

3801 Paseo Del Norte NE

Construction Documents

January 22, 2021



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES: 06/30/2022

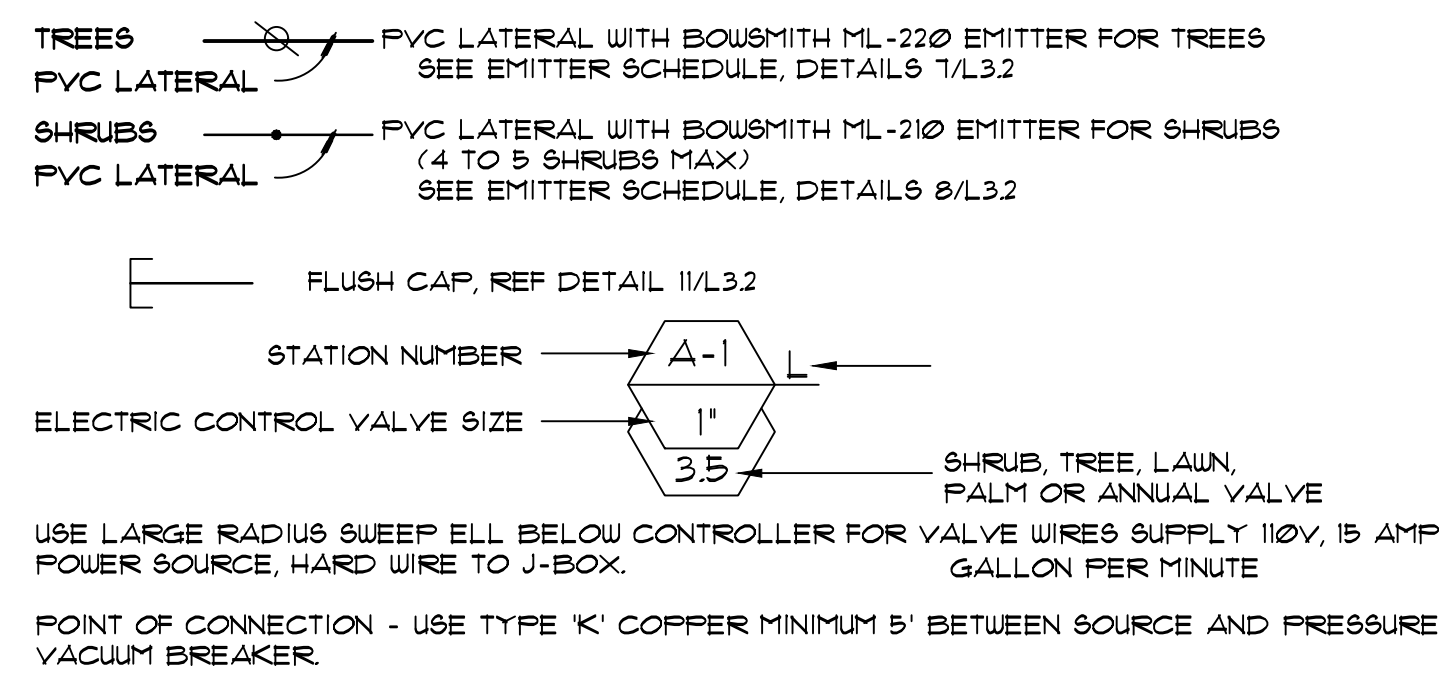
LANDSCAPE IMPROVEMENTS
3801 Paseo Del Norte NE
Albuquerque, NM

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | NOTES |
|----------------------------|-------------------------------------|--|--|------|--|
| TREES | | | | | |
| | <i>Cercis reniformis</i> 'Oklahoma' | Oklahoma Red Bud | 15" Cal. 5'-5' Install 15'x25' Mature | 12 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Vitex agnus-castus</i> | Chaste Tree | 15" Cal. 8'-10' Install 20'x20' Mature | 10 | Multi-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | * <i>Pistachia chinensis</i> | Chinese Pistache | 2" Cal. 8'-10' Install 60'x60' Mature | 6 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Chilopsis linearis</i> | Desert Willow | 15" Cal. 8'-10' Install 20'x25' Mature | 15 | Multi-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Acer x freemanii</i> 'Jeffered' | Autumn Blaze Maple | 15" Cal. 8'-10' Install 45'x45' Mature | 7 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Pinus eiderica</i> | Apghan Pine | 2" Cal. 6'-8' Install 40'x18' Mature | 18 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Quercus buckleyi</i> | Texas Red Oak | 15" Cal. 8'-10' Install 40'x40' Mature | 5 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| | <i>Ulmus parvifolia</i> 'Alles' | Alles Lacebark Elm | 15" Cal. 8'-10' Install 50'x35' Mature | 17 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ACCENTS & VINES | | | | | |
| | <i>Agave parryi</i> | Parry's Agave | 5 Gal. | 6 | As Per Plan |
| | <i>Muhlenbergia capillaris</i> | Regal Mist | 5 Gal. | 28 | As Per Plan |
| | <i>Opuntia engelmannii</i> | Prickly Pear Cactus | 5 Gal. | 13 | As Per Plan |
| SHRUBS | | | | | |
| | <i>Caesalpinia gilliesii</i> | Yellow Bird of Paradise | 5 Gal. | 8 | As Per Plan |
| | <i>Caryopteris clandonensis</i> | Blue Mist | 5 Gal. | 58 | As Per Plan |
| | <i>Cotoneaster parnasy</i> | Clusterberry | 5 Gal. | 26 | As Per Plan |
| | <i>Juniperus sabina</i> 'Buffalo' | Buffalo Juniper | 5 Gal. | 62 | As Per Plan |
| | <i>Eriogonum fasciculatum</i> | Turpentine Bush | 5 Gal. | 12 | As Per Plan |
| | <i>Fernandus neriifolius</i> | Dwarf Red Leaf Plum | 5 Gal. | 18 | As Per Plan |
| | <i>Rosmarinus officinalis</i> | Rosemary | 5 Gal. | 41 | As Per Plan |
| | <i>Spiraea</i> | Dwarf Red Spiraea | 5 Gal. | 24 | As Per Plan |
| | <i>Pinus Mugo</i> | Mugo Pine | 5 Gal. | 21 | As Per Plan |
| | <i>Photinia fraseri</i> | Fraser Red Tip Photinia | 5 Gal. | 55 | As Per Plan |
| GROUND COVERS | | | | | |
| | <i>Phlox subulata</i> | Creeping Phlox | 1 Gal. | 32 | As Per Plan |
| | <i>Teucrium chamaedrys</i> | Germander | 1 Gal. | 43 | As Per Plan |
| MISCELLANEOUS | | | | | |
| | DG | Decomposed Granite - Size: 1/2" Screened - Color: Santa Fe Brown or equal 2" depth in all planting areas (typ) - QTY: 138,213 s.f. | | | |

IRRIGATION SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| | CONTROLLER: HUNTER - MODEL NODE 400. FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 7/L3.1 - CONTROLLER A (4 STATIONS) |
| | EXISTING 1" WATER METER - CONTRACTOR TO FIELD VERIFY FINAL LOCATION PRIOR TO LANDSCAPE CONSTRUCTION. REFER TO CIVIL PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION. |
| | 6CH. 40 PVC MINIMUM MAINLINE LOCATED WITHIN PLANTING AREAS REF DETAIL 9 & 1/L3.1 & 1/L3.2 |
| | PVC LATERAL : 6CH. 40 PVC REF DETAILS 1/L3.1 & 1/L3.2 |
| | 6CH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES REF. DETAILS 1/L3.1 & 1/L3.2 |
| | REDUCED PRESSURE BACKFLOW PREVENTER: RECO MODEL 825 Y 1" ENCLOSURE: GUARDSHACK OR APPROVED EQUAL. COLOR: TAN REF DETAIL 8/L3.1 |
| | MASTER VALVE - HUNTER ICV-15G - SAME SIZE AS MAINLINE. REF. DETAIL 10/L3.1 |
| | FLOW SENSOR - HUNTER HFS WITH FCT-100 - SAME SIZE AS MAINLINE. REF. DETAIL 10/L3.1 |
| | NIBCO BRASS GATE VALVE - SAME SIZE AS MAINLINE. REF DETAIL 2/L3.2 |
| | QUICK COUPLER: HUNTER HQ-44LR-LHS2-HK-44 REF DETAIL 2/L3.2 |
| | DRIP VALVE ASSEMBLY: HUNTER ICZ-101 REF DETAIL 3/L3.2 |



IRRIGATION NOTES

- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 65 PSI, A MINIMUM OPERATING PRESSURE OF 30 PSI, AND A MAXIMUM FLOW DEMAND OF 12 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED.
- THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- PER ARIZONA HOUSE BILL 2296. A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #4 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10" ON CENTER. LAY BESIDE MAINLINE. 6PC IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. FILL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTILING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
MAINLINE: Installation, depth, valves, wire, line pressure test
EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure
CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.

PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.

GENERAL NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE DRAWINGS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF ANY WORK.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING THE FINAL WALK-THRU. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTACT BLUE STAKE AT 602-263-1100, 12 HOURS MINIMUM PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICT ARISE.
- OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALK, SIDEWALK, AND CURBS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- REFER TO THE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- BOULDERS TO BE SURFACE SELECT BOULDERS. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE REPAIRED.

SITE DATA

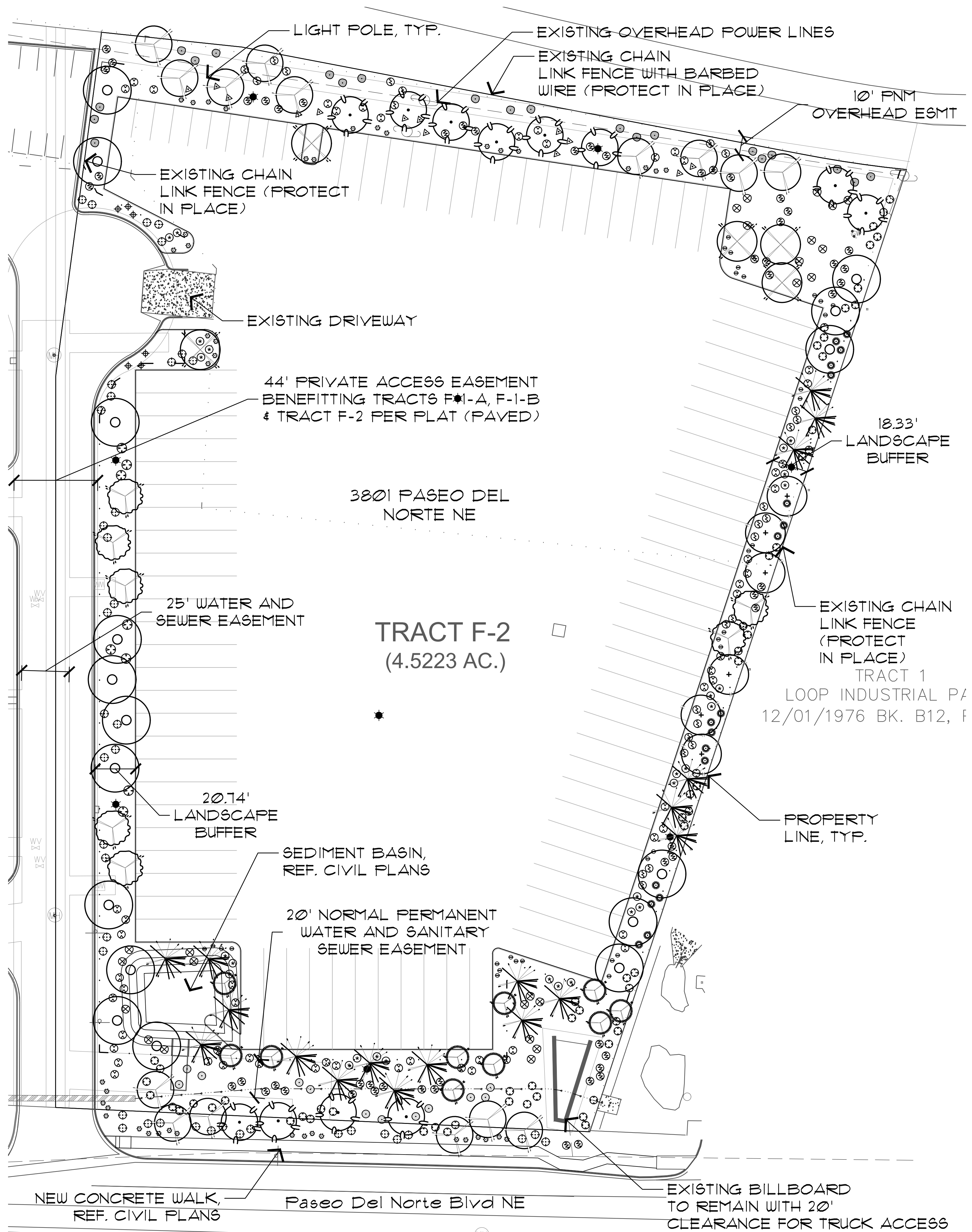
| | | |
|--|------------------|-----------------------------|
| GROSS LOT AREA | 4,5223 AC. | |
| NET LOT AREA | 4,5233 AC. | |
| REQUIRED LANDSCAPE | REQ. | PROVIDED |
| 15% OF NET LOT AREA: | 29,548 SF 15% | 38,213 SF 13% |
| REQUIRED STREET TREES | REQ. | PROVIDED |
| 1 PER 25 LF. OF STREET FRONTAGE | 21 | 21 |
| REQUIRED LANDSCAPE COVERAGE | | |
| 15% LIVE VEGETATIVE MATERIAL (29,548 SF REQUIRED LANDSCAPE x 15%) | REQ. | 22,161 SF. MIN. PROVIDED |
| LANDSCAPE COVERAGE | 36,342 SF. | |
| REQUIRED PARKING LOT TREES | | |
| 1 PER 10 SPACES 93 SPACES/10 | REQ. | 9 9 |
| REQUIRED LANDSCAPE BUFFER | | |
| TREE/5 SHRUBS PER 20 LF 1,031 LF/20 | REQ. | 55 55 |

Cover Sheet and Notes

| | |
|--------------|-----------------------------|
| DESIGNED BY: | CP/MD |
| DRAWN BY: | SH |
| CHECKED BY: | PV/MD |
| DATE: | December 08, 2020 |
| REVISIONS: | 01/22/2021 City Comments |

Werner Parking
Landscaping Plan

L0.1



SITE DATA

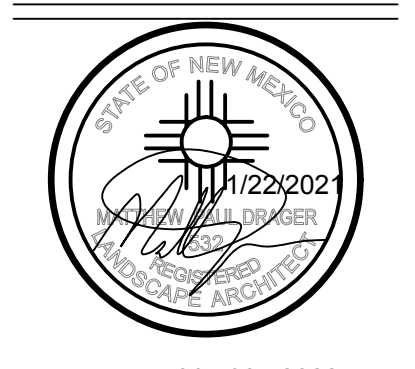
| | | |
|---|-----------------|-----------|
| GROSS LOT AREA | 4.5223 AC. | |
| NET LOT AREA | 4.5233 AC. | |
| REQUIRED LANDSCAPE | REQ. | PROVIDED |
| 15% OF NET LOT AREA: | 29,548 SF | 38,213 SF |
| 15% | 15% | 19% |
| REQUIRED STREET TREES | REQ. | PROVIDED |
| 1 PER 25 LF. OF STREET FRONTAGE | 21 | 21 |
| REQUIRED LANDSCAPE COVERAGE | REQ. | |
| 75% LIVE VEGETATIVE MATERIAL (29,548 SF REQUIRED LANDSCAPE x 15%) | 22,161 SF. MIN. | |
| LANDSCAPE COVERAGE | PROVIDED | |
| | 36,342 SF. | |
| REQUIRED PARKING LOT TREES | REQ. | |
| 1 PER 10 SPACES | 9 | |
| 93 SPACES/10 | 9 | 9 |
| REQUIRED LANDSCAPE BUFFER | REQ. | |
| TREE/S SHRUBS PER 20 LF | 55 | |
| 1021 LF/20 | 55 | 55 |

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | NOTES |
|----------------------------|--|-------------------------|---|------|---|
| TREES | | | | | |
| ⊙ | <i>Cercis reniformis</i> 'Oklahoma' | Oklahoma Red Bud | 15" Cal. 5'-5' Install 15'x25' Mature | 12 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Vitex agnus-castus</i> | Chaste Tree | 15" Cal. 8'-10' Install 20'x20' Mature | 10 | Multi-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Pistachia chinensis</i> | Chinese Pistache | 2" Cal. 8'-10' Install 60'x60' Mature | 6 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Chilopsis linearis</i> | Desert Willow | 15" Cal. 8'-10' Install 20'x25' Mature | 15 | Multi-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Acer x freemanii</i> 'Jeffered' | Autumn Blaze Maple | 15" Cal. 8'-10' Install 45'x30' Mature | 7 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Pinus eldarica</i> | Apghan Pine | 2" Cal. 6'-8' Install 40'x18' Mature | 18 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Quercus buckleyi</i> | Texas Red Oak | 15" Cal. 8'-10' Install 40'x40' Mature | 5 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ⊙ | <i>Ulmus parvifolia</i> 'Allee' | Allee Lacebark Elm | 15" Cal. 8'-10' Install 50'x35' Mature | 17 | Single-Trunk Dense Canopy Medium Water, Ball and Burlap |
| ACCENTS & VINES | | | | | |
| ⊕ | <i>Agave parryi</i> | Parry's Agave | 5 Gal. | 6 | As Per Plan |
| ⊕ | <i>Muhlenbergia capillaris</i> | Regal Mist | 5 Gal. | 28 | As Per Plan |
| ⊕ | <i>Opuntia engelmannii</i> | Frickly Pear Cactus | 5 Gal. | 13 | As Per Plan |
| SHRUBS | | | | | |
| ⊕ | <i>Caesalpinia gilliesii</i> | Yellow Bird of Paradise | 5 Gal. | 8 | As Per Plan |
| ⊕ | <i>Caryopteris clandonensis</i> | Blue Mist | 5 Gal. | 58 | As Per Plan |
| ⊕ | <i>Cotoneaster parneyi</i> | Clusterberry | 5 Gal. | 26 | As Per Plan |
| ⊕ | <i>Juniperus sabina</i> 'Buffalo' | Buffalo Juniper | 5 Gal. | 62 | As Per Plan |
| ⊕ | <i>Ericameria laricifolia</i> | Turpentine Bush | 5 Gal. | 12 | As Per Plan |
| ⊕ | <i>Frunus cistena</i> | Dwarf Red Leaf Plum | 5 Gal. | 18 | As Per Plan |
| ⊕ | <i>Rosmarinus officinalis</i> | Rosemary | 5 Gal. | 41 | As Per Plan |
| ⊕ | <i>Spiraea</i> | Dwarf Red Spiraea | 5 Gal. | 24 | As Per Plan |
| ⊕ | <i>Pinus Mugo</i> | Mugo Pine | 5 Gal. | 21 | As Per Plan |
| ⊕ | <i>Photinia fraseri</i> | Fraser Red Tip Photinia | 5 Gal. | 55 | As Per Plan |
| GROUND COVERS | | | | | |
| ⊕ | <i>Phlox subulata</i> | Creeping Phlox | 1 Gal. | 32 | As Per Plan |
| ⊕ | <i>Teucrium chamaedrys</i> | Germander | 1 Gal. | 43 | As Per Plan |
| MISCELLANEOUS | | | | | |
| DG | Decomposed Granite - Size: 1/2" Screened - Color: Santa Fe Brown or equal 2" depth in all planting areas (typ) - QTY: 138,213 s.f. | | | | |



Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 08/30/2022

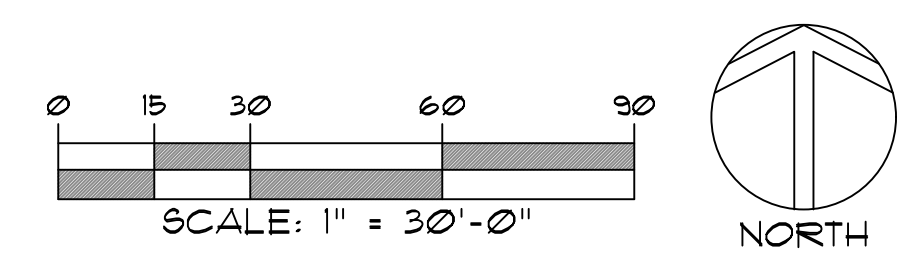
LANDSCAPE IMPROVEMENTS
3801 Paseo Del Norte NE
 Albuquerque, NM

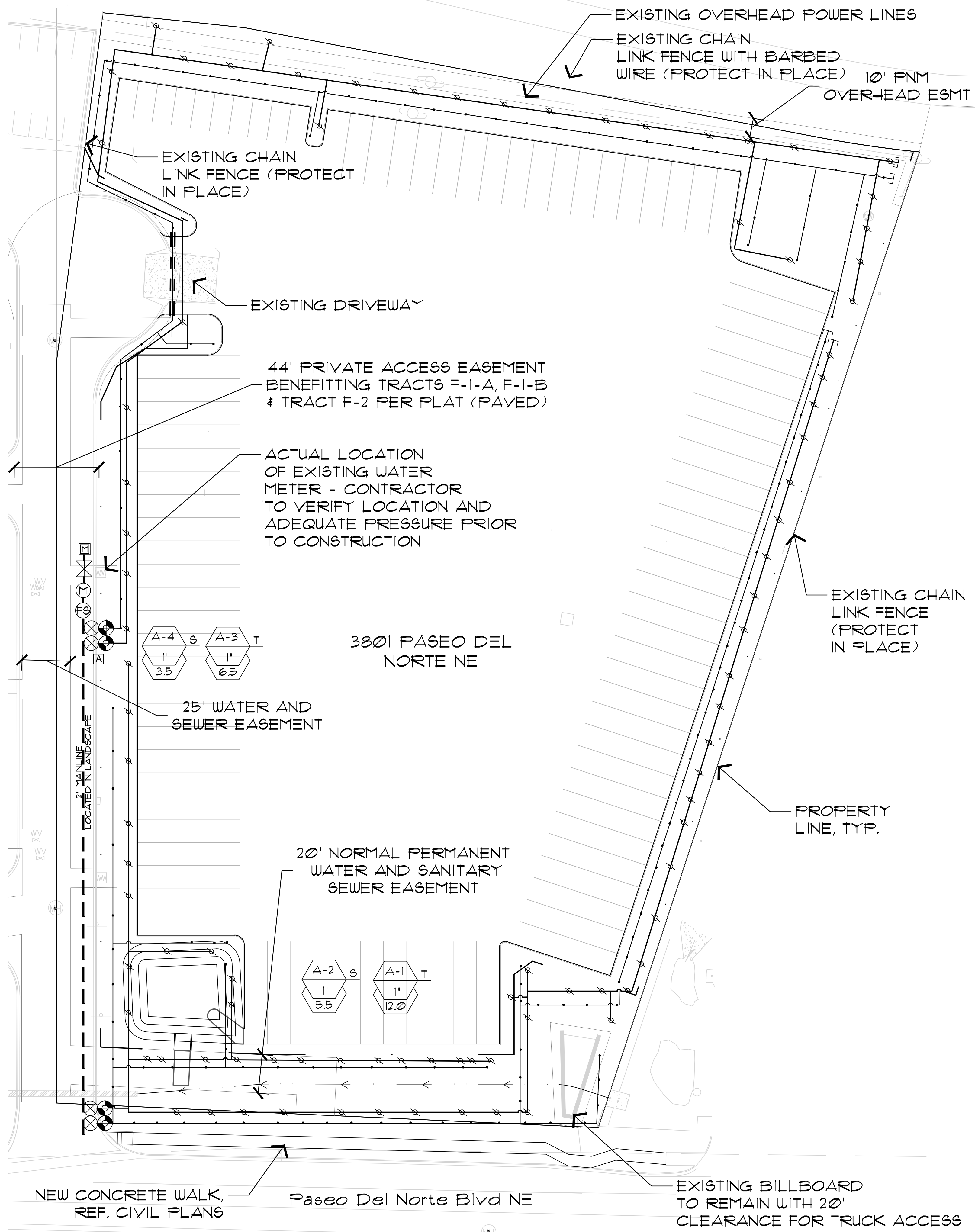
Alternative Landscape Plan

| | |
|--------------|-----------------------------|
| DESIGNED BY: | CP/MD |
| DRAWN BY: | SH |
| CHECKED BY: | PV/MD |
| DATE: | December 08, 2020 |
| REVISION: | 01/22/2021 City Comments |

Werner Parking Landscaping Plan

L1.0



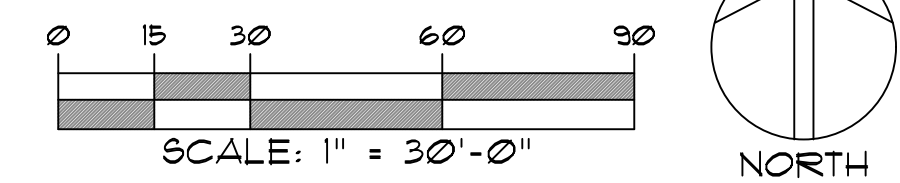


IRRIGATION SCHEDULE

SYMBOL DESCRIPTION

- [A]** CONTROLLER: HUNTER - MODEL NODE 400. FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 1/L3.1 - CONTROLLER A (4 STATIONS)
- [M]** EXISTING 1" WATER METER - CONTRACTOR TO FIELD VERIFY FINAL LOCATION PRIOR TO LANDSCAPE CONSTRUCTION. REFER TO CIVIL PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- SCH. 40 PVC MINIMUM MAINLINE LOCATED WITHIN PLANTING AREAS
REF. DETAIL 9 4 1/L3.1 4 1/L3.2
- PVC LATERAL : SCH. 40 PVC
REF. DETAILS 1/L3.1 4 1/L3.2
- SCH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES
REF. DETAILS 1/L3.1 4 1/L3.2
- [X]** REDUCED PRESSURE BACKFLOW PREVENTER:
FEBCO MODEL 825 Y 1"
ENCLOSURE: GUARDSHACK OR APPROVED EQUAL COLOR: TAN
REF. DETAIL 8/L3.1
- [M]** MASTER VALVE - HUNTER ICV-15/G - SAME SIZE AS MAINLINE.
REF. DETAIL 10/L3.1
- [FS]** FLOW SENSOR - HUNTER HFS WITH PCT-100 - SAME SIZE AS MAINLINE.
REF. DETAIL 10/L3.1
- [X]** NIBCO BRASS GATE VALVE - SAME SIZE AS MAINLINE.
REF. DETAIL 2/L3.2
- [●]** QUICK COUPLER: HUNTER HQ-44LRC-H02-HK-44
REF. DETAIL 2/L3.2
- [●]** DRIP VALVE ASSEMBLY: HUNTER ICZ-101
REF. DETAIL 3/L3.2

- TREES** PVC LATERAL WITH BOWSMITH ML-220 EMITTER FOR TREES
SEE EMITTER SCHEDULE, DETAILS 7/L3.2
 - SHRUBS** PVC LATERAL WITH BOWSMITH ML-210 EMITTER FOR SHRUBS
(4 TO 5 SHRUBS MAX.)
SEE EMITTER SCHEDULE, DETAILS 8/L3.2
 - PVC LATERAL** FLUSH CAP, REF. DETAIL 11/L3.2
 - STATION NUMBER** A-1
 - ELECTRIC CONTROL VALVE SIZE** 1" / 3.5" SHRUB, TREE, LAWN, PALM OR ANNUAL VALVE
GALLON PER MINUTE
- USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.
- POINT OF CONNECTION - USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06/30/2022

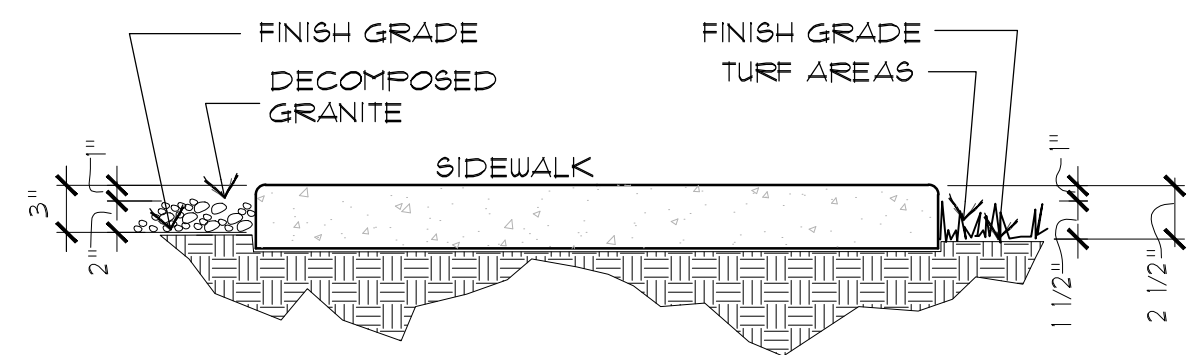
LANDSCAPE IMPROVEMENTS
3801 Paseo Del Norte NE
Albuquerque, NM

| | |
|--------------|-----------------------------|
| DESIGNED BY: | CP/MD |
| DRAWN BY: | SH |
| CHECKED BY: | PV/MD |
| DATE: | December 08, 2020 |
| REVISION: | 01/22/2021 City Comments |

Werner Parking
Landscaping Plan

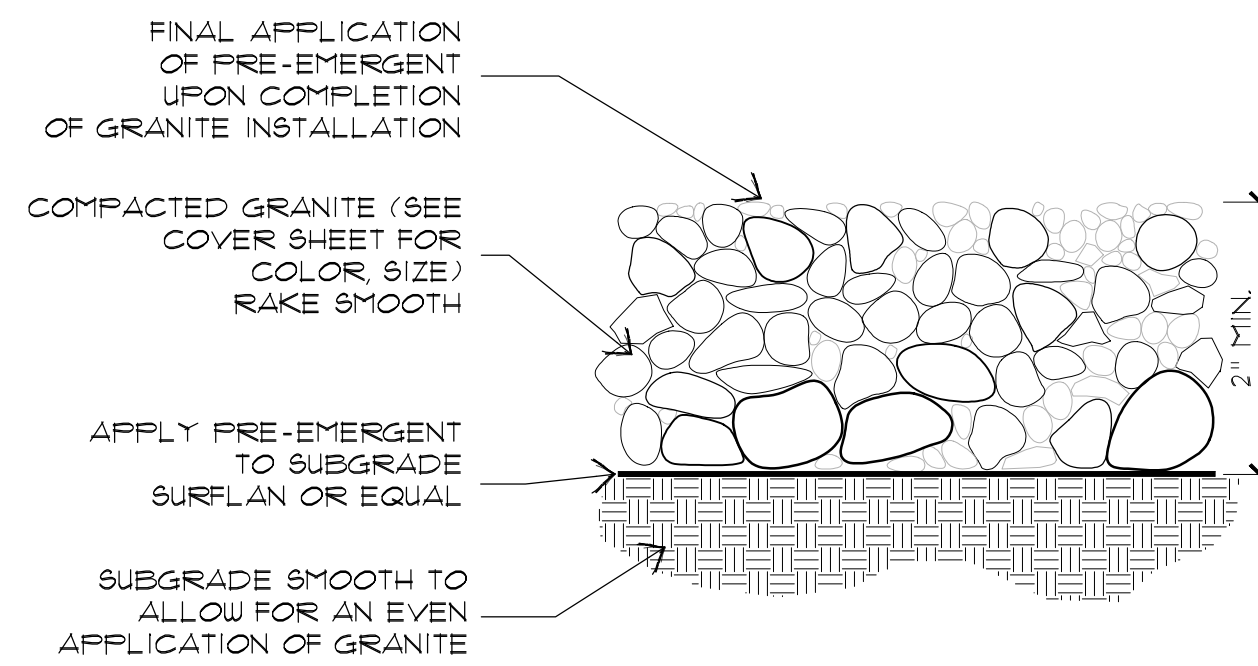
L2.0

Irrigation Plan



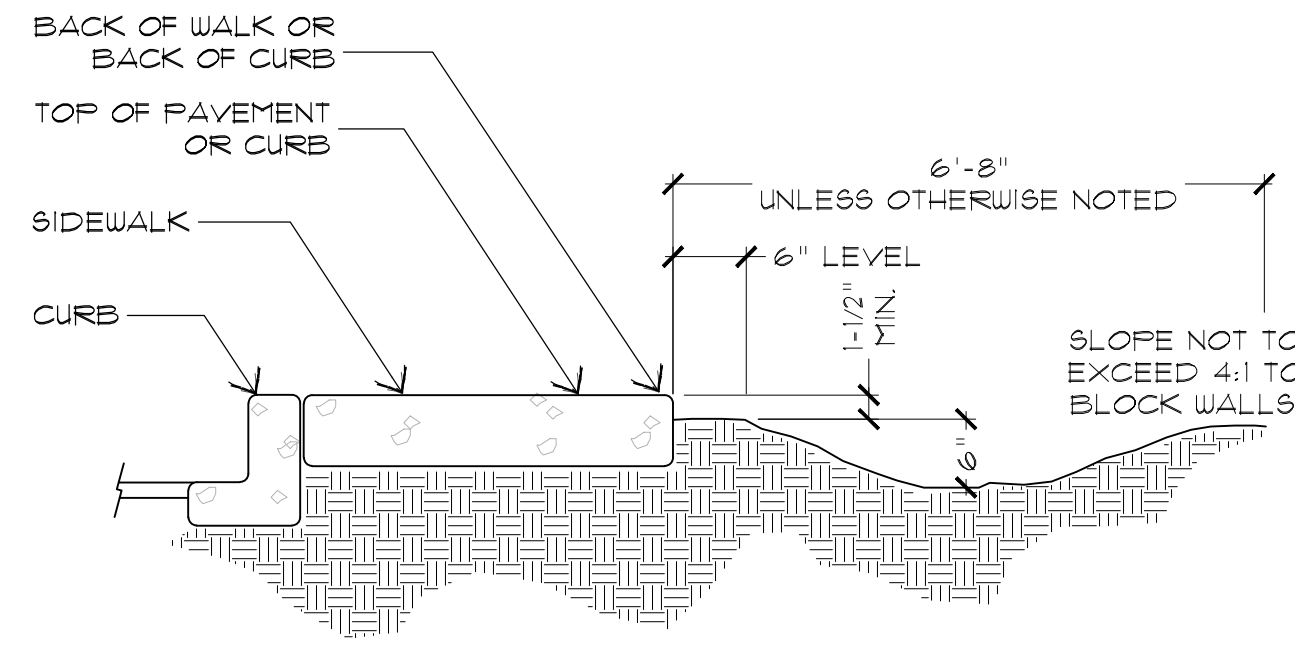
NOTE: FINISH GRADE @ TURF - 2 1/2"
DECOMPOSED GRANITE - 3"

1 GRADING @ WALKS/HEADER
SCALE: N.T.S.



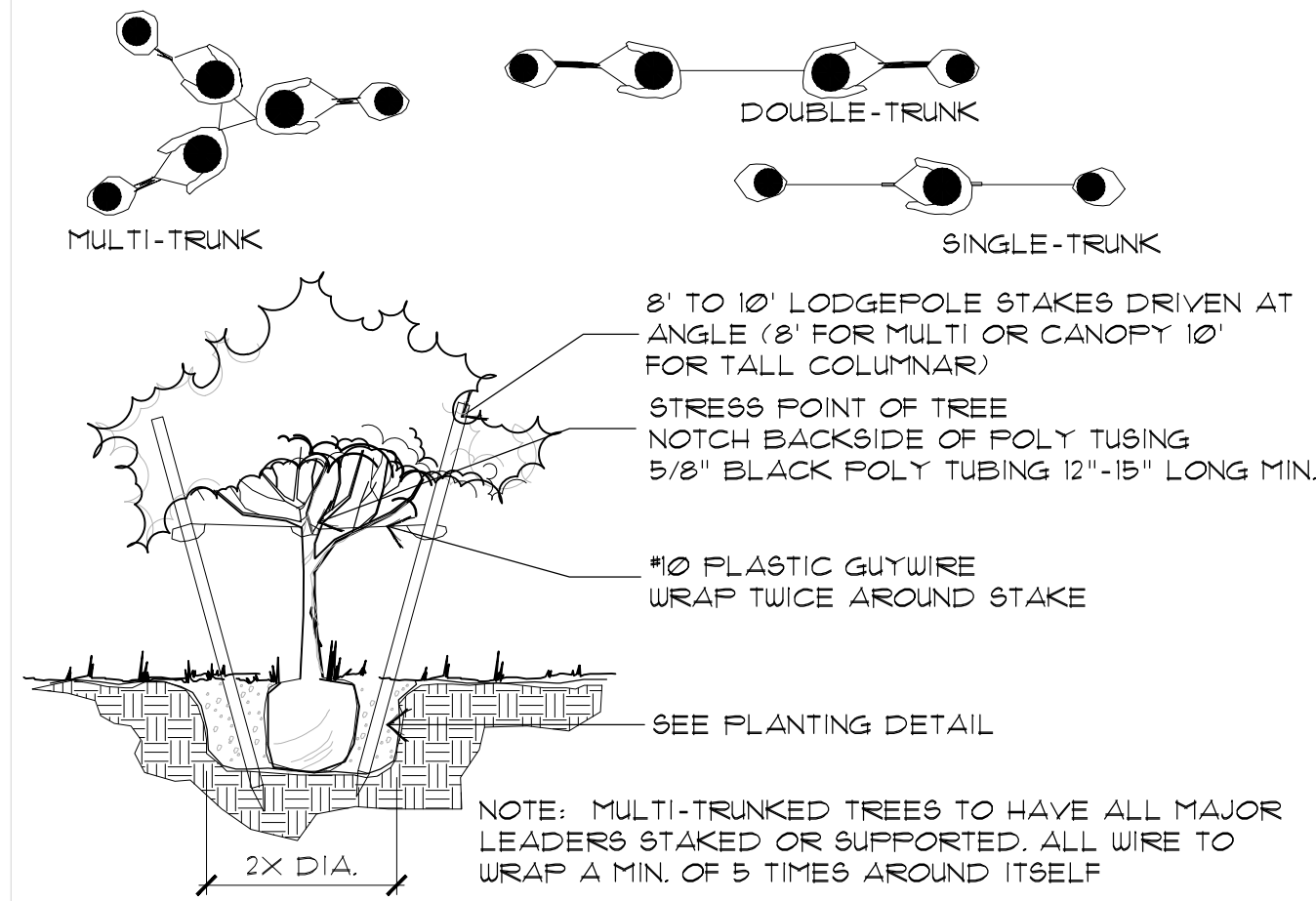
NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

2 DECOMPOSED GRANITE
SCALE: N.T.S.



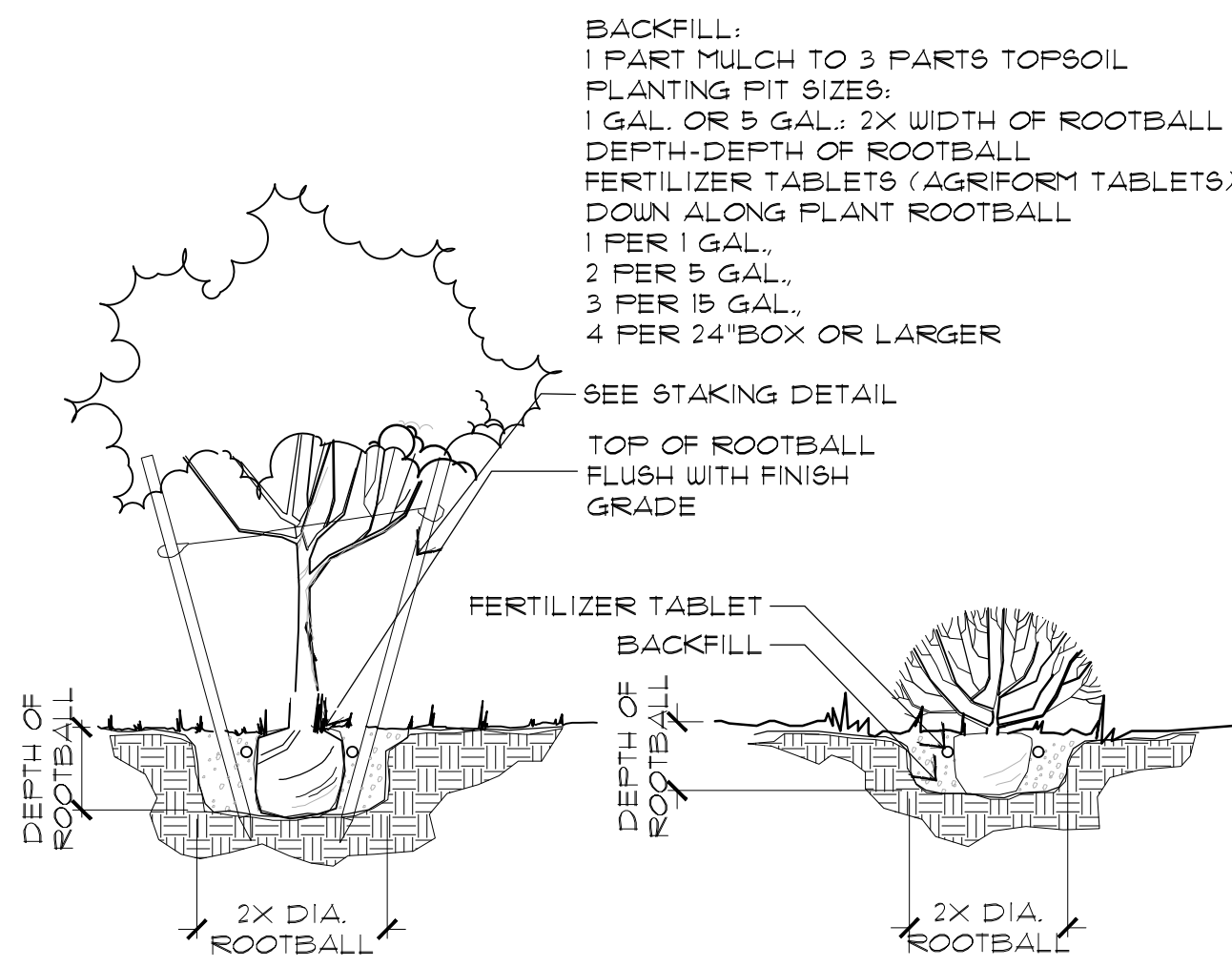
NOTES:
1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2 1/2" FOR 60D)
2. FINE GRADE TO CREATE RETENTION SWALE. SWALE TO BE APPROVED PRIOR TO PLANTING AND/OR PLACING TURF OR D.G.

3 SWALE @ BACK OF WALK
SCALE: N.T.S.



NOTE: 15 GAL. AND 24" BOX (SMALL CALIFER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

4 TREE STAKING
SCALE: N.T.S.



5 TREE AND SHRUB PLANTING
SCALE: N.T.S.

NOTE:
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

SLEEVING SCHEDULE

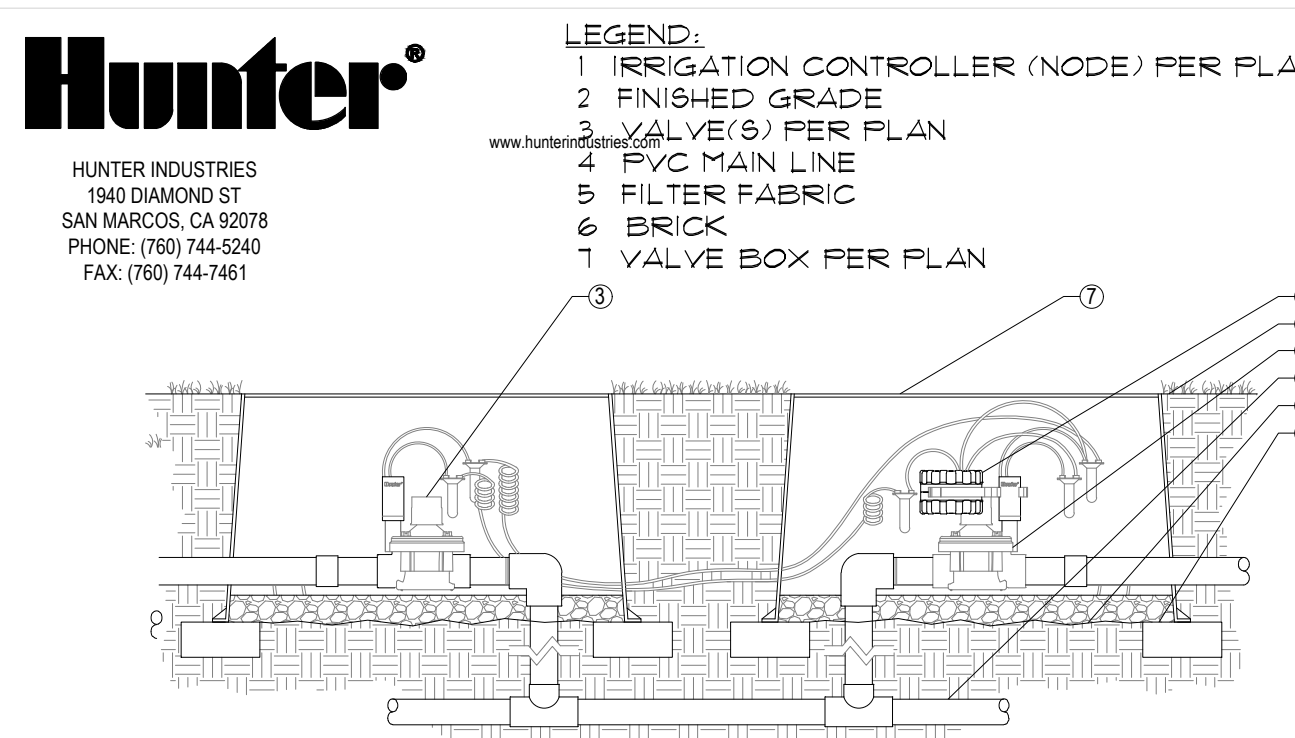
| PIPE SIZE | MIN. SLEEVE SIZE | PIPE SIZE | MIN. SLEEVE SIZE |
|--------------------|------------------|------------|------------------|
| 1/2" | 2" | 2", 2-1/4" | 4" |
| 3/4" | 2-1/2" | 3", 4" | 6" |
| 1", 1-1/4", 1-1/2" | 3" | | |

PIPE SIZING SCHEDULE

| PIPE SIZE | FLOW (GPM) | PIPE SIZE | FLOW (GPM) |
|-----------|------------|-----------|------------|
| 1/2" | 0 - 5 | 2" | 36 - 60 |
| 3/4" | 6 - 10 | 2-1/2" | 61 - 80 |
| 1" | 11 - 15 | 3" | 81 - 120 |
| 1-1/4" | 16 - 25 | 3 1/2" | 121 - 150 |
| 1-1/2" | 26 - 35 | 4" | 151 - 200 |

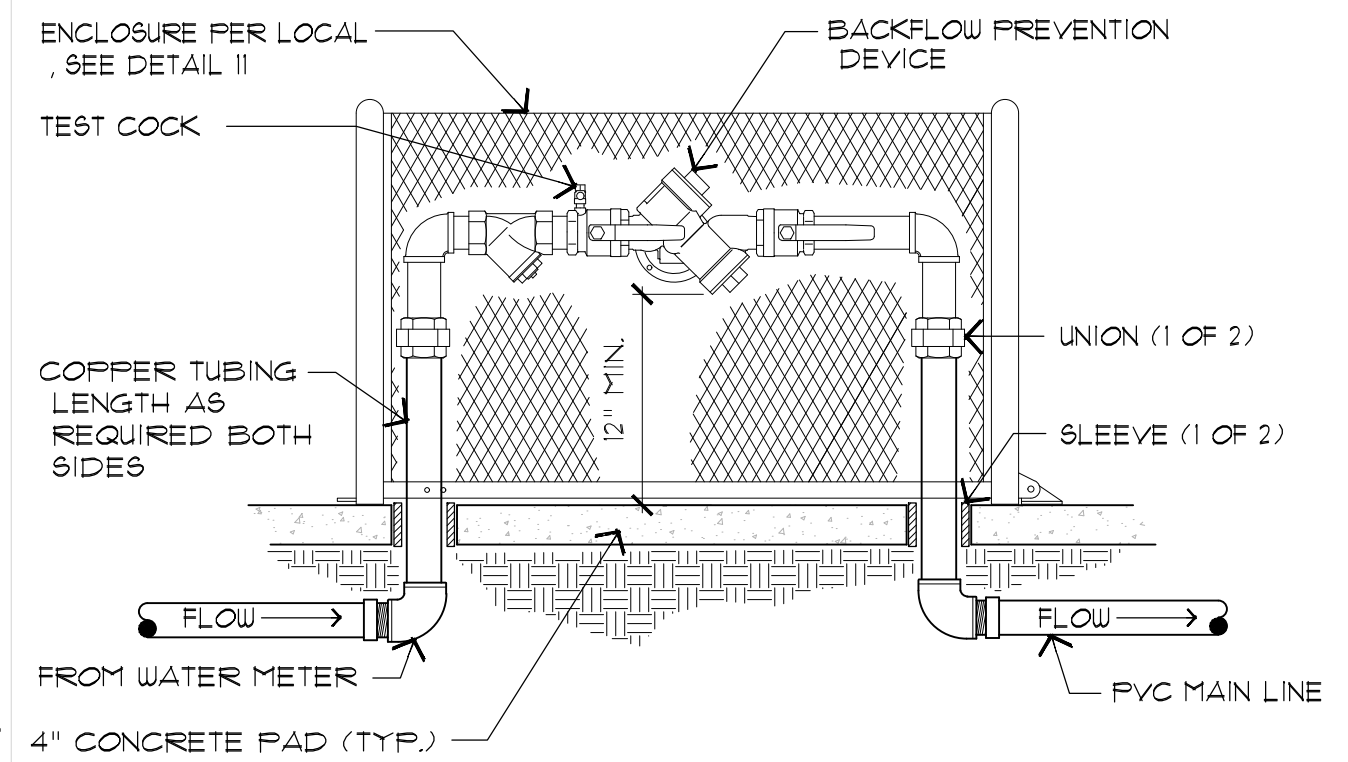
NOTE:
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

6 SLEEVE/PIPE SIZE
SCALE: N.T.S.



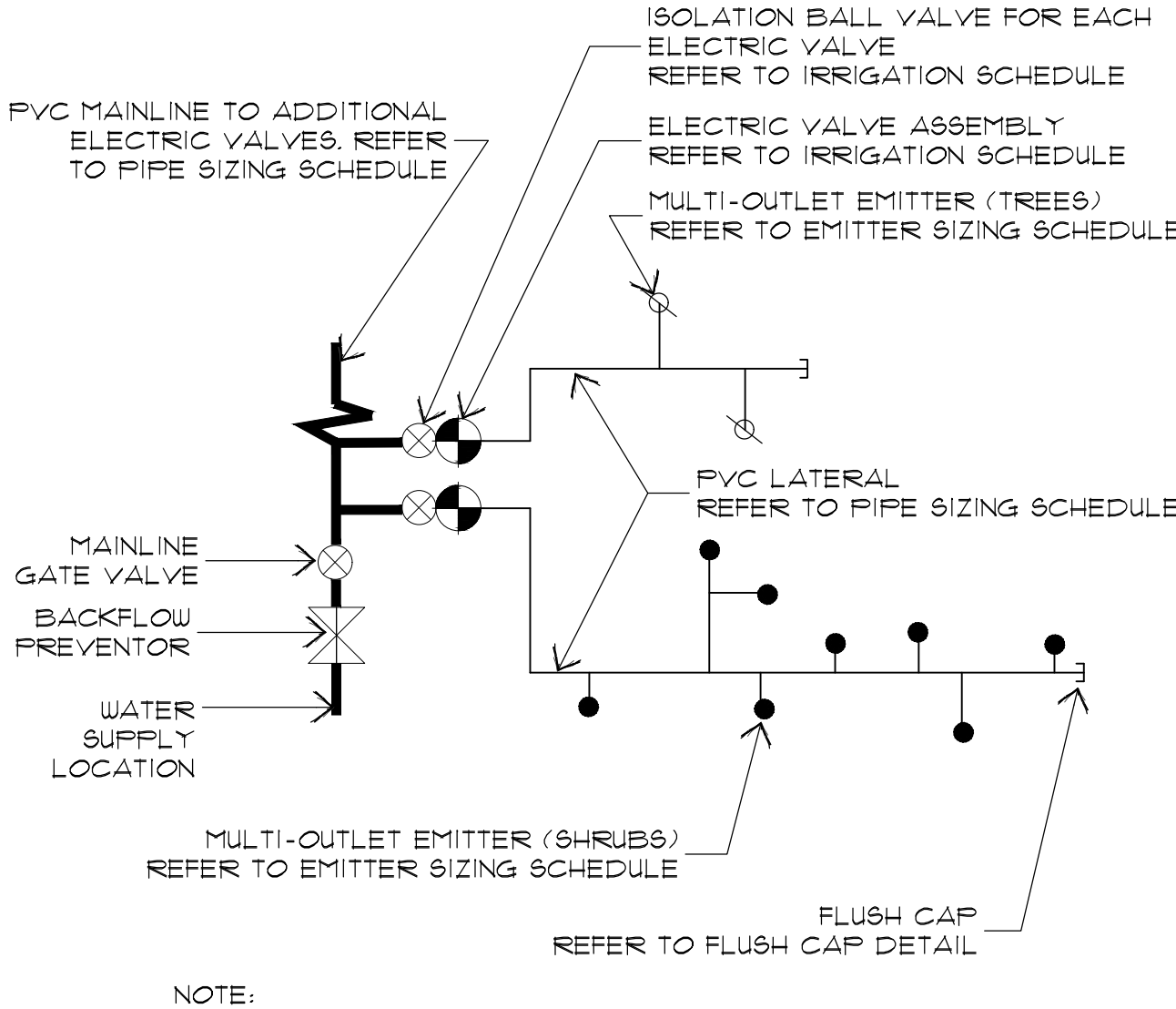
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

7 BATTERY CONTROLLER
SCALE: N.T.S.



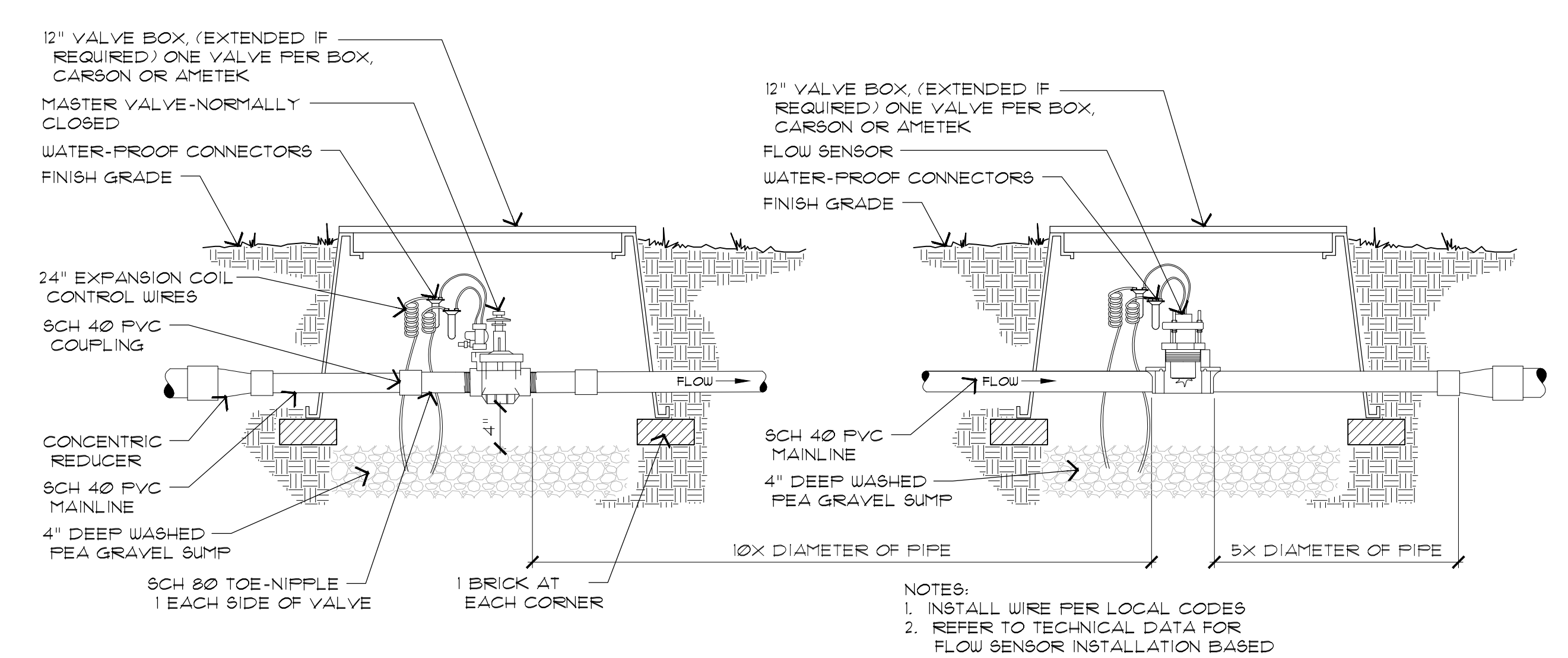
NOTES:
1. FITTINGS AND PIPING TO BE SIZED IDENTICALLY TO NOMINAL BACKFLOW PREVENTION DEVICE.
2. SIZE AND MODEL PER PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS PER GOVERNING CODE.

8 BACKFLOW PREVENTOR
SCALE: N.T.S.



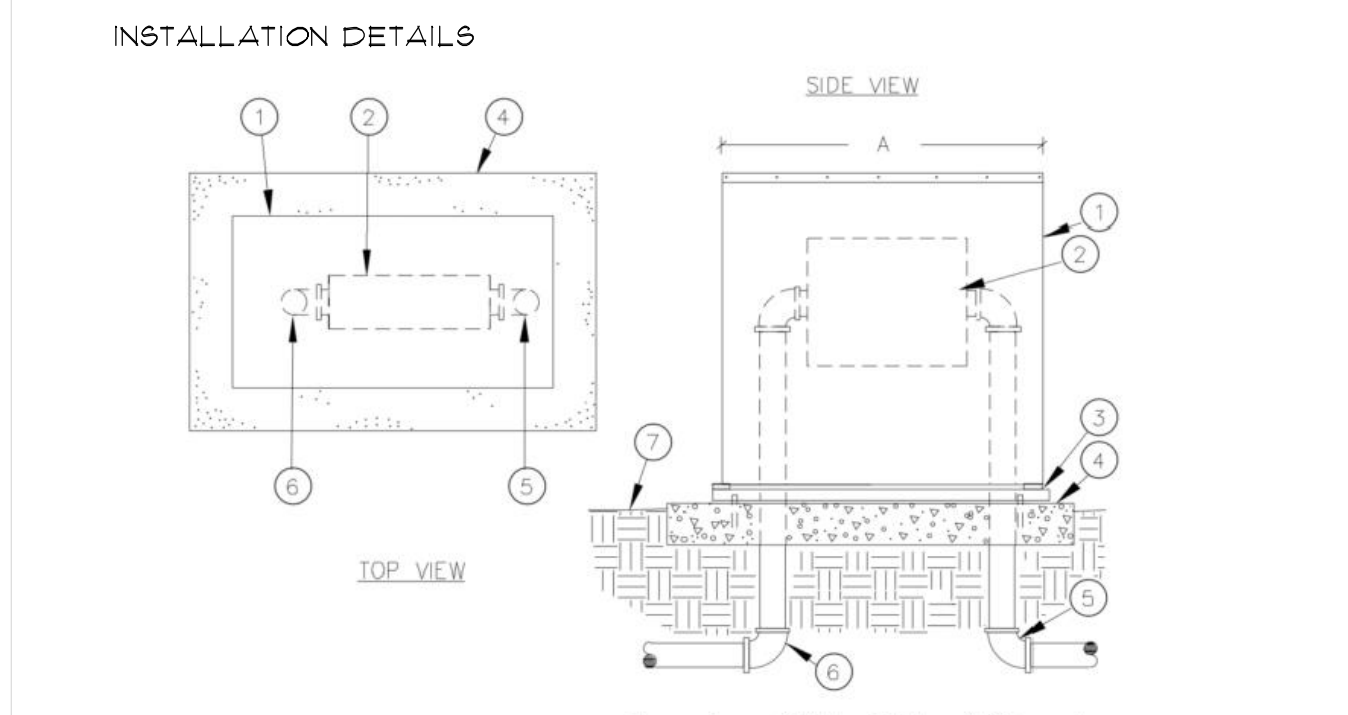
NOTE:
EMITTER SYSTEM TO BE RIGID PVC UNLESS OTHERWISE NOTED

9 PIPE LAYOUT
SCALE: N.T.S.



NOTES:
1. INSTALL WIRE PER LOCAL CODES
2. REFER TO TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING

10 MASTER VALVE & FLOW SENSOR ASSEMBLY
SCALE: N.T.S.



1. ALUMINUM BACKFLOW ENCLOSURE
2. BACKFLOW PREVENTER
3. FRAMED MOUNTING BASE - POWDER COATED POLYMER WITH ANCHORS INSET FOR ENCLOSURE AND ANCHORS BOLTS FOR CONCRETE
4. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTENDED 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
5. WATER SERVICE INLET PIPING
6. WATER SERVICE OUTLET PIPING
7. FINISH GRADE
MODELS: 9BBC-22ALL, 9BBC-30ALL OR 9BEC-45ALL (MUST INCLUDE FBB INSULATION COVER)

11 BACKFLOW ENCLOSURE
SCALE: N.T.S.



Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06/30/2022

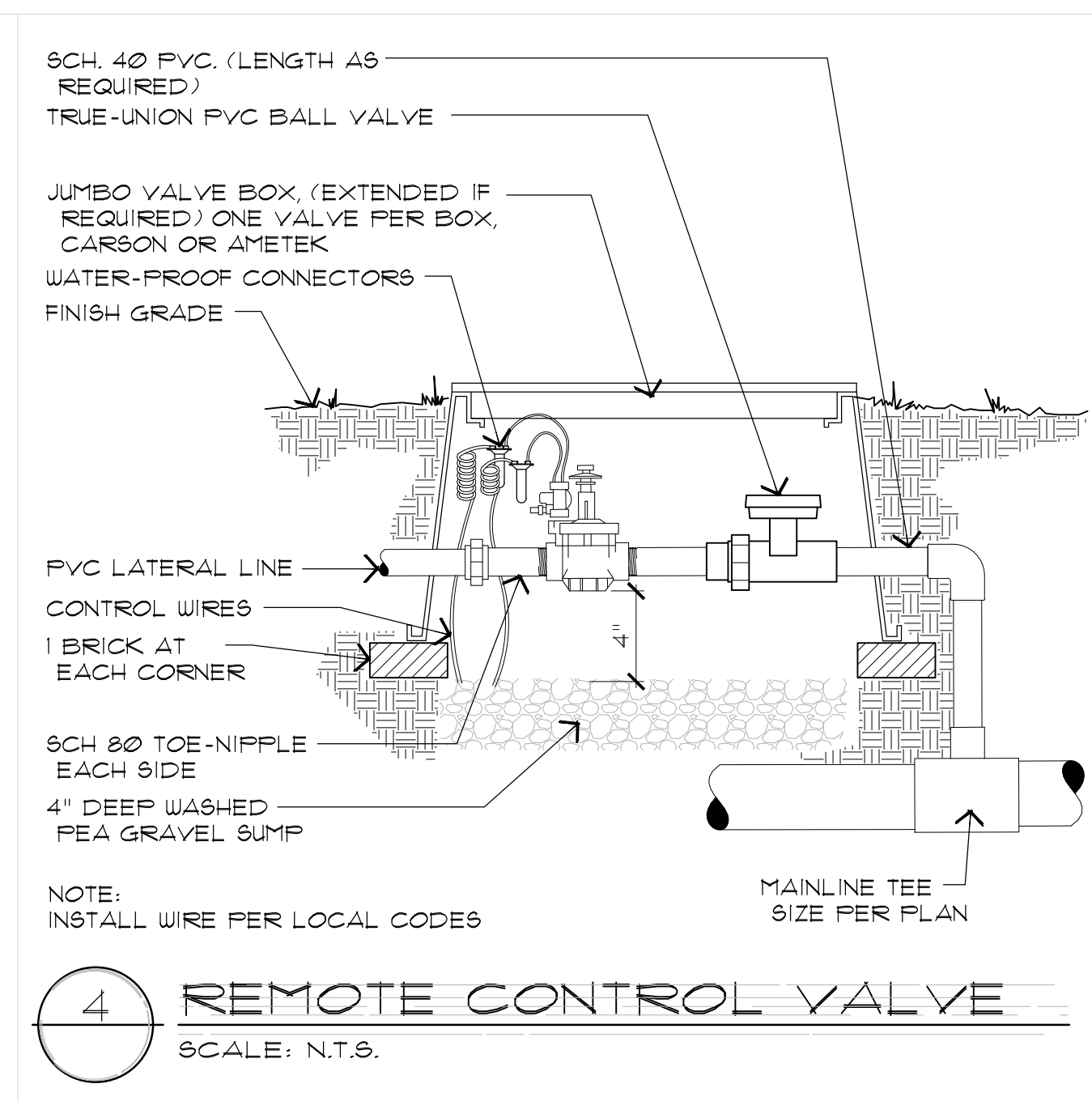
LANDSCAPE IMPROVEMENTS
3801 Paseo Del Norte NE
 Albuquerque, NM

Landscape and Irrigation Details

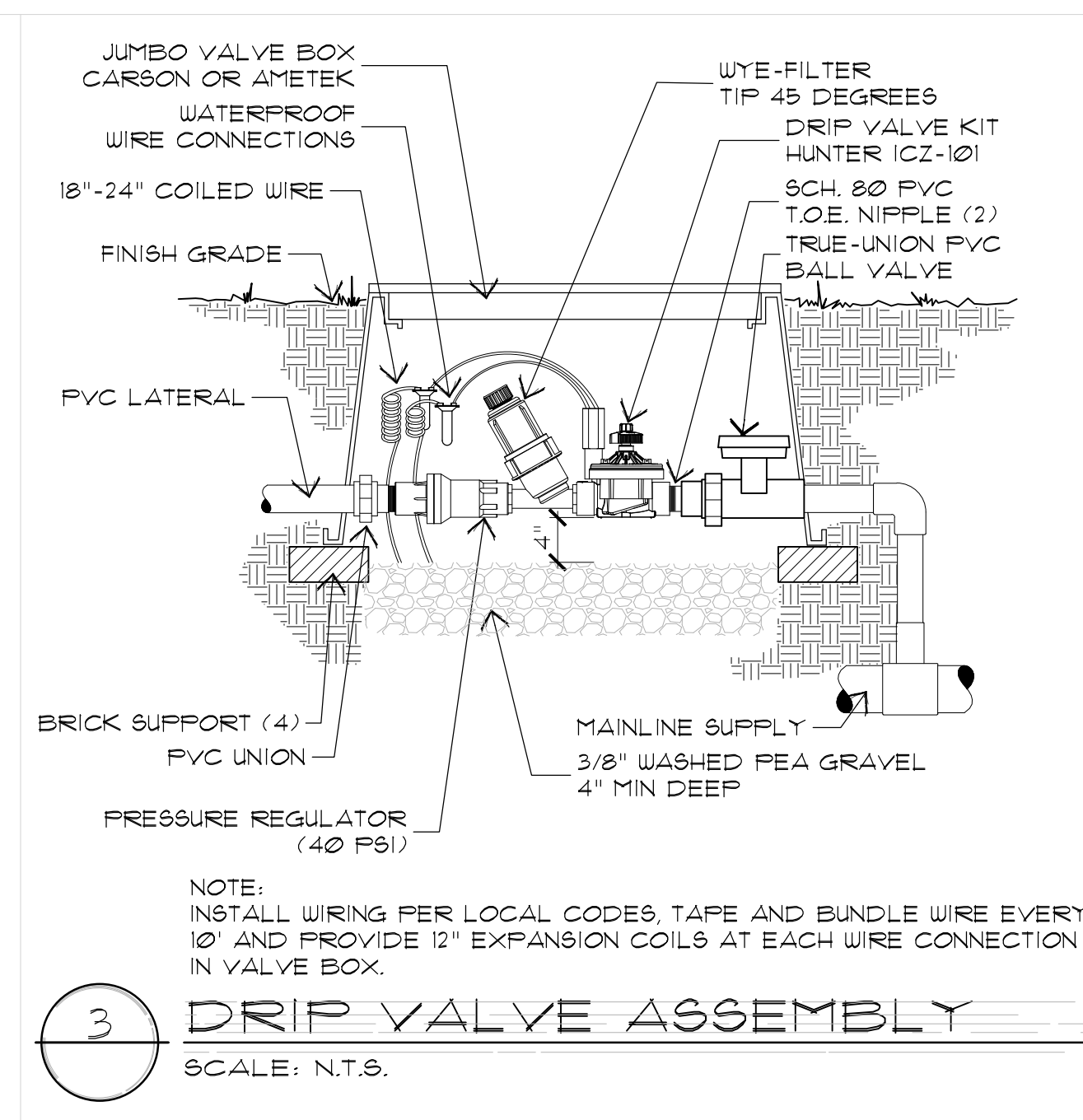
DESIGNED BY: CP/MD
DRAWN BY: SH
CHECKED BY: PV/MD
DATE: December 08, 2020
REVISIONS: 01/22/2021 City Comments

Werner Parking Landscaping Plan

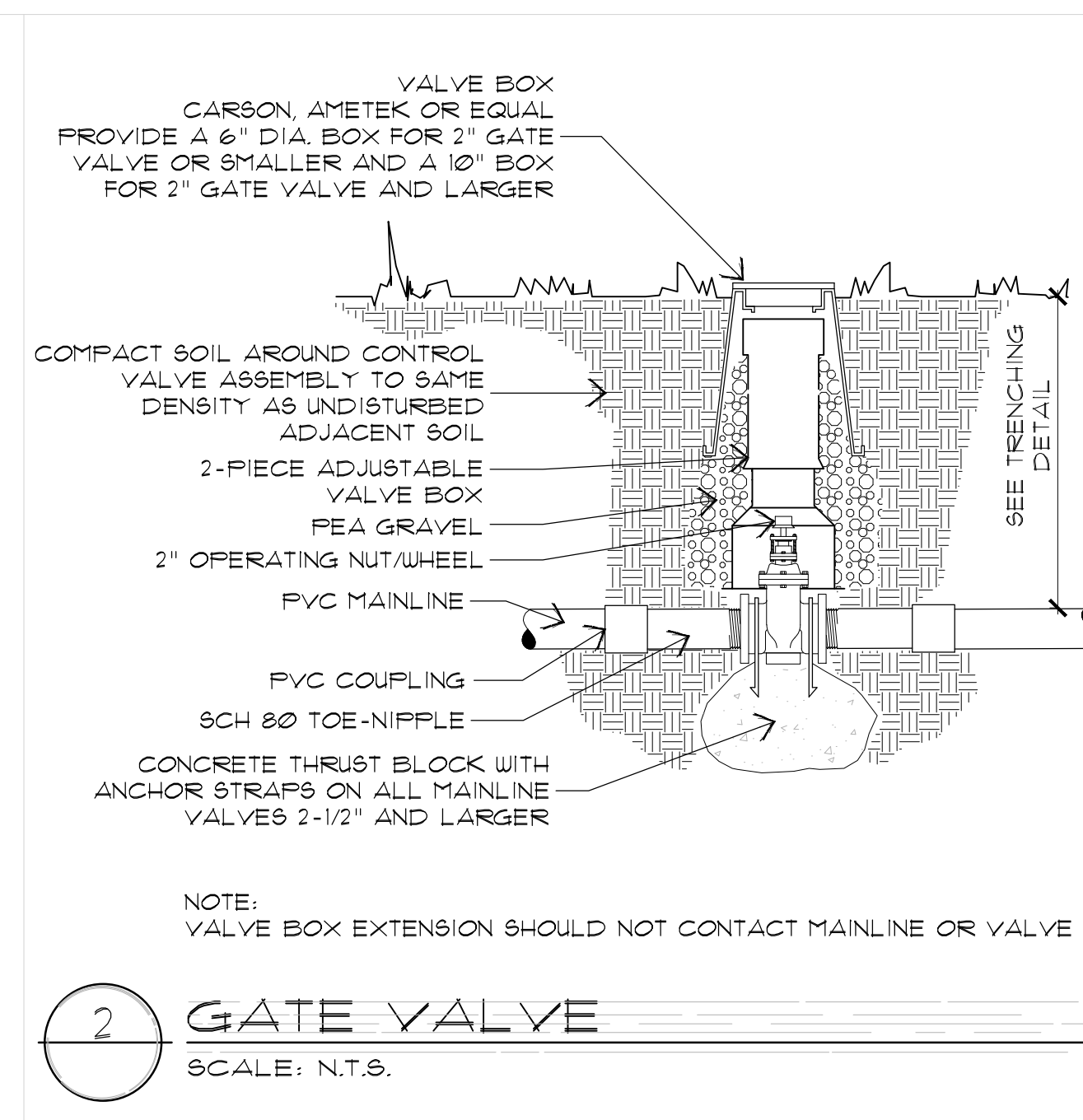
L3.1



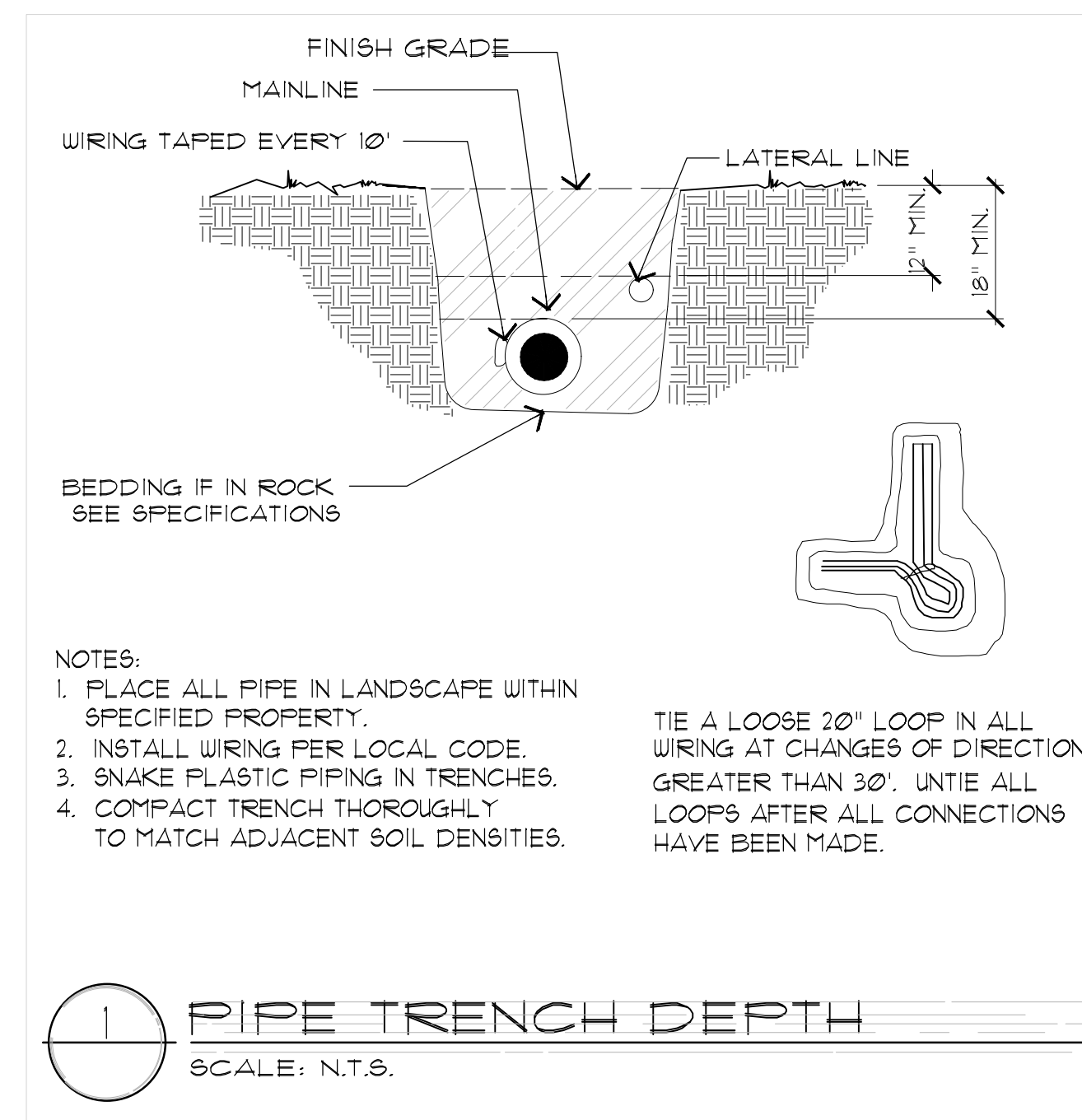
4 REMOTE CONTROL VALVE
SCALE: N.T.S.



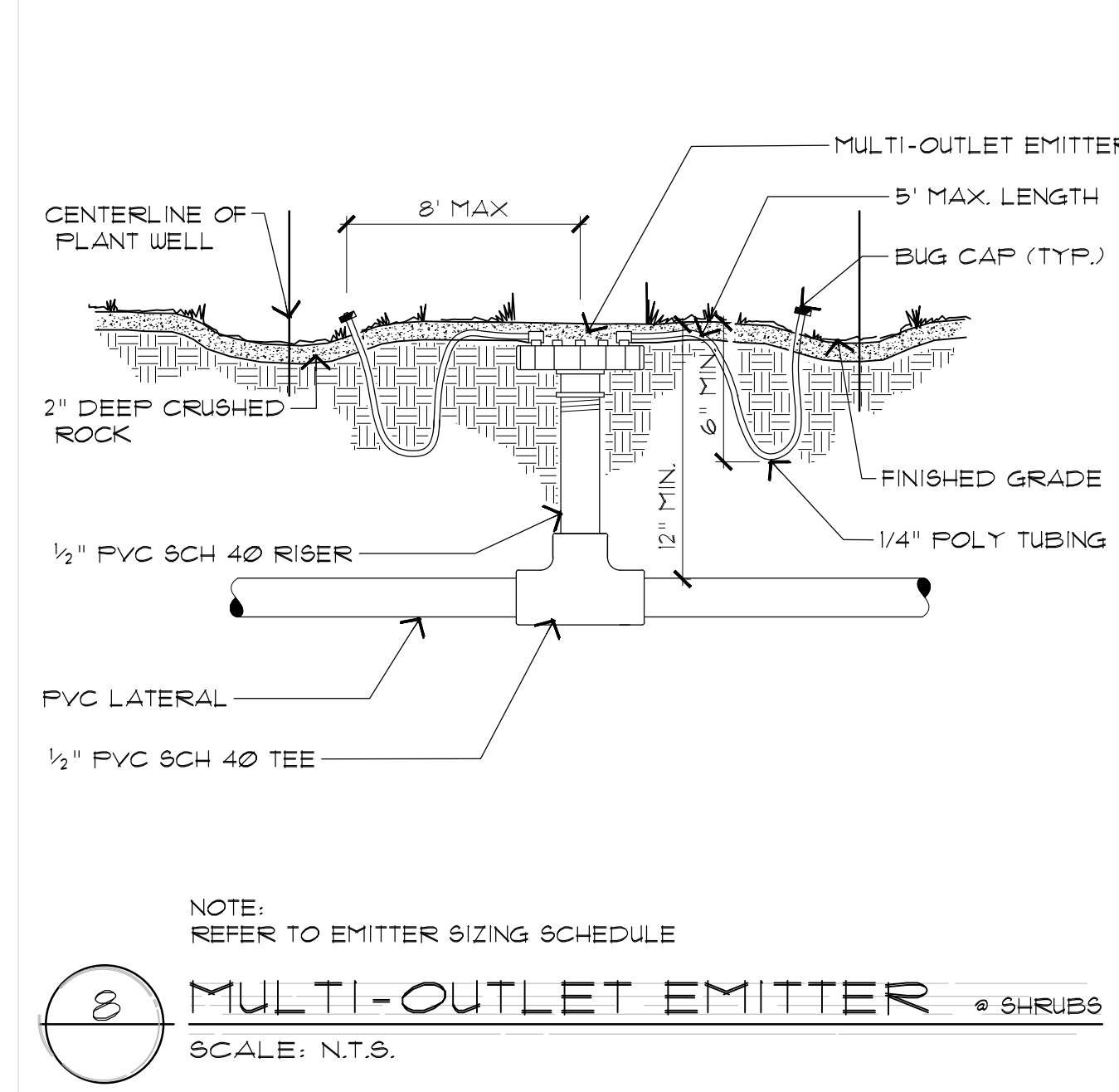
3 DRIP VALVE ASSEMBLY
SCALE: N.T.S.



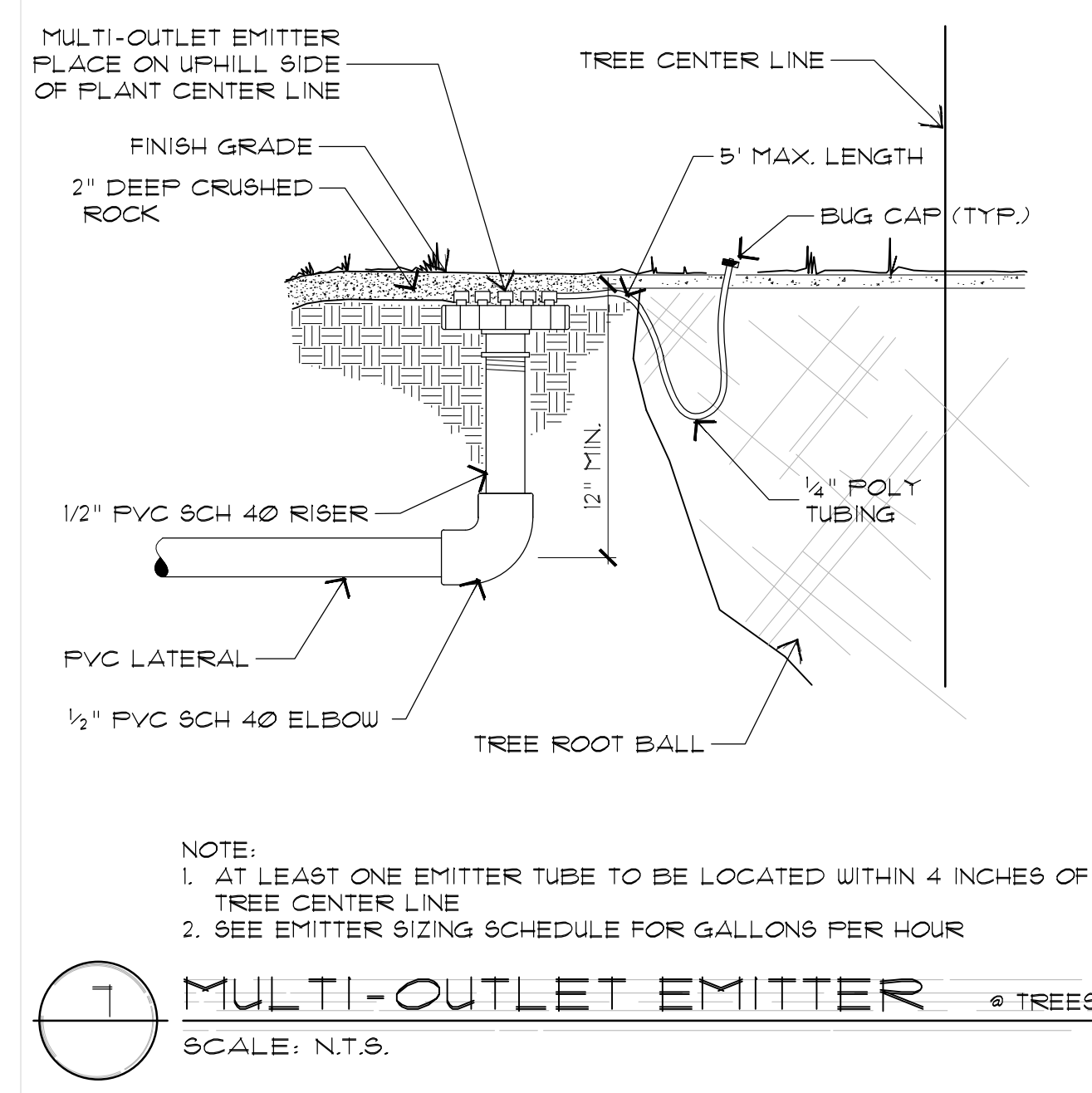
2 GATE VALVE
SCALE: N.T.S.



1 PIPE TRENCH DEPTH
SCALE: N.T.S.



8 MULTI-OUTLET EMITTER • SHRUBS
SCALE: N.T.S.

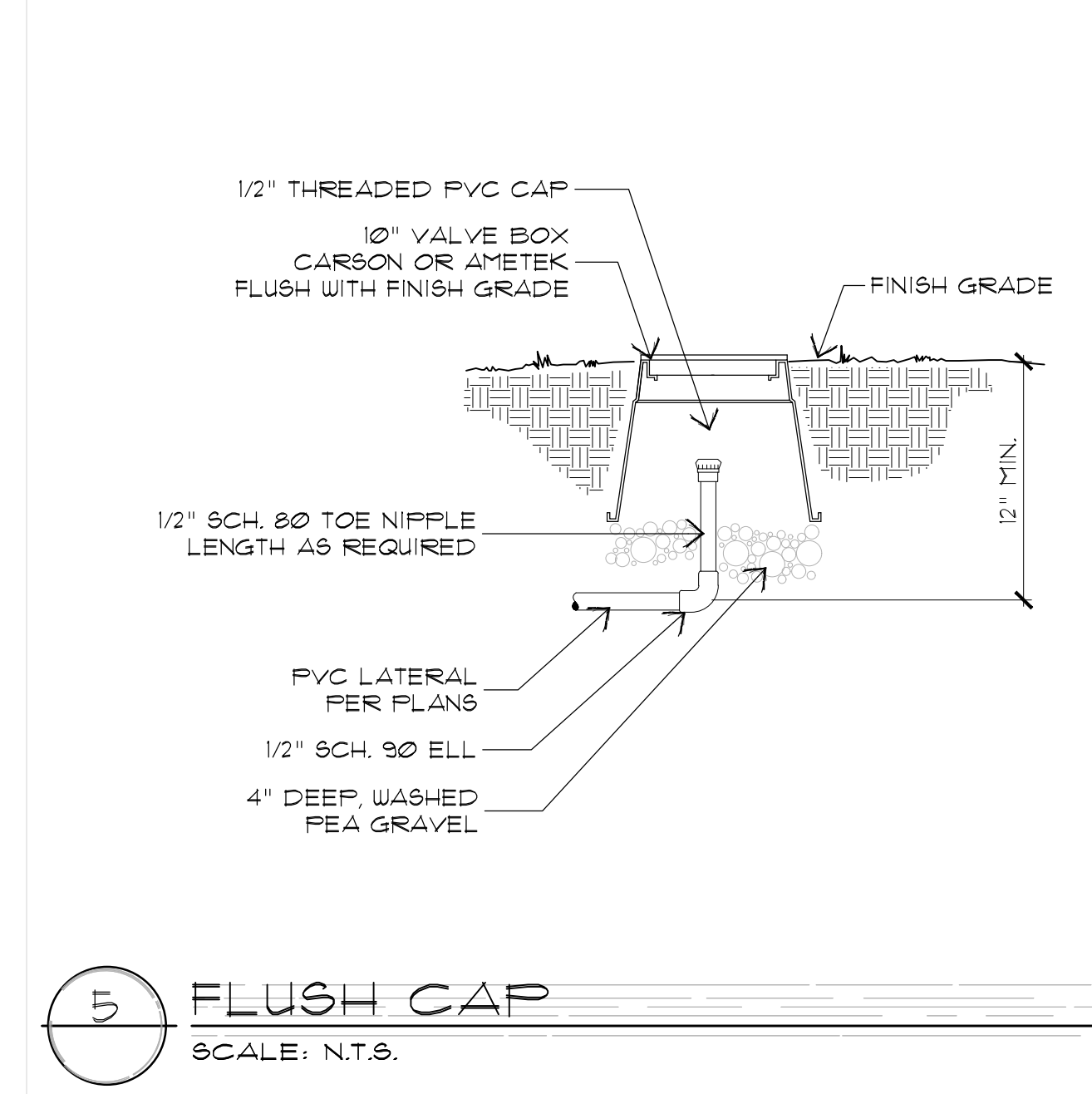


7 MULTI-OUTLET EMITTER • TREES
SCALE: N.T.S.

6 EMITTER SIZING SCHEDULE
SCALE: N.T.S.

| PLANT SIZE | FLOW/PER PLANT | EMITTER/BUBBLER | QTY |
|---------------|----------------|---|-------------------|
| 1 GAL. | 1 GPH | BOWSMITH ML-210 | (4-5) SHRUBS MAX. |
| 5 GAL. | 1 GPH | BOWSMITH ML-210 | (4-5) SHRUBS MAX. |
| 15 GAL. | 4 GPH | BOWSMITH ML-210 | 1 |
| 24\" BOX | 6 GPH | BOWSMITH ML-210 | 2 |
| 36\" BOX | 8 GPH | BOWSMITH ML-210 | 2 |
| 48\" BOX | 12 GPH | BOWSMITH ML-220 | 2 |
| 54\"-12\" BOX | 16 GPH | BOWSMITH ML-220 | 3 |
| PALMS | 5 GPM | PRESSURE COMPENSATING BUBBLERS PER PLAN | 2 |
| ANNUALS | 1 GPM | PRESSURE COMPENSATING BUBBLERS PER PLAN | 3' O.C. |
| BAMBOO | 1 GPM | PRESSURE COMPENSATING BUBBLERS PER PLAN | 4' O.C. |

NOTES:
 1. PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI PORT EMITTERS. (TYP.)
 2. ALL EMITTERS TO BE BOWSMITH MODEL ONLY, NO SUBSTITUTIONS.
 3. DO NOT PROVIDE IRRIGATION TO CACTUS.



5 FLUSH CAP
SCALE: N.T.S.