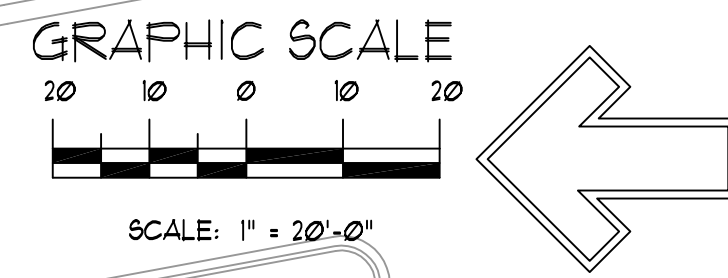


LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
4	2" cal	Chinese Pistache, <i>Pistacia chinensis</i>	1225 4900 M
3	2" cal	Honey Locust, <i>Gleditsia triacanthos</i>	2025 6075 M
2	6 - 8'	Austrian Pine, <i>Pinus nigra</i>	625 1250 M
3	15 Gal	Crape Myrtle, <i>Lagerstroemia indica</i>	400 1200 M
2	4 - 6'	Palm Yucca, <i>Yucca faxoniana</i>	36 72 M
6	15 Gal	Oklahoma Redbud, <i>Cercis reniformis</i>	144 864 M
Trees Canopy Coverage			14361
Shrubs & Groundcovers			
2	15 Gal	Desert Willow, <i>Chilopsis linearis</i>	625 1250 M
8	5 Gal	India Hawthorne, <i>Raphiolepis indica</i>	25 200 M
11	5 Gal	Feather Reed Grass, <i>Calamagrostis arundinacea</i>	4 44 M
6	5 Gal	Wintergreen Barberry, <i>Berberis julianae</i>	25 150 M
2	5 Gal	Butterfly Bush, <i>Buddleia davidii</i>	25 50 M
3	5 Gal	Winter Jasmine, <i>Jasminum nudiflorum</i>	144 432 M
20	3 Gal	Carpet Roses, <i>Rosa sp.</i>	1x6 72 1440 M
5	5 Gal	Cherry Sage, <i>Salvia greggii</i>	2x3 9 45 M
11	5 Gal	Blue Mist, <i>Caryopteris x clandonensis</i>	3x3 9 99 M
8	5 Gal	Grow lo Sumac, <i>Rhus aromatica Gro-Low</i>	3x8 36 288 L
2	5 Gal	Apache Plume, <i>Fallugia paradoxa</i>	6x1 49 98 L
2	5 Gal	Chamisa, <i>Chrysothamnus nauseosus</i>	5x1 25 50 L
13	2-3cf	Boulders	Total Groundcover Coverage 4146
15101		Landscape Gravel / Filter Fabric	3/4" Crushed Grey
400		Oversize Landscape Gravel / Filter Fabric	2-4" Adobe Rose



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque 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.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque 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.

Plant beds shall achieve 75% live ground cover at maturity.

Brown 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.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pined in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

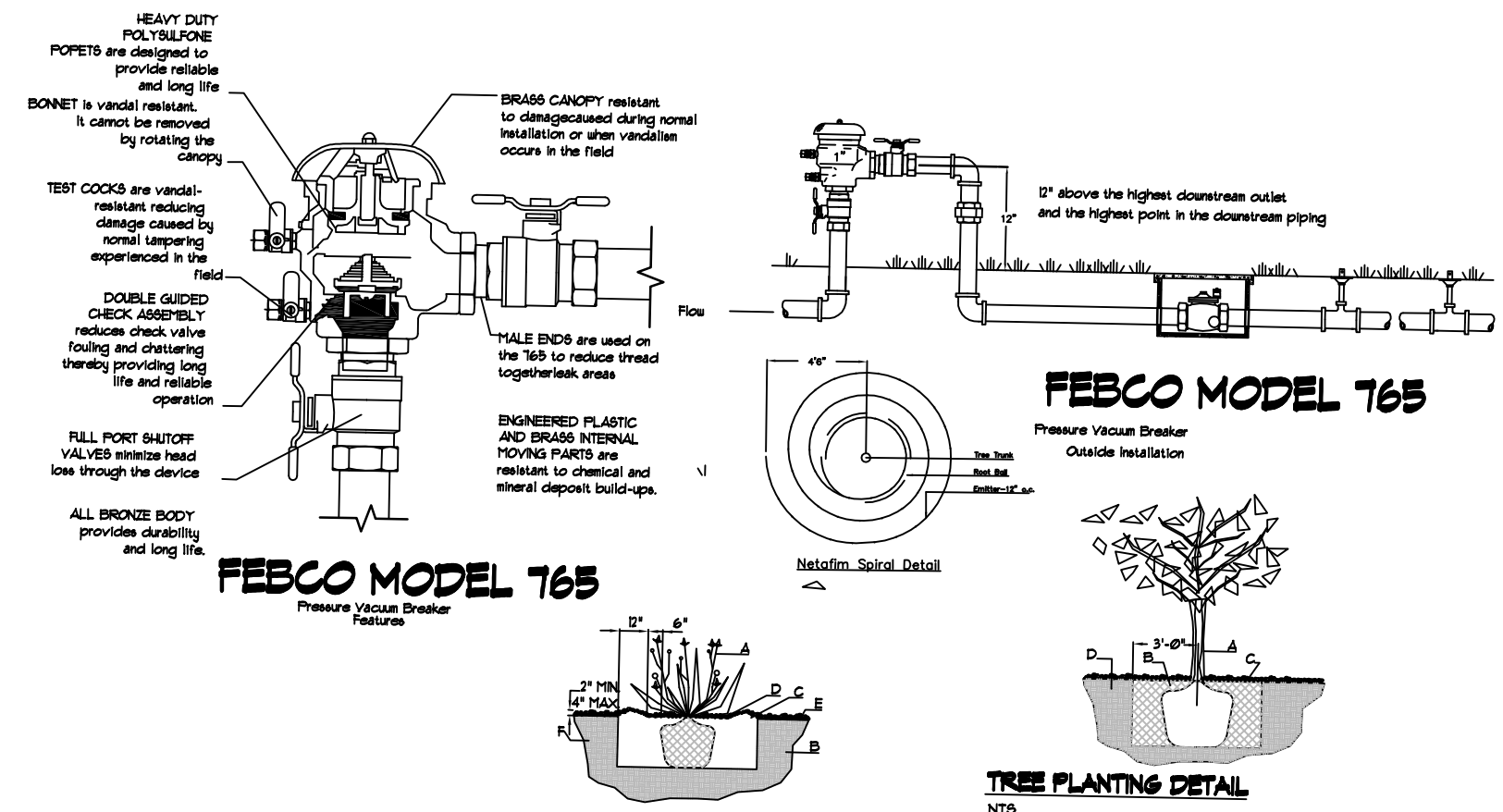
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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.



SHRUB PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NTS

GENERAL NOTES:
1. BACKFILL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREES FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DATA THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY 1.0 ONE INCH LAYER OF SOIL.
3. FROM OVERSHOULDERING TREE ALL ONE INCH AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. BACKFILL WITH EXISTING SOIL.
B. BACKFILL WITH EXISTING SOIL.
C. 2" DEPTH OF GRAVEL FILLING.
D. UNDISTURBED SOIL.

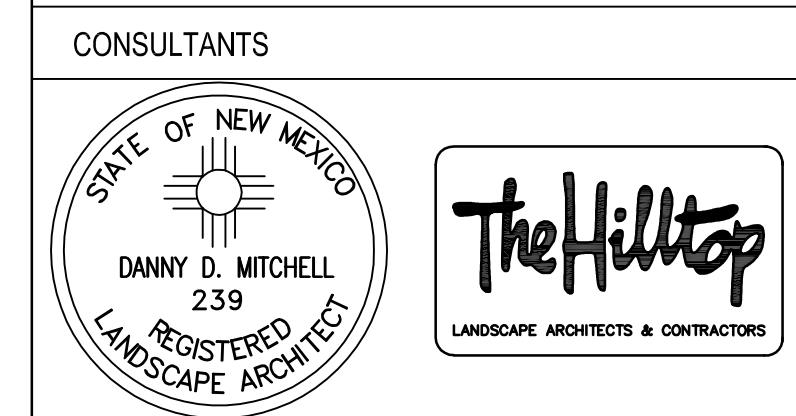
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	43614
TOTAL BUILDING AREA (sf)	4180
OFF SITE LANDSCAPE	2200
NET LOT AREA	37234
LANDSCAPE REQUIREMENT	15
TOTAL LOT AREA (sf)	39434
TOTAL LANDSCAPE REQUIRED (15%)	5885
TOTAL ON-SITE LANDSCAPE PROVIDED	5122
TOTAL LIVE GROUNDCOVER REQUIRED 30%	1716
TOTAL LIVE GROUNDCOVER PROVIDED	4146
TOTAL LIVE PLANTS REQUIRED 75%	4179
TOTAL LIVE PLANTS PROVIDED	18501



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Landscape Architect

STARBUCKS AND T-MOBILE

124 and 128 98th Street
Albuquerque, NM 87121

LS Plan Revisions
10/31/2016 New Site Plan

No	Date	Description
Revision Schedule		
ISSUE:	CON DOCS	
PROJECT NUMBER:	1628	
FILE:	A001.dwg	
DRAWN BY:	MTN	
CHECKED BY:	RB	
DATE:	OCTOBER 30, 2016	

SHEET TITLE **LANDSCAPE PLAN**

Starbucks T-Mobile
98th Street
Albuquerque, NM

SHEET #
LS-101