

B1 OVERALL SITE PLAN

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

Phase I (Red dashed line)
Phase II (Blue dashed line)

PARKING DATA

REQUIRED PARKING: NO REQUIREMENT	
BICYCLE PARKING: 10% OF TOTAL PARKING PROVIDED = 48 REQUIRED	
ACCESSIBILITY PARKING	
ACCESSIBLE PARKING STALL 12	
ACCESSIBLE VAN PARKING STALL 4	
TOTAL 16	
SURFACE PARKING	
STANDARD PARKING STALLS 239	
ON STREET PARKING STALLS 75	
COMPACT PARKING STALLS 17	
ELECTRIC VEHICLE PARKING STALLS 10	
TOTAL 341	
GARAGE PARKING	
128	
TOTAL PARKING PROVIDED: 485	
MOTORCYCLE PARKING PROVIDED: 7	
BICYCLE PARKING PROVIDED: 48	

UNIT DATA

UNIT TYPE	BALCONY MARK	NET SF	PATIO SF	GROSS SQUARE FOOTAGE (NSF)	HEATED SQUARE FOOTAGE (GHSF)	TOTAL		BEDROOMS	TOTALS	NSF TOTALS	GHSF TOTALS
						BEDROOMS	TOTALS				
S1*	0	0	558	606	606	14	14	7,812	8,484	0	0
S1	0	0	600	650	650	40	40	24,000	26,120	0	0
S2	0	0	603	652	652	22	22	13,266	14,344	0	0
S3	0	104	872	938	938	28	28	24,416	26,264	0	0
A1*	0	105	700	795	795	24	24	21,424	22,432	0	0
A1	72	0	736	795	795	110	110	80,960	87,450	0	0
WU-A1	75	92	765	784	784	24	24	18,120	18,816	0	0
WU-A3	75	0	835	894	894	108	108	40,150	45,076	0	0
WU-A4	75	0	863	922	922	32	32	13,808	14,752	0	0
WU-A5	75	0	788	847	847	72	72	28,368	30,492	0	0
B1*	0	215	895	954	954	20	20	8,950	9,640	0	0
B1	142	0	945	1018	1018	48	48	22,680	24,432	0	0
B2*	0	215	945	1018	1018	0	0	0	0	0	0
B3 Corner	142	0	1002	1076	1076	18	6	6,012	6,456	0	0
B3-B2	75	92	1300	1770	1770	584	420	6,792	7,290	0	0

PROJECT INFORMATION

LOCATION: ALBUQUERQUE NM
ZONING: PC (COMMUNITY CENTER MDS)
OCCUPANCY TYPE: APARTMENTS R-4, RETAIL, LEASING, & AMENITY
CONSTRUCTION TYPE: 3-A (PODUM BUILDING)
5-A (4 STORY APARTMENT BUILDINGS)
5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)

SITE AREA: 9.47 ACRES (412,529 SF)
DENSITY: 42.52 DUA

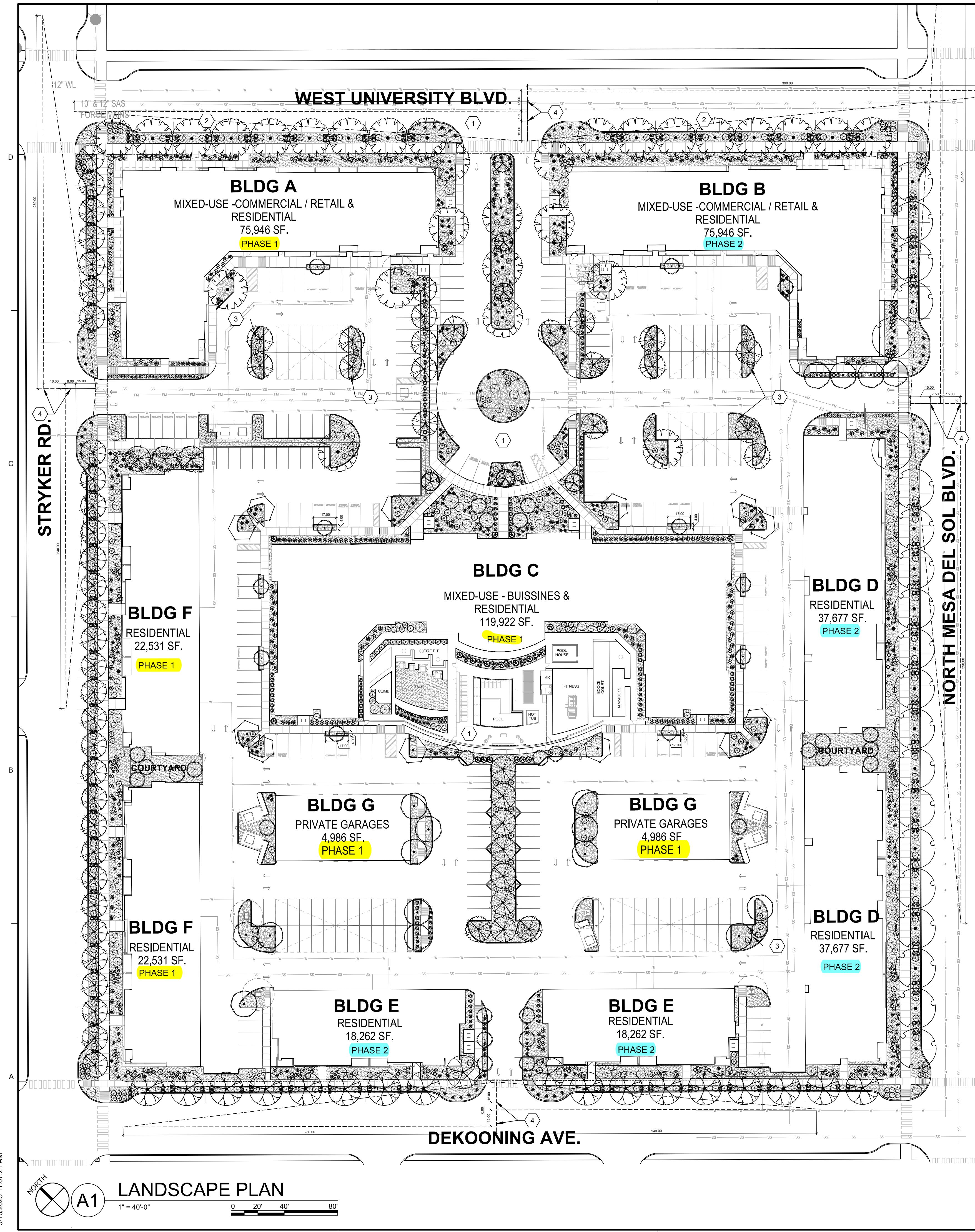
BUILDING DATA

BUILDING A	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	BALCONY AREA (GHSF)	PATIO / BALCONY AREA (GHSF)	GARAGE AREA (GHSF)	TOTAL GROSS AREA (GHSF)
LEVEL 1	8,510	1,980	-	-	7,512	18,012	1,784	19,606
LEVEL 2	15,030	2,702	-	-	17,732	17,732	1,145	18,877
LEVEL 3	15,030	2,702	-	-	17,732	17,732	1,145	18,877
LEVEL 4	15,028	2,650	-	-	17,678	17,678	1,145	18,623
TOTAL	53,598	10,044	-	7,512	71,154	5,229	-	76,383

BUILDING B	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	BALCONY AREA (GHSF)	PATIO / BALCONY AREA (GHSF)	GARAGE AREA (GHSF)	TOTAL GROSS AREA (GHSF)
LEVEL 1	9,116	2,101	-	-	6,795	18,012	1,784	19,606
LEVEL 2	15,030	2,702	-	-	17,732	17,732	1,145	18,877
LEVEL 3	15,030	2,702	-	-	17,732	17,732	1,145	18,877
LEVEL 4	15,028	2,650	-	-	17,678	17,678	1,145	18,623
TOTAL	54,204	10,155	-	6,795	71,154	5,229	-	76,383

BUILDING C	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	BALCONY AREA (GHSF)	PATIO / BALCONY AREA (GHSF)	GARAGE AREA (GHSF)	TOTAL GROSS AREA (GHSF)
LEVEL 1	16,618	4,032	5,500	-	30,150	3,364	655	33,504
LEVEL 2	17,940	3,672	7,500	-	29,112	1,240	500	30,452
LEVEL 3	21,773	4,985	-	-	26,758	1,340	500	28,098
LEVEL 4	21,773	4,755	-	-	26,528	1,340	500	27,988
TOTAL	78,104	17,444	17,000	-	112,548	3,734	1,854	119,322

BUILDING D	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	BALCONY AREA (GHSF)	PATIO / BALCONY AREA (GHSF)	GARAGE AREA (GHSF)	TOTAL GROSS AREA (GHSF)
LEVEL 1	5,216	2,098	-	-	7,314	635	4,432	12,381
LEVEL 2	6,157	1,845	-	-	8,002	430	4,432	8,432
LEVEL 3	6,157	1,845	-	-	8,002	430	4,432	8,432
LEVEL 4	6,157	1,845	-	-	8,002</td			



LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 9.47 AC = 412,529 SF
AREA OF LOT COVERED BY BUILDINGS = 141,873 SF
NET SITE AREA = 270,656 SF
15% OF NET SITE AREA MUST BE IN USABLE OPEN SPACE
USABLE OPEN SPACE = 79,009 SF
USABLE OPEN SPACE MUST BE AT LEAST 8' WIDE NOT INCLUDING SIDEWALKS

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 40,598 SF
PROVIDED LANDSCAPE AREA = 51,645 SF = 19%

TREES:
50% OF TREES SHALL HAVE A MATURE DIAMETER OF 25'.
TREE PLANTER AREAS SHALL BE A MINIMUM OF 64 SF.

REQUIRED TREES: WALKWAYS
PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS
REQUIRED WALKWAY TREES = 124

REQUIRED TREES: DWELLING UNITS
AT LEAST 1 TREE PER GROUND FLOOR DWELLING UNIT (66 UNITS)
REQUIRED TREES = 66

REQUIRED TREES: PARKING LOT
REQUIRED 1 TREE PER 10 PARKING SPACES
TOTAL NUMBER OF PARKING = 485 SPACES
REQUIRED TREES = 49

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK
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'

TOTAL REQUIRED TREES = 239
TOTAL PROVIDED TREES = 225

REQUIRED VEGETATIVE COVERAGE
REQUIRED COVERAGE = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA
A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS
PROVIDED TOTAL LANDSCAPE COVERAGE = 129,030 SF
TREE CANOPY COVERAGE (220 TREES TOTAL) = 95,830 SF = 75% OF PROVIDED COVERAGE
GROUND-LEVEL PLANT COVERAGE (1660 PLANTS TOTAL) = 33,200 SF = 25% OF PROVIDED COVERAGE

GROUND COVER MATERIAL
ROCK MULCH GROUND COVER = 38,733 SF = 75% OF PROVIDED LANDSCAPE AREA
ORGANIC MULCH GROUND COVER = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE PLANTER AREA.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE. VEGETATION SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALE VAVES, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING. TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF SEWER OR WATER LINE.
- 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 REPLACEMENT FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- 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.
- TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

SHEET KEYED NOTES

- ENTRANCE AND COMMON AREAS.
- STREET FRONTRAGE.
- STORMWATER BASIN, SEE CIVIL.
- CLEAR SIGHT TRIANGLE: IN ORDER TO MEET CLEAR SIGHT REQUIREMENTS, SIGNS, WALLS, FENCES, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

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 ABCWUA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- 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.

LEGEND

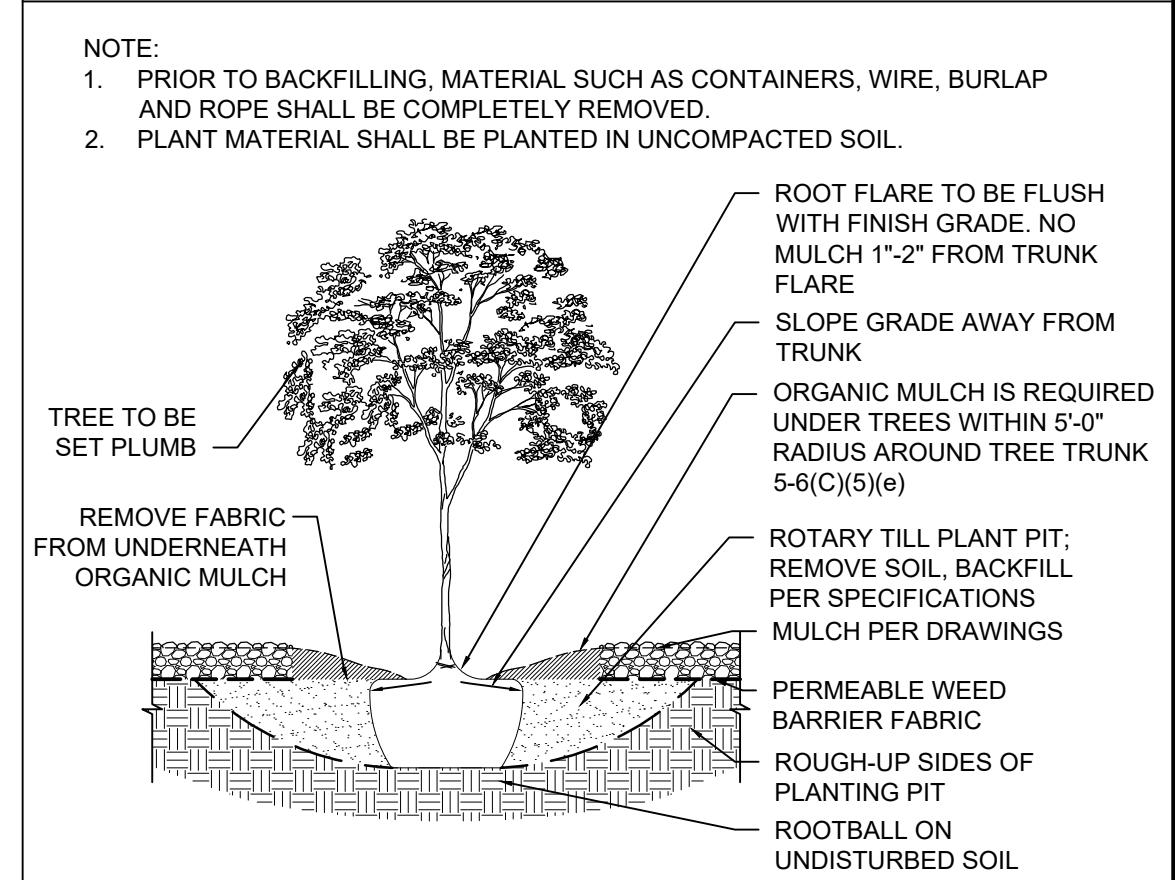
	EST QTY	
LANDSCAPE AREAS	34,240 SF	
WATER HARVESTING AREAS	17,405 SF	

— PROPERTY LINE

PLANT LEGEND

SHADE TREES	QTY	COMMON NAME	COVERAGE
●	40	HONEY MESQUITE, VITEX DESERT WILLOW, CHITALPA	490 SF
●	26	ARBOVITAE, LEYLAND CYPRESS JUNIPER, ITALIAN STONE PINE	490 SF
●	12	ESCARPMENT LIVE OAK BUR OAK, CHINQUAPIN OAK	490 SF
●	17	MODESTO ASH, MIMOSA BOSQUE LACEBARK ELM	490 SF
●	29	CHINESE PISTACHE	490 SF
●	21	TEXAS RED OAK	490 SF
●	62	PURPLE ROBE LOCUST	490 SF
●	18	IDAHO LOCUST	490 SF
STREET TREES			
●	230	CINQUEFOIL, ROSEMARY, LAVENDER, DWARF MUGO PINE, BIGLEAF SAGE	28 SF
●	300	RED YUCCA, BEARGRASS, SOTOL, GREEN DESERT SPOON, PRICKLY PEAR	15 SF
●	545	DEER GRASS, FOUNTAIN GRASS, MUHLY GRASS, SWITCH GRASS	15 SF
●	485	PENSTEMON, BLUE SAGE, CONEFLOWER, YARROW, BLACKFOOT DAISY, WORMWOOD	12 SF
●	100	TREE LEAF SUMAC, SAND CHERRY, TURPENTINE BUSH, MORMON TEA	28 SF
SHRUBS/ACCENTS/GRASSES			
●	230	CINQUEFOIL, ROSEMARY, LAVENDER, DWARF MUGO PINE, BIGLEAF SAGE	28 SF
●	300	RED YUCCA, BEARGRASS, SOTOL, GREEN DESERT SPOON, PRICKLY PEAR	15 SF
●	545	DEER GRASS, FOUNTAIN GRASS, MUHLY GRASS, SWITCH GRASS	15 SF
●	485	PENSTEMON, BLUE SAGE, CONEFLOWER, YARROW, BLACKFOOT DAISY, WORMWOOD	12 SF
●	100	TREE LEAF SUMAC, SAND CHERRY, TURPENTINE BUSH, MORMON TEA	28 SF

TREE PLANTING DETAIL



MESA DEL SOL-TRACT A
(Tract A) UNIVERSITY BLVD,
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

DRAWN BY DM
REVIEWED BY JD
DATE 07/28/23
PROJECT NO. 22-0148

DRAWING NAME

LANDSCAPE PLAN

SHEET NO.

LP101