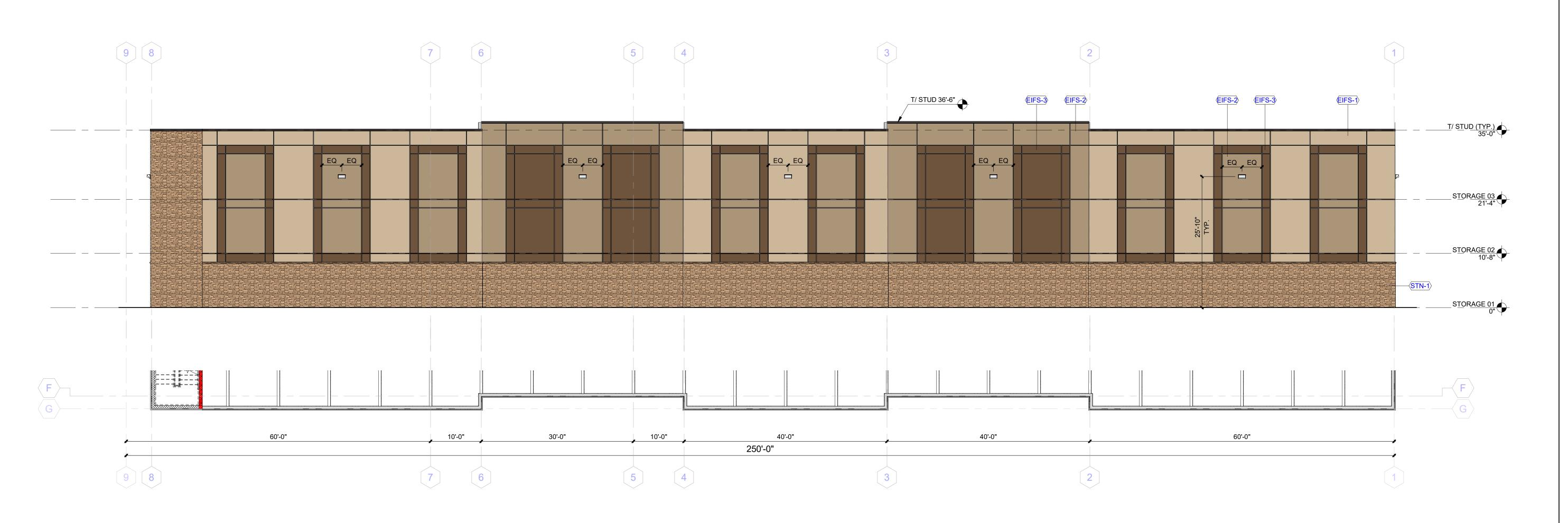
DESIGNER/ ENGINEER:

PROJECT TITLE:









1 EXTERIOR ELEVATION & PROFILE PLAN - SOUTH A202 SCALE: 1" = 10'-0"

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DESCRIPTION 25% PROGRESS

DRAWN BY:

SUBMITTALS / REVISIONS: NO. DATE

PROJECT NO.: DS364-24

SHEET TITLE:

EXTERIOR

SHEET NUMBER:

ELEVATIONS

