

1 LANDSCAPE PLAN
Scale: 1"=50'-0"

- KEYS**
- TYPE 1: ENTRANCE AND COMMON AREA
 - TYPE 2: STREET FRONTAGE, PRIMARY BUILDING FACADE
 - TYPE 3: SURFACE PARKING LOTS
 - TYPE 4: PERIMETER AND LOADING AREAS
- LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
 - BUILDING ENTRANCE

LANDSCAPE AREA CALCS:

LOT AREA TOTAL: 17 ACRES = 740,520 SF
AREA OF LOT COVERED BY BUILDINGS = 242,000 SF
NET SITE AREA = 498,520 SF

EMPLOYMENT CENTER REQUIRED LANDSCAPE:
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 74,778 SF
PROVIDED LANDSCAPE AREA = 134,852 SF = 27%

REQUIRED VEGETATIVE COVERAGE (CITY OF ALBUQUERQUE GUIDELINE):
REQUIRED COVERAGE = 75% OF PROVIDED LANDSCAPE AREA = 114,855 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE = 25% OF TOTAL LANDSCAPE COVERAGE = 43,456 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE = 12,103 SF
TREE CANOPY COVERAGE = 151,269 SF
PROVIDED TOTAL LANDSCAPE COVERAGE = 163,372 SF

STREETSCAPE: 70 STREET TREES AND 234 SHRUBS PROVIDED

UNDERSTORY LANDSCAPE COVERAGE (MESA DEL SOL GUIDELINE):
TYPE 1: ENTRANCES & COMMON AREAS = 85% COVERAGE PROVIDED
TYPE 2: FRONTAGE & PRIMARY FACADES = 60% COVERAGE PROVIDED
TYPE 3: SURFACE PARKING = 60% COVERAGE PROVIDED
TYPE 4: PERIMETER & LOADING AREAS = 60% COVERAGE PROVIDED

PLANT LIST

TREE	SYMBOL	BOTANICAL NAME / COMMON NAME
		JUN SIN JUNIPERUS MONOSPERMA / ONESEED JUNIPER
		PIN ELD PINUS ELDARICA / AFGHAN PINE
		PIN ITA PINUS PINEA / ITALIAN STONE PINE
		PRO MAV PROSOPIS GLANDULOSA 'MAVERICK' / MAVERICK THORNLESS HONEY MESQUITE
		QUE FUS QUERCUS FUSIFORMIS / TEXAS LIVE OAK
		ULM PAR ULMUS PARVIFOLIA / LACEBARK ELM

STREET TREE

	CER TXA CERCIS CANADENSIS TENXENSIS / TEXAS REDBUD
	GYM KEN GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
	PIS CHI PISTACIA CHINENSIS / CHINESE PISTACHE

SHRUB

	ATR CAN ATRIPLEX CANESCENS / FOURWING SALT BUSH
	BAI MU2 BAILEYA MULTIRADIATA / DESERT MARIIGOLD
	DAS TEX DASYLIRION TEXANUM / TEXAS SOTOL
	DAS WHE DASYLIRION WHEELERI / GREY DESERT SPOON
	EPI HUM EPILOBILIUM CANUM / CALIFORNIA FUCHSIA
	FES ELJ FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	MUH DUB MUHLENBERGIA DUBIA / PINE MURLY
	MUH RIG MUHLENBERGIA RIGENS / DEER GRASS
	OPU ELL OPUNTIA CACANAPA 'ELLISIANA' / SPINELESS PRICKLY PEAR
	PEN KRS PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS
	RHU GR2 RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	YUC BRI YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE

STONE MULCH

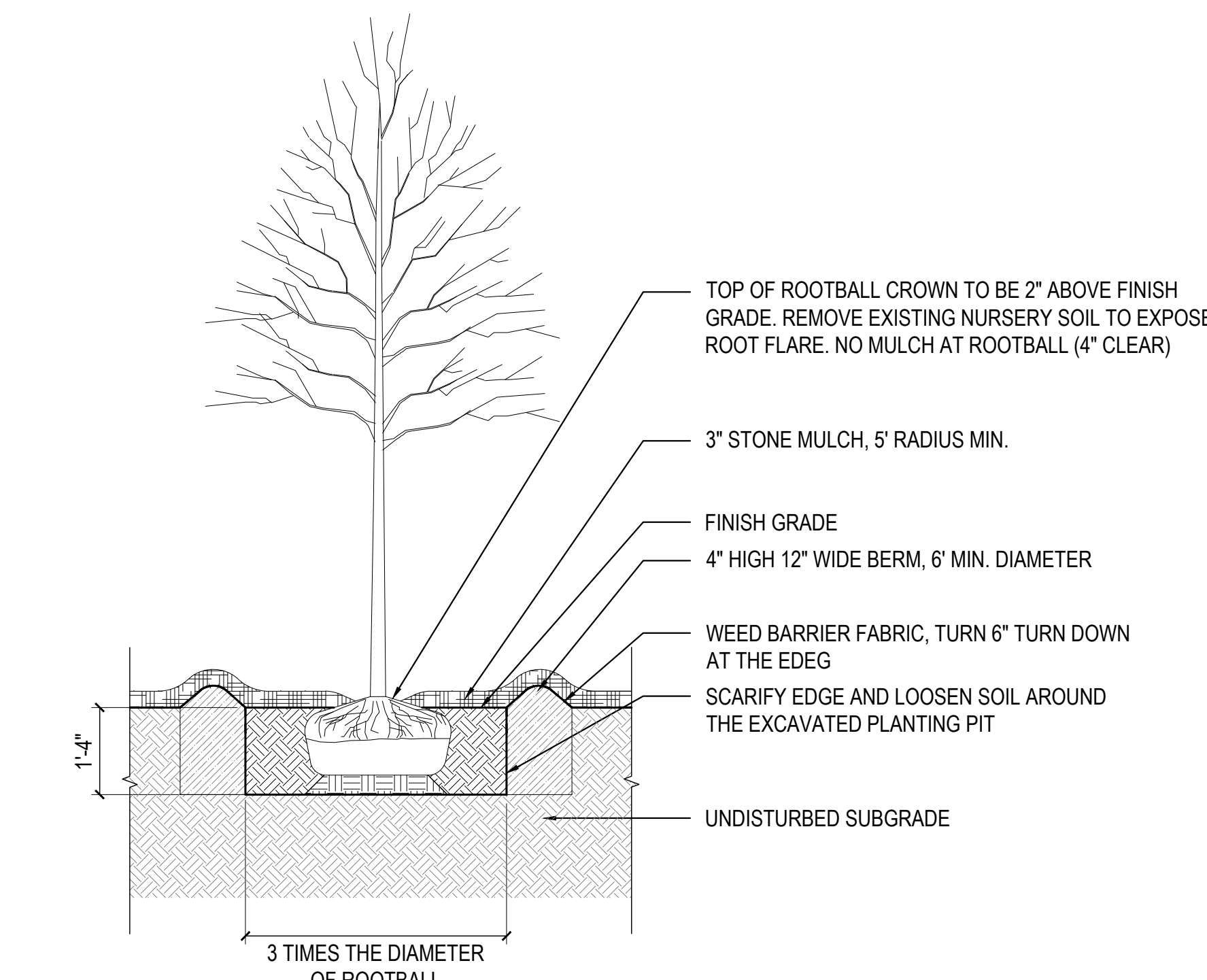
- GRAVEL SMALL
SANTA FE BROWN CRUSHER FINE
MULCH OVER FILTER FABRIC, 3" DEEP
- GRAVEL LARGE
2-4" SANTA FE BROWN, OVER
FILTER FABRIC, 4" DEEP

PLANTING NOTES:

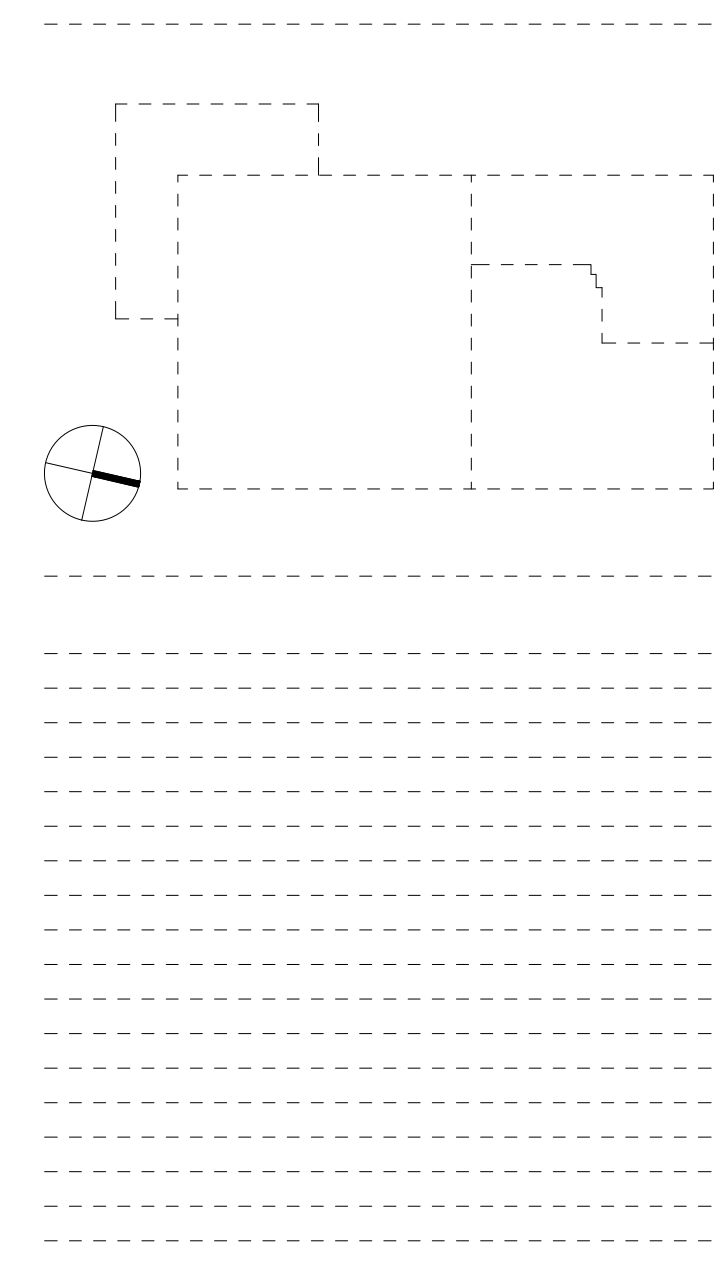
- FOR SPECIES AND SPACING, SEE PLANTING SCHEDULE
- MULCH ALL LANDSCAPE AREAS. SANTA FE BROWN CRUSHER FINE ROCK MULCH SHALL BE THE PRIMARY MULCH USED IN THE LANDSCAPE STRIPS BETWEEN STREET CURBS AND WALKS. THE MINIMUM ALLOWABLE MULCH DEPTH FOR ALL MULCHES IS 3", EXCEPT AT PLANT CENTERS WHERE THE MAXIMUM ALLOWABLE DEPTH IS 1".
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- MINIMUM PLANT SIZES: DECIDUOUS STREET TREES 2 1/2 CALIPER OR 40" BOX EVERGREEN TREES 6' IN HEIGHT AT INSTALLATION, SHRUBS - SLOW GROWING 5 GALLON, FAST GROWING MATURE SIZE 1-2 YEARS - 1 GALLON, GRASSES-1 GALLON, ACCENTS/ SUCCULENTS 1 GALLON, PERENNIALS-1 GALLON, VINES-1-GALLON.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE.
- AREA DISTURBED DURING CONSTRUCTION, INCLUDING AREA NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.

IRRIGATION NOTES:

- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.



2 TREE PLANTING DETAIL
Scale: 1/2" = 1'-0" SECTION



INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
*** choose ARCHITECT or ENGINEER ***
from list in Family Types
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

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DFT SUBMISSION
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LANDSCAPE PLAN