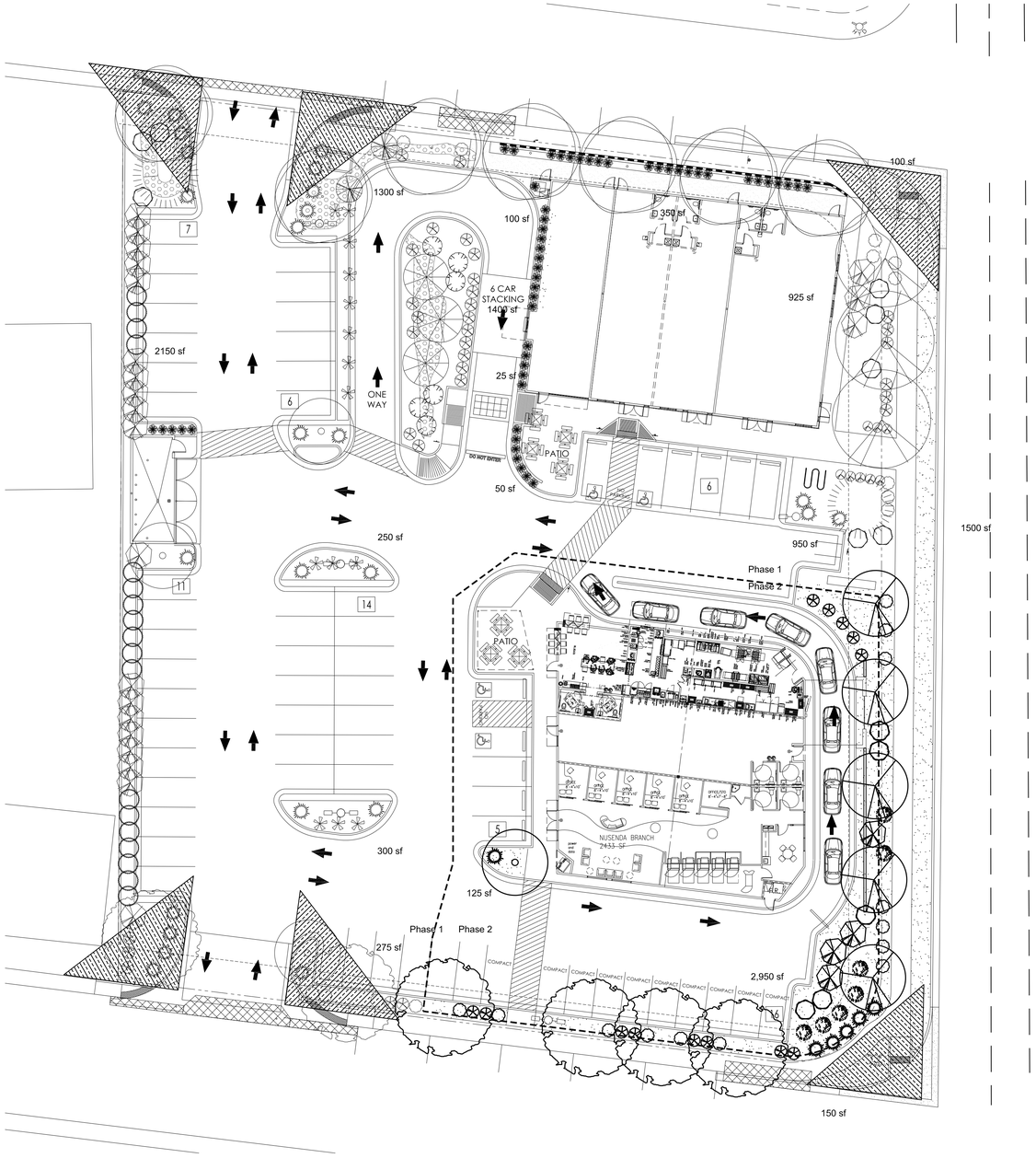


A LANDSCAPE PLAN
SCALE: 1"=20'-0"

PLANT LEGEND/Phase 1 (completed)

Qty.	Symbol	Scientific Name / Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
		Trees						
7		Gleditsia Shademaster Honey Locust	2" Cal	50'/45'	50 sf=350 sf	Medium+ (see note)	6-2 gph	Low
2		Pistacia Chinese Pistache	2" Cal	60'/60'	50 sf=100 sf	Medium	6-2 gph	Low
3		Fraxinus velutina Arizona Ash	2" Cal	40'/35'	50 sf=150 sf	Medium (see note)	6-2 gph	Low
2		Pinus nigra Austrian Pine	6' Ht.	35'/25'	50 sf=100 sf	Low +	6-2 gph	Low
3		Pyrus Flowering Pear	15-Gal	25'/15'	50 sf=150 sf	Medium+	6-2 gph	Low
3		Vitex Chaste Tree	15-Gal	20'/20'	50 sf=150 sf	Low	4-2 gph	Low
		Grasses						
52		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=520 sf	Medium	2-2 gph	Low
		Shrubs/Groundcovers						
31		Ericameria Turpentine Bush	5-Gal	3'/4'	40 sf=1240 sf	Low	2-2 gph	Low
0		Caryopteris Blue Mist	1-Gal	2'/6'	30 sf=0 sf	Medium	2-2 gph	Low
14		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=280 sf	Low+	2-1 gph	Low
25		Baccharis Coyote Brush	1-Gal	1'/5'	30 sf=750 sf	Low +	2-2 gph	Low
13		Rhus aromatica Gro Low Sumac	1-Gal	2'/6'	40 sf=520 sf	Low+	2-1 gph	Low
2		Chamaebatieria Fernbush	5-Gal	5'/6'	50 sf=100 sf	Low+	2-1 gph	Low
22		Vauquelinia Rosewood	5-Gal	12'/10'	100 sf=2200 sf	Low+	2-1 gph	Low
6		Rhus trilobata 3 Leaf Sumac	1-Gal	6'/6'	36 sf=216 sf	Low	2-1 gph	Low
0		Fallugia Apache Plume	1-Gal	6'/7'	49 sf=0 sf	Low	2-1 gph	Low
8		Buddleia Butterfly Bush	5-Gal	5'/5'	30 sf=240 sf	Medium	2-2 gph	Low
8		Raphiolepis Princess India Hawthorn	5-Gal	3'/4'	20 sf=160 sf	Medium	2-2 gph	Low
18		Photinia Red Leaf Photinia	5-Gal	8'/8'	20 sf=360 sf	Medium+	2-2 gph	Low

Total landscape coverage= 7,586 sf

PLANT LEGEND/Phase 2

Qty.	Symbol	Scientific Name / Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
		Trees						
0		Gleditsia Shademaster Honey Locust	2" Cal	50'/45'		Medium+ (see note)	6-2 gph	Low
4		Pistacia Chinese Pistache	2" Cal	60'/60'	50 sf=200 sf	Medium	6-2 gph	Low
5		Chilopsis Desert Willow	2" Cal	20'/20'	50 sf=250 sf	Low	6-1 gph	Low
0		Pinus nigra Austrian Pine	6' Ht.	35'/25'		Low +	6-2 gph	Low
1		Pyrus Flowering Pear	15-Gal	25'/15'	50 sf=50 sf	Medium+	6-2 gph	Low
0		Vitex Chaste Tree	15-Gal	20'/20'		Low	4-2 gph	Low
		Grasses						
0		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=0 sf	Medium	2-2 gph	Low
		Shrubs/Groundcovers						
13		Ericameria Turpentine Bush	5-Gal	3'/4'	40 sf=520 sf	Low	2-2 gph	Low
7		Caryopteris Blue Mist	1-Gal	2'/6'	30 sf=210 sf	Medium	2-2 gph	Low
0		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=0 sf	Low+	2-1 gph	Low
6		Baccharis Coyote Brush	1-Gal	1'/5'	30 sf=180 sf	Low +	2-2 gph	Low
13		Rhus aromatica Gro Low Sumac	1-Gal	2'/6'	40 sf=520 sf	Low+	2-1 gph	Low
0		Chamaebatieria Fernbush	5-Gal	5'/6'	50 sf=0 sf	Low+	2-1 gph	Low
4		Vauquelinia Rosewood	5-Gal	12'/10'	100 sf=400 sf	Low+	2-1 gph	Low
0		Rhus trilobata 3 Leaf Sumac	1-Gal	6'/6'	36 sf=0 sf	Low	2-1 gph	Low
0		Fallugia Apache Plume	1-Gal	6'/7'	49 sf=0 sf	Low	2-1 gph	Low
5		Buddleia Butterfly Bush	5-Gal	5'/5'	30 sf=150 sf	Medium	2-2 gph	Low
0		Raphiolepis Princess India Hawthorn	5-Gal	3'/4'	20 sf=0 sf	Medium	2-2 gph	Low
0		Photinia Red Leaf Photinia	5-Gal	8'/8'	sf=00 sf	Medium+	2-2 gph	Low

Total landscape coverage= 2,480 sf

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

MATERIALS LEGEND

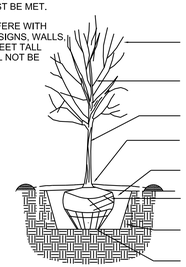
BROWN CRUSHER FINES

2"-4" BLUE SAIS COBBLESTONE AT 4" DEPTH

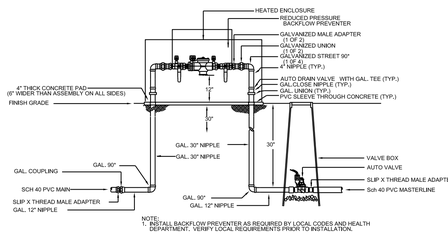
COBBLESTONE PER CIVIL DRAWINGS

SITE DATA

GROSS LOT AREA	67,802 SF
LESS BUILDING(Phase 1)	5,600 SF
LESS BUILDING(Phase 2)	5,670 SF
NET LOT AREA	56,532 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	8,480 SF
PROPOSED LANDSCAPE	11,299 SF
PERCENT OF NET LOT AREA	19 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	22
PROVIDED STREET TREES	22
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	
68 SPACES/10	7
PROVIDED PARKING LOT TREES	7
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (11,299 SF PROPOSED LANDSCAPE X 80%)	9,039 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	10,066 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	89%



TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

BAR SCALE
0 10' 30' 60'
(IN FEET)

growing better Heads Up
LANDSCAPE CONTRACTORS
P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com
www.headsuplandscape.com

INNOVA PLAZA - PHASE 2
LANDSCAPE PLAN
401 EUBANK SE, ALBUQUERQUE, NM 87123
PROJECT #1609

REVISION DATE
1-29-2018

STATE OF NEW MEXICO
JOHN GILLIS BRALY
#828
REGISTERED LANDSCAPE ARCHITECT

RBA
ARCHITECTURE
PLANNING
DESIGN
1124 Park Ave. SW
Albuquerque, NM 87102
(505)242-1181 f(505)242-4400
www.rbadpl.com

DATE
01-19-2018

SHEET NUMBER
L-1.0

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