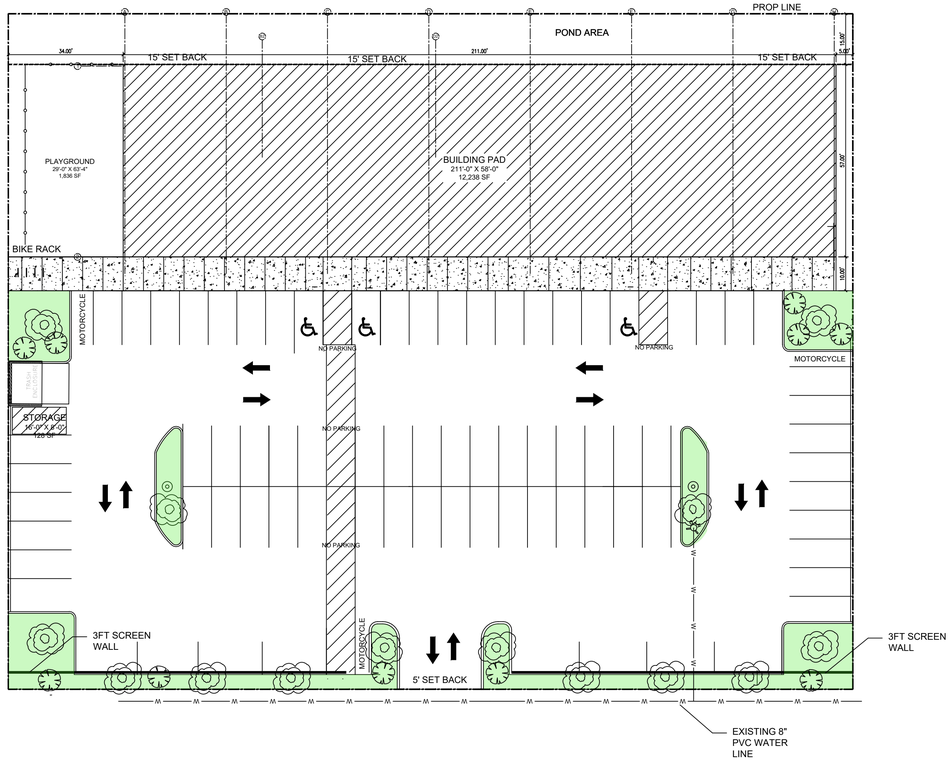
LANDSCAPING NOTES:

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 2'7" 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.



1 LANDSCAPING PLAN

SCALE: 1" = 20'-0"

0 5' 10' 20'

A - ARIZONA ASH - CHRYSOTHAMUS NAUSEOSUS - 2" CALIPER @ 6" ABOVE GRADE

C - CHAMISA - CHRYSOTHAMUS NAUSEOSUS - 5 GAL

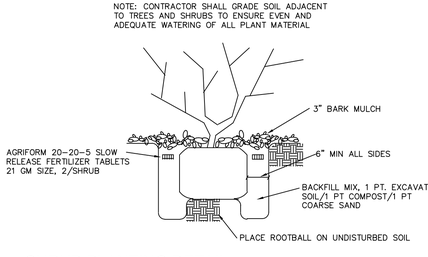
SB - SPANISH BROOM - CYSTIUS PURGANS - 5 GAL

GRAVEL MULCH

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

MX-M ZONING

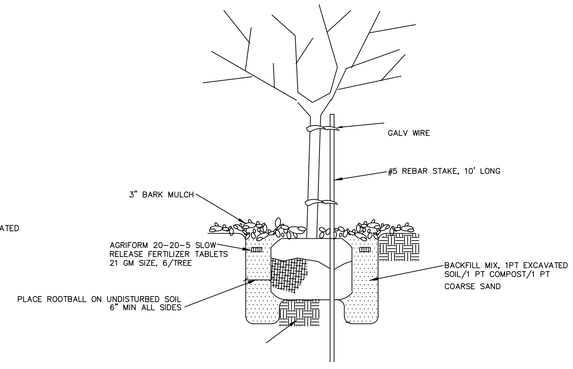
TOTAL SITE AREA:	50,000 SF
BUILDING =	12,238 SF
NET LOT AREA =	37,762 SF
LANDSCAPING REQUIRED =	37,762 X 0.15 = 5,664 SF
LANDSCAPING PROVIDED =	3,251 SF
PARKING =	28,212 SF
SIDEWALKS =	2,443 SF



SHRUB PLANTING DETAIL

N.T.S.

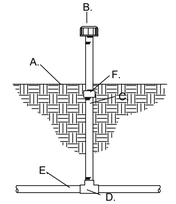
NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL MIX TO INSURE ROOTBALL REMAINS INTACT



TREE PLANTING DETAIL

N.T.S.

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.



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

IRRIGATION BUBBLER

SCALE: NTS

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED

Project :

NEW CONSTRUCTION FOR

9101 CENTRAL AVENUE NW

ALBUQUERQUE NEW MEXICO

ALEXANDER FINALE ARCHITECT

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Liscense Stamp :

STATE OF NEW MEXICO
ALEXANDER FINALE
NO.3589
REGISTERED ARCHITECT

12/09/2021

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Sheet Title :

landscaping Plan & Details

Sheet No. :

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