

**LANDSCAPE NOTES**

- A. ALL LANDSCAPE IS EXISTING PER APPROVED BUILDING PERMIT UNLESS NOTED OTHERWISE.
- B. PLANTING AND IRRIGATION MAINTENANCE ON SITE AND WITHIN RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- C. DESIGN: THE EXISTING PLANTING DESIGN INCLUDES A DIVERSE PALETTE OF DESERT AND HIGH DESERT PLANTS THAT WILL COMPLEMENT THE ARCHITECTURE OF THE PROJECT. THE INTENT IS TO LANDSCAPE THIS MIXED-USE, URBAN ENVIRONMENT WITH DESERT AND HIGH DESERT PLANTS THAT REINFORCE A SENSE OF PLACE AND ARE APPROPRIATE TO ALBUQUERQUE'S CLIMATE.
  - C.A. GRASSES AND ACCENT PLANTS SUCH AS YUCCA, SOTOL AND PRICKLY PEAR CACTUS WILL BE USED IN HIGHLY VISIBLE AND APPROPRIATE LOCATIONS. THE USE OF REGIONALLY NATIVE TREES FOR STREET TREES, WHILE UNORTHODOX, WILL REINFORCE THE SENSE OF PLACE, BUFFER PEDESTRIANS FROM VEHICULAR AREAS AND PROVIDE A COMFORTABLE PEDESTRIAN SCALE TO THE STREETS.
- D. PLANTING AND IRRIGATION INSTALLATION DETAILS MET CITY OF ALBUQUERQUE REQUIREMENTS AND THE USDP REQUIREMENTS. EACH TREE SHALL HAVE A MINIMUM OF 36 SQUARE FEET OF PLANTING SPACE.
- E. THE EXISTING IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 45 MINUTES FOR THE DRIP ZONES. RUN TIME WILL BE ADJUSTED ACCORDING TO SEASON, LOCATION, AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
- F. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH. GRAVEL, BARK AND PECAN SHELL MULCHES WILL BE USED APPROPRIATELY TO ADD VISUAL INTEREST AND PROTECT SOIL MOISTURE. CONTRACTOR TO VERIFY EXISTING MULCH MEETS THE DESIGN REQUIREMENTS. ADDITIONAL MULCH TO BE ADDED WHEN REQUIRED.
- G. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
- H. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- I. SOIL PREPARATION AND AERATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
- J. PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE AND CAPTURED IN SWALES.
- K. THE EXISTING LANDSCAPE DESIGN REQUIRED A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL.
- L. THE EXISTING IRRIGATION SYSTEM WAS INSTALLED TO CONNECTED TO CITY WATER. THE POINT OF CONNECTION CONSISTED OF A WATER METER, BACKFLOW PREVENTER AND MASTERVALVE.
- M. THE EXISTING IRRIGATION SYSTEM WAS DESIGNED TO RUN WITH FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
- N. REMOVE SPRAY IRRIGATION FOR PLANTS BEING REMOVED.
- O. CONTRACTOR TO RECONFIGURE AND SEPARATE IRRIGATION SYSTEM FROM EXISTING TARGET PROPERTY.
- P. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

	ENTIRE SITE	PROPOSED SITE
SITE AREA (AFTER R.O.W. DEDICATION):	7.3572 AC	0.6398 AC
OPEN SPACE REQUIREMENT (10% OF THE SITE):	32,048 SF	2,787 SF
OPEN SPACE PROVIDED:	41,036 SF	4,429 SF
LANDSCAPE REQUIREMENT (40% OF OPEN SPACE):	16,414 SF	1,772 SF
LANDSCAPE AREA PROVIDED:	40,131 SF	4,182 SF
*NET LOT AREA WAS NOT USED IN THESE CALCULATIONS.		
TOTAL SHADE TREES (½ OF TREES):	79	6
TOTAL SIGNATURE TREES (½ OF TREES):	38	3

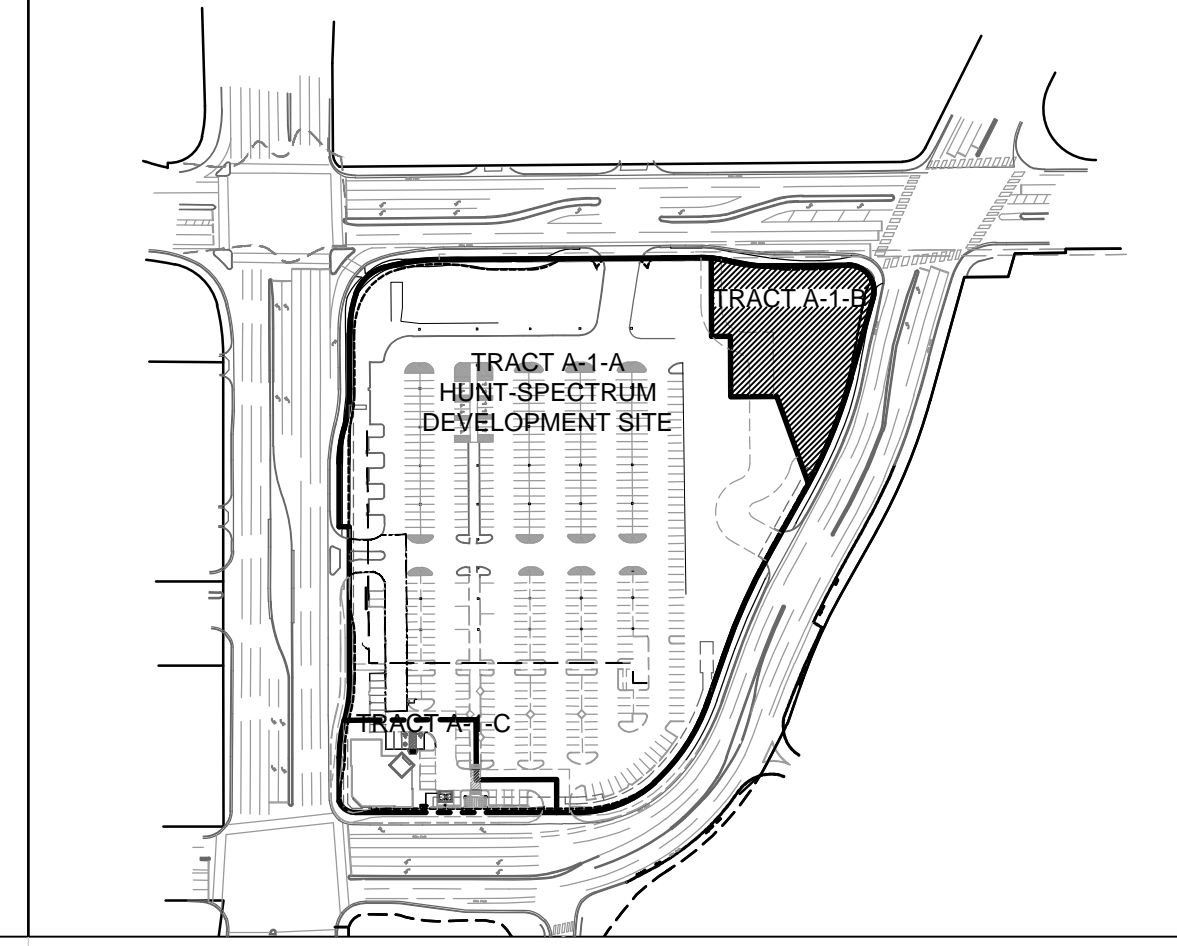
OPEN SPACE CALCULATIONS DO NOT INCLUDE REQUIRED LANDSCAPE STRIPS ALONG THE STREET OR WALKWAYS EXCEPT ANY PORTION OF A WALKWAY THAT IS WIDER THAN 10 FEET.

A MINIMUM OF 75% OF LANDSCAPE AREAS AND 60%-75% OF PLANTING STRIPS ARE COVERED WITH LIVE VEGETATIVE MATERIALS.

A MINIMUM OF 10% OF LANDSCAPE AREAS HAVE FLOWERING PLANTS OR SHRUBS.

ROCK MULCH HAS BEEN LIMITED TO LESS THAN 5% OF ANY OPEN SPACE AREA AND USED ONLY WHERE NECESSARY AROUND DRAINAGE INLETS. ALL OTHER MULCH AREAS UTILIZE ORGANIC PECAN SHELL MULCH.

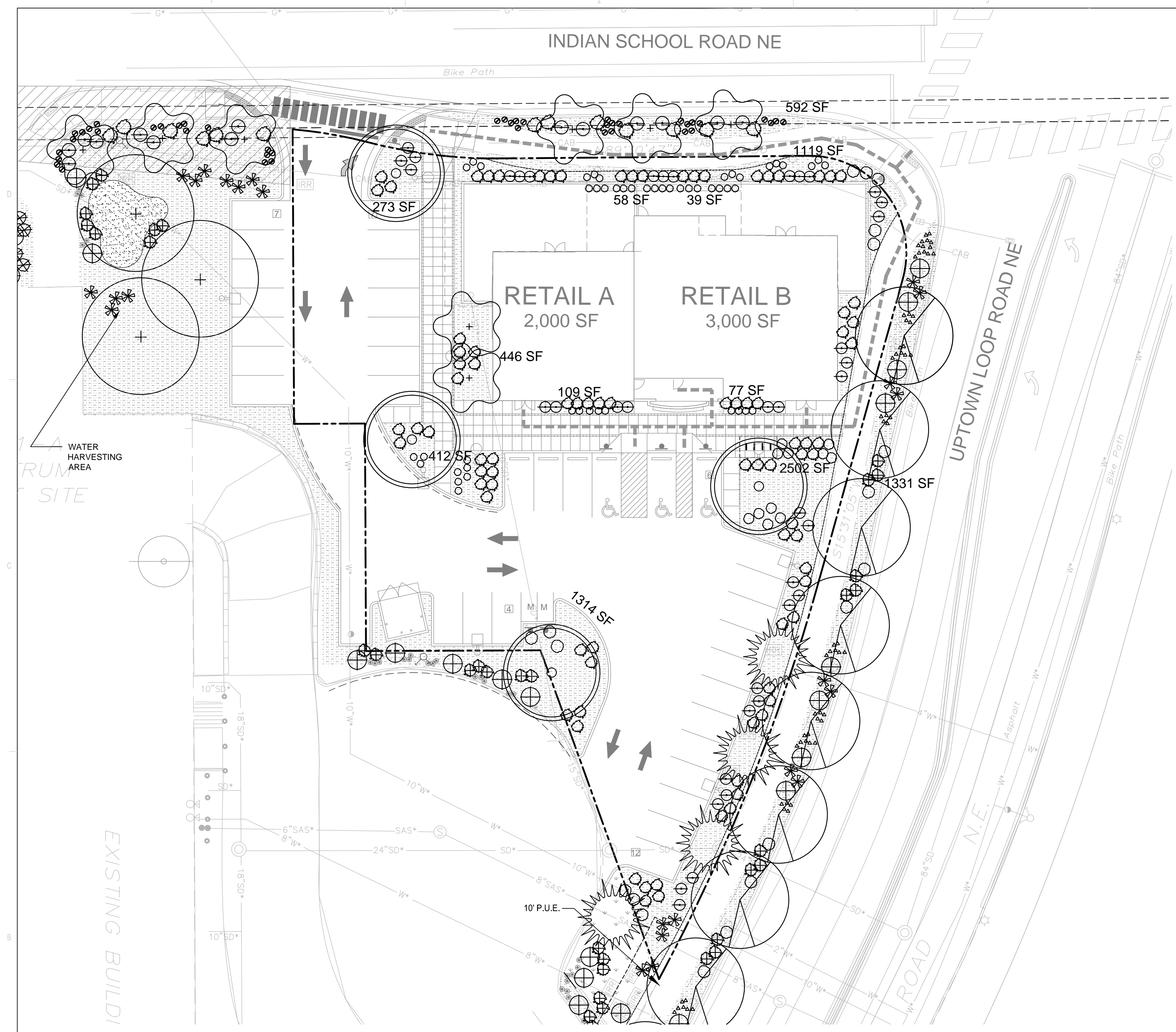
**KEYPLAN**



**PLANTING LEGEND**

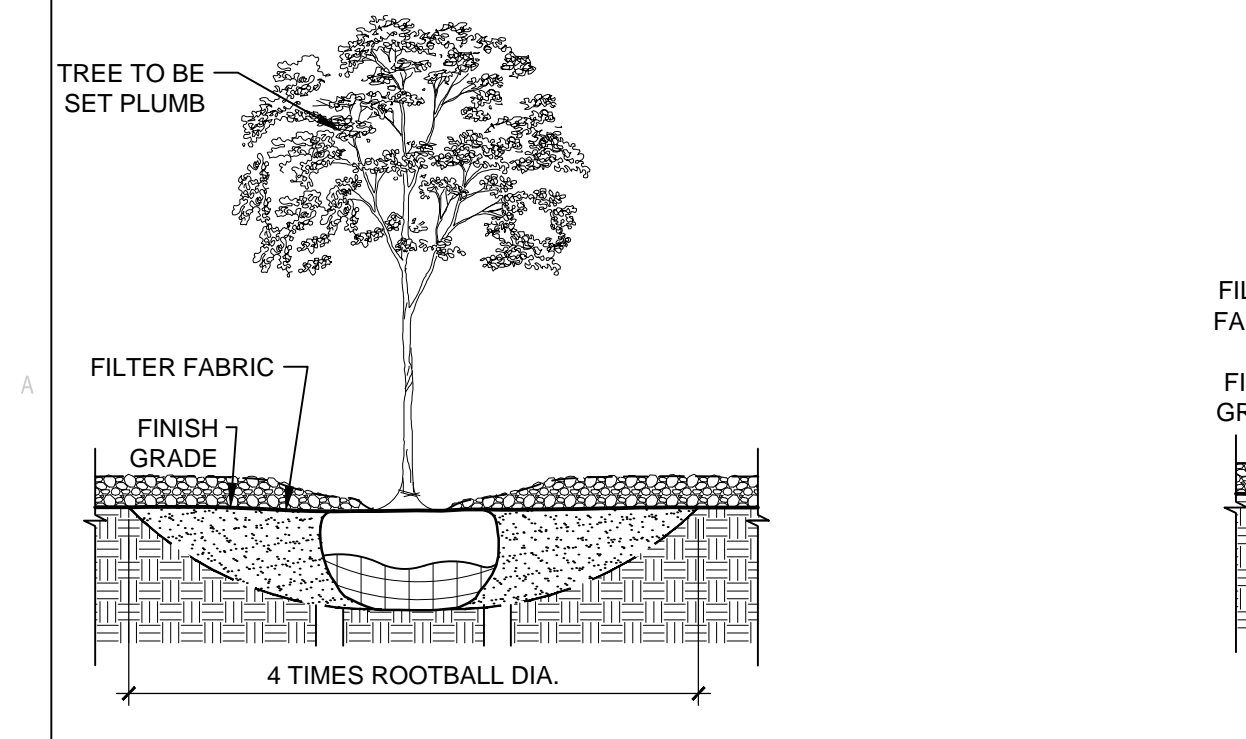
TREES			
SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION MATURE SIZE SIZE (HXW)/ WATER USE
☀	13	Pistacia chinensis/ CHINESE PISTACHE	3" Cal. 35'x30'/ Medium
☀	14	Cercis reniformis/ WESTERN REDBUD	2.5" Cal./B&B 25'x18'/ Medium
☀	28	Chilopsis linearis 'Art's Seedless/ DESERT WILLOW	48" Box/ 25'x35'/ Low
☀	3	Populus deltoides wislizenii/ RIO GRANDE VALLEY COTTONWOOD	2.5" Cal./B&B 60'x60'/ High
☀	21	Quercus buckleyi/ TEXAS RED OAK	2.5" Cal./B&B 25'x25'/ Medium
☀	15	Quercus muhlenbergia/ CHINGJIAPIN OAK	2.5" Cal./B&B 30'x30'/ Medium
☀	10	Tilia cordata LITTLELEAF LINDEN	2.5" Cal./B&B 35'x25'/ Medium
☀	19	Juniperus chinensis 'Spartan' SPARTAN JUNIPER	6" High/B&B 15'x8'/ Low
☀	23	Pinus strobfomis/ SOUTHWESTERN WHITE PINE	6" High/B&B 60'x20'/ Low
SHRUBS			
SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION MATURE SIZE SIZE (HXW)/ WATER USE
☀	22	Ericameria lanicifolia/ TURPENTINE BUSH	1 Gal. Cont. 36'x36'/ Low
☀	191	Baccharis x 'Starn' THOMPSON BROOM	1 Gal. Cont. 36'x42'/ Low
☀	12	Caryopteris clandonensis 'Dark Knight'/ DARK NIGHT BLUE MIST SPIREA	1 Gal. Cont. 48'x48'/ Medium
☀	55	Mahonia aquifolia 'Compactum' COMPACT MAHONIA	1 Gal. Cont. 24'x48'/ Medium
☀	75	Rhus aromatica 'Gro-low' GRO-LO FRAGRANT SUMAC	1 Gal. Cont. 24'x72'/ Medium
☀	23	Salvia 'Red Velvet' RED VELVET SAGE	1 Gal. Cont. 30'x36'/ Low
☀	153	Callirhoe involucrata/ WINECUPS	1 Gal. Cont. 18'x18'/ Low
☀	52	Ceratostigma plumbaginoides/ DWARF PLUMBAGO	1 Gal. Cont. 12'x18'/ Medium
☀	232	Hymenoxys acaulis/ ANGELITA DAISY	1 Gal. Cont. 12'x12'/ Low
☀	131	Lavandula angustifolia 'Hidcote Superior'/ HIDCOTE SUPERIOR LAVENDER	1 Gal. Cont. 16'x18'/ Medium
☀	80	Mirabilis multiflora/ DESERT FOUR-O'CLOCK	1 Gal. Cont. 18'x30'/ Medium
☀	32	Teucrium chamaedrys/ TRAILING GERMANDER	1 Gal. Cont. 12'x24'/ Medium
GRASSES			
SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION MATURE SIZE SIZE (HXW)/ WATER USE
☀	139	Festuca idahoensis 'Siskiyou Blue'/ SISKIYOU BLUE FESCUE	1 Gal. Cont. 18'x15'/ Medium
☀	230	Muhlenbergia capillaris 'Regal Mist'/REGAL MIST MUHLENBERGIA	1 Gal. Cont. 36'x42'/ Medium
☀	109	Muhlenbergia rigens/ DEER GRASS	1 Gal. Cont. 42'x48'/ medium
☀	79	Nolina microcarpa/ BEARGRASS	1 Gal. Cont. 36'x48'/ medium
☀	50	Miscanthus sinensis 'Gracilimus' MAIDEN GRASS	1 Gal. Cont. 60'x48'/ medium
ACCENTS			
SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION MATURE SIZE SIZE (HXW)/ WATER USE
☀	18	Dasyliion wheeleri/ SOTOL	48'x60'/ Low
☀	89	Hesperaloe parviflora/ RED HESPERALOE	1 Gal. Cont. 48'x48'/ Medium
☀	81	Opuntia basilaris/ BEAVERTAIL PRICKLY PEAR	1 Gal. Cont. 12'x48'/ Low
☀	23	Yucca glauca/ Soapweed	1 Gal. Cont. 36'x60'/ Low
MULCHES			
SYMBOL	DESCRIPTION		
☀	SANTA FE BROWN ROCK MULCH. INSTALL AT 3" DEPTH OVER BROWN FILTER FABRIC.		
☀	ORGANIC PECAN SHELL MULCH. INSTALL AT 3" DEPTH OVER BROWN FILTER FABRIC		
☀	IRRIGATED NATIVE SEED. PIONEER'S PRIDE SEED MIX FROM CURTIS AND CURTIS, INC. RATE: 1 POUND PER 1000 SF.		

NOTE: PLANTING PLAN PER APPROVED LANDSCAPE PLAN PHASE II (2011)



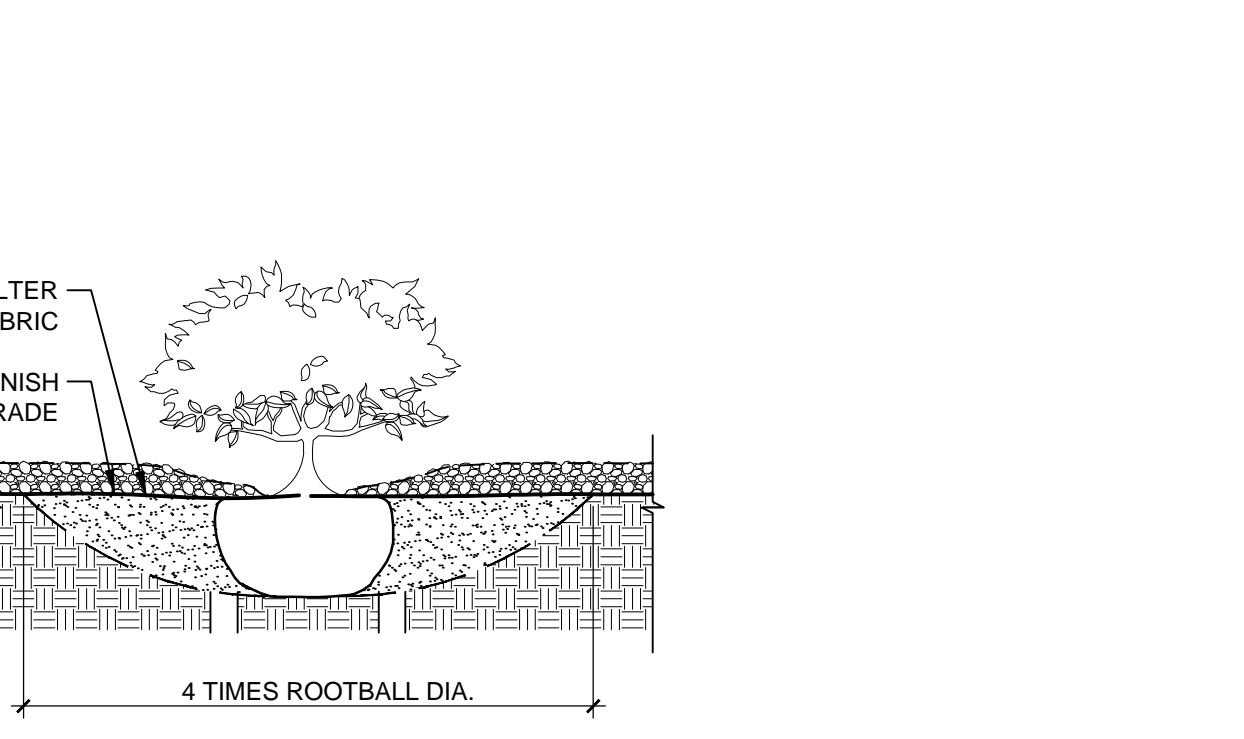
**LANDSCAPE PLAN**  
1" = 20'-0"

- NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL
  2. BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING



**A1 TREE**  
3/4" = 1'-0"

- NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL
  2. BOTTOM OF SHRUB PITS TO BE COMPACTED TO PREVENT SETTLING



**B1 SHRUB**  
3/4" = 1'-0"