

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	4	FRAXINUS VELUTINA	MODESTO ASH	2" CAL	H
CR	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	2	PINUS FLEXILIS	LIMBER PINE	6'	M
+	23	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	12	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	3	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊗	5	CERCOCARPUS LEDIFOLIUS	CL. MTN. MAHOGANY	5 GAL	L
⊗	6	FALLUGIA	APACHE PLUME	5 GAL	M
○	7	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊗	3	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
⊗	6	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	21	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
⊗	6	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
⊗	5	NOLINA	BEARGRASS	5 GAL	M
⊗	7	LAVANDULA	LAVENDER	1 GAL	M
⊗	2	JASMINIUM	WINTER JASMINE	5 GAL	M

SITE DATA

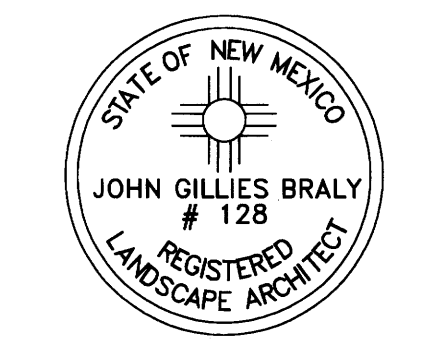
GROSS LOT AREA	22,660 SF
LESS BUILDING(S)	6,765 SF
NET LOT AREA	15,895 SF
REQUIRED LANDSCAPE	2,385 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	5,625 SF
PERCENT OF NET LOT AREA	35%
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES (15 SPACES)	2
REQUIRED TREES	2
PROPOSED TREES	2 MIN.

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

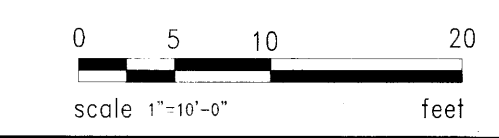
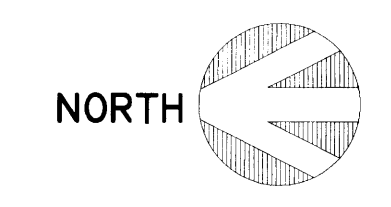
NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH RP BACKFLOW PREVENTER
 PLANTINGS IN ROW TO BE IRRIGATED BY CONNECTING TO JC2 COMMON AREA IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.



HeadsUp
 LANDSCAPE CONTRACTORS
 7525 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 898-9615
 LICENSE 18890
 www.headsuplandscape.com

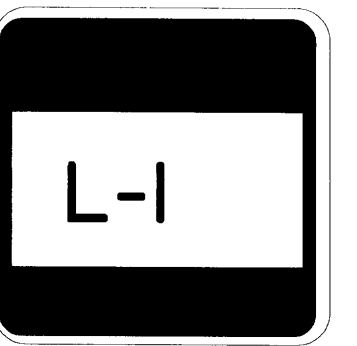
KCC DESIGN DEVELOPMENT
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

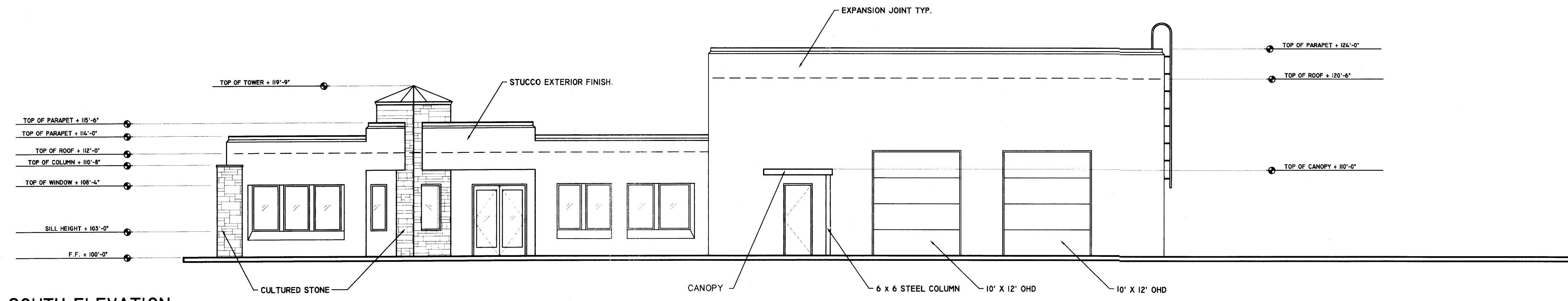


LANDSCAPE PLAN

SCALE: 1"=10'-0"

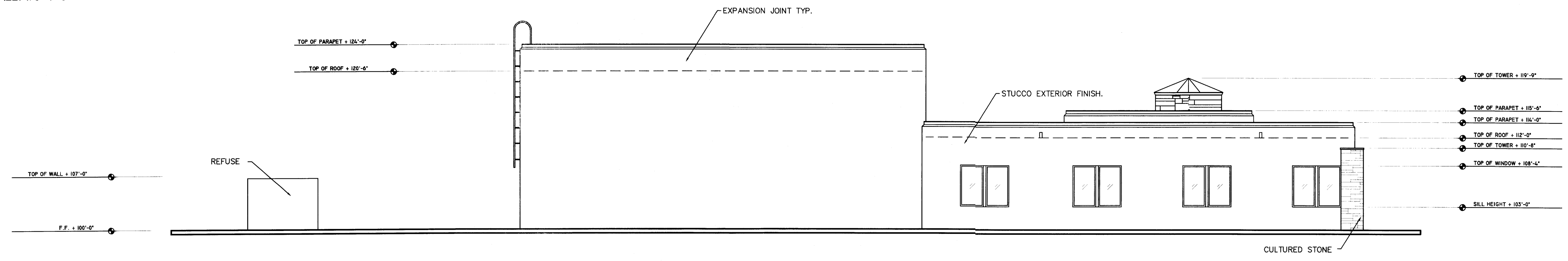
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REVISION:	FILE NAME	JOB NO.	DATE
			2-7-05
SHEET TITLE: LANDSCAPE PLAN	DRAWN BY: JC		





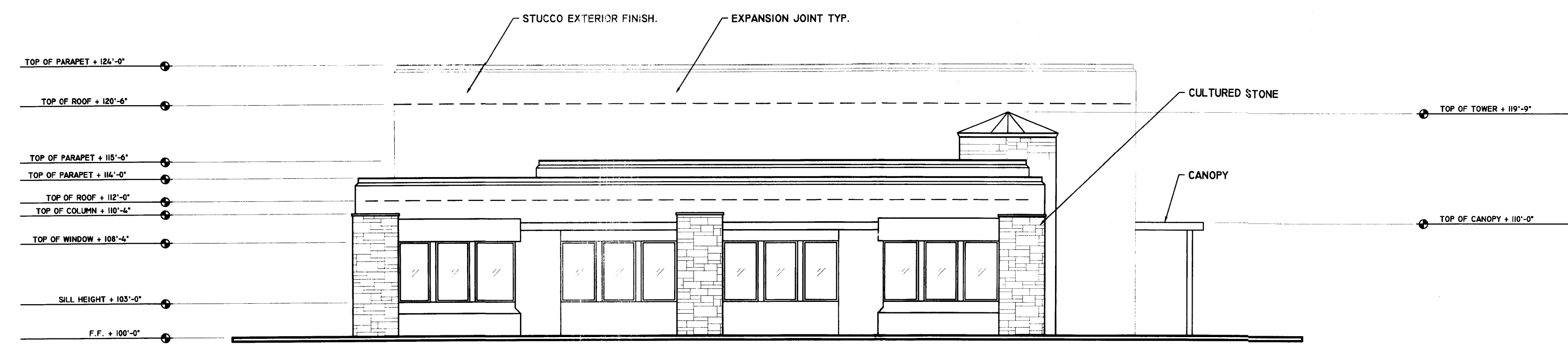
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



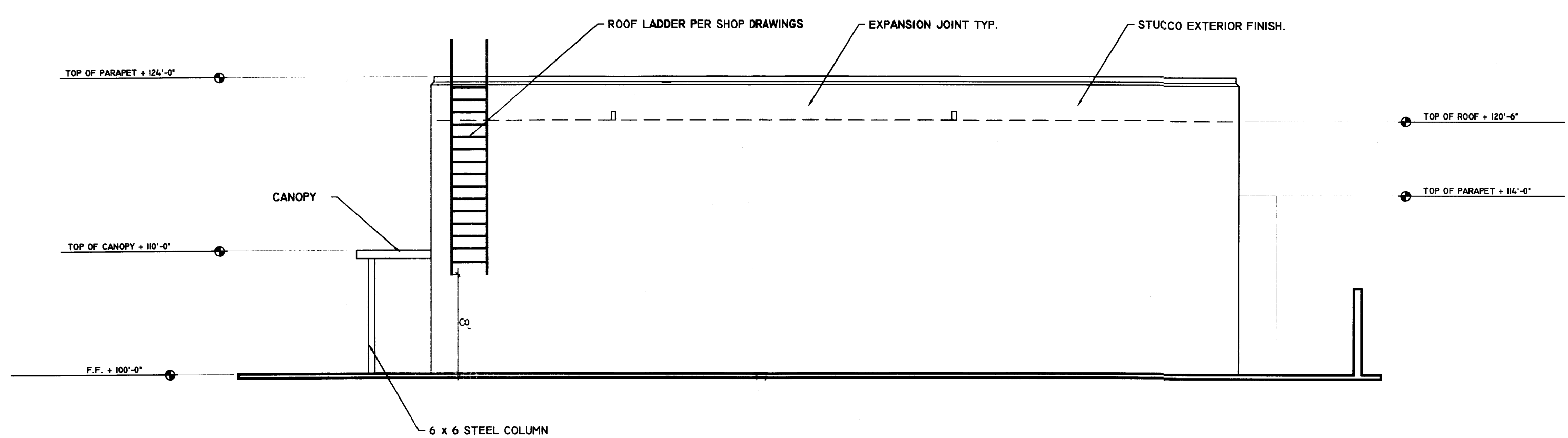
NORTH ELEVATION

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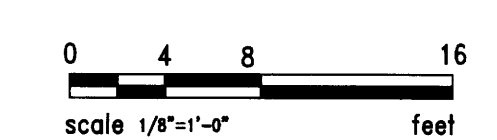
WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



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JOB TITLE: JOURNAL CENTER LOT # 1			
REVISION:	FILE NAME	JOB NO.	DATE
			2-7-5
SHEET TITLE: SCHEMATIC ELEVATIONS			DRAWN BY: AU

