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ARCHITECT 07/15/16



ENGINEER

PROJECT

LEGACY @ JOURNAL CENTER
5151 Lang Avenue NE
Albuquerque, New Mexico 87109

REVISIONS

NO.	DESCRIPTION

DRAWN BY LJJ/D

REVIEWED BY MB

DATE July 15, 2016

PROJECT NO. 16-0068

DRAWING NAME

LANDSCAPE PLAN FOR BUILDING PERMIT

SHEET NO.

SPBP-2

OF

GENERAL SHEET NOTES

1. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE INSTALLATION DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
2. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: GENERAL LANDSCAPE REGULATIONS SECTION 14-18-3-10. THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS APPLICABLE TO NON-RESIDENTIAL DEVELOPMENT AND WATER CONSERVATION ORDINANCE.
3. STREET TREE PLAN: STREET TREES ARE PLANTED 30' ON CENTER OR LESS AS INDICATED ON THE PLANS.
4. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
5. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION, MULCH OR SEED.
6. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER RAIN) WILL NOT BE ACCEPTABLE IN THIS AREA.
7. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS AND JOURNAL CENTER DEVELOPMENT STANDARDS (JCS).
8. ALL LANDSCAPE BEDS SHALL BE DEPRESSED BELOW GRADE.
9. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
10. ALL TREES WITHIN PNM EASEMENT SHALL NOT EXCEED 25' HEIGHT AT MATURITY.
11. ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS.
12. ALL VEGETATIVE SCREENING SURROUNDINGS: GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW TEN FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND FIVE TO SIX FEET OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
13. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED WITH IRRIGATION CONTROLLER AND RAIN SENSOR. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND ESTABLISHMENT. RUN TIMES SHALL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
14. ALL PLANT MATERIALS SHALL BE IRRIGATED BY DRIP EMITTERS. USE SIX 2-GAL EMITTERS PER EACH TREE AND TWO 2-GAL EMITTERS PER EACH SHRUB.
15. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED ON THE PROPERTY. THE IRRIGATION POINT OF CONNECTION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE BACKFLOW PREVENTER STANDARDS.

SHEET KEYED NOTES

1. CLEAR SIGHT TRIANGLE
2. PONDING AREA

LEGEND

TREES			
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	13	SEEDLESS DESERT WILLOW	Chilopsis linearis 'Art Seedless' (Multi-trunk)
	61	RAYWOOD ASH	Fraxinus oxycarpa 'Raywood'
	22	SHADEMASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'
	16	NEW MEXICO OLIVE	Forestiera neomexicana
	6	PINON PINE	Pinus edulis
	7	RIO GRANDE COTTONWOOD	Populus wislizeni (Multi-trunk)

SHRUBS			
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	29	COYOTE WILLOW	Salix Exigua
	15	APACHE PLUM	Fallugia paradoxa
	25	GREEN CHAMISA	Chrysothamnus nauseosus 'Green'
	8	BIRD OF PARADISE	Caesalpinia gillesii
	14	SHRUBBY CINQUEFOIL	Potentilla fruticosa
	21	MOHAVE SAGE	Salvia mohavensis
	8	CREEPING SANDCHERRY	Prunus besseyi 'Pawnee Buttes'
	13	GRO-LOW SUMAC	Rhus aromatica 'Gro-low'
	29	TURPENTINE BUSH	Encarnaria laricifolia

PERENNIALS			
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	101	WHITE WHIRLING BUTTERFLIES	Gaura lindheimeri
	95	ANGELITA DAISY	Hymenoxys acaulis
	40	BEARDTONGUE	Penstemon pseudospectabilis

GRASSES			
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	60	BLUE GRAMA GRASS	Bouteloua 'Blonde Ambition'
	21	GIANT SACATON	Sporobolus wrightii
	94	DEER GRASS	Muhlenbergia rigens

ACCENTS/VINE			
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	12	GREY DESERT SPOON	Dasyliyon wheeleri
	149	YELLOW FLOWERING YUCCA	Hesperaloe parviflora 'Yellow'
	8	LADY BANKS ROSE	Rosa banksiae

MULCHES AND SEED MIXES	
SYMBOL	DESCRIPTION
	NON-IRRIGATED WET GRASS AND PERENNIAL SEED MIX
	CRUSHER FINES (NO FILTER FABRIC), 3" DEPTH COLOR: TAN / BROWN / GOLD
	IRRIGATED HIGH PLAINS SEED MIX
	1'-2" ANGULAR ROCK, COLOR: TAN/BROWN
	BOULDERS, SIZE: MINIMUM OF 2'X2'X2', COLOR: TAN/BROWN

PLANTS SIZE AT TIME OF INSTALLATION:
ALL DECIDUOUS TREES SHALL BE A MINIMUM OF 2.5" CALIPER IN SIZE OR EQUAL.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6' HEIGHT.
ALL SHRUBS, GRASSES, ACCENTS AND VINES SHALL BE A MINIMUM OF 6 GAL.
ALL PERENNIALS SHALL BE A MINIMUM OF 1 GAL.

LANDSCAPE CALCULATIONS

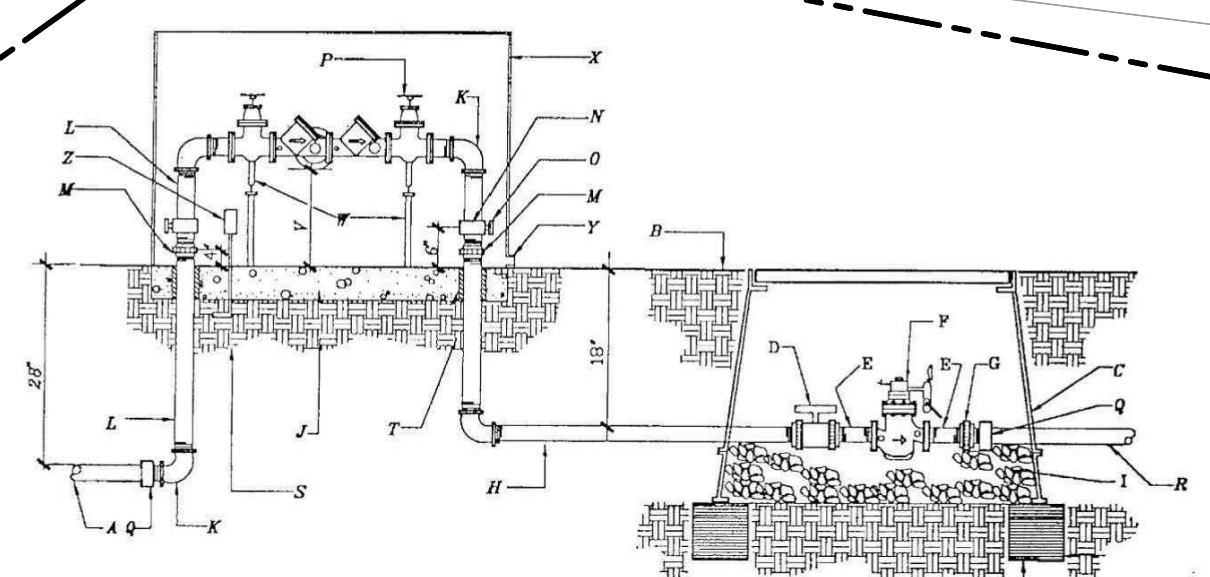
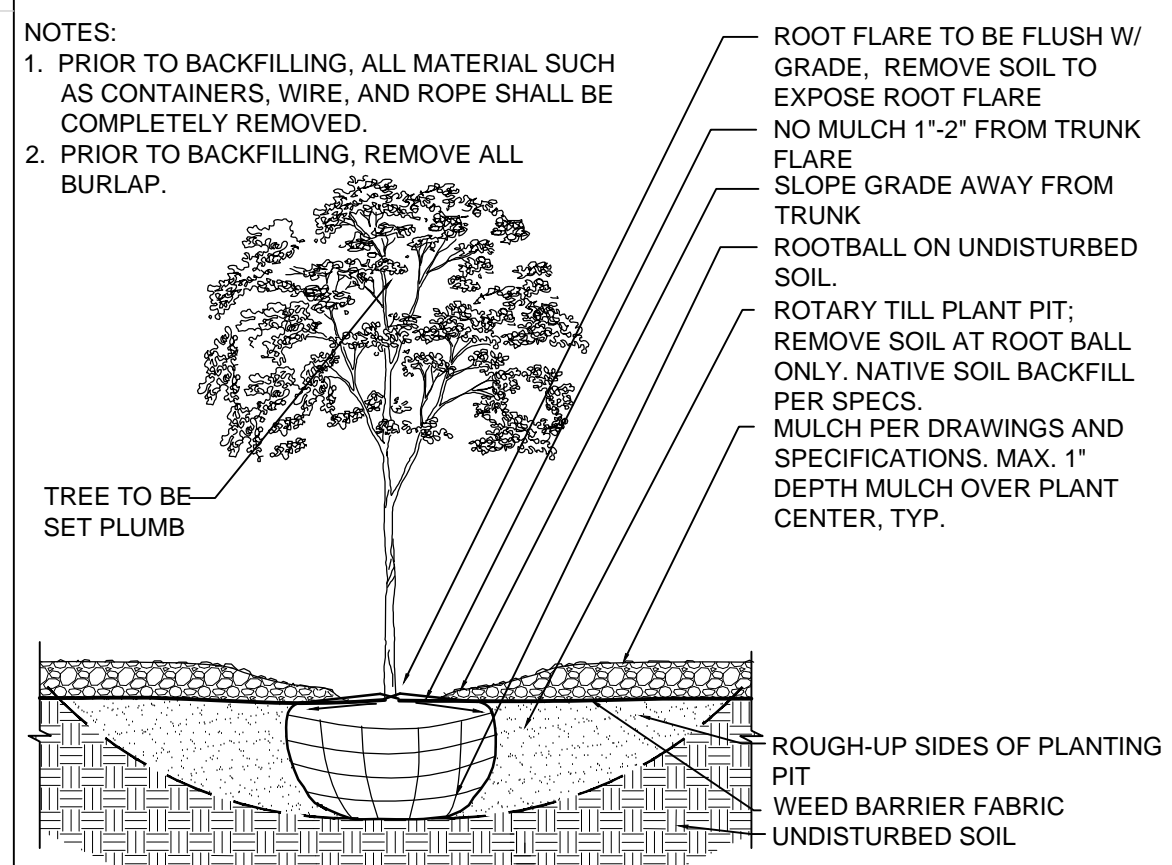
SITE - LANDSCAPE - OPEN SPACE
TOTAL SITE AREA (LOT) = 4.83 AC = 297,142 SF
AREA OF LOT COVERED BY BUILDINGS = 68,413 SF
NET LOT AREA = 228,729 SF
REQUIRED PUBLIC SPACE (400 SF PER EVERY 30,000 SF OF BUILDING) = 912 SF
PROVIDED PUBLIC SPACE = 2,163 SF (SHADED PORTAL AT BUILDING ENTRANCE)
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 34,309 SF
PROVIDED LANDSCAPE AREA = 37,177 SF = 16%
LANDSCAPE AREA CALCULATION DOES NOT INCLUDE PUBLIC R.O.W. (2,119 SF)

PARKING LOT TREES
TREES PER PARKING SPACES - REQUIRED = 1 TREE / 10 PARKING SPACES (COA)
TREES PER PARKING SPACES - PROVIDED = 2 SHADE TREES / 5 PARKING SPACES (JCC)
TOTAL NUMBER OF PARKING REQUIRED = 284 SPACES
TOTAL NUMBER OF PARKING PROVIDED = 323 SPACES
REQUIRED NUMBER OF PARKING LOT TREES (COA) = 32 TREES
REQUIRED NUMBER OF PARKING LOT TREES (JCC) = 129 TREES
PROVIDED NUMBER OF PARKING LOT TREES = 89 TREES
NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

STREET TREES
REQUIRED STREET TREES = 10 (PER 293 LINEAR FEET ALONG LANG AVENUE NE)
PROVIDED STREET TREES = 10 (placed at a maximum of 30' on center)

PROPERTY LINE TREES
REQUIRED TREES = 34 (2 PER EACH 30 LINEAR FEET OF 515' NON-CONTIGUOUS PROPERTY LINE)
PROVIDED TREES = 35 (placed at a maximum of 30' on center)

LANDSCAPE COVERAGE
REQUIRED GROUND COVERAGE = 25,731 SF = 75%
PROVIDED GROUND COVERAGE = 27,828 SF = 80%
IRRIGATED NATIVE SEED = 13,020 SF
THE LANDSCAPE PLAN MEETS THE 75% LIVE GROUND COVERAGE REQUIREMENT AS STATED IN THE ZONING CODE WHEN MEASURED AT MATURITY



GENERAL NOTES:
1. HORIZONTAL AREA INSTALLATION METHOD.
2. VERIFY GRADE PRIOR TO INSTALLATION.
3. VERIFY GRADE, MATERIAL, VERTICES REFERENCED TO PLAN.
4. VERIFY SLOPE INDICATED ON PLAN.
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9. VERIFY SLOPE INDICATED ON PLAN.
10. VERIFY SLOPE INDICATED ON PLAN.
11. VERIFY SLOPE INDICATED ON PLAN.

CONSTRUCTION NOTES:
A. SERVICE LINE TO WATER METER NO OUTLETS.
B. VERIFY GRADE, MATERIAL, VERTICES REFERENCED TO PLAN.
C. VERIFY SLOPE INDICATED ON PLAN.
D. VERIFY SLOPE INDICATED ON PLAN.
E. VERIFY SLOPE INDICATED ON PLAN.
F. VERIFY SLOPE INDICATED ON PLAN.
G. VERIFY SLOPE INDICATED ON PLAN.
H. VERIFY SLOPE INDICATED ON PLAN.
I. VERIFY SLOPE INDICATED ON PLAN.
J. VERIFY SLOPE INDICATED ON PLAN.
K. VERIFY SLOPE INDICATED ON PLAN.
L. VERIFY SLOPE INDICATED ON PLAN.
M. VERIFY SLOPE INDICATED ON PLAN.
N. VERIFY SLOPE INDICATED ON PLAN.
O. VERIFY SLOPE INDICATED ON PLAN.
P. VERIFY SLOPE INDICATED ON PLAN.
Q. VERIFY SLOPE INDICATED ON PLAN.
R. VERIFY SLOPE INDICATED ON PLAN.
S. VERIFY SLOPE INDICATED ON PLAN.

CITY OF ALBUQUERQUE
LANDSCAPE
BERNAD FLOWMETER
MASTER VALVE W/ RPBA
DWG. 2781-A NOV. 1994

NOT TO SCALE

A1 TREE IN PLANTING BED
NOT TO SCALE

A4 MASTER VALVE / RPBA
NOT TO SCALE