

LANDSCAPE LEGEND

TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
1	2" CAL	Serviceberry <i>Amelanchier utahensis</i>	15'x15'	L	176.62	176.62
2	2" CAL	Crape Myrtle <i>Lagerstroemia indica</i>	15'x20'	M	314.00	628.00
1	2" CAL	Desert Museum Palo Verde <i>Parkinsonia X Desert Museum</i>	20'x20'	M	314.00	314.00
3	6"	Austrian Pine <i>Pinus nigra</i>	35'x25'	M	490.62	1471.86
1	2" CAL	Western Redbud <i>Cercis occidentalis</i>	15'x15'	M	176.62	176.62
4	2" CAL	Honey Mesquite <i>Prosopis glandulosa</i>	15'x15'	M	176.62	706.48
4	2" CAL	Wild Plum <i>Prosopis cerasifera</i>	15'x20'	L	314.00	1256.00
1	2" CAL	Purple Smoke Tree <i>Cotinus coggygria</i>	12'x12'	L	113.04	113.04
TOTAL TREES: 17					TOTAL COVERAGE:	4842.62

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement.

Shrubs & Groundcovers

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
5	5 Gal	Winter Gen Boxwood <i>Buxus microphylla 'Winter Gem'</i>	5'x4'	M	12.56	62.80
21	5 Gal	Spanish Gold Broom <i>Cytisus Furgan 'Spanish Gold'</i>	4'x6'	M	28.26	593.46
29	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3'x3'	M	7.06	204.74
11	5 Gal	Whitebud Mugo Pine <i>Pinus mugo 'Whitebud'</i>	3'x4'	RW	12.56	138.16
29	5 Gal	Blue Grama <i>Bouteloua Gracillis</i>	166'x15'	M	176	5104
68	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	5'x2'	L	3.14	213.52
22	5 Gal	Cotoneaster <i>Cotoneaster divaricatus</i>	5'x5'	L	19.63	431.86
21	5 Gal	Dakota Sunspot Potentilla <i>Potentilla fruticosa 'Fargo'</i>	3'x3'	L	7.06	148.26
6	5 Gal	Walker's Low Catmint <i>Nepeta faassenii 'Walker's Low'</i>	25'x25'	M	4.90	29.40
TOTAL TREES: 212					TOTAL COVERAGE:	18732.4
12	2-3cf	Boyd's Bury 1/3, Moss Rock or Equal				
4716		Landscape Gravel / Filter Fabric 3/4" Crushed Grey				
5135		Landscape Crusher Fine / Filter Fabric Crusher Fine				
9851		Total Landscape Area				

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	33022
TOTAL BUILDING AREA (SF)	2600
TOTAL NET LOT AREA (SF)	30422.00
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	4563

TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	9851
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	6135
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	4601
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	6715.86
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	1150
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	18732.4

Organic Mulch 25% Required
Note, Each Tree, min, 5' rad.
17 Trees x 78.5 sf = 1334.5
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric

Total Mulch Provided 1334.5
Total Mulch Required 1150

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

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

It is the intent of this plan to comply with the City Of Albuquerque Water, IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape 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, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with wood mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscape shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of R&A 1934 (Street Trees)

Section 6-6-2-5 Street Trees

- (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
 - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced



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REVISIONS:

ISSUE DATE:

1ST SUBMITTAL 06-07-23

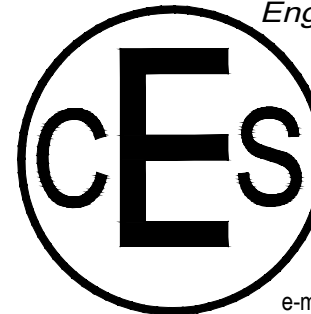
DRAWN BY: PP JRJ

PANDA PROJECT #: S8-25-D26003
PANDA STORE #: D26003
ARCH PROJECT #: XXX

Landscape Architect



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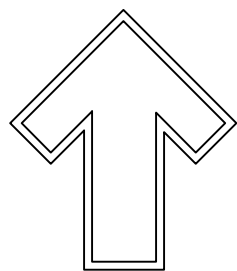
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Landscape Plan

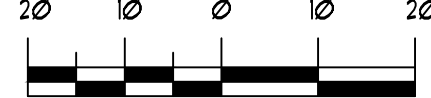
LS-101

Project No: 2023- 058

TRUE WARM & WELCOME 2600 RX



GRAPHIC SCALE



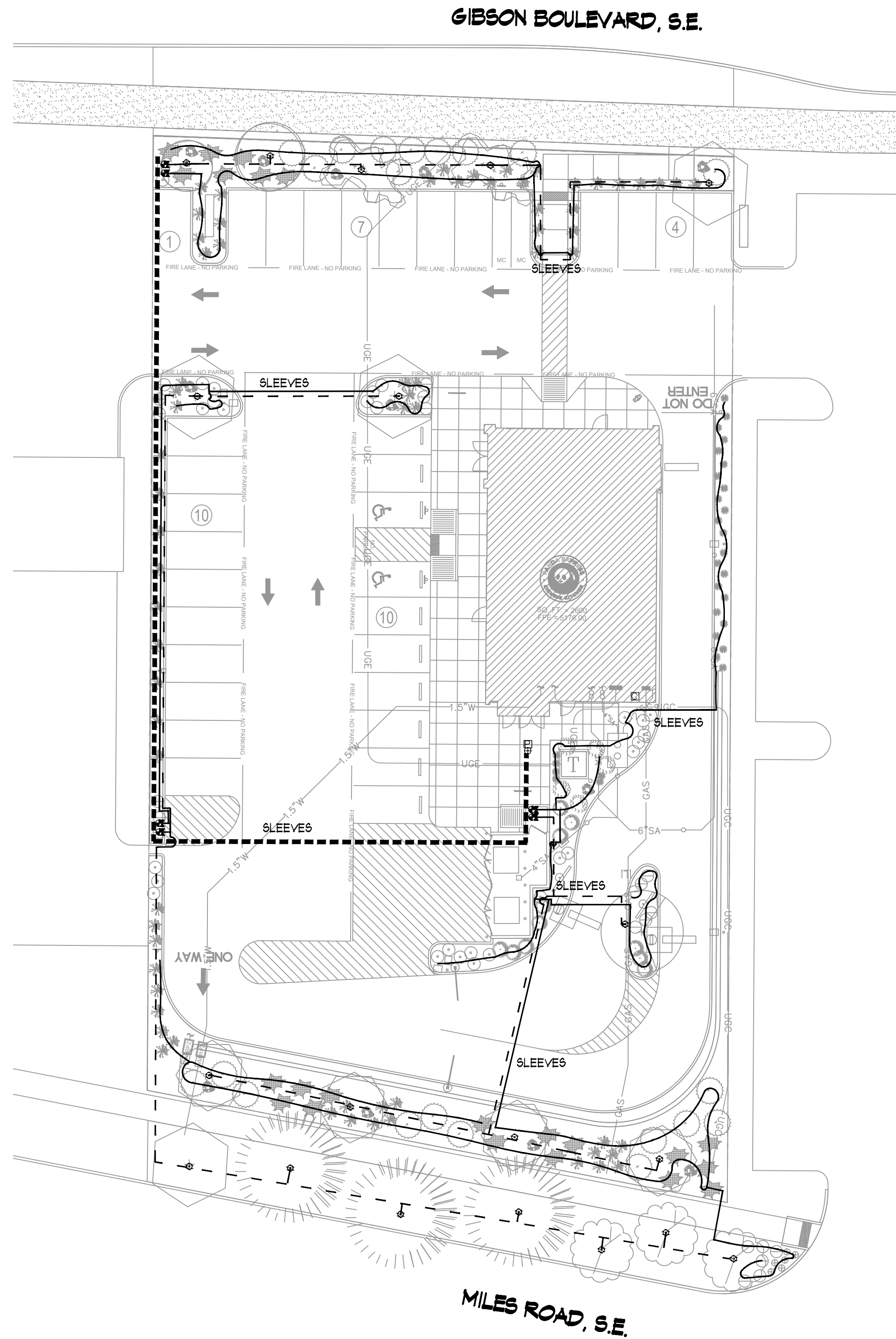
SCALE: 1" = 20'-0"



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ISSUE FOR CONSTRUCTION XX-XX-XXXX



IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
POINT OF CONNECTION PROVIDED BY OTHERS	SEE CIVIL PLANS	
IRRIGATION CONTROLLER	HUNTER	Smart Controller
AUTOMATIC VACUUM BREAKER	FEBCO (OR EQUAL)	1 1/2"
MASTERVAVE ASSEMBLY	HUNTER	1 1/2"
MAINLINE	Sch 40 PVC	1 1/2"
ELECTRIC ZONE VALVE	HUNTER	1" Tip
SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
Drip Line, Tree Netafim Rings	Class 200 PVC	1 1/2"
Drip Line, Shrub Drip Emittor Line	Polypipe	1 1/2"
Netafim Spiral Tree Irrigation	RAINBIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER/BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

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.

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.

Water and Power source shall be the responsibility of the Developer/Builder.

An Automatic Irrigation System will be installed for all proposed landscape areas.



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PANDA STORE #: D26003

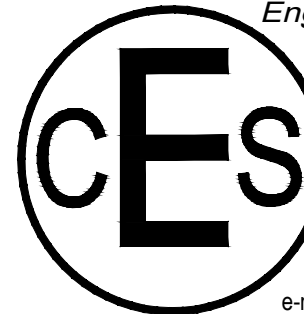
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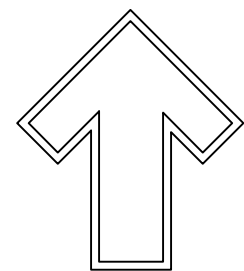
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GIBSON AND YALE BLVD
ALBUQUERQUE, NM 87106

Landscape Irrigation

LS-102

Project No: 2023- 058

TRUE WARM & WELCOME 2600 RX



GRAPHIC SCALE



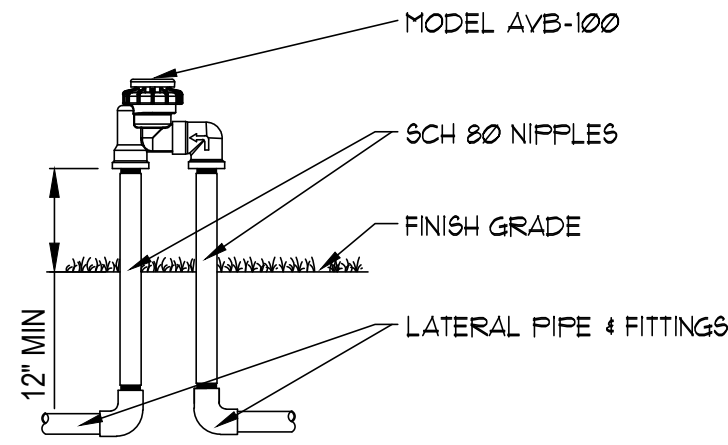
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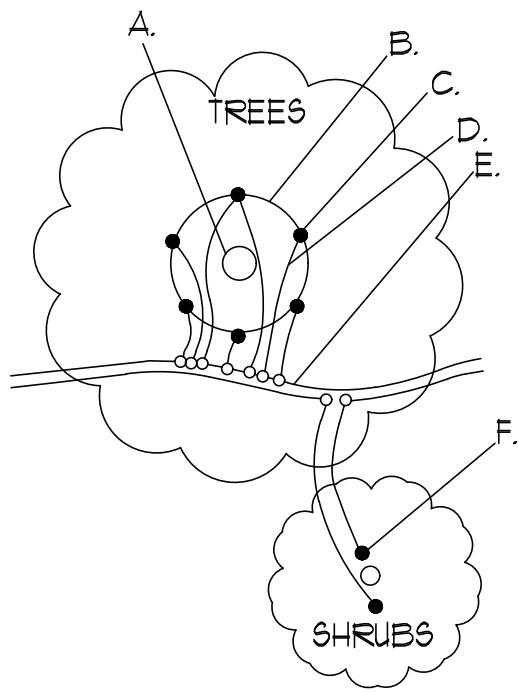


NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE
INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER
HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL
CODE.

- NOTES:
1. INSTALLATION TO BE COMPLETED IN
ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY
INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 301-085n.

AVB VALVES-AVB W / SCH 80 NIPPLE RISERS

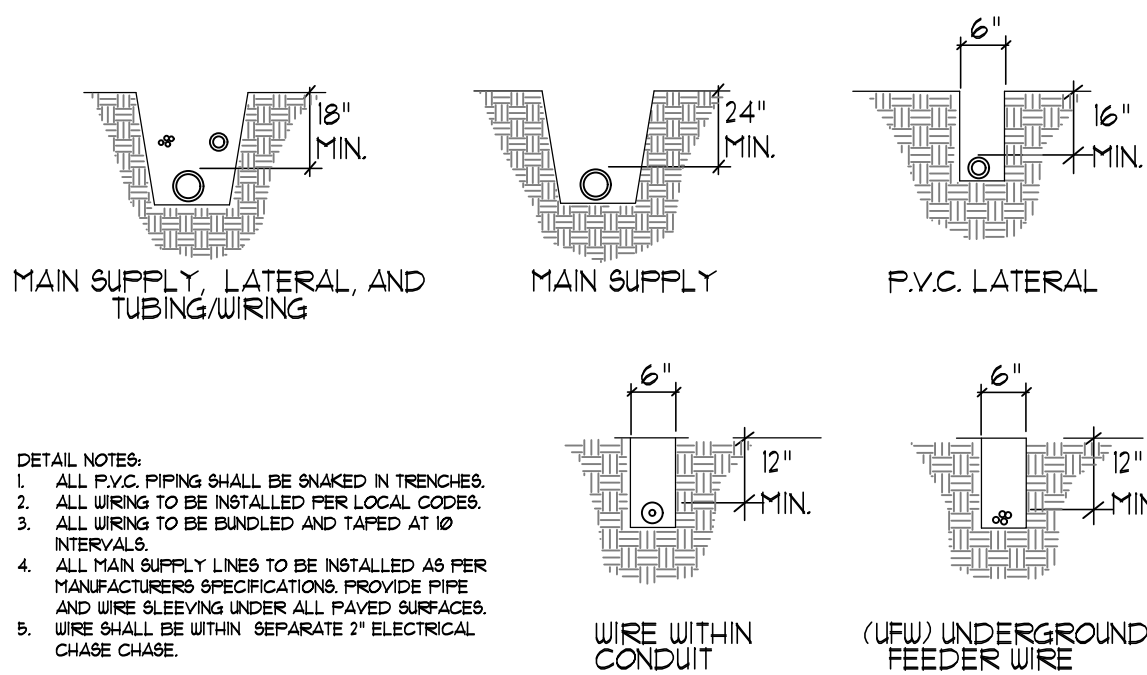
N.T.S.



- A. TREE TRUNK/ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/8" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

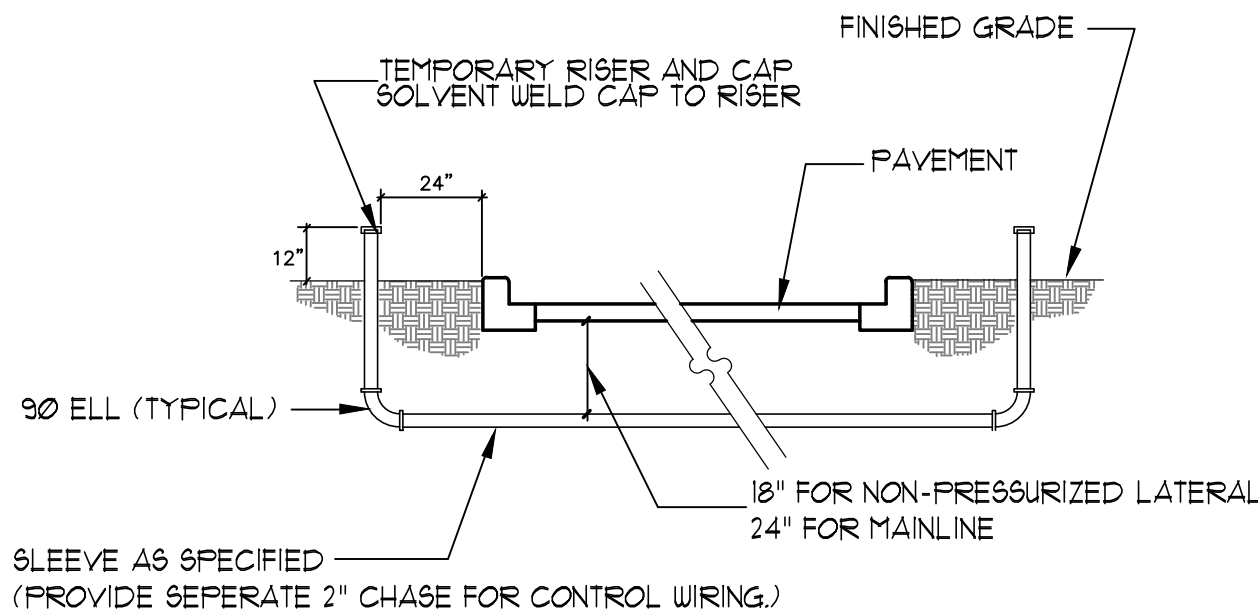
EMITTER PLACEMENT DETAIL

N.T.S.



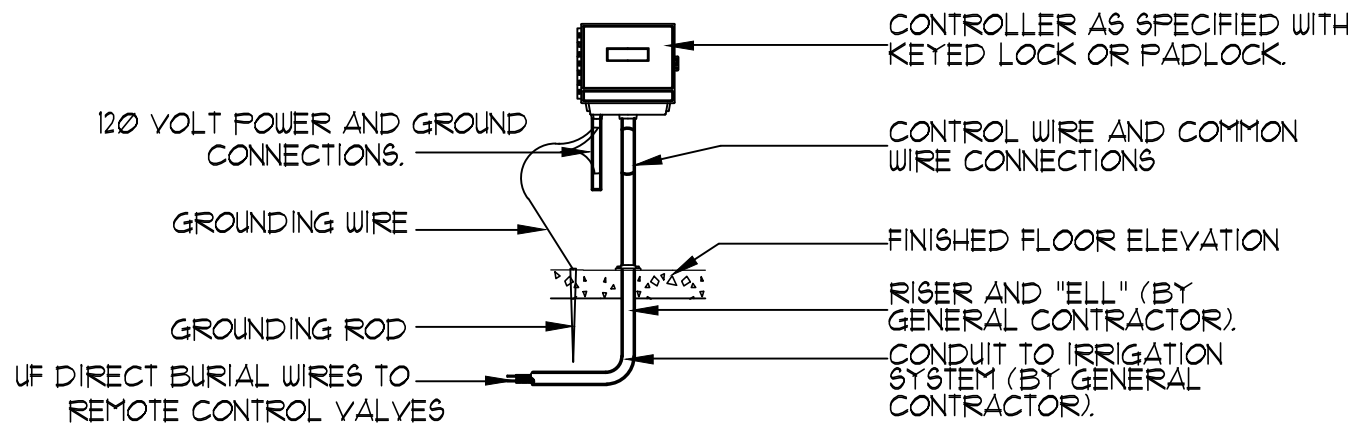
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

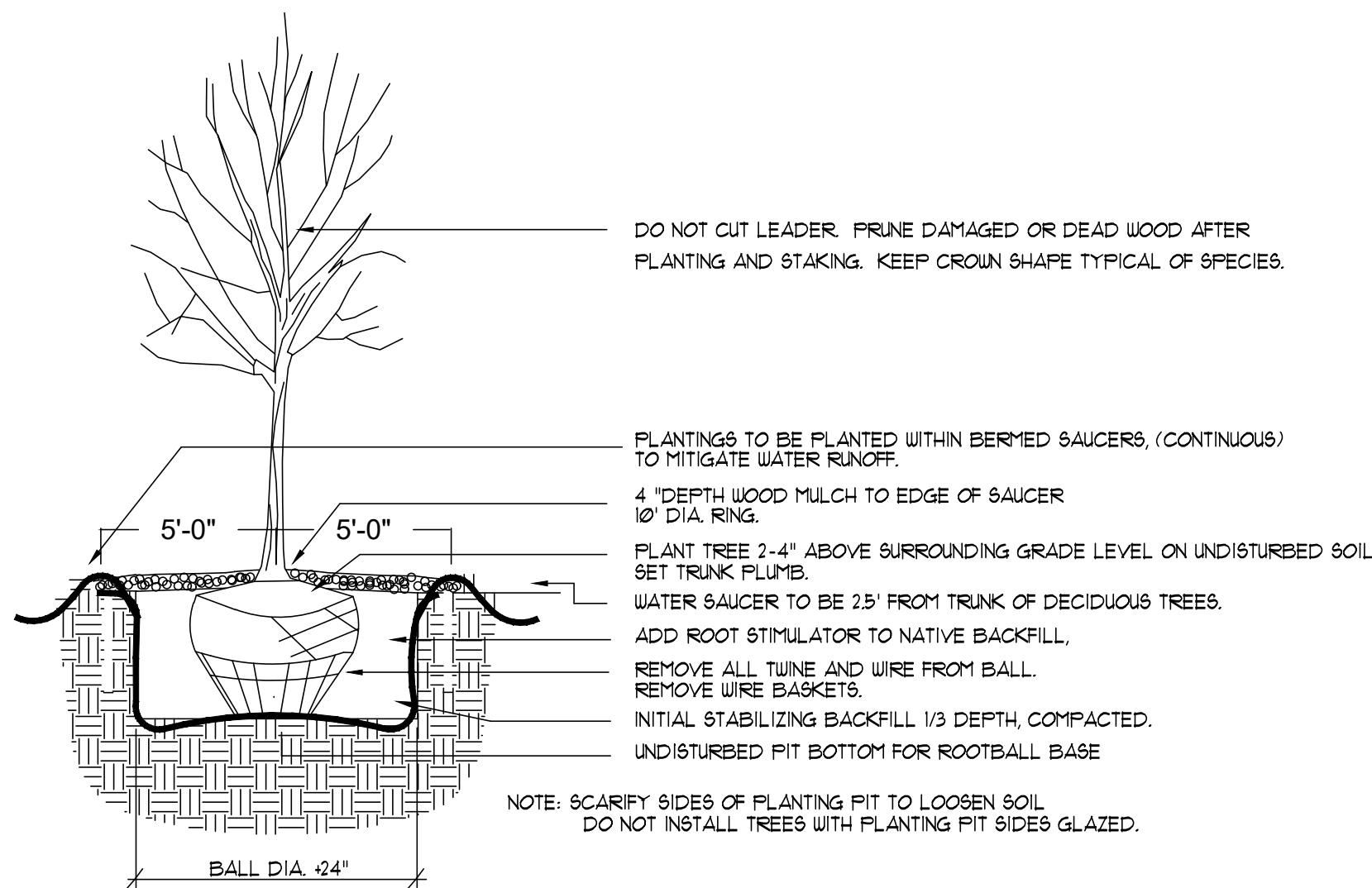
N.T.S.



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
 4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE
FINISHED FLOOR ELEVATION.

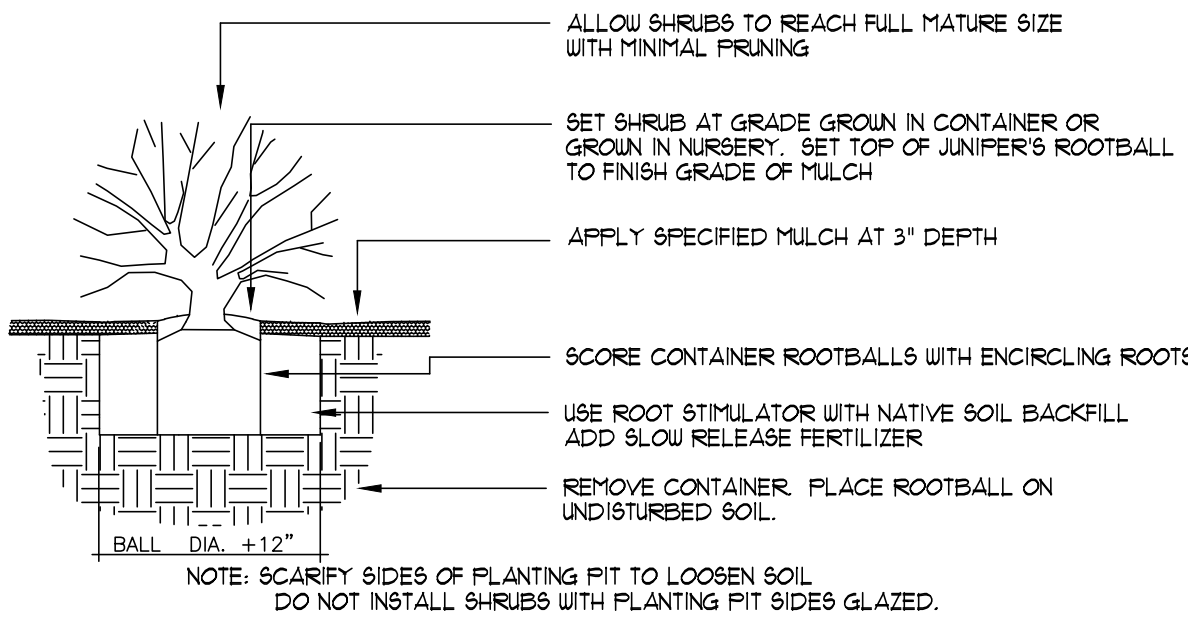
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



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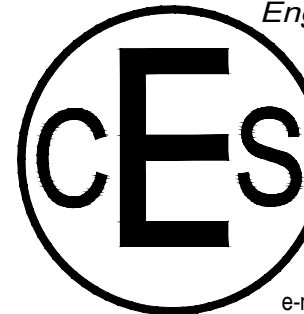
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Landscape Detail

LS-103

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