

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.				
	ACER X FREEMANII 'SIENNA' SIENNA GLEN MAPLE	2" CAL B&B	50.00	35.00		CHIOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	25 GAL	20.00 20.00
	CERCIS RENIFORMIS OKLAHOMA REDBUD	2" CAL MULTI+TRUNK	25.00	25.00		COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	1 GAL	0.75 6.00
	FRAXINUS OXYCARPA 'RAYWOOD' TM RAYWOOD ASH	2" CAL B&B	35.00	25.00		GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD WOODWAXEN	5 GAL	3.00 4.00
	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL B&B	45.00	40.00		HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON	5 GAL	6.00 6.00
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL B&B	45.00	35.00		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL	1.50 8.00
	JUNIPERUS SCOPULORUM - FEMALE VAR. ROCKY MOUNTAIN JUNIPER	25 GAL	25.00	15.00		JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER	5 GAL	3.50 8.00
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL B&B	25.00	25.00		JUNIPERUS X PFITZERIANA 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	4.00 6.00
	MALUS X 'ROBINSON' ROBINSON CRAB APPLE	2" CAL B&B	25.00	25.00		LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE	5 GAL	12.00 6.00
	PINUS EDULIS PINON PINE	25 GAL	30.00	25.00		PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	5.00 5.00
	PINUS NIGRA AUSTRIAN BLACK PINE	15 GAL	60.00	40.00		PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	5 GAL	2.00 6.00
	PLATANUS WRIGHTII ARIZONA SYCAMORE	2" CAL B&B	50.00	40.00		RHAMPHOLERA INDICA 'PINKIE' 'PINKIE' INDIAN HAWTHORNE	5 GAL	3.00 4.00
	SOPHORA JAPONICA 'REGENT' JAPANESE PAGODA TREE	2" CAL B&B	50.00	45.00		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	3.00 8.00
	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM	2" CAL B&B	45.00	35.00		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GAL	1.00 6.00
	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL B&B	35.00	30.00		ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	5 GAL	6.00 6.00
SHRUBS	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.				
	AMORPHA CANESCENS LEADPLANT	5 GAL	3.00	3.00		SANTOLINA CHAMAECYPARISSUS GREY LAVENDER COTTON	1 GAL	2.00 3.00
	BUDDLEJIA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	5 GAL	7.00	5.00		SPARTIUM JUNCUM SPANISH BROOM	5 GAL	10.00 8.00

DESERT ACCENTS	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	5.00	3.00
	NOLINA MICROCARPA BEARGRASS	5 GAL	6.00	5.00
	OPUNTIA BASILARIS BEAVERTAIL PRICKLEPEAR	5 GAL	1.50	6.00
	OPUNTIA MACRORHIZA PLAINS PRICKLY PEAR	5 GAL	1.00	3.00
	OPUNTIA SANTA-RITA 'TUBAC' SANTA RITA PRICKLYPEAR	5 GAL	6.00	6.00
GRASSES	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	BOULELUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER REED GRASS	5 GAL	4.00	2.5
	MISCANTHUS 'PURPURASCENS' FLAME GRASS	5 GAL	5.00	3.00
	MUHLENBERGIA EMERSONI EL TORO EL TORO MULLY GRASS	5 GAL	3.00	3.00
	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50
	SPOROBOLUS WRIGHTII 'LOS LUNAS' LOS LUNAS GIANT SACATON	5 GAL	10.00	6.00
PERENNIALS	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	ACHILLEA MILLEFOLIUM 'SANGRIA' SANGRIA YARROW	1 GAL	2.00	3.00
	GAURA LINDHEIMERI 'GYSER WHITE' GYSER WHITE GAURA	1 GAL	2.50	3.00
	LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER	1 GAL	3.00	3.00
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED SALVIA	1 GAL	2.50	3.00

ALTERNATIVE LANDSCAPE PLAN

THE SIGNIFICANT EXISTING PLANT MATERIAL ON THE SITE CREATES A UNIQUE OPPORTUNITY FOR THE LANDSCAPE DESIGN OF THIS PROJECT. BECAUSE LARGE SWATHS OF THE SITE ARE CURRENTLY STABILIZED AND THRIVING WITH A MIX OF HARDY GRASSES, SHRUBS, AND TREES, THIS ALTERNATIVE LANDSCAPE PLAN HAS BEEN DEVELOPED TO PROTECT ESTABLISHED HABITAT, WHILE REDUCING THE AMOUNT OF NEW PLANTING REQUIRED. THE AREAS THAT ARE CURRENTLY COVERED WITH VEGETATIVE MATERIAL HAVE BEEN CREDITED TOWARDS SOME OF THE SITE BUFFERING REQUIREMENTS AS WELL AS OVERALL SITE VEGETATIVE COVERAGE CALCULATIONS. EXISTING MATURE TREES HAVE BEEN USED TO OFFSET THE REQUIRED NUMBER OF STREET TREES ALONG SAN MATEO AND JEFFERSON.

DRB SIGNATURES

PROJECT NO.
APPLICATION NO.
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
(YES / NO, IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN APPROVAL:
PLANNING DIRECTOR, OR DESIGNEE
DATE:

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.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: DISTURBED LANDSCAPE AREAS ARE OR SHALL BE COVERED WITH TURF OR VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH NEW TREE ROOTBALL AREA (DRILLPIE).
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDC.
- 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 MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING PLANT MATERIAL TO BE PRESERVED ON THE PROPERTY IS SHOWN, AND PLANT MATERIALS CREDITED TOWARDS STREET TREE REQUIREMENTS, PARKING LOT TREE REQUIREMENTS, AND VEGETATIVE COVERAGE IS SHOWN ILLUSTRATIVELY ON THE ENLARGED PLANS AND QUANTIFIED IN THE LANDSCAPE CALCULATIONS.
- SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.

IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH CITY OF ALBUQUERQUE REQUIREMENTS, REGULATIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALLOWABLE STAGINGS AREAS DURING CONSTRUCTION.
- THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED WITH, PROGRAMMABLE SETTINGS, IRRIGATION SMART CONTROLLER AND RAIN/FREEZE SENSORS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND ESTABLISHMENT. CONTRACTOR SHALL ADJUST RUN TIMES ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
- CONTRACTOR SHALL INSTALL IRRIGATION FOR DESERT ACCENT PLANTS ON SEPARATE ZONES FROM OTHER PLANT MATERIALS TO AVOID OVER-WATERING.
- IRRIGATION POINT OF CONNECTION COMPONENTS TO THE CITY WATER SHALL BE WITHIN THE PROPERTY BOUNDARY. THE IRRIGATION POINT OF CONNECTION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE BACKFLOW PREVENTION DEVICE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE PRECISE LOCATIONS OF IRRIGATION POINT OF CONNECTION, IRRIGATION CONTROLLER, BACKFLOW PREVENTION DEVICE AND OTHER IRRIGATION EQUIPMENT WITH THE OWNER, CIVIL, AND ELECTRICAL.
- CONTRACTOR SHALL PROTECT THE EXISTING IRRIGATION SYSTEM TO ENSURE THAT REMAINING PLANT MATERIAL CONTINUE RECEIVING IRRIGATION DURING CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY MODIFY THE EXISTING IRRIGATION SYSTEM TO ASSURE CONTINUED IRRIGATION TO EXISTING PLANT MATERIAL DURING CONSTRUCTION.
- THE REPLACEMENT OF PLANT MATERIAL TO REMAIN AS A RESULT OF IRRIGATION SYSTEM DISTURBANCE, OR LACK OF OPERATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

LANDSCAPE CALCULATIONS

GROSS LOT AREA = 59.65 AC = 2,598,443 SF
AREA OF LOT COVERED BY BUILDINGS = 399,831 SF
NET LOT AREA = 2,198,612 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA = 329,792 SF (15% OF NET LOT AREA)
PROVIDED NET LANDSCAPE AREA = 205,005 SF (9% OF NET LOT AREA)
EXISTING LANDSCAPE AREA = 722,881 SF (33% OF NET LOT AREA)
(see hatch legend for exclusions from landscape areas)

REQUIRED TREES
TREES PER PARKING SPACES: REQUIRED= 1 TREE / 10 PARKING SPACES, NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK
TOTAL NUMBER OF PARKING SPACES= 1747 SPACES
REQUIRED NUMBER OF PARKING LOT TREES = 181 TREES
PROVIDED NUMBER OF PARKING LOT TREES = 181 (172 NEW / 9 EXISTING)

REQUIRED STREET TREES = 1 TREE PER 25' LINEAR FEET OF STREET FRONTAGE
STREET TREES =
SAN MATEO FRONTAGE = 1290 LNF
REQUIRED STREET TREES = 52
PROVIDED STREET TREES = 52 (35 NEW, 24' EXISTING)

JEFFERSON FRONTAGE = 928 LNF
REQUIRED STREET TREES = 38
PROVIDED STREET TREES = 38 (15 NEW, 23' EXISTING)
(*see existing vegetation credit table)

REQUIRED PARKING LOT LANDSCAPE AREA
REQUIRED LANDSCAPE AREA IN PARKING LOT = 99,114 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 99,153 SF (15% OF PKG LOT AREA)

REQUIRED VEGETATIVE COVERAGE
TOTAL VEGETATIVE COVER REQUIRED = 145,574 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)
TOTAL VEGETATIVE COVER PROVIDED = 147,514 SF (75.7% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 36,394 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)
TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 37,489 SF (25.7% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL
TOTAL ROCK MULCH GROUND COVER = 137,856 SF (71% OF MULCHED LANDSCAPE AREA)
TOTAL ORGANIC MULCH GROUND COVER = 56,242 SF (29% OF MULCHED LANDSCAPE AREA)
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED. A MINIMUM OF 25% ORGANIC MULCH IS REQUIRED. 14-16-5-6(c)(5)(d)

HIGH WATER TURF ALLOWANCE
TOTAL HIGH WATER TURF ALLOWED = 65,946 SF (20% OF REQUIRED LANDSCAPE AREA)
TOTAL HIGH WATER TURF PROVIDED = 65,197 SF (19.7% OF REQ. LANDSCAPE AREA)

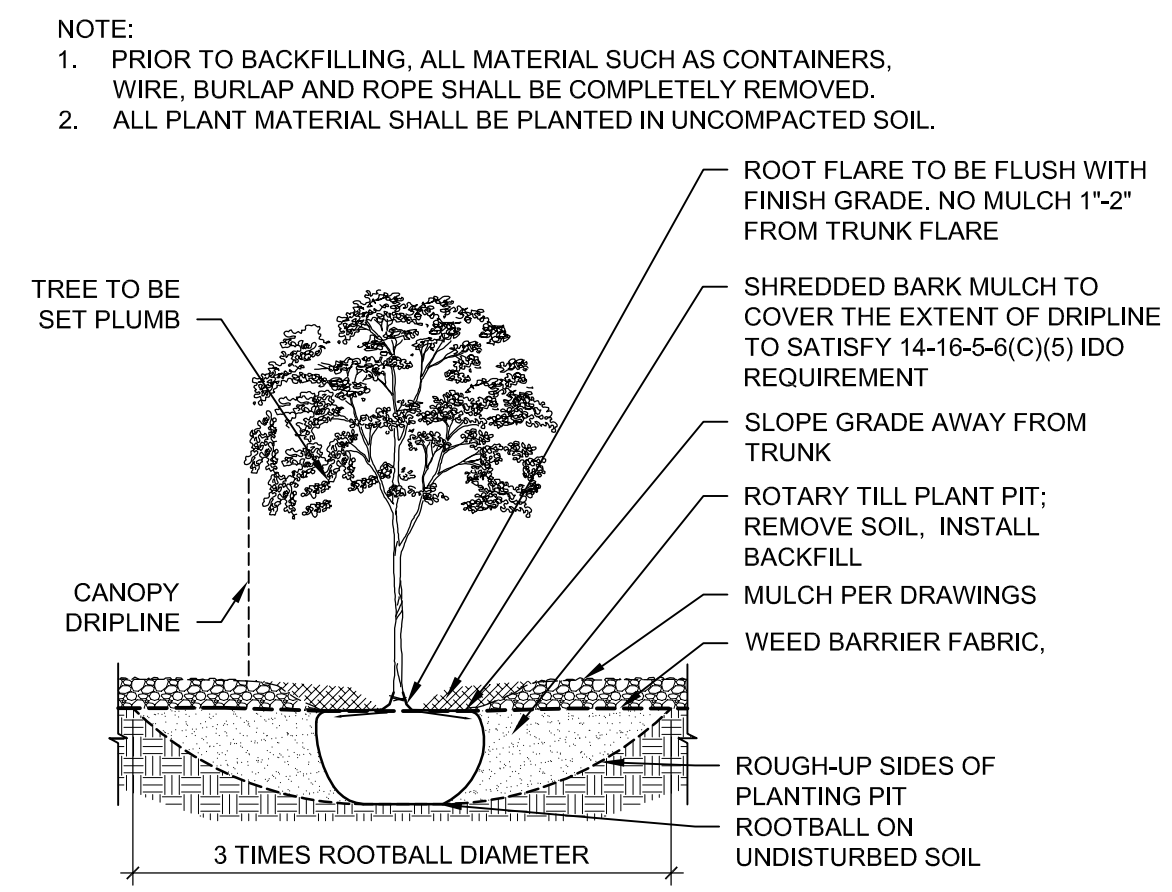
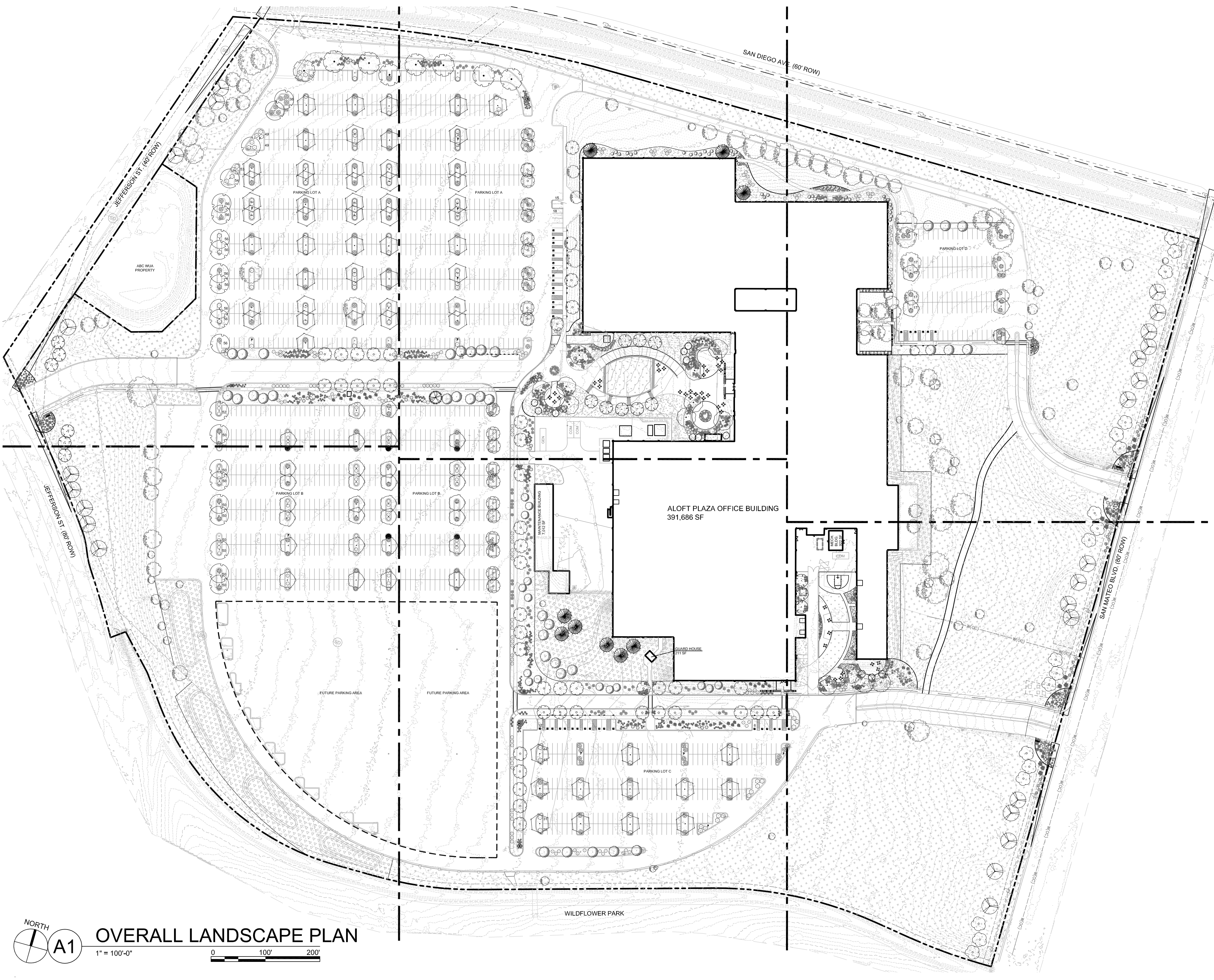
REQUIRED PARKING LOT AREA
REQUIRED LANDSCAPE AREA IN PARKING LOT A = 50,887 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 51,388 SF (15.1% OF PKG LOT AREA)

REQUIRED LANDSCAPE AREA IN PARKING LOT B = 29,325 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 27,711 SF (14.2% OF PKG LOT AREA)

REQUIRED LANDSCAPE AREA IN PARKING LOT C = 18,014 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 25,182 SF (20.9% OF PKG LOT AREA)

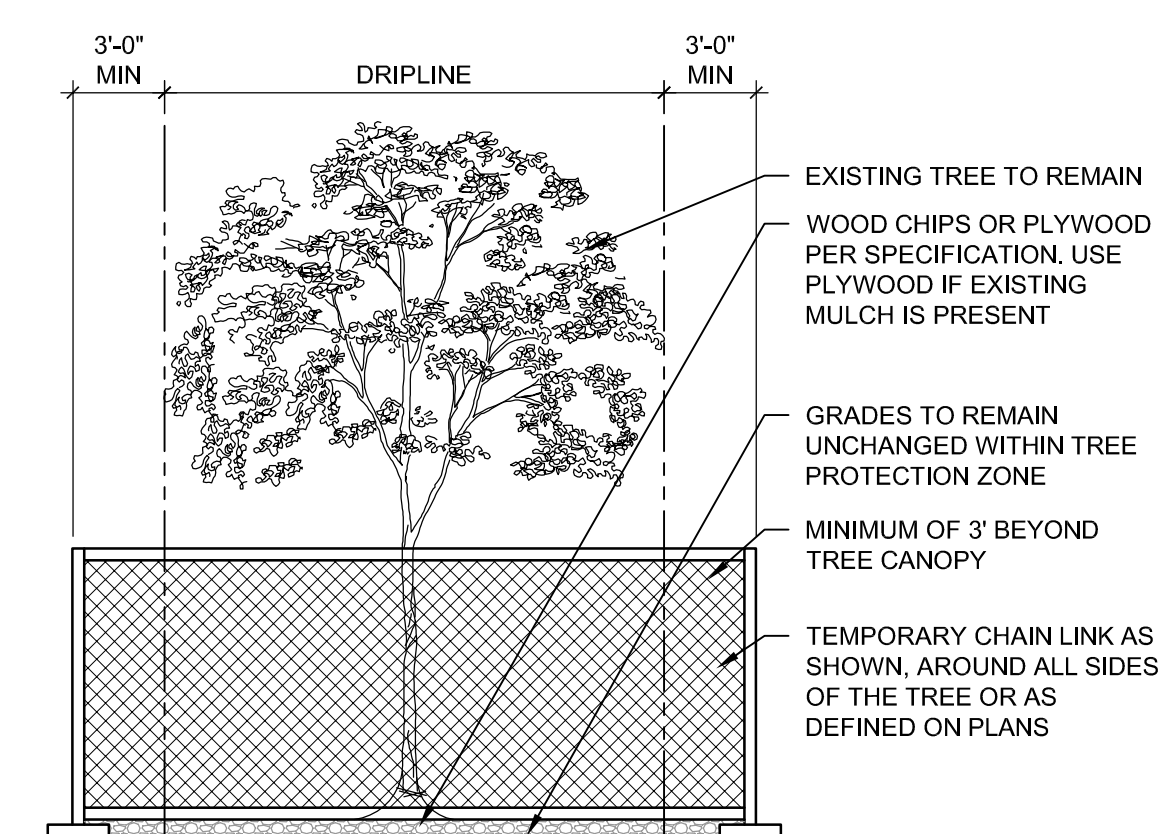
REQUIRED LANDSCAPE AREA IN PARKING LOT D = 6,873 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 8,225 SF (18.7% OF PKG LOT AREA)

TOTAL REQUIRED LANDSCAPE AREA IN PARKING LOTS = 105,099 SF (15% OF PKG LOT AREA)
PROVIDED LANDSCAPE AREA = 112,506 SF (16.1% OF PKG LOT AREA)



C5 TREE PLANTING DETAIL

N.T.S.



B5 TREE PROTECTION

N.T.S.

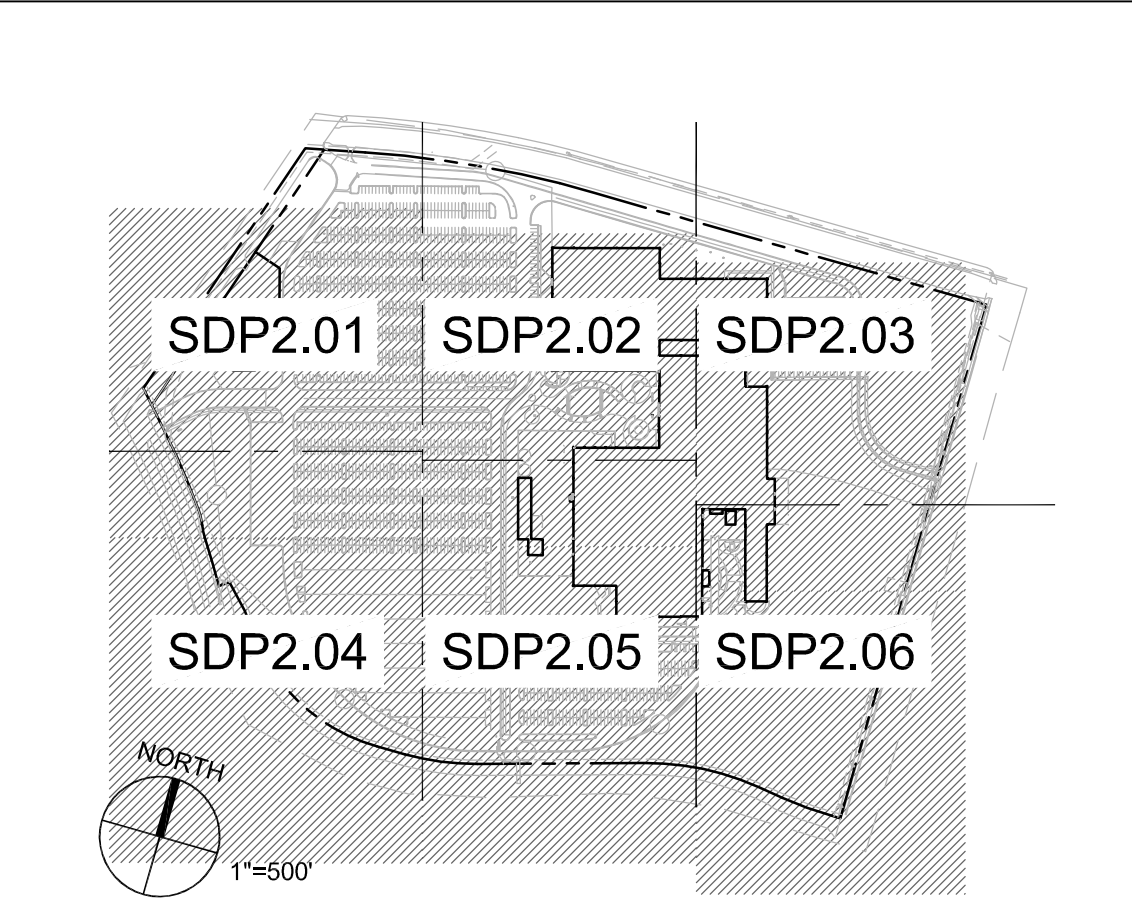
EXISTING VEGETATION CREDITS

EXISTING VEGETATION CREDIT, PER IDC 5-6(C)(12), TABLE 5-6-2	NUMBER OF TREES CREDITED
DIAMETER AT BREAST HEIGHT (DBH)	
GREATER THAN 26"	8
13" TO 26"	6
8" TO LESS THAN 13"	4
4" TO LESS THAN 8"	2
LESS THAN 4"	1
PROHIBITED TREES 8" OR GREATER	1

LEGEND

- PROPERTY LINE
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, SEE DS/LP100
- EXISTING VEGETATION TO REMAIN, ASSUMED 50% VEGETATIVE COVERAGE WITH TREES AND SHRUBS
- 3/4" Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC
- SODDED TURF - PARK BLEND IRRIGATED
- SHREDDED BARK MULCH
- EXISTING TURF TO REMAIN
- EXCLUDED FROM LANDSCAPE AREA CALCULATIONS
- NATIVE SEED, UNIRRIGATED

KEYPLAN



DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO
ALBUQUERQUE, NM 87113

DRB
SUBMITTAL

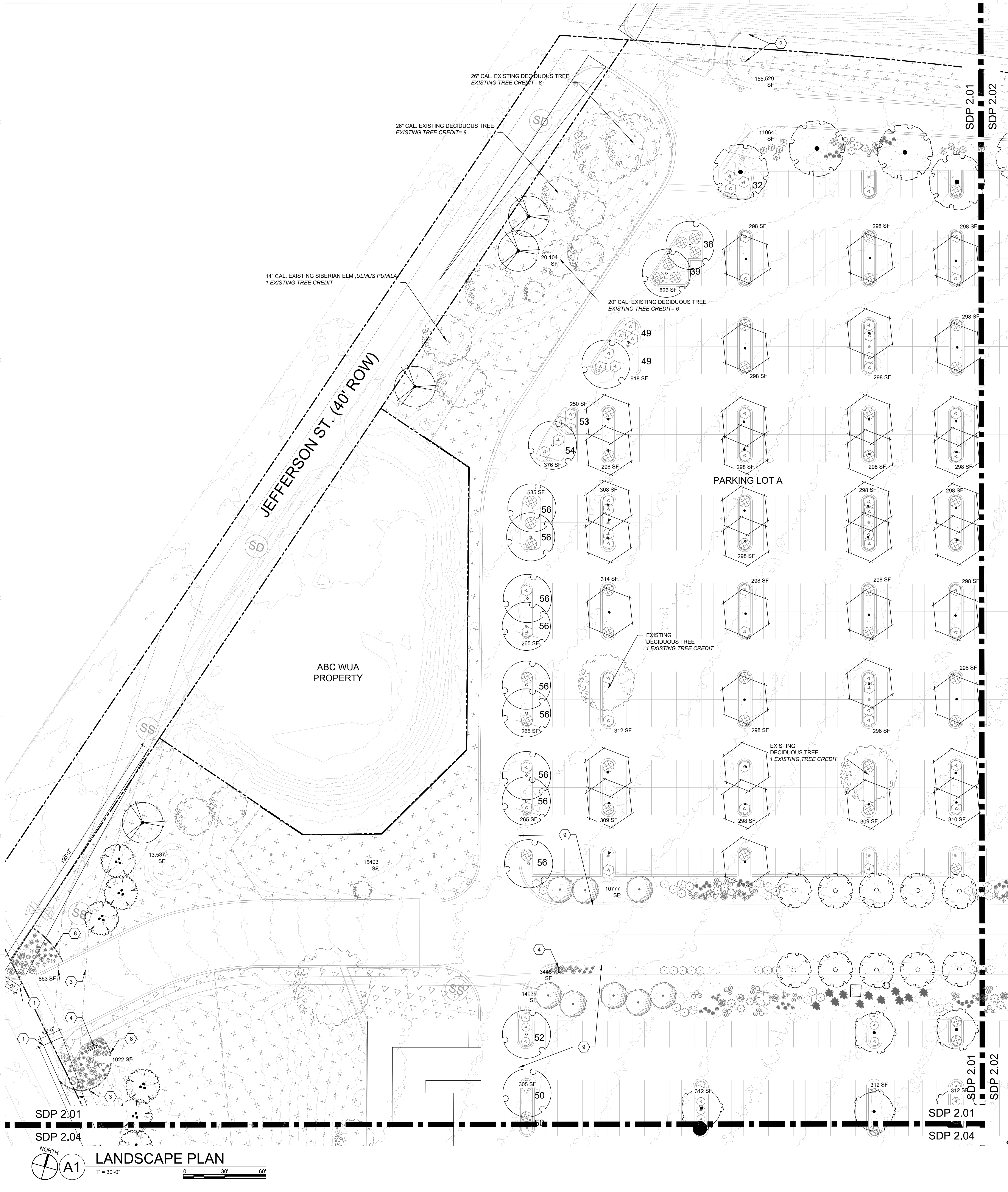
REVISIONS

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DRAWN BY CD
REVIEWED BY CM/MB
DATE 01/17/2020
PROJECT NO. 19-0008
DRAWING NAME

OVERALL
LANDSCAPE
PLAN

SHEET NO.
SDP 2.00
OF



LEGEND

	PROPERTY LINE
	EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE D5/LP100
	EXISTING VEGETATION TO REMAIN.
	3/4" ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC
	SODDED TURF - PARK BLEND IRRIGATED
	SHREDDED BARK MULCH
	EXISTING TURF TO REMAIN
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LANDSCAPE LEGEND

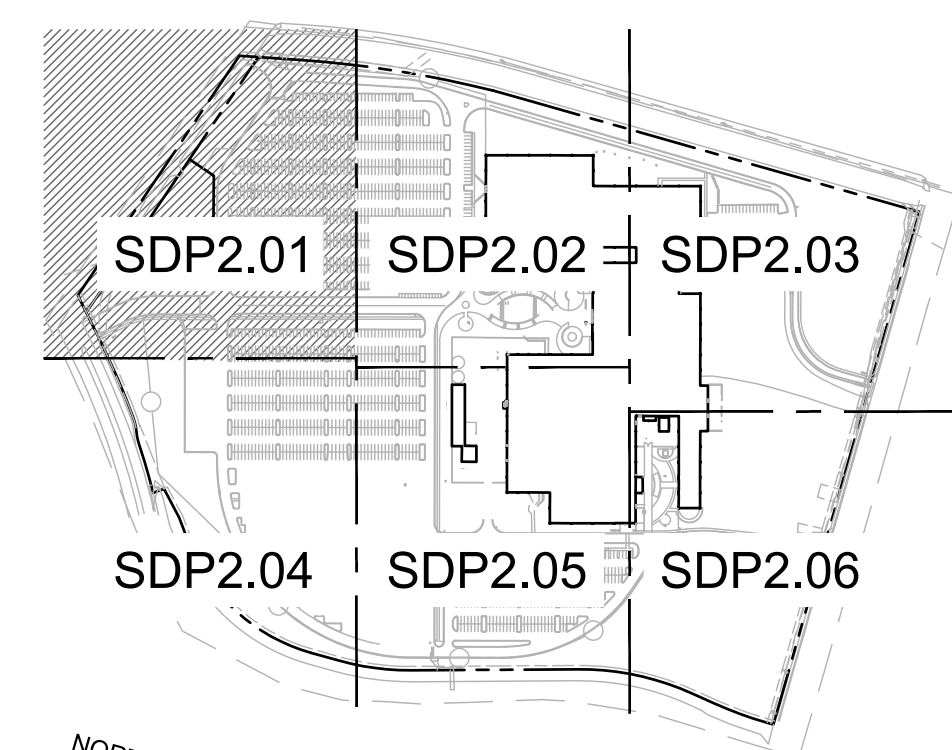
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	SANTOLINA CHAMAECYPARISSUS GREY LAVENDER COTTON
	SPARTIUM JUNCCEUM SPANISH BROOM
	VITEX AGNUS-CASTUS CHASTE TREE

SHEET KEYED NOTES

1. CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA
2. PUBLIC UTILITY EASEMENT, SEE ARCHITECTURAL SITE PLAN
3. DRAINAGE EASEMENT, SEE ARCHITECTURAL SITE PLAN
4. SIGHT SIGNAGE, SEE ARCHITECTURAL SITE PLAN
5. FREESTANDING SHADE STRUCTURE
6. ARCHITECTURAL FEATURE, SEE ARCHITECTURAL PLAN
7. PONDING AREA, SEE CIVIL
8. STEEL EDGE
9. EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON SDP 2.00

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KEYPLAN



DEKKER
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INSPIRATION

ARCHITECT



ENGINEER

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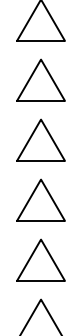
PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO
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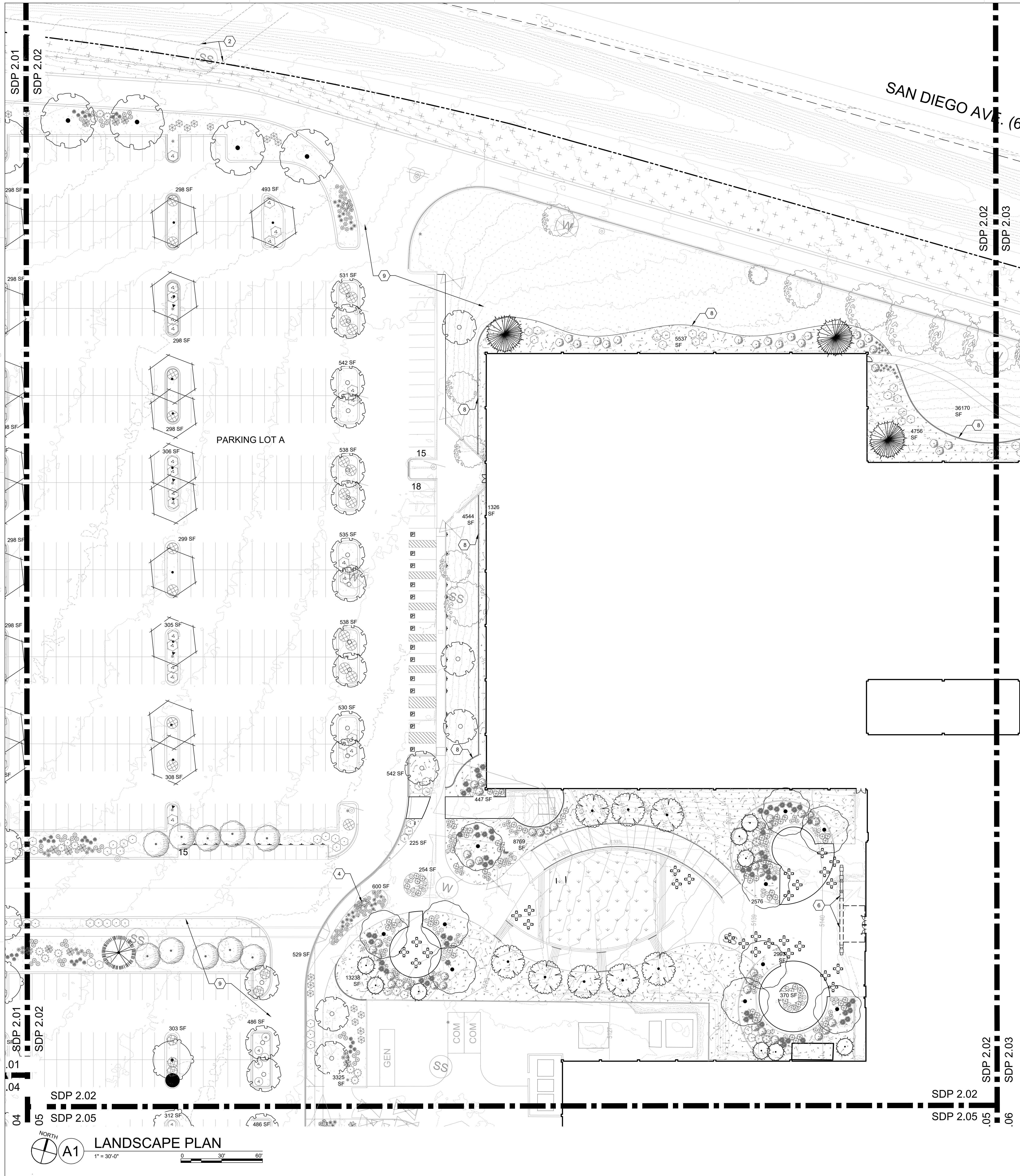
REVISIONS



DRAWN BY	CD
REVIEWED BY	CM
DATE	01/17/2020
PROJECT NO.	19-0008
DRAWING NAME	LANDSCAPE PLAN

SHEET NO.

SDP2.01
OF



LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE D5/LP100

EXISTING VEGETATION TO REMAIN.

SHREDDED BARK MULCH

EXISTING TURF TO REMAIN

EXCLUDED FROM LANDSCAPE AREA CALCULATIONS

NATIVE SEED, UNIRRIGATED

LANDSCAPE LEGEND

TREES

ACER X FREEMANII 'SIENNA'
SIENNA GLEN MAPLE

CERCIS RENIFORMIS
OKLAHOMA REDBUD

FRAXINUS OXYCARPA 'RAYWOOD' TM
RAYWOOD ASH

FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE'
AUTUMN PURPLE ASH

GLEDITSIA TRIACANTHOS 'SKYLINE'
SKYLINE HONEY LOCUST

JUNIPERUS SCOPULORUM - FEMALE VAR.
ROCKY MOUNTAIN JUNIPER

KOELERIA PANICULATA
GOLDEN RAIN TREE

MALUS X 'ROBINSON'
ROBINSON CRAB APPLE

PINUS EDULIS
PINON PINE

PINUS NIGRA
AUSTRIAN BLACK PINE

PLATANUS WRIGHTII
ARIZONA SYCAMORE

SOPHORA JAPONICA 'REGENT'
JAPANESE PAGODA TREE

ULMUS PARVIFOLIA 'ALLEE'
ALLEE LACEBARK ELM

ULMUS X 'FRONTIER'
FRONTIER ELM

SHRUBS

AMORPHA CANESCENS
LEADPLANT

BUDDLEJIA DAVIDII 'BLACK KNIGHT'
BLACK KNIGHT BUTTERFLY BUSH

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BUBBA DESERT WILLOW

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CORAL BEAUTY COTONEASTER

GENISTA TINCTORIA 'ROYAL GOLD'
ROYAL GOLD WOODWAXEN

HIBISCUS SYRIACUS 'APHRODITE'
APHRODITE ROSE OF SHARON

JUNIPERUS HORIZONTALIS 'BLUE CHIP'
BLUE CHIP JUNIPER

JUNIPERUS SABINA 'TAMARISCIFOLIA'
TAM JUNIPER

JUNIPERUS X PFITZERIANA 'SEA GREEN'
SEA GREEN JUNIPER

LAGERSTROEMIA INDICA 'DYNAMITE'
DYNAMITE CRAPE MYRTLE

PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE

PRUNUS BESSEYI 'P011S' TM
PAWNEE BUTTES SAND CHERRY

RHAMPHILEPIS INDICA 'PINKIE'
'PINKIE' INDIAN HAWTHORNE

RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC

RHUS TRILOBATA 'AUTUMN AMBER'
AUTUMN AMBER SUMAC

ROSMARINUS OFFICINALIS 'ARP'
ARP ROSEMARY

SANTOLINA CHAMAECYPARISSUS
GREY LAVENDER COTTON

SPARTIUM JUNCCEUM
SPANISH BROOM

VITEX AGNUS-CASTUS
CHASTE TREE

DESERT ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA

NOLINA MICROCARPA
BEARGRASS

OPUNTIA BASILARIS
BEAVERTAIL PRICKLYPEAR

OPUNTIA MACRORHIZA
PLAINS PRICKLY PEAR

OPUNTIA SANTA-RITA 'TUBAC'
SANTA RITA PRICKLYPEAR

GRASSES

BOUTELOUA 'BLONDE AMBITION'
BLONDE AMBITION BLUE GRAMA

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
KARL FOERSTER REED GRASS

MISCANTHUS 'PURPURASCENS'
FLAME GRASS

MUHLENBERGIA EMERSLEYI 'EL TORO'
EL TORO MUHLY GRASS

PANICUM VIRGATUM 'HEAVY METAL'
HEAVY METAL BLUE SWITCH GRASS

SPOROBOLUS WRIGHTII 'LOS LUNAS'
LOS LUNAS GIANT SACATON

PERENNIALS

ACHILLEA MILLEFOLIUM 'SANGRIA'
SANGRIA YARROW

GAURA LINDHEIMERI 'GYSER WHITE'
GYSER WHITE GAURA

LAVANDULA X INTERMEDIA 'GROSSO'
GROSSO LAVENDER

SALVIA GREGGII 'FURMANS RED'
FURMAN'S RED SALVIA

SHEET KEYED NOTES

1. CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA.

2. PUBLIC UTILITY EASEMENT. SEE ARCHITECTURAL SITE PLAN.

3. DRAINAGE EASEMENT. SEE ARCHITECTURAL SITE PLAN.

4. SIGHT SIGNAGE. SEE ARCHITECTURAL SITE PLAN.

5. FREESTANDING SHADE STRUCTURE.

6. ARCHITECTURAL FEATURE. SEE ARCHITECTURAL PLAN.

7. PONDING AREA, SEE CIVIL.

8. STEEL EDGE.

9. EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON SDP 2.00.

KEYPLAN

NORTH

1"=500'

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO
ALBUQUERQUE, NM 87113

DRB
SUBMITTAL

REVISIONS

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DRAWN BY

CD

REVIEWED BY

CM

DATE

01/17/2020

PROJECT NO.

19-0008

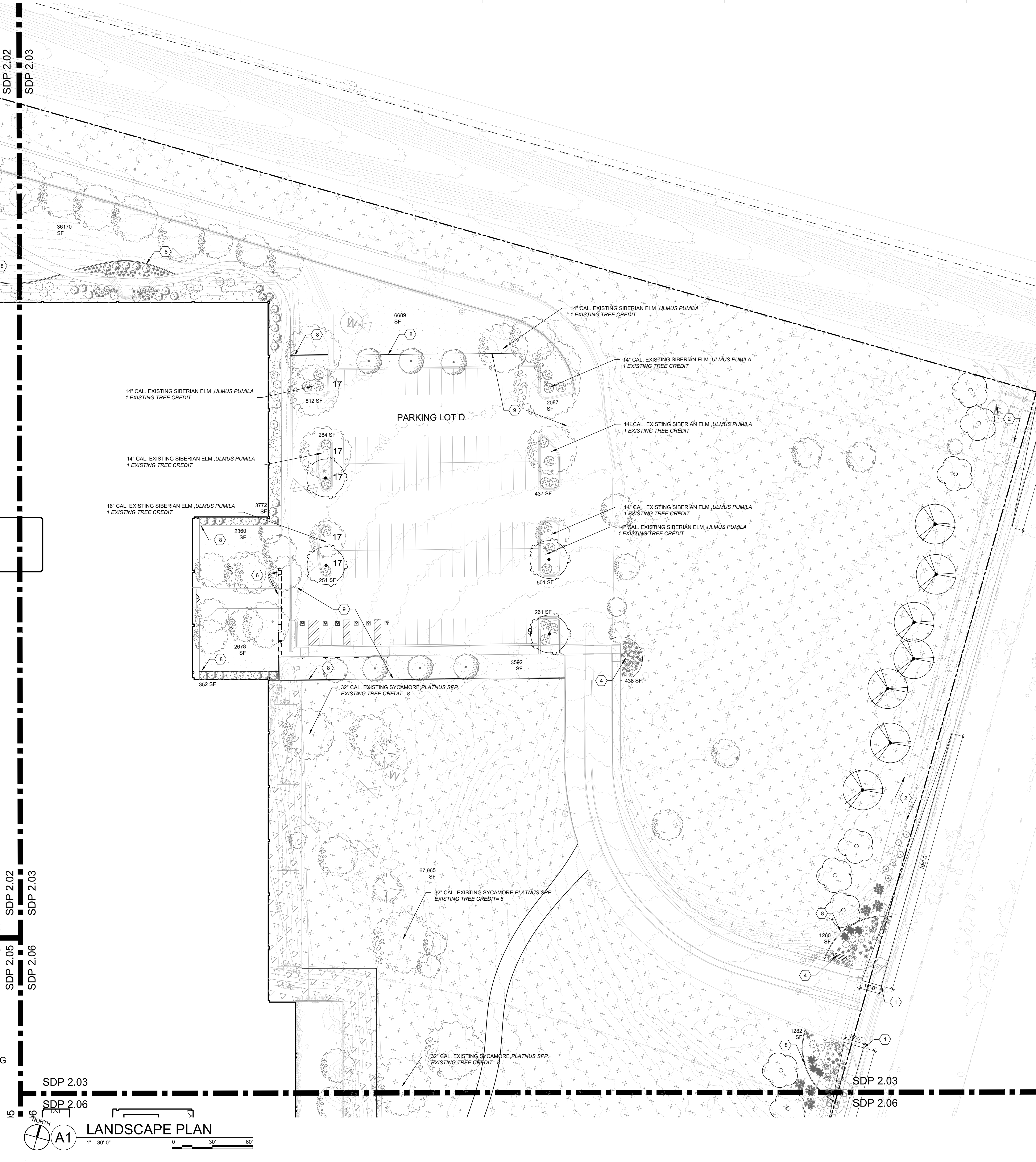
DRAWING NAME

LANDSCAPE PLAN

SHEET NO.

SDP2.02

OF



LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE DS/LP100

EXISTING VEGETATION TO REMAIN.

3/4" ROCK MULCH AT 3" DEPTH OVER WEDGED BARRIER FABRIC

SODDED TURF - PARK BLEND IRRIGATED

SHREDDED BARK MULCH

EXISTING TURF TO REMAIN

EXCLUDED FROM LANDSCAPE AREA CALCULATIONS

NATIVE SEED, UNIRRIGATED

LANDSCAPE LEGEND

TREES

ACER X FREEMANII 'SIENNA'

SIENNA GLEN MAPLE

CERCIS RENIFORMIS

OKLAHOMA REDBUD

FRAXINUS OXYCARPA 'RAYWOOD'

TM RAYWOOD ASH

FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE'

AUTUMN PURPLE ASH

GLEDITSIA TRIACANTHOS 'SKYLINE'

SKYLINE HONEY LOCUST

JUNIPERUS SCOPULORUM - FEMALE VAR.

ROCKY MOUNTAIN JUNIPER

KOELREUTERIA PANICULATA

GOLDEN RAIN TREE

MALUS X 'ROBINSON'

ROBINSON CRAB APPLE

PINUS EDULIS

PINON PINE

PINUS NIGRA

AUSTRIAN BLACK PINE

PLATANUS WRIGHTII

ARIZONA SYCAMORE

SOPHORA JAPONICA 'REGEN'

JAPANESE PAGODA TREE

ULMUS PARVIFOLIA 'ALLEE'

ALLEE LACEBARK ELM

ULMUS X 'FRONTIER'

FRONTIER ELM

SHRUBS

AMORPHA CANESCENS

LEADPLANT

BUDDLEIA DAVIDII 'BLACK KNIGHT'

BLACK KNIGHT BUTTERFLY BUSH

CHILOPSIS LINEARIS 'BUBBA'

BUBBA DESERT WILLOW

COTONEASTER DAMMERI 'CORAL BEAUTY'

CORAL BEAUTY COTONEASTER

GENISTA TINCTORIA 'ROYAL GOLD'

ROYAL GOLD WOODWAXEN

HIBISCUS SYRIACUS 'APHRODITE'

APHRODITE ROSE OF SHARON

JUNIPERUS HORIZONTALIS 'BLUE CHIP'

BLUE CHIP JUNIPER

JUNIPERUS SABINA 'TAMARISCIFOLIA'

TAM JUNIPER

JUNIPERUS X PFITZERIANA 'SEA GREEN'

SEA GREEN JUNIPER

LAGERSTROEMIA INDICA 'DYNAMITE'

DYNAMITE CRAPE MYRTLE

PEROVSKIA ATRIPLICIFOLIA

RUSSIAN SAGE

PRUNUS BESSEYI 'P011S' TM

PAWNEE BUTTES SAND CHERRY

RHAPHIOLEPIS INDICA 'PINKIE'

'PINKIE' INDIAN HAWTHORNE

RHUS AROMATICA 'GRO-LOW'

GRO-LOW FRAGRANT SUMAC

RHUS TRILOBATA 'AUTUMN AMBER'

AUTUMN AMBER SUMAC

ROSMARINUS OFFICINALIS 'ARP'

ARP ROSEMARY

SANTOLINA CHAMAECYPARISSUS

GREY LAVENDER COTTON

SPARTIUM JUNCIFOLIUM

SPANISH BROOM

VITEX AGNUS-CASTUS

CHASTE TREE

DESERT ACCENTS

HESPERALOE PARVIFLORA

RED YUCCA

NOLINA MICROCARPA

BEARGRASS

OPUNTIA BASILARIS

BEAVERTAIL PRICKLYPEAR

OPUNTIA MACRORHIZA

PLAINS PRICKLY PEAR

OPUNTIA SANTA-RITA 'TUBAC'

SANTA RITA PRICKLYPEAR

GRASSES

BOUTELOUA 'BLONDE AMBITION'

BLONDE AMBITION BLUE GRAMA

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

KARL FOERSTER REED GRASS

MISCANTHUS 'PURPURASCENS'

FLAME GRASS

MUHLENBERGIA EMERSLEYI EL TORO

EL TORO MUHLY GRASS

PANICUM VIRGATUM 'HEAVY METAL'

HEAVY METAL BLUE SWITCH GRASS

SPOROBOLUS WRIGHTII 'LOS LUNAS'

LOS LUNAS GIANT SACATON

PERENNIALS

ACHILLEA MILLEFOLIUM 'SANGRIA'

SANGRIA YARROW

GAURA LINDHEIMERI 'GYSER WHITE'

GYSER WHITE GAURA

LAVANDULA X INTERMEDIA 'GROSSO'

GROSSO LAVENDER

SALVIA GREGGII 'FURMAN'S RED'

FURMAN'S RED SALVIA

SHEET KEYED NOTES

1. CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA

2. PUBLIC UTILITY EASEMENT, SEE ARCHITECTURAL SITE PLAN

3. DRAINAGE EASEMENT, SEE ARCHITECTURAL SITE PLAN

4. SIGHT SIGNAGE, SEE ARCHITECTURAL SITE PLAN

5. FREESTANDING SHADE STRUCTURE

6. ARCHITECTURAL FEATURE, SEE ARCHITECTURAL PLAN

7. PONDING AREA, SEE CIVIL

8. STEEL EDGE

9. EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON SDP 2.00

KEYPLAN

SDP2.01

SDP2.02

SDP2.03

SDP2.04

SDP2.05

SDP2.06

NORTH

1"=500'

DRB SUBMITTAL

REVISIONS

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△

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△

DRAWN BY

CD

REVIEWED BY

CM

DATE

01/17/2020

PROJECT NO.

19-0008

DRAWING NAME

LANDSCAPE PLAN

SHEET NO.

SDP2.03

OF

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

STATE OF NEW MEXICO

LANDSCAPE ARCHITECT

NO. 2710

RECEIVED

10/17/2019

ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO
ALBUQUERQUE, NM 87113

DRB
SUBMITTAL

REVISIONS

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DRAWN BY

CD

REVIEWED BY

CM

DATE

01/17/2020

PROJECT NO.

19-0008

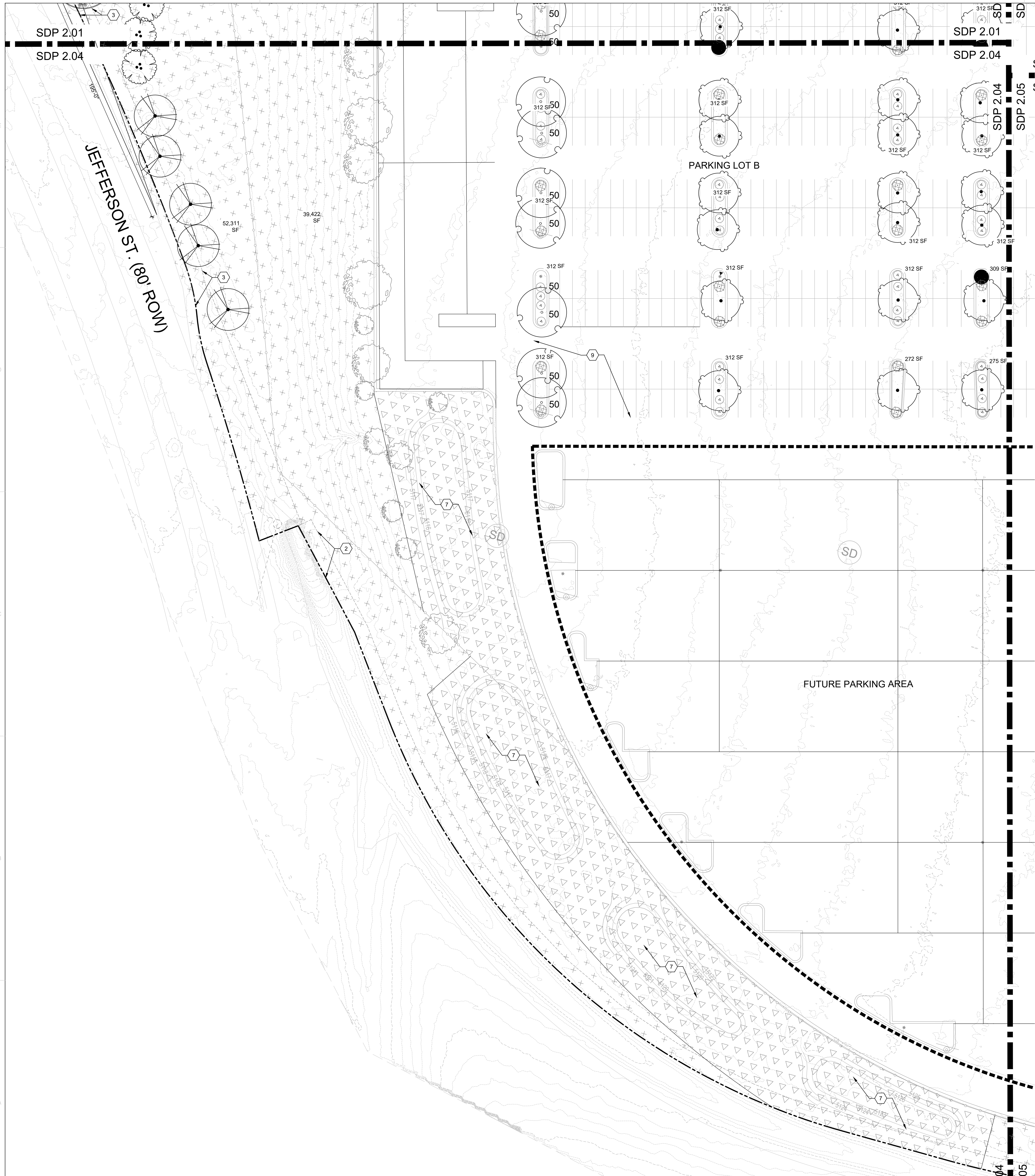
DRAWING NAME

LANDSCAPE PLAN

SHEET NO.

SDP2.03

OF



LEGEND

- PROPERTY LINE
EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE D5/LP100
EXISTING VEGETATION TO REMAIN.
3/8" ROCK MULCH AT 3" DEPTH OVER 3/8" BARRIER FABRIC
SODDED TURF - PARK BLEND
IRRIGATED
SHREDDED BARK MULCH
EXISTING TURF TO REMAIN
EXCLUDED FROM LANDSCAPE AREA CALCULATIONS
NATIVE SEED, UNIRRIGATED

LANDSCAPE LEGEND

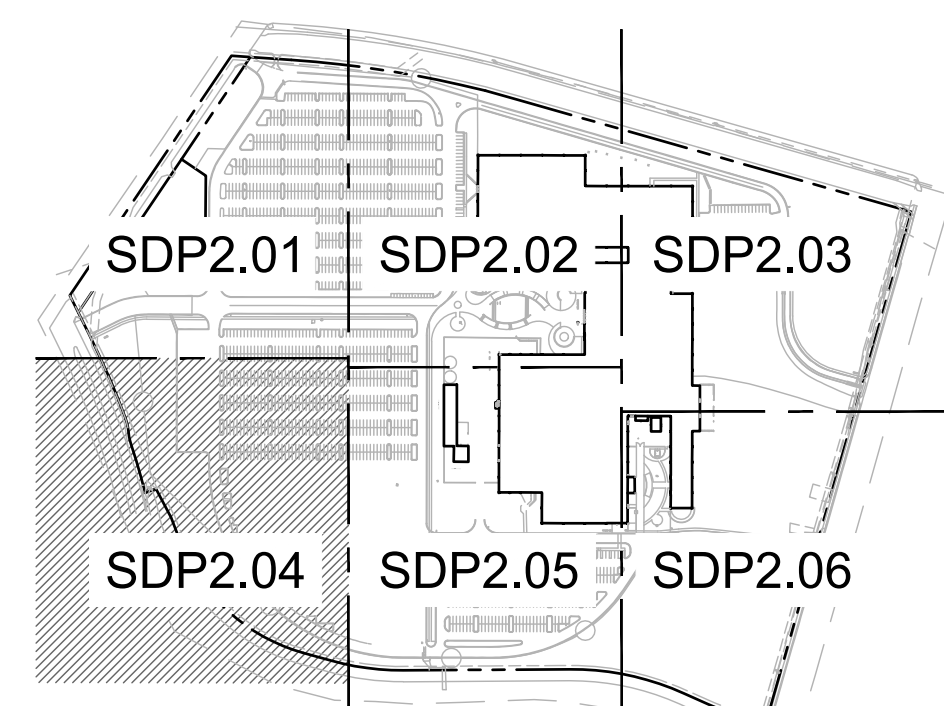
TREES	BOTANICAL / COMMON NAME
	ACER X FREEMANII 'SIENNA' SIENNA GLEN MAPLE
	CERCIS RENIFORMIS OKLAHOMA REDBUD
	FRAXINUS OXYCARPA 'RAYWOOD' TM RAYWOOD ASH
	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE' AUTUMN PURPLE ASH
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST
	JUNIPERUS SCOPULORUM - FEMALE VAR. ROCKY MOUNTAIN JUNIPER
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MALUS X 'ROBINSON' ROBINSON CRAB APPLE
	PINUS EDULIS PINON PINE
	PINUS NIGRA AUSTRIAN BLACK PINE
	PLATANUS WRIGHTII ARIZONA SYCAMORE
	SOPHORA JAPONICA 'REGENT' JAPANESE PAGODA TREE
	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
SHRUBS	BOTANICAL / COMMON NAME
	AMORPHA CANESCENS LEADPLANT
	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD WOODWAXEN
	HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER
	JUNIPERUS X PFITZERIANA 'SEA GREEN' SEA GREEN JUNIPER
	LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY
	RHAPHIOLEPIS INDICA 'PINKIE' 'PINKIE' INDIAN HAWTHORNE
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC
	ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY
	SANTOLINA CHAMAECYPARISSUS GREY LAVENDER COTTON
	SPARTIUM JUNCIEUM SPANISH BROOM
	VITEX AGNUS-CASTUS CHASTE TREE

SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA
- PUBLIC UTILITY EASEMENT, SEE ARCHITECTURAL SITE PLAN
- DRAINAGE EASEMENT, SEE ARCHITECTURAL SITE PLAN
- SIGHT SIGNAGE, SEE ARCHITECTURAL SITE PLAN
- FREESTANDING SHADE STRUCTURE
- ARCHITECTURAL FEATURE, SEE ARCHITECTURAL PLAN
- PONDING AREA, SEE CIVIL
- STEEL EDGE
- EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON SDP 2.00

DESERT ACCENTS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	NOLINA MICROCARPA BEARGRASS
	OPUNTIA BASILARIS BEAVERTAIL PRICKLYPEAR
	OPUNTIA MACRORHIZA PLAINS PRICKLY PEAR
	OPUNTIA SANTA-RITA 'TUBAC' SANTA RITA PRICKLYPEAR
GRASSES	BOTANICAL / COMMON NAME
	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTE' KARL FOERSTER REED GRASS
	MISCANTHUS 'PURPURASCENS' FLAME GRASS
	MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS
	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL BLUE SWITCH GRASS
	SPOROBOLUS WRIGHTII 'LOS LUNAS' LOS LUNAS GIANT SACATON
PERENNIALS	BOTANICAL / COMMON NAME
	ACHILLEA MILLEFOLIUM 'SANGRIA' SANGRIA YARROW
	GAURA LINDHEIMERI 'GYSER WHITE' GYSER WHITE GAURA
	LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER
	SALVIA GREGGII 'FURMANS RED' FURMAN'S RED SALVIA

KEYPLAN



DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

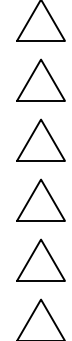
PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO
ALBUQUERQUE, NM 87113

DRB
SUBMITTAL

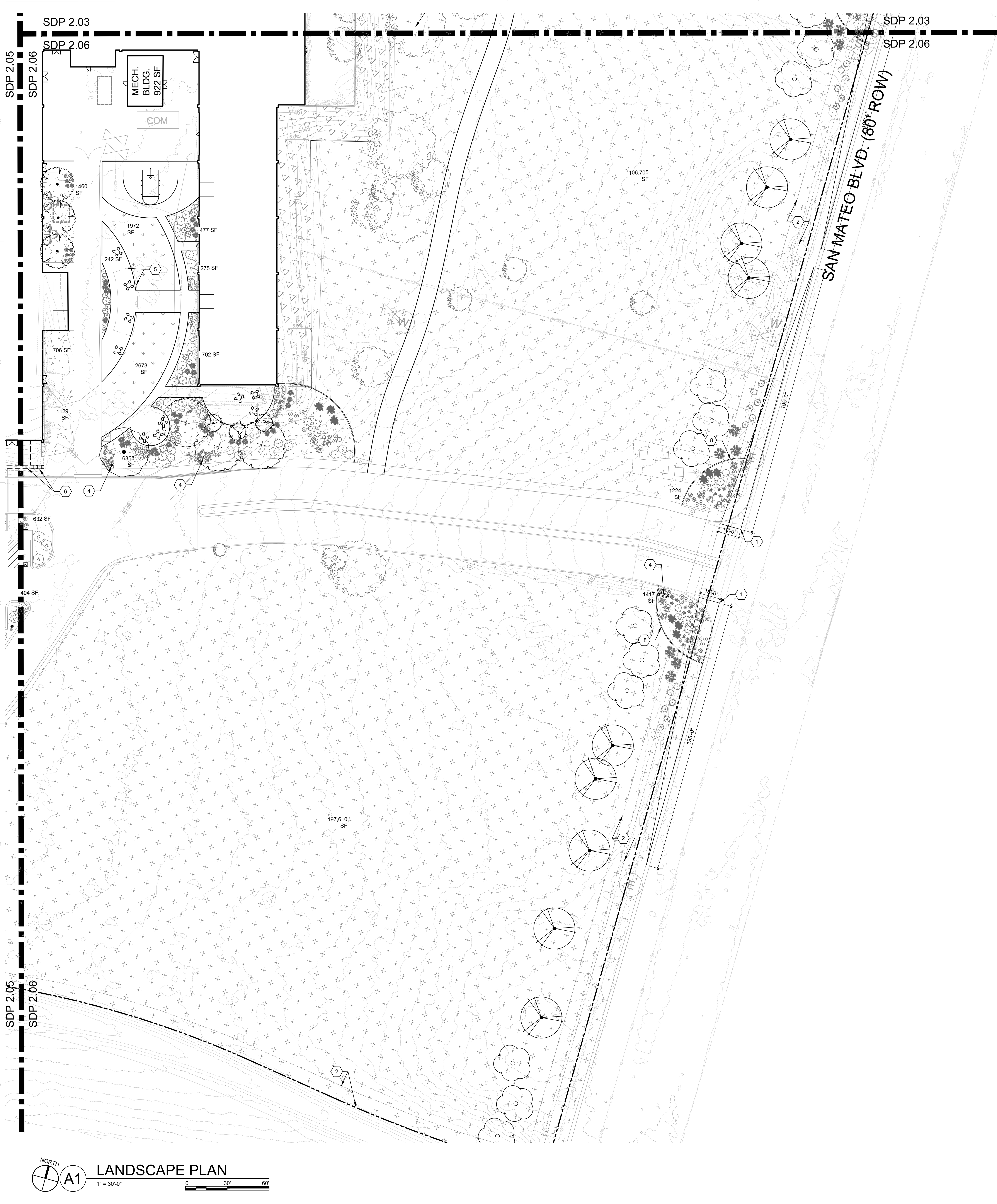
REVISIONS



DRAWN BY	CD
REVIEWED BY	CM
DATE	01/17/2020
PROJECT NO.	19-0008
DRAWING NAME	LANDSCAPE PLAN

SHEET NO.

SDP2.04
OF



LEGEND

	PROPERTY LINE
	EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE D5/LP100
	EXISTING VEGETATION TO REMAIN.
	3/8" ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC
	SODDED TURF - PARK BLEND IRRIGATED
	SHREDDED BARK MULCH
	EXISTING TURF TO REMAIN
	EXCLUDED FROM LANDSCAPE AREA CALCULATIONS
	NATIVE SEED, UNIRRIGATED

LANDSCAPE LEGEND

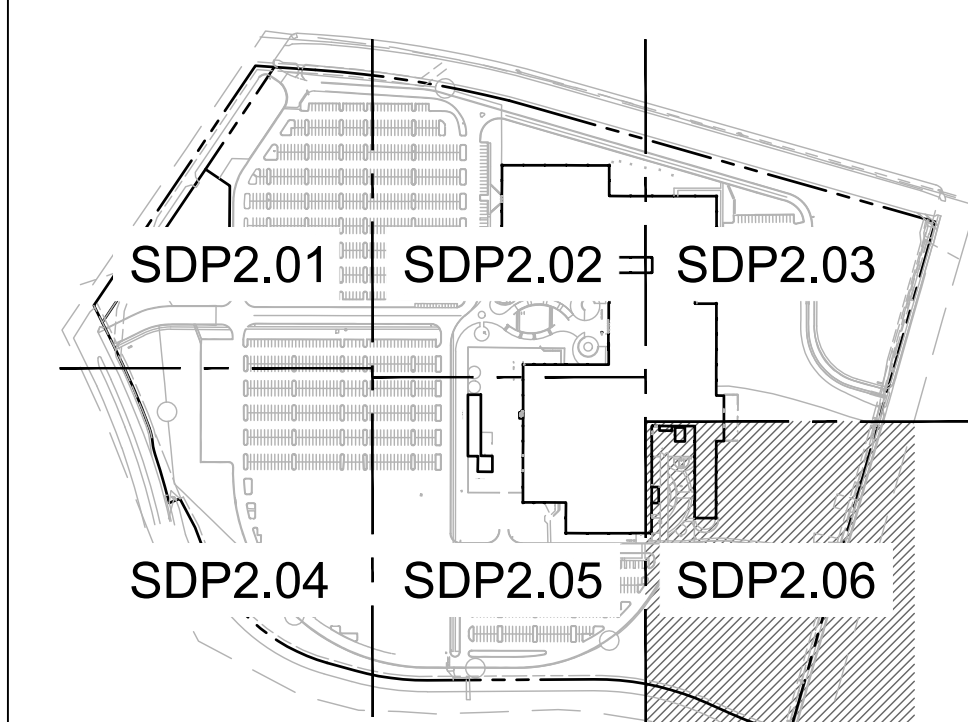
TREES	BOTANICAL / COMMON NAME
	ACER X FREEMANII 'SIENNA' SIENNA GLEN MAPLE
	CERCIS RENIFORMIS OKLAHOMA REDBUD
	FRAXINUS OXYCARPA 'RAYWOOD' TM RAYWOOD ASH
	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE' AUTUMN PURPLE ASH
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST
	JUNIPERUS SCOPULORUM - FEMALE VAR. ROCKY MOUNTAIN JUNIPER
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MALUS X 'ROBINSON' ROBINSON CRAB APPLE
	PINUS EDULIS PINON PINE
	PINUS NIGRA AUSTRIAN BLACK PINE
	PLATANUS WRIGHTII ARIZONA SYCAMORE
	SOPHORA JAPONICA 'REGEN'T' JAPANESE PAGODA TREE
	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
SHRUBS	BOTANICAL / COMMON NAME
	AMORPHA CANESCENS LEADPLANT
	BUDDLEIA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD WOODWAXEN
	HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER
	JUNIPERUS X PFITZERIANA 'SEA GREEN' SEA GREEN JUNIPER
	LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY
	RHAPHIOLEPIS INDICA 'PINKIE' 'PINKIE' INDIAN HAWTHORNE
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC
	ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY
	SANTOLINA CHAMAECYPARISSUS GREY LAVENDER COTTON
	SPARTIUM JUNCCEUM SPANISH BROOM
	VITEX AGNUS-CASTUS CHASTE TREE

SHEET KEYED NOTES

1. CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA
2. PUBLIC UTILITY EASEMENT, SEE ARCHITECTURAL SITE PLAN
3. DRAINAGE EASEMENT, SEE ARCHITECTURAL SITE PLAN
4. SIGHT SIGNAGE, SEE ARCHITECTURAL SITE PLAN
5. FREESTANDING SHADE STRUCTURE
6. ARCHITECTURAL FEATURE, SEE ARCHITECTURAL PLAN
7. PONDING AREA, SEE CIVIL
8. STEEL EDGE
9. EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON SDP 2.00

DESERT ACCENTS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA RED YUCCA
	NOLINA MICROCARPA BEARGRASS
	OPUNTIA BASILARIS BEAVERTAIL PRICKLYPEAR
	OPUNTIA MACRORHIZA PLAINS PRICKLY PEAR
	OPUNTIA SANTA-RITA 'TUBAC' SANTA RITA PRICKLYPEAR
GRASSES	BOTANICAL / COMMON NAME
	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER REED GRASS
	MISCANTHUS 'PURPURASCENS' FLAME GRASS
	MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS
	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL BLUE SWITCH GRASS
	SPOROBOLUS WRIGHTII 'LOS LUNAS' LOS LUNAS GIANT SACATON
PERENNIALS	BOTANICAL / COMMON NAME
	ACHILLEA MILLEFOLIUM 'SANGRIA' SANGRIA YARROW
	GAURA LINDHEIMERI 'GYSER WHITE' GYSER WHITE GAURA
	LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER
	SALVIA GREGGII 'FURMANS RED' FURMAN'S RED SALVIA

KEYPLAN



DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

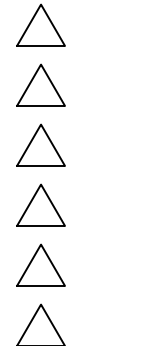
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA
9201 SAN MATEO
ALBUQUERQUE, NM 87113

DRB
SUBMITTAL

REVISIONS



DRAWN BY	CD
REVIEWED BY	CM
DATE	01/17/2020
PROJECT NO.	19-0008
DRAWING NAME	LANDSCAPE PLAN

SHEET NO.

SDP2.06
OF