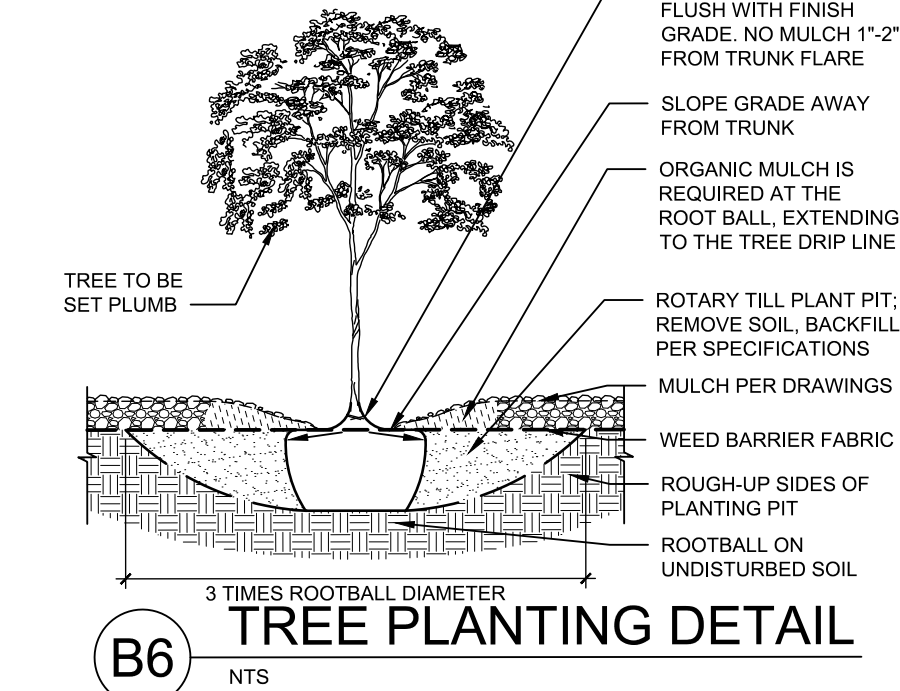


NOTE:  
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.  
2. ALL PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



**B1 LANDSCAPE PLAN**

**PLANT SCHEDULE**

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	30	'BUBBA' DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'	24"BOX
	12	URBANITE ASH / FRAXINUS PENNSYLVANICA 'URBANITE'	2"CAL B&B
	6	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2"CAL B&B
	6	CHINESE PISTACHE / PISTACIA CHINENSIS	2"CAL B&B
	8	EMERALD SUNSHINE ELM / ULMUS PROPINQUA 'EMERALD SUNSHINE'	2"CAL B&B
	14	FRONTIER ELM / ULMUS X 'FRONTIER'	2"CAL B&B
	14	GREEN VASE ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'	2"CAL B&B
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	48	SAND SAGE / ARTEMISIA FILIFOLIA	1 GAL
	26	CHAMISA / CHRYSOTHAMNUS NAUSEOSUS	1 GAL
	33	LENA BROOM / CYTISUS X 'LENA'	5 GAL
	89	TURPENTINE BUSH / ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL
	20	APACHE PLUME / FALLUGIA PARADOXA	3 GAL
	13	TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS	5 GAL
	24	PROSTRATE SUMAC / RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL
	74	FURMAN'S RED SALVIA / SALVIA GREGGII 'FURMANS RED'	5 GAL
DESERT ACCENT	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	20	BEARGRASS / NOLINA MICROCARPA	5 GAL
	25	BANANA YUCCA / YUCCA BACCATA	5 GAL
	73	PALE LEAF YUCCA / YUCCA PALLIDA	5 GAL
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	121	'KARL FOERSTER' FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL
	56	EL TORO MUHLY GRASS / MUHLBERGIA EMERSLEYI EL TORO	5 GAL

**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.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- 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 ROOTBALL AREA/DRIPLINE.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEM. REFER TO CIVIL.
- ALL 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.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA = 6.22 AC = 270,943 SF  
 AREA OF LOT COVERED BY BUILDINGS = 54,625 SF  
 NET LOT AREA = 216,318 SF

REQUIRED LANDSCAPE  
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 21,631 SF  
 PROVIDED LANDSCAPE AREA = 51,378 SF = 24%  
 (see hatch legend for exclusions from landscape areas)

REQUIRED TREES  
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES  
 TOTAL NUMBER OF PARKING = 242 SPACES  
 REQUIRED NUMBER OF TREES = 24 TREES  
 PROVIDED NUMBER OF TREES = 24 TREES  
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK  
 REQUIRED STREET TREES = 0 placed at 25' on center  
 PROVIDED STREET TREES = 0  
 (ROW landscape is planned to be installed by the city)  
 REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 41 TREES  
 1 TREE PER GROUND FLOOR DWELLING UNIT (20) AND 1 TREE PER SECOND-STORY UNIT (21)  
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 50 TREES

REQUIRED VEGETATIVE COVERAGE  
 REQUIRED GROUND COVERAGE = 75% OF PROVIDED LANDSCAPE AREA = 38,534 SF  
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND PLANTS  
 PROVIDED TOTAL GROUND COVERAGE = 39,440 SF = 77%  
 TREE CANOPY COVERAGE = 27,000 SF = 68% OF PROVIDED COVERAGE  
 GROUND PLANT COVERAGE = 12,440 SF = 32% OF PROVIDED COVERAGE  
 Calculation assumes an average of 300 sf per tree and 20 sf per ground plant as an average of mature spread and canopy.

GROUND COVER MATERIAL  
 ROCK MULCH GROUND COVER = 32,920 SF = 64% OF PROVIDED LANDSCAPE AREA  
 ORGANIC MULCH GROUND COVER = 18,458 SF = 36% OF PROVIDED LANDSCAPE AREA  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED

PARKING LOT EDGE LANDSCAPE  
 REQUIRED PARKING LOT EDGE = 1 TREE AND 3 SHRUBS PER 25' OF PARKING LOT  
 REQUIRED BUFFER = 16 TREES AND 48 SHRUBS  
 PROVIDED BUFFER = 16 TREES AND 48 SHRUBS

**PERVIOUS AREAS LEGEND**

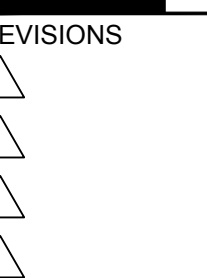
SYMBOL	NOTES	EST QTY
	GRAVEL MULCH LANDSCAPE AREA	32,920 SF
	ORGANIC MULCH LANDSCAPE AREA	2,208 SF
	UNIRRIGATED NATIVE SEEDING WITH ORGANIC MULCH	16,250 SF
	PLAY SURFACE excluded from landscape area calculations	1,911 SF
	STABILIZED CRUSHER FINES excluded from landscape area calculations	4,999 SF

**IRRIGATION NOTES**

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/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.
- SEPARATE IRRIGATION SYSTEMS WITH SEPARATE IRRIGATION CONNECTIONS SHALL BE USED FOR EACH PHASE (SEE PLANS FOR PHASING LINE). THE IRRIGATION SUPPLY WILL STUB OUT OFF OF THE PROJECT WATER SUPPLY LINE.

**SHEET KEYED NOTES**

- DRAINAGE SWALE. SEE CIVIL.
- ACCESS EASEMENT.
- CLEAR SIGHT TRIANGLE.
- PROPERTY LINE.
- PHASING LINE.
- PUBLIC R.O.W. LANDSCAPE (TO BE INSTALLED BY THE CITY).



DRAWN BY JD/TC  
 REVIEWED BY KR  
 DATE 08-17-2018  
 PROJECT NO. 18-0087  
 DRAWING NAME

**LANDSCAPE PLAN**