

STREET LEVEL LANDSCAPE PLAN

74,802 SF

43,235 SF 31,567 SF

# SITE DATA

GROSS LOT AREA **BUILDING AREA** NET LOT AREA (NET.)

LANDSCAPE AREA (LAN.) 4,735 SF (15% OF NET.) REQUIRED 6,297 SF (20% OF NET.) PROPOSED **VEGETATION COVERAGE (VEG.)** 4,935 SF (75% OF LAN.) 10,509 SF (167% OF LAN.) PROPOSED

**GROUND-LEVEL PLANTS COVERAGE** REQUIRED 1,234 SF (25% OF VEG.) PROPOSED 1,318 SF (27% OF VEG.)

STREET TREES (1 PER 25 LF) 391 LF OF STREET FRONTAGE COULD NOT ACHIEVE 25' SPACING ON NORTH SIDE DUE TO UTILITY EASEMENTS REQUIRED PROPOSED

MULCH

REQUIRED GRAVEL MULCH MAX. 50% PROPOSED GRAVEL MULCH 48%(3,042 SF) PROPOSED ORGANIC MULCH 52%(3,255 SF)

# PARKING LOT PLANTING DOESN'T APPLY

TOTAL REQUIRED 17 TREES PROPOSED 20 TREES

# **GENERAL NOTES**

- 1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- 2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT. 3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF
- WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS. 4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- 6. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA. 7. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE. THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING
- REQUIREMENTS: 1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING. 2.ARE NOT HAZARDOUS.
- 3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST. 4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
- 5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE. 8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.

- 9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED
- VEHICLES. PER 5-6(C)(9)(a), 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 LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- 11. PER 5-6(C)(9)(b), 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' CLEARANCE OVER THE STREET SURFACE.
- 12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.

NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

- 13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- 14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- 15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE. 16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL ( AS MEASURED FROM THE GUTTER PAN) ARE

### PLANT SCHEDLILE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	<u>H X W</u>	COVERAGE
DECIDUOL	JS TRE	<u>ES</u>			
•	2	ACER NEGUNDO `SENSATION` / SENSATION BOX ELDER MAPLE	2" B&B	40, X 30,	707
£ • 33	5	FRAXINUS PENNSYLVANICA 'URBANITE' / URBANITE GREEN ASH	2" B&B	50` X 30`	707
	5	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B	30, X 30,	707
EVERGRE	EN TRE	<u>EES</u>			
	8	QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK	2" B&B	25' X 30' SUBTOTAL	707 14,140 SF
DECIDUOL	JS SHR	RUBS			
	6	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY	5 GAL	4` X 4`	13
13 33 13 13 13 13 13 13 13 13 13 13 13 1	5	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	3, X 3,	7
$\overline{\bullet}$	4	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	4` X 4`	13
	5	ROSA X `KNOCKOUT` TM / ROSE	5 GAL	6` X 5`	20
	6	VIBURNUM X 'BURKWOODII' / BURKWOOD VIBURNUM	5 GAL	6` X 5`	20
DESERT A	CCENT	<u>-S</u>			
( <b></b> )	4	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	5` X 5`	20
••	3	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3` X 4`	13
EVERGRE	EN SHF	RUBS			
	16	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	4` X 6`	28
GRASSES					
	15	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3, X 3,	7
	31	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	2` X 2`	3
GROUNDO	COVER	<u>S</u>			
	12	MAHONIA REPENS / CREEPING MAHONIA	5 GAL	2` X 4`	13
	4	VINCA MINOR 'BOWLES' / BOWLES PERIWINKLE	1 GAL	1` X 2`	3
				OLIDTOTAL	4 0 4 0 0 5

# MATERIAL SCHEDULE

SYMBOL DESCRIPTION NATIVE MULCH

PAVERS TO MATCH ADJACENT PROPERTY

TRASH RECEPTACLE ---- 1/4"X4" RAW STEEL EDGING

AMARETTO 5/8 - 1 1/4" GRAVEL 3" DEPTH OVER GEOTEXTILE 3" DEPTH OVER GEOTEXTILE

ORGANIC MULCH

GRAVEL OR OTHER GROUND COVER

REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE

BERM REMOVED SOIL AT EDGE OF PLANTING PIT TO AID IN

IF EXCESSIVE ROOTS ARE PRESENT ON ROOTBALL SCORE THE

SIDES OF ROOTBALL TO DISCOURAGE ROOT CIRCLING

N.T.S.

WATER RETENTION OVER ROOTBALL

OR DELETERIOUS MATERIALS.

FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH

2" AWAY FROM CENTER OF SHRUB. NO WEED BARRIER OVER ROOTBALL.

2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS

BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS

SET SHRUB ON UNDISTURBED PIT BOTTOM PLUMB AND STRAIGHT

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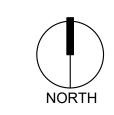
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ISSUE TITLE 23-05-19 ISSUE FOR 30% CD 23-07-12 ISSUE FOR 60% CD 24-05-20 ISSUE FOR DD 24-07-23 ISSUE FOR PERMIT 24-12-13 ISSUE FOR CONSTRUCTION

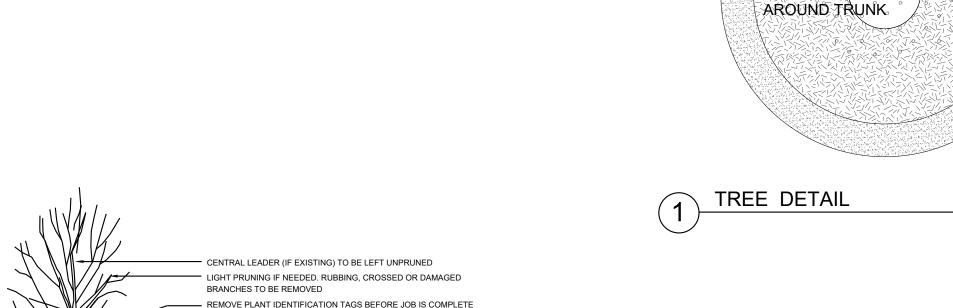
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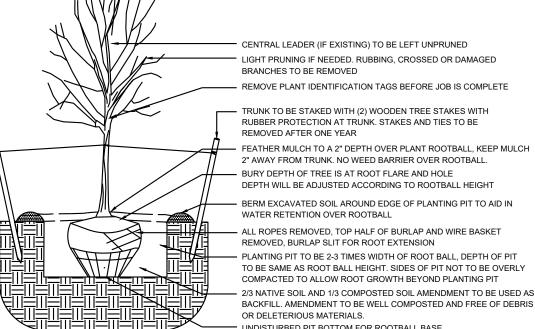
PERMIT OR CONSTRUCTION

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LANDSCAPE PLAN

210046 PROJECT NUMBER





· 2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

N.T.S.

TREE PLANTING DETAIL

CONTAINER DIA. +12" SHRUB PLANTING DETAIL

1,318 SF

10,509 SF