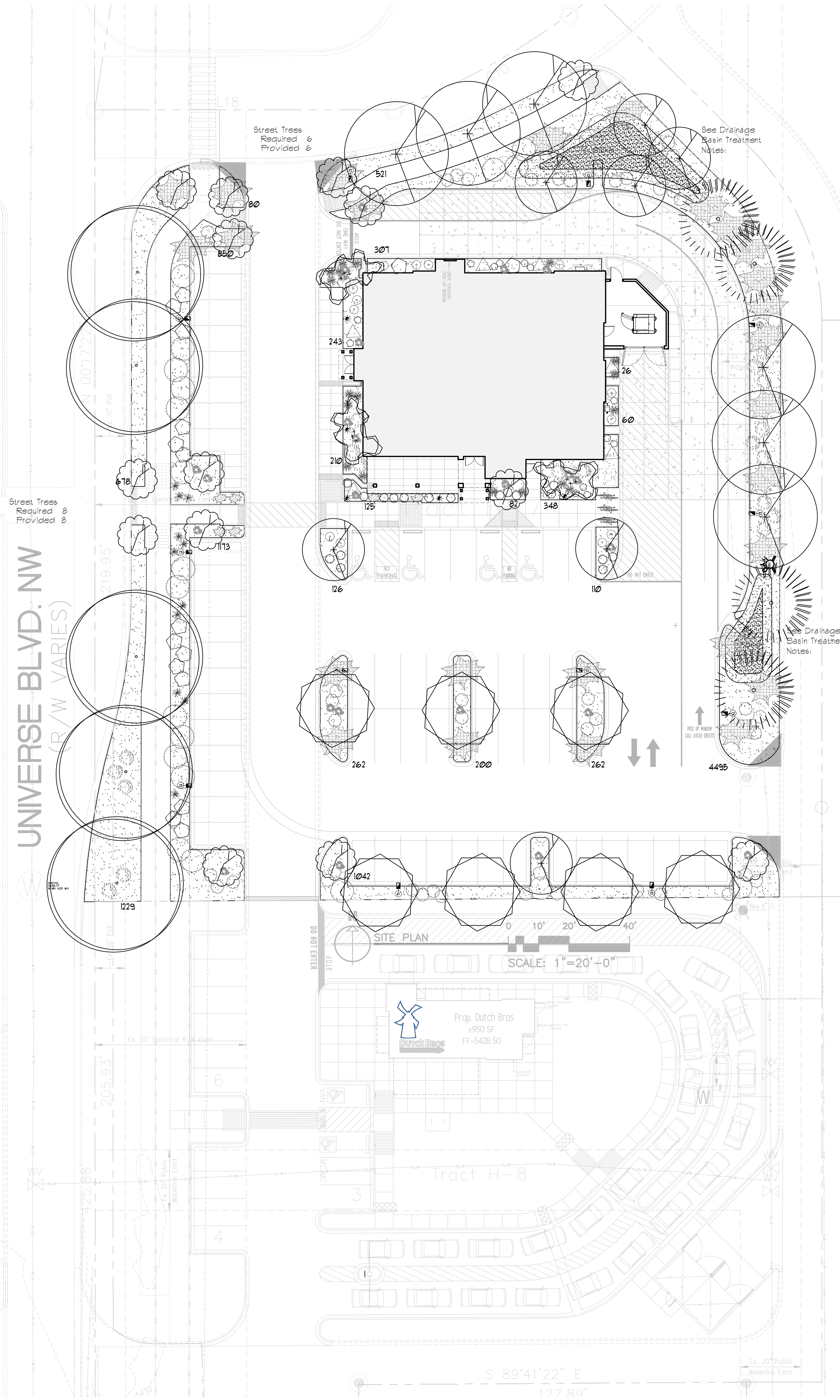


UNIVERSE BLVD. NW
(R/W VARIES)



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
12	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 14700 M+
5	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 1025 M
7	2" cal	Fragrant Ash <i>Fraxinus cuspidata</i>	625 4375 M
4	6 - 8"	Austrian Pine <i>Pinus nigra</i>	625 2600 M
3	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	400 1200 M
14	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	144 2016 M
4	15 Gal	Desert Willow <i>Chilopsis linearis</i>	625 2600 M 37616
Shrubs & Groundcovers			
19	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	36 684 M
16	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	25 400 M
11	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	9 99 M
13	5 Gal	Deep Blue Lavender <i>Lavender angustifolia</i> 'Hidcote'	9 117 M
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1 49 147 M
18	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Homelin'	3x3 9 162 M
26	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1x12 144 2304 M
19	5 Gal	Autumn Sage <i>Salvia greggii</i>	2x3 9 171 M
13	5 Gal	Blue Mist <i>Coryopteris x clandonensis</i>	3x3 9 117 M
48	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	4x6 36 1728 L
17	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49 833 L
6	5 Gal	Chamisa <i>Chrysanthamnus nauseosus</i>	5x7 49 294 L
6	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4 12 72 L
28	2-3cf	Boulders To be placed at contractor discretion	1028
16308		Landscape Gravel / Filter Fabric Mountainair Brown	
400		Oversize Landscape Gravel / Filter Fabric Accent Cobble	

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	60261
TOTAL BUILDING AREA (sf)	-5365
TOTAL LOT AREA (sf)	54896
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	8234
TOTAL ON-SITE LANDSCAPE PROVIDED	12429
TOTAL LIVE PLANT COVER REQUIRED	9322
TOTAL LIVE PLANT COVER PROVIDED	44744

LANDSCAPE NOTES:
Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z601-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect, to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors expense.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (100' length) with 3 loops at a final radius of 6' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 1 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Trees and shrubs shall be on separate valves, no exceptions. Trees and shrubs zoned together shall be removed and replaced at the Contractors expense.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for Irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart Irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees. Trees are **GENERALLY** required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees

- (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. ... **Smaller species of trees will require closer spacing, and larger trees will require greater spacing.** Spacing shall be approved as part of the plan approval process.
 - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Drainage Basin Treatments
Per City of Albuquerque
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1012.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 3/4" 1 inch mulch. One layer thick, not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeded will likely be needed.

Maintenance will be per City of Albuquerque Specification 1012.3.91 and 1012.3.92.

Contractor must used the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

Clear Site Triangle Note:

Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

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DRAWING NAME
REVIEWS

Landscape Architect
STATE OF NEW MEXICO
DANNY MITCHELL
REGISTERED LANDSCAPE ARCHITECT
December 6, 2021

Mitchell Associates, LLC
LANDSCAPE ARCHITECTURE
505.639.9383
danny@mittellassociatesllc.com

SHEET NO.
November 17, 2021

L001