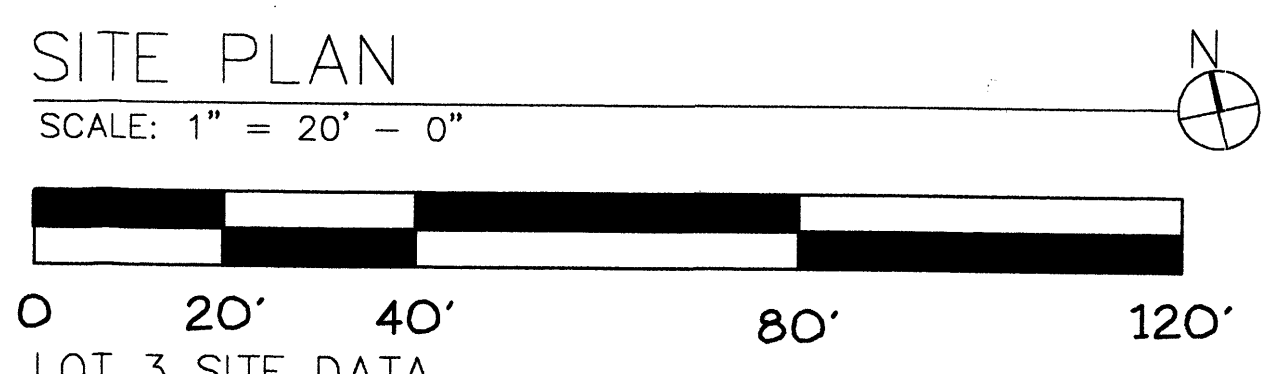
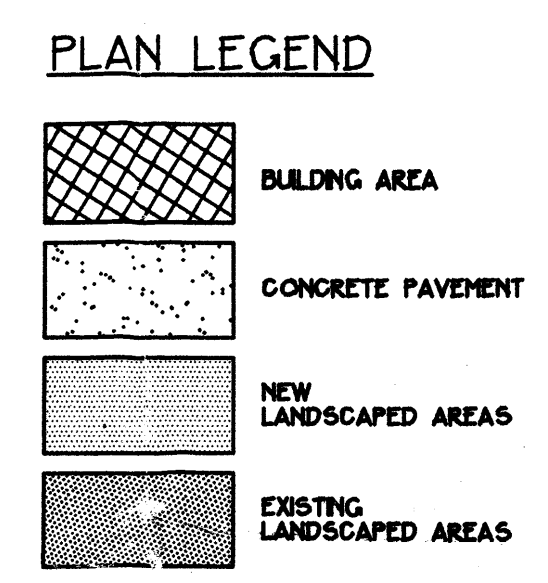


TYPICAL MONUMENT SIGN
6' HIGH X 5' WIDE



SITE PLAN
SCALE: 1" = 20' - 0"

LOT 3 SITE DATA
Site Area: 0.6759 ac. (29,442 sq. ft.)
Gross Building Area: 7,536 sq. ft.
Leasable Area: 7,051 sq. ft.
Proposed Building Use: Offices & Dr.'s Clinic
Parking provided: 30 spaces

LOT 4 SITE DATA
Site Area: 0.5163 ac. (22,490 sq. ft.)
Gross Building Area: 5,980 sq. ft.
Leasable Area: 5,657 sq. ft.
Proposed Building Use: Offices
Parking provided: 26 spaces

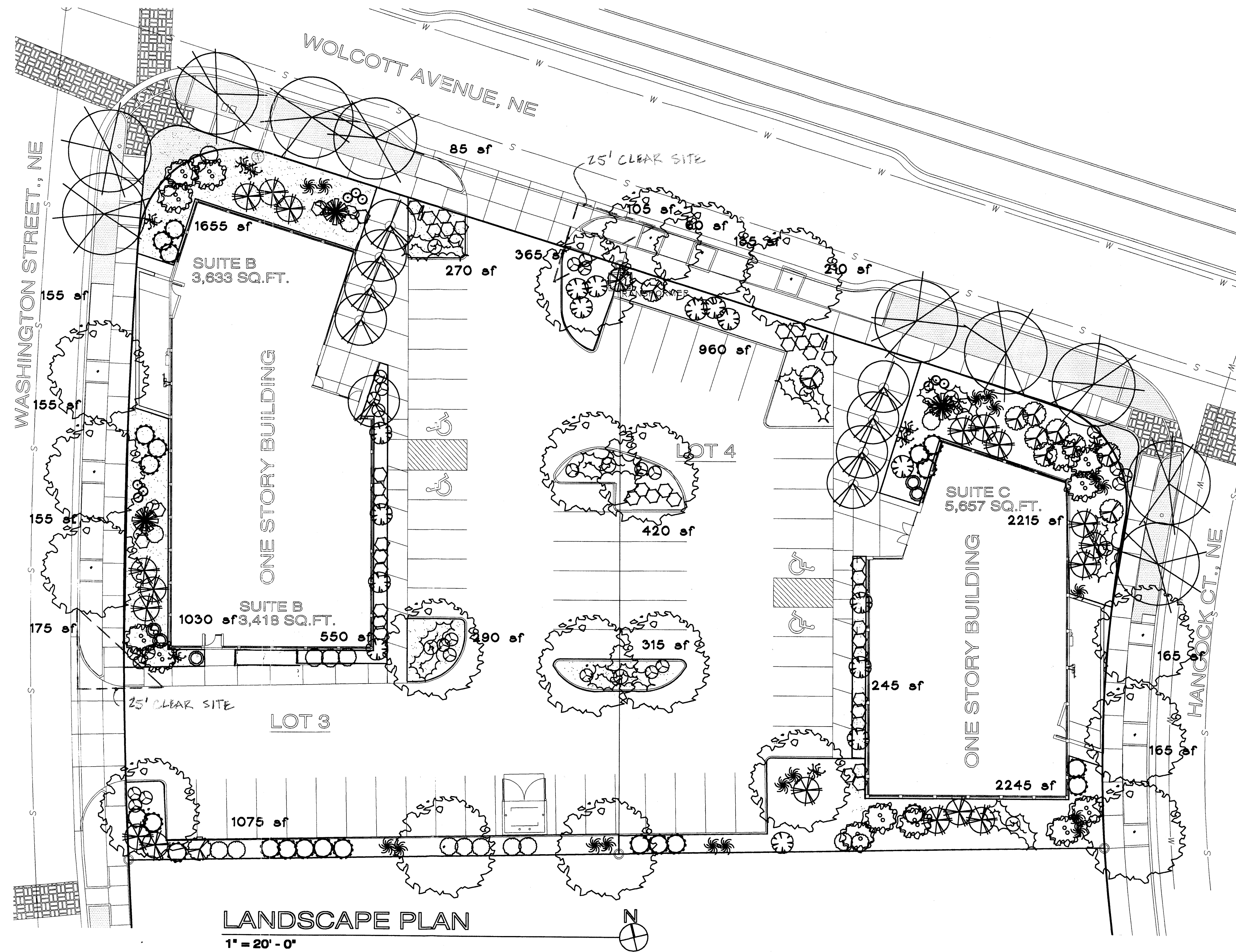
| CITY APPROVALS: | | PROJECT NO: |
|---|------------|-------------|
| NA | | 1002277 |
| CITY SURVEYOR | DATE: | 02DKB-01571 |
| <i>[Signature]</i> | 11-14-02 | |
| TRAFFIC ENGINEERING | DATE: | |
| <i>Christina Sandoval</i> | 11/13/02 | |
| PARKS & RECREATION | DATE: | |
| <i>Pepe A. Huen</i> | 11-14-02 | |
| UTILITY DEVELOPMENT | DATE: | |
| NA | | |
| REAL PROPERTY DIVISION | DATE: | |
| <i>[Signature]</i> | | |
| A.M.F.C.A. | DATE: | |
| <i>Brad L. Bish</i> | 11/14/02 | |
| CITY ENGINEER | DATE: | |
| <i>Cherian Matson</i> | 11/13/2002 | |
| CITY PLANNER, ALBUQUERQUE PLANNING DIVISION | DATE: | |
| <i>[Signature]</i> | 11-13-02 | |
| SOLID WASTE | DATE: | |
| NA | | |
| ENVIRONMENTAL HEALTH | DATE: | |

R.C. Jandy 11-17-02

DORMAN and BREEN
LAURENCE BREEN A.I.A.
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940

4100 Wolcott Avenue NE, Lot 3
4110 Wolcott Avenue NE, Lot 4
LOTS 3 & 4 JOURNAL CENTER 2
Albuquerque, New Mexico

| | |
|--------------|-------|
| SHEET TITLE: | |
| SITE PLAN | |
| JOB NUMBER: | |
| 0247 | |
| DATE: | |
| 11-8-02 | |
| REVISIONS: | DATE: |
| Permit Set | 10-8 |
| SHEET: | |
| C-1.1 | |



LANDSCAPE PLAN
1" = 20'-0"

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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. 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.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.

LANDSCAPE CALCULATIONS

| NET LANDSCAPE AREA | Lot 3 | Lot 4 |
|-----------------------------|--------|--------|
| TOTAL LOT AREA | 29,442 | 22,490 |
| TOTAL BUILDINGS AREA | 7,536 | 6,286 |
| OFFSITE AREA | 0 | 0 |
| NET LOT AREA | 21,906 | 16,204 |
| LANDSCAPE REQUIREMENT | 15% | 15% |
| TOTAL LANDSCAPE REQUIREMENT | 3,286 | 2,431 |
| TOTAL LANDSCAPE PROVIDED | 6,485 | 6,735 |
| TOTAL BED PROVIDED | 6,485 | 6,735 |
| TOTAL SOD PROVIDED | 0 | 0 |
| TOTAL NATIVE SEED PROVIDED | 0 | 0 |

PLANT LEGEND

- EXISTING STREET TREES
By Journal Center
Base Streetscape Improvements
- EXISTING LANDSCAPED PLANTERS
By Journal Center
Base Streetscape Improvements
- ASH (H) 25
Fraxinus spp.
2" Cal.
- OKLAHOMA REDBUD (H) 9
Cercia reniformis
2" Cal.
- THORNLESS HAWTHORN (H) 13
Crataegus crus-galli
15 Gal.
- SOTOL (L) 3
- SILVERBERRY (M) 18
Elaeagnus pungens
5 Gal. 100sf
- APACHE PLUME (L) 18
Fallugia paradoxa
5 Gal. 25sf
- THREE-LEAF SUMAC (L) 23
Rhus trilobata
5 Gal. 36sf
- BEAR GRASS (M) 18
Nolina microcarpa
5 Gal. 16sf
- GAYFEATHER (M) 8
Liatris punctata
5 Gal. 16sf
- ARP ROSEMARY (M) 4
Rosmarinus officinalis
2 Gal. 25sf
- AUTUMN SAGE (M) 27
Salvia greggii
2 Gal. 9sf
- POWIS CASTLE SAGE (M) 14
Artemisia x Powis Castle
1 Gal. 16sf
- ENGLISH LAVENDER (M) 19
Lavendula angustifolia
1 Gal. 16sf
- WILDFLOWER 29
1 Gal. 4sf
- MEXICAN THREADGRASS (M) 9
Stipa tenuissima
1 Gal.
- GREY COTONEASTER (M), 24
Cotoneaster buxifolius
5 Gal. 225sf

9 BOULDERS
3/4" SANTA ANA TAN WITH FILTER FABRIC

TREE WELL-FLAGSTONE ARMORING WITH CONCRETE HEADER STRIP PER DETAIL IN LAND DEVELOPMENT DESIGN GUIDELINES JOURNAL CENTER II



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cmd@hilltoplandscaping.com

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R + B
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-289-5940

JOURNAL CENTER 2
LOTS 3 & 4
Albuquerque, New Mexico

SHEET TITLE
LANDSCAPE PLAN

JOB NUMBER
0247

DATE
11-8-02

REVISIONS: DATE:
Per ARC Comments 11-02

SHEET:
L-1.1