

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	227165 SF
AREA OF LOT COVERED BY BUILDINGS	-38933 SF
PARKING AREA WHICH IS FULLY SCREENED FROM VIEW	-16680 SF
OWNER PROVIDED AND MAINTAINED LANDSCAPING IN PUBLIC RIGHT-OF-WAY	-1773 SF
NET LOT AREA	20879 SF
	0.15 SF
TOTAL REQUIRED LANDSCAPE AREA	313185 SF
TOTAL LANDSCAPE AREA PROVIDED	20286 SF

PLANT LEGEND
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

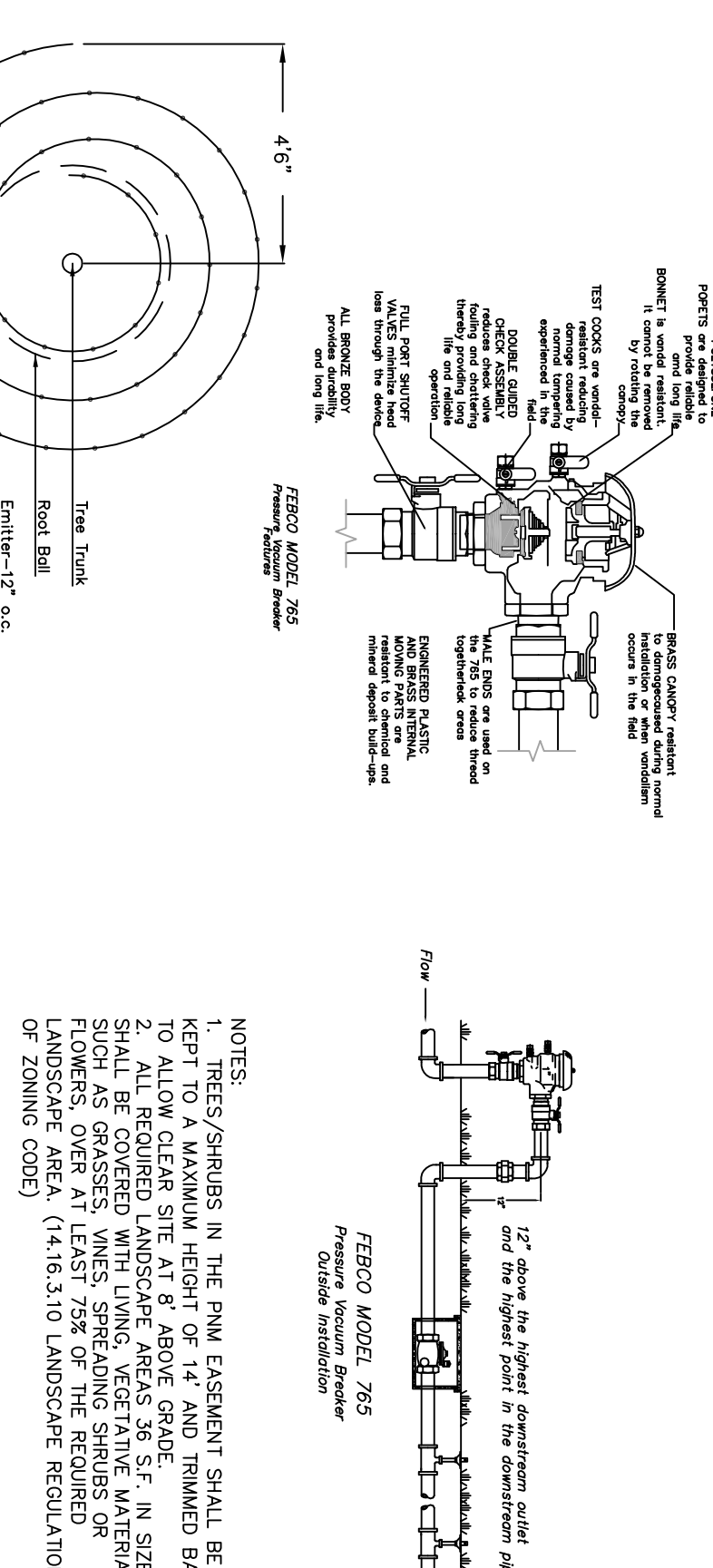
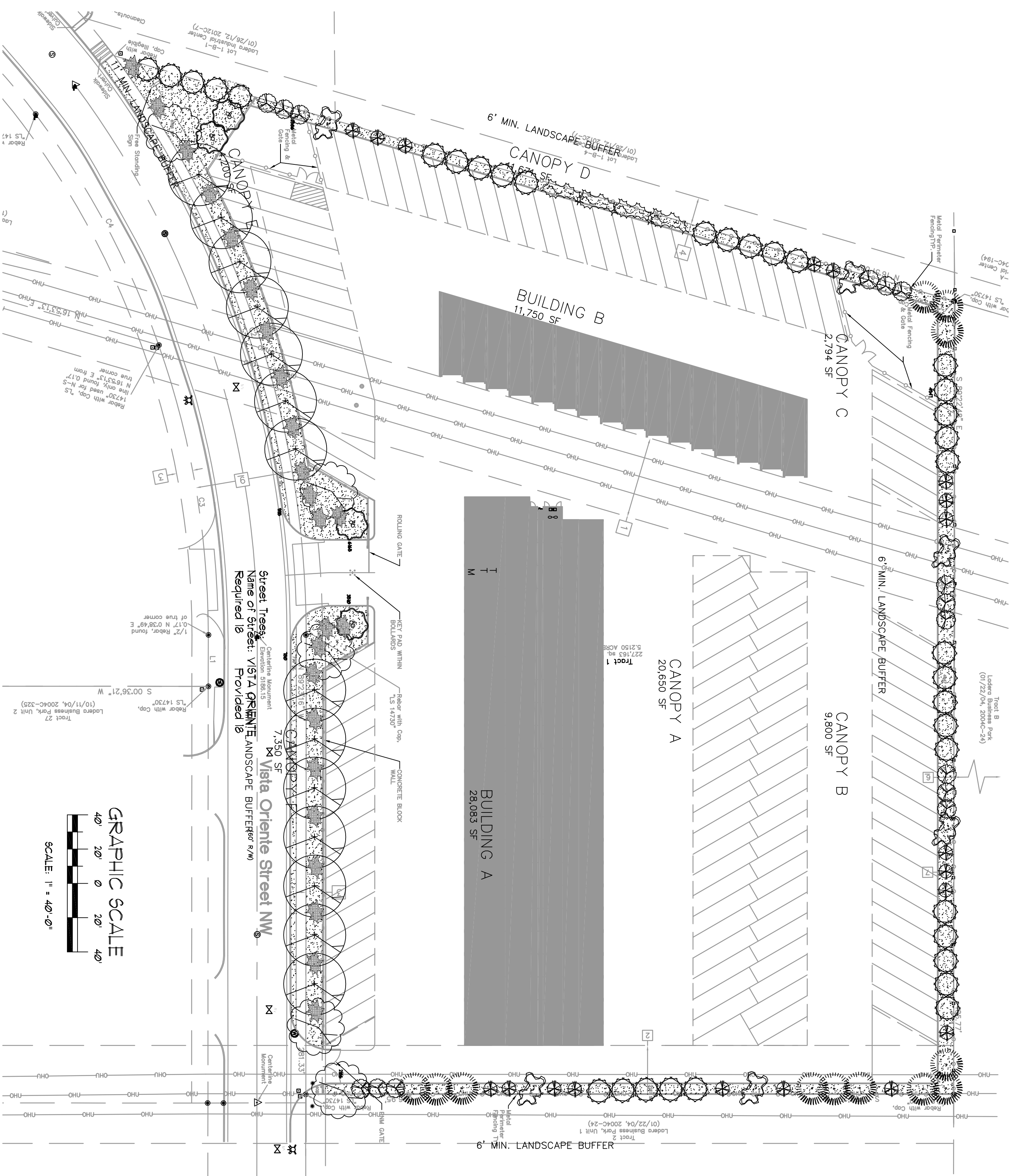
- SHADE TREES**
- AUTUMN PURPLE ASH 14
Froxinus americana
2" Cal., 12"-14" Inst./60' x 40' maturity
Water (M) Allergy (H) 0sf
 - EASTERN REDBUD 5
peris comdensus
2" Cal., 8"-10" Inst./30' x 30' maturity
Water (M) Allergy (L) 0sf

- SHRUBS/ORNAMENTAL TREES**
- WESTERN RED CEDAR 12
Thuja plicata 'Green Giant'
15 Gal., 4'-10" Inst./40' x 15' maturity
Water (M) Allergy (L) 225sf
 - VITEX 4
vitex agnus-castus
15 Gal., 4'-10" Inst./15' x 20' maturity
Water (M) Allergy (L) 225sf
 - NEW MEXICO OLIVE 21
Forestiera neomexicana
15 Gal., 4'-10" Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf
 - DESERT WILLOW 35
Chilopsis linearis
5 Gal., 4'-10" Inst./15' x 20' maturity
Water (L+) Allergy (L) 225sf

- GROUNDCOVERS**
- LADY BANK'S ROSE 4
Rosa banksiae
5 Gal., 24"-4" Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked Groundcover

- HONEYSUCKLE 15
Lonicera japonica 'Holliland'
1 Gal., 6"-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked Groundcover
- GREEN MOUND JUNIPER 19
Juniperus procumbens 'Green Mound'
5 Gal., 6"-15" Inst./8' x 8' maturity
Water (L+) Allergy (H) 64sf

- BUFFALO JUNIPER 24
Juniperus sp. Burford
1 Gal., 24"-4" Inst./2' x 8' maturity
Water (L+) Allergy (L) 64sf
- HARDSCAPES**
- 3/4" GRAY GRAVEL 22,039 sf
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
 - RIPRAP OR COBBLESTONE
If Required for Slope Stabilization
 - * DENOTES EVERGREEN PLANT MATERIAL



- NOTES:**
- TREES/SHRUBS IN THE PNM EASEMENT SHALL BE LEFT TO A MAXIMUM HEIGHT OF 14' AND TRIMMED BACK TO THE TRUNK.
 - ALL REQUIRED LANDSCAPE AREAS 36 SF IN SIZE SHALL BE COVERED WITH LIVING VEGETATIVE MATERIALS FLOWERS, OVER AT LEAST 75% OF THE REQUIRED LANDSCAPE AREA (1416.310 LANDSCAPE REGULATIONS OF ZONING CODE)

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

It is the intent of this plan to comply with the City of Albuquerque Water Conservation and Water Waste Ordinance planting exemption from water waste provisions of the Water Conservation and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity. Grey 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.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netform spiral (50' length) with 3 loops of a final radius of 4.5' from tree trunk, pinned in place. Netform shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Rainbird Xert-Bug Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Irrigation will be operated by automatic controller. Power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.

ARCHITECTS
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PROJECT:
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2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
LANDSCAPE PLAN

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JUNO

REVISION	DATE

ARCHITECT STAMP	CONSULTANT STAMP

DATE: 11-06-16
PROJECT NO. 1614
SHEET NO. 1

L11