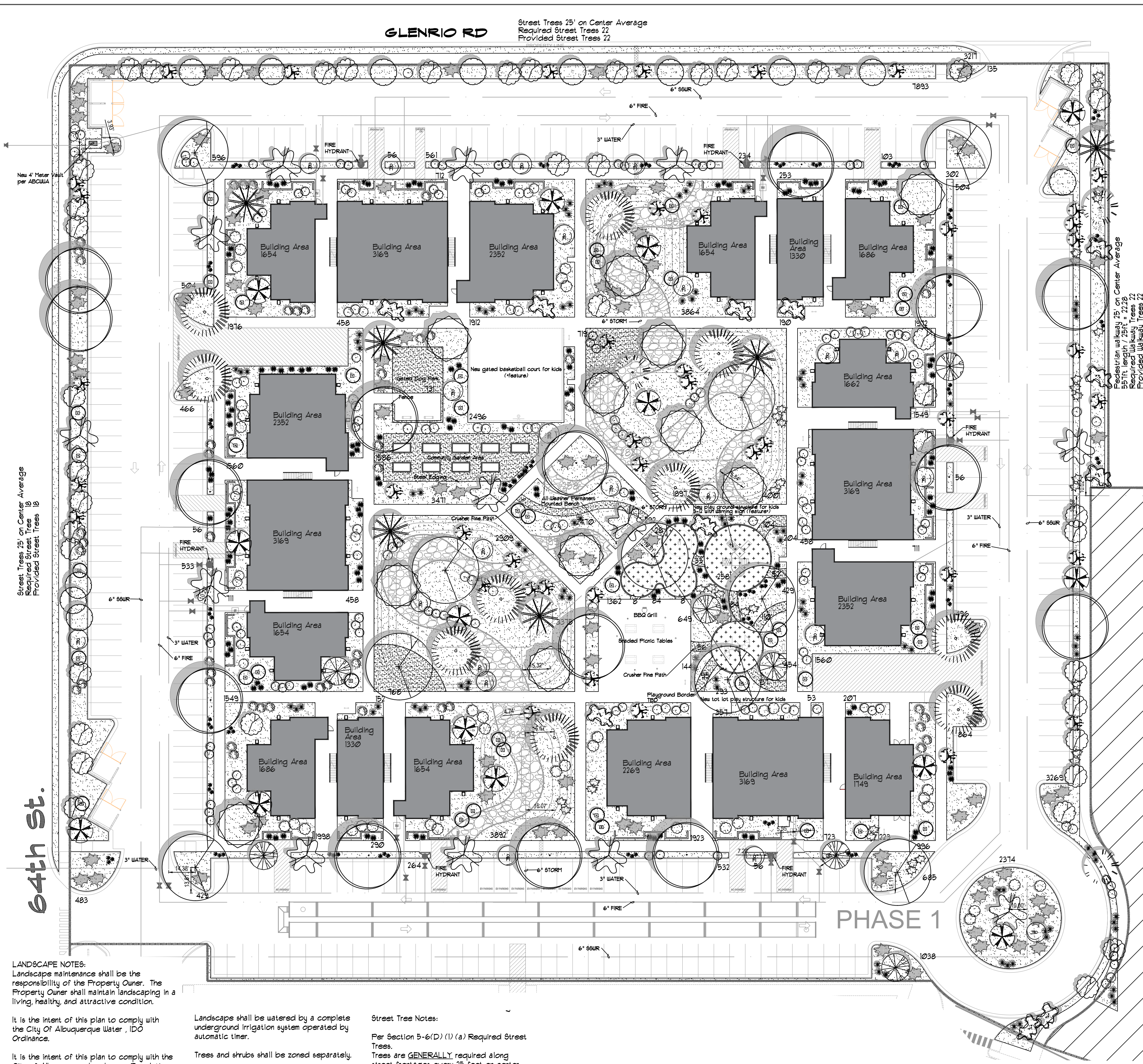




LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

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 organic mulch. Mulch shall be a minimum of 4" as shown on planting details. 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 without 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 15 feet on center unless otherwise specified in Part 6-2-2 of ROA 1934 (Street Trees)

Section 6-6-2-5 Street Trees (A)
1. 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.
2. 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

LANDSCAPE CALCULATIONS	
TOTAL LOT AREA	216,300
TOTAL BUILDING AREA (SF)	38,060
TOTAL NET LOT AREA (SF)	238,840.00
LANDSCAPE REQUIREMENT	25%
TOTAL NET LANDSCAPE REQUIRED	59,710
FEATURES* UP TO 10% MAX	5,971
FEATURES* PROVIDED	5,083
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	95,880
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	92,663
TOTAL VEGETATIVE COVERAGE REQUIRED (SF) = 15% MIN	44,783
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	63,313
GROUND FLOOR UNITS	40
SECOND FLOOR UNITS	44
TOTAL TREES REQUIRED	84
50% TREES REQUIRED 25' CANOPY OR LARGER	42
TREES WITH 25' OR LARGER CANOPY	46
* FEATURES INCLUDE PLAYGROUNDS, SPORTS COURTS, SWIMMING POOLS OR SIMILAR	

Organic Mulch, 25% Required
See Tree Detail, a 5' radius of organic mulch is required around each tree w/out Filter Fabric

Note, Each Tree, min, 5' rad. 18,5sf
266 Trees x 18.5 sf = 20881

Note, Each Shrub, min, 2.5' rad. 19,625
1130 Shrubs x 12.56 sf = 21728.8

Total Mulch Provided 42,610
Total Mulch Required 31,313

Parking Lot Landscape Area Calculation	
Total Parking	197 spaces
Required	
One tree every 10 spaces	20 trees
15% deciduous with min 25ft canopy	15 trees
Provided	
deciduous with 25ft canopy	51 trees
	16 trees

TREES	
QTY.	SIZE
COMMON BOTANICAL NAME	
DIMS	25' CANOPY
WATER USE	ACTUAL COVERAGE
ALLOWED COVERAGE	TOTAL COVERAGE
11	2" CAL
Desert Willow	9/19/2025
Chilopsis linearis	10'x25'
10	2" CAL
Texas red oak	40'x35'
Quercus buckleyi	10
15	2" CAL
Golden rain tree	40'x35'
Koeleruteria paniculata	15
13	2" CAL
Gambel oak	30'x20'
Quercus gambelii	M
11	30' Box
Crape Myrtle Cherokee	15'x15'
Lagerstroemia Cherokee	M
Multi-trunk tree form	171
143	2" CAL
Redbud	15'x12'
Cercis canadensis 'Pink pom poms'	M
10	2" CAL
Austrian Pine	35'x25'
Pinus nigra	10
12	2" CAL
Paul's Scarlet Hawthorn	15'x15'
Crataegus laevigata 'Paul's Scarlet'	M
6	4-6'
Pinon	30'x20'
Pinus edulis	M
3	6'
Spartan Juniper	20'x6'
Juniperus Chinensis 'Spartan'	M
TOTAL TREES: 134	46,000
TOTAL COVERAGE:	46

Notes:
1. All trees shall have a 5' rad. circle of organic mulch per COA requirement, See Details
2. Trees shall not be planted near existing or proposed street light poles.

LANDSCAPE LEGEND	
Shrubs & Groundcovers	
QTY.	SIZE
COMMON BOTANICAL NAME	
DIMS	WATER USE
COVERAGE	TOTAL COVERAGE
58	5 Gal
Feather Reed Grass	25'x12'
Calamagrostis arundinacea	M
35	5 Gal
Blue Rug Juniper	1'x5'
Juniperus horizontalis	M
48	5 Gal
India Hawthorne	3'x5'
Raphiolepis indica	M
81	5 Gal
Buffalo Juniper	1'x8'
Juniperus sabina 'Buffalo'	M
42	5 Gal
Yellow Bird of Paradise	10'x10'
Caesalpinia gilliesii	75
138	5 Gal
Dwarf Fountain Grass	3'x3'
Fennisium alopecuroides	M
100	5 Gal
Red Yucca	3'x3'
Hesperaloe parviflora	L
98	5 Gal
Apache Plume	6'x5'
Fallugia paradoxa	L
66	5 Gal
Chamaea	5'x5'
Chrysothamnus nauseosus	L
41	5 Gal
Gro-Low Sumac	3'x8'
Rhus aromatica 'Gro-Low'	M
36	5 Gal
Fern Bush	5'x6'
Chamaebatia millefolium	L
14	5 Gal
Hairy Mountain Mahogany	15'x15'
Cercocarpus breviflorus	L
7	5 Gal
Common Lilac	15'x15'
Syringa vulgaris	M
22	5 Gal
False Indigo	10'x10'
Amorpha fruticosa	M
TOTAL SHRUBS: 853	TOTAL COVERAGE: 23,161

31,531	Submit samples of gravel and cobble for approval
8,346	Landscape Gravel / Filter Fabric / 3/4" Crusher Fine
4,812	2-4" Fractured Cobble Tan
2,581	Crusher Fine, No Fabric,
42,610	Playground Mulch
95,880 SF	Total Organic Mulch Provided
	Total Landscape Area Provided

Phase 1

GRAPHIC SCALE
30 15 0 15 30

SCALE: 1" = 30'-0"

Mitchell Associates, inc

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Danny Mitchell

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easy as pie

Landscape Architect

STATE OF NEW MEXICO

DANNY D. MITCHELL
239
REGISTERED
LANDSCAPE ARCHITECT
1/28/2025

JEEBS & ZUZU, LLC.

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

**Architecture
Construction
Design-Build**

job no:

drawn:

checked: DM

date: 9/19/2025

West Mesa Ridge

701 COORS BLVD NW ALBUQUERQUE
NM 87121

sheet no:
LS-101
PROJECT NO:2024-057

Landscape Plan