

Ivy Place S.W.

Landscape Buffer per 5-6(EV2Xa) 8
feet high trees at the time of planting
Trees Required 61
Trees Provided 61

Street Trees 25' O.C.
Street Trees Required 12
Street Trees Provided 12

Clear Sight Triangle

Bataan Dr S.W.

Clear Sight Triangle

EUCARIZ AVENUE S.W.

Street Trees 25' O.C.
Street Trees Required 11
Street Trees Provided 11

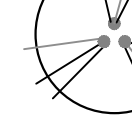



Bridge Boulevard S.W.

Street Trees 25' O.C.
Street Trees Required 26
Street Trees Provided 26

PLANT SCHEDULE

SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE
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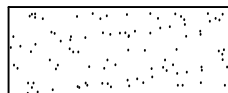
TREES

	8	2' Cal.	Bigtooth Maple <i>Acer grandidentatum</i>	Low - Medium	25x25	491	3928
	36	4'-6'	Blue Arrow Juniper <i>Juniperus scopulorum</i> Blue Arrow	Low - Medium	12x4	13	468
	9	2' Cal.	Buckley Oak <i>Quercus buckleyi</i>	Low - Medium	40x35	962	8658
	6	2' Cal.	Crape Myrtle <i>Lagerstroemia indica</i>	Low - Medium	20x12	113	678
	5	2' Cal.	Gambel Oak <i>Quercus gambelii</i>	Low - Medium	25x25	491	2455
	19	2' Cal.	Golden Rain Tree <i>Koeleuteria paniculata</i>	Low - Medium	25x25	491	9329
	20	2' Cal.	Paul's Scarlet English Hawthorn <i>Crataegus laevigata</i> Paul's Scarlet	Medium	15x20	314	6280
	51	2' Cal.	Redbud <i>Cercis canadensis</i> Pink pom poms	Very low - Medium	15x12	113	5163
	3	4'-6'	Scotch Pine <i>Pinus sylvestris</i>	Medium	45x25	491	1473
	157		SUBTOTAL				39032

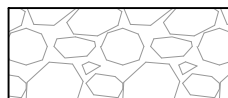
SHRUBS

	31	5 gal.	Apache Plume <i>Fallugia paradoxa</i>	Very low - Low	6x5	20	620
	20	5 gal.	Blue Mist Bluebeard <i>Garryopteris x clandonensis</i> Blue Mist	Low - Medium	3x5	20	400
	60	5 gal.	Buffalo Juniper <i>Juniperus sabina</i> Buffalo	Low	1x8	50	2450
	35	5 gal.	Chomisa <i>Ericameria nauseosa</i>	Very low - Low	5x5	20	700
	58	5 gal.	Dwarf Heavenly Bamboo <i>Nandina domestica</i> Compacta	Low - Medium	6x3	7	406
	158	5 gal.	Feather Reed Grass <i>Calamagrostis arundinacea</i>		3x3	7	1106
	39	5 gal.	Fernbush <i>Chamaebatia millefolium</i>	Very low - Low	6x5	20	780
	54	5 gal.	Gro-Low Fragrant Sumac <i>Rhus aromatica</i> Gro-Low	Very low - Medium	3x8	50	2700
	12	5 gal.	Indian Hawthorn <i>Rhodaphysa indica</i>	Low - Medium	3x5	20	240
	49	5 gal.	Knock Out Rose <i>Rosa shrub</i> Knock Out	Medium	6x4	13	637
	4	5 gal.	Palm Yucca <i>Yucca faxoniana</i>	Very low - Low	12x6	28	112
	20	5 gal.	Red Yucca <i>Hesperaloe parviflora</i>	Very low - Low	3x3	7	140
	20	5 gal.	Scotch Broom <i>Cytisus scoparius</i>	Low	4x6	28	588
	17	5 gal.	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	Low - Medium	10x10	78	1794
	577		SUBTOTAL				12727

15 2-3cf Boulders
To be placed at contractor discretion



42526 Landscape Gravel
3/4" Crushed Grey
Submit samples of gravel and cobble for approval



19262 Oversize Landscape Gravel
2-4"
Submit samples of gravel and cobble for approval

24022 Organic Mulch (refer to IDO sheet)

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	246,549
TOTAL BUILDING AREA (sf)	- 18,438
TOTAL NET LOT AREA (sf)	168,051
LANDSCAPE REQUIREMENT	x 0.15
TOTAL LANDSCAPE REQUIRED (15%)	25,208

TOTAL ON-SITE LANDSCAPE PROVIDED	65,144
TREE CANOPY up to 60% dia + GROUND COVER REQUIRED (75% of total landscape provided)	51,759
TREE CANOPY + GROUND COVER PROVIDED	49,328
GROUNDCOVERS REQUIRED (25% of total vegetative coverage required)	12,321
GROUNDCOVERS PROVIDED	12,121

Usable Open Space calculations

IDO TABLE 2-4-1 OPEN SPACE	
1 BEDROOM: 80' X 225 SF X 0.5 = 9,000 SF	
2 BEDROOM: 16' X 285 SF X 0.5 = 2,280 SF	
3 BEDROOM: 30' X 350 SF X 0.5 = 5,250 SF	
STUDIO: 16' X 225 SF X 0.5 = 1,800 SF	
TOTAL REQUIRED = 18,330 SF	
TOTAL PROVIDED = 81,965 SF	
IDO 14-16-4-3(B)(8)(b)	
NUMBER OF UNITS: 150	
1 TREE REQUIRED PER GROUND FLOOR UNIT = 90 TREES	
1 TREE REQUIRED FOR 2ND FLOOR UNITS = 60 TREES	
TOTAL TREE REQUIREMENT = 150 TREES	
TOTAL TREE PROVIDED = 150 TREES	

Parking Lot Landscape Area Calculation

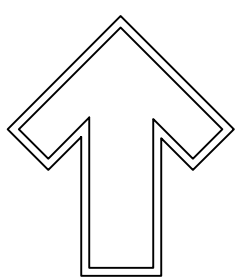
Total Parking Required	203 spaces
180 sf each x 203 spaces =	36,540
landscape required	x 0.15 = 5,481
Landscape Required (sf)	5,481
Landscape Provided (sf)	6,174
One (1) tree is required per 10 parking spaces.	
Tree Required	20
Tree Provided	23
At least 75 percent deciduous canopy-type shade trees,	
Deciduous Tree Required	15
Deciduous Tree Provided	23

Organic Mulch (refer to IDO sheet)

Note, Each Tree, min, 5' rad. 18.5	90 Trees x 18.5 sf = 1,665
See Tree Detail, a 5' radius of organic mulch is required around each tree without Filter Fabric (not including street trees)	
Note, Each Shrub, min, 3' rad. 28.3	577 Shrubs x 28.3 sf = 16,329
Total Mulch Provided (area x 3" min = sf)	12,672
Gravel or Crusher Fines (refer to IDO sheet)	
Total Landscaped Area	81,999
75% maximum gravel or crusher fines	61,499
Gravel or Crusher Fines Provided (70%)	51,911

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, 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: a minimum depth of 3" shall be placed in all landscape areas.
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" deep in areas as shown on the details. Landscape maintenance shall ensure that all organic mulch areas are maintained and refreshed on a regular basis.
Filter Fabric shall not be placed in areas to receive organic mulch.
Landscape shall be watered by a complete underground irrigation system operated by automatic timer.
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 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.

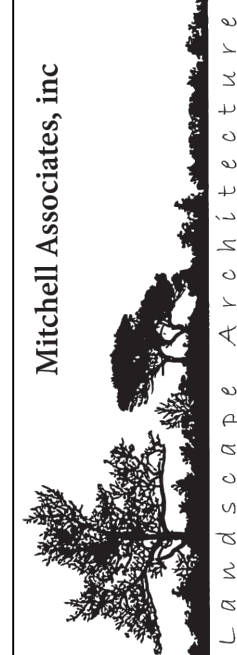


GRAPHIC SCALE

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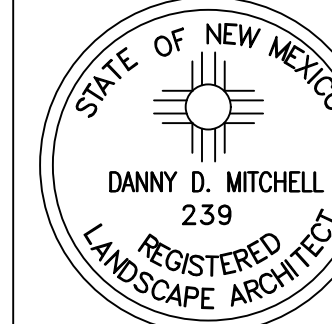
SCALE: 1" = 40'-0"

Mitchell Associates, Inc.



Seal:

Landscape Architect



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Project NO: 2023-059

DRAWING NO: LS-101

SAMANA APARTMENTS

BRIDGE BLVD SW
ALBUQUERQUE NM 87121

Landscape Plan

REVISIONS

Comment

Date:

0. Mitchell

Designed By:

Drawn By:

Approved By:

Date:

NEW MEXICO ONE CALL

1-800-331-ALERT (2527)

www.nmonecall.org

Call two working days before you dig.

File ID:

Ivy Place S.W.

Landscape Buffer per 5-6(E)(2)(a) 8 feet high trees at the time of planting
Trees Required 61
Trees Provided 61

Street Trees 25' O.C.
Street Trees Required 12
Street Trees Provided 12

Clear Sight Triangle

Bataan Dr S.W.

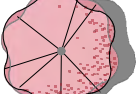

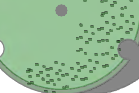

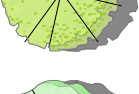




Clear Sight Triangle

EUCARIZ AVENUE S.W.



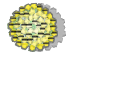


Bridge Boulevard S.W.


Street Trees 25' O.C.
Street Trees Required 16
Street Trees Provided 26

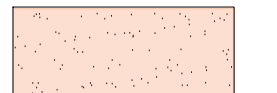
PLANT SCHEDULE


SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE	DIM	Coverage (SF)	Total Coverage (SF)
TREES							
	8	2' Cal.	Bigtooth Maple Acer grandidentatum	Low - Medium	25x25	491	3928
	36	4'-6'	Blue Arrow Juniper Juniperus scopulorum Blue Arrow	Low - Medium	12x4	13	468
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	5	2' Cal.	Gambel Oak Quercus gambelli	Low - Medium	25x25	491	2455
	19	2' Cal.	Golden Rain Tree Koeleruteria paniculata	Low - Medium	25x25	491	9329
	20	2' Cal.	Paul's Scarlet English Hawthorn Crataegus laevigata Paul's Scarlet	Medium	15x20	314	6280
	51	2' Cal.	Redbud Cercis canadensis/Pink pan panis	Very low - Medium	15x12	113	5763
	3	4'-6'	Scotch Pine Pinus sylvestris	Medium	45x25	491	1473
	157		SUBTOTAL				39032

SHRUBS

	31	5 gal.	Apache Plume Folgia paradoxa	Very low - Low	6x5	20	620
	20	5 gal.	Blue Mist Bluebeard Caryopteris x clandonensis Blue Mist	Low - Medium	3x5	20	400
	60	5 gal.	Buffalo Juniper Juniperus sabina Buffalo	Low	1x8	50	2450
	35	5 gal.	Chamisa Ericameria nauseosa	Very low - Low	5x5	20	700
	58	5 gal.	Dwarf Heavenly Bamboo Nandina domestica Compacta	Low - Medium	6x3	1	406
	158	5 gal.	Feather Reed Grass Calamagrostis arundinacea		3x3	1	1106
	39	5 gal.	Fernbush Chamaebotaria millefolium	Very low - Low	6x5	20	780
	54	5 gal.	Gro-Low Fragrant Sumac Rhus aromatica Gro-Low	Very low - Medium	3x8	50	2700
	12	5 gal.	Indian Hawthorn Rhoiclis indica	Low - Medium	3x5	20	240
	49	5 gal.	Knock Out Rose Rosa shrub Knock Out	Medium	6x4	13	631
	4	5 gal.	Palm Yucca Yucca faxoniana	Very low - Low	12x6	28	112
	20	5 gal.	Red Yucca Hesperaloe parviflora	Very low - Low	3x3	1	140
	20	5 gal.	Scotch Broom Cytisus scoparius	Low	4x6	28	588
	17	5 gal.	Yellow Bird of Paradise Caesalpinia gilliesii	Low - Medium	10x10	18	1184
	577		SUBTOTAL				12121

 19 2-3cf Boulders
To be placed at contractor discretion

 42526 Landscape Gravel
3/4" Crushed Grey
Submit samples of gravel and cobble for approval

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TOTAL BUILDING AREA (sf)	- 18,498
TOTAL NET LOT AREA (sf)	168,051
LANDSCAPE REQUIREMENT	x 0.15
TOTAL LANDSCAPE REQUIRED (15%)	25,208

TOTAL ON-SITE LANDSCAPE PROVIDED	65,744
TREE CANOPY up to 600ft dia + GROUND COVER REQUIRED (15% of total landscape provided)	51,759
TREE CANOPY + GROUND COVER PROVIDED	49,928
GROUNDCOVERS REQUIRED (25% of total vegetative coverage required)	12,321
GROUNDCOVERS PROVIDED	12,121

Usable Open Space calculations

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1 BEDROOM: 80' X 225' SF X 0.5 = 9,000 SF
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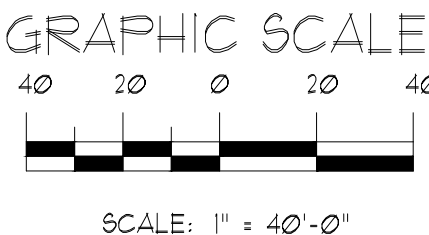
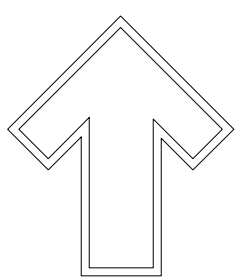
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Tree Required	20
Tree Provided	23
At least 15 percent deciduous canopy-type shade trees.	
Deciduous Tree Required	15
Deciduous Tree Provided	23

Organic Mulch (refer to IDO sheet)

Note, Each Tree, min. 5' rad. 785	98 Trees x 785 sf =	76,330
See Tree Detail, a 5' radius of organic mulch is required around each tree without Filter Fabric(not including street trees)		
Note, Each Shrub, min. 3' rad. 283	511 Shrubs x 283 sf =	144,813
Total Mulch Provided (area x sf)		24,022
Volume Required (area x 3' min = cf)		72,066
Gravel or Crusher Fines (refer to IDO sheet)		
Total Landscaped Area		81,999
15% maximum gravel or crusher fines		61,499
Gravel or Crusher Fines Provided	(10%)	51,911

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Landscape Plan

SAMANA APARTMENTS

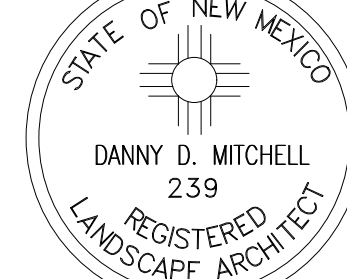
BRIDGE BLVD SW
ALBUQUERQUE NM 87121

Mitchell Associates, Inc.



Seal:

Landscape Architect



July 27, 2025
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Project NO: 2025-059
DRAWING NO: LS-101

