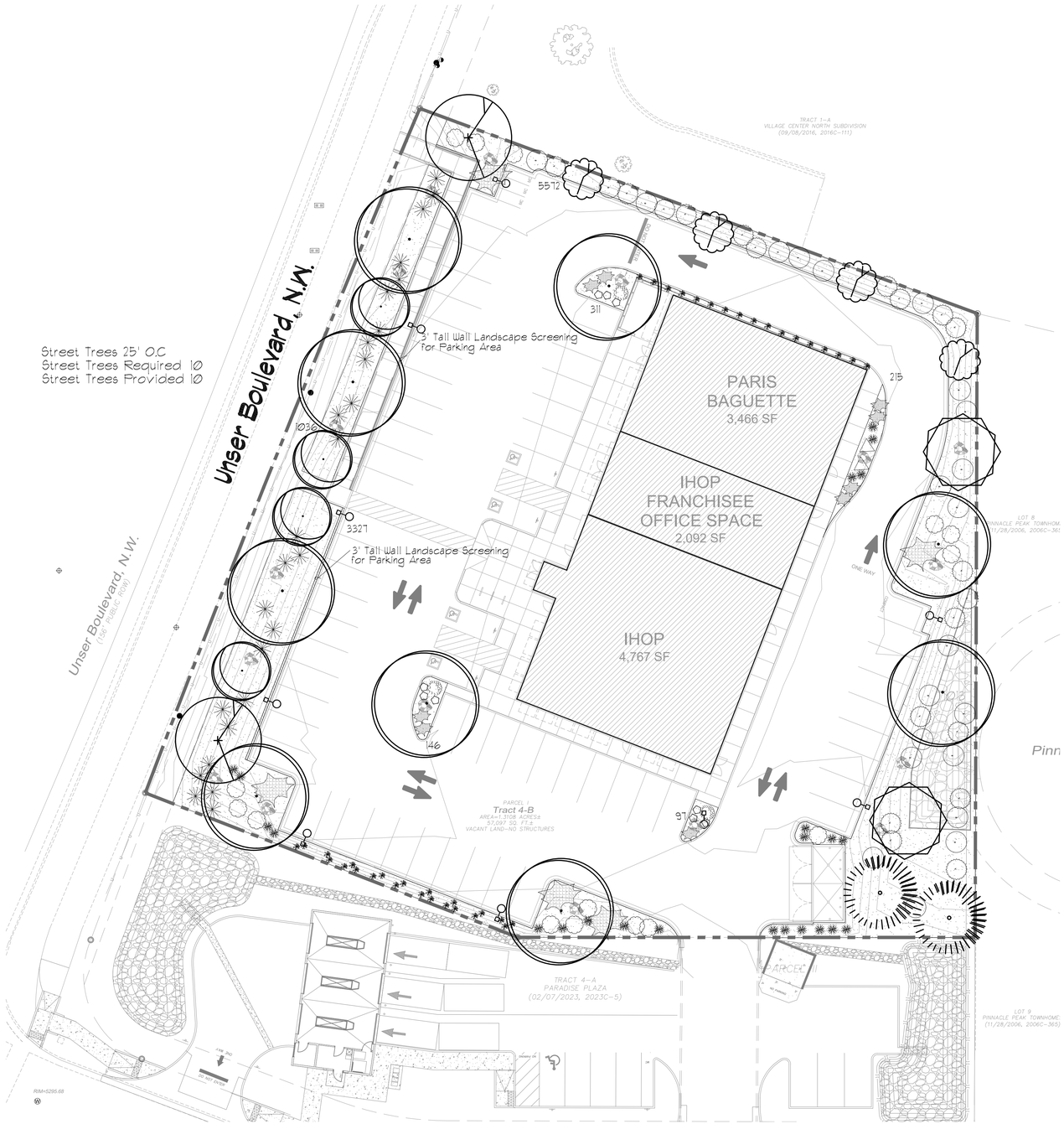

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	HxS		H2O USE
Trees					
2	2" Cal	Chinese Pistache *Pistacia chinensis*	30x30	900 1800	M
9	2" Cal	Sunburst Honey Locust *Gleditsia triacanthos var*	40x35 1225	11025	M
4	2" Cal	Purple Robe *Robinia pseudoacacia*	40x20	400 1600	M
2	2" Cal	Desert Willow *Chilopsis linearis*	20x25	625 1250	M
2	6 - 8'	Austrian Pine *Pinus nigra*	35x25	625 1250	M
4	2" Cal	Oklahoma Redbud *Cercis reniformis*	15x12	144 576	M
23				17500	
Shrubs & Groundcovers					
3	5 Gal	India Hawthorn *Raphiolepis indica*	3x5	25 45	M
26	5 Gal	Red Yucca *Hesperaloe parviflora*	3x6	36 936	L
19	5 Gal	Apache Plume *Fallugia paradoxa*	6x7	49 931	L
22	5 Gal	Chamisa *Chrysothamnus nauseosus*	5x7	49 1078	L
39	5 Gal	Feather Reed Grass *Calamagrostis arudinacea*	2.5x2	4 156	M
9	5 Gal	Carpet Juniper *Juniperus Horizontalis*	2x5	25 225	M
9	5 Gal	Deep Blue Lavender *Lavendar angustifolia 'Hidcote'*	2x3	9 81	M
15	5 Gal	Fern Bush *Chamaebatiaria millefolium*	5x6	36 540	L
23	5 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	3x3	9 207	M
2	5 Gal	Butterfly Bush *Buddleia davidii*	5x5	25 50	M
5	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1x12	144 720	M
172				4969	
17	2-3cf	Boulders *To be placed at contractor discretion*			
10704		Landscape Gravel / Filter Fabric *3/4" Crushed Grey*			
1013		Oversize Landscape Gravel / Filter Fabric *2-4" Adobe Rose*			
11717		Total Landscape Area Provided			

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	57097
TOTAL BUILDING AREA (sf)	-10325
TOTAL NET-LOT AREA (sf)	46772
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	7016
TOTAL ON-SITE LANDSCAPE PROVIDED	11717
TOTAL LIVE GROUNDCOVER REQUIRED	2929
TOTAL LIVE GROUNDCOVER PROVIDED	4969
TOTAL LIVE PLANT COVER REQUIRED	8788
TOTAL LIVE PLANT COVER PROVIDED	22470

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.

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. 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.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

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.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have drip emitters and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of connection for irrigation system is unknown at current and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping 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 shall be made to this plan without the express written authorization of the Landscape Architect, and changes approved by the City of Albuquerque.

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 ROA 1994 (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

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1" = 20'-0"

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com 505.639.9583

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
LICENSED LANDSCAPE ARCHITECT
May 09, 2024

PROJECT TITLE
NEW IHOP, PARIS BAGUETT & TENANT SPACE
NORTHEAST CORNER OF UNSER BLVD & CROWN RD.
ALBUQUERQUE, NM 87114

PROJECT MANAGER: STEPHEN DUNBAR, AIA
DRAWN BY: CDC
JOB NO.: - -
SHEET TITLE: LANDSCAPE PLAN

DATE: 05/09/2024
SCALE: AS NOTED
sheet- LS-101 of-