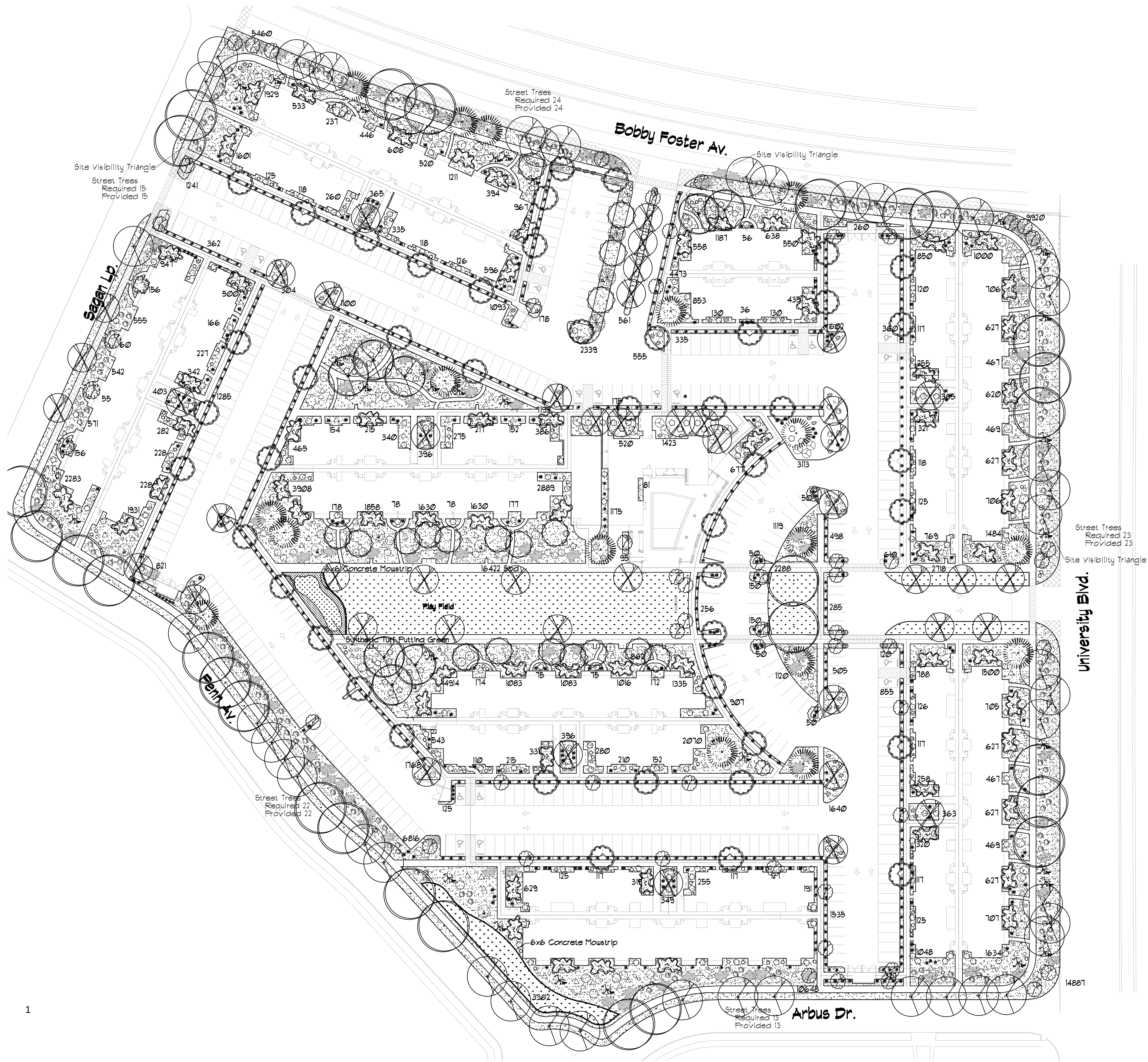




LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
43	2" cal	Chinese Platane 40x35 <i>Pistacia chinensis</i>	1225 52675 M+
29	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2025 58725 M
8	2" cal	Purple Robe Locust 40x35 <i>Robinia pseudoacacia</i>	1225 9800 M+
45	2" cal	Frontier Elm 20x25 <i>Ulmus 'Frontier'</i>	625 28125 M+
5	2" cal	New Mexico Olive 15x15 <i>Fraxinus cuspidata</i>	225 1125 M
46	2" cal	Fragrant Ash 20x20 <i>Fraxinus cuspidata</i>	400 18400 M
19	15 Gal	Desert Willow 20x25 <i>Chilopsis linearis</i>	625 11875 M
64	15 Gal	Crape Myrtle 30x10 <i>Lagerstroemia indica</i> Tree Form, 8' ht at planting	400 25600 M
56	15 Gal	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 8064 M
17	6 - 8'	Austrian Pine 35x25 <i>Pinus nigra</i>	625 10625 H
319 Total Trees		Tree Coverage	225014
Shrubs & Groundcovers			
214	5 Gal	India Hawthorne 3x5 <i>Raphiolepis indica</i>	25 5350 M
31	5 Gal	Gro-Low Sumac 3x8 64 <i>Rhus aromatica 'Gro-Low'</i>	1984 L
280	5 Gal	Japanese Barberry 5x5 <i>Berberis thunbergii</i>	25 1000 M
104	5 Gal	Butterfly Bush 5x1 49 <i>Buddleia davidii</i>	5096 M
28	5 Gal	Yellow Bird of Paradise 8x10 <i>Caesalpinia gilliesii</i>	100 2800 M
8	5 Gal	Rose of Sharon 10x10 <i>Hibiscus syriacus</i>	100 800 M
5	5 Gal	Common Lilac 15x15 <i>Hibiscus syriacus</i>	225 1125 M
85	5 Gal	Knock Out Roses 3x4 16 <i>Rosa 'Knock Out'</i>	1360 M
11	5 Gal	Winter Jasmine 4x12 144 <i>Jasminum nudiflorum</i>	1584 M
98	5 Gal	Buffalo Juniper 1x12 144 <i>Juniperus sabina 'Buffalo'</i>	14112 M
152	5 Gal	Cherry Sage 2x3 9 <i>Salvia greggii</i>	1368 M
212	5 Gal	Blue Mist 3x3 9 <i>Caryopteris x clandonensis</i>	1908 M
31	5 Gal	Fern Bush 5x6 36 <i>Chamaebatia millefolium</i>	1332 L
53	5 Gal	Apache Plume 6x1 49 <i>Fallugia paradoxa</i>	2597 L
29	5 Gal	Chamisa 5x1 49 <i>Chrysanthemum nauseosus</i>	1421 L
488	5 Gal	Feather Reed Grass 25x2 4 <i>Calamagrostis arundinacea</i>	1952 M
246	5 Gal	Dwarf Fountain Grass 3x3 9 <i>Pennisetum alopecuroides 'Hamelin'</i>	2214 M
2076	5 Gal	Total Shrubs	54003
155	2-3cf	Boulders	Shrub Coverage
To be placed at contractor discretion			
Landscape Gravel / Filter Fabric			
Ameretto, 3/8" to 1" Crushed			
Oversize Landscape Gravel / Filter Fabric			
Ameretto, 2-4" Crushed			
Slopes exceeding 3:1			
Sod Lawn			
Albuquerque Park Blend			

LANDSCAPE NOTES:
All landscaping for Gateway Apartments shall comply with the Mesa del Sol Design Guide, and the City of Albuquerque, IDO.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping 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.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all areas unless otherwise designated.

All street trees planted shall be selected from the city of Albuquerque plant palette and sizing list.

Organic mulch is required as ground cover under trees within a 5 foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (see landscape detail sheet)

IRRIGATION NOTES:
Irrigation system shall be designed and installed to be capable of utilizing reclaimed water.

Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's 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 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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.

Water use calculations shall be developed prior to final approval ensuring with compliance with the Mesa del Sol guidelines for seasonal water use.

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.

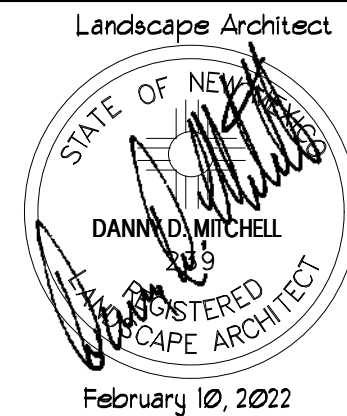
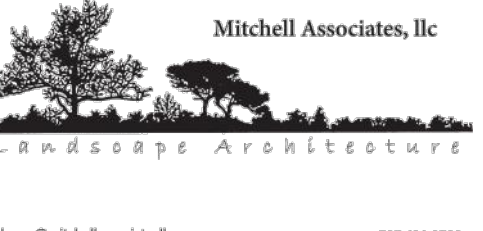
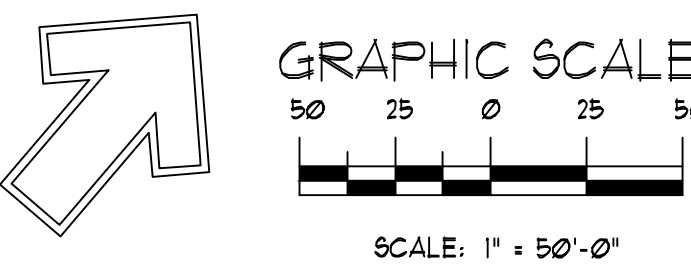
Water and Power source shall be the responsibility of the Developer/Builder.

Irrigation systems shall comply with section 8 of the AECWA legislation and ordinances (cross connection prevention and control ordinances).

The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

LANDSCAPE CALCULATIONS

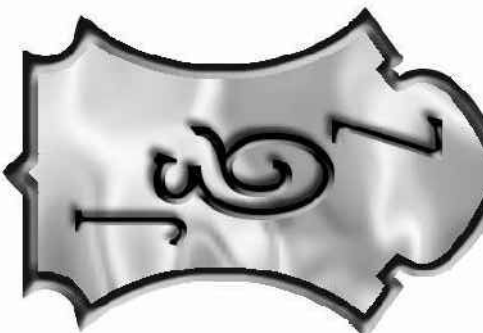
TOTAL LOT AREA (sf)	518455
TOTAL BUILDING AREA (sf)	-101138
TOTAL LOT AREA (sf)	417317
LANDSCAPE REQUIREMENT	15
TOTAL LANDSCAPE REQUIRED (15%)	62598
TOTAL ON-SITE LANDSCAPE PROVIDED	192442
TOTAL LIVE GROUND COVER REQUIRED	141513
TOTAL LIVE GROUND COVER PROVIDED	219017
IMPERVIOUS AREAS:	
CONCRETE SIDEWALKS	59346 SF
ASPHALT / PARKING	159634 SF
PARKING LANDSCAPING REQUIRED (15%)	23945 SF
PARKING LANDSCAPING PROVIDED	156361 SF
PERVIOUS AREAS:	
LAWN	25208 SF
GROUND COVER (GRAVEL / LANDSCAPE)	176788 SF
PLAYGROUND (WOOD CHIPS)	4504 SF
20% OF LANDSCAPE AREA IS ALLOWED TO BE HIGH WATER USE TURF-	
AREA MAX ALLOWED	40358 SF
HIGH WATER USE TURF PROVIDED	25208 SF
REQUIRED STREET TREES	
PROVIDED AT 25' O.C. SPACING AVG	97
REQUIRED PARKING LOT TREES	
AT 1 PER 10 SPACES (471 SPACES / 10)	48
PROVIDED PARKING LOT TREES:	48
1 TREE REQUIRED PER GROUND AND 2ND FLOOR UNITS	
GROUND FLOOR UNITS:	106
2ND FLOOR UNITS:	106
TREES REQUIRED	212
TREES PROVIDED	319
USABLE OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL	67389 SF
OPEN SPACE PROVIDED	207188 SF



JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 20-026
drawn: DM
checked: J&Z
date: April 16, 2021

ENCANTO Apartments
Mesa Del Sol

University Blvd SE
Albuquerque NM 87106

sheet no:

Is -101

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Landscape Plan