



# LANDSCAPE CALCULATIONS

LOT AREA = 106,964 SF

REQUIRED PARKING LOT LANDSCAPE AREA (PER IDO 14-16-5-6-F-2)  
 NEW PARKING LOT AREA = 45,404 SF  
 REQUIRED LANDSCAPE AREA IN PARKING LOT = 6,811 SF (15% OF PKG LOT AREA)  
 PROVIDED LANDSCAPE AREA = 7,226 SF (15.9% OF PKG LOT AREA)

REQUIRED LANDSCAPE (PER IDO 14-16-5-6-C-2)  
 MIN. REQUIRED LANDSCAPE AREA = 16,045 SF (15% OF LOT AREA)  
 PROVIDED NEW LANDSCAPE AREA = 20,407 SF (19% OF LOT AREA)

REQUIRED TREES  
 TREES PER PARKING SPACES: REQUIRED (PER IDO 14-16-5-6-F)= 1 TREE / 10 PARKING SPACES. NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK  
 TOTAL NUMBER OF NEW PARKING SPACES= 105 SPACES  
 REQUIRED NUMBER OF PARKING LOT TREES = 11 TREES  
 PROVIDED NUMBER OF PARKING LOT TREES = 11

REQUIRED STREET TREES (PER IDO 14-16-5-6-D-1)= 1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE  
 STREET TREES =  
 4th STREET FRONTAGE = 290 LNFT  
 REQUIRED STREET TREES = 12  
 PROVIDED STREET TREES = 12  
 FITZGERALD FRONTAGE = 361 LNFT  
 REQUIRED STREET TREES = 15  
 PROVIDED STREET TREES = 15

RESIDENTIAL BUFFER (PER IDO 14-16-5-6-E-5)= 1 TREE/3 SHRUBS PER 15 LINEAR FEET  
 FITZGERALD R-1 EDGE= 200 LNFT  
 REQUIRED BUFFER TREES = 14  
 PROVIDED BUFFER TREES = 14  
 REQUIRED BUFFER SHRUBS = 40  
 PROVIDED BUFFER SHRUBS = 40

MULTI-FAMILY DWELLING TREES (PER IDO 4-3-B-7) = 1 TREE/GROUND FLOOR UNIT  
 4 LIVE/WORK UNITS AND 10 GROUND FLOOR UNITS  
 REQUIRED DWELLING TREES = 14  
 PROVIDED DWELLING TREES = 14

REQUIRED VEGETATIVE COVERAGE (PER IDO 14-16-5-6-C-2-C)  
 TOTAL VEGETATIVE COVER REQUIRED = 15,305 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL VEGETATIVE COVER PROVIDED = 16,188 SF (79% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 5101 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 6813 SF (30% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL (PER IDO 14-16-5-6-C-5-C)  
 TOTAL ROCK MULCH GROUND COVER = 13,090 SF (65% OF MULCHED LANDSCAPE AREA)  
 TOTAL ORGANIC MULCH GROUND COVER = 7317 SF (35% OF MULCHED LANDSCAPE AREA)  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED. A MINIMUM OF 25% ORGANIC MULCH IS REQUIRED.

# PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	24	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL, B&B	50.00	40.00
	4	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL, B&B	25.00	25.00
	18	ILEX VOMITORIA	YAUPON HOLLY	6" HT, B&B	15.00	15.00
	8	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL, B&B	12.00	6.00
	9	MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL/8" HT MN.	20.00	14.00
	10	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL B&B	35.00	25.00
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL/8" HT MN.	30.00	25.00
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	21	BERBERIS THUNBERGII 'LAVA NUGGET'	LAVA NUGGET BARBERRY	5 GAL	3.00	3.00
	38	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	3.00	3.00
	27	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	0.75	6.00
	34	CYTISUS SCOPARIUS 'LENA'S'	LENA'S BROOM	5 GAL	4.00	4.00
	67	GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOODWAXEN	5 GAL	3.00	4.00
	34	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	3.00	3.00
	31	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	2.00	3.00
	32	RHAPHOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORNE	5 GAL.	3.00	4.00
	27	ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUNDCOVER ROSE	5 GAL	2.00	4.00
	49	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	3.50	3.50
	43	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	6.00	6.00
DESERT ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	92	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	3.00
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	73	BOUTELLOUA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00
	136	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY	5 GAL	2.00	2.00
	63	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	12	ALCEA ROSEA	HOLLYHOCK	5 GAL	6.00	2.50
	39	ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL	2.50	1.50
	54	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL	1.50	1.25
	79	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL	1.25	1.25
	41	LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL.	3.00	3.00
VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	23	HEDERA HELIX	ENGLISH IVY	5 GAL		
			7/16" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 2" DEPTH			
			2" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH			

# 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.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 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 IDO.
- 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.
- SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-6-C-5-e.

# IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER IS LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS. A SEPARATE IRRIGATION SUB-METER SHALL BE INSTALLED OFF THE WATER SERVICE LINE.
- 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.
- SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.

# CONTINUED MAINTENANCE NOTES

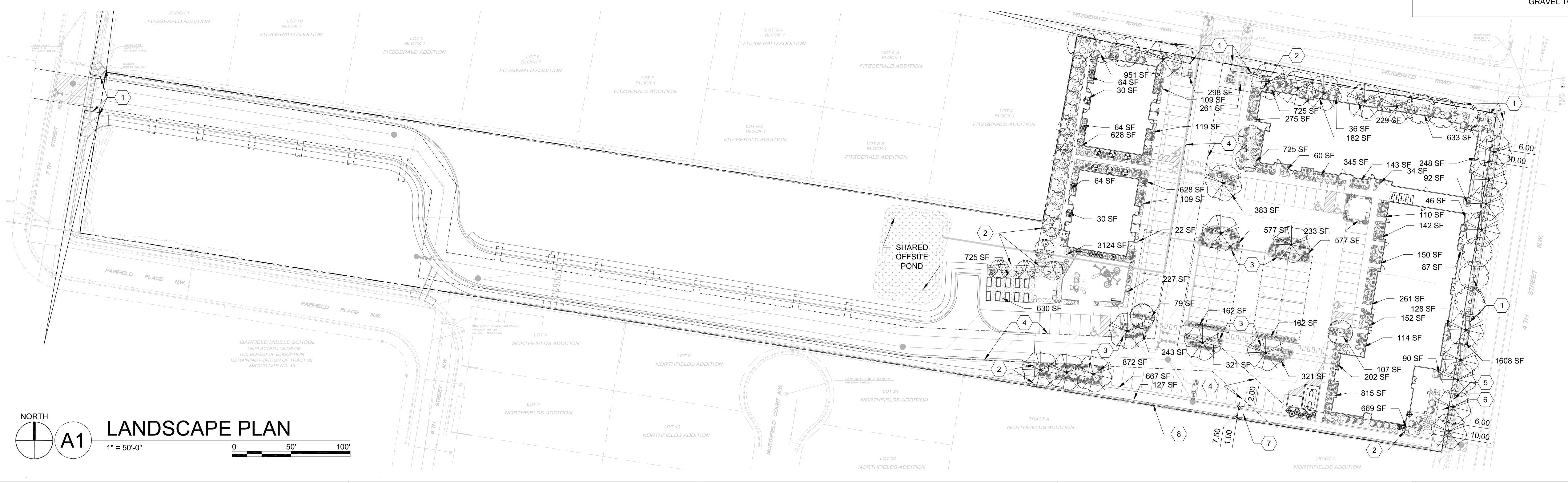
- PER COA CEPTED GUIDELINES, TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BARRIER HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.

# SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- CONCRETE MOW CURB, PER COA STD DETAIL
- WATER HARVESTING AREA, SEE CIVIL
- WATER LINE EASEMENT
- 6'-0" STREET TREE PLANT STRIP
- 10'-0" SIDEWALK
- STABILIZED GRAVEL PATHWAY
- 1'-0" LANDSCAPE STRIP FOR VINES ON WALL

# LEGEND

- PROPERTY LINE
- 7/16" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 2" DEPTH
- 2" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH
- MEDIUM SHREDDED WOOD MULCH OVER FILTER FABRIC, 2" DEPTH
- NATIVE SEED, COA STANDARD MIX, SPREAD CAST WITH 3/4" ANGULAR GREY GRAVEL TOP DRESSING FOR SLOPE STABILITY



**DEKKER  
PERICH  
SABATINI**

ARCHITECT  
  
 ENGINEER

PROJECT

CALLE CUARTA  
 ALBUQUERQUE, NM

# SITE PLAN - DRB

REVISIONS	DATE	COMMENTS
	01/14/2022	DRB COMMENTS
	01/21/2022	DRB COMMENTS
	01/24/2022	DRB COMMENTS

DRAWN BY: CD  
 REVIEWED BY: KR  
 DATE: 11/19/2021  
 PROJECT NO.: 20-0276

# LANDSCAPE PLAN

SHEET NO.  
**SDP2.1**  
 OF