

GENERAL NOTES

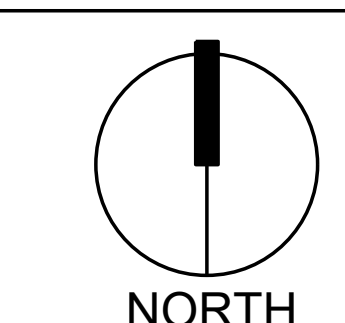
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

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Date: 12/12/2025
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 Drawn by: CC
 Reviewed by: MH

Nusenda Uptown
 Albuquerque, New Mexico



Scale: 1" = 20'

Sheet Title:
Layout & Materials Plan

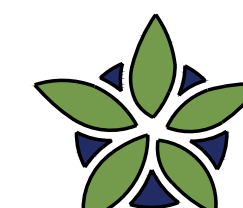
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LS-01

LANDSCAPE DATA

IDO UPC#	ZONING DESIGNATION		
	REQUIRED	PROVIDED	
101906403903830134	MX-H		
GROSS LOT AREA (SF)	126,290		
BUILDING AREA (SF)	14,700		
NET LOT AREA (SF)	111,590		
MINIMUM LANDSCAPE			
AREA (SF) - MINIMUM 15% OF NET LOT AREA*	16,739	30,070	27%
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	12,554	20,281	121%
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	3,138	3,716	30%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.			
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-18-4-3(B)(8) FOR DETAILS.			
PLANTING AREA MULCH	REQUIRED	PROVIDED	
GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	22,396	74%
STREET TREES - 1 PER 25 LF	REQUIRED	PROVIDED	
STREET FRONTAGE (LF)	-	598	
STREET TREES (INCLUDES 6'-8" MIN. CAL EXISTING TREES)	23.9	22	
* PER IDO 14-15-5-6(D)(1)(b) TREES THAT ARE PLANTED WITHIN 30 FEET OF THE BACK OF CURB OF THE ADJUTING STREET MAY FULFILL THIS REQUIREMENT.			
EDGE BUFFER LANDSCAPE	REQUIRED	PROVIDED	
TREES	-	0	
* SEE IDO 14-16-5-6(E)(2), 14-16-5-6(E)(3), AND 14-16-5-6(E)(4) FOR COMPLETE EDGE BUFFER STANDARDS.			
PARKING LOT EDGES			
WITHIN 20' SIDE AND REAR LOT EDGES (LF)	-	0	
TREES (INCLUDES 2 - 12" CAL. TREES)	-	5	
SHRUBS (6 PER 25 LF)	-	15	
PARKING LOT INTERIOR	REQUIRED	PROVIDED	
PARKING STALLS	108	150	
PARKING LOT AREA (SF)	-	57,592	
LANDSCAPED AREA (15% OF PARKING LOT AREA)*	8,639	8,653	
TREES (1 PER 10 PARKING SPACES)	15.0	19	
* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.			
TOTALS	REQUIRED	PROVIDED	
TREES	40	46	
** PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.			

MATERIAL LEGEND

SYMBOL	DESCRIPTION	QTY
	AMARETTO 5/8 - 1 1/4" GRAVEL, 3" DEPTH OVER FILTER FABRIC	14,969 SF
	AMARETTO 2"-4" COBBLE, 4" DEPTH OVER FILTER FABRIC	5,216 SF
	NATIVE SEED, NOT IRRIGATED	16,633 SF
	NATIVE SEED OUTSIDE OF PROPERTY BOUNDARY, NOT IRRIGATED	2,215 SF
	ORGANIC MULCH	7,948 SF



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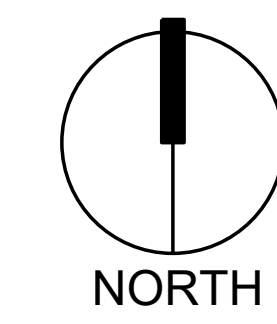


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Reviewed by: MH

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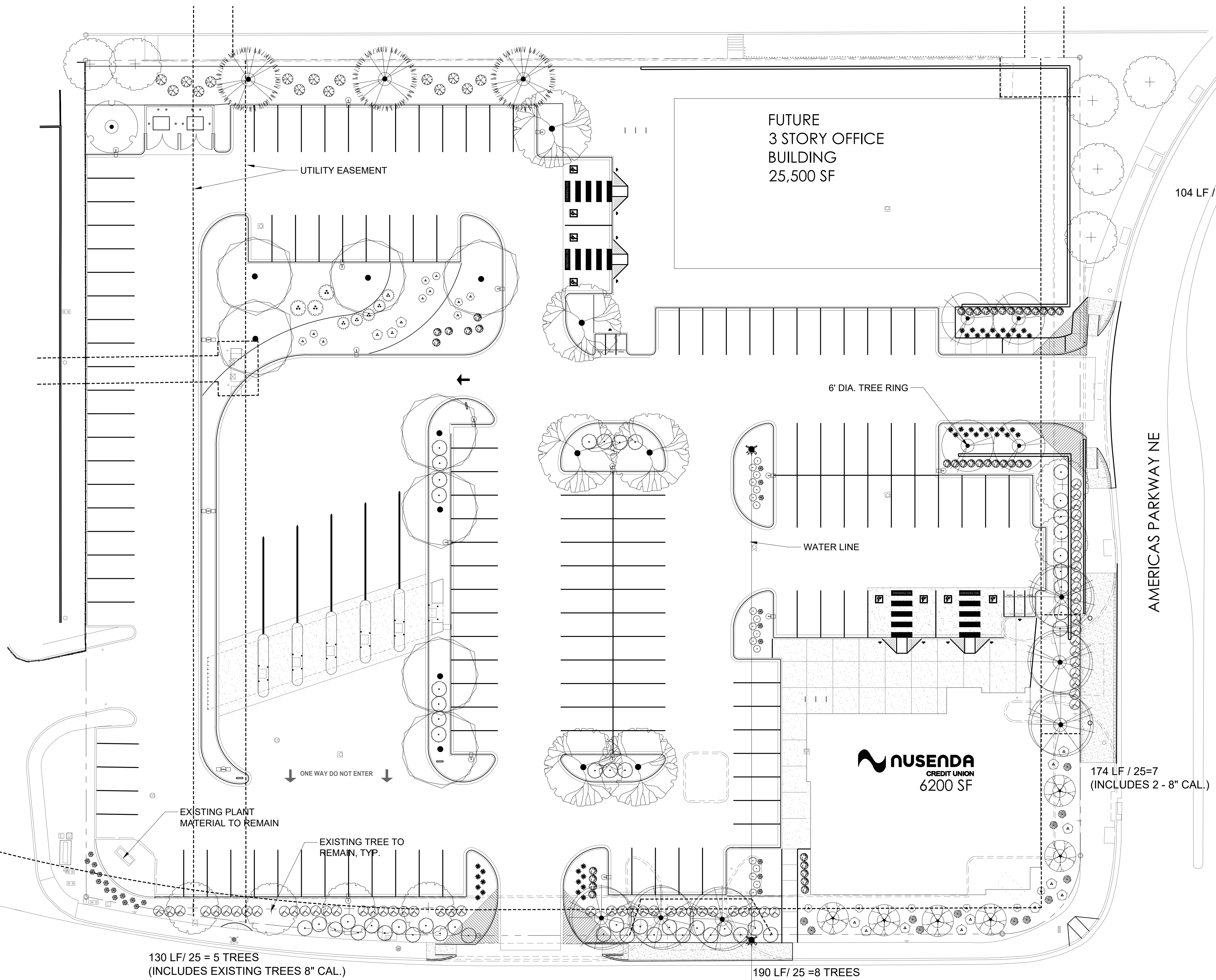
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Planting Plan

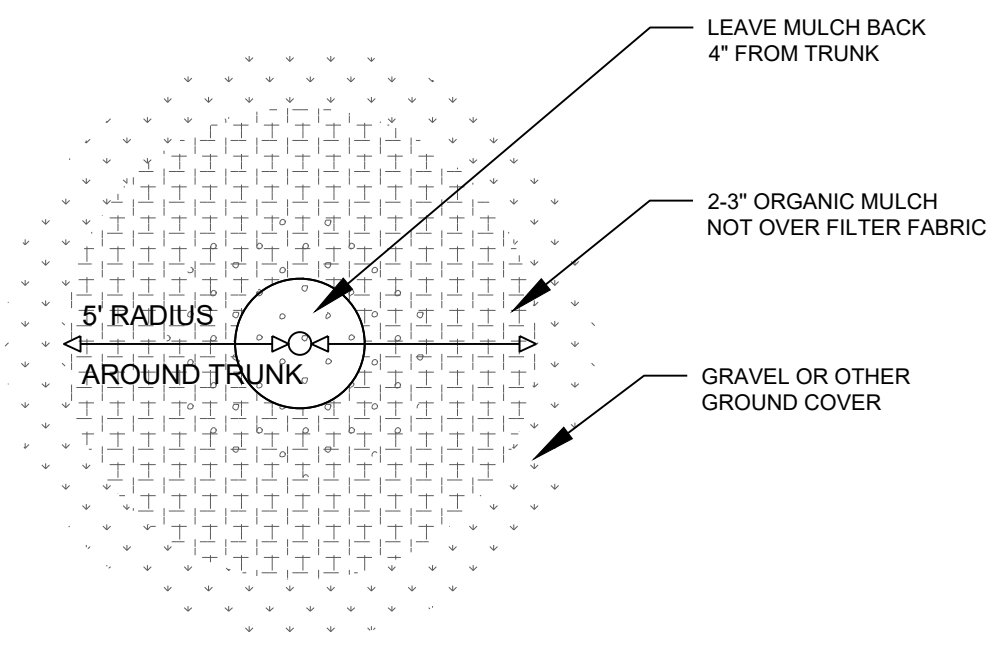
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LP-01

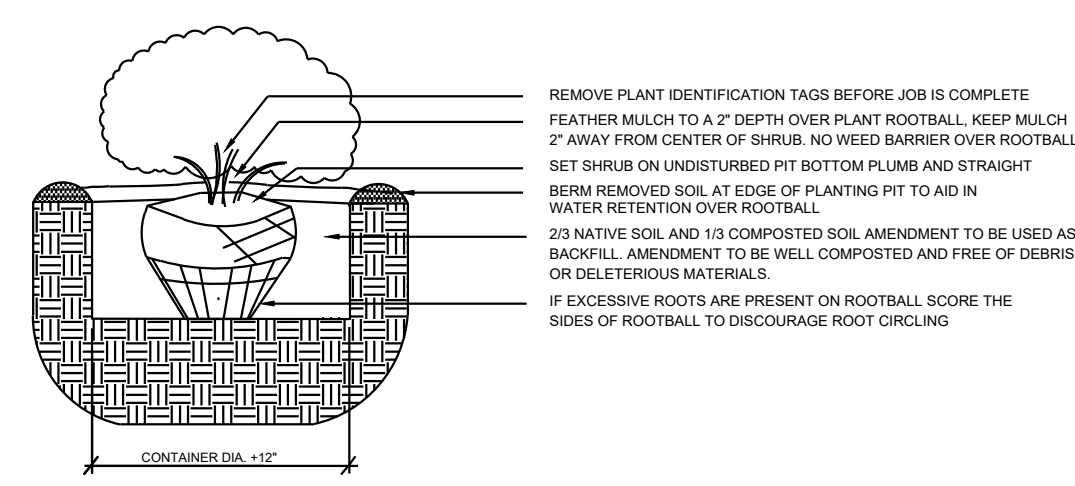


PLANT LEGEND

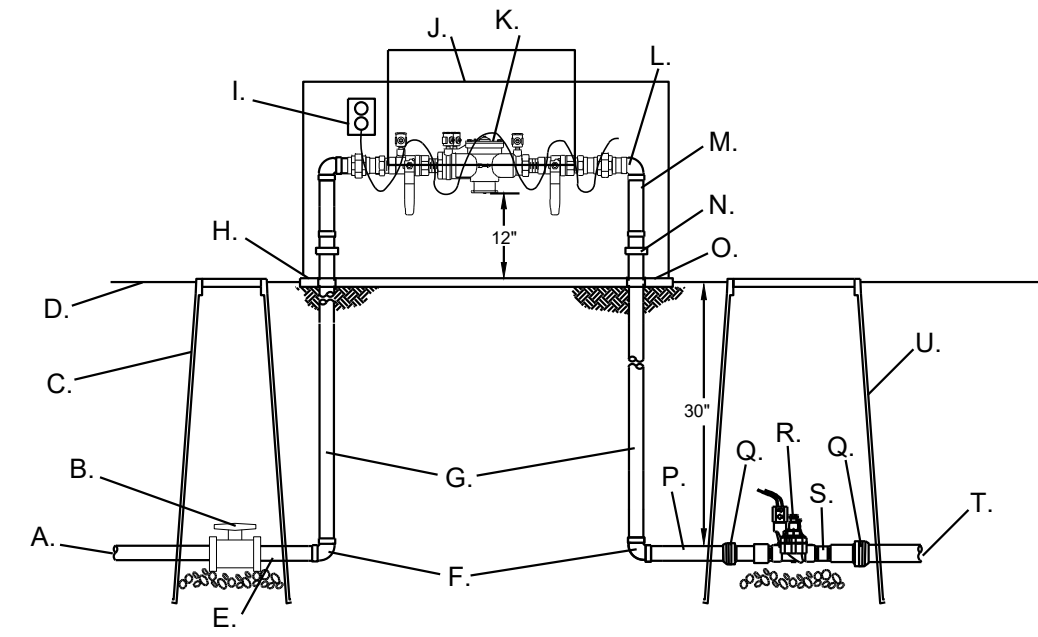
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
(+)	12	EXISTING TREE	VARIES
DECIDUOUS TREE			
(•)	8	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B
(⊗)	6	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2" B&B
(•)	1	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	2" B&B
(⊗)	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" B&B
(⊗)	6	QUERCUS BUCKLEYI / BUCKLEY OAK	2" B&B
(⊗)	6	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	2" B&B
EVERGREEN TREE			
(⊗)	3	PINUS NIGRA / AUSTRIAN BLACK PINE	6"
DESERT ACCENT			
(⊕)	14	AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE	5 GAL
(⊕)	12	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
(⊕)	3	NOLINA MICROCARPA / BEARGRASS	5 GAL
(⊕)	5	YUCCA BACCATA / BANANA YUCCA	5 GAL
(⊕)	4	YUCCA GLAUCA / SOAPWEED	5 GAL
PERENNIAL			
(⊕)	42	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
ORNAMENTAL GRASS			
(⊕)	24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
(⊕)	12	MUHLBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL
DECIDUOUS SHRUBS			
(⊕)	39	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL
(⊕)	18	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL
(⊕)	15	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL
(⊕)	50	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS			
(⊕)	62	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL



1 TREE DETAIL



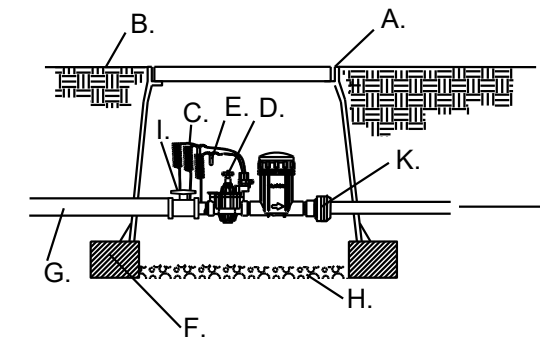
3 SHRUB PLANTING DETAIL



- A. IRRIGATION SUPPLY LINE
- B. SCH. 80 UTILITY BALL VALVE
- C. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
- D. FINISH GRADE
- E. SCH. 80 NIPPLE
- F. GAL. 90°
- G. GAL. 30° NIPPLE
- H. 4" THICK CONCRETE PAD (6" WIDER THAN ASSEMBLY ON ALL SIDES)
- I. OUTLET FOR HEAT TAPE PROVIDED BY OTHERS
- J. HOT BOX (HEATED ENCLOSURE)
- K. REDUCED PRESSURE BACKFLOW PREVENTER
- L. GAL. STREET 90°

- M. GAL. NIPPLE (TYP.)
- N. GAL. UNION (TYP.)
- O. PVC SLEEVE THROUGH CONCRETE (TYP.)
- P. SCH. 80 NIPPLE
- Q. SCH. 80 UTILITY BALL VALVE
- R. MASTER VALVE
- S. SLIP X THREAD MALE ADAPTER
- T. SCH. 40 PVC MASTERLINE
- U. APPLIED ENGINEERING PRODUCTS 1015 VALVE BOX WITH EXTENSIONS AS NEEDED

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



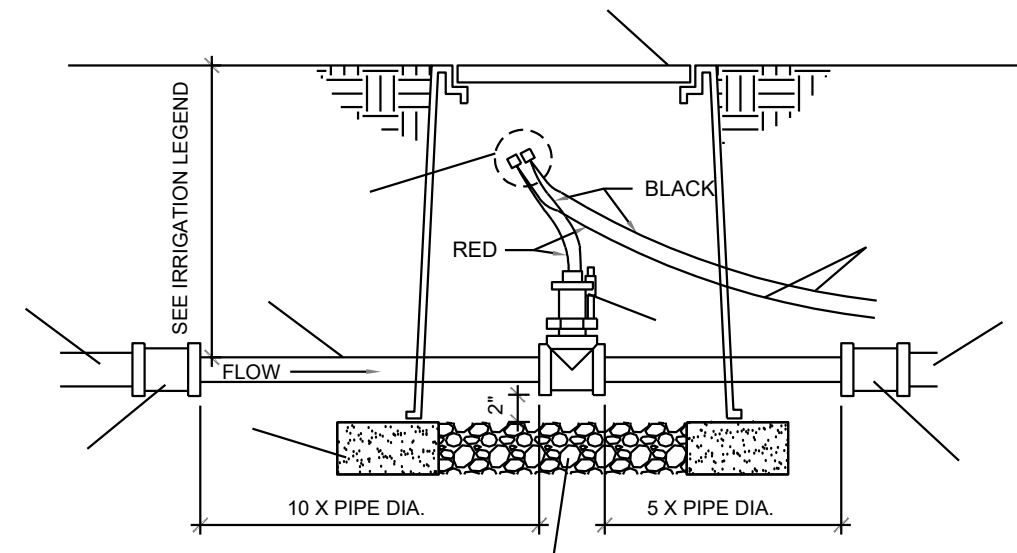
- A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. 24" WIRE LOOP
- D. RAIN BIRD XCZ CONTROL ZONE KIT WITH BASKET FILTER, SEE LEGEND
- E. DRY SPLICE CONNECTOR OR EQUAL
- F. 8" X 8" X 16" CMU CONCRETE BLOCK
- G. MASTERLINE/24" BURY
- H. 4" LAYER OF 3/4" GRAVEL
- I. SCH. 80 TRUE UNION BALL VALVE
- J. LATERAL LINE. SEE PLAN.
- K. SCH. 80 UNION

1 RP BACKFLOW/MASTER VALVE DETAIL

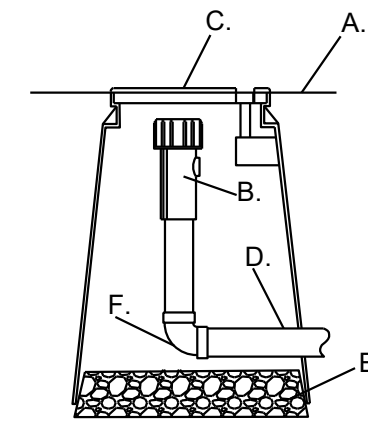
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2 DRIP VALVE WITH FILTER & PRESSURE REGULATOR FOR TRADITIONAL WIRE IRRIGATION

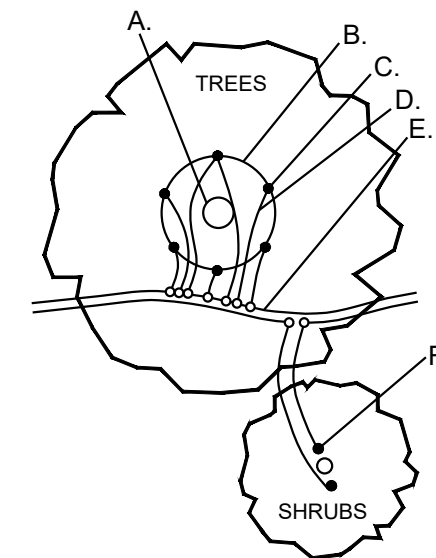
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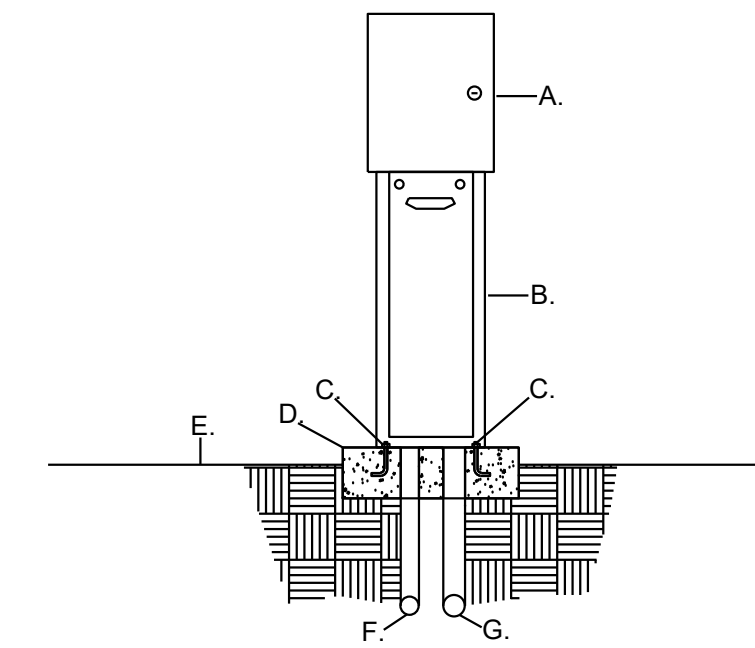
- A. PVC IRRIGATION MAINLINE, SEE PLAN.
- B. WATERPROOF CONNECTIONS.
- C. APPLIED ENGINEERING PRODUCTS MODEL 1320 VALVE BOX WITH EXTENSIONS AS REQUIRED AND FLUSH BOLT-DOWN COVER.
- D. SHIELDED CABLE CONNECTED TO IRRIGATION CONTROLLER - SEE IRRIGATION LEGEND.
- E. FLOW SENSOR - SEE IRRIGATION LEGEND.
- F. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 10X PIPE DIAMETER FROM FLOW SENSOR.
- G. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW SENSOR.
- H. 1" DIAMETER WASHED ROCK, 8" DEPTH.
- I. 8"X8"X16" SOLID CMU BLOCK - 4 PER VALVE BOX.



- A. FINISH GRADE
- B. END FLUSH CAP
- C. 6" ROUND BOX WITH LID
- D. 3/4" POLY DRIP PIPE
- E. 2" DEPTH OF GRAVEL
- F. 90° FITTING



- A. TREE TRUNK/ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/4" DISTRIBUTION LINE
 - E. 3/4" POLYETHYLENE DRIPLINE
 - F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL
- NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.



- A. AUTOMATIC CONTROLLER, SEE IRRIGATION LEGEND
- B. PEDESTAL (SAME AS CONTROLLER MANUFACTURER)
- C. 1/2" X 6" ANCHOR BOLTS, FOUR PER PEDESTAL
- D. 3000 PSI CONCRETE PAD, 18" X 24" X 8" THICK
- E. FINISH GRADE
- F. 3/4" RIGID PVC SWEEP ELL (120 VOLT WIRE)
- G. 2" RIGID PVC SWEEP ELL (24 VOLT WIRE)

3 FLOW SENSOR

N.T.S.

4 END FLUSH CAP

N.T.S.

5 EMITTER PLACEMENT DETAIL

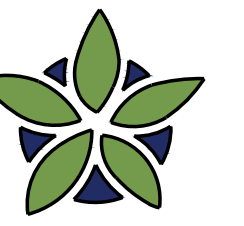
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6 PEDESTAL MOUNTED AUTOMATIC CONTROLLER

N.T.S.

IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
11. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
12. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
13. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
14. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
15. WATER METER TO BE PROVIDED BY OTHERS.
16. PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
17. PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
18. PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
19. PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



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Sheet Title:
**Irrigation
Details**

Sheet Number:

IR-02