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**Heights Venture**  
ARCHITECTURE • DESIGN

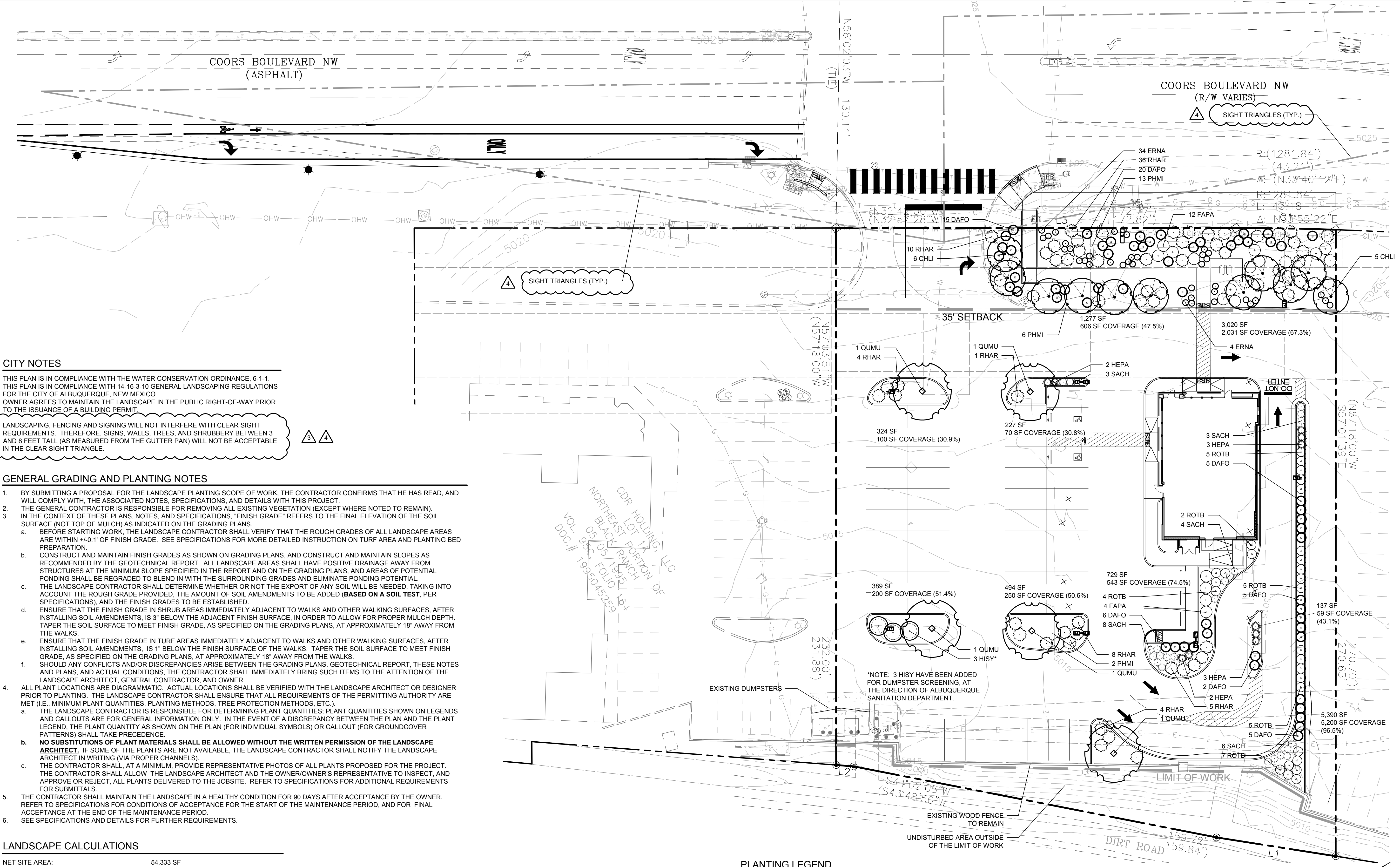
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L-1

PLANTING PLAN

TRUE WARM & WELCOME 2500 R1



**CITY NOTES**

THIS PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE, 6-1-1. THIS PLAN IS IN COMPLIANCE WITH 14-16-3 TO GENERAL LANDSCAPING REGULATIONS FOR THE CITY OF ALBUQUERQUE, NEW MEXICO. OWNER AGREES TO MAINTAIN THE LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

- GENERAL GRADING AND PLANTING NOTES**
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
  - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  - ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
    - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
    - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
    - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
  - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

NET SITE AREA:	54,333 SF
LANDSCAPE AREA REQUIRED:	8,150 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	11,971 SF (22.0% OF SITE AREA)
MINIMUM REQUIRED COVERAGE:	8,978 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	9,059 SF (75.7%)

**STREET FRONTAGE LANDSCAPING**

FRONTAGE LENGTH:	216 LF
STREET TREES REQUIRED:	11 TREES (1 PER 20 LF OF FRONTAGE)
STREET TREES PROVIDED:	11 TREES
* OVERHEAD POWER LINES PRESENT	

**PARKING LOT LANDSCAPING**

PARKING LOT AREA:	16,589 SF
LANDSCAPE AREA REQUIRED:	1,659 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,700 SF (10.2% OF PARKING AREA)

**TOTAL PARKING SPACES:** 49 SPACES  
**TREES REQUIRED:** 5 TREES (1 TREE PER 10 SPACES)  
**TREES PROVIDED:** 5 TREES

**CPO-2 STANDARDS**

SETBACK LANDSCAPE AREA:	4,297 SF
REQUIRED COVERAGE:	2,149 SF (50%)
PROVIDED COVERAGE:	2,637 SF (61.4%)

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1" RIVER ROCK, BEIGE COLOR, MULCH IN ALL NEWLY PLANTED AREAS (EXCEPT AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). DO NOT USE WEED BARRIERS OR LANDSCAPE FABRIC UNDER ANY MULCH.

PER IDO 5-6(C)(5)(e), ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND EACH TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
CHLI	Chilopsis linearis 'Bubba'	Bubba Desert Willow	2" cal., 8'-10' high	Per plan	11	
QUMU	Quercus muhlenbergii	Chinquapin Oak	2" cal., 8'-10' high	Per plan	5	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
<b>SHRUBS AND ORNAMENTAL GRASSES</b>						
DAFO	Dalea formosa	Indigobush	#3 cont.	4' o.c.	58	
ERNA	Ericameria nauseosa naus. var. nauseosa	Dwarf Rabbitbrush	#3 cont.	2.5' o.c.	38	
FAPA	Fallugia paradoxa	Apache Plume	#3 cont.	5' o.c.	16	
HEPA	Hesperaloe parviflora	Red Yucca	#3 cont.	3' o.c.	10	
HISY	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	#3 cont.	8' o.c.	3	
PHMI	Philadelphus microphyllus	Littleleaf Mockorange	#3 cont.	5' o.c.	21	
RHAR	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	#3 cont.	5' o.c.	68	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#3 cont.	4' o.c.	28	
SACH	Salvia chamaedryoides	Germander Sage	#1 cont.	3' o.c.	24	

Scale 1" = 20'



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