

LANDSCAPE CODE DATA

LANDSCAPE AREA COVERAGE: 1.155 AC or 50,311.8 SF TOTAL SITE AREA BUILDING AREA (Building Envelope)

LANDSCAPE COVERAGE:

TREE CANOPIES & PLANTS SHALL COVER A MIN. OF 75% WITH A MIN. 25% OF GROUND-LEVEL PLANTS (SHRUBS, ORNAMENTAL GRASSES, ETC.) 7,021.77 SF @ 75% = 5,266.33 SF REQUIRED TREE CANOPY ON-SITE COVERAGE GROUND-LEVEL PLANT COVERAGE

LANDSCAPE TURF:

NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER FIRST 2 GROWING SEASONS.

PARKING LOT AREA:

LANDSCAPED. TOTAL PARKING AREA (-STACKING LANES) 5049 SF @ 10% = 505 SF REQUIRED

LANDSCAPE AREA: 725± SF AS SHOWN

PARKING LOT TREES:

ONE TREE PER 10 SPACES REQUIRED 24 TOTAL PARKING SPACES/ 10 = 2.4 or 3 TREES REQUIRED

STREET TREES:

ONE TREE PER 35 LF REQUIRED 180 LF/35 = 5.14 or 6 TREES REQUIRED

SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN 25 FEET LONG, AT LEAST ONE TREE IS REQUIRED. OF WHERE THERE IS INSUFFICIENT SPACE FOR A TREE. A TRELLIS OF AT LEAST & FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.

SCALE: 1 inch = 40 ft.

LANDSCAPE MATERIALS & DATA LIST - For Both Sheets

NOTE: ALL PLANTS LISTED ARE FROM THE CITY OF ALBUQUERQUE XERISCAPES PLANT LIST PUBLICATION

QTY.	PLANT NAME	WATER USE	MINIMUM INSTALLED SIZE	MATURE HEIGHT/ SPREAD
	SHADE TREES			
7	DESERT LIVE OAK - Quercus turbinella	LOW	2" cal. B/B	20' ht. X 25' spr.
1	EMORY OAK - Quercus emoryı	MEDIUM	2" <i>c</i> al. B/B	35' ht. X 35' spr.
2	SOUTHERN LIVE OAK - Quercus virginiana	MEDIUM	2" cal. B/B	35' ht. X 40' spr.
4	CRIMSON SPIRE OAK - Quercus x bimundorum 'Crimschmidt'	MEDIUM	2" cal. B/B	45' ht. X 15' spr.
	EVERGREEN TREES			
4	SKYROCKET JUNIPER - Juniperus scopulorum 'Skyrocket'**	LOW	6' ht. B/B or cont.	40' ht. X 12' spr.
	SHRUBS & GRASSES			
24	BLUE GRAMA GRASS - Bouteloua gracilis	LOW	# cont.	1.5' ht. X 1.5' spr.
21	REED GRASS - Calamagrostis x acutiflora 'Karl Foerster'	LOW	# 5 cont.	5' ht. X 2' spr.
25	CURL-LEAF MOUNTAIN MAHOGANY - Cercocarpus ledifolius**	LOW	# 7 cont.	15' ht. X 15' spr.
15	BUFFALO JUNIPER - Juniperus sabina 'Buffalo'**	LOW	# 5 cont.	l'ht. X 6' spr.
23	ENGLISH LAVENDER - Lavandula angustifolia**	MEDIUM	# 5 cont.	3' ht. X 3' spr.
10	ALGERITA - Mahonia haematocarpa (syn Berberis haematocarpa)**	LOW	# 7 cont.	8' ht. X 10' spr.
9	PINK MUHLY GRASS - Muhlenbergia capillaris	MEDIUM	# 5 cont.	3' ht. X 3' spr.
9	MUHLY GRASS - Muhlenbergia lindheimerii	LOW	# 5 cont.	5' ht. X 5' spr.
2	LYNN'S LEGACY - Leucophyllum langmaniae 'Lynn's Legacy**	LOW	# 5 cont.	6' ht. X 6' spr.
4	TEXAS RANGER - Leuophyllum frutescens**	LOW	# 5 cont.	4' ht. X 4' spr.
17	AUTUMN SAGE - Salvia greggii	LOW	# 5 cont.	3' ht. X 3' spr.
7	LAVENDER COTTON - Santolina chamaecyparissus**	LOW	# 5 cont.	1.5' ht. X 3' spr.
29	LITTLE BLUESTEM - Schizachyrium scoparium	LOW	# 2 cont.	3' ht. X .5' spr.
	PERENNIALS			
12	CATMINT - Nepeta x faassenii 'Walker's Low'	LOW	# cont.	2' ht. X 2' spr.

** DENOTES EVERGREEN SHRUB

GENERAL LANDSCAPE REQUIREMENTS

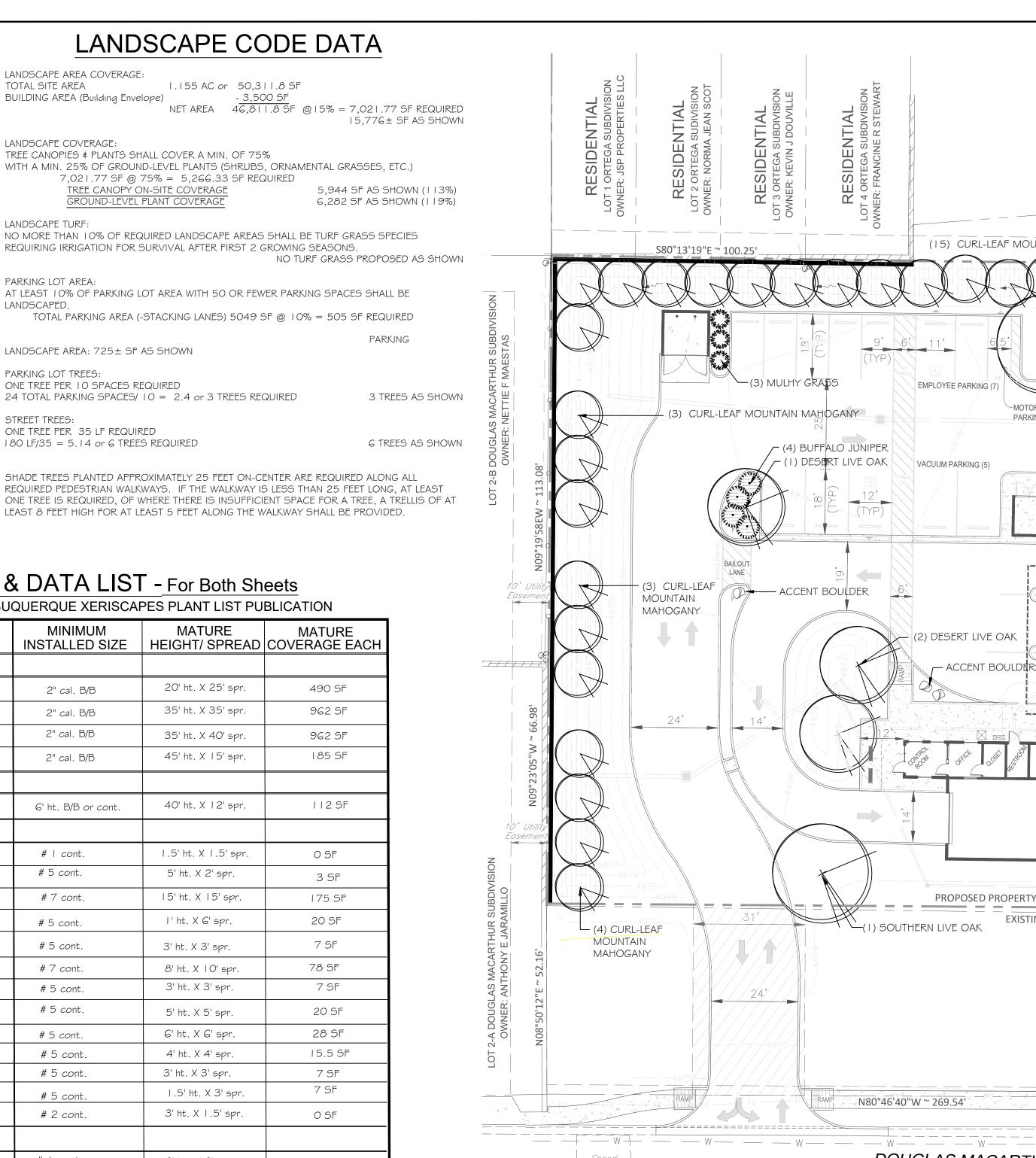
- I. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- 2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- 3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
- 4. LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION SEQUENCE WITH THE IRRIGATION CONTRACTOR.
- 5. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED. 6. LANDSCAPING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE
- TREES AND OTHER PLANTS BETWEEN 3 AND 8 FEET TALL WILL NOT BE ACCEPTABLE WITHIN THE DESIGNATED AREAS.

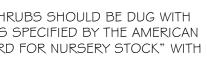
7. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.





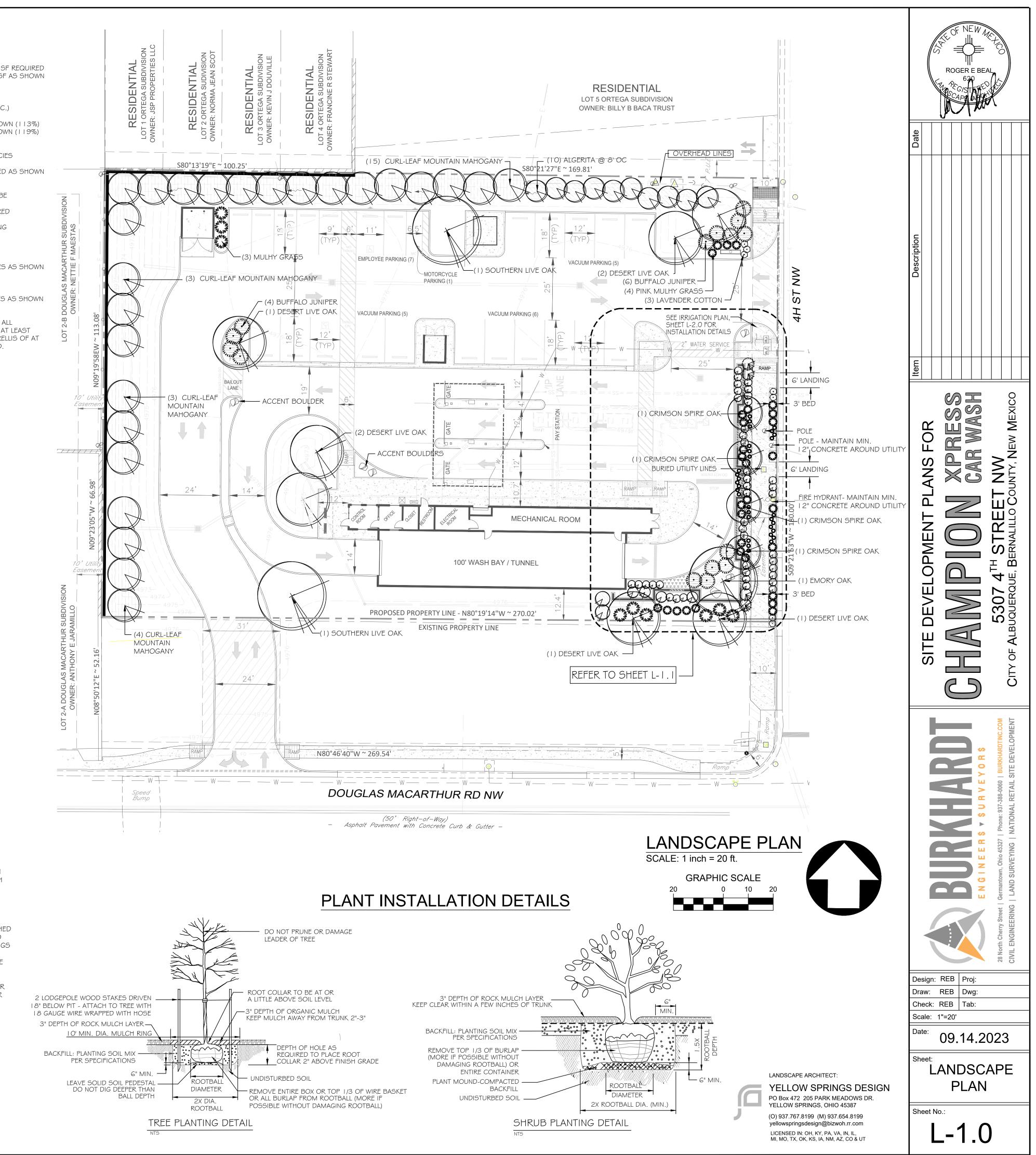
- 8. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
- 9. A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL NEW PLANT BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
- I.O. FURNISH AND PLACE A MIN. 3" DEPTH OF ROCK MULCH- 'BUILDOLOGY BROWN CRUSHED FINES' OR APPROVED EQUAL IN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT ARCHITECT'S REPRESENTATIVE. II. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW PLANTS, FOR A MIN. OF THE
- 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE PROJECT ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING AND WEEDING. 12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR
- SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.





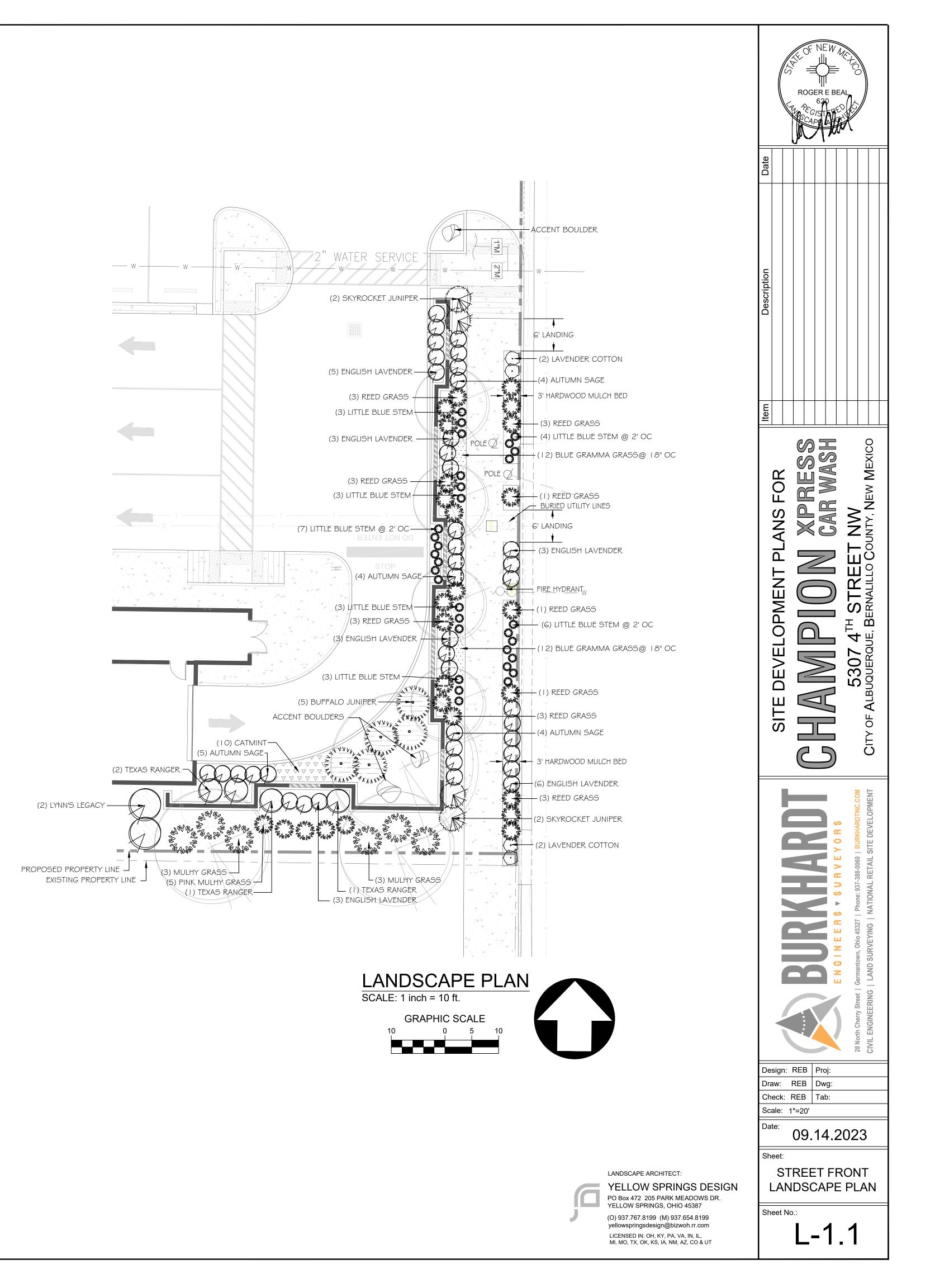
3 SF

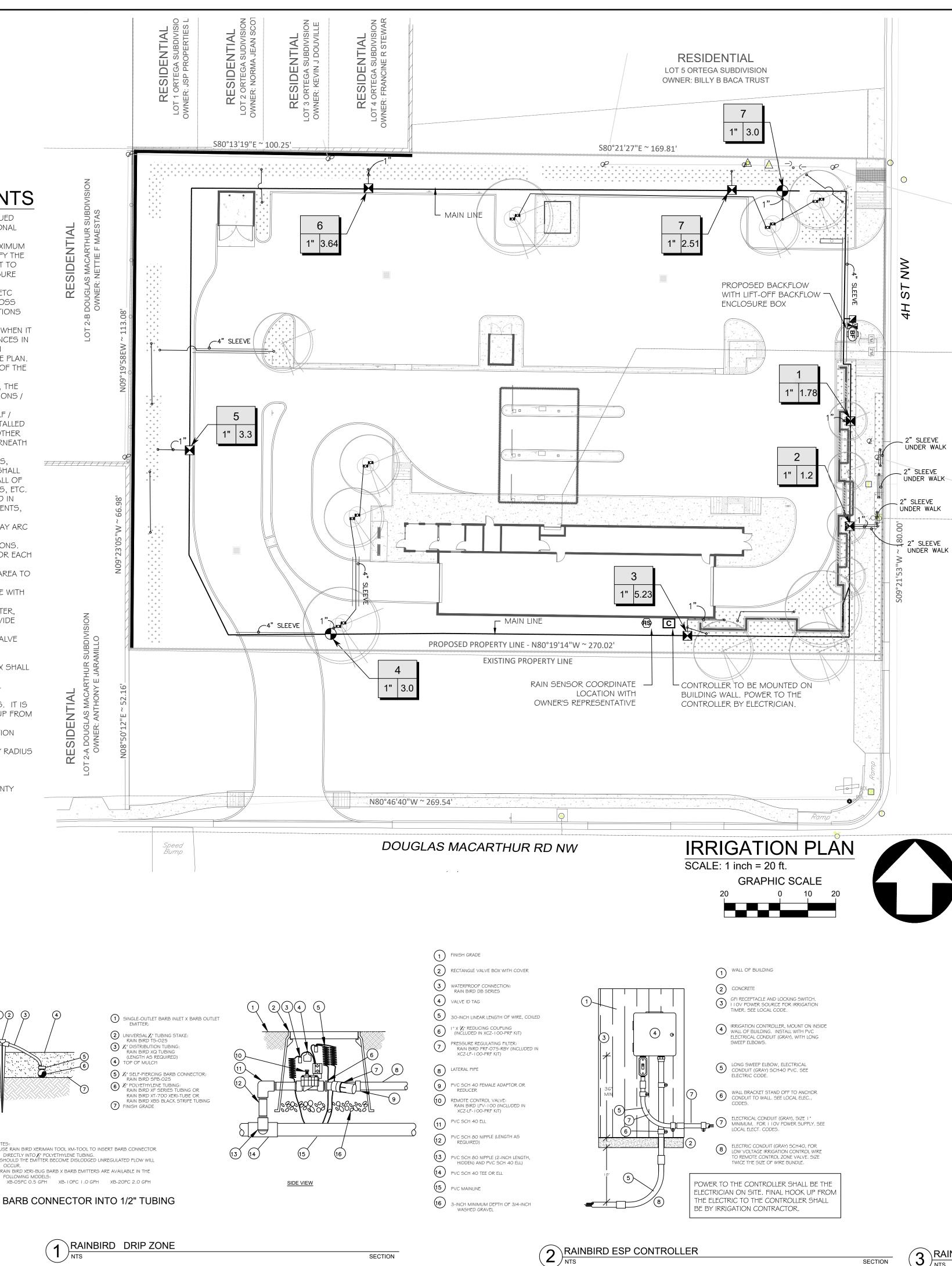
MOTORCYCLE PARKING (1) _____ - ACCENT BOULDERS EXISTING PROPERTY LINE DOUGLAS MACARTHUR RD NW Speed Bump







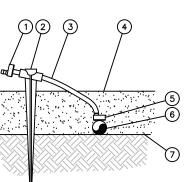




IRRIGATION GENERAL REQUIREMENTS

THESE NOTES ARE PRESENTED AS A "SUMMARY" OF THE WRITTEN SPECIFICATIONS ISSUED FOR THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS, IF INCLUDED, FOR ADDITIONAL DETAIL AND FULL PROJECT REQUIREMENTS.

- I. THE IRRIGATION SYSTEM DESIGN IS BASED ON 70 STATIC PRESSURE (PSI) AND MAXIMUM FLOW 10 GALLONS PER MINUTE(GPM). THE IRRIGATION CONTRACTOR SHALL VERIFY THE OF PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION.
- 2. THE PIPE ROUTING SHOWN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, HEADS, ETC SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. PRESSURE LOSS CALCULATIONS ARE BASED ON THE PIPE ROUTING AS SHOWN. SIGNIFICANT DEVIATIONS FROM THE ROUTING SHOWN SHOULD BE AVOIDED.
- 3. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE DIMENSIONS OF THE CONSTRUCTED AREAS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR CHANGES HAVE OCCURRED IN THE SITE PLAN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS / RECONSTRUCTION NECESSARY.
- 4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF / HERSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
- 5. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, JOINTS, ETC. WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
- G. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDING AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
- 7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED.
- 8. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER. THIRD, OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST. 9. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES
- 10. INSTALL VALVE BOXES 18-INCHES FROM AND PERPENDICULAR TO WALKS, CURBS. BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE INSTALLED A MINIMUM OF 12-INCHES APART.
- II. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
- 12. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER.
- 13. PROVIDE AS-BUILT DRAWINGS WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION. 14. ALL SPRINKLERS, VALVES AND VALVE BOXES SHALL BE PLACED 5' AWAY FROM ANY RADIUS
- OF CURB AS SHOWN IN DETAILS. 15. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN ON . ALL NECESSARY HEAD
- ADJUSTMENTS SHALL BE MADE AT THAT TIME AND REPLACE OR REPAIR ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED WITH BID. I G. SLEEVING FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
- 17. PROVIDE GROUNDING FOR CONTROLLER AND WIRE RUN PER MANUFACTURERS



- I. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO & POLYETHYLENE TUBING. 2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL
- 3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE









LANDSCAPE ARCHITECT: YELLOW SPRINGS DESIGN PO Box 472 205 PARK MEADOWS DR. YELLOW SPRINGS, OHIO 45387 (O) 937.767.8199 (M) 937.654.8199 yellowspringsdesign@bizwoh.rr.com LICENSED IN: OH, KY, PA, VA, IN, IL, MI, MO, TX, OK, KS, IA, NM, AZ, CO & UT

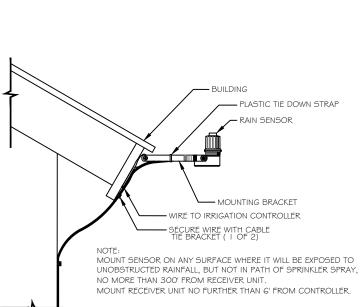
IRRIGATION SCHEDULE

IKRIGATION SCHEDU				
SYMBOL	MANUFACTURER/MODEL			
- o- 101 -O- X 1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401			
SYMBOL	MANUFACTURER/MODEL			
	Rain Bird XCZPGA-100-PRF			
	Area to Receive Drip Emitters Rain Bird XB-PC Provide 3 Emitter/Tree 2/Shrub 1/F			
SYMBOL	MANUFACTURER/MODEL			
\bigcirc	Raın Bırd PGA Globe			
	Rain Bird 5-RC			
×	Nibco T-113-K			
BF	Zurn 375 I"			
С	Rain Bird ESP4ME3 with (2) ESP-SN			
RS	Rain Bird WR2-RFC			
	- Irrigation Lateral Line: PVC Class 20			
	- Irrigation Mainline: PVC Class 200 S			

GA-100-PRF e Drip Emitters er/Tree 2/Shrub I/Perennial RMODEL lobe ME3 with (2) ESP-SM3 RFC I Line: PVC Class 200 SDR 21 1e: PVC Class 200 SDR 21 ____ Pipe Sleeve: PVC Schedule 40

Valve Callout







SECTION