

## GENERAL NOTES

- A KICK-OFF MEETING WITH THE LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO BEGINNING ANY SITE OR LANDSCAPE WORK.
- OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY CITY OF ALBUQUERQUE.
- REFER TO SURVEY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
- PROVIDE AND MAINTAIN UTILITY LOCATES DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT.
- RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THOROUGHLY REVIEW AND DOCUMENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THOROUGHLY REVIEW DRAWINGS, AND TECHNICAL SPECIFICATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION INSTALLATION, MATERIALS, TESTING, AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE ALL MOCK-UPS, SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.
- UNLESS OTHERWISE NOTED, EXISTING TREES WITHIN THE LIMIT OF WORK TO BE PROTECTED. VEHICLES, EQUIPMENT AND MATERIALS SHOULD NOT INTERFERE WITH THE LIMITS OF THE PROTECTED TREES AND REMAIN OUTSIDE OF THE DRIPLINE OR TREE PROTECTION LIMITS.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT NO ADDITIONAL COST TO THE OWNER, FOR DAMAGE OF PROPERTY OUTSIDE OF THE LIMIT OF WORK INDICATED ON THE DRAWINGS, AND FOR ANY DAMAGE CAUSED TO SITE ELEMENTS THAT ARE TO BE PROTECTED OR REINSTALLED.
- PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
- PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.
- PER 5-6(E)(2)(A) IF A WALL AT LEAST 3 FEET IN HEIGHT IS PROVIDED OR EXISTS ALONG THE PROPERTY LINE BETWEEN THE 2 PROPERTIES, 1 TREE AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING SHALL BE PROVIDED EVERY FOR 15 FEET ALONG THE WALL, WITH SPACING DESIGNED TO MINIMIZE SOUND AND LIGHT IMPACTS OF THE PROPOSED DEVELOPMENT ON THE ADJACENT PROPERTY.
- PER 4-3(D)(1)(D) OPERATION OF POWER EQUIPMENT OR GENERATORS SHALL NOT OCCUR BETWEEN THE HOURS OF 10:00 P.M AND 7:00 A.M.
- PER 4-3(D)(1)(F) A COMPOSITE SAMPLE OF THE NATIVE SOIL, CONSISTING OF NO LESS THAN 5 INDIVIDUAL SAMPLES WILL BE TESTED FOR METAL CONTENT USING THE US EPA 3050B, 3051, OR A COMPARABLE METHOD AND THAT THE METALS ARSENIC, CADMIUM, MERCURY, MOLYBDENUM, NICKEL, SELENIUM, AND ZINC ARE AT OR BELOW THE THRESHOLDS LISTED IN TABLE 4-3-1

## PLANTING PLAN NOTES

- PER 5-6(C)(4)(H) ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STAKE ALL TREES BASED ON THESE DRAWINGS. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.
- PER 5-6(C)(6) ALL PLANT MATERIAL TO MEET THE SIZES SPECIFIED IN THE PLANT SCHEDULE.
- POND STABILIZATION TO FOLLOW SECTION 1013
- ALL VEGETATION SHALL MEET THE MINIMUM SIZE REQUIREMENTS IN TABLE 5-6-1 OF ALBUQUERQUE IDO.
- 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 FOOT CLEARANCE OVER THE STREET SURFACE.
- PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND
- PER 5-6(C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 60902 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREE TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCE (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE
- PER 5-6(C)(5)(A) ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL
- PER 5-6(C)(5)(B) IF USED, WEED BARRIER SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF
- PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS. PLEASE CONFIRM COMPLIANCE WITH THIS CODE
- PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.

## LAYOUT NOTES

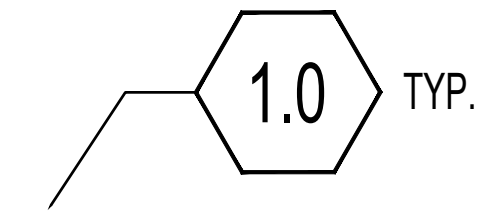
- CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.
- ADDITIONAL LAYOUT INFORMATION MAY BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
- FINAL LOCATION OF ALL SITE FURNISHINGS, TREES & LANDSCAPE BOULDERS TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DIRECTLY FROM DRAWINGS.
- ALL PAVED SURFACES SHALL HAVE SMOOTH, CONTINUOUS LINES OR CURVES AS INDICATED ON PLANS AND SHALL CONFORM TO GRADES INDICATED ON THE GRADING PLANS. ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED
- ALL ANGLES TO MATCH THOSE NOTED ON DRAWING
- ADJUSTMENTS: IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OF PROPOSED IMPROVEMENTS, SUCH ADJUSTMENT SHALL BE PROPOSED TO THE OWNER'S REPRESENTATIVE. NO ADJUSTMENTS WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNERS REPRESENTATIVE.
- REFER TO CIVIL PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.

LANDSCAPE AREAS BREAKDOWN (TABLE 2)		
AREA	DESCRIPTION	PROPOSED
PLANTING BEDS	GRAVEL/ORGANIC MULCHED AREA	12,894 SF GRAVEL, 4,292 SF ORGANIC MULCH, 17,166 SF TOTAL
	NATIVE SEED AREA	AREAS SPRAYED WITH NATIVE SEED
NATIVE SEED AREA	AREAS SPRAYED WITH NATIVE SEED	9,853 SF
SEATING/GATHERING AREAS	COURTYARD, NORTH GATHERING AREA	2,182 SF
COMMUNITY GARDEN	GARDEN, SHADED AREA	6,288 SF

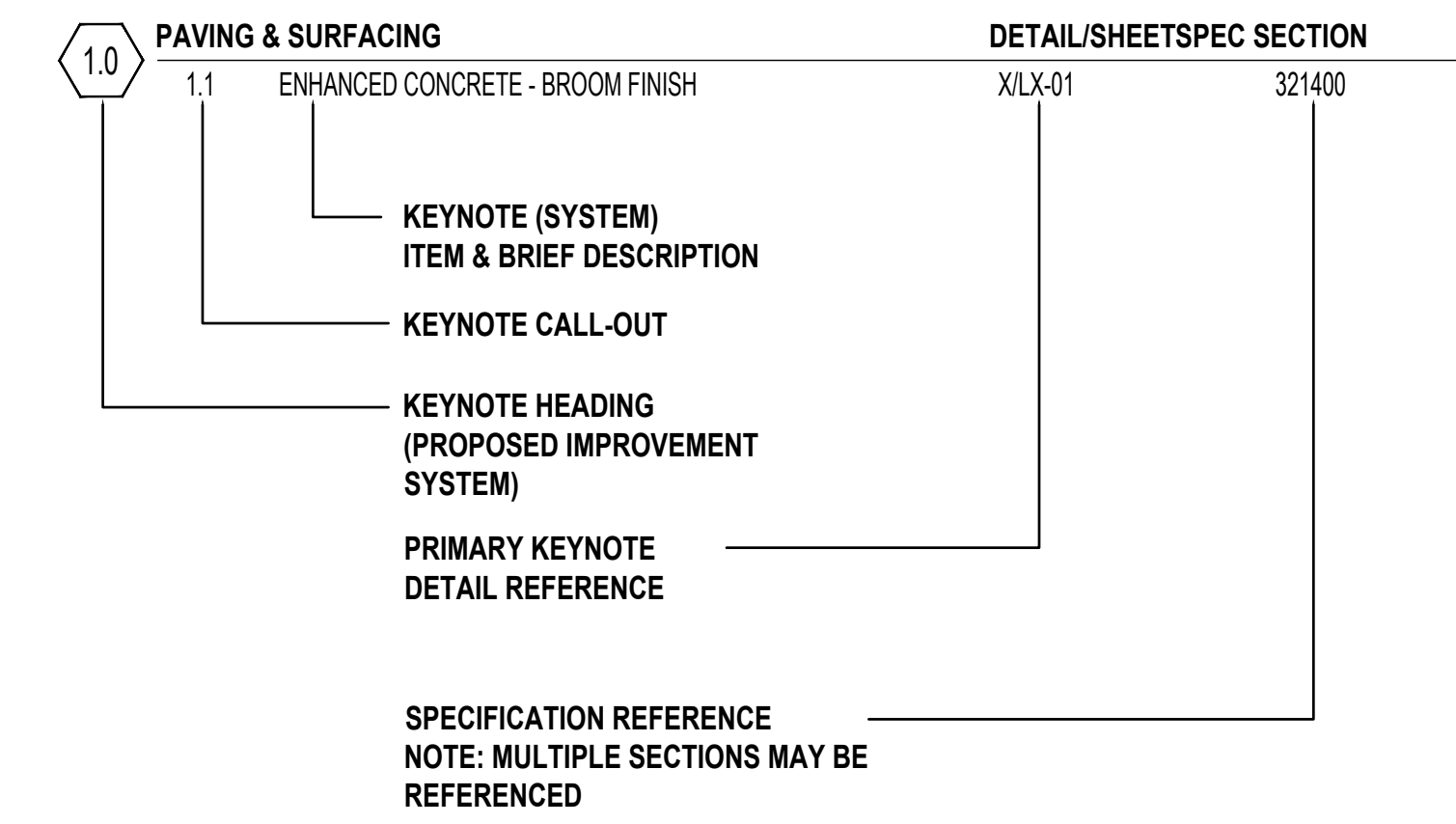
NET LOT AREA BREAKDOWN		
CALCULATION	DESCRIPTION	NET LOT AREA
91,995 SF - 14,072 SF	AREA WITHIN PROPERTY LINE MINUS BUILDING FOOTPRINT	77,923 SF

USABLE OPEN SPACE AREAS BREAKDOWN (TABLE 5)		
AREA	DESCRIPTION	PROPOSED
PLANTING BEDS	GRAVEL/ORGANIC MULCHED AREA	17,166 SF
NATIVE SEED AREA	AREAS SPRAYED WITH NATIVE SEED	9,853 SF
SEATING/GATHERING AREAS	COURTYARD, NORTH GATHERING AREA	2,182 SF
COMMUNITY GARDEN	GARDEN, SHADED AREA	6,288 SF
WALKS	CONCRETE WALKS, CRUSHER FINES WALKING PATH AROUND DETENTION AREA	7,316 SF

## SAMPLE KEYNOTE DRAWING CALL-OUT:



## SITE DETAIL KEYNOTES:

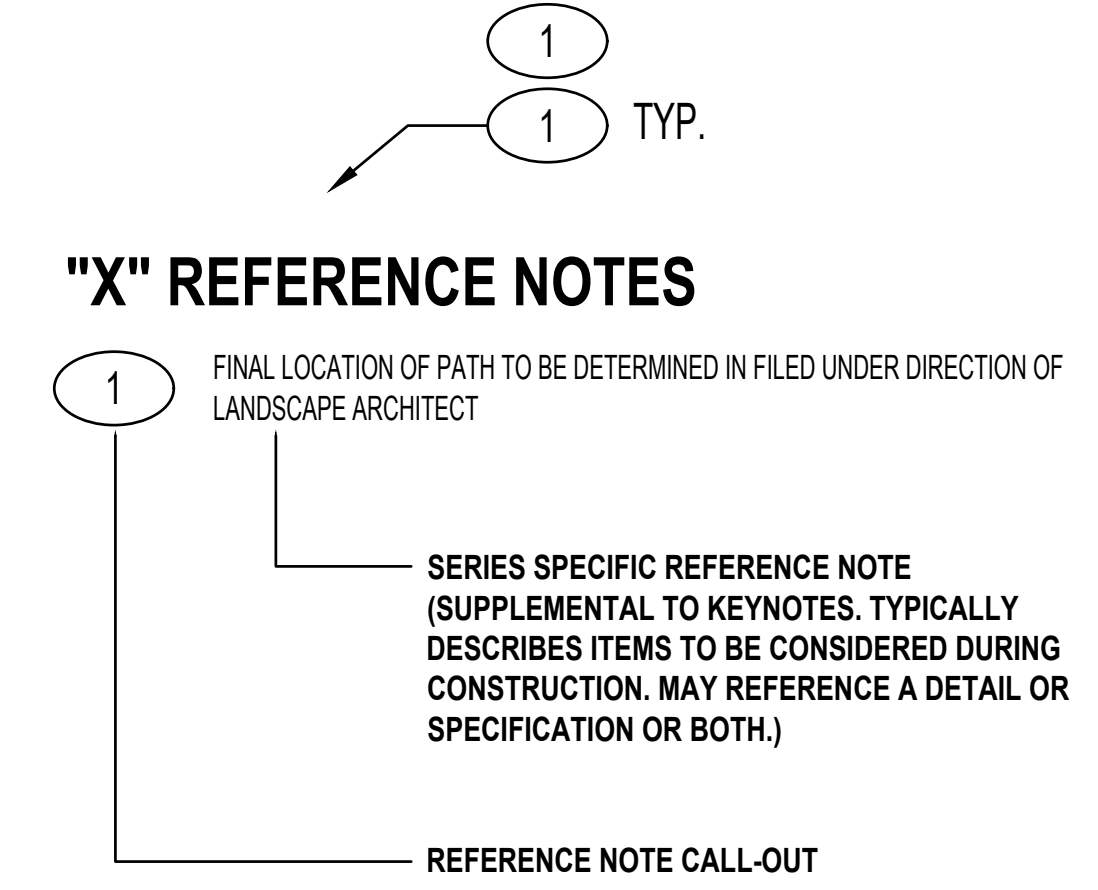


THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING & SURFACING
- 2.0 STEPS & RAMPS
- 3.0 WALL, CURBS & EDGERS
- 4.0 RAILINGS, BARRIERS & FENCING
- 5.0 SITE FURNISHINGS & SIGNS
- 6.0 DRAINAGE
- 7.0 SITE LIGHTING & ELECTRICAL
- 8.0 PLANTING & LANDSCAPE
- 9.0 MISCELLANEOUS

NOTE: IF A KEYNOTE HEADING IS NOT INCORPORATED IN THE PROJECT, A "NOT USED AT THIS TIME" REFERENCE HAS BEEN PROVIDED.

## SAMPLE REFERENCE NOTE DRAWING CALL-OUT:



NOTE: "X" REFERS TO DRAWING SERIES (i.e. SITE DEMOLITION REFERENCE NOTES). THERE SHOULD BE SPECIFIC REFERENCE NOTES FOR EACH DRAWING SERIES. HOWEVER, SOME NOTES MAY APPEAR ON MULTIPLE SERIES.

LANDSCAPE REQUIREMENTS (TABLE 1)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
25% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	.25 X (77,923 SF) =	22,402 SF	35,489 SF (SEE TABLE 2)
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	35,489 SF X .75 =	26,616 SF	30,147 SF
25% OF REQUIRED VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(g)	26,616 X .25 =	6,654 SF	13,882 SF
LANDSCAPE ROW-1 TREE PER 25 LF 5-6(C)(4)(i)	199LF / 25FT	8 TREES	0 TREES*
1 TREE PER GROUND FLOOR UNIT, 1 TREE PER 2ND FLOOR UNIT 4-3(B)(8)(c)	1 x 15 GROUND FLOOR UNITS 1 x 17 2ND FLOOR UNITS	32 TREES	32 TREES
AREA OF CHANGE BUFFER REQUIREMENT, 1 TREE PER 15' ALONG 6' WALL 5-6(E)(2)(a)	257 ft / 15 ft	17 TREES	17 TREES
USABLE OPEN SPACE MINIMUM TABLE 5-1-2	225 SF X 47 1BR = 285 SF X 1 2BR	10,575 SF + 285 SF =10,860 SF	42,805 SF (SEE TABLE 5)
NO MORE THAN 40% OF USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD 4-3(B)(9)(a)	40 X 43,950 SF =	<17,580 SF PRIVATE TO HOUSEHOLD	NO OPEN SPACE IS PRIVATE TO A HOUSEHOLD
CRUSHER FINES LIMITED TO 75% OF LANDSCAPED AREA 5-6(C)(5)(C)	.75 X 35,489 SF =	<26,616 SF OF GRAVEL	12,874 SF OF GRAVEL
SEATING/GATHERING AREAS LIMITED TO 1/4 OF REQUIRED LANDSCAPING 5-6(C)(3)(a)	.33 X 19,470 SF =	<6,425 SF OF GATHERING AREAS	2,182 SF OF GATHERING AREAS
COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA 4-3(B)(8)(c)	.20 X 35,489 SF =	<7,097 SF OF COOL SEASON GRASSES	0 SF OF COOL SEASON GRASSES

\*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE

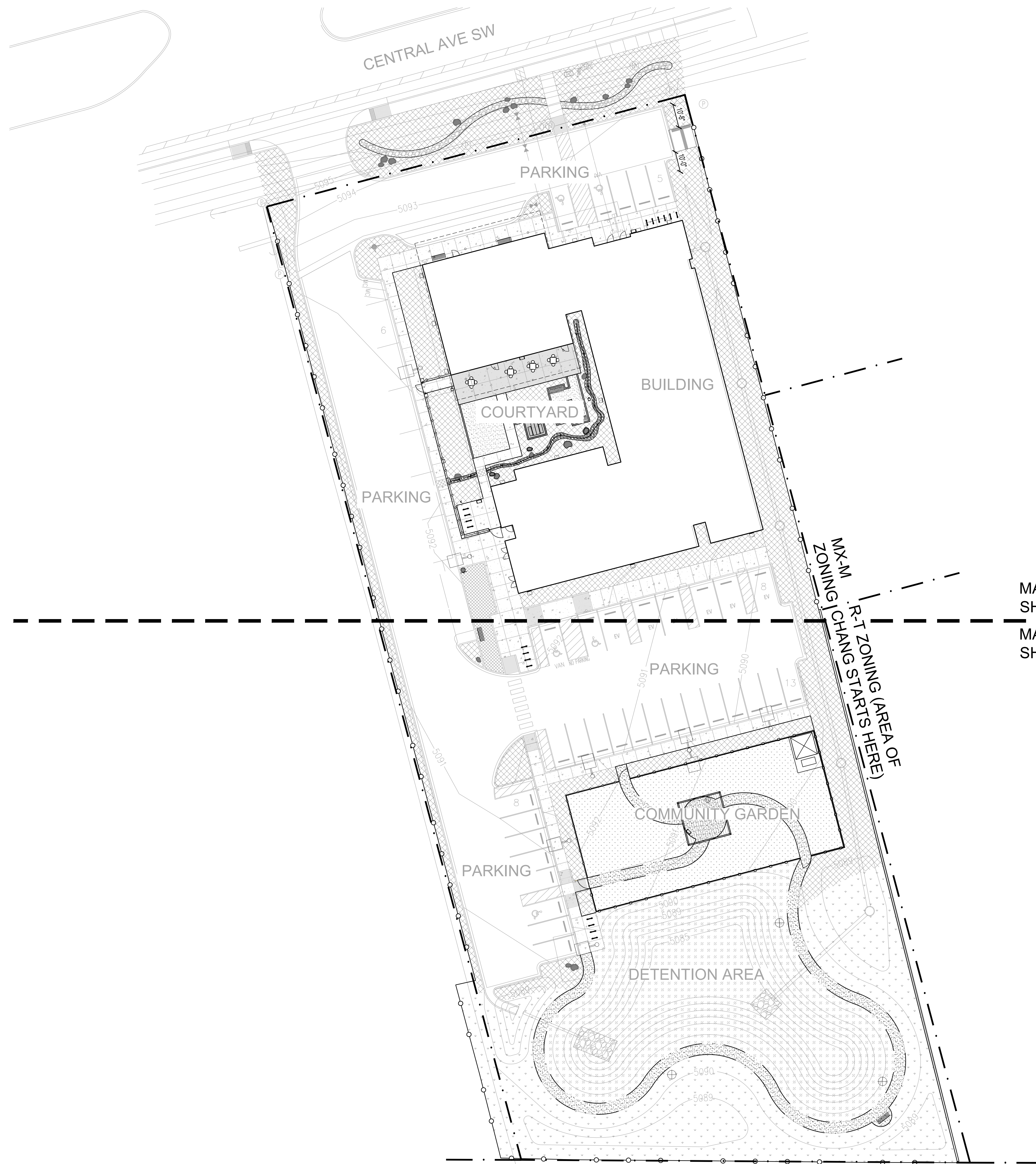
COMMUNITY GARDEN REQUIREMENTS (TABLE 3)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
MAX SIZE 3 ACRES 4-3(D)(1)(a)			6,288 SF = .14 ACRES
LIMITED TO PROPOGATION AND CULTIVATION OF PLANTS 4-3(D)(1)(b)			REQUIREMENT MET
ACCESSORY STRUCTURES SHALL BE NOT EXCEED 25% OF THE GARDEN AREA 4-3(D)(1)(c)	400 SF/6,288 SF = 6%	<1,572 SF	6%

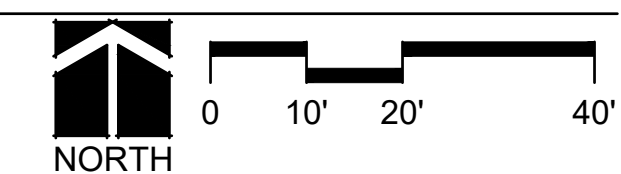
PARKING LOT LANDSCAPING REQUIREMENTS (TABLE 4)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
10% OF PARKING LOT AREA LANDSCAPED 5-6(F)(2)(a)	.10 X 36,147 SF =	3,614.7 SF	5,973 SF
1 TREE PER 10 PARKING SPACES 5-6(F)(2)(c)	40 SPACES/10	4 TREES	10 TREES
NO PARKING SPACE MAY BE MORE THAN 100 FT IN ANY DIRECTION FROM A TREE TRUNK 5-6(F)(2)(c)			REQUIREMENT MET
AT LEAST 75% OF REQUIRED TREES SHALL BE DECIDUOUS SHADE TREES 5-6(F)(2)(c)	10/10 TREES = 100%	75% DECIDUOUS SHADE TREES	100% DECIDUOUS SHADE TREES

OUTDOOR SEATING AND GATHERING AREAS REQUIREMENTS (TABLE 4)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
400 SF AREA PER 30,000 SF OF GROSS FLOOR AREA	GFA = 35,884, 400SF x 2	800 SF	2,182 SF
25% OF REQUIRED SEATING/GATHERING SHADED FROM THE SUN	.25 X 800 SF	200 SF	794 SF





**A** OVERALL LANDSCAPE SITE PLAN & SHEET LAYOUT  
SCALE: 1" = 20'



REV:

DRAWN: Author  
REVIEWED: Approver  
DATE: 4/01/24  
PROJECT #: ALTERNATIVE LANDSCAPE PLAN 21018  
FILE:  
SHEET TITLE:



CENTRAL AVE SW

PARKING

BUILDING

COURTYARD

PARKING

**LEGEND**

CONCRETE PAVING		PROPERTY LINE	
ENHANCED PAVING		COURTYARD FENCING	
CRUSHER FINES PAVING (3,121 SF)		GARDEN FENCING	
GRAVEL MULCH (12,874 SF)		STEEL EDGER	
ORGANIC MULCH (4,292 SF - IN PLANTING AREAS)		CONCRETE EDGER	
COMMUNITY GARDEN (6,288 SF)		BUILDING OVERHANG	
DETENTION AREA (10,222 SF)		FLOWLINE	
NATIVE SEED (9,853 SF)		SITE FURNISHINGS	
TRANSFORMER		GARDEN FEATURE	
		LANDSCAPE BOULDER	
		BIKE RACKS	
		TRASH/RECYCLING RECEPTACLES	
		PET WASTE STATION	
		BENCH	

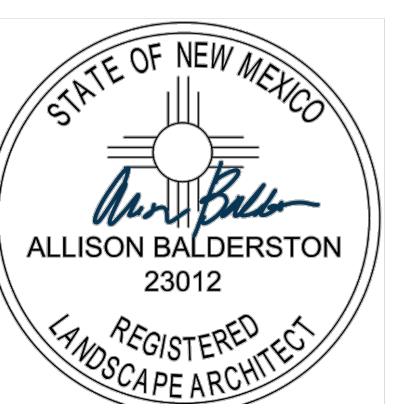
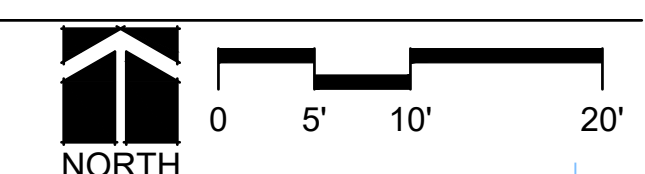
**SITE DETAIL KEYNOTES: SITE PLAN**

<b>0.0 EXISTING CONDITIONS</b>		
0.1 EXISTING FENCE		
0.2 EXISTING LANDSCAPE WALL		
<b>1.0 PAVING &amp; SURFACING</b>		<b>DETAIL/SHEETSPEC SECTION</b>
1.0 STANDARD CONCRETE - BROOM FINISH		RE: CIVIL
1.1 CRUSHER FINES		ALS501
1.2 DOG RUN GRAVEL		
1.3 SQUEEGEE MULCH		
1.4 COBBLE MULCH		
1.5 ENHANCED CONCRETE		
<b>2.0 STEPS &amp; RAMPS</b>		<b>DETAIL</b>
2.X NOT USED		
<b>3.0 WALLS, CURBS &amp; EDGERS</b>		<b>DETAIL</b>
3.0 FLUSH CONCRETE HEADER		BLS501
3.1 STEEL EDGER		HLS502
<b>4.0 RAILINGS, BARRIERS &amp; FENCING</b>		<b>DETAIL</b>
4.0 COURTYARD FENCING		CLS501
4.1 NORTHERN COURTYARD GATE		DLS501
4.2 SOUTHERN COURTYARD GATE		ELS501
4.3 GARDEN FENCE		CLS502
4.4 GARDEN GATE		DLS502
4.5 COURTYARD FENCE COLUMN		CLS501
<b>5.0 SITE FURNISHINGS &amp; SIGNS</b>		<b>DETAIL</b>
5.0 BIKE RACK		JLS501
5.1 LITTER & RECYCLING RECEPTACLE		
5.2 SITE FURNISHINGS		
5.3 SITE FURNISHINGS		
5.4 COURTYARD GARDEN FEATURE		
5.5 DOG WASTE STATION		
5.6 BENCH		
5.7 SHADE STRUCTURE-COMMUNITY GARDEN		BLS502
5.8 SHADE STRUCTURE-WORK BOOTH		FALS501
5.9 COMPOST BIN		
5.10 SHED		
<b>6.0 DRAINAGE</b>		<b>DETAIL</b>
6.1 COBBLE SWALE		GLS501,
<b>7.0 SITE LIGHTING &amp; ELECTRICAL</b>		<b>DETAIL</b>
7.0 TRANSFORMER		RE: ELECTRICAL
7.1 PEDESTRIAN POLE LIGHT		RE: ELECTRICAL
7.2 SCONCE		RE: ELECTRICAL
7.3 STREET LIGHT		RE: ELECTRICAL
<b>8.0 PLANTING &amp; LANDSCAPE</b>		<b>DETAIL</b>
8.0 DECIDUOUS TREE IN PLANTING AREA		ALPS01
8.1 SHRUB PLANTING		BILPS01
8.2 PERENNIAL / GRASS / GROUNDCOVER		CLPS01
8.3 LANDSCAPE BOULDER		ELSS02
<b>9.0 MISCELLANEOUS</b>		<b>DETAIL</b>
9.X NOT USED		

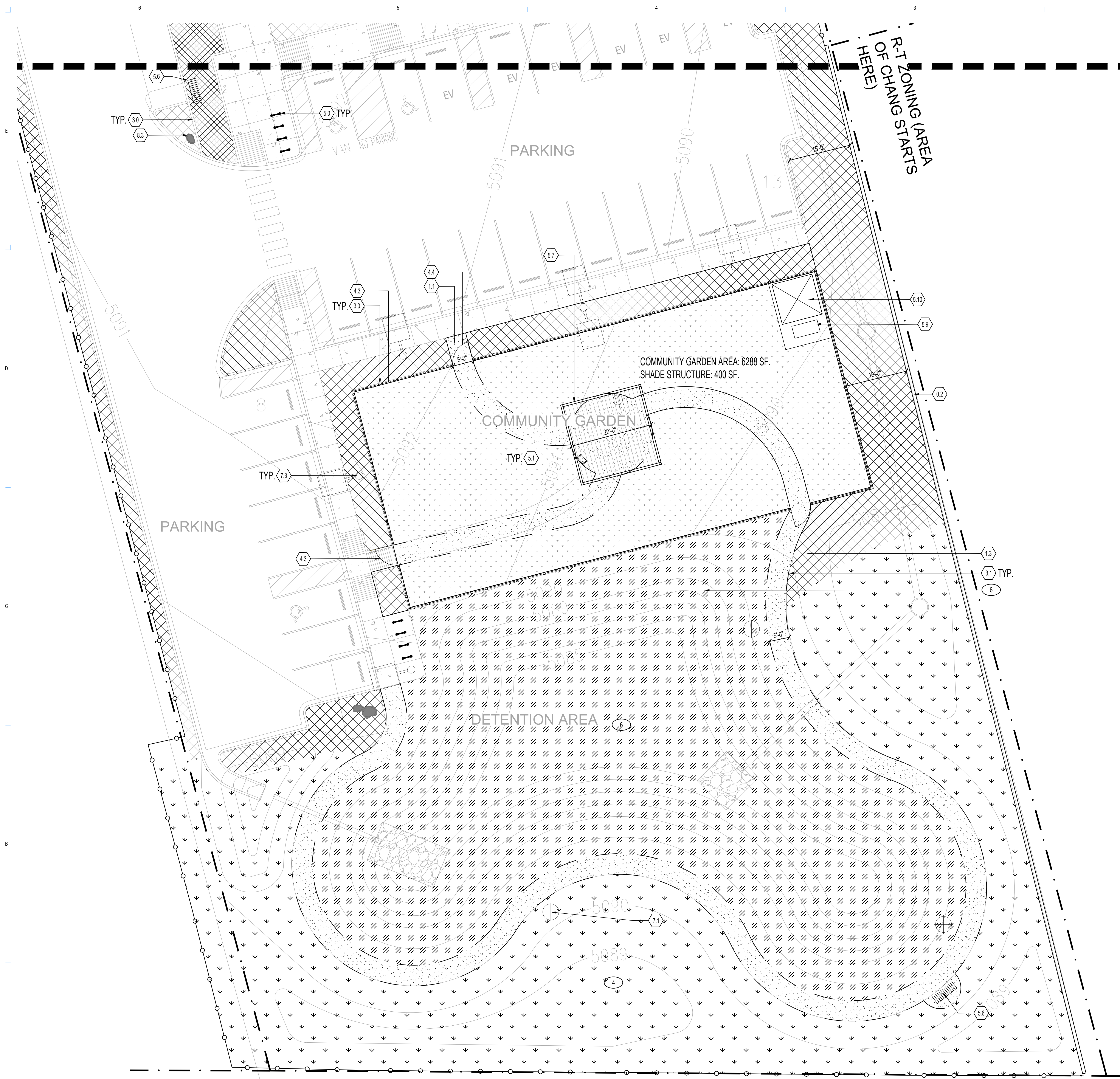
**REFERENCE NOTES:**

- 1 CHAISE DRAIN TO EXTEND UNDER FENCE
- 2 COBBLE MULCH IS PURELY DECORATIVE AND NOT INTENDED TO ACT AS A SWALE
- 3 DO NOT USE EDGER BETWEEN SQUEEGEE MULCH AND COBBLE
- 4 CLEAR AND GRUB ENTIRE SITE RE: DEMO PLAN
- 5 EXISTING FENCE TO REMAIN
- 6 RE: SPECIFICATIONS 32920 FOR DRAINAGE POND REQUIREMENTS. ALL ASPECTS OF DRAINAGE POND MUST COMPLY WITH SECTION 1013. SLOPE STABILIZATION AND SEEDING FOR DRAINAGE PONDS
- 7 DO NOT INSTALL LANDSCAPE FABRIC UNDER DOG RUN GRAVEL
- 8 DETENTION POND TREATMENT IS TO FOLLOW CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 1013 AS OUTLINED IN SPEC 32990 'NATIVE SEEDING'

**A LANDSCAPE SITE PLAN**  
SCALE: 1" = 10'







**LEGEND**

CONCRETE PAVING		PROPERTY LINE	
ENHANCED PAVING		COURTYARD FENCING	
CRUSHER FINES PAVING (3,121 SF)		GARDEN FENCING	
GRAVEL MULCH (12,874 SF)		STEEL EDGER	
ORGANIC MULCH (4,292 SF - IN PLANTING AREAS)		CONCRETE EDGER	
COMMUNITY GARDEN (6,288 SF)		RE: ALPS01	
DETENTION AREA (10,222 SF)		BUILDING OVERHANG	
NATIVE SEED (9,853 SF)		FLOWLINE	
TRANSFORMER		SITE FURNISHINGS	
		GARDEN FEATURE	
		LANDSCAPE BOULDER	
		BIKE RACKS	
		TRASH/RECYCLING RECEPTACLES	
		PET WASTE STATION	
		BENCH	

**SITE DETAIL KEYNOTES: SITE PLAN**

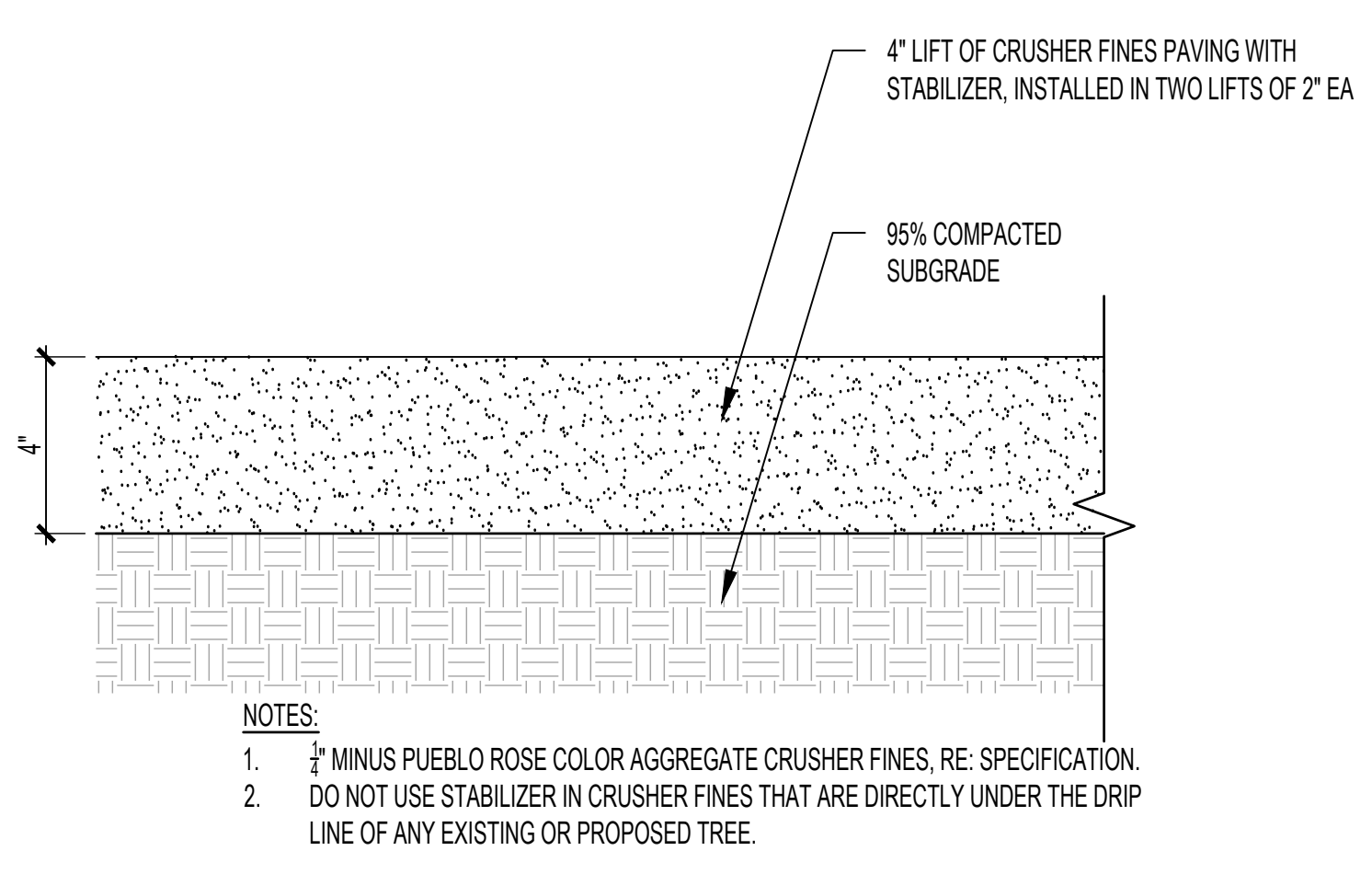
<b>0.0 EXISTING CONDITIONS</b>		
0.1	EXISTING FENCE	
0.2	EXISTING LANDSCAPE WALL	
<b>1.0 PAVING &amp; SURFACING</b>		<b>DETAIL/SHEETSPEC SECTION</b>
1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL
1.1	CRUSHER FINES	ALS501
1.2	DOG RUN GRAVEL	
1.3	SQUEEGEE MULCH	
1.4	COBBLE MULCH	
1.5	ENHANCED CONCRETE	
<b>2.0 STEPS &amp; RAMPS</b>		<b>DETAIL</b>
2.X	NOT USED	
<b>3.0 WALLS, CURBS &amp; EDGERS</b>		<b>DETAIL</b>
3.0	FLUSH CONCRETE HEADER	BLS501
3.1	STEEL EDGER	HLS502
<b>4.0 RAILINGS, BARRIERS &amp; FENCING</b>		<b>DETAIL</b>
4.0	COURTYARD FENCING	CLS501
4.1	NORTHERN COURTYARD GATE	DLS501
4.2	SOUTHERN COURTYARD GATE	ELS501
4.3	GARDEN FENCE	CLS502
4.4	GARDEN GATE	DLS502
4.5	COURTYARD FENCE COLUMN	CLS501
<b>5.0 SITE FURNISHINGS &amp; SIGNS</b>		<b>DETAIL</b>
5.0	BIKE RACK	JLS501
5.1	LITTER & RECYCLING RECEPTACLE	
5.2	SITE FURNISHINGS	
5.3	SITE FURNISHINGS	
5.4	COURTYARD GARDEN FEATURE	
5.5	DOG WASTE STATION	
5.6	BENCH	
5.7	SHADE STRUCTURE-COMMUNITY GARDEN	BLS502
5.8	SHADE STRUCTURE-WORK BOOTH	FALS501
5.9	COMPOST BIN	
5.10	SHED	
<b>6.0 DRAINAGE</b>		<b>DETAIL</b>
6.1	COBBLE SWALE	GLS501,
<b>7.0 SITE LIGHTING &amp; ELECTRICAL</b>		<b>DETAIL</b>
7.0	TRANSFORMER	RE: ELECTRICAL
7.1	PEDESTRIAN POLE LIGHT	RE: ELECTRICAL
7.2	SCONCE	RE: ELECTRICAL
7.3	STREET LIGHT	RE: ELECTRICAL
<b>8.0 PLANTING &amp; LANDSCAPE</b>		<b>DETAIL</b>
8.0	DECIDUOUS TREE IN PLANTING AREA	ALPS01
8.1	SHRUB PLANTING	BILPS01
8.2	PERENNIAL / GRASS / GROUNDCOVER	CLPS01
8.3	LANDSCAPE BOULDER	ELSS02
<b>9.0 MISCELLANEOUS</b>		<b>DETAIL</b>
9.X	NOT USED	

**REFERENCE NOTES:**

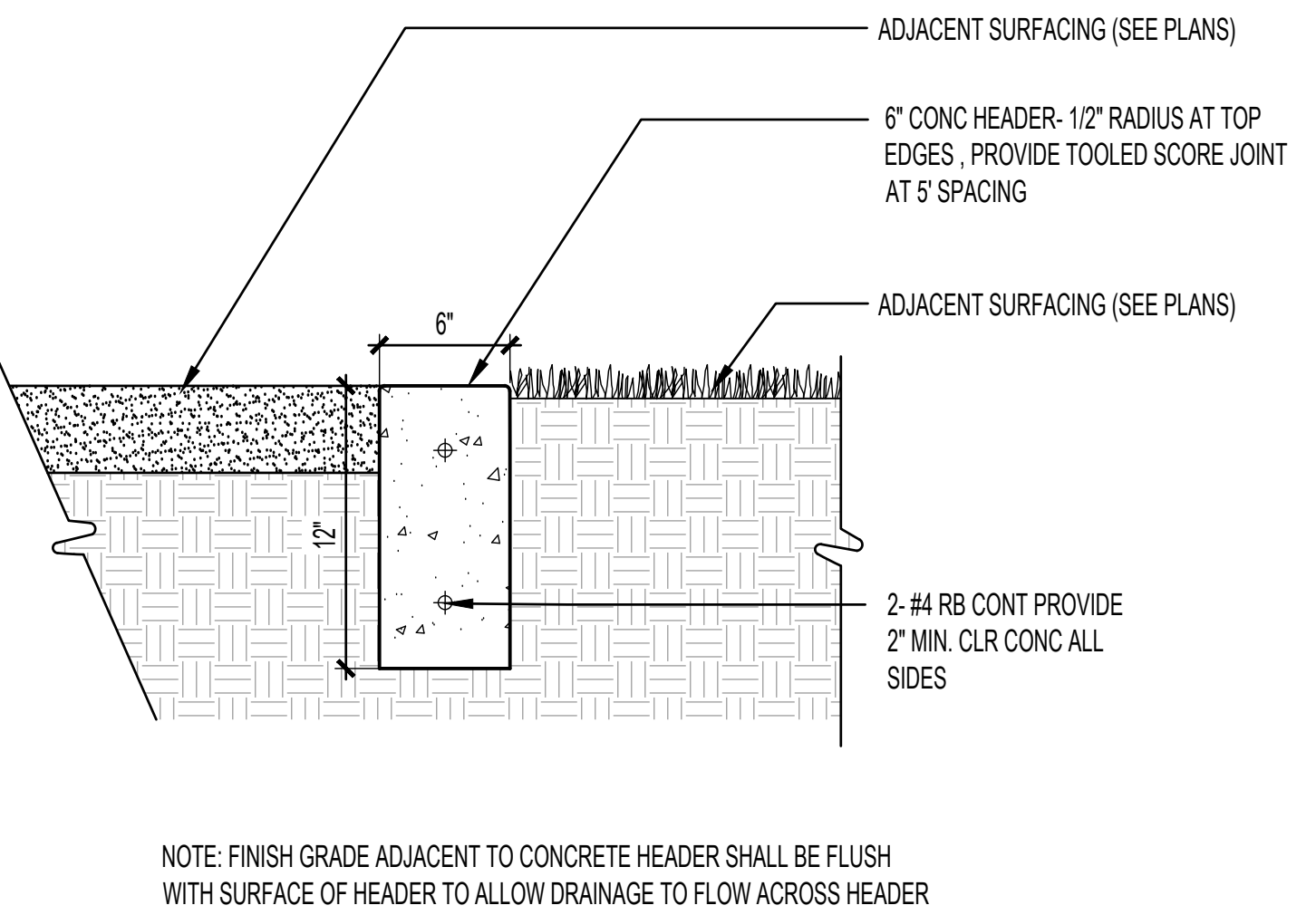
- 1 CHASE DRAIN TO EXTEND UNDER FENCE
- 2 COBBLE MULCH IS PURELY DECORATIVE AND NOT INTENDED TO ACT AS A SWALE
- 3 DO NOT USE EDGER BETWEEN SQUEEGEE MULCH AND COBBLE
- 4 CLEAR AND GRUB ENTIRE SITE RE: DEMO PLAN
- 5 EXISTING FENCE TO REMAIN
- 6 RE: SPECIFICATIONS 32920 FOR DRAINAGE POND REQUIREMENTS. ALL ASPECTS OF DRAINAGE POND MUST COMPLY WITH SECTION 1013. SLOPE STABILIZATION AND SEEDING FOR DRAINAGE PONDS
- 7 DO NOT INSTALL LANDSCAPE FABRIC UNDER DOG RUN GRAVEL
- 8 DETENTION POND TREATMENT IS TO FOLLOW CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 1013 AS OUTLINED IN SPEC 32990 'NATIVE SEEDING'

**A LANDSCAPE SITE PLAN**  
SCALE: 1" = 10'

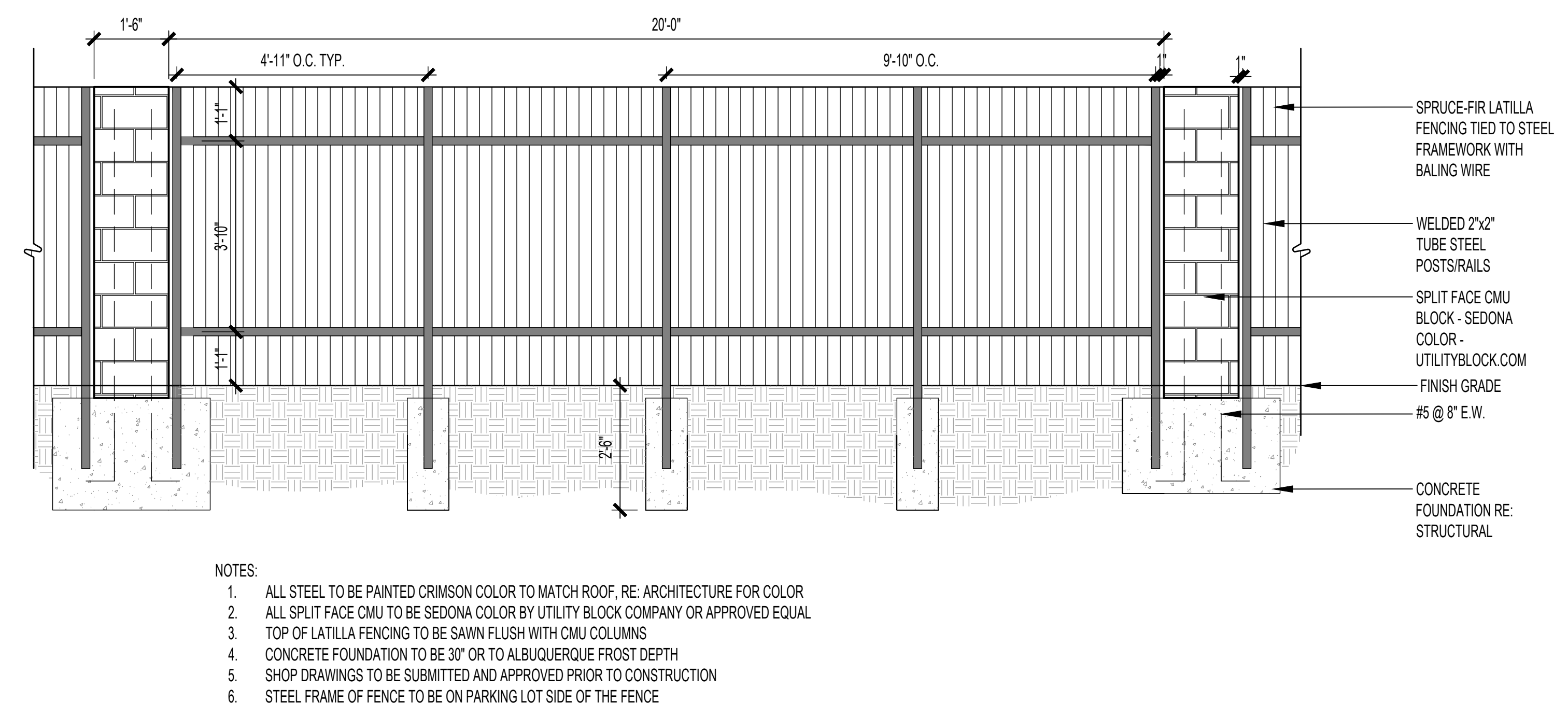




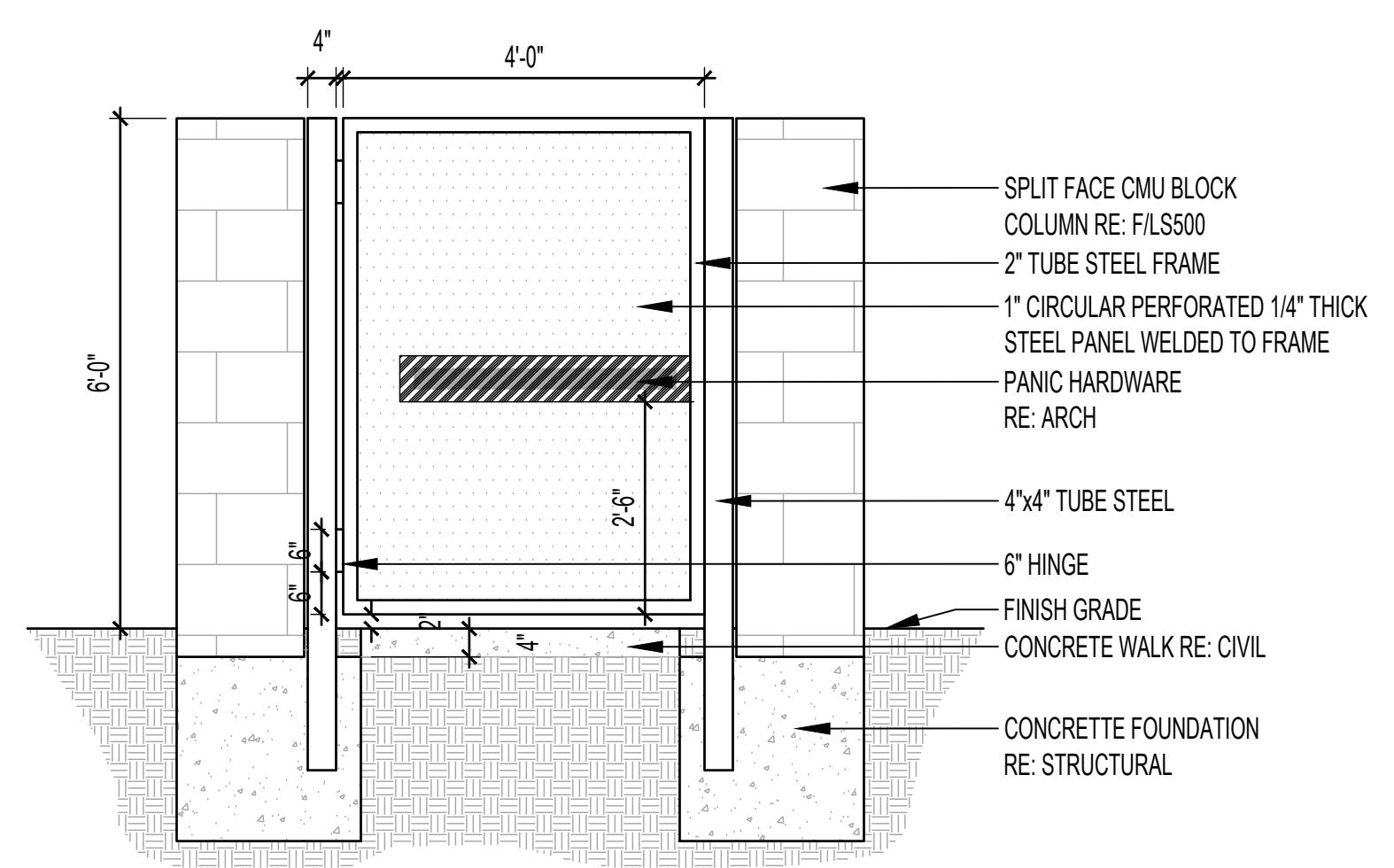
**A CRUSHER FINES**  
SCALE: 3/4"=1'-0"



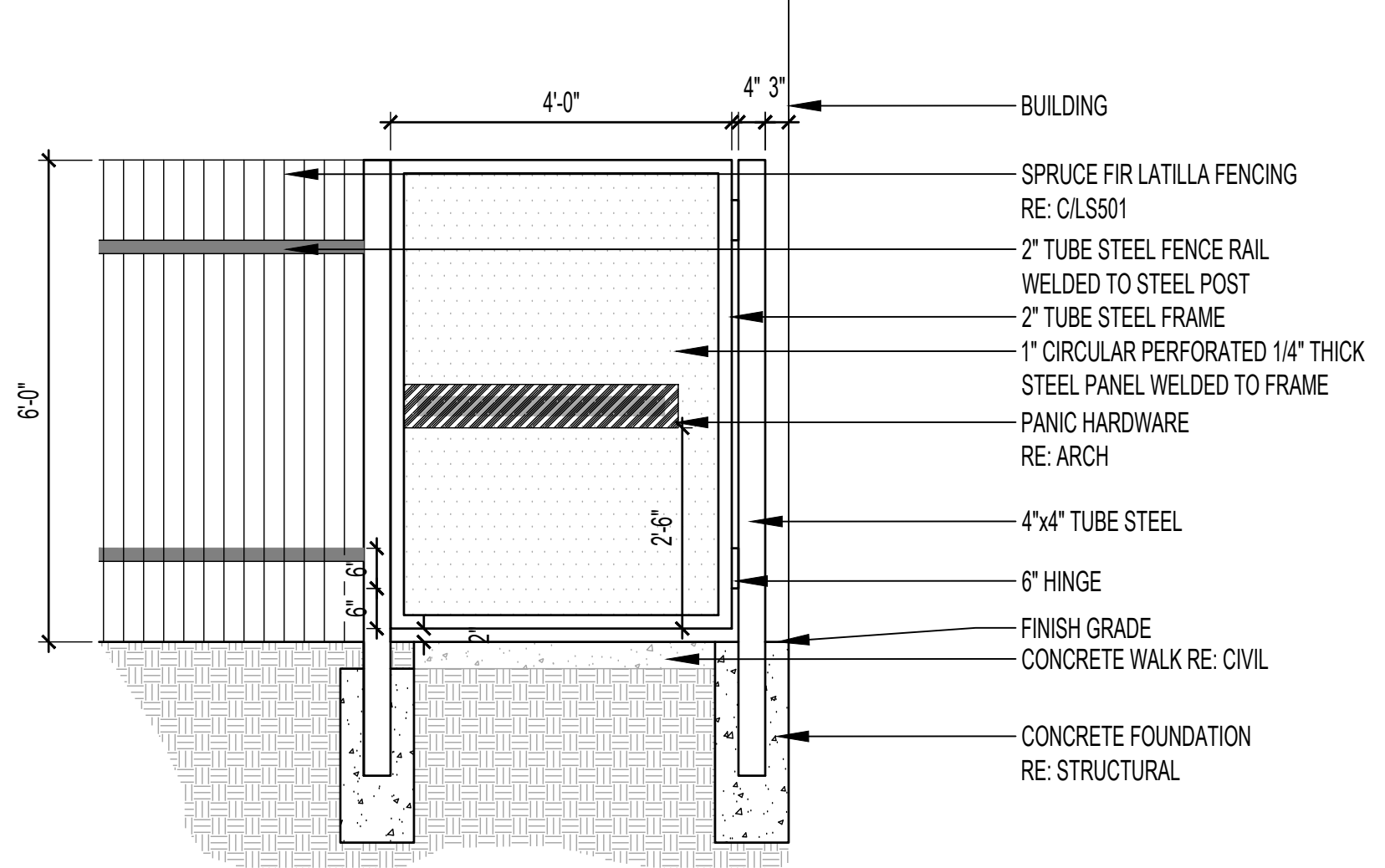
**B FLUSH CONCRETE HEADER**  
SCALE: 1/12"=1'-0"



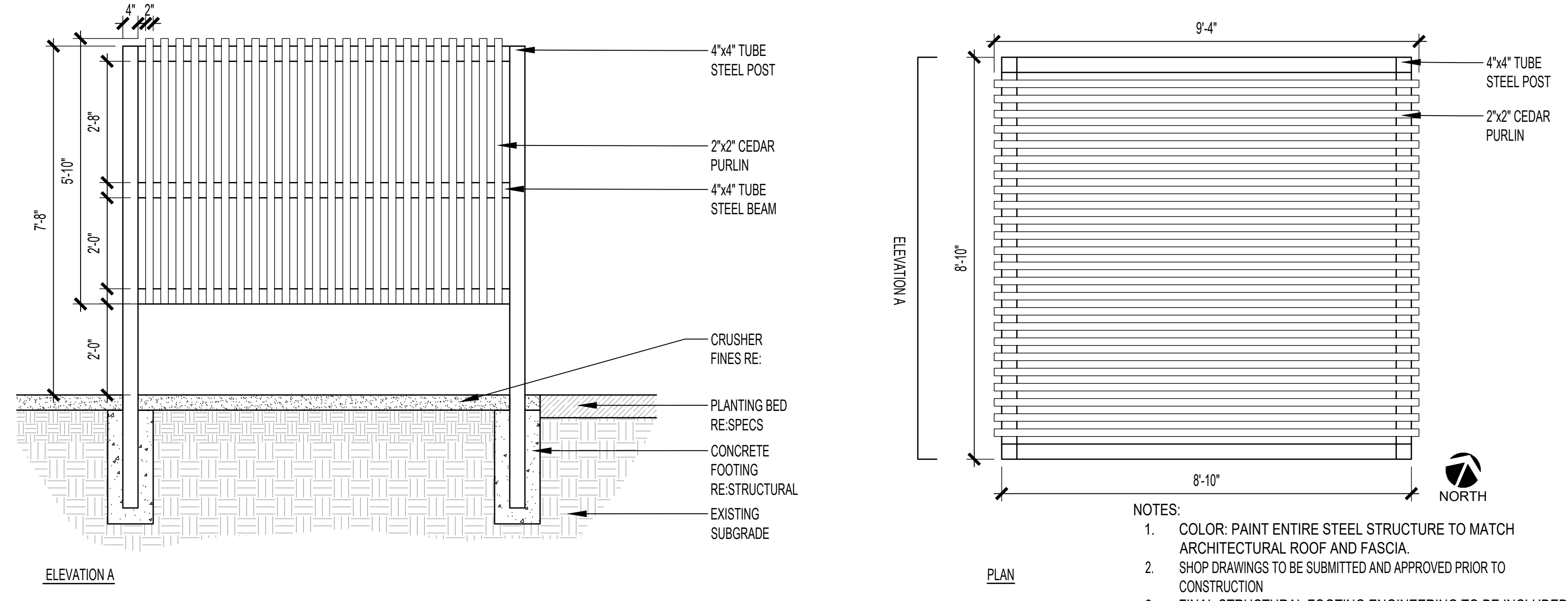
**C 6' COYOTE FENCE WITH STUCCO COLUMNS**  
SCALE: 1/2"=1'-0"



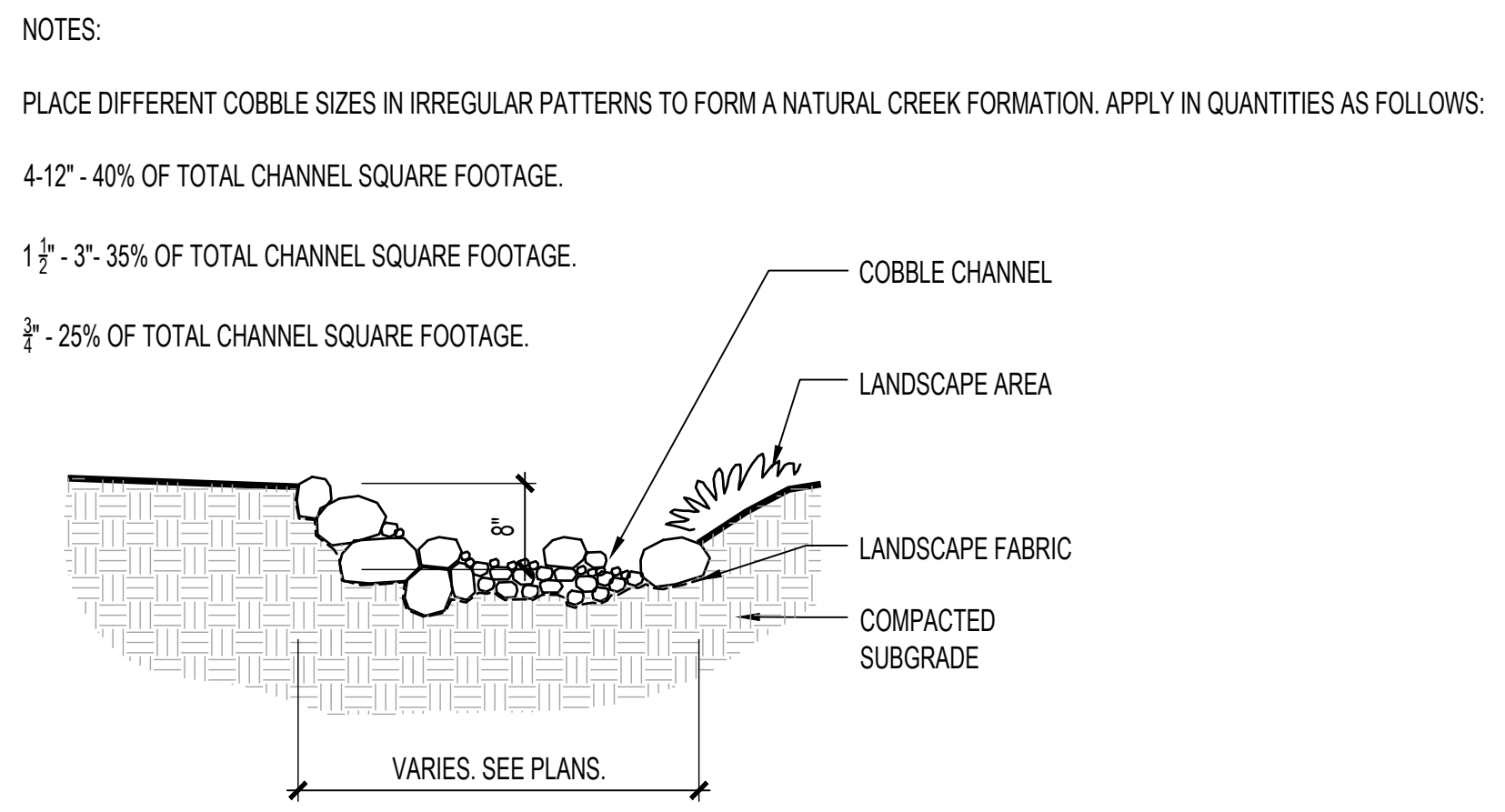
**D NORTHERN COURTYARD GATE**  
SCALE: 1/2"=1'-0"



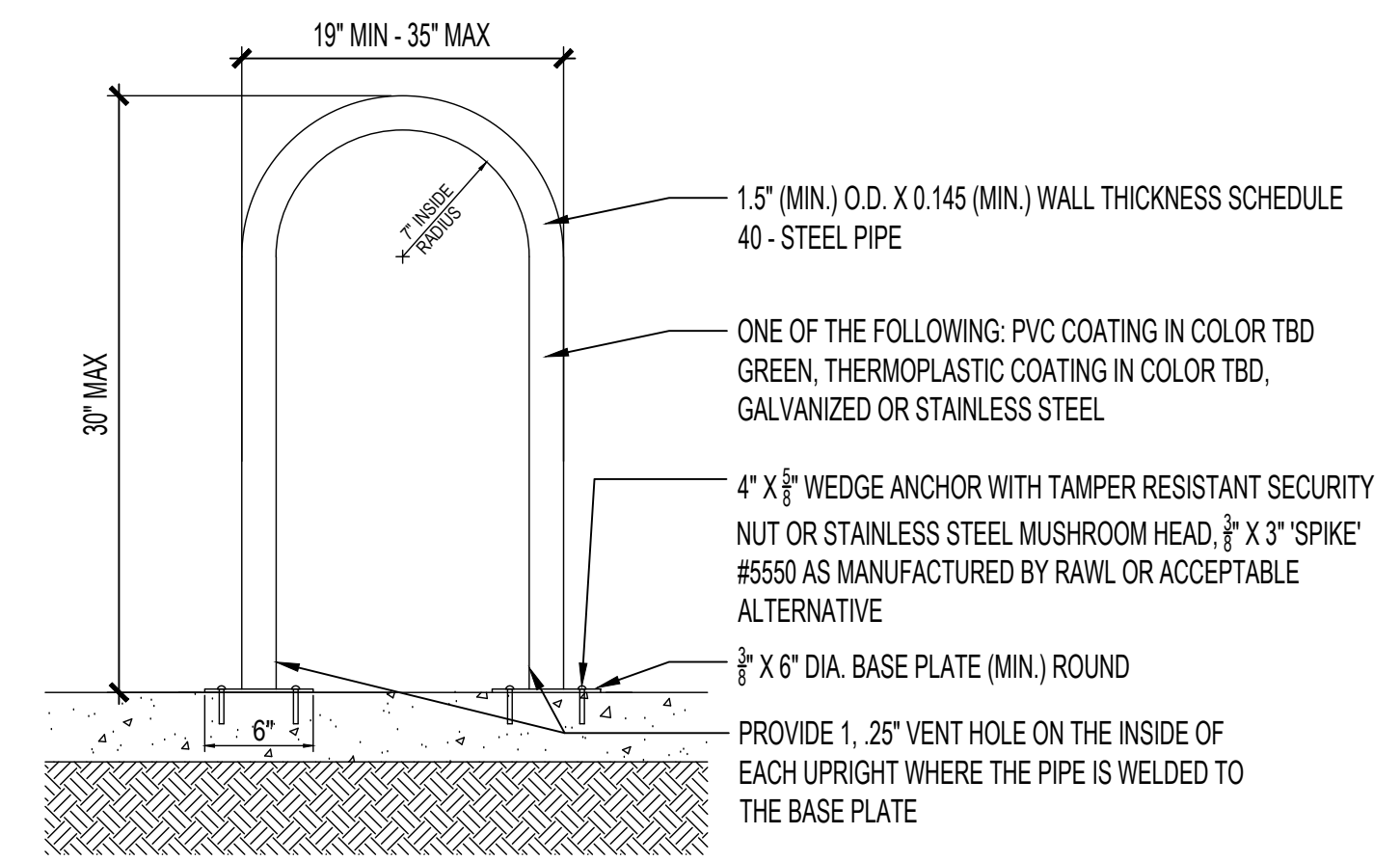
**E SOUTHERN COURTYARD GATE**  
SCALE: 1/2"=1'-0"



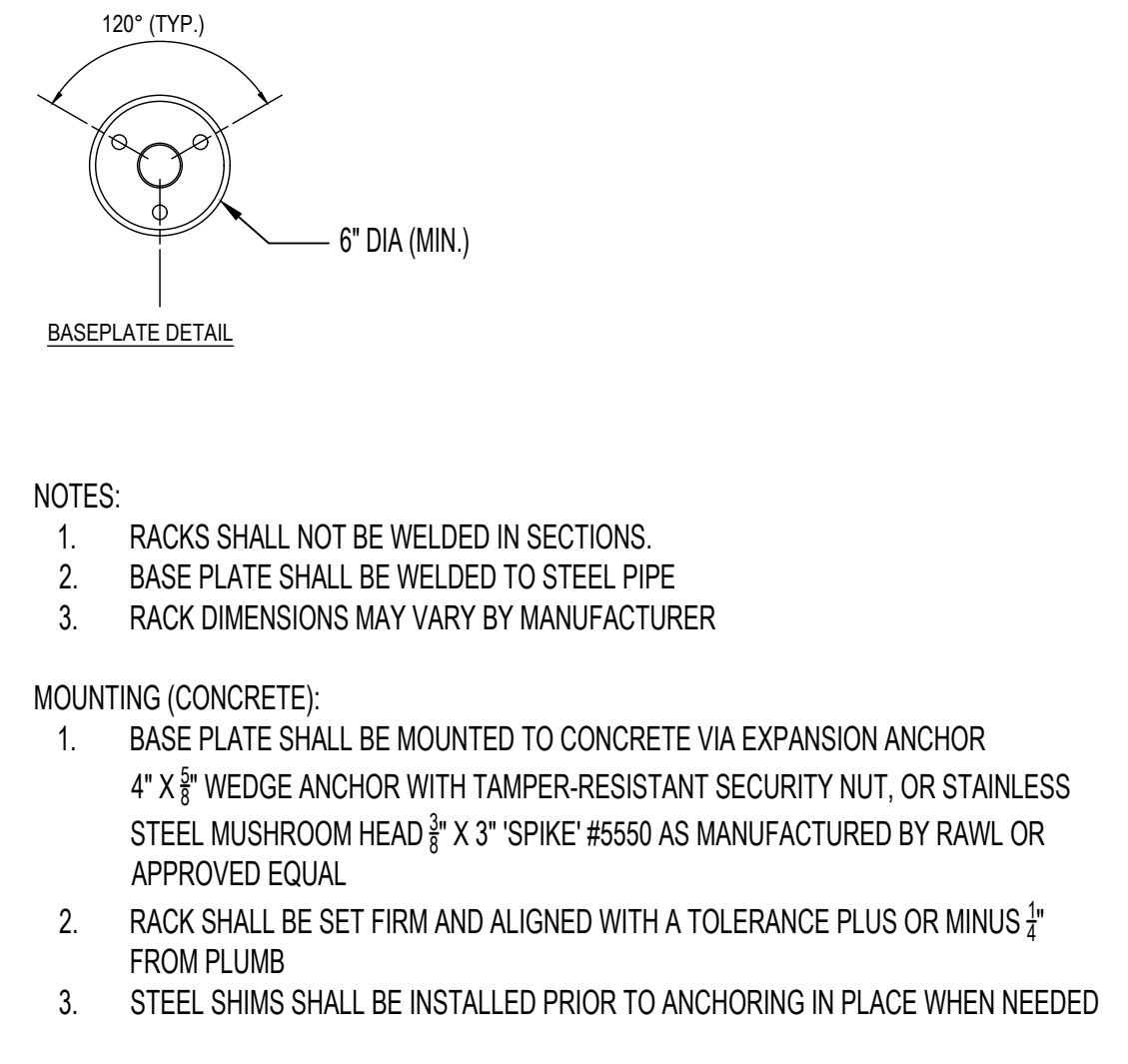
**F SHADE STRUCTURE A**  
SCALE: 1/2"=1'-0"



**G DRY STREAM BED SECTION**  
SCALE: 3/8"=1'-0"

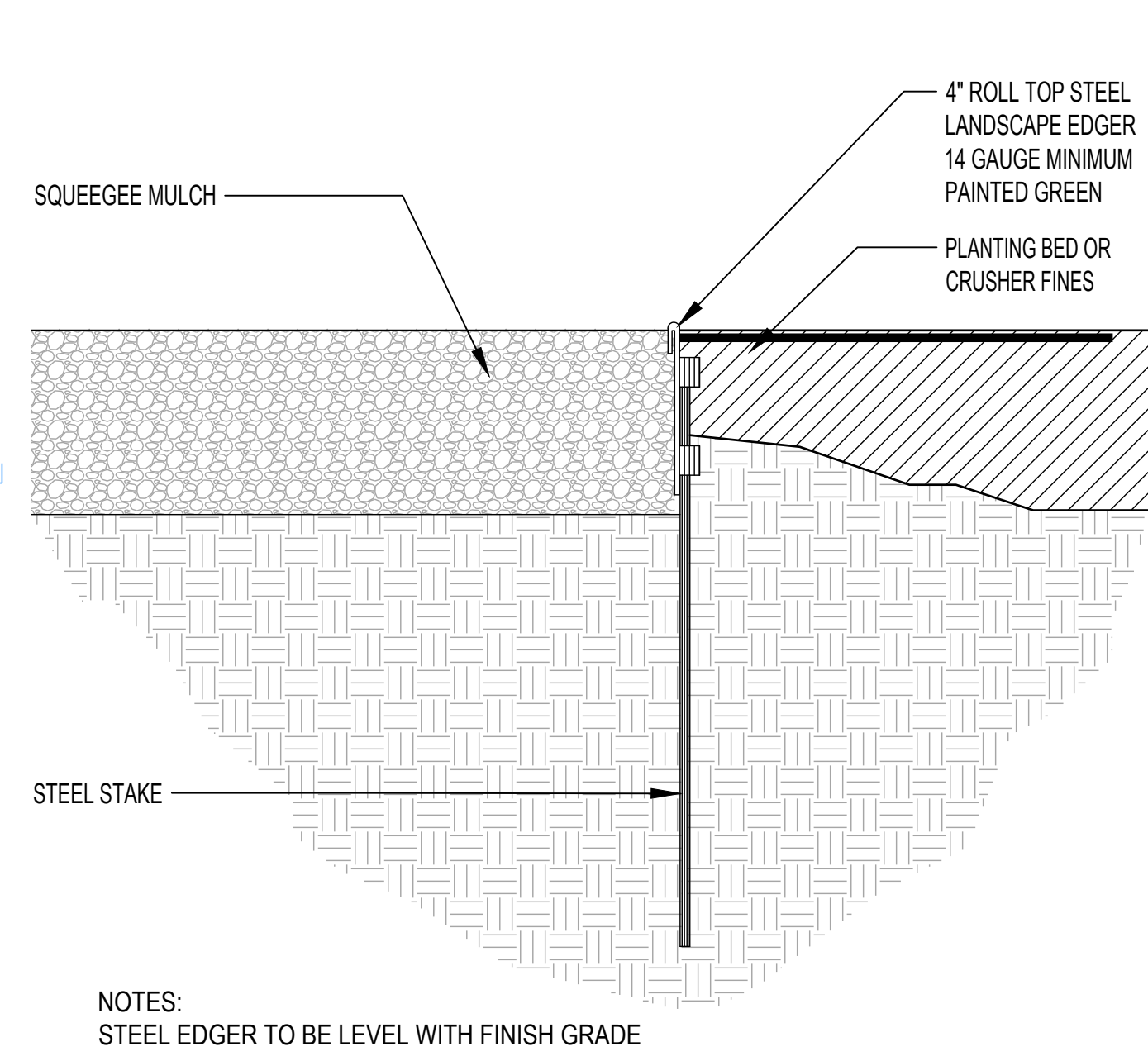


**H U STYLE BIKE RACK**  
SCALE: NTS



**NOTES:**  
1. RACKS SHALL NOT BE WELDED IN SECTIONS.  
2. BASE PLATE SHALL BE WELDED TO STEEL PIPE  
3. RACK DIMENSIONS MAY VARY BY MANUFACTURER



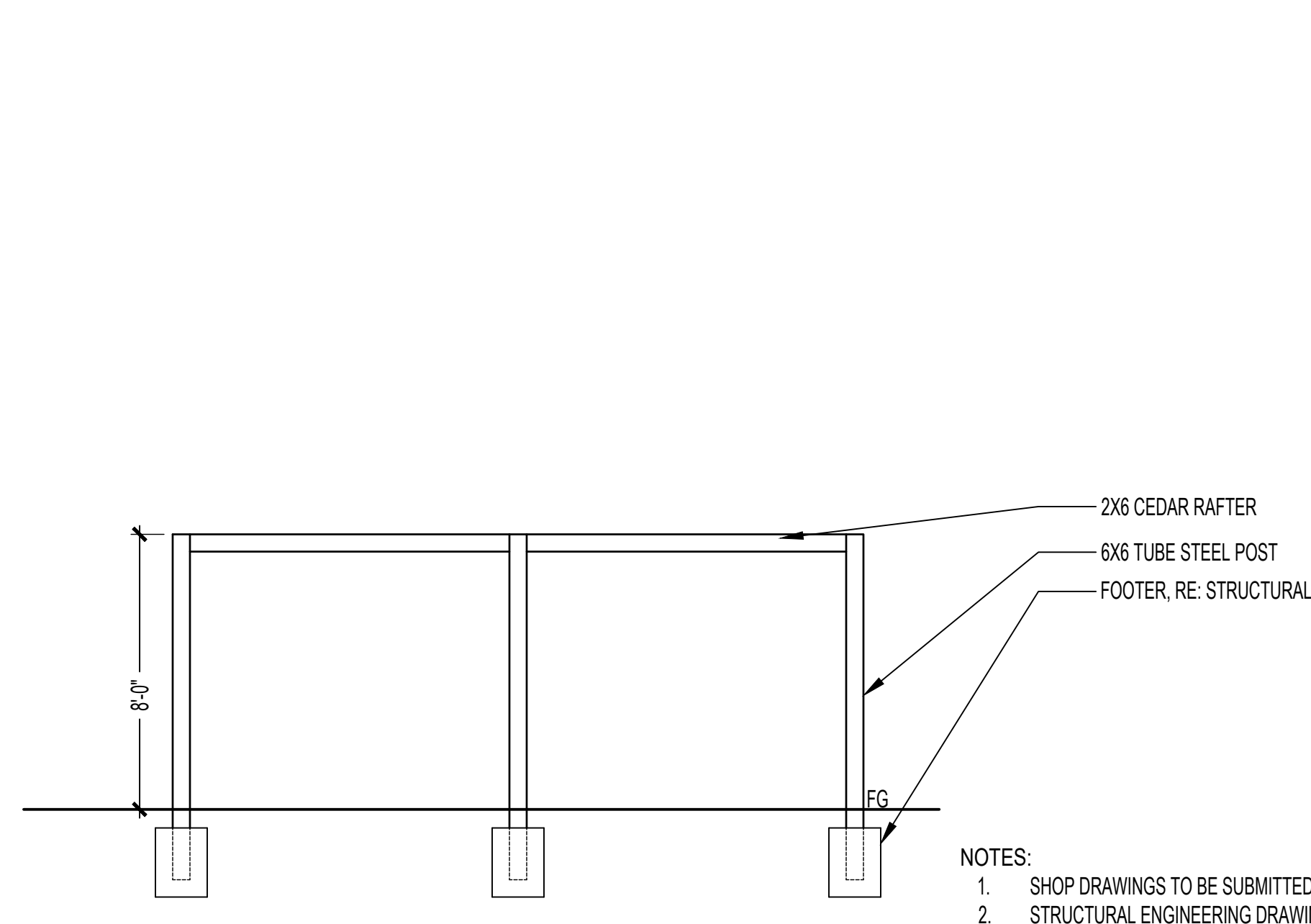


NOTES:  
STEEL EDGER TO BE LEVEL WITH FINISH GRADE

**A STEEL EDGER**

SCALE: 3/4"=1'-0"

FILENAME



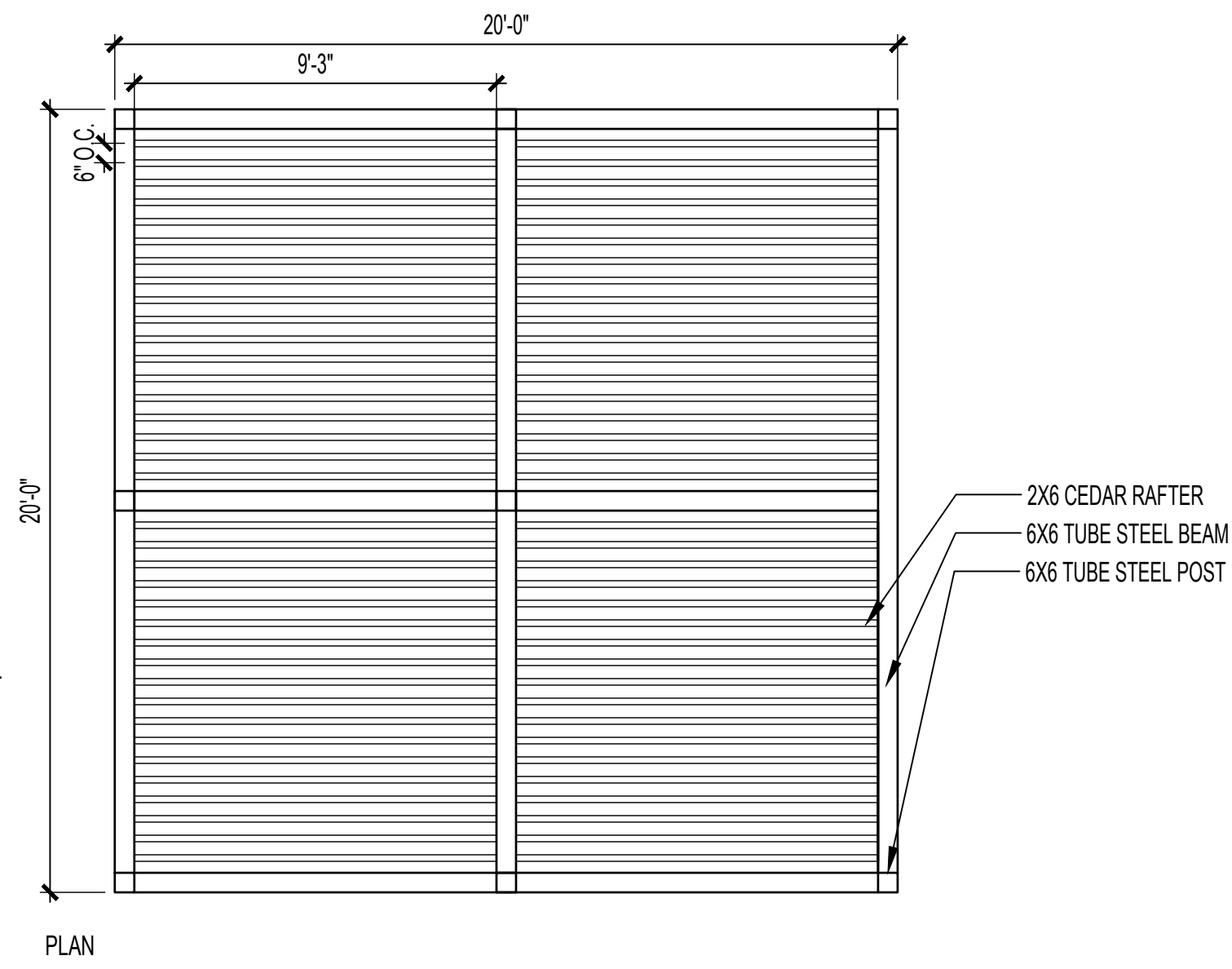
SECTION

**B GARDEN TRELLIS**

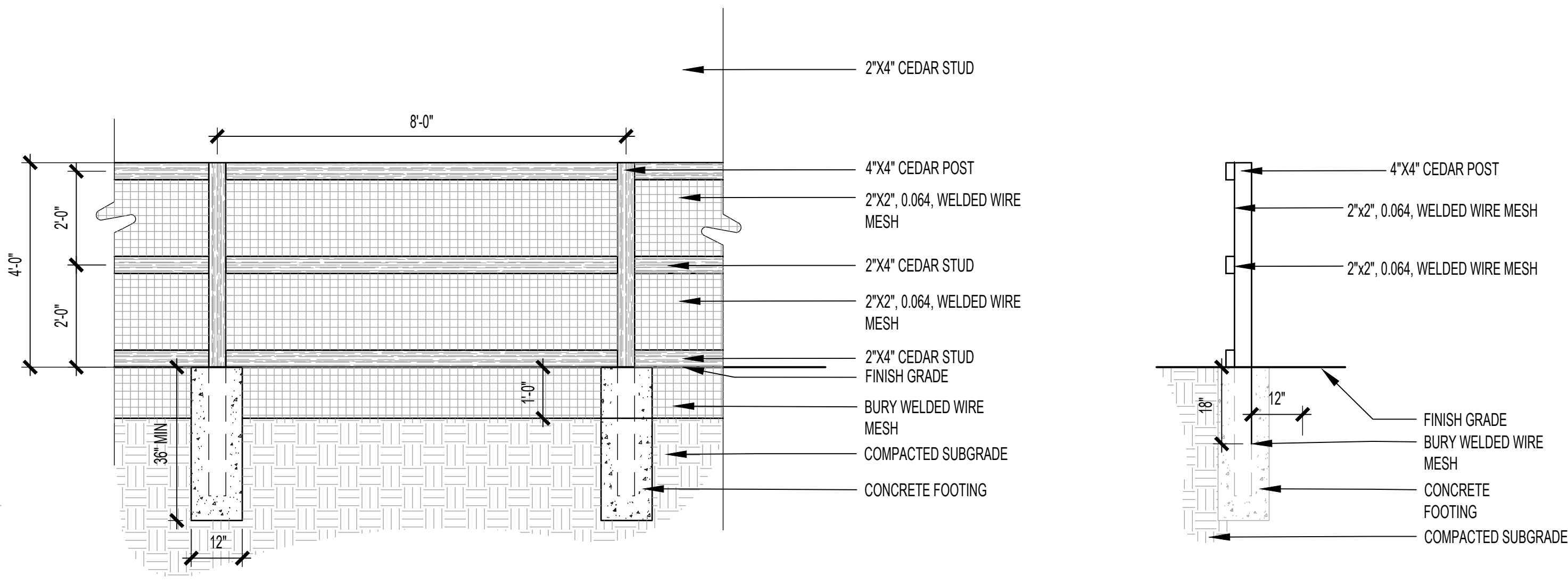
SCALE: 1/4"=1'-0"

NOTES:

1. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
2. STRUCTURAL ENGINEERING DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
3. ALL STEEL TO BE PAINTED TO MATCH ARCHITECTURAL ROOF AND FASCIA
4. ALL WOOD TO BE CEDAR FINISHED WITH SEMI-TRANSPARENT STAIN
5. ALL FASTENERS TO BE CORROSION RESISTANT AND PAINTED TO MATCH ROOF AND FASCIA, SUBMIT PAINT COLOR FOR APPROVAL FROM LANDSCAPE ARCHITECT



PLAN



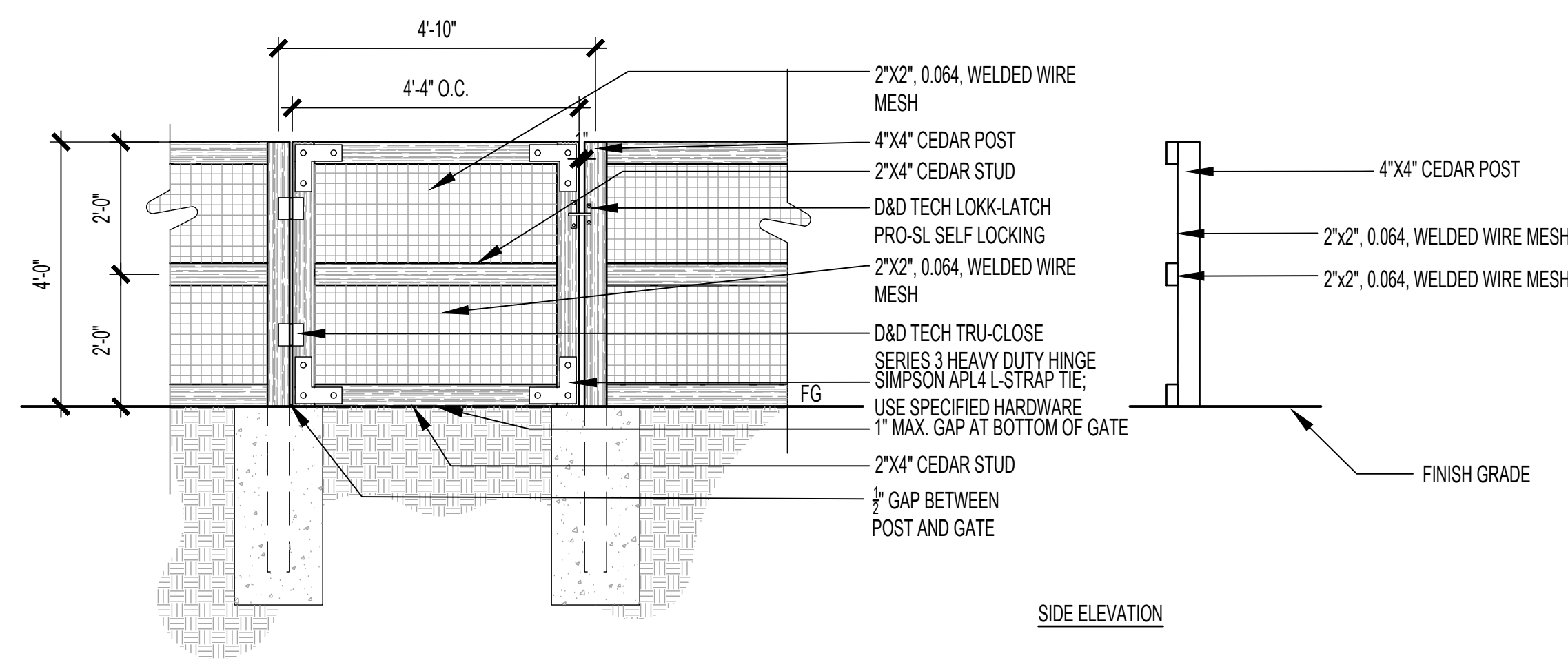
FRONT ELEVATION

NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

SIDE ELEVATION

**C GARDEN FENCING**

SCALE: 1/2"=1'-0"



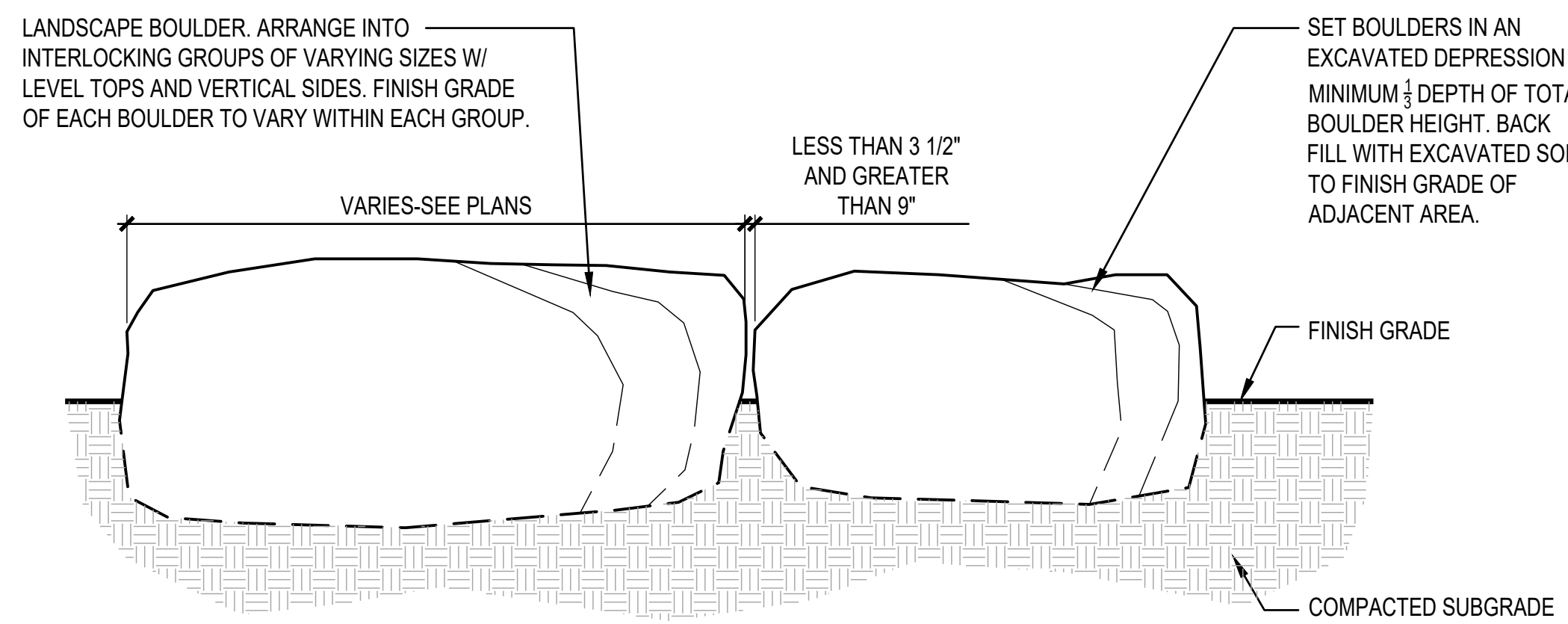
FRONT ELEVATION

SIDE ELEVATION

NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

**D GARDEN GATE**

SCALE: 1/2"=1'-0"



NOTES:

1. CONTRACTOR TO STAKE LOCATIONS W/ WOODEN STAKE (W/ SIZE NOTED). STAKED LOCATIONS SHALL BE APPROVED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT OR OWNER.
2. GROUT ALL VOIDS IN BOULDERS GREATER THAN 4".
3. BOULDER LOCATIONS SHALL BE OUTSIDE OF CLEAR-ZONES OF ALL PUBLIC ROW. 50% BURIED IN PUBLIC ROW. NO MORE THAN 14" HEIGHT IN PUBLIC ROW.

**E LANDSCAPE BOULDER**

SCALE: 3/4"=1'-0"

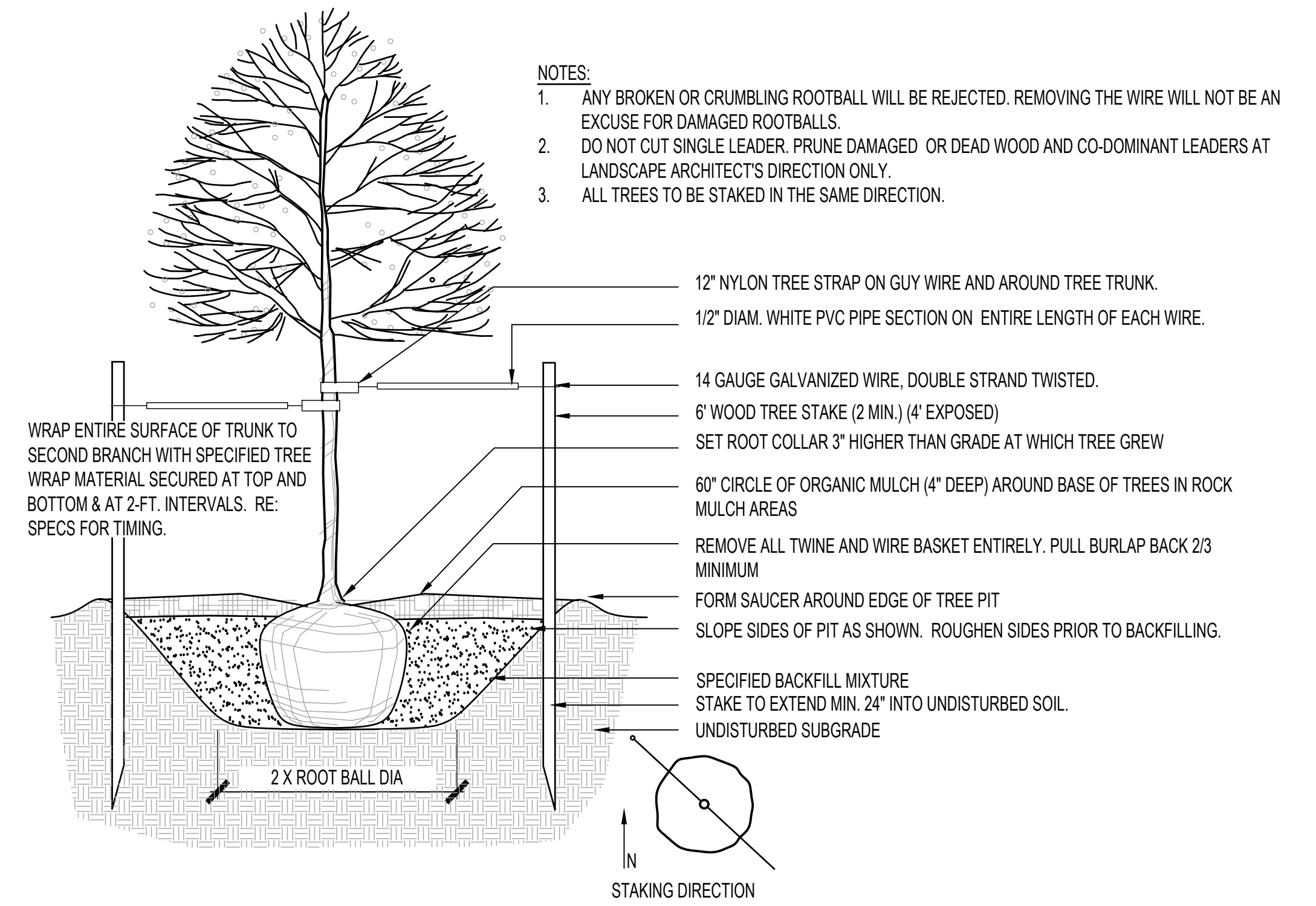
REV:

DRAWN: Author  
REVIEWED: Approver  
DATE: 4/01/24  
PROJECT #: ALTERNATIVE LANDSCAPE PLAN  
FILE: 21018  
SHEET TITLE:

LANDSCAPE DETAILS

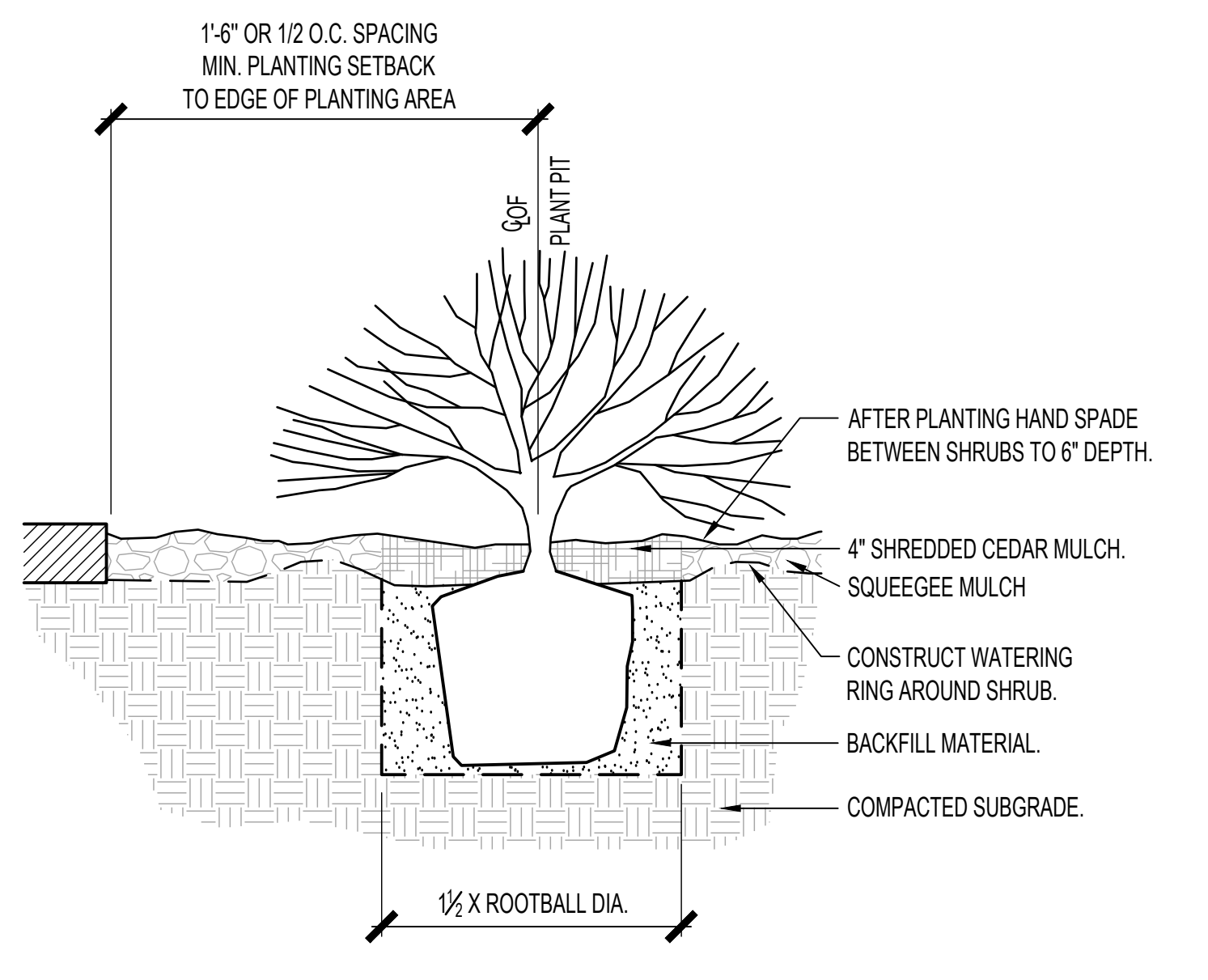
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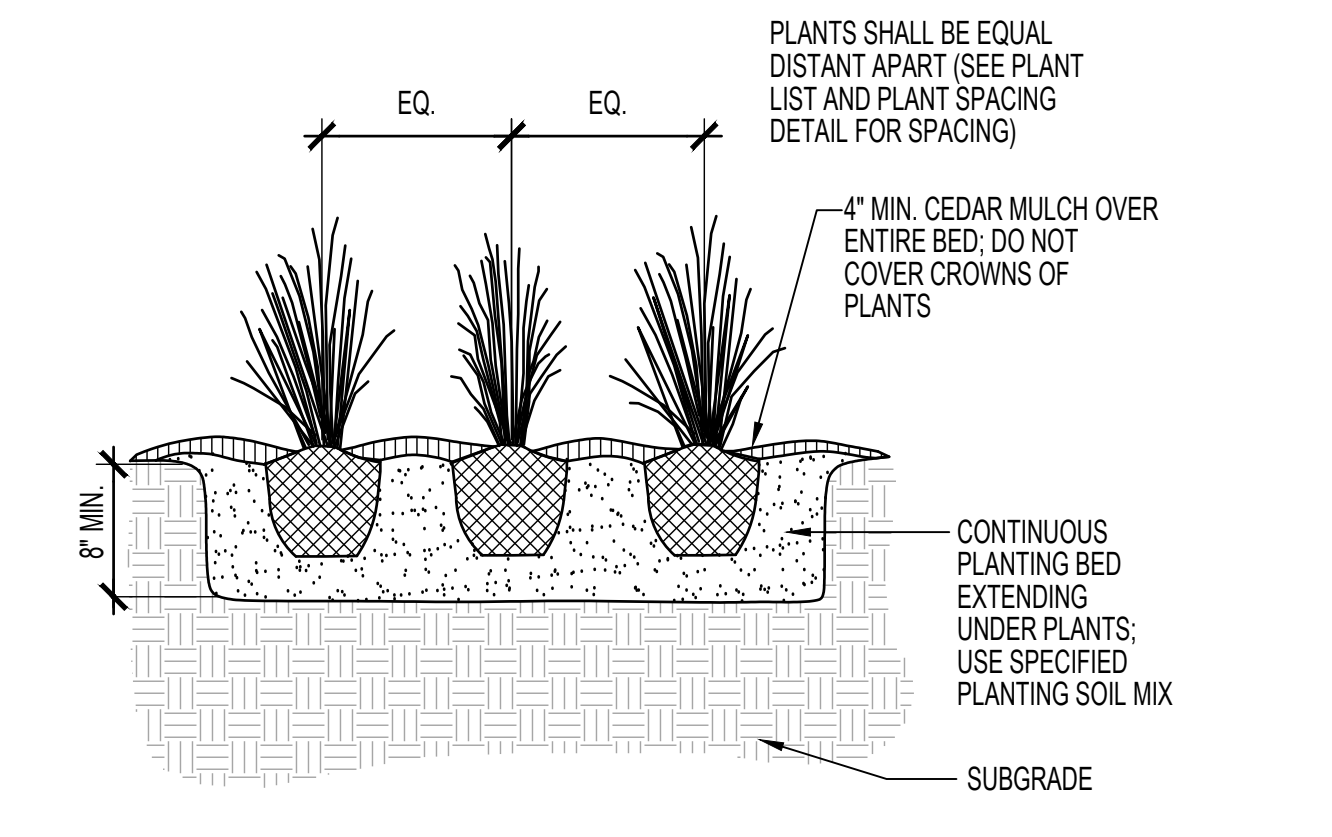


**A** DECIDUOUS TREE PLANTING  
SCALE: NTS

- NOTES:**
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
  2. DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.
  3. ALL TREES TO BE STAKED IN THE SAME DIRECTION.



**B** SHRUB PLANTING  
SCALE: NTS



**C** ORNAMENTAL GRASS/PERENNIAL PLANTING  
SCALE: NTS

REV:

DRAWN: Author  
REVIEWED: Approver  
DATE: 4/01/24  
PROJECT #: ALTERNATIVE LANDSCAPE PLAN 21018  
FILE:  
SHEET TITLE:

LANDSCAPE DETAILS

SCALE: \_\_\_\_\_

NO. **LP501**

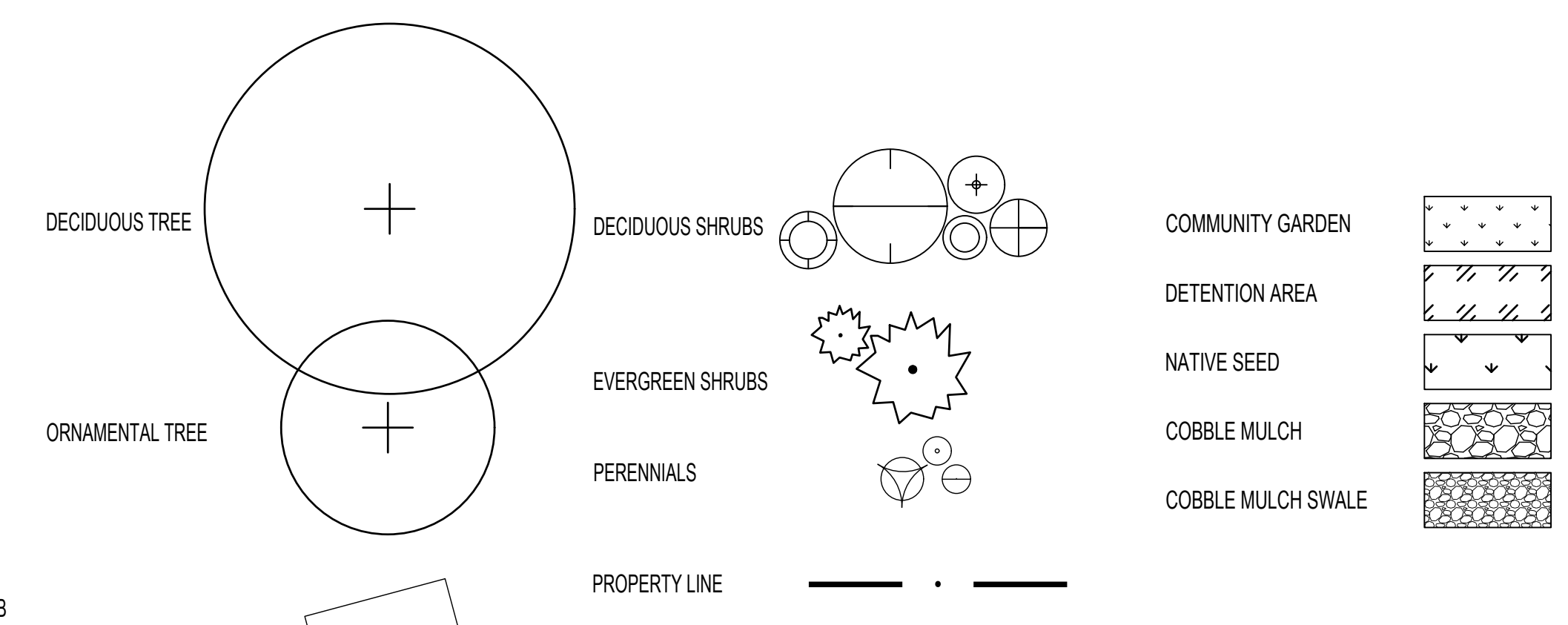


CENTRAL AVE SW

ROUTE 66 FLATS - 7600 CENTRAL AVE. SW, ALBUQUERQUE, NEW MEXICO 87121

Abbr	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread	Area (SF)	Total (SF)
BTM	3	Acer	grandidentatum	Bigtooth Maple	2" Cal	Per Plan	25'x25'	490.87	1470
CAH	4	Celtis	laevigata	Canyon Hackberry	2" Cal	Per Plan	40'x40'	600	2400
GIN	2	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan	40'x40'	600	1200
GRT	11	Koeleria	paniculata	Goldenrain Tree	2" Cal	Per Plan	25'x25'	490.87	5399
NMP	5	Forsythia	neomexicana	New Mexico Olive	Min 2 Trunk 2" Cal	Per Plan	15'x15'	176.71	883
PDO	4	Sophora	japonica	Japanese Pagoda Tree	2" Cal	Per Plan	35'x35'	600	2400
RHT	8	Crataegus	ambigua	Russian Hawthorn	2" Cal	Per Plan	20'x20'	314.16	2513
PLANT TYPE: DECIDUOUS TREES (TOTAL COVERAGE: 16,265 SF)									
JUN	3	Juniperus	monosperma	Oneseed Juniper, FEMALES ONLY	6" B&B	Per Plan	15'x15'	176.71	530
PLANT TYPE: EVERGREEN SHRUBS (TOTAL COVERAGE: 1,361 SF)									
BST	15	Juniperus	horizontalis 'Blue Star'	Blue Star Juniper	5 Gal	Per Plan	3'x5'	19.63	294
YBB	11	Yucca	rostrata	Blue Beaked Yucca	5 Gal	Per Plan	6'x4'	12.57	138
YRE	6	Hesperaloe	parviflora	Red Yucca	5 Gal	Per Plan	3'x4'	12.57	75
YST	17	Yucca	elata	Soapstone Yucca	5 Gal	Per Plan	8'x8'	50.27	854
PLANT TYPE: DECIDUOUS SHRUBS (TOTAL COVERAGE: 1,546 SF)									
APL	10	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan	4'x4'	12.57	125
ACR	12	Rosa	x foetida 'Bicolor'	Austrian Copper Rose	5 Gal	Per Plan	4'x4'	12.57	150
CLI	27	Fendlera	rupicola	Cliff Fendlerbush	5 Gal	Per Plan	4'x4'	12.57	339
MOR	19	Ephedra	equisetina	Mormon Tea	5 Gal	Per Plan	3'x3'	7.07	133
OCO	2	Fouquieria	splendens	Ocotillo	5 Gal	Per Plan	6'x6'	50.27	100
RAB	13	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	Per Plan	4'x4'	12.57	163
TLS	27	Rhus	trilobata	Three Leaf Sumac	5 Gal	Per Plan	4'x4'	12.57	339
TWS	10	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan	5'x5'	19.63	196
PLANT TYPE: PERENNIALS (TOTAL COVERAGE: 592 SF)									
BCF	32	Berlandiera	Lyrata	Chocolate Flower	1 Gal	Per Plan	18" x 18"	1.77	56
BFD	26	Melampodium	leucanthum	Black Foot Daisy	1 Gal	Per Plan	12" x 24"	3.14	81
DEM	6	Delosperma	'Kalanidas'	Mesa Verde Ice Plant	1 Gal	Per Plan	6" x 24"	3.14	15
MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24" x 24"	3.14	37
OPU	26	Opuntia	basisaris	Beavertail Cactus	1 Gal	Per Plan	12" x 36"	7.07	182
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24" x 24"	3.14	37
SAS	18	Salvia	greggia	Autumn Sage	1 Gal	Per Plan	30" x 30"	4.91	88
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18" x 24"	3.14	9
SMJ	12	Salvia	pachyphylla	Mojave Sage	1 Gal	Per Plan	36" x 36"	7.07	84

LEGEND



REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
25% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	25 X (77,923 SF) =	22,402 SF	35,489 SF (SEE TABLE 2)
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	35,489 SF X .75 =	26,616 SF	30,147 SF
25% OF REQUIRED VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(c)	26,616 SF X .25 =	6,654 SF	13,882 SF
LANDSCAPE ROW-1 TREE PER 25 LF 5-6(C)(4)(i)	199LF / 25FT	8 TREES	0 TREES*
1 TREE PER GROUND FLOOR UNIT, 1 TREE PER 2ND FLOOR UNIT 4-3(B)(8)(c)	1 x 15 GROUND FLOOR UNITS 1 x 17 2ND FLOOR UNITS	32 TREES	32 TREES
AREA OF CHANGE BUFFER REQUIREMENT, 1 TREE PER 15' ALONG 6' WALL 5-6(E)(2)(a)	257 ft / 15 ft	17 TREES	17 TREES
USABLE OPEN SPACE MINIMUM TABLE 5-1-2	225 SF X 47 1BR = 285 SF X 1 2BR	10,575 SF + 285 SF = 10,860 SF	42,805 SF (SEE TABLE 5)
NO MORE THAN 40% OF USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD 4-3(B)(9)(a)	40 X 43,950 SF =	<17,580 SF PRIVATE TO A HOUSEHOLD	NO OPEN SPACE IS PRIVATE TO A HOUSEHOLD
CRUSHER FINES LIMITED TO 75% OF LANDSCAPED AREA 5-6(C)(5)(C)	.75 X 35,489 SF =	<26,616 SF OF GRAVEL	12,874 SF OF GRAVEL
SEATING/GATHERING AREAS LIMITED TO 1/3 OF REQUIRED LANDSCAPING 5-6(C)(3)(e)	.33 X 19,470 SF =	<6,425 SF OF GATHERING AREAS	2,182 SF OF GATHERING AREAS
COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA 4-3(B)(8)(c)	.20 X 35,489 SF =	<7,097 SF OF COOL SEASON GRASSES	0 SF OF COOL SEASON GRASSES

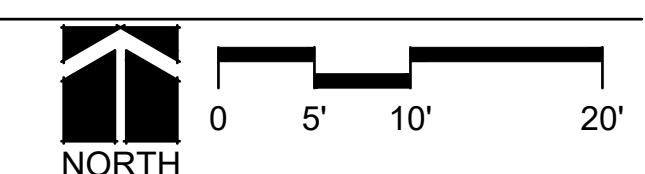
\*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE

MATCHLINE SEE SHEET L101

MATCHLINE SEE SHEET L102

LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'

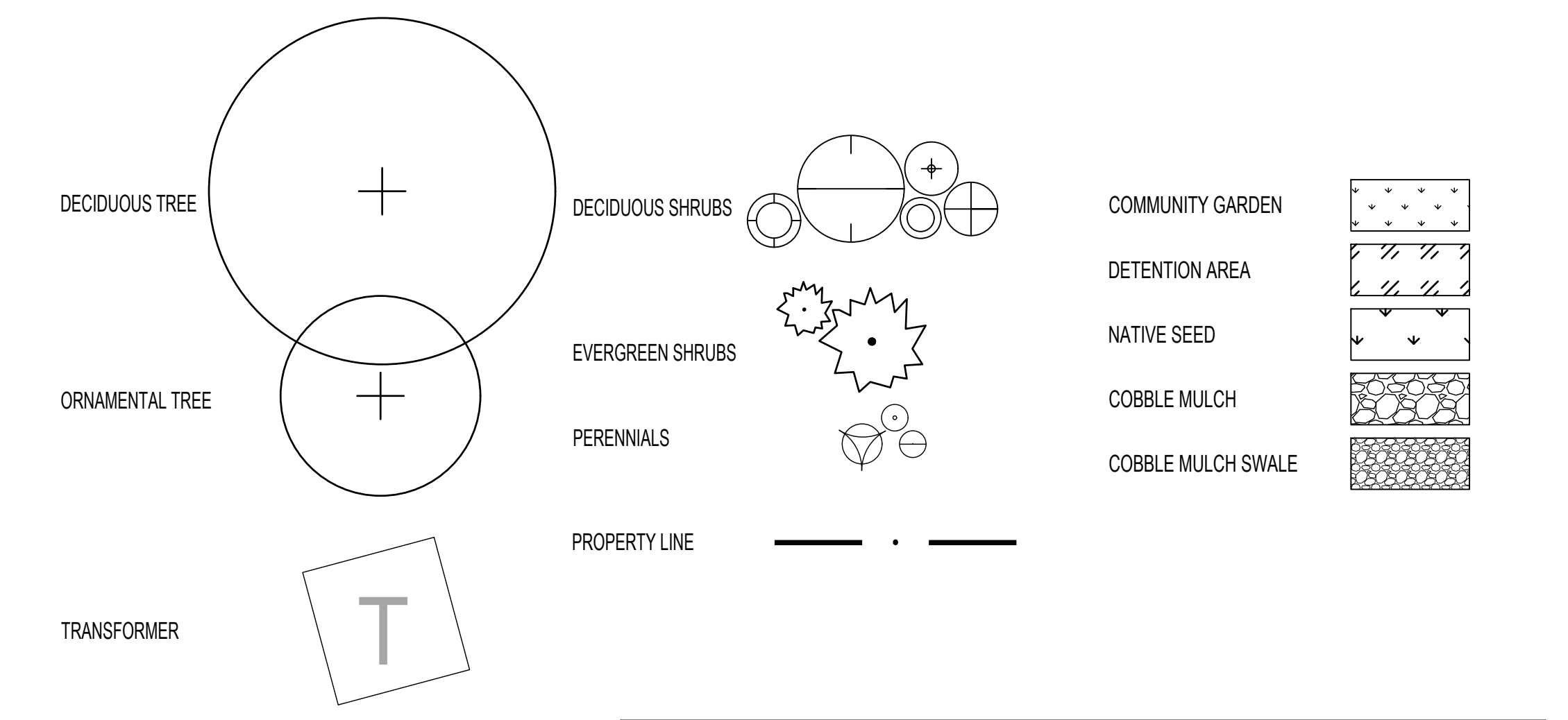




ROUTE 66 FLATS - 7600 CENTRAL AVE. SW, ALBUQUERQUE, NEW MEXICO 87121

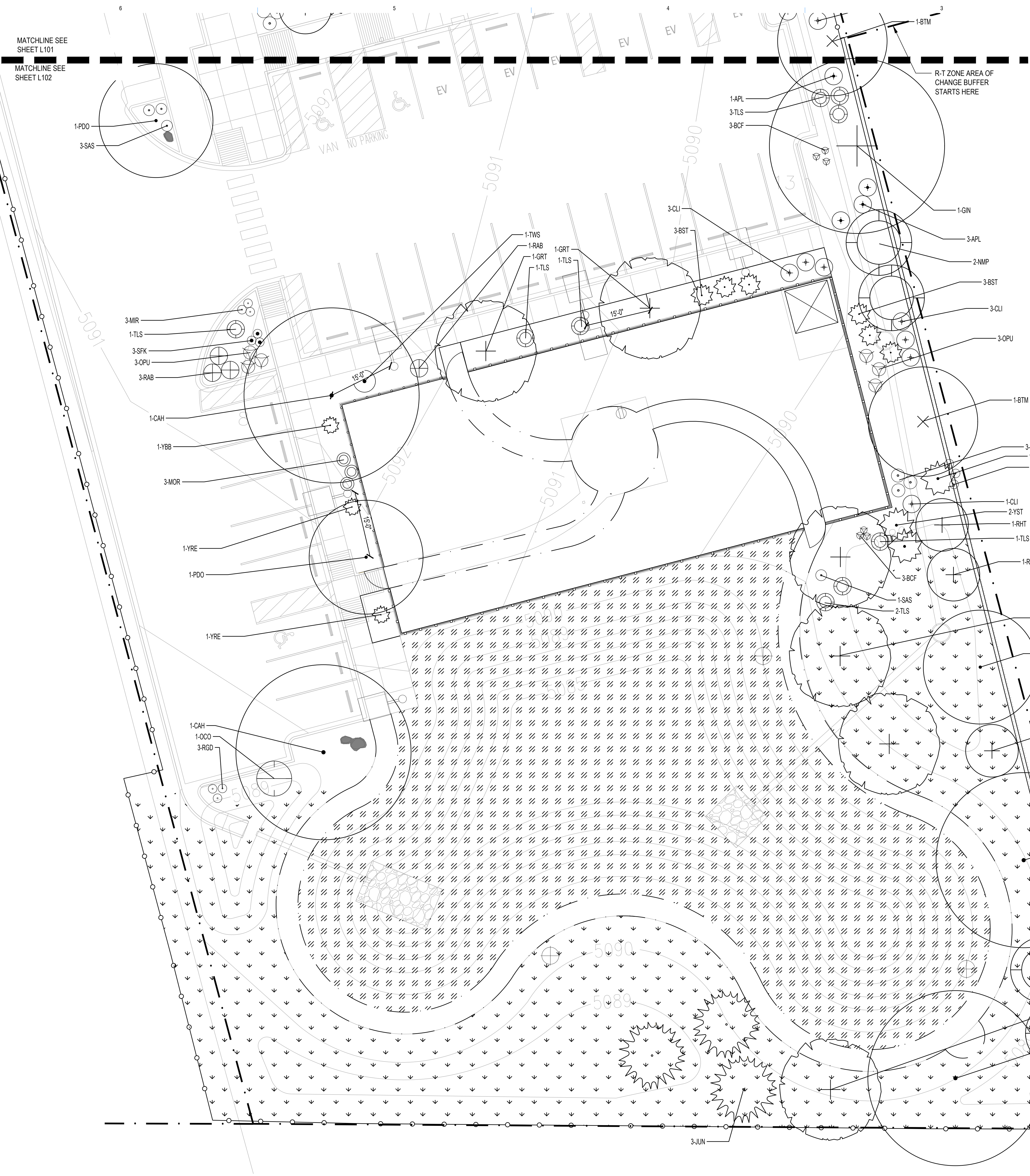
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**LEGEND**

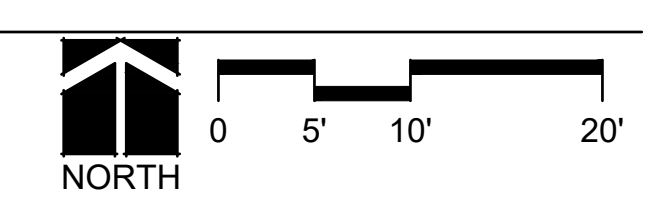


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**A LANDSCAPE PLANTING PLAN**  
SCALE: 1" = 10'





## GENERAL IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE FOR UNINTERRUPTED LANDSCAPE WATERING/IRRIGATION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL SITE IS TRANSFERRED TO THE OWNER AND PER WRITTEN SPECIFICATIONS.
- IF DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT.
- INSTALL POP-UP TYPE SPRINKLER HEADS IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS 1.5" AWAY FROM ADJACENT SIDEWALK OR CURB.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
- WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. PERFORM ADJUSTMENTS AT NO COST TO OWNERS AUTHORIZED REPRESENTATIVE.
- SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT THE PROPOSED POINT OF CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. VALVE BOXES SHALL BE LOCATED TO BE AS INCONSPICUOUS AS POSSIBLE, WHILE STILL FULFILLING THE DESIGN INTENT. NO VALVE BOXES SHALL BE PLACED WITHIN PLAY FIELD AREAS.
- FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.
- DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF OWNERS AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UN-SIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UN-SIZED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.
- PER 5-6(C)(14)(A) IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWAJ 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.
- PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNERS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
- PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.

## PLANTING IRRIGATION NOTES

- PROVIDE PIPE AND SPACING PER SCHEDULE TO ALL PLANT MATERIAL SERVED BY DRIP LINE IRRIGATION SYSTEM.
- DRIPPERLINE IS INTENDED TO IRRIGATE PLANT MATERIAL BY PLANT TYPE IN ORDER TO APPLY APPROPRIATE AMOUNTS OF WATER AS NEEDED FOR PROPER PLANT GROWTH AND PLANT CARE. EXCEPTIONS TO PLANT MATERIAL SYSTEM SEPARATIONS ARE NOTED WITH VALVE CALLOUTS ON PLAN. ADJUSTMENTS MAY BE NECESSARY AS PLANT MATERIAL ESTABLISHES.
- IRRIGATION AREAS ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
- INSTALL SUPPLY LATERAL WITHIN PVC SLEEVE WHEN ROUTING THROUGH PAVED SURFACES OR THROUGH PLANTER'S WALLS.
- PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP SYSTEM OR AS SHOWN ON DETAILS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
- EACH EMITTER SHALL HAVE THE ABILITY TO INDEPENDENTLY REGULATE DISCHARGE RATES, WITH AN INLET PRESSURE RANGE OF 14.5 - 58 POUNDS PER SQUARE INCH (PSI), AT A CONSTANT FLOW AND WITH A MANUFACTURER'S COEFFICIENT OF VARIABILITY (CV) OF 0.03 OR LESS.

## LANDSCAPE IRRIGATION NARRATIVE

- PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
- TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATOR TYPE SPRINKLER HEADS.
- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

## EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
-----	SLEEVING: CLASS 200 PVC PROVIDE SEPARATE 2" MIN. SLEEVE FOR WIRING
—————	MAINLINE PIPE: CLASS 200 BE PVC - 1.5"
- - - - -	DRIPPER LINE SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
⊥	UNCONNECTED PIPE CROSSING
BF	BACKFLOW DEVICE RE-PLUMBING
D	DRAIN VALVE
H	FROST FREE GARDEN HYDRANT
IS	ISOLATION GATE VALVE ASSEMBLY
Q	QUICK COUPLING VALVE ASSEMBLY
RCV	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS (RAIN BIRD PESB-R - SIZED AS INDICATED)
RCV	REMOTE CONTROL VALVE ASSEMBLY FOR DRIPPER LINE LATERALS (RAIN BIRD XCZ-100-PBR-LC) DRIP SUPPLY LATERAL
PIR	PLANT IRRIGATION RING: SIZED PER PLANT NETAFIM TECHLINE CV - TLHCVXR-RW11-12
A	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

## PIPE SCHEDULE

MAXIMUM FLOW RATE - PVC PLASTIC PIPE	
PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16



**EQUIPMENT SCHEDULE**

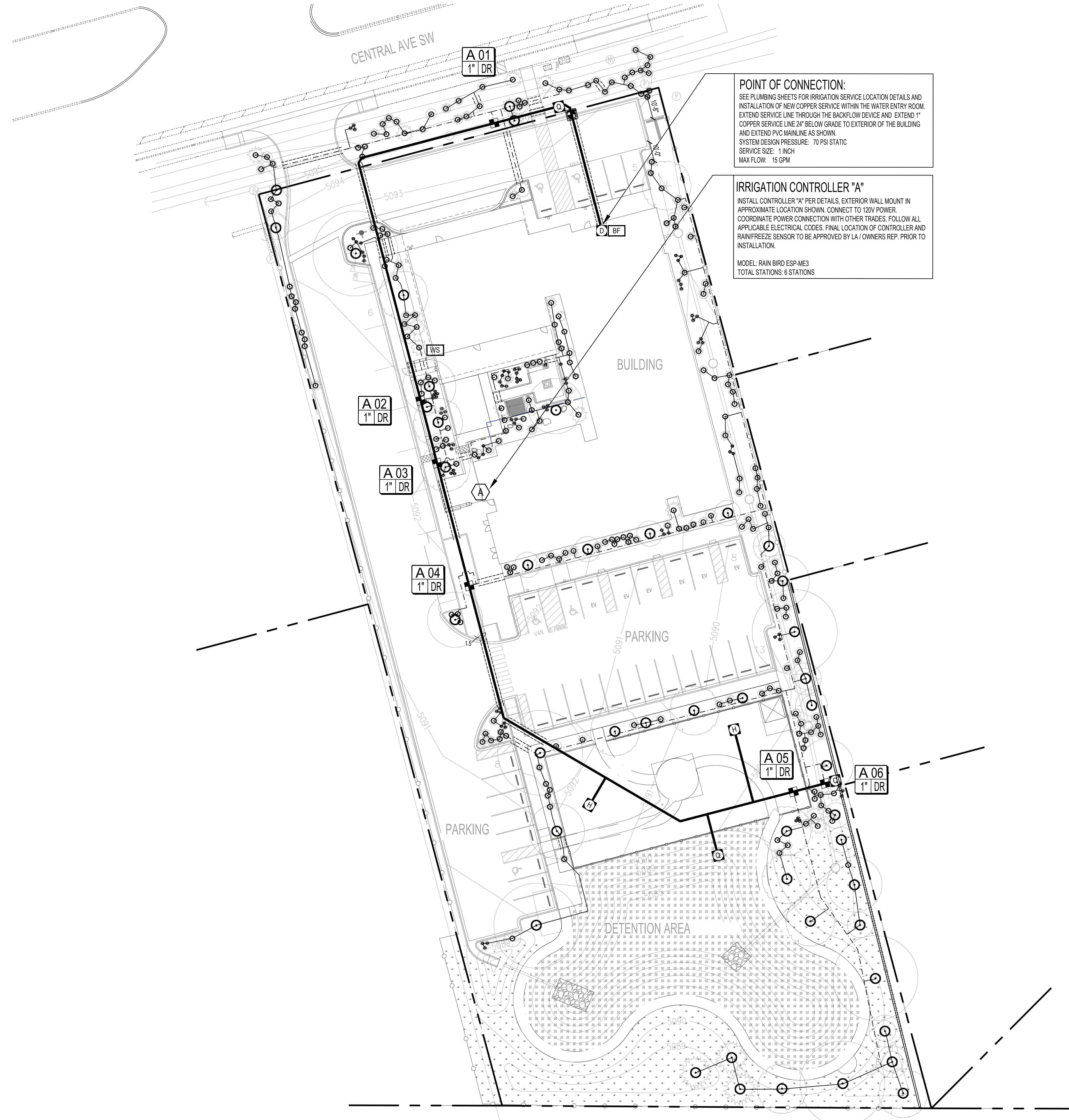
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⊖	DRIP SUPPLY LATERAL
⊖	PLANT IRRIGATION RING: SIZED PER PLANT NETAFIM TECHLINE CV - TLHCVXR-RW11-12
A	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

**PIPE SCHEDULE**

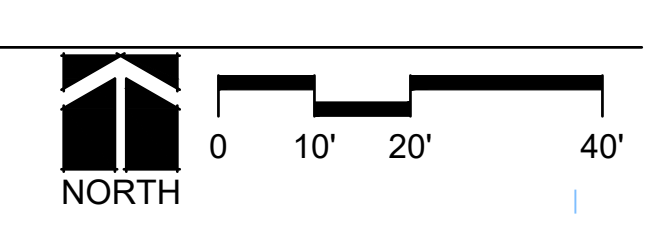
MAXIMUM FLOW RATE - PVC PLASTIC PIPE	
PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16

**POINT OF CONNECTION:**  
SEE PLUMBING SHEETS FOR IRRIGATION SERVICE LOCATION DETAILS AND INSTALLATION OF NEW COPPER SERVICE WITHIN THE WATER ENTRY ROOM. EXTEND SERVICE LINE THROUGH THE BACKFLOW DEVICE AND EXTEND 1" COPPER SERVICE LINE 24" BELOW GRADE TO EXTERIOR OF THE BUILDING AND EXTEND PVC MAINLINE AS SHOWN.  
SYSTEM DESIGN PRESSURE: 70 PSI STATIC  
SERVICE SIZE: 1 INCH  
MAX FLOW: 15 GPM

**IRRIGATION CONTROLLER "A"**  
INSTALL CONTROLLER "A" PER DETAILS, EXTERIOR WALL MOUNT IN APPROXIMATE LOCATION SHOWN, CONNECT TO 120V POWER. COORDINATE POWER CONNECTION WITH OTHER TRADES. FOLLOW ALL APPLICABLE ELECTRICAL CODES. FINAL LOCATION OF CONTROLLER AND RAIN/FREEZE SENSOR TO BE APPROVED BY LA / OWNERS REP. PRIOR TO INSTALLATION.  
MODEL: RAIN BIRD ESP-ME3  
TOTAL STATIONS: 6 STATIONS

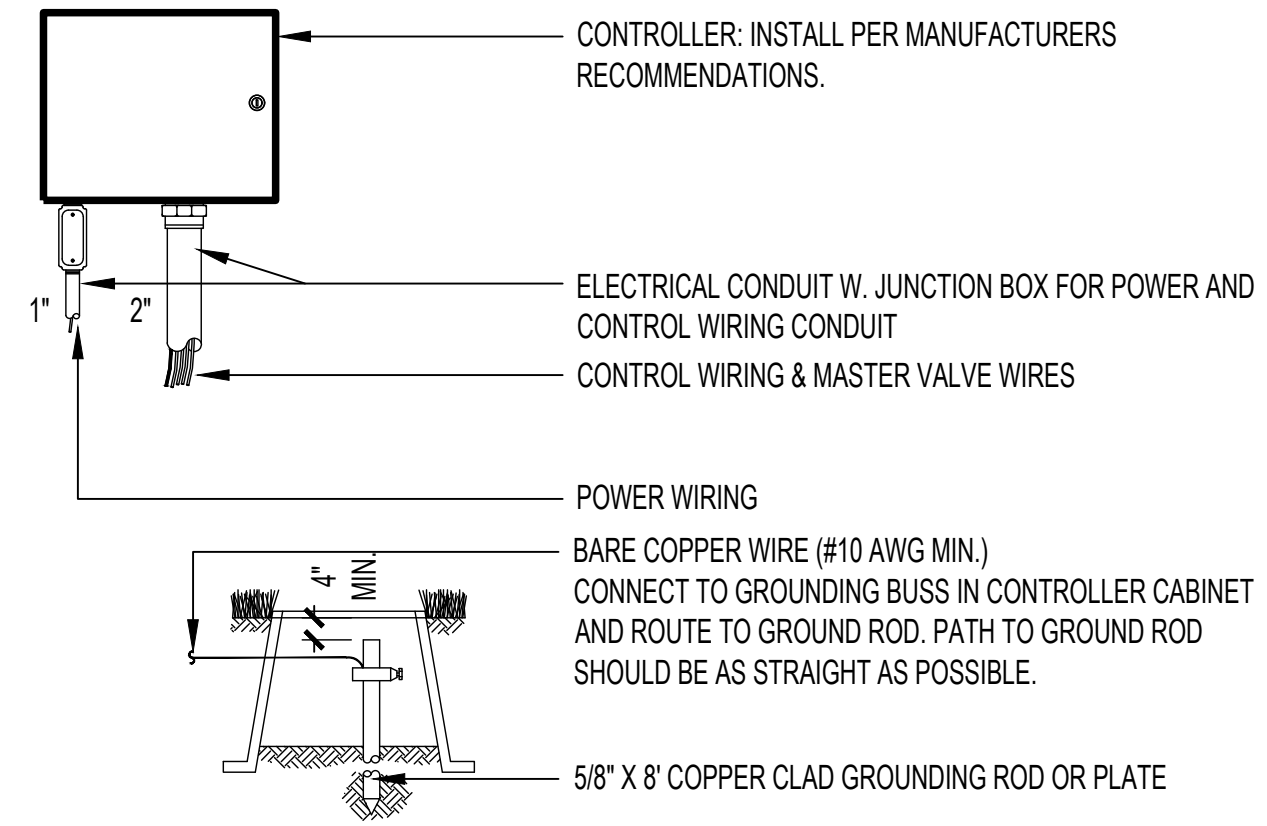


**A IRRIGATION PLAN**  
SCALE: 1" = 20'

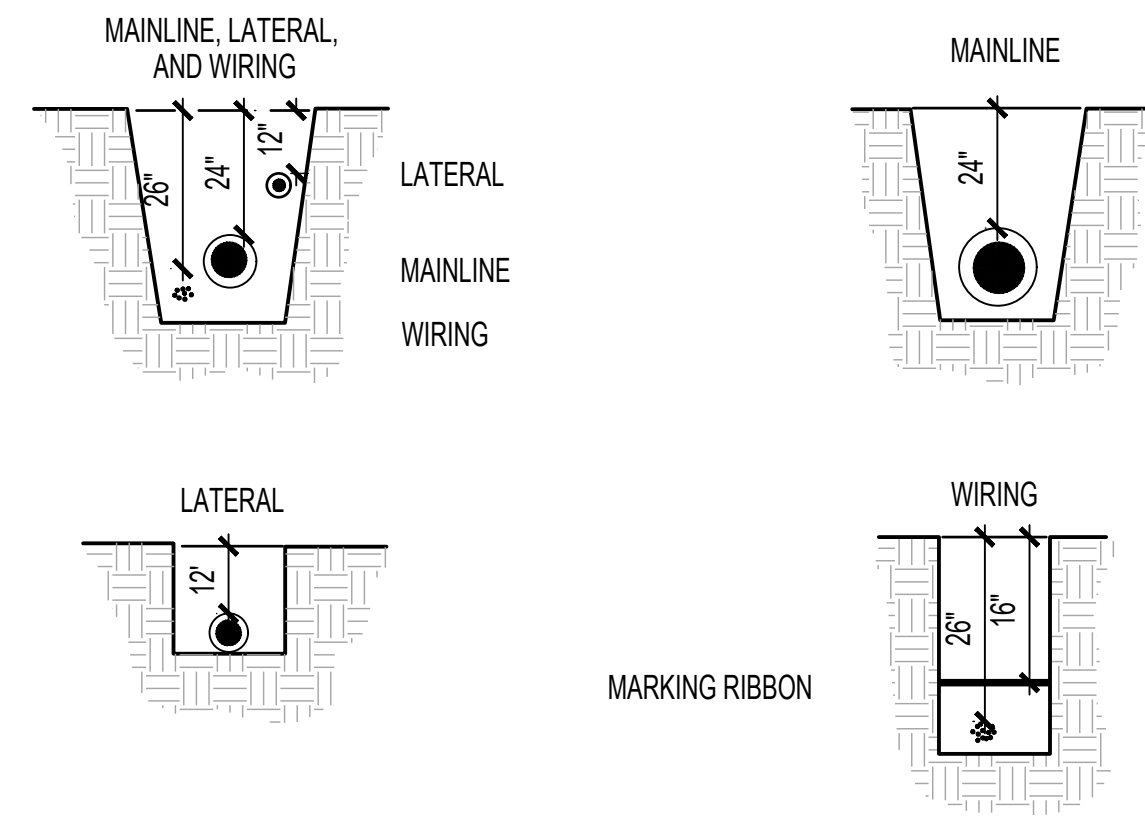


REV:  
DRAWN: Author  
REVIEWED: Approver  
DATE: 4/01/24  
PROJECT #: ALTERNATIVE LANDSCAPE PLAN 21018  
FILE:  
SHEET TITLE:



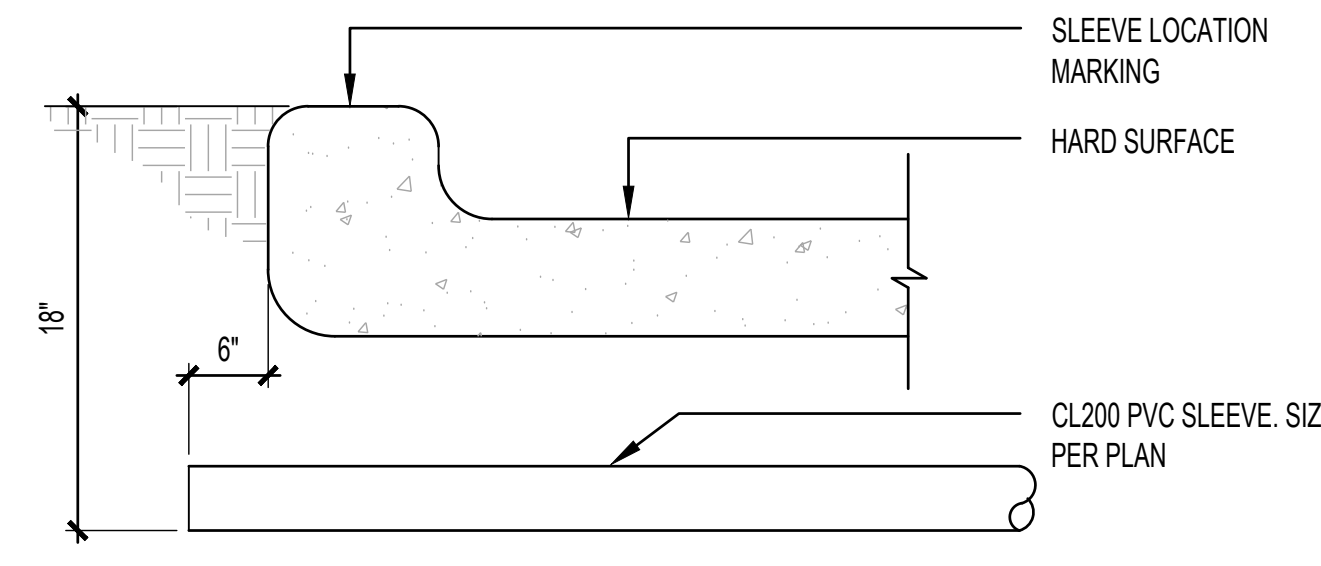


**A WALLMOUNT CONTROLLER INSTALLATION**  
SCALE: NTS



- NOTES:
1. TAPE AND BUNDLE WIRING AT 10-FOOT INTERVALS.
  2. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.
  3. ROUTE TRENCH MINIMUM 6 FEET FROM ANY TREE PLANTING AND OUTSIDE THE DRIP LINE OF EXISTING TREES.
  4. TIE A 20-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTIONS GREATER THAN 30 DEGREES. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
  5. BACK FILL MATERIAL TO BE FREE OF ALL DEBRIS AND ROCKS LARGER THAN 3/4" IN DIAMETER.

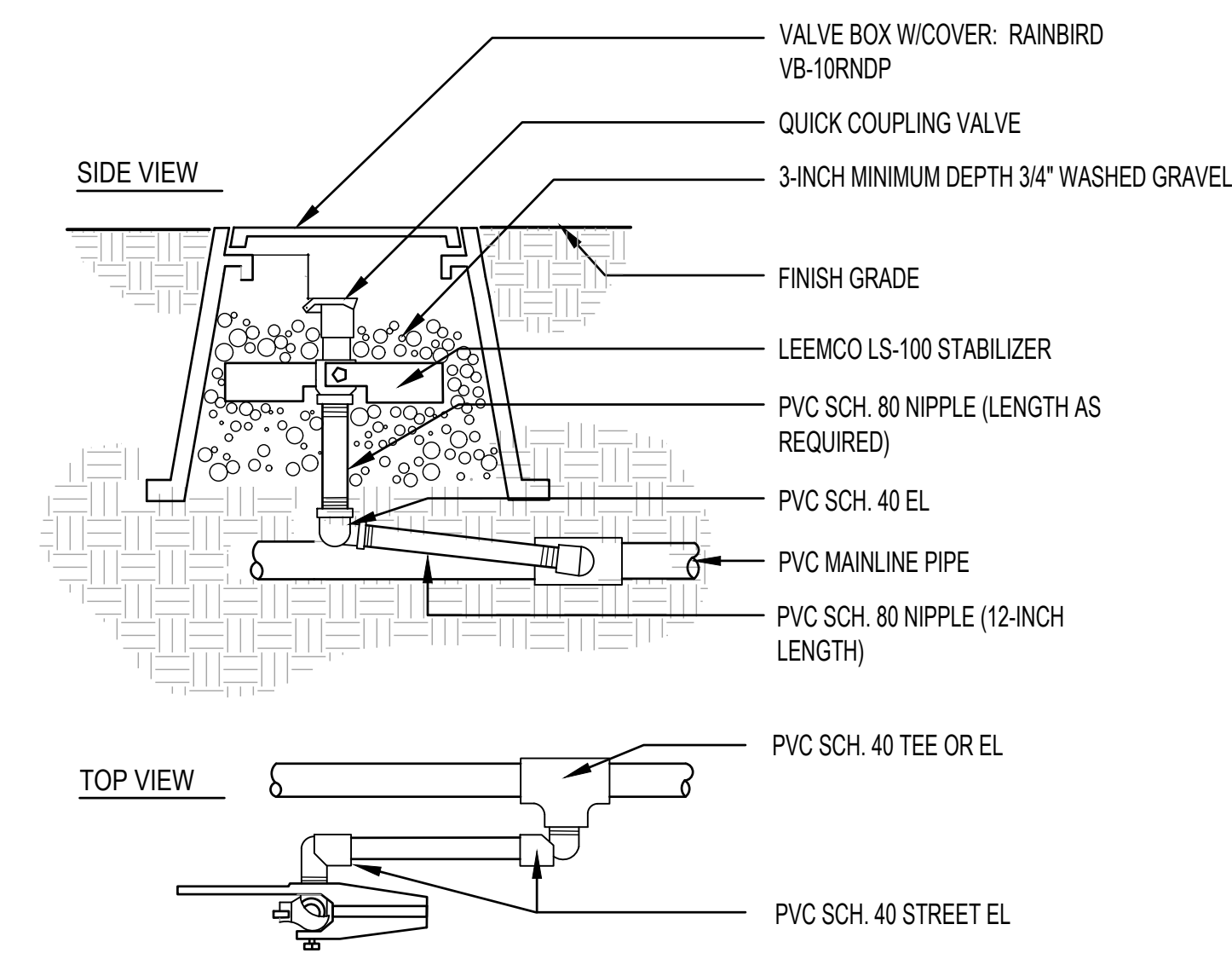
**B TRENCHING AND PIPE/WIRE INSTALLATION**  
SCALE: NTS



PIPE SIZE OR WIRE	QUANTITY REQUIRED SLEEVE
3/4"-1 1/4" PIPE	1 - 2"
1 1/2 - 2" PIPE	1 - 4"
2 1/2 - 3" PIPE	1 - 6"
4" PIPE	1 - 8"
6" PIPE	1 - 12"
8" PIPE	1 - 14"
12" PIPE	1 - 16"
1-25 CONTROL WIRES	1 - 2"
26-75 CONTROL WIRES	1 - 3"

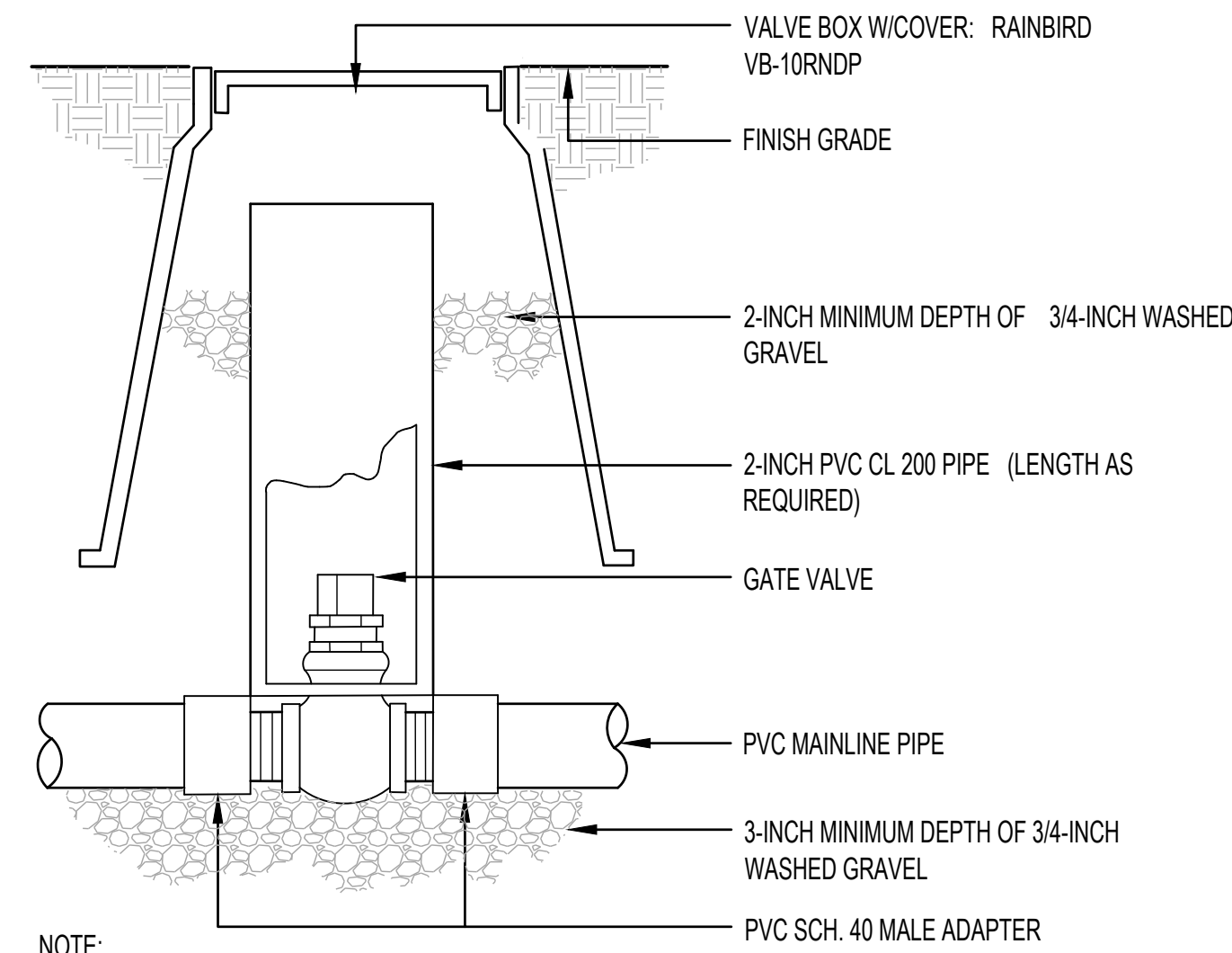
NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE.

**C SLEEVING**  
SCALE: 1"-1'0"



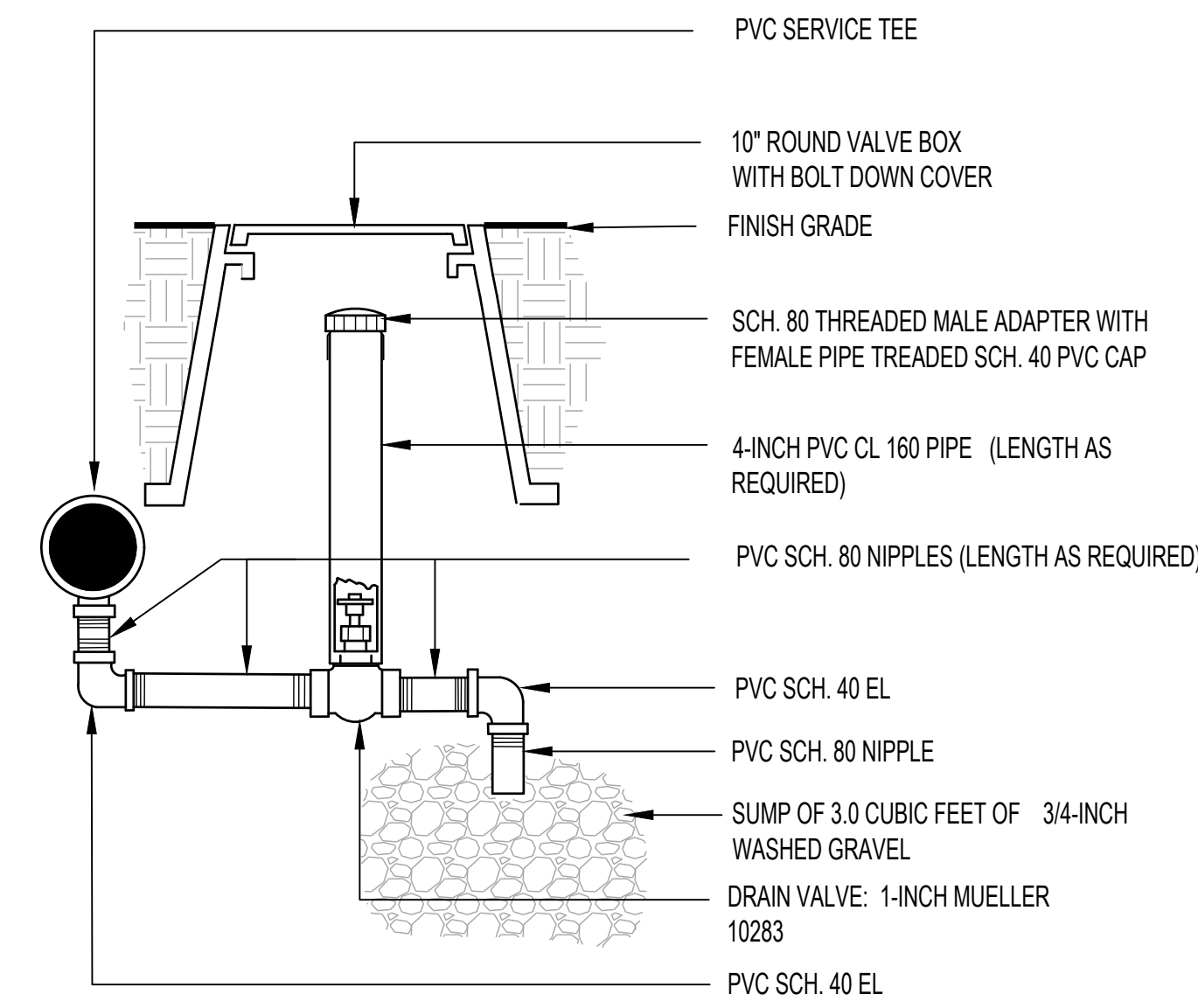
NOTE:  
1. BRAND "QC" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

**D QUICK COUPLING VALVE ASSEMBLY**  
SCALE: 1"-1'0"

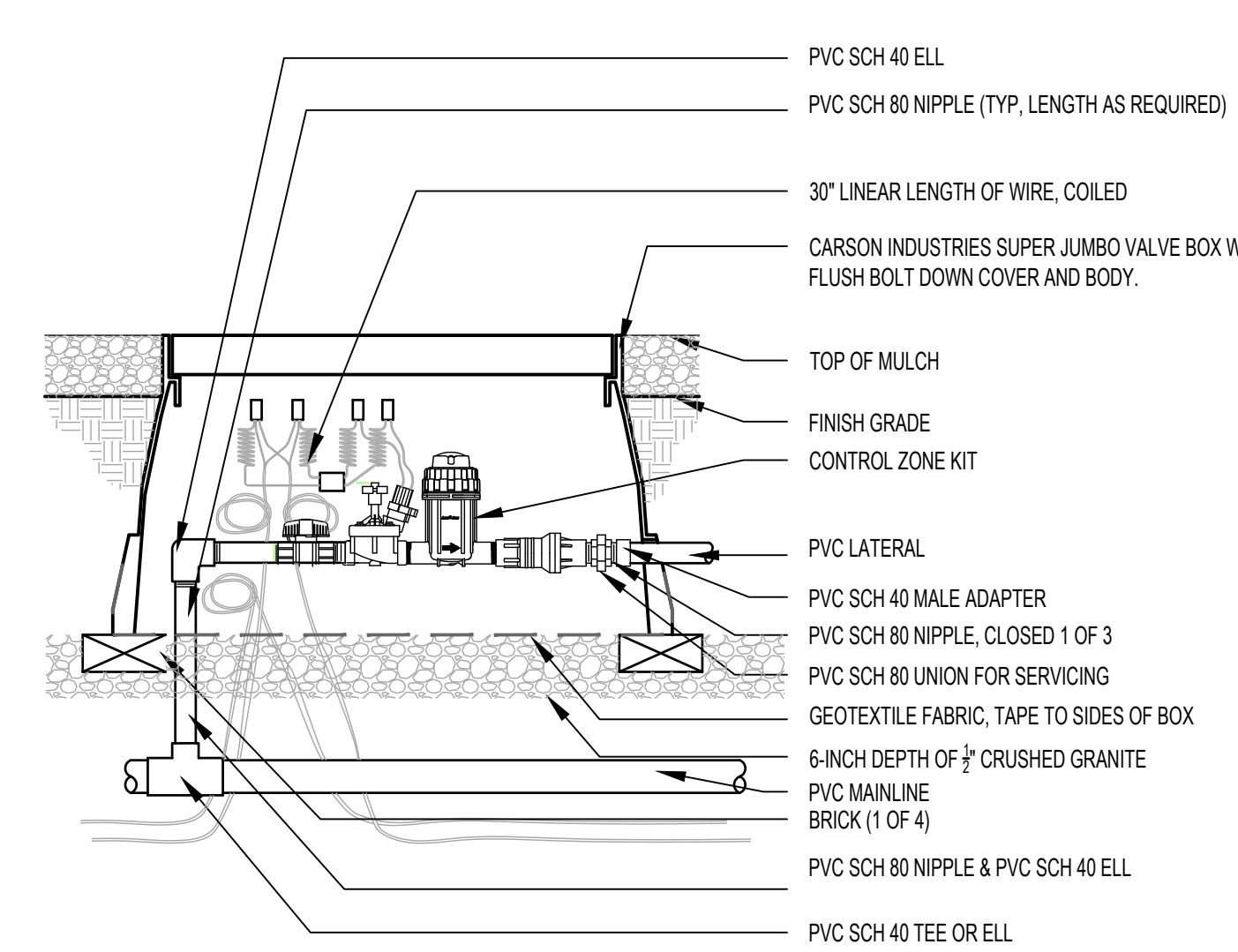


- NOTE:
1. LOCATE GATE VALVE AT LEAST 12" FROM, AND ALIGN WITH ADJACENT WALLS OR EDGES OF PAVED AREAS.
  2. BRAND "GV" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

**E ISOLATION GATE VALVE ASSEMBLY**  
SCALE: 1"-1'0"

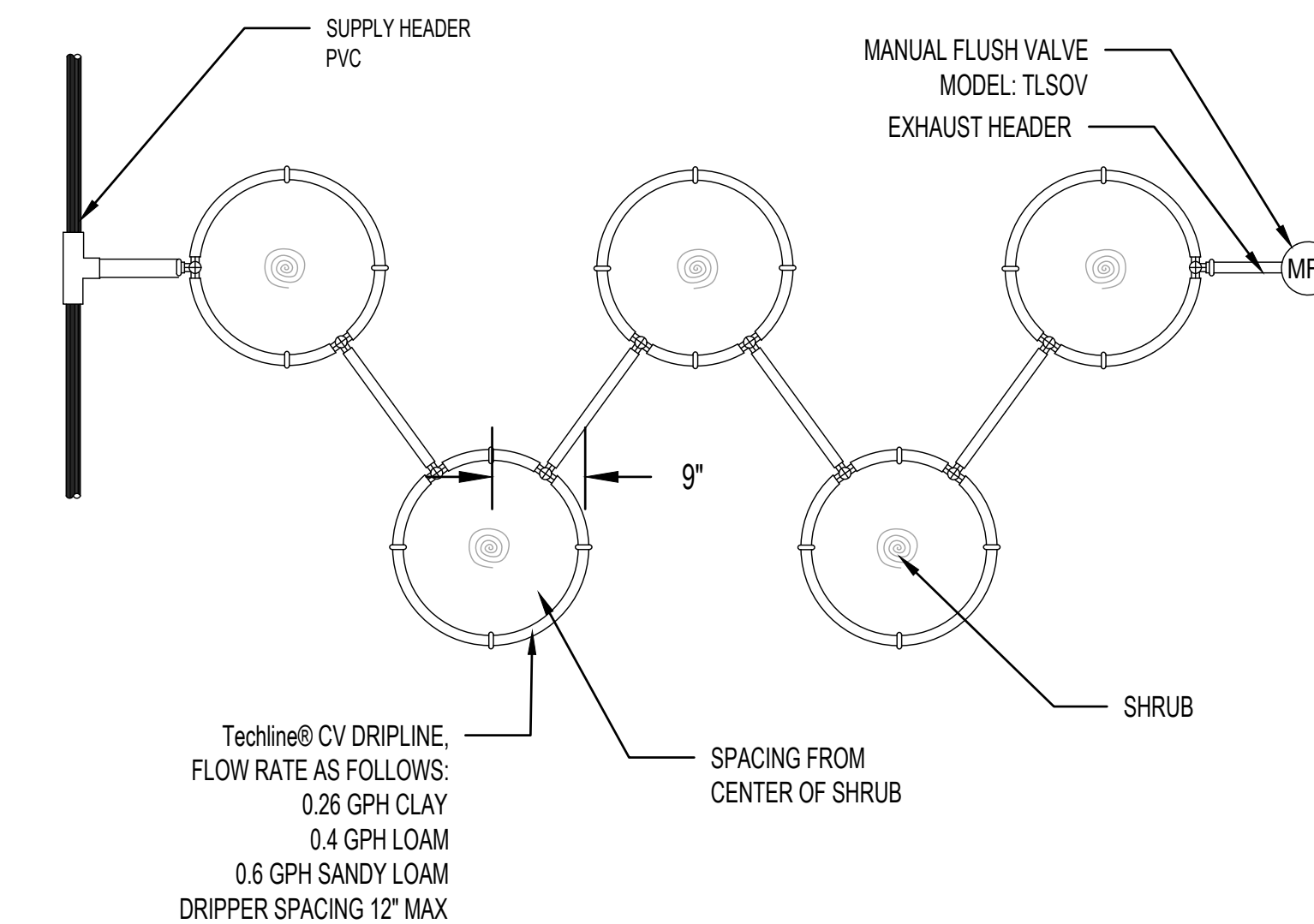


**F MANUAL DRAIN VALVE ASSEMBLY**  
SCALE: NTS

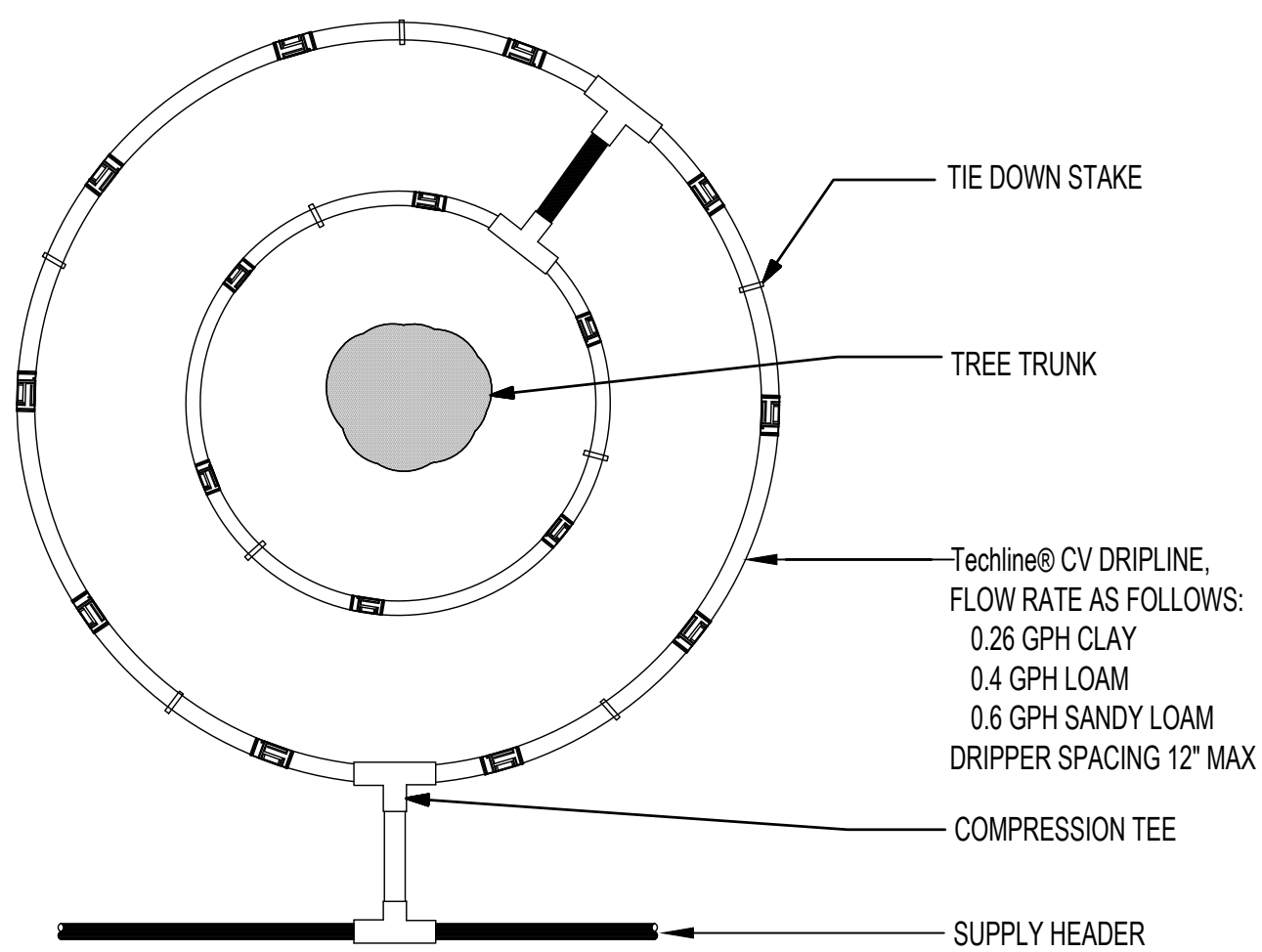


SUPPLY ALL BOXES W/ PENTA HEAD STAINLESS STEEL BOLTS. SET TOP OF BOX AT COMPACTED TRENCH GRADE OF ADJACENT TURF OR MULCH.

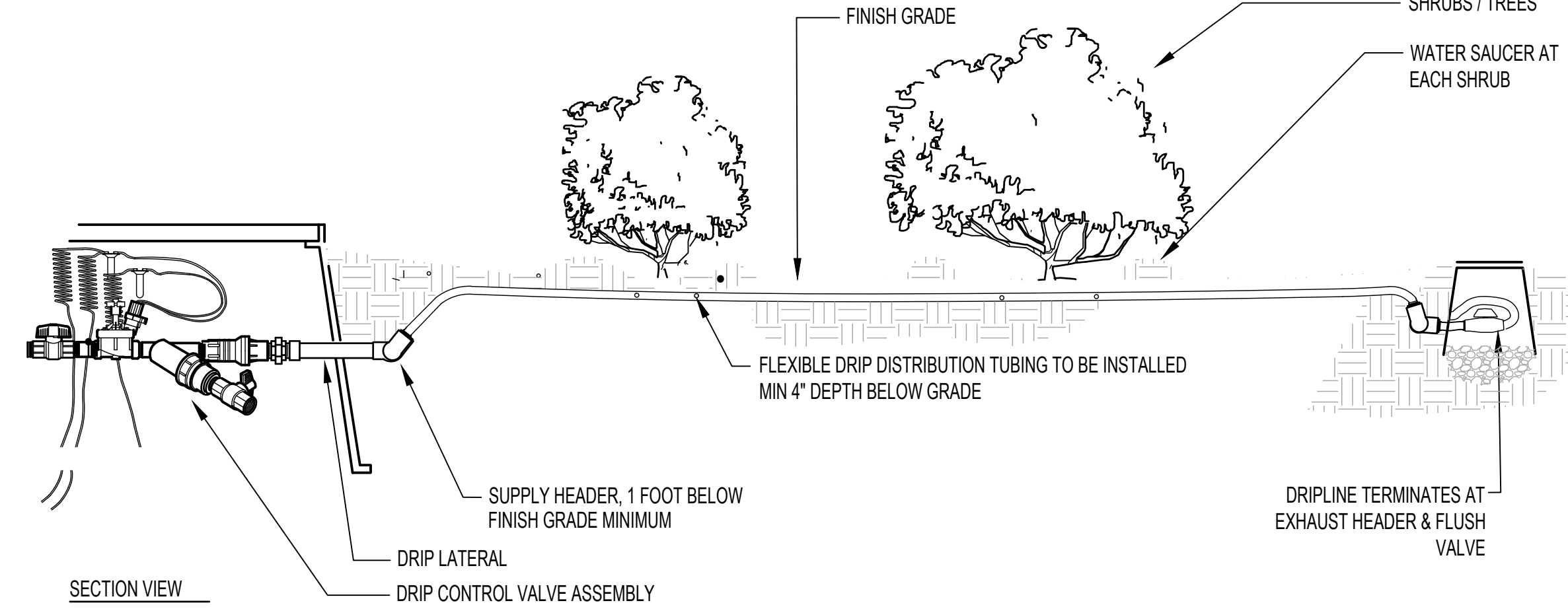
**G DRIP ZONE CONTROL KIT**  
SCALE: NTS



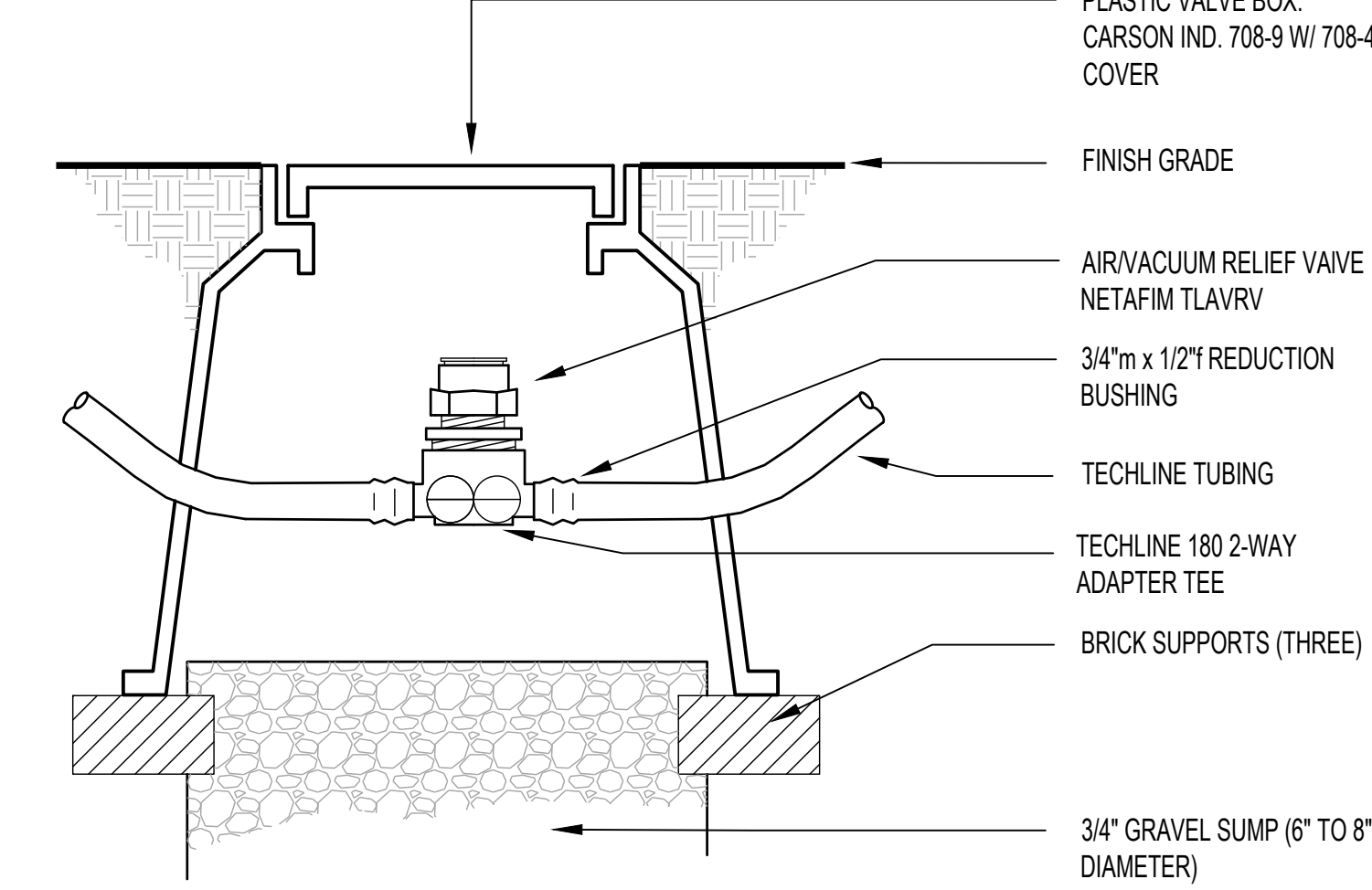
**H DRIPPERLINE @ SHRUBS IN GRAVEL MULCH**  
SCALE: NTS



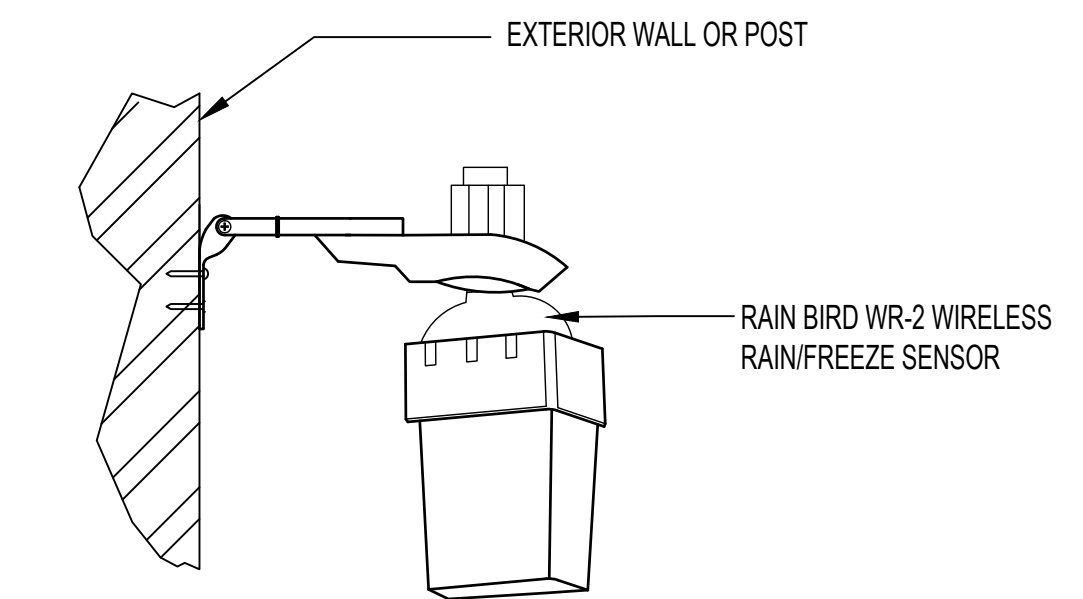
**I DRIPPERLINE @ TREE IN GRAVEL MULCH**  
SCALE: NTS



**J DRIPLINE INSTALLATION @ GRAVEL PLANTING AREAS**  
SCALE: NTS



**K TECHLINE AIR/VACUUM RELIEF VALVE**  
SCALE: NTS



- NOTE:
1. FINAL LOCATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  2. INSTALL IN A LOCATION WHERE RAINFALL WILL NOT BE OBSTRUCTED.

**L RAIN SENSOR**  
SCALE: NTS