

GENERAL SHEET NOTES

- A. 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.
- B. 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.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA DRIPLINE.
- E. 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.**
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. 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.

LANDSCAPE DATA

TOTAL SITE AREA = 18.5393 ACRES = 807,571 SF
 AREA OF LOT COVERED BY BUILDINGS = 160,560 SF
 NET LOT AREA = 647,011 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 97,052 SF
 PROVIDED LANDSCAPE AREA = 118,325 SF = 18%

REQUIRED TREES
 TOTAL NUMBER OF PARKING SPACES = 593 SPACES
 REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 59 TREES
 PROVIDED NUMBER OF TOTAL TREES = 190 TREES
 SEE ALTERNATIVE LANDSCAPE PLAN INFORMATION

REQUIRED VEGETATIVE COVERAGE
 REQUIRED GROUND COVERAGE = 88,744 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL GROUND COVERAGE = 88,898 SF = 75% OF TOTAL PROVIDED LANDSCAPE

assumed 200 sf per tree and 20 sf per shrub
 TREE CANOPY COVERAGE = 38,000 SF (190 TREES)
 = 30% OF REQUIRED VEGETATIVE COVERAGE
 GROUND PLANT COVERAGE (1,686 SHRUBS + IRRIGATED NATIVE SEED)
 = 33,720 SF + 17,178 SF = 50,898 SF = 44% OF REQUIRED VEGETATIVE COVERAGE

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 72,620 SF = 61%
 TOTAL ORGANIC MULCH GROUND COVER = 45,705 SF = 39% (17,178 SF IRRIGATED NATIVE SEED IS INCLUDED IN THIS NUMBER)
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

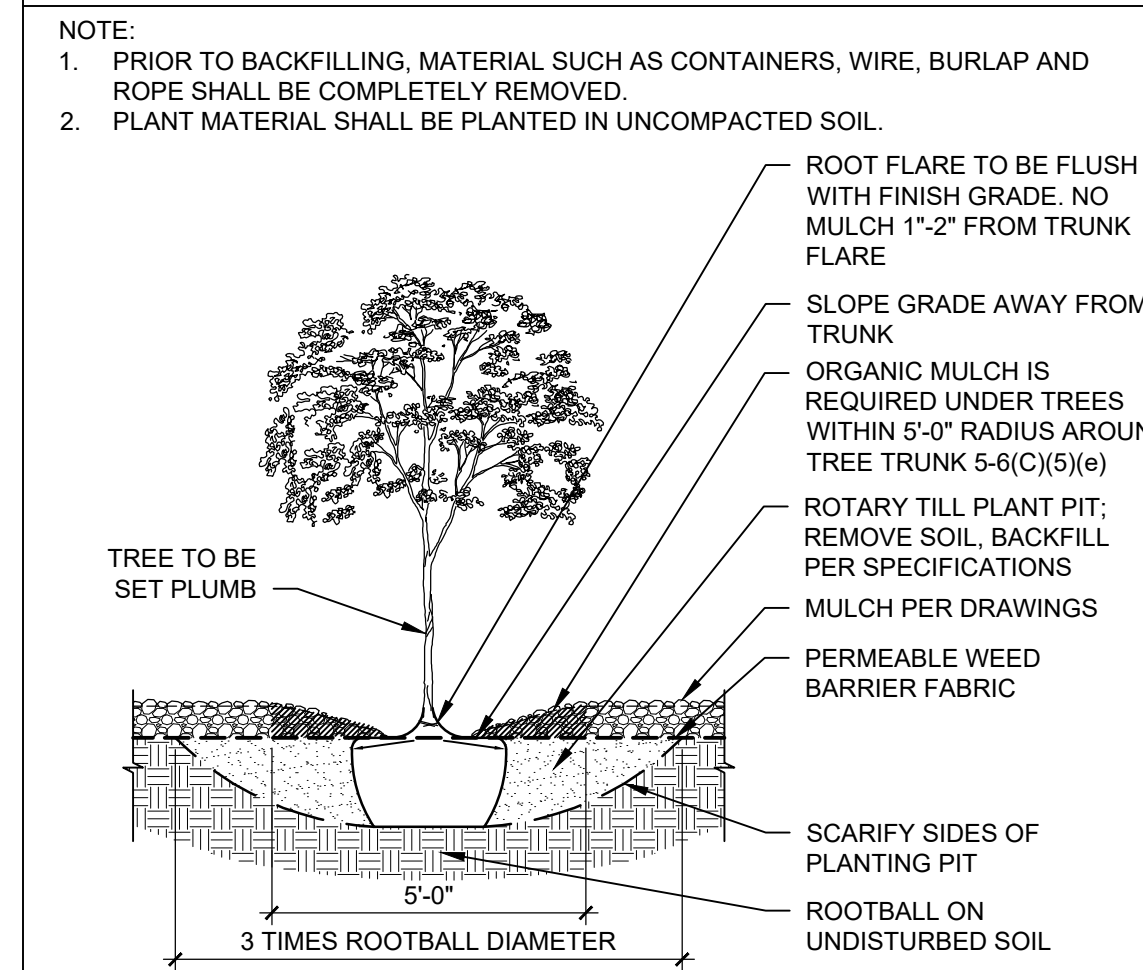
IRRIGATION NOTES

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND WEATHER SENSOR TO AVOID OVER-WATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

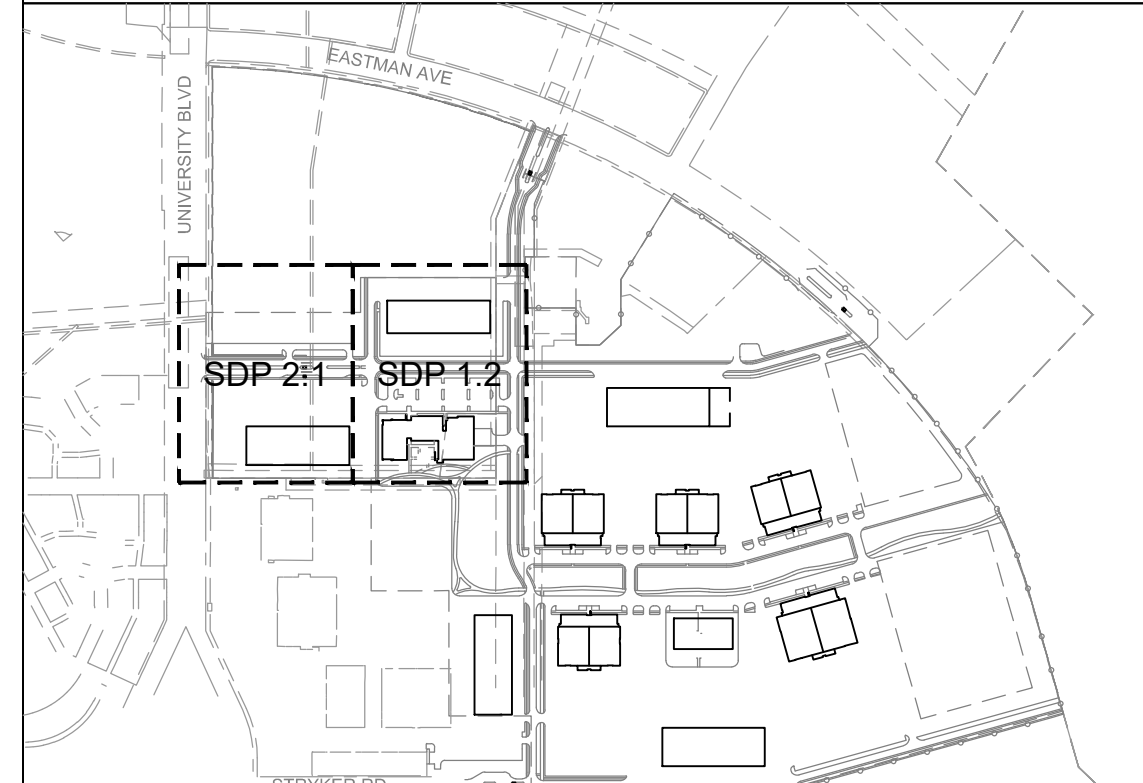
LEGEND

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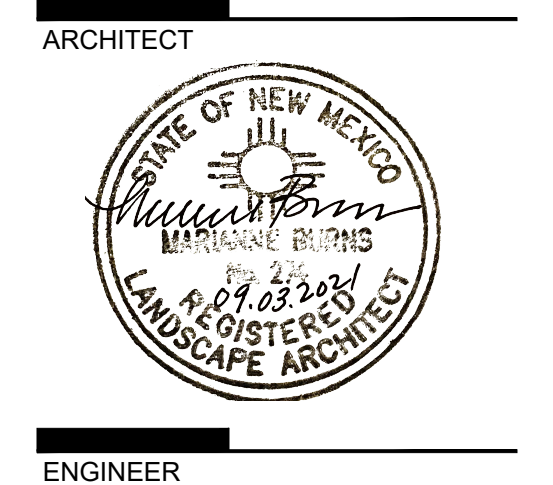
TREE PLANTING DETAIL



KEYPLAN



**DEKKER
 PERICH
 SABATINI**



**NOT FOR
 CONSTRUCTION**

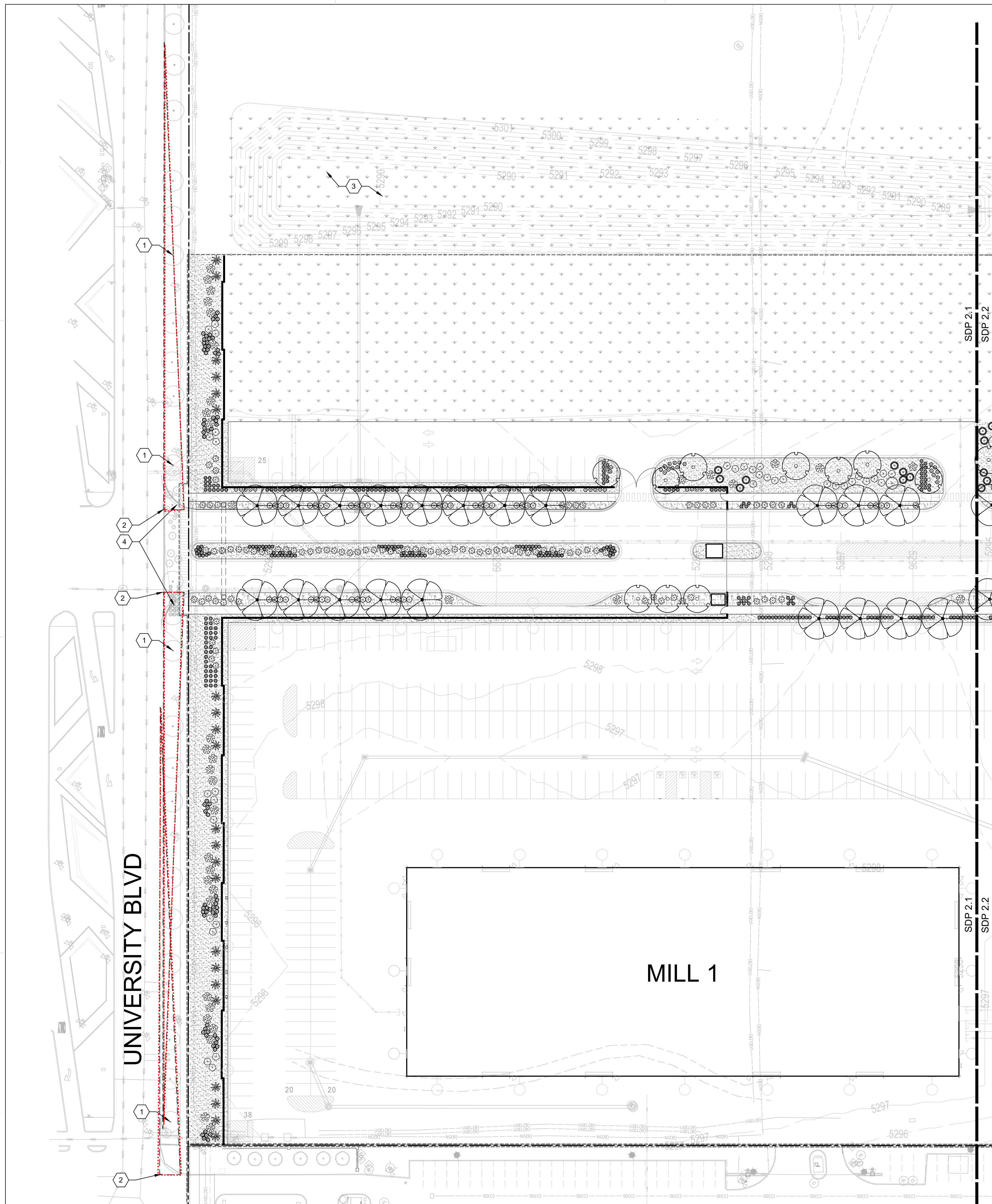
**ABQ Studios Expansion
 NORTH DEVELOPMENT PACKAGE**
 5650 University Blvd SE
 Albuquerque, NM 87106

REVISIONS

DRAWN BY	DC
REVIEWED BY	MB
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PROJECT NO.	20-0072.008
DRAWING NAME	

**OVERALL
 ALTERNATIVE
 LANDSCAPE PLAN**

SHEET NO.
SDP 2.0



PLANT LEGEND

- RIPARIAN TREE
ARIZONA WALNUT
ARIZONA SYCAMORE
RIO GRANDE COTTONWOOD
- STREET / CANOPY TREE
CHINESE PISTACHE
ESCAPMENT LIVE OAK
CHINQUAPIN OAK
LACEBARK ELM
- SMALL TO MEDIUM TREE
RED WING MAPLE
SHANTUNG MAPLE
NETLEAF HACKBERRY
MEXICAN REDBUD
DESERT WILLOW
RUSSIAN HAWTHORN
GOLDEN RAIN TREE
HONEY MESQUITE
- DWARF / PATIO TREE
HAIRY MOUNTAIN MAHOGANY
NEW MEXICO PRIVET
YAUPON HOLLY
ARIZONA ROSEWOOD
- CONIFEROUS TREE
ONESEED JUNIPER
COLOGREEN JUNIPER
PINYON PINE
AFGHAN PINE
- LARGE / SCREENING SHRUB
FOURWING SALTBUSH
EVERGREEN SILVERBERRY
APACHE PLUME
ARIZONA SILKTASSEL
RIO BRAVO SAGE
SKUNKBUSH SUMAC
EVERGREEN SUMAC
- MEDIUM SHRUB
SAND SAGEBRUSH
AGUIRRE TURPENTINE BUSH
COMPACT TEXAS RANGER
INDIAN HAWTHORN
ROSEMARY
- FLOWERING SHRUB
THREADLEAF GIANT HYSSOP
BLUE MIST BLUEBEARD
CALIFORNIA FUCHSIA
- SMALL SHRUB
PANCHITO MANZANITA
WINTER GEM BOXWOOD
GROSSO LAVENDER
BLUEBERRY MUFFIN HAWTHORN
- VERTICAL ACCENT
TREE CHOLLA
OCOTILLO
SOAP TREE YUCCA
MEXICAN BLUE YUCCA
- LARGE ACCENT
BLUE SOTOL
GIANT HESPERALOE
ARIZONA BEARGRASS
DESERT PRICKLY PEAR
- MEDIUM ACCENT
CHISOS AGAVE
TEXAS SOTOL
RED YUCCA
BEARGRASS
BLACKSPINE PRICKLY PEAR
BANANA YUCCA
MARGARITAVILLE YUCCA
- SMALL ACCENT
NEW MEXICO AGAVE
BRAKELIGHTS RED YUCCA
PALE YUCCA
TWIST LEAF YUCCA
- LARGE ORNAMENTAL GRASS
BULLGRASS
AUTUMN GLOW MUHLY
GIANT SACATON
- SMALL ORN. GRASS, SEDGE
LITTLE BLUESTEM
SIDE OATS GRAMA
BLONDE AMBITION BLUE GRAMA
EUROPEAN GREY SEDGE
PINK MUHLY GRASS
PURPLE MUHLY
ALKALI SACATON
- SMALL GROUNDCOVER
CHOCOLATE DAISY
GOPHER PLANT
BLACKFOOT DAISY
ORANGE GLOBEMALLOW
PROSTRATE GERMANDER

GENERAL SHEET NOTES

SEE SDP 2.0

IRRIGATION NOTES

SEE SDP 2.0

LANDSCAPE CALCULATIONS

SEE SDP 2.0

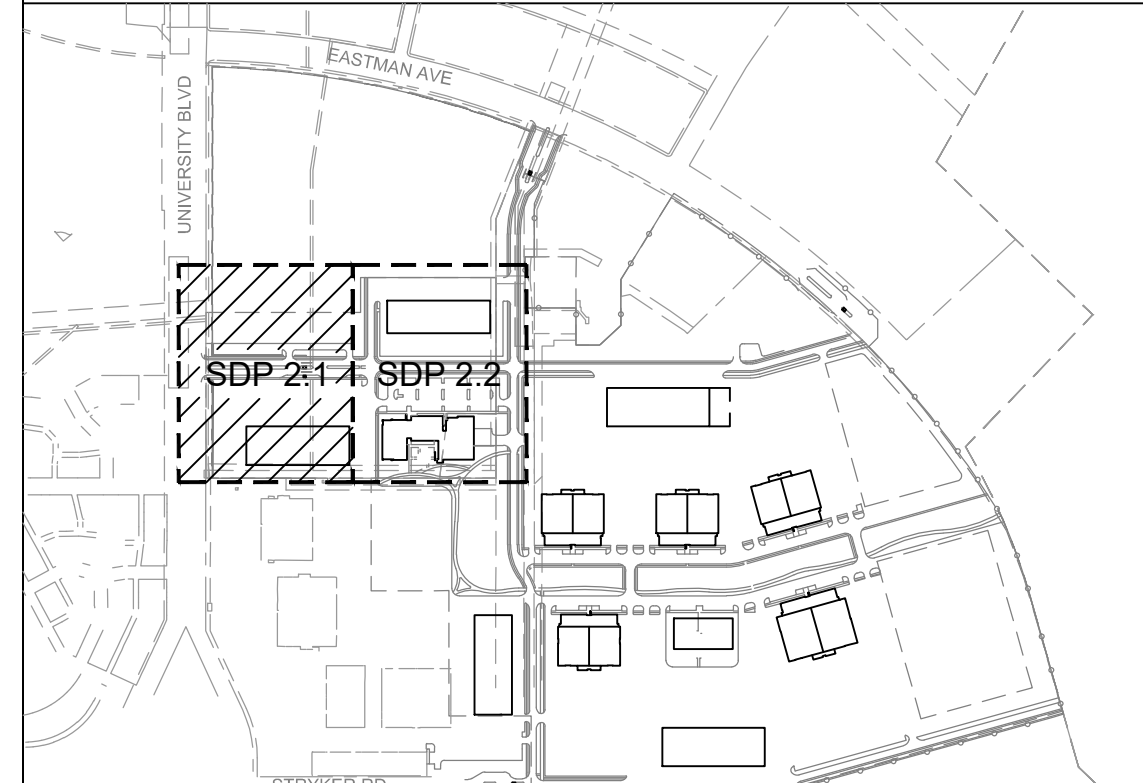
SHEET KEYNOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND, SEE CIVIL.
4. EXISTING LANDSCAPE TO BE REMOVED AND IRRIGATION MODIFIED.

LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
- UNIRRIGATED NATIVE SEED MIX (EXCLUDED FROM PROVIDED LANDSCAPE NUMBER)
- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



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ARCHITECT



ENGINEER

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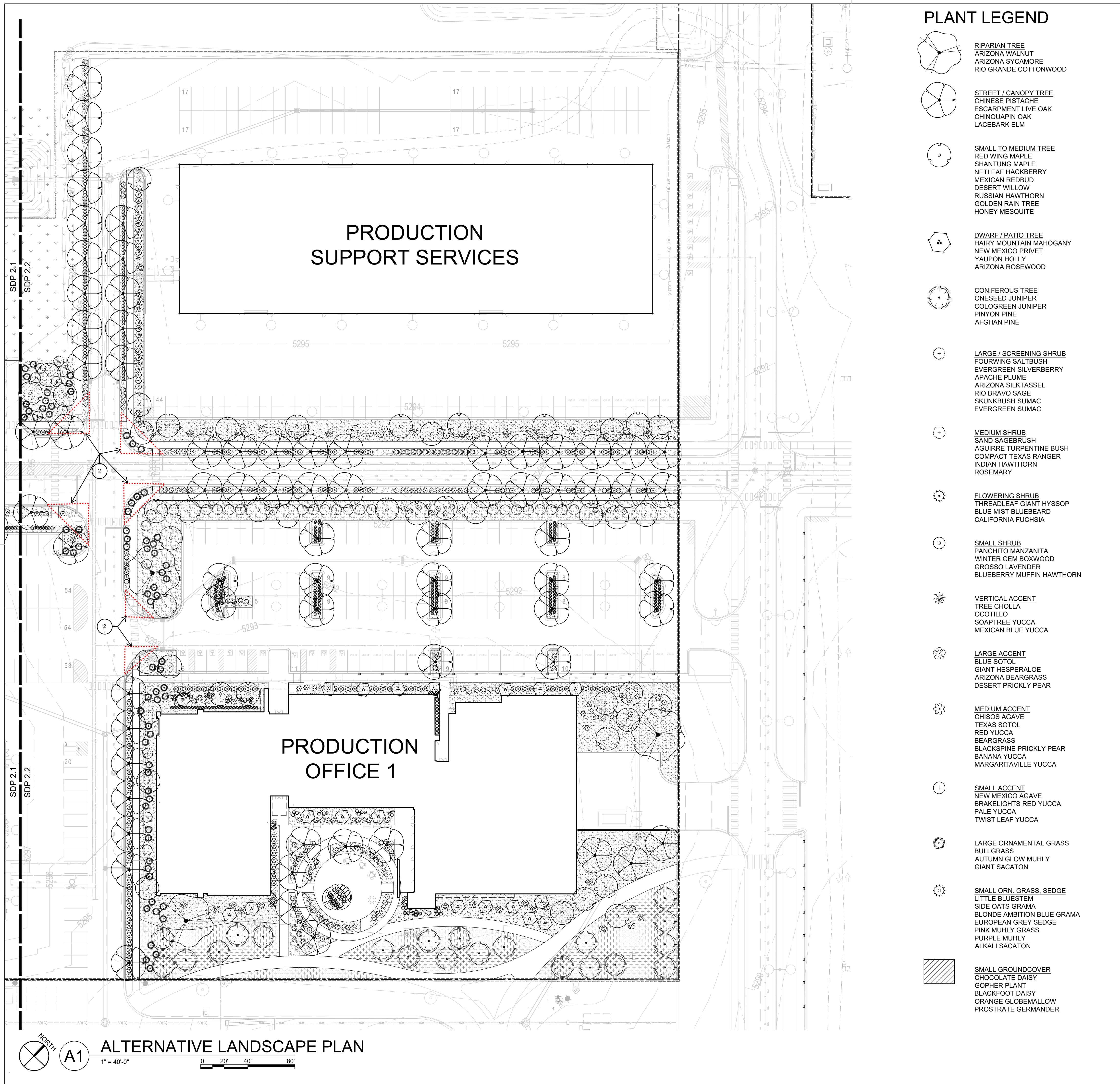
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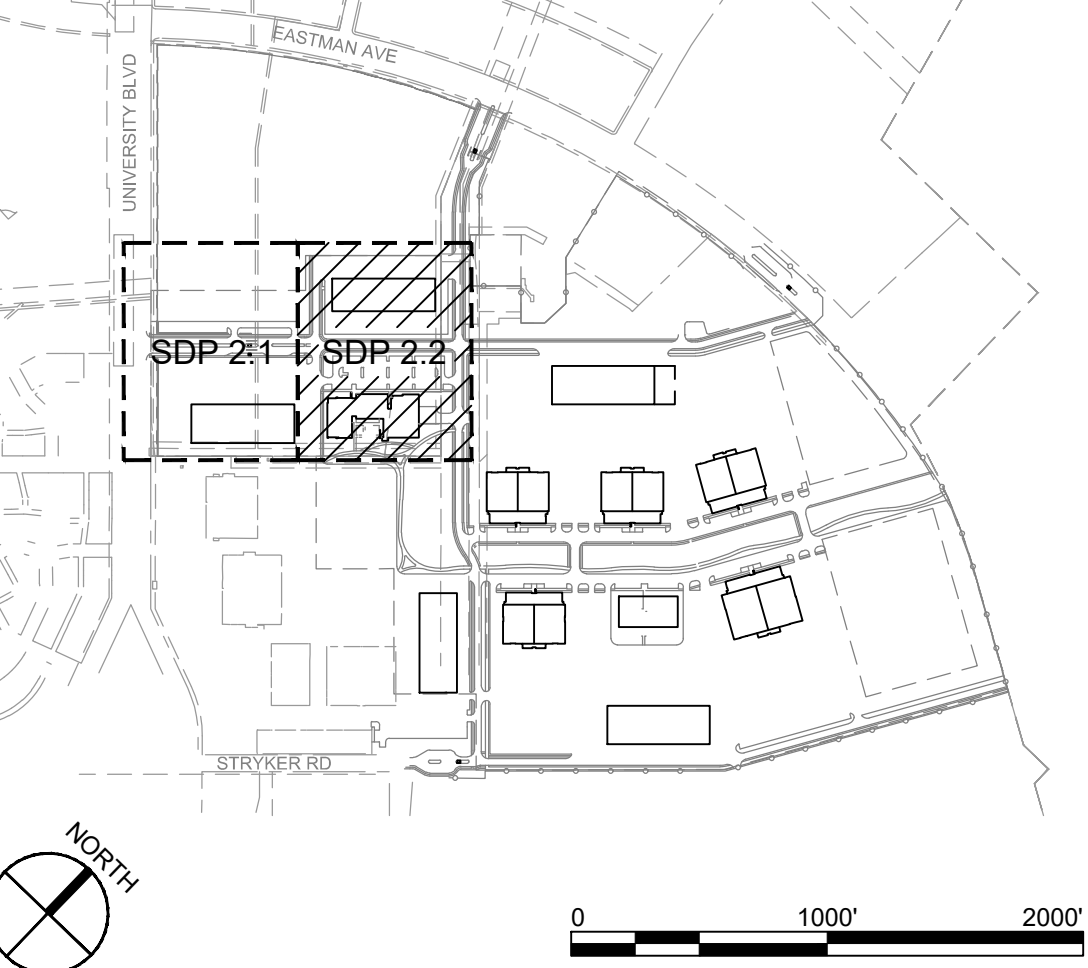
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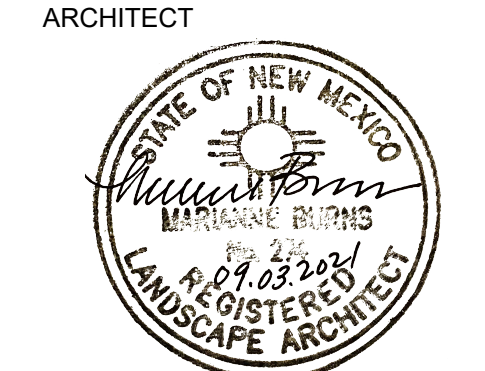
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**ALTERNATIVE
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SHEET NO.
SDP 2.2

ALTERNATIVE LANDSCAPE PLAN
A1
1" = 40'-0"
0 20' 40' 80'