



PLANTING PLAN
1" = 20'-0"
0 10' 20' 40'

PLANT SCHEDULE

TREES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL
	7	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	24" BOX MULTI-TRUNK, 3 TRUNK MIN.
	12	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	24" BOX
	6	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	2" CAL, B&B
	6	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL, B&B
	9	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CA
EVERGREEN TREES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	4	PINUS ELДАРICA	AFGHAN PINE	15 GAL
	3	PINUS NIGRA NIGRA	AUSTRIAN BLACK PINE	15 GAL
	9	PINUS SYLVESTRIS 'GLAUCA NANA'	BLUE DWARF SCOTCH PINE	15 GAL
FLOWERING TREES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2" CAL, B&B
	11	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	24" BOX MULTI-TRUNK, 3 TRUNK MIN.
	3	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	2" CAL
	2	FIGUS CARICA 'DESERT KING'	DESERT KING FIG	15 GAL
	2	PRUNUS PERSICA 'CRESTHAVEN'	CRESTHAVEN PEACH	2" CAL
	1	PRUNUS SALICINA 'METHLEY'	METHLEY PLUM	15 GAL
	2	PUNICA GRANATUM 'WONDERFUL'	WONDERFUL POMEGRANATE	15 GAL
	6	BUDDLEJA X 'HOT RASPBERRY'	HOT RASPBERRY BUTTERFLY BUSH	5 GAL
	25	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL
	14	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL
	12	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	5 GAL
	6	RIBES ALPINUM 'AUREUM'	DWARF GOLDEN ALPINE CURRANT	5 GAL
	14	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL
	3	RUBUS X 'DORMAN RED'	DORMAN RED THORNLESS RASPBERRY	5 GAL
DESERT ACCENTS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	19	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	BRAKELIGHTS RED YUCCA	5 GAL
	12	NOLINA MICROCARPA	BEARGRASS	5 GAL
	10	OPUNTIA ENGELMANNII	ENGELMANN PRICKLY PEAR	5 GAL
	40	YUCCA PALLIDA	TWISTLEAF YUCCA	5 GAL
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLONDE AMBITION' BLUE GRAMA	5 GAL
	34	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
PERENNIALS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	19	ANEMOPSIS CALIFORNICA	YERBA MANSA	1 GAL
	24	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL
	51	GAURA LINDHEIMERI 'SISKIYOU PINK'	SISKIYOU PINK GAURA	1 GAL
	42	PENSTEMON PSEUDOSPECTABILIS	DESERT BEARDTONGUE	5 GAL
	27	SALVIA GREGGII 'ULTRA VIOLET'	ULTRA VIOLET AUTUMN SAGE	1 GAL
	2	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	TANGERINE BEAUTY CROSS VINE	5 GAL
VINES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.
	2	VITIS LABRUSCA 'HIMROD'	HIMROD GRAPE	5 GAL
	3	WISTERIA BRACHYBOTRYIS 'ALBA'	ALBA SILKY WISTERIA	5 GAL

GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- I. NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

IRRIGATION NOTES

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- F. IRRIGATION TO BE DESIGN-BUILD BY THE CONTRACTOR

SHEET KEYED NOTES

CODE	DESCRIPTION
1	CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 2.29 AC = 99,736 SF
AREA OF LOT COVERED BY BUILDINGS = 20,270 SF
NET LOT AREA= 79,466 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 11,920 SF
PROVIDED LANDSCAPE AREA = 30,931 SF = 39%
(see hatch legend for exclusions from landscape areas)

REQUIRED TREES
TREES PER PARKING SPACES: REQUIRED= 1 TREE / 10 PARKING SPACES
TOTAL NUMBER OF PARKING = 73 SPACES
REQUIRED NUMBER OF PARKING LOT TREES = 8 TREES
PROVIDED NUMBER OF PARKING LOT TREES = 10 TREES
NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 9.5 placed at 20' on center (192' of street frontage)
PROVIDED STREET TREES = 9

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 38 TREES
1 TREE PER GROUND FLOOR DWELLING UNIT (15) AND 1 TREE PER SECOND-STORY UNIT (23)
PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 43 TREES

REQUIRED VEGETATIVE COVERAGE
REQUIRED GROUND COVERAGE = 23,812 SF = 75% OF PROVIDED LANDSCAPE AREA
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
TREE CANOPY COVERAGE = 35,460 SF
GROUND PLANT COVERAGE = 4,084 SF = 25% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 32,853 SF
PARKING LOT LANDSCAPING PROVIDED = 7,368 SF =22.4 %
MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
TOTAL ROCK MULCH GROUND COVER = 16,516 SF = 53%
TOTAL ORGANIC MULCH GROUND COVER = 418 SF = 1.3%
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

PARKING LOT EDGE LANDSCAPE
2 TREES AND 6 SHRUBS PER 25' ARE PROVIDED ALONG THE WEST PROPERTY LINE TO SCREEN PARKING.

LEGEND

SYMBOL	NOTES	EST. QTY
	¾"Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC	16,516 SF
	NATIVE SEED MIX	10,470 SF
	SHREDDED BARK MULCH	418 SF
	SEE CIVIL FOR STORMWATER INFRASTRUCTURE	XXX SF
	STABILIZED CRUSHER FINES EXCLUDED FROM LANDSCAPE AREA CALCULATIONS, SEE SITE PLAN	3,527 SF
	TURF- DOG PARK/ORCHARD	6 EA
	3'x3'x3' BOULDER	
	2'x2'x2' BOULDER	13 EA
	PROPERTY LINE	3,263 SF

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

LUMINARIA SENIOR COMMUNITY
10501 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

100% DESIGN
DEVELOPMENT

REVISIONS
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DRAWN BY: EH
REVIEWED BY: DS
DATE: 08/07/2023
PROJECT NO.: 22-0083
DRAWING NAME: PLANTING PLAN

SHEET NO.: LP101
OF