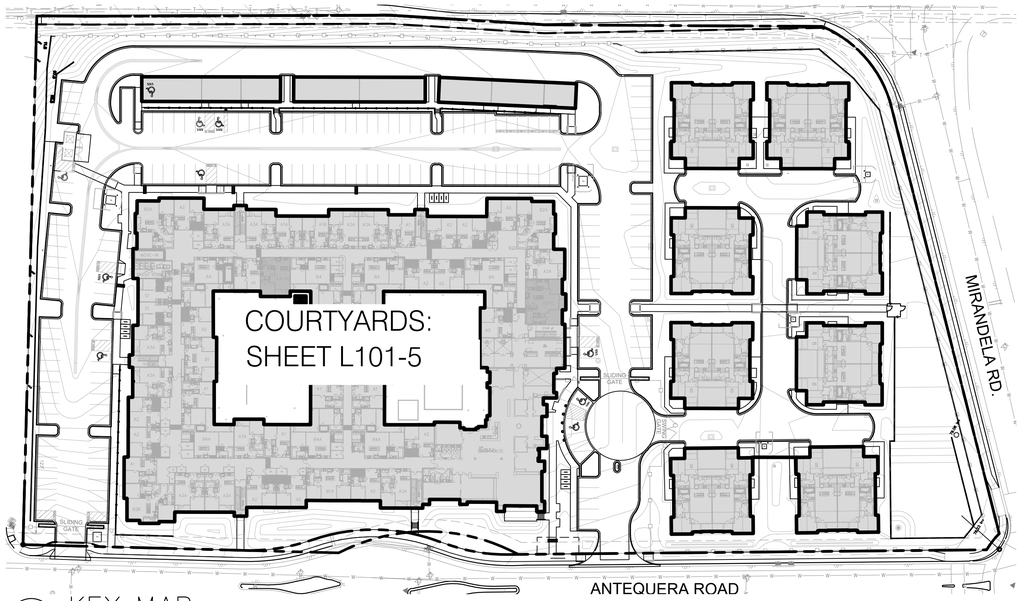

A1 KEY MAP
SCALE: 1"=60'-0"

COURTYARD PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES - REFERENCE DETAIL 2/L601							
	Lagerstroemia indica x fauriei 'Natchez'	NATCHEZ CRAPE MYRTLE	2	1-1/2" CALIPER, 6' MIN. HT.	20'	20'	MEDIUM
SHRUBS - REFERENCE DETAIL 4/L601							
	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	15	5 GALLON	120"	36"	MEDIUM
	Euonymus japonicus 'Green Spire'	GREEN SPIRE EUONYMUS	62	5 GALLON	72"	24"	MEDIUM
	Hibiscus syriacus 'Minfren'	ROSE OF SHARON	5	5 GALLON	68"	55"	MEDIUM
	Buxus x 'Green Gem'	GREEN GEM BOXWOOD	14	5 GALLON	36"	36"	MEDIUM
	Sedum sediforme	SEDUM TURQUOISE TAILS	17	1 GALLON	6"	12"	LOW
	Salvia greggii	CHERRY SAGE	13	1 GALLON	36"	36"	LOW
	Yucca filamentosa 'Color Guard'	COLOR GUARD YUCCA	5	1 GALLON	36"	48"	MEDIUM
	Sedum spectabile 'Autumn Joy'	AUTUMN JOY SEDUM	9	1 GALLON	24"	24"	LOW
	Penstemon pinifolius	SUNSET GLOW PENSTEMON	11	1 GALLON	18"	18"	LOW
	Trachelospermum asiaticum	ASIAN STAR JASMINE	22	1 GALLON	12"	120"	MEDIUM
	Abelia x grandiflora 'Kaleidoscope'	KALEIDOSCOPE ABELIA	13	1 GALLON	30"	40"	MEDIUM
	Liriope muscari 'Big Blue'	BIG BLUE LILYTURF	32	1 GALLON	15"	15"	MEDIUM
	Calamagrostis x acutiflora 'Karl Foerster'	FOERSTER'S FEATHER REED GRASS	53	1 GALLON	60"	24"	MEDIUM
	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	39	1 GALLON	12"	12"	MEDIUM
	Margarita geisemium	'MARGARITA' CAROLINA JESSAMINE	13	1 GALLON	96"	60"	MEDIUM

LANDSCAPE MATERIALS

QTY	SYMBOL	DESCRIPTION
3,696 SF		7/8" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
1,294 SF		SYNTHETIC GRASS - FIELDTURF CLASSIC HD WITH PUREFORM-CORK INFILL. CONTACT: (303) 775-6773, WWW.FIELDTURF.COM

NOTE: PLACE 2" - 4" COYOTE MIST COBBLE, 8" DIAMETER AROUND EACH DRAIN LOCATED IN GRAVEL AREA

HARDSCAPE LEGEND

QTY	SYMBOL	DESCRIPTION
189 LF		POOL PERIMETER FENCE. REFERENCE DETAIL 2/L203.
8,419 SF		CONCRETE SIDEWALK WITH INTEGRAL COLOR, DAVIS COLORS: SAN DIEGO BUFF AND SALT FINISH, TYP. REFERENCE DETAILS 1-3/L201.
1,771 SF		PAVER SPECIALTY PAVEMENT - PAVESTONE, HOLLAND STONE 45 MM, RUNNING BOND PATTERN, COLOR: SIERRA BLEND, CONTACT: 602-257-4588 WWW.PAVESTONE.COM. REFERENCE DETAIL 6/L201.
1 EA		LARGE CUSTOM SHADE STRUCTURE, STEEL WITH DECORATIVE METAL PANELS. REFERENCE DETAIL 1/L206.
6 EA		SMALL CUSTOM SHADE STRUCTURE, STEEL WITH DECORATIVE METAL PANELS. REFERENCE DETAIL 1/L207.
3 EA		CABANA. REFERENCE DETAIL 1/L203.

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. REFERENCE IRRIGATION DRAWINGS.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

COURTYARD MATERIALS SCHEDULE

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS	EST. QTY:
	VIKING PROFESSIONAL 5 SERIES 30" ULTRA PREMIUM GAS GRILL -VQG15300NSS -32" WIDTH X 25" HEIGHT -110.5 TOTAL BTU'S -EVEN HEAT SYSTEM -ALL HARWARE TO BE INCLUDED	N/A	STAINLESS STEEL	COMPANY: VIKING GRILLS PHONE: (888)5845-4641	-SUBMIT PROJECT DATA FOR LANDSCAPE ARCHITECTS APPORVAL PRIOR TO CONTSTRUCTION -REFRENCE TECHNICAL SPECIFICATIONS FOR SUBMITTAL REQUIRMENTS	2
	DELTA HEAT OUTDOOR SINK AND FAUCET KIT	STAINLESS	N/A	COMPANY: BBQ OUTFITTERS PHONE: (210)437-2999	-REFRENCE TECHNICAL SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS	1
	PRO DOUBLE DOORS FLO-DD30 30" WX 21-1/8" H CUT OUT DIMENSIONS: 27.5" X 18.25" H	STAINLESS STEEL	N/A	COMPANY: FLO GRILLS PHONE: (800)693-9545	-SUBMIT PROJECT DATA SAMPLE FOR LANDSCAPE ARCHITECTS APPORVAL PRIOR TO INSTALLATION	2
	FORMS AND SURFACES HUDSON BENCH, 8 FOOT LENGTH	IPE HARDWOOD	N/A	COMPANY: FORMS AND SURFACES PHONE: 800-451-0410 WWW.FORMS-SURFACES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	2
	FORMS AND SURFACES RATIO BENCH WITH BACK, 6 FOOT LENCH	ALABASTER	MFGR POWDERCOAT	COMPANY: FORMS AND SURFACES PHONE: 800-451-0410 WWW.FORMS-SURFACES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	6
	FORMS AND SURFACES UNIVERAL TRASH RECEPTACLE, 24 GAL, SIDE OPENING STANDARD	STAINLESS STEEL	N/A	COMPANY: FORMS AND SURFACES PHONE: 800-451-0410 WWW.FORMS-SURFACES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	7
	PRISM HARDSCAPES MODERNO 4 BOWL GAS FIRE PIT, 48" X 17"	CAFÉ	MFGR GFRC	COMPANY: STARFIRE DIRECT PHONE: 866-578-8538 WWW.STARFIREDIRECT.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	1
	PRISM HARDSCAPES TAVOLA 4 GAS FIRE PIT, 66" L x 38" W x 16" H	CAFÉ	MFGR GFRC	COMPANY: STARFIRE DIRECT PHONE: 866-578-8538 WWW.STARFIREDIRECT.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	1
	CAMPANIA INTERNATIONAL GIRONA FOUNTAIN 5 FOOT WITH AUTO REFILL DEVICE #10	FERRO RUSTICO NUOVO	MFGR GFRC	COMPANY: CAMPANIA INTERNATIONAL PHONE: 215-541-4627 WWW.CAMPANIAINTERNATIONAL.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	1
	ARROW NEWBURGH 6 x 5 FT. METAL STORAGE SHED PRODUCT REFERENCE: #NW65	COFFEE/EGGSHELL	MFGR POWDERCOAT	COMPANY: LOWES WWW.LOWES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS. INSTALL WITH CONCRETE ANCHOR CLIPS BY ARROW OR EQUAL.	1

COURTYARD POOL SCHEDULE

SYMBOL	DESCRIPTION/ MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
P.1	CASTSTONE POOL COPING 12" X 24" X 2'	CHARCOAL	HONED	LOCAL SOURCE	-REFER TO TECHNICAL SPECIFICATIONS FOR SMAPLE AND/OR SUBMITTAL REQUIREMENTS
P.2	PEBBLE BEACH POOL PLASTER WHITE PENNY ROUND WATERLINE TILE	BLUE LAGOON	N/A	PEBBLE TECHNOLOGY, INC. PHONE: (480)948-5058 OR (800)937-5058	-PROVIDE SAMPLE AND PRODUCT DATA FOR LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
P.3	6" X 6" STEP TILE	WHITE	SMOOTH	CLE TILE PHONE:(415)993-8240 OCEANSIDE GLASS TILE	-REFER TO TECHNICAL SPECIFICATIONS FOR SMAPLE AND/OR SUBMITTAL REQUIREMENTS -REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS
P.4	1" X 1"	BONDI	MATTE	PHONE:(760)929-4000 OCEANSIDE GLASS TILE	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS
P.5	LAP LANE TILE	BONDI	MATTE	PHONE:(760)929-4000	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS
P.6	DEPTH MARKER TILES AND NO DIVING TILE -6" X 6" TILE -INSTALLED AT WATERLINE AND POOL DECK	BLACK AND WHITE	NON-SLIP	MASTER TILE PHONE: (972)484-9777	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS
P.7	HANDRAIL- MAIN ENTRY STAIR -3 BEND ADA STAIR RAIL -3HR-7ADA -INCLUDE ANCHORS (AS-100B) AND ESCUTCHEONS (EP-100F)	N/A	STAINLESS STEEL	S.R. SMITH PHONE: (800)-824-4387 WWW.SRSMITH.COM	-INSTALL PER MANUFACTURERES SPECIFICATIONS
P.8	HANDRAIL - SPA HANDRAIL - LADDER -FIGURE 4 HANDRAIL -MODEL: 10185 -INCLUDE ANCHORS (AS104MG) AND ESCUTECHEONS (EP-100F)	N/A	STAINLESS STEEL	S.R. SMITH PHONE: (800)-824-4387 WWW.SRSMITH.COM	-INSTALL PER MANUFACTURERES SPECIFICATIONS
P.9	RECESSED STEPS -MODEL: 62-209-4002	BLACK	TEXTURED STEPPING SUF	S.R. SMITH PHONE: (800)-824-4387 WWW.SRSMITH.COM	-INSTALL PER MANUFACTURERES SPECIFICATIONS
P.10	POOL SKIMMER	N/A	N/A	S.R. SMITH PHONE: (800)-824-4387 WWW.SRSMITH.COM	-CONTRACTOR TO SUBMIT PRODUCT DATA FOR OWNER APPROVAL PRIOR TO INSTALLATION -QUANTITY AS REQUIRED TO MEET ALL APPLICABLE CODES -INSTALL PER MANUFACTURERES SPECIFICATIONS -POOL CONTRACTOR IS RESPONSIBLE FOR SIZING AND PROVIDING ALL ACCESSORY EQUIPMENT NECESSARY FOR FULLY FUNCTIONAL INSTALLATION
P.11	ASSISTED ACCESS LIFT WITH ANCHOR AND CAP -MODEL: IGAT-180	N/A	STAINLESS STEEL	JUSTIN WATKINS AQUATIC ACCESS INC. PHONE:(502)425-5817	_POOL CONTRACTOR TO COMPLETE AQUATIC ACCESS INC'S POOL AND SPA DIMESNIONAL WORKSHEET & PROVIDE A COPY TO THE LANDSCAPE ARCHITECT -INSTALL SLEEVE & LIFT PER MANUFACTURES SPECIFICATIONS
P.12	POOL MAINTENANACE AND SAFETY EQUIPMENT	N/A	N/A	LOCAL SOURCE	-QUANTITY AS REQUIRED TO MEET ALL APPLICABLE CODES -INSTALL PER MANUFACTURES SPECIFICATIONS -POOL CONTRACTOR IS RESPONSIBLE FOR SIZING AND PROVIDING ALL ACCESSORY EQUIPMENT NECESSARY FOR FULLY FUNCTIONAL INSTALLATION
P.13	12" LAMINAR FLOW SCUPPER	LOCAL SOURCE	LOCAL SOURCE	LOCAL SOURCE	-REFER TO TECHNICAL SPECIFICATIONS FOR SMAPLE AND/OR SUBMITTAL REQUIREMENTS
P.14					

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REVISIONS

#	Date	Description

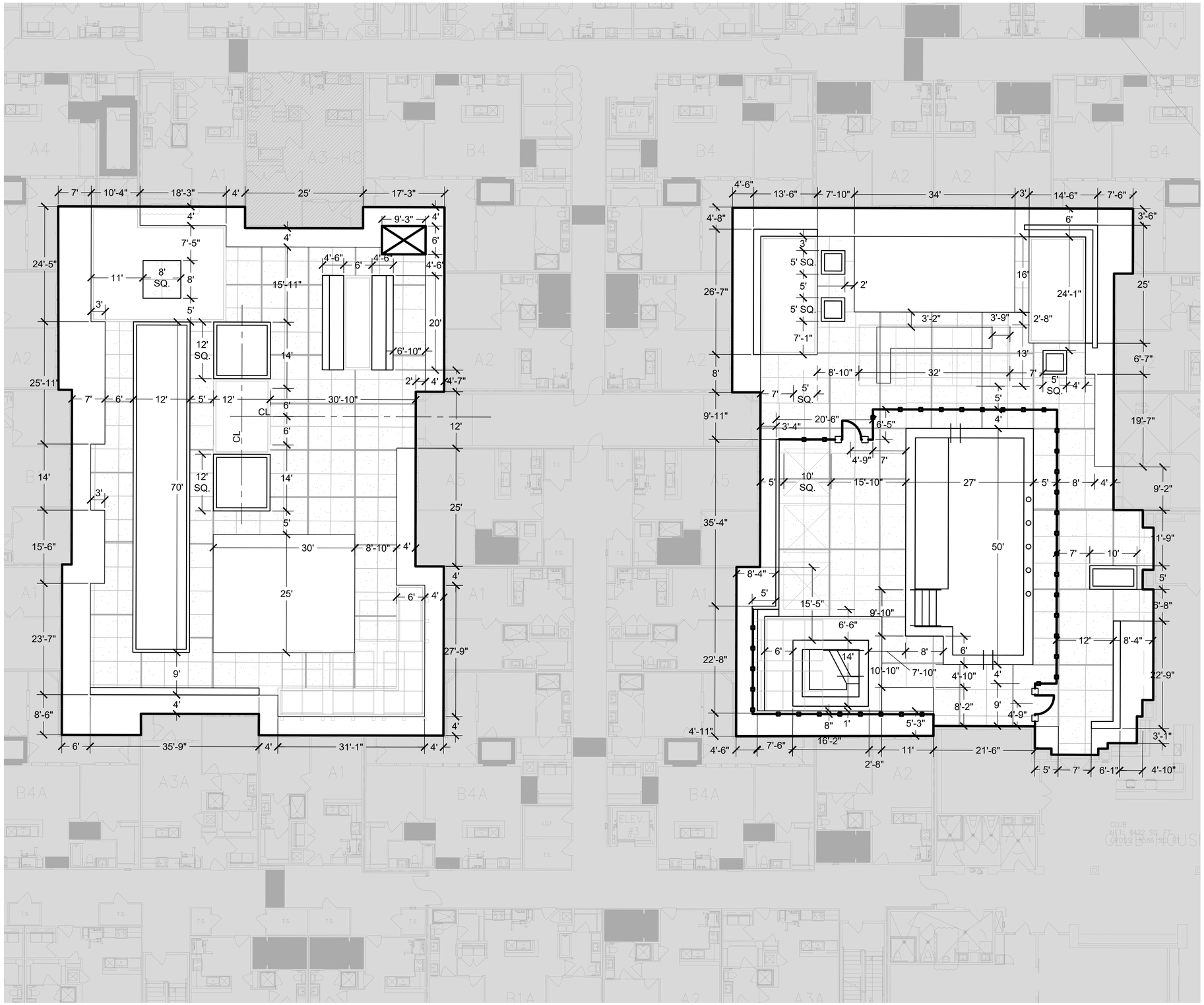
Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN

Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356
Sheet Title:	COURTYARD LEGENDS

L101



A1 COURTYARD ENLARGEMENT

SCALE: 1"=10'-0"

0 10' 20'

NORTH

#	Date	Description

REVISIONS

Project Name:

OVERTURE ANDALUCIA

LANDSCAPE PLAN

Prepared for:

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01/29/21

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Drawn By:	KP
Checked By:	CG
Date:	01/29/21

Project No: SI-2020-00356

Sheet Title: COURTYARD LAYOUT

L102

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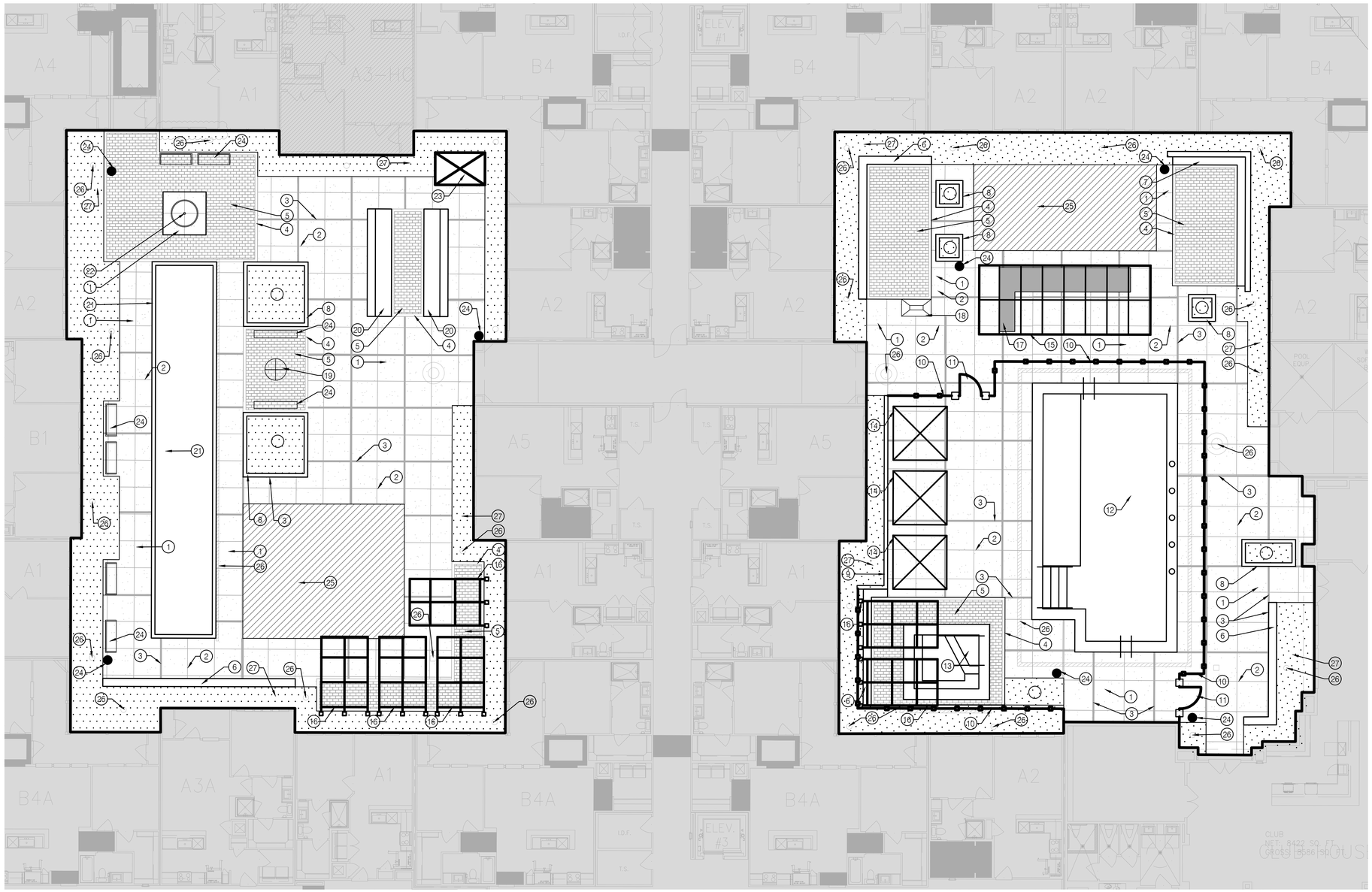

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER
	VIKING PROFESSIONAL 5 SERIES 30" ULTRA PREMIUM GAS GRILL -VQG15300NSS -32" WIDTH X 25" HEIGHT -110.5 TOTAL BTU'S -EVEN HEAT SYSTEM -ALL HARWARE TO BE INCLUDED DELTA HEAT OUTDOOR SINK AND FAUCET KIT PRO DOUBLE DOORS FLO-DD30 30" WX 21-1/8" H CUT OUT DIMENSIONS: 27.5" X 18.25" H
	FORMS AND SURFACES HUDSON BENCH, 8 FOOT LENGTH
	FORMS AND SURFACES RATIO BENCH WITH BACK, 6 FOOT LENCH FORMS AND SURFACES UNIVERAL TRASH RECEPTACLE, 24 GAL, SIDE OPENING STANDARD
	PRISM HARDSCAPES MODERNO 4 BOWL GAS FIRE PIT, 48" X 17"
	PRISM HARDSCAPES TAVOLA 4 GAS FIRE PIT, 66" L x 38" W x 16" H
	CAMPANIA INTERNATIONAL GIRONA FOUNTAIN 5 FOOT WITH AUTO REFILL DEVICE #10
	ARROW NEWBURGH 6 x 5 FT. METAL STORAGE SHED PRODUCT REFERENCE: #NW65

KEY NOTES

1. INTEGRAL COLOR CONCRETE WITH INTEGRAL COLOR AND SALT FINISH. REFERENCE DETAILS 1-3/L201.
2. CONTROL JOINT. REFERENCE DETAIL 4/L201.
3. EXPANSION JOINT. REFERENCE DETAIL 5/L201.
4. CONCRETE EDGE AT PAVERS WITH INTEGRAL COLOR. REFERENCE DETAIL 6/L201.
5. PAVER SPECIALTY PAVEMENT. REFERENCE DETAIL 6/L201.
6. SEATWALL WITH INTEGRAL COLOR. REFERENCE DETAIL 3/L202.
7. SEATWALL BANCO. REFERENCE DETAIL 1/L202.
8. CMU RAISED PLANTER. REFERENCE DETAIL 2/L202.
9. 6' CMU SCREEN WALL. REFERENCE DETAIL 4/L202.
10. PERIMETER POOL FENCE. REFERENCE DETAIL 2/L203.
11. POOL GATE WITH COLUMNS. REFERENCE DETAIL 2/L203.
12. POOL WITH BAJA SHELF, LAP LANES AND EDGE JETS. REFERENCE SHEET L101 COURTYARD POOL SCHEDULE AND DETAILS 1-5/L208.
13. SPA. REFERENCE SHEET L101 COURTYARD POOL SCHEDULE AND DETAILS 1-5/L208.
14. CABANA, REFERENCE DETAIL 1/L203.
15. LARGE CUSTOM SHADE STRUCTURE. REFERENCE DETAIL 1/L206.
16. CANTILEVER CUSTOM SHADE STRUCTURE. REFERENCE DETAIL 1/L207.
17. OUTDOOR KITCHEN. REFERENCE DETAIL 1/L204.
18. PRISM HARDSCAPES TAVOLA 4 GAS FIRE PIT. REFERENCE SITE FURNISHING LEGEND AND COURTYARD MATERIALS SCHEDULE, SHEET L101.
19. PRISM HARDSCAPES MODERNO 4 BOWL. REFERENCE SITE FURNISHING LEGEND AND COURTYARD MATERIALS SCHEDULE, SHEET L101.
20. VEGGIE GARDEN PLANTER WITH BENCH SEAT. REFERENCE DETAIL 5/L202.
21. BOCCE BALL COURT. REFERENCE DETAILS 1-5/L205.
22. CAMPANIA INTERNATIONAL GIRONA FOUNTAIN 5 FOOT. REFERENCE SITE FURNISHING LEGEND AND COURTYARD MATERIALS SCHEDULE, SHEET L101.
23. METAL STORAGE SHED. REFERENCE SITE FURNISHING LEGEND AND COURTYARD MATERIALS SCHEDULE, SHEET L101.
24. SITE FURNISHINGS TYP, REFERENCE SITE FURNISHING LEGEND AND COURTYARD MATERIALS SCHEDULE, SHEET L101.
25. SYNTHETIC GRASS AREA, REFERENCE COURTYARD LANDSCAPE, SHEET L105.
26. DRAIN, REFERENCE CIVIL DRAWINGS
27. LANDSCAPE AREA, REFERENCE COURTYARD LANDSCAPE, SHEET L105.

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	POOL PERIMETER FENCE. REFERENCE DETAIL 2/L203.
	CONCRETE SIDEWALK WITH INTEGRAL COLOR, DAVIS COLORS: SAN DIEGO BUFF AND SALT FINISH, TYP. REFERENCE DETAILS 1-3/L201.
	PAVER SPECIALTY PAVEMENT - PAVESTONE, HOLLAND STONE 45 MM, RUNNING BOND PATTERN, COLOR: SIERRA BLEND. CONTACT: 602-257-4588 WWW.PAVESTONE.COM. REFERENCE DETAIL 6/L201.
	LARGE CUSTOM SHADE STRUCTURE, STEEL WITH DECORATIVE METAL PANELS. REFERENCE DETAIL 1/L206.
	SMALL CUSTOM SHADE STRUCTURE, STEEL WITH DECORATIVE METAL PANELS. REFERENCE DETAIL 1/L207.
	CABANA. REFERENCE DETAIL 1/L203.

A1 COURTYARD ENLARGEMENT
SCALE: 1"=10'-0"

0 10' 20'

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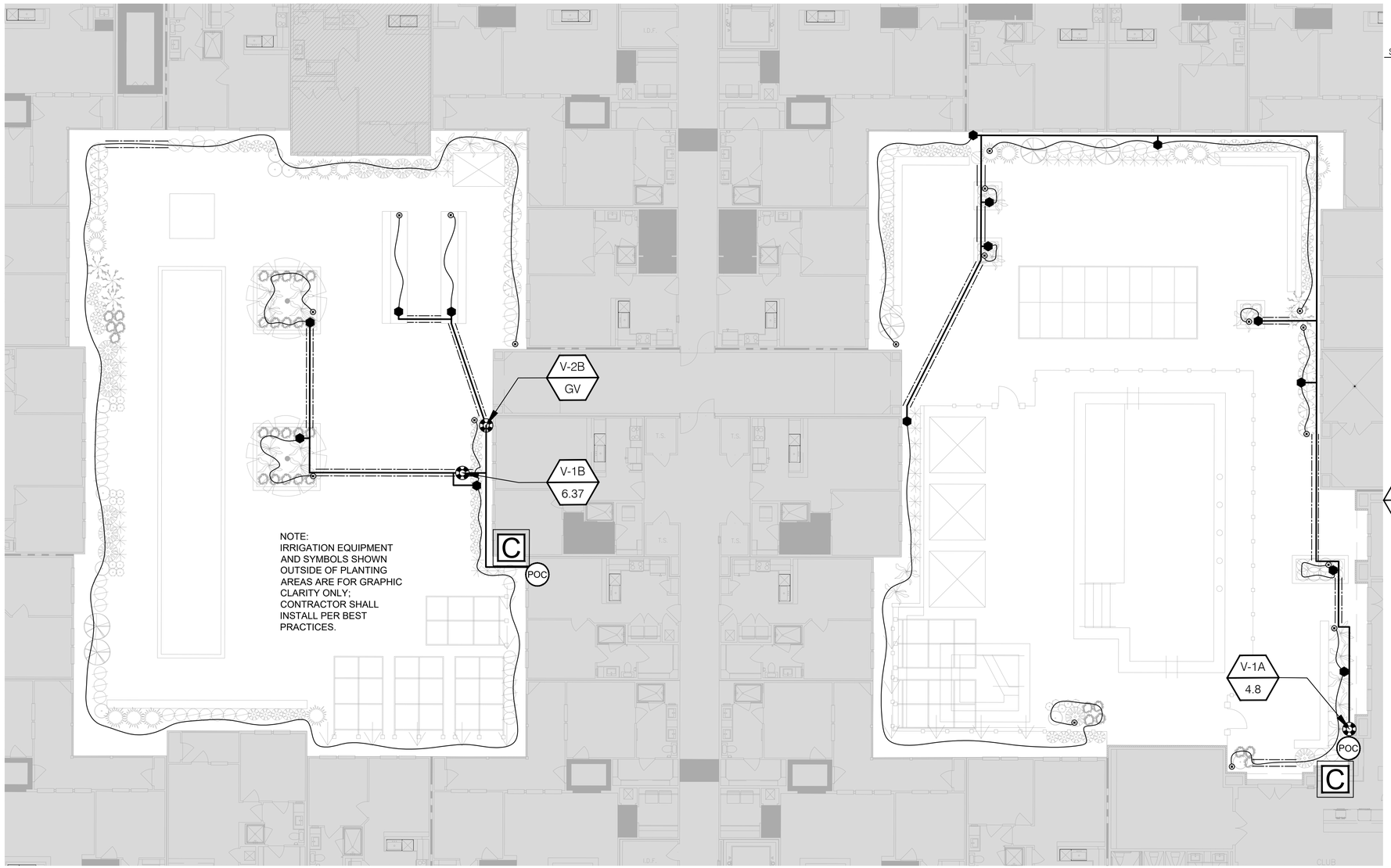
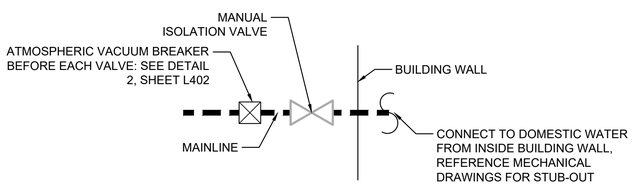
L103



IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
POC	POINT OF CONNECTION AT DOMESTIC WATER LINE FROM BUILDING, SEE ENLARGEMENT 1/L104
	SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN PIPE TO BE SLEEVED).
	IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD, SIZE PER PLAN OR PIPE SIZE CHART, 18" DEPTH, EXCEPT WHERE UNDER CONTINUOUS PRESSURE, 30" DEPTH.
	LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, SIZE PER PLAN OR PIPE SIZE CHART
	MANUAL ISOLATION VALVE: SPEARS TRUE UNION BALL VALVE, SIZE SAME AS LINE SIZE. ENCLOSE IN 10" ROUND VALVE BOX.INSTALL PER DETAIL 6, SHEET L401.
	AUTOMATIC DRIP VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND.INSTALL PER DETAIL 1, SHEET L402.
	PVC TO POLY ADAPTOR: RAINBIRD 30 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 6" VALVE BOX.INSTALL PER DETAIL 7, SHEET L401.
	DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE, 6" DEPTH MIN, W/COMPRESSION FITTINGS AND FLUSH CAP (INSTALL PER DETAIL 9, SHEET L401); CONNECTION TO PVC LATERAL AND FLUSH CAPS SHALL BE PLACED IN 6" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
	EMITTER DEVICE: RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW. 1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB.
	SHRUBS - (2) XB-20, 1 GPH EMITTERS EACH.INSTALL PER DETAIL 5, SHEET L401.
	TREES - (1) XB-20-6, 6 - 2 GPH (12 GPH TOTAL) MULTI-OUTLET EMITTER EACH. INSTALL PER DETAIL 4, SHEET L401.
00 / 00	INDICATES STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM
C	CONTROLLER AT COURTYARD: RAINBIRD ESP-ME 4 STATION CONTROLLER (PROVIDE 1 CONTROLLER PER COURTYARD) WALL MOUNT IN CABINET. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER.
	ATMOSPHERIC VACUUM BREAKER AT COURTYARD, REFERENCE DETAIL 1/L104



1 POC ENLARGEMENT
NTS

NORTH COURTYARD VALVE SCHEDULE

ID	SIZE	SPK TYPE	GPM	PR. RATE
V-1A	1"	DRIP	9.60	N/A
MV	1"	N/A	XXX GPM	

SOUTH COURTYARD VALVE SCHEDULE

ID	SIZE	SPK TYPE	GPM	PR. RATE
V-1B	1"	DRIP	12.33	N/A
V-2B	1"	GARDEN	TBD	N/A
MV	1"	N/A	XXX GPM	

PIPE SIZE CHART

PIPE SIZE	FLOW (GPM)
.75"	1 - 7 GPM
1.0"	8 - 11 GPM
1.25"	12 - 20 GPM
1.50"	21 - 28 GPM
2.0"	29 - 45 GPM
2.50"	46 - 65 GPM

A1 COURTYARD ENLARGEMENT
SCALE: 1"=10'-0"

0 10' 20' NORTH

GENERAL IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. THE IRRIGATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
4. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES AS INDICATED ON THE DRAWING. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
7. IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (5) 2 GPH EMITTERS AND SHRUBS/GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.
8. RUNTIMES FOR DRIP ZONES ARE TYPICALLY 60 MINUTES. RUNTIMES FOR SPRAY ARE TO BE ADJUSTED PER SEASON AND ARE TYPICALLY 15-25 MINUTES.

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REVISIONS

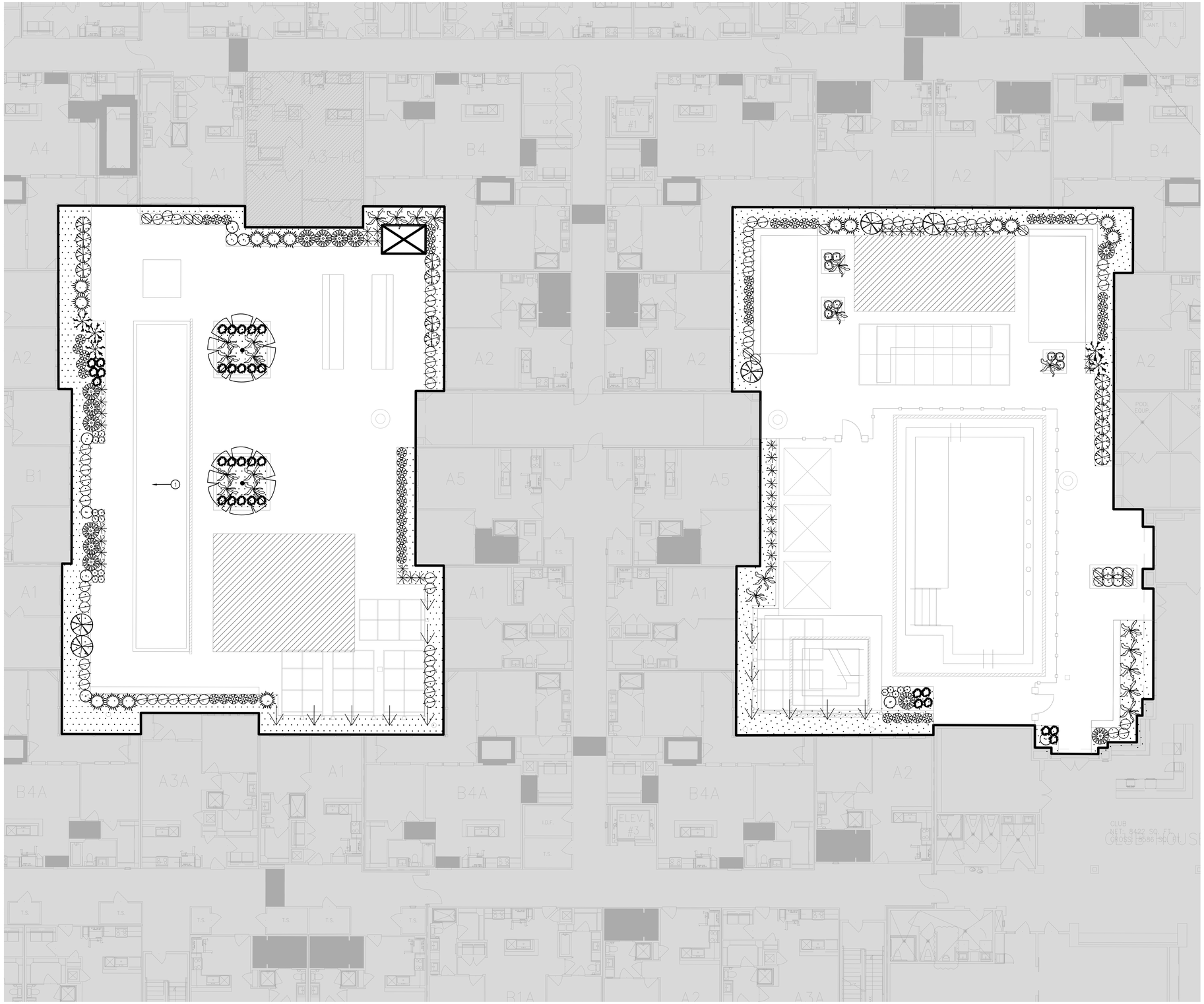
#	Date	Description

Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN
Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP, AM
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356
Sheet Title:	COURTYARD IRRIGATION

L104



A1 COURTYARD ENLARGEMENT

SCALE: 1"=10'-0"

0 10' 20'

NORTH

COURTYARD PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES - REFERENCE DETAIL 2/L601		
	Lagerstroemia indica x fauriei 'Natchez'	NATCHEZ CRAPE MYRTLE
SHRUBS - REFERENCE DETAIL 4/L601		
	Juniperus scopulorum 'Medora'	MEDORA JUNIPER
	Euonymus japonicus 'Green Spire'	GREEN SPIRE EUONYMUS
	Hibiscus syriacus 'Minfren'	ROSE OF SHARON
	Buxus x 'Green Gem'	GREEN GEM BOXWOOD
	Sedum sediforme	SEDUM TURQUOISE TAILS
	Salvia greggii	CHERRY SAGE
	Yucca filamentosa 'Color Guard'	COLOR GUARD YUCCA
	Sedum spectabile 'Autumn Joy'	AUTUMN JOY SEDUM
	Penstemon pinifolius	SUNSET GLOW PENSTEMON
	Trachelospermum asiaticum	ASIAN STAR JASMINE
	Abelia x grandiflora 'Kaleidoscope'	KALEIDOSCOPE ABELIA
	Liriope muscari 'Big Blue'	BIG BLUE LILYTURF
	Calamagrostis x acutiflora 'Karl Foerster'	FOERSTER'S FEATHER REED GRASS
	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE
	Margarita gelsemium	'MARGARITA' CAROLINA JESSAMINE

LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION
	⅞" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
	SYNTHETIC GRASS - FIELDTURF CLASSIC HD WITH PUREFORM-CORK INFILL. CONTACT: (303) 775-6773, WWW.FIELDTURF.COM

NOTE: PLACE 2" - 4" COYOTE MIST COBBLE, 8" DIAMETER AROUND EACH DRAIN LOCATED IN GRAVEL AREA

KEY NOTES

1. 733 SF - SPECIALTY SYNTHETIC TURF FOR BOCCE COURT. REFERENCE DETAILS 1-5/L205.

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CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP, AM
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Date:	01/29/21
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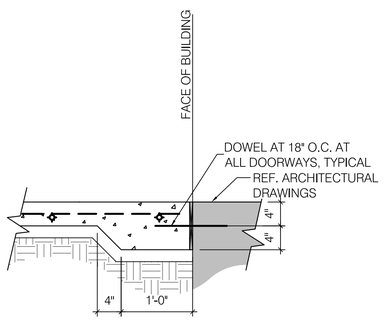
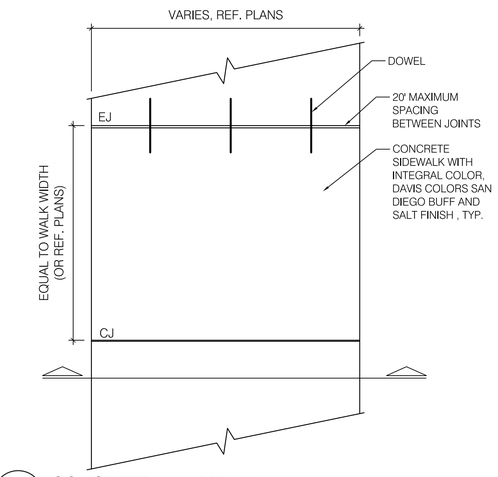
Sheet Title:	COURTYARD LANDSCAPE

L105



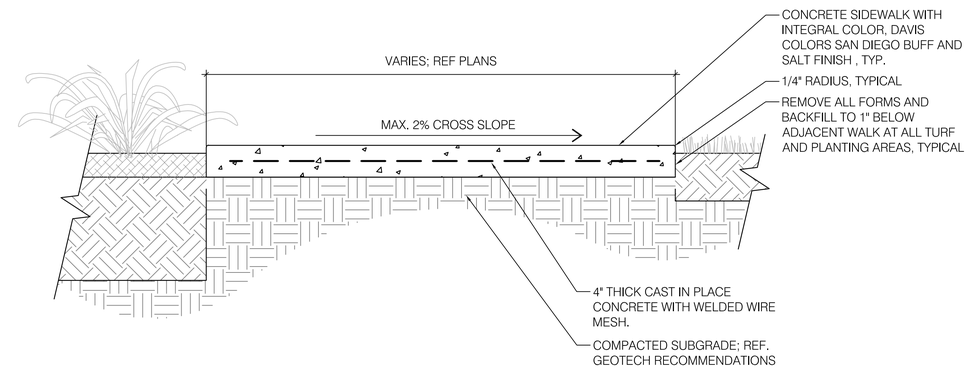
1 CONCRETE WALK AT BUILDING

SCALE: 1"=1'-0"



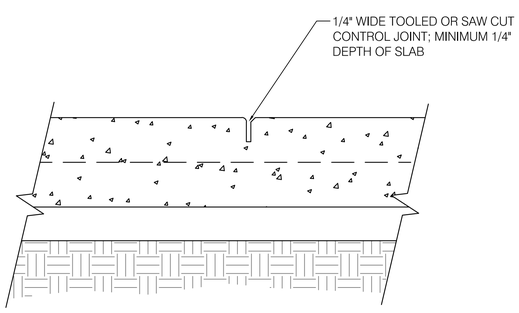
2 CONCRETE WALK PLAN

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



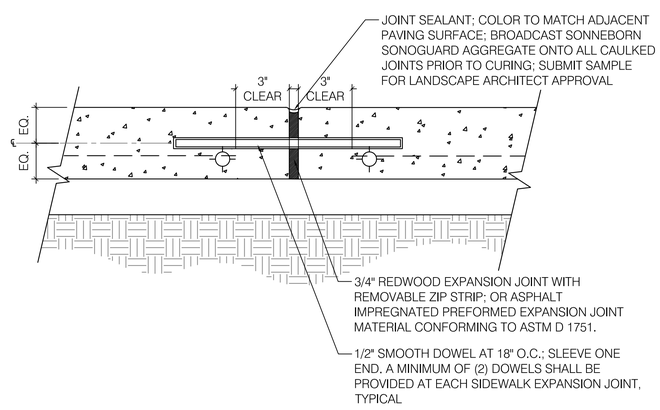
3 CONCRETE WALK

SCALE: 1"=1'-0"



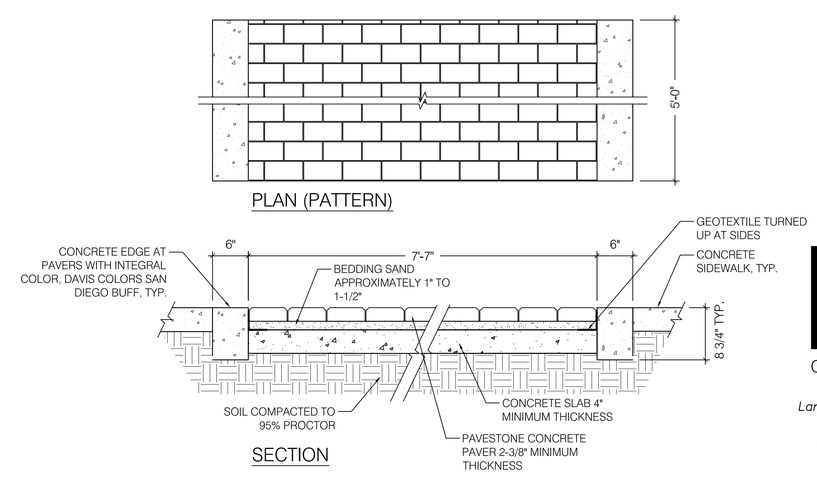
4 CONTROL JOINT

SCALE: 3"=1'-0"



5 EXPANSION JOINT WITH SLIP DOWEL

SCALE: 3"=1'-0"



6 PAVER SPECIALTY PAVEMENT

SCALE: 1"=1'-0"

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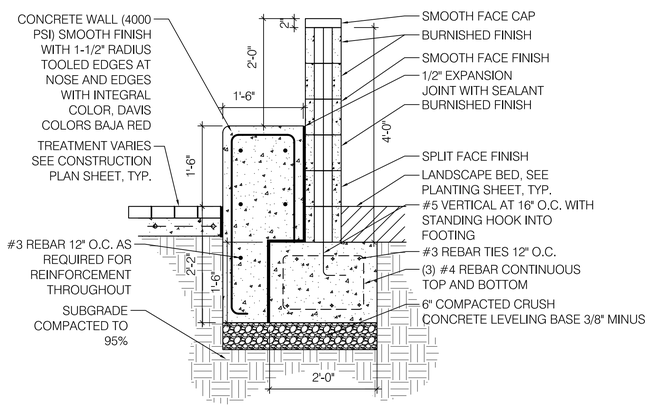
Sheet Title:
COURTYARD SITE DETAILS

L201

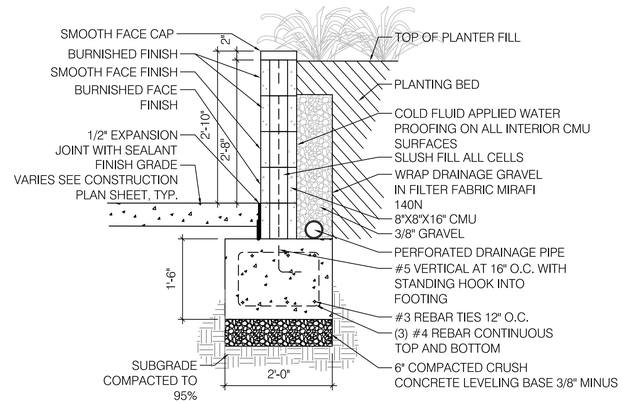
CMU BLOCK:
UTILITY BLOCK COMPANY
SIZE: 8" BLOCK
COLOR: MANZANO BROWN
CONTACT: 505-344-2368



1 SEATWALL BANCO

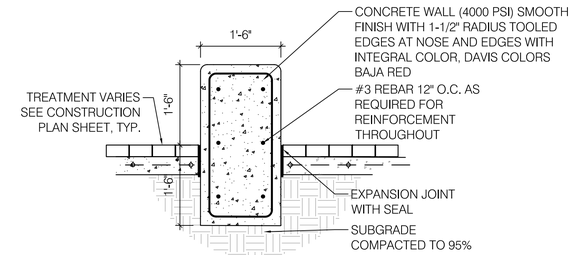
SCALE: 3/4"=1'-0"

CMU BLOCK:
UTILITY BLOCK COMPANY
SIZE: 8" BLOCK
COLOR: MANZANO BROWN
CONTACT: 505-344-2368



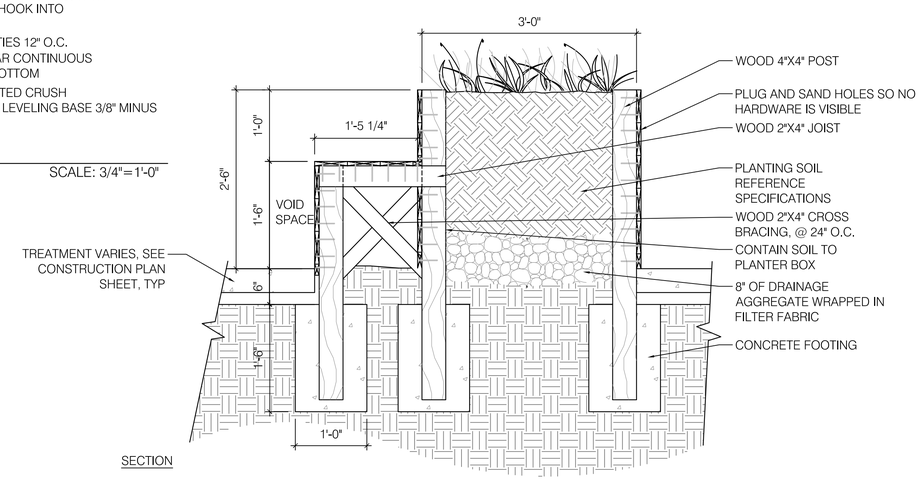
2 CMU RAISED PLANTER

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



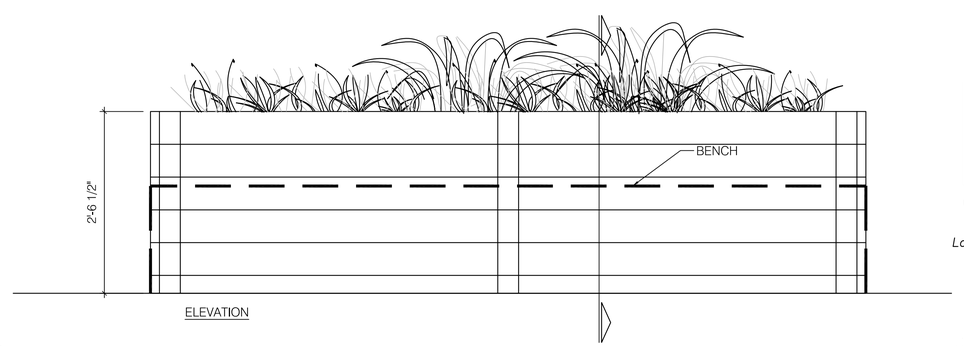
3 SEATWALL

SCALE: N.T.S.



SECTION

RAISED PLANTING BED NOTES:
- WOOD TO BE SANDED AND STAINED, PROVIDE SAMPLE OF FINISH TO ARCHITECT FOR APPROVAL.
- ALL HARDWARE (SCREWS, BOLTS, ETC.) TO BE HIDDEN. PLUG AND SAND ALL HOLES OF THE PLANTER WALLS SO NO HARDWARE IS VISIBLE FROM THE EXTERIOR OF THE RAISED PLANTER BEDS.
- POSTS ARE TO BE EVENLY SPACED ALONG PLANTER FRONT AND BACK.
- DISTANCE BETWEEN POSTS ARE NOT TO EXCEED 5' AND NOT TO BE LESS THAN 2'.
- LENGTH PER PLAN



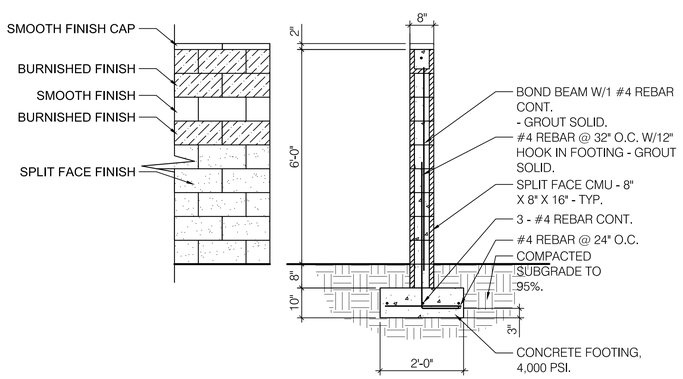
ELEVATION

5 VEGGIE GARDEN PLANTER WITH BENCH SEAT

SCALE: 1"=1'-0"

CMU BLOCK:
UTILITY BLOCK COMPANY
SIZE: 8" BLOCK
COLOR: MANZANO BROWN
CONTACT: 505-344-2368

NOTE: EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM DISTANCE OF 32' O.C.



4 6' CMU SCREEN WALL

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

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STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
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Sheet Title:	COURTYARD SITE DETAILS

L202

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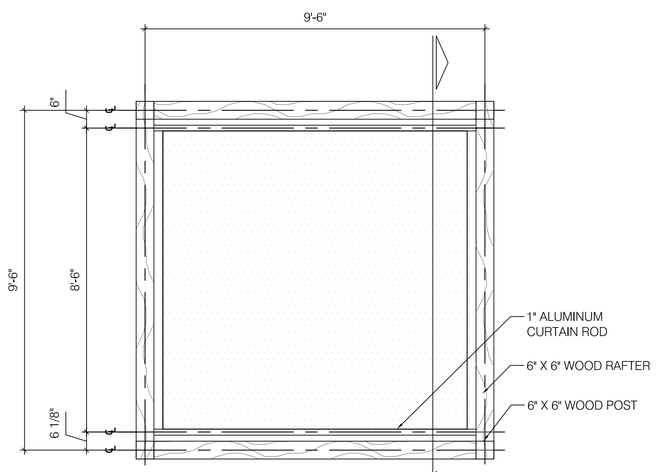
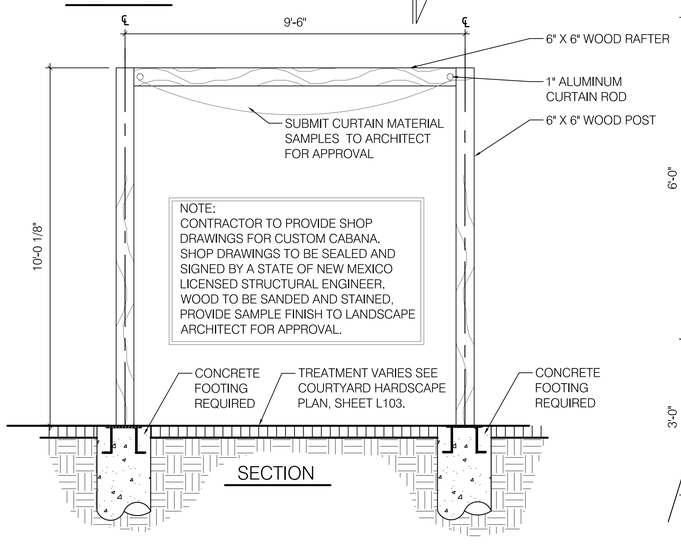
*DOES CABANA
NEED FOOTINGS?



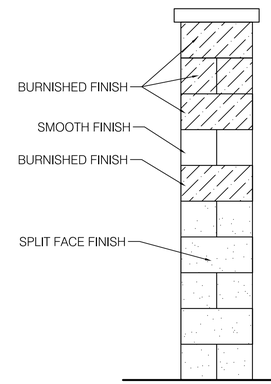
PLAN VIEW



SECTION

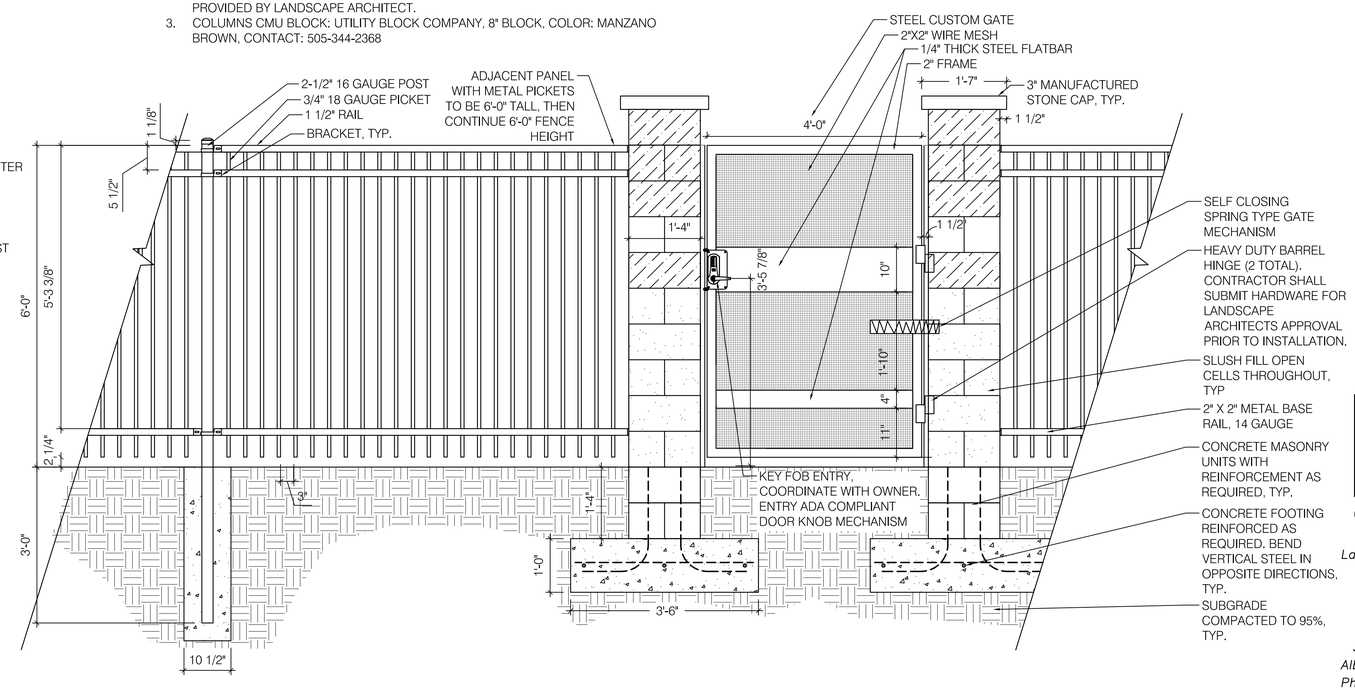
1 CABANA

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



COLUMN BLOCK FINISHES

NOTES:
1. FENCE STEEL CONTINUOUS WELD AT EACH MEMBER.
2. POWDER-COAT COLOR FOR ALL FENCE AND GATES TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.
3. COLUMNS CMU BLOCK: UTILITY BLOCK COMPANY, 8" BLOCK, COLOR: MANZANO BROWN, CONTACT: 505-344-2368



2 POOL GATE AND PERIMETER FENCE

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

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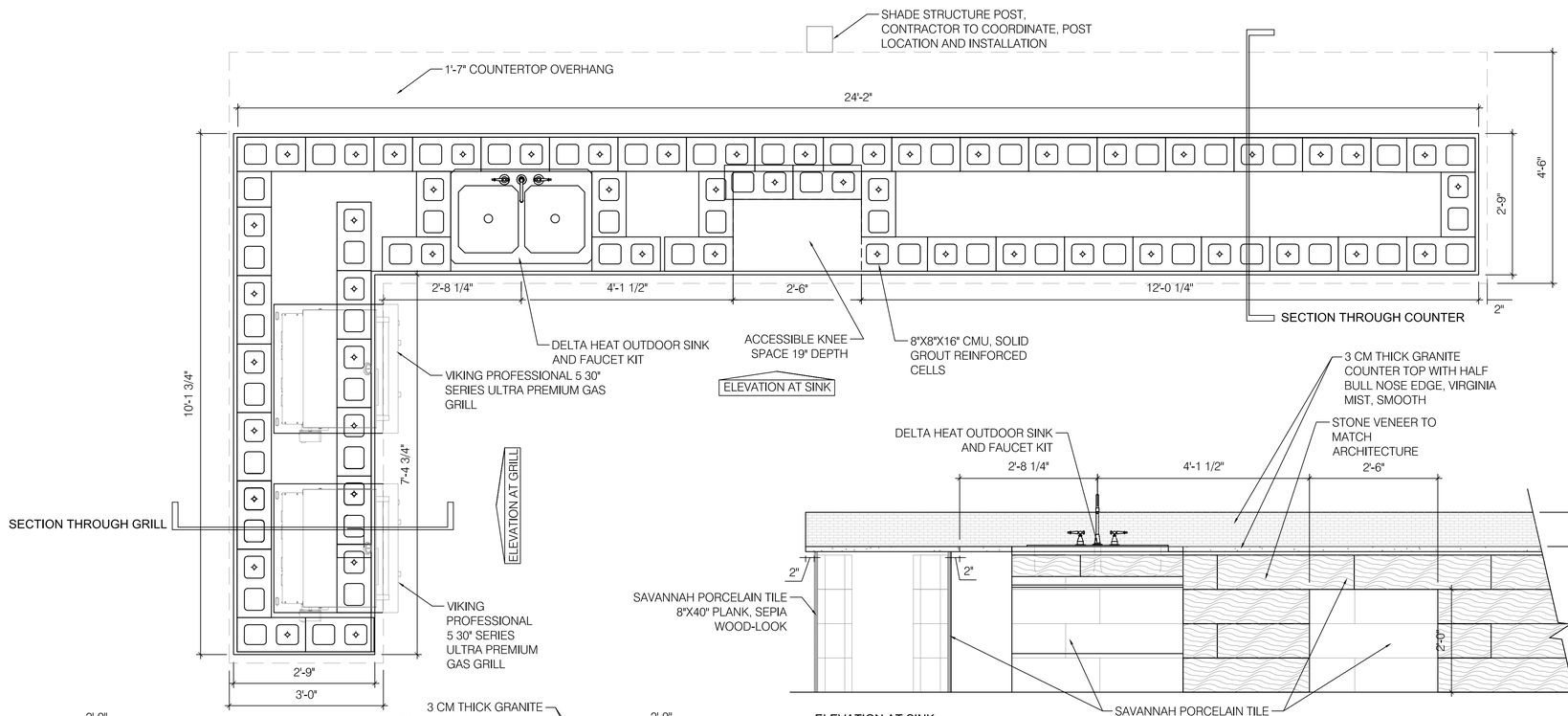
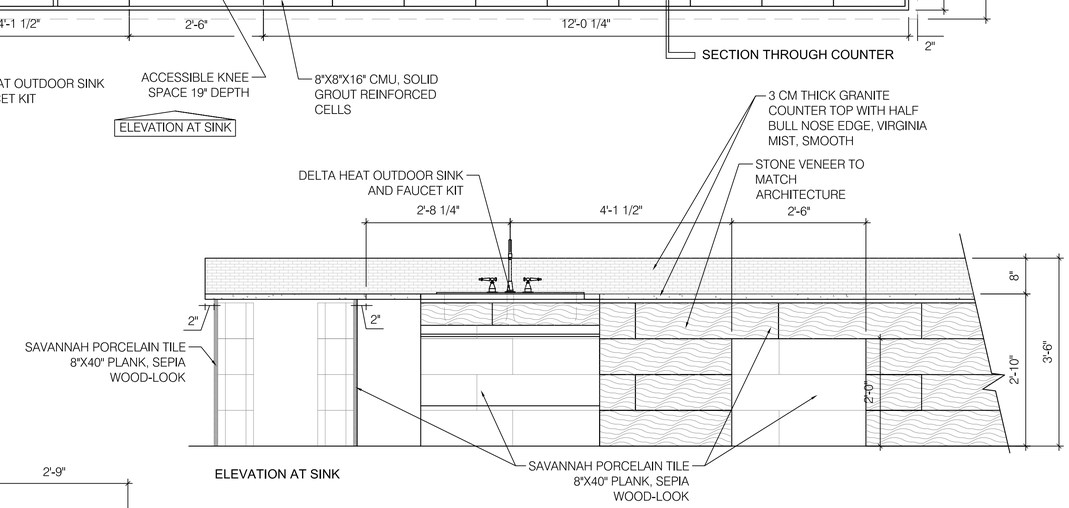
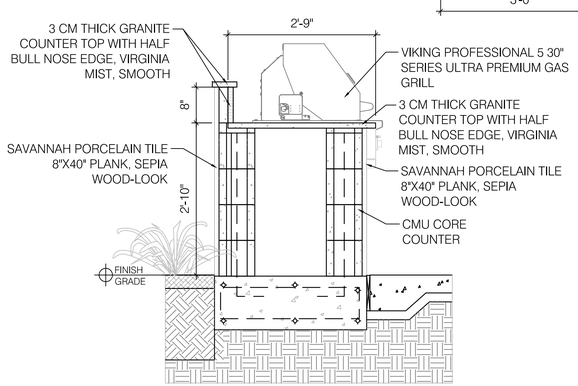
Sheet Title:
COURTYARD
SITE DETAILS

L203

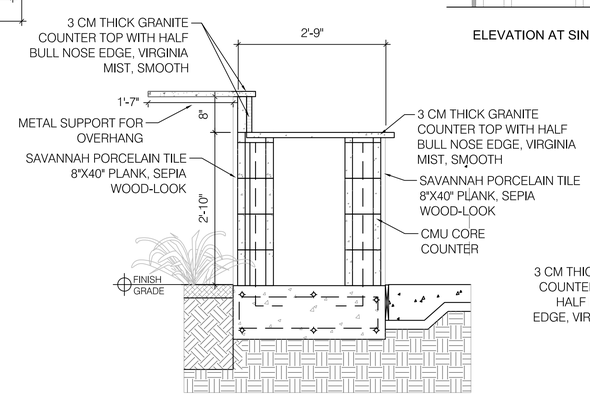




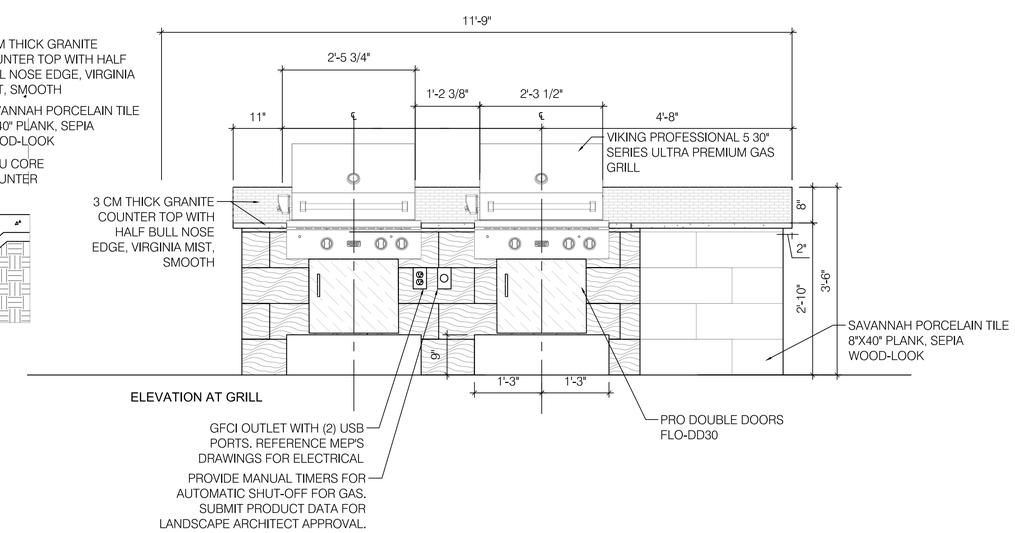
ELEVATION AT SINK



SECTION THROUGH GRILL



SECTION THROUGH COUNTER



ELEVATION AT GRILL

GENERAL NOTES

1. CONTRACTOR TO COORDINATE LOCATIONS FOR WATER SUPPLY, SEWER, ELECTRICAL, AND GAS CONNECTIONS WITH EACH CONSULTANT AND ASSOCIATED DRAWINGS.

1 OUTDOOR KITCHEN: GRILL COUNTER AND BBQ LAYOUT

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

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Drawn By:	KP, AM
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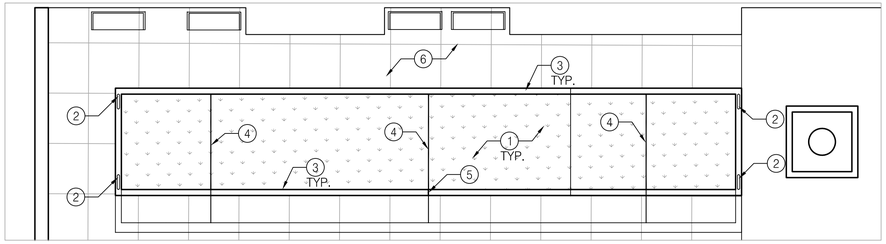
Sheet Title:	COURTYARD SITE DETAILS

L204

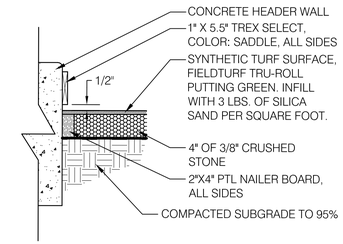


KEYED NOTES

1. BOCCE COURT SYNTHETIC TURF SURFACE, FIELDTURF TRU-ROLL PUTTING GREEN OR APPROVED EQUAL, INSTALL PER MANUFACTURES SPECIFICATIONS AND DETAIL 3, THIS SHEET.
2. 3"X20" ALUMINUM BOCCE BALL RACK, BOCCEMON OR APPROVED EQUAL. MOUNT ON CONCRETE HEADER WALL WITH TAMPER RESISTANT SCREWS.
3. 8" CONCRETE HEADER WALL, INSTALL PER DETAILS 2 & 5, THIS SHEET.
4. STRIPE, 2" WIDE FOUL LINES AND CENTER LINE, TITAN BY PIONEER ATHLETICS, OR EQUAL, COLOR: WHITE.
5. BOCCE BALL SCORE BOARD, LOVEONE BOCCE SCORE BOARD OR APPROVED EQUAL, INSTALLED ON STEAL POST PER DETAIL 6, THIS SHEET.
6. COURTYARD

1 BOCCE COURT LAYOUT: PLAN VIEW

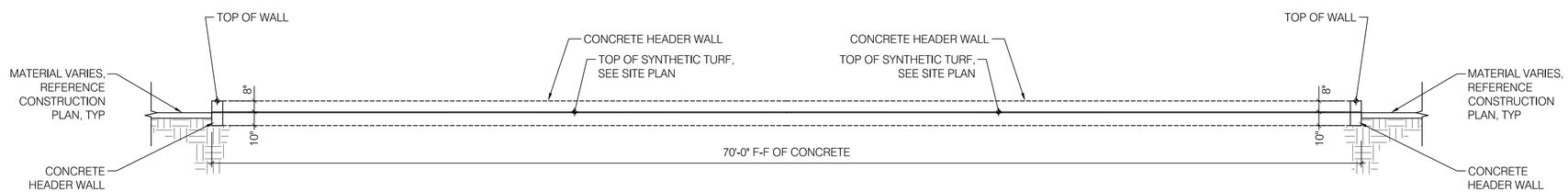
SCALE: 1"=1'-0"



NOTE:
1. BOCCE COURT SURFACE SHALL CONTAIN NO SLOPE - SEE SITE PLAN FOR FINISH GRADE

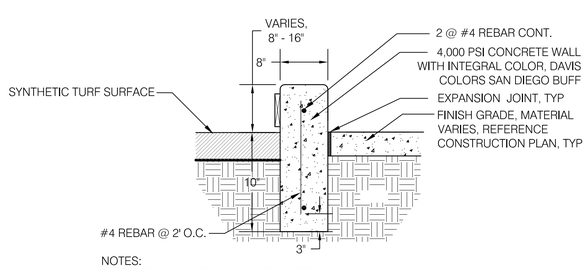
2 BOCCE COURT SURFACE

SCALE: 1"=1'-0"



3 BOCCE COURT SECTION

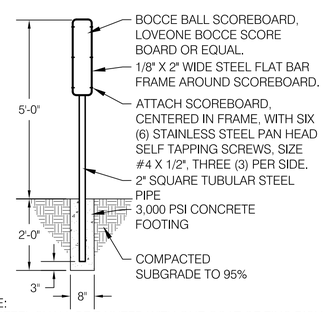
SCALE: 1/4"=1'-0"



NOTES:
1. CONTROL JOINTS SHALL BE PLACED IN WALL AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED IN WALL AT 20' O.C., AND WHERE THE WALL ABUTS ANOTHER HARD SURFACE.

4 HEADER WALLS AT BOCCE COURT

SCALE: 1"=1'-0"



NOTE:
ALL STEEL SHALL BE PAINTED WITH ONE COAT OF ZINC RICH PRIMER AND ONE COAT OF EPOXY FINISH PAINT, COLOR: BLACK.

5 BOCCE SCOREBOARD

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

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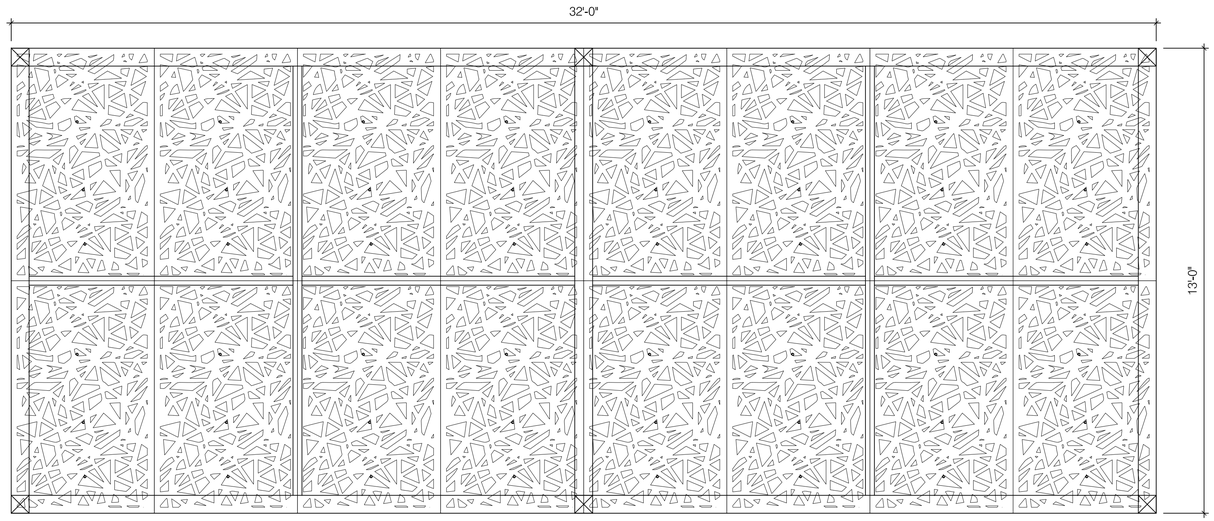
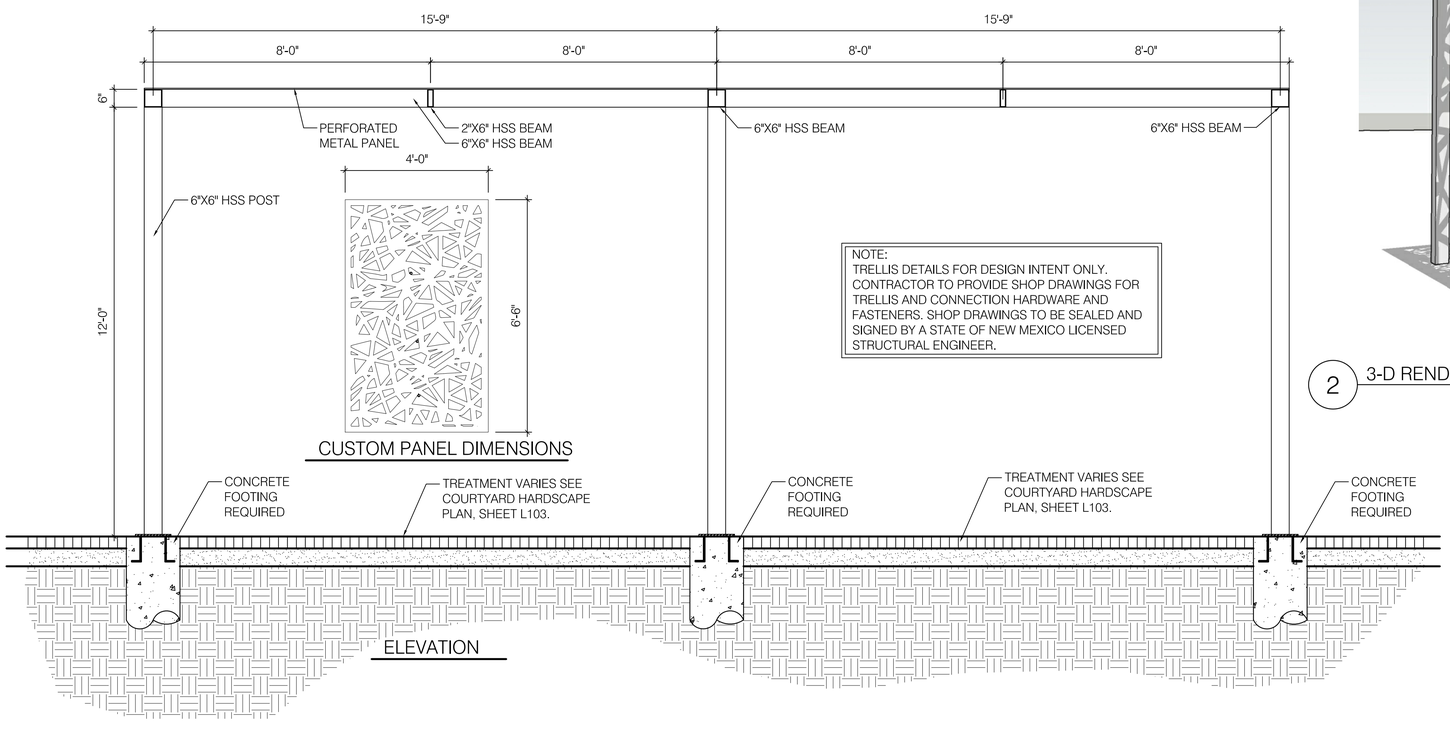


PLAN VIEW



CUSTOM PANEL DIMENSIONS

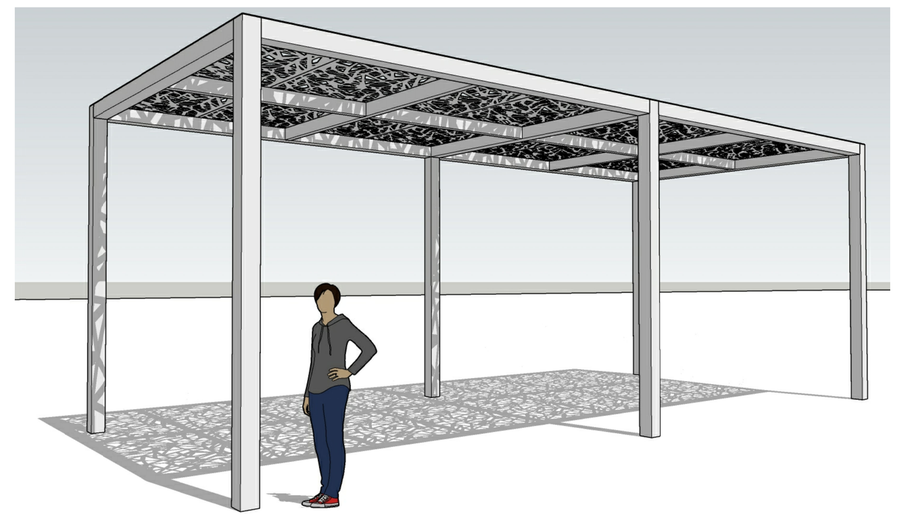
ELEVATION

GENERAL NOTES

1. SOLID 1/4' STEEL PLATE OVER SINK AREA, SLOPE (WELD AT PERIMETER, CONTRACTOR TO INCLUDE ON SHOP DRAWINGS)
2. COORDINATE WITH OUTDOOR KITCHEN PLAN, REFERENCE DETAIL 1/L204.
3. POWDER-COAT COLOR FOR SHADE STRUCTURE TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

1 LARGE CUSTOM SHADE STRUCTURE

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



2 3-D RENDERING OF DESIGN INTENT

SCALE: N.T.S.

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

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Albuquerque, NM 87102
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REVISIONS

#	Date	Description

Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN

Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP,AM
Checked By:	CG
Date:	01/29/21

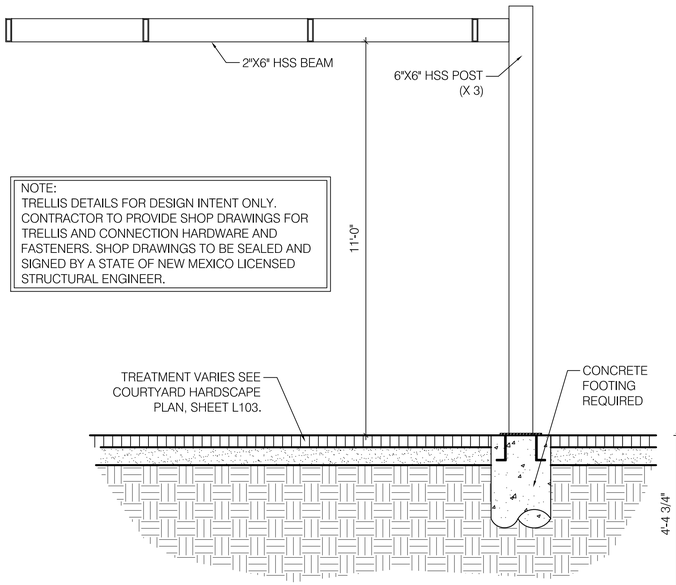
Project No:
SI-2020-00356

Sheet Title:
COURTYARD SITE DETAILS

L206

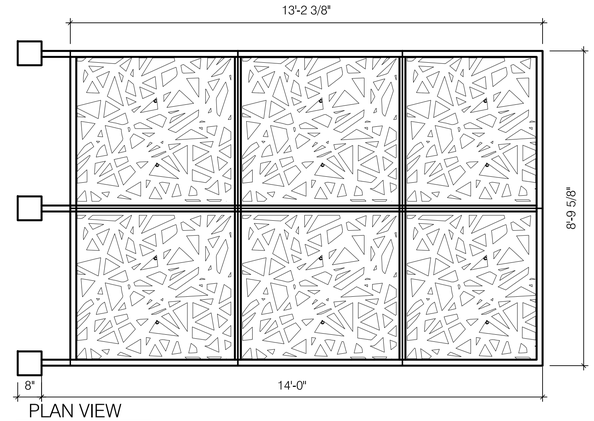
GENERAL NOTES

1. POWDER-COAT COLOR FOR SHADE STRUCTURE TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

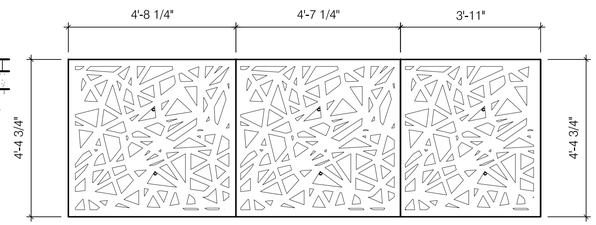


NOTE:
TRELLIS DETAILS FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TRELLIS AND CONNECTION HARDWARE AND FASTENERS. SHOP DRAWINGS TO BE SEALED AND SIGNED BY A STATE OF NEW MEXICO LICENSED STRUCTURAL ENGINEER.

ELEVATION



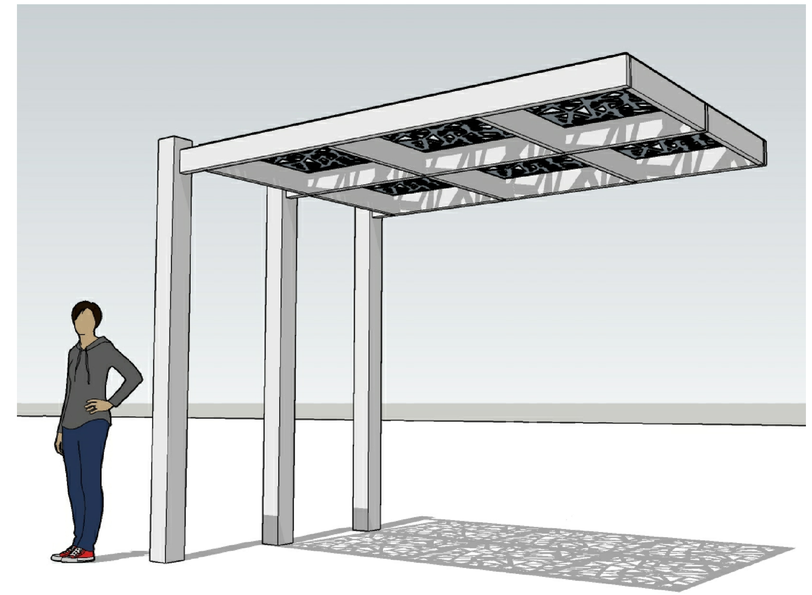
PLAN VIEW



CUSTOM PANEL DIMENSIONS

1 CANTILEVER CUSTOM SHADE STRCUTURE

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



2 3-D RENDERING OF DESIGN INTENT

SCALE: N.T.S.

REVISIONS

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Sheet Title:
COURTYARD SITE DETAILS

L207

CONSENSUS PLANNING

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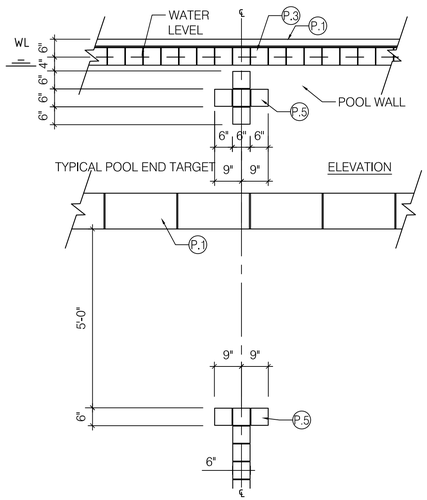
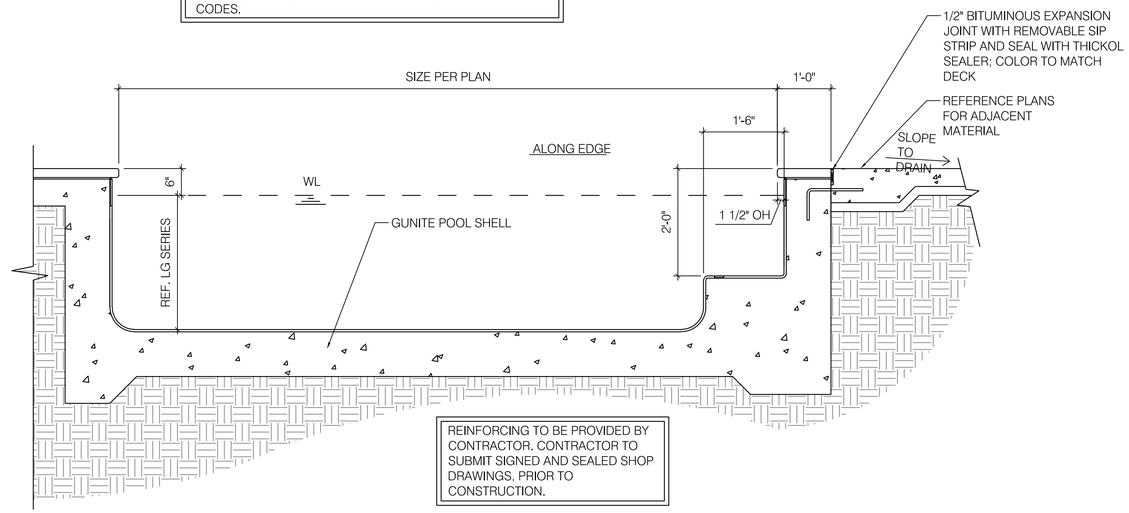


1 LAP LANE TILE DETAIL

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

GENERAL NOTE:
SWIMMING POOL DETAILS ARE FOR REFERENCE PURPOSES ONLY. POOL CONTRACTOR TO SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY INSTALLATION. THE POOL CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IF DESIGN OR LAYOUT CONFLICTS WITH ANY CODES.

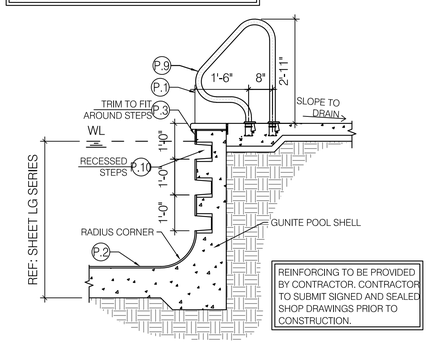


REINFORCING TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS, PRIOR TO CONSTRUCTION.

2 SPA AND DIVIDING WALL

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

GENERAL NOTE:
SWIMMING POOL DETAILS ARE FOR REFERENCE PURPOSES ONLY. POOL CONTRACTOR TO SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY A STRUCTURAL ENGINEER. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER REPRESENTATIVE PIOR TO ANY INSTALLATION. THE POOL CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IF DESIGN OR LAYOUT CONFLICTS WITH ANY CODES.



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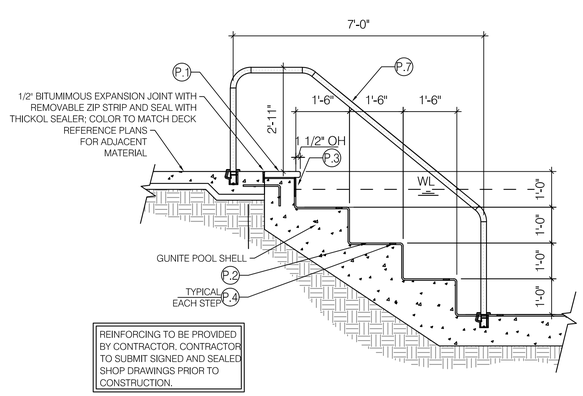

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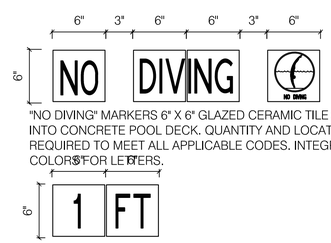
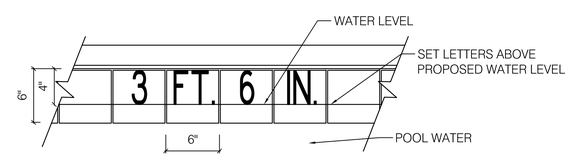


"NO DIVING" MARKERS 6" X 6" GLAZED CERAMIC TILE SET INTO CONCRETE POOL DECK. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES. INTEGRAL COLORS FOR LETTERS.

DEPTH MARKERS 6" X 6" GLAZED CERAMIC TILE SET INTO CONCRETE POOL DECK, QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES. INTEGRAL COLORS FOR LETTERS.

CONCRETE POOL DECK TILE PLAN

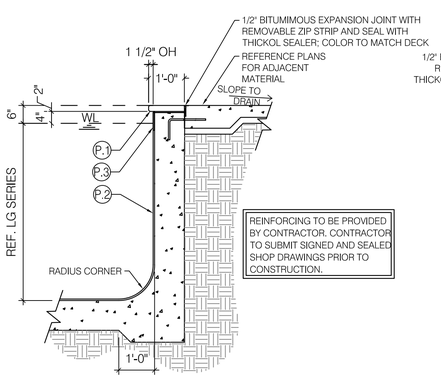


DEPTH MARKER IN VERTICAL WALL POOL AT WATERLINE TILE. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES. INTEGRAL COLORS FOR LETTERS.

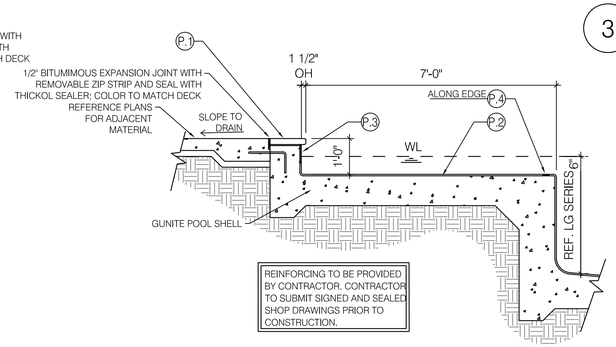
WATERLINE TILE ELEVATION

3 SAFETY TILE LAYOUT

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



REINFORCING TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS PRIOR TO CONSTRUCTION.

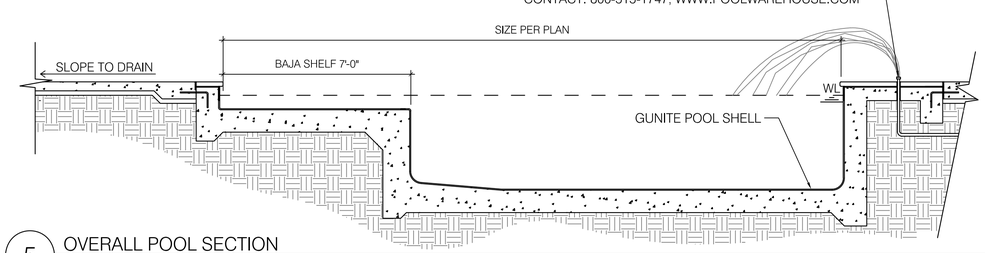


REINFORCING TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS PRIOR TO CONSTRUCTION.

4 POOL DETAILS

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

DECK JETS WITH INGROUND JET BODY, ADJUSTABLE NOZZLES WITH ADJUSTMENTS FOR SINGLE AND DUAL STREAMS, LED LIGHT, ROUND DECORATIVE CAPS PRODUCT: DECK JETS BY POOL HARDWARE OR EQUAL, CONTACT: 800-515-1747, WWW.POOLWAREHOUSE.COM



5 OVERALL POOL SECTION

SCALE: 3/8"=1'-0"

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Landscape Architecture
Urban Design
Planning Services
302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
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REVISIONS

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LANDSCAPE PLAN

Prepared for:
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1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP, AM
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356

Sheet Title:
POOL AND SPA DETAILS

L208

GENERAL IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. THE IRRIGATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
4. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES AS INDICATED ON THE DRAWING. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
7. IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.
8. RUNTIMES FOR DRIP ZONES ARE TYPICALLY 60 MINUTES. RUNTIMES FOR SPRAY ARE TO BE ADJUSTED PER SEASON AND ARE TYPICALLY 15-25 MINUTES.

VALVE SCHEDULE

ID	SIZE	SPK TYPE	GPM	PR. RATE
V-1	1"	SPRAY	12.51	1.56 -1.58
V-2	1"	DRIP	7.73	N/A
V-3	1"	DRIP	7.70	N/A
V-4	1-1/2"	SPRAY	26.45	1.52
V-5	1"	DRIP	8.80	N/A
V-6	1"	DRIP	10.33	N/A
V-7	1"	DRIP	7.13	N/A
V-8	1"	DRIP	5.80	N/A
V-9	1"	DRIP	8.97	N/A
V-10	1"	DRIP	9.53	N/A
V-11	1"	DRIP	7.93	N/A
V-12	1"	DRIP	9.43	N/A
V-13	1"	DRIP	9.17	N/A
V-14	1"	DRIP	5.63	N/A
V-15	1"	DRIP	5.17	N/A
V-16	1"	DRIP	7.23	N/A
MV	2"	N/A	26.45	

PIPE SIZE CHART

PIPE SIZE	FLOW (GPM)
.75"	1 - 7 GPM
1.0"	8 - 11 GPM
1.25"	12 - 20 GPM
1.50"	21 - 28 GPM
2.0"	29 - 45 GPM
2.50"	46 - 65 GPM

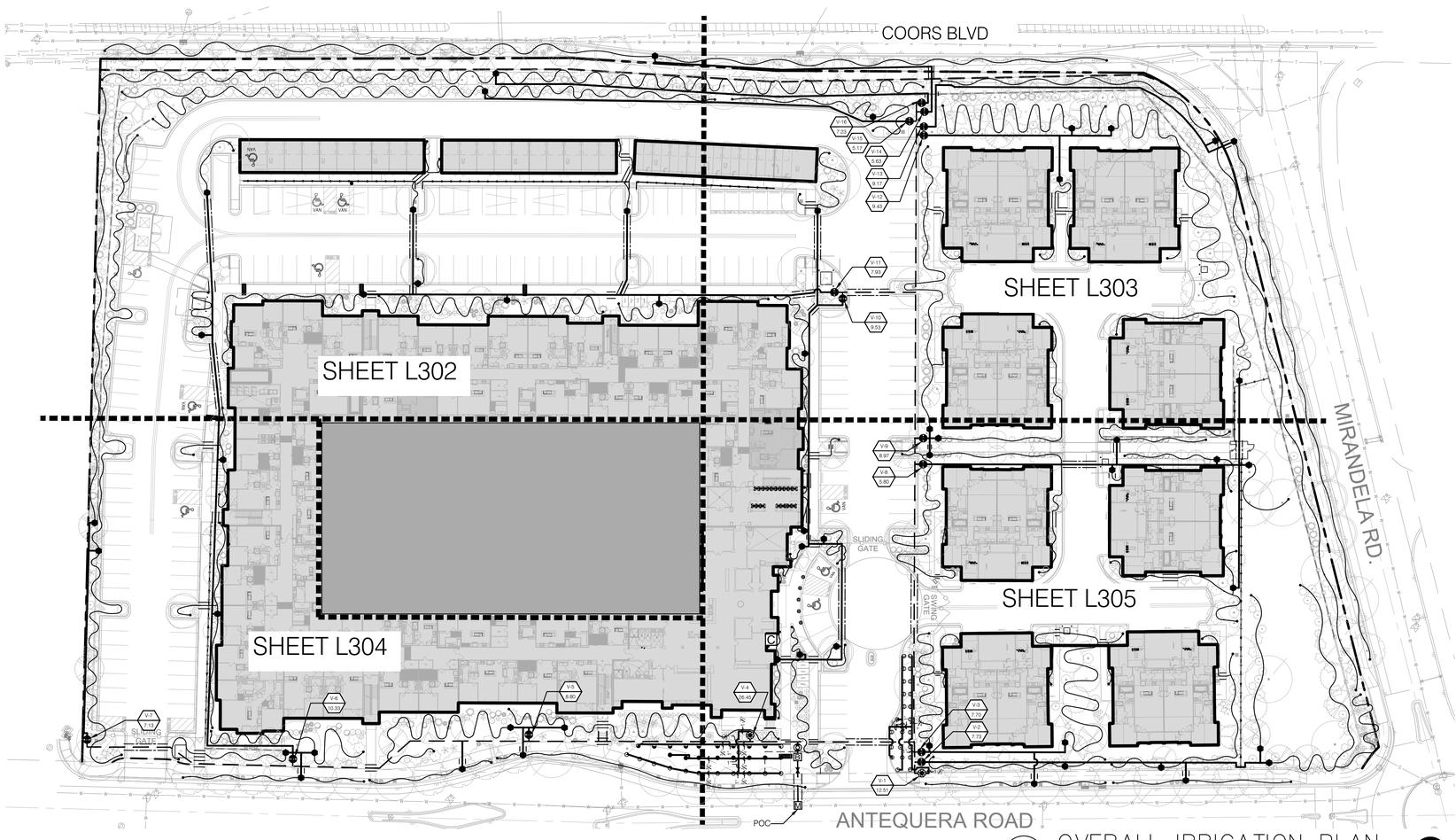
IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
M	DOMESTIC WATER METER BY GENERAL CONTRACTOR, SIZE 2", REFERENCE CIVIL DRAWINGS
B	BACKFLOW PREVENTER: FEBCO 825YA (2") REDUCED PRESSURE BACKFLOW PREVENTER TO BE LOCATED IN SAME ENCLOSURE AS DOMESTIC WATER BACKFLOW PREVENTER, REFERENCE CIVIL DRAWINGS. INSTALL PER DETAIL 2, SHEET L401.
	SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN PIPE TO BE SLEEVED).
	IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD, SIZE PER PLAN OR PIPE SIZE CHART, 18" DEPTH, EXCEPT WHERE UNDER CONTINUOUS PRESSURE, 30" DEPTH.
	LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, SIZE PER PLAN OR PIPE SIZE CHART
	MANUAL ISOLATION VALVE: SPEARS TRUE UNION BALL VALVE, SIZE SAME AS LINE SIZE. ENCLOSE IN 10" ROUND VALVE BOX.INSTALL PER DETAIL 6, SHEET L401.
	MASTER VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND
	AUTOMATIC DRIP VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND.INSTALL PER DETAIL 1, SHEET L402.
	AUTOMATIC SPRAY VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND. INSTALL PER DETAIL 3, SHEET L401.
	PVC TO POLY ADAPTOR: RAINBIRD 30 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 6" VALVE BOX.INSTALL PER DETAIL 7, SHEET L401.
	DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE, 6" DEPTH MIN, W/COMPRESSION FITTINGS AND FLUSH CAP (INSTALL PER DETAIL 9, SHEET L401); CONNECTION TO PVC LATERAL AND FLUSH CAPS SHALL BE PLACED IN 6" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
	EMITTER DEVICE: RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW. 1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB.
	SHRUBS - (2) XB-20, 1 GPH EMITTERS EACH.INSTALL PER DETAIL 5, SHEET L401.
	TREES - (1) XB-20-6, 6 - 2 GPH (12 GPH TOTAL) MULTI-OUTLET EMITTER EACH. INSTALL PER DETAIL 4, SHEET L401.

SPRAY POP-UP SPRINKLER ASSEMBLIES, RAINBIRD 1800 SERIES WITH MPR NOZZLE (INSTALL PER DETAIL 8, SHEET L401):

MODEL NO.	RADIUS	GPM	PSI	PR
1800-MPR-8-Q	8'	0.26	30	1.56
1800-MPR-8-H	8'	0.52	30	1.56
1800-MPR-8-F	8'	1.05	30	1.58
1800-MPR-10-Q	10'	0.39	30	1.52
1800-MPR-10-H	10'	0.79	30	1.52
1800-MPR-10-F	10'	1.58	30	1.52

C	CONTROLLER: RAINBIRD ESP-LXME 8 STATION CONTROLLER WITH 2 ADDITIONAL 8 STATION MODULE WALL MOUNT IN CABINET FOR A TOTAL OF 24 STATIONS. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. INSTALL PER DETAIL 1, SHEET L401.
00 / 00	INDICATES STATION NUMBER / INDICATES LATERAL DISCHARGE IN GPM



A1 OVERALL IRRIGATION PLAN
SCALE: 1"=40'-0"
0 40' 80'
NORTH

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ALBUQUERQUE 260-1990

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Urban Design
Planning Services
302 EIGHTH ST. NW
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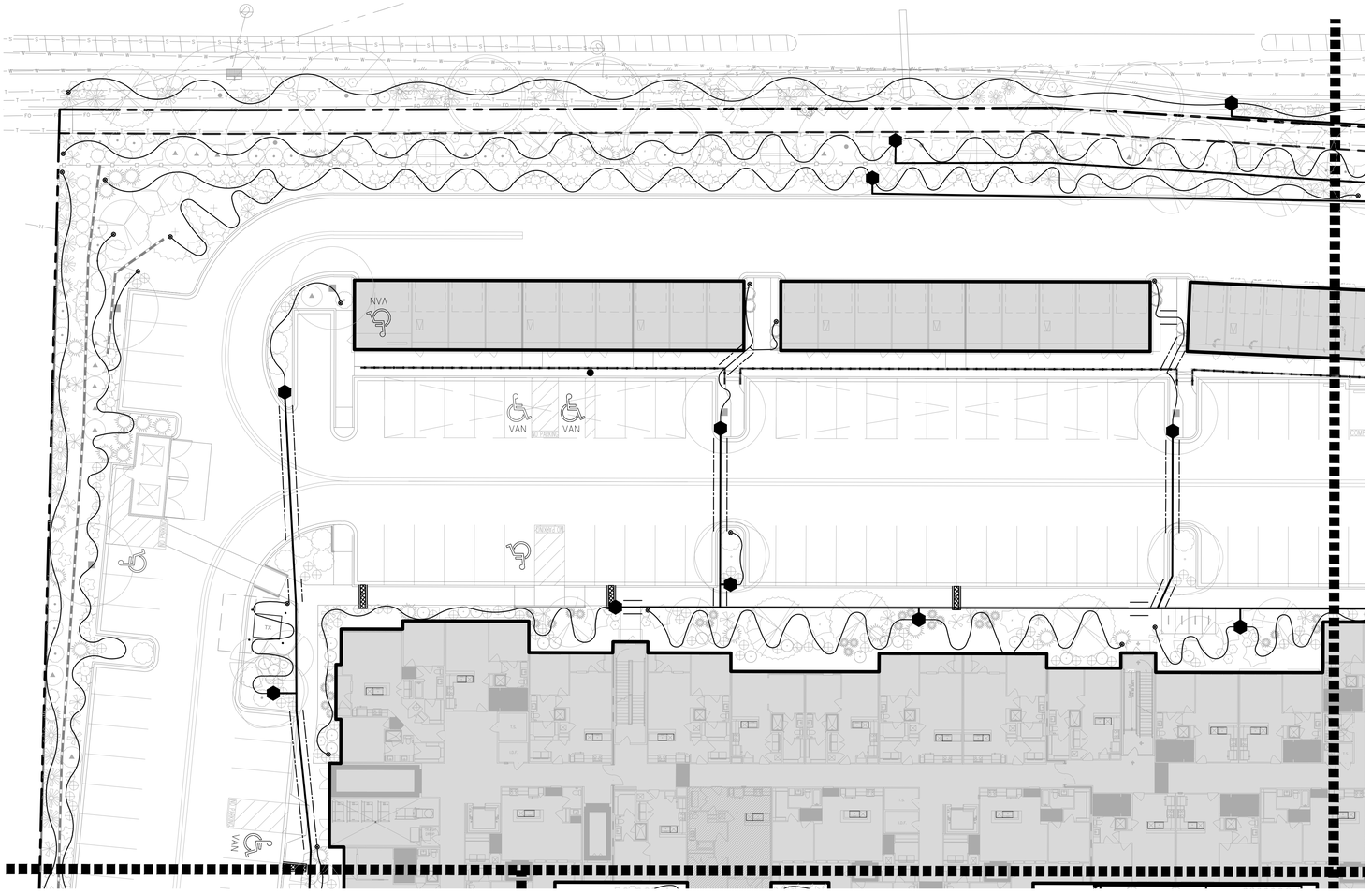
Sheet Title:	OVERALL IRRIGATION

L301



A1 IRRIGATION PLAN ENLARGEMENT

SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
M	DOMESTIC WATER METER BY GENERAL CONTRACTOR, SIZE 2", REFERENCE CIVIL DRAWINGS
B	BACKFLOW PREVENTER: FEBCO 825YA (2") REDUCED PRESSURE BACKFLOW PREVENTER TO BE LOCATED IN SAME ENCLOSURE AS DOMESTIC WATER BACKFLOW PREVENTER, REFERENCE CIVIL DRAWINGS. INSTALL PER DETAIL 2, SHEET L401.
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Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

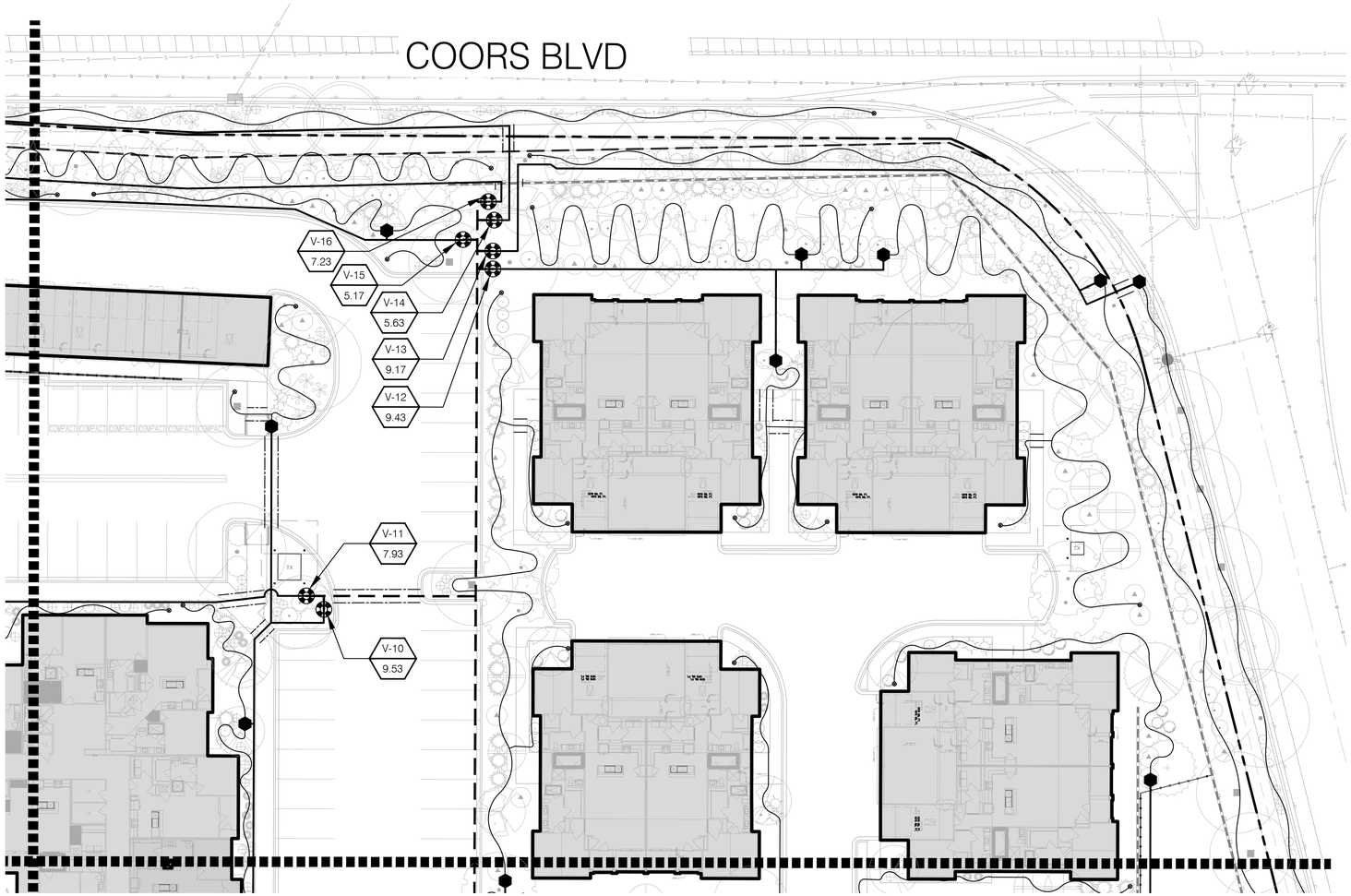
Designed By:	KP,CG
Drawn By:	KP, AM
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356
Sheet Title:	IRRIGATION ENLARGEMENT

L302

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



A1 IRRIGATION PLAN ENLARGEMENT

SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
M	DOMESTIC WATER METER BY GENERAL CONTRACTOR, SIZE 2", REFERENCE CIVIL DRAWINGS
B	BACKFLOW PREVENTER: FEBCO 825YA (2") REDUCED PRESSURE BACKFLOW PREVENTER TO BE LOCATED IN SAME ENCLOSURE AS DOMESTIC WATER BACKFLOW PREVENTER, REFERENCE CIVIL DRAWINGS. INSTALL PER DETAIL 2, SHEET L401.
	SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN PIPE TO BE SLEEVED).
	IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD, SIZE PER PLAN OR PIPE SIZE CHART, 18" DEPTH, EXCEPT WHERE UNDER CONTINUOUS PRESSURE, 30" DEPTH.
	LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, SIZE PER PLAN OR PIPE SIZE CHART
	MANUAL ISOLATION VALVE: SPEARS TRUE UNION BALL VALVE, SIZE SAME AS LINE SIZE. ENCLOSE IN 10" ROUND VALVE BOX.INSTALL PER DETAIL 6, SHEET L401.
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	AUTOMATIC DRIP VALVE ASSEMBLY: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND.INSTALL PER DETAIL 1, SHEET L402.
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SPRAY POP-UP SPRINKLER ASSEMBLIES, RAINBIRD 1800 SERIES WITH MPR NOZZLE (INSTALL PER DETAIL 8, SHEET L401):

MODEL NO.	RADIUS	GPM	PSI	PR
1800-MPR-8-Q	8'	0.26	30	1.56
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C	CONTROLLER: RAINBIRD ESP-LXME 8 STATION CONTROLLER WITH 2 ADDITIONAL 8 STATION MODULE WALL MOUNT IN CABINET FOR A TOTAL OF 24 STATIONS. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. INSTALL PER DETAIL 1, SHEET L401.
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00	INDICATES LATERAL DISCHARGE IN GPM

PIPE SIZE CHART

PIPE SIZE	FLOW (GPM)
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1.0"	8 - 11 GPM
1.25"	12 - 20 GPM
1.50"	21 - 28 GPM
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2.50"	46 - 65 GPM

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Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN

Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

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CHRISTOPHER J. GREEN
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Sheet Title:
IRRIGATION ENLARGEMENT

L303

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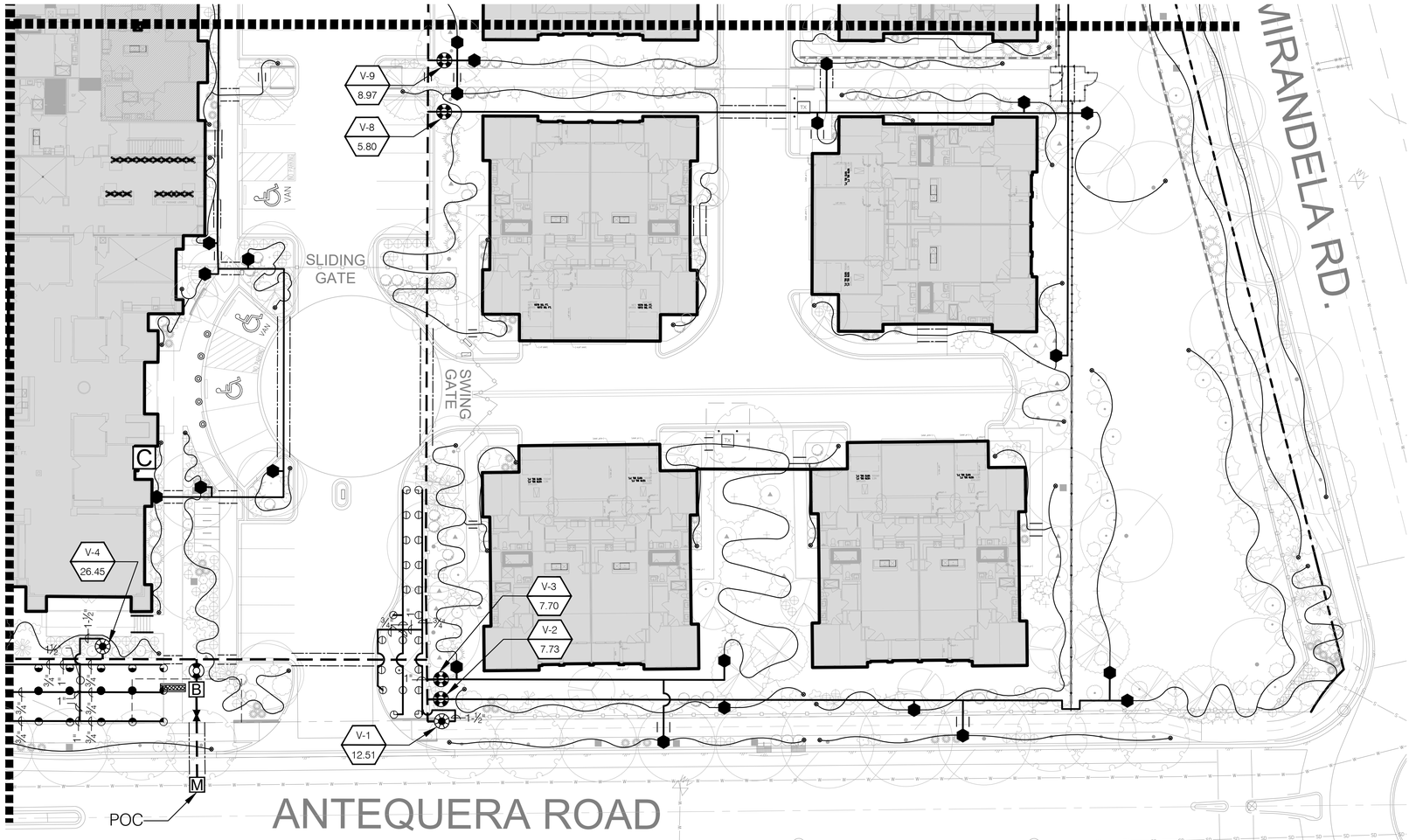

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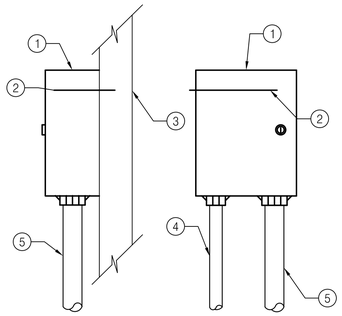
L305



KEYED NOTES

1. AUTOMATIC CONTROLLER – SEE LEGEND.
2. EYE LEVEL.
3. WALL.
4. 120 VOLT WIRE CONDUIT.
5. 24 VOLT WIRE CONDUIT.

GENERAL NOTES

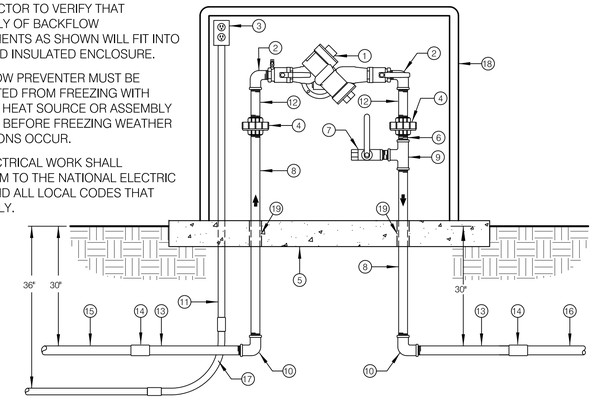
A. CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE.
B. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES.
C. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS.

1 WALL MOUNTED CONTROLLER

SCALE: N.T.S.

NOTES:

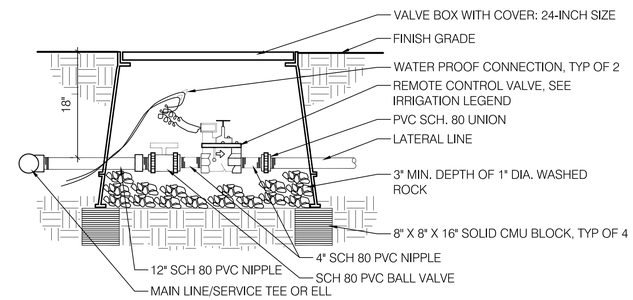
1. CONTRACTOR TO VERIFY THAT ASSEMBLY OF BACKFLOW COMPONENTS AS SHOWN WILL FIT INTO SPECIFIED INSULATED ENCLOSURE.
2. BACKFLOW PREVENTER MUST BE PROTECTED FROM FREEZING WITH POSITIVE HEAT SOURCE OR ASSEMBLY DRAINED BEFORE FREEZING WEATHER CONDITIONS OCCUR.
3. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ALL LOCAL CODES THAT MAY APPLY.



1. REDUCED PRESSURE BACKFLOW PREVENTER (SEE LEGEND FOR MODEL AND SIZE)
2. GALVANIZED STREET ELL
3. 120 VOLT ELECTRICAL OUTLET (INSTALL PER NEC AND LOCAL CODES)
4. GALVANIZED UNION
5. CONCRETE AND ENCLOSURE, REFERENCE CIVIL DRAWINGS
6. CLOSE GALVANIZED NIPPLE
7. WATTS #B-6000 SERIES 1" BALL VALVE
8. GALVANIZED NIPPLE (LENGTH AS REQUIRED)
9. GALVANIZED TEE WITH 1" SIDE OUTLET
10. GALVANIZED ELL
11. PVC ELECTRICAL CONDUIT
12. 4" GALVANIZED NIPPLE
13. 12" SCH.80 PVC TOE NIPPLE
14. SCH.80 PVC COUPLING WITH REDUCER BUSHING IF REQUIRED
15. PVC PIPING FROM WATER SOURCE
16. PVC PIPING TO SYSTEM
17. ELECTRICAL SWEEP ELL
18. HEATED INSULATED BACKFLOW DEVICE ENCLOSURE, REFERENCE CIVIL DRAWINGS
19. PVC SLEEVE

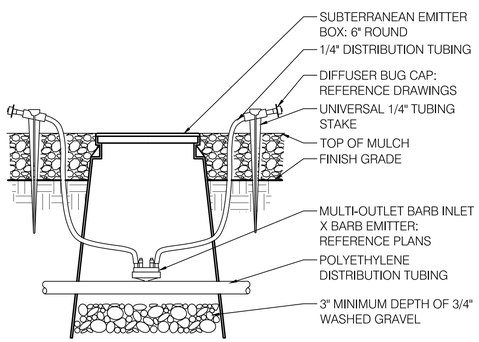
2 BACKFLOW PREVENTER

SCALE: N.T.S.



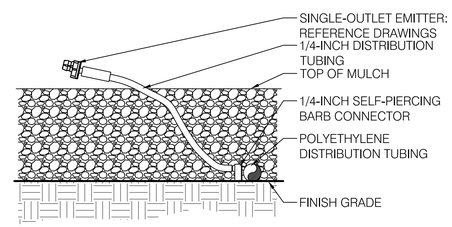
3 REMOTE CONTROL VALVE ASSEMBLY

SCALE: N.T.S.



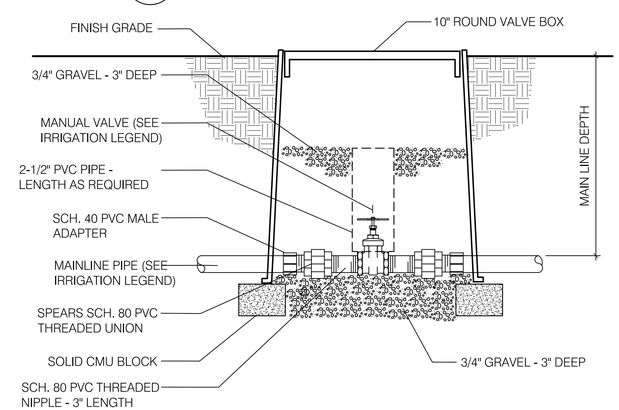
4 MULTI-OUTLET EMITTER AT TREE

SCALE: N.T.S.



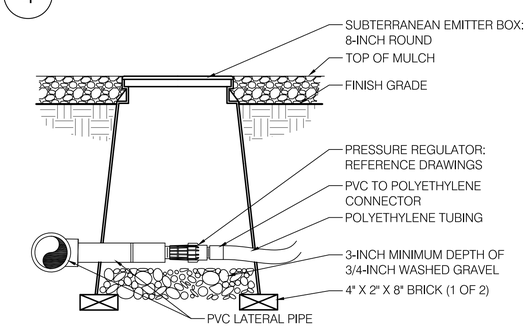
5 SINGLE-OUTLET EMITTER AT SHRUB

SCALE: N.T.S.



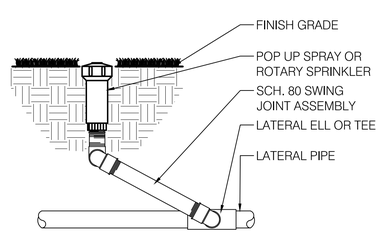
6 MANUAL ISOLATION VALVE

SCALE: N.T.S.



7 PVC TO POLY CONNECTION

SCALE: N.T.S.



8 POP UP SPRAY ASSEMBLY

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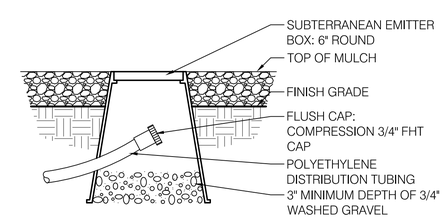

9 DRIP FLUSH CAP

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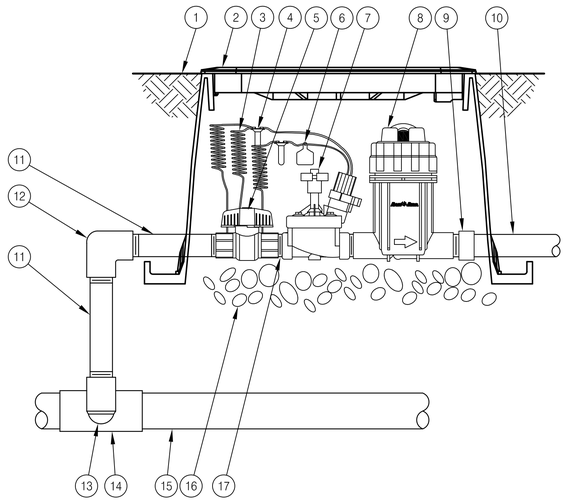
IRRIGATION DETAILS

L401



KEYED NOTES

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB
8. FILTER:RAIN BIRD INLINE RBY FILTER WITH 200 MESH SCREEN
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

1 DRIP CONTROL VALVE ASSEMBLY

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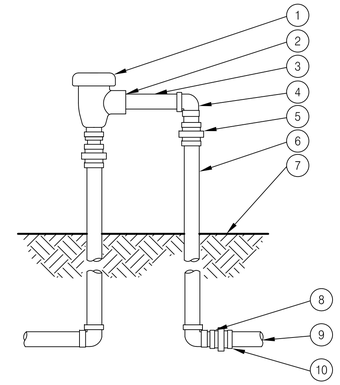

KEYED NOTES

1. ATMOSPHERIC VACUUM BREAKER
2. COPPER MALE ADAPTER
3. MIN. OF 12 - INCHES ABOVE GRADE
4. COPPER 90 DEGREE ELL
5. COPPER UNION
6. COPPER PIPE
7. FINISH GRADE
8. COPPER FEMALE ADAPER
9. IRRIGATION MAINLINE PIPE
10. PVC MALE ADAPTER

NOTES:

1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

2 ATMOSPHERIC VACUUM BREAKER

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LANDSCAPE CALCULATIONS

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (7.71 AC.):	335,848 SF
BUILDING AREA:	- 114,035 SF
NET AREA	221,813 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	33,331 SF
PROVIDED LANDSCAPE AREA	
PROPOSED LANDSCAPE (EXCLUDING DOG PARK, MAIN PONDING AREA, TURF GRASS AREA AND COURTYARDS)	81,215 SF (37%)

LANDSCAPE LIVE VEGETATIVE COVERAGE

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	60,911 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (357%)	217,541 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	15,228 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (29%)	17,423 SF

TURF GRASS AREAS

NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION.

ALLOWABLE TURF GRASS AREA (10%)	3,333 SF
PROVIDED TURF GRASS AREA (7.6%)	2,544 SF

PARKING LOT AREA

AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

PROVIDING 234 PARKING SPACES.

TOTAL PARKING LOT AREA:	56,957 SF
PROVIDED LANDSCAPE AREA: (39%)	22,309 SF

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

234 PARKING SPACES / 10 SPACES = 24 TREES REQUIRED
- PROVIDED: 35 TREES

STREET TREES

STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 25 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG COORS BLVD NW, MIRANDELA ST NW, AND ANTEQUERA RD NW.

COORS BLVD: 659 LF / 25 FEET PER TREE = 26 REQUIRED TREES
- PROVIDED: 27 TREES

MIRANDELA ST NW: 442 LF / 25 FEET PER TREE = 18 REQUIRED TREES
- PROVIDED: 19 TREES

ANTEQUERA RD NW: 824 LF / 25 FEET PER TREE =33 REQUIRED TREES
- PROVIDED: 34 TREES

COORS BOULEVARD - CPO-2 OVERLAY ZONE

SETBACK FROM THE ROW OF COORS BOULEVARD A MINIMUM OF 35 FEET WITH A MINIMUM VEGETATIVE COVERAGE OF 50 PERCENT FOR THE REQUIRED SETBACK. A COMBINATION OF WALLS OR DECORATIVE FENCES AND A VEGETATIVE SCREEN THAT VISUALLY SCREENS VEHICULAR CIRCULATION AREAS, PARKING LOTS, AND PARKED CARS FROM COORS BOULEVARD.

COORS BLVD SETBACK AREA: 23,987 SF AT 50% COVERAGE = 11,993 SF
- PROVIDED: 17,816 SF (74%)

NMDOT ROW

A LANDSCAPING PERMIT SHALL BE PROVIDED TO THE NMDOT FOR ANY LANDSCAPING WITHIN NMDOT HIGHWAY RIGHT OF WAY.

USABLE LANDSCAPE OPEN SPACE
- PROVIDED: 104,969 SF (INCLUDES LANDSCAPE AREA PROVIDED WITHOUT R.O.W., TURF GRASS AREAS, DOG PARK, AND COURTYARDS)

PLANT LEGEND

TREES - REFERENCE DETAILS 1-2/L601

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
	Platanus aceriflora 'Bloodgood'	BLOODGOOD SYCAMORE	33	2" CALIPER , 10'-12' HT.	50'	40'	MEDIUM
	Fraxinus oxycarpa 'Raywood'	RAYWOOD ASH	10	2" CALIPER , 10'-12' HT.	35'	25'	MEDIUM
	Pistacia chinensis	CHINESE PISTACHE	27	2" CALIPER , 10'-12' HT.	60'	60'	MEDIUM
	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST	15	2" CALIPER, 8' MIN. HT.	30'	30'	MEDIUM
	Forestiera neomexicana	NEW MEXICO OLIVE	21	1-1/2" CALIPER, 6' MIN. HT.	15'	15'	MEDIUM
	Chilopsis linearis 'Bubba'	DESERT WILLOW	32	2" CALIPER, 8' MIN. HT.	20'	25'	LOW
	Pyrus calleryana 'Cleveland'	ORNAMENTAL PEAR	33	2" CALIPER, 8' MIN. HT.	45'	30'	MEDIUM
	Prunus cerasifera	PURPLE LEAF PLUM	21	2" CALIPER, 8' MIN. HT.	20'	20'	MEDIUM
	Pinus nigra	AUSTRIAN PINE	17	B&B, 8' MIN. HEIGHT	40'	25'	MEDIUM
	Vitex agnus-castus	CHASTE TREE	29	1-1/2" CALIPER, 6' MIN. HT.	20'	20'	MEDIUM

SHRUBS - REFERENCE DETAILS 3-4/L601

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
	Chrysothamnus nauseosus	CHAMISA	75	5 GALLON	48"	48"	LOW
	Rosmarinus officinalis 'Arp'	ARP ROSEMARY	105	5 GALLON	36"	36"	LOW
	Nolina microcarpa	BEAR GRASS	63	5 GALLON	48"	48"	LOW
	Perovskia artipicifolia	RUSSIAN SAGE	111	5 GALLON	48"	60"	MEDIUM
	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	76	5 GALLON	72"	72"	MEDIUM
	Hesperaloe parviflora	RED YUCCA	97	5 GALLON	48"	48"	LOW
	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	98	5 GALLON	120"	36"	MEDIUM
	Prunus besseyi	WESTERN SAND CHERRY	93	1 GALLON	18"	72"	LOW
	Artemisia 'Powis Castle'	ARTEMISIA	130	1 GALLON	24"	24"	MEDIUM
	Salvia greggii	CHERRY SAGE	186	1 GALLON	36"	36"	LOW
	Cotoneaster horizontalis Perpusillus'	PROSTRATE ROCK COTONEASTER	72	1 GALLON	8"	60"	MEDIUM
	Ericameria laricifolia 'Aquirre'	TURPENTINE BUSH	134	1 GALLON	24"	24"	LOW
	Cytisus x praecox 'Allgold'	ALLGOLD BROOM	104	1 GALLON	48"	24"	MEDIUM
	Mulhenburgia capillaris 'Regal Mist'	REGAL MIST MUHLY GRASS	132	1 GALLON	36"	36"	MEDIUM
	Nassella tenuissima	MEXICAN FEATHER GRASS	406	1 GALLON	24"	24"	LOW

LANDSCAPE MATERIALS

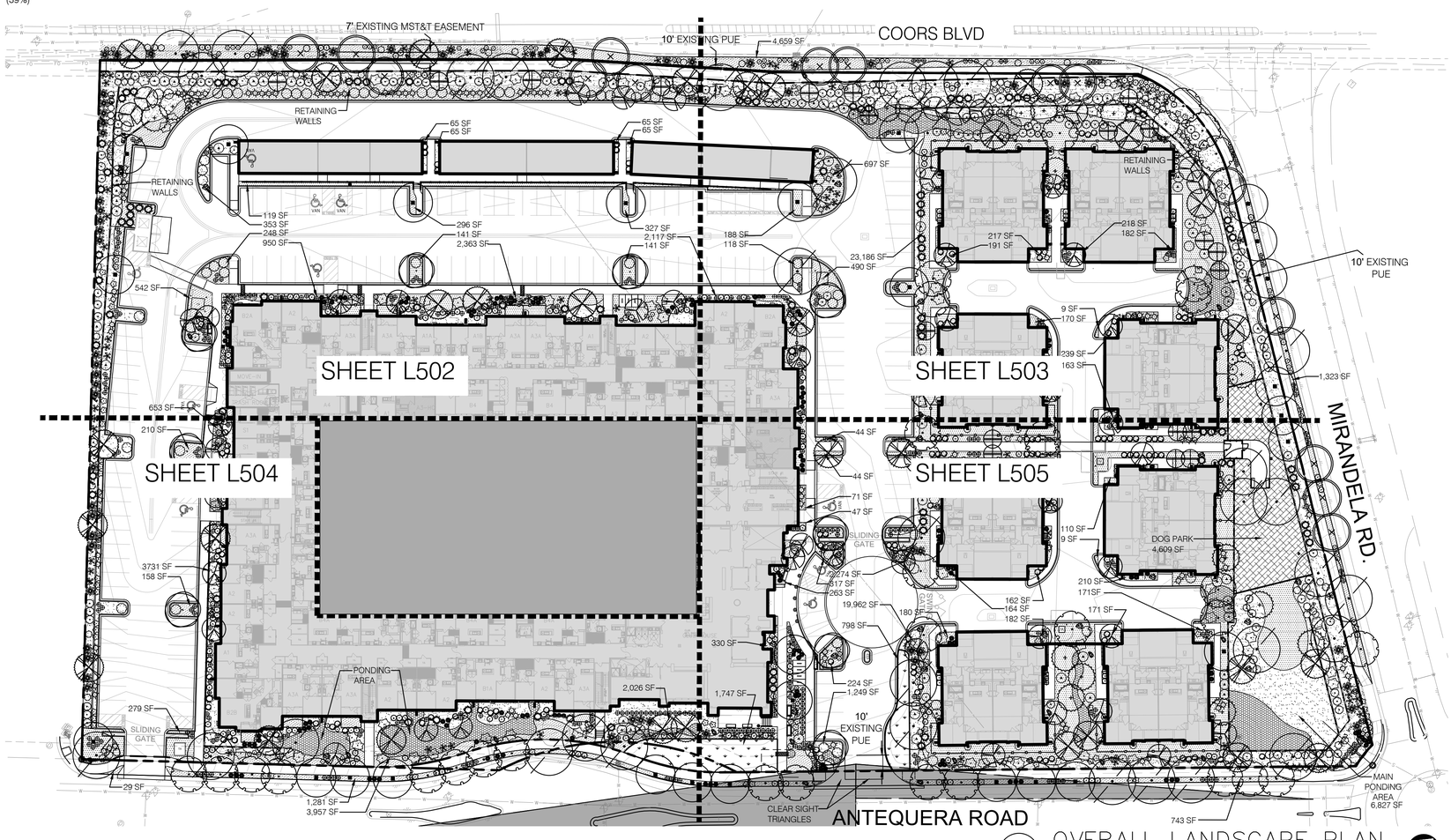
QTY	SYMBOL	DESCRIPTION
43,343 SF		⅞" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
37,722 SF		2" TEQUILA SUNRISE, 4" DEPTH OVER FILTER FABRIC
6,977 SF		2" - 4" COYOTE MIST COBBLE, 6" DEPTH OVER FILTER FABRIC
2,544 SF		TURF GRASS AREA - PARK BLEND SOD
4,055 SF		ENGINEERED WOOD FIBER PLAYGROUND MULCH
64 EA		MOSS ROCK LANDSCAPE BOULDERS (3' MIN. DIMENSION). REFERENCE DETAIL 6/L601
93 EA		CONCRETE SPLASH BLOCKS AT DOWNSPOUTS. MODERN PRE-CAST 24" SPLASH BLOCKS, REGULAR GRAY CEMENT. CONTACT: (866) 466-1374, WWW.MODERNPRECAST.COM. ADDITIVE ALTERNATE WITH INTEGRAL COLOR

HARDSCAPE AND MATERIALS LEGEND

QTY	SYMBOL	DESCRIPTION
301 LF		DOG PARK FENCING WITH 2 GATES. REFERENCE DETAILS 1-2/L602.
1,225 LF		YARD FENCING. REFERENCE DETAIL 4/L602.

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS	EST. QTY:
	FORMS AND SURFACES RATIO BENCH WITH BACK, 6 FOOT LENCH	ALABASTER	MFGR POWDERCOAT	COMPANY: FORMS AND SURFACES PHONE: 800-451-0410 WWW.FORMS-SURFACES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	10
	DOG WASTE STATION POLY DOGIPOT #1011	GREEN	POLY	COMPANY: DOGIPOT PHONE (800)364-7681 WWW.DOGIPOT.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	3
	FORMS AND SURFACES UNIVERAL TRASH RECEPTACLE, 24 GAL, SIDE OPENING STANDARD	STAINLESS STEEL	N/A	COMPANY: FORMS AND SURFACES PHONE: 800-451-0410 WWW.FORMS-SURFACES.COM	-REFER TO TECHNICAL SPECIFICATIONS FOR SAMPLE AND/OR SUBMITTAL REQUIREMENTS	4



A1 OVERALL LANDSCAPE PLAN

SCALE: 1"=40'-0"

0 40' 80'

NORTH

GENERAL LANDSCAPE NOTES

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. REFERENCE IRRIGATION DRAWINGS.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:

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

SHREDDED BARK MULCK AT TREES

SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE. PROVIDE SAMPLES FOR LANDSCAPE ARCHITECT APPROVAL.

NMDOT EASEMENT ALONG COORS BLVD:

PERMIT NEEDED FOR LANDSCAPE IMPROVEMENTS.

CONSTRUCTION NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING. WHERE NEW MATERIAL IS SHOWN, REMOVED EXISTING MATERIAL COMPLETELY AND EXCAVATE GRADE TO APPROPRIATE DEPTH FOR NEW DEPTH OF LANDSCAPE MATERIALS.
4. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. MATERIAL, PLANT AND SITE FURNISHINGS QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
7. STEEL EDGING WHERE NOTED, COMMERCIAL GRADE EDGING, 12-GAUGE STEEL, COLOR: BROWN. REFERENCE DETAIL 5/L601.

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ALBUQUERQUE 260-1990

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Fax (505) 842-5495

REVISIONS		
#	Date	Description

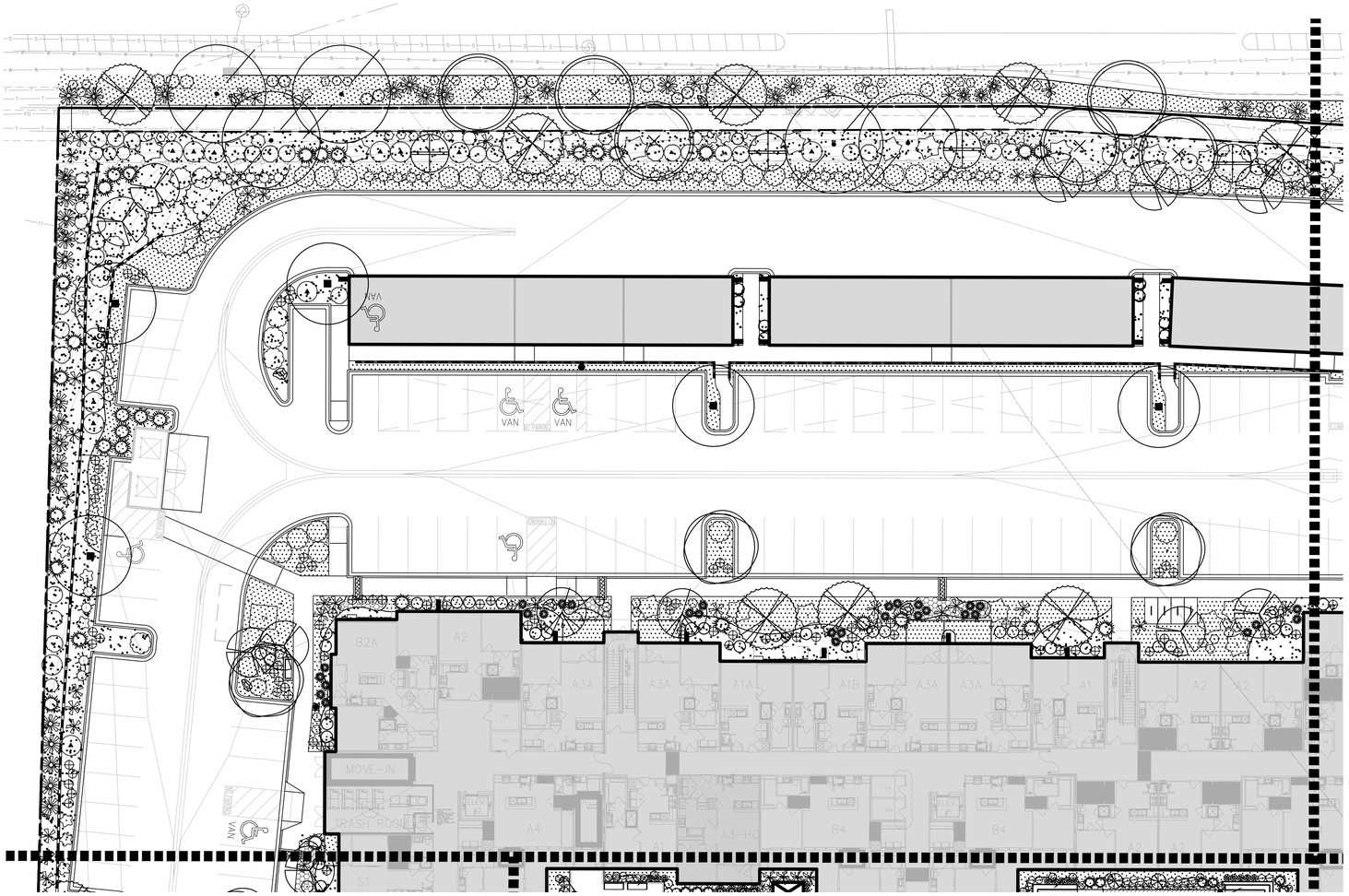
Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN

Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP, AM
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356
Sheet Title:	OVERALL LANDSCAPE PLAN

L501



A1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=20'-0"

0 20' 40'

NORTH

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES - REFERENCE DETAILS 1-2/L601		
	Platanus aceriflora 'Bloodgood'	BLOODGOOD SYCAMORE
	Fraxinus oxycarpa 'Raywood'	RAYWOOD ASH
	Pistacia chinensis	CHINESE PISTACHE
	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST
	Forestiera neomexicana	NEW MEXICO OLIVE
	Chilopsis linearis 'Bubba'	DESERT WILLOW
	Pyrus calleryana 'Cleveland'	ORNAMENTAL PEAR
	Prunus cerasifera	PURPLE LEAF PLUM
	Pinus nigra	AUSTRIAN PINE
	Vitex agnus-castus	CHASTE TREE
SHRUBS - REFERENCE DETAILS 3-4/L601		
	Chrysothamnus nauseosus	CHAMISA
	Rosmarinus officinalis 'Arp'	ARP ROSEMARY
	Nolina microcarpa	BEAR GRASS
	Perovskia artipicifolia	RUSSIAN SAGE
	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH
	Hesperaloe parviflora	RED YUCCA
	Juniperus scopulorum 'Medora'	MEDORA JUNIPER
	Prunus besseyi	WESTERN SAND CHERRY
	Artemisia 'Powis Castle'	ARTEMISIA
	Salvia greggii	CHERRY SAGE
	Cotoneaster horizontalis Perpusillus'	PROSTRATE ROCK COTONEASTER
	Ericameria laricifolia 'Aquirre'	TURPENTINE BUSH
	Cytisus x praecox 'Allgold'	ALLGOLD BROOM
	Mulhenburgia capillaris 'Regal Mist'	REGAL MIST MUHLY GRASS
	Nassella tenuissima	MEXICAN FEATHER GRASS

LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION
	¾" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
	2" TEQUILA SUNRISE, 4" DEPTH OVER FILTER FABRIC
	2" - 4" COYOTE MIST COBBLE, 6" DEPTH OVER FILTER FABRIC
	TURF GRASS AREA - PARK BLEND SOD
	ENGINEERED WOOD FIBER PLAYGROUND MULCH
	MOSS ROCK LANDSCAPE BOULDERS (3' MIN. DIMENSION). REFERENCE DETAIL 6/L601
	CONCRETE SPLASH BLOCKS AT DOWNSPOUTS. MODERN PRE-CAST 24" SPLASH BLOCKS, REGULAR GRAY CEMENT. CONTACT: (866) 466-1374, WWW.MODERNPRECAST.COM. ADDITIVE ALTERNATE WITH INTEGRAL COLOR

HARDSCAPE AND MATERIALS LEGEND

SYMBOL	DESCRIPTION
	DOG PARK FENCING WITH 2 GATES. REFERENCE DETAILS 1-2/L602.
	YARD FENCING. REFERENCE DETAIL 4/L602.

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER
	FORMS AND SURFACES RATIO BENCH WITH BACK, 6 FOOT LENCH
	DOG WASTE STATION POLY DOGIPOT #1011
	FORMS AND SURFACES UNIVERSAL TRASH RECEPTACLE, 24 GALLON, SIDE OPENING

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1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
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Sheet Title:
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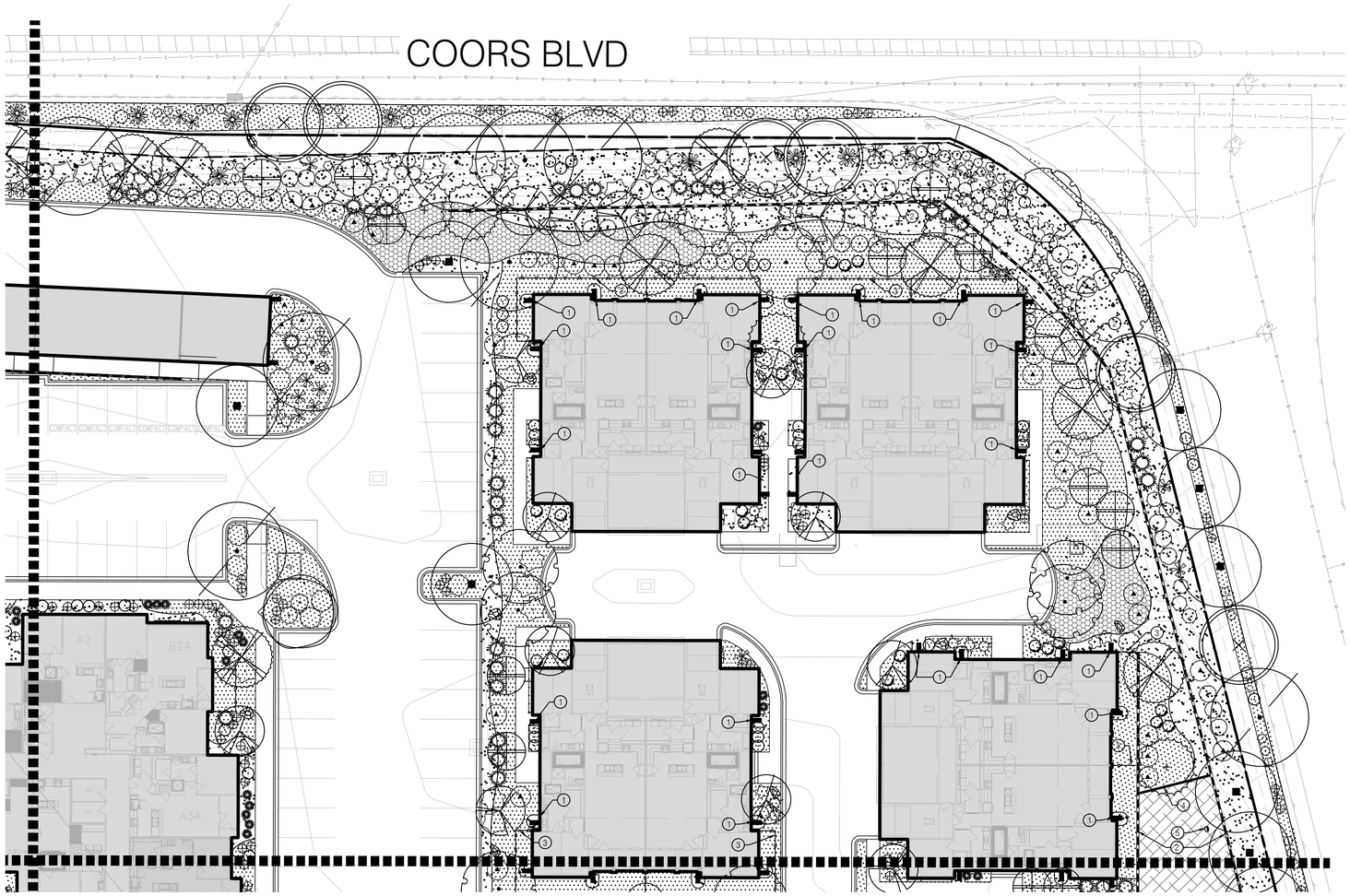
L502



A1 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=20'-0"
0 20' 40'
NORTH

PLANT LEGEND

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SHRUBS - REFERENCE DETAILS 3-4/L601		
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- ENGINEERED WOOD FIBER PLAYGROUND MULCH
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KEY NOTES

1. 2" TEQUILA SUNRISE, 4" DEPTH AT SPLASH BOCK
2. SITE WALL, REFERENCE CIVIL DRAWINGS.
3. YARD FENCE, REFERENCE DETAIL 3/L602.
4. DOG PARK FENCE WITH CURB, REFERENCE DETAIL 2/L602.
5. DOG WASTE STATION, REFERENCE SITE FURNISHINGS LEGEND.

HARDSCAPE AND MATERIALS LEGEND

SYMBOL	DESCRIPTION
	DOG PARK FENCING WITH 2 GATES. REFERENCE DETAILS 1-2/L602.
	YARD FENCING. REFERENCE DETAIL 4/L602.

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER
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	DOG WASTE STATION POLY DOGIPOT #1011
	FORMS AND SURFACES UNIVERSAL TRASH RECEPTACLE, 24 GALLON, SIDE OPENING

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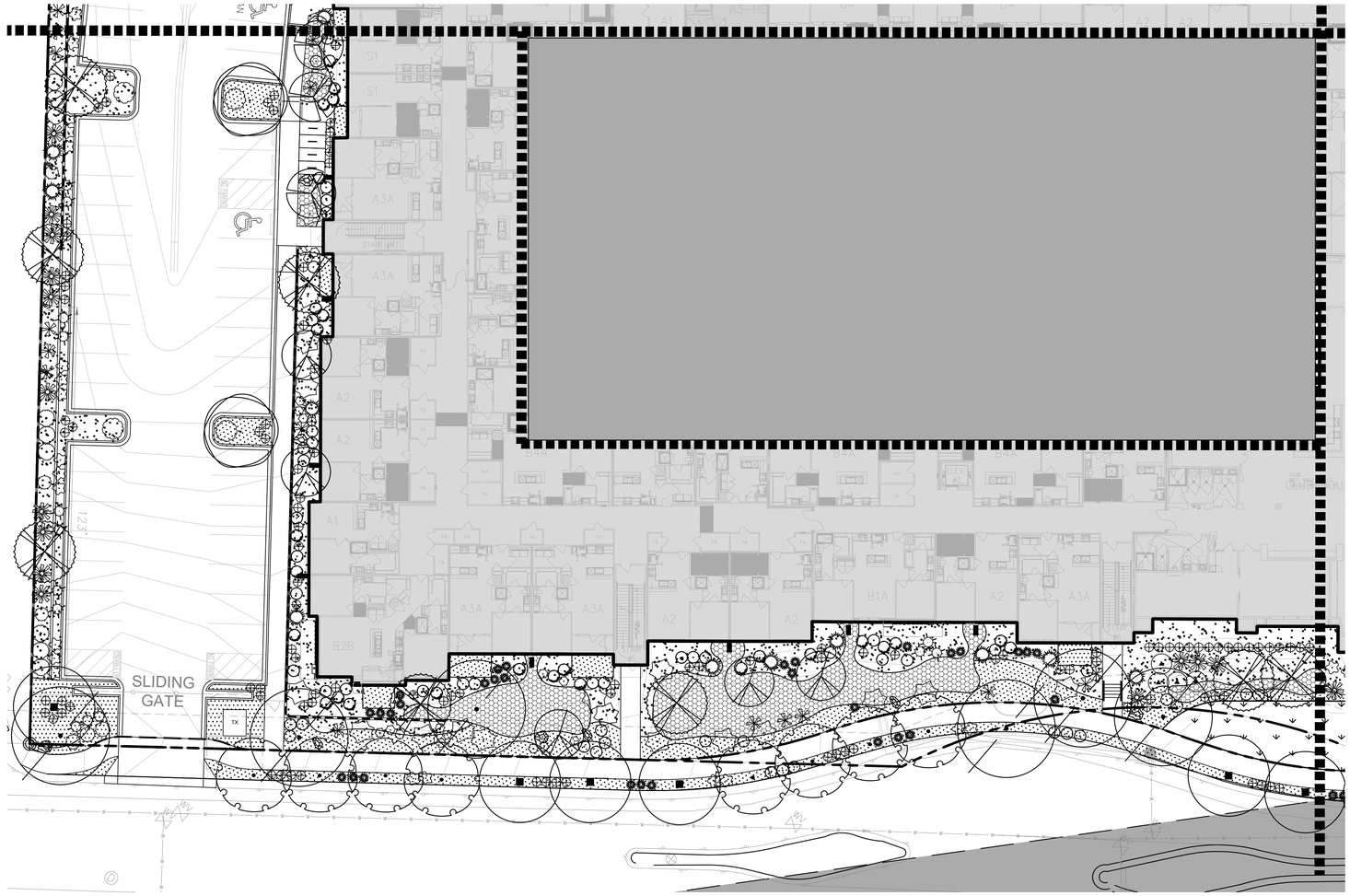

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Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

REVISIONS

#	Date	Description

Project Name:
OVERTURE ANDALUCIA
LANDSCAPE PLAN

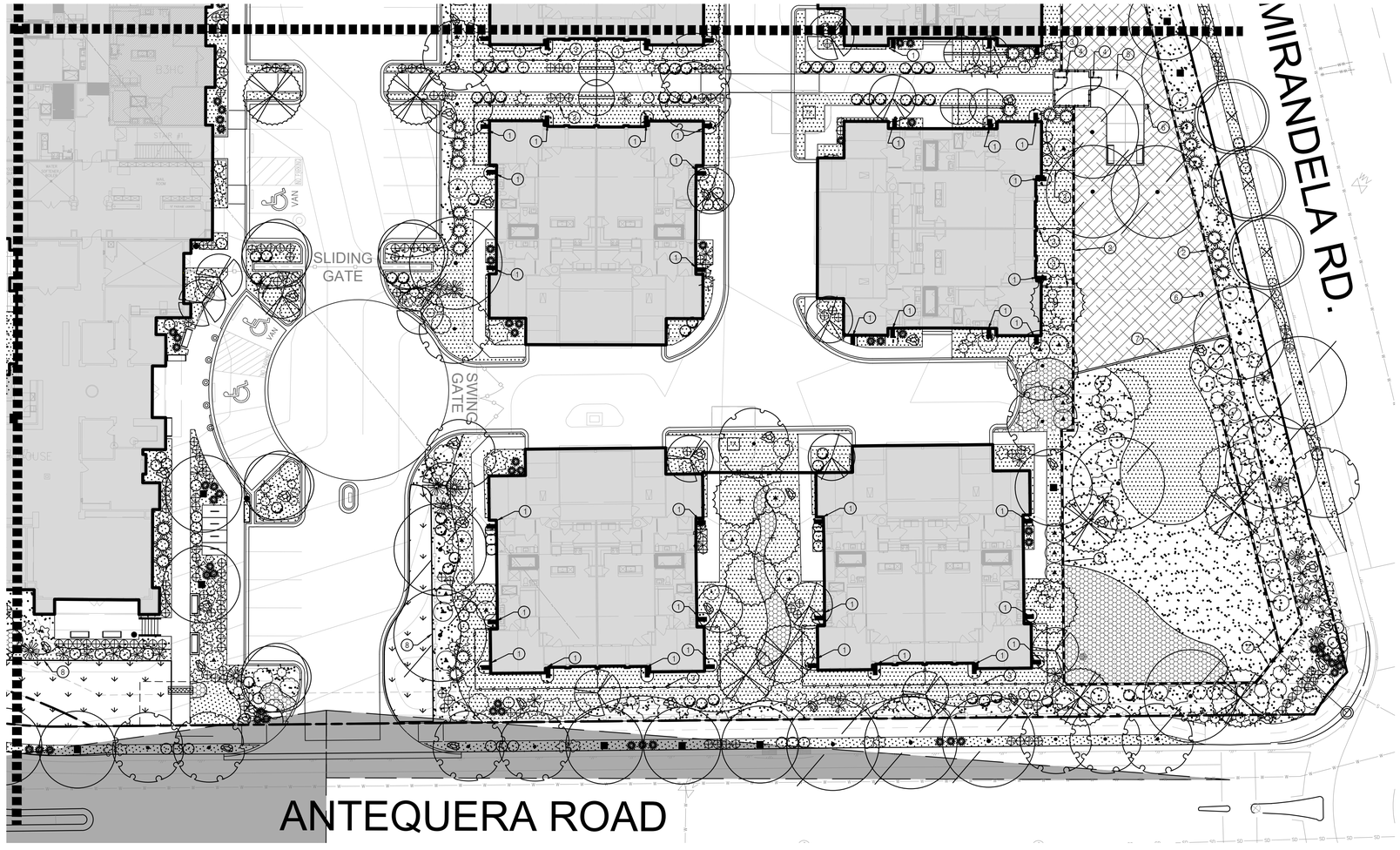
Prepared for:
Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
01/29/21

Designed By:	KP,CG
Drawn By:	KP, AM
Checked By:	CG
Date:	01/29/21
Project No:	SI-2020-00356

Sheet Title:
LANDSCAPE ENLARGEMENT

L504



A1 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=20'-0"
0 20' 40'
NORTH

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES - REFERENCE DETAILS 1-2/L601		
	Platanus aceriflora 'Bloodgood'	BLOODGOOD SYCAMORE
	Fraxinus oxycarpa 'Raywood'	RAYWOOD ASH
	Pistacia chinensis	CHINESE PISTACHE
	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST
	Forestiera neomexicana	NEW MEXICO OLIVE
	Chilopsis linearis 'Bubba'	DESERT WILLOW
	Pyrus calleryana 'Cleveland'	ORNAMENTAL PEAR
	Prunus cerasifera	PURPLE LEAF PLUM
	Pinus nigra	AUSTRIAN PINE
	Vitex agnus-castus	CHASTE TREE
SHRUBS - REFERENCE DETAILS 3-4/L601		
	Chrysothamnus nauseosus	CHAMISA
	Rosmarinus officinalis 'Arp'	ARP ROSEMARY
	Nolina microcarpa	BEAR GRASS
	Perovskia artipicifolia	RUSSIAN SAGE
	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH
	Hesperaloe parviflora	RED YUCCA
	Juniperus scopulorum 'Medora'	MEDORA JUNIPER
	Prunus besseyi	WESTERN SAND CHERRY
	Artemisia 'Powis Castle'	ARTEMISIA
	Salvia greggii	CHERRY SAGE
	Cotoneaster horizontalis Perpusillus'	PROSTRATE ROCK COTONEASTER
	Ericameria laricifolia 'Aquirre'	TURPENTINE BUSH
	Cytisus x praecox 'Allgold'	ALLGOLD BROOM
	Mulhenburgia capillaris 'Regal Mist'	REGAL MIST MUHLY GRASS
	Nassella tenuissima	MEXICAN FEATHER GRASS

LANDSCAPE MATERIALS

- ⅛" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
- 2" TEQUILA SUNRISE, 4" DEPTH OVER FILTER FABRIC
- 2" - 4" COYOTE MIST COBBLE, 6" DEPTH OVER FILTER FABRIC
- TURF GRASS AREA - PARK BLEND SOD
- ENGINEERED WOOD FIBER PLAYGROUND MULCH
- MOSS ROCK LANDSCAPE BOULDERS (3' MIN. DIMENSION). REFERENCE DETAIL 6/L601
- CONCRETE SPLASH BLOCKS AT DOWNSPOUTS. MODERN PRE-CAST 24" SPLASH BLOCKS, REGULAR GRAY CEMENT. CONTACT: (866) 466-1374, WWW.MODERNPRECAST.COM. ADDITIVE ALTERNATE WITH INTEGRAL COLOR

KEY NOTES

1. 2" TEQUILA SUNRISE, 4" DEPTH AT SPLASH BOCK
2. SITE WALL, REFERENCE CIVIL DRAWINGS.
3. YARD FENCE, REFERENCE DETAIL 3/L602.
4. DOG PARK ENTRY GATE AND FENCE TRANSITION AREA, REFERENCE DETAIL 1/L602.
5. DOG PARK CONCRETE WALK, REFERENCE DETAIL 5-7/L602
6. DOG WASTE STATION, REFERENCE SITE FURNISHINGS LEGEND.
7. CONCRETE EDGE, REFERENCE DETAIL 4/L602.
8. STEEL EDGE AT GRASS, REFERENCE DETAIL 5/L601.

HARDSCAPE AND MATERIALS LEGEND

SYMBOL	DESCRIPTION
	DOG PARK FENCING WITH 2 GATES. REFERENCE DETAILS 1-2/L602.
	YARD FENCING. REFERENCE DETAIL 4/L602.

SITE FURNISHINGS

SYMBOL	DESCRIPTION/ MODEL NUMBER
	FORMS AND SURFACES RATIO BENCH WITH BACK, 6 FOOT LENCH
	DOG WASTE STATION POLY DOGIPOT #1011
	FORMS AND SURFACES UNIVERSAL TRASH RECEPTACLE, 24 GALLON, SIDE OPENING

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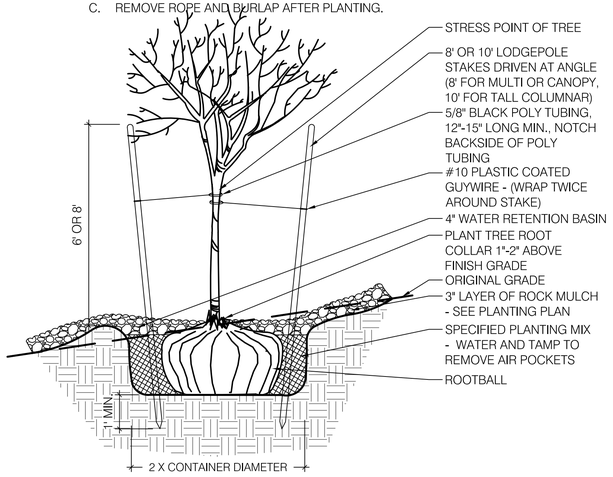
L505

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



1 TREE PLANTING ON A SLOPE
SCALE: N.T.S.

NOTES:
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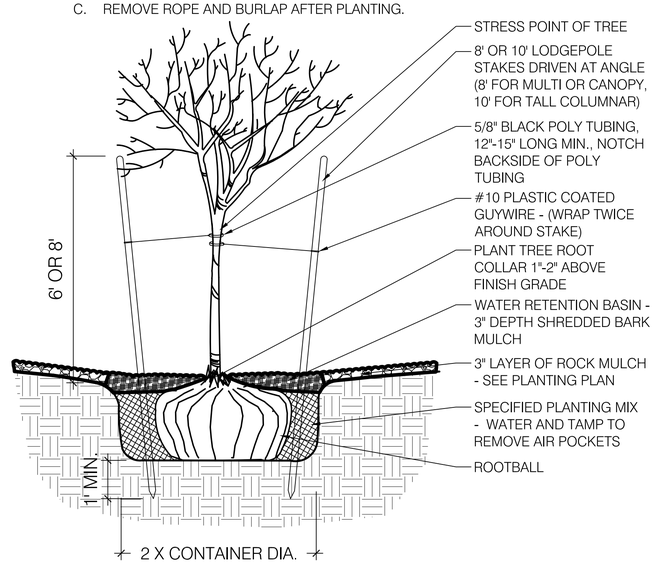

2 TREE PLANTING
SCALE: N.T.S.

NOTES:
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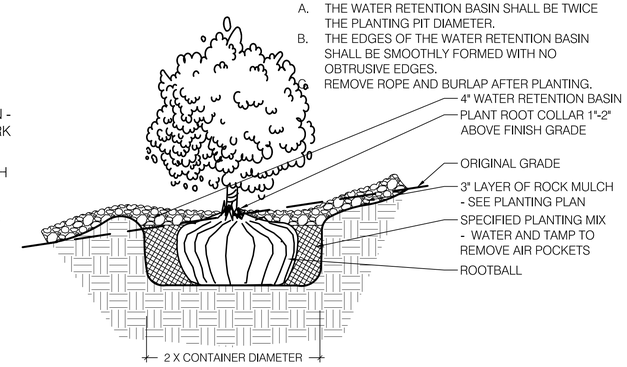

3 SHRUB PLANTING ON A SLOPE
SCALE: N.T.S.

NOTES:
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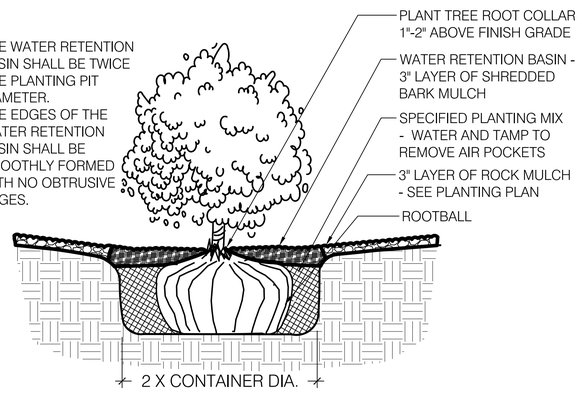
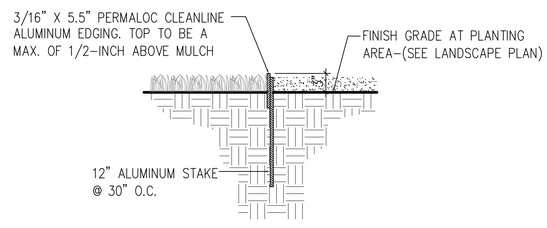
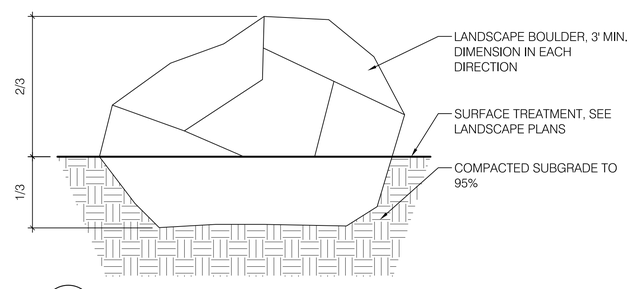
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



4 SHRUB PLANTING
SCALE: N.T.S.



5 STEEL EDGE
SCALE: N.T.S.



6 LANDSCAPE BOULDER
SCALE: N.T.S.

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LANDSCAPE DETAILS

L601

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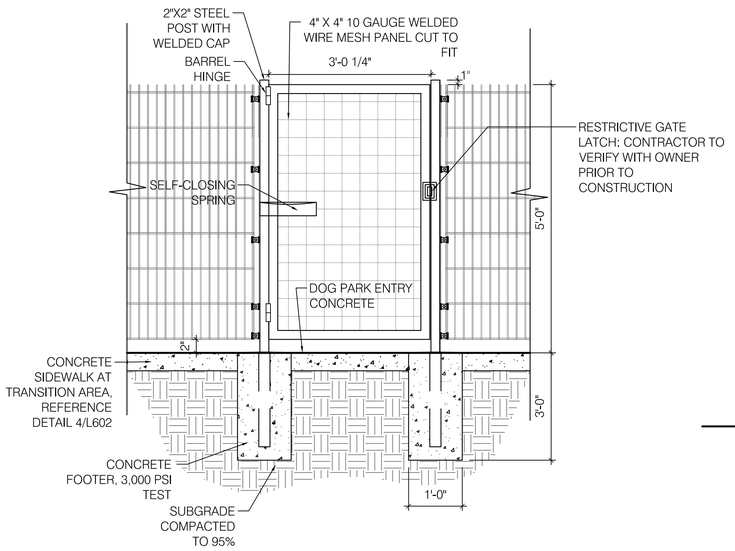
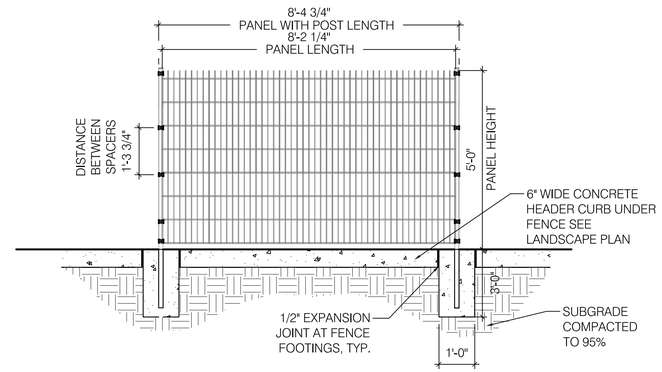


GENERAL NOTES

1. POWDER-COAT COLOR FOR FENCE AND GATES TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

1 DOG PARK ENTRY GATE AND FENCE

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

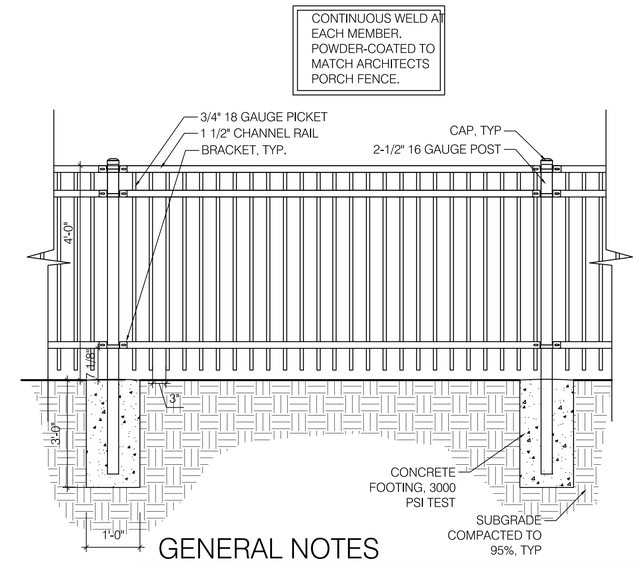


GENERAL NOTES

1. POWDER-COAT COLOR FOR FENCE AND GATES TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

2 DOG PARK FENCE WITH CONCRETE CURB

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

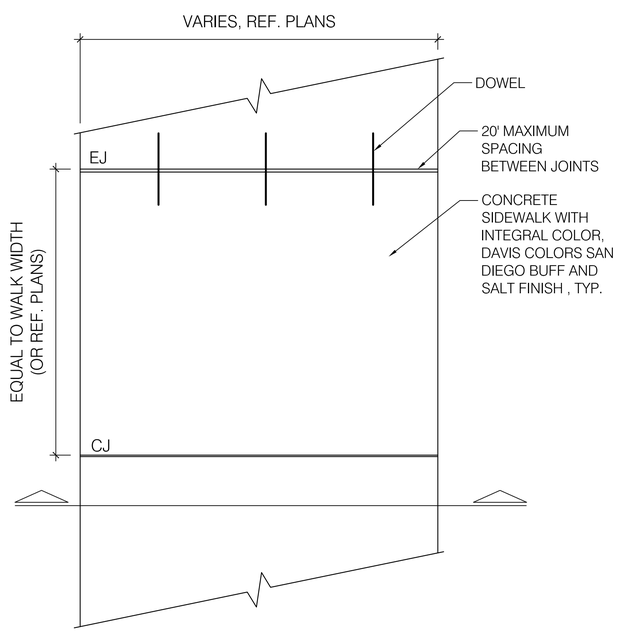


GENERAL NOTES

1. POWDER-COAT COLOR FOR FENCE AND GATES TO MATCH COLOR SAMPLE PROVIDED BY LANDSCAPE ARCHITECT.

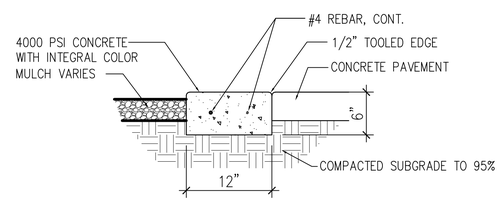
3 YARD FENCE: 4' STEEL PIPE FENCE

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



5 CONCRETE WALK PLAN

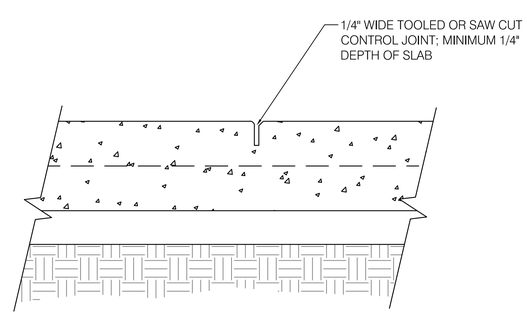
SCALE: 3/4"=1'-0"



NOTE:
CONTROL JOINTS SHALL BE PLACED AT 5' O.C. AND EXPANSION JOINTS SHALL BE PLACED AT 20' O.C.

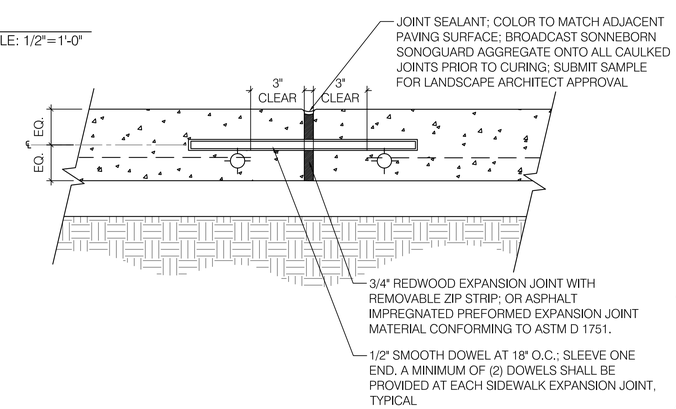
4 CONCRETE EDGING

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



6 CONTROL JOINT

SCALE: 3"=1'-0"



7 EXPANSION JOINT WITH SLIP DOWEL

SCALE: 3"=1'-0"

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L602