

GENERAL LANDSCAPE NOTES

IRRIGATION  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

THE 6' CARRIAGE STRIP ALONG THE 12TH STREET FRONTAGE, WAS PLANTED AT THE TIME OF THE 12TH STREET IMPROVEMENTS, AN IRRIGATION SYSTEM WAS INSTALLED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

THE MENAUL BOULEVARD FRONTAGE AND A PORTION OF THE 12TH STREET FRONTAGE WILL BE PLANTED AS PART OF THE 12TH STREET & MENAUL IMPROVEMENTS AND WILL BE IRRIGATED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

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

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 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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.

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA (5.79 AC.):	252,300 SF
BUILDING AREA (D, E, & F):	- 21,000 SF
APPROXIMATE FUTURE BUILDING AREA (G & H):	- 25,491 SF
NET AREA	205,809 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	
PROVIDED LANDSCAPE AREA	30,871 SF
PROPOSED LANDSCAPE	20,124 SF
APPROXIMATE PHASE II LANDSCAPE	18,750 SF
EXISTING PLAZA LANDSCAPE	+13,500 SF
TOTAL	52,374 SF (25%)

LANDSCAPE LIVE VEGETATIVE COVERAGE  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

PHASE 1 LANDSCAPE AREA	20,124 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	134,008 SF (662%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	16,920 SF (89%)

THE PHASE II LANDSCAPE AREAS WILL ALSO MEET THE 75% LIVE VEGETATIVE MATERIAL COVERAGE AND 25% GROUND-LEVEL COVERAGE REQUIREMENTS.

PARKING LOT AREA  
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

RETAIL CENTER IS PROVIDING 199 PARKING SPACES.	
TOTAL PARKING LOT AREA:	81,230 SF
PROVIDED LANDSCAPE AREA:	13,648 SF (17%)

PARKING LOT TREES  
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

RETAIL CENTER IS PROVIDING 199 PARKING SPACES.  
PARKING LOT TREES REQUIRED: 19  
PARKING LOT TREES PROVIDED: 29

STREET TREES  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG THE 12TH STREET AND MENAUL BOULEVARD AT THE TIME OF THE PROPOSED STREET IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

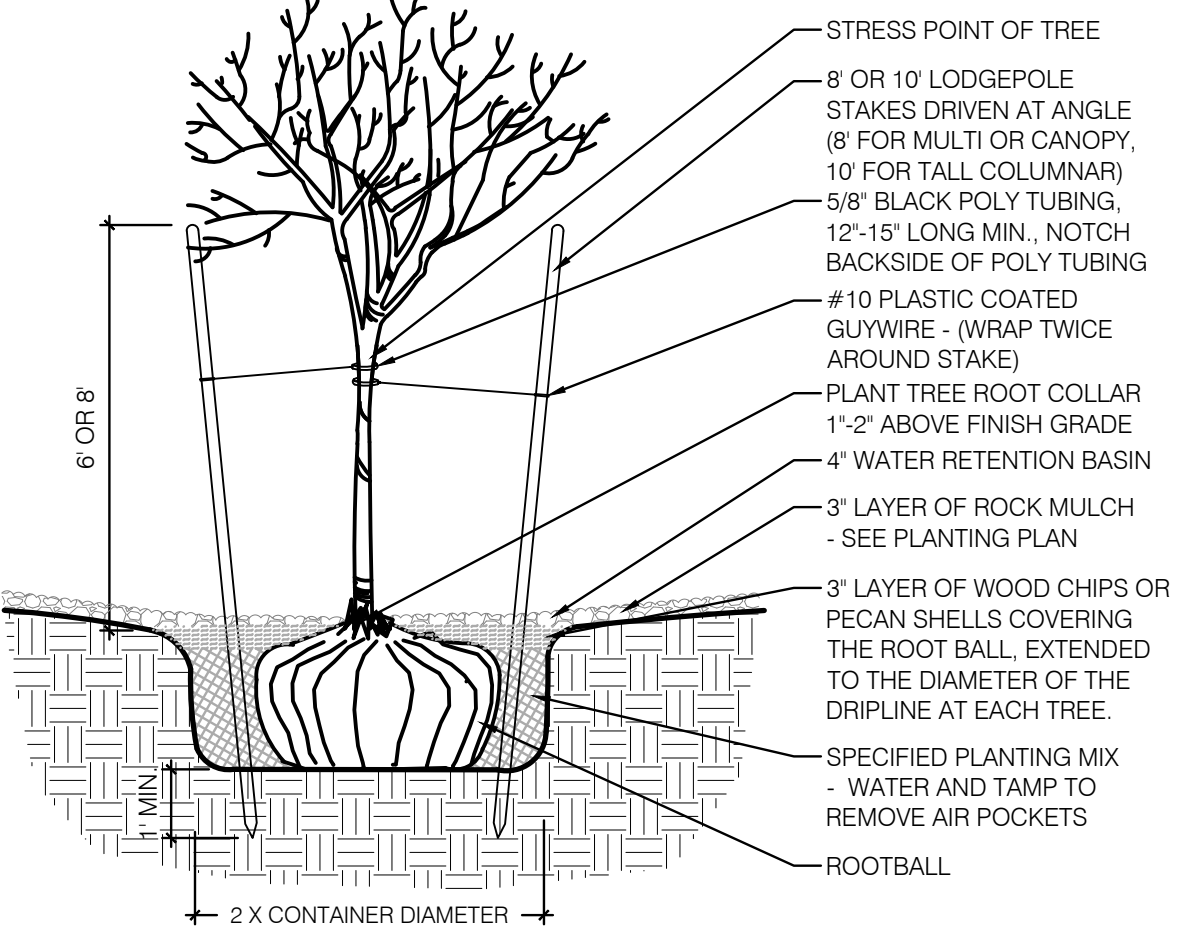
PHASING  
PHASE I TO INCLUDE ALL PLANTINGS, GRAVEL MULCH AND IRRIGATION INDICATED IN PHASE I AREA. PHASE I TO ALSO INCLUDE ALL IRRIGATION EQUIPMENT WITH STUBOUTS FOR ALL FUTURE PHASES.

PHASE II TO INCLUDE ALL PLANTINGS AND GRAVEL MULCH IN FUTURE LANDSCAPE AREAS TO BE DETERMINED.

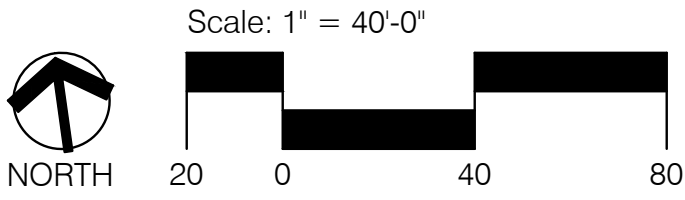
PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	MATURE SIZE
<b>TREES</b>				
10	⊙	EXISTING TREE TO REMAIN		
17	⊙	EXISTING GRAVEL MULCH TO REMAIN		
10	⊕	FORESTIERIA NEOMEXICANA (M) NEW MEXICO PRIVET	15-GAL	15' HT X 10' SPR.
17	⊕	FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2" B&B	45' HT. X 35' SPR.
7	⊕	GLEDITSIA TRIACANTHOS 'SKYLINE' (M+) SKYLINE HONEYLOCUST	2" B&B	40' HT. X 30' SPR.
14	⊕	KOELREUTERIA PANICULATA (M) GOLDEN RAIN TREE	2" B&B	25' HT X 25' SPR.
14	⊕	ULMUS PARVIFOLIA 'ALLEE II' (M) ALLEE LACEBARK ELM	2" B&B	45' HT X 35' SPR.
<b>SHRUBS/GROUNDCOVERS</b>				
35	⊗	CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' HT. X 3' SPR.
39	⊗	CHRYSOTHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	4' HT. X 4' SPR.
25	⊗	FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	4' HT. X 4' SPR.
22	⊗	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	8' HT. X 8' SPR.
87	⊗	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	3' HT. X 3' SPR.
58	⊕	SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	1-GAL.	3' HT. X 3' SPR.
37	⊗	JUNIPERUS SABINA 'BUFFALO' (L+) BUFFALO JUNIPER	5-GAL.	2' HT. X 5' SPR.
40	⊗	RHUS TRILOBATA 'AUTUMN AMBER' (L+) CREEPING THREE LEAF SUMAC	5-GAL.	2' HT. X 5' SPR.
<b>ACCENTS</b>				
150	⊗	CALAMAGROSTIS A. 'KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.
35	⊗	HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' HT. X 3' SPR.
<b>LANDSCAPE BOULDERS AND GRAVEL MULCH</b>				
42	⊗	MOSS ROCK BOULDERS (3'x3' MIN)		
11,798 SF	■	3/4" TAMPICO GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC)		
9,636 SF	■	1'-4" AMARETTO BROWN ROCK MULCH (6" DEPTH OVER FILTER FABRIC)		

- NOTES:  
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.  
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.  
C. REMOVE ROPE/ METAL BASKET AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL  
SCALE: N.T.S.



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CONSULTANTS

CONSensus PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

Architect Engineer

AVANYU RETAIL

2400 12TH STREET  
ALBUQUERQUE, NM 87104

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRB	
PROJECT NUMBER:	1836	
FILE:		
DRAWN BY:	SC	
CHECKED BY:	CG	
DATE:	11/8/19	

SHEET TITLE

LANDSCAPE PLAN