

8. ALL PLANT LOCATIONS	URBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLE		
	ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE		ITECT OR DESIGNER
	HE LANDSCAPE CONTRACTOR SHALL ENSURE THAT A		
	NT QUANTITIES, PLANTING METHODS, TREE PROTECT RACTOR IS RESPONSIBLE FOR DETERMINING PLANT (· •	
	EXAMINING PLANT INFORMATION ONLY. IN THE EVENT OF A DISC		
	S SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS)	OR CALLOUT (FOR GROUNDCOVER PAT	TERNS) SHALL TAKE
PRECEDENCE. 10. NO SUBSTITUTIONS OF	PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF	THE PLANTS ARE NOT AVAILABLE. THE	LANDSCAPE
CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).			
	CTED AND APPROVED OR REJECTED ON THE JOBSITE RACTOR SHALL BE RESPONSIBLE FOR THE MAINTENA		
	ANCE OF ALL LANDSCAPE WORK BY THE OWNER. LA		
	WING ACTIONS (AS APPROPRIATE): PROPER PRUNING	, , , , , , , , , , , , , , , , , , , ,	
) AERATION OF LAWNS, WEEDING, RESEEDING AREAS S,REPLACEMENT OF MULCH, REMOVAL OF LITTER, RE		
	P, AND THE APPROPRIATE WATERING OF ALL PLANTIN		
	PROPER WORKING ORDER, WITH SCHEDULING ADJU OR SODDED AREAS NOT BE COVERED BY AN AUTOMA		
	FOR WATERING THESE AREAS AND OBTAINING A FUL	L STAND OF GRASS AT NO ADDITIONAL	COST TO THE
OWNER. 14. TO ACHIEVE FINAL ACC	EPTANCE AT THE END OF THE MAINTENANCE PERIOD	ALL OF THE FOLLOWING CONDITIONS	MUST OCCUR:
A. THE LANDSCAPE S	HALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEP	TIONS MADE FOR SEASONAL DORMAN	CY). ALL PLANTS
	S CONDITION SHALL BE REJECTED AND REPLACED BY SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.	Y HEALTHY PLANT MATERIAL PRIOR TO F	FINAL ACCEPTANCE.
C. SODDED AREAS M	UST BE ACTIVELY GROWING AND MUST REACH A MIN		
	AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BAR SEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPT		
	ND DETAILS FOR FURTHER REQUIREMENTS.	ANCE. ALL SODDED TORF SHALL BE NEW	ATET MOWED.
MULCHES			
	OOD MULCH TOPDRESSING IN ALL PLANTING BEDS (3'		
MULCH WITHIN 6" OF TREE R	DOT FLARE. IN AREAS DENOTE AS "ROCK MULCH", ÌN	STALL 4 [®] DEPTH OF 1" WASHED RIVER R	OCK OVER WOVEN
LANDSCAPE FABRIC (ANY AP INSTALLATION.	PROVED). SUBMIT MULCH SAMPLES TO LANDSCAPE	ARCHITECT AND OWNER FOR APPROVA	L PRIOR TO
INGIALLATION.			
	LATIONS for Albuquerque, NM		NT DESIGN STA
Landscape Area Requirements		1 A londoono huffor of r	
			no less than 12' shal
1. 15% of the Net Lot Are		between parking area and	
1. 15% of the Net Lot Are	ea shall be landscaped.	between parking area and	San Mateo Blvd.
1. 15% of the Net Lot Are Total Site Area: 45,540 s.	ea shall be landscaped. f.	between parking area and 2. 75% of landscape area	San Mateo Blvd. s over 36 s.f. shall b
1. 15% of the Net Lot Are	ea shall be landscaped. f.	between parking area and 2. 75% of landscape area vegetative material consis	San Mateo Blvd. s over 36 s.f. shall b ting of xeriscape and
1. 15% of the Net Lot Are Total Site Area: 45,540 s.	ea shall be landscaped. f.	between parking area and 2. 75% of landscape area vegetative material consis native turf. The maximum	San Mateo Blvd. s over 36 s.f. shall b ting of xeriscape and
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GENERAL PLANTING NOTES

2.

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME			
		TREES			
1	CP	Chinese Pistache			
2	DW	Desert Willow			
2	ELO	Escarpment Live Oak			
1	HL	Thomless Honeylocust			
		SHRUBS/GROUNDCOVE			
40	BA	Blue Avena Grass			
270	BF	Blue Fescue			
35	CPE	Cardinal Penstemon			
38	DM	Deer Muhly			
32	GA	Gaura			
245	MY	Moonshine Yarrow			
18	PP	Hardy Spineless Prickly Pear			
220	00	Dension Deckenson			

6 trees, 1.5" cal.

220 PR Persian Rockcress 30 RM **Tuscan Blue Rosemary** 30 RS Russian Sage 22 RY Red Yucca 15 SB Scotch Broom 4 SY Softleaf Yucca

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.

INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER

uquerque, NM	DEVELOPN	IENT DESIGN STANDARDS		
ents ed.	1. A landscape buffer o between parking area a	of no less than 12' shall be maintained Ind San Mateo Blvd.		
	vegetative material con native turf. The maximu	2. 75% of landscape areas over 36 s.f. shall be covered with living vegetative material consisting of xeriscape and native plants or native turf. The maximum allowable native turf is 30% of the required vegetative cover.		
4.6%) ards	3. One tree is required frontage.	3. One tree is required for every 30 l.f. of San Mateo Blvd. frontage.		
	4. High water use turf is	4. High water use turf is prohibited.		
rom a tree trunk. deciduous canopy red with at least	shall be stabilized to co E.P.A. requirements. N	5. Areas of the site disturbed and awaiting future development shall be stabilized to control erosion and dust in accordance with E.P.A. requirements. Native seed mix shall be the preferred method of such stabilization.		
	San Mateo Boulevard:	182.77 I.f.		
	REQUIRED	PROVIDED		
cal.	12' buffer	12' buffer		
ndscape (75.3%)	6 trees, 1.5" cal.	3 existing trees; 3 trees, 2" cal.		
mum of 4 species. e. Tree spacing				

3 existing trees; 3 trees, 2" cal.

	SCIENTIFIC NAME	SIZE	NOTES
	Pistacia chinensis	2" cal.	10-12' ht., 4' spread, matching
	Chilopsis linearis	30 gal.	· · · ·
	Quercus fusiformis	2" cal.	
	Gleditsia triacanthos	2" cal.	10-12' ht., 4' spread, matching
/ER			
	Helictotrichon sempervirens	5 gal.	full, 24" spread, 36" o.c.
	Festuca ovina glauca	1 gal.	full, 12" o.c.
	Penstemon cardinalis	5 gal.	full, 30" o.c.
	Muhlenbergia rigida	5 gal.	full, 36'' o.c.
	Gaura lindheimeri	5 gal.	full, 24" spread, 36" o.c.
	Achillea x 'Moonshine'	1 gal.	full, 18" o.c.
ear	Opuntia cacanapa 'Ellisiana'	5 gal.	full, 24" sprd, 36" o.c.
	Aethionema cordifolium	1 gal.	full, 12" o.c.
	Rosmarinus officinalis 'Tuscan Blue'	5 gal.	full, 24" sprd, 36" o.c.
	Perovskia atriplicifolia	7 gal.	full, 40" o.c.
	Hesperaloe parvifolia	5 gal.	full, 24" sprd, 36" o.c.
	Cytisus scoparius	7 gal.	full, 30" sprd, 48" o.c.
	Yucca recurvifolia	5 gal.	full, 30" o.c.

Amanda W. Richardson / 2.25.1 EVERGREEN DESIGN GROU Celebrating 10 Years (800) 680-6630 1780 Heritage Center Dr., Suite 104 Wake Forest, NC 27587 www.landscape-consultants.net 0 2 ш ERQU ALBUQU **CIVIL CONSTRUCTION DOCUMENTS** Ζ 4 _____ Δ CENTER APE ANDSC/ DIALYSIS DAVIT, PROJECT NO: DAV003.01 DESIGNED BY: AWR DRAWN BY: AWR DATE: 01/09/15