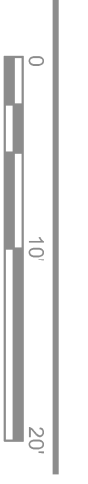


A1 LANDSCAPE PLAN
1" = 30' 0"

WILSHIRE AVENUE NE



LANDSCAPE LEGEND

QTY	SIZE	CORN/BOTANICAL	H2O USE
Trees			
1	4 - 6"	Carya Nyssa 33020 Liquidambar indica	M
3	2" cal	Carya Shadblow 40235 Platanus chinensis	M
2	8" gal	Quercus Rubra 1812 Cercis canadensis	M

Shrubs & Groundcovers

4	4 - 6"	Desert Willow 20025 Chiosotis linearis	M
2	5" gal	Red Muhlenbergia 305 Raphanistrum indicum	M
10	5" gal	Feather Reed Grass 12021 Cortaderia selloana	M
3	5" gal	Winegrass 51025 Berberis juliflora	M
3	5" gal	Bulbous Bush 51025 Buddleia davidii	M
9	5" gal	Winter Jasmine 402 Jasminum nudiflorum	M
5" gal	Barberry 1402 Lonicera sibirica	M	
5" gal	Spanish Blue 305 Eriogonum fasciculatum	M	
5" gal	Apache Pine 61021 Foliaris parviflora	L	
5" gal	Chama 51025 Chrysothamnus nauseosus	L	
1" gal	Picky Pear 51025 Ornithogalum	L	
1" gal	Steel Edge or Equal per spec of COA plan review 1/2" o.c. with a polypipe with flush caps 3/4" Crushed Grey	2148	L

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	3868
TOTAL BUILDING AREA (sf)	311
TOTAL LOT AREA (AVAILABLE)	3557
TOTAL LANDSCAPE REQUIRED (85%)	3023
TOTAL ON-SITE LANDSCAPE PROVIDED	5668
TOTAL LIVE GROUNDCOVER REQUIRED	1700
TOTAL LIVE GROUNDCOVER PROVIDED	2148

LANDSCAPE NOTES:

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

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray 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 system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netatim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk primed in place. Netatim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

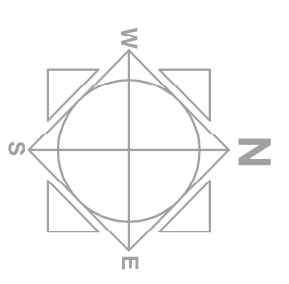
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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.



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<p>LANDSCAPE ARCHITECTS & CONSULTANTS</p>		<p>DANIEL D. WIRTLER LANDSCAPE ARCHITECT April 5, 2011 Architecture/Engineer</p>	
<p>ISSUE: 100% permit set</p> <p>PROJECT NO: 1602</p> <p>PROJECT NAME: 1602 HWVA AS101</p> <p>ISSUE DATE: November 30, 2016</p>		<p>DATE: November 30, 2016</p> <p>ISSUE: 100% permit set</p> <p>PROJECT NO: 1602</p> <p>PROJECT NAME: 1602 HWVA AS101</p> <p>ISSUE DATE: November 30, 2016</p>	
<p>LANDSCAPE PLAN</p>		<p>LS 101</p>	