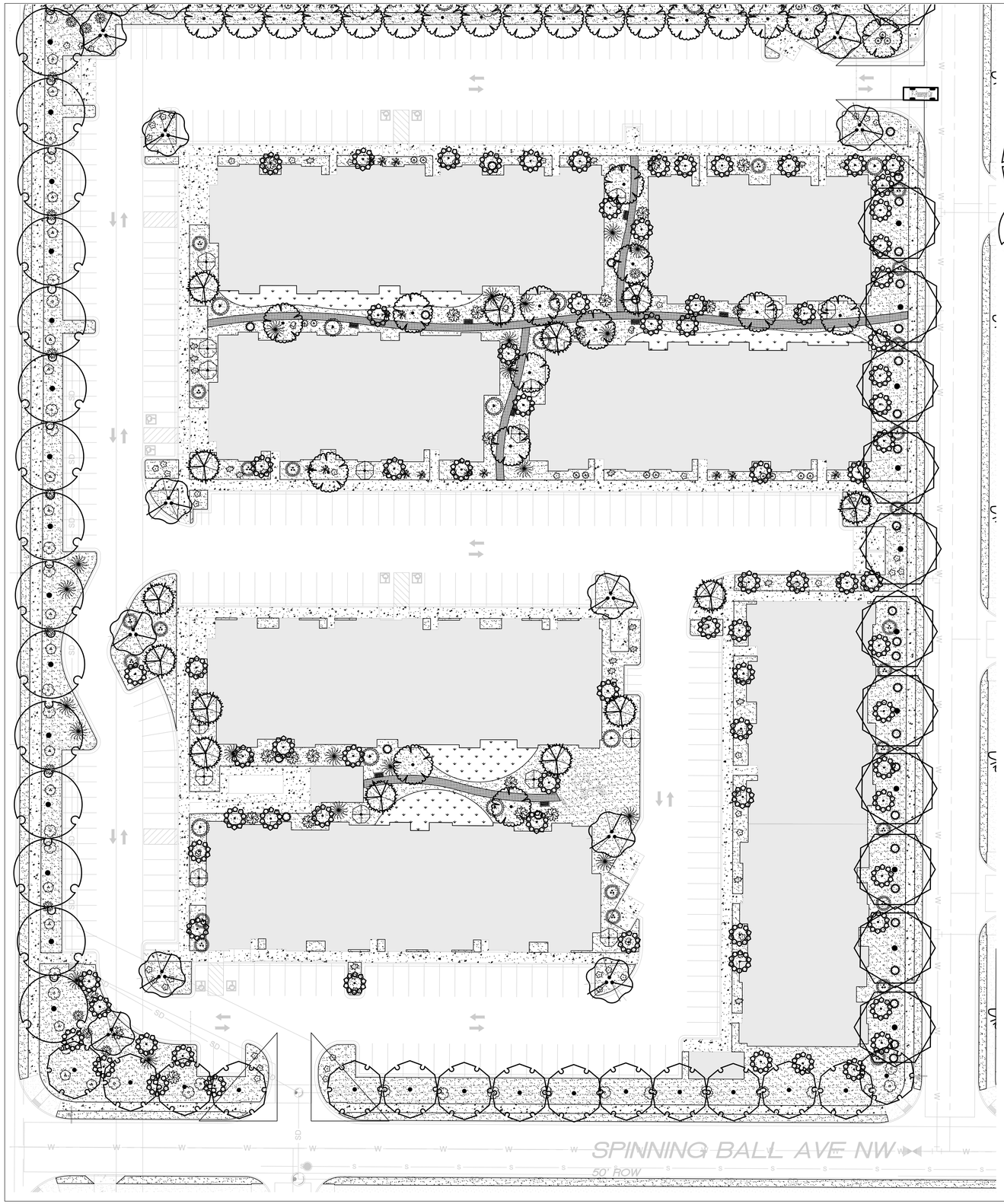


TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
		Trees					
	11	2"+ Cal	Chinese Pistache *Pistacia chinensis*	50' x 50'	M	2500	27500
	11	2+ Trunks w/ 2"+ Combined Cal.	Desert Willow *Chilopsis linearis*	20' x 25'	L	625	6875
	15	2"+ Cal	Modesto Ash *Fraxinus velutina*	40' x 30'	M	900	13500
	14	6'+ Height	One SeednJuniper *Juniperus monosperma*	15' x 15'	M+	400	5600
	15	2"+ Cal	Texas Red Oak *Quercus buckleyi*	40' x 40'	M	1600	24000
	30	2"+ Cal	Purpleleaf Plum *Prunus cerastifera*	20' x 20'	M	400	12000
	80	2+ Trunks w/ 2"+ Combined Cal.	New Mexico Olive *Forestiera neomexicana*	15' x 15'	M	225	18000
Total Tree Count:	176					Total Tree Coverage:	89475

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
		Shrubs & Groundcovers					
	61	5 Gal	Blue Mist Spirea *Caryopteris x clandonensis*	3' x 3'	Low+	9	549
	10	5 Gal	Althea / Rose of Sharon *Hibiscus syriacus*	10' x 10'	M	100	1000
	34	5 Gal	Morning Light Maidengrass *Miscanthus sinensis var.*	5' x 5'	M	25	850
	16	5 Gal	Switchgrass *Panicum virgatum*	4' x 4'	M	16	256
	18	5 Gal	Three-Leaf Sumac *Rhus trilobata*	6' x 6'	Low+	36	648
	21	5 Gal	Silverberry *Elaegnus Pungens*	10' x 10'	M	100	2100
	21	5 Gal	Dwarf Butterfly Bush *Buddleia davidii nanhoensis*	5' x 7'	M	49	1029
	16	5 Gal	Grey-Leaf Cotoneaster *Cotoneaster buxifolius/glaucophyllus*	8' x 10'	M	100	1600
	30	5 Gal	Manhattan Euonymus *Euonymous klautschovious*	6' x 6'	M+	36	1080
	21	5 Gal	Karl Forrester Reed Grass *Calamagrostis arundinacea*	3' x 3'	M+	9	189
	24	5 Gal	Buffalo Juniper (female only) *Juniperus sabina 'Buffalo'*	1' x 8'	L+	64	1536
	15	5 Gal	Bear Grass *Nolina macrocarpa*	5' x 6'	RW	36	540
	32	5 Gal	Pink Double Knock Out Rose *Rosa* 'Pink Double Knock Out'	4' x 4'	M	16	512
Total Shrub Count:	319					Total Shrub Coverage:	11889

Other Materials

SYMB.	QTY		TYPE
	8	EA	Boulders (2-3cf) To be placed at contractor's discretion
	74329	SF	Landscape Gravel A with Filter Fabric ⅞" Santa Fe Brown Gravel
	2738	SF	Grey Crusher Flnes
	4118	SF	Sod with Pop Up Spray Heads
	1367	LF	Steel Edging For Walkway
	8		Site Furnishings: Bench

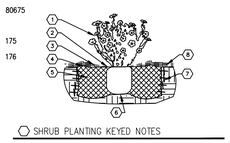
LANDSCAPE CALCULATIONS

APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994		
TOTAL LOT AREA (ACRES)	6.566	GROUNDCOVER (% - REQ)	25.0%
TOTAL LOT AREA (SF)	285998	GROUNDCOVER (SF - REQ)	12815
BUILDING AREA (SF)	93060	GROUNDCOVER (SF - PROV.)	11889
NET LOT AREA (SF)	193584		
		PARKING LOT AREA (SF)	54756
REQUIRED LANDSCAPE (%)	25.0%	REQ. PARKING LANDSCAPE 15% (SF)	8213
REQUIRED LANDSCAPE (SF)	48396	PROV. PARKING LANDSCAPE (SF)	43558
LANDSCAPE PROVIDED (SF)	68345	REQ. PARKING TREES (1/10 SPOTS)	33
		PROV. PARKING TREES	45
VEGETATIVE COVER (% - REQ)	75.0%		
VEGETATIVE COVER (SF - REQ)	51259	COOL SEASON GRASS	6.0%
VEGETATIVE COVER (SF - PROV.)	80675		
REQ. TREES - 1ST AND 2ND STORY UNITS	175		
PROVIDED UNIT TREES	176		

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1" = 30'-0"

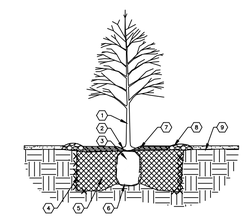


01 SHRUB PLANTING
NTS

SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
4. 2" HIGH X 8" WIDE BERM.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

SHRUB PLANTING DETAIL



02 TREE PLANTING
NTS

TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. USE WOOD CHIP GROUND MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK, AND 4' IN DIAMETER.
8. 4" HIGH X 14" WIDE CIRBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

TREE PLANTING DETAIL

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

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STATE OF NEW MEXICO
CRAIG SOLETHER
67
REGISTERED LANDSCAPE ARCHITECT

May 22, 2023

Apartments at Universe View
Universe Blvd. NW
Albuquerque, NM

Landscape Design

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	CHECKED BY	DATE
tfh	CS	05/22/2023

SHEET #
LS-101