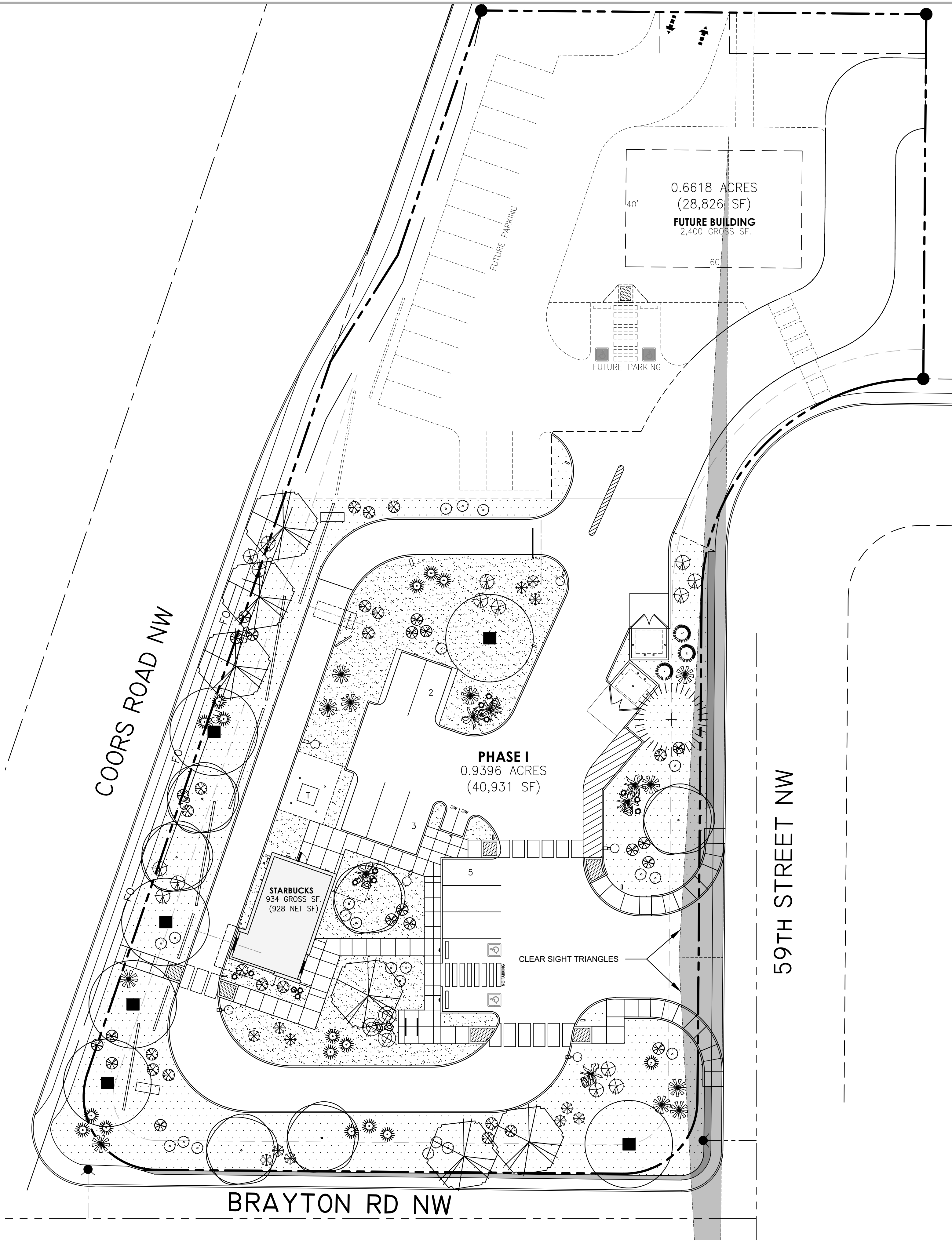


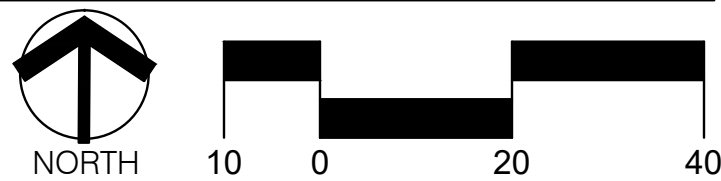
CONSENSUS

ALBUQUERQUE, NEW MEXICO

100



**A1** **PLANTING PLAN**  
SCALE: 1" = 20'-0"



PLANT LEGEND				
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
<b>TREES - REFERENCE DETAIL 1/L501</b>				
6		CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (L+)	24" BOX	20' HT. X 25' SPR.
1		PINUS NIGRA AUSTRIAN PINE (M+)	2.5" B&B	35' HT. X 25' SPR.
6		PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
6		ULMUS DAVIDIANA VAR. JAPONICA 'EMERALD SUNSHINE' ELM (M)	2.5" B&B	35' HT. X 25' SPR.
<b>SHRUBS &amp; GROUNDCOVERS - REFERENCE DETAIL 2/L501</b>				
19		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' SPIREA (M)	5-GAL.	4' HT. X 4' SPR.
18		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL.	4' HT. X 4' SPR.
15		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL.	5' HT. X 5' SPR.
6		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (L+)	5-GAL.	8' HT. X 8' SPR.
3		JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW JUNIPER - FEMALE ONLY (L+)	15-GAL.	18' HT. X 6' SPR.
22		LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RAIN SAGE	5-GAL.	4' HT. X 4' SPR.
3		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC (L+)	5-GAL.	2' HT. X 6' SPR.
<b>DESERT ACCENTS</b>				
16		DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL.	5' HT. X 5' SPR.
12		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA (L+)	5-GAL.	3' HT. X 4' SPR.
11		NOLINA MICROCARPA BEARGRASS (L)	5-GAL.	5' HT. X 6' SPR.
<b>ORNAMENTAL GRASSES</b>				
14		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL.	3' HT. X 2' SPR.
<b>LANDSCAPE BOULDERS AND GRAVEL MULCH</b>				
5		MOSS ROCK LANDSCAPE BOULDER MIN. 27 CUBIC FEET. SEE DETAIL 3/L502.		
7,036 SF		1" CRUSHED ROSETONE GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
14,662 SF		3/4" COYOTE MIST GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

**TREE PROTECTION NOTES**

- CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EXISTING TREES TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FOOT FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- CONTRACTOR SHALL PARK EQUIPMENT, DRIVE VEHICLES OR STORE MATERIALS WITHIN THE ROOT PROTECTION ZONE.
- CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DISTURBANCE DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE.
- CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS OR DUG BY HAND.
- TPZ FENCING SHALL CONSIST OF BRIGHT VISUAL BARRIER FENCE OR FLAGGING WITH T-POSTS, OR #4 REBAR WITH PROTECTIVE CAPS, SPACED 8' MIN. ON CENTER. AVOID VISIBLE TREE ROOTS WHEN INSTALLING POSTS. CARE SHOULD BE TAKEN TO KEEP EXISTING SOIL DEPTH AT EXISTING GRADE WITHIN THE CURRENT TREE CANOPY.
- 

**GENERAL LANDSCAPE NOTES**

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. FOR IRRIGATION PLANS REFERENCE SHEETS LI-100, L-500.

**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.

**SHREDDED BARK MULCH AT TREES**  
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE.

**LANDSCAPE CALCULATIONS**

SITE AREA (0.93 AC)	40,931 SF
BUILDING FOOTPRINT	- 934 SF
NET LOT	39,997 SF
REQUIRED / PROVIDED LANDSCAPE	6,140 SF (15%) / 21,698 SF (53%)

<b>COVERAGE</b>	
REQUIRED / PROVIDED TREE CANOPY COVERAGE	4,605 SF (75%) / 10,625 SF (173%)
REQUIRED / PROVIDED GROUND-LEVEL COVERAGE	1,535 SF (25%) / 3,175 SF (52%)

<b>PARKING LOT TREES</b>	
PARKING LOT SPACES PROVIDED	10
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	1/3

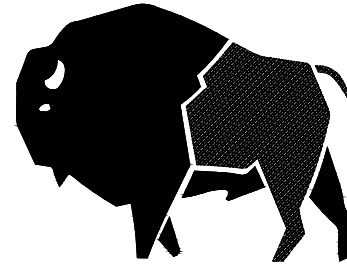
<b>PARKING LOT AREA</b>	
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.	2,740 SF
PARKING LOT AREA	
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	274 SF (10%) / 3,491 (127%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

**STREET TREES**  
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. COORS ROAD NW IS 228'. REQUIRED / PROVIDED: 9 / 9

**CLEAR SIGHT DISTANCE**  
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PROJECT

**STARBUCKS COFFEE COMPANY**  
BUILDING & SITE DEVELOPMENT

NEC of COORS ROAD NW, and BRYTON ROAD NW,  
ALBUQUERQUE, NEW MEXICO

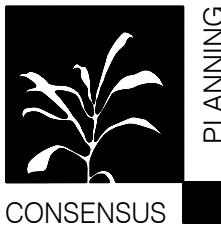
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CLIENT PROJ #:	
ARCHT PROJ #:	
DRAWN BY:	ISH
CHECKED BY:	CG
DATE	SEPTEMBER 6, 2022

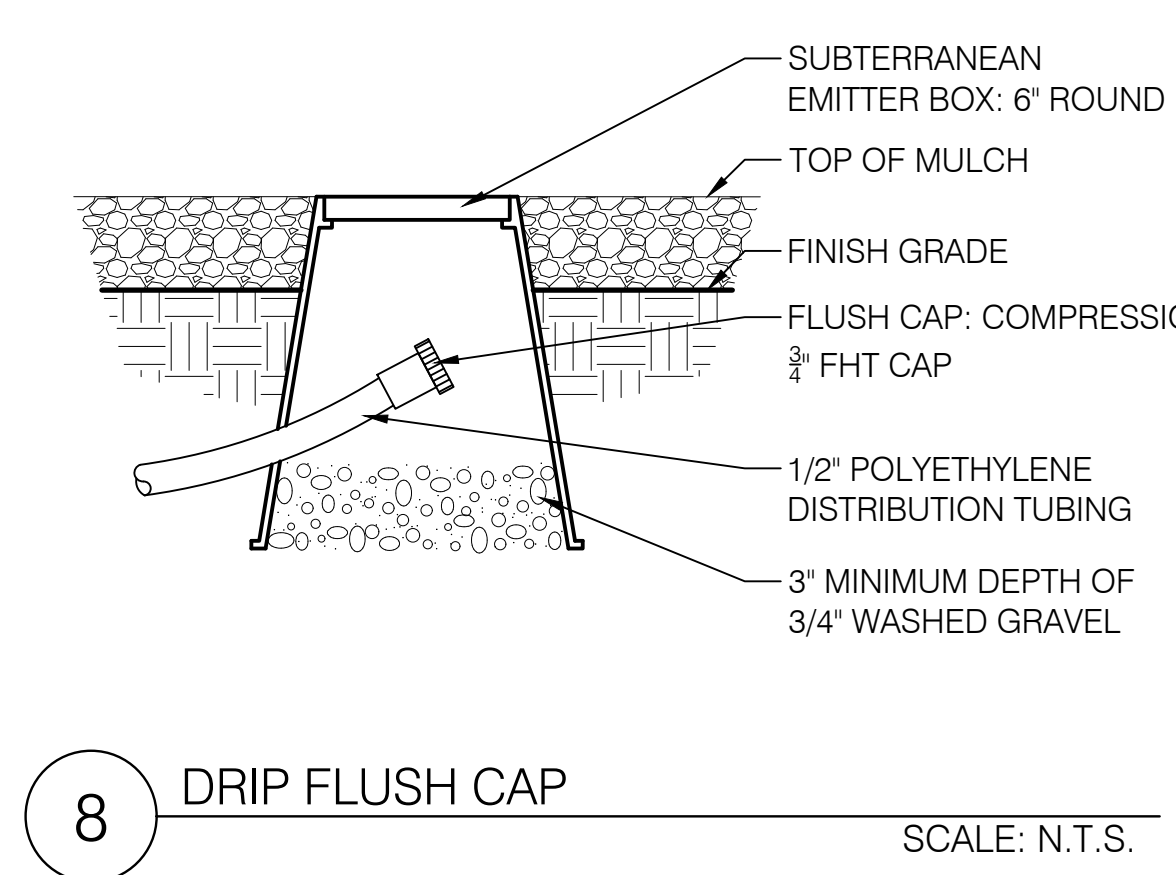
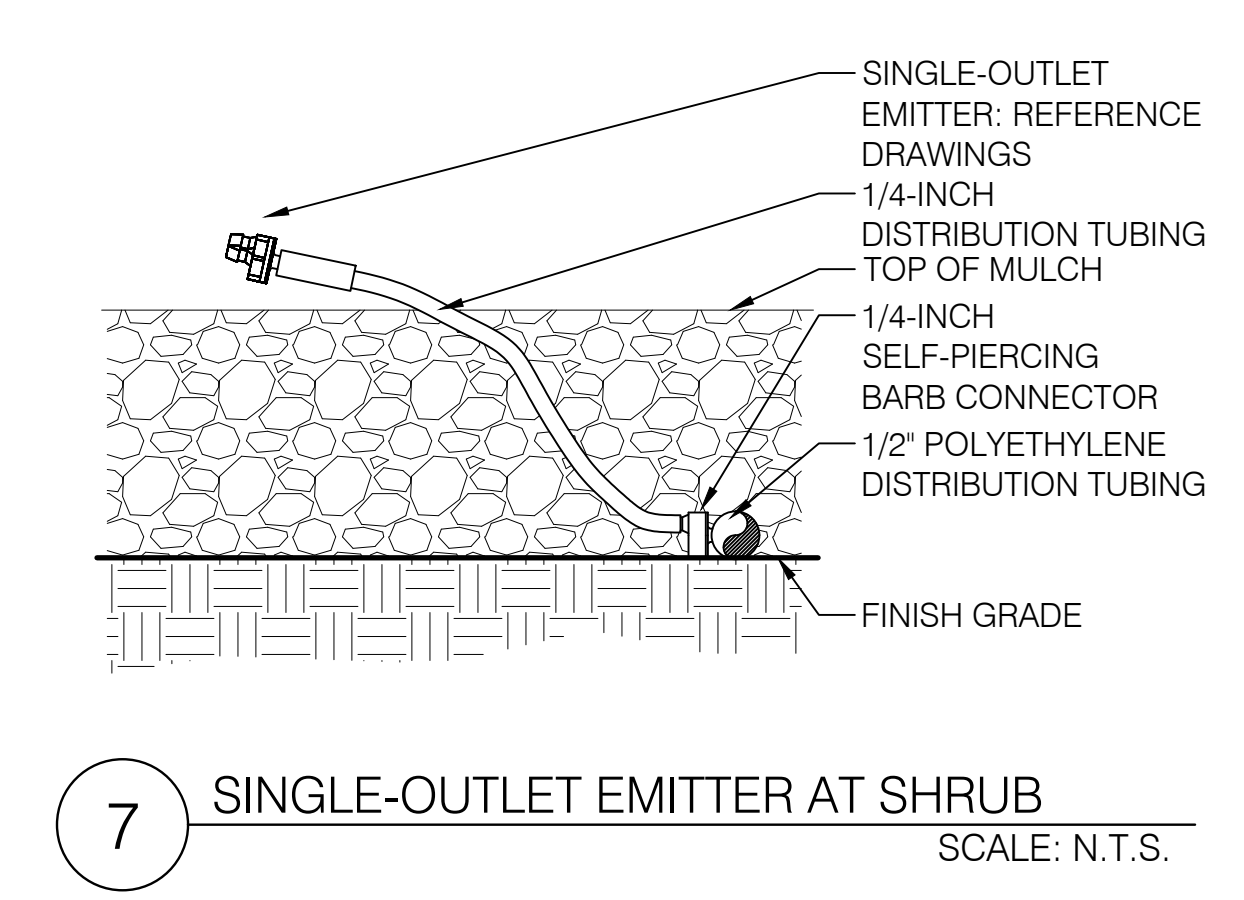
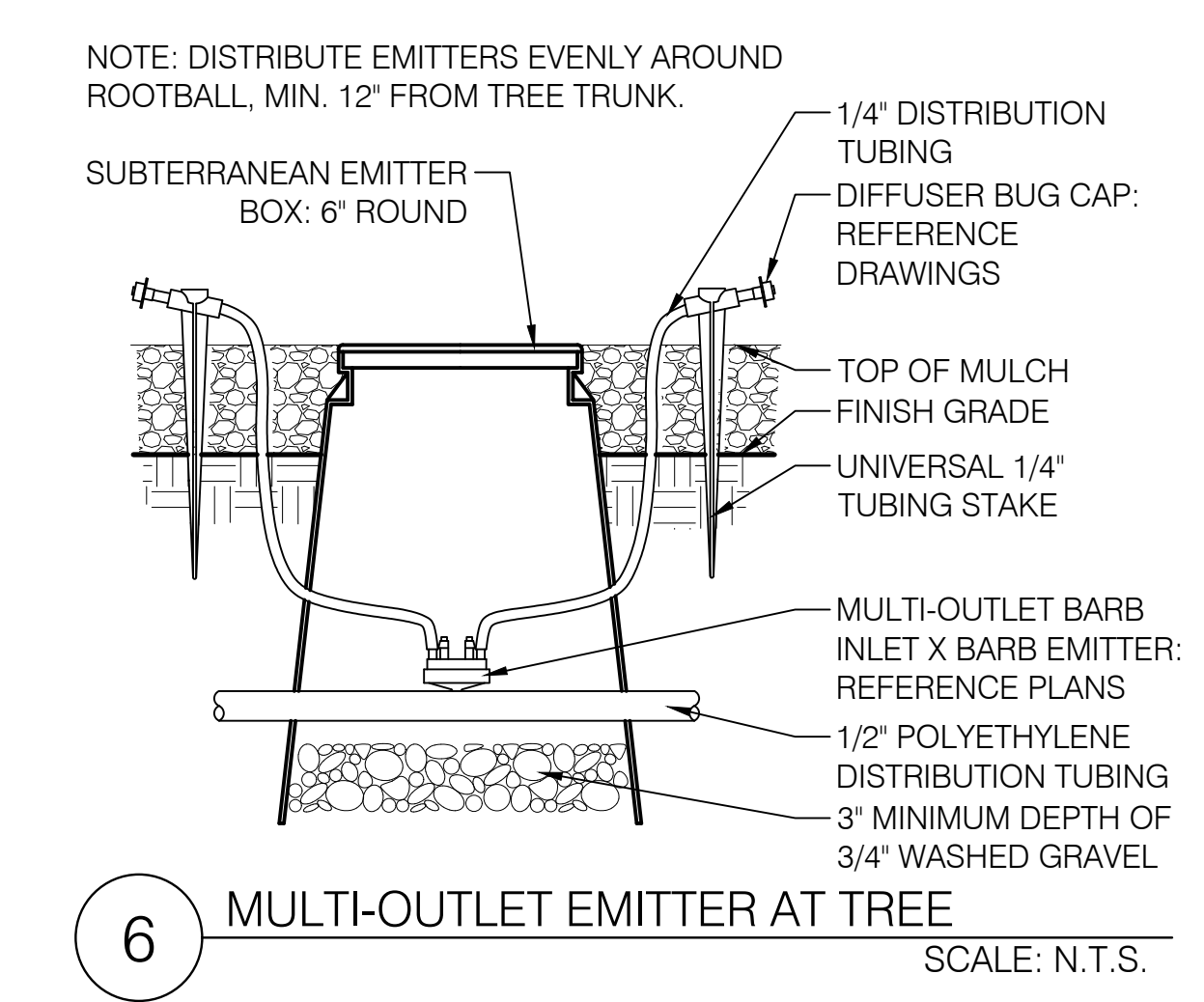
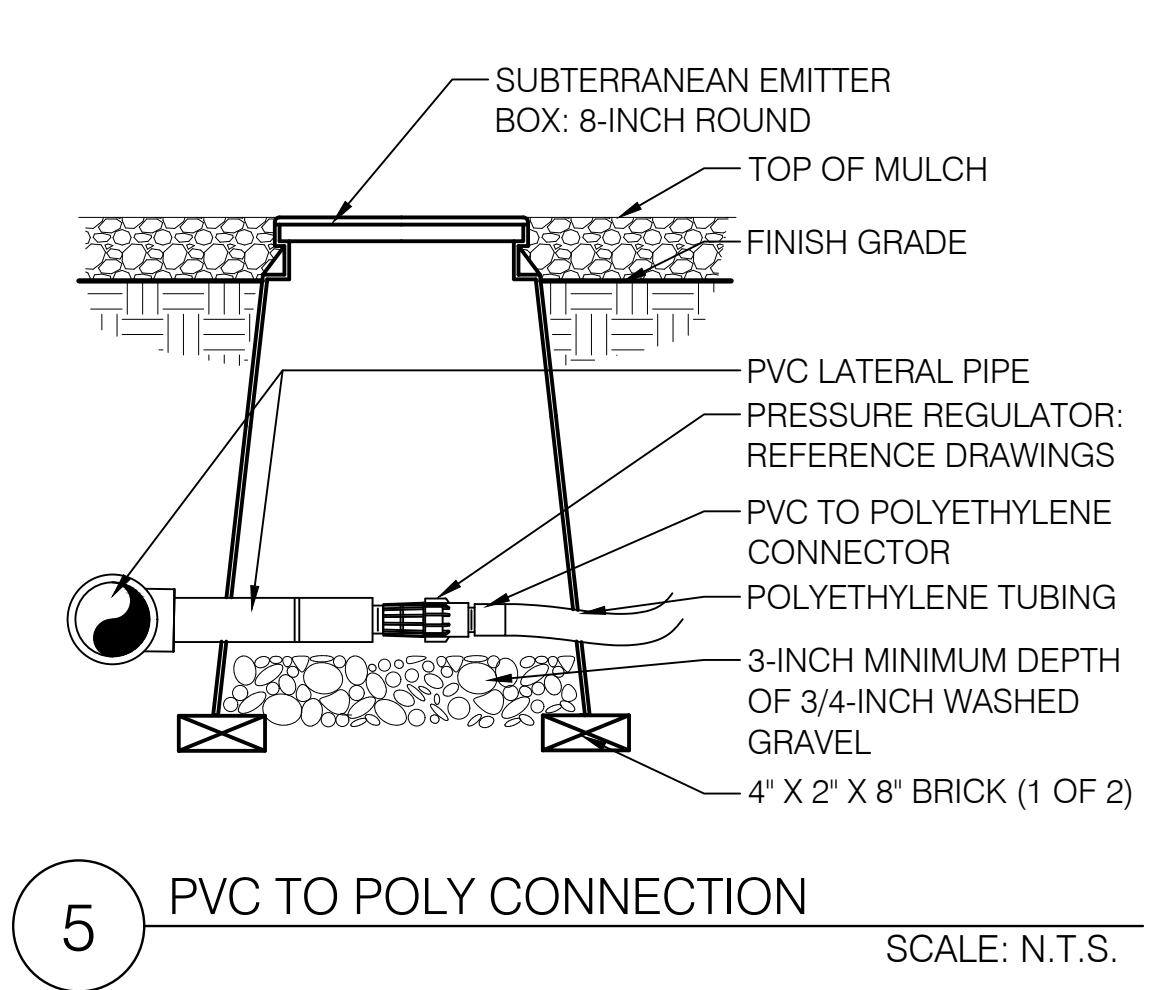
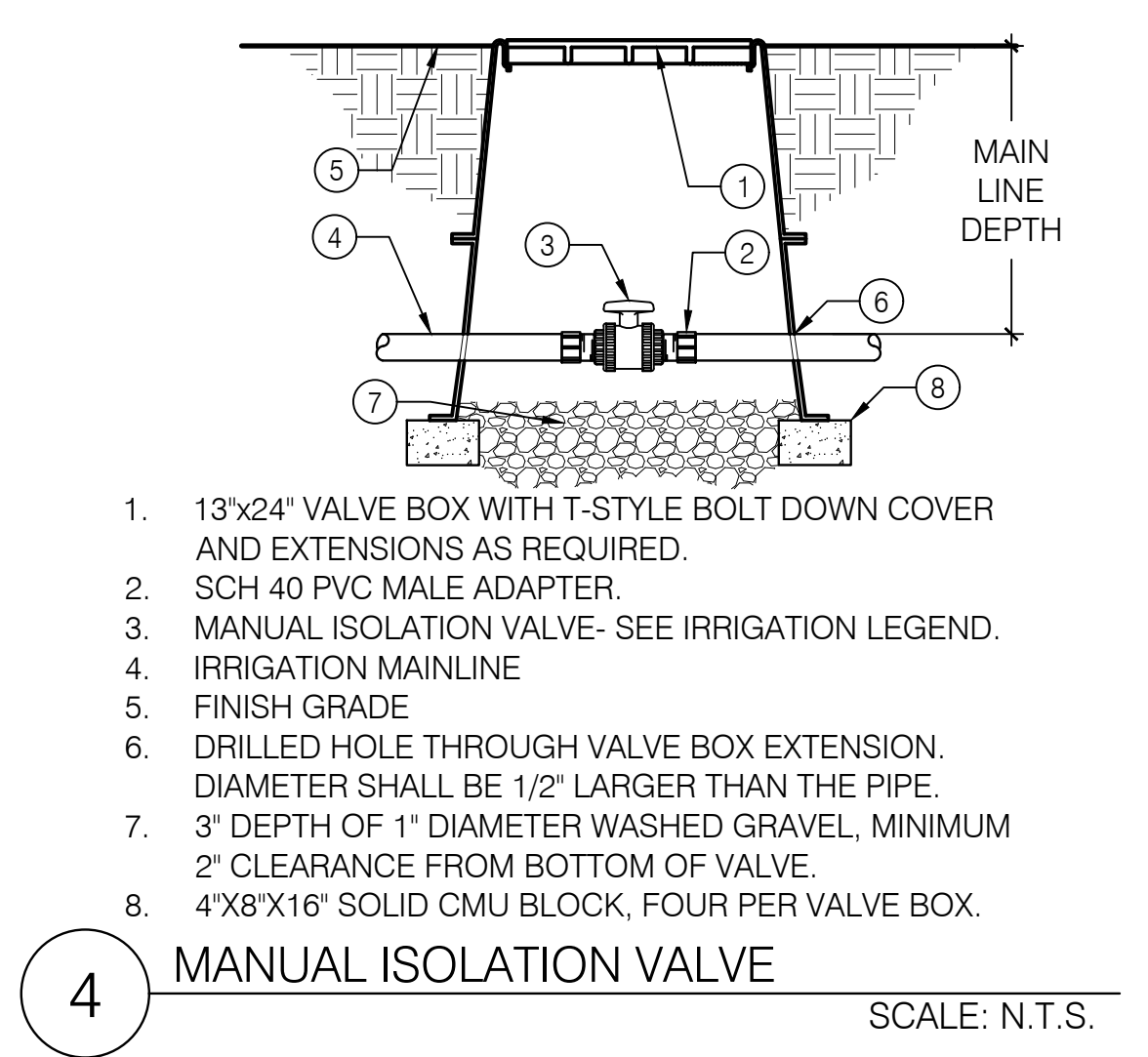
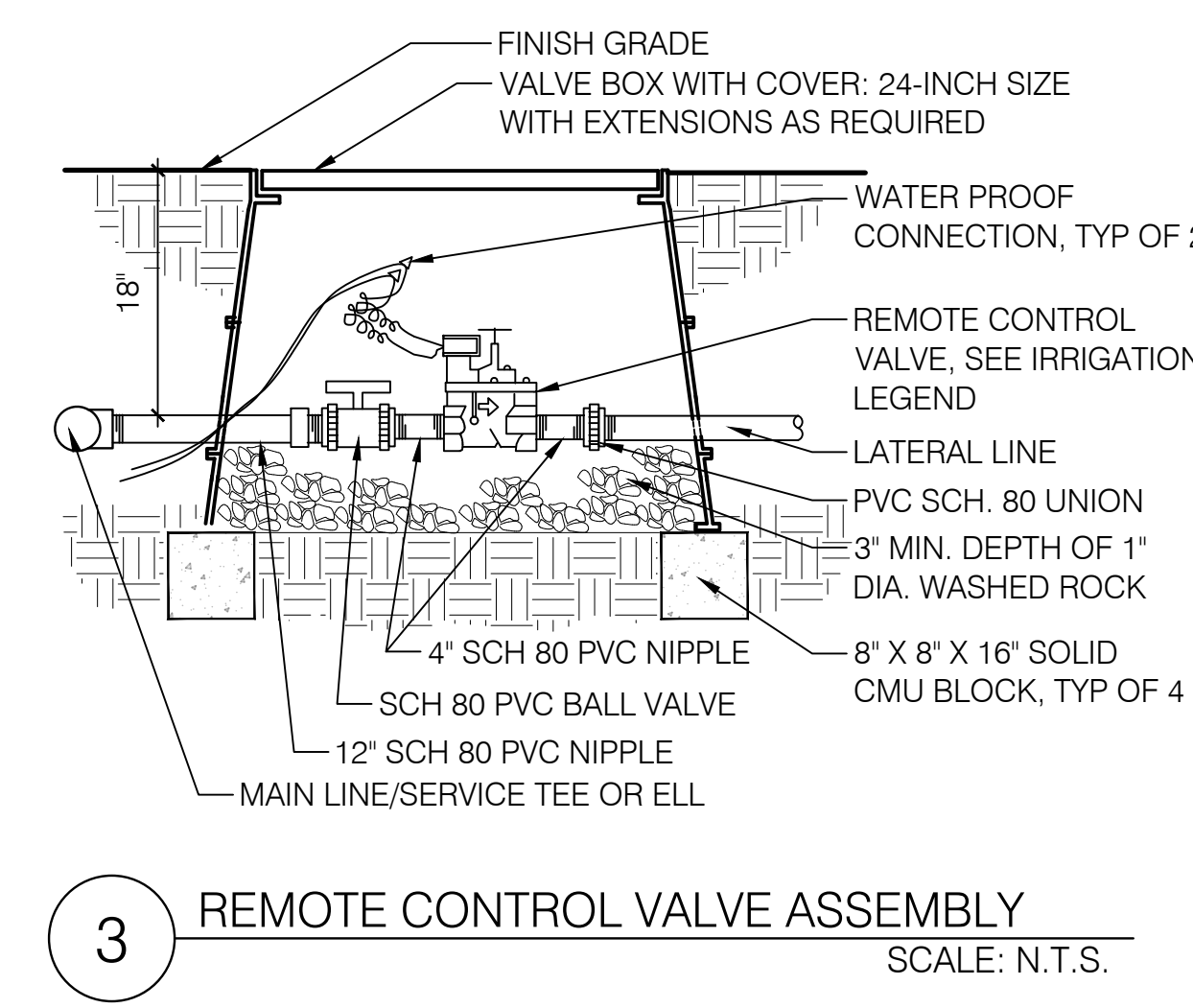
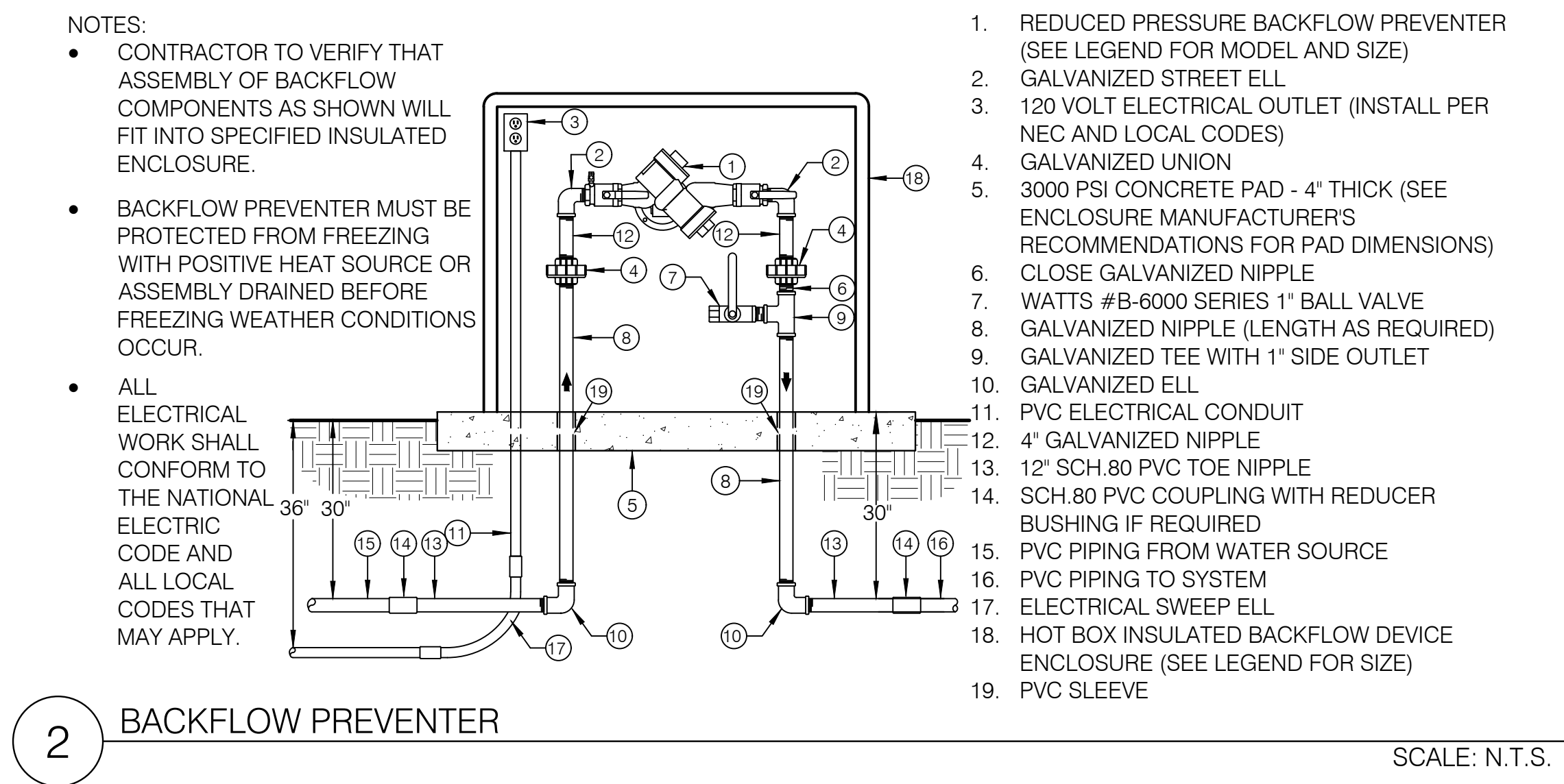
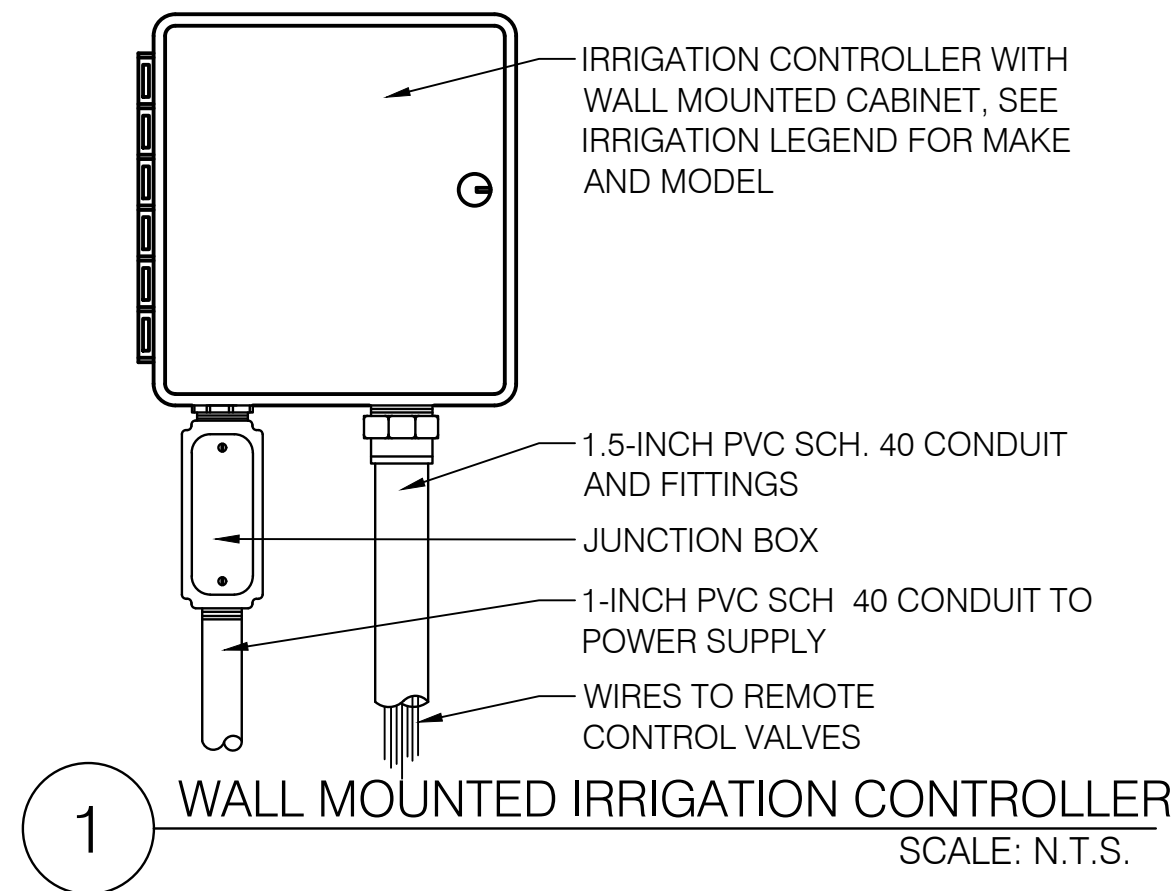
SHEET TITLE

**PLANTING  
PLAN**

**L200**



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SEAL

9-6-2022

PROJECT

**STARBUCKS COFFEE COMPANY**  
BUILDING & SITE DEVELOPMENT

NEC of COORS ROAD NW. and BRYTON ROAD NW.  
ALBUQUERQUE, NEW MEXICO

REVISIONS		DESCRIPTION
NO.	DATE	

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ARCHT PROJ #:

DRAWN BY: ISH

CHECKED BY: CG

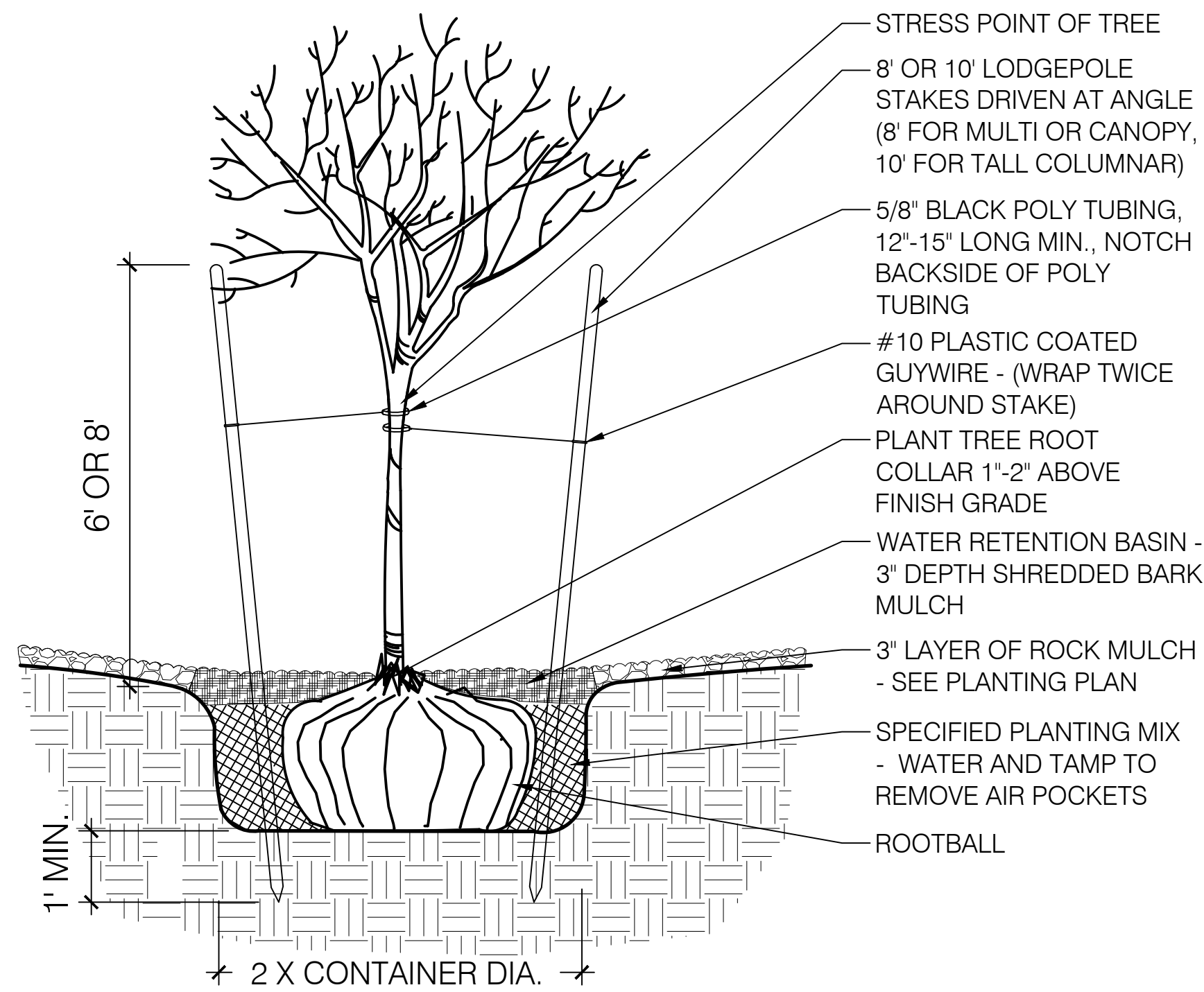
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**IRRIGATION DETAILS**

**L501**

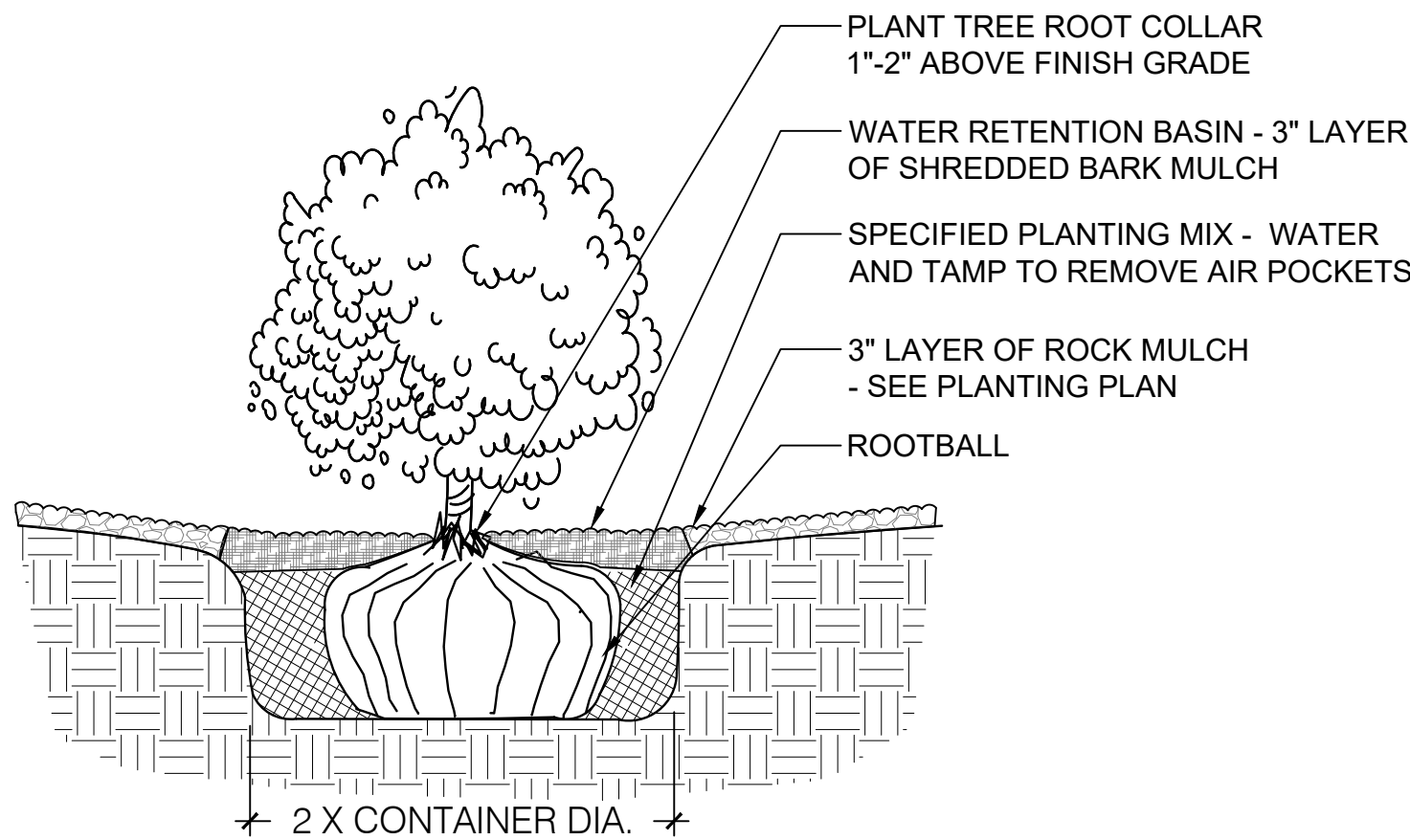
- NOTES:
1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
  2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
  3. REMOVE ROPE AND BURLAP AFTER PLANTING.



1 TREE PLANTING

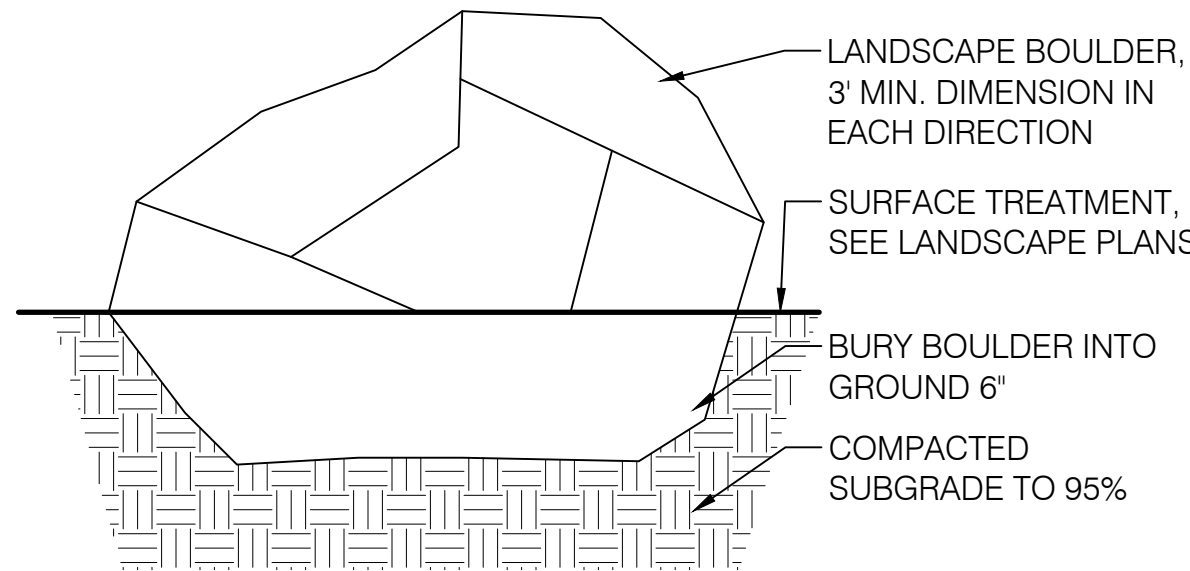
SCALE: N.T.S.

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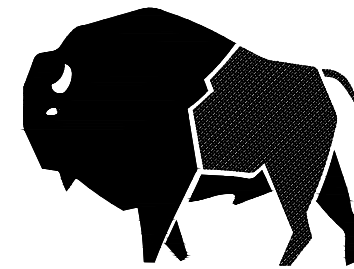
2 SHRUB PLANTING

SCALE: N.T.S.



3 LANDSCAPE BOULDER

SCALE: N.T.S.



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REVISIONS	DATE	DESCRIPTION	BY	CHKD	DATE

CLIENT PROJ #:  
ARCHT PROJ #:  
DRAWN BY: ISH  
CHECKED BY: CG  
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SHEET TITLE

PLANTING  
DETAILS

L502