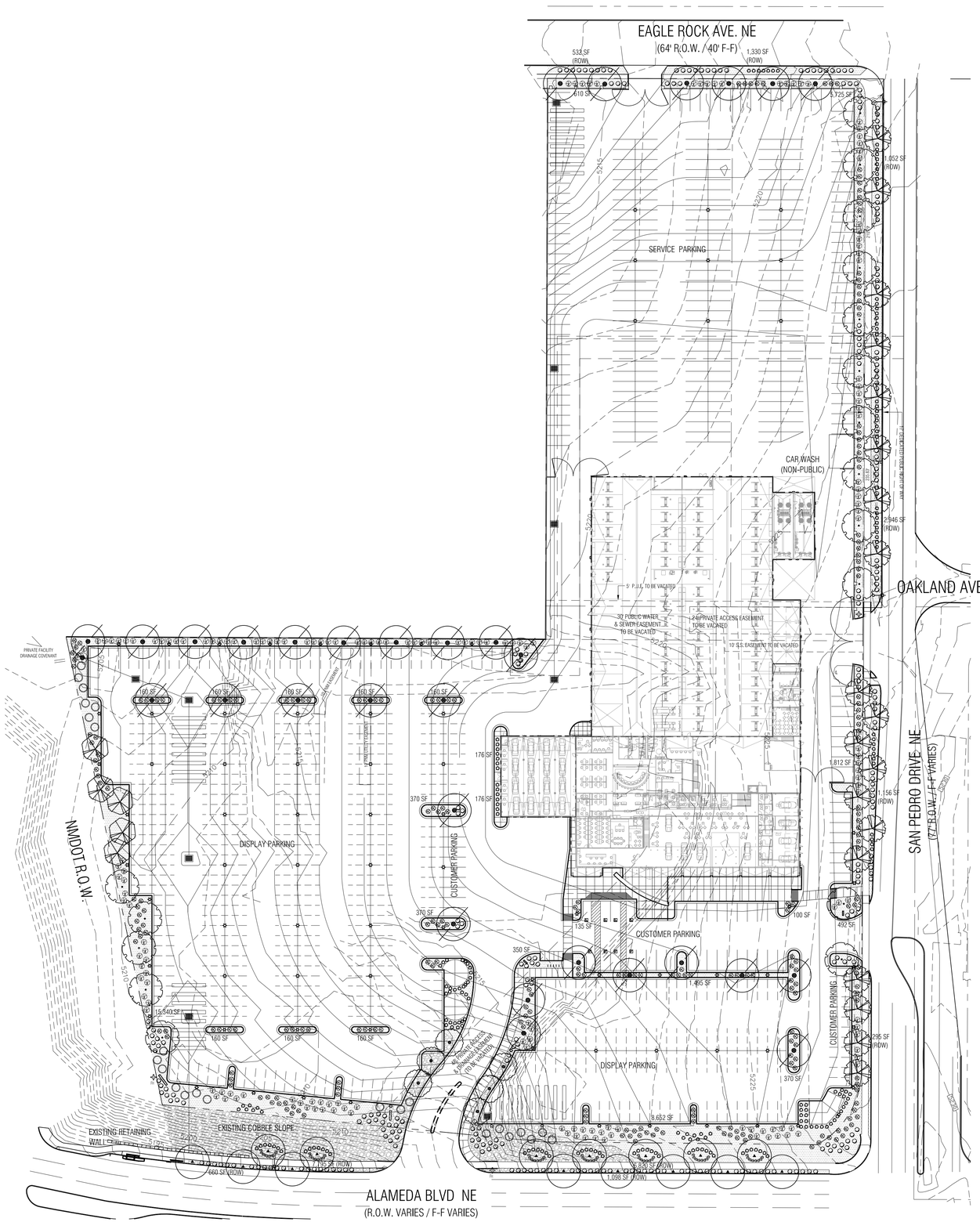

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
		TREES		
19		CERCIS RENIFORMIS 'OKLAHOMA' (M) OKLAHOMA REDBUD	2.5" B&B	12'-14' HT. 25' HT. X 25' SPR.
5		CHILOPSIS LINEARIS 'BUBBA' (L+) DESERT WILLOW	2" B&B	8' HT. X 6' SPR. 20' HT. X 25' SPR.
31		FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2.5" B&B	12'-14' HT. 50' HT. X 40' SPR.
17		GYMNOCLADUS DIOCUS 'ESPRESSO' (M) ESPRESSO KENTUCKY COFFEE TREE	2.5" B&B	12'-14' HT. 50' HT. X 40' SPR.
24		JUNIPERUS SCOP. ' SKYROCKET' (M) SKYROCKET JUNIPER	15-GAL.	6' HT. 12' HT. X 6' SPR.
6		PYRUS CALLERYANA 'CLEVELAND'(M+) FLOWERING PEAR	2.5" B&B	12'-14' HT. 30' HT X 20' SPR.
18		ULMUS PARVIFOLIA 'ALLEE II' (M) ALLEE LACEBARK ELM	2.5" B&B	12'-14 HT. 50' HT X 35' SPR.
		SHRUBS/GROUNDCOVERS		
		LARGE SHRUBS		
		CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		CHRYSOTHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR.
		CYTISUS SCOPARIUS 'LENA'S BROOM' (M) LENA'S BROOM	5-GAL.	5' O.C. 4' HT. X 4' SPR.
		ELAEGNUS PUNGENS (M) SILVERBERRY	5-GAL.	8' O.C. 8' HT. X 8' SPR.
		FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR.
		PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	5' O.C. 4' HT. X 4' SPR.
		MEDIUM SHRUBS		
		LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.
		POTENTILLA FRUTICOSA (L+) SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.
		SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	3-GAL.	3' O.C. 3' HT. X 3' SPR.
		SMALL SHRUBS/GROUNDCOVERS		
		JUNIPERUS SABINA "BUFFALO" (L+) BUFFALO JUNIPER	5-GAL.	5' O.C. 2' HT. X 5' SPR.
		RHUS TRILOBATA 'AUTUMN AMBER' (L+) CREEPING THREE LEAF SUMAC	5-GAL.	5' O.C. 2' HT. X 5' SPR.
		SANTOLINA VIRENS (L) GREEN SANTOLINA	1-GAL.	4' O.C. 2' HT. X 3' SPR.
		ACCENTS		
		CALAMAGROSTIS A. 'KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		MUHLENBERGIA CAP. 'REGAL MIST' (M) MUHLY GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		NOLINA MICROCARPA (L) BEARGRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR.
		2"-4" COBBLE - MATCH EXISTING COLOR (6" DEPTH)		
		1" BUILDOLOGY BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		
		LANDSCAPE BOULDERS (3' MIN. DIMENSION-MOSS ROCK)		

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 1" BUILDOLOGY BROWN ROCK MULCH AND 2"-4" AMARETTO BROWN COBBLE.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

WATER HARVESTING
A SERIES OF SUBTERRANEAN INFILTRATION GALLERIES WILL BE PROVIDED ON SITE TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL. SEE GRADING AND DRAINAGE PLAN FOR DETAILS.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (10.14 AC.):	441,660 SF
BUILDING AREA:	- 90,096 SF
STORAGE AREA:	- 106,140 SF
LANDSCAPED R.O.W.	- 23,684 SF
NET AREA	221,740 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	33,261 SF
PROVIDED LANDSCAPE AREA	
ON-SITE	37,453 SF
OFF-SITE (R.O.W)	23,684 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA (INCLUDING TREE CANOPY PER THE NORTH I-25 SECTOR DEVELOPMENT PLAN). THIS PROJECT WILL MEET THIS REQUIREMENT.

PARKING LOT TREES
AMERICAN TOYOTA IS PROVIDING 59 CUSTOMER PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES. NOTE THAT DISPLAY PARKING IS NOT REQUIRED TO MEET THE PARKING LOT TREE REQUIREMENT.

PARKING LOT TREES REQUIRED: 6
PARKING LOT TREES PROVIDED: 7

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN EVENLY SPACED TREES SHOULD BE NO GREATER THAN THE DIAMETER OF THE TREE CANOPY AT MATURITY.

ALAMEDA BOULEVARD FRONTAGE IS 600' AND THE CANOPY SIZE IS 40'.
STREET TREES REQUIRED (ALAMEDA): 15 TREES
STREET TREES PROVIDED (ALAMEDA): 15 TREES

SAN PEDRO FRONTAGE IS 935' AND THE AVERAGE CANOPY SIZE IS 30'.
STREET TREES REQUIRED (SAN PEDRO): 31 TREES
STREET TREES PROVIDED (SAN PEDRO): 31 TREES

JOHN MAHONEY ARCHITECT
850 W. ELLIOT ROAD, #108
TEMPE, ARIZONA 85283
P 480.345.8457 F 480.345.1759

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Larry H. Miller American Toyota ALBUQUERQUE
LARRY H. MILLER
AMERICAN TOYOTA
5995 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO

PROJECT NO.: 1325
ISSUE DATE: 12/2/14

LANDSCAPE PLAN

L100

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

SCALE: 1" = 50'-0"
0 25 50 100

LANDSCAPE PLAN