

PROJECT 100560

PASEO DEL NORTE

(154.67' R.O.W.)

KEYED NOTES

- ① STANDARD HANDICAP RAMP PER COA STD DWG #2441
- ② STANDARD 6" CURB & GUTTER
- ③ 6" HEADER CURB
- ④ UNIDIRECTIONAL HC RAMP
- ⑤ CONCRETE VALLEY GUTTER PER COA STD DWG #2420
- ⑥ ZERO CURB
- ⑦ NEW SIDEWALK
- ⑧ BIKE RACK
- ⑨ 4" CONCRETE VALLEY GUTTER
- ⑩ BIKE RACK
- ⑪ 3' PERIMETER WALL

INDEX OF SHEETS

- C1 SITE PLAN
- C2 MASTER UTILITY PLAN
- C3 GRADING AND DRAINAGE PLAN
- C4A BUILDING ELEVATIONS
- C4B BUILDING & SIGN ELEVATIONS
- C5 LANDSCAPE PLAN

PROJECT NUMBER: 1000560

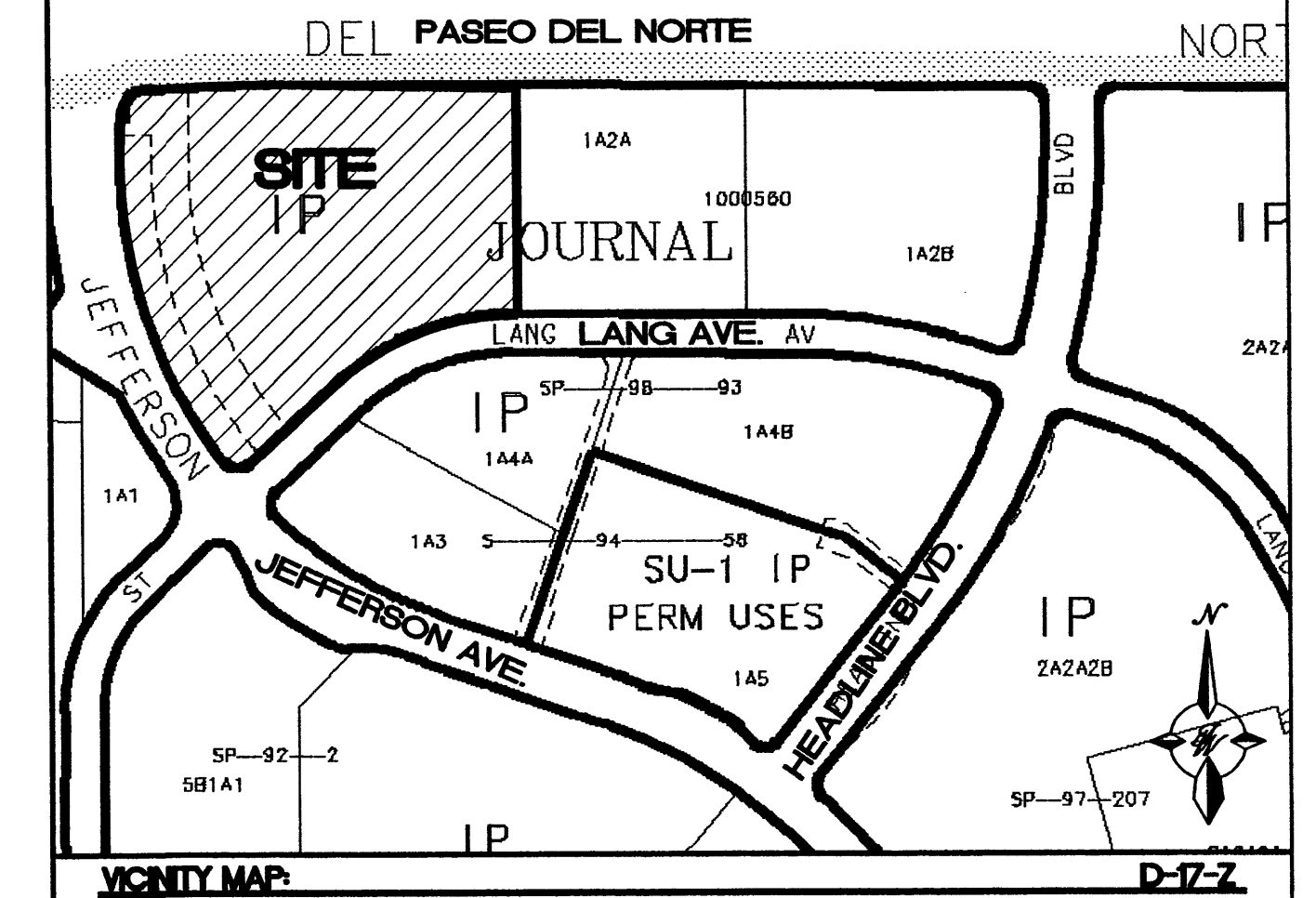
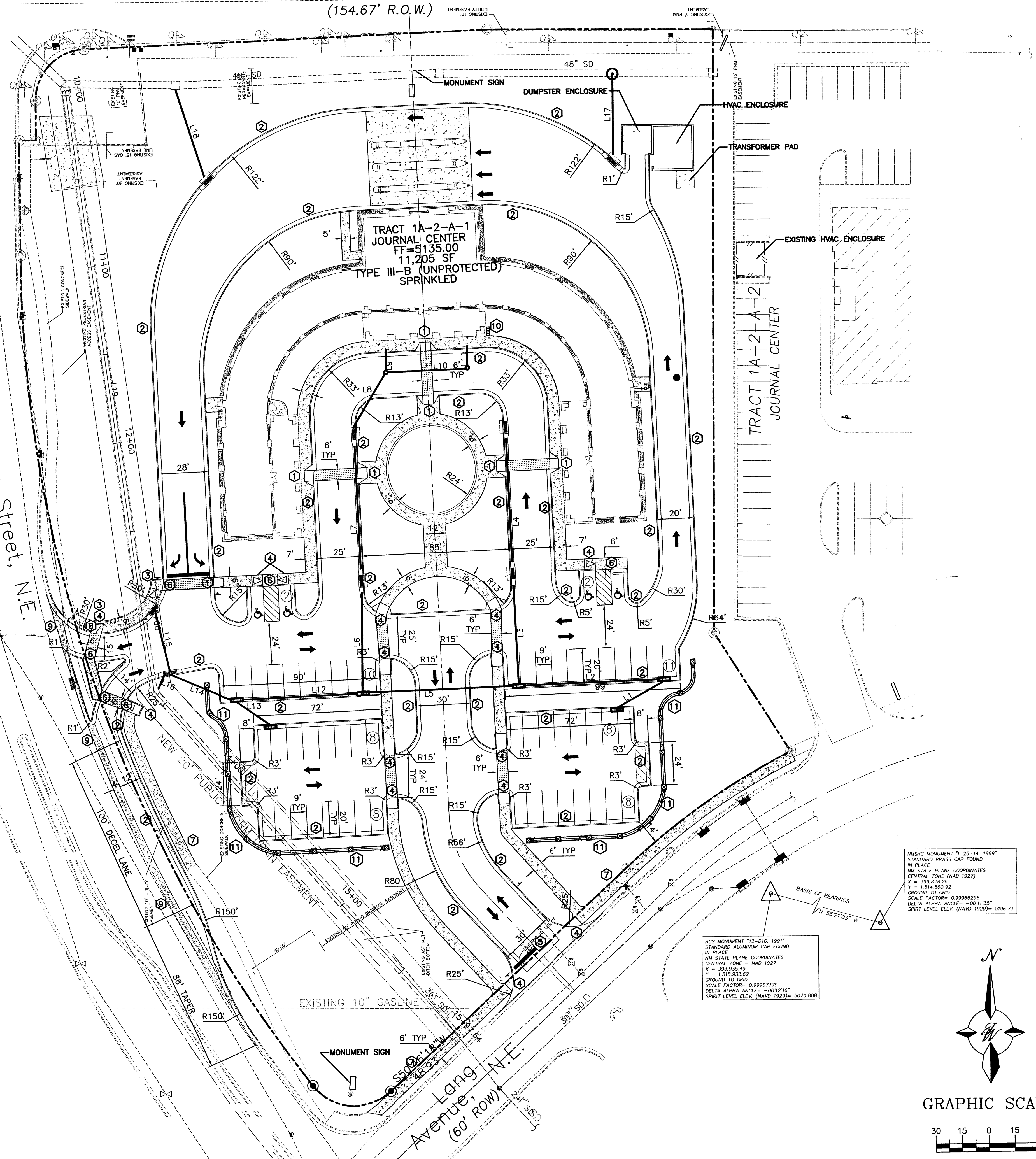
APPLICATION NUMBER: 05DRB-01501

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	1-12-06
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	11/9/05
Water Utility Development	Date
<i>[Signature]</i>	11/9/05
Parks & Recreation Department	Date
<i>[Signature]</i>	2/2/06
City Engineer	Date
<i>[Signature]</i>	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	
Solid Waste Management	Date
<i>[Signature]</i>	11/9/05
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



LEGAL DESCRIPTION

TRACT 1A-2-A-1* OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 2004G, PAGE 133.

LEGEND

- △ BENCH MARK
- PROPOSED CURB & GUTTER
- - - BOUNDARY LINE
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED PERIMETER WALL
- - - - - EXISTING FENCE
- - - - - EXISTING CURB & GUTTER
- - - - - EASEMENT
- ▨ EXISTING SIDEWALK
- ▨ EXISTING PERIMETER WALL
- CENTERLINE
- RIGHT-OF-WAY
- ☼ EXISTING TREE
- TYPE "C" INLET
- TYPE "D" INLET
- ▨ 3' PERIMETER WALL
- ▨ BIKE RACK

SITE DATA

PARCEL 1A-2-A-1	4.3966 ± AC
TOTAL	4.3966 ± AC

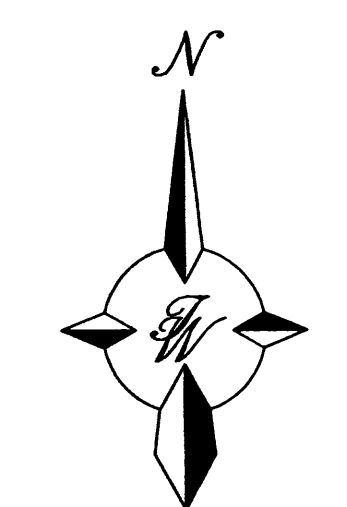
LAND USE CLASSIFICATION:	COMMERCIAL
ZONING CLASSIFICATION:	IP (E.P.C. APPROVED SITE DEVELOPMENT PLAN FOR JOURNAL CENTER.)
LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION:	ZONED X

PARKING DATA

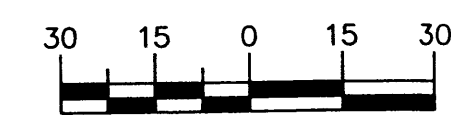
PROPOSED USAGE:	OFFICE
LOT AREA:	191,518 SF (4.3966 ACRES)
FIRST FLOOR:	9,865 SF
SECOND FLOOR:	1,340 SF
TOTAL BUILDING AREA:	11,205 SF
PARKING PROVIDED:	57 SPACES
PARKING REQUIRED:	56 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	2 SPACES VAN ACCESSIBLE
BICYCLE PARKING PROVIDED:	5 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES

MONUMENT "13-016, 1991" STANDARD BRASS CAP FOUND IN PLACE
 NM STATE PLANE COORDINATES
 CENTRAL ZONE - NAD 1927
 X = 393,928.26
 Y = 1,514,850.92
 GROUND TO GRID
 SCALE FACTOR = 0.99966298
 DELTA ALPHA ANGLE = -001'30"
 SPIRIT LEVEL ELEV. (NAVD 1929) = 5196.73

MONUMENT "13-016, 1991" STANDARD ALUMINUM CAP FOUND IN PLACE
 NM STATE PLANE COORDINATES
 CENTRAL ZONE - NAD 1927
 X = 393,935.49
 Y = 1,518,933.62
 GROUND TO GRID
 SCALE FACTOR = 0.99967379
 DELTA ALPHA ANGLE = -001'31"
 SPIRIT LEVEL ELEV. (NAVD 1929) = 5070.808



GRAPHIC SCALE

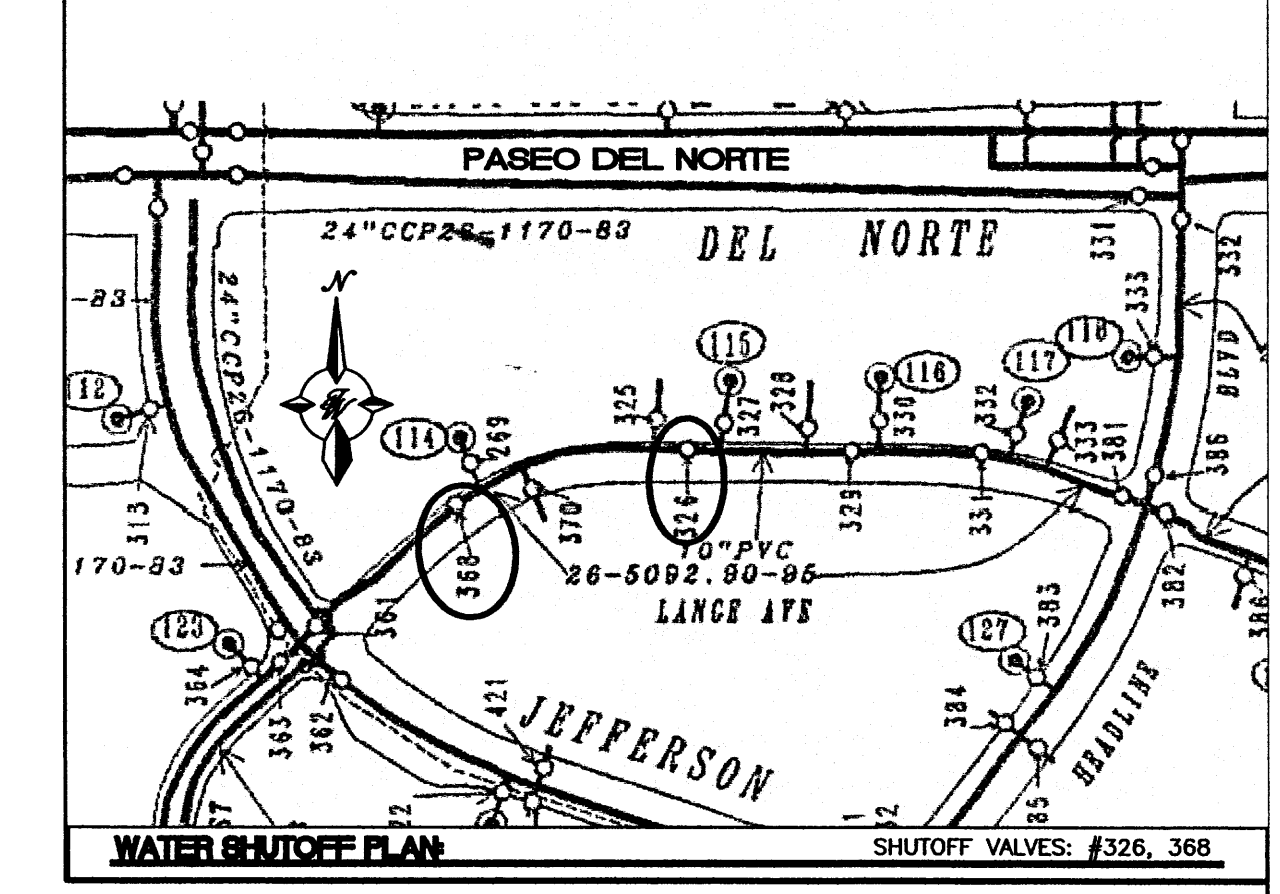
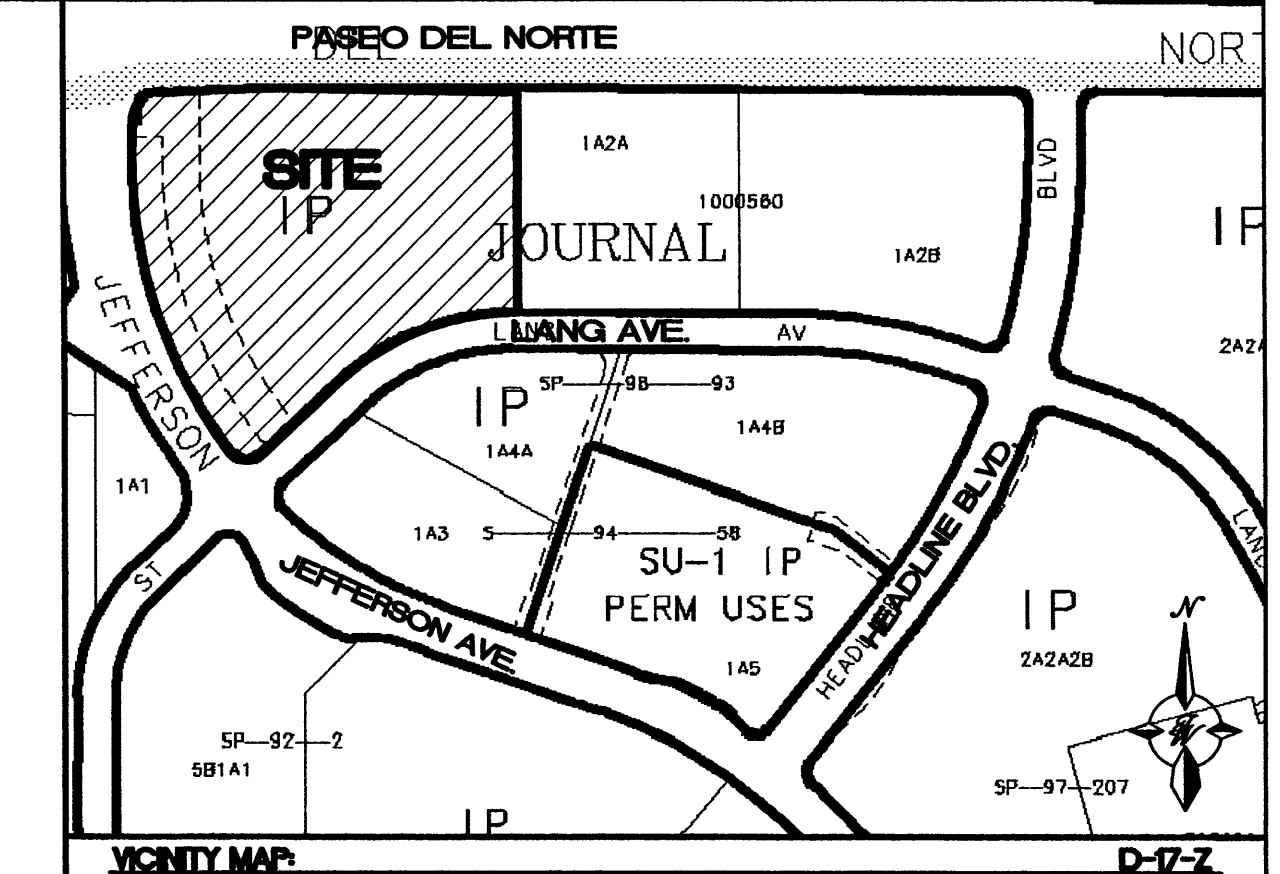


SCALE: 1"=30'

ENGINEER'S SEAL	IRONSTONE BANK JOURNAL CENTER SITE PLAN FOR BUILDING PERMIT	DRAWN BY rwm
		DATE 10-31-2005
		2411SPB 10-26-05X
		SHEET # C-1
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 24011
RONALD R. BOHANNAN P.E. #7868		

PASEO DEL NORTE

(154.67' R.O.W.)



1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING 8" SAS
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED SAS MANHOLE
	PROPOSED SAS DOUBLE CLEANOUT
	DIRECTION OF FLOW
	PROPOSED 8" SAS
	SANITARY SEWER SERVICE LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
	PROPOSED REDUCER
	PROPOSED 6" WL
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL

CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	IRONSTONE BANK JOURNAL CENTER	DRAWN BY <i>rwm</i>
		DATE 10-26-2005
	MASTER UTILITY PLAN	2411SPB 10-26-05X
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C-2
RONALD R. BOHANNAN P.E. #7868		JOB # 24011

Jefferson Street, N.E.
(86' R.O.W.)

Lang Avenue, N.E.
(60' R.O.W.)

TRACT 1A-2-A-1
JOURNAL CENTER
FF=5135.00
11,205 SF
TYPE III-B (UNPROTECTED)
SPRINKLED

TRACT 1A-2-A-2
JOURNAL CENTER

SAS DOUBLE CLEANOUT
INV=5130.00
SEE PLUMBING PLAN FOR CONNECTION TO BUILDING

SAS DOUBLE CLEANOUT
INV=5127.86
SEE PLUMBING PLAN FOR CONNECTION TO BUILDING

SAS DOUBLE CLEANOUT
INV=5130.00
SEE PLUMBING PLAN FOR CONNECTION TO BUILDING

SAS DOUBLE CLEANOUT
INV=5129.36

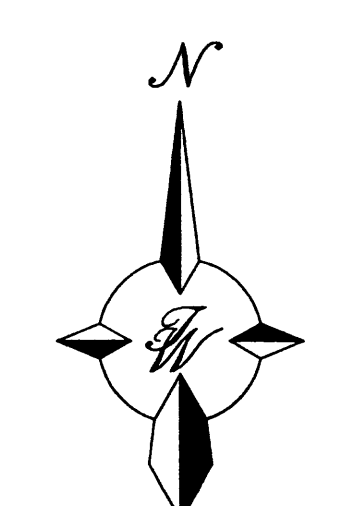
SAS DOUBLE CLEANOUT
INV=5124.64

SAS DOUBLE CLEANOUT
INV=5126.72

SAS DOUBLE CLEANOUT
INV=5120.82

INSTALL SINGLE CLEANOUT TIE TO EXISTING STUB
INV=5120.13

CONNECT 6" FIRELINE TO EXISTING 6" WATERLINE STUB USING 1-90° BEND REMOVE CAP AND 5 LF OF EXISTING 6" WATERLINE.

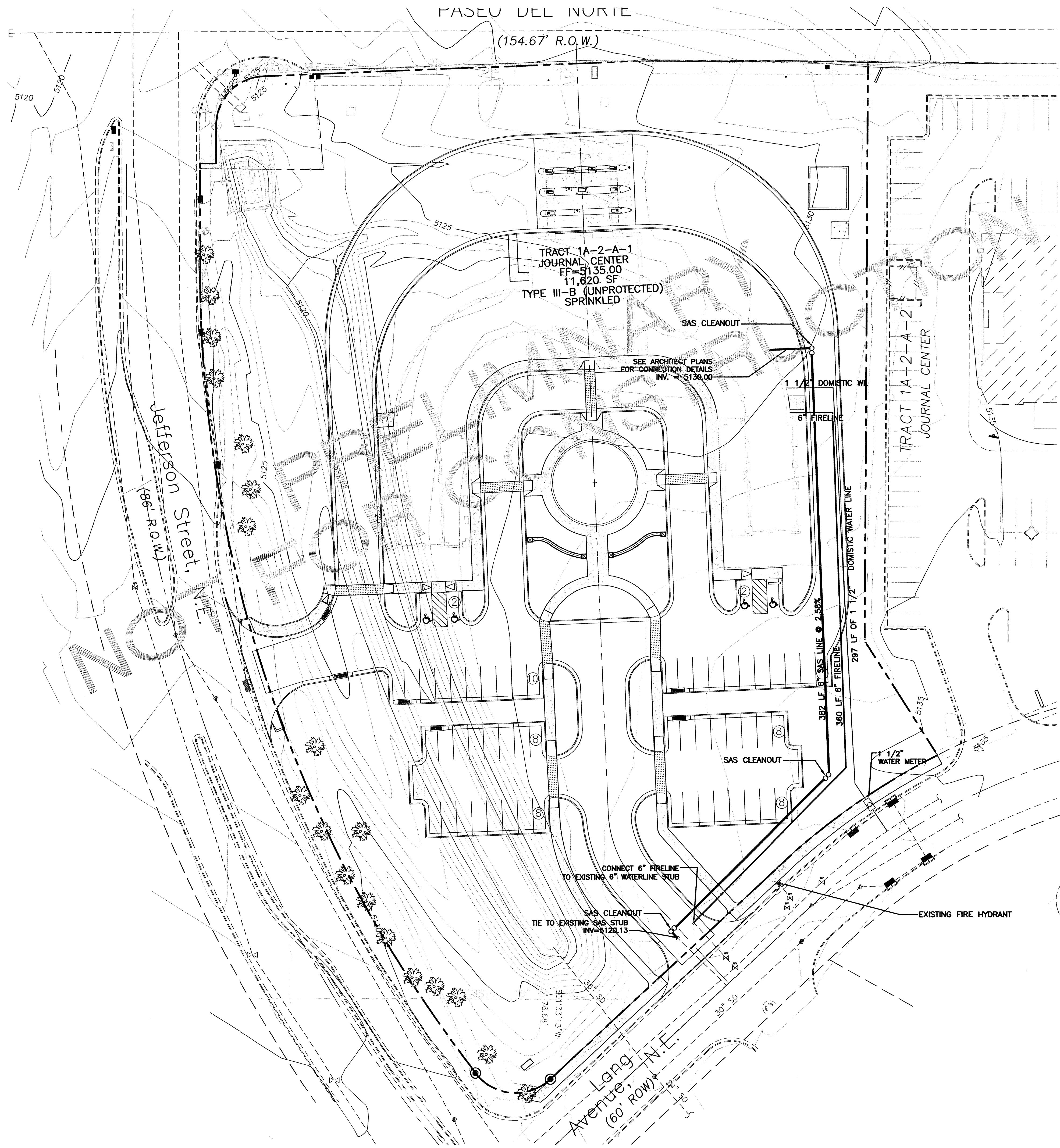


GRAPHIC SCALE

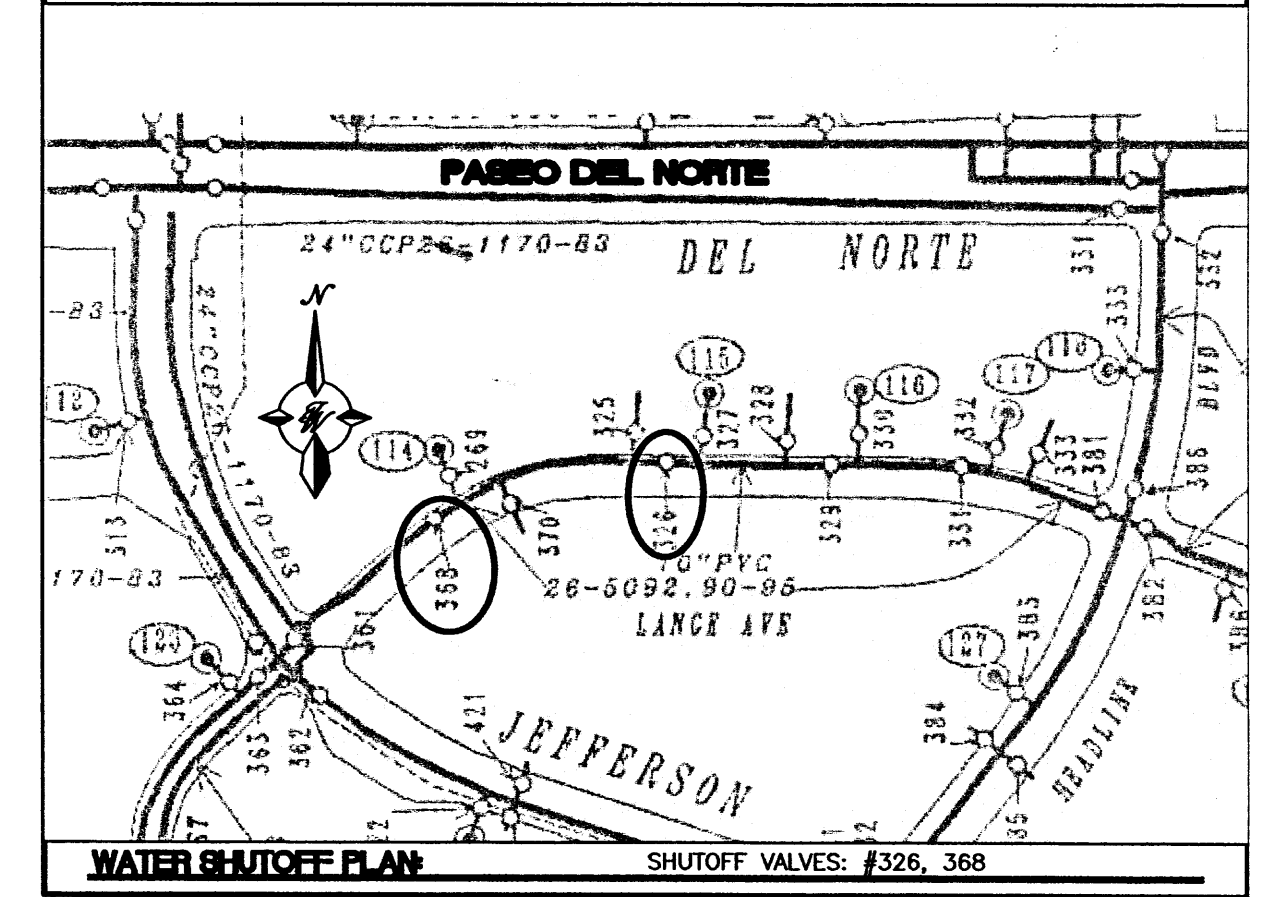
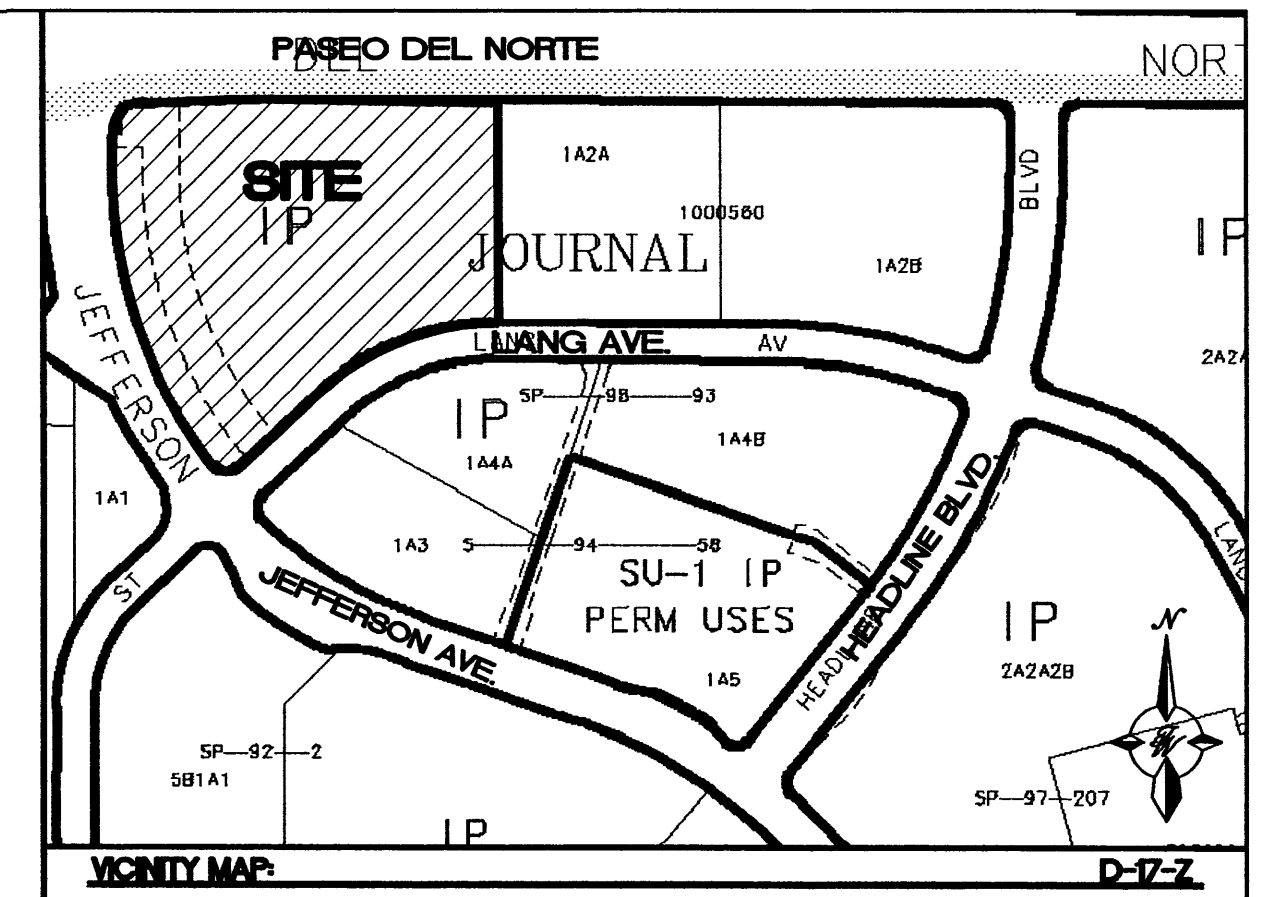


SCALE: 1"=30'

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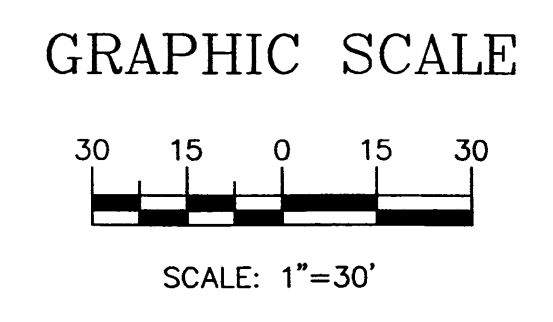
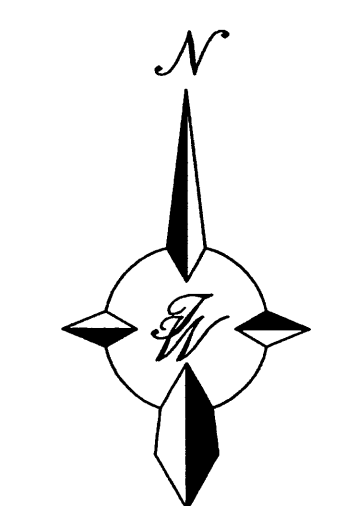


CAUTION:
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1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

LEGEND	
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EASEMENT
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
	PROPOSED REDUCER
	PROPOSED WATER LINE
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL



FOR FIRE REFERENCE ONLY

ENGINEER'S SEAL	IRONSTONE BANK JOURNAL CENTER	DRAWN By <i>rwm</i>
	MASTER UTILITY PLAN	DATE 07-28-2005
		2411SPB 7-25-05X
		SHEET # C-2
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 24011
RONALD R. BOHANNAN P.E. #7868	APPROVED/DISAPPROVED HYDRANT(S) ONLY <i>R.C. [Signature]</i> SIGNATURE & DATE	

PASEO DEL NORTE

(154.67' R.O.W.)

CAUTION:
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NOTE:
THE PROPOSED 48" RCP STORM DRAIN AND RELOCATION OF EXISTING STORM INLET AT JEFFERSON STREET SHALL BE CONSTRUCTED THROUGH C.O.A. WORK ORDER PROCESS.

MANHOLE DATA

INSTALL 6' MH#1
RIM=5129.00
INV(36")IN=5120.74
INV(48")OUT=5120.64

INSTALL 6' MH#2
RIM=5130.00
INV(48")IN=5118.64
INV(24")IN=5121.77
INV(48")OUT=5118.50

INSTALL 6' MH#3
RIM=5131.07
INV(24")IN=5119.35
INV(48")IN=5115.13
INV(48")OUT=5115.03

CURB INLET DATA

INLET #1
INSTALL TYPE "D"
GRATE=5130.00
INV.=5127.00

INLET #2
INSTALL TYPE "D"
GRATE=5132.85
INV(N)=5125.93
INV(W)=5126.49

INLET #3
INSTALL TYPE "D"
GRATE=5133.46
INV(N)=5127.99
INV(W)=5127.89

INLET #4
INSTALL TYPE "C"
GRATE=5133.40
INV(S)=5127.94
INV(NE)=5127.63
INV(S)=5127.53

INLET #5
INSTALL TYPE "C"
GRATE=5133.40
INV=5130.40

INLET #6
INSTALL TYPE "C"
GRATE=5131.94
INV=5128.94

INLET #7
INSTALL TYPE "C"
GRATE=5131.94
INV(S)=5127.94

INLET #8
INSTALL TYPE "C"
GRATE=5133.40
INV(NE)=5127.63
INV(S)=5127.53

INLET #9
INSTALL TYPE "C"
GRATE=5133.53
INV(N)=5125.89
INV(S)=5125.79

INLET #10
INSTALL TYPE "D"
GRATE=5133.08
INV(S)=5124.46
INV(E)=5124.20

INLET #11
INSTALL TYPE "D"
GRATE=5130.00
INV(S)=5127.00

INLET #12
INSTALL TYPE "D"
GRATE=5132.47
INV(S)=5126.46
INV(E)=5123.16
INV(W)=5123.06

INLET #13
INSTALL TYPE "C"
GRATE=5130.90
INV(SE)=5122.18
INV(N)=5127.28
INV(SW)=5122.08

INLET #14
INSTALL TYPE "C"
GRATE=5131.53
INV=5128.53

NOTE: INVERT AT MH #2
48" SD=5121.77

- NOTE**
1. ALL TYPE "C" STORM INLETS PER C.O.A. STD. DWG #2205.
 2. ALL TYPE "D" STORM INLETS PER C.O.A. STD. DWG #2206.
 3. ALL CURB CUTS PER C.O.A. STD. DWG #2415A
 4. ALL PAVEMENT REMOVAL PER C.O.A. STD. DWG #2465
 5. CONTRACTOR SHALL ENSURE THAT MANHOLE RIMS #'s 1-3 ARE ADJUSTED TO MATCH THE PROPOSED GRADES.

LINE TABLE

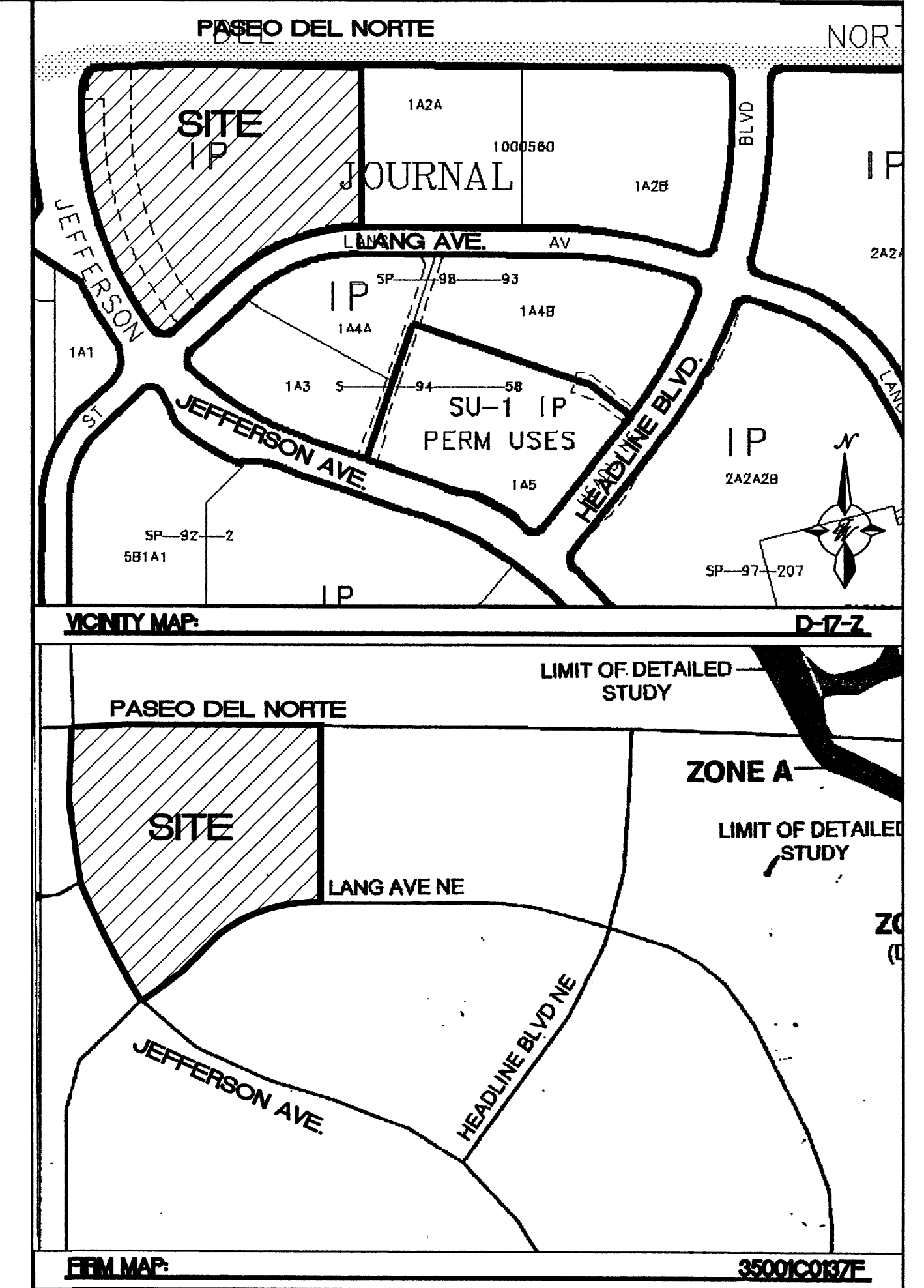
LINE	LENGTH	BEARING	SIZE	MATERIAL	SLOPE
L1	30.66	N60°36'41"E	12"	RCP	1.32%
L2	75.74	S87°46'05"W	12"	RCP	1.33%
L3	52.08	S02°33'38"E	12"	RCP	3.50%
L4	68.57	S02°13'54"E	12"	RCP	3.49%
L5	81.15	S87°55'55"W	18"	RCP	1.33%
L6	52.14	N00°19'51"E	12"	RCP	2.38%
L7	68.57	S02°13'54"E	12"	RCP	2.52%
L8	34.94	N31°12'42"E	12"	RCP	2.37%
L9	4.96	N00°00'00"E	6"	RCP	12.83%
L10	43.92	N87°46'01"E	6"	RCP	2.36%
L11	5.43	N00°00'00"E	6"	RCP	4.55%
L12	64.56	N87°43'30"E	24"	RCP	1.60%
L13	23.34	N55°25'28"W	12"	RCP	2.35%
L14	36.75	N67°01'19"W	24"	RCP	2.38%
L15	35.29	S12°51'07"E	12"	RCP	3.54%
L16	8.70	S24°28'42"W	24"	RCP	3.54%
L17	47.67	N00°00'00"W	12"	RCP	10.00%
L18	51.60	N17°43'00"W	12"	RCP	19.37%
L19	340.50	S07°45'16"E	48"	RCP	1.17%
L20	199.17	S41°56'47"E	48"	RCP	1.00%

Jefferson Street, N.E.
(86' R.O.W.)

Lang Avenue, N.E.
(60' R.O.W.)

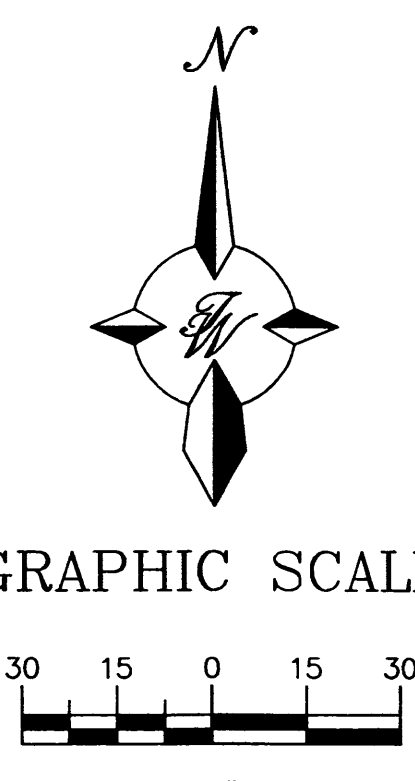
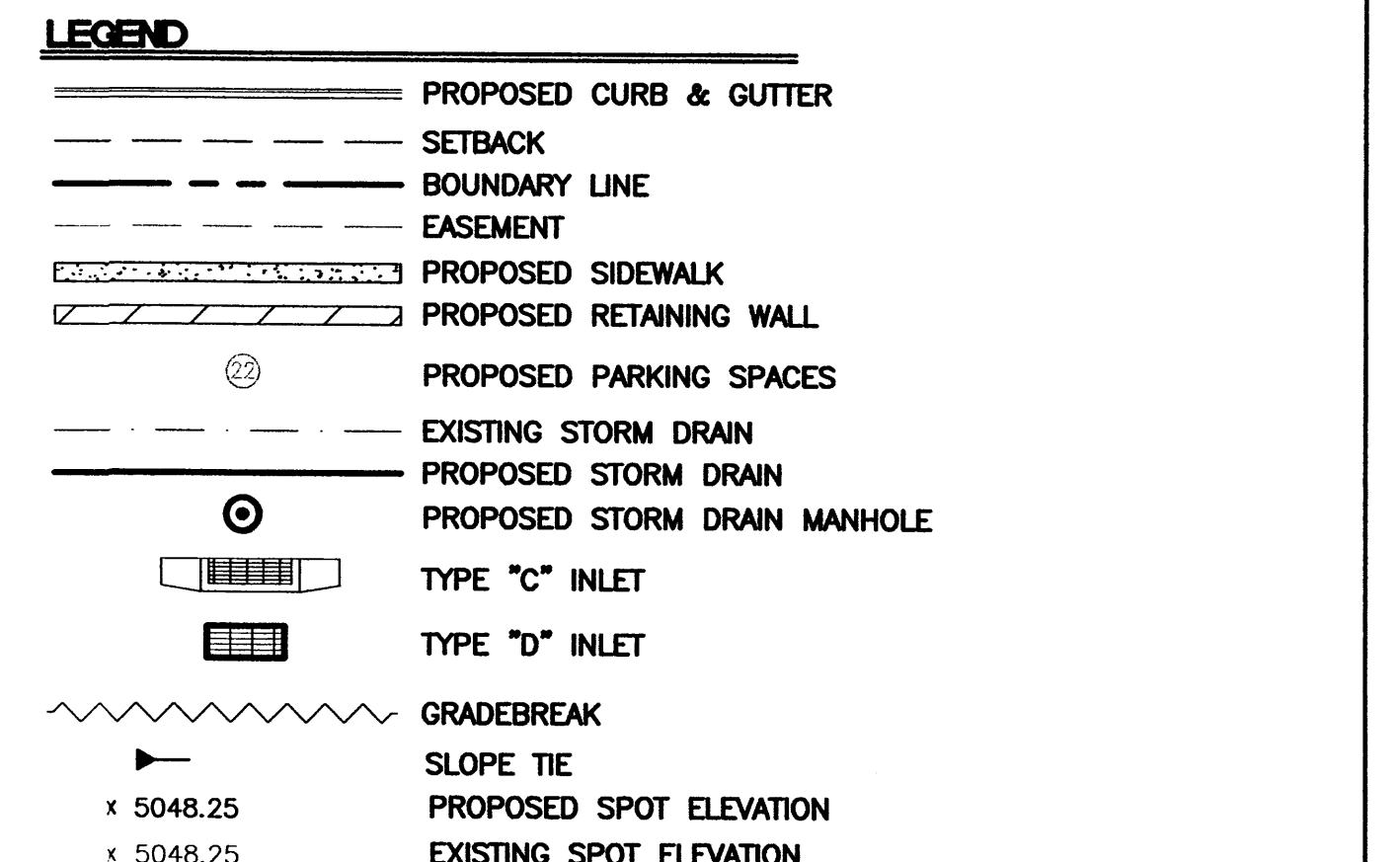
INSTALL 6' TYPE-"E" MH
RIM=5131.58
INV(E)48"IN=5123.85
INV(S)12"IN=5124.14
INV(W)48"OUT=5123.75
ADJUST RIM TO EXISTING GROUND.

TIE TO EXISTING
24" RCP STUBOUT
INV=5121.52



LEGAL DESCRIPTION
TRACT 1A-2-A-1 OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 2004G, PAGE 133.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS NOTED OTHERWISE.



ROUGH GRADING APPROVAL

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	IRONSTONE BANK JOURNAL CENTER	DRAWN BY rwm
	GRADING AND DRAINAGE PLAN	DATE 09-05-2005
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2411GRB 7-25-05X
		SHEET # C-3
		JOB # 24011

LEGEND
EXTERIOR COLOR SCHEDULE

CONCRETE	NATURAL GRAY
EAVE TRIM, EXPOSED RAFTERS, AND T&G DECKING	BROWN STAIN FINISH TO MATCH SHERRIN WILLIAMS ARMORE HICKORY SW 3129-K OR EQUAL
PREFINISHED WINDOWS	MATCH KAWNEER #28 MEDIUM BRONZE ANODIZED FINISH TO MATCH ALUM. STOREFRONT
GLASS	CLEAR
ALUM. STOREFRONT, ENTRANCE DOORS, WINDOWS, & GATE AT MECH. SCREEN	MEDIUM BRONZE ANODIZED FINISH KAWNEER NO. 28 PERMANODIC OR EQUAL
ROOFING	MCA CUSTOM BLEND 50 % F40 NATURAL RED, 25% F45 TOBACCO CROWN FLASH, 25% F28 CARBON CROWN FLASH
EXPOSED FLASHING	TURNE COATED STAINLESS STEEL, PAINT TO MATCH ADJACENT FINISHES
FIELD ACRYLIC STUCCO COLOR w/ ELASTOMERIC PRIMER AND FINISH	NATURAL WHITE MATCH STO. INDUSTRIES COLOR NO. 10609 WITH COURSE SPRAY TEXTURE FINISH
TRIM ACRYLIC STUCCO COLOR w/ ELASTOMERIC PRIMER AND FINISH	NATURAL WHITE MATCH STO. INDUSTRIES COLOR NO. 10609 WITH FINE SPRAY TEXTURE FINISH
SEALANT AND WALL CONTROL JOINTS	MATCH COLOR OF ADJACENT WALL SURFACES
WALL MOUNTED EQUIPMENT	PAINT TO MATCH ADJACENT WALL COLOR
STONE VENEER	RED BEIGE TO WARM GRAY
STONE WINDOW SILLS	LIGHT WARM GRAY
ALUMINUM RAILING	MEDIUM BRONZE FACTORY APPLIED KYMAR FINISH

STUCCO/ MASONRY CONTROL & EXPANSION JOINT LEGEND

SCJ	1/2" CONCEALED CONTROL JOINT IN CONVENTIONAL STUCCO- SEE DETAIL
SEJ	1/2" EXPOSED EXPANSION JOINT IN CONVENTIONAL & ACRYLIC STUCCO WITH A SEALANT/ BACKER ROD JOINTS- SEE DETAIL 1/A2.3
MCJ	3/4" EXPOSED CONTROL JOINT IN CMU FOUNDATION WALL & DIRECT APPLIED BASE COAT FINISH WITH SEALANT/ BACK ROD JOINT- SEE DETAIL

STUCCO/ MASONRY CONTROL & EXPANSION JOINT NOTE

1. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN STUCCO WORK AND CMU FOUNDATION WALL AT ALL UNSHOWN EXTERIOR WALL SURFACES (SUCH AS PORCHES) IN A MANNER SIMILAR TO THAT SHOWN ON ELEVATIONS 1/A2.1, 2/A2.2, & 3/A2.2.

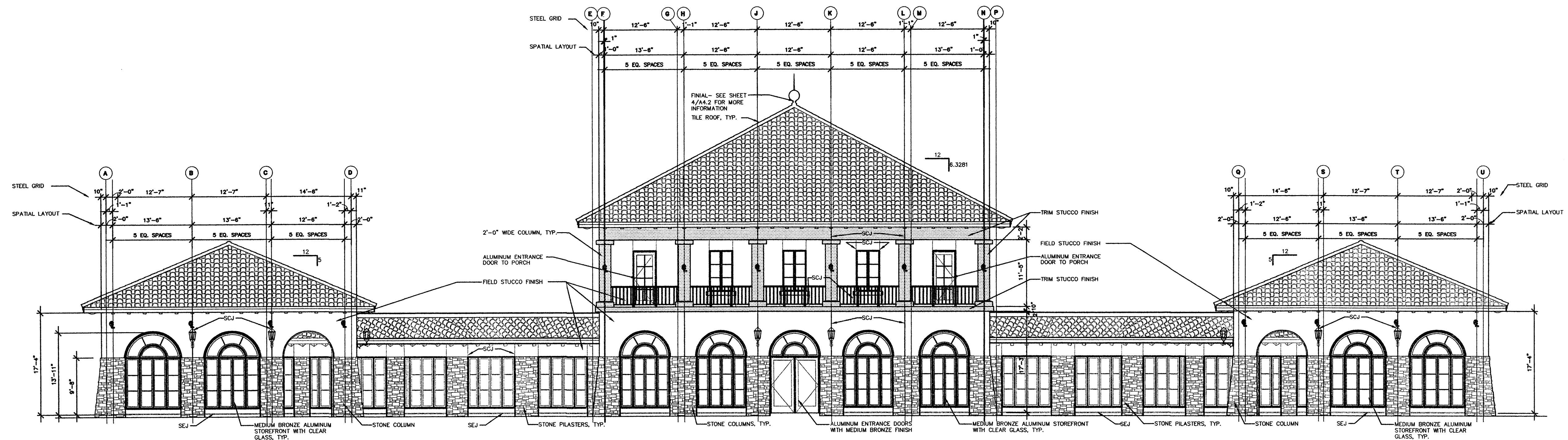
IRONSTONE BANK
ALBUQUERQUE, NM

NOT FOR CONSTRUCTION

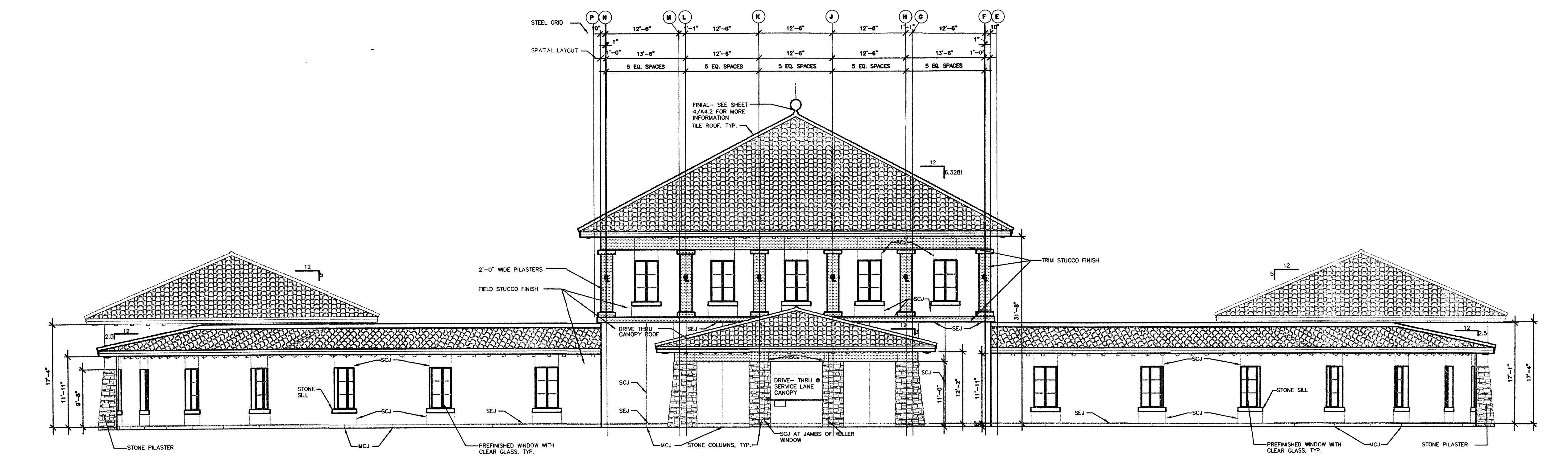
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ELEVATIONS

C-4-A



1 LANG AVENUE (SOUTH) ELEVATION
A2.1 1"=10'



2 PASEO DEL NORTE (NORTH) ELEVATION
A2.1 1"=10'

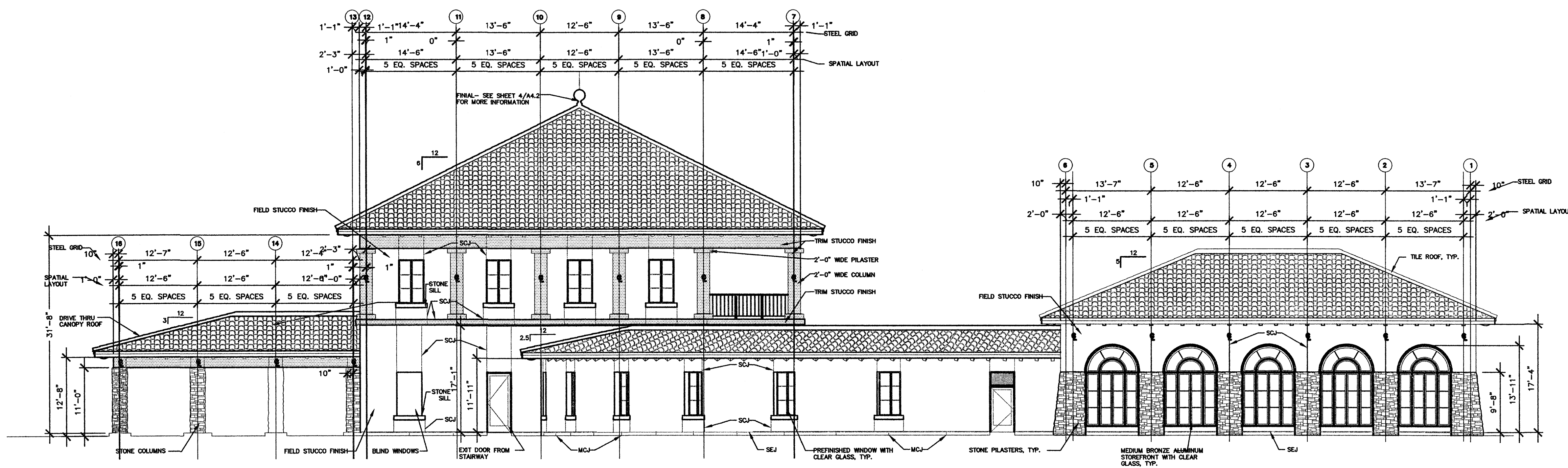
LEGEND
EXTERIOR COLOR SCHEDULE

CONCRETE	NATURAL GRAY
EAVE TRIM	BROWN STAIN FINISH TO MATCH SHERWIN WILLIAMS ARMOURE HICKORY SW 3128-K OR EQUAL
EXPOSED RAFTERS AND T&G DECKING	
PREFINISHED WINDOWS	MATCH KAWNEER #28 MEDIUM BRONZE ANODIZED FINISH TO MATCH ALUM. STOREFRONT
GLASS	CLEAR
ALUM. STOREFRONT, ENTRANCE DOORS, WINDOWS & GATE AT MECH. SCREEN	MEDIUM BRONZE ANODIZED FINISH TO MATCH ALUM. STOREFRONT
ROOFING	MCA CUSTOM BLEND 50% F40 NATURAL RED, 25% F45 TOBACCO CROWN FLASH, 25% F28 CARBON CROWN FLASH
EXPOSED FLASHING	TURNE COATED STAINLESS STEEL PAINT TO MATCH ADJACENT FINISHES
FIELD ACRYLIC STUCCO COLOR w/ ELASTOMERIC PRIMER AND FINISH	NATURAL WHITE STUCCO INDUSTRIES COLOR NO. 10609 WITH COURSE SPRAY TEXTURE FINISH
TRIM ACRYLIC STUCCO COLOR w/ ELASTOMERIC PRIMER AND FINISH	NATURAL WHITE STUCCO INDUSTRIES COLOR NO. 10609 WITH FINE SPRAY TEXTURE FINISH
SEALANT AND WALL CONTROL JOINTS	MATCH COLOR OF ADJACENT WALL SURFACES
WALL MOUNTED EQUIPMENT	PAINT TO MATCH ADJACENT WALL COLOR
STONE VENEER	RED BEIGE TO WARM GRAY
STONE WINDOW SILLS	LIGHT WARM GRAY
ALUMINUM RAILING	MEDIUM BRONZE FACTORY APPLIED KYNAR FINISH

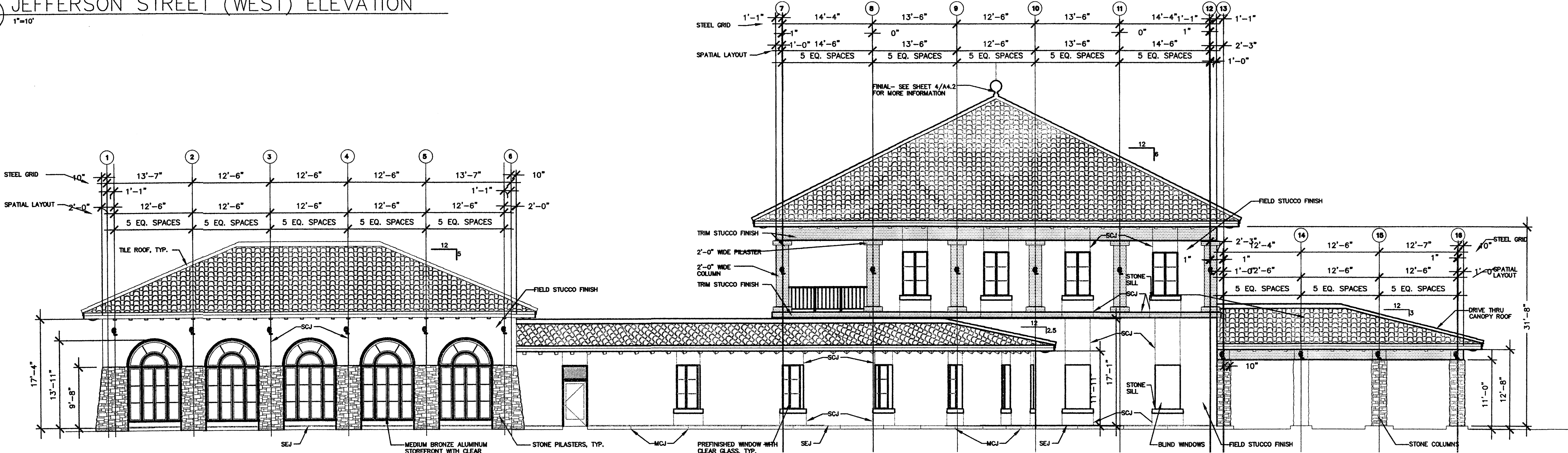
STUCCO/ MASONRY CONTROL & EXPANSION JOINT LEGEND

SCJ	1/2" CONCEALED CONTROL JOINT IN CONVENTIONAL STUCCO- SEE DETAIL
SEJ	1/2" EXPOSED EXPANSION JOINT IN CONVENTIONAL & ACRYLIC STUCCO WITH A SEALANT/ BACKER ROD JOINT- SEE DETAIL 1/A5.3
MCJ	3/8" EXPOSED CONTROL JOINT IN CMU FOUNDATION WALL & DIRECT APPLIED BASE COAT FINISH WITH A SEALANT/ BACK ROD JOINT- SEE DETAIL

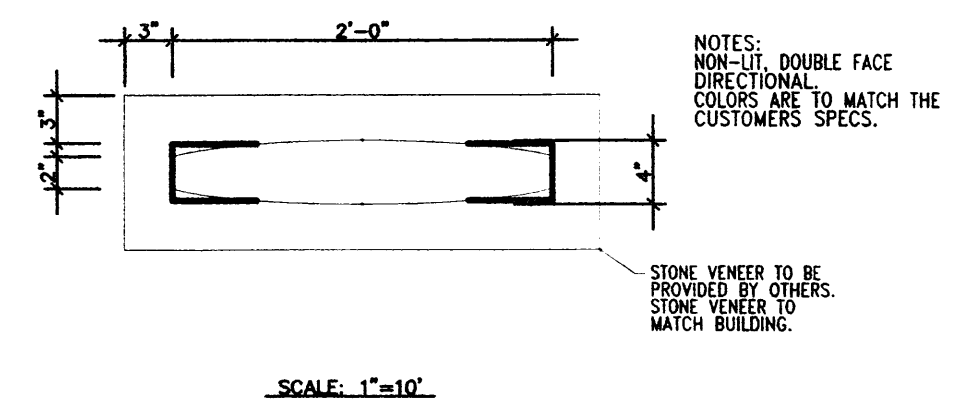
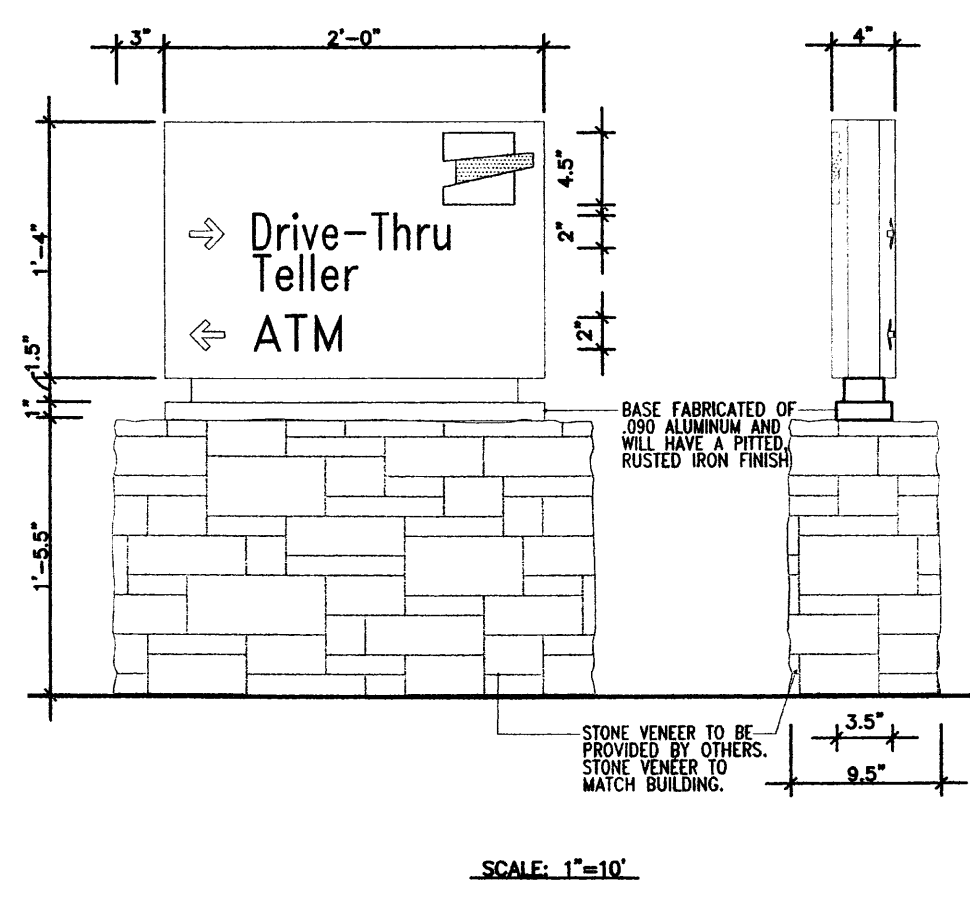
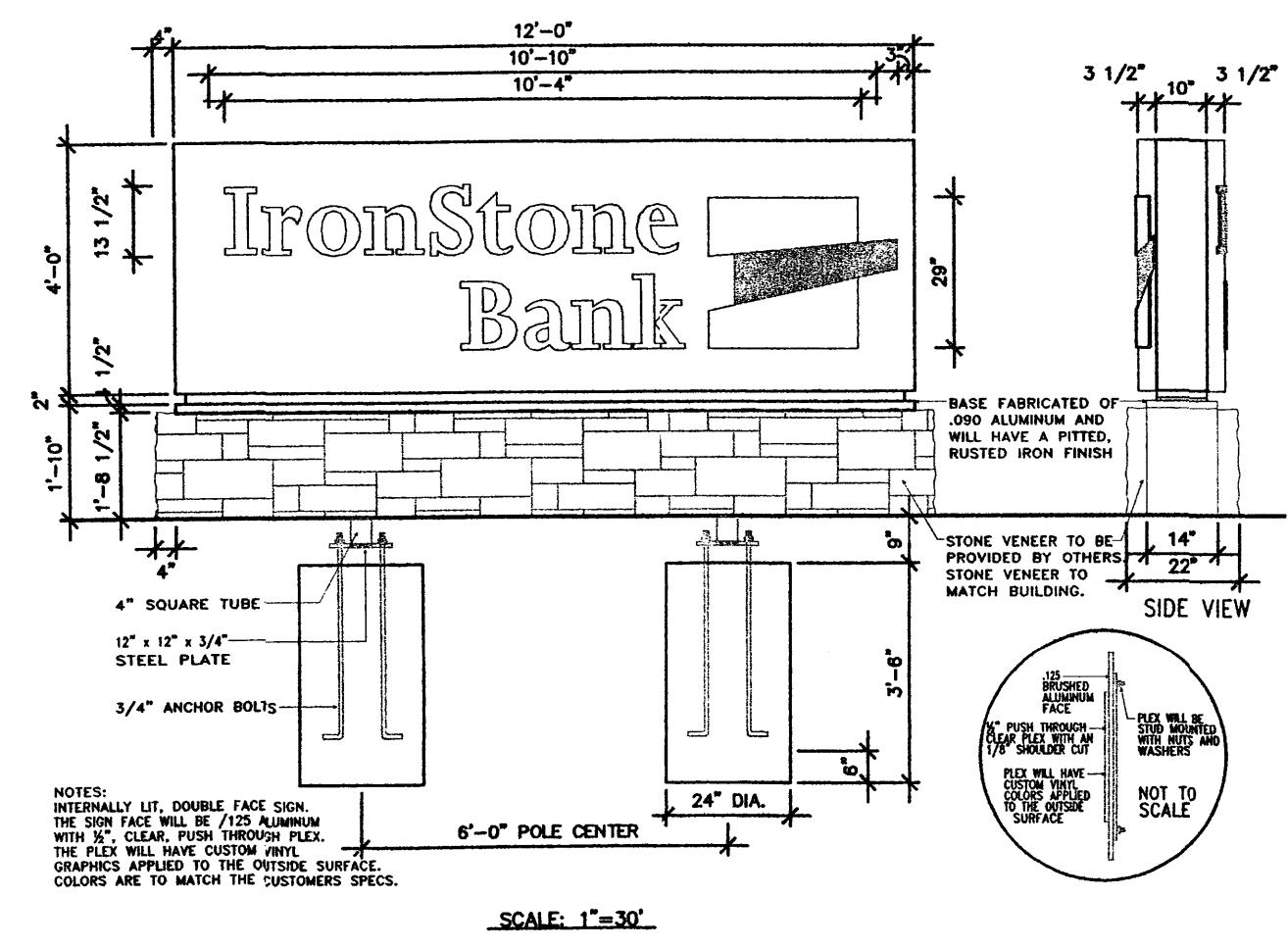
STUCCO/ MASONRY CONTROL & EXPANSION JOINT NOTE
1. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN STUCCO WORK AND CMU FOUNDATION WALL AT ALL UNKNOWN EXTERIOR WALL SURFACES (SUCH AS PORCHES) IN A MANNER SIMILAR TO THAT SHOWN ON ELEVATIONS 1/A2.1, 2/A2.2, & 3/A2.2.



1 JEFFERSON STREET (WEST) ELEVATION
A2.1A 1"=10'



2 EAST ELEVATION
A2.1A 1"=10'



IRONSTONE BANK
ALBUQUERQUE, NM

NOT FOR CONSTRUCTION

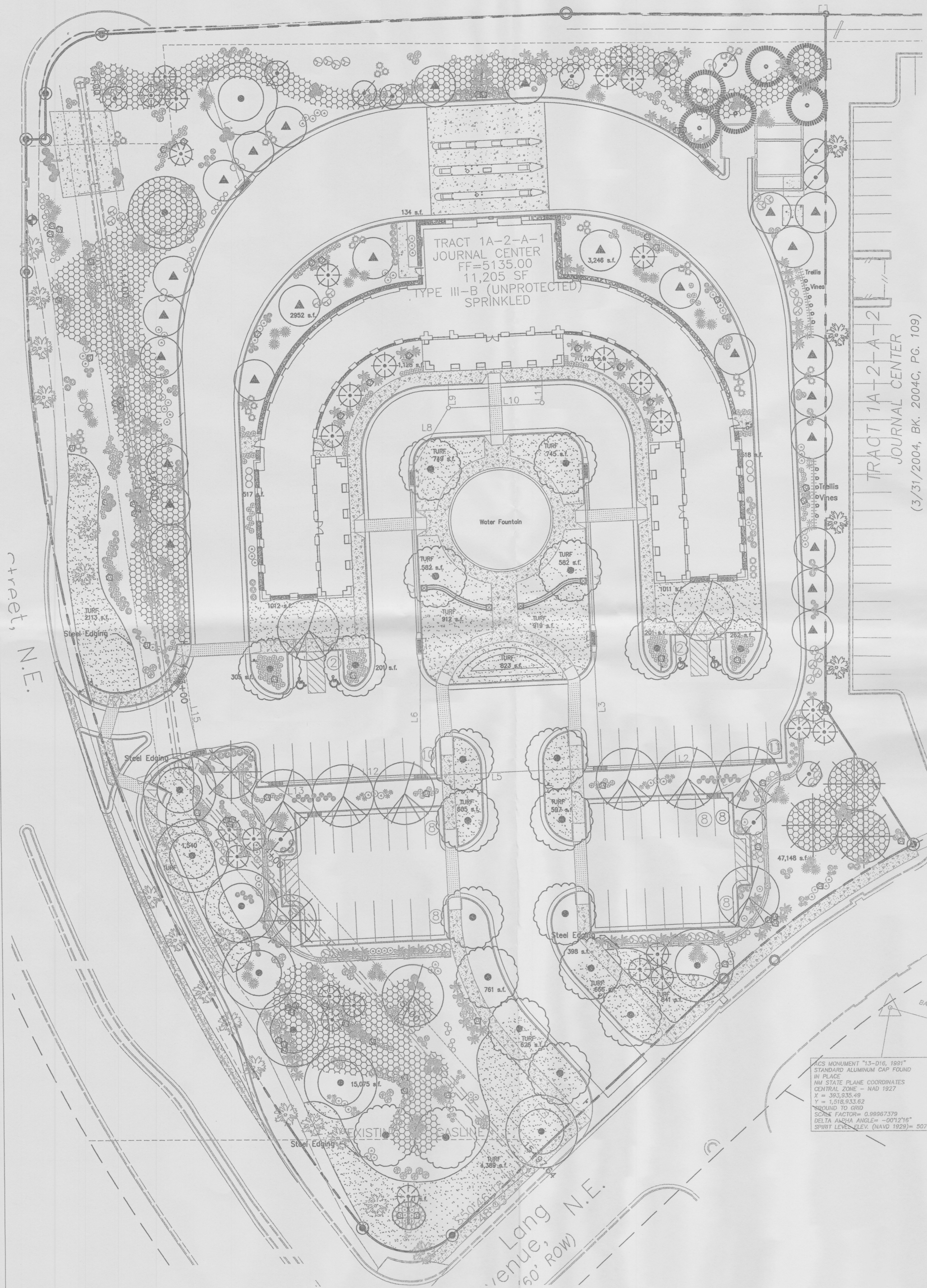
PROJECT NO. 040655.10
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ELEVATIONS

C-4-B

PASEO DEL NORTE

(154.67' R.O.W.)



PROPOSED PLANT LIST

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
Trees					
15	(Symbol)	Existing Trees			
15	(Symbol)	Platanus occidentalis Sycamore	2 1/2" B&B	16' ht. x 6' spr. 70' ht x 60' spr.	Medium
14	(Symbol)	Lagerstroemia indica Crape Myrtle	2" B&B	14' ht. x 5' spr. 15' ht. x 15' spr.	Medium +
20	(Symbol)	Pyrus calleryana 'Cleveland' Flowering Pear	2" B&B	14' ht. x 5' spr. 45' ht. x 30' spr.	Medium +
14	(Symbol)	Robinia ambigua 'Purple Robe' Purple Robe Locust	2" B&B	16' ht. x 6' spr. 30' ht. x 30' spr.	Medium
28	(Symbol)	Pinus nigra Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.	Medium
25	(Symbol)	Pinus sylvestris Scotch Pine	B&B	6' min ht. 20' ht. x 30 spr.	Medium
15	(Symbol)	Malus species Crabapple	2" B&B	25' o.c. 15' ht. x 25' spr.	Medium
56	(Symbol)	Forestiera neomexicana New Mexico Olive	15-Gal.	8' ht. x 4' spr. 15' ht. x 15' spr.	Medium
Shrubs/Groundcovers					
66	(Symbol)	Caryopteris clandonensis Blue Mist	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
109	(Symbol)	Cotoneaster horizontalis Rockspray Cotoneaster	5-Gal.	4' o.c. 2' ht. x 4' spr.	Medium
103	(Symbol)	Erysimum linifolium Wallflower Bowles' Mauve	5-Gal.	4' o.c. 2' ht. x 3' spr.	Medium
51	(Symbol)	Photinia fraseri Red Tip Photinia	5-Gal.	6' o.c. 6' ht. x 6' spr.	Medium +
297	(Symbol)	Arctostaphylos uva-ursi Bearberry Bush	5-Gal.	2' o.c. 8" ht. x 1' spr.	Low
72	(Symbol)	Hesperaloe parviflora Red Yucca	1-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
91	(Symbol)	Thompson Baccharis Baccharis 'Starn'	5-Gal.	4' o.c. 2' ht. x 4' spr.	Low +
81	(Symbol)	Santolina sp. Santolina	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
66	(Symbol)	Rosmarinus officinalis Rosemary	5-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
45	(Symbol)	Potentilla fruticosa Shrubby Cinquefoil	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
81	(Symbol)	Rhus trilobata Three leaf Sumac	5-Gal.	5' o.c. 4' ht. x 4' spr.	Low
Ornamental Grasses					
80	(Symbol)	Mulhenbergia cap. 'Regal Mist' Muhly Grass	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
100	(Symbol)	Nassella tenuissima Threadgrass	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
37	(Symbol)	Miscanthus sinensis Maiden Hair Grass	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low
Vines					
12	(Symbol)	Campsis radicans Trumpet Vine	1-Gal.		Low
8	(Symbol)	Polygonum aubertii Silver Lacevine	1-Gal.		Low
470 L.F.	(Symbol)	Steel Edging			
62	(Symbol)	Moss Rock Boulders 3'x3' min.			

GENERAL LANDSCAPE NOTES

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense. Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
- The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting installation shall be in accordance with all City of Albuquerque Standard Specifications (Section 1005 - Planting)

MULCHES

All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe - 4" Santa Ana Tan Cobble

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

LANDSCAPE NOTE

The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, and shall be in compliance with the Water Conservation Ordinance. Seventy-five percent of the landscape area shall be covered with living plant material, as measured by the mature canopy of the plant. The calculation to determine the landscape area shall be based on the mature canopy size of all plant material.

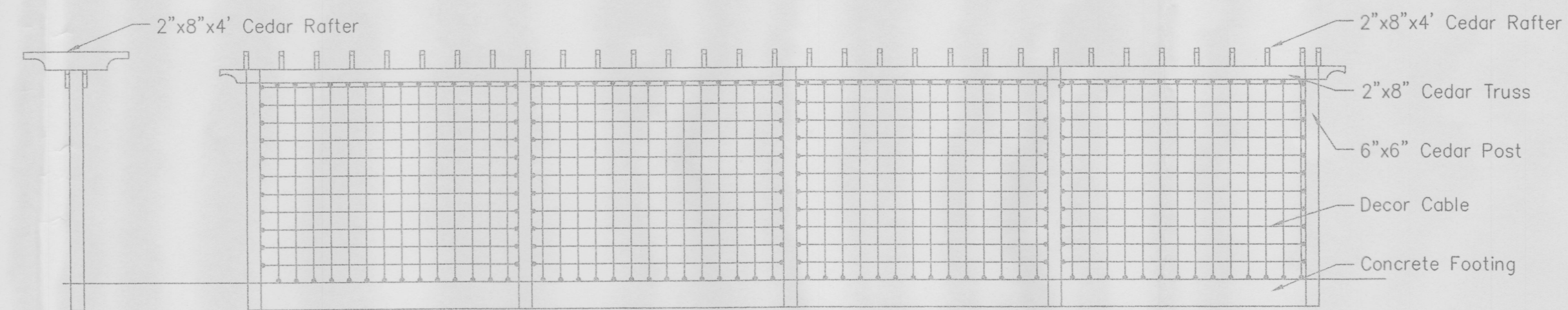
LANDSCAPE REQUIREMENTS

Site Area: 196,813 s.f. 4.5 acres
Building Footprint: 16,745 s.f.

Total Area: 180068 s.f.
Required Landscape %15

Landscape Area Required: 27304 s.f.
Landscape Area Provided: (51%) 92,553

Total Turf Area: (20%) 18712 s.f.

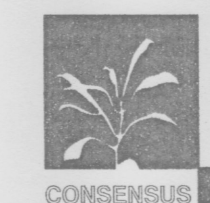
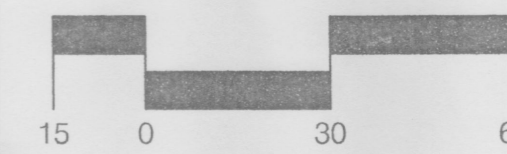


Detail Elevation of Proposed Trellis NTS

Scale 1" = 30'



AUGUST, 2005



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Planning / Landscape Architecture
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Albuquerque, NM 87102
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Raleigh, NC 27612
919-833-1994
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PTOLEMY DEAN
DESIGN CONSULTANT

IRONSTONE BANK
ALBUQUERQUE, NM

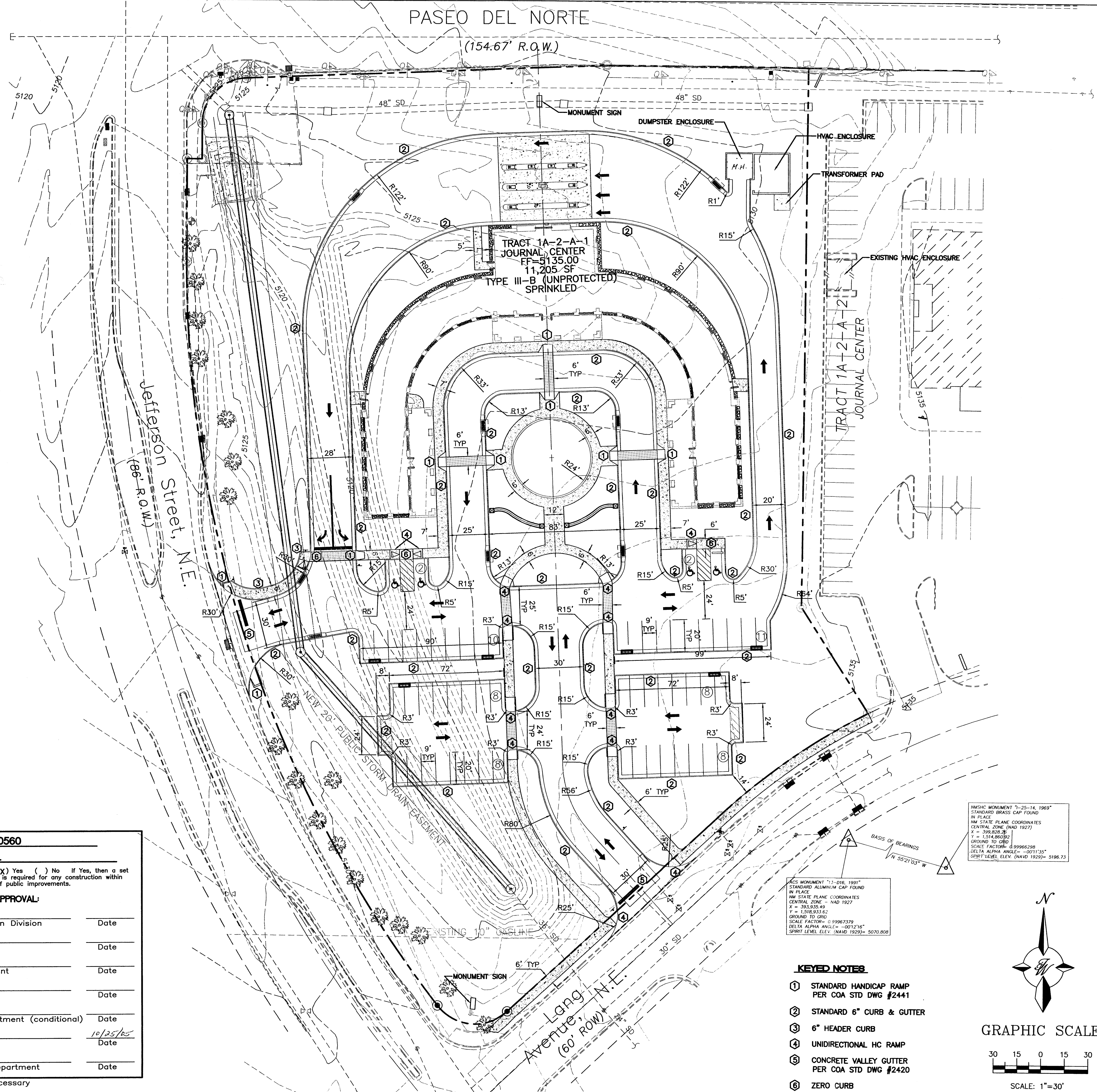
LANDSCAPE PLAN

PROJECT NO. 040655.10



NOVEMBER 4, 2005

L1



Bike Ped
Roadway Easement

- INDEX OF SHEETS**
- C1 SITE PLAN
 - C2 MASTER UTILITY PLAN
 - C3 GRADING AND DRAINAGE PLAN
 - C4A BUILDING ELEVATIONS
 - C4B BUILDING & SIGN ELEVATIONS
 - C5 LANDSCAPE PLAN

PROJECT NUMBER: 1000560
APPLICATION NUMBER: _____

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

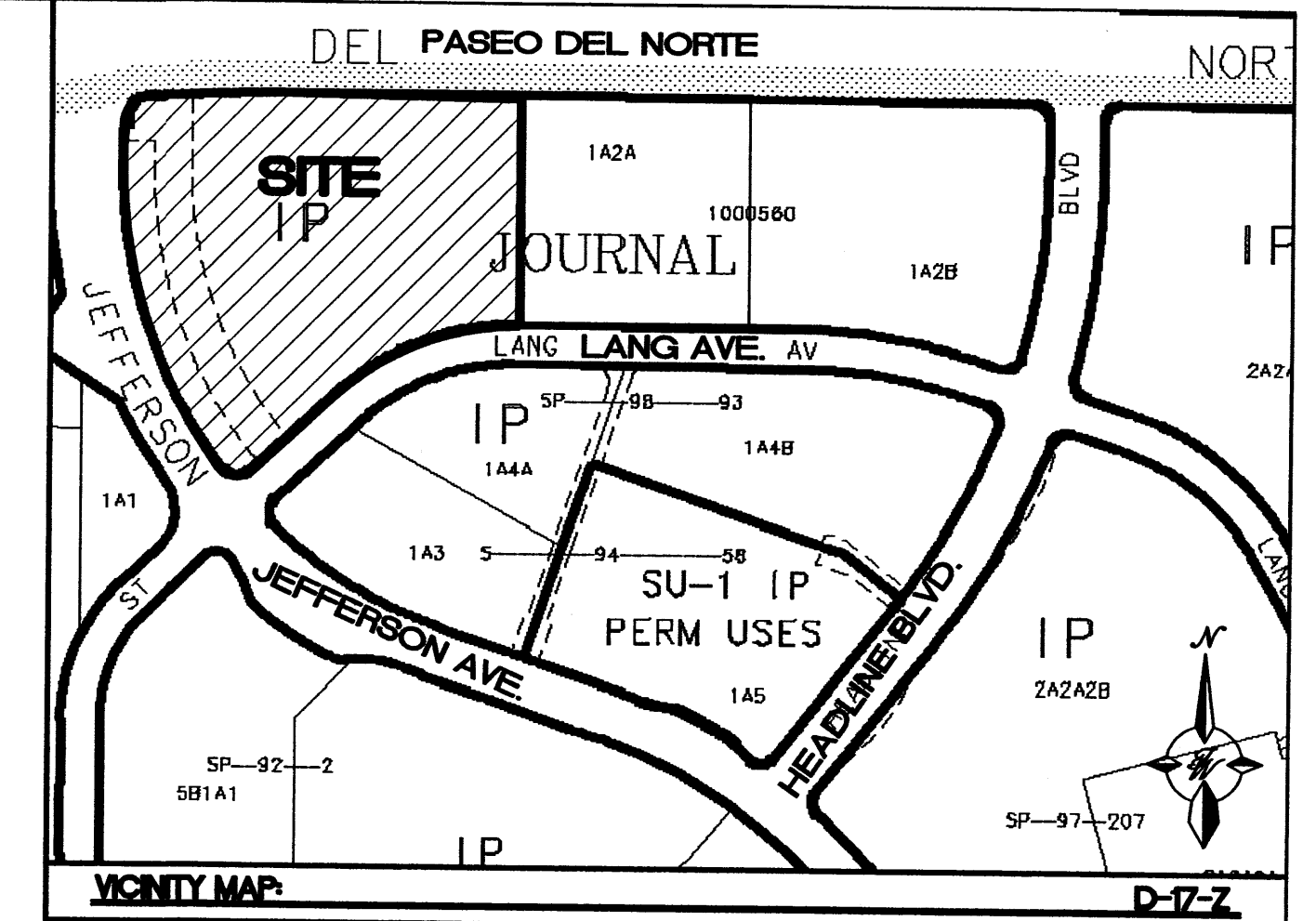
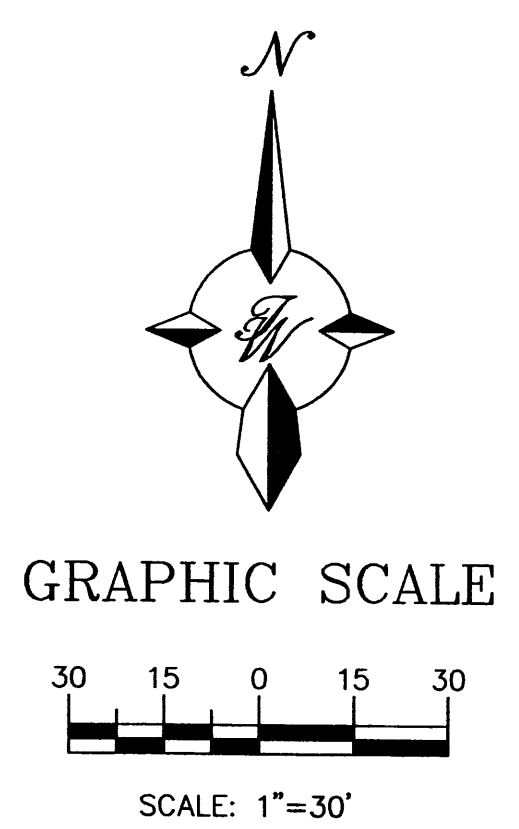
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Michael Holton Solid Waste Management	10/25/05 Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

- KEYED NOTES**
- ① STANDARD HANDICAP RAMP PER COA STD DWG #2441
 - ② STANDARD 6" CURB & GUTTER
 - ③ 6" HEADER CURB
 - ④ UNIDIRECTIONAL HC RAMP
 - ⑤ CONCRETE VALLEY GUTTER PER COA STD DWG #2420
 - ⑥ ZERO CURB

MONUMENT 7-25-14, 1969
STANDARD BRASS CAP FOUND IN PLACE
NM STATE PLANE COORDINATES
CENTRAL ZONE (NAD 1927)
X = 398,828.78
Y = 1,514,860.92
SCALE FACTOR = 0.99966298
DELTA ALPHA ANGLE = -0°13'35"
SPIRIT LEVEL ELEV. (NAVD 1929) = 5196.73

MONUMENT 7-1-076, 1991
STANDARD ALUMINUM CAP FOUND IN PLACE
NM STATE PLANE COORDINATES
CENTRAL ZONE - NAD 1927
X = 398,935.49
Y = 1,518,933.62
GROUND TO GRID
SCALE FACTOR = 0.99967379
DELTA ALPHA ANGLE = -0°12'36"
SPIRIT LEVEL ELEV. (NAVD 1929) = 5070.808



LEGAL DESCRIPTION

TRACT 1A-2-A-1 OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 2004G, PAGE 133.

LEGEND

	BENCH MARK
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EASEMENT
	EXISTING SIDEWALK
	EXISTING PERIMETER WALL
	CENTERLINE
	RIGHT-OF-WAY
	EXISTING TREE
	TYPE "C" INLET
	TYPE "D" INLET

SITE DATA

PARCEL 1A-2-A-1	4.3966 ± AC
TOTAL	4.3966 ± AC
LAND USE CLASSIFICATION:	COMMERCIAL
ZONING CLASSIFICATION:	IP (E.P.C. APPROVED SITE DEVELOPMENT PLAN FOR JOURNAL CENTER.)
LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION:	ZONED X

PARKING DATA

PROPOSED USAGE:	OFFICE
LOT AREA:	191,518 SF (4.3966 ACRES)
FIRST FLOOR:	9,865 SF
SECOND FLOOR:	1,340 SF
TOTAL BUILDING AREA:	11,205 SF
PARKING PROVIDED:	57 SPACES
PARKING REQUIRED:	56 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	2 SPACES VAN ACCESSIBLE

ENGINEER'S SEAL	IRONSTONE BANK JOURNAL CENTER SITE PLAN FOR BUILDING PERMIT	DRAWN BY rwm
RONALD R. BOHANNAN P.E. #7868		DATE 09-05-2005
	 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2411SPB 6-14-05X
		SHEET # C-1
		JOB # 24011

2300424001100mwp09082411898 7:25:50 AM 10/25/05 7:42:29 AM rwm 11/02/11