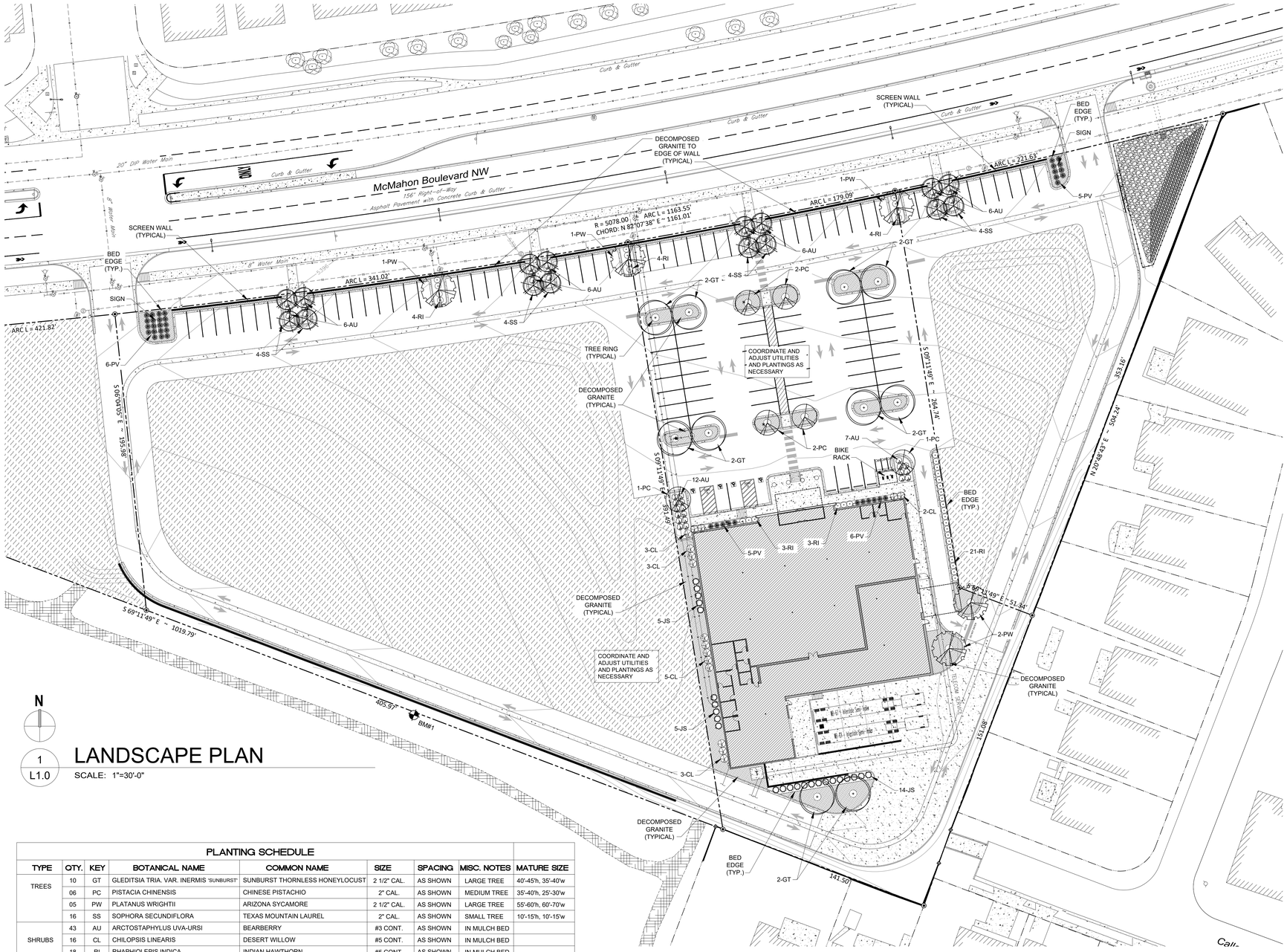
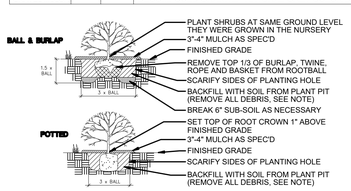


LANDSCAPE PLAN

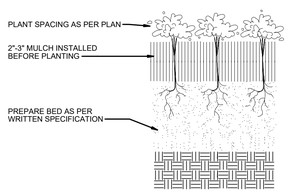
1 / L1.0 SCALE: 1"=30'-0"

PLANTING SCHEDULE								
TYPE	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MISC. NOTES	MATURE SIZE
TREES	10	GT	GLEDITSIA TRIA. VAR. INERMIS 'SUNBURST'	SUNBURST THORNLESS HONEYLOCUST	2 1/2" CAL.	AS SHOWN	LARGE TREE	40'-45'h, 35'-40'w
	06	PC	PISTACIA CHINENSIS	CHINESE PISTACHIO	2" CAL.	AS SHOWN	MEDIUM TREE	35'-40'h, 25'-30'w
	05	PW	PLATANUS WRIGHTII	ARIZONA SYCAMORE	2 1/2" CAL.	AS SHOWN	LARGE TREE	55'-60'h, 60'-70'w
	16	SS	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2" CAL.	AS SHOWN	SMALL TREE	10'-15'h, 10'-15'w
SHRUBS	43	AU	ARCTOSTAPHYLUS UVA-URSI	BEARBERRY	#3 CONT.	AS SHOWN	IN MULCH BED	
	16	CL	CHILOPSIS LINEARIS	DESERT WILLOW	#5 CONT.	AS SHOWN	IN MULCH BED	
	18	RI	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	#5 CONT.	AS SHOWN	IN MULCH BED	
EVERGREEN	24	JS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	#3 CONT.	AS SHOWN	SCREENING	15'-25'h, 3'-4'w
GRASSES	39	PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	#2 CONT.	AS SHOWN	IN MULCH BED	
SEED	-	-	MIX OF 75% FINE FESCUE (FESTUCA) AND 25% PERENNIAL RYEGRASS (LOLIUM) - SEED AND STRAW ONLY **(NO SOD)**					
MULCH	-	-	DOUBLE SHREDDED BARK MULCH (FROM LOCAL SOURCES). IN ALL PLANTING BEDS WHERE INDICATED.					
GRAVEL MULCH	-	-	DECOMPOSED GRANITE - NATURAL GREY COLOR BLEND (FROM LOCAL SOURCES)					

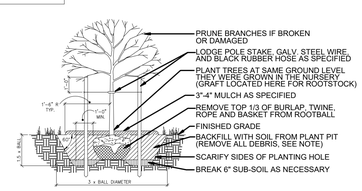


GENERAL NOTES:
1. PRUNE ROOTS IF BALL IS ROOTBOUND.
2. REMOVE ALL CONTAINERS AND NON-BIODEGRADEABLE BURLAP.
3. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

3 PLANTING DETAIL SHRUBS
SCALE : N.T.S.



4 PLANTING DETAIL GROUNDCOVER/PERENNIALS
SCALE : N.T.S.



GENERAL NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

5 PLANTING DETAIL TREE (3" CAL. OR LESS)
SCALE : N.T.S.

LANDSCAPE SPECIALTY NOTES:

1. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.

B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.

C. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

6 PLANTING DETAIL SPECIALTY NOTES)
SCALE : N.T.S.

COORDINATE LOCATION OF IRRIGATION CONTROLLER(S) W/ OWNER

FOR ALL OTHER SITE IMPROVEMENTS SEE CIVIL DRAWINGS

ONWER IS RESPONSIBLE FOR THE SURVIVAL OF ALL PLANT MATERIALS AND SHALL REPLACE ANY AND ALL DEAD PLANT MATERIALS.

ALL PLANTING AREAS NOT SHOWN AS TURF, GRAVEL OR DECOMPOSED GRANITE SHALL RECEIVE BARK MULCH INSTALLED AT A DEPTH OF 3"-4". SEE PLANTING SCHEDULE.

ALL TREES TO BE INSTALLED IN 4' DIA. (MIN.) TREE RINGS W/ MULCH UNLESS LOCATED IN PLANTING BED OR INDICATED OTHERWISE - SEE PLAN

LOW USE IRRIGATION SYSTEM TO BE PROVIDED FOR ALL PLANTINGS. PROVIDE UNDERPAVEMENT CONDUITS AS REQ'D. FOR PROPER INSTALLATION. SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED, LOCAL IRRIGATION COMPANY.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

811 Know what's below Call before you dig.

(A) PROVIDE LAWN IRRIGATION SYSTEM CONSISTING OF MINI JETS, MISTERS, POP-UP RISERS, ADJUSTABLE BUBBLERS, ADJUSTABLE SPRAYERS, DRIPPER NOZZLES (EMITTERS), BACKFLOW PREVENTERS, AUTOMATIC CONTROL VALVES, TIMER, CONTROLLERS AND ALL RELATED ACCESSORIES FOR THE AREAS INDICATED ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS. LAWN IRRIGATION CONTRACTOR SHALL PAY ALL ONE-TIME FEES AND CHARGES RELATED TO THIS WORK, INCLUDING WATER SUPPLY AND METERING. COORDINATE WITH THE WATER COMPANY AS REQUIRED FOR SERVICE ARRANGEMENTS. LAWN IRRIGATION CONTRACTOR SHALL PROVIDE ALL WORK, INCLUDING ALL POWER AND CONTROL WIRING, TESTING, ADJUSTING, AND START-UP AS REQUIRED FOR A COMPLETE, PROPERLY FUNCTIONING SYSTEM.

(B) IRRIGATION EQUIPMENT SHALL BE MANUFACTURED BY "RAINBIRD", "TORO", "HUNTER", "NETAFIM TECHNOLOGIES" OR OTHER EQUIVALENT APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLATION SHALL BE AS DESIGNED AND RECOMMENDED BY THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE AND SHALL BE PERFORMED BY A COMPANY SPECIALIZING AND EXPERIENCED IN THIS TYPE OF WORK.

(C) WATER SUPPLIES SHALL BE TAKEN FROM THE UNDERGROUND SITE WATER SUPPLY MAIN (WITH SEPARATE METERING) OR FROM THE BUILDINGS INTERNAL WATER SUPPLY (WITHOUT SEPARATE METERING) AS REQUIRED BY LOCAL CODES AND WATER COMPANY REGULATIONS. LAWN IRRIGATION CONTRACTOR SHALL PROVIDE ALL WORK AND PAY ONE-TIME FEES AND CHARGES ASSOCIATED WITH THE IRRIGATION SYSTEM WATER SUPPLY SERVICE. PROVIDE BACKFLOW PREVENTION AS REQUIRED TO COMPLY WITH LOCAL CODES.

(D) ALL CONTROL VALVES SHALL BE MANUFACTURED BY "RAINBIRD", "TORO", "HUNTER" OR "IRRITROL" AND SHALL BE INSTALLED IN CONCRETE, FIBERGLASS OR CAST IRON VALVE BOXES WITH HEAVY DUTY, VANDAL-PROOF COVERS. SET BOXES FLUSH WITH FINAL GRADES.

(E) EXCEPT AS OTHERWISE REQUIRED BY CODES, MAIN SUPPLY PIPING SHALL BE SCHEDULE 40 PVC WITH SOLVENT CEMENTED JOINTS, AND BRANCH PIPING SHALL BE SDR 26, CLASS 160, PVC 1120 AND/OR SECTION 150 AND/OR LOCAL CODES. THREADED ADAPTORS AND THREADED PIPE FOR PVC SHALL BE SCHEDULE 80, MINIMUM. SOLVENT FOR PVC JOINTS SHALL BE NSF APPROVED AND PER PIPE MANUFACTURER'S RECOMMENDATIONS. MINIMUM PIPE SIZE SHALL BE 1/2".

(F) THE IRRIGATION SYSTEM SHALL BE ZONED AS REQUIRED TO PROVIDE THE MOST ECONOMICAL LAYOUT AND PIPE SIZING. THE SYSTEM SHALL BE DESIGNED AND ZONED TO BE COMPATIBLE WITH A 3/4" (MINIMUM) WATER METER SIZE, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

(G) ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED 12" MIN. FROM SIDEWALKS, CURBS, ASPHALT AREAS, CONCRETE PAVING, ETC. (SLOPES EXCLUDED). THE LAWN IRRIGATION CONTRACTOR SHALL INSTALL QUICK COUPLERS AT +/- 150 FEET O.C. THROUGHOUT THE ENTIRE PROJECT.

(H) BACKFLOW PREVENTOR SHALL BE ONE OF THE FOLLOWING TYPES (AS REQUIRED BY CITY/MUNICIPALITY): REDUCED PRESSURE ZONE BREAKER ASSEMBLY, REDUCED PRESSURE TYPE VACUUM BREAKER ASSEMBLY OR AN INLINE ANTI-SIPHON VALVE BACKFLOW PREVENTER.

(I) ALL EXTERIOR WIRING SHALL BE DIRECT BURIAL CABLE OR SHALL BE IN SCHEDULE 40 PVC CONDUIT. MINIMUM WIRE SHALL BE 18 GAUGE FOR LOW VOLTAGE CONTROL WIRING WITH SIZE INCREASE FOR LONGER RUNS AS REQUIRED TO LIMIT VOLTAGE DROP FOR PROPER OPERATION. PROVIDE 120 VOLT POWER SUPPLY TO THE CONTROLLER. MOUNT CONTROLLER IN THE POWER ROOM OR LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

(J) SLEEVES SHALL BE INSTALLED BY THE LAWN IRRIGATION CONTRACTOR. LAWN IRRIGATION CONTRACTOR SHALL COORDINATE LOCATIONS AND SIZE OF SLEEVES WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF WALKS, WALLS, CURBS, DRIVES, ETC. (WHERE AND IF REQUIRED)

(K) BACKFILL SHALL BE CLEAN MATERIALS FREE OF ROCKS LARGER THAN 2" AND SHALL BE COMPACTED TO PREVENT NOTICEABLE SETTLEMENT AND IRREGULARITIES.

(L) LAWN IRRIGATION CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE JOB DURING THE INSTALLATION. UPON COMPLETION OF INSTALLATION AND BEFORE FINAL ACCEPTANCE, THE LAWN IRRIGATION CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

(M) IRRIGATION SYSTEM SHALL BE CLEANED DURING INSTALLATION BY FLUSHING ALL COMPONENTS BEFORE FINAL INSTALLATION TO ENSURE THAT NO DIRT/DEBRIS HAVE ENTERED THE SYSTEM. AFTER FLUSHING ALL PIPING SHALL BE PRESSURE TESTED UNTIL PROVEN LEAK-FREE. FLUSHING AND PRESSURE TESTING SHALL BE COORDINATED WITH INSTALLATION OF PLANTINGS TO PREVENT DAMAGE TO BOTH PLANTS AND PIPING SYSTEM.

(N) AFTER ALL SPRINKLER HEADS AND PLANTINGS ARE INSTALLED, ADJUST SYSTEM FOR OPTIMUM COVERAGE AND COORDINATION WITH PLANTINGS. ADJUST ALL VALVES, ALIGNMENTS, AND COVERGE FOR OPTIMUM PERFORMANCE FOR FINAL APPROVAL BY THE OWNER'S REPRESENTATIVE.

(O) IF REQUIRED, IRRIGATION SYSTEM SHALL BE WINTERIZED BY PERSONNEL FAMILIAR WITH SIMILAR IRRIGATION SYSTEMS.

(P) IRRIGATION SYSTEM FILTER(S) SHALL BE PERIODICALLY CHECKED AND FLUSHED CLEAN TO REMOVE DEBRIS. AT INITIAL SYSTEM START-UP FILTER SHALL BE CHECKED EVERY DAY FOR THE FIRST (3) THREE DAYS.

(Q) LAWN IRRIGATION CONTRACTOR SHALL RECOMMEND AND SET THE PROGRAM ON THE CONTROLLER, PROVIDE THOROUGH, DETAILED OPERATING INSTRUCTIONS FOR THIS SPECIFIC SYSTEM, AND GIVE VERBAL OPERATING INSTRUCTIONS TO THE OWNER'S OPERATING PERSONNEL.

(R) LAWN IRRIGATION CONTRACTOR SHALL PROVIDE LAYOUT AND SHOP DRAWINGS FOR APPROVAL BY STATE AND LOCAL BULDING OFFICIALS AND/OR OTHER AGENCIES. LAWN IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS RELATED TO THIS WORK AND SUBMIT COPIES OF SAME FOR THE OWNER'S RECORDS.

2 LOW USE IRRIGATION NOTES AND SPEC'S.
SCALE : N.T.S.

PLANTING SPECIFICATIONS AND GENERAL NOTES:

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOLD OR SPHAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GROUNDCOVER TO WITHIN 12" OF TREES OR SHRUBS. REMOVE ALL STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOLD OR SPHAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL USED SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: DECOMPOSED GRANITE - COLOR TO BE NATURAL BLEND. MULCH ALL PLANTINGS TO A 3"-4" DEPTH.
5. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY GORDON OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
6. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
7. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIALS THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL (25% + DEAD) IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED, EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES SHALL THE SIDEWALKS BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
11. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
12. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

7 PLANTING NOTES
SCALE : N.T.S.

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1300

PROPOSED GOODWILL

MCMAHON BLVD NW & UNIVERSE BLVD NW
ALBUQUERQUE, NM

No.	Description	Date
	CONSTR. DOC. & REVISIONS	

Drawn By/Checked By: MAM/MSS
Project Number 2202606
Bid Date
Permit Date

LANDSCAPE PLAN AND DETAILS

L1.0

DATE: 11-4-22