

**EAST ELEVATION (WEST ELEVATION UNCHANGED)**

SCALE: 1" = 16'-0"

**NOTES:**

1. THERE WILL BE NO NEW SITE LIGHTING OR SIGNAGE.
2. NEW BUILDING AREA IS IN THE NE CORNER ONLY. THIS IS CONSISTENT WITH THE 1994 DRB APPROVAL. NO SPECIFIC SQUARE FOOTAGE WAS SPECIFIED AT THAT TIME, BUT THE BUILDING FOOTPRINT FITS WITHIN THE AREA SHOWN.
3. THE EAST CURB/GUTTER AREA IS BEING REWORKED TO PROVIDE MORE POSITIVE DRAINAGE. SEE GRADING/DRAINAGE PLAN.

**LEGAL DESCRIPTION:**  
A portion of Tract 4AA-5A in Journal Center Office/Industrial Park 5100 Masthead St. Alb. N.M.

**ZONING:** 1-P  
**ZONE ATLAS MAP:** D-17-Z (NEW ADD'N)  
**TYPE OF CONSTRUCTION:** II-N (EXISTING) II-1 HR (NEW)  
**FLOOR AREA RATIO:** 16.9%  
**OCCUPANCY GROUP:** B

PROJ 1000591

**OCCUPANT LOADS:**  
25200 / 100 = 252

**BUILDING CODE:**  
1997 UBC

**SITE DATA-**  
Total acreage: 3.3 ACRES  
Proposed use: IP/OFFICE BLDG.  
Site Area: 143,478 SF  
Total Building Area: (1 story) 25,200 SF (incl. new construction)

**PARKING DATA-**  
Total parking required @ 1 space per 200 sf: 25200/200 = 126  
Total handicap parking required: 8  
Total parking provided: 233

**PARKING BREAKDOWN-**  
8 1/2' x 20': 225

ADA Accessible spaces 9' x 20' w/ 5' access aisle: 7  
ADA Accessible spaces 9' x 20' w/ 8' unload aisle: 1  
Bicycle: 10

**LANDSCAPE DATA-**  
Total parking lot area: 73,360 SF  
Total landscaping (net): 37,430 SF  
Percent Landscaping-To-Site Area: 26%

THIS SITE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, Z-79-80-2) AND THE IP ZONE.  
THIS SITE PLAN REPRESENTS A SLIGHT MODIFICATION TO THE ORIGINALLY APPROVED SITE PLAN DATED AUGUST 15, 1989, PER DRB NUMBER 89-373

*[Signature]* 6-29-00  
JOURNAL CENTER APPROVAL DATE

ORIGINAL SITE PLAN APPROVAL NUMBER: DRB # 89-373  
AMENDED SITE PLAN APPROVAL DATED 8-8-94

*[Signature]* 7-12-00  
Traffic Engineer, TRANSPORTATION DEPARTMENT DATE

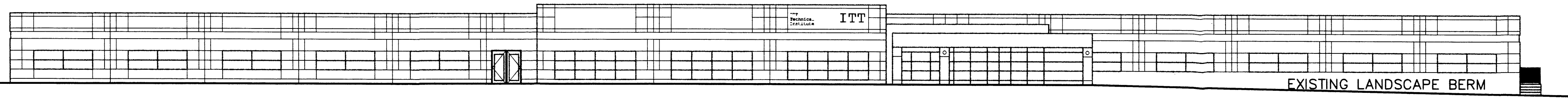
*[Signature]* 7-12-00  
PARKS AND RECREATION DEPARTMENT DATE

*[Signature]* 7-12-00  
UTILITY DEVELOPMENT DEPARTMENT DATE

*[Signature]* 7-19-00  
City Engineer, ENGINEERING DIVISION/AMAFCA DATE

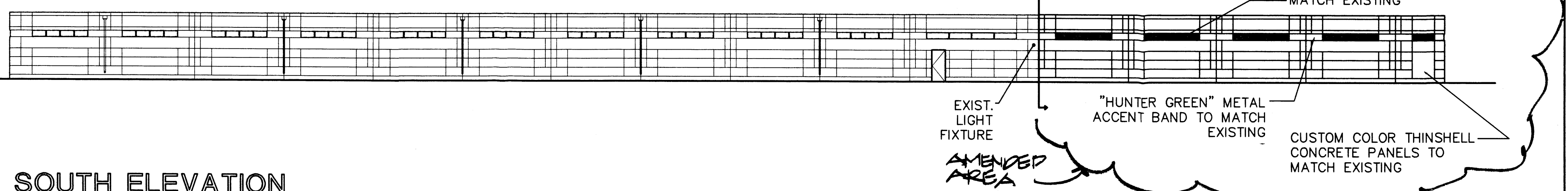
Project # 1000591  
Application # 00450-00000-00922  
APPROVAL AND CONDITIONAL ACCEPTANCE:  
As specified by the Development Process Manual

*[Signature]* 7/20/00  
City Planner, DATE  
ALBUQUERQUE/ BERNALILLO COUNTY PLANNING DIVISION



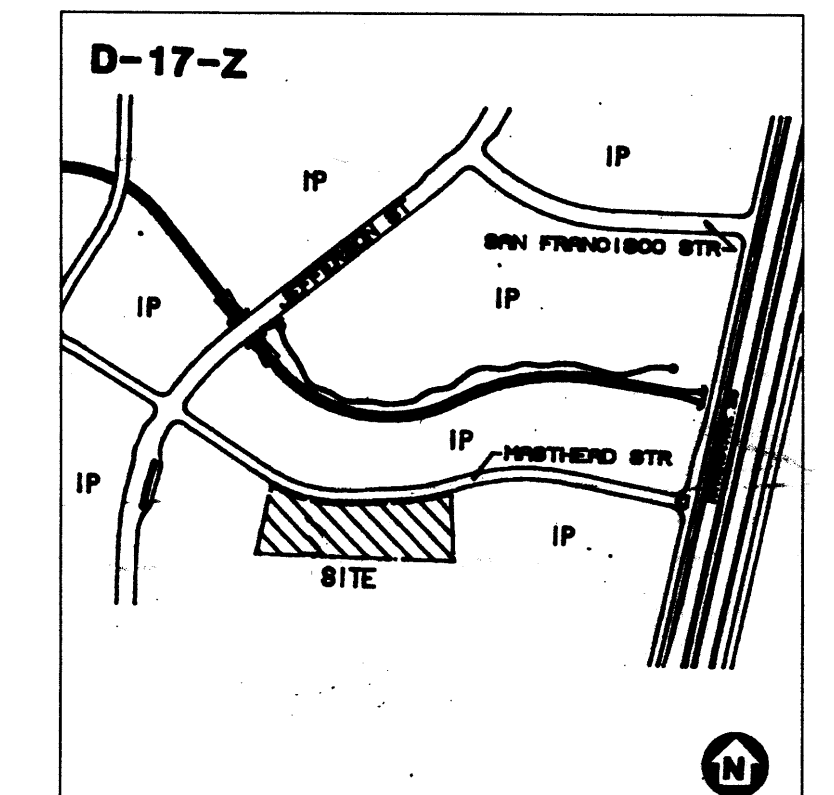
**NORTH ELEVATION (UNCHANGED)**

SCALE: 1" = 16'-0"

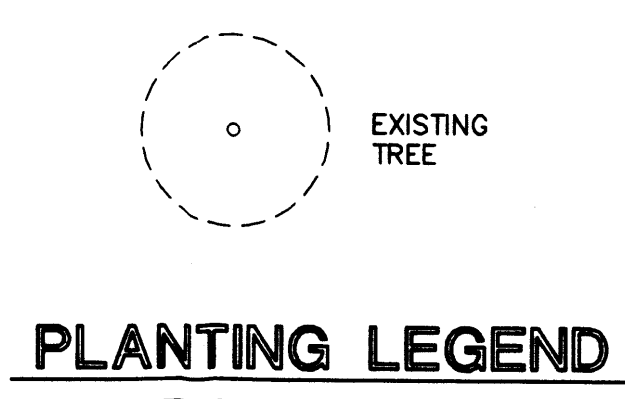


**SOUTH ELEVATION**

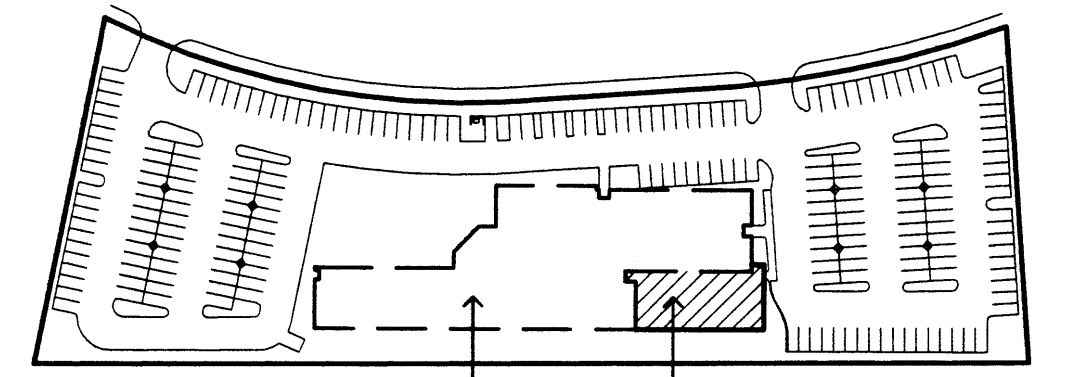
SCALE: 1" = 16'-0"



**VICINITY MAP**



**PLANTING LEGEND**



EXISTING BUILDING  
NEW ADDITION 3,800 SF

R	DATE	DESCRIPTION

**ITT AT JOURNAL CENTER**  
Albuquerque, New Mexico

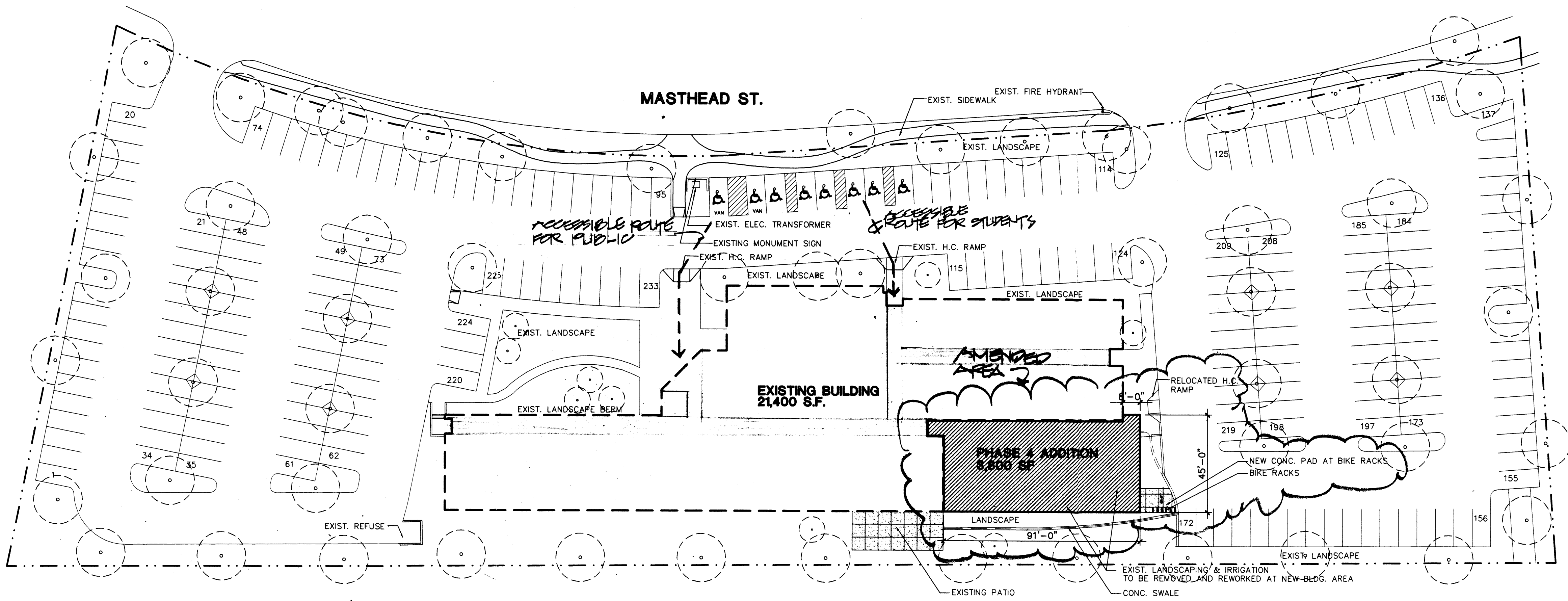
**Van H. Gilbert Architect P.C.**  
ARCHITECTURE INTERIORS PLANNING

2428 Baylor Drive SE Albuquerque, NM 87106  
tel 505.247.9955 fax 505.247.1824

Drawn By: KMD / VHA Project No: 971  
Checked By: DD Date: 6-9-00

**AMENDED SITE PLAN & ELEVATIONS**

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SHEET NO. 1  
**AMENDED DRB-1R**  
OF 4  
FREE 4

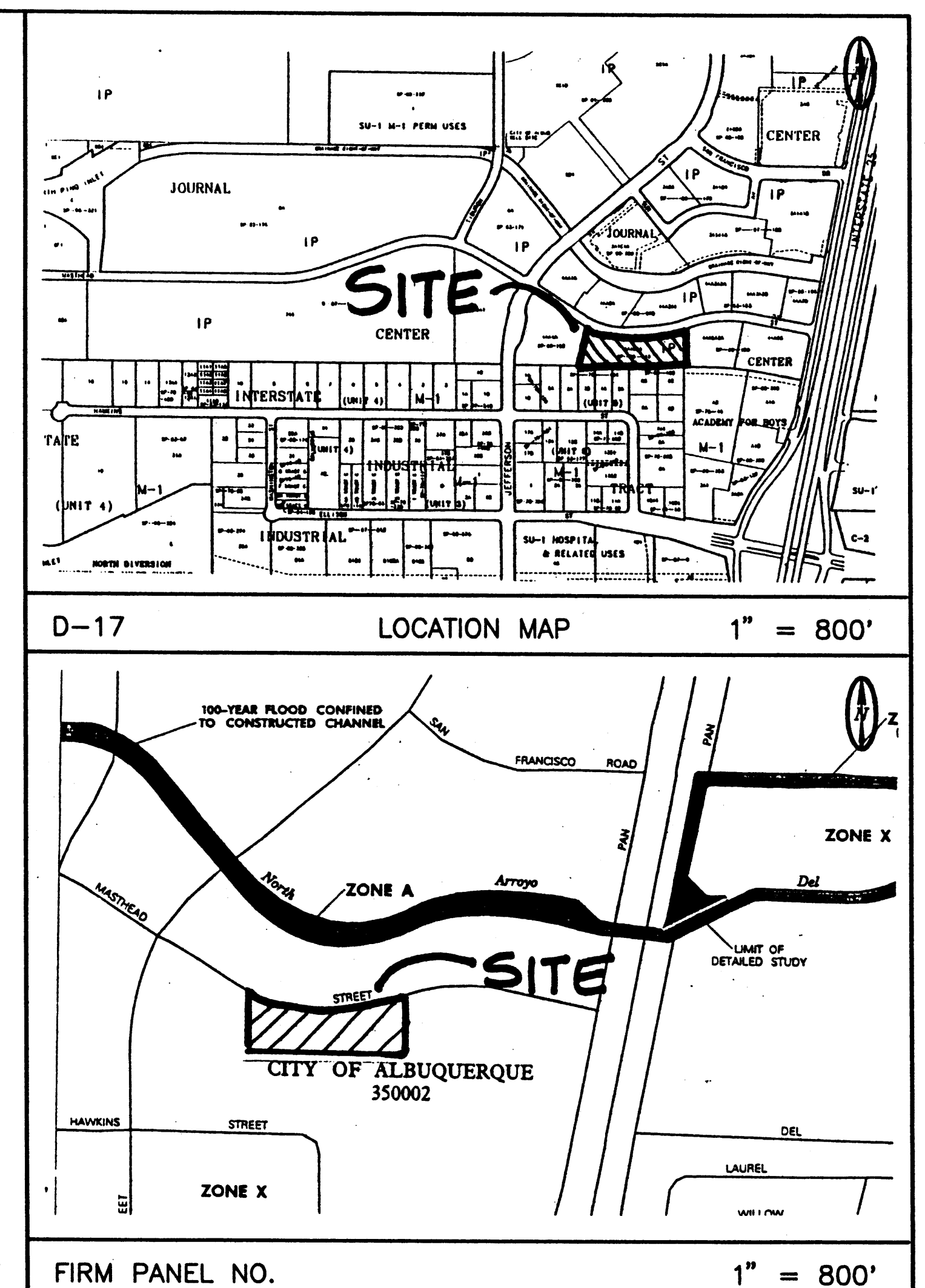
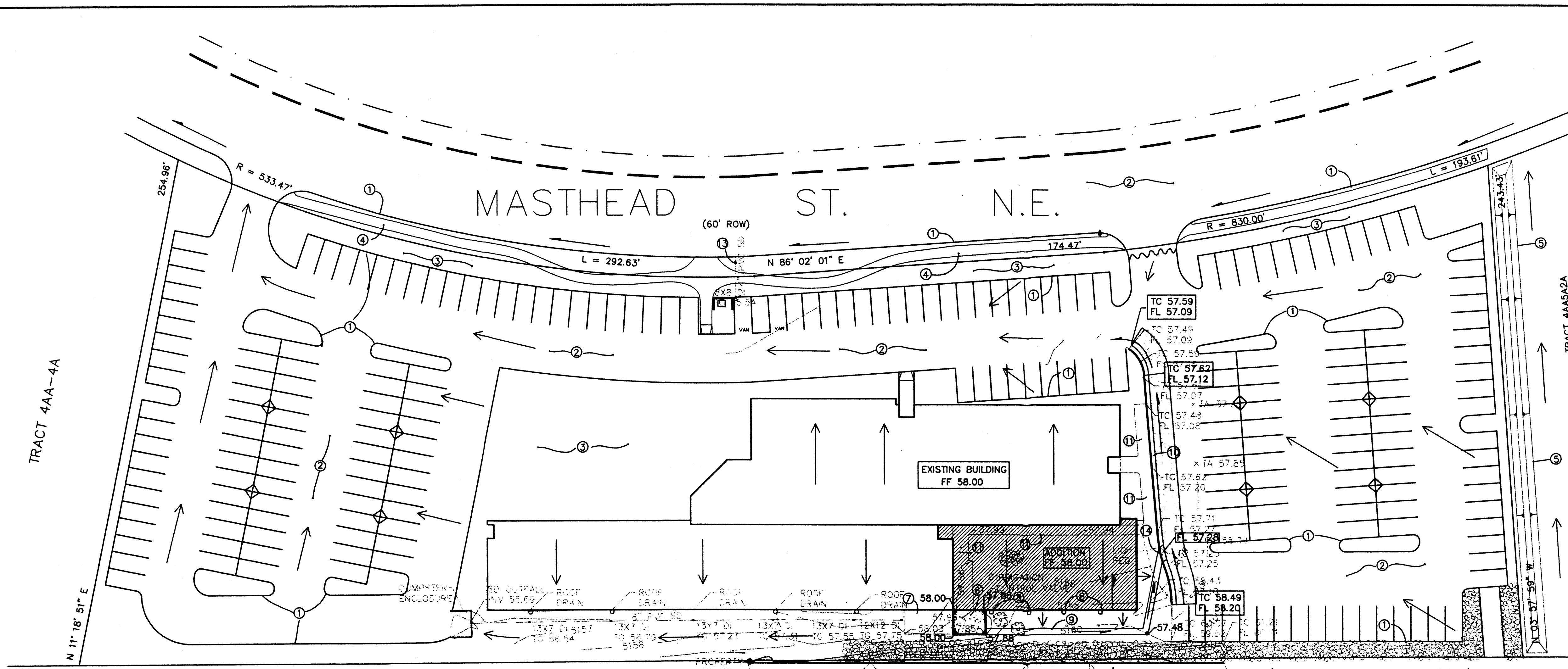


**SITE PLAN**  
SCALE: 1" = 30'-0"

EXISTING BLDG.	21,400 SF
NEW ADDITION	3,800 SF
<b>TOTAL</b>	<b>25,200 SF</b>

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
*[Signature]* 6-30-00  
SIGNATURE & DATE





**GRADING AND DRAINAGE PLAN**

**PURPOSE AND SCOPE**

Pursuant to the established Drainage Ordinance for the city of Albuquerque and the Development process Manual, this Grading and Drainage plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of a building addition to the existing ITT Educational Services Building located at 5100 Masthead Street NE. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements.

**EXISTING CONDITIONS**

The project site is approximately 3.30 acres in size and is located 5100 Masthead Street NE, east of Jefferson Street. The project site is particularly described as Tract 4AA-5A-1, Journal Center Office / Industrial Park. The site is bounded by Masthead Street on the north, undeveloped IP property on the east, and developed IP properties on the west and south. Site topography slopes from the east to west at approximately 3%. Existing site improvements include curbs, gutters, paving, landscaping, utility and drainage for the ITT Educational Services Building. All on-site runoff drains northwest through the parking lot to Masthead Street.

Off-site runoff from the east is directed north to Masthead by an existing erosion control berm located along the east property line. Properties located south and west for the site drain away from the property. An off-site ponding area located near the southeast corner of the site prevents storm runoff from entering the property.

**DRAINAGE MASTERPLANS**

The original DPM for this site was prepared by Bohannon Houston & Associates. The DPM was prepared for the original development site for ITT. Downstream drainage improvements provided by the Journal Center Office Industrial Park allowed the site to free discharge runoff into Masthead Street. An updated Grading and Drainage Plan was prepared by Thomas T. Mann for a 6600 sf building addition and expansion of the east parking lot.

**PROPOSED CONDITION**

As shown by the Plan, the project consists of a 3800 sf building addition to the existing ITT Educational Services Building. The Plan shows the contours and elevations required to properly grade and construct the required paving and drainage improvements. The directions of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and proposed conditions.

All drainage flows will be managed on-site and discharge to Masthead Street through the western most driveway per the approved masterplans. Per the project hydrology, the developed peak discharge for the project is expected to increase from 13.8 cfs to 14.0 cfs.

**EROSION CONTROL**

Temporary erosion control will be required during the construction phase to protect downstream property and improvements from sediment and uncontrolled runoff. This plan recommends the placement of silt fencing along the east construction boundary to mitigate sediment deposition into the adjoining parking lots and public streets. It is the contractor's responsibility to properly maintain these facilities during construction phase of the project.

**CALCULATIONS**

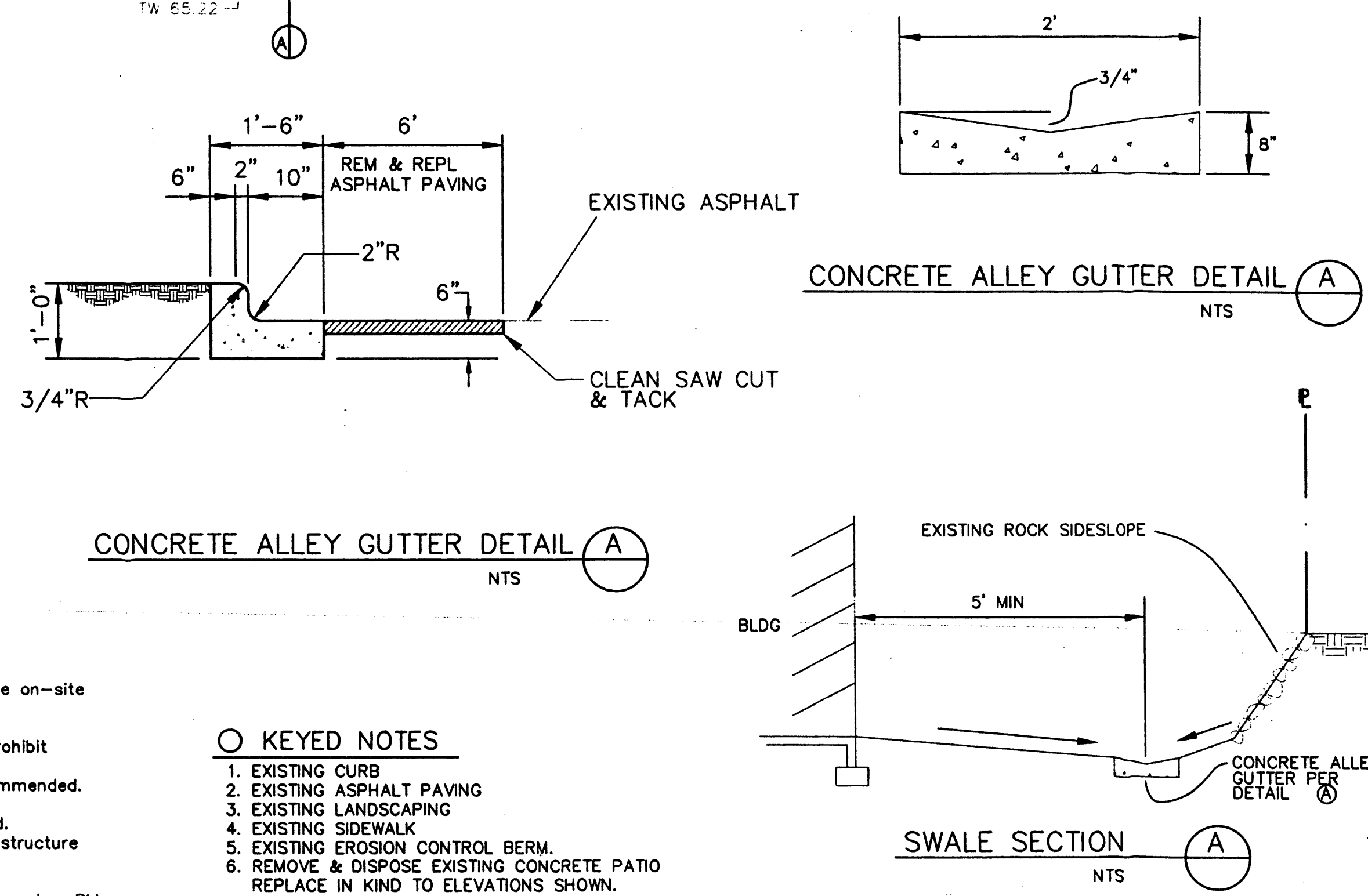
Supplement calculations are provided separately which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "section 22.2, Part a, DPM, vol 2" updated July 1997.

**INTERSTATE INDUSTRIAL TRACT UNIT 5**

HYDROLOGY							
Precipitation Zone	Area(ac)	Ab(ac)	Ac(ac)	Ad(ac)	E	Q100(cfs)	VOL(cf)
Existing	3.30	0.00	0.58	0.20	2.52	1.82	13.8
Proposed	3.30	0.00	0.51	0.20	2.59	1.85	14.0

**DRAINAGE PLAN NOTES**

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.



**LEGEND**

- 6001- EXISTING CONTOUR ELEVATION
  - 02.5 X EXISTING SPOT ELEVATION
  - 01- PROPOSED CONTOUR ELEVATION
  - - - - PROPERTY LINE
  - 01.5 X PROPOSED SPOT ELEVATION
  - ← DIRECTION OF FLOW
  - DRAINAGE SWALE
  - - - - DRAINAGE BASIN DIVIDE
  - 1A 57.55 X EXISTING SPOT ELEVATION
- PROPERTY ADDRESS**  
5100 MASTHEAD ST. N.E.
- LEGAL DESCRIPTION**  
TRACT 4AA-5A-1  
JOURNAL CENTER  
OFFICE INDUSTRIAL PARK
- PROJECT BENCHMARK**  
NMSHTD BRASS CAP I-25-14  
ELEVATION = 5196.73  
TBM: EXISTING FINISH  
FLOOR ITT BLDG.  
ELEVATION = 5158.00
- SURVEY**  
Topographic and Field Measurement by  
Brasher & Lorenz, Inc.  
Dated May 2000

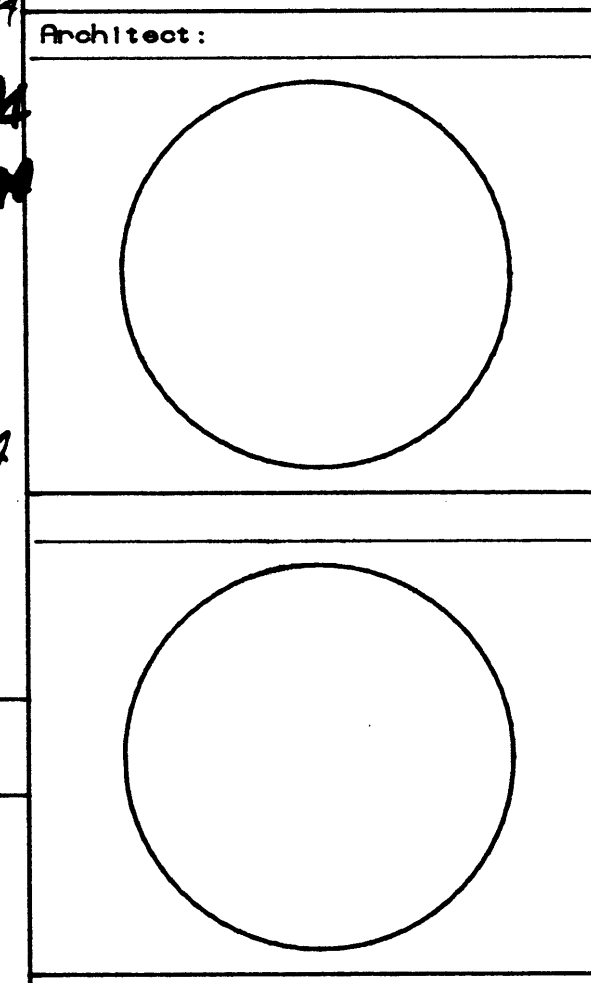
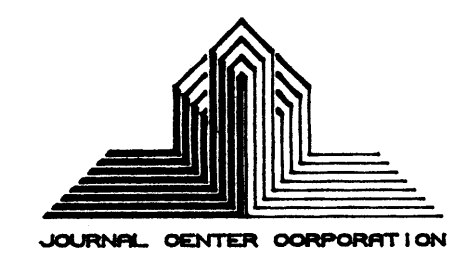
**AMENDED PHASE 4**  
**I.T.T. EDUCATIONAL SERVICES**  
**BUILDING EXPANSION**

**BLI BRASHER & LORENZ, INC.**  
Consulting Engineers  
2201 San Pedro NE Building 1 Suite 220  
Albuquerque, New Mexico 87110  
Ph: 505-888-8088 Fax: 505-888-8188

DRAWN BY: M.D.B.II DATE: MAY, 2000  
CHECKED BY: D.A.L.  
FILE: 00571GD.DWG SHEET 1 OF 1

**NOTE: THIS DRAWING HAS BEEN SUBMITTED TO HYDROLOGY**





Keyed Notes:

Revisions:  
Number:      Date:

CONFORMED      JULY 2, 1984

Date:      MAY 25, 1984

Project Number:      84-01

Project Name:  
ITT Educational Services Building Expansion

Sheet Title:  
Site Plan & Elevations

Sheet Number 1 of 1

**AMENDED**  
**DRB-1**

**PHASE II & III**  
**FOR REFERENCE ONLY**

**SITE DEVELOPMENT PLAN APPROVAL**  
THIS SITE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 15, 1980 (PC-79-18, 2-79-60-2) AND THE IP ZONE.  
THE SITE PLAN PRESENTED HEREIN REPRESENTS A SLIGHT MODIFICATION TO THE ORIGINALLY APPROVED SITE PLAN DATED AUGUST 15, 1980, PER DRB NUMBER 89-078.

ORIGINAL SITE PLAN APPROVAL NUMBER:  
DRB 89-078  
*Robert W. Kern* 7-19-91  
Traffic Engineer, TRANSPORTATION DEPARTMENT DATE

*Carl Schneider Dumont* 7-19-91  
PLANS & REVISIONS DEPARTMENT DATE

*Robert W. Kern* 8-8-94  
UTILITY DEVELOPMENT DEPARTMENT DATE

*Frank J. Aguin* 7-19-91  
City Engineer, ENGINEERING DIVISION DATE

APPROVAL AND CONDITIONAL ACCEPTANCE:  
As specified by the Development Process Manual.  
*Jack Cloud* 8-8-94  
City Planner, HERRILLO COUNTY PLANNING DIVISION DATE

**SITE DATA:**  
TOTAL AREA: 9.8 ACRES  
PROPOSED USE: IP/OFFICE BUILDING  
SITE AREA: 148,748 SF  
TOTAL BUILDING AREA INCLUDING NEW CONSTRUCTION: 21,400 SF

**PARKING DATA:**  
TOTAL PARKING REQUIRED AT 1 SPACE PER 200 SF: 107  
TOTAL LANDSCAPED PARKING REQUIRED: 7  
TOTAL PARKING PROVIDED: 228  
PARKING BREAKDOWN:  
8 1/2' x 18' 1/2' 2'-0" OVERHANG: 218  
HANDICAPPED ACCESSIBLE SPACES AT 8' x 18' 1/2' OVERHANG: 7  
5'-0" ACCESS AISLE: 7  
HANDICAPPED VAN ACCESSIBLE SPACES AT 8' x 18' 1/2' OVERHANG & 8'-0" UNLOADED AISLE: 1  
MOTORCYCLE: 10  
BICYCLE: 10

**LANDSCAPE DATA:**  
TOTAL PARKING LOT AREA: 79,360 SF  
LANDSCAPE AREA:  
EXISTING LANDSCAPING: 82,000 SF  
NEW LANDSCAPING: 9,820 SF  
TOTAL LANDSCAPE AREA: 41,820 SF  
PERCENT LANDSCAPE-TO-SITE AREA: 28%

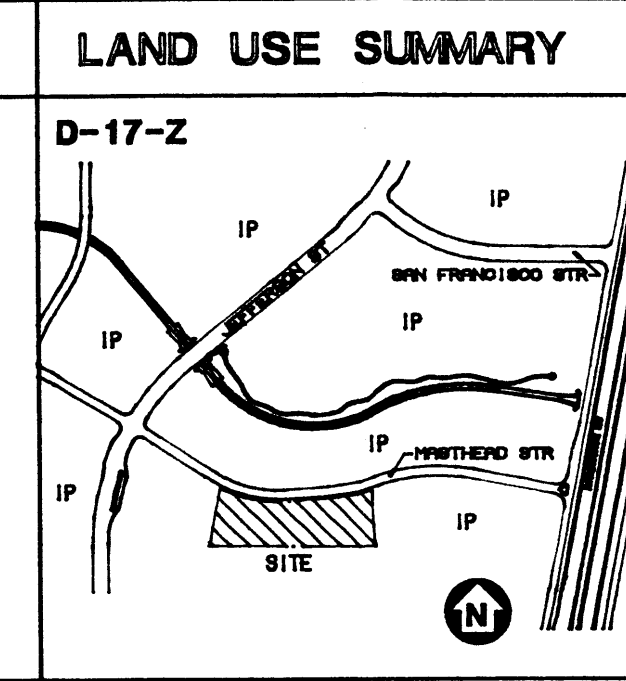
**PLANTING LEGEND**

Shade Tree:  
Honey Locust  
2 1/2" outline

Evergreen Tree:  
Juniper  
5 to 7 feet

Existing Trees

Shrub:  
Juniper  
5 gal.



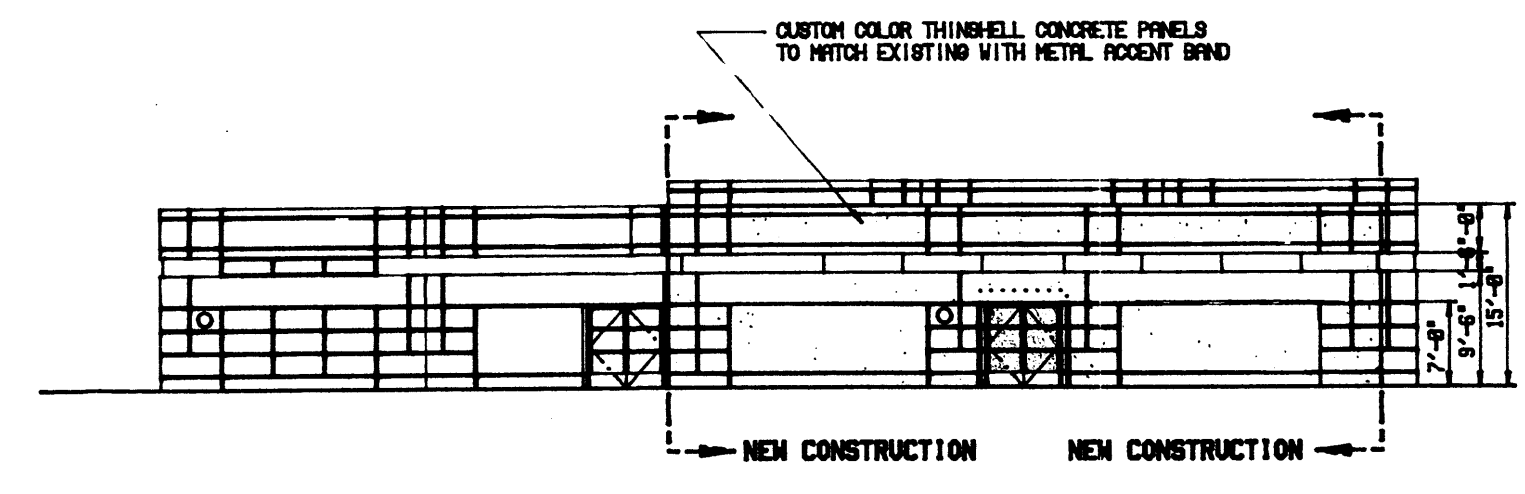
**APPROVALS**

LEGAL:  
8100 MASTHEAD STREET, NE  
ALEXANDRIA, VA 22304  
TRACT, 49A-50-1  
ZONE ATLAS MAP: D-17-Z  
SUBDIVISION: JOURNAL CENTER  
ZONING: IP

**BUILDING DATA:**  
OCCUPANCY GROUP: B-2  
EXISTING STRUCTURE: ONE STORY, 15,000 SF  
NEW CONSTRUCTION: ONE STORY, 6,400 SF  
CONSTRUCTION TYPE: II-N  
BUILDING-TO-LOT COVERAGE (TOTAL): 14.6%

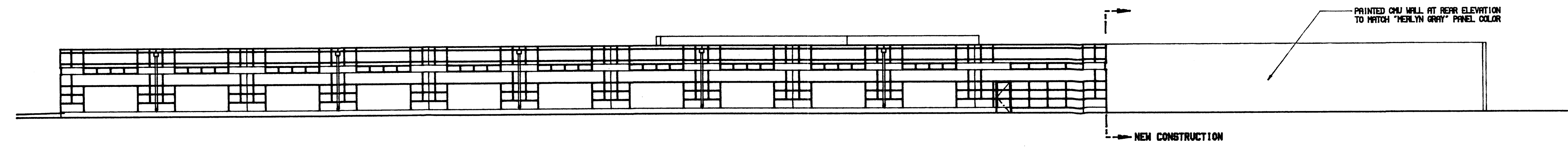
**VICINITY MAP**

**PROJECT DESCRIPTION**



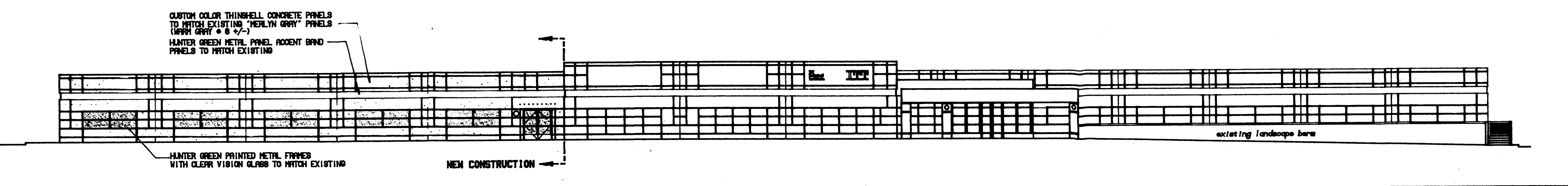
**EAST ELEVATION (NO CHANGE TO WEST ELEVATION)**

1/16"=1'-0"



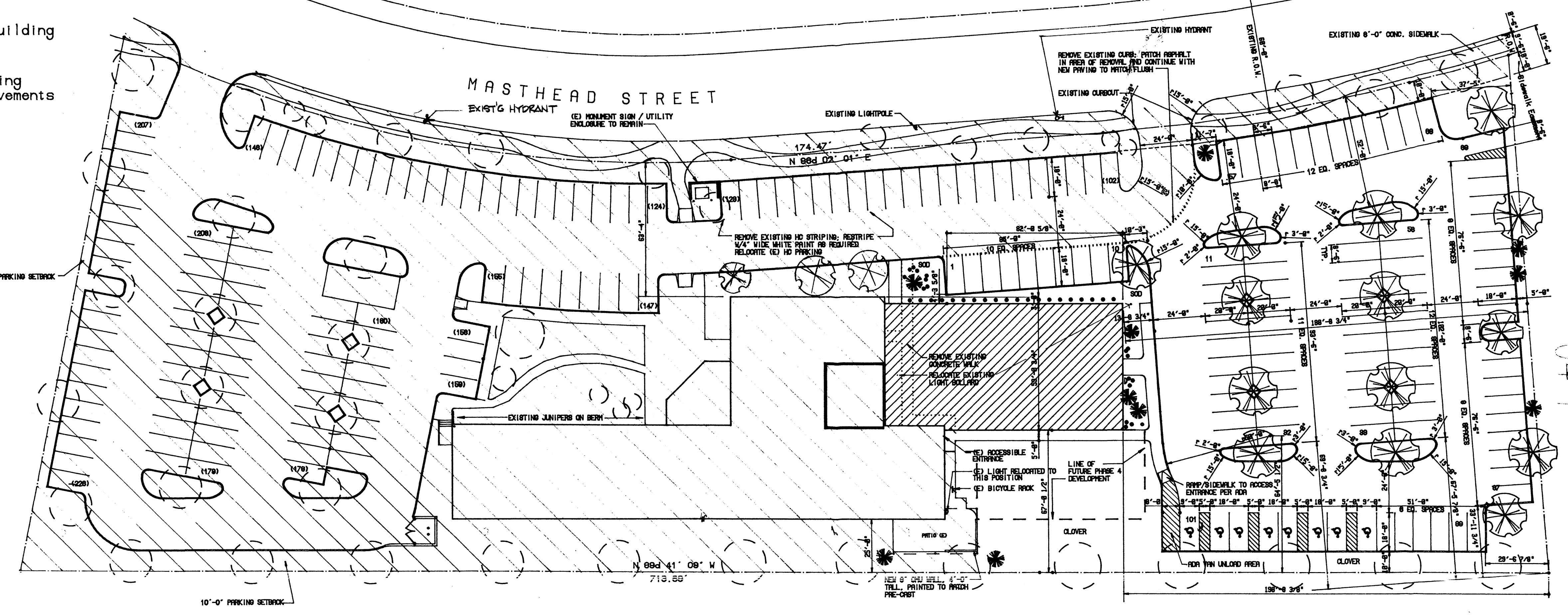
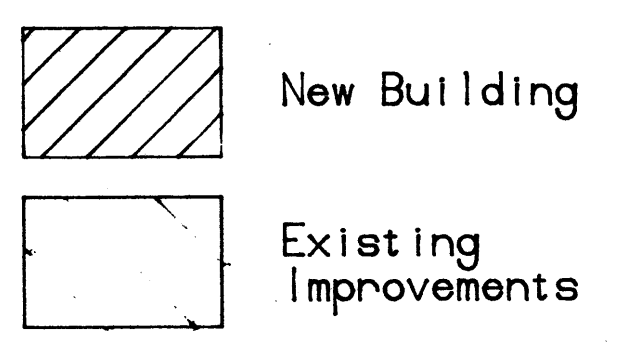
**SOUTH ELEVATION**

1/16"=1'-0"



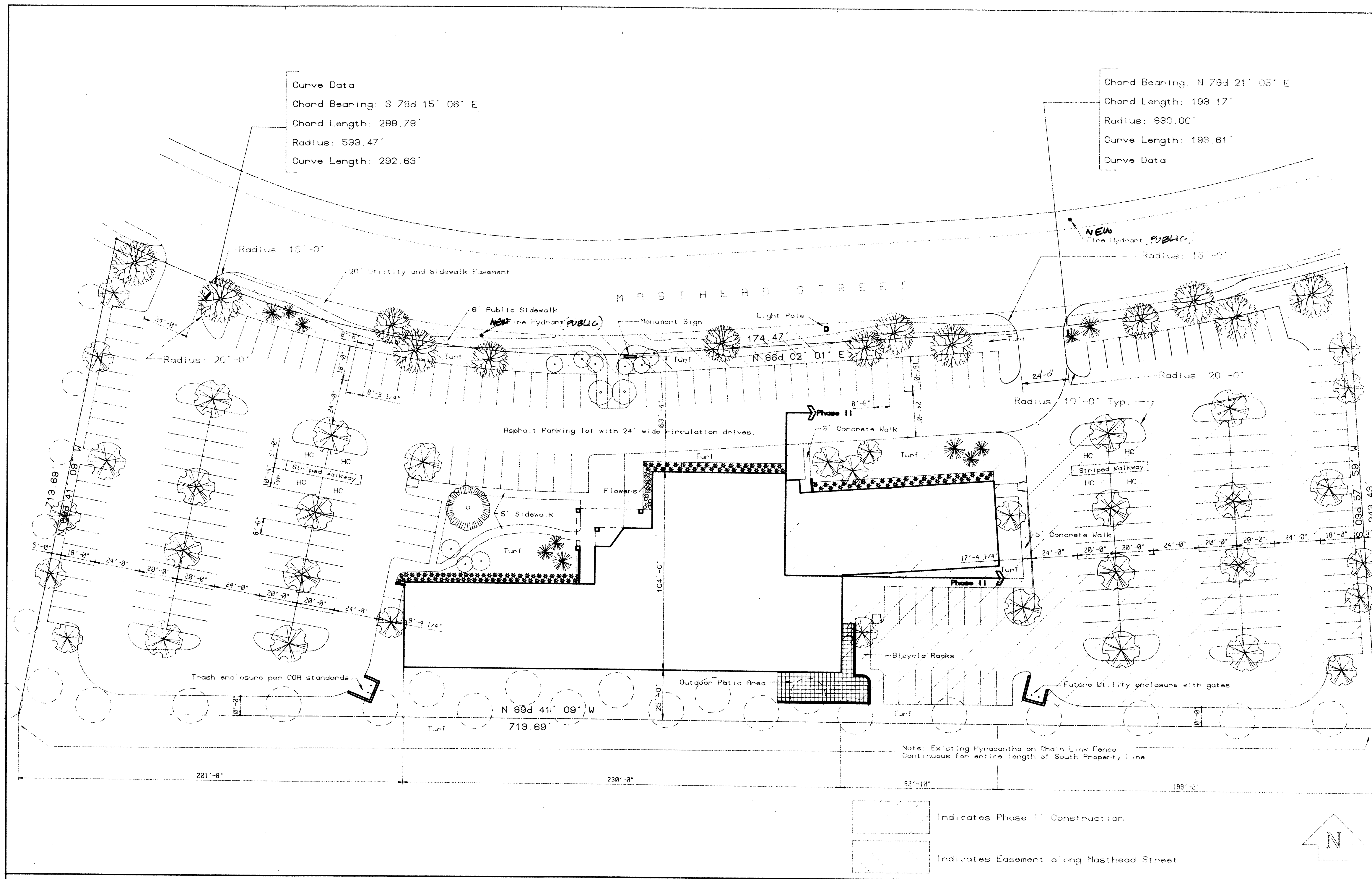
**NORTH ELEVATION**

1/16"=1'-0"



Elevation

1"=30'



**JOURNAL CENTER**  
 ARCHITECTS  
 1000 UNIVERSITY AVENUE, N.W.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 243-4300  
 FAX: (505) 243-4301

DATE: 8/15/89  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**APPROVALS**

APPROVAL & CONDITIONAL ACCEPTANCE as specified by the Development Process Manual:  
 [Signature] 8/15/89  
 City Engineer, ENGINEERING DIVISION

[Signature] 8/15/89  
 City Planner, ALBUQUERQUE/SERIALS & COUNTY PLANNING DIVISION

APPROVALS

APPROVAL & CONDITIONAL ACCEPTANCE as specified by the Development Process Manual:  
 [Signature] 9/15/89  
 City Planner, ALBUQUERQUE/SERIALS & COUNTY PLANNING DIVISION

**APPROVALS**

**SITE DATA**

Total Acreage: 19.90 Ac  
 Proposed Use: 1P/Office Bldg  
 Total Site Area: 143,750 SF  
 Building Area: 20,111 SF

**LANDSCAPE DATA**

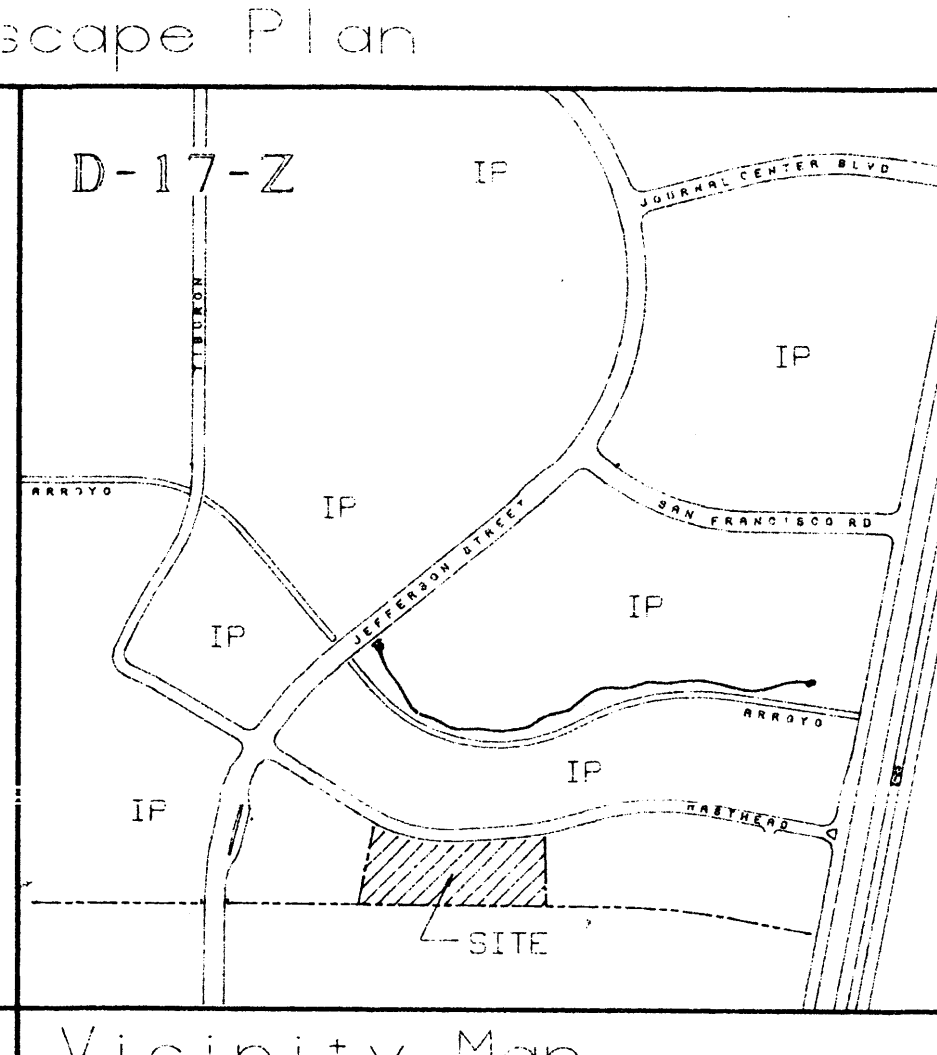
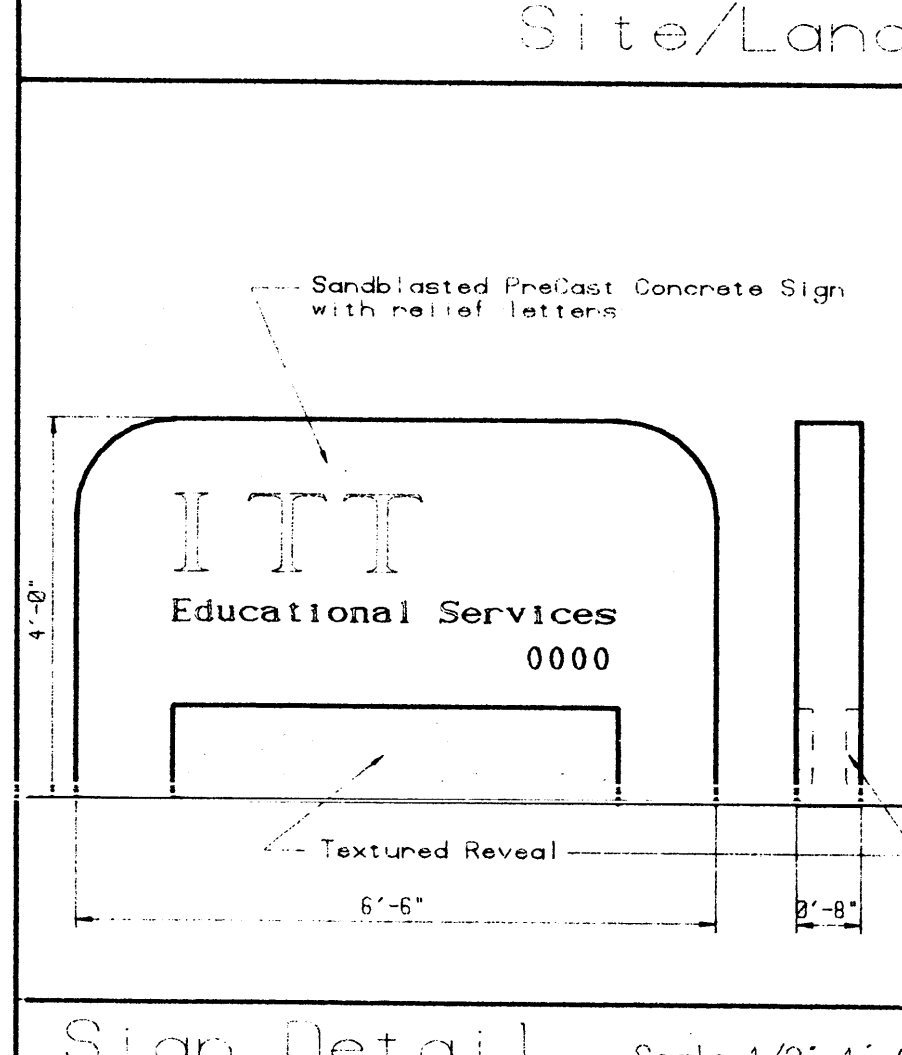
Parking Lot Area: 89,600 SF  
 Landscape Area: 40,040 SF  
 Total Landscape Area as Percentage of Total Site: 28%

**PARKING DATA**

Total Parking Required (1 space/1000 sq ft): 96  
 @ 95% Not to Gross: 96  
 Total Parking Provided: 96  
 @ 1 space/69 sq ft Bldg Area: 226

**Parking Breakdown:**

Standard (8 1/2' x 19') with 2' overhang: 718  
 Handicap (12' x 20'): 18  
 Bicycle: 10



**Planting Legend**

- Shade Tree: Honey Locust, 2 1/2' Caliper
- Shade Tree: London Plane Tree, 2 1/2' Caliper
- Accent Tree: Modesto Ash, 2 1/2' Caliper
- Evergreen Tree: Austrian Pine, 5 to 7 Feet
- Accent Tree: Bradford Pear, 2' Caliper
- Accent Tree: Flowering Crab, 2' Caliper
- Shrub: Juniper, 5 Gallon
- Shrub: Honeysuckle, 5 Gallon
- Existing Tree

NOTE: Automatic underground watering system maintenance by Building Lessee.

**LEGAL**

S100 Masthead Street NE

Inact. A Portion of 4AA-5A Subdivision, Journal Center Zone Atlas Map: D-17-Z Zoning: IP

**BUILDING DATA**

Occupancy Group: B-2  
 One Story, 20,566 GSF  
 Type I-N Construction  
 Percent Building to Lot Coverage: 14.2%

**General Notes**

1. Phase Line indicates proposed construction phases:  
 \* Phase I: approx. 15,000 sq ft Building & 141 Parking Spaces.  
 \* Phase II: Approx. 5,000 sq ft Building & 65 Parking Spaces.

**Land Use Summary**

**PHASE I FOR REFERENCE ONLY**

**Revisions**

Number	Date
1	Aug 15, 1989

Date: Aug 15, 1989  
 Project Number: 89-01  
 Project Name: IIT Educational Services Building  
 Sheet Title: Site/Landscape Plan  
 Sheet Number: ORIGINAL