

PLANT LEGEND								PLANT LEGEND (CONT.)								PLANT LEGEND (CONT.)							
PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE
TREES																							
8	12		FORESTIERA NEOMEXICANA (M)	NEW MEXICO PRIVET	15-GAL	6'-8' HT.	15' HT X 10' SPR.	3	18		CARYOPTERIS CLAND 'DARK KNIGHT' (M)	DARK KNIGHT BLUE MIST	5-GAL	3' O.C.	3' HT. X 3' SPR.	5	26		CALAMAGROSTIS A. KARL FOERSTER' (L+)	FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.	
5	9		FRAXINUS PENN. 'URBANITE' (M+)	URBANITE ASH	2' B&B	12'-14' HT.	45' HT. X 35' SPR.	8	21		CHRYSOTHAMNUS NAUSEOSUS (L)	CHAMISA	1-GAL.	5' O.C.	4' HT. X 4' SPR.	8	21		HESPERALOE PARVIFLORA (M)	RED YUCCA	5-GAL.	3' HT. X 3' SPR.	
1	12		GLEDITSIA TRIACANTHOS 'SKYLINE' (M+)	SKYLINE HONEYLOCUST	2' B&B	12'-14' HT.	40' HT. X 30' SPR.	14	31		FALLUGIA PARADOXA (L)	APACHE PLUME	1-GAL.	5' O.C.	4' HT. X 4' SPR.	LANDSCAPE BOULDERS AND GRAVEL MULCH							
6	14		KOELREUTERIA PANICULATA (M)	GOLDEN RAIN TREE	2' B&B	12'-14' HT.	25' HT X 25' SPR.	8	4		PINUS MUGO MUGO (M)	MUGO PINE	5-GAL.	5' O.C.	8' HT. X 8' SPR.	3	6		MOSS ROCK BOULDERS (3x3 MIN)				
3	2		PINUS NIGRA (M)	AUSTRIAN PINE	8' HT MIN B&B	8'-10' HT.	40' HT X 25' SPR.	18	34		LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M)	ENGLISH LAVENDER	1-GAL.	4' O.C.	3' HT. X 3' SPR.	10,297 SF	10,570 SF		1' ULTRAVIOLET GRAVEL MULCH (3' DEPTH OVER FILTER FABRIC)				
3	9		ULMUS PARVIFOLIA 'ALLEE II' (M)	ALLEE LACEBARK ELM	2' B&B	12'-14' HT.	45' HT X 35' SPR.	17	24		SALVIA GREGGII 'FURMAN'S RED' (M)	CHERRY SAGE	1-GAL.	3' O.C.	3' HT. X 3' SPR.	1,521 SF	N/A		2'-4" AMARETTO BROWN ROCK MULCH (6' DEPTH OVER FILTER FABRIC)				
FUTURE LANDSCAPE AREA TO BE DESIGNED AND INSTALLED WITH FUTURE BUILDING C.																							
								6	15		JUNIPERUS SABINA 'BUFFALO' (L+)	BUFFALO JUNIPER	5-GAL.	5' O.C.	2' HT. X 5' SPR.								
								8	26		RHUS TRILOBATA 'AUTUMN AMBER' (L+)	CREeping THREE LEAF SUMAC	5-GAL.	5' O.C.	2' HT. X 5' SPR.								

GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 1" ULTRAVIOLET GRAVEL MULCH AND 2'-4" AMARETTO BROWN ROCK MULCH.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

THE FUTURE 6' CARRIAGE STRIP ALONG THE 12TH STREET FRONTAGE, TO BE PLANTED AT THE TIME OF THE 12TH STREET IMPROVEMENTS, WILL BE IRRIGATED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE 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) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA (3.45 AC.):	150,282 SF
BUILDING A AREA:	- 4,000 SF
BUILDING B AREA:	- 6,000 SF
BUILDING C MINIMUM FUTURE AREA:	- 6,000 SF
NET AREA	134,282 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA):	20,142 SF
PROVIDED LANDSCAPE AREA	
ON-SITE PHASE I	13,789 SF
ON-SITE PHASE II	11,818 SF
ON-SITE PHASE III (FUTURE)	3,655 SF
12TH STREET CARRIAGE STRIP (FUTURE)	1,874 SF
TOTAL	(23%) 31,136 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

PARKING LOT TREES
144 CUSTOMER PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 14
PARKING LOT TREES PROVIDED: 18

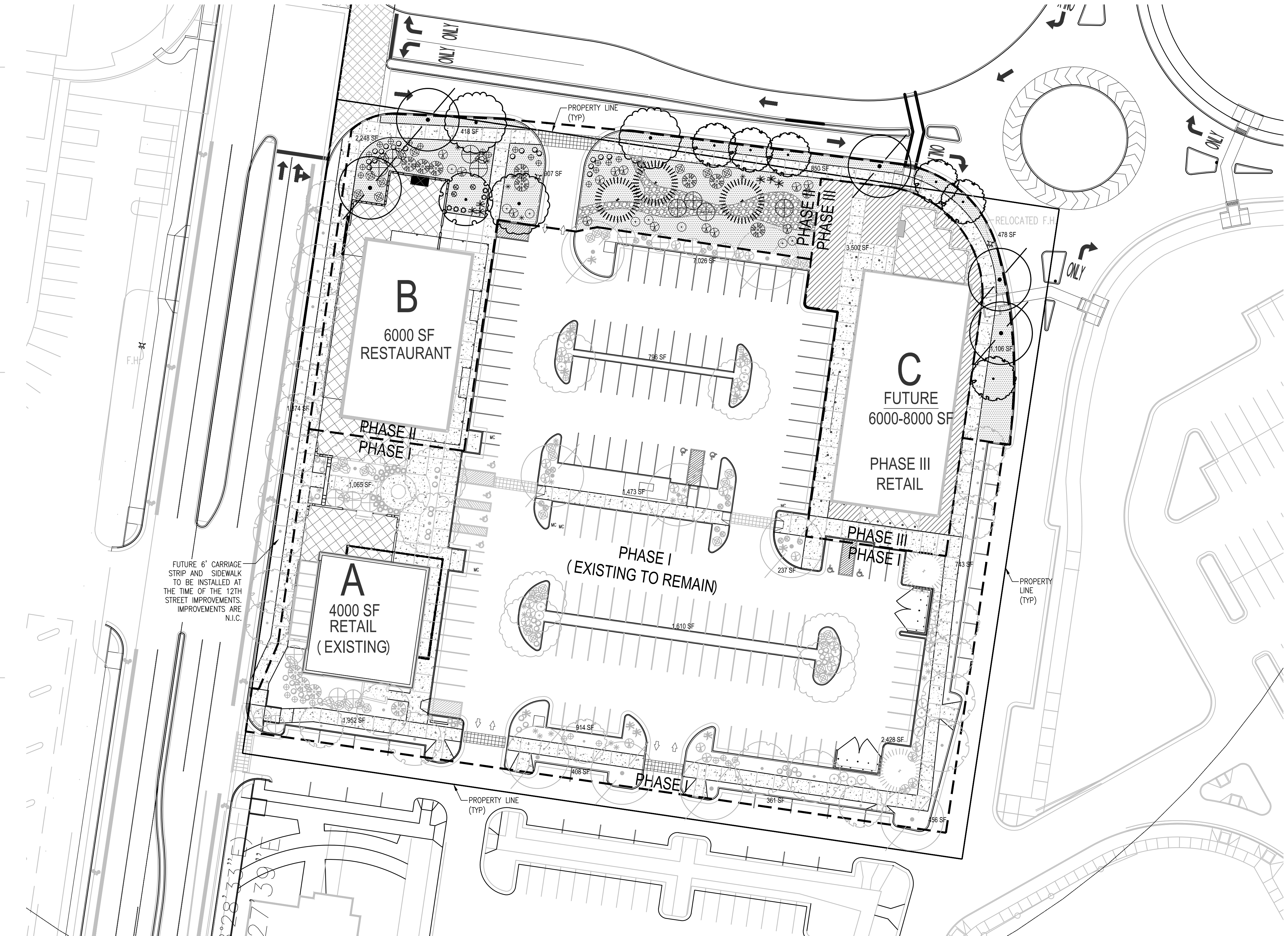
STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED IN THE PROPOSED 6' CARRIAGE STRIP AT THE TIME OF THE 12TH STREET IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

12TH STREET FRONTAGE IS 370'
STREET TREES REQUIRED: 12 TREES
STREET TREES PROVIDED AT TIME OF 12TH STREET IMPROVEMENTS: 12 TREES

PHASING
PHASE I INCLUDES ALL EXISTING PLANTINGS, GRAVEL MULCH AND IRRIGATION INDICATED IN PHASE I AREA TO REMAIN.

PHASE II TO INCLUDE ALL PLANTINGS AND GRAVEL MULCH INDICATED IN PHASE II AREA. PHASE II IRRIGATION TO BE EXTENDED FROM PHASE I IRRIGATION SYSTEM.

PHASE III PLANTINGS AND GRAVEL MULCH TO BE DESIGNED WITH FUTURE BUILDING C. PHASE III IRRIGATION TO BE EXTENDED FROM PHASE I IRRIGATION SYSTEM.



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Architect Engineer

DRB SUBMITTAL

AIS MASTER PLAN
PHASE 2

2400 12TH STREET
ALBUQUERQUE NM 87104

Key Plan

NTS

MARK	DATE	DESCRIPTION
ISSUE:	DRB	
PROJECT NO:	1513	
CAD DWG FILE:		
DRAWN BY:	SC	
CHECKED BY:	CG	
DATE:	OCT 9, 2016	

SHEET TITLE

LANDSCAPE PLAN

LS-101