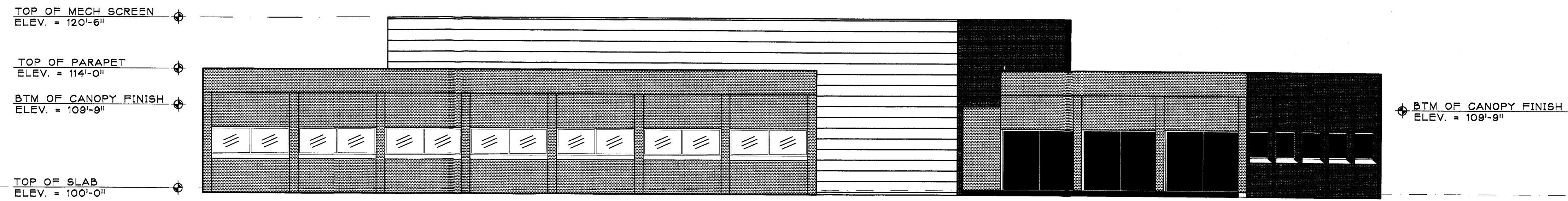


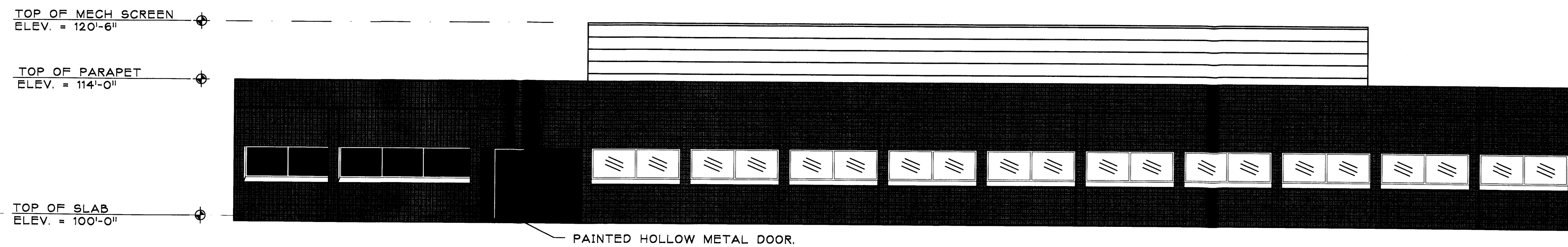
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

DORMAN and BREEN

LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-8196

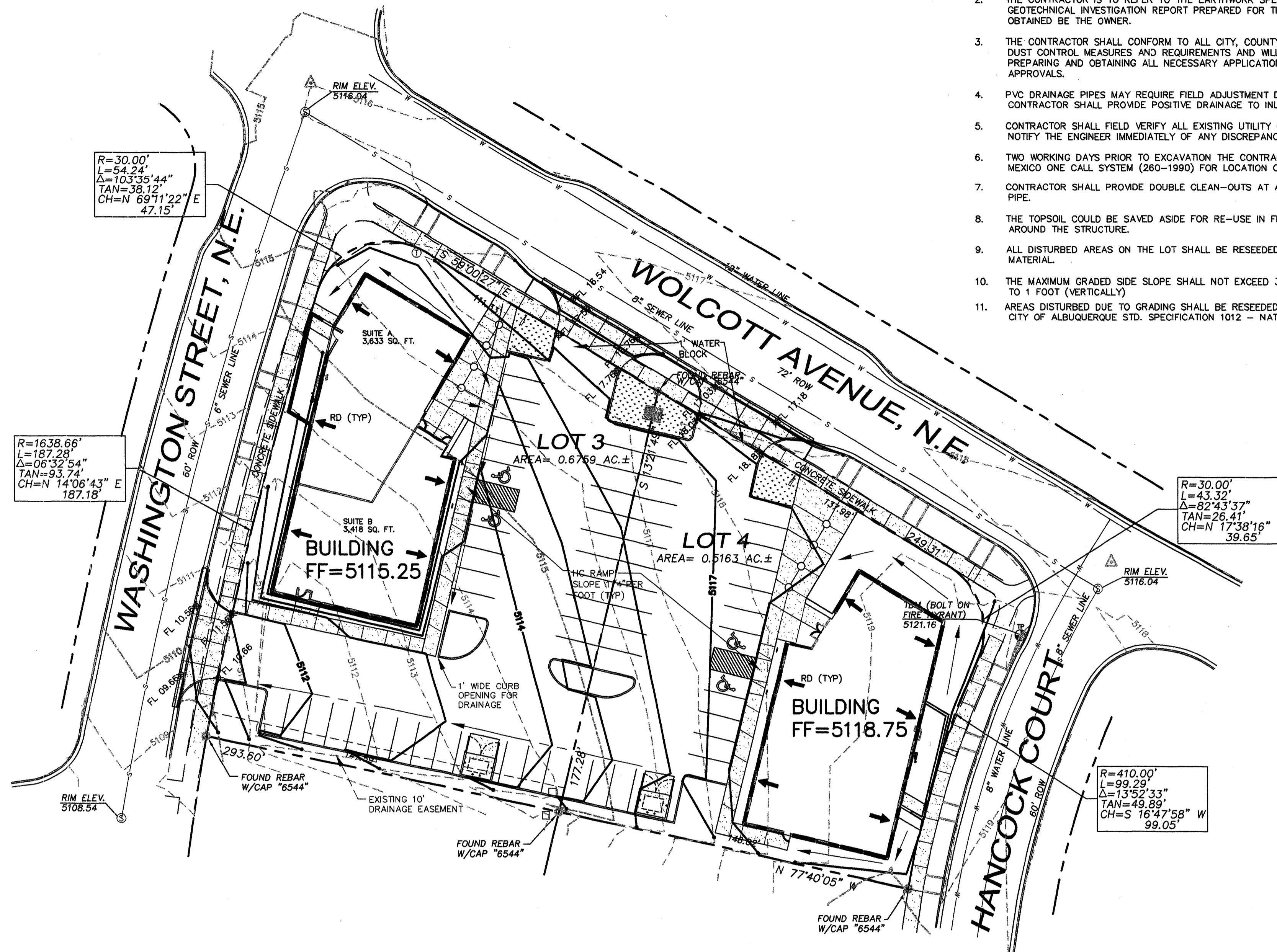
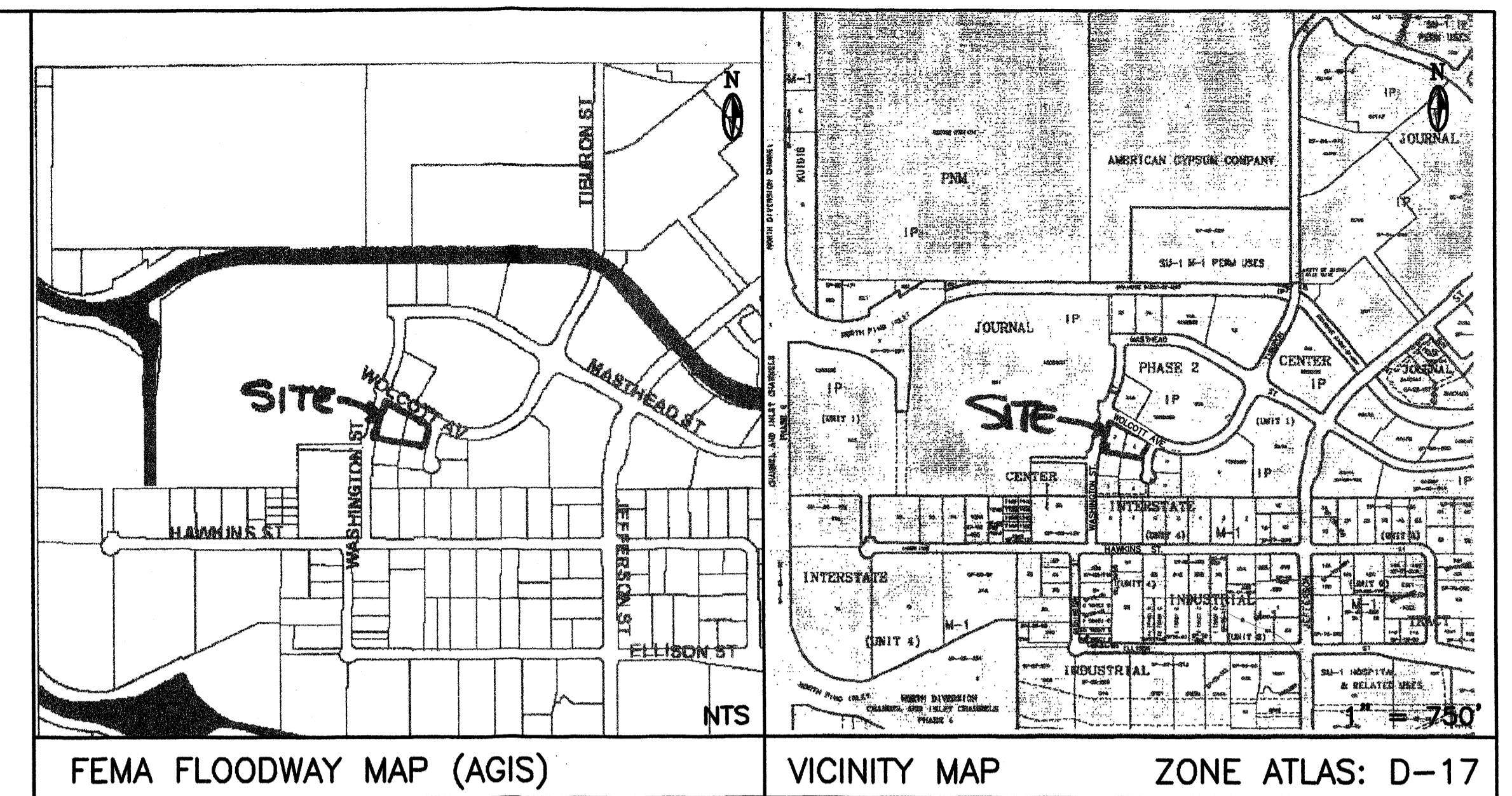
R+B

RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940

4100 Wolcott Avenue NE, Lot 3
4110 Wolcott Avenue NE, Lot 4
LOTS 3 & 4 JOURNAL CENTER 2
Albuquerque, New Mexico

SHEET TITLE: BUILDING ELEVATIONS	
LOT 3 DEPICTED LOT 4 = LOT 3 STYLE	
JOB NUMBER: 0240	
DATE: 10-8-02	
REVISIONS:	DATE:
Permit Set	10-8
SHEET: A-2.1	

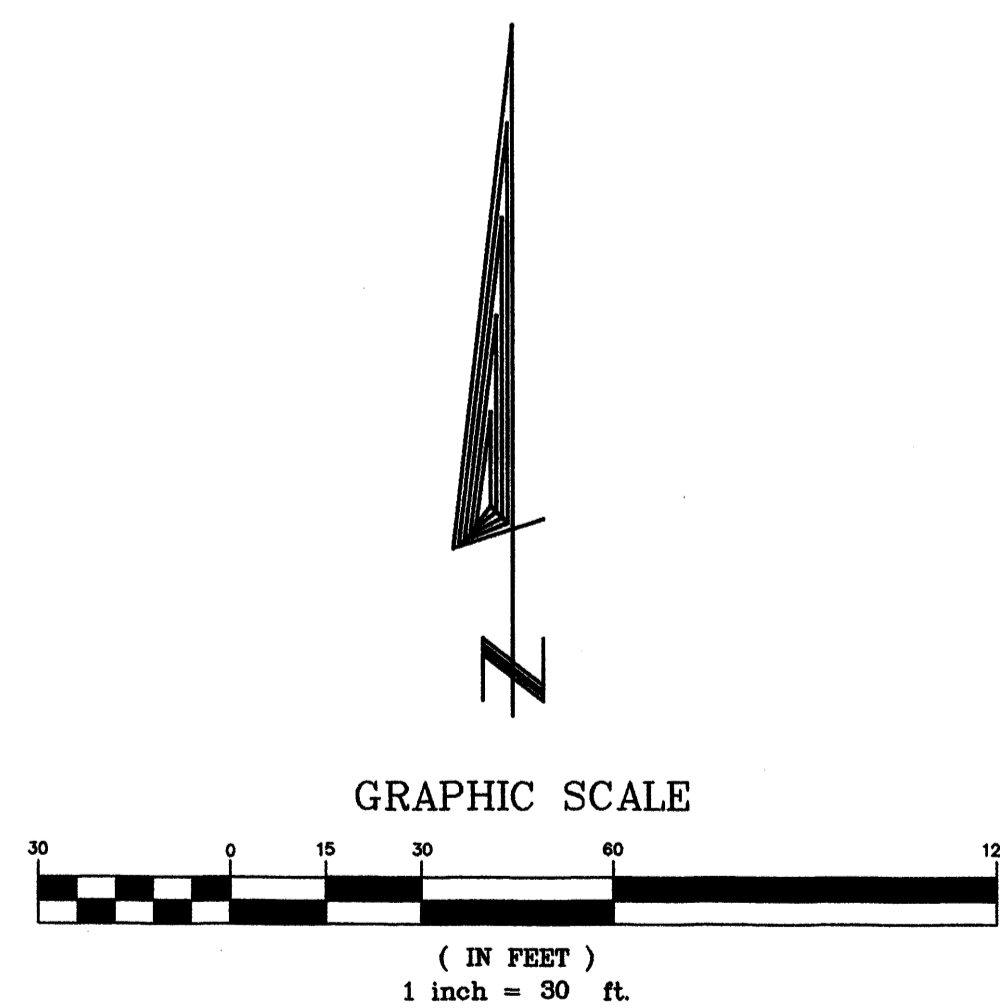
- GENERAL GRADING NOTES:
1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BY THE OWNER.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
 4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
 5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 7. CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
 8. THE TOPSOIL COULD BE SAVED ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AROUND THE STRUCTURE.
 9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEEDED WITH NATIVE SEEDING MATERIAL.
 10. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
 11. AREAS DISTURBED DUE TO GRADING SHALL BE RESEEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING, O.A.E.



LOTS 3 & 4, JOURNAL CENTER
WITHIN
PHASE 2, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Survey Notes

- 1) REFER TO PLAT ENTITLED "PLAT OF JOURNAL CENTER PHASE 2, UNIT 1" LYING AND SITUATE WITHIN PROJECTED SECTION 12, T.11 N., R. 3 E., ELENA GALLEGOS GRANT, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 15, 2001, IN BOOK 2001C, PAGE 84.
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM NMSHC MONUMENT "9-D17", ELEVATION (FEET) = 5124.4
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF SEPTEMBER 16, 2002, DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 92, ARTICLE 14, NMSA 1973 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.



LOCATION OF UTILITY LINES ARE APPROXIMATE
SIZE OF LINE BASED ON AS-BUILT DATA OBTAINED
FROM THE CITY OF ALBUQUERQUE

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. Two buildings are proposed for the subject property (2 lots), with associated access, parking and landscaping.

EXISTING CONDITIONS:

Presently the 1.19 acre site is undeveloped. The site is bounded on the west by Washington Street, on the north by Wolcott Avenue, and on the east by Hancock Court. The site slopes from the northeast to the southwest at approximately 4%. As shown by the FEMA Map Panel No. 136, dated April 2, 2002, the site is not located in a 100-year floodplain. No offsite runoff enters the property.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located within the westerly half of Lot #3 and within the easterly half of Lot #4. On site flows will drain around the structures and flow to the southwest. All roof drainage will discharge from the roofs to the south and west and continue to flow to Washington Street. Runoff will continue to be allowed to free discharge to the adjacent street, per the Bohannon Huston Journal Center Master Drainage plan (COA File No. D17/D3). Supplemental calculations have been provided to the City of Albuquerque Hydrology Department.

CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing Treatment Types:

Treatment A = 1.19 acres
Treatment B = 0 acres
Treatment C = 0 acres
Treatment D = 0 acres

Proposed Treatment Types:

Treatment A = 0.00 acres
Treatment B = 0.23 acres
Treatment C = 0.00 acres
Treatment D = 0.96 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 1.86 cfs
Proposed 100-year Flow = 5.04 cfs

Existing 100-year Volume = 2289 cu. ft.
Proposed 100-year Volume = 8039 cu. ft.

PROPERTY ADDRESS:

7420 Washington Street (Lot #3)
7421 Hancock Court (Lot #4)

TOPOGRAPHY:

Topographic information provided by Precision Surveying dated September 2002.

LEGEND

EXISTING	PROPOSED
CONTOUR	5116 5850
PROPERTY LINE	---
ROAD	---
SETBACK	---
RETAINING WALL	⊘⊘⊘⊘⊘

Survey Legend

MEASURED BEARING AND DISTANCES	FOUND AND USED MONUMENT AS DESIGNATED
⊙	UTILITY PEDESTAL
⊗	SANITARY SEWER MANHOLE
⊕	CENTERLINE MONUMENT
⊖	WATER METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊙	TELEPHONE MANHOLE

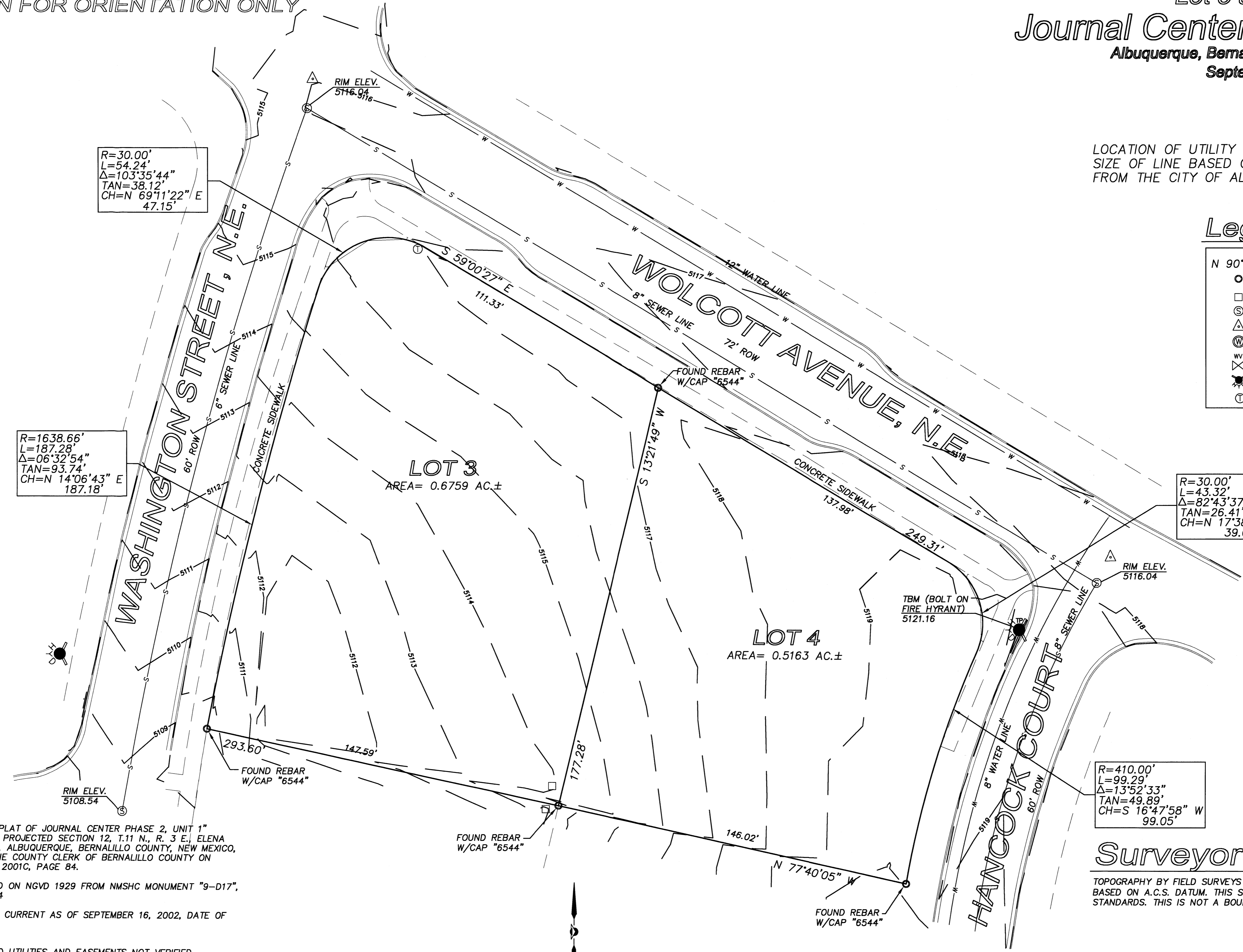
ASPIE S. MENDOZA
REGISTERED PROFESSIONAL SURVEYOR
NEW MEXICO

10-3-02

THIS IS NOT A BOUNDARY SURVEY
 APPARENT LOT LINES AND PROPERTY CORNERS
 ARE SHOWN FOR ORIENTATION ONLY

Topographic Survey of
 Lot 3 and Lot 4
 Journal Center, Phase 2, Unit 1
 Albuquerque, Bernalillo County, New Mexico
 September 2002

LOCATION OF UTILITY LINES ARE APPROXIMATE
 SIZE OF LINE BASED ON AS-BUILT DATA OBTAINED
 FROM THE CITY OF ALBUQUERQUE



R=30.00'
 L=54.24'
 Δ=103°35'44"
 TAN=38.12'
 CH=N 69°11'22" E
 47.15'

R=1638.66'
 L=187.28'
 Δ=06°32'54"
 TAN=93.74'
 CH=N 14°06'43" E
 187.18'

R=30.00'
 L=43.32'
 Δ=82°43'37"
 TAN=26.41'
 CH=N 17°38'16" W
 39.65'

R=410.00'
 L=99.29'
 Δ=13°52'33"
 TAN=49.89'
 CH=S 16°47'58" W
 99.05'

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
□	UTILITY PEDESTAL
⊙	SANITARY SEWER MANHOLE
△	CENTERLINE MONUMENT
⊙	WATER METER
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	TELEPHONE MANHOLE

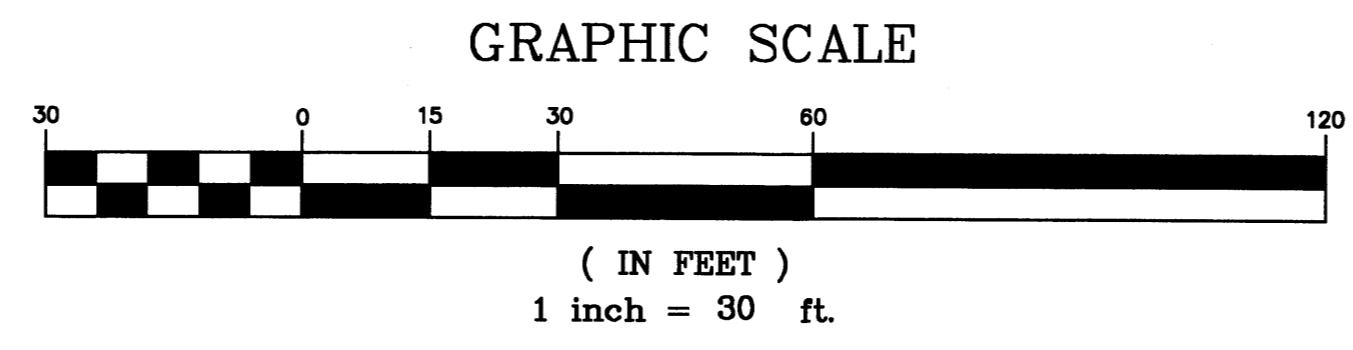
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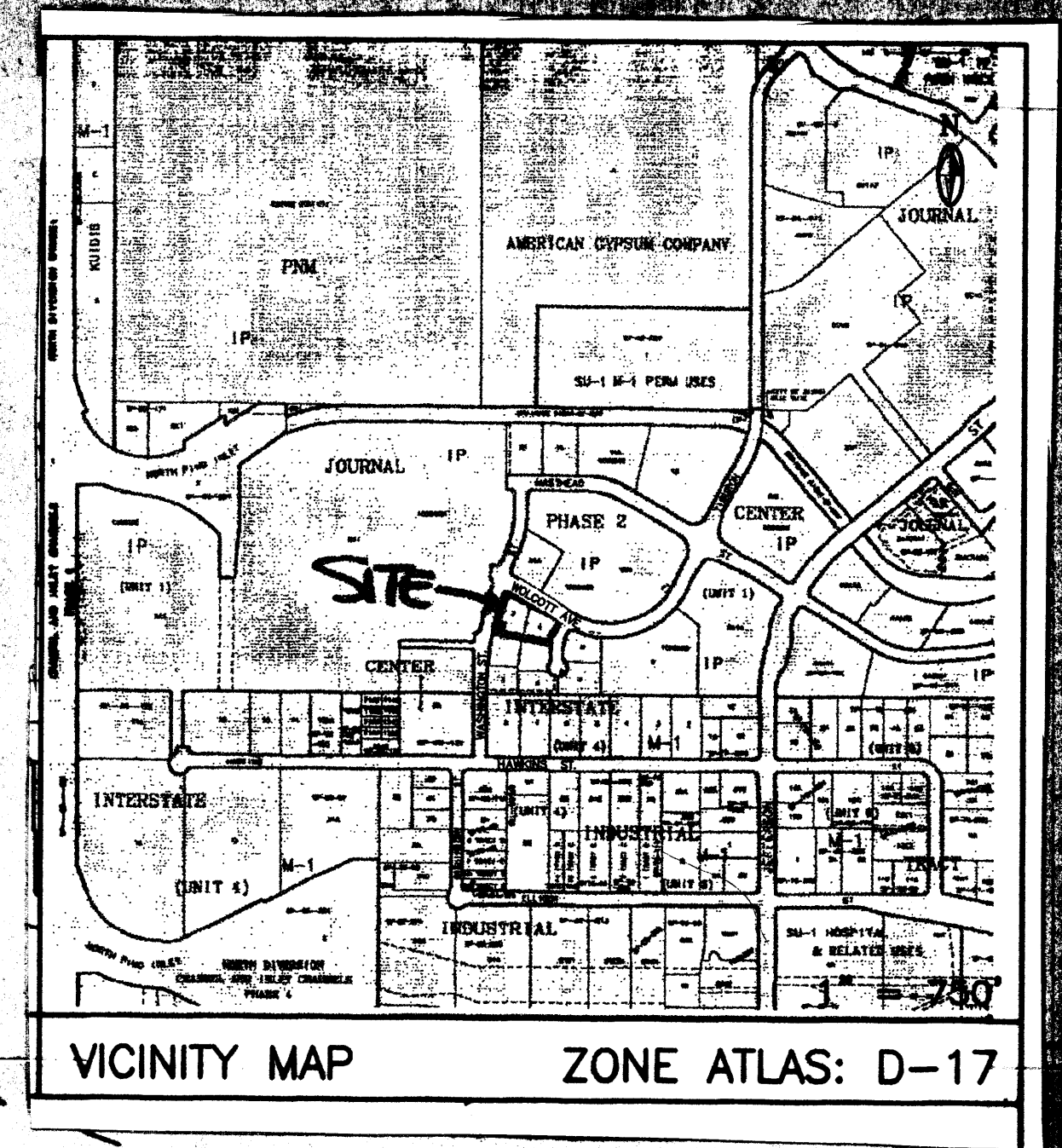
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Surveyor's Certificate

TOPOGRAPHY BY FIELD SURVEYS USING ROBOTIC ELECTRONIC TOTAL STATION. ELEVATIONS BASED ON A.C.S. DATUM. THIS SURVEY MEETS CURRENT NATIONAL MAP ACCURACY STANDARDS. THIS IS NOT A BOUNDARY SURVEY.

LARRY W. MEDRANO DATE _____

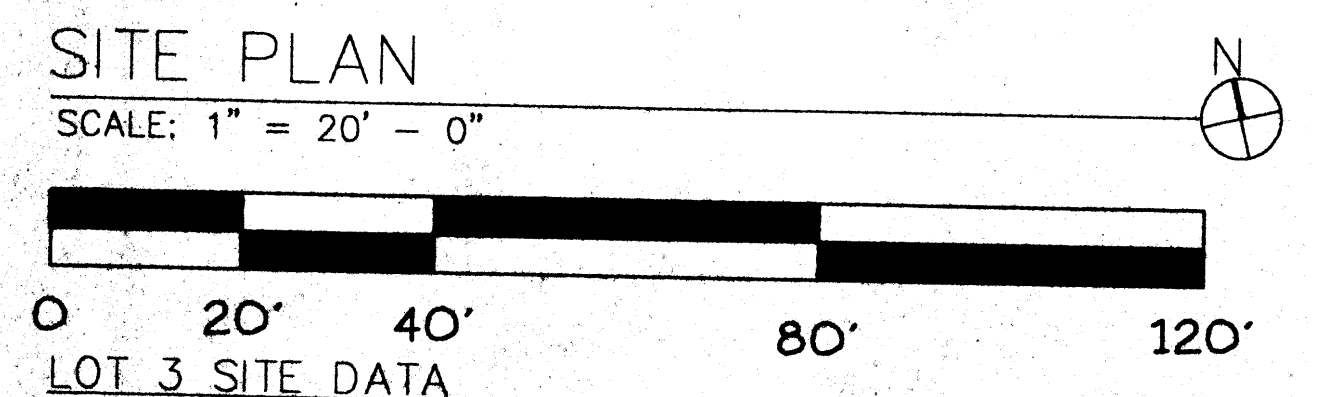
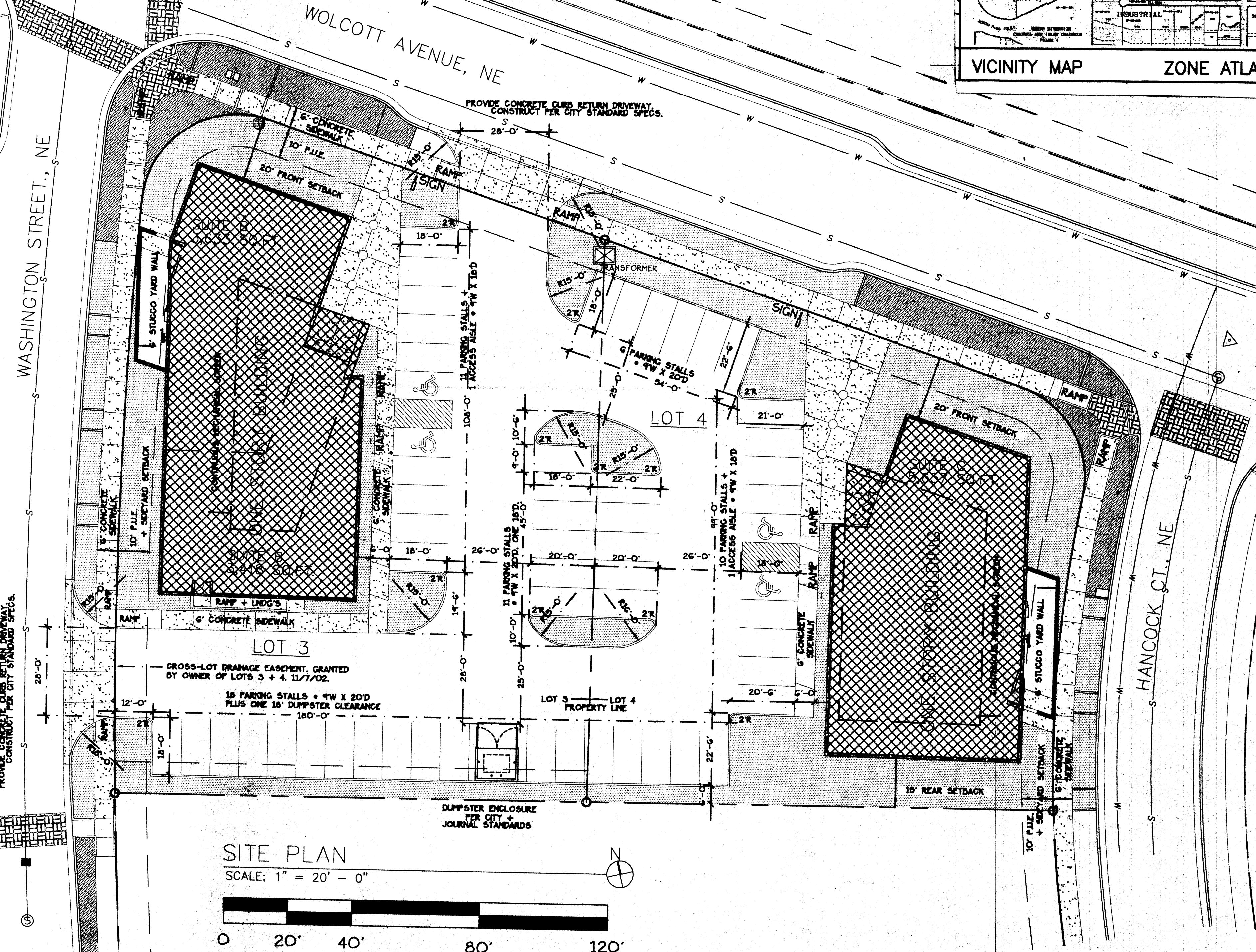
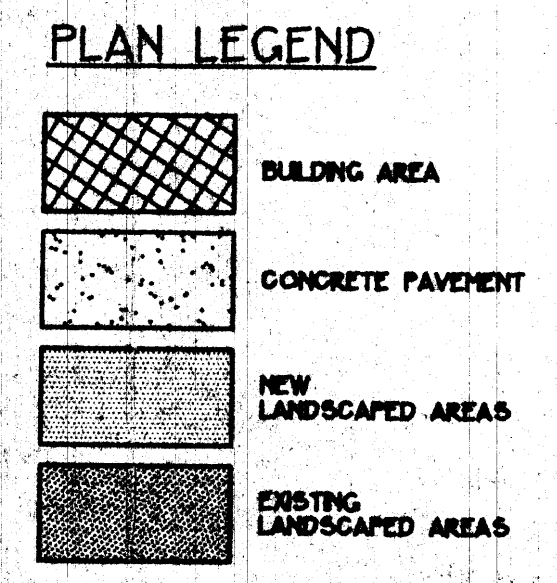




RON ESCUDERO
M.D.
4100-A

HOME BUILDERS ASSOCIATION OF CENTRAL NEW MEXICO
4100-B

TYPICAL MONUMENT SIGN
6' HIGH X 5' WIDE



LOT 3 SITE DATA
 Site Area: 0.6759 ac. (29,442 sq. ft.)
 Gross Building Area: 7,536 sq. ft.
 Leasable Area: 7,051 sq. ft.
 Proposed Building Use: Offices & Dr.'s Clinic
 Parking provided: 30 spaces

LOT 4 SITE DATA
 Site Area: 0.5163 ac. (22,490 sq. ft.)
 Gross Building Area: 5,980 sq. ft.
 Leasable Area: 5,657 sq. ft.
 Proposed Building Use: Offices
 Parking provided: 26 spaces

CITY APPROVALS:	PROJECT NO.:
CITY SURVEYOR	DATE:
TRAFFIC ENGINEERING	DATE:
PARKS + RECREATION	DATE:
UTILITY DEVELOPMENT	DATE:
REAL PROPERTY DIVISION	DATE:
A.M.F.C.A.	DATE:
CITY ENGINEER	DATE:
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE:
SOLID WASTE	DATE:
ENVIRONMENTAL HEALTH	DATE:

4100 Wolcott Avenue NE, Lot 3
 4110 Wolcott Avenue NE, Lot 4
 LOTS 3 & 4 JOURNAL CENTER 2
 Albuquerque, New Mexico

SHEET TITLE:
SITE PLAN

JOB NUMBER:
0247

DATE:
11-8-02

REVISIONS:

Permit Set	DATE: 10-8
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SHEET:
C-1.1

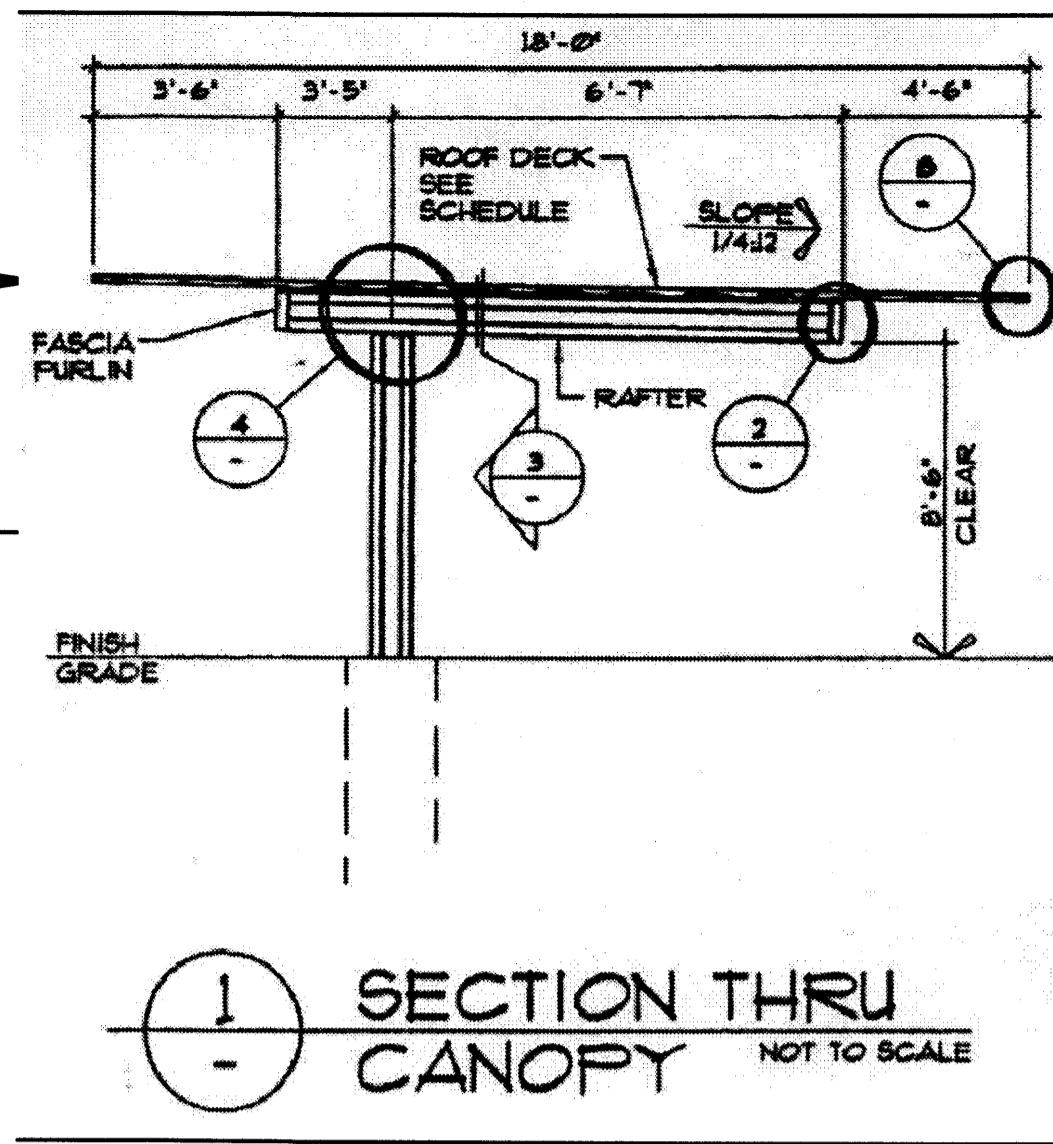
R+B DORMAN and BREEN

RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-298-5940

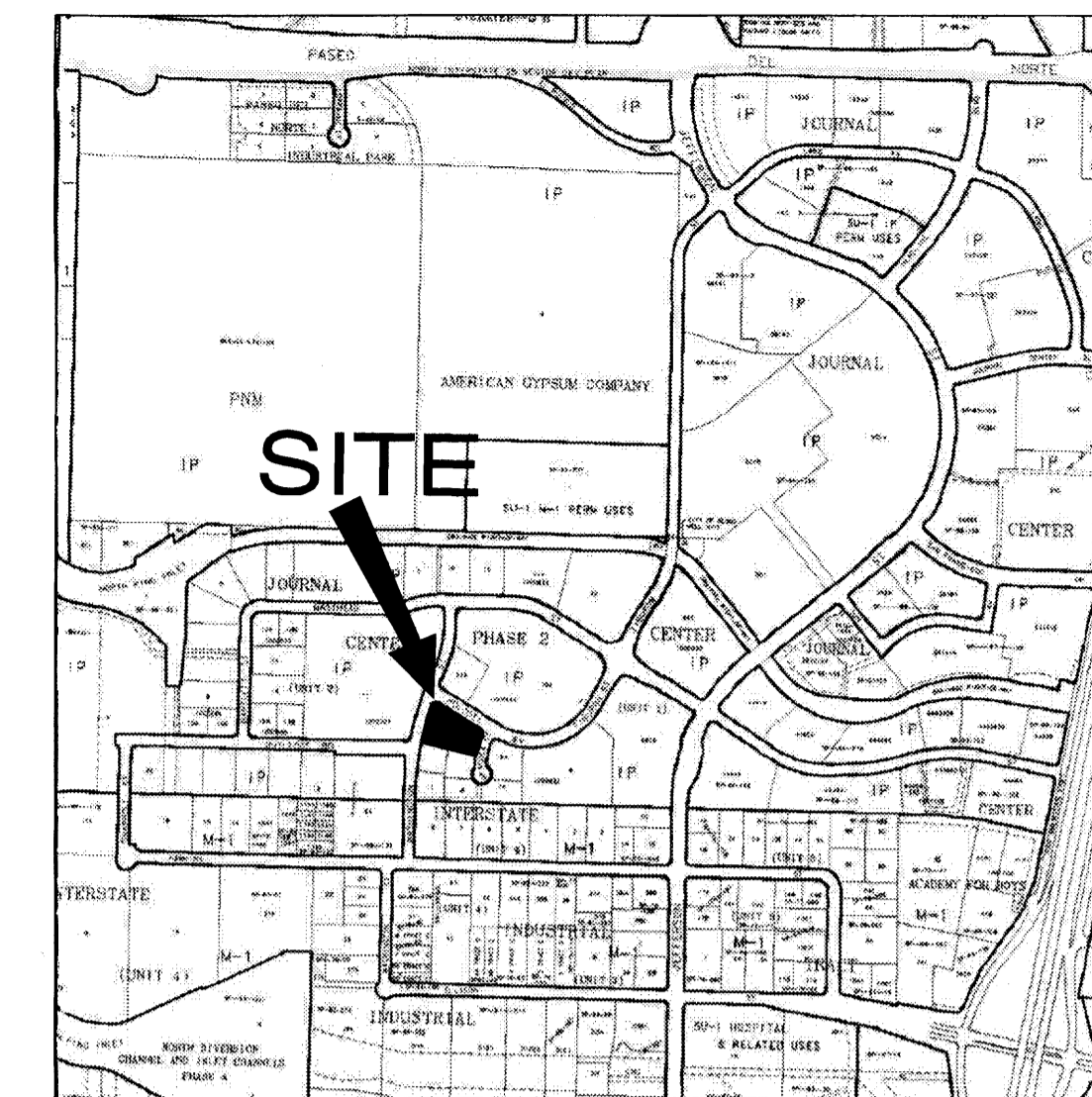
LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196

CANOPY DECKING SHALL BE RIBBED METAL SHEETING OVER STEEL PURLIN FRAMING. COLOR: WHITE ON TOP, TAN ON EXPOSED UNDERPANEL.

PURLIN FRAMING & COLUMNS SHALL BE HEAVY GAUGE STEEL. COLOR: DARK BRONZE - TO MATCH EXISTING BUILDING METAL PANELS. COLUMNS SHALL BE EMBEDDED IN BELOW-GRADE CONCRETE FOOTING.



SECTION THRU CANOPY NOT TO SCALE
PARKING CANOPY SECTION



SITE LOCATION 1" = 1000'

PLAN LEGEND

- BUILDING AREA
- CONCRETE PAVEMENT
- NEW LANDSCAPED AREAS
- EXISTING LANDSCAPED AREAS

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 100 22 77
APPLICATION NO. 02DRB-01571
Andrew Green 1/3/06
PLANNING DIRECTOR DATE

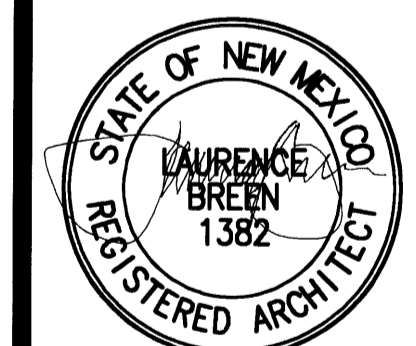
PROJECT NO. 1002277
APPLICATION NO. 02DRB-01571

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
YES [] NO [X] IF YES, THEN A SET OF APPROVED
JRC 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
FOR BUILDING PERMIT APPROVAL:**

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

AMENDMENT TO:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOTS 3 & 4 JOURNAL CENTER 2
4100 Wolcott Avenue NE, Lot 3
4110 Wolcott Avenue NE, Lot 4
Albuquerque, New Mexico 87109



SHEET TITLE:
SITE PLAN

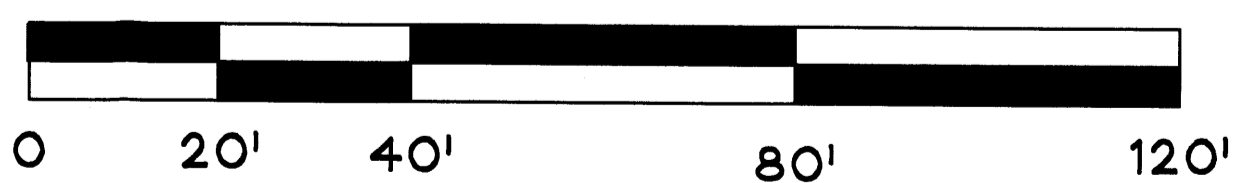
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0549
DATE:
12-8-05

REVISIONS: DATE:
INITIAL DRB 11/14/02
JC2-ARC-v1 11/18/05
JC2-ARC-v2 12/8/05

SHEET:
C-1.1

SITE PLAN

SCALE: 1" = 20' - 0"



LOT 3 SITE DATA
Site Area: 0.6759 ac. (29,442 sq. ft.)
Gross Building Area: 7,536 sq. ft.
Leasable Area: 7,051 sq. ft.
Existing Building Use: Offices & Dr.'s Clinic
Parking provided: 30 spaces
New Parking Canopy Area: 486 sq. ft.

LOT 4 SITE DATA
Site Area: 0.5163 ac. (22,490 sq. ft.)
Gross Building Area: 5,980 sq. ft.
Leasable Area: 5,657 sq. ft.
Existing Building Use: Offices
Parking provided: 26 spaces
New Parking Canopy Area: 1,152 sq. ft.

WASHINGTON STREET, NE

WOLCOTT AVENUE, NE

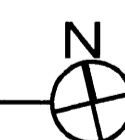
HANCOCK CT., NE

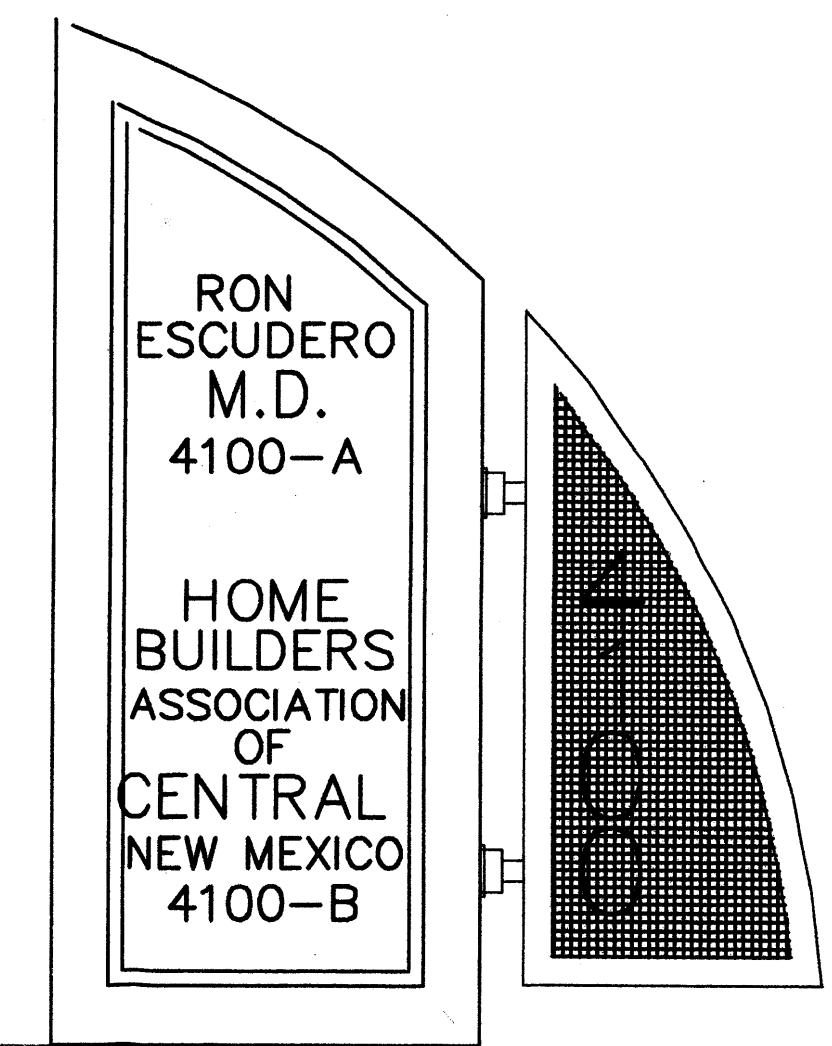
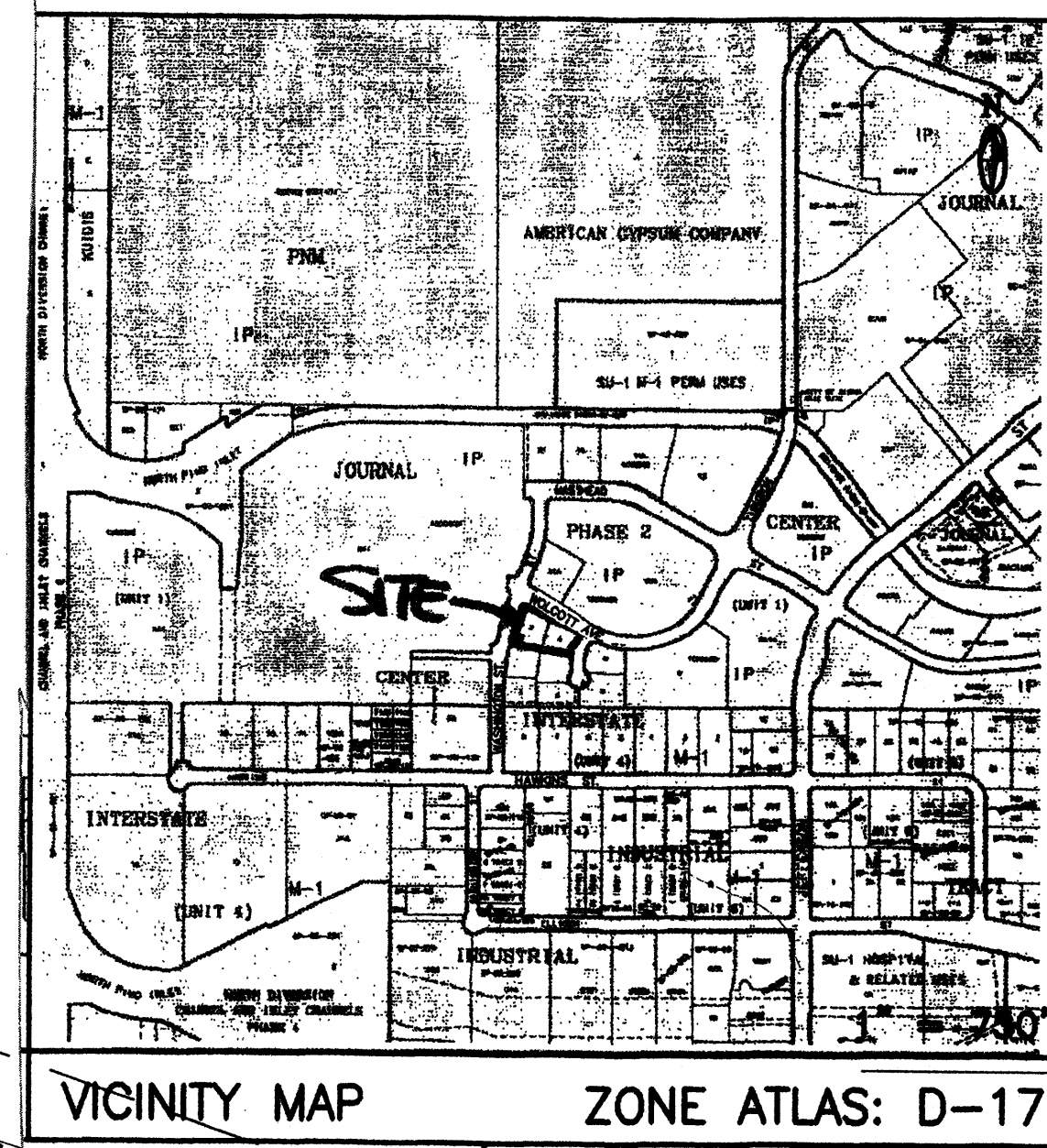
LOT 4

LOT 3

NEW 3-SPACE
PARKING CANOPY
27' WIDE X 18' DEEP
X 10' HIGH

NEW 6-SPACE
PARKING CANOPY
64' WIDE X 18' DEEP
X 10' HIGH

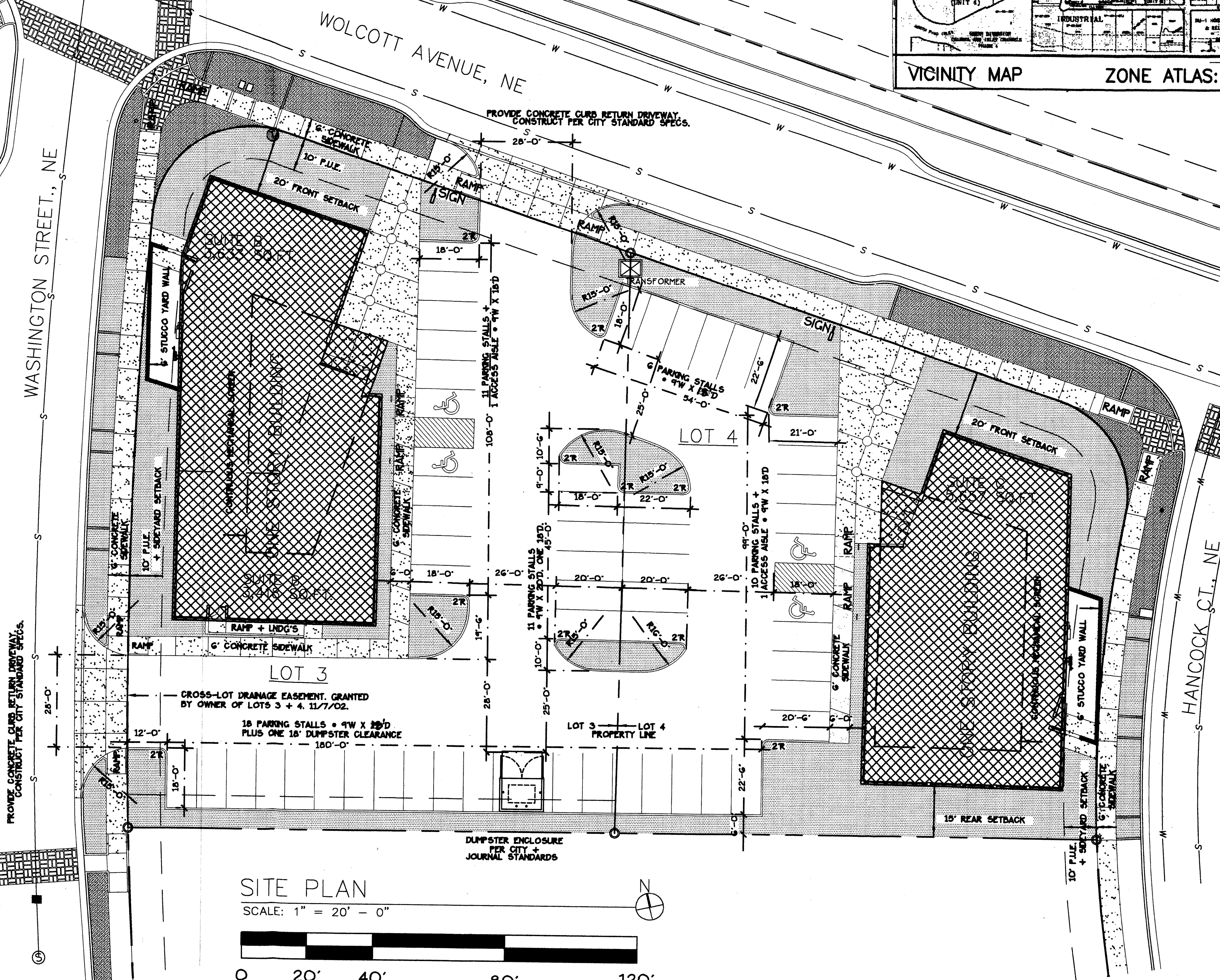




TYPICAL MONUMENT SIGN
6' HIGH X 5' WIDE

PLAN LEGEND

- BUILDING AREA
- CONCRETE PAVEMENT
- NEW LANDSCAPED AREAS
- EXISTING LANDSCAPED AREAS



SITE PLAN

SCALE: 1" = 20' - 0"

0 20' 40' 80' 120'

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 Parking provided: 26 spaces

CITY APPROVALS:	PROJECT NO. 1002277
NA	02DKB-01571
CITY SURVEYOR	DATE: 11/14/02
TRAFFIC ENGINEERING	DATE: 11/13/02
RECREATION	DATE: 11-14-02
UTILITY DEVELOPMENT	DATE:
REAL PROPERTY DIVISION	DATE:
A.M.F.C.A.	DATE: 11/14/02
CITY ENGINEER	DATE: 11/13/02
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE: 11-13-02
SOLID WASTE	DATE:
ENVIRONMENTAL HEALTH	DATE:

R+B DORMAN and BREEN
 RICHARD DORMAN F.A.I.A. LAURENCE BREEN A.I.A.
 ALBUQUERQUE, NM 505-299-5940 SANTA FE, NM 505-962-9196

4100 Wolcott Avenue NE, Lot 3
 4110 Wolcott Avenue NE, Lot 4
 LOTS 3 & 4 JOURNAL CENTER 2
 Albuquerque, New Mexico

SHEET TITLE: SITE PLAN - DRB

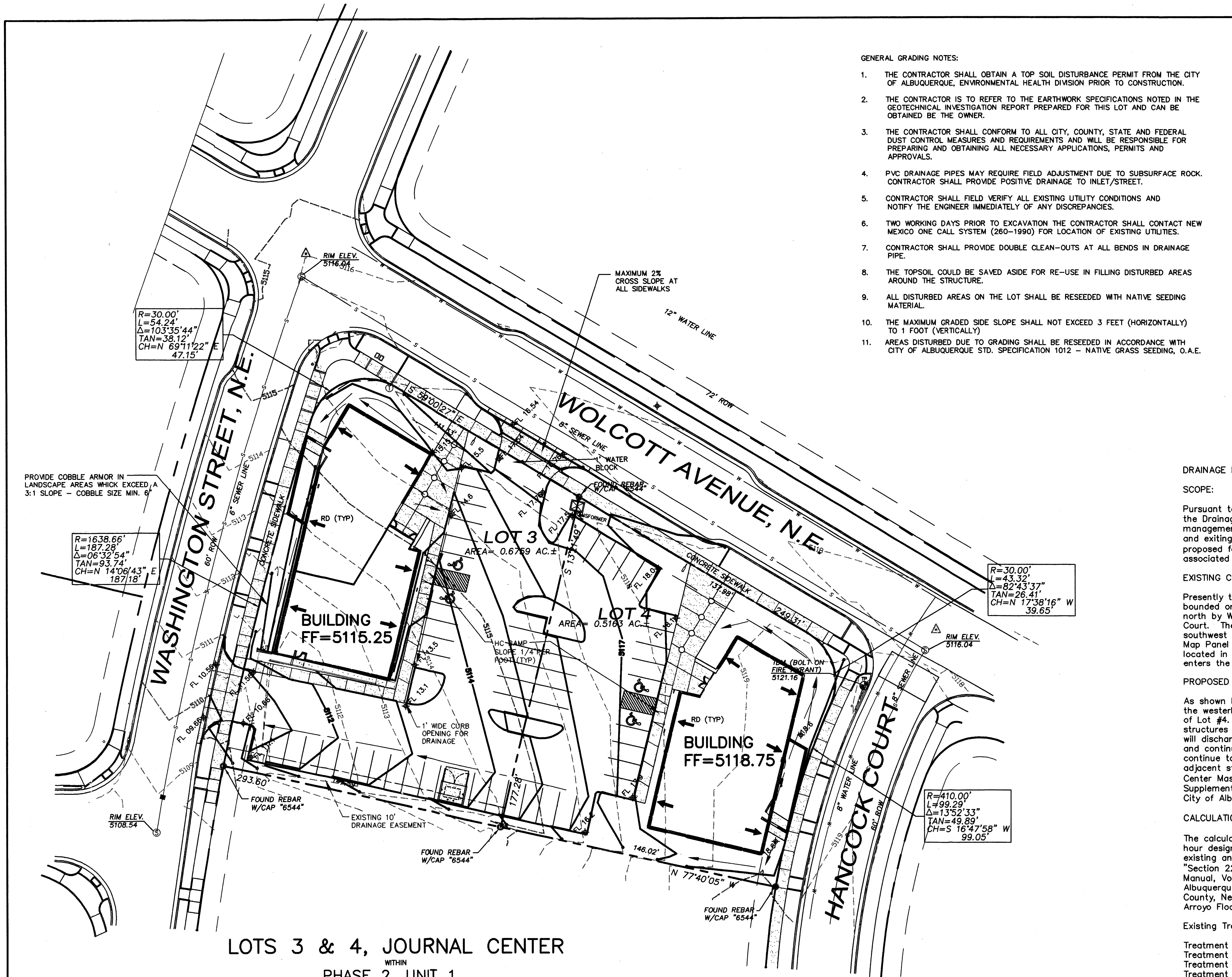
JOB NUMBER: 0247

DATE: 11-8-02

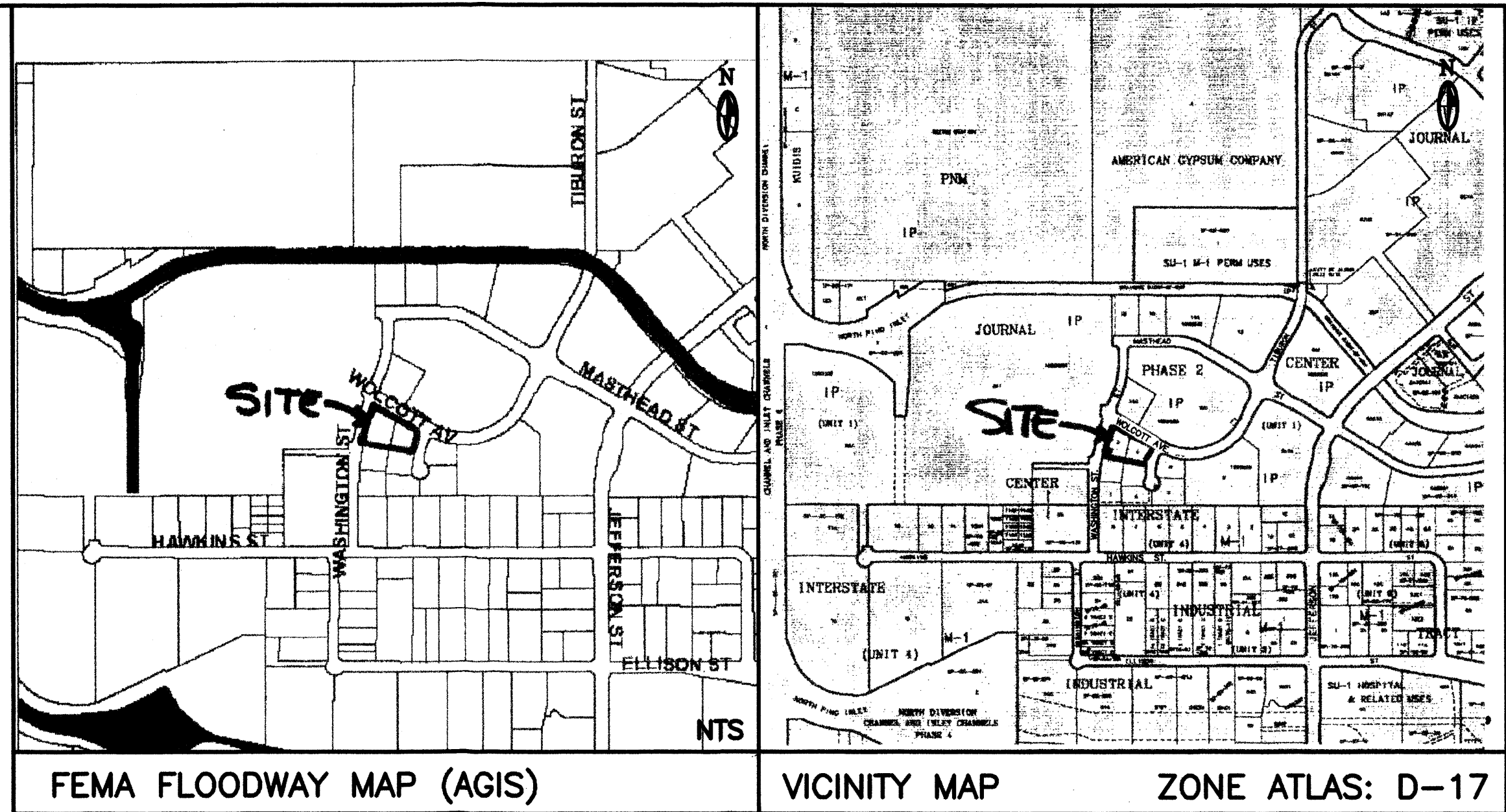
REVISIONS:

Permit Set	DATE: 10-8
LOT 4 PERMIT	DATE: 6-27-03

SHEET: C-1.1
2 of 22



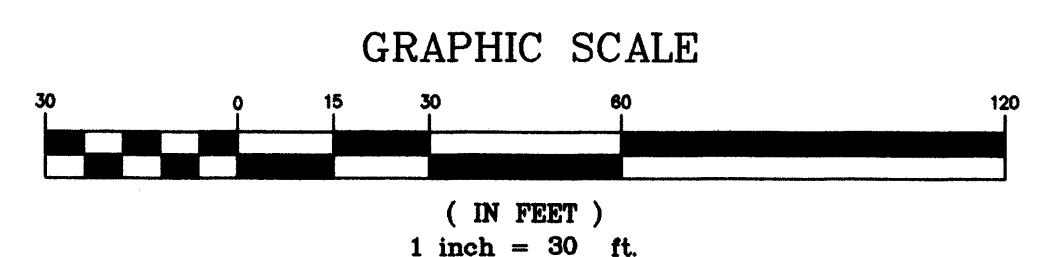
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 8. THE TOPSOIL COULD BE SAVED ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AROUND THE STRUCTURE.
 9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEDED WITH NATIVE SEEDING MATERIAL.
 10. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
 11. AREAS DISTURBED DUE TO GRADING SHALL BE RESEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 - NATIVE GRASS SEEDING, O.A.E.



LOTS 3 & 4, JOURNAL CENTER
WITHIN
PHASE 2, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Survey Notes

- 1) REFER TO PLAT ENTITLED "PLAT OF JOURNAL CENTER PHASE 2, UNIT 1" LYING AND SITUATE WITHIN PROJECTED SECTION 12, T.11 N., R. 3 E., ELENA GALLEGOS GRANT, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 15, 2001, IN BOOK 2001C, PAGE 84.
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM NMSHC MONUMENT "9-D17", ELEVATION (FEET) = 5124.4
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF SEPTEMBER 16, 2002, DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 82, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.



LOCATION OF UTILITY LINES ARE APPROXIMATE SIZE OF LINE BASED ON AS-BUILT DATA OBTAINED FROM THE CITY OF ALBUQUERQUE

DRAINAGE PLAN

SCOPE:
Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. Two buildings are proposed for the subject property (2 lots), with associated access, parking and landscaping.

EXISTING CONDITIONS:
Presently the 1.19 acre site is undeveloped. The site is bounded on the west by Washington Street, on the north by Wolcott Avenue, and on the east by Hancock Court. The site slopes from the northeast to the southwest at approximately 4%. As shown by the FEMA Map Panel No. 136, dated April 2, 2002, the site is not located in a 100-year floodplain. No offsite runoff enters the property.

PROPOSED CONDITIONS:
As shown by the plan, the buildings are located within the westerly half of Lot #3 and within the easterly half of Lot #4. On site flows will drain around the structures and flow to the south and west and continue to flow to Washington Street. Runoff will continue to be allowed to free discharge to the adjacent street, per the Bohannon Huston Journal Center Master Drainage plan (COA File No. D17/D3). Supplemental calculations have been provided to the City of Albuquerque Hydrology Department.

CALCULATIONS:
The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing Treatment Types:

- Treatment A = 1.19 acres
- Treatment B = 0 acres
- Treatment C = 0 acres
- Treatment D = 0 acres

Proposed Treatment Types:

- Treatment A = 0.00 acres
- Treatment B = 0.23 acres
- Treatment C = 0.00 acres
- Treatment D = 0.96 acres

Using the values above produces the following storm water flows and volumes:

Existing 100-year Flow = 1.86 cfs
Proposed 100-year Flow = 5.04 cfs

Existing 100-year Volume = 2289 cu. ft.
Proposed 100-year Volume = 8039 cu. ft.

PROPERTY ADDRESS:

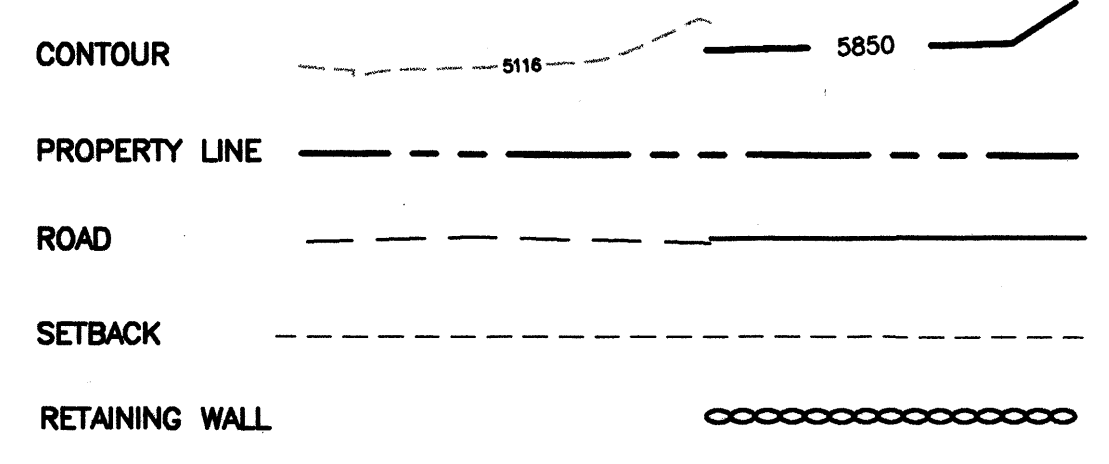
7420 Washington Street (Lot #3)
7421 Hancock Court (Lot #4)

TOPOGRAPHY:

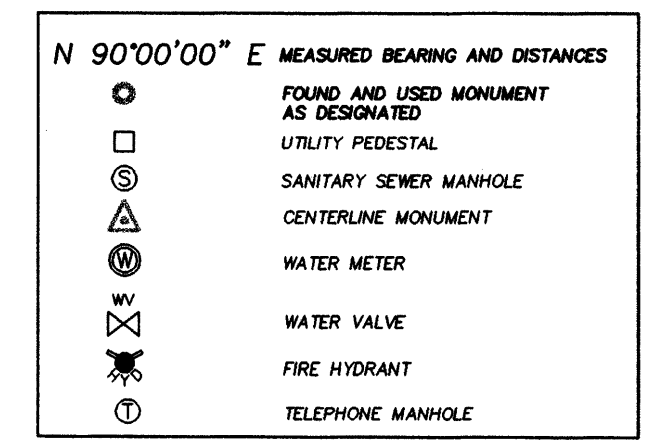
Topographic information provided by Precision Surveying dated September 2002.

LEGEND

EXISTING	PROPOSED
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Survey Legend



McDowell Engineering Inc. logo and signature

10-3-02
Rev. 12-6-02

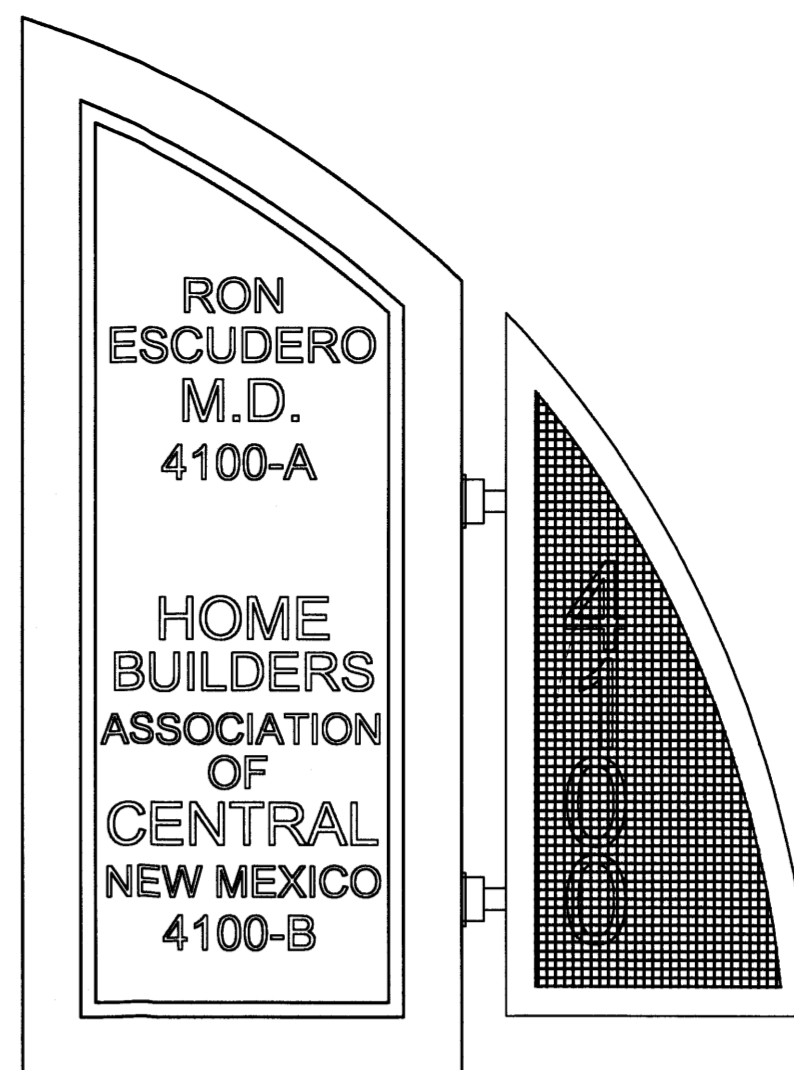
BERNALILLO COUNTY NEW MEXICO

**LOTS 3 & 4, JOURNAL CENTER
PHASE 2, UNIT 1**

CHAPMAN JOURNAL CENTER DEVELOPMENT

McDowell Engineering Inc.

Designed JSM Drawn STAFF Checked JSM Sheet 5 of 22
File BRE0102L Date NOVEMBER, 2002 C-2.1



TYPICAL
6' HIGH MONUMENT SIGN

R + B
 RICHARD DORMAN F.A.I.A.
 ALBUQUERQUE, NM 505-299-5940

DORMAN and BREEN
 LAURENCE BREEN A.I.A.
 SANTA FE, NM 505-982-9196

4100 Wolcott Avenue NE, Lot 3
 4110 Wolcott Avenue NE, Lot 4
 LOTS 3 & 4 JOURNAL CENTER 2
 Albuquerque, New Mexico

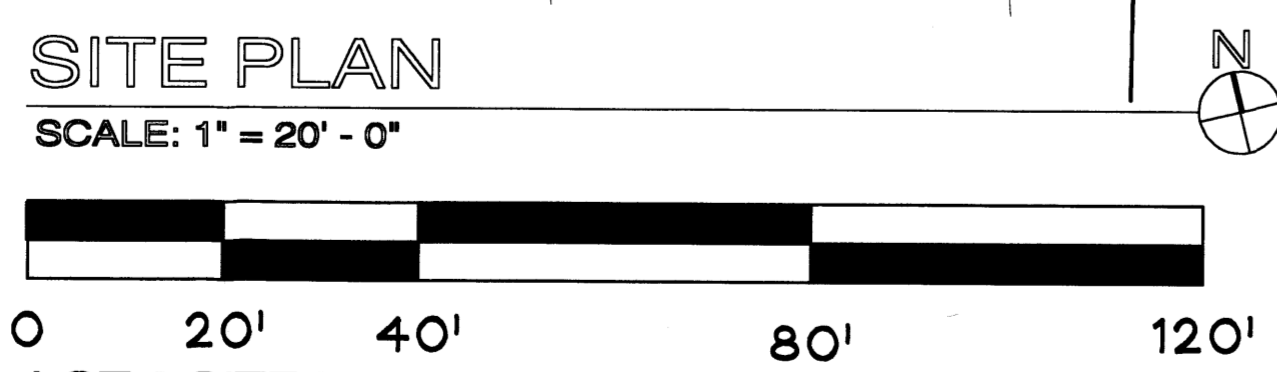
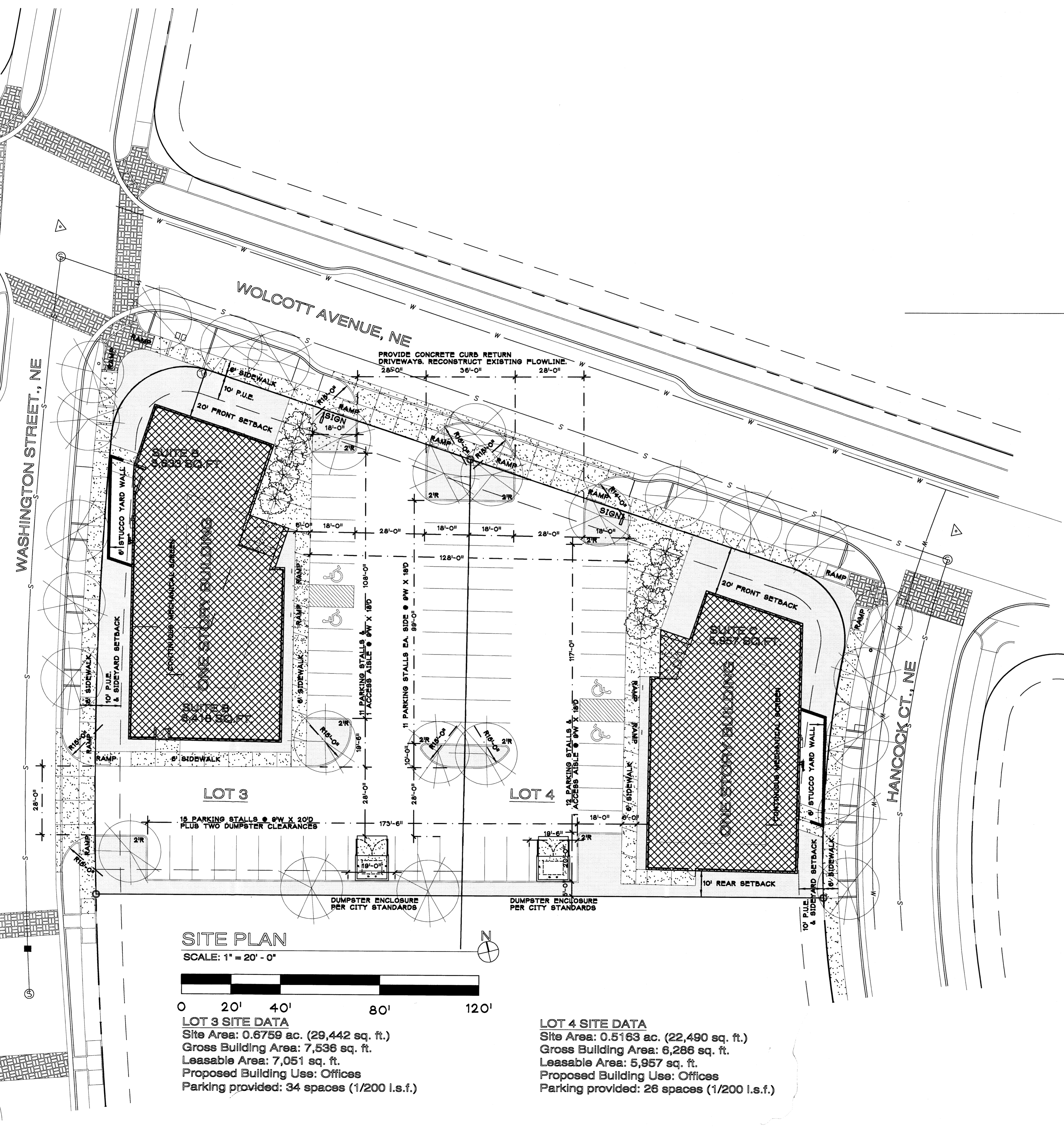
SHEET TITLE:
SITE PLAN

JOB NUMBER:
0247

DATE:
10-8-02

REVISIONS: DATE:
Permit Set 10-8

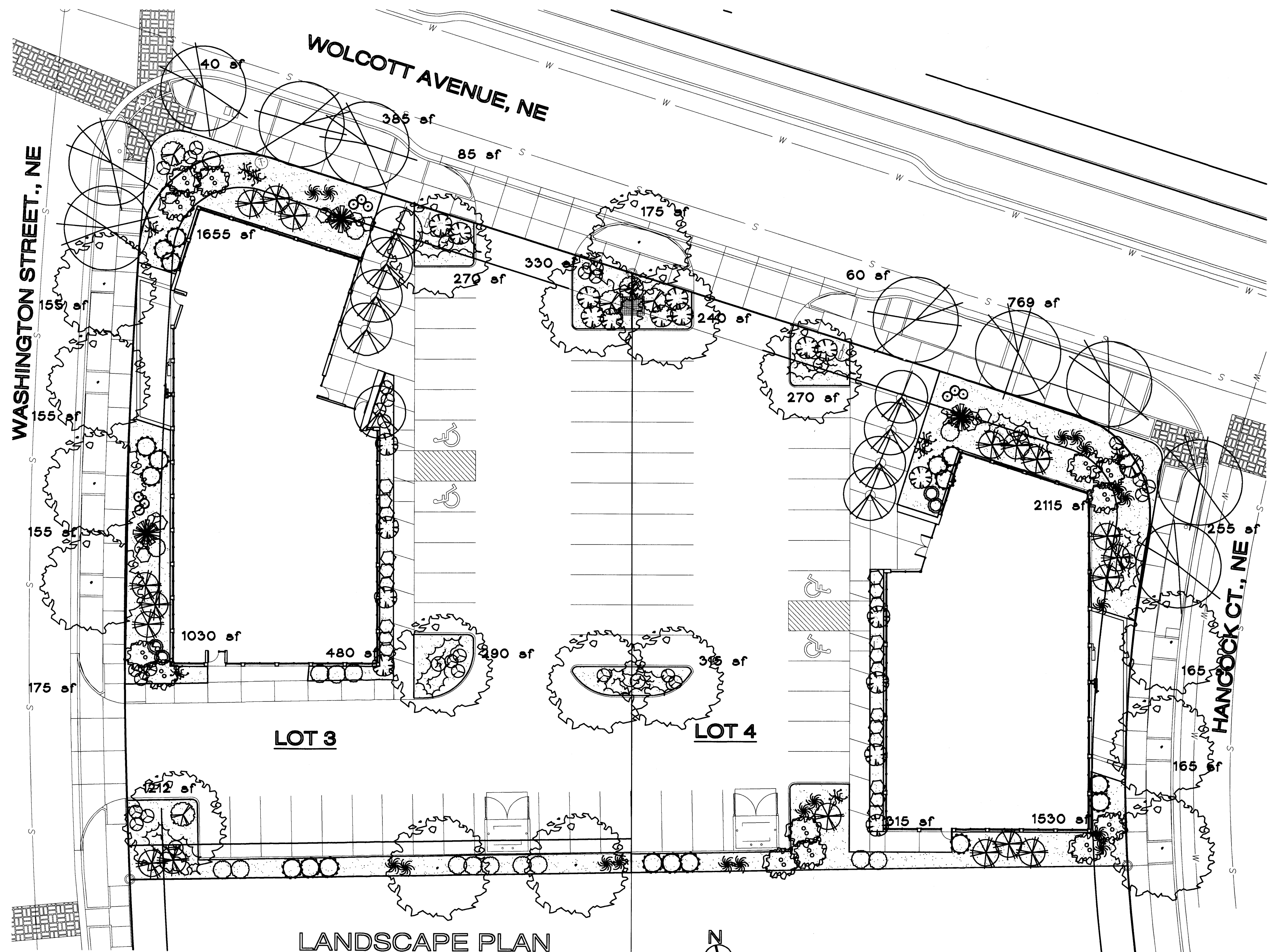
SHEET:
C-1.1



SITE PLAN
 SCALE: 1" = 20' - 0"

LOT 3 SITE DATA
 Site Area: 0.6759 ac. (29,442 sq. ft.)
 Gross Building Area: 7,536 sq. ft.
 Leasable Area: 7,051 sq. ft.
 Proposed Building Use: Offices
 Parking provided: 34 spaces (1/200 l.s.f.)

LOT 4 SITE DATA
 Site Area: 0.5163 ac. (22,490 sq. ft.)
 Gross Building Area: 6,286 sq. ft.
 Leasable Area: 5,957 sq. ft.
 Proposed Building Use: Offices
 Parking provided: 26 spaces (1/200 l.s.f.)



LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

PLANT LEGEND

- EXISTING TREE TO REMAIN INTACT
- HONEY LOCUST (H) 21
Gleditsia triacanthos
2" Cal.
- OKLAHOMA REDBUD (H) 9
Cercia reniformis
2" Cal.
- THORNLESS HAWTHORN (H) 13
Crataegus crus-galli
15 Gal.
- SOTOL (L) 3
- SILVERBERRY (M) 18
Elaeagnus pungens
5 Gal. 100sf
- APACHE PLUME (L) 18
Fallugia paradoxa
5 Gal. 25sf
- THREE-LEAF SUMAC (L) 18
Rhus trilobata
5 Gal. 36sf
- BEAR GRASS (M) 18
Nolina microcarpa
5 Gal. 16sf
- GAYFEATHER (M) 8
Liatris punctata
5 Gal. 16sf
- ARP ROSEMARY (M) 4
Rosemarinus officianalis
2 Gal. 25sf
- AUTUMN SAGE (M) 27
Salvia greggii
2 Gal. 9sf
- POWIS CASTLE SAGE (M) 6
Artemisia x Powis Castle
1 Gal. 16sf
- ENGLISH LAVENDER (M) 18
Lavendula angustifolia
1 Gal. 16sf
- WILDFLOWER 26
1 Gal. 4sf
- MEXICAN THREADGRASS (M) 9
Stipa tenuissima
1 Gal.
- TAM JUNIPER (M) 21
Juniperus sabina
5 Gal. 225sf
- 9 BOULDERS
- NAVAJO ROSE GRAVEL WITH FILTER FABRIC

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	Lot 3	Lot 4
TOTAL LOT AREA	29,442	22,480
TOTAL BUILDINGS AREA	7,536	6,286
OFFSITE AREA	0	0
NET LOT AREA	21,906	16,204
LANDSCAPE REQUIREMENT	15%	15%
TOTAL LANDSCAPE REQUIREMENT	3,286	2,431
TOTAL LANDSCAPE PROVIDED	6,417	6,374
TOTAL BED PROVIDED	6,417	6,374
TOTAL SOD PROVIDED	0	0
TOTAL NATIVE SEED PROVIDED	0	0

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.

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 unc system with Trees to receive (5) Drip Emitters and Shrubs to receive (3) Drip Emitters. Drip and But to be tied to 1/2" poly pipe with fit at each end.

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

The Hilltop
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JOURNAL CENTER 2
LOTS 3 & 4
Albuquerque, New Mexico

JOB NUMBER: 0247
DATE: 10-8-02
REVISIONS: Permit Set
DATE: 10-8

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L-1.1