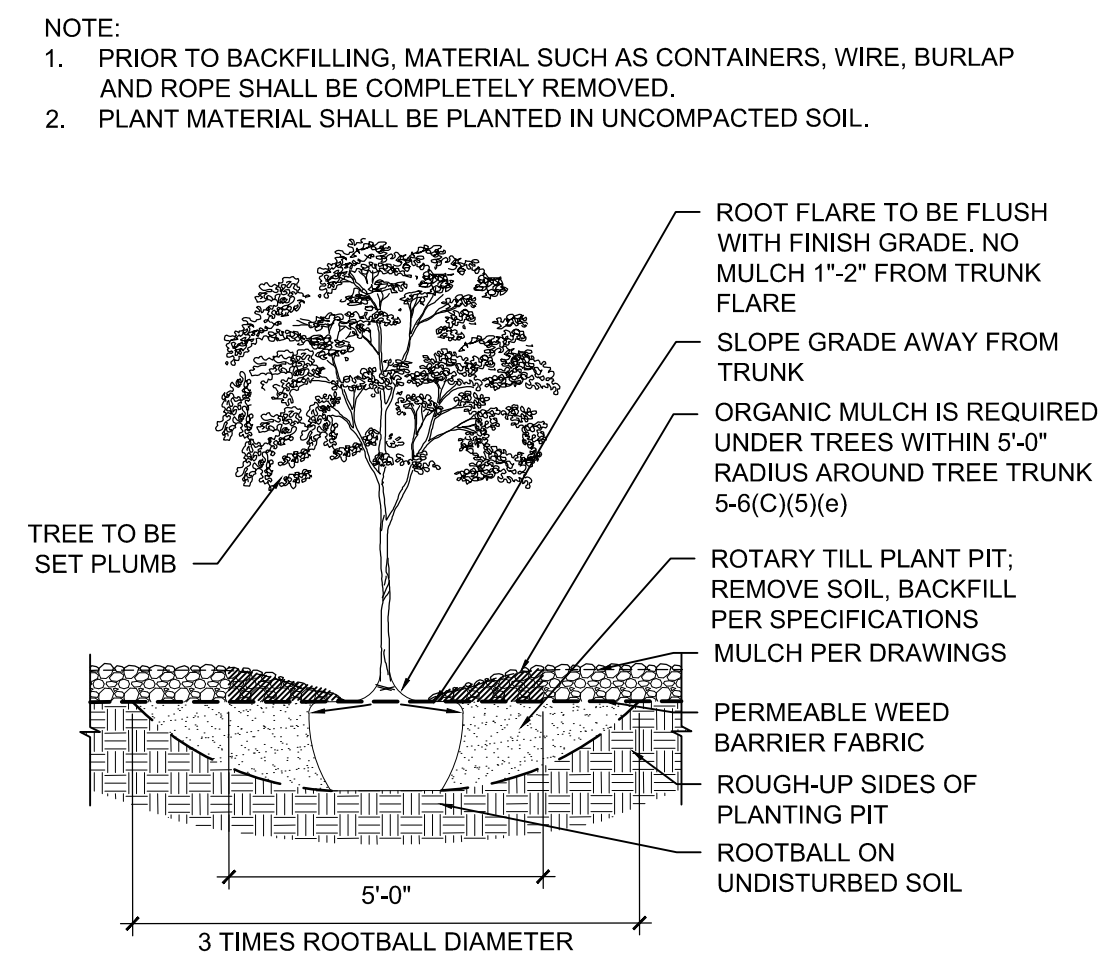


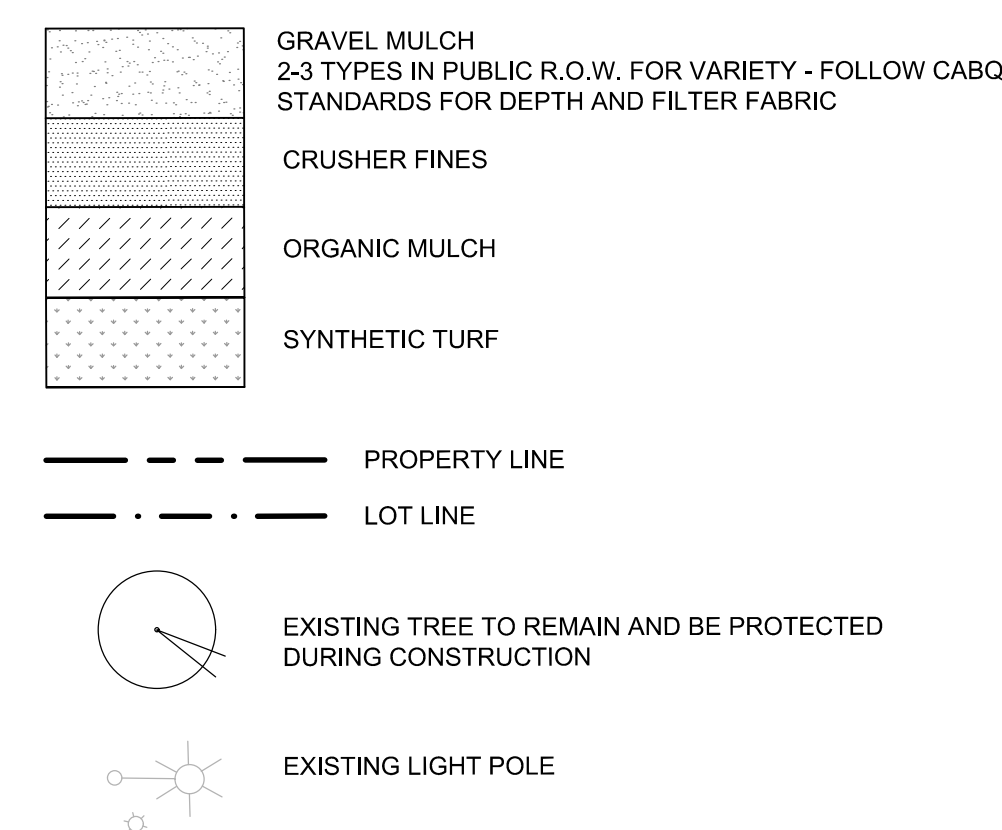
GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE 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.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIP LINE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- PHASING: THE PROPERTY WILL BE DEVELOPED IN TWO PHASES.

TREE PLANTING DETAIL



LEGEND



IRRIGATION NOTES

- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- TWO SEPARATE IRRIGATION SYSTEMS WILL BE DESIGNED FOR LOT 1 AND LOT 2+3.

SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE
- CLEARANCE AROUND ELECTRICAL EQUIPMENT
- PARKING LOT EDGE LANDSCAPE BUFFER ZONE
- REQUIRED: 10' WIDE SIDEWALK ALONG UNSER (+2' EASEMENT, WHERE NECESSARY) PROVIDED: 6' WIDE EXISTING SIDEWALK, 4' WIDE WAIVER REQUESTED.
- EXISTING EASEMENT
- EXISTING PLANTING AND MULCH TO REMAIN
- FUTURE SIDEWALK EXPANSION: KEEP AREA CLEAR OFF LANDSCAPE AND GRADE WITHIN 2% CROSSLOPE.

LANDSCAPE CALCULATIONS - LOT 1 (PHASE 1)

TOTAL LOT AREA = 1.673 ACRES = 72,876 SF
 AREA OF LOT COVERED BY BUILDINGS = 5,200 SF
 NET LOT AREA = 67,676 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 6,768 SF
 PROVIDED LANDSCAPE AREA = 10,158 SF = 15%

REQUIRED TREES: PARKING LOT
 REQUIRED NUMBER OF PARKING LOT TREES = 9 TREES
 TOTAL NUMBER OF PARKING = 94 SPACES
 REQUIRED = 1 TREE / 10 PARKING SPACES
 PROVIDED NUMBER OF PARKING LOT TREES = 10 TREES + 2 EXISTING = 12
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED TREES: WALKWAYS
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS
 REQUIRED WALKWAY TREES = 1
 PROVIDED WALKWAY TREES = 1

REQUIRED VEGETATIVE COVERAGE
 REQUIRED COVERAGE = 7,619 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS
 PROVIDED TOTAL LANDSCAPE COVERAGE = 7,750 SF = 76%
 TREE CANOPY COVERAGE (26 TREES TOTAL) = 5,200 SF = 51%
 OF PROVIDED COVERAGE

GROUND-LEVEL PLANT COVERAGE (85 GROUND COVER PLANTS TOTAL) = 2,550 SF = 25% OF PROVIDED COVERAGE

GROUND COVER MATERIAL
 ROCK MULCH GROUND COVER = 5,053 SF = 50% OF PROVIDED LANDSCAPE AREA
 ORGANIC MULCH GROUND COVER = 5,105 SF = 50% OF PROVIDED LANDSCAPE AREA
 A MAXIMUM OF 50% OF GRAVEL OR CRUSHER FINES IS PERMITTED

PARKING LOT EDGE AT EAST PROPERTY LINE
 REQUIRED PARKING LOT EDGE LANDSCAPE BUFFER: 3 TREES AND 8 SHRUBS
 1 TREE AND 3 SHRUBS PER 25 FEET, MINIMUM 5 FOOT WIDTH WHERE PARKING IS WITHIN 20' OF SIDE LOT LINE
 APPLICABLE LOT LINE - SEE KEYED NOTE 3
 PROVIDED PARKING LOT EDGE LANDSCAPE BUFFER: 3 TREES AND 9 SHRUBS

PARKING LOT INTERIOR 5-6(F)(2)(b)
 AT LEAST 10% OF THE PARKING LOT AREA AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED
 38,250 SF OF PARKING / PROVIDED LANDSCAPE = 3,988 SF = 10.4%

LANDSCAPE EDGE BUFFER AT WEST PROPERTY LINE
 NOT REQUIRED PER 5-6(E)(1)(c) - equivalent of landscape installed within public right-of-way

LANDSCAPE EDGE BUFFER AT NORTH PROPERTY LINE
 NOT REQUIRED PER Table 5-6-4

LANDSCAPE CALCULATIONS - LOT 2 (PHASE 1)

TOTAL LOT AREA = 0.707 ACRES = 30,797 SF
 AREA OF LOT COVERED BY BUILDINGS = 6,000 SF
 NET LOT AREA = 24,797 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 2,480 SF
 PROVIDED LANDSCAPE AREA = 5,702 SF = 23%

REQUIRED TREES: PARKING LOT
 REQUIRED NUMBER OF PARKING LOT TREES = 4 TREES
 TOTAL NUMBER OF PARKING = 38 SPACES
 REQUIRED = 1 TREE / 10 PARKING SPACES
 PROVIDED NUMBER OF PARKING LOT TREES = 4 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED TREES: WALKWAYS
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS
 REQUIRED WALKWAY TREES = 3
 PROVIDED WALKWAY TREES = 3

REQUIRED VEGETATIVE COVERAGE
 REQUIRED COVERAGE = 4,277 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS
 PROVIDED TOTAL LANDSCAPE COVERAGE = 4,380 SF = 77%
 TREE CANOPY COVERAGE (12 TREES TOTAL) = 2,400 SF = 42% OF PROVIDED COVERAGE

GROUND-LEVEL PLANT COVERAGE (66 GROUND COVER PLANTS TOTAL) = 1,980 SF = 35% OF PROVIDED COVERAGE

GROUND COVER MATERIAL
 ROCK MULCH GROUND COVER = 2,812 SF = 49% OF PROVIDED LANDSCAPE AREA
 ORGANIC MULCH GROUND COVER = 2,890 SF = 51% OF PROVIDED LANDSCAPE AREA
 A MAXIMUM OF 50% OF GRAVEL OR CRUSHER FINES IS PERMITTED

PARKING LOT INTERIOR 5-6(F)(2)(b)
 AT LEAST 5% OF THE PARKING LOT AREA AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED
 13,140 SF OF PARKING / PROVIDED LANDSCAPE = 1,080 SF = 8.2%

LANDSCAPE CALCULATIONS - LOT 3 (PHASE 2)

TOTAL LOT AREA = 0.756 ACRES = 33,931 SF
 AREA OF LOT COVERED BY BUILDINGS = 4,350 SF
 NET LOT AREA = 29,581 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 2,958 SF
 PROVIDED LANDSCAPE AREA = 5,070 SF = 17%

REQUIRED TREES: PARKING LOT
 REQUIRED NUMBER OF PARKING LOT TREES = 4 TREES
 TOTAL NUMBER OF PARKING = 38 SPACES
 REQUIRED = 1 TREE / 10 PARKING SPACES
 PROVIDED NUMBER OF PARKING LOT TREES = 4 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED TREES: WALKWAYS
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS
 REQUIRED WALKWAY TREES = 9
 PROVIDED WALKWAY TREES = 9

REQUIRED VEGETATIVE COVERAGE
 REQUIRED COVERAGE = 3,803 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS
 PROVIDED TOTAL LANDSCAPE COVERAGE = 5,070 SF = 95%
 TREE CANOPY COVERAGE (15 TREES TOTAL) = 3,000 SF = 56% OF PROVIDED COVERAGE

GROUND-LEVEL PLANT COVERAGE (69 GROUND COVER PLANTS TOTAL) = 2,070 SF = 39% OF PROVIDED COVERAGE

GROUND COVER MATERIAL
 ROCK MULCH GROUND COVER = 2,650 SF = 50% OF PROVIDED LANDSCAPE AREA
 ORGANIC MULCH GROUND COVER = 2,686 SF = 50% OF PROVIDED LANDSCAPE AREA
 A MAXIMUM OF 50% OF GRAVEL OR CRUSHER FINES IS PERMITTED

PARKING LOT INTERIOR 5-6(F)(2)(b)
 AT LEAST 5% OF THE PARKING LOT AREA AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED
 14,440 SF OF PARKING / PROVIDED LANDSCAPE = 864 SF = 6%

PLANT LEGEND

TREES	COMMON NAME
○	DESERT WILLOW
○	OKLAHOMA REDBUD
○	NEW MEXICO OLIVE
○	CHINESE PISTACHE
○	THORNLESS HONEY LOCUST
○	EMERALD SUNSHINE ELM
○	SENSATION BOX ELDER MAPLE
○	FRONTIER ELM
○	GAMBEL OAK, OKLAHOMA REDBUD
SHRUBS	COMMON NAME
○	TURPENTINE BUSH
○	THOMPSON BROOM
○	LAVENDER
○	LENA BROOM
○	AUTUMN AMBER SUMAC
○	CREeping ROSEMARY
○	FURMAN'S RED SALVIA
○	ULTRA VIOLET SAGE
DESERT ACCENTS	COMMON NAME
○	RED YUCCA
○	BEARGRASS
○	SPINELESS PRICKLY PEAR
○	ECHINOCEREUS
○	NEW MEXICO AGAVE
○	BANANA YUCCA
○	SOFT-LEAF YUCCA
○	TWISTED LEAF YUCCA
GRASSES	COMMON NAME
○	'BLONDE AMBITION' BLUE GRAMA
○	MEXICAN FEATHER GRASS
○	EL TORO MUHLY GRASS
○	LINDHEIMER'S MUHLY GRASS
○	DEER GRASS
○	MOSSROCK BOULDER

PUBLIC R.O.W. LANDSCAPE

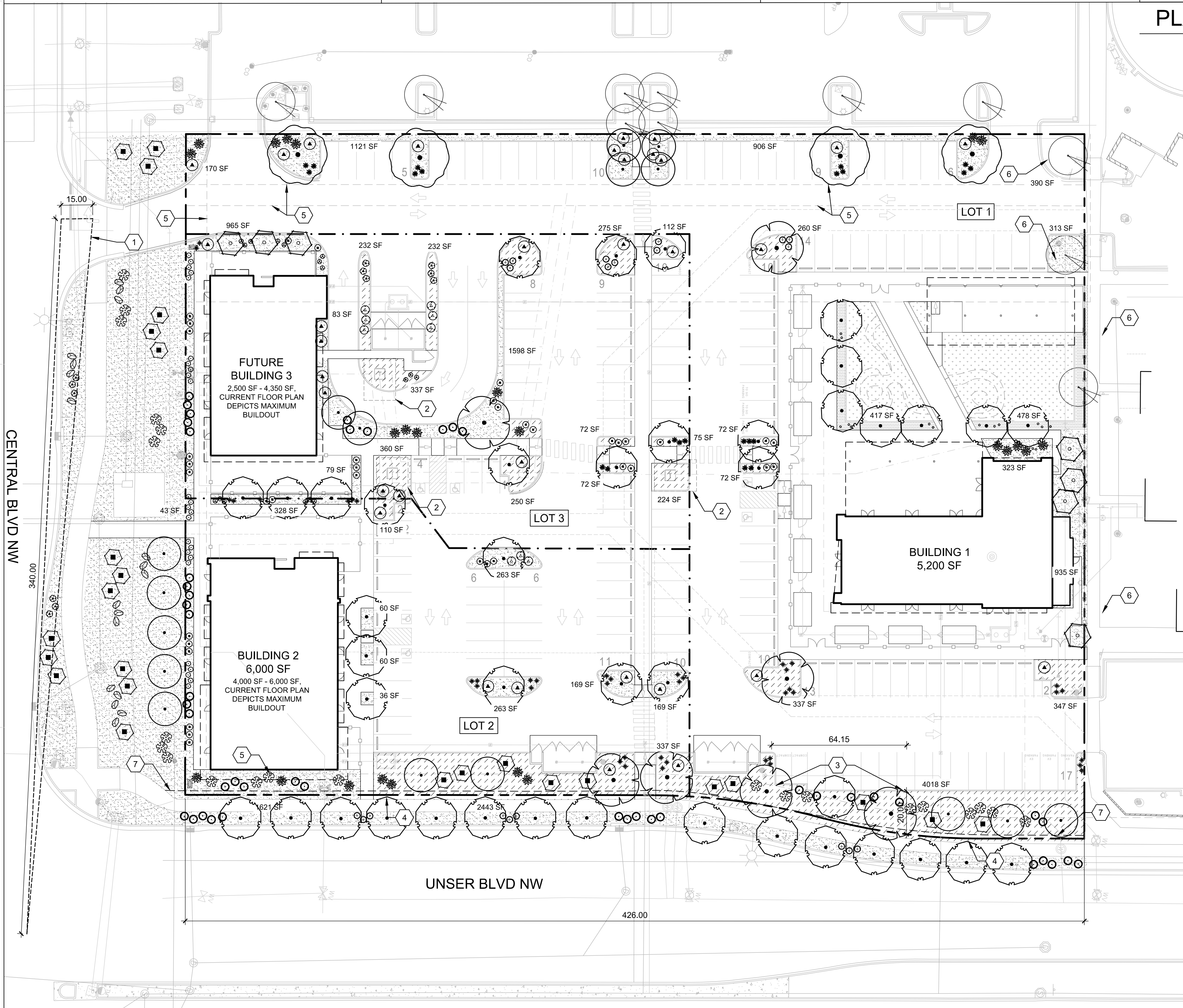
MAINTENANCE: LANDSCAPE AND IRRIGATION INSTALLED WITHIN PUBLIC R.O.W. SHALL BE MAINTAINED BY PROPERTY OWNER.

ALONG CENTRAL AVE
 STREET TREES ARE PLACED ONLY WHERE POSSIBLE WITHOUT INTERFERING WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES. ROCK MULCH WILL BE DESIGNED WITH 2-3 TYPES OF COLOR/SIZE TO PROVIDE VISUAL INTEREST AND VARIETY.

PROVIDED PLANTING WILL BE IRRIGATED BY AUTOMATED IRRIGATION SYSTEM AS DESIGNED FOR REST OF THE PROPERTY WITH A SEPARATE VALVE ZONE (PLANTING IS DESIGNED AS NATIVE/DROUGHT-TOLERANT TO THRIVE WITHOUT NEED OF SUPPLEMENTAL IRRIGATION AFTER ESTABLISHED)

ALONG UNSER BLVD
 LENGTH OF PROPERTY LINE ABUTTING ROADWAY = 426'
 REQUIRED STREET TREES PLACED AT 25' O.C. = 17
 PROVIDED STREET TREES = 17
 15 PLACED WITHIN BACK OF CURB AND SIDEWALK AND 2 WITHIN 25' FROM BACK OF CURB DUE TO UTILITY CONFLICTS

PROVIDED PLANTING WILL BE IRRIGATED BY AUTOMATED IRRIGATION SYSTEM AS DESIGNED FOR REST OF THE PROPERTY.



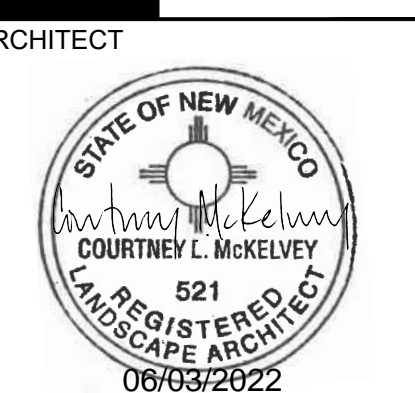
LANDSCAPE PLAN

A1

1" = 30'-0"

0 30' 60'

DEKKER PERICH SABATINI



ARCHITECT

NOT FOR CONSTRUCTION

ENGINEER

PROJECT

NUEVO ATRISCO
 201 Unser Blvd NW
 Albuquerque, NM 87121

REVISIONS

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△	
△	
△	

DRAWN BY	JD, TC
REVIEWED BY	CM
DATE	06.03.2022
PROJECT NO.	19-0059.002
DRAWING NAME	

LANDSCAPE PLAN

SHEET NO.

SDP2.1