

**GENERAL SHEET NOTES**

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLIN-RELATED REGULATIONS, AND STREET TREE REGULATIONS.
- THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION. THE PROPERTY OWNER ACKNOWLEDGES THAT APPROVED LANDSCAPING AND TREES IN THE RIGHT-OF-WAY MAY BE REMOVED WITHOUT COMPENSATION.
- LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR ALL PLANT MATERIALS.
- WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL ACHIEVE 75% VEGETATIVE COVERAGE AT MATURITY. GROUND LEVEL PLANTS SHALL ACHIEVE 30% VEGETATIVE COVERAGE AT MATURITY.
- TREES ARE NOT REQUIRED TO BE STAKED, BUT TREES THAT BLOW OVER, SETTLE OR TIP WILL BE REQUIRED TO BE REPLACED OR RESET BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 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.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ALL 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.
- LANDSCAPE MULCH AREAS ADJACENT TO SIDEWALKS SHALL BE A MAXIMUM OF 1/2" BELOW ADJACENT SIDEWALK GRADE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

**SHEET KEYED NOTES**

- EXISTING TREE TO REMAIN. SEE A4/LP101.
- EXISTING MARQUEE SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING PUBLIC INFRASTRUCTURE TO RETAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING RETAINING WALL AND GUARDRAIL.
- PROPOSED PARKING SCREENING WALL.
- EXISTING UTILITY EASEMENT
- CLEAR SIGHT TRIANGLE. SEE NOTE O.

**LEGEND**

- EXISTING DECIDUOUS TREES TO REMAIN. SEE A4/LP101.
- EXISTING EVERGREEN TREES TO REMAIN. SEE A4/LP101.
- PROPERTY LINE

**PARKING SCREENING NOTES**

PARKING SCREENING ALONG WINROCK LOOP ROAD NORTH:  
ACCOMPLISHED WITH 3'-4" CMU WALLS IN FRONT OF PARKING

PARKING BUFFER ALONG LOUISIANA BOULEVARD:  
ACCOMPLISHED WITH THE EXISTING 8'-0" RETAINING WALL FROM SOUTH AND LANDSCAPE BUFFER ON NORTHWEST CORNER.

**LANDSCAPE CALCULATIONS**

GROSS LOT AREA = 1.47 AC = 64,091 SF  
AREA OF LOT COVERED BY BUILDINGS = 17,100 SF  
NET LOT AREA = 46,991 SF

REQUIRED LANDSCAPE  
REQUIRED LANDSCAPE AREA = 4,699 SF (10% OF NET LOT AREA)  
PROVIDED LANDSCAPE AREA = 5,896 SF (12.5% OF NET LOT AREA)

REQUIRED TREES  
TREES PER PARKING SPACES: REQUIRED = 1 TREE / 6 PARKING SPACES  
TOTAL NUMBER OF PARKING = 99 SPACES  
REQUIRED NUMBER OF PARKING LOT TREES = 17 TREES  
PROVIDED NUMBER OF PARKING LOT TREES = 10 TREES (including existing trees to remain)  
REQUIRED STREET TREES = 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE  
STREET TREES =  
LOUISIANANA BOULEVARD FRONTAGE = 268'  
REQUIRED / PROVIDED STREET TREES = 9 / 1  
AMERICAS PARKWAY FRONTAGE = 193'  
REQUIRED / PROVIDED STREET TREES = 6 / 3

EXISTING TREE CREDITS  
• 2 EXISTING PINES AT 8" CALIPER = 4 TREES  
• 1 TREE AT 12" CALIPER = 4 TREES  
• 1 TREE AT 4" CALIPER = 1 TREE  
• TOTAL NUMBER OF EXISTING TREES CREDITED = 9 TREES

REQUIRED VEGETATIVE COVERAGE  
TOTAL VEGETATIVE COVER REQUIRED = 3,524 SF (75% OF LANDSCAPE AREA)  
TOTAL VEGETATIVE COVER PROVIDED = 8,620 SF (146% OF LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 1,249 SF (25% OF LANDSCAPE AREA)  
TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 1,316 SF (28% OF LANDSCAPE AREA)

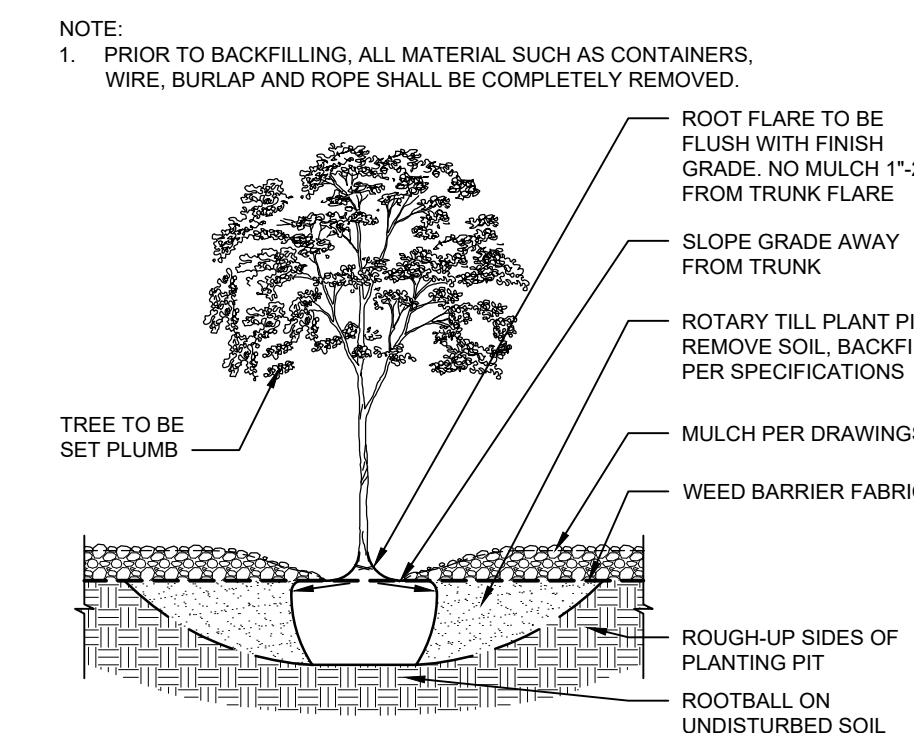
ROCK MULCH COVERAGE  
TOTAL ROCK MULCH COVER ALLOWED = 3,524 SF (75% OF LANDSCAPE AREA)  
TOTAL ROCK MULCH COVER PROVIDED = 2,968 SF (46% OF LANDSCAPE AREA)

**PLANT SCHEDULE**

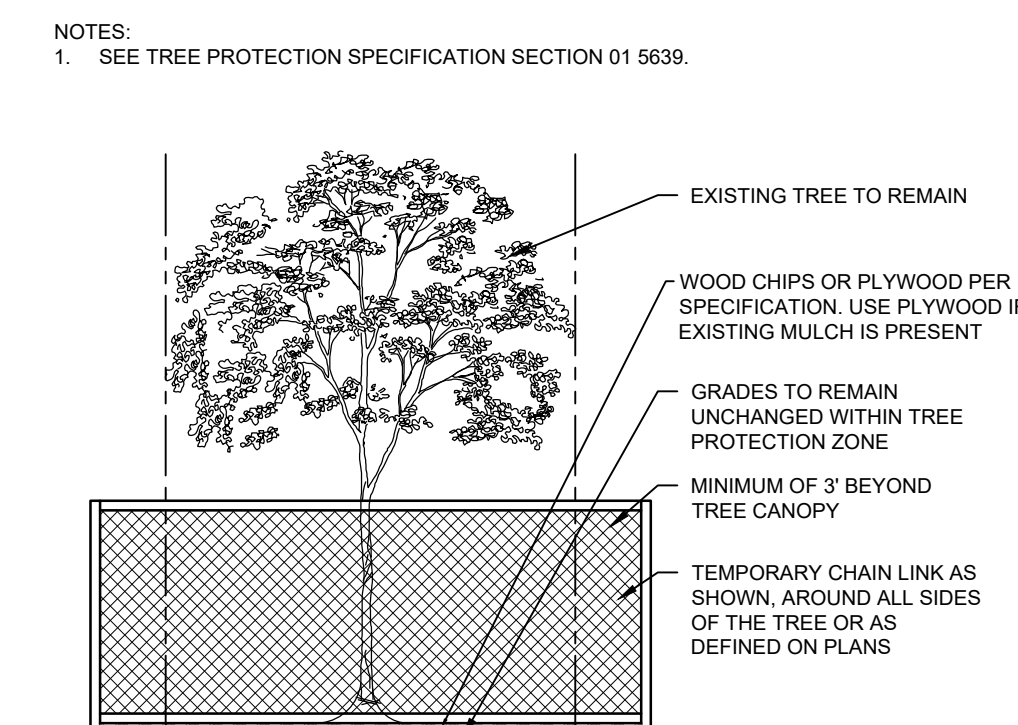
TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	DESERT WILLOW
	6	FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE ASH
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	10	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
	25	CISTUS X PURPUREUS	PURPLE ROCK ROSE
	4	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET
	40	PRUNUS BESSEYI	SAND CHERRY
	19	SALVIA GREGGII 'ULTRA VIOLET'	ULTRA VIOLET SAGE
ACCENT/GRASSES	QTY	BOTANICAL NAME	COMMON NAME
	20	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
	18	DASYLIRION WHEELERI	DESERT SPOON
	3	NOLINA MICROCARPA	BEARGRASS
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
	26	NEPETA 'WALKER'S LOW'	WALKERS LOW CATMINT

**LEGEND**

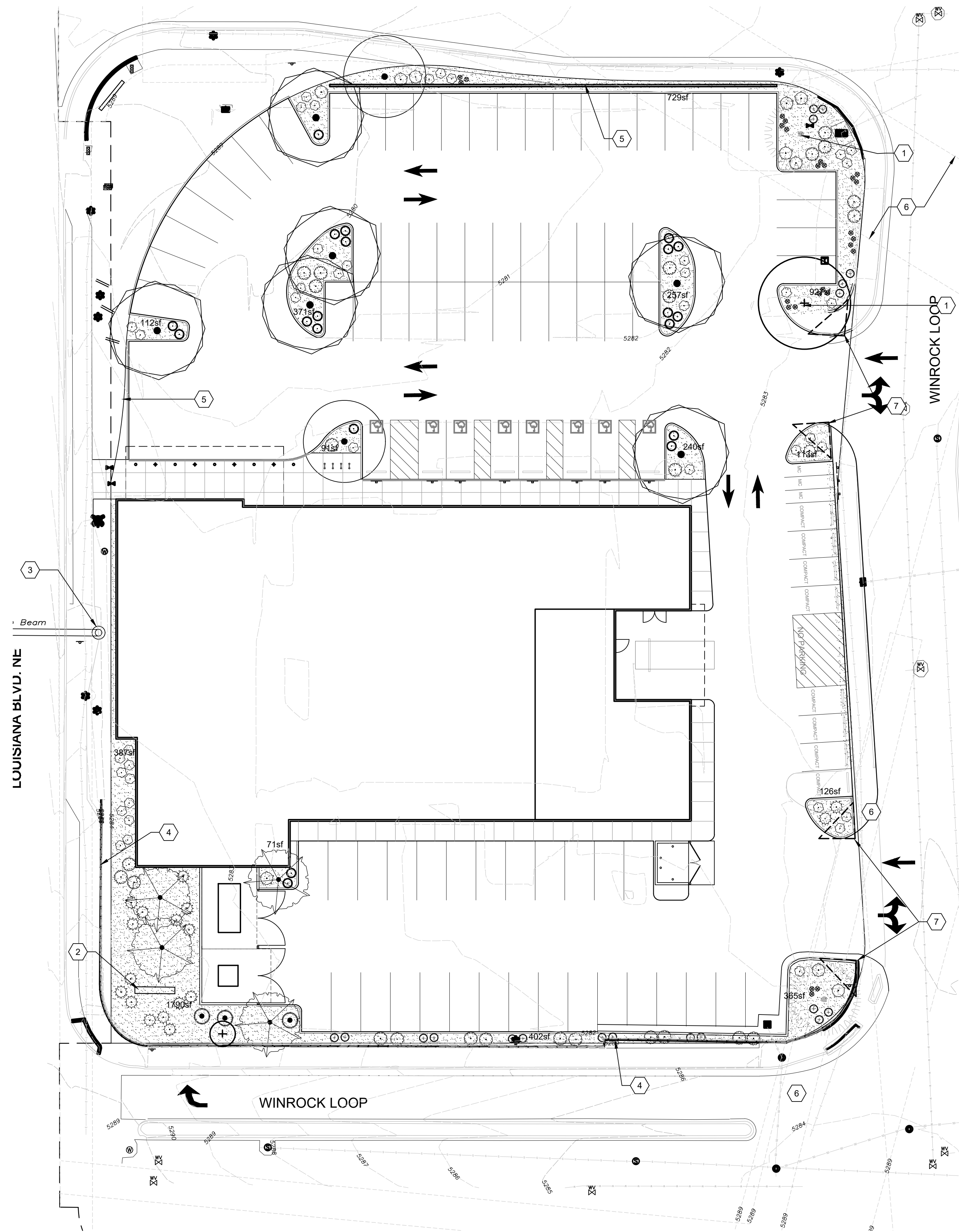
- 3" DEPTH ROCK MULCH WITH FILTER FABRIC
- 3" DEPTH ORGANIC MULCH WITH FILTER FABRIC



**B4 TREE IN PLANTING BED**  
3/4" = 1'-0"



**A4 TREE PROTECTION**  
N.T.S.



**A1 LANDSCAPE PLAN**  
1" = 20'-0"