



SEAL

PROJECT

CALLE CUARTA  
3525 4th St. NW  
Albuquerque, New Mexico 87107

ISSUED FOR  
PERMIT

REVISIONS	
	01/13/2023 ADD-802 COORDINATION ITEMS
DRAWN BY	CD
REVIEWED BY	CM
DATE	10/21/2022
PROJECT NO	20-0276

DRAWING NAME  
OVERALL  
LANDSCAPE PLAN

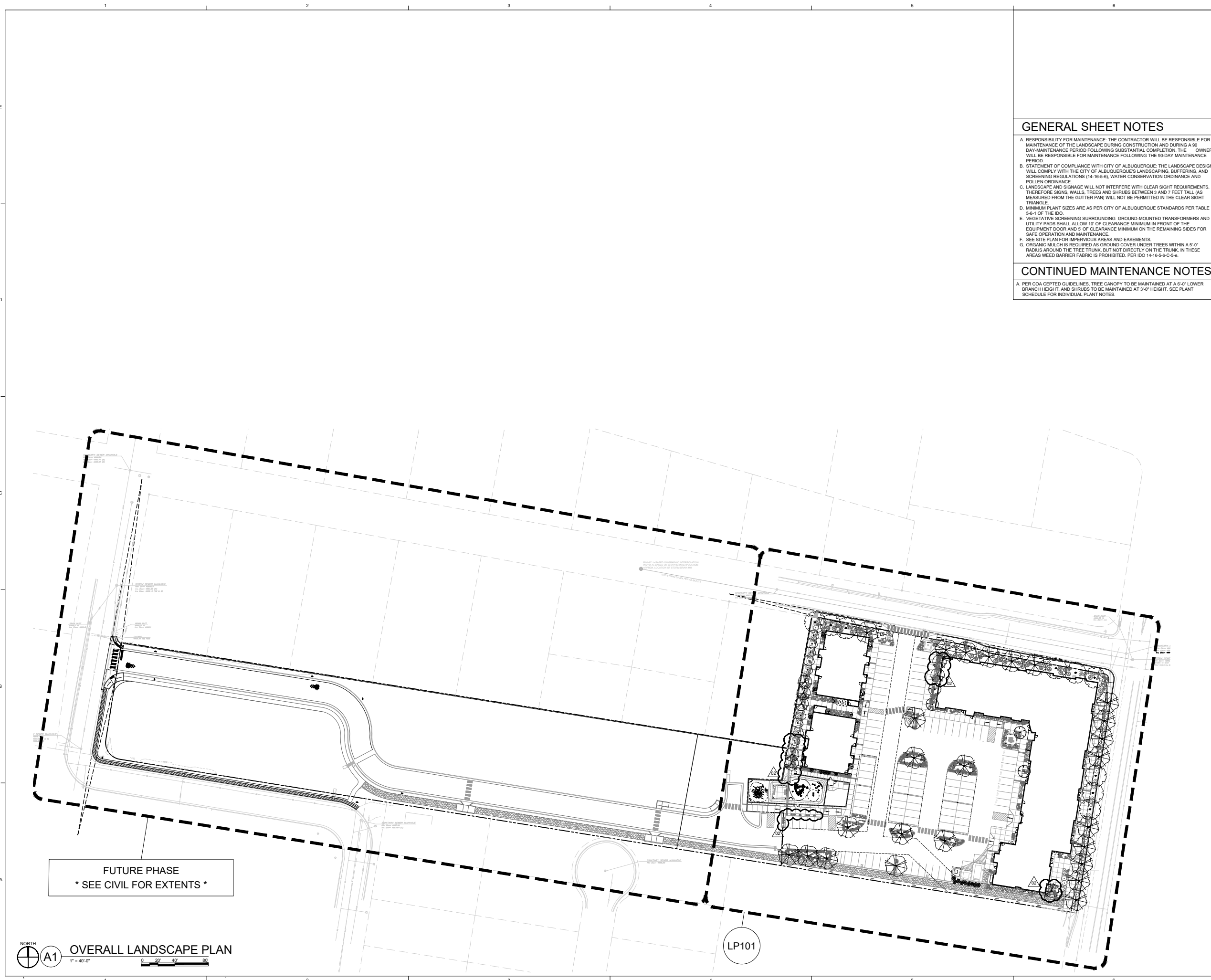
SHEET NO  
LP100

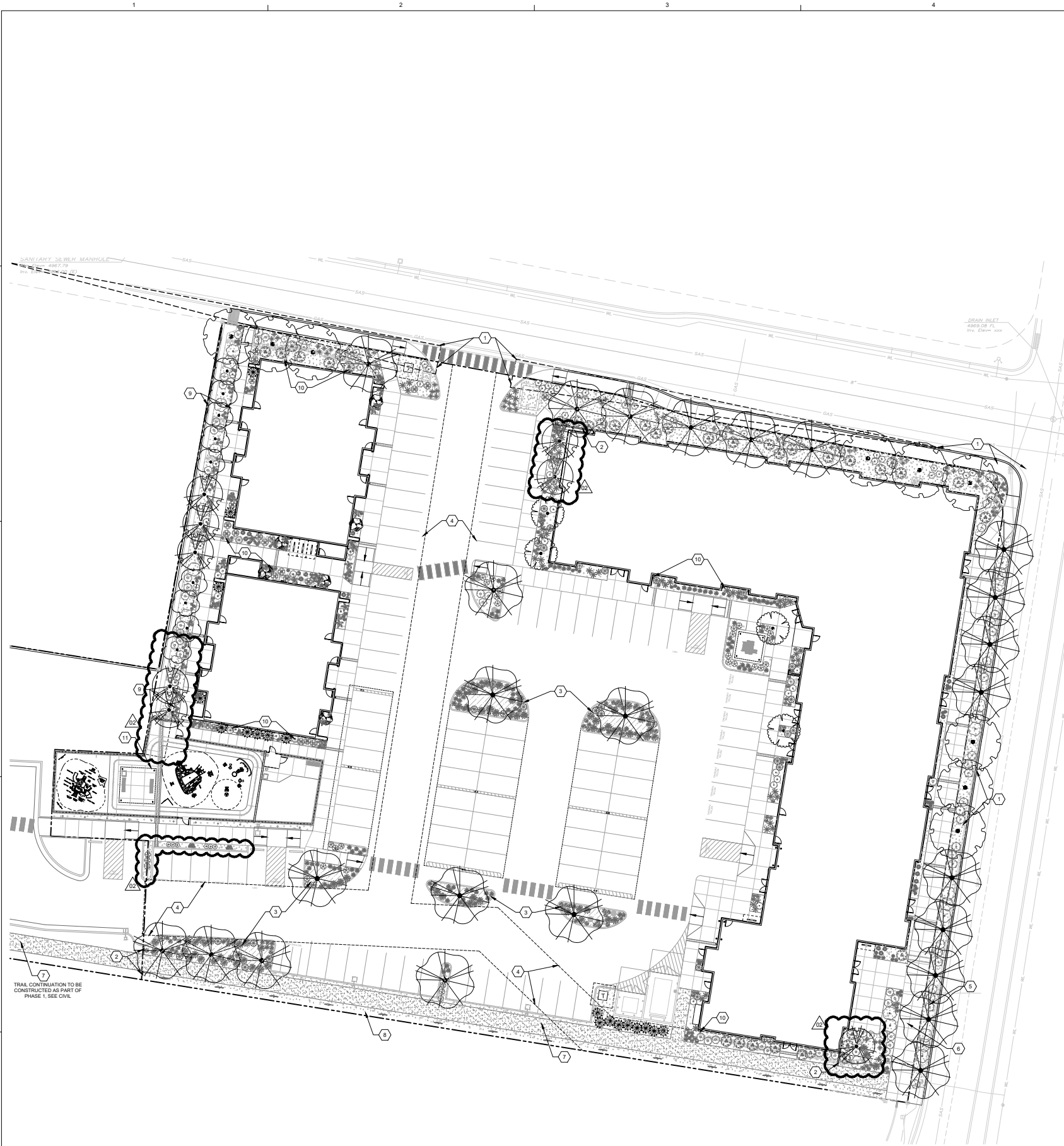
## GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- C. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- D. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- E. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- F. SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- G. ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-6-C-5-e.

## CONTINUED MAINTENANCE NOTES

- A. PER COA CEPTED GUIDELINES. TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.





PLANT LEGEND

TREES	COMMON NAME
	COMMON HACKBERRY
	OKLAHOMA REDBUD
	YAUAPON HOLLY
	DYNAMITE GRAPE MYRTLE
	VELVET PILLAR CRABAPPLE
	CHINESE PISTACHE
	ARISTOCRAT FLOWERING PEAR
SHRUBS	COMMON NAME
	SILVER MOUND ARTEMISIA
	THOMPSON BROOM
	BLUEBEARD
	CORAL BEAUTY COTONEASTER
	APACHE PLUME
	ROYAL GOLD WOADWAXEN
	ABBOTSWOOD POTENTILLA
	PINK SPLASH CARPET GROUNDCOVER ROSE
	SUNNY KNOCK OUT YELLOW ROSE
	GREEN LAVENDER COTTON
	GERMANDER
DESERT ACCENTS	COMMON NAME
	RED YUCCA
	COLOR GUARD SOFT LEAF YUCCA
GRASSES	COMMON NAME
	BLONDE AMBITION BLUE GRAMA
	BLUE FESCUE
	NASHVILLE MUHLY
	HEAVY METAL BLUE SWITCH GRASS
PERENNIALS	COMMON NAME
	HOLLYHOCK
	SUPREME CANTALOUPE CONEFLOWER
	POWWOW WILD BERRY CONEFLOWER
	HIDCOTE SUPERIOR BLUE LAVENDER
	FAT BUD FRENCH LAVENDER
VINES	COMMON NAME
	ENGLISH IVY
MULCH LEGEND	
	1" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH
	2-4" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 4" DEPTH
	NATIVE WOOD MULCH OVER FILTER FABRIC, 3" DEPTH
	3/8" GREY PEA GRAVEL MULCH, OVER FILTER FABRIC, 3" DEPTH
	STABILIZED CRUSHERFINES, SEE B2/LP501

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IRRIGATION NOTES

- A. CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- B. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVER WATERING.
- C. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER. THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- D. THE IRRIGATION POINT OF CONNECTION TO THE CITY WATER IS LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- F. SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.
- G. THE CONTRACTOR SHALL CONDUCT IRRIGATION POINT OF CONNECTION PRESSURE TESTS AND A HYDROSTATIC MAINLINE PRESSURE TEST PER SPECIFICATIONS PRIOR TO BEGINNING WORK.
- H. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE.
- I. 1-1/2" WATER METER TO BE SUPPLIED FOR POINT OF CONNECTION AT THE NORTH END OF PROPERTY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT.
- J. IRRIGATION PRE CONSTRUCTION MEETING TO BE HELD ONE WEEK BEFORE ANY IRRIGATION INSTALLATION WORK STARTS.
- K. PSI AND GPM ARE NOT VERIFIED OR DOCUMENTED. CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT AND SHARE WITH DESIGN AND CONSTRUCTION TEAM.
- L. IRRIGATION CONTROLLER TO BE A SMART CONTROLLER WITH WIFI ADAPTER OR DIRECT CONNECTION TO ETHERNET.
- M. IRRIGATION CONTROLLER TO BE POWERED BY INDEPENDENT BREAKER SWITCH.

CONTINUED MAINTENANCE NOTES

- A. PER COA CEPTED GUIDELINES. TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.

DESIGN NOTES

THIS PROJECT WAS DESIGNED WITH 65% OF PLANT MATERIAL NATIVE/NATURALIZED TO NEW MEXICO.

SHEET KEYED NOTES

- 1 CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- 2 CONCRETE MOW CURB, SEE C1/LP501
- 3 WATER HARVESTING AREA, SEE CIVIL
- 4 WATER UTILITY EASEMENT
- 5 6'-0" STREET TREE PARKWAY
- 6 10'-0" SIDEWALK, SEE SITE PLAN
- 7 STABILIZED CRUSHER FINE PATHWAY, SEE B2/LP501
- 8 MIN. 1'-0" LANDSCAPE STRIP FOR VINES ON WALL
- 9 DRAINAGE EASEMENT
- 10 COBBLE DRAINAGE SWALES, SEE CIVIL. PRODUCT: 2-4" DIA. LUCY GOLD ANGULAR ROCK MULCH, OVER FILTER FABRIC, 4" DEPTH
- 11 HOSE BIB, SEE SITE PLAN

LEGEND

PROPERTY LINE

VICINITY MAP



PROJECT

CALLE CUARTA  
3525 4th St. NW  
Albuquerque, New Mexico 87107

ISSUED FOR  
PERMIT

REVISIONS  
01/13/2023 ADD-602  
COORDINATION ITEMS

DRAWN BY CD  
REVIEWED BY CM  
DATE 10/21/2022  
PROJECT NO 20-0276

DRAWING NAME  
LANDSCAPE  
PLAN

SHEET NO  
LP101



SEAL

PROJECT

CALLE CUARTA  
3525 4th St. NW  
Albuquerque, New Mexico 87107

ISSUED FOR  
PERMIT

REVISIONS  
01/13/2023 ADD 002  
COORDINATION ITEMS

DRAWN BY CD  
REVIEWED BY CM  
DATE 10/21/2022  
PROJECT NO 20-0276

DRAWING NAME  
LANDSCAPE  
SCHEDULE AND  
DETAILS

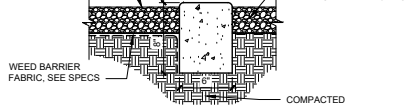
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## PLANT SCHEDULE

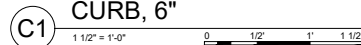
TREES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	25	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	50.00	40.00	MED
	4	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL. B&B	25.00	25.00	MED
	18	ILEX VOMITORIA	YAUPON HOLLY	6' HT. B&B	15.00	15.00	MED
	6	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL. B&B	12.00	6.00	MED
	9	MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL./8' HT MIN.	20.00	14.00	MED
	9	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL B&B	35.00	25.00	MED
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL./8' HT MIN.	30.00	25.00	MED
SHRUBS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	16	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	1 GAL.	1.50	2.00	LOW
	32	BACCHARIS X 'STARN'	THOMPSON BROOM	5 GAL	3.00	3.00	LOW
	14	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	3.00	3.00	LOW+
	26	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	0.75	6.00	LOW+
	38	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	5.00	5.00	
	33	GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOODWAXEN	5 GAL	3.00	4.00	MED
	45	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	2.00	3.00	MED
	28	ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUNDCOVER ROSE	5 GAL	2.00	4.00	MED
	55	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	3.50	3.50	MED
	23	SANTOLINA VIRENS	GREEN LAVENDER COTTON	1 GAL.	1.50	3.00	
DESERT ACCENTS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	6	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	2.00	2.00	LOW
	49	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	3.00	RW
	19	YUCCA RECURVIFOLIA 'COLOR GUARD'	COLOR GUARD SOFT LEAF YUCCA	5 GAL	5.00	3.50	
GRASSES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	57	BOUTELLOIA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00	LOW
	10	FESTUCA GLAUCA	BLUE FESCUE	5 GAL	1.00	1.00	LOW
	158	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY SEE B1/SDP2.1	5 GAL	2.00	2.00	LOW
	71	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50	MED
PERENNIALS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	5	ALCEA ROSEA	HOLLYHOCK	5 GAL	6.00	2.50	MED
	99	ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL	2.50	1.50	MED
	79	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL	1.50	1.25	MED
	104	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL	1.25	1.25	MED
	18	LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL	3.00	3.00	MED
VINES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	23	HEDERA HELIX	ENGLISH IVY	5 GAL			MED
MULCH LEGEND							
	1" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH	RESTORATION GROUP INC., MOUNTAINAIR, NEW MEXICO 87036 505-647-2387					
	2-4" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 4" DEPTH	RESTORATION GROUP INC., MOUNTAINAIR, NEW MEXICO 87036 505-647-2387					
	NATIVE WOOD MULCH OVER FILTER FABRIC, 3" DEPTH	SOILUTIONS COMPOST AND SOIL, ALBUQUERQUE, NM 87105 505-877-0220					
	3/8" GREY PEA GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH	ROCKY MOUNTAIN STONE, ALBUQUERQUE, NM 87109 505-317-4108					
	STABILIZED CRUSHERFINES, SEE B2/LP501						

- NOTES:
- SEE PLANS AND ASS01 FOR CURBS JOINING.
  - FINISH GRADE OF LANDSCAPE MATERIALS TO BE 1/2" BELOW TOP OF CURB.
  - CAST-IN-PLACE CONCRETE. LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.
  - SEE ASS01 FOR VERTICAL CONTROL JOINT.

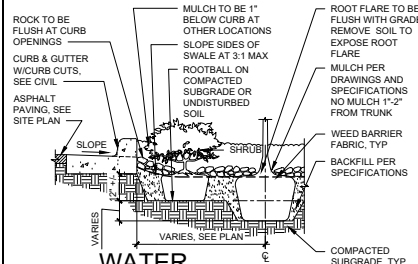
CONDITION VARIES.  
SEE PLAN. LANDSCAPE  
MULCH SHOWN. DEPTH  
AS INDICATED ON  
LANDSCAPE PLANS



### CONCRETE MOW CURB, 6"



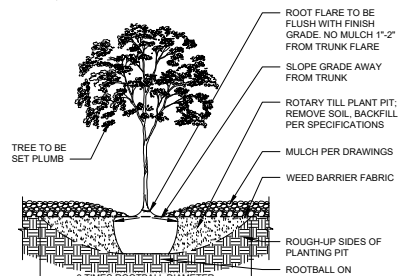
- NOTES:
- PLANTER BACKFILL TO BE USED AROUND SHRUB AND TREE PLANTINGS - TYPICALLY TO WITHIN 3'-0" MIN OF ROOTBALLS.
  - PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



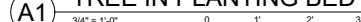
### WATER HARVESTING AREA



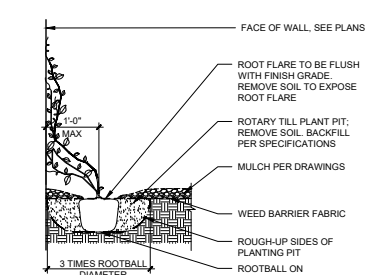
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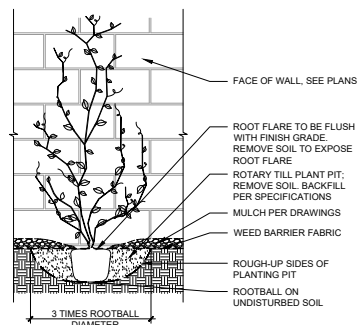
### A1 TREE IN PLANTING BED



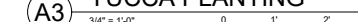
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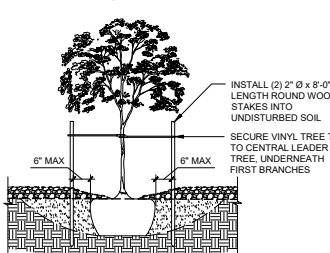
### B2 VINE PLANTING



### A3 YUCCA PLANTING



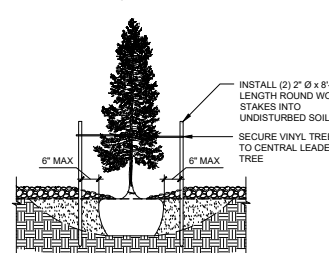
- NOTES:
- STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.



### A4 TREE STAKING



- NOTES:
- STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.



### A5 TREE STAKING

