



**SITE DEVELOPMENT PLAN APPROVAL:**

This plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AZ-79-13, Z-79-80-2) and the IP Zone. It conforms with the comments rendered by the Development Review Board on \_\_\_\_\_ as reflected in DRB \_\_\_\_\_

Planning Director \_\_\_\_\_ Date \_\_\_\_\_

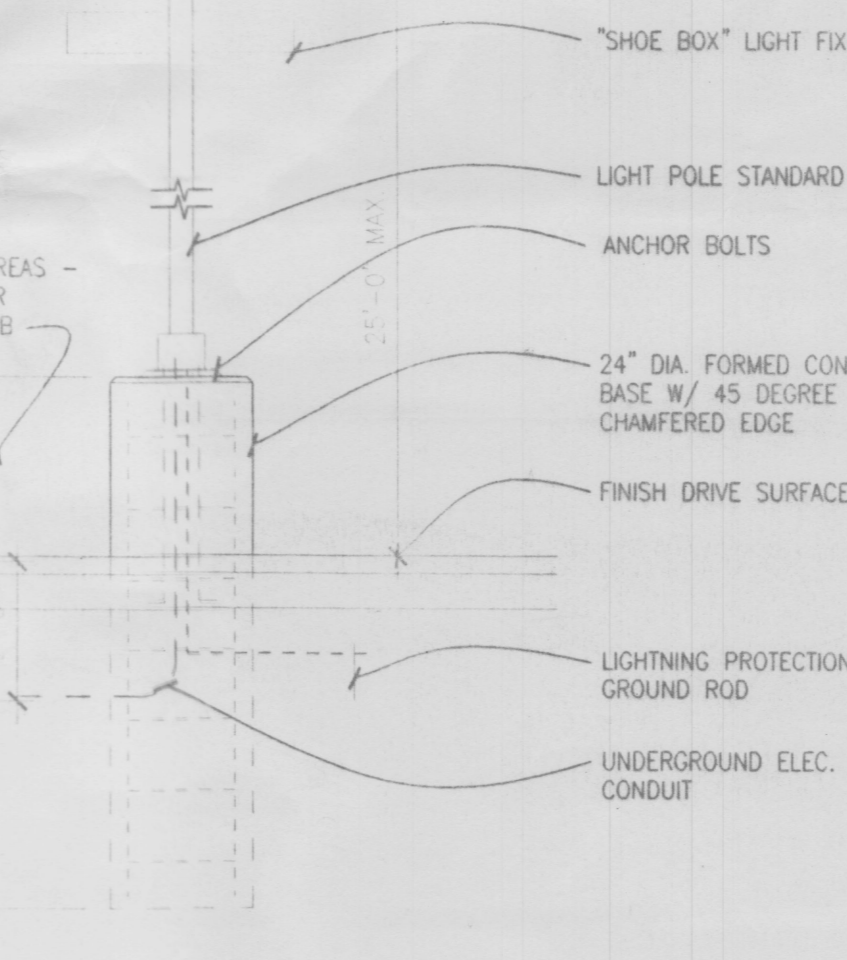
Drawing Index

A1.1 - Site Plan and Details
L1 - Schematic Landscape Plan
C1 - Conceptual Grading and Utility Plan
A3.1 - Exterior Elevations

**PROJECT DATA**

Zoning	= IP (Industrial Park)
Site Area	= 8.35 Acres +/-
Building Area	= 160,455 RSF +/-
	= 164,545 GSF
Building Coverage	= 15%
FAR	= 44
Parking Required	= 530 (3.3 / 1000 RSF)
Parking Provided	= 642 (4.0 / 1000 RSF)
Compact	= 160
Standard	= 466
Handicap	= 16
Total	= 642

- GENERAL NOTES**
- SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB DIMENSIONS, HORIZONTAL CONTROL AND PROPERTY DIMENSIONS.
  - SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
  - SEE LANDSCAPING DRAWINGS FOR SITE HARDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS AND SITE DETAILS.



2 LIGHT STANDARD BASE  
 NO SCALE (FOR USE IN PAVED AREAS)  
**PROJECT # 1000633**  
**Application # 01420-1574**  
 Development Review Board Member Approval

- |                        |            |
|------------------------|------------|
| <i>Richard A. D...</i> | 11/21/01   |
| Traffic                | Date       |
| <i>Nancy D...</i>      | 11/21/2001 |
| Utilities              | Date       |
| <i>William E. ...</i>  | 11/21/01   |
| Parks and Recreation   | Date       |
| <i>Bradley D. ...</i>  | 11/21/01   |
| City Engineer/AMAFCA   | Date       |
| <i>Janet ...</i>       | 11/26/01   |
| DRB Chair              | Date       |
| <i>Thomas ...</i>      | 11-19-01   |
| Solid Waste Dept.      | Date       |

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 10350 Bran Road West  
 Minneapolis, MN 55343-0110  
 952-856-4444  
 952-856-4529 fax

REGISTRATION

ISSUE RECORD

10/22/01 DRB
11/19/01 PRE-DRB
COMMENTS

DESIGN NUMBER  
**A510220**  
 PROJECT NUMBER

DATE  
 10/22/01  
 PROJECT MANAGER  
**T. DAVIDSON**  
 DRAWN BY  
**J. BAUMGARDNER**  
 CHECKED BY  
**R. CLARK / D. WENKUS**

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**OPUS.**  
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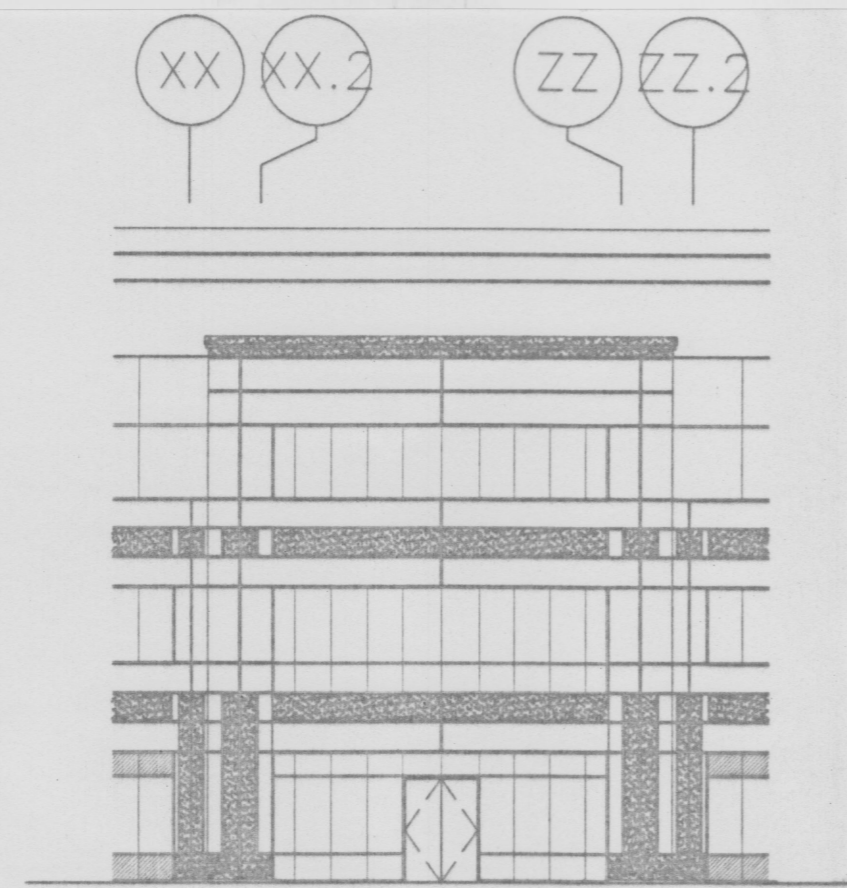
PROJECT  
**4400 MASTHEAD JOURNAL CENTER PHASE 2, UNIT 1**  
 LOCATION  
**ALBUQUERQUE, NM**

SHEET TITLE  
**SITE PLAN AND DETAILS**

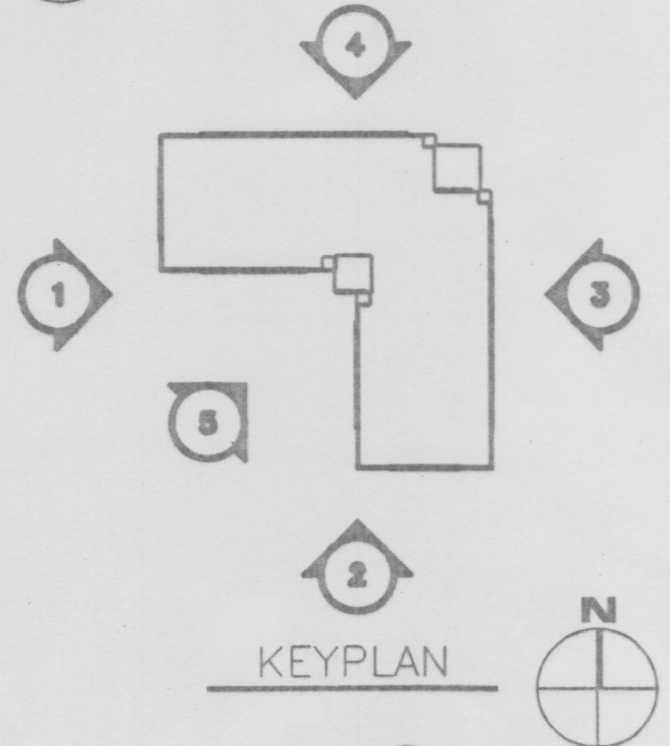
SHEET NUMBER  
**A1.1**

SHEET 1 OF 4

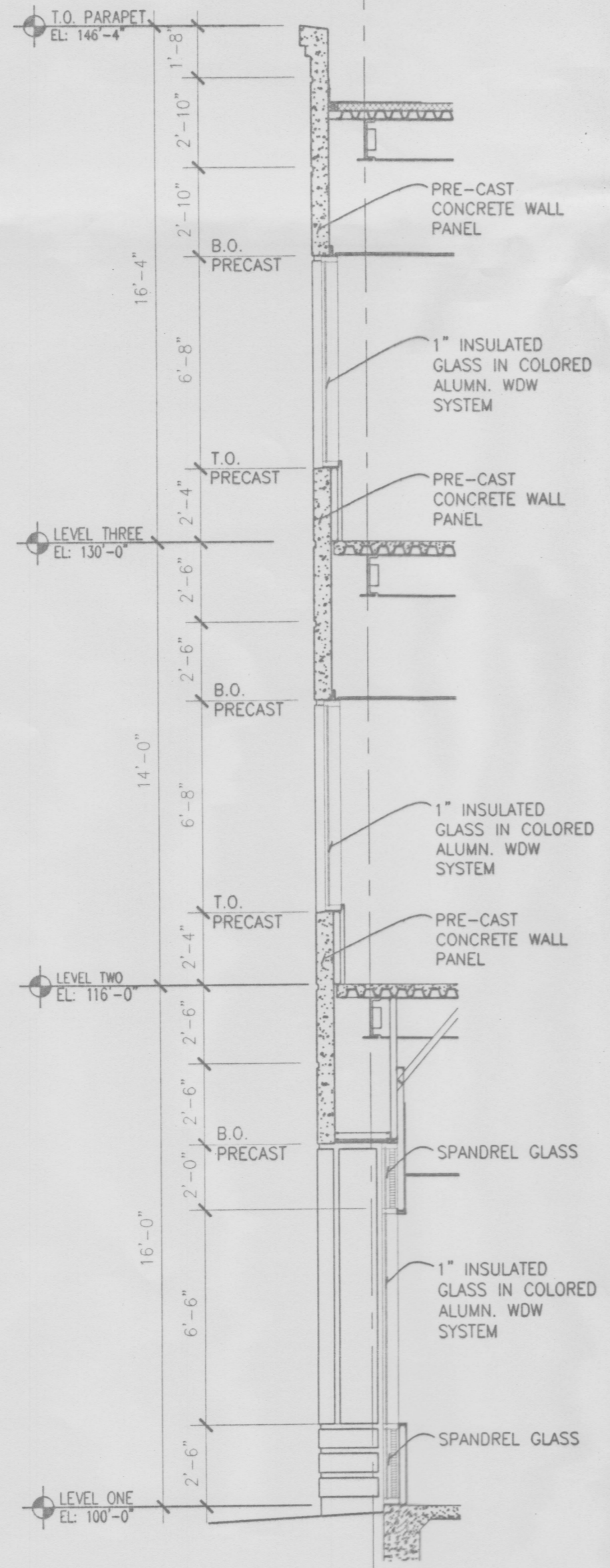




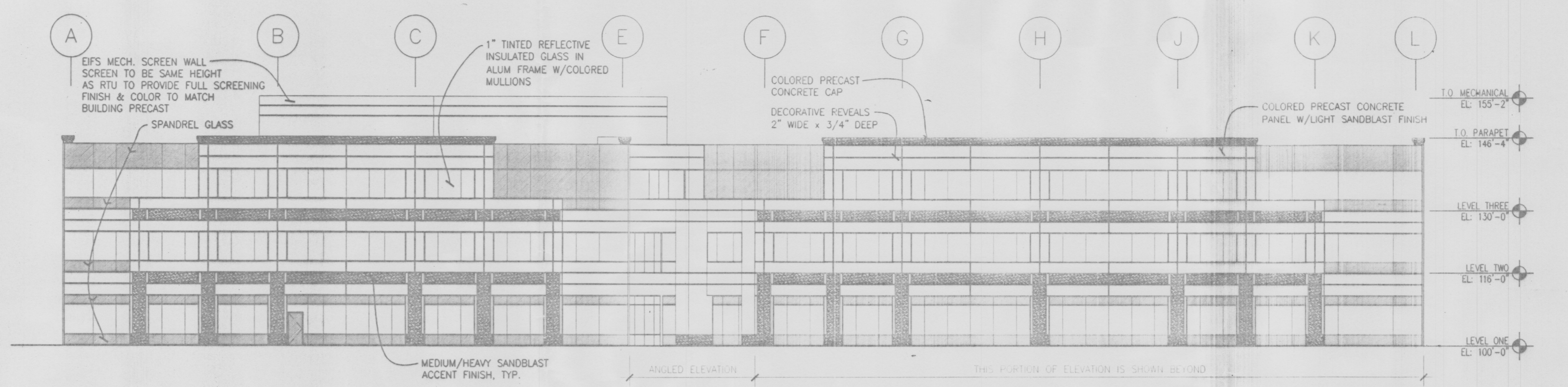
5 ENTRY ELEVATION  
1/16" = 1'-0"



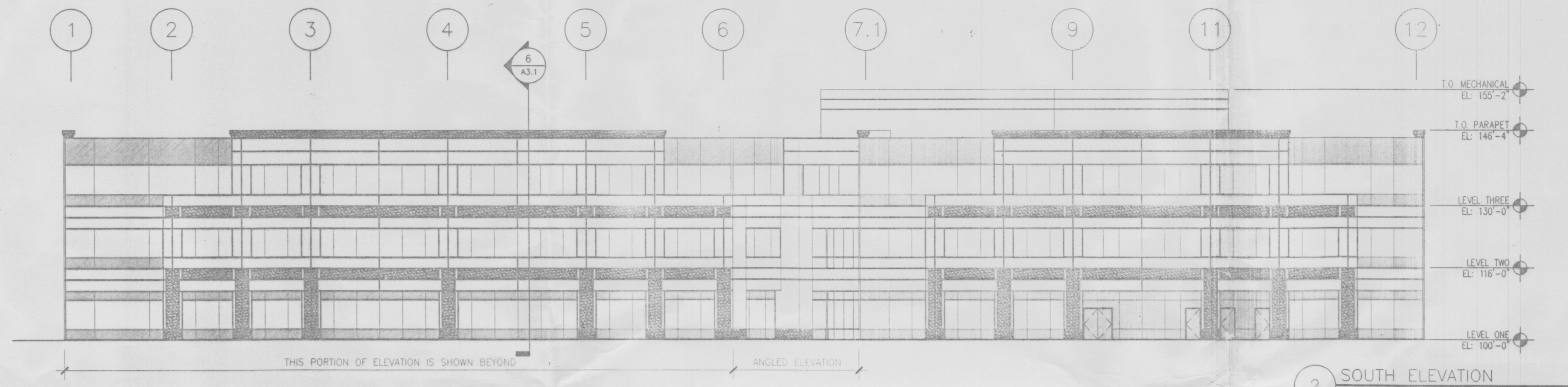
KEYPLAN



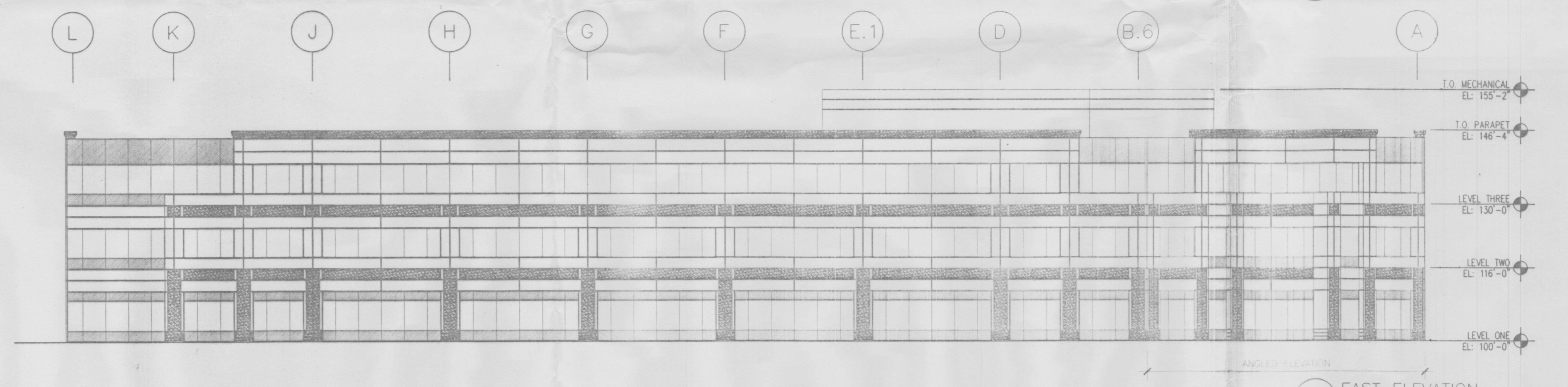
6 SECTION  
1/4" = 1'-0"



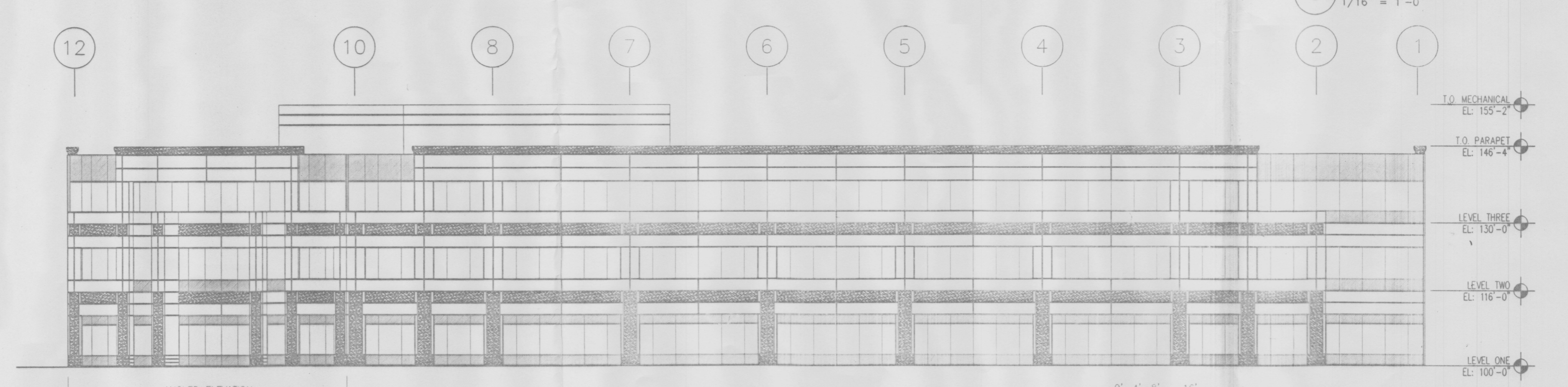
1 WEST ELEVATION  
1/16" = 1'-0"



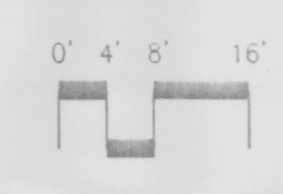
2 SOUTH ELEVATION  
1/16" = 1'-0"



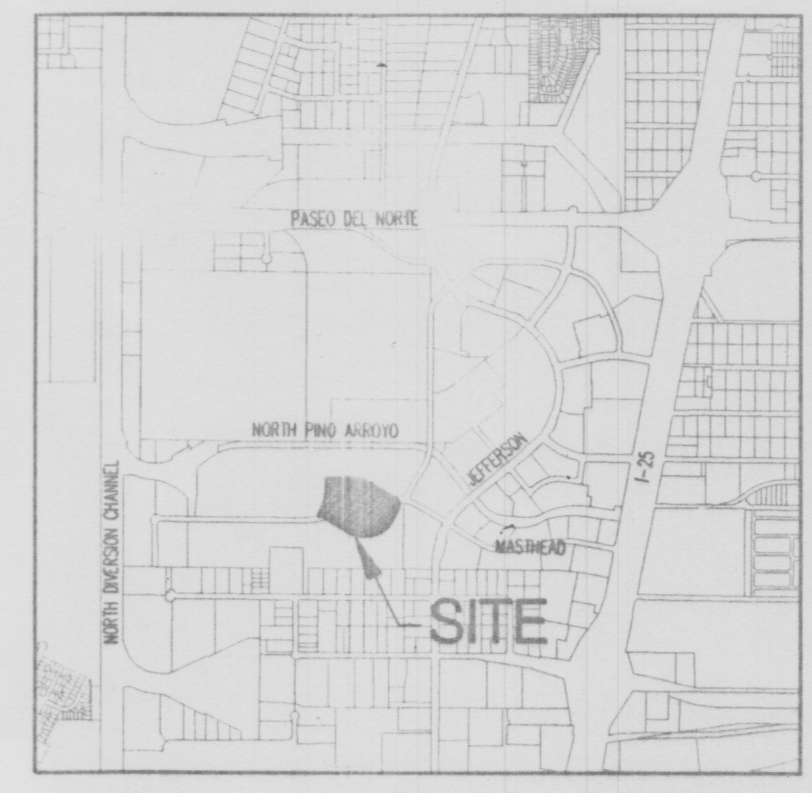
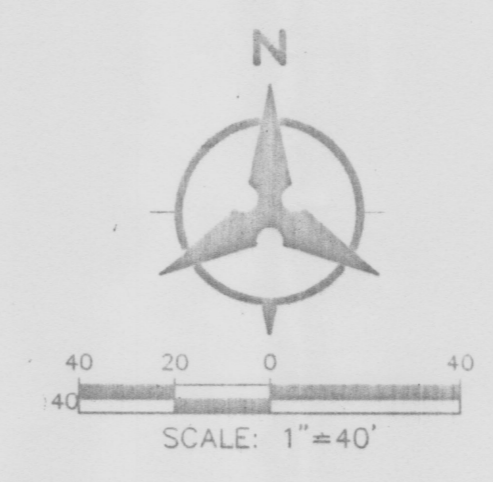
3 EAST ELEVATION  
1/16" = 1'-0"



4 NORTH ELEVATION  
1/16" = 1'-0"

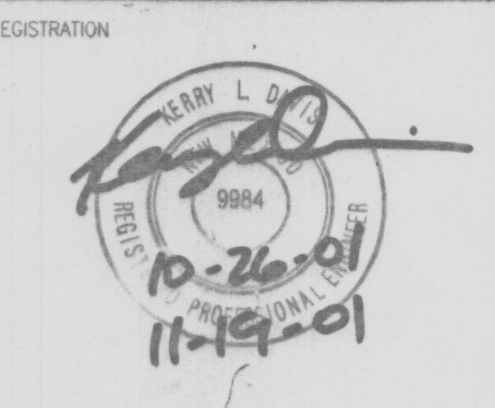






VICINITY MAP  
 ZONE MAP NO. D-17-Z

EXISTING LEGAL DESCRIPTION:  
 LOTS 10 & 11, JOURNAL CENTER PHASE 2  
 PROPOSED LEGAL DESCRIPTION:  
 LOTS 10A & 11A, JOURNAL CENTER PHASE 2



APPROVAL:  
 OWNER: INITIAL DATE  
 TENANT: INITIAL DATE  
 OWNER AND TENANT APPROVAL  
 SCHEMATIC DESIGN DRAWINGS

ISSUE RECORD  
 10/22/01 DRB  
 11/19/01 PRE-DRB MEETING  
 COMMENTS

DESIGN NUMBER  
 A510220  
 PROJECT NUMBER

DATE  
 10/22/01  
 PROJECT MANAGER  
 T. DAVIDSON  
 DRAWN BY  
 RWB  
 CHECKED BY  
 BUS

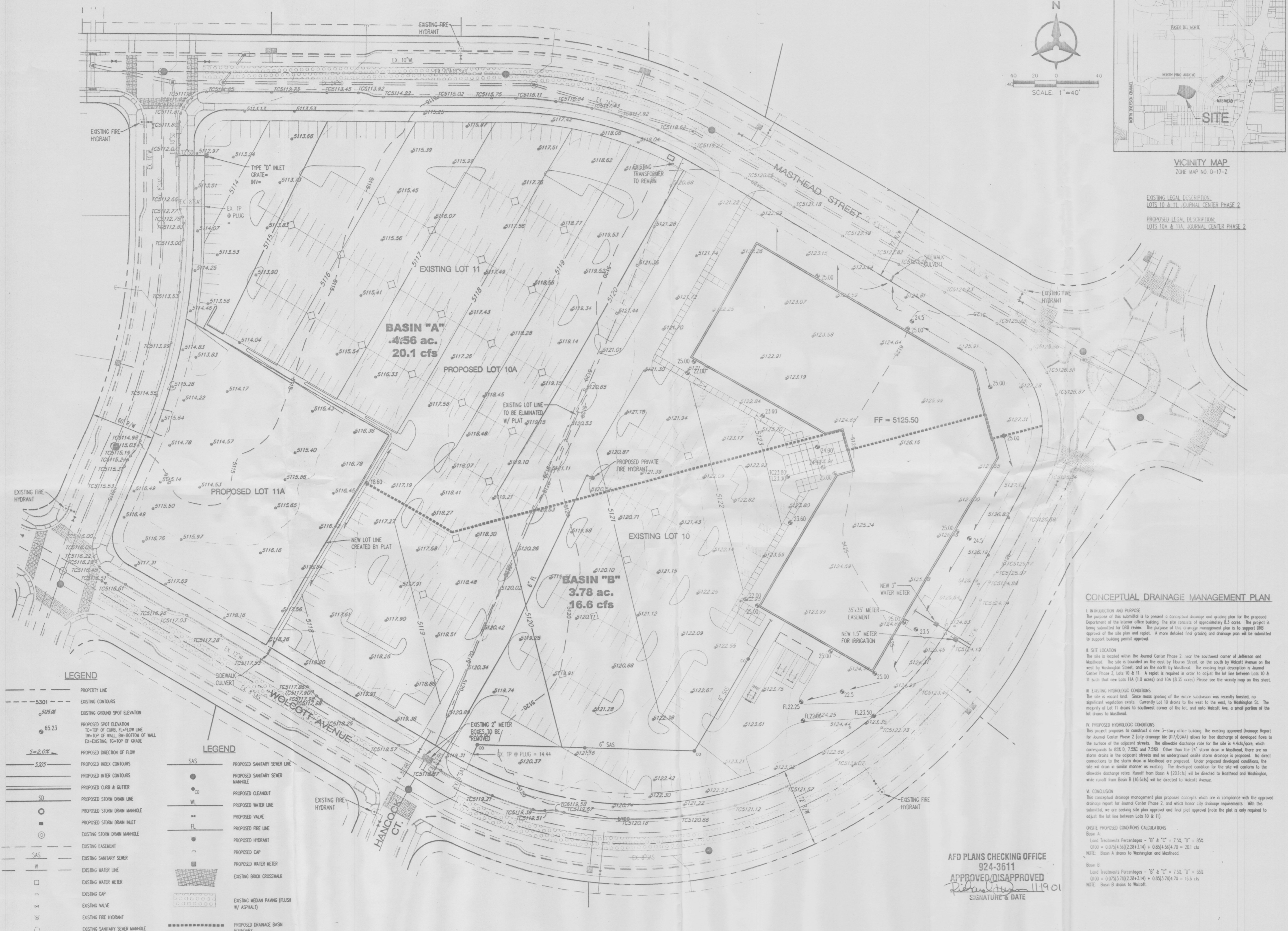
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PROJECT  
**4400 MASTHEAD JOURNAL CENTER PHASE 2, UNIT 1**  
 LOCATION  
 ALBUQUERQUE, NM

SHEET TITLE  
**CONCEPTUAL GRADING & UTILITY PLAN**

SHEET NUMBER  
**C1**



**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

**I. INTRODUCTION AND PURPOSE**  
 The purpose of this submitted is to present a conceptual drainage and grading plan for the proposed department of the interior office building. The site consists of approximately 8.3 acres. The project is being submitted for DRB review. The purpose of this drainage management plan is to support DRB approval of the site plan and report. A more detailed final grading and drainage plan will be submitted to support building permit approval.

**II. SITE LOCATION**  
 The site is located within the Journal Center Phase 2, near the southwest corner of Jefferson and Masthead. The site is bounded on the east by Masthead Avenue, on the south by Hancock Avenue, on the west by Masthead Street, and on the north by Masthead. The existing legal description is Journal Center Phase 2, Lots 10 & 11. A report is required in order to adjust the lot line between Lots 10 & 11 such that new Lots 10A (1.0 acres) and 11A (8.3 acres) please see the vicinity map on this sheet.

**III. EXISTING HYDROLOGIC CONDITIONS**  
 The site is vacant land. Since most grading of the entire submission was recently finished, no significant vegetation exists. Currently Lot 10 drains to the west to the west, to Masthead St. The majority of Lot 11 drains to southwest corner of the lot, and onto Hancock Ave, a small portion of the lot drains to Masthead.

**IV. PROPOSED HYDROLOGIC CONDITIONS**  
 This project proposes to construct a new 3-story office building. The existing approved drainage report for Journal Center Phase 2 (city drainage file 017/01A) allows for the discharge of developed flows to the surface of the adjacent streets. The allowable discharge rate for the site is 4.4cfs/acre, which corresponds to 85% D, 7.5% C and 7.5% B. Other than the 24" storm drain in Masthead, there are no storm drains in the adjacent streets and no underground storm drainage is proposed. No direct connections to the storm drain in Masthead are proposed. Under proposed developed conditions, the site will drain in similar manner as existing. The developed condition for the site will conform to the allowable discharge rates. Runoff from Basin A (20.1cfs) will be directed to Masthead and Washington, while runoff from Basin B (16.6cfs) will be directed to Hancock Avenue.

**V. CONCLUSION**  
 This conceptual drainage management plan proposes concepts which are in compliance with the approved drainage report for Journal Center Phase 2, and which honor city drainage requirements. With this submission, we are seeking site plan approval and final plat approval (note the plat is only required to adjust the lot line between Lots 10 & 11).

**ON-SITE PROPOSED CONDITIONS CALCULATIONS**  
 Basin A:  
 Land Treatment Percentages - "B" & "C" = 7.5%, "D" = 85%  
 $Q_{10A} = 0.075(4.56)(2.284-3.14) + 0.85(4.56)(4.70) = 20.1$  cfs  
 NOTE: Basin A drains to Masthead and Masthead

Basin B:  
 Land Treatment Percentages - "B" & "C" = 7.5%, "D" = 85%  
 $Q_{10B} = 0.075(3.78)(2.284-3.14) + 0.85(3.78)(4.70) = 16.6$  cfs  
 NOTE: Basin B drains to Masthead

AFD PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 SIGNATURE & DATE



REGISTRATION

ISSUE RECORD  
11/19/01 - PRE-DRB  
MEETING COMMENTS

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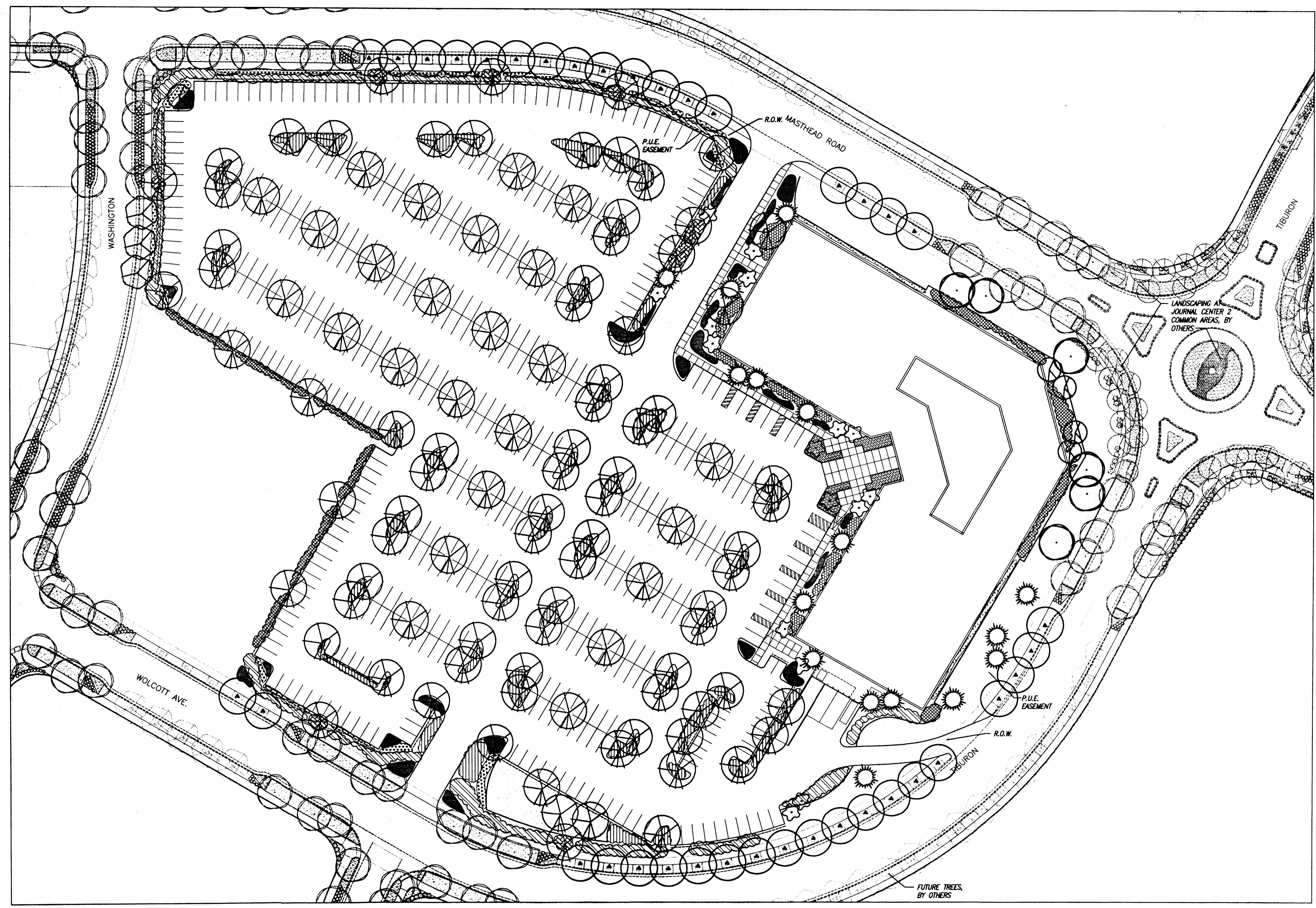
DATE  
PROJECT MANAGER  
T. DAVIDSON  
DRAWN BY  
CHECKED BY

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PROJECT  
4400 Masthead  
Journal Center  
Phase Two Unit One  
LOCATION  
ALBUQUERQUE, NM

SHEET TITLE  
SCHEMATIC LANDSCAPE PLAN

SHEET NUMBER  
L-1



**Plant Legend**

	<b>Parking Lot Medians</b>		<b>Tiburon/Masthead Streetscape</b>		<b>Building Entry</b>
<b>TREES</b> Gymnocladus dioica	KENTUCKY COFFEE TREE		<b>TREES</b> Celtis occidentalis	COMMON HACKBERRY	
<b>ORNAMENTAL GRASSES</b> Muhlenbergia capillaris "Regal Mist"	REGAL MIST		Crotaegus ambigua	RUSSIAN HAWTHORN	
<b>TREES</b> Crotaegus crus-galli "Inermis" Cercia canadensis	THORNLESS HAWTHORN OKLAHOMA REDBUD		Pinus flexilis	LMBER PINE	
<b>SHRUBS</b> Cowanis mexicana Cercocarpus ledifolius Teucrium chamaedrya Nolina microcarpa Rhus trilobata	CLIFFROSE MOUNTAIN MAHOGANY GERMANDER BEARGRASS THREE LEAF SUMAC		Fragaria vesicaria var. Berinda	BERINDA ASH	
			<b>SHRUBS</b> Faliqnia paradoxa Vauquelinia californica	APACHE PLUME ARIZONA ROSEWOOD	
			Artemisia x Poels Castle	POWERS CASTLE	
			<b>TURFGRASS</b> Buchloe dactyloides	BUFFALO GRASS	
			<b>Washington Streetscape</b>	<b>TREES</b> Platanus chinensis	CHINESE PISTACHE

**Landscaping Notes**

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF SANTA ANA TAN OR MOUNTAIN ROSE CRUSHER FINES.  
TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.  
RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.  
AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.  
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.  
LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C. ORD 18-1995.  
THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.  
PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

**Area Calculations**

TOTAL SITE (0.35 AC) =	363,728 S.F.
BUILDING TOTAL (FIRST FLOOR) =	53,333 S.F.
NET SITE AREA =	310,395 S.F.
LANDSCAPE AREA REQUIRED =	46,598 S.F.
LANDSCAPE AREA PROVIDED =	74,881 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	24%

