

SECTION A
SECTION B

SITE DATA

GROSS LOT AREA (4.03 ACRES)	439,882 SF
LESS BUILDING(S)	121,368 SF
NET LOT AREA	318,513 SF

REQUIRED LANDSCAPE	47,776 SF
15% OF NET LOT AREA	45,041 SF
PROPOSED LANDSCAPE	1,987 SF
PROPOSED OFFSITE LANDSCAPE	18,084 SF
ROW EXISTING LANDSCAPE	65,112 SF
TOTAL PROPOSED LANDSCAPE	20 %
PERCENT OF NET LOT AREA	

REQUIRED STREET TREES	45
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	45
REQUIRED PARKING LOT TREES	140**
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10)	
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 187	

















** (tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	35,832 SF MIN.
(47,776 SF REQUIRED LANDSCAPE X 75%)	
PROVIDED GROUND COVER COVERAGE	36,155 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	(1,436 SF)
PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	75%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:

PLANT SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	11	Existing Tree	Varies	Varies	50	Varies
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	27	Chilopsis linearis / Desert Willow	2" B&B	RW	60	20' X 25'
	26	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	75	60' X 60'
	58	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium +	70	25' X 15'
	46	Ulmus parvifolia 'Bosque' / Bosque Elm	2" B&B	Medium	75	50' X 30'
	11	Vitex agnus-castus / Chaste Tree	24"box	Medium	60	20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	19	Pinus leucodermis / Bosnian Pine	6'-8" B&B	Medium	75	20' X 10'
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	55	Existing Shrub	Varies	Varies	25	varies
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	122	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	20	3' X 3'
	162	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	25	4' X 4'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	90	Hesperaloe parviflora / Red Yucca	5 gal	Low+	30	3' X 4'
	33	Nolina microcarpa / Beargrass	5 gal	RW	35	5' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	101	Baccharis x 'Starn' / Starn Coyote Brush	5 gal	Low+	30	5' X 5'
	216	Rosmarinus officinalis / Rosemary	5 gal	Low+	30	6' X 6'
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	125	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	15	30" X 2'
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	36	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	5 gal	Medium+	35	Spreading x

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	2019-10-30 10.30.19 DETAIL
[Symbol]	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape are in ROW)	1,987 sf	
[Symbol]	Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
[Symbol]	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric	3,947 sf	
[Symbol]	DOT Existing - Gravel and Landscape	18,084 sf	

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(4)(h) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. 5-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTINGS NOTES:

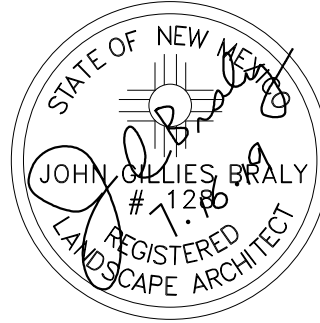
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE...
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. USE 6.2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

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LANDSCAPE CONTRACTORS
www.headsuplandscape.com

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Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



Date: 7/16/2019

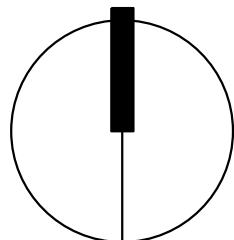
Revisions:

- ▲ 8/19/2019
- ▲ 10/31/2019
- ▲
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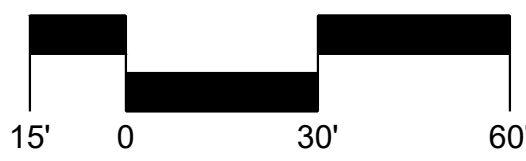
Drawn by: V.Blount

Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



Scale: 1" = 30'

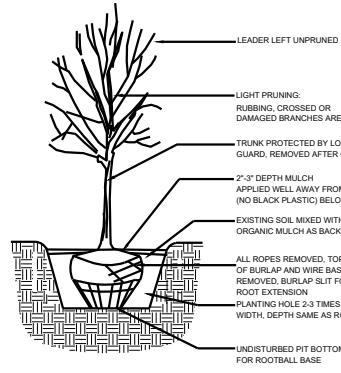


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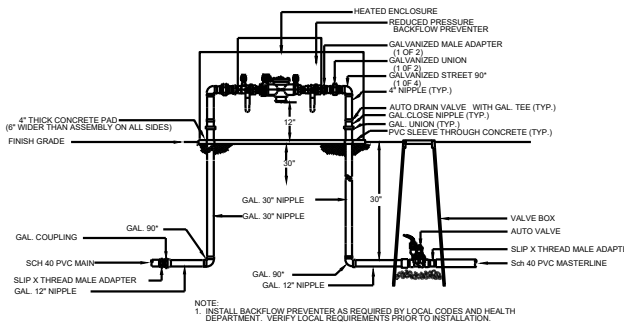
Landscape
Plan

Sheet Number:

LP-01

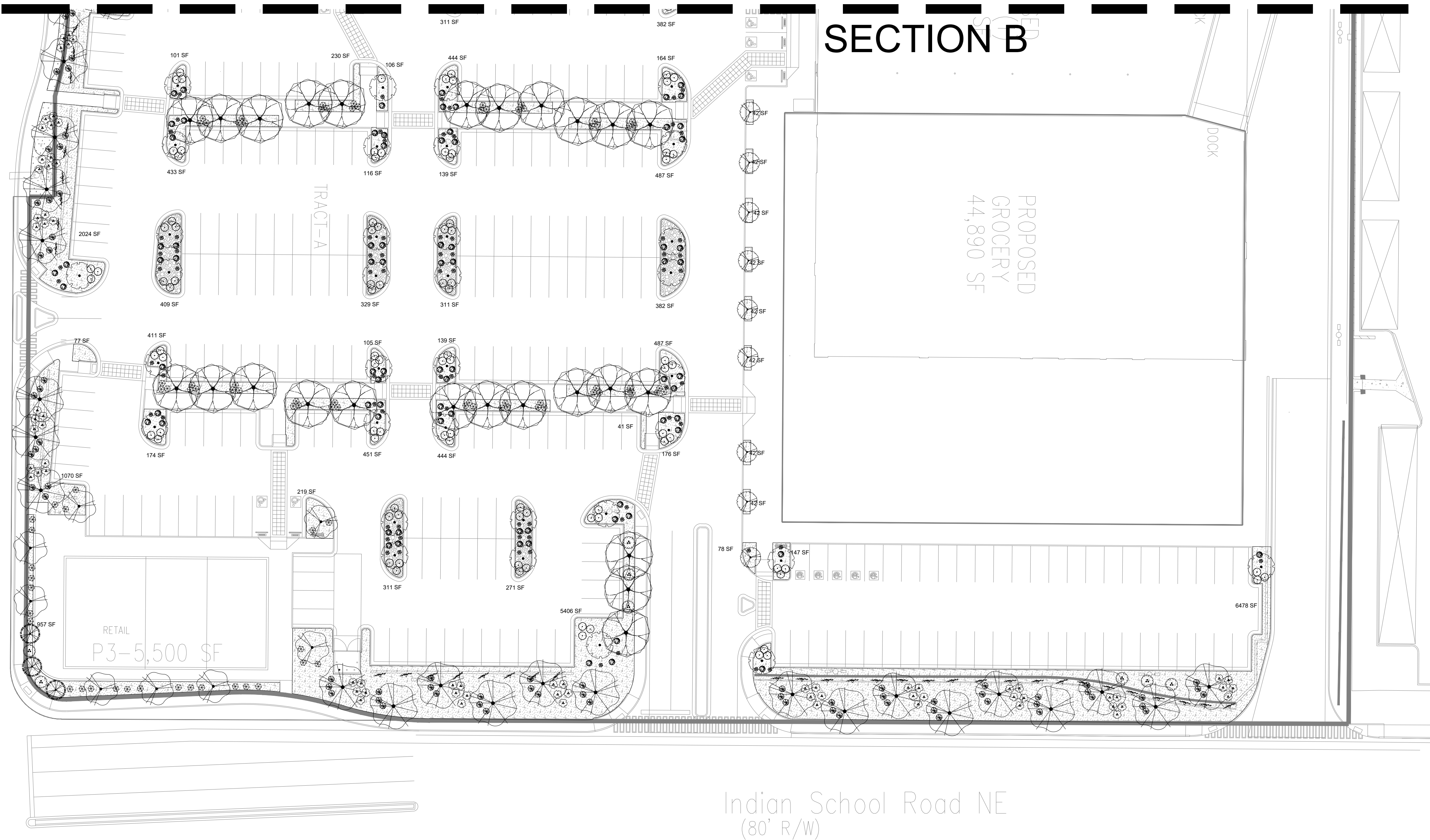


TREE PLANTING DETAIL



RP BACKFLOW MASTER VALVE DETAIL

SECTION A
SECTION B



PLANT SCHEDULE SITE 10.30.19							
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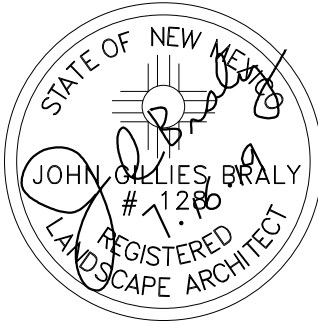
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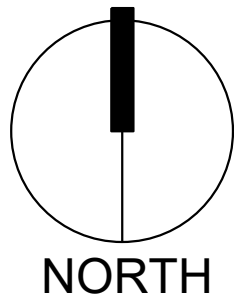
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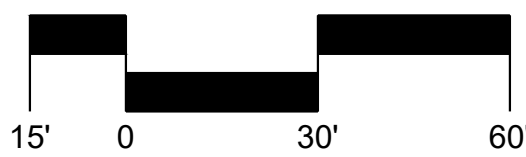


Date: 7/16/2019
Revisions:
▲ 08/19/2019
▲ 10/31/2019
▲
▲
▲
▲
Drawn by: V. Blount
Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



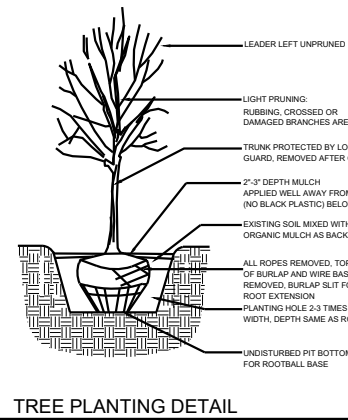
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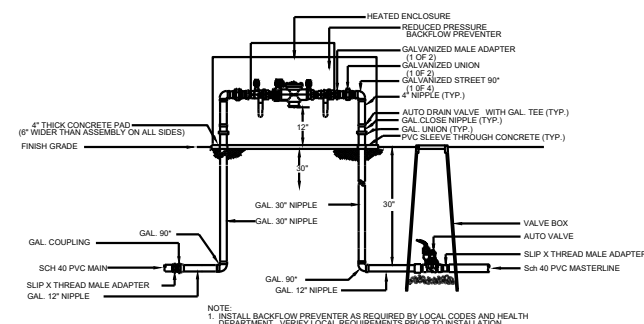
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**Landscape
Plan**

Sheet Number:

LP-02



TREE PLANTING DETAIL



RP BACKFLOWMASTER VALVE DETAIL