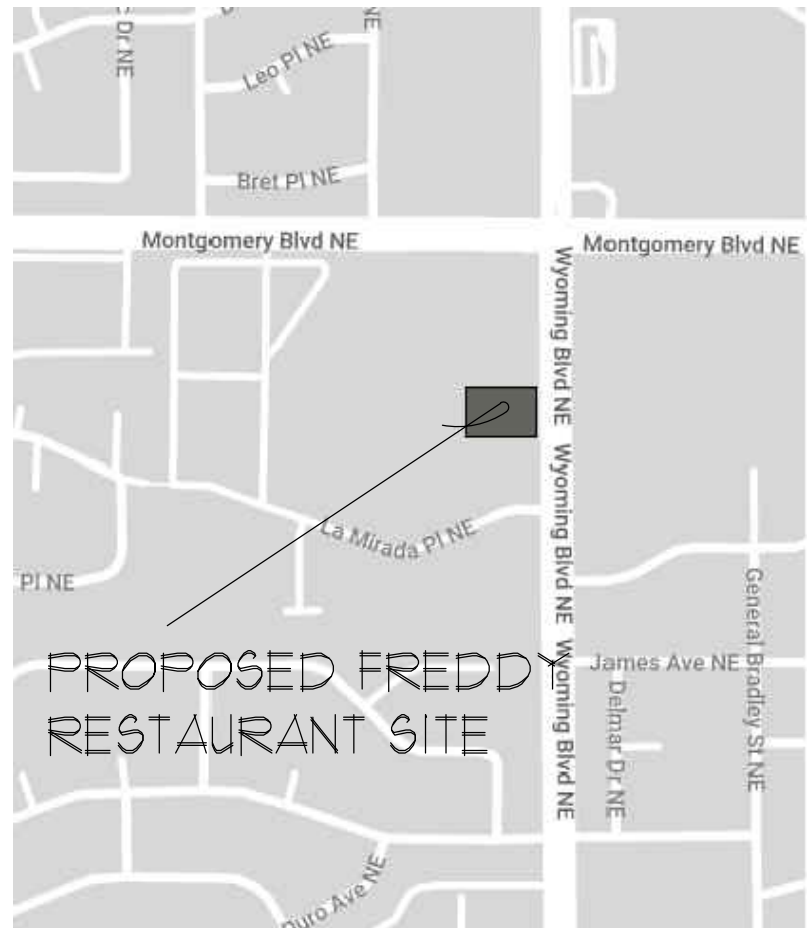
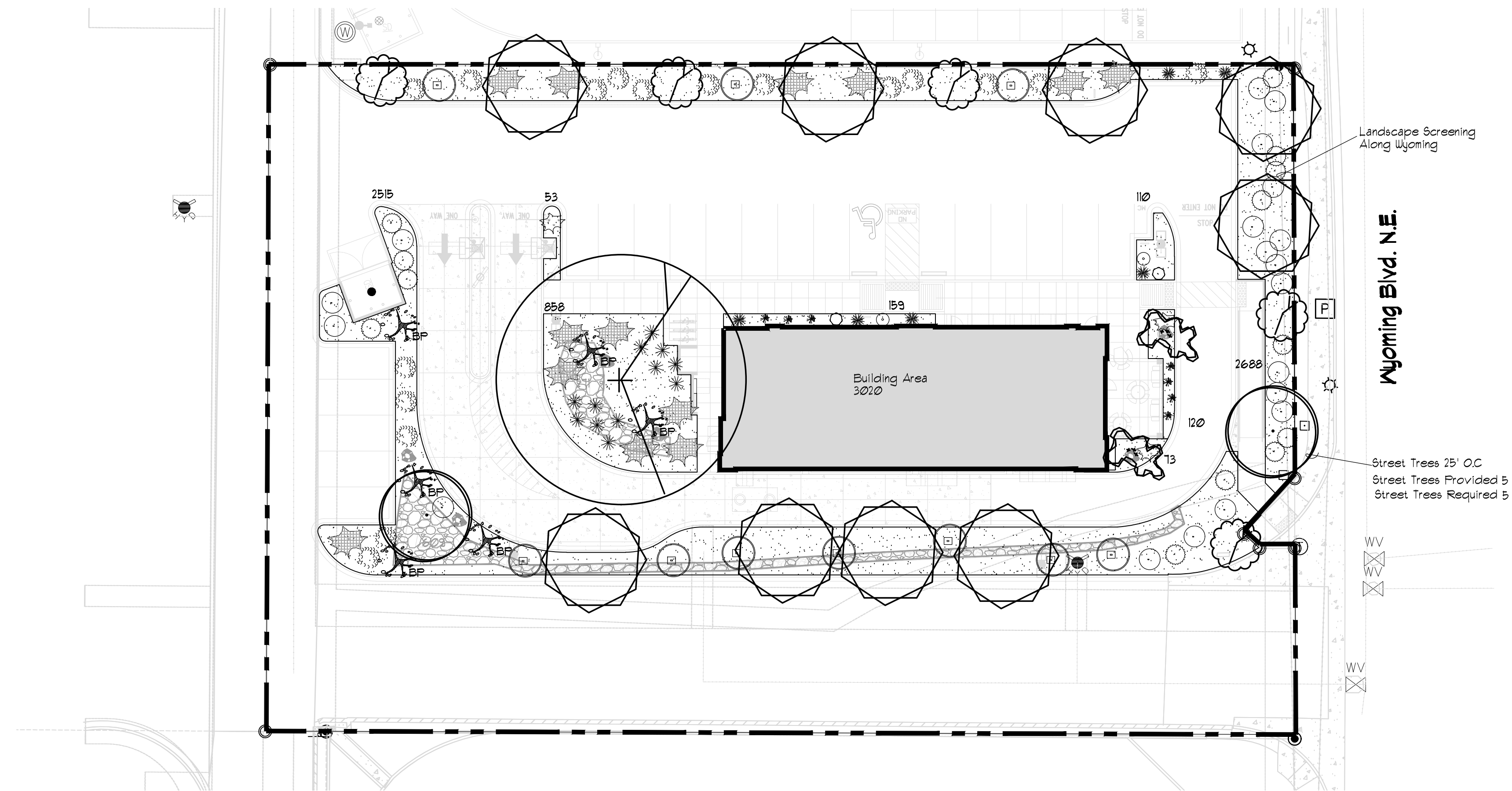




Vicinity Map



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE		
Trees					
9	2' Cal	Desert Willow <i>Chilopsis linearis</i>	20x25	430.63	4416
	2' cal	Chinese Platane <i>Pistacia chinensis</i>	60x60	2826	2826
2	2" cal	Purple Robe Locust <i>Robinia pseudoacacia 'purple Robe'</i>	30x20	314	628
2	6'-8'	Crape Myrtle <i>Lagerstroemia indica</i> Tree Form	15x15	176.63	353.26
5	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	113	563
19				8786.26	
Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement					

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

Organic Mulch 25% Required
Note, Each Tree, min, 5' rad. 78.5sf
19 Trees x 78.5 sf = 1491.5
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric
Note, Each Shrub, min, 4' rad. 50.24
110 Shrubs x 50.24 sf = 5526.40
Total Mulch Provided 7017.9
Total Mulch Required 5592

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water , IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with wood mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees shall have Netafim and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for Irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscape shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Notes:
Landscape and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

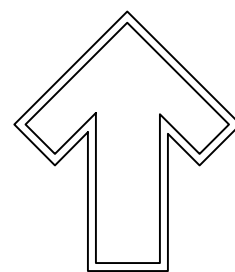
Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees).

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	38380
TOTAL BUILDING AREA (sf)	-3092
TOTAL NET LOT AREA (sf)	35288
LANDSCAPE REQUIREMENT	x10.15
TOTAL LANDSCAPE REQUIRED (15%)	5739
TOTAL ON-SITE LANDSCAPE PROVIDED	1456
TOTAL LIVE GROUNDCOVER REQUIRED	1338
TOTAL LIVE GROUNDCOVER PROVIDED	2826.89
TOTAL LIVE PLANT COVER REQUIRED	5592
TOTAL LIVE PLANT COVER PROVIDED	11635.15



GRAPHIC SCALE

SCALE: 1" = 20'-0"