



LANDSCAPE CALCULATIONS: (14-16-3-10-C)
 LADERA SELF STORAGE LOT:
 NET LOT AREA = LOT AREA (82,938 SF)
 BLDG AREA (22,310 SF) = 60,628 SF

LANDSCAPE COVERAGE REQUIREMENT IS FOR 15% OF NET LOT AREA:
 REQUIRED LANDSCAPE AREA = 9,094 SF
 PROVIDED LANDSCAPE AREA = 8,529 SF
 HARDSCAPE INCLUDED (14-16-3-8(B)(3)) = 682 SF
 = 9,211 SF

OFF-STREET PARKING AREA LANDSCAPE
 PARKING SPACES 8 / 10 = 1 TREE REQUIRED
 PROVIDED = 6

LADERA STREET TREES
 AVAILABLE STREET FRONTAGE = 271'
 STREET FRONTAGE 271' / TREE DIAMETER 30" = 9 REQUIRED
 PROVIDED = 9

72ND STREET TREES
 AVAILABLE STREET FRONTAGE = 240'
 STREET FRONTAGE 240' / TREE DIAMETER 30" = 8 REQUIRED TREES
 PROVIDED = 8

LANDSCAPE REQUIREMENTS:
 ALBUQUERQUE CODE OF ORDINANCES: ZONING: SU-1
 REQUIREMENTS THAT APPLY TO THIS SITE:

- ALL NEWLY LANDSCAPED AREAS WILL USE NATIVE OR ADAPTIVE PLANTS.
- LANDSCAPING AREAS SHALL BE DEPRESSED FOR RAIN AND IRRIGATION PONDING WHERE POSSIBLE.
- MAINTENANCE OF LANDSCAPE (ONSITE & WITHIN R.O.W.) TO BE MAINTAINED BY PROPERTY OWNER.
- PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN IS TO COMPLY WITH THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. (PLANTING RESTRICTIONS APPROACH)
- LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC.
- FILTER FABRIC SHALL BE USED UNDER ALL INORGANIC MULCHES.
- LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FT. AND 8 FT. TALL.
- COBBLE TO BE PLACED AT WATER HARVESTING CURB CUTS, CREATE DEPRESSED SWALES OF 6"-8" LOWER IN CENTER, WITH POSITIVE DRAINAGE TOWARD STORM DRAIN INLETS.
- A MINIMUM OF 15% OF THE NET LOT AREA OF EACH DEVELOPMENT SHALL BE LANDSCAPED.
- THE TOTAL LANDSCAPED AREA SHALL HAVE AT LEAST 75% COVERAGE BY LIVING, VEGETATIVE MATERIALS
- A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS (SHRUBS, GROUNDCOVER, GRASSES, ETC.)
- GRADE DIFFERENCES FROM SIDEWALKS TO TOP OF MULCH LANDSCAPE MATERIAL SHALL BE 1/2".

- TREES**
1. DECIDUOUS TREES: TWO INCHES IN CALIPER MEASURED SIX INCHES ABOVE GRADE
 2. EVERGREEN TREES: SIX FEET IN HEIGHT
 3. MULTI-TRUNK TREES: MINIMUM OF TWO TRUNKS, WITH A COMBINED MIN. CALIPER OF TWO INCHES SHRUBS: 1 GALLON

- OFF-STREET PARKING AREA LANDSCAPE. TREES ARE REQUIRED IN AND AROUND OFF-STREET PARKING AREAS TO PROVIDE SHADE AND RELIEVE THE ADVERSE VISUAL IMPACT OF LARGE EXPANSIONS OF PAVEMENT AND PARKED CARS. QUANTITY AND DISTRIBUTION OF TREES SHALL BE AS FOLLOWS:
1. ONE TREE IS REQUIRED PER TEN PARKING SPACES
 2. NO PARKING SPACE MAY BE MORE THAN 100-FEET FROM A TREE TRUNK
 3. AT LEAST 75% 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

- STREET TREES**
1. STREET TREES MEETING THE REQUIREMENTS OF 14-16-3-10(H), STREET TREES ARE REQUIRED ALONG ALL ARTERIAL AND COLLECTOR STREET FRONTAGES
 2. SIZE OF THE TREES AT MATURITY SHOULD BE IN PROPORTION TO THE PLANTING SPACE PROVIDED FOR THEM. SPACING BETWEEN EVENLY SPACED STREET TREES SHOULD BE NO GREATER THAN THE DIAMETER OF THE TREE CANOPY AT MATURITY
 3. ANY STREET TREES REQUIRED BY THE CITY SHALL BE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET

- RIGHT-OF-WAY LANDSCAPE.**
- THE INSTALLATION OF AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE CITY OF ALBUQUERQUE 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.
 - LANDSCAPE BUFFER AREAS ARE REQUIRED TO SEPARATE OFFSTREET PARKING AND CIRCULATION AREAS FROM FRONT, SIDE, AND REAR BOUNDARIES OF PREMISES.

- IRRIGATION NOTES:**
- RUNTIME FOR BUBBLER ZONES IS APPROXIMATELY 12 MINUTES. CONTRACTOR TO ADJUST RUNTIME FOR OPTIMUM PLANT SOIL MOISTURE LEVELS GIVEN SOIL CONDITIONS AND PLANT TYPES.

- DRIP SYSTEM RUN CYCLES:**
- ONCE A WEEK IN MARCH
 - TWICE A WEEK IN APRIL AND MAY
 - THREE TIMES A WEEK IN JUNE, JULY AND AUGUST
 - TWICE A WEEK IN SEPTEMBER AND OCTOBER
 - ONCE A WEEK IN NOVEMBER
 - TWO DAYS PER MONTH IN DECEMBER, JANUARY AND FEBRUARY

PLANT LEGEND

SYMBOL	ESTIMATED QUANTITY	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES - RE: 1-2							
	3	SHADEMASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	2" CALIPER	40'	40'	MEDIUM
	5	CHINESE PISTACHE	Pistacia chinensis	2" CALIPER	30'	30'	MEDIUM
	11	SEEDLESS DESERT WILLOW	Chilopsis linearis 'Art's Seedless'	2" CALIPER MULTI-TRUNK	20'	25'	LOW
	10	AUSTRIAN PINE	Pinus nigra	6" HEIGHT	35'	25'	MEDIUM
	6	JAPANESE PAGODA TREE	Sophora japonica	2" CALIPER	30'	30'	MEDIUM
	3	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2" CALIPER	25'	25'	MEDIUM

SHRUBS, GRASSES, AND GROUNDCOVER - RE: 3

	18	ARP ROSEMARY	Rosmarinus officinalis 'Arp'	1 GALLON	36"	36"	LOW
	16	BEAR GRASS	Nolina microcarpa	1 GALLON	48"	48"	LOW
	8	BLUE MIST SPIREA DARK KNIGHT	Caryopteris clandonensis 'Dark Knight'	1 GALLON	48"	48"	MEDIUM
	4	ARIZONA ROSEWOOD	Vauquelinia californica	1 GALLON	72"	72"	MEDIUM
	12	RED YUCCA	Hesperaloe parviflora	1 GALLON	48"	48"	LOW
	20	PROSTRATE ROCK COTONEASTER	Cotoneaster horizontalis 'Perpusillus'	1 GALLON	24"	72"	MEDIUM
	20	REGAL MIST GRASS	Muhlenbergia cappilaris 'Regal Mist'	1 GALLON	36"	36"	MEDIUM
	52	STIPA GRASS	Stipa tenuissima	1 GALLON	24"	24"	LOW

LANDSCAPE MATERIALS

EST. QTY.	SYMBOL	TYPE
9,515 SF		3/4" GRAVEL ANGULAR GREY GRAVEL OVER FILTER FABRIC, 3" DEPTH
2,880 SF		2"-4" SANTA ANA TAN COBBLE OVER FILTER FABRIC, 4" DEPTH

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Project: **Ladera Self Storage**
 Tract B1 of Tracts A1 & B1, Mariposa Square Subdivision
 Albuquerque, NM 87120

Client: **DC ARCHITECT STUDIO**

Drawing: **Landscape Site Plan**

Documents Issued For:
 Site Development Plan for Building Permit

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