

TREE PROTECTION NOTES

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- CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IT IS NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS OR DUG BY HAND.

PLANT LEGEND FOR NEW PLANTS

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	WATER USE
TREES					
96		EXISTING TREE TO REMAIN			
3		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	25-GAL. MS	20' HT. X 25' SPR.	LOW+
4		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	25 GAL.	18' HT. X 3' SPR.	LOW
3		LAGERSTROEMIA INDICA WHIT II DYNAMITE Crape MYRTLE	25 GAL.	18' HT. X 13' SPR.	MED+
3		PISTACIA CHINENSIS CHINESE PISTACHE	2.5' CAL. B&B	40' HT. X 30' SPR.	MED
4		ULMUS JAPONICA X WISLOSONIANA MORTON ACCOLADE ELM	2.5' B&B	50' HT. X 50' SPR.	MED+
4		VITEX AGNUS-CASTUS CHASTE TREE	25 GAL.	20' HT. X 20' SPR.	MED
SHRUBS					
2		CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	5-GAL	10' HT. X 8' SPR.	LOW
1		CERCOCARPUS LEDIFOLIUS CURL LEAF MOUNTAIN MAHOGANY	5-GAL	18' HT. X 8' SPR.	LOW
15		ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5-GAL	3' HT. X 4' SPR.	LOW
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PERENNIALS					
28		ACHILLEA MILLEFOLIUM 'SANGRIA' SANGRIA YARROW	1-GAL	2' HT. X 2' SPR.	MED
18		NEPETA FAASSENII 'SELECT BLUE' SELECT BLUE CATMINT	1-GAL	3' HT. X 3' SPR.	LOW+
12		TELCRILUM AROANIMUM GRAY CREEPING GERMANDER	1 GAL	6' HT X 2' SPR.	LOW
ORNAMENTAL GRASSES					
40		CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5-GAL	3' HT. X 3' SPR.	MED.
LANDSCAPE BOULDERS AND GRAVEL MULCH					
20		LANDSCAPE BOULDER. MINIMUM SIZE 3x3x3' (27 CF)			
8,048 SF		1'-1" AMARETTO BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS / GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE 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 THE AREA.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUND ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

SEWER AND WATER UTILITIES

TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

SHREDDED BARK MULCH AT TREES

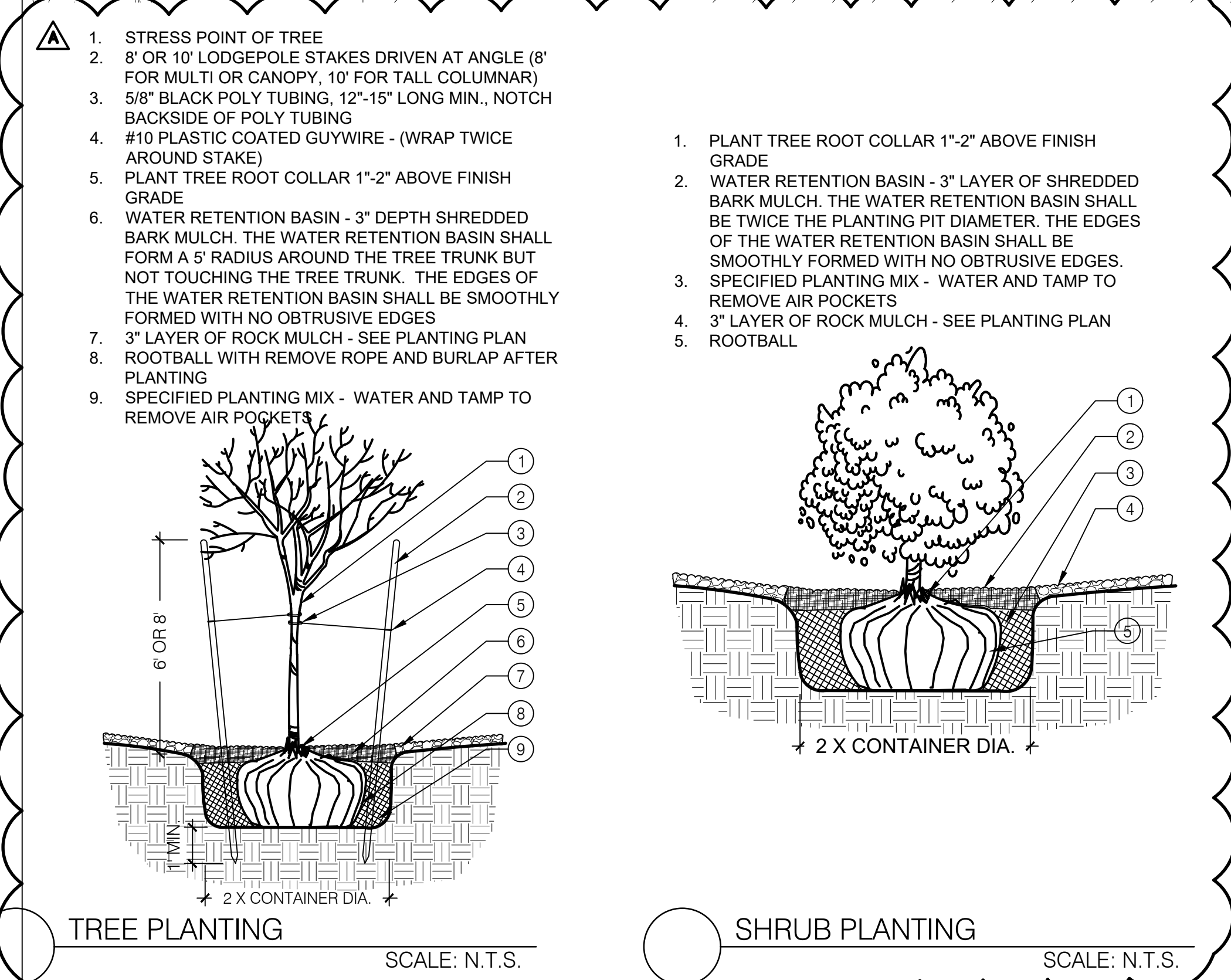
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' RADIUS AROUND TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

GRAVEL AND ORGANIC MULCHES

5-6(c)(5)(c) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPE AREA, OR 50 PERCENT IN DT-UC-S.

5-6(c)(5)(d) A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS WITH 3-4 INCHES RECOMMENDED.

5-6-(C)(5)(e) ORGANIC MULCH IS REQUIRED AS A GROUND COVER UNDER TREES WITHIN A 5' RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.



LANDSCAPE SCREENING AND BUFFERING REQUIREMENTS

EXISTING LANDSCAPE TO REMAIN WAS PREVIOUSLY APPROVED THROUGH ADMINISTRATIVE AMENDMENT FILE #SI-2022-00401, PROJECT #PR-2018-001252 DESCRIBED AS: INSTALLATION OF A SECURITY FENCE AROUND SITE PERIMETER, UPDATE LANDSCAPE TO REPLACE DEAD TREES / PLANT MATERIALS AND TO ACCOMMODATE SECURITY FENCE, CONSTRUCTION OF A NEW 5-FOOT WIDE PUBLIC SIDEWALK AROUND SITE PERIMETER, ADDITION OF 80 SF SECURITY BOOTH.

THIS AMENDMENT WAS SIGNED AND DATED ON APRIL 4, 2022 AND CONSTRUCTION WAS COMPLETED IN 2022.

LANDSCAPE BUFFER AT ALEXANDER BLVD NE: LANDSCAPE BUFFER AT THIS EDGE IS 18'-4" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB AND CONTAINS BERMS 2' TALL. THIS EXCEEDS THE 10' REQUIRED BUFFER.

LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE WEST SIDE OF THE PROPERTY IS 19'-10" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE BUFFER AT MONTBEL LOOP ON THE EAST SIDE OF THE PROPERTY IS 19'-5" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

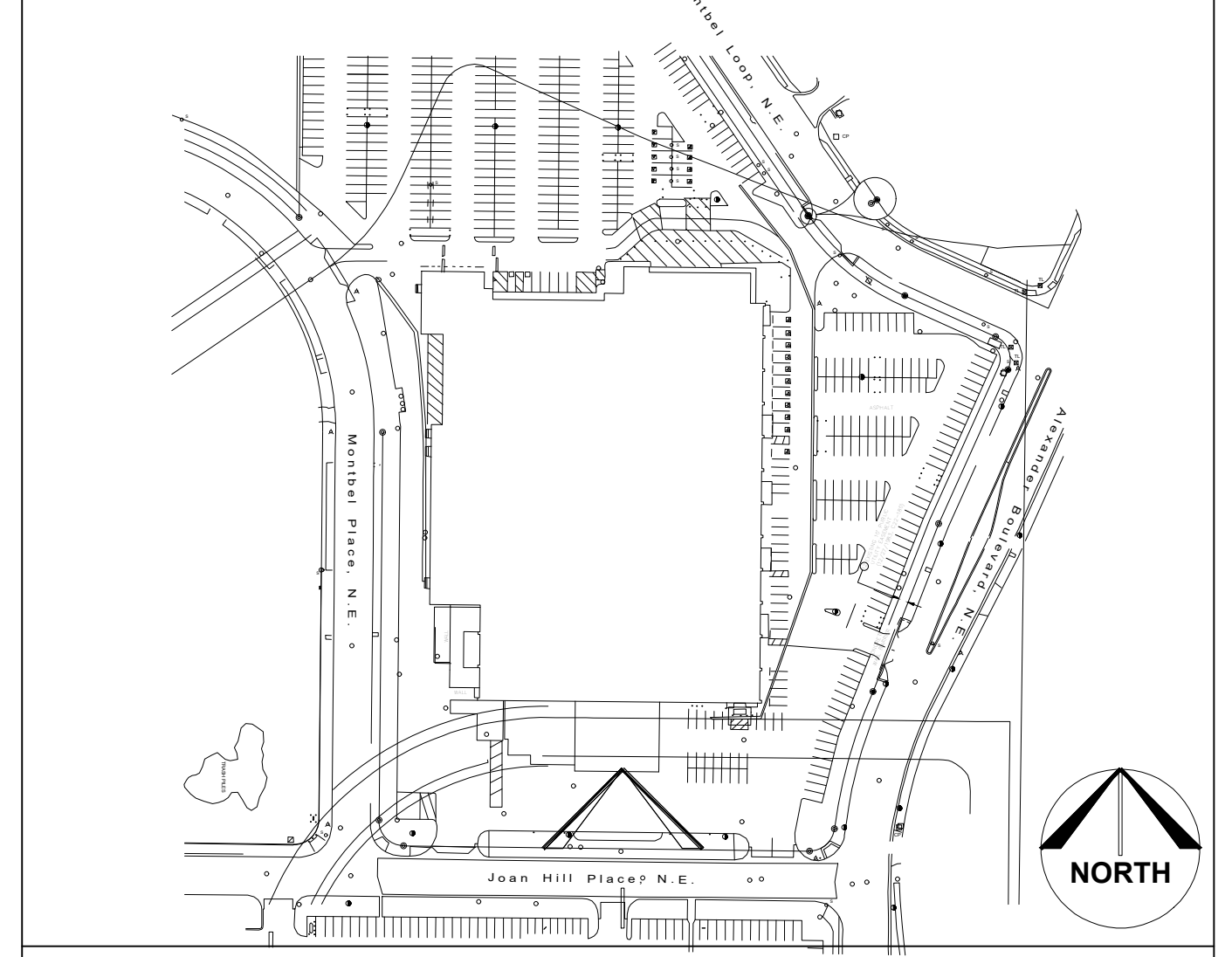
LANDSCAPE BUFFER AT MONTBEL PLACE NE ON THE SOUTH SIDE OF THE PROPERTY IS 20'-8" FROM BACK OF SIDEWALK TO BACK OF PARKING LOT CURB.

LANDSCAPE CALCULATIONS FOR NEW ADDITION	
SITE AREA OF BUILDING ADDITION & SURROUNDING AREA (1.8 AC)	79,066 SF
BUILDING ADDITION FOOTPRINT	280,000 SF
NET LOT	12,066 SF
REQUIRED / PROVIDED LANDSCAPE	2,860 SF (15%) / 8,316 SF (44%)
COVERAGE	
REQUIRED / PROVIDED VEGETATIVE COVER	2,145 SF (75%) / 14,547 SF (508%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	536 SF (25%) / 1,417 SF (67%)
LANDSCAPE CALCULATIONS COMPLETE SITE	
TOTAL SITE AREA (12.1 AC)	526,763 SF
TOTAL BUILDING FOOTPRINT	-178,727 SF
NET LOT	348,036 SF
REQUIRED / PROVIDED LANDSCAPE	52,205 SF (15%) / 62,437 SF (18%)
COVERAGE	
REQUIRED / PROVIDED VEGETATIVE COVER	39,154 SF (75%) / 79,968 SF (151%)
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PARKING LOT TREES	
TOTAL PARKING LOT SPACES FOR FACILITY	371
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (INCLUDING EXISTING)	32/99

EXECUTIVE SUMMARY:

KEYED NOTES:

KEY PLAN:



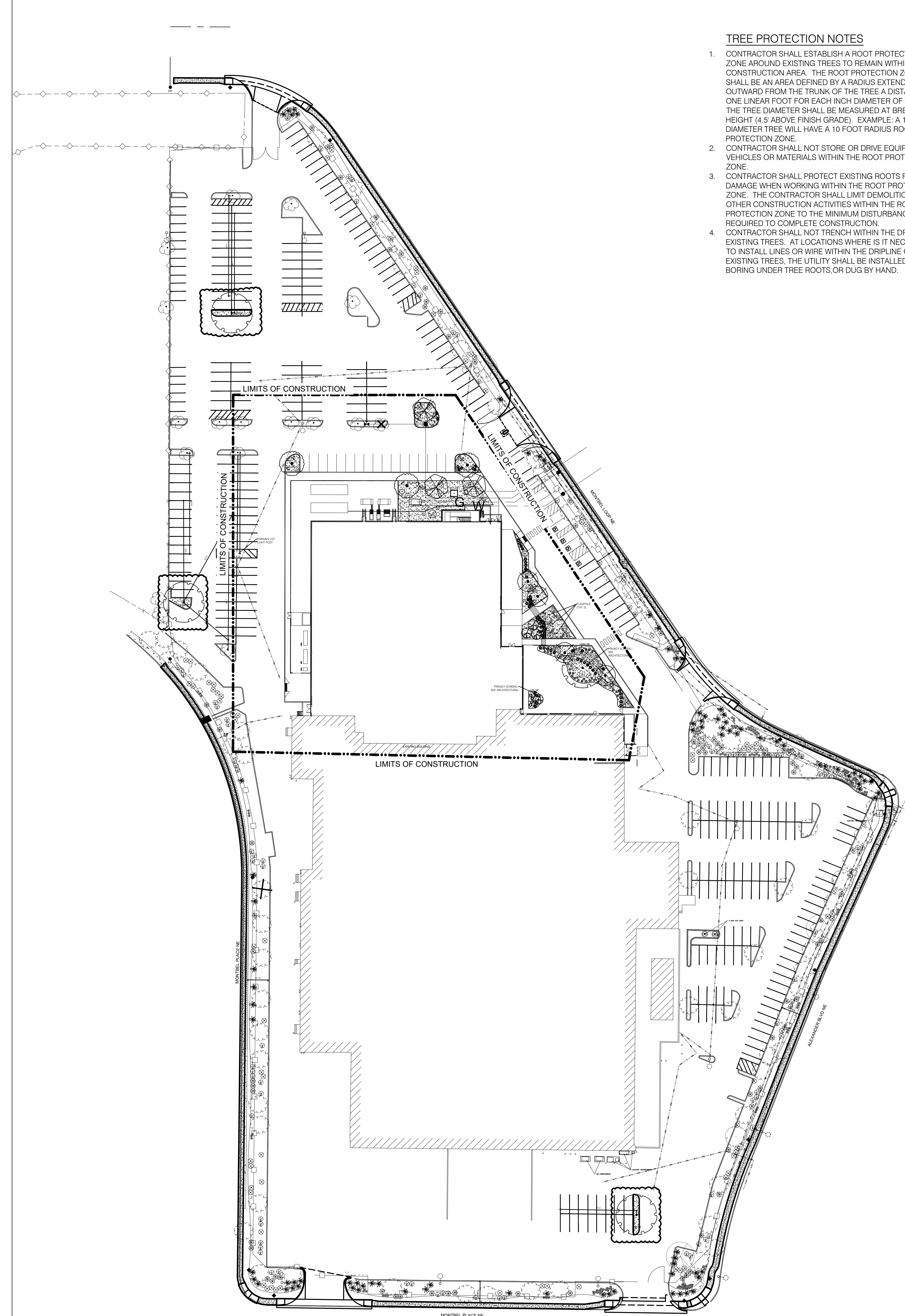
ARCHITECTS/ENGINEERS:
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114

CONSULTANTS:
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 CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 784-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com



PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	01/31/2023	SCALE:	1"=20'-0"	PLLOT:	1:1
DESIGNED / DRAWN:	A 01/31/23	LOCATION:	ISSUED FOR REVIEW	SIZE:	E1
ENGINEER REVIEW:		EQUIPMENT FILE NO.:		curia 4401 ALEXANDER BLVD NE ALBUQUERQUE, NEW MEXICO, 87109 BUILDING 4401 LANDSCAPE PLAN	
DRAWING NUMBER:	LA-4401-1-100				4401



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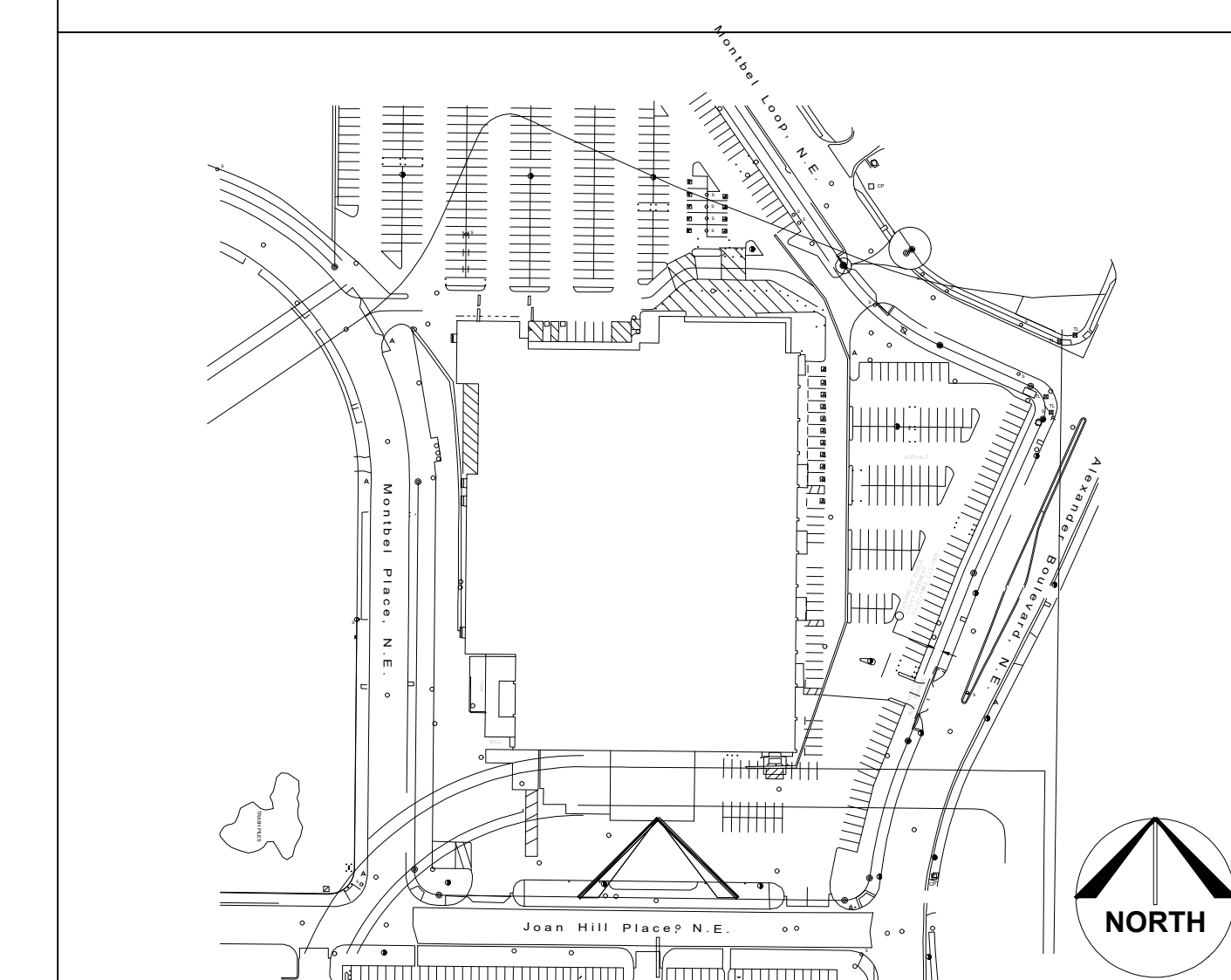
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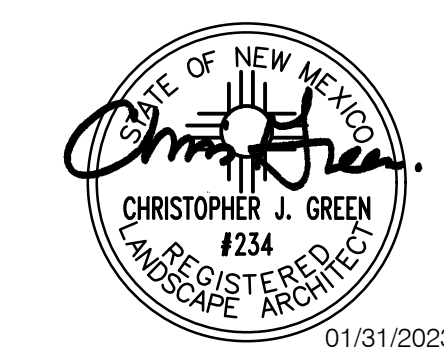
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KEY PLAN:



ARCHITECTS/ENGINEERS: **BURNS MEDONNELL**
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CONSULTANTS: **CONSENSUS PLANNING, INC.**
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e-mail: cp@consensusplanning.com



PRELIMINARY - NOT FOR CONSTRUCTION

DESIGNED / DRAWN:	LOCATION:	ISSUED FOR REVIEW	EB / CG
ENGINEER REVIEW:	EQUIPMENT FILE NO:		

DATE: 01/31/2023 SCALE: 1"=50'-0" PILOT: 1:1

DRAWING NUMBER: LA-4401-1-101 SIZE: E1

curia
4401 ALEXANDER BLVD NE
ALBUQUERQUE, NEW MEXICO, 87109

BUILDING 4401
OVERALL LANDSCAPE PLAN

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC ISSUES THE PROPRIETARY STATEMENT. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROCESS THESE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL NOT BE REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING.

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