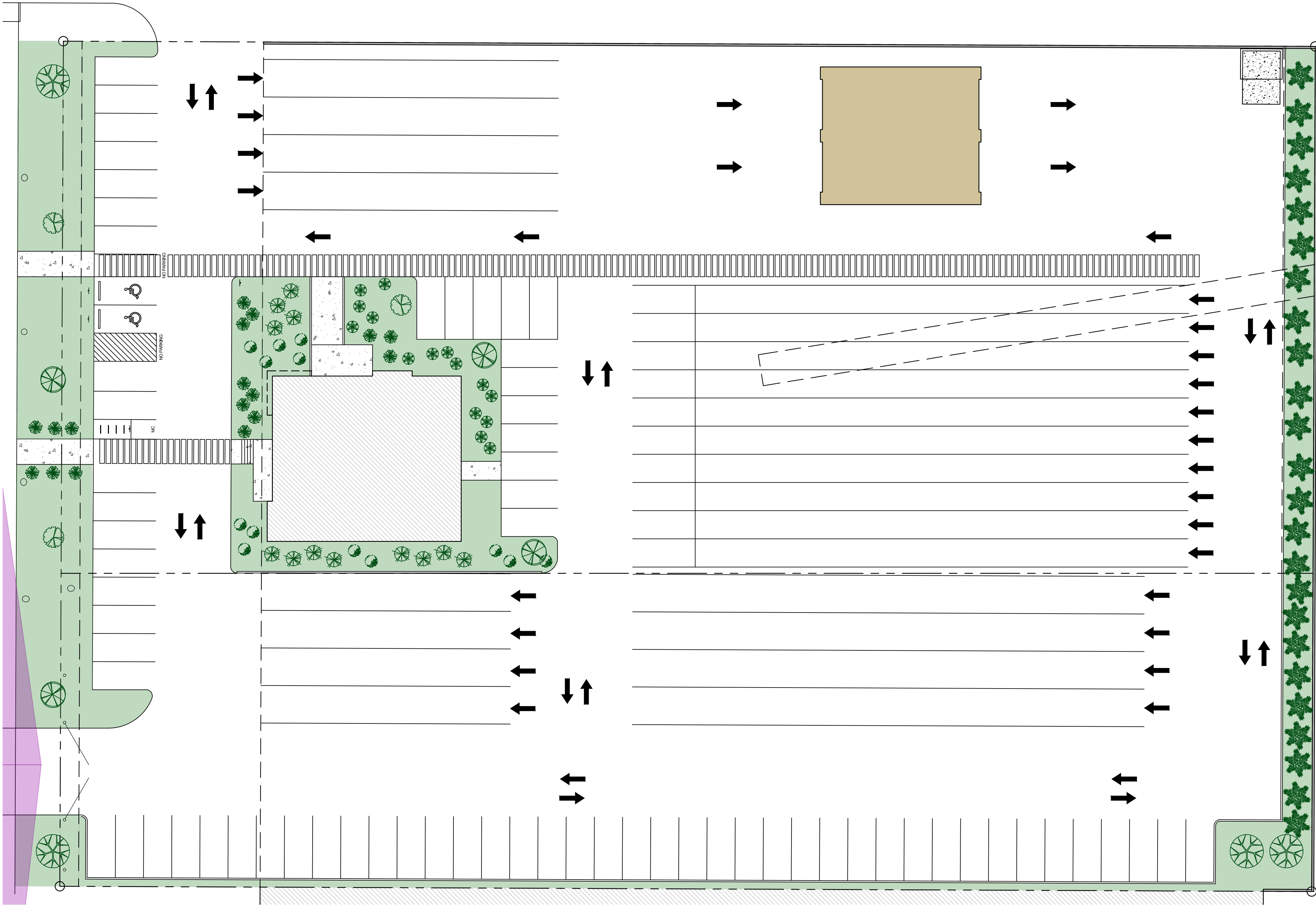
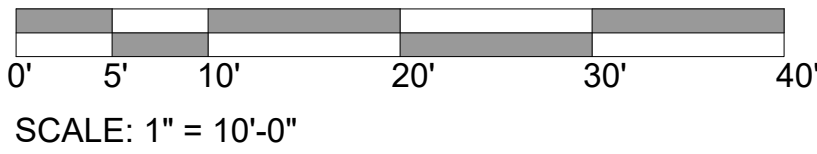


LANDSCAPING NOTES:

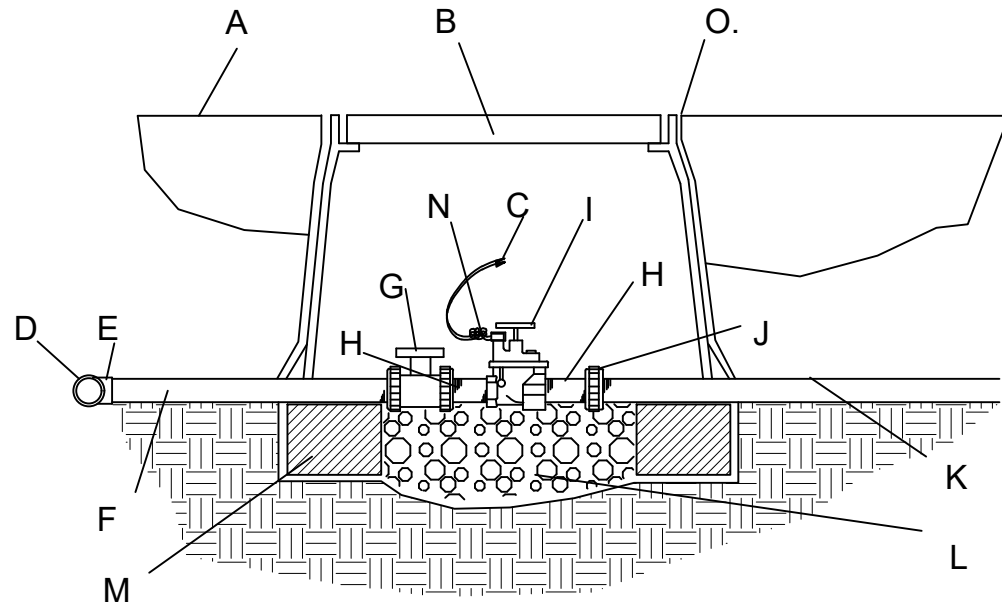
1. COMPACT SOIL BELOW ROOT-BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL SHALL BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
2. PRIOR TO BACKFILLING TREE OR SHRUB, ALL WIRE, ROPE, AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT. PRIOR TO BACKFILLING THE TREE, ALL BURLAP, WIRE AND ROPE SHALL BE CUT AWAY FROM THE ROOTBALL. REFERENCE DETAIL 12 ON SHEET C4 FOR TREE PLANTING DETAIL AND DETAIL 13 ON SHEET C4 FOR SHRUB PLANTING DETAIL.
3. ALL PLANTERS SHALL BE EXCAVATED TO A 27" DEPTH. SOIL SHALL BE REPLACED WITH THE SPECIFIED PLANTING SOIL MIXTURE AS SHOWN.
4. PLANT BEDDING PLANTS IN MIXED CLUSTERS OF COLOR WITH PLANTS @ 2'-0" O.C. PROVIDE EQUAL NUMBER OF EACH.
5. 1" DEPTH FINE MULCH DRESSING IN ALL PLANTING BEDS AND PLANTERS.
6. MULTI-TRUNK TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
7. ALL WIRE TO WRAP A MIN. OF 5 TIMES AROUND ITSELF.
8. 15 GAL. & 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" OR LARGER TO HAVE SINGLE TIE BETWEEN STAKES.
9. LANDSCAPING GRAVEL TO BE 1" OVER "SANTA FE BROWN".
10. ALL IRRIGATION TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR TO BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
11. CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH PLANT LOCATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
13. CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSOR IN VANDAL RESISTANT ENCLOSURE. INSTALL BYPASS SENSORS FOR ALL RAIN SENSORS.
14. INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
15. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASE.
16. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
17. CONTRACTOR IS RESPONSIBLE FOR FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
18. THE CONTRACTOR IS RESPONSIBLE FOR FOR FULLY MAINTAINING ALL PLANTING, PLANTING AREAS AND TURF UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
19. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
20. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
22. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF DURANGO WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
23. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
24. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERUQE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
25. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
26. SFBROWN GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.
27. IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
28. RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
29. POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
30. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.
31. IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
32. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



LANDSCAPE PLAN



NR-LM ZONING	
TOTAL SITE AREA:	25,264 SF
BUILDING =	8,700 SF
NET LOT AREA =	16,564 SF
LANDSCAPING REQUIRED =	16,564 X 0.15 = 2,485 SF
LANDSCAPING PROVIDED =	2,714 SF
PARKING =	10,352 SF
SIDEWALKS =	2,412 SF

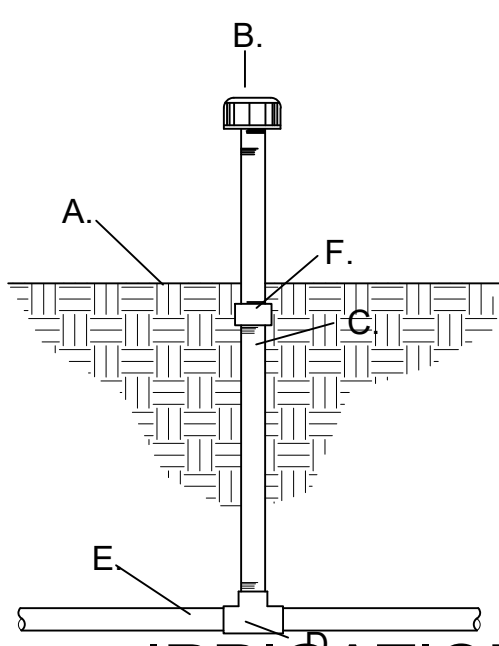


IRRIGATION VALVES

SCALE: NTS

- KEYED NOTES:
- A. FINISH GRADE
 - B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
 - C. DRY SPLICE CONNECTOR OR EQUAL.
 - D. IRRIGATION MAINLINE.
 - E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
 - F. SCHEDULE 80 PVC X 12" NIPPLE.
 - G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
 - H. SCHEDULE 80 PVC CLOSE NIPPLE
 - I. ELECTRIC VALVE (SEE PLAN)
 - J. SPEARS SCHEDULE 80 PVC UNION.
 - K. LATERAL LINE.
 - L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
 - M. 8" X 8" X 16" SOLID CMU BLOCK.
 - N. 24" WIRE EXPANSION COIL.
 - O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.
- NOTES:
- INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
 - WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.

NOTE:
LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO INSTALLATION
LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.



IRRIGATION BUBBLER

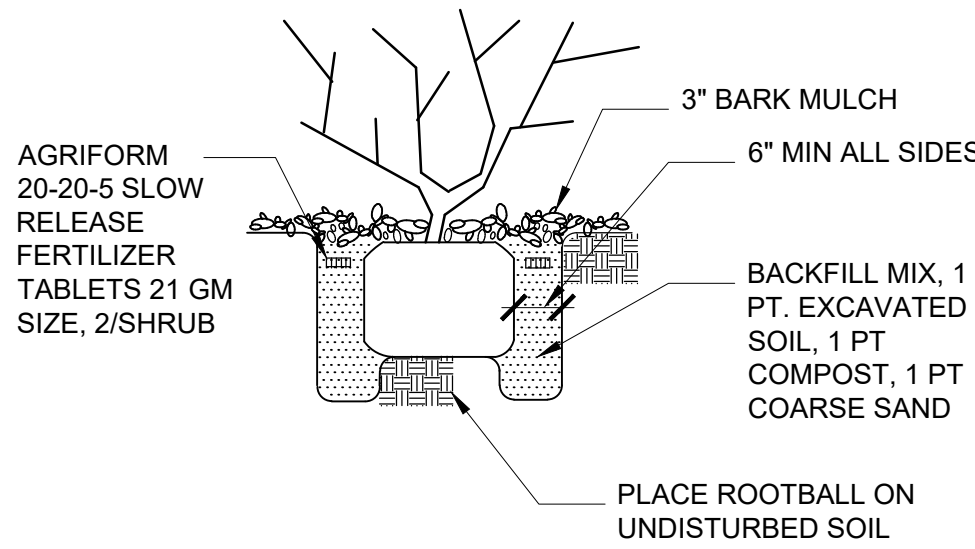
SCALE: NTS

- KEYED NOTES:
- A. FINISH GRADE
 - B. FLOOD BUBBLER (SEE PLAN)
 - C. SCH. 80 PVC NIPPLE.
 - D. SCH 40 PVC TEE.
 - E. LATERAL PIPE.
 - F. SCH 40 PVC THREADED COUPLER

- CM - CRAPE MYRTLE - LAGERSTROEMIA INDICA - 2" CALIPER @ 6" ABOVE GRADE
- OR - OKLAHOMA REDBUD - CERCIS RENIFORMIS - 2" CALIPER @ 6" ABOVE GRADE
- A - ARIZONA ASH - CHRYSOTHAMUS NAUSEOSUS - 2" CALIPER @ 6" ABOVE GRADE
- C - CHAMISA - CHRYSOTHAMUS NAUSEOSUS - 5 GAL
- AP - APACHE PLUME - FLLUGIA PARADOXA - 1-2 GAL
- RS - RUSSIAN SAGE - PEROVSKIA ARTIMISIODES - 1-2 GAL
- SB - SPANISH BROOM - CYSTIUS PURGANS - 5 GAL
- PHR - MALINEA PYRACANTHA - EXISTING PYRACANTHA HEDGE ROW TO REMAIN
- GRAVEL MULCH

NOTE: CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED AT ALL EXITS OF PARKING AREA AND STREET INTERSECTIONS

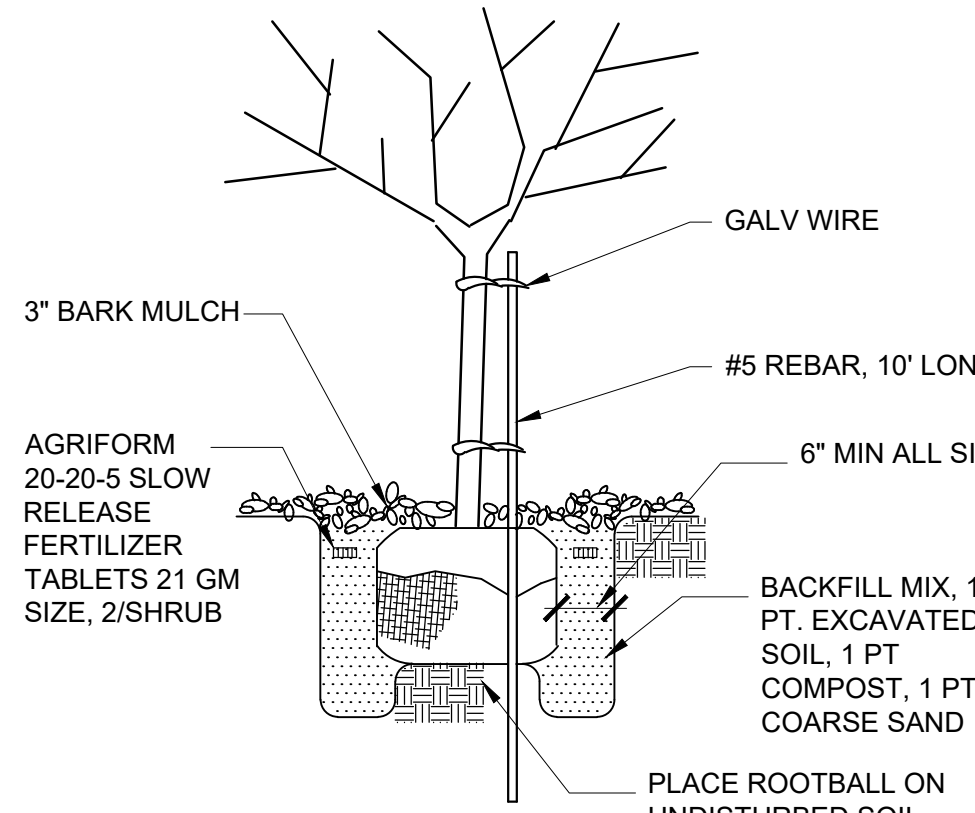
NOTE: CONTRACTOR SHALL GRADE SOIL ADJACENT TO TREES AND SHRUBS TO ENSURE EVEN AND ADEQUATE WATERING OF ALL PLANT MATERIAL



LANDSCAPE PLANTING

SCALE: NTS

NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL MIX TO INSURE ROOTBALL REMAINS INTACT



TREE PLANTING

SCALE: NTS

No	Revision	Item	Date
<div><div></div><div>SCOTT C. ANDERSON & associates architects 4419 4th st ne, suite 10 albuquerque, nm 87109 scott@scarchitects.com 505.481.7575</div></div>			
CAR WASH 5700 SAN MATEO BLVD NE ALBUQUERQUE, NM 87109			
DRAWING TITLE LANDSCAPE PLAN			
<div><div></div><div>SEAL</div></div>	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	L-100	
	DATE	5/31/2022	