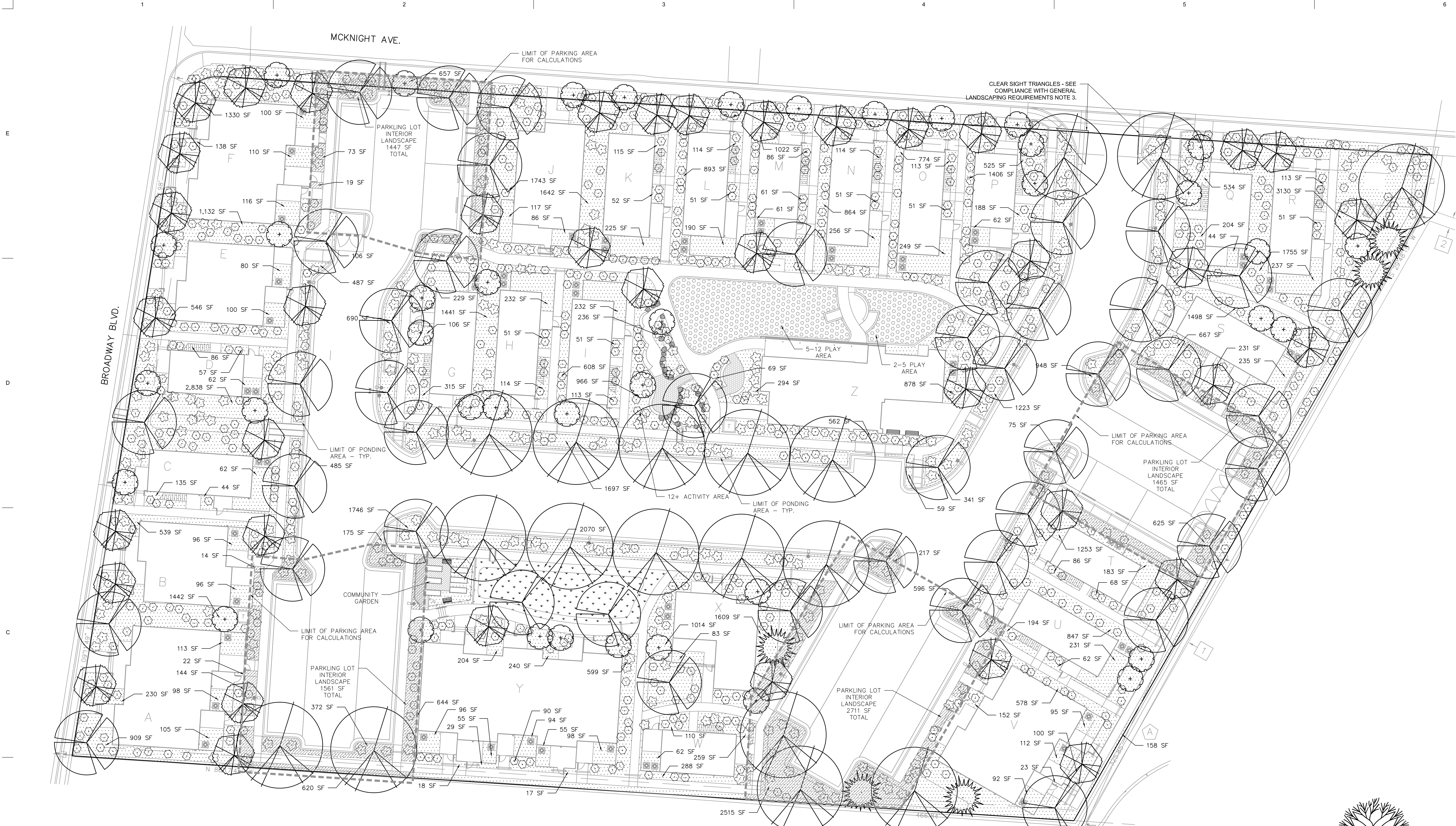
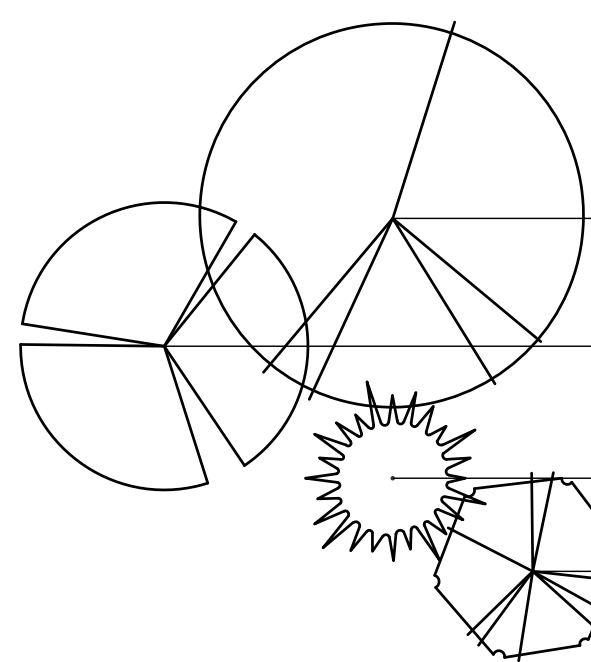




B1 LANDSCAPE PLAN
SCALE: 1"=20'-0"



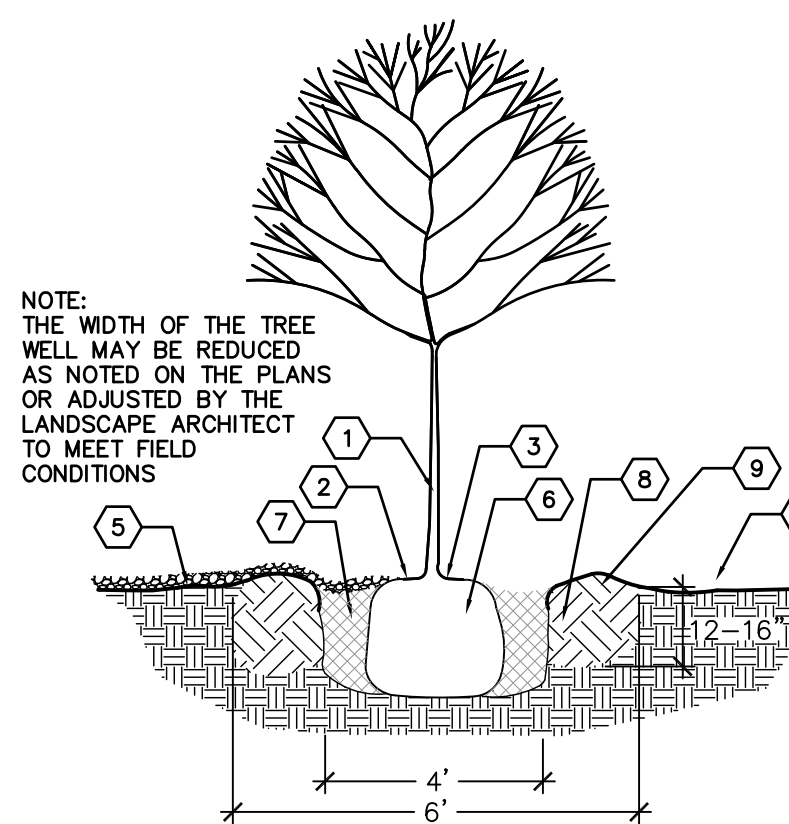
KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
LARGE TREES									
BL	BLOODGOOD LONDON PLANE	PLATANUS X ACERIFOLIA	15	2" CAL., 10'-12' HT.	24" BOX	60' HT. X 45" SPD.	M	DECIDUOUS	1980 SF
CO	CHINGQUIN OAK	QUERCUS MUEhlenBERGERI	3	2" CAL., 10'-12' HT.	24" BOX	40' HT. X 40" SPD.	M	DECIDUOUS	1237 SF
MEDIUM TREES									
OP	ORANGE PISTACHE	PISTACHIA CHINENSIS	18	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30" SPD.	M	DECIDUOUS	707 SF
FE	FRONTIER ELM	ULMUS 'FRONTIER'	28	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30" SPD.	M	DECIDUOUS	707 SF
EVERGREEN TREES									
AP	AFGHAN PINE	PRINUS ELDARICA	5	6'-8" HT.	8&8	30' HT. X 25" SPD.	M	EVERGREEN	491 SF
ORNDENTAL TREES									
OR	CANADA RED CHOCHECHERRY	PRINUS X V. 'CANADA RED'	17	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20" SPD.	M	DECIDUOUS	315 SF
DW	DESERT WILLOW	DELONIX LINEARIS	7	4'-6" HT.	18 GA. MULTI	20' HT. X 20" SPD.	M	DECIDUOUS	315 SF
EB	EASTERN REDBUD	GENOS CANADENSIS	15	2" CAL., 10'-12' HT.	24" BOX	25' HT. X 30" SPD.	M	DECIDUOUS	707 SF

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
SMALL TREES									
NM	NEW MEXICO OLIVE	FORESTIERIA NEOMEXICANA	40	4'-6" HT.	15 GA. MULTI	15' HT. X 12" SPD.	M	DECIDUOUS	113 SF
MEDIUM SHRUBS/GRASSES									
AA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'A. AMBER'	109	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
AR	ARP ROSEMARY	ROSMARINUS OFFICINALIS 'ARP'	87	MIN. 12" HT.	5 GALLON	4' HT. X 4" SPD.	L	DECIDUOUS	13 SF
BM	BLUE WEST SPIREA	CARPOPIUS X GLANDULOSUS	80	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
FB	FERNBUSH	CHAMAEDORARIA MILLEFOLIUM	76	MIN. 12" HT.	5 GALLON	5' HT. X 6" SPD.	M	DECIDUOUS	29 SF
OG	OREGON GRAPE	MAHONIA AQUIFOLIUM	119	MIN. 12" HT.	5 GALLON	3' HT. X 4" SPD.	L	DECIDUOUS	13 SF
LB	LITTLE BLUESTEM	ANDROPOGON SCOPARIUM	55	MIN. 12" HT.	3 GALLON	3' HT. X 2" SPD.	L	DECIDUOUS	3 SF
RO	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	115	MIN. 12" HT.	5 GALLON	3' HT. X 3" SPD.	L	DECIDUOUS	7 SF
RY	RED YUCCA	HESPERALOE PARVIFLORA	62	MIN. 12" HT.	5 GALLON	3' HT. X 5" SPD.	L	DECIDUOUS	7 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	69	MIN. 12" HT.	5 GALLON	3' HT. X 4" SPD.	L	DECIDUOUS	13 SF
GROUNDCOVER									
BJ	BUFFALO JINPER	JUNIPERUS SABINA 'BUFFALO'	85	MIN. 18" SPD.	5 GALLON	1' HT. X 6" SPD.	L	DECIDUOUS	29 SF
CM	CATMINT	NEPETA FAASSENII	123	MIN. 6" SPD.	1 GALLON	1' HT. X 3" SPD.	L	DECIDUOUS	7 SF
PB	PAWNEE BUTTES SAND CHERRY	PRINUS BESSEYI 'P. BUTTES'	80	MIN. 18" SPD.	5 GALLON	2' HT. X 5" SPD.	M	DECIDUOUS	20 SF

HATCH AND SYMBOL LEGEND

- GROUNDCOVER MULCH (TO BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH)
- TURFGRASS SOD
- ENGINEERED WOOD FIBER SAFETY SURFACING
- BIKE RACK
- BENCH
- RAISED GARDEN PLANTER BED

B5 TREE PLANTING DETAIL
SCALE: NTS



- CONSTRUCTION NOTES:
- TREE LOCATION AND SPECIES AS PER PLAN
 - MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
 - REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLAME. INSTALL WITH ROOT FLAME FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 - MULCH - SEE PLANTING PLAN
 - WEED BARRIER FABRIC - SEE PLANTING PLAN - TURN DOWN 6" AT EDGES
 - INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
 - EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
 - SCAFFRY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 - 4" HIGH X 12" WIDE BERM, 6" MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

CITY LANDSCAPE ORDINANCE COMPLIANCE

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
- THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
- SPRAY IRRIGATION IS PROPOSED WITHIN TURF AREAS.
TOTAL LANDSCAPE AREA: 60,231 SF
MAXIMUM TURF AREA (10% OF TOTAL LANDSCAPE AREA): 6,023 SF
TOTAL PROPOSED TURF AREA: 2,041 SF (3.4% OF TOTAL LANDSCAPE AREA)
 - PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABQJWA'S XERIC PLANT LIST.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

- COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:**
- THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
 - GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
 - VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE CALCULATION TABLE:

TOTAL LOT AREA: 169,214 SF
LESS TOTAL BUILDING AREA: 33,412 SF
NET LOT AREA: 135,802 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):
20,370 SF

PROVIDED LANDSCAPE AREA:
63,520 SF

REQUIRED PLANTS:
REQUIRED STREET TREES:
13 (325 LF ALONG BROADWAY BOULEVARD, TREES AVERAGE 25' O.C.)
23 (575 LF ALONG MCKNIGHT AVENUE NE, TREES AVERAGE 25' O.C.)
STREET TREES PROVIDED: 41 (14 ALONG BROADWAY AND 27 ALONG MCKNIGHT)

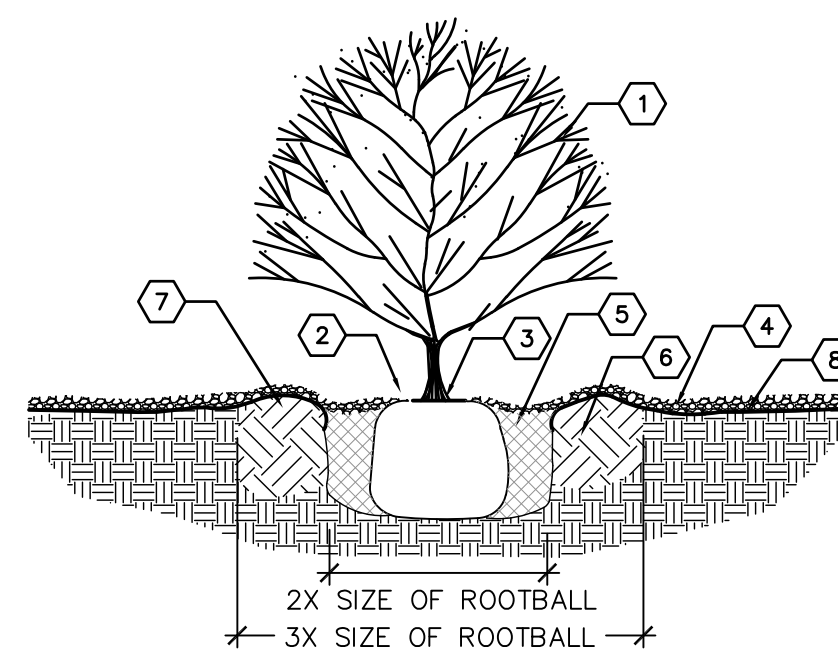
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
91 TOTAL SPACES
10 REQUIRED TREES
PARKING LOT TREES PROVIDED: 51

REQUIRED PARKING LOT INTERIOR LANDSCAPE: 4,762 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE: 7,184 SF
(150.9% OF REQUIRED INTERIOR LANDSCAPE)

REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA): 47,640 SF
PROVIDED COVERAGE: 98,598 SF (207% OF REQUIRED COVERAGE)

REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA): 15,880 SF
PROVIDED GROUND LEVEL PLANT COVERAGE:
15,889 SF (100% OF REQUIRED GROUND LEVEL COVERAGE)

A5 SHRUB PLANTING DETAIL



- CONSTRUCTION NOTES:
- SHRUB LOCATION AND SPECIES AS PER PLAN
 - MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
 - PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 - 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
 - EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
 - SCAFFRY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 - 2" HIGH X 6" WIDE BERM
 - WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES

CONSULTANT

STAMP

PROJECT NAME

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REVISIONS

No.	Description	Date

Copyright: Design Group

Drawn by	JW
Checked by	GM
Date	October 23, 2020
Project number	2561
CAD file name	

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP-101