

LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#	101006305745520820	MX-L		
	GROSS LOT AREA (SF)	285,999		
	BUILDING AREA (SF)	92,414		
	NET LOT AREA (SF)	193,585		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 25% OF NET LOT AREA*	48,396	78,170	40%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	36,297	68,755	142%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	9,074	9,130	25%
* PER IDO 14-16-5-4(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA, SEE 14-16-4-3(B)(8) FOR DETAILS.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	53,043	68%
* PER IDO 14-15-5-4(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	1555	
	STREET TREES	63	63	
* PER IDO 14-15-5-4(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	300	
	PARKING LOT AREA (SF)	-	88,228	
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	8,823	21,397	
	TREES (1 PER 10 PARKING SPACES)	30	30	
* PER IDO 14-16-5-4(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
COOL SEASON GRASS		REQUIRED	PROVIDED	
	NO MORE THAN 10% OF REQUIRED LANDSCAPE AREA	4840	1597	3%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
	1 TREE PER GROUND FLOOR AND SECOND FLOOR DWELLING UNIT	175	175	
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.				
TOTALS		REQUIRED	PROVIDED	
	TREES	175	175	
* PER IDO 14-16-5-4(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-4 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1) 1. OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCVUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	24
	ANOVA L1441A 6FT. CONTOUR BENCH WITH STEEL SLAT SEAT, ARMRESTS AND CAST IRON PORTABLE/ SURFACE MOUNT LEGS	6
SYMBOL	DESCRIPTION	
	MOUNTAINAIR SUNRISE GOLD 1" GRAVEL 3" DEPTH OVER FILTER FABRIC	
	MOUNTAINAIR BLUSH 1" GRAVEL 3" DEPTH OVER FILTER FABRIC	
	BARK MULCH 3" DEPTH	
	BLUE SAIS 2-4" ANGULAR COBBLE 4" DEPTH OVER FILTER FABRIC	
	SANDIA BLUEGRASS SOD	
	CONCRETE 3500 PSI 4" DEPTH	
	ENGINEERED WOOD FIBER PER FALL HEIGHT	



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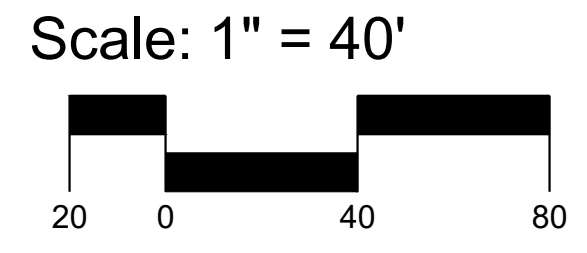
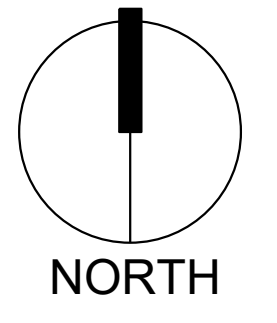


Date: 04/02/2024
Revisions:
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Drawn by: PL
Reviewed by: CM

Universe View Apartment

Albuquerque, New Mexico



Sheet Title:
Material Plan

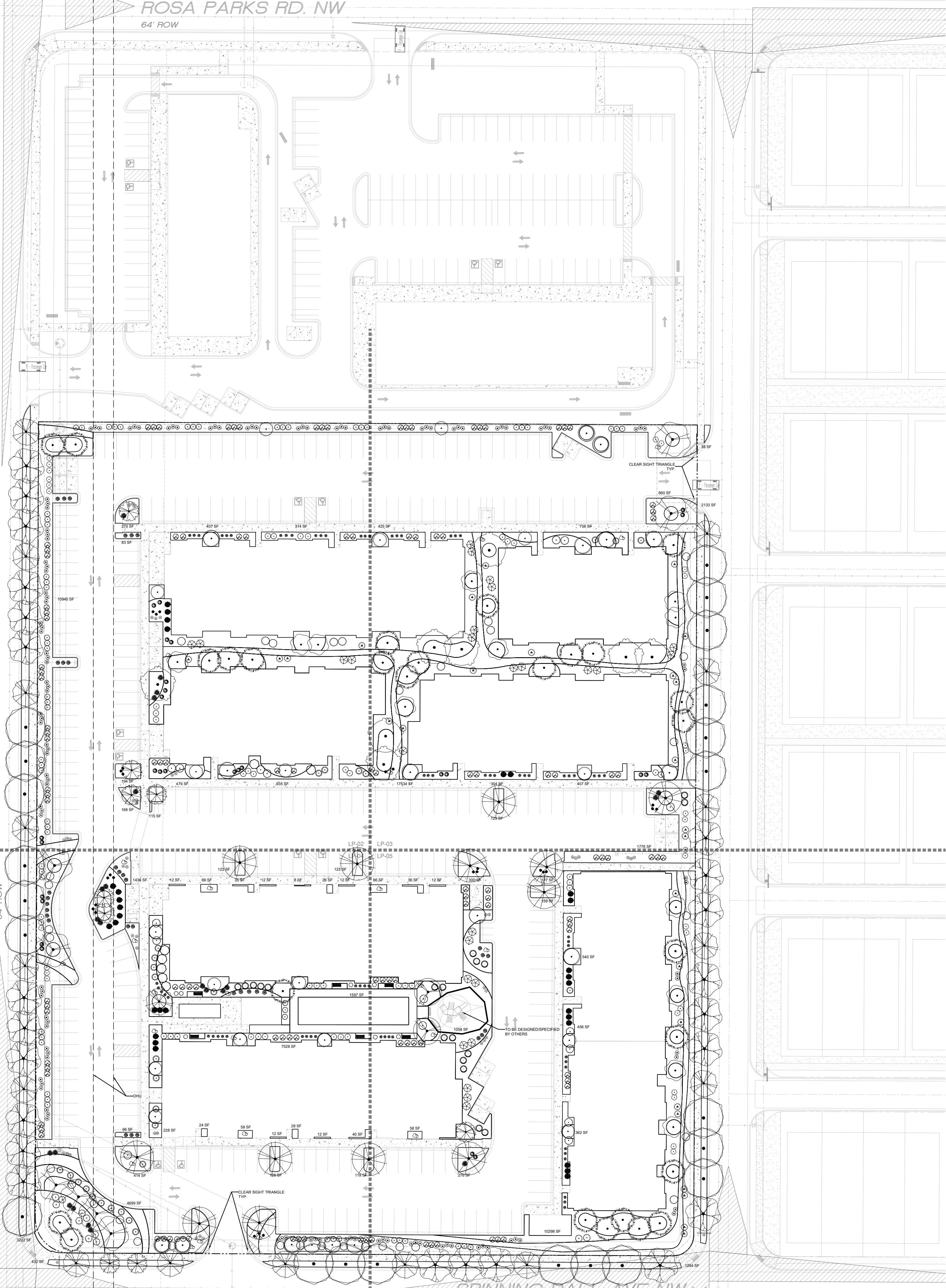
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LS-01

ROSA PARKS RD. NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW

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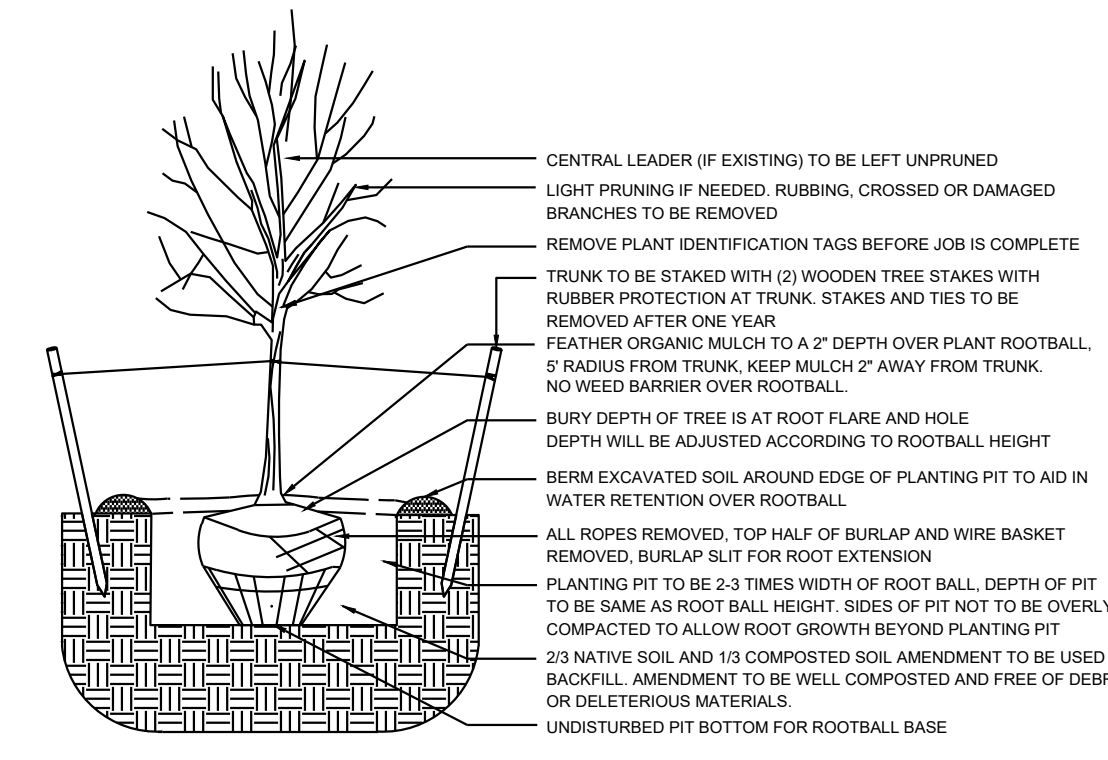


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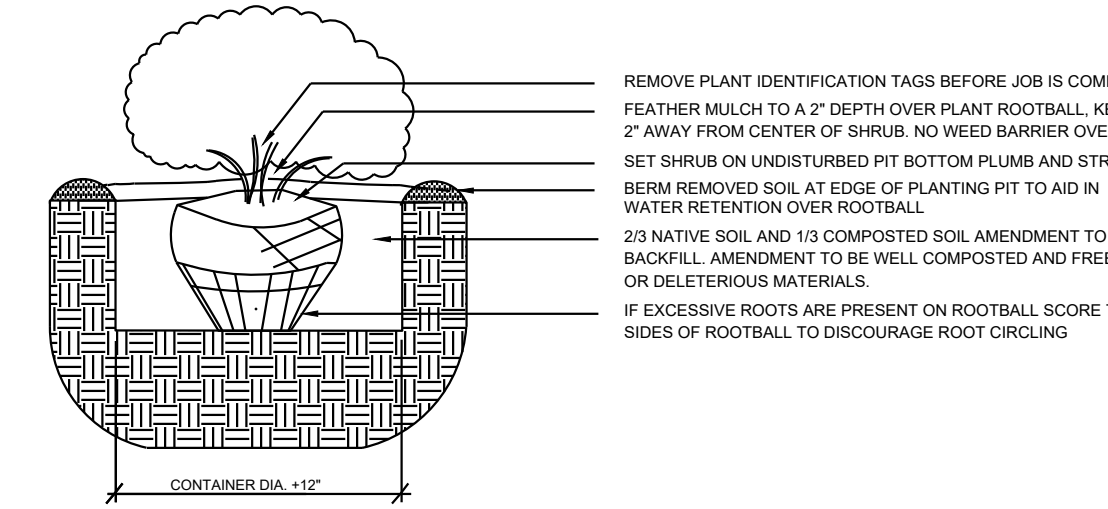
Drawn by: PL
Reviewed by: CM

GENERAL NOTES

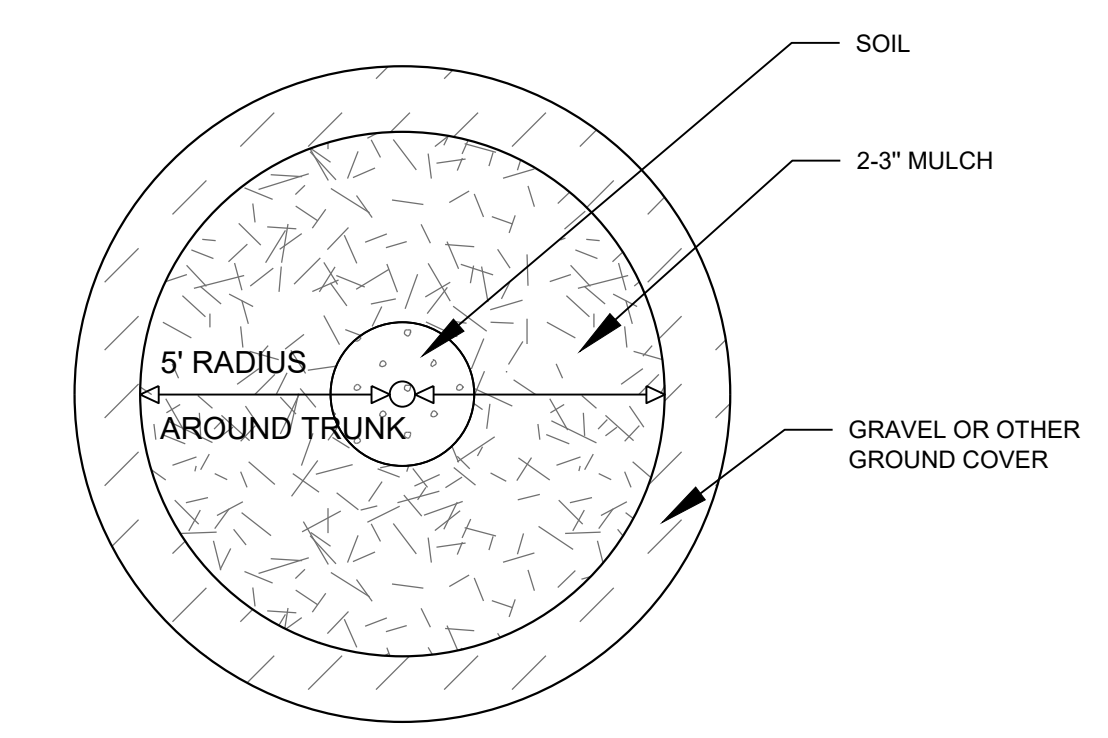
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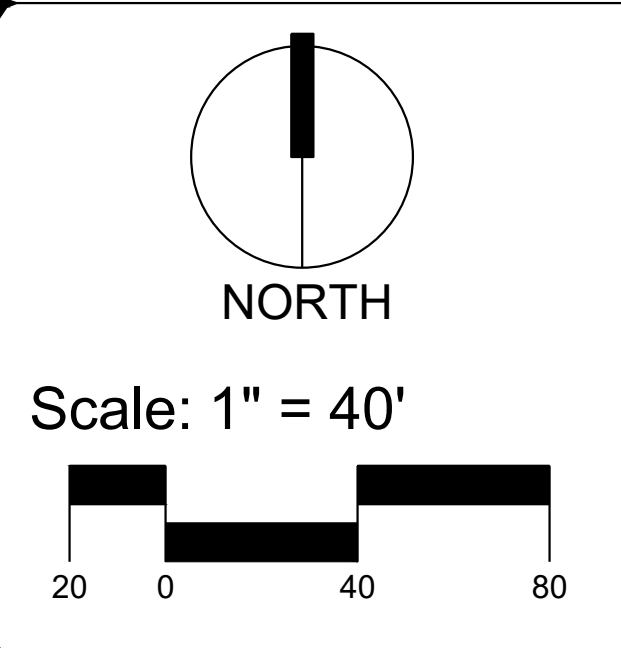
1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



3 TREE DETAIL

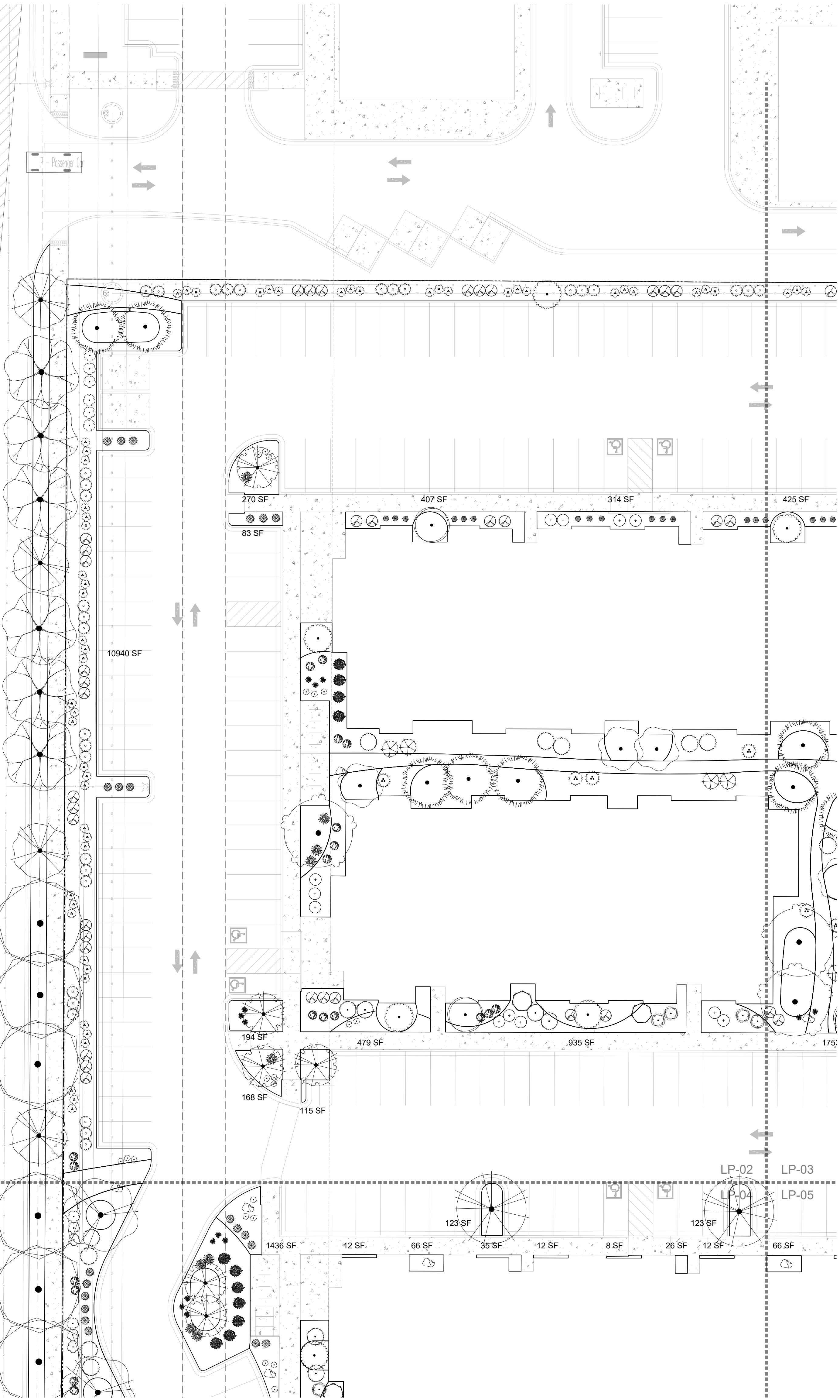


Sheet Title:
Planting Plan

Sheet Number:
LP-01

UNIVERSE 64' ROW

UNIVERSE BOULEVARD NW 64' ROW



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15' X 15'	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25' X 25'	491
	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" B&B	30' X 20'	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20' X 25'	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20' X 10'	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	27	PINUS ELДАРICA AFGHAN PINE	6"	40' X 18'	254
	17	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20' X 20'	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' X 3'	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4' X 5'	20
PERENNIAL					
	26	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	2' X 2'	3
	7	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' WHIRLING BUTTERFLIES GAURA	1 GAL	3' X 3'	7
	41	NEPETA X FAASSENII 'SELECT BLUE' CATMINT	1 GAL	1' X 2'	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	30" X 2'	3
	5	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ MUHLY	1 GAL	3' X 3'	20
DECIDUOUS SHRUBS					
	7	BUDDLEJA DAVIDII BUTTERFLY BUSH	5 GAL	5' X 7'	38
	27	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' BLUE MIST SPIREA	5 GAL	3' X 3'	7
	33	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	6' X 6'	28
	16	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	30	ROSA X 'KNOCK OUT' KNOCK OUT ROSES	5 GAL	5' X 4'	7
	35	SALVIA GREGGII AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
EVERGREEN SHRUBS					
	33	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	4' X 4'	13
	26	CYTISUS SCOPARIUS 'ALL GOLD' SCOTCH BROOM	5 GAL	4' X 6'	28
	59	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL	3' X 4'	13
	11	ERICAMERIA NAUSEOSA CHAMISA	5 GAL	5' X 5'	20
	28	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	2' X 5'	20
	19	PINUS MUGO MUGO PINE	5 GAL	4' X 5'	20
	117	RHAMPHOLEPIS INDICA INDIAN HAWTHORN	5 GAL	3' X 4'	13
	22	ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	5 GAL	6' X 4'	13

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
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- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
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- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1) OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCVUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
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- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

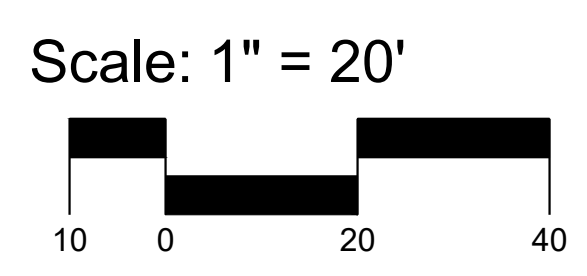
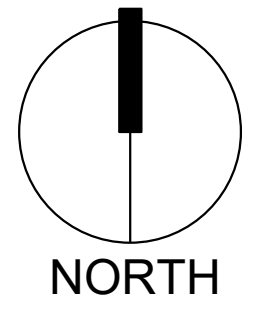
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Revisions:
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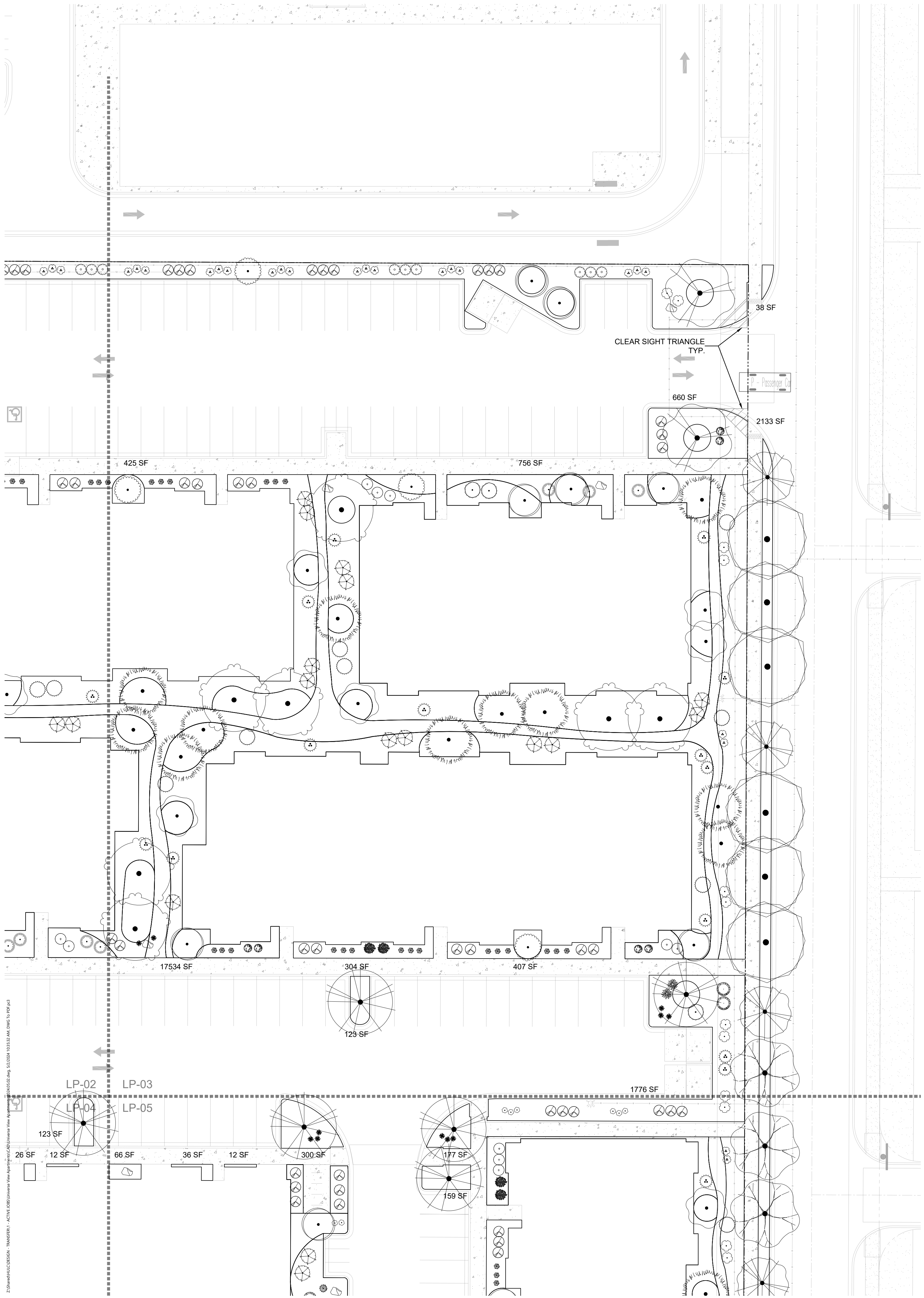
Drawn by: PL
Reviewed by: CM

Universe View Apartment
Albuquerque, New Mexico



Sheet Title:
Planting Plan

Sheet Number:
LP-02



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15' X 15'	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25' X 25'	491
	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" B&B	30' X 20'	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20' X 25'	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20' X 10'	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	27	PINUS ELДАРICA AFGHAN PINE	6"	40' X 18'	254
	17	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20' X 20'	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' X 3'	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4' X 5'	20
PERENNIAL					
	26	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	2' X 2'	3
	7	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' WHIRLING BUTTERFLIES GAURA	1 GAL	3' X 3'	7
	41	NEPETA X FAASSENII 'SELECT BLUE' CATMINT	1 GAL	1' X 2'	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	30" X 2'	3
	5	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ MUHLY	1 GAL	3' X 3'	20
DECIDUOUS SHRUBS					
	7	Buddleja DAVIDII BUTTERFLY BUSH	5 GAL	5' X 7'	38
	27	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' BLUE MIST SPIREA	5 GAL	3' X 3'	7
	33	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	6' X 6'	28
	16	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	30	ROSA X 'KNOCK OUT' KNOCK OUT ROSES	5 GAL	5' X 4'	7
	35	SALVIA GREGGII AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
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	33	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	4' X 4'	13
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	59	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL	3' X 4'	13
	11	ERICAMERIA NAUSEOSA CHAMISA	5 GAL	5' X 5'	20
	28	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	2' X 5'	20
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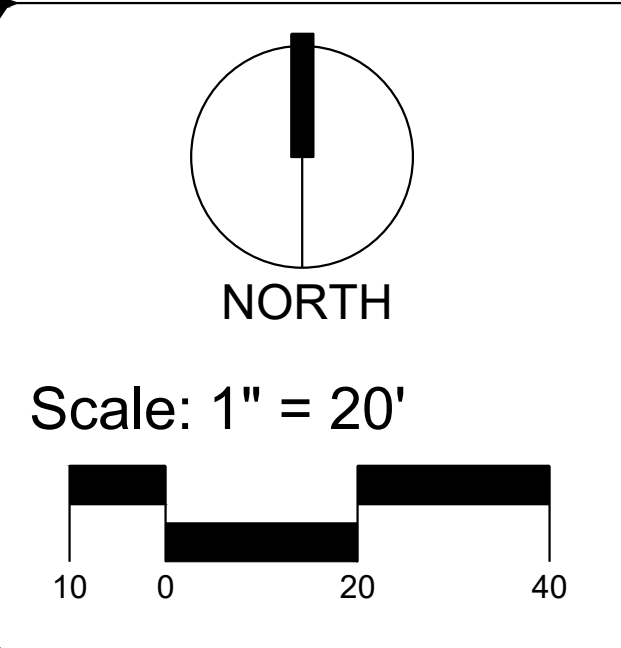
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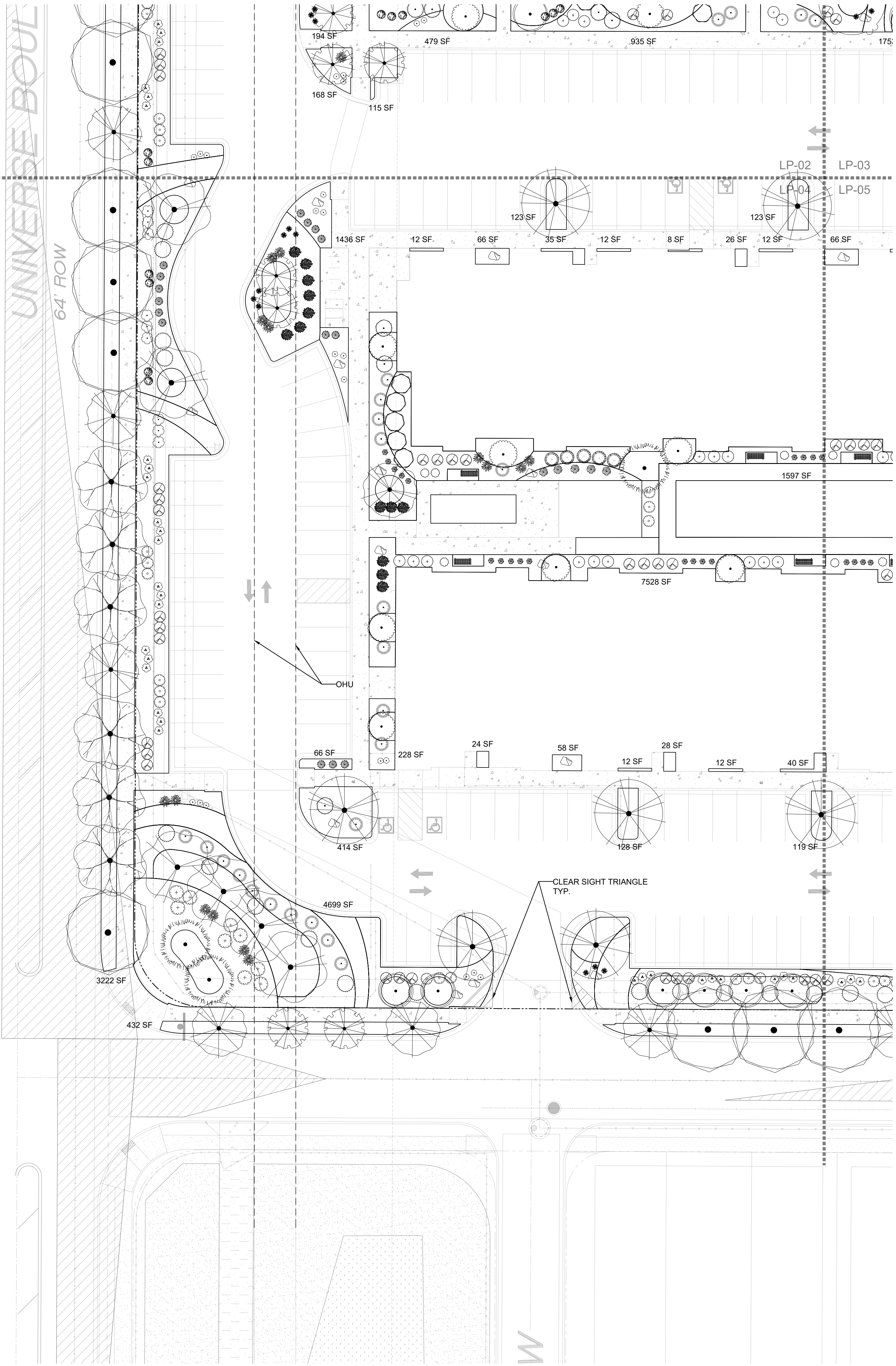
Drawn by: PL
Reviewed by: CM

**Universe View
Apartment**
Albuquerque, New Mexico



Sheet Title:
**Planting
Plan**

Sheet Number:
LP-03



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
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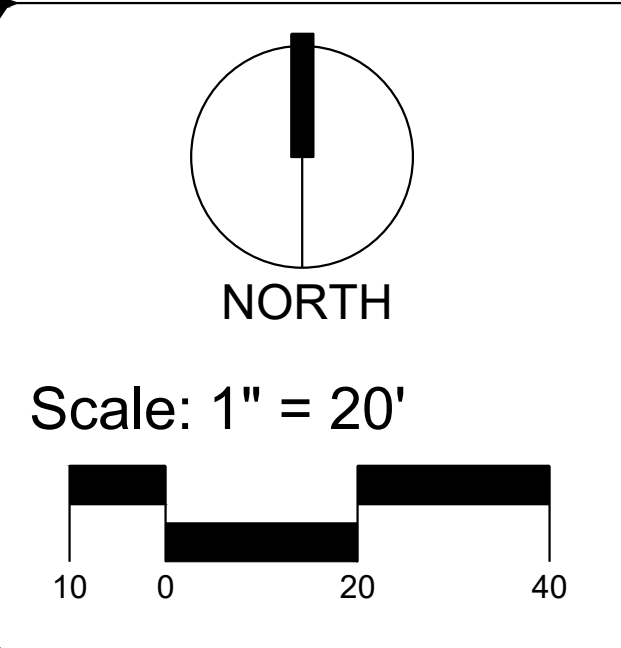
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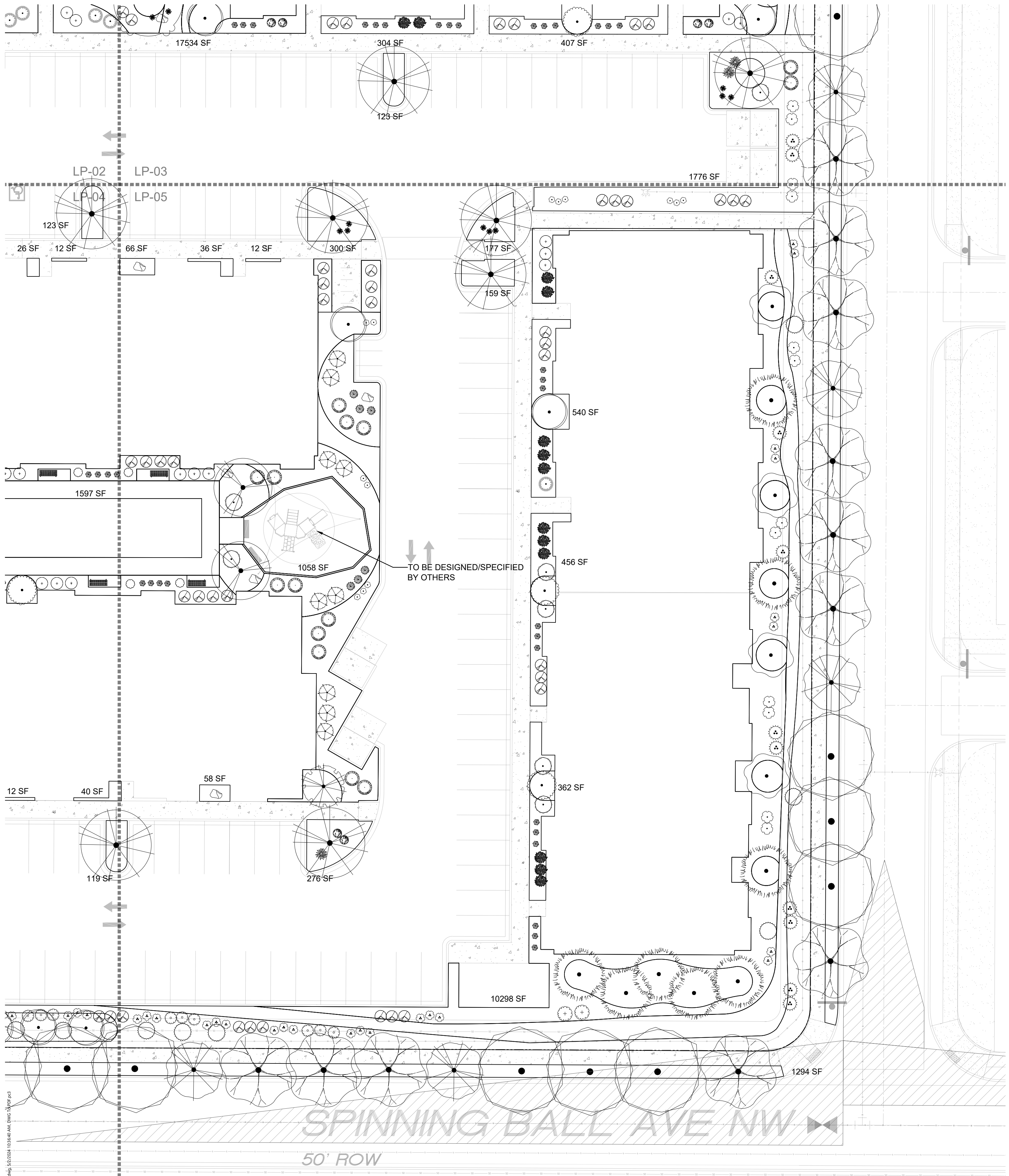


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 Drawn by: PL
 Reviewed by: CM

Universe View
Apartment
 Albuquerque, New Mexico



Sheet Title:
Planting
Plan
 Sheet Number:
LP-04



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15' X 15'	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25' X 25'	491
	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" B&B	30' X 20'	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20' X 25'	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20' X 10'	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	27	PINUS ELДАРICA AFGHAN PINE	6"	40' X 18'	254
	17	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20' X 20'	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' X 3'	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4' X 5'	20
PERENNIAL					
	26	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	2' X 2'	3
	7	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' WHIRLING BUTTERFLIES GAURA	1 GAL	3' X 3'	7
	41	NEPETA X FAASSENII 'SELECT BLUE' CATMINT	1 GAL	1' X 2'	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	30" X 2"	3
	5	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ MUHLY	1 GAL	3' X 3'	20
DECIDUOUS SHRUBS					
	7	BUTTERFLY BUSH	5 GAL	5' X 7'	38
	27	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' BLUE MIST SPIREA	5 GAL	3' X 3'	7
	33	TEXAS SAGE	5 GAL	6' X 6'	28
	16	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	30	KNOCK OUT ROSES	5 GAL	5' X 4'	7
	35	AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
EVERGREEN SHRUBS					
	33	SAND SAGEBRUSH	5 GAL	4' X 4'	13
	26	SCOTCH BROOM	5 GAL	4' X 6'	28
	59	TURPENTINE BUSH	5 GAL	3' X 4'	13
	11	CHAMISA	5 GAL	5' X 5'	20
	28	BUFFALO JUNIPER	5 GAL	2' X 5'	20
	19	MUGO PINE	5 GAL	4' X 5'	20
	117	INDIAN HAWTHORN	5 GAL	3' X 4'	13
	22	ARP ROSEMARY	5 GAL	6' X 4'	13

GENERAL NOTES

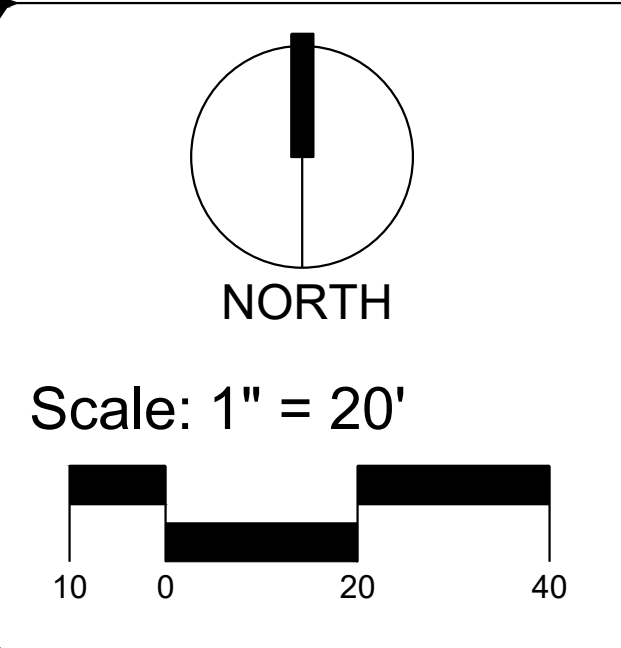
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OR LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(C)(10) 1. OF THE I.D.O. ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a). ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
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