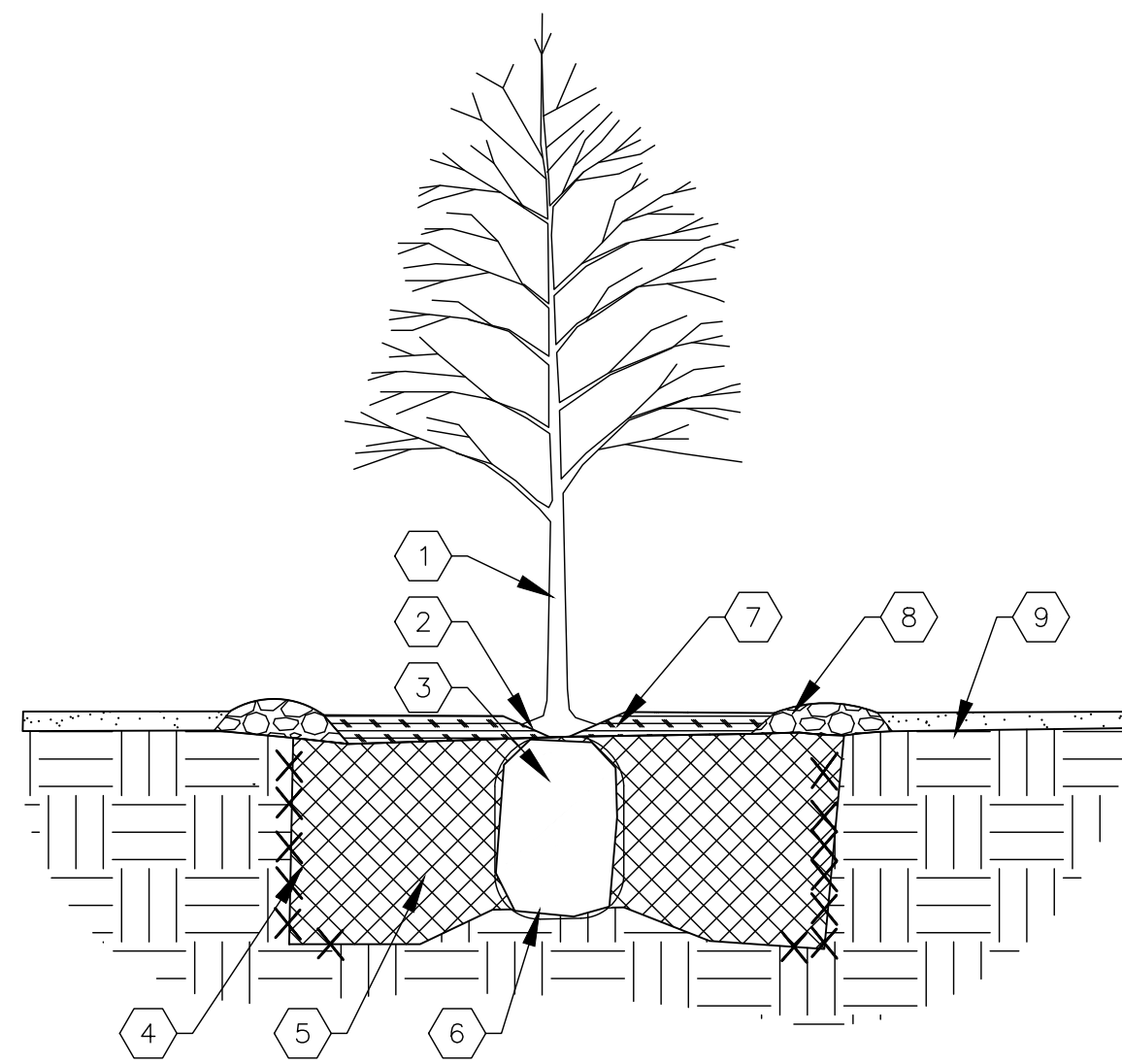


SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIFLINE.
4. 2" HIGH X 8" WIDE BERM.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING

NTS SHRUB PLANTING DETAIL



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 6" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN.

02 TREE PLANTING

NTS TREE PLANTING DETAIL

LANDSCAPE CALCULATIONS

ZONING APPLICABLE REGULATION(S)	FD PLANNED DEVELOPMENT IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994		
TOTAL LOT AREA (ACRES)	127	GROUND COVER (% - REQ)	25.00
TOTAL LOT AREA (SF)	55322	GROUND COVER (SF - REQ)	8569
BUILDING AREA (SF)	8980	GROUND COVER (SF - PROV)	8603
NET LOT AREA (SF)	46342		
		PARKING LOT AREA (SF)	1379
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	138
REQUIRED LANDSCAPE (SF)	6951	PROV. PARKING LANDSCAPE (SF)	2830
LANDSCAPE PROVIDED (SF)	34275	REQ. PARKING TREES (1/10 SPOTS)	5
		PROV. PARKING TREES	8
VEGETATIVE COVER (% - REQ)	15.0		
VEGETATIVE COVER (SF - REQ)	25706	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF - PROV)	28100	COOL SEASON GRASS (% OF LANDSCAPE)	0.0
REQ. TREES - 1ST AND 2ND STORY UNITS	21		
PROVIDED UNIT TREES	23		

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. 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.

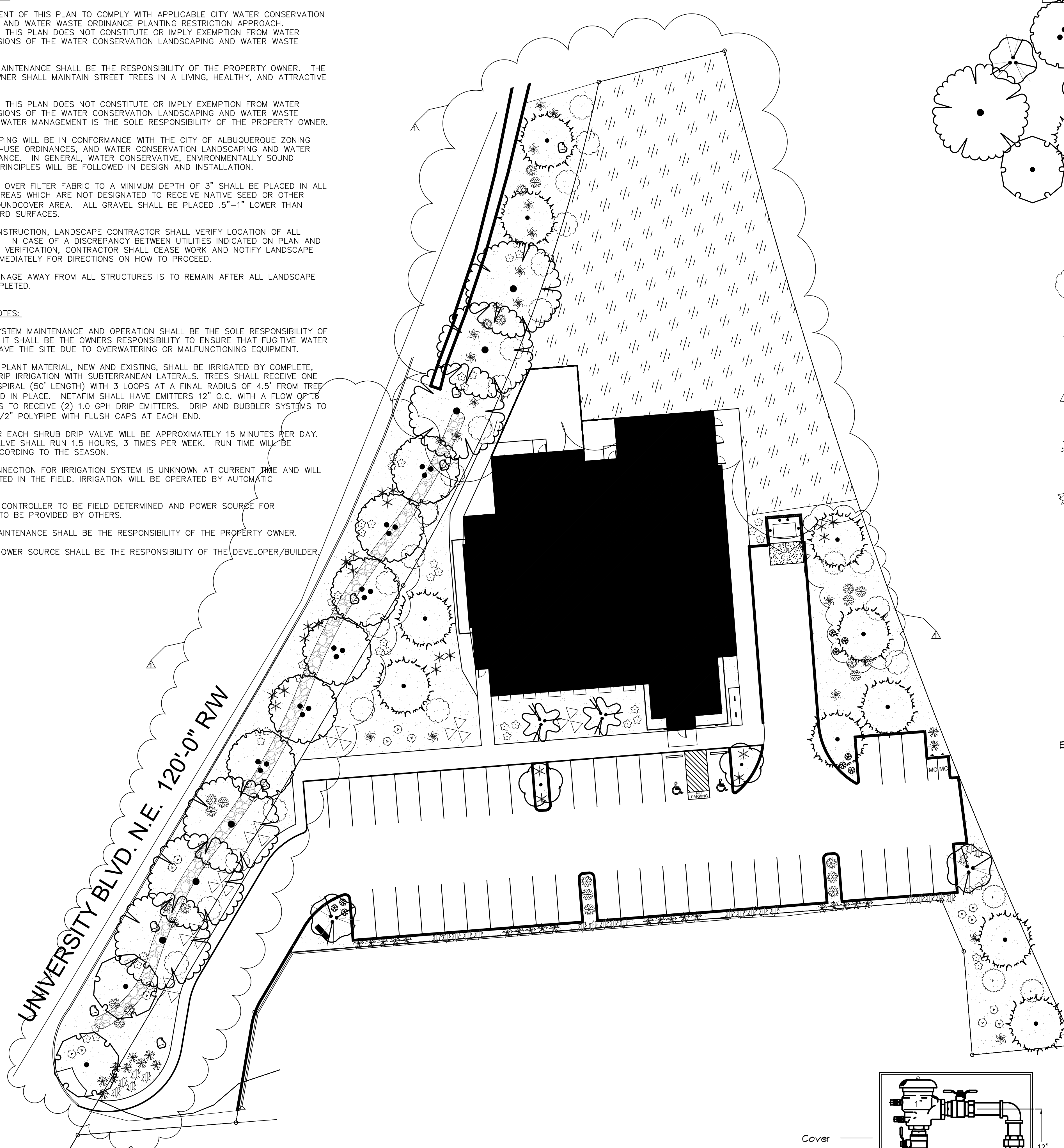
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

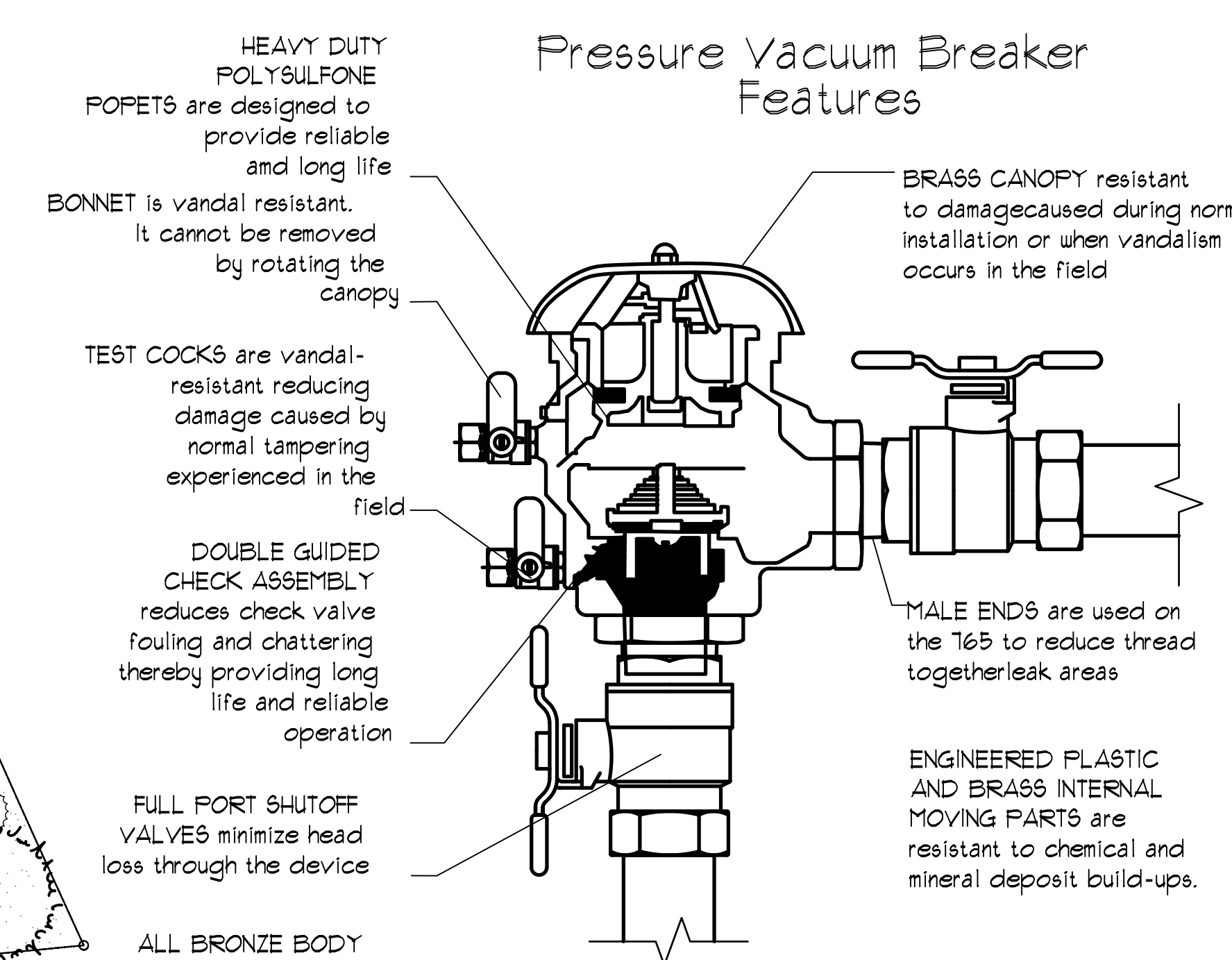


Other Materials

SYMB.	QTY	TYPE
	8 EA	Boulders (2-3c) To be placed at contractor's discretion
	2183 6F	Landscape Gravel A with Filter Fabric 7/8" Mountainir Brown Gravel
	1255 6F	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
	1631 6F	Native Seed Area

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Trees							
	6	2" Cal	Flowering Pear <i>Pyrus sp.</i>	35' x 25'	M	900	5400
	2	15 Gal	Desert Willow <i>Chrysalis linearis</i>	20' x 25'	L	625	1250
	2	2" Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	450
	6	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	12150
	10	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	6250
	2	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	1800
	2	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	800
						Total Tree Coverage:	28100
Shrubs & Groundcovers							
	51	5 Gal	Blue Mist Spirea <i>Gargopsis x clandonensis</i>	3' x 3'	Low+	9	459
	23	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	5175
	18	5 Gal	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RU	25	450
	22	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	198
	4	5 Gal	Lilac <i>Syringa spp.</i>	8' x 8'	M	64	256
	21	5 Gal	Morning Light Maidencore <i>Panicum sibiricum var.</i>	5' x 5'	M	25	525
	27	5 Gal	Regal Mist <i>Muhlenbergia capillaris</i>	3' x 3'	M	9	243
	31	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	16	496
	11	5 Gal	Indian Hawthorne <i>Raphiolepis indica</i>	3' x 4'	M	16	272
	28	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	448
	9	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	81
						Total Shrub Coverage:	8603



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

HEAVY DUTY POLYSULFONE POPETS are designed to provide reliable and long life.

BONNET is vandal resistant. It cannot be removed by rotating the canopy.

TEST COCKS are vandal-resistant reducing damage caused by normal tampering experienced in the field.

DOUBLE GUIDED CHECK ASSEMBLY reduces check valve fouling and chattering thereby providing long life and reliable operation.

FULL PORT SHUTOFF VALVES minimize head loss through the device.

ALL BRONZE BODY provides durability and long life.

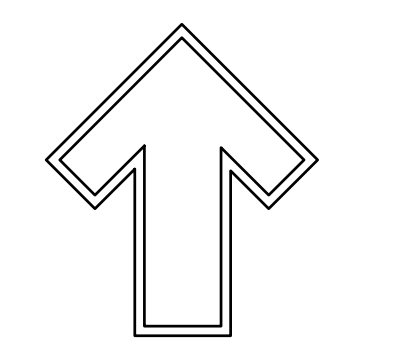
BRASS CANOPY resistant to damage caused during normal installation or when vandalism occurs in the field.

MALE ENDS are used on the T65 to reduce thread together/leak areas.

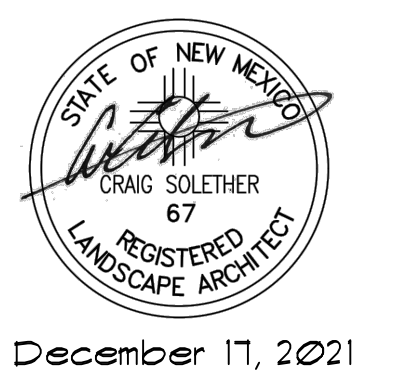
ENGINEERED PLASTIC AND BRASS INTERNAL MOVING PARTS are resistant to chemical and mineral deposit build-ups.

12" above the highest downstream outlet and the highest point in the downstream piping

GRAPHIC SCALE
SCALE: 1" = 20'-0"



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December 17, 2021

Blue Cross Animal Clinic
University Blvd NE
Albuquerque, NM
Landscape Design Development

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: JH
REVISION: .
DATE: 9/17/2021
SHEET: 15-101