



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-Z) 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

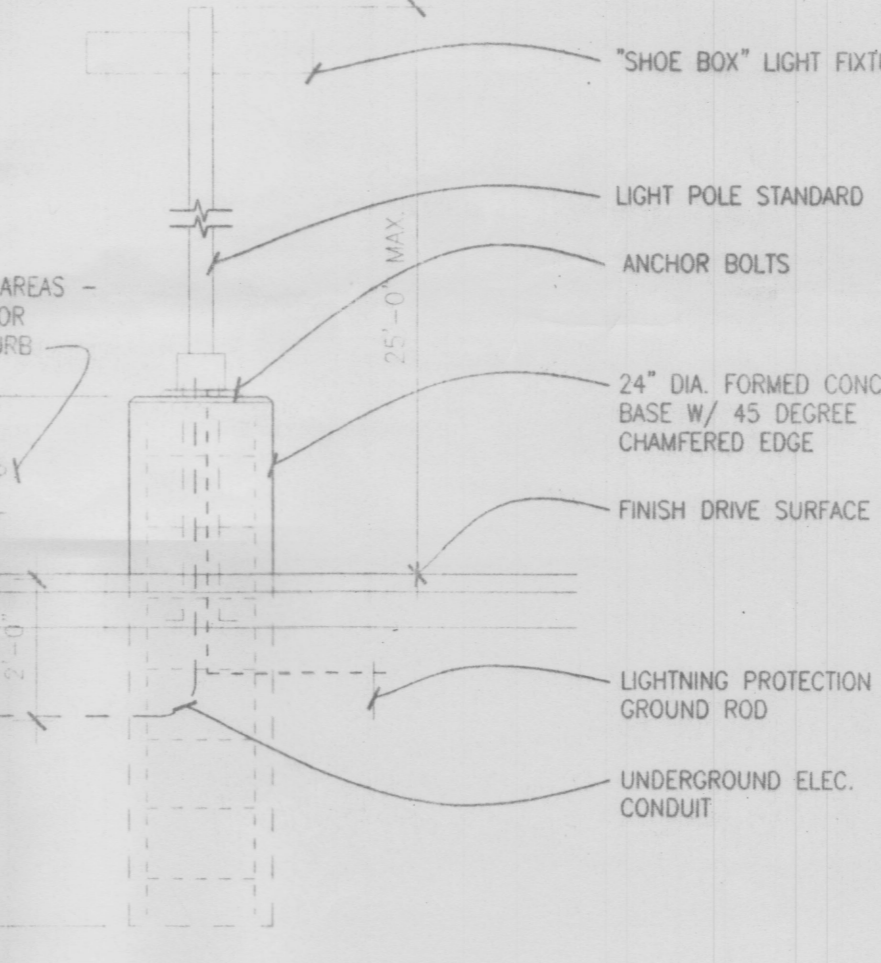
- A1.1 - Site Plan and Details
- L1 - Schematic Landscape Plan
- C1 - Conceptual Grading and Utility Plan
- A3.1 - Exterior Elevations

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 (3.1 / 1000 RSF)
Parking Provided	= 642 (4.0 / 1000 RSF)
Compact Standard	= 160
Handicap	= 466
Total	= 642

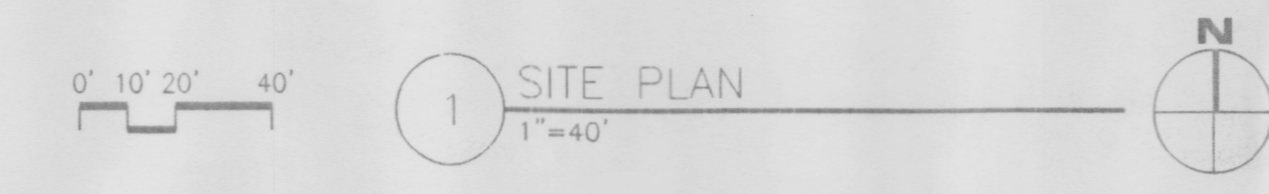
GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB DIMENSIONS, HORIZONTAL CONTROL AND PROPERTY DIMENSIONS.
2. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
3. 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 Dent</i>	11-21-01	Traffic	Date
<i>Nancy Dvorsnik</i>	11/21/2001	Utilities	Date
<i>Adriana E. Cardenas</i>	11/21/01	Parks and Recreation	Date
<i>Bradley D. Biggem</i>	11/21/01	City Engineer/AMATCA	Date
<i>[Signature]</i>	11/21/01	DRB Chair	Date
<i>[Signature]</i>	11-19-01	Solid Waste Dept.	Date



OPUS.
Opus Architects & Engineers, Inc.
10350 Bren Road West
Minnetonka, MN 55345-0110
952-835-4444
952-835-4529 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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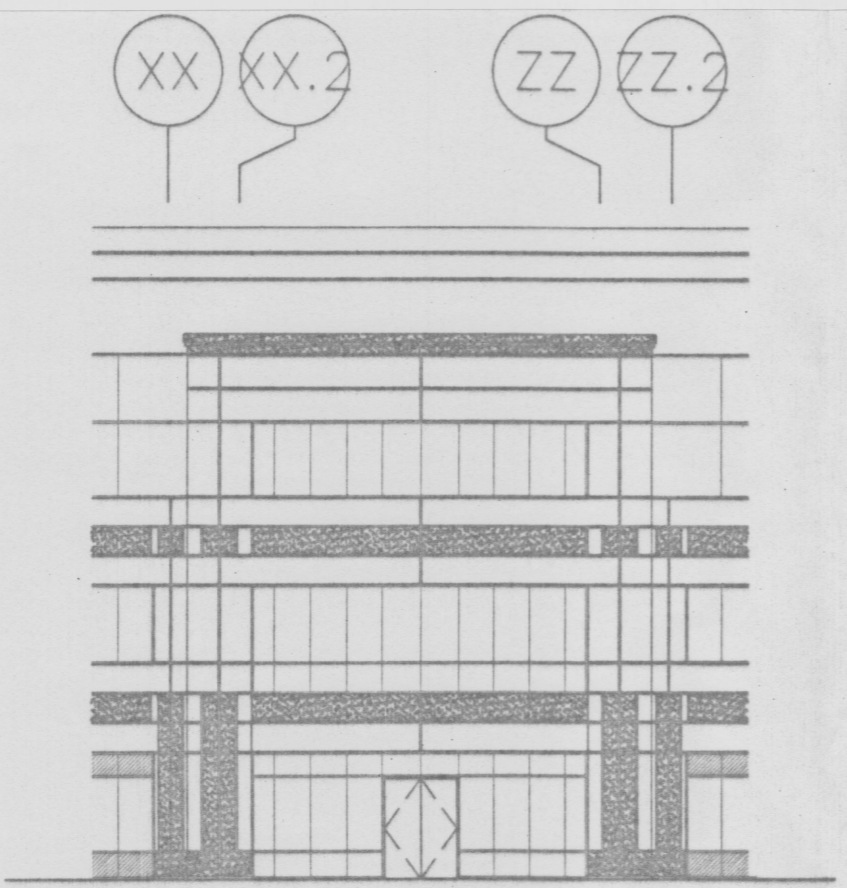
OPUS
Opus West Corporation
2415 EAST CAMELBACK ROAD SUITE 600
PHOENIX, AZ 85016-4201
602-468-7000
602-468-7010 FAX

PROJECT
4400 MASTHEAD JOURNAL CENTER PHASE 2, UNIT 1633

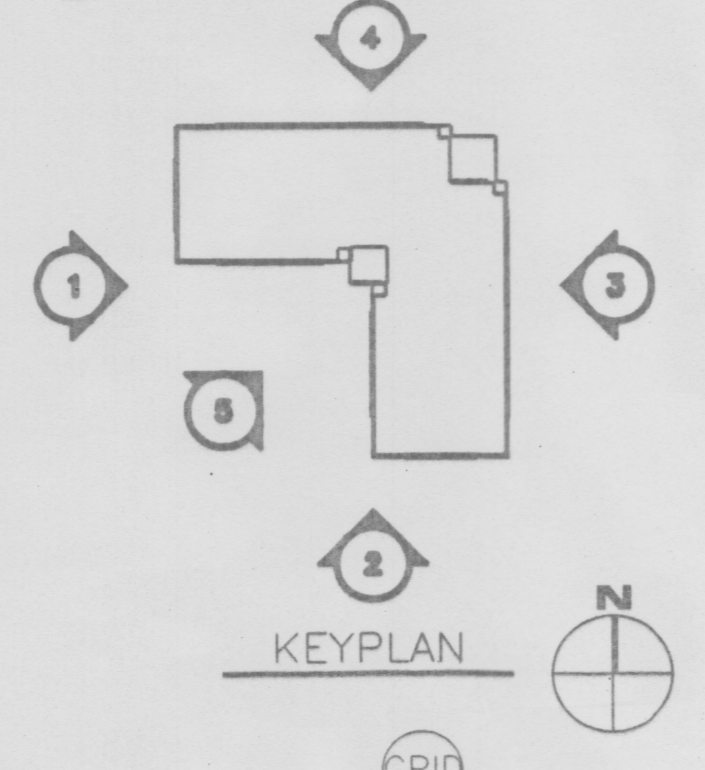
LOCATION
ALBUQUERQUE, NM

SHEET TITLE
SITE PLAN AND DETAILS

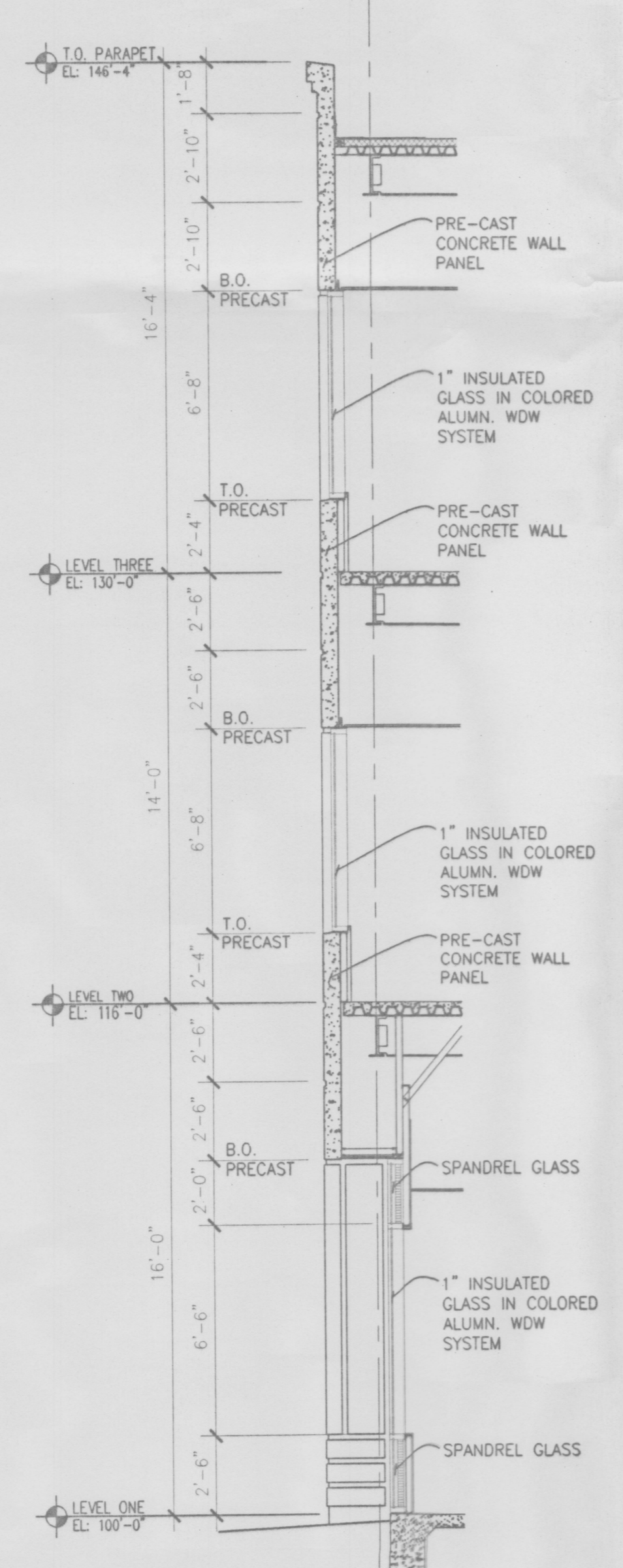
SHEET NUMBER
A1.1



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



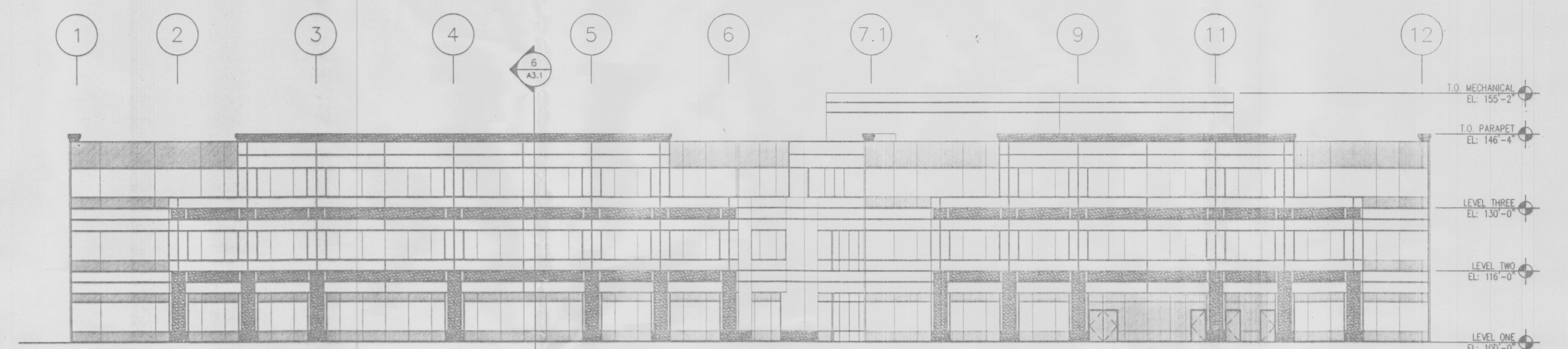
KEYPLAN
GRID



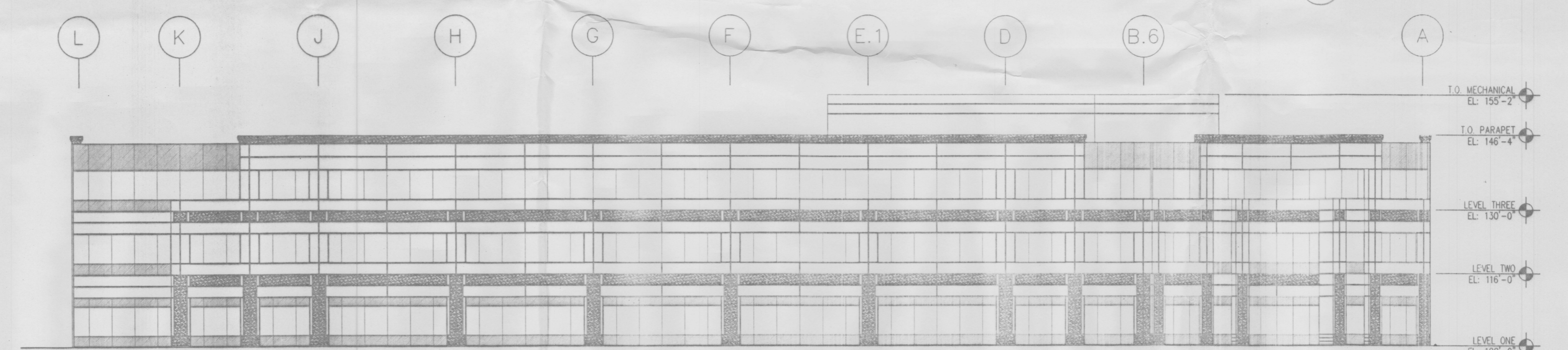
6 SECTION
1/4" = 1'-0"



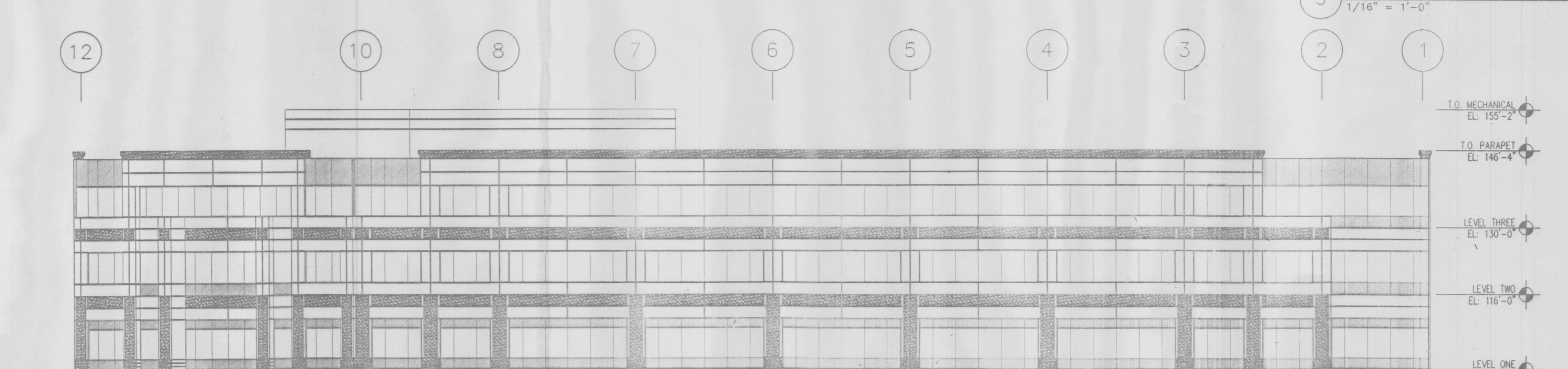
1 WEST ELEVATION
1/16" = 1'-0"



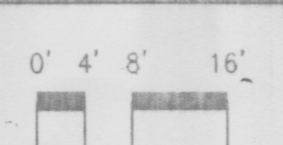
2 SOUTH ELEVATION
1/16" = 1'-0"



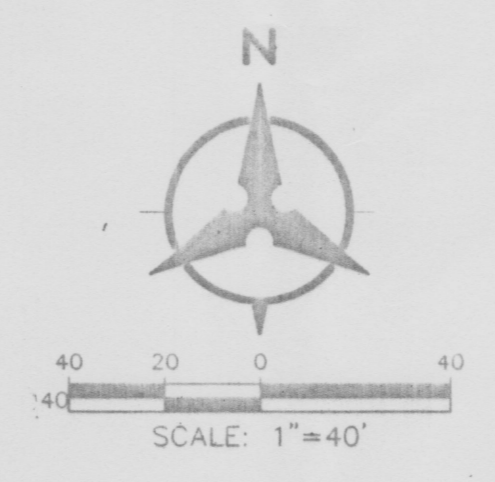
3 EAST ELEVATION
1/16" = 1'-0"



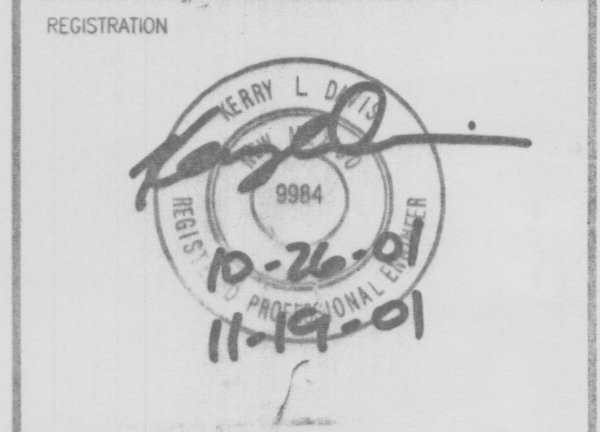
4 NORTH ELEVATION
1/16" = 1'-0"



P:\2001\4400 Masthead\Drawings\A-E\10-25-01\WAS_A3-1_A510220.dwg
 October 26, 2001 7:21am
 2435 Plot Sheet



VICINITY MAP
 ZONE MAP NO. D-17-2



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
 BJS

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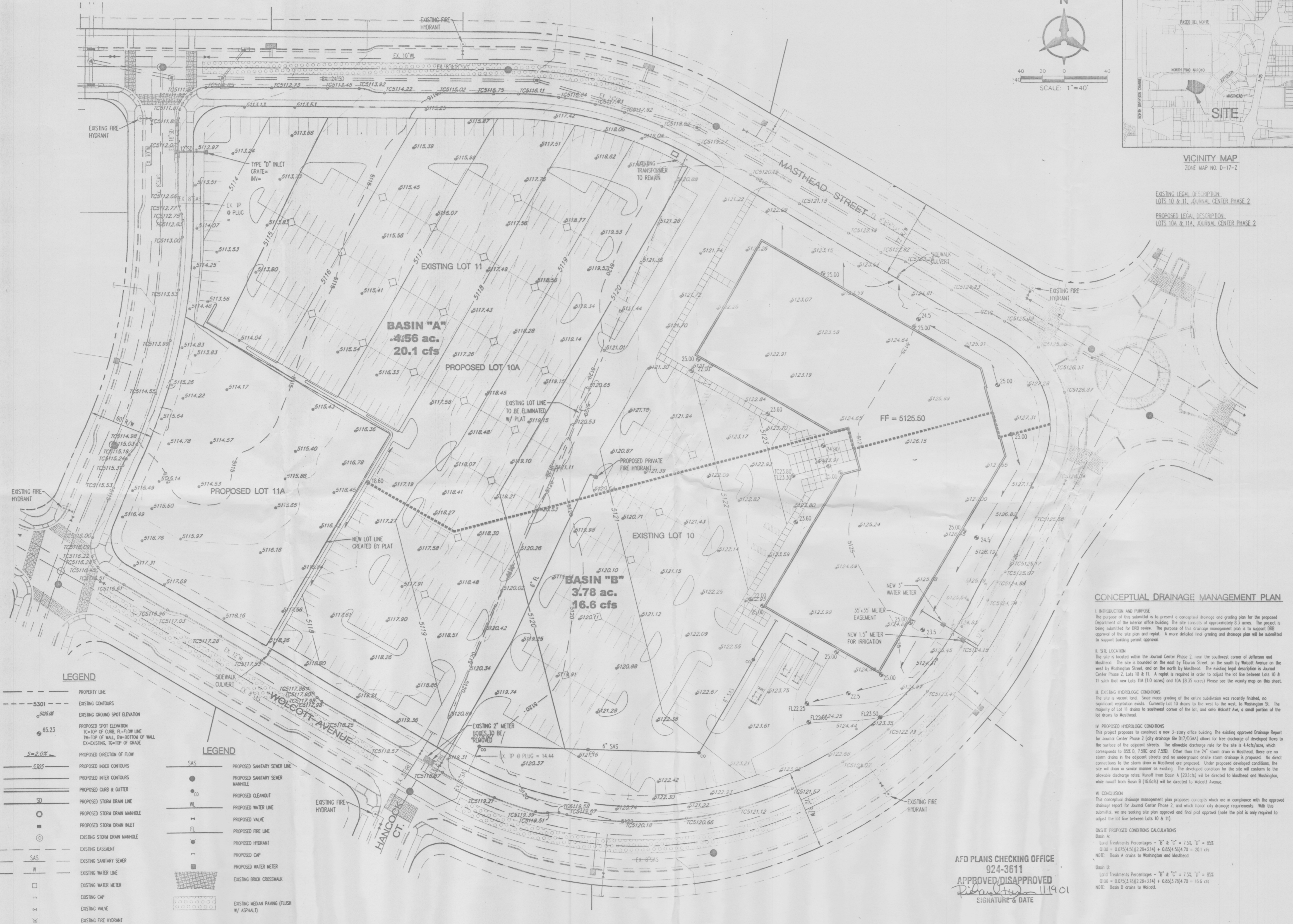
Prepared For
OPUS.
 Opus West Corporation
 2415 EAST CAMELBACK ROAD SUITE 800
 PHOENIX, AZ 85016-4201
 602-468-7000
 602-468-7010 FAX

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

SHEET TITLE
**CONCEPTUAL
 GRADING &
 UTILITY PLAN**

SHEET NUMBER
C1

SHEET 3 OF 4



LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOURS
5.25.08	EXISTING GROUND SPOT ELEVATION
65.23	PROPOSED SPOT ELEVATION
	TC=TOP OF CURB, FL=FLOW LINE, TW=TOP OF WALL, SB=BOTTOM OF WALL, EX=EXISTING, TD=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
5.805	PROPOSED INLET CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
SD	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
SAS	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING CAP
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE

LEGEND

SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
FL	PROPOSED VALVE
●	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
■	PROPOSED CAP
■	PROPOSED WATER METER
■	EXISTING BRICK CROSSWALK
■	EXISTING MEDIAN PAVING (FLUSH W/ ASPHALT)
-----	PROPOSED DRAINAGE BASIN BOUNDARY

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
 The purpose of this document is to present a conceptual drainage and grading plan for the proposed development of the Journal Center Phase 2, Unit 1. 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 plat. 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 north by Masthead Street, on the south by Wollcott Avenue, on the west by Washington Street, and on the east by Masthead. The existing legal description is Journal Center Phase 2, Lots 10 & 11. A replat is required in order to adjust the lot line between Lots 10 & 11 such that new Lot 11A (10.0 acres) and Lot 11B (8.35 acres) Phase see the vicinity map on this sheet.

III. EXISTING HYDROLOGIC CONDITIONS
 The site is vacant land. Since mass grading of the entire subdivision was recently finished, no significant vegetation exists. Currently Lot 10 drains to the west to Washington St. The majority of Lot 11 drains to southwest corner of the lot, and onto Wollcott 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 D1773144) allows for line discharge of developed flows to the surface of the adjacent streets. The allowable discharge rate for the site is 4.4 cfs/acre, which corresponds to 85% D, 7.5% S and 7.5% S. Other than the 24" storm drain in Masthead, there are no storm drains in the adjacent streets and no underground onsite storm drainage is proposed. No direct connections to the storm drain in Masthead are proposed. Under proposed developed conditions, the site will drain as similar manner as existing. The developed condition for the site will conform to the allowable discharge rates. Runoff from Basin A (20.1 cfs) will be directed to Masthead and Washington, while runoff from Basin B (16.6 cfs) will be directed to Wollcott 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 meet city drainage requirements. With the 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%
 Q100 = 0.075(4.56)(2.04+1.14) + 0.85(4.56)(7.0) = 20.1 cfs
 NOTE: Basin A drains to Washington and Masthead

Basin B:
 Land Treatment Percentages = "B" & "C" = 7.5% "D" = 85%
 Q100 = 0.075(3.78)(2.04+1.14) + 0.85(3.78)(7.0) = 16.6 cfs
 NOTE: Basin B drains to Wollcott.

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 11/19/01
 SIGNATURE & DATE



Opus Architects & Engineers, Inc.

10300 Iron Road West
Albuquerque, NM 87143-9110
505-262-4444
505-262-4529 fax

REGISTRATION

ISSUE RECORD

11/19/01- PRE-DRB
MEETING COMMENTS

DESIGN NUMBER

A510220

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DATE

PROJECT MANAGER

T. DAVIDSON

DRAWN BY

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Prepared For



Opus West Corporation

2415 EAST CAMDENBARK ROAD SUITE 800
PHOENIX, AZ 85046-4801
602-488-7000
602-488-7010 fax

PROJECT

4400 Masthead
Journal Center
Phase Two Unit One

LOCATION
ALBUQUERQUE, NM

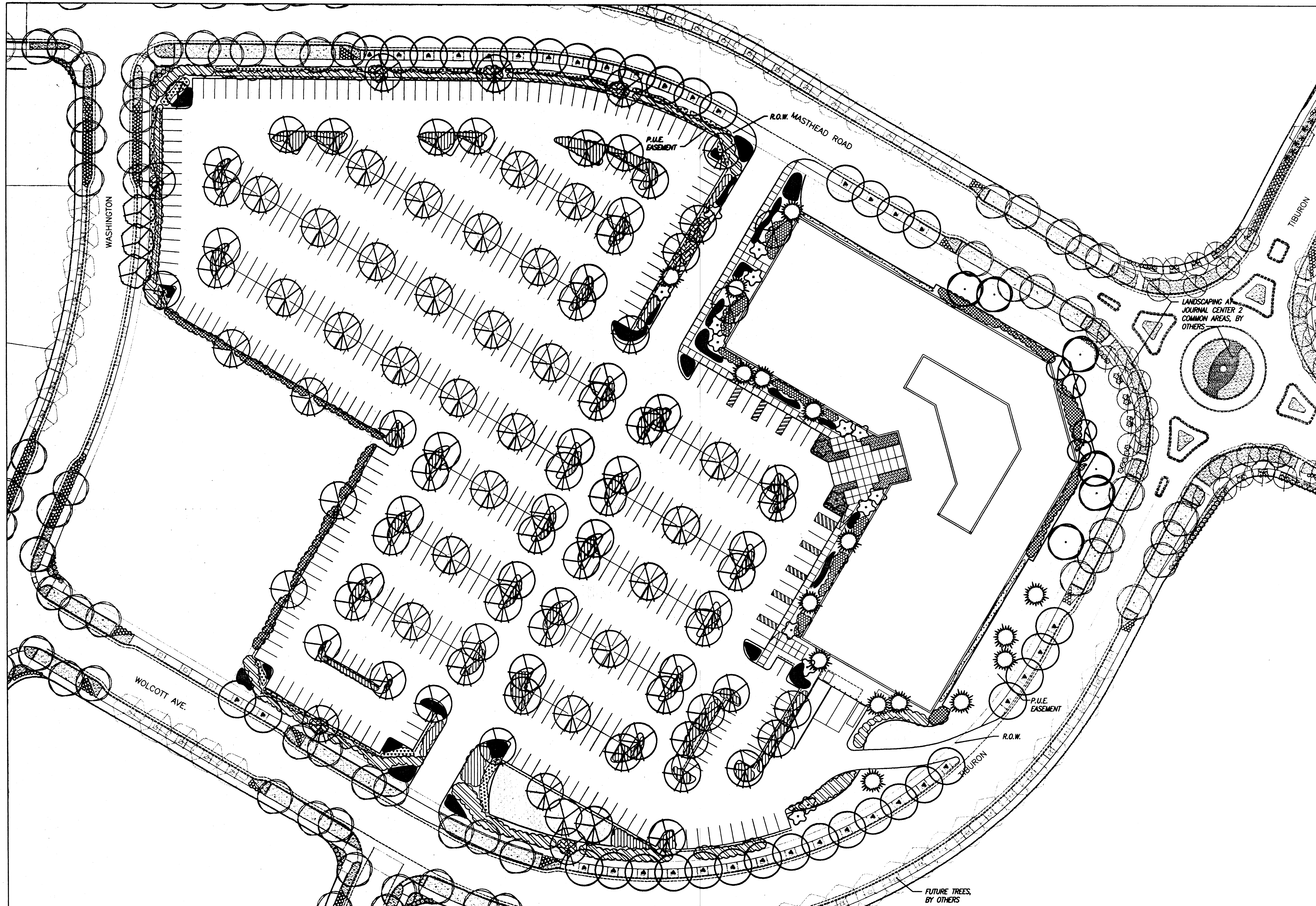
SHEET TITLE

SCHEMATIC LANDSCAPE PLAN

SHEET NUMBER

L-1

SHEET 4 OF 4



Plant Legend

<p>Parking Lot Medians</p> <p>TREES Oymococcus dioica KENTUCKY COFFEE TREE</p> <p>ORNAMENTAL GRASSES Muhlenbergia capillaris "Regal Mist" REGAL MIST</p> <p>Parking Lot Screening</p> <p>TREES Crotogeomys crua-galli "Inermis" Cercis canadensis THORNLESS HAWTHORN OKLAHOMA REDBUD</p> <p>SHRUBS Covania meoana MOUNTAIN MAHOGANY Cercocarpus ledifolius GERMANDER BEARGRASS Nolina microcarpa THREE LEAF SUMAC</p>	<p>Tiburon/Masthead Streetscape</p> <p>TREES Celtis occidentalis COMMON HACKBERRY Crotogeomys ambigua RUSSIAN HAWTHORN Pinus flexilis LIMBER PINE Fraxinus velutina var. Bursera BERNIDA ASH</p> <p>SHRUBS Follicle parviflora Vauquelinia californica APACHE PLUME ARIZONA ROSEWOOD</p> <p>TURFGRASS Bouteloua dactyloides BUFFALO GRASS Platycodon chinensis CHINESE PISTACHE</p>	<p>Building Entry</p> <p>TREES Crotogeomys crua-galli "Inermis" Sambucus mexicana MEXICAN ELDER Pinus flexilis LIMBER PINE SHRUBS Rosmarinus officinalis "Ary" ARIP ROSEMARY Pinus mugo mugo DWARF MUGO PINE Vauquelinia californica ARIZONA ROSEWOOD</p> <p>PERENNIALS/GROUND COVERS Zauschneria californica HUMBLEDORF PLANT Teucrium chamaedrys GERMANDER Thymus spp. THYME Liatris punctata GAYFEATHER</p> <p>ORNAMENTAL GRASSES Scleria tenuiseta MEXICAN THREADGRASS</p>
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Landscape 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 70% OF THE LANDSCAPE AREA.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1985.

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 (0.15 AC.) =	363,726 S.F.
BUILDING TOTAL (FIRST FLOOR) =	53,333 S.F.
NET SITE AREA =	310,393 S.F.
LANDSCAPE AREA REQUIRED =	48,558 S.F.
LANDSCAPE AREA PROVIDED =	74,881 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	24%

