

**SITE DATA**

PROJECT LOCATION	4301 MASTHEAD STREET ALBUQUERQUE, NM
OWNER	ALEX HERRON
ADDRESS	676 1600 RIO GRANDE BLVD NW ALBUQUERQUE, NM
ARCHITECTS	JLS ARCHITECTS
DATE	10/01/2009
PROJECT NO.	1000 RIO GRANDE BLVD NW ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOTS 13 & 14 OF JOURNAL CENTER DEVELOPMENT, INC. ALBUQUERQUE, NM
CURRENT ZONING	D-17-Z
ZONE ALIAS SHEET	D-17-Z
APPLICABLE CODE	1997 IBC
CONSTRUCTION TYPE	FLY-ASH-SHINGLED
SCALE	1/8" = 1'-0"
TOTAL LOT AREA	89,037 S.F.
BUILDING AREA	26,000 S.F.
NET LOT AREA	61,037 S.F.
PAVED AREA	64,878 S.F.
LANDSCAPE AREA	13,861 S.F.
# OF NET LOT AREA	1,386,100 SQ. FT.
# OF NET LOT AREA	1,386,100 SQ. FT.
LANDSCAPE TO PAVED AREA RATIO	18.7%
OFFICE	5,000 / 200 = 25 SPACES
WAREHOUSE	23,000 / 200 = 115 SPACES
REQUIRED PARKING (TOTAL)	120 SPACES
PARKING PROVIDED	120 SPACES
REQUIRED H.C. PARKING	3 SPACES
H.C. PARKING PROVIDED	4 SPACES
BI-CYCLE PARKING PROVIDED	3 SPACES

**Journal Center II Office/Warehouse**  
 Lots 13 & 14  
 at Journal Center II  
 Albuquerque NM

**JLS ARCHITECTS**  
 1688 FIVE GRANDE NW  
 ALBUQUERQUE, NM  
 NEW MEXICO 87106  
 505.246.0870  
 FAX 505.246.0437

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	AS SHOWN	10/01/09

**ARCHITECT:** JLS ARCHITECTS  
**ENGINEER:** JLS ARCHITECTS  
**DATE:** 1-18-02  
**SHEET:** C1 OF 4

**GENERAL NOTES**

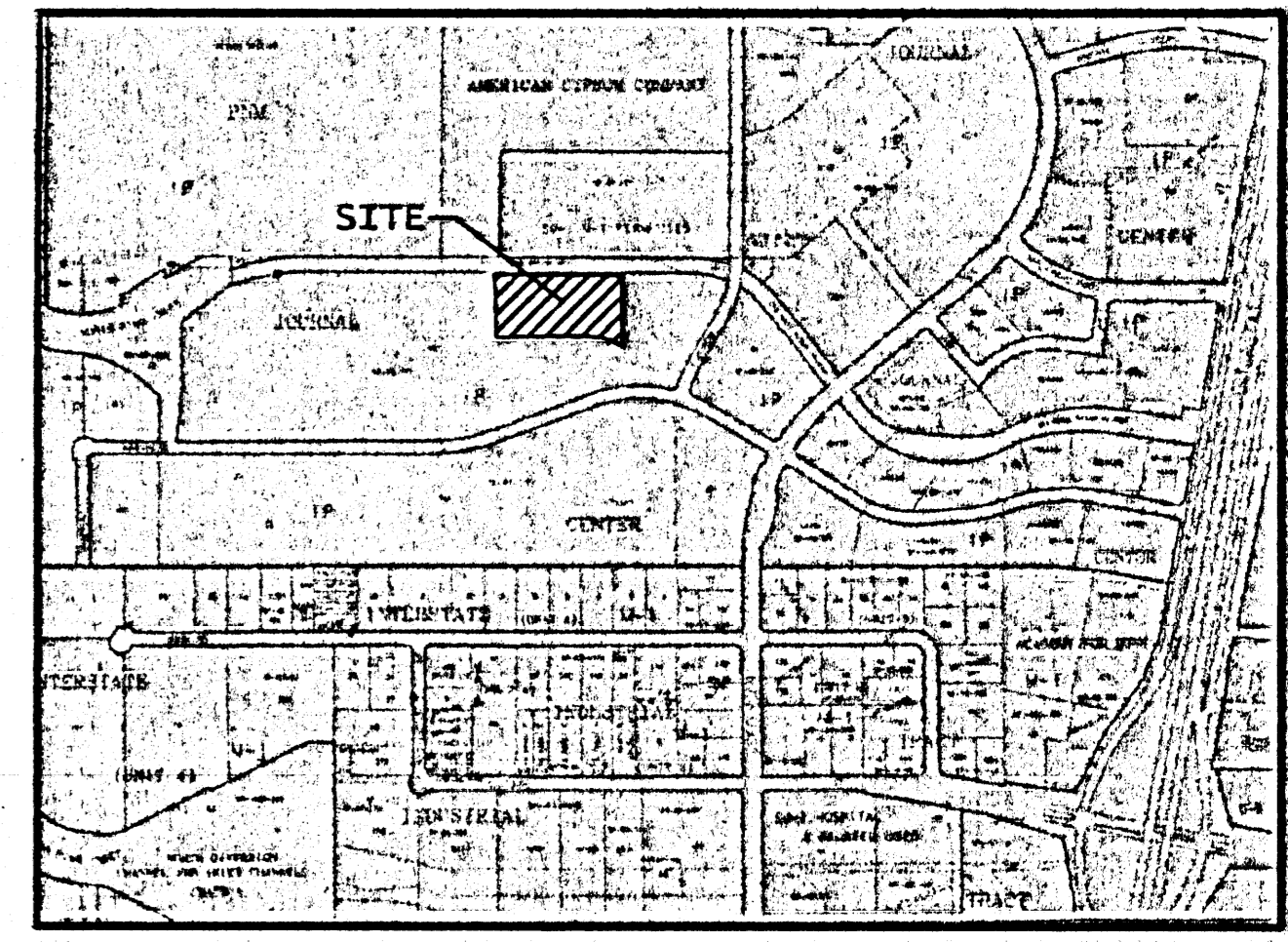
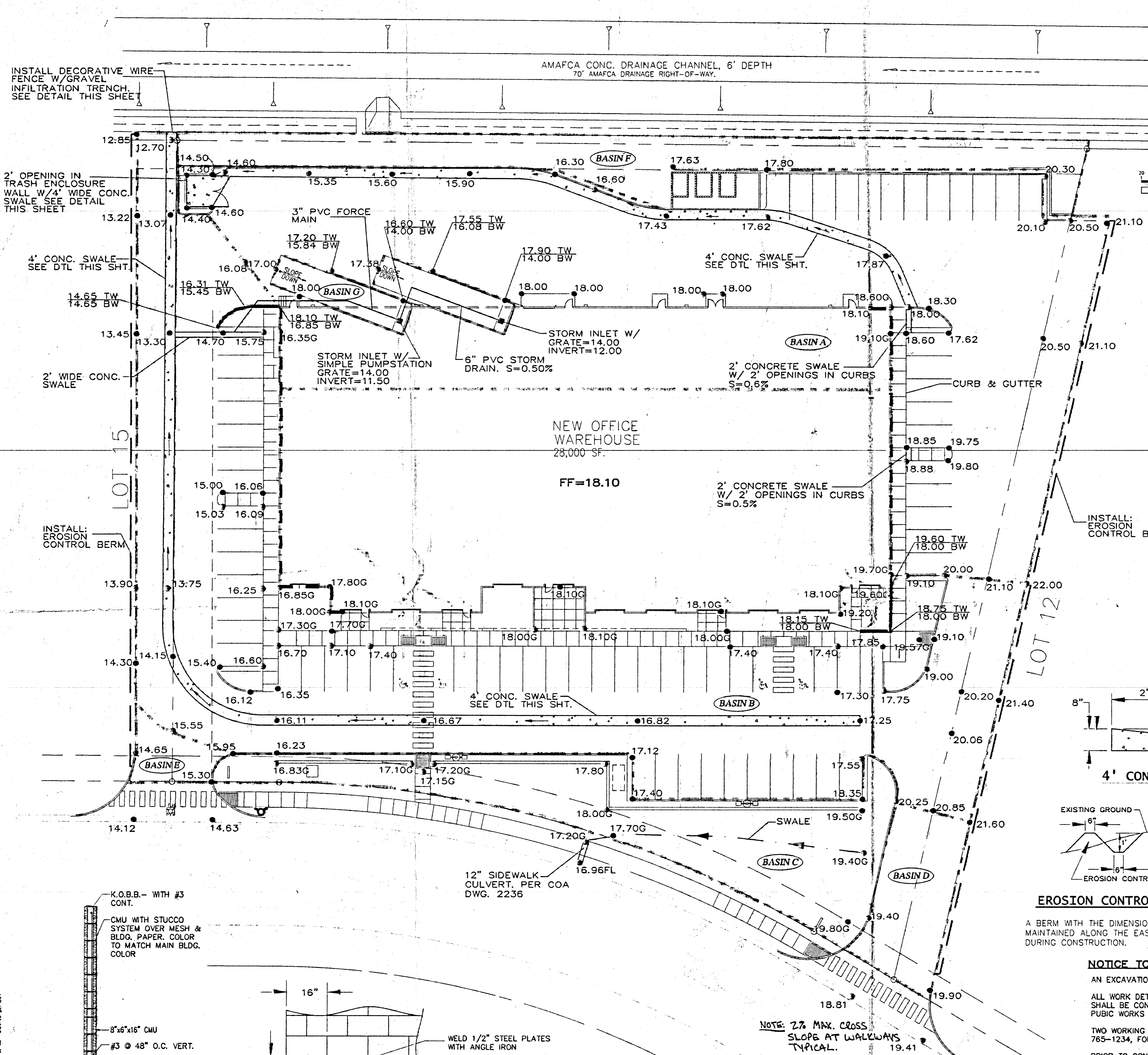
- VERIFY ALL EXISTING SITE UTILITIES ROUTING AND DEPTH CONNECTIONS WITH UTILITY PROVIDERS. ALL LINES FOR BUILDING
- OWNER RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM CITY OF ALBUQUERQUE
- OWNER TO VERIFY ALL EXISTING UTILITIES AND DEPT. OF WATER SERVICES AS NECESSARY
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**PROJ 1008633**

**Site Plan and Site Details**

**Journal Center II Office/Warehouse**





VICINITY MAP  
ZONE ATLAS PAGE : D-17-Z

**DRAINAGE PLAN:**  
 LEGAL DESCRIPTION: LOTS 13 AND 14 JOURNAL CENTER PHASE 2, UNIT 1  
 SITE AREA: 2.231 ACRES  
 BENCHMARK: ACS STATION 'TREVES 2' A BRASS CAP SET ON TOP OF NORTH DIVERSION CHANNEL, EAST SIDE. ELEVATION = 5073.26 (TOPOGRAPHIC SURVEY PERFORMED BY RIO GRANDE SURVEYS)  
 FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 20, 1996 (PANEL NO. 35001C0136) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.  
 EXISTING DRAINAGE CONDITIONS:  
 THE PROPERTY IS LOCATED ALONG MASTHEAD STREET JUST WEST OF TIBURON STREET. THE NORTH PINO ARROYO IS LOCATED DIRECTLY NORTH OF THE SITE. THE EXISTING SITE DRAINS FROM SOUTHEAST TO NORTHWEST AT AN AVERAGE SLOPE OF 0.2%. FOLLOWING THE JOURNAL CENTER PHASE 2 MASTERPLAN, THE SITE SLOPES TO THE NORTH PINO ARROYO. THE PEAK FLOW THAT REACH THE NORTH PINO ARROYO DURING EXISTING CONDITIONS IS 7.2 CFS. THERE ARE TEMPORARY OFFSITE FLOWS FROM LOT 12 TO THE EAST.  
 THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 2. THE 100 YEAR, 6 HOUR STORM IS 2.35 INCHES. UNDER EXISTING CONDITIONS THE SITE IS CONSIDERED TO BE LAND TREATMENT C BECAUSE OF ITS SLOPE. THE PEAK RUNOFF DURING A 100 YEAR, 6 HOUR STORM UNDER EXISTING CONDITIONS IS 7.2 CFS.  
 DEVELOPED DRAINAGE CONDITIONS:  
 THE TWO EXISTING LOTS WILL BE COMBINED INTO ONE LOT THROUGH A PLATING ACTION. THIS DRAINAGE PLAN FOLLOWS THE JOURNAL CENTER PHASE 2 MASTER DRAINAGE PLAN. THE SITE IS DIVIDED INTO SEVEN DRAINAGE BASINS, BASINS A, B, C, D, E, F, AND G. BASINS A, B, F, AND G ALL DRAIN TO THE NORTH PINO ARROYO. RUNOFF FROM BASINS A AND B IS CONVEYED TO THE ARROYO FROM THE PARKING AREA. A CONCRETE SWALE IS CONSTRUCTED IN THE PARKING AREA WHERE THE SLOPES ARE 0.5%. FLOWS FROM BASINS A AND B ENTER AN EXISTING CONCRETE SWALE PARALLEL TO THE ARROYO AT THE NORTH WEST CORNER OF THE SITE. A TOTAL OF 8.95 CFS DISCHARGES TO THE EXISTING CONCRETE VALLEY GUTTER AT THIS LOCATION. BASIN F DRAINS 0.30 CFS DIRECTLY TO THE EXISTING PINO ARROYO CONCRETE SWALE. BASIN G COLLECTS THE RUNOFF (0.14 CFS) IN THE TRUCK DOCKS IN STORM INLETS. THE STORM INLETS ARE CONNECTED BY A 6" STORM SEWER. THE STORM INLET IN THE WESTERN TRUCK DOCK HAS A SIMPLE PUMP STATION WHICH DISCHARGES THE FLOWS THROUGH A 3" FORCE MAIN TO THE CONCRETE SWALE NORTH OF THE PARKING LOT WHICH DISCHARGES TO THE NORTH PINO ARROYO CONCRETE SWALE.  
 BASINS C, D, AND E ALL DRAIN TO MASTHEAD STREET. RUNOFF FROM BASIN C, WHICH IS THE LANDSCAPED AREA IN FRONT OF THE FRONT PARKING LOT, IS COLLECTED IN A SWALE AND DISCHARGED TO MASTHEAD THROUGH A 12" SIDEWALK CULVERT. A TOTAL OF 0.51 CFS IS DISCHARGED FROM BASIN C TO MASTHEAD. FLOWS FROM BASINS D AND E ARE DISCHARGED DIRECTLY TO MASTHEAD STREET THROUGH THE DRIVEWAYS. A TOTAL OF 0.32 CFS IS DISCHARGED TO MASTHEAD FROM BASINS D AND E.  
 NOTE: ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED

**LEGEND**

- 14.12 SPOT ELEVATIONS
- STEM WALLS
- RETAINING WALL
- EXIST. CONTOURS
- BASIN BOUNDARY
- BASIN NUMBER
- FLOW DIRECTION
- EROSION CONTROL BERM

**Journal Center II  
Office/Warehouse**  
 Lots 13 & 14  
 at Journal Center II  
 Albuquerque NM

**ARCHITECTS**  
 1600 Rio Grande Boulevard NW  
 Albuquerque, NM 87104  
 phone (505) 246-0870  
 fax (505) 246-0437

**GRADING AND DRAINAGE PLAN**

revisions:

**SITE DATA**

LOCATION: LOTS 13 & 14 OF JOURNAL CENTER II ALBUQUERQUE, NM

OWNER: ALEX HUDSON c/o 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870

ARCHITECTS: JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870

LEGAL DESCRIPTION: LOTS 13 & 14 OF JOURNAL CENTER II ALBUQUERQUE, NM

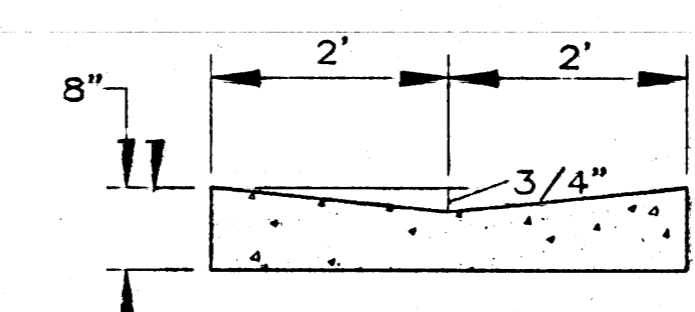
ZONE ATLAS PAGE: D-17-Z

**THOMPSON ENGINEERING CONSULTANTS**  
 CIVIL ENGINEERING SERVICES  
 PHONE: (505) 896-7999 FAX: (505) 896-6112

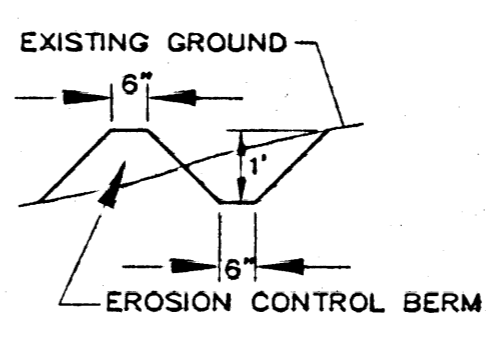
**Architect:**

**Engineer:**

date: 1-11-02 sheet: C2 of 4



4' CONCRETE SWALE NTS



EROSION CONTROL PLAN NTS

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED ALONG THE EAST & WEST PROPERTY LINE DURING CONSTRUCTION.

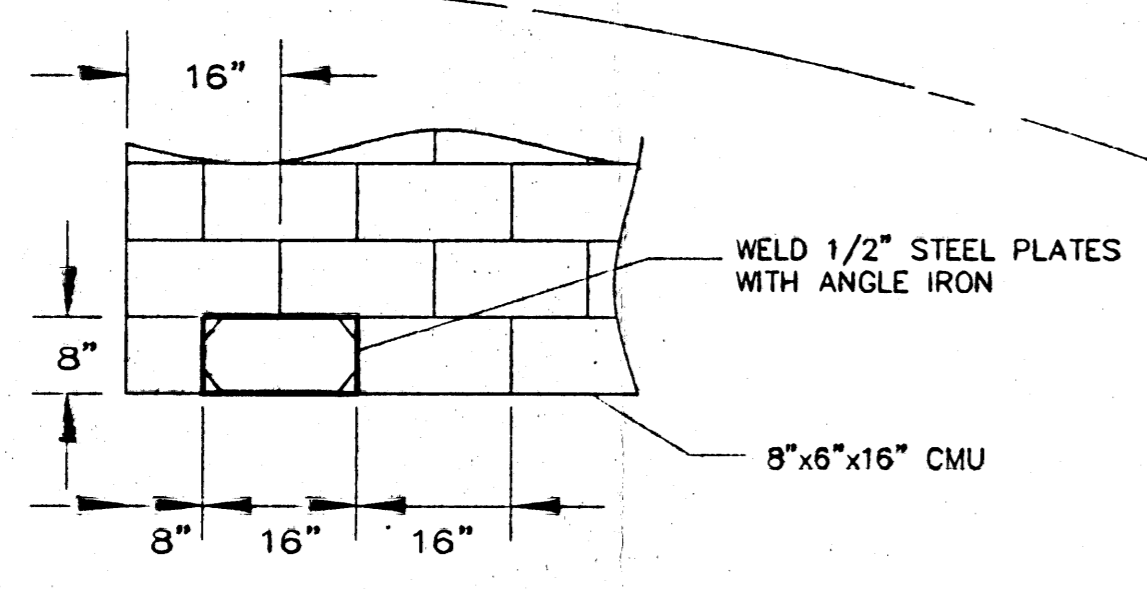
**NOTICE TO CONTRACTORS**

AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.  
 ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.  
 TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.  
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.  
 BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.  
 MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.  
 WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

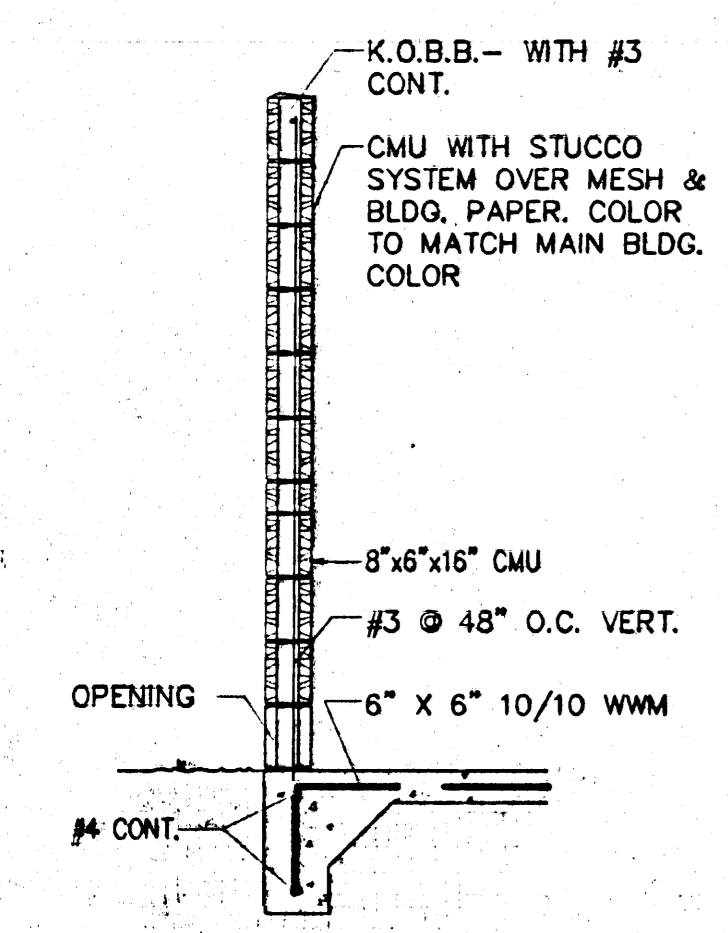
APPROVAL	NAME:	DATE:
INSPECTOR		

BASIN	AREA(ac)	TYPE A	TYPE B	TYPE C	TYPE D	100 YR. 6 HR PEAK FLOW (cfs)
A	0.720		0.009	0.009	0.702	3.35
B	1.184		0.026	0.025	1.133	5.46
C	0.176		0.079	0.079	0.018	0.51
D	0.050				0.050	0.24
E	0.019				0.018	0.08
F	0.112		0.056	0.056		0.30
G	0.030				0.030	0.14
TOTAL	2.290					

NOTE: 2% MAX. CROSS SLOPE AT WALKWAYS TYPICAL.



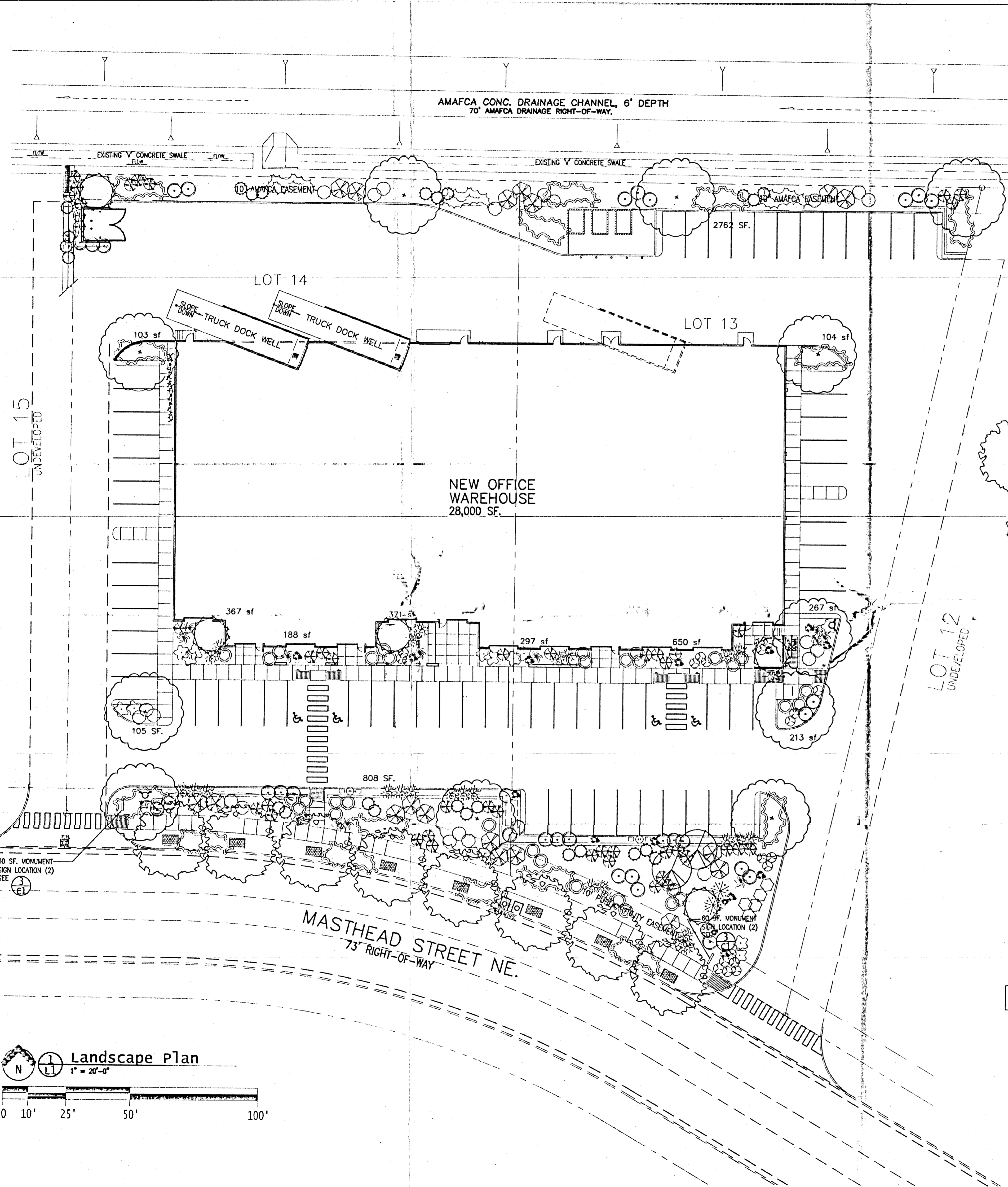
TRASH ENCLOSURE OPENING SECTION NTS



TRASH ENCLOSURE WALL OPENING NTS

2025 RELEASE UNDER E.O. 14176





**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Navajo Rose Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

IRRIGATION FOR TREES & SHRUBS BETWEEN WALKS AND CURB SHALL BE TIED INTO EXISTING IRRIGATION FOR REMAINING SUBDIVISION STREETScape. A SEPARATE IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL INTERNAL LANDSCAPING FOR THIS PROJECT.

**PLANT LEGEND**

- |                                                                            |                                                                                |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| HONEYLOCUST (M) 8<br><i>Gleditsia triacanthos</i> Inermis<br>2" Gal.       | CHINESE PISTACHE (M) 11<br><i>Pistachia chinensis</i><br>2" Gal.               |
| THORNLESS HAWTHORN (H) 5<br><i>Crataegus crus-galli</i> Inermis<br>20 Gal. | OKALHOMA REDBUD (H) 2<br><i>Cercis reniformis</i><br>2" Gal.                   |
| SILVERBERRY (M) 43<br><i>Elaeagnus pungens</i><br>5 Gal. 100sf             | CURL LEAF MOUNTAIN MAHGANY (L) 18<br><i>Cercocarpus ledifolius</i><br>5 Gal.   |
| THREE-LEAF SUMAC (L) 23<br><i>Rhus trilobata</i><br>5 Gal. 36sf            | AUTUMN JOY SEDUM 13<br><i>Sedum telephium</i><br>2 Gal. 4sf                    |
| SOTOL (L) 2<br><i>Dasylirion wheeleri</i><br>5 Gal. 36sf                   | THYME (M) 8<br><i>Thyme spp.</i><br>1 Gal. 9sf                                 |
| ARP ROSEMARY (M) 33<br><i>Rosmarinus officinalis</i> 'ARP'<br>5 Gal. 36sf  | GREY LEAF COTONEASTER (M) 35<br><i>Cotoneaster buxifolius</i><br>3-5 Gal. 25sf |
| APACHE PLUME (L) 22<br><i>Fallugia pargodoxa</i><br>5 Gal. 25sf            | POWIS CASTLE SAGE (M) 9<br><i>Artemisia X Powis Castle</i><br>3-1 Gal. 25sf    |
| BEARCRASS (M) 29<br><i>Nolina microcarpa</i><br>5 Gal. 25sf                | 15 BOULDERS                                                                    |
| GAYFEATHER (M) 20<br><i>Liatris punctata</i><br>5 Gal. 16sf                | FLAGSTONE ARMORING AT STREET TREES                                             |
| MEXICAN THREADGRASS (M) 29<br><i>Stipa tenuissima</i><br>1 Gal. 4sf        | BANK'S ROSE (M)<br><i>Rosa banksiae</i><br>5 Gal. 400sf                        |
| ENGLISH LAVENDER (M) 11<br><i>Lavendula angustifolia</i><br>1 Gal. 9sf     |                                                                                |
| NAVAJO ROSE GRAVEL WITH FILTER FABRIC                                      |                                                                                |

LOCATION: 4301 MASTHEAD STREET ALBUQUERQUE, NM

OWNER: ALEX HUDSON  
c/o: 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870

ARCHITECTS: JLS ARCHITECTS  
1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870

LEGAL DESCRIPTION: LOTS 13 & 14 OF JOURNAL CENTER, PHASE II, UNIT 1 ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: D-17-2

APPLICABLE CODE: 1997 UBC

CONSTRUCTION TYPE: V-N FULLY-SPRINKLED

SEISMIC ZONE: 2B

TOTAL LOT AREA: (2,044 AC.) 89,037 S.F.

BUILDING AREA: 28,000 S.F.

NET LOT AREA: 61,037 S.F.

PAVED AREA: (0,330 SF.-OFF SITE PAVING) 47,676 S.F.

LANDSCAPE AREA: 13,361 S.F. (1,709 SF.-OFF SITE LANDSCAPING)

% OF NET LOT AREA LANDSCAPED: 22.2% (% WITHOUT OFF SITE LANDSCAPING)

LANDSCAPE TO PAVED AREA RATIO: .28

OFFICE 5,000/ 200 = 25 SPACES  
WAREHOUSE 23,000/ 2000 = 12 SPACES  
REQUIRED PARKING (TOTAL): 37 SPACES

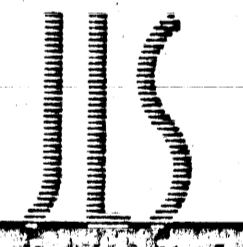
PARKING PROVIDED: 71 SPACES

REQUIRED H.C. PARKING: 3 SPACES

H.C. PARKING PROVIDED: 4 SPACES

BICYCLE PARKING PROVIDED: 3 SPACES

**Journal Center II  
Office/Warehouse**  
Lots 13 & 14  
at Journal Center II  
Albuquerque NM



1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Site Plan and  
Site Details**

**REVISIONS:**

ARCHITECT: ENGINEER:

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
it@hilltoplandscaping.com

