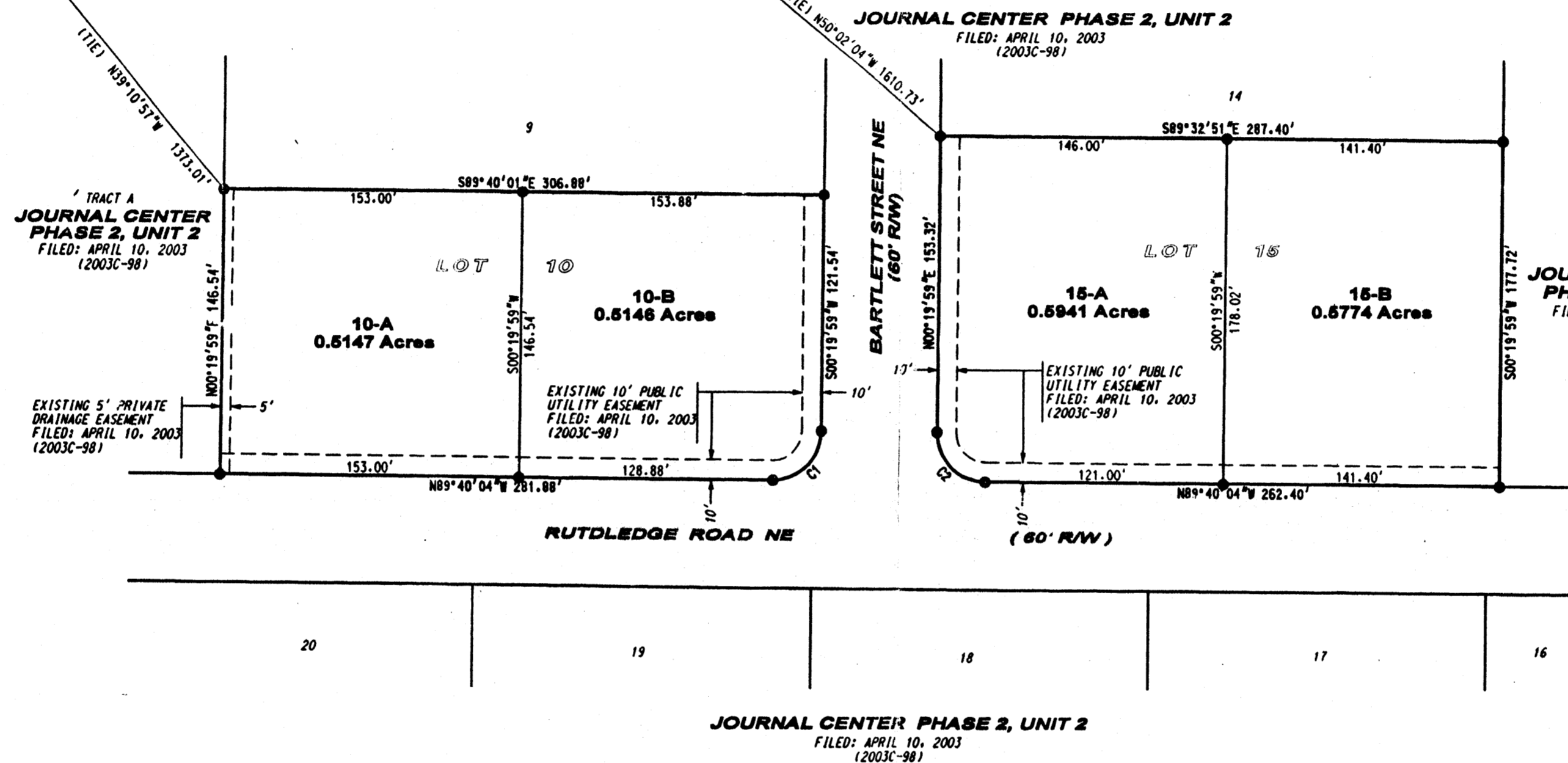


NGS BRASS TABLE STAMPED "REEVES 2, 1991"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 394,062.557 Y = 1,516,507.279
 GROUND TO GRID FACTOR = 0.99967022
 DELTA ALPHA = -0°12'15"
 NGVD 1929 TRIG ELEVATION = 5074.0

2003145988
 5629813
 Page: 2 of 2
 88/18/2003 02:08P
 Bk-2863C Pg-251

PLAT OF
LOTS 10-A, 10-B, 15-A, & 15-B
JOURNAL CENTER
PHASE 2, UNIT 2
 (A REPLAT OF LOTS 10 & 15, JOURNAL CENTER
 PHASE 2, UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 JULY, 2003

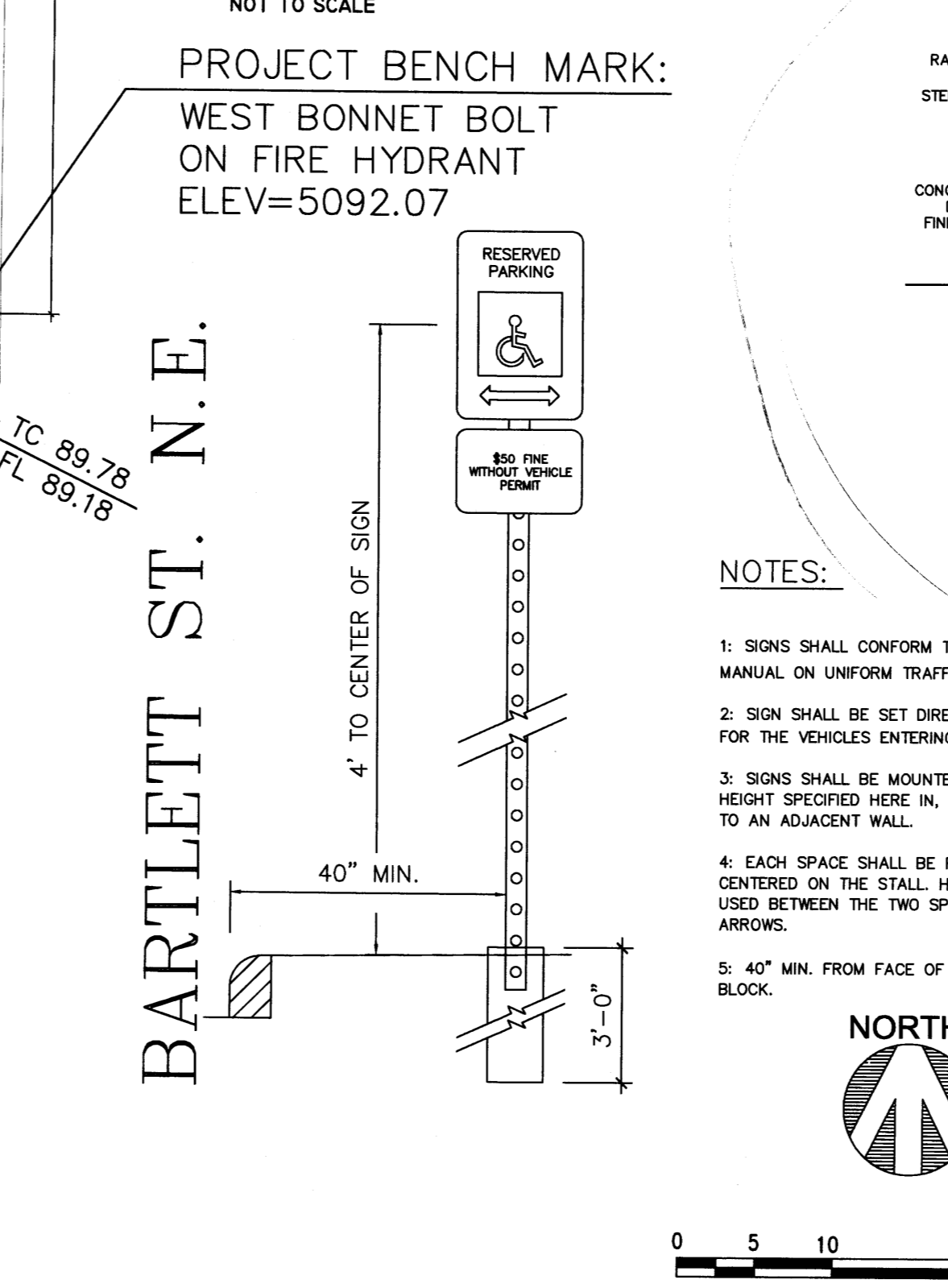
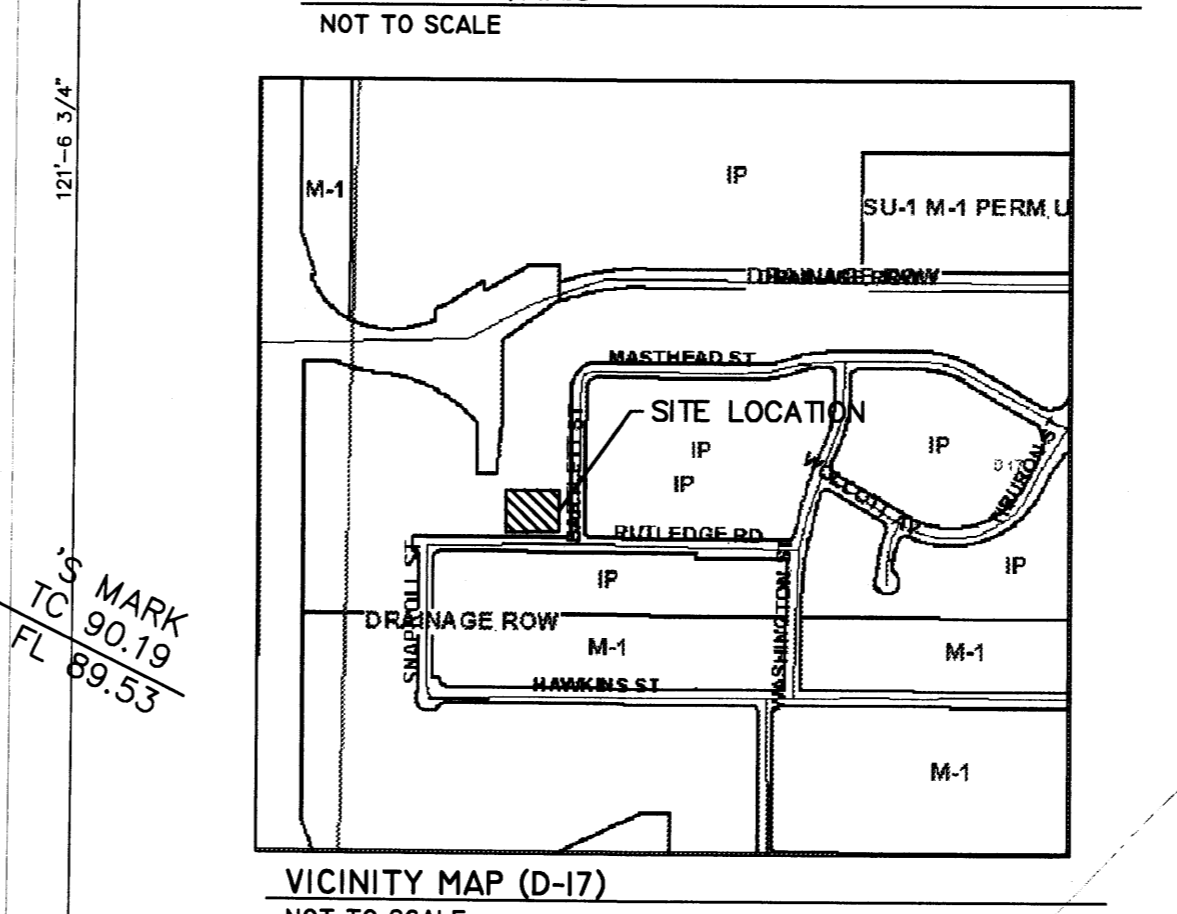
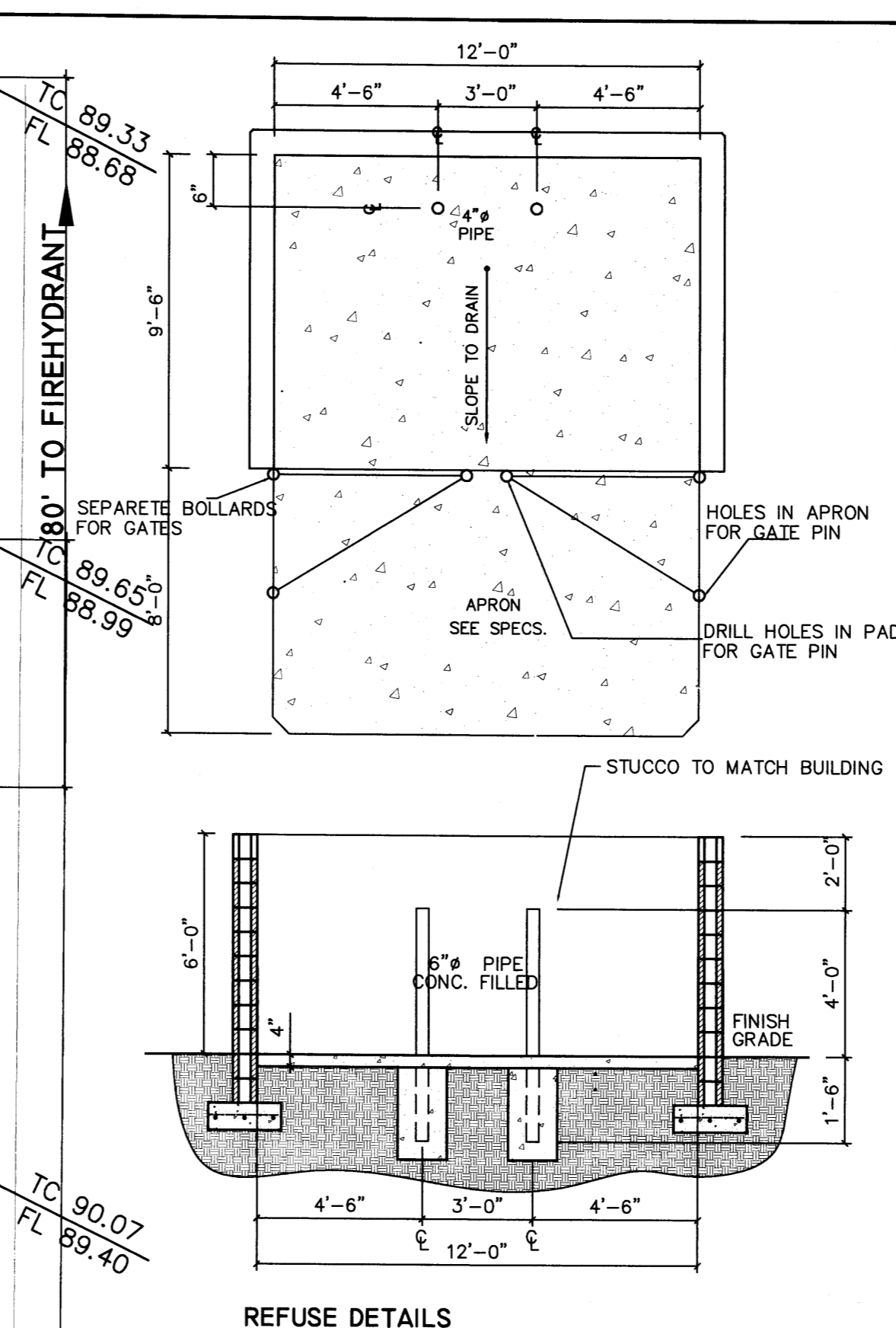
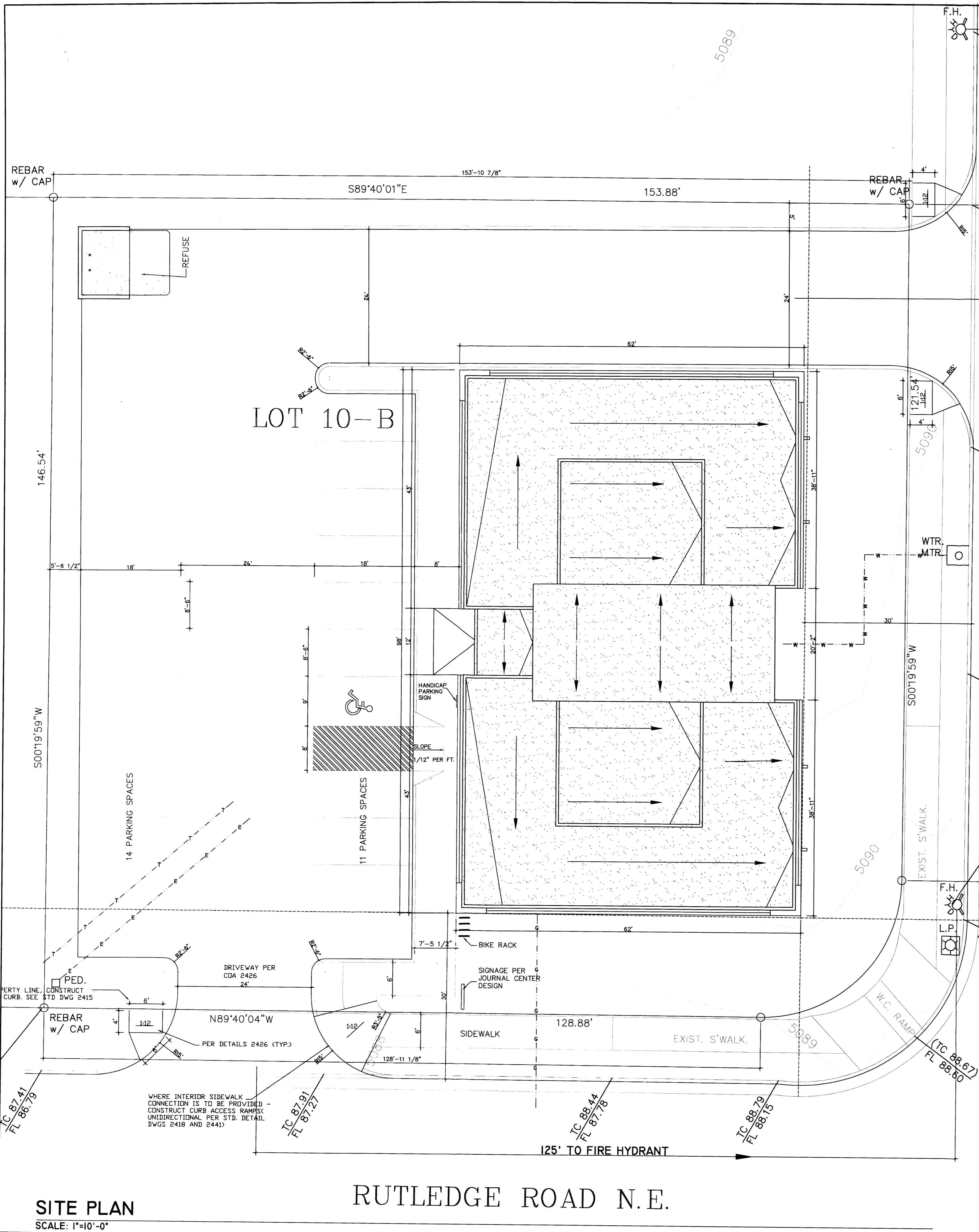


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°59'57"	25.00'	39.27'	25.00'	35.36'	S45°19'58"W
C2	90°00'03"	25.00'	39.27'	25.00'	35.36'	N44°40'02"W

SHEET 2 OF 2

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



SPECIFICATIONS

- CONC SLAB: 4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
- APRON: 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
- FOOTING: AS REQUIRED PER DESIGN
- BOLLARDS: 4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"

PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

This Plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (A/C-7-13, Z-79-80-2) and the IP zone. *Environmental Health, if necessary.

SHEET INDEX

- A-1 SITE PLAN & DESIGN DATA
- L-1 LANDSCAPE PLAN
- C-1 GRADING PLAN
- A-3 ELEVATIONS

BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT 10B
3741 RUTLEDGE RD
ALBUQUERQUE, NM 87109

DESIGN DATA

- APPLICABLE CODES AND REGULATIONS.
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1999
- BUILDING FLOOR AREA
OFFICE B UNIT 2,828 SF
OFFICE B UNIT 2,828 SF
TOTAL BUILDING AREA 5,656 SF
- OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B
- EXTERIOR WALLS AND OPENINGS
IBC TABLE 602
- BUILDING HEIGHT
BUILDING 1 - ONE STORY 24'-0"
- TYPE OF CONSTRUCTION
IBC TABLE 503: OFFICE-TYPE V-B
- BASIC ALLOWABLE FLOOR AREA
IBC TABLE 503: OFFICE-B-9,500 S.F.
MIXED USE OCCUPANCY W/ NON SEPARATED USE PROVISION UTILIZING THE PROVISION UNDER THE S1 OCCUPANCY
- FIRE RESISTIVE REQUIREMENTS
IBC TABLE 601: TYPE V-B
- OCCUPANT LOAD
OFFICE UNIT A : 2,828 S.F. / 100 = 28
OFFICE UNIT B : 2,828 S.F. / 100 = 28
- EXIT REQUIREMENTS
NUMBER OF EXITS: IBC TABLE 1014.1
EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50 = 1 EXIT REQ. 2 PROVIDED
- PLUMBING REQUIREMENTS: IBC TABLE 2902.1
OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ. 2 W.C. PROVIDED
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 2 LAVATORY PROVIDED
- SEISMIC ZONE: 2B, CATEGORY II BLDG.
- WIND SPEED: 75 MPH
- EXPOSURE: C
- SOIL BEARING CAP. 1500 PSF
- ROOF LOAD(TOTAL) 40 PSF

PARKING REQUIREMENTS (CALC'S)

NET OFFICE: UNIT A 2000 SF
2000/200 = 10
NET OFFICE: UNIT B 2000 SF
2000/200 = 10
= 20 REQUIRED PARKING SPACES

PARKING PROVIDED:
CITY OF ALBUQUERQUE OFFICE WAREHOUSE
SURFACE PARKING 24 CARS
HANDICAPPED 2 CARS
REGULAR AND COMPACT 25 CARS
TOTAL REQUIRED PARKING 51/11/05

PRELIMINARY PLAT APPROVED BY DRB

PRELIMINARY PLAT APPROVED BY DRB

3741 Rutledge NE
KICC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT 10B

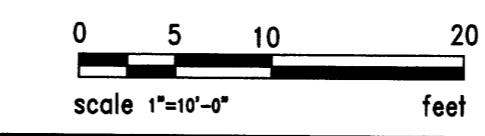
REVISION: 04-26-05 FILE NAME JOB NO. DATE 04-18-05

SHEET TITLE: SITE PLAN FOR BLDG. PERMIT DRAWN BY RI

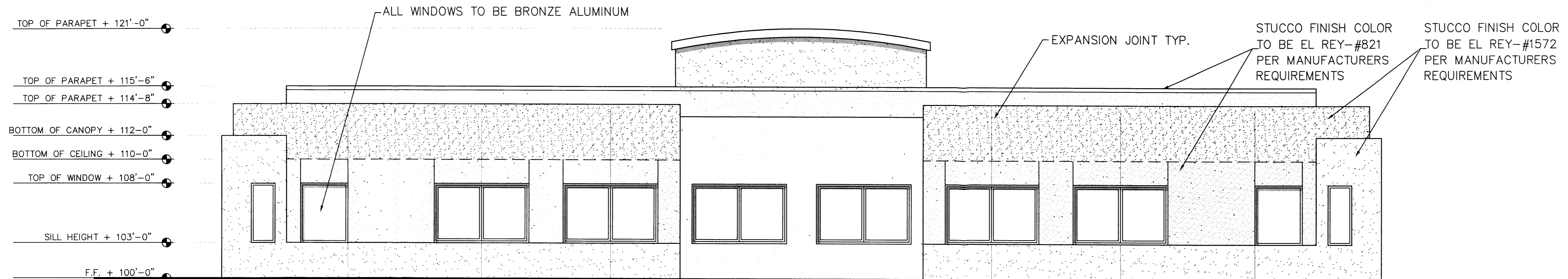
A-1

SITE PLAN
SCALE: 1"=10'-0"

RUTLEDGE ROAD N.E.

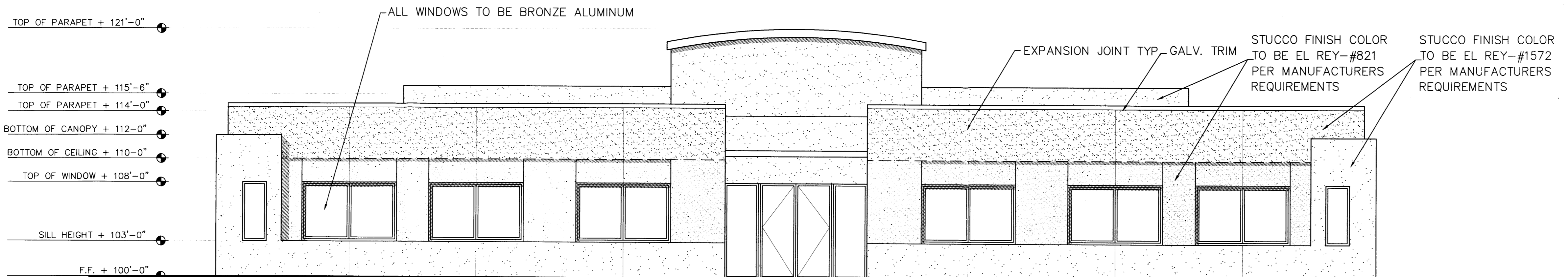


HLB
HAROLD L. BENNETT
P.E.



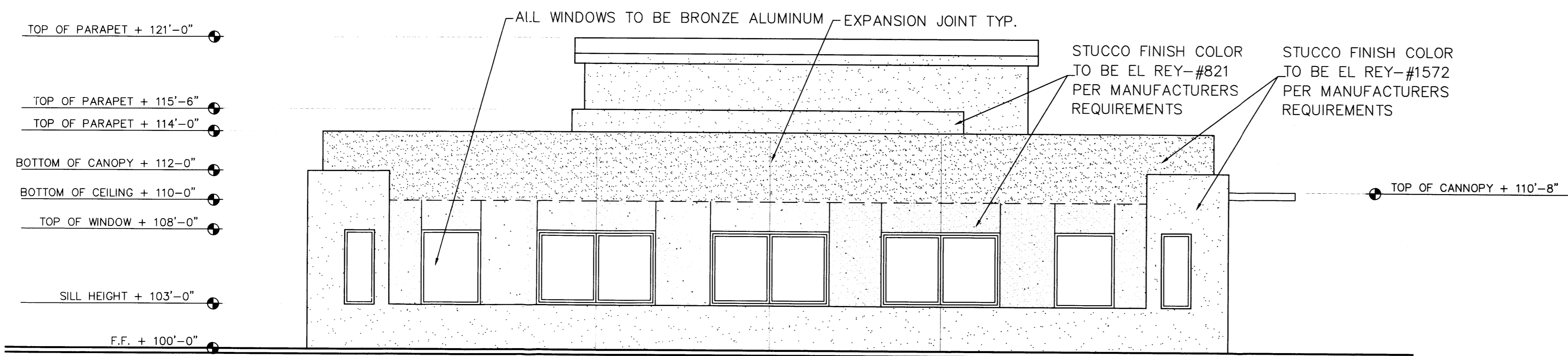
EAST ELEVATION

SCALE: 3/16"=1'-0"



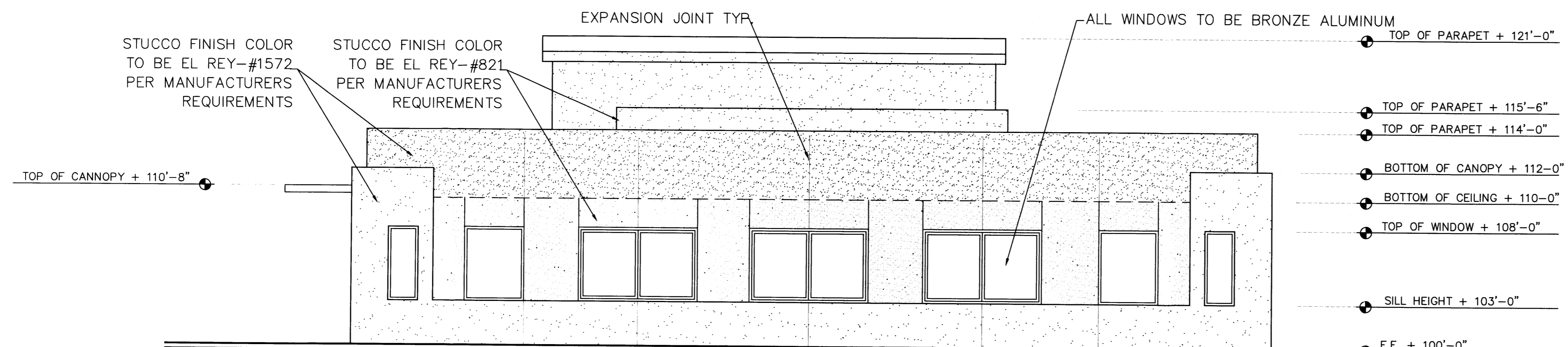
WEST ELEVATION

SCALE: 3/16"=1'-0"



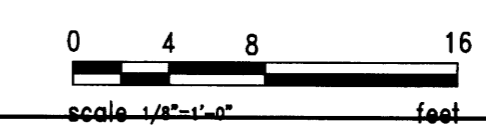
NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

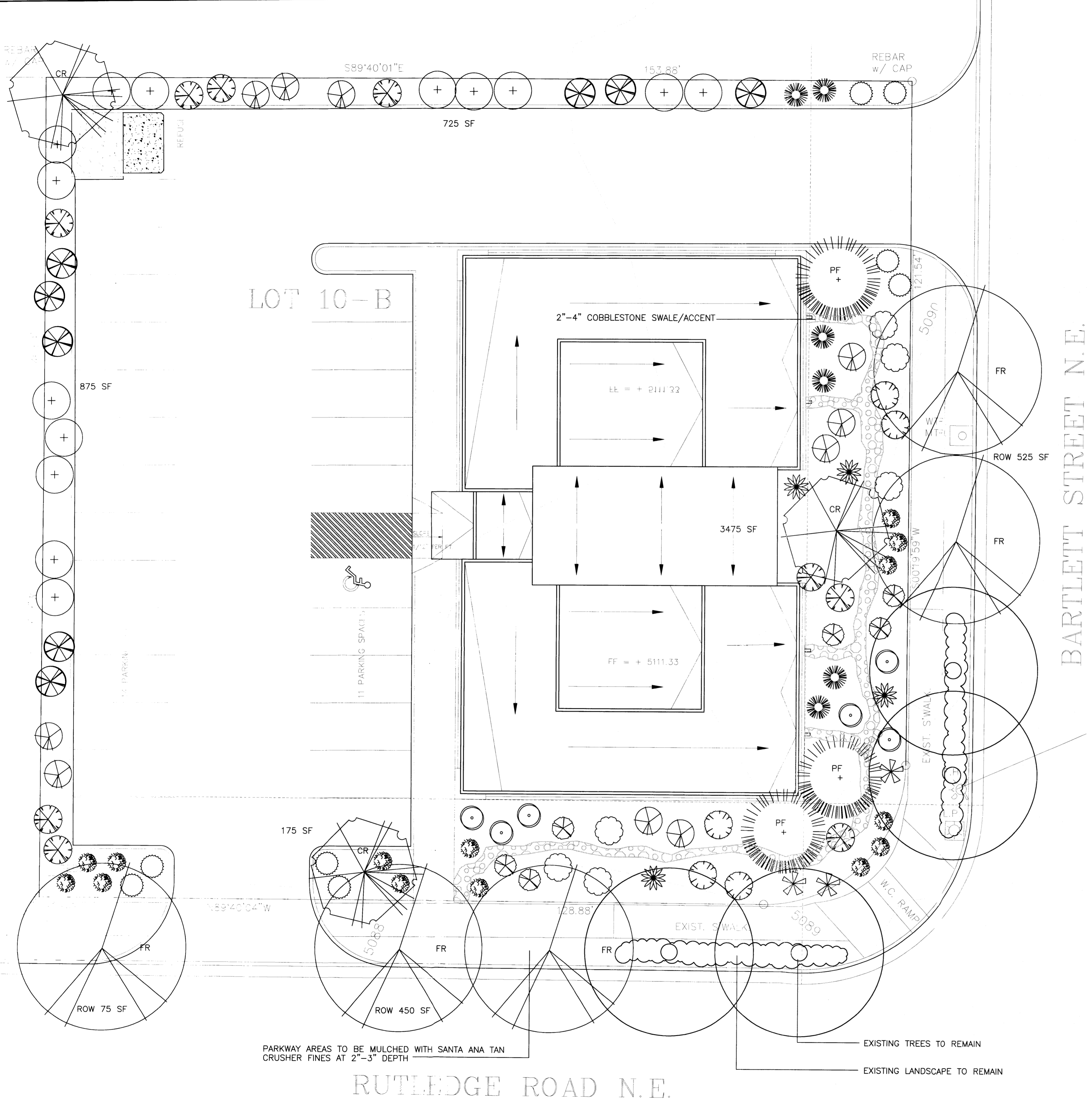
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KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT 10B			
REVISION: 05-05-05	FILE NAME	JOB NO.	DATE 03-11-05
SHEET TITLE: ELEVATIONS			DRAWN BY RI

A-3



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	5	FRAXINUS VELUTINA	MODESTO ASH	2" CAL	H
CR	3	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	3	PINUS FLEXILIS	LIMBER PINE	6'	M
+	14	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	8	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	6	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊗	10	CERCOCARPUS LEDIFOLIUS	CL MTN. MAHOGANY	5 GAL	L
⊗	8	FALLUGIA	APACHE PLUME	5 GAL	M
⊗	6	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊗	5	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
⊗	6	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	9	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
⊗	3	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
⊗	6	NOLINA	BEARGRASS	5 GAL	M
⊗	14	LAVANDULA	LAVENDER	1 GAL	M
⊗	4	JASMINIUM	WINTER JASMINE	5 GAL	M

SITE DATA

GROSS LOT AREA	22,420 SF
LESS BUILDING(S)	5,656 SF
NET LOT AREA	16,764 SF
REQUIRED LANDSCAPE	2,515 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	5,250 SF
PERCENT OF NET LOT AREA	31%
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES (25 SPACES)	
REQUIRED TREES	3
PROPOSED TREES	3 MIN.

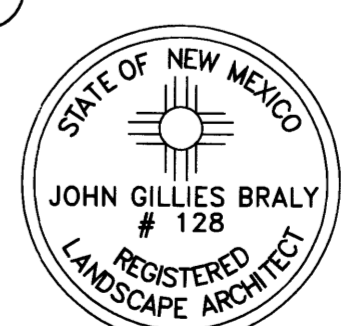
NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH RP BACKFLOW PREVENTER
 PLANTINGS IN ROW TO BE IRRIGATED BY CONNECTING TO JC2 COMMON AREA IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

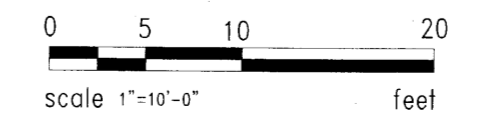
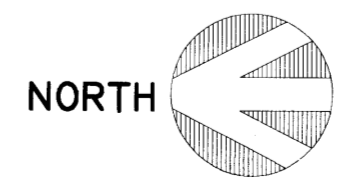
PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

HeadUp
 LANDSCAPE CONTRACTORS
 7525 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 898-9615
 LICENSE 18890
 www.headsuplandscape.com



KCC FINAL APPROVAL SET
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS



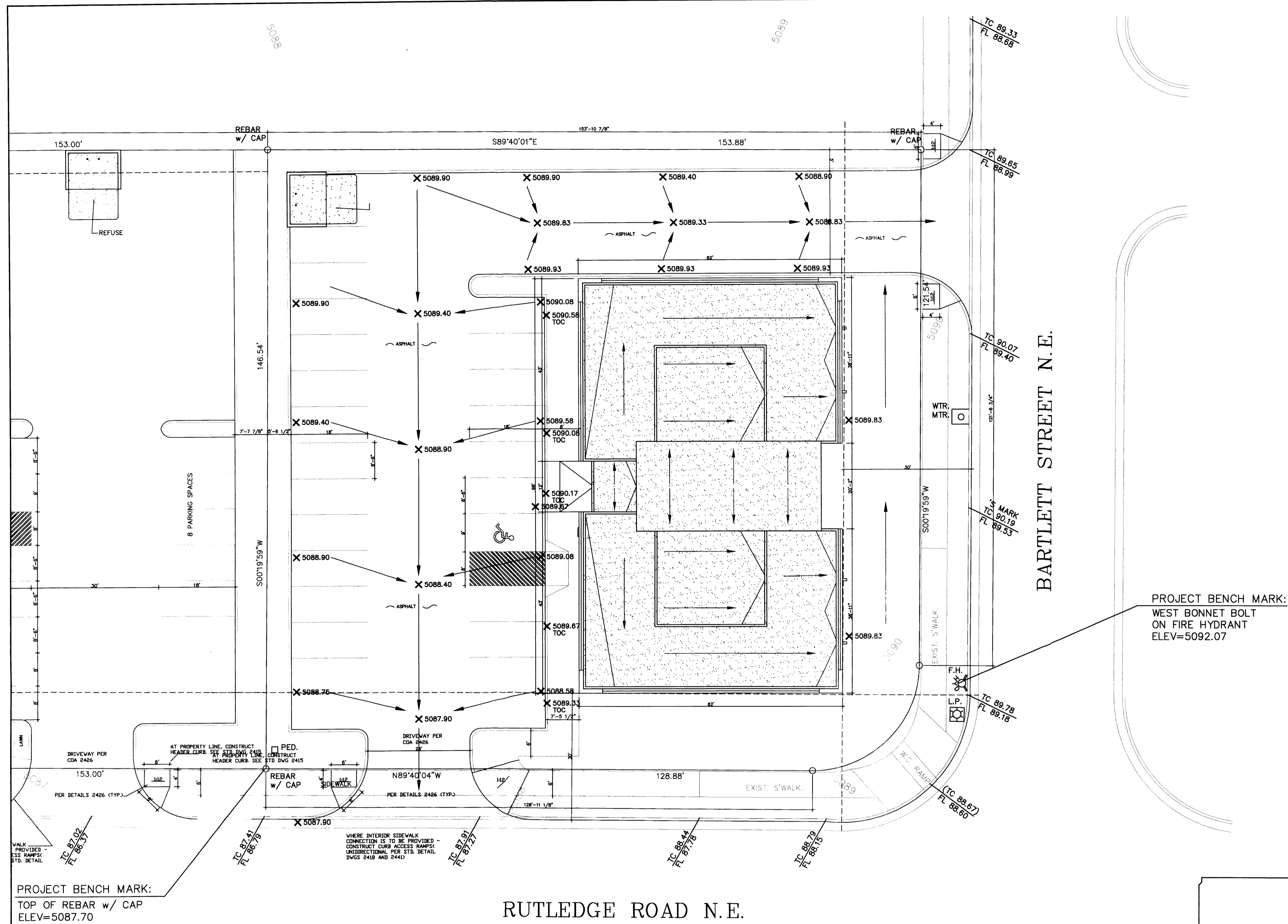
HLB
 HAROLD L. BENNETT
 P.E.

JOB TITLE: JOURNAL CENTER LOT 10B			
REVISION:	FILE NAME	JOB NO.	DATE
			03-11-05
SHEET TITLE: LANDSCAPE PLAN			DRAWN BY: JC



LANDSCAPE PLAN

SCALE: 1"=10'-0"



GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING JOURNAL CENTER PHASE 2 ARE CONTAINED HEREON:

- VICINITY MAP
- DRAINAGE CALCULATIONS

JOURNAL CENTER LOT 10-B

BUILDING AREA = 0.13 ACRES (5,656SF)
 LANDSCAPE AREA = .12 ACRES (5250SF)
 PARKING/ASPHALT AREA = 0.264 ACRES (11,514SF)
 TOTAL SITE = 0.51 ACRES (22,420SF)

PRECIPITATION: 360 = 2.35 IN.
 1440 = 2.75 IN.
 10DA = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	0.06 AC.	0 AC.
TREATMENT B	0 AC.	0.178 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	0.422 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0) + (.78 X .178) + (1.13 X 0) + (2.12 X 4.22) = 1.034 IN.
 V100 = 1.04(0.6/12) = 0.517 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 0.6(0.53) = 0.4 CFS
 V100 = 4(0.6/12) = 0.05 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = 0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39 CFS

BENCHMARK:

PROJECT BENCHMARK OF 87.70 LOCATED ON CURB @ SOUTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.60 ACRES AND IS LOCATED EAST OF BARTLETT ST. N.E. AND NORTH OF RUTLEDGE RD. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN DIRECT DISCHARGE SOUTH TO RUTLEDGE RD. DISCHARGE GOES TO CITY STORM DRAINS AND AMAFCA STORM DRAINS, LOCATED WEST OF SUBJECT PROPERTY ON NORTH SIDE OF RUTLEDGE RD.

NO OFFSITE FLOWS

NOTICE TO CONTRACTORS

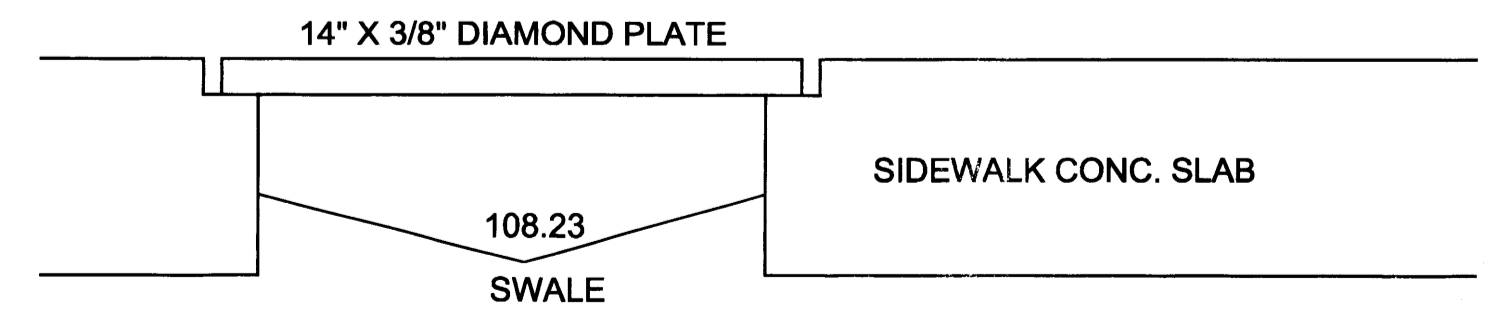
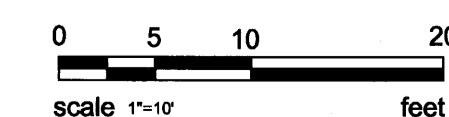
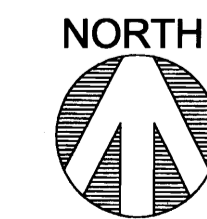
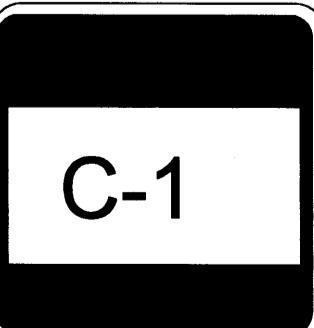
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY
- ALL WORK DETAILED ON THE SE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, 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		

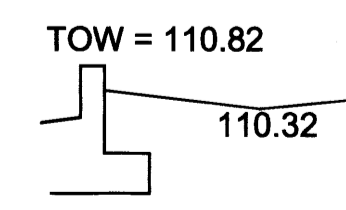


DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT 10B		
REVISION:	FILE NAME	DATE
	C-1	04-18-05
SHEET TITLE: GRADING PLAN		DRAWN BY: RI



SIDEWALK SECTION W/DIAMOND PLATE
 SCALE: NTS

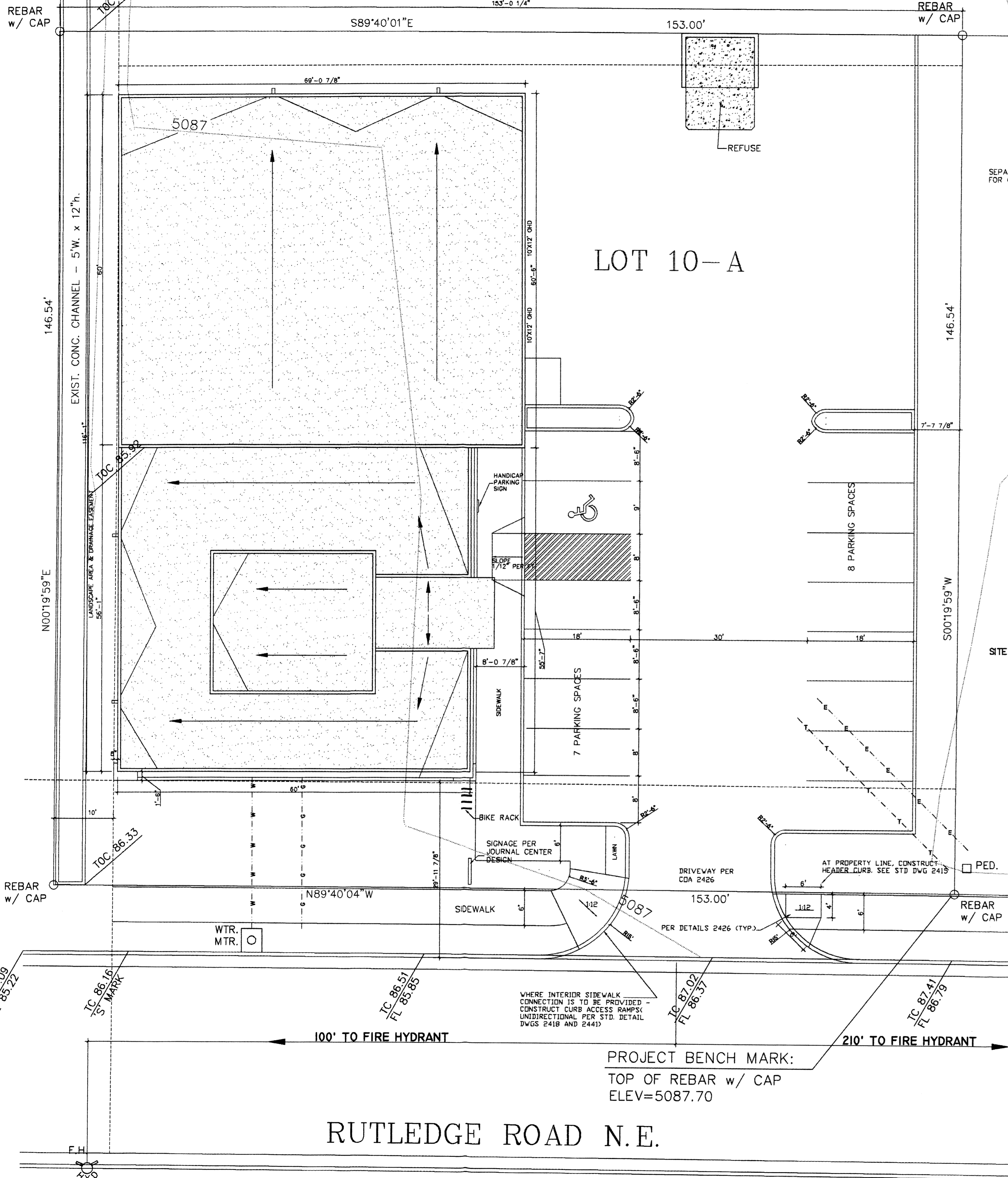


TYP. SWALE DETAIL
 SCALE: 3/16" = 1'-0"

GRADING PLAN

SCALE: 1"=10'-0"

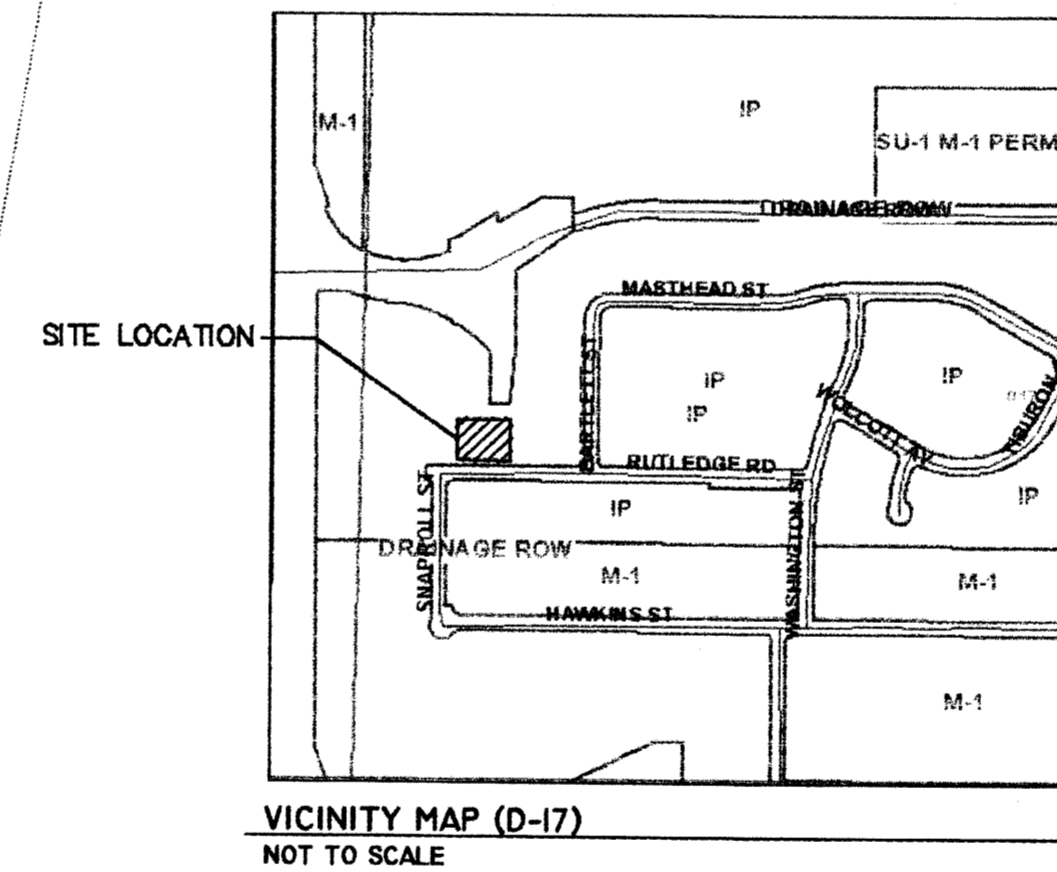
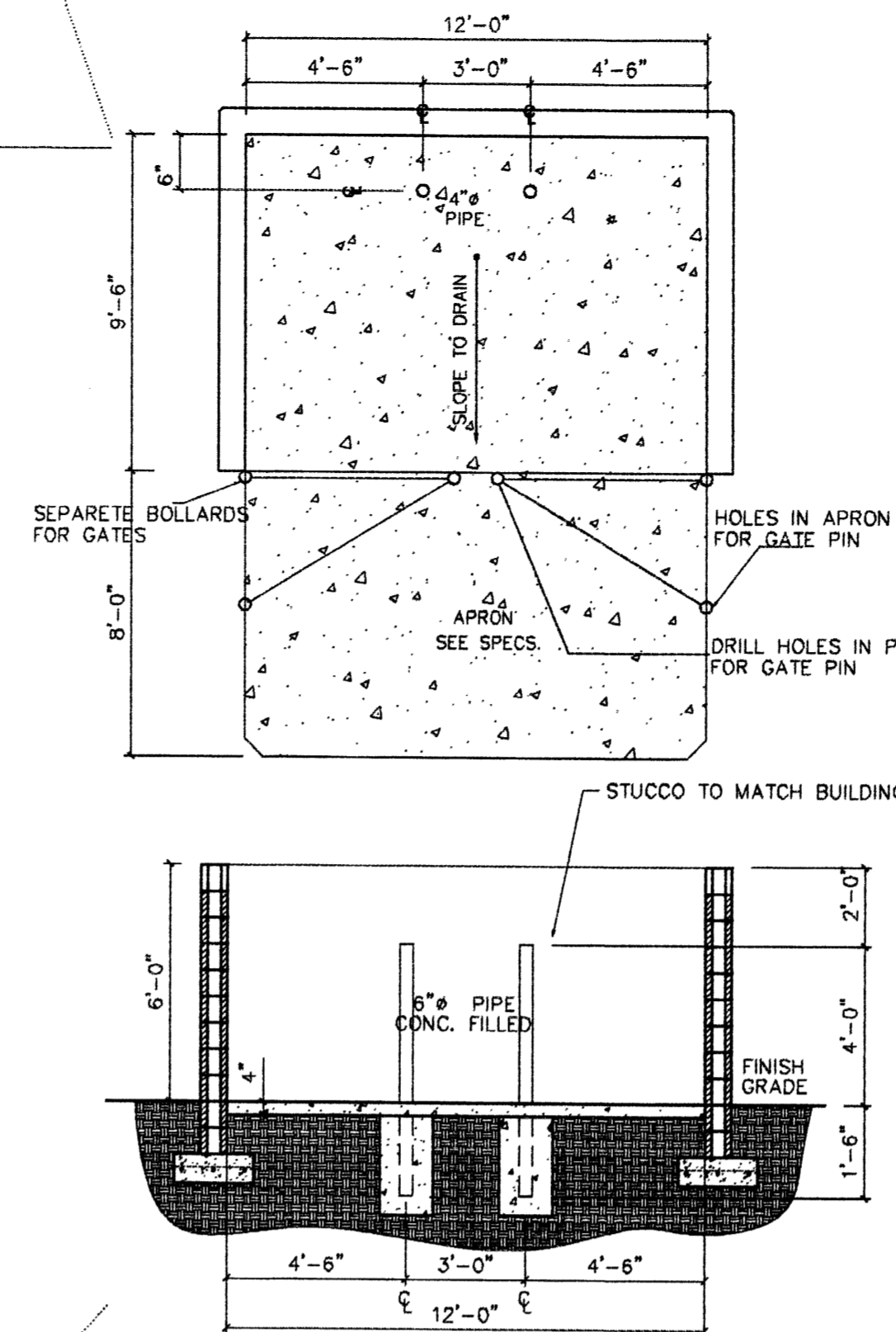
NOTE:
 FF 100'-0" = +5111.75' AMSL



SITE PLAN
SCALE: 1"=10'-0"

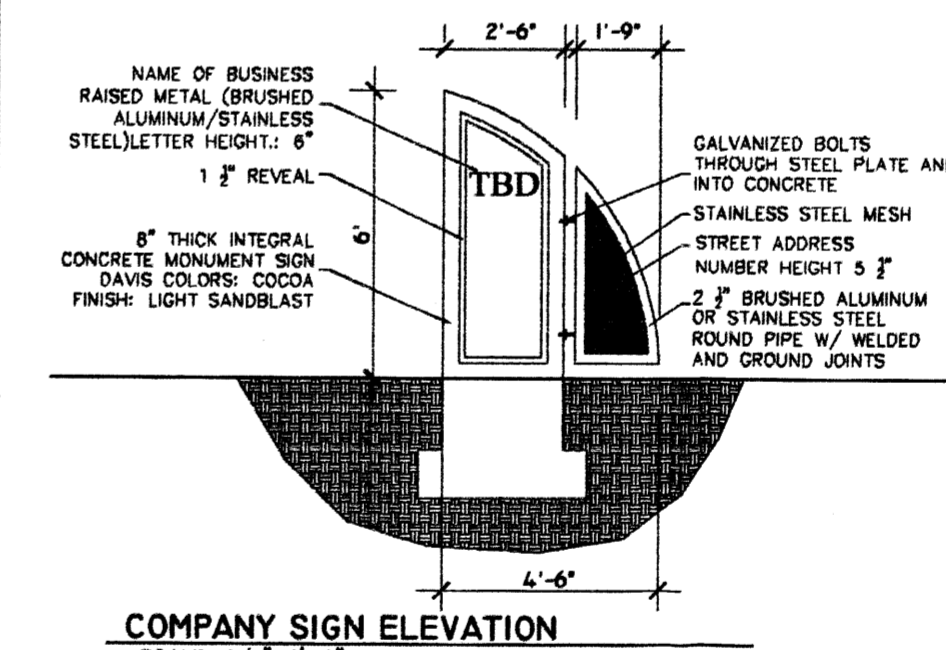
SPECIFICATIONS

- CONC SLAB:** 4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
- APRON:** 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
- FOOTING:** AS REQUIRED PER DESIGN
- BOLLARDS:** 4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"



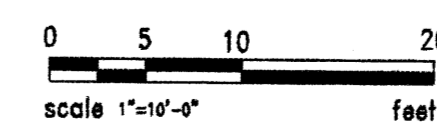
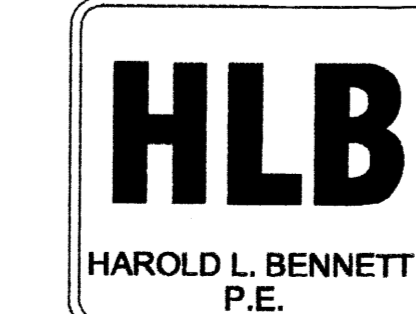
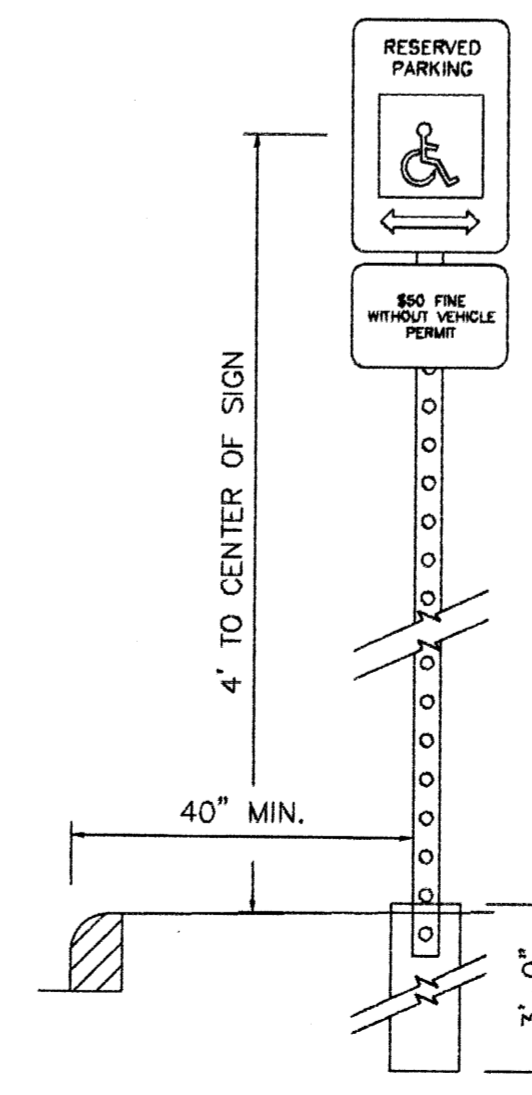
SHEET INDEX

- A-1 SITE PLAN & DESIGN DATA
- L-1 LANDSCAPE PLAN
- C-1 GRADING PLAN
- A-3 ELEVATIONS



NOTES:

- SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- SIGN SHALL BE SET DIRECTLY FACING THE DIRECTION OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°).
- SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.
- EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.
- 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.



BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT 10A
3731 RUTLEDGE RD
ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1998

II. BUILDING FLOOR AREA

OFFICE B	3325 SF
WAREHOUSE S-1	4164 SF
TOTAL BUILDING AREA	7489 SF

III. OCCUPANCY GROUP (IBC CHAPTER 3)

OFFICE	B
WAREHOUSE	S1

IV. EXTERIOR WALLS AND OPENINGS

IBC TABLE 602

V. BUILDING HEIGHT

BUILDING 1 - ONE STORY 24'-0"

VI. TYPE OF CONSTRUCTION

IBC TABLE 503: OFFICE-TYPE V-B
WAREHOUSE-TYPE V-B

VII. BASIC ALLOWABLE FLOOR AREA

IBC TABLE 503: OFFICE-B-9,000 S.F.
WAREHOUSE-S1-9,000 S.F.
MIXED USE OCCUPANCY W/ NON SEPARATED USE PROVISION UTILIZING THE PROVISION UNDER THE S1 OCCUPANCY

VIII. FIRE RESISTIVE REQUIREMENTS

IBC TABLE 601: TYPE V-B

IX. OCCUPANT LOAD

OFFICE: 3,325 S.F. / 100 = 33
OFFICE: 4,164 S.F. / 500 = 8

X. EXIT REQUIREMENTS

NUMBER OF EXITS: IBC TABLE 1014.1
EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50 = 1 EXIT REQ. 2 PROVIDED

XI. PLUMBING REQUIREMENTS: IBC TABLE 2902.1

OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ. 2 W.C. PROVIDED
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 2 LAVATORY PROVIDED
WAREHOUSE: 1 PER 100 REQ. 1 W.C. & 1 LAVATORY PROVIDED

XII. SEISMIC ZONE: 2B, CATEGORY II BLDG.

XIII. WIND SPEED: 75 MPH

XIV. EXPOSURE: C

XV. SOIL BEARING CAP. 1500 PSF

XVI. ROOF LOAD(TOTAL) 40 PSF

PARKING REQUIREMENTS (CALC'S)

NET OFFICE:	3220 SF
2300 / 200 = 12	
NET WAREHOUSE:	3975 SF
3975 / 2000 = 2	
= 2 REQUIRED PARKING SPACES	

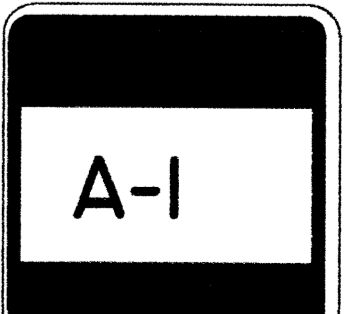
PARKING PROVIDED:
CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

SURFACE PARKING:

HANDICAPPED	1 CAR
REGULAR AND COMPACT	14 CARS
TOTAL ON SITE PARKING PROVIDED	15 CARS
TOTAL REQUIRED PARKING:	17 CARS

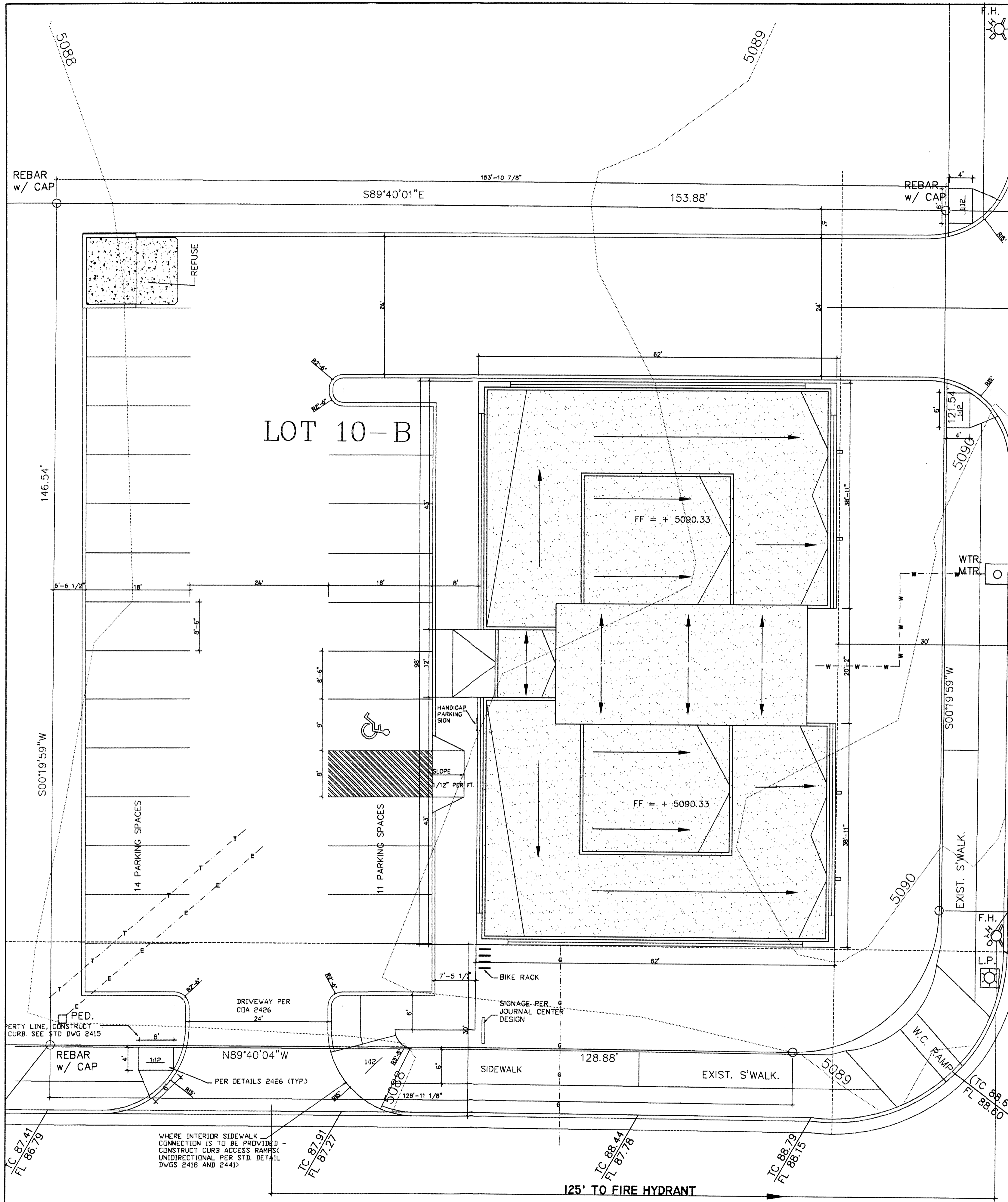
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THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE:			
REVISION:	FILE NAME	JOB NO.	DATE
04-26-05			04-18-05
SHEET TITLE:			DRAWN BY:
SITE PLAN FOR BLDG. PERMIT			RI



Casey
Solid Waste's
Signature

10A



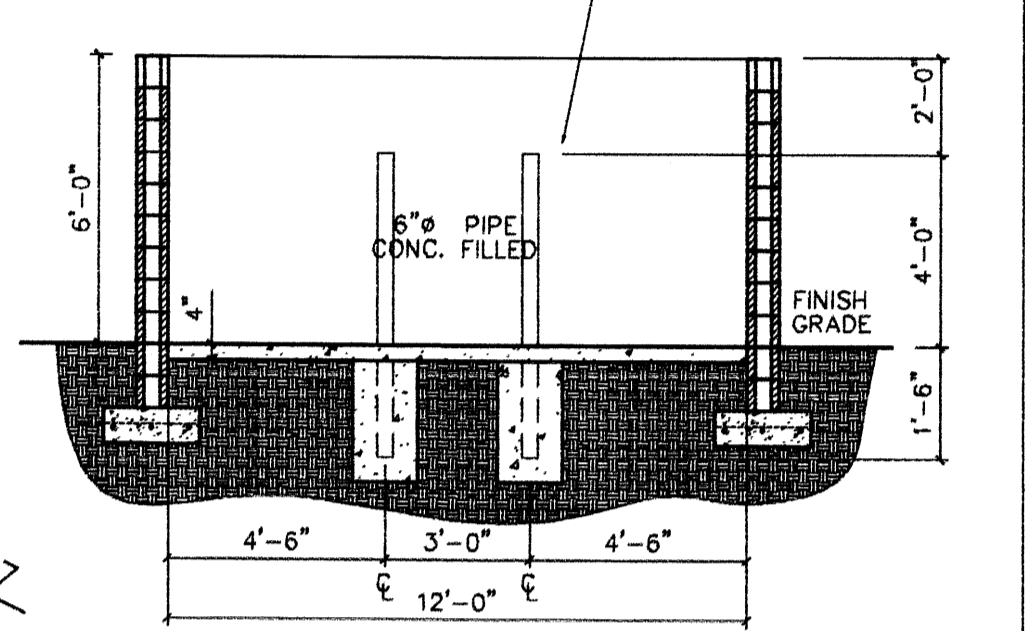
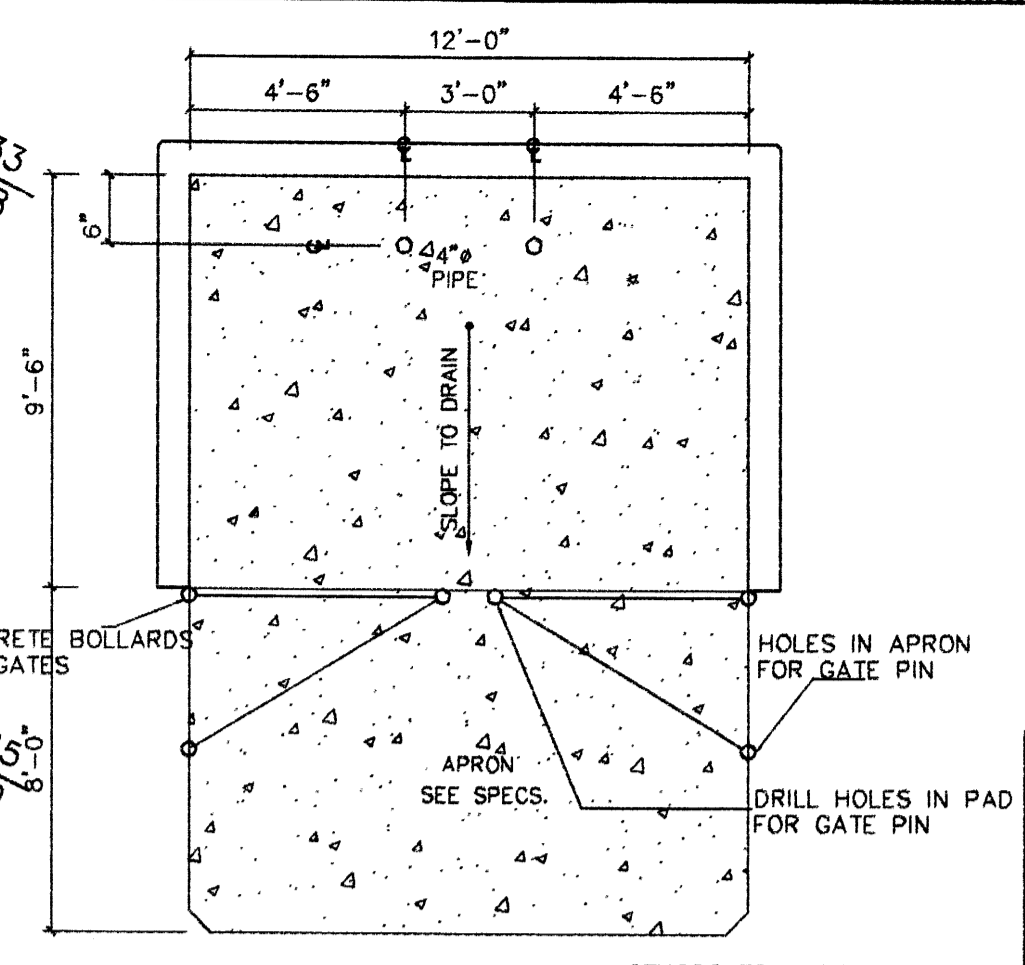
SITE PLAN
SCALE: 1/4"=1'-0"

RUTLEDGE ROAD N.E.

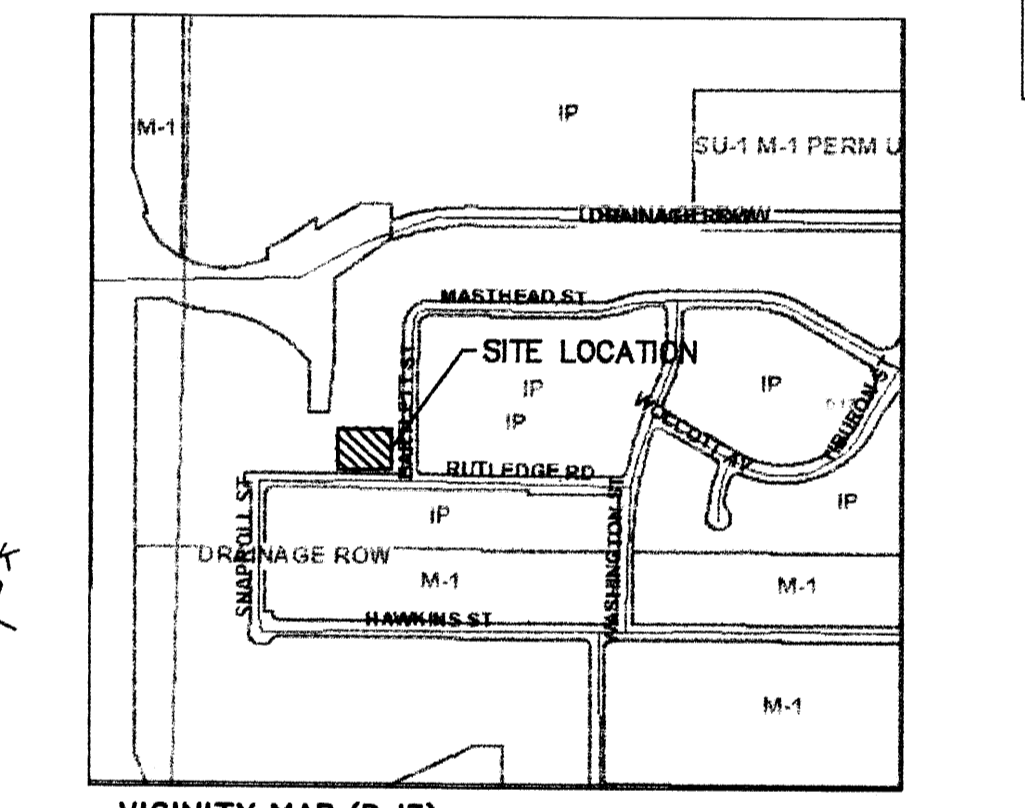
BARTLETT ST. N.E.

SPECIFICATIONS

- CONC SLAB:** 4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
- APRON:** 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
- FOOTING:** AS REQUIRED PER DESIGN
- BOLLARDS:** 4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"

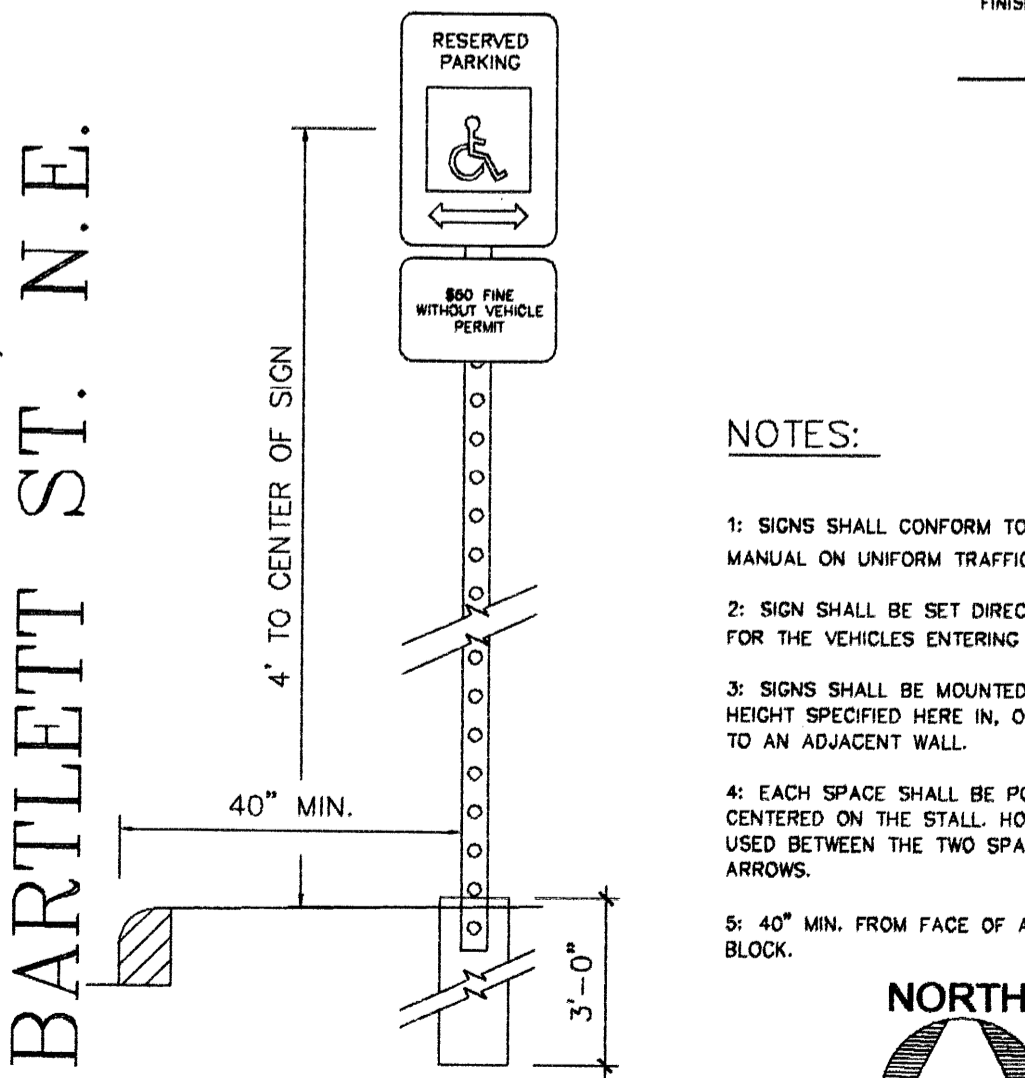


REFUSE DETAILS
NOT TO SCALE



VICINITY MAP (D-17)
NOT TO SCALE

PROJECT BENCH MARK:
WEST BONNET BOLT
ON FIRE HYDRANT
ELEV=5092.07



PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRP 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
DRB Chairperson, Planning Department	Date

Michael Holton
Solid Waste Management
Date: 4-22-05

This Plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 30, 1989 (A-179-13, 2-79-80-1) and the IP zone.
*Environmental Health, if necessary.
12-18-03

SHEET INDEX

- A-1 SITE PLAN & DESIGN DATA
- L-1 LANDSCAPE PLAN
- C-1 GRADING PLAN
- A-3 ELEVATIONS

BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT 10B
3741 RUTLEDGE RD
ALBUQUERQUE, NM 87109

DESIGN DATA

- APPLICABLE CODES AND REGULATIONS:
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1998
- BUILDING FLOOR AREA
OFFICE B UNITA 2,828 SF
OFFICE B UNITB 2,828 SF
TOTAL BUILDING AREA 5656 SF
- OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B
- EXTERIOR WALLS AND OPENINGS
IBC TABLE 602
- BUILDING HEIGHT
BUILDING 1 - ONE STORY 24'-0"
- TYPE OF CONSTRUCTION
IBC TABLE 503: OFFICE-TYPE V-B
- BASIC ALLOWABLE FLOOR AREA
IBC TABLE 503: OFFICE-B-9,500 S.F.
MIXED USE OCCUPANCY W/ NON SEPARATED USE PROVISION UTILIZING THE PROVISION UNDER THE S1 OCCUPANCY
- FIRE RESISTIVE REQUIREMENTS
IBC TABLE 601: TYPE V-B
- OCCUPANT LOAD
OFFICE UNIT A : 2,828 S.F. / 100 = 28
OFFICE UNIT B : 2,828 S.F. / 100 = 28
- EXIT REQUIREMENTS
NUMBER OF EXITS: IBC TABLE 1014.1
EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50 = 1 EXIT REQ. 2 PROVIDED
- PLUMBING REQUIREMENTS: IBC TABLE 2902.1
OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ. 2 W.C. PROVIDED
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 2 LAVATORY PROVIDED
- SEISMIC ZONE: 2B, CATEGORY II BLDG.
- WIND SPEED: 75 MPH
- EXPOSURE: C
- SOIL BEARING CAP. 1500 PSF
- ROOF LOAD(TOTAL) 40 PSF

PARKING REQUIREMENTS (CALC'S)

NET OFFICE: UNIT A 2000 SF
2000/200 = 10
NET OFFICE: UNIT B 2000 SF
2000/200 = 10
= 20 REQUIRED PARKING SPACES

PARKING PROVIDED:
SURFACE PARKING - OFFICE/WAREHOUSE

HANDICAPPED	1 CAR
REGULAR AND COMPACT	24 CARS
TOTAL ON SITE PARKING PROVIDED	25 CARS
TOTAL REQUIRED PARKING:	20 CARS

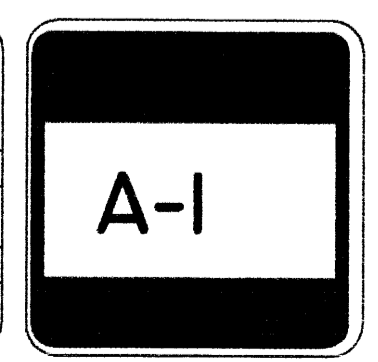


JOB TITLE:
JOURNAL CENTER LOT 10B

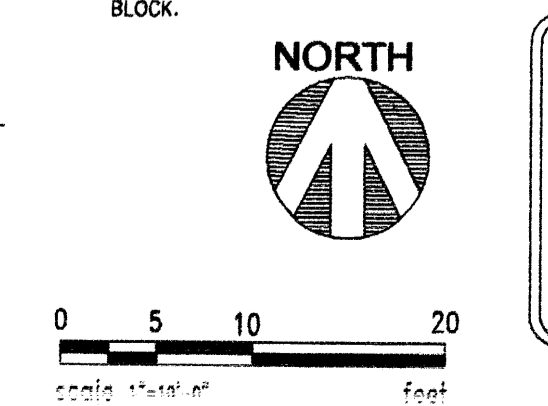
REVISION:	FILE NAME	JOB NO.	DATE
04-26-05			04-18-05

SHEET TITLE:
SITE PLAN FOR BLDG. PERMIT

DRAWN BY:
RI

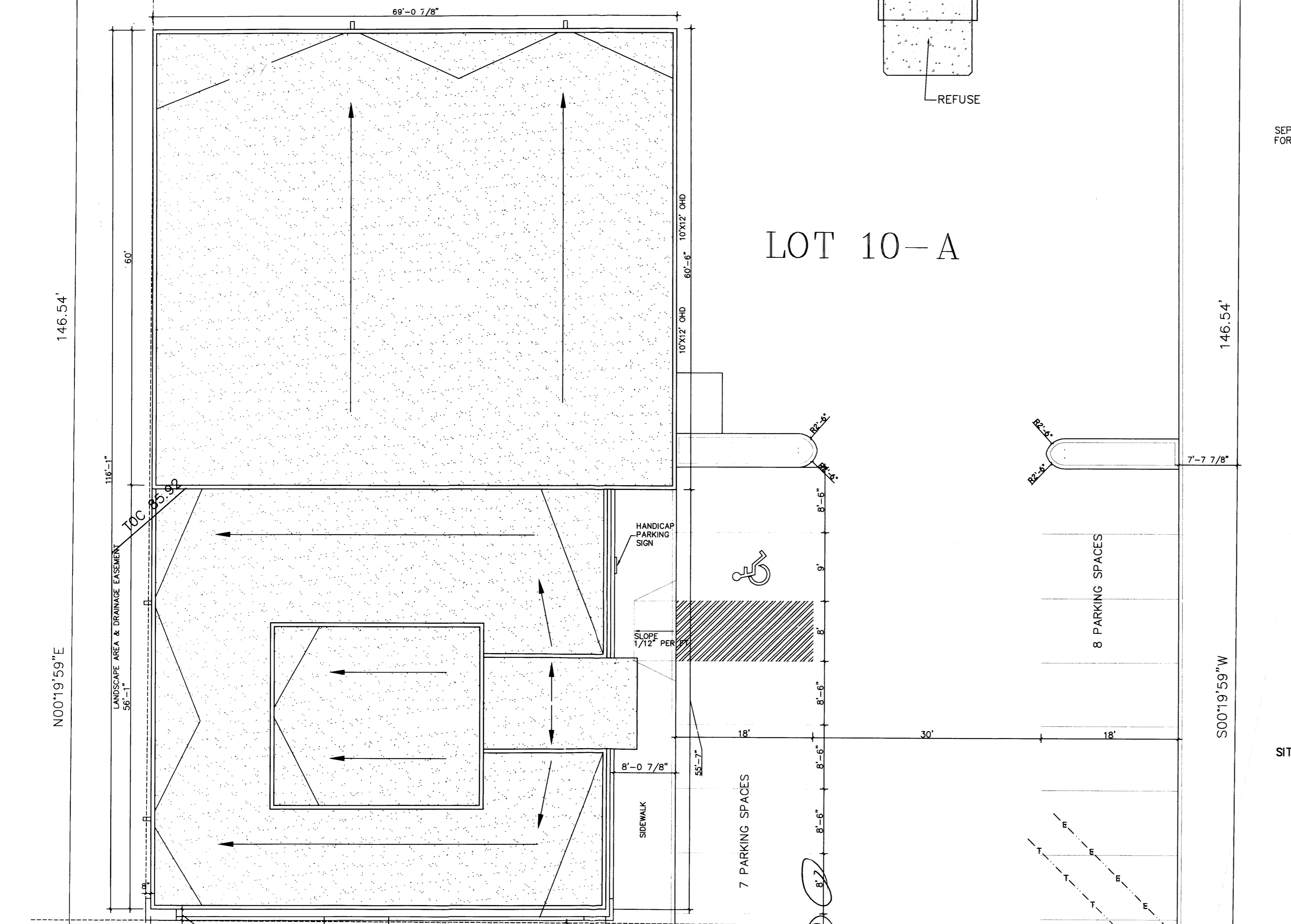


- NOTES:**
- SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - SIGN SHALL BE SET DIRECTLY FACING THE DIRECTION OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°).
 - SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.
 - EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.
 - 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.

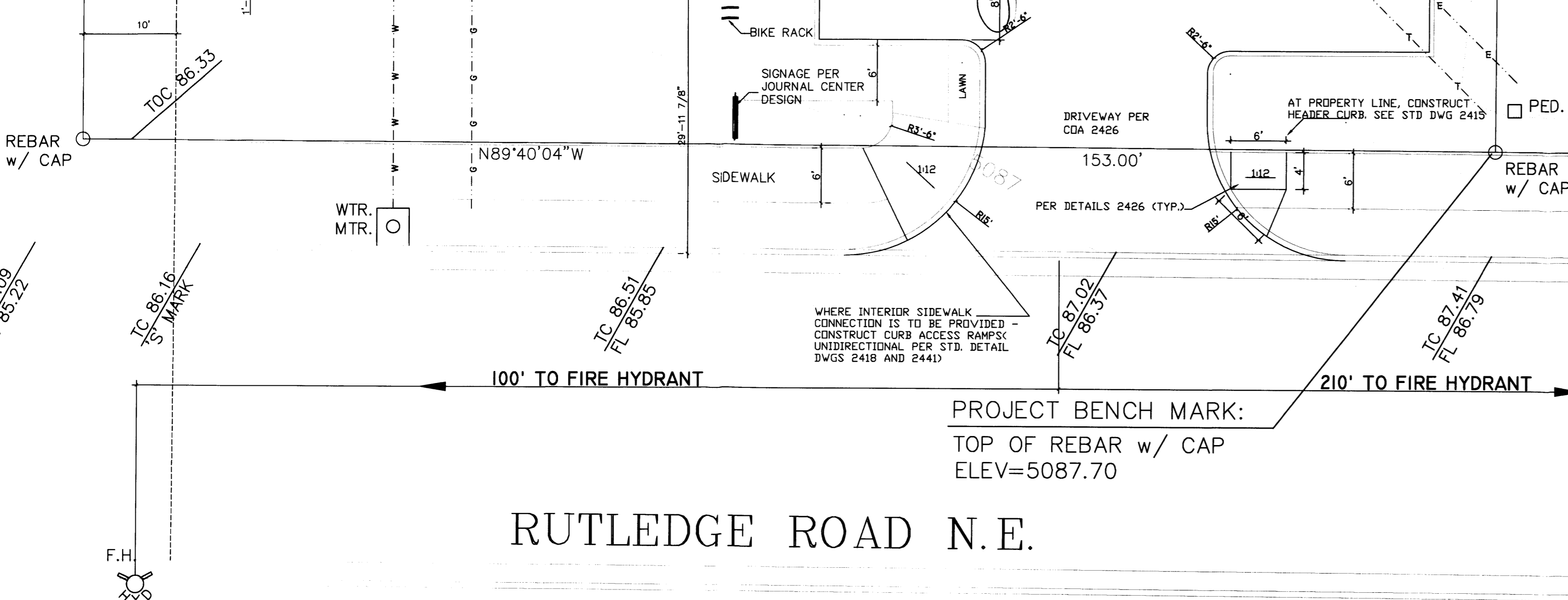


LOT 10-B

REBAR w/ CAP 153'-0" 1/4" 153.00' REBAR w/ CAP



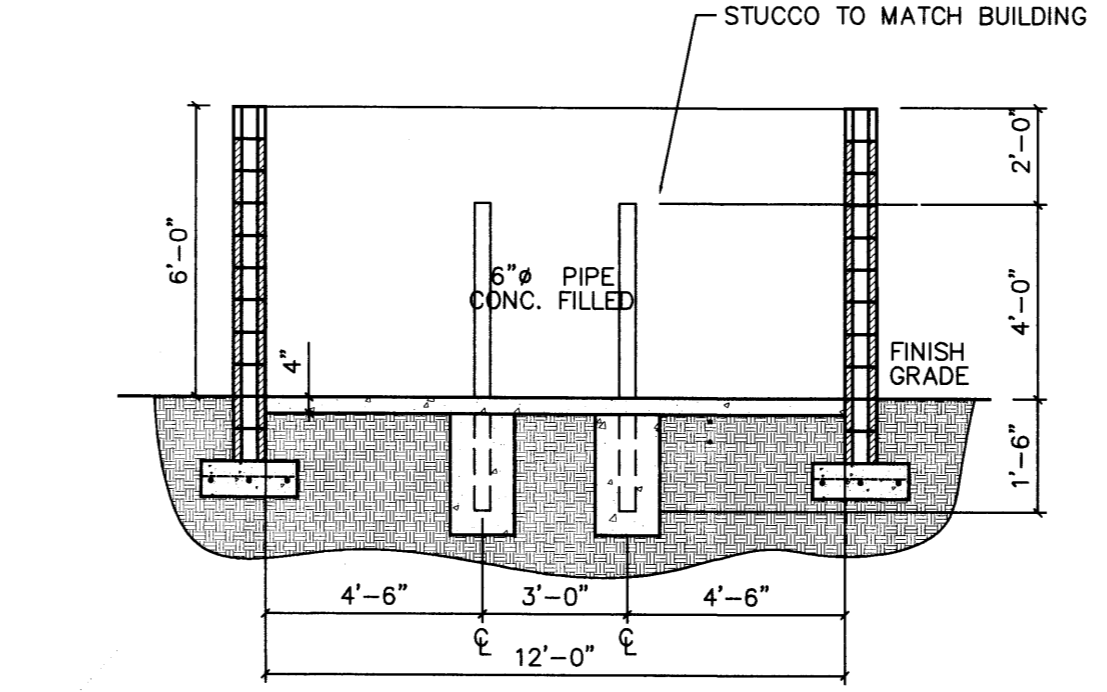
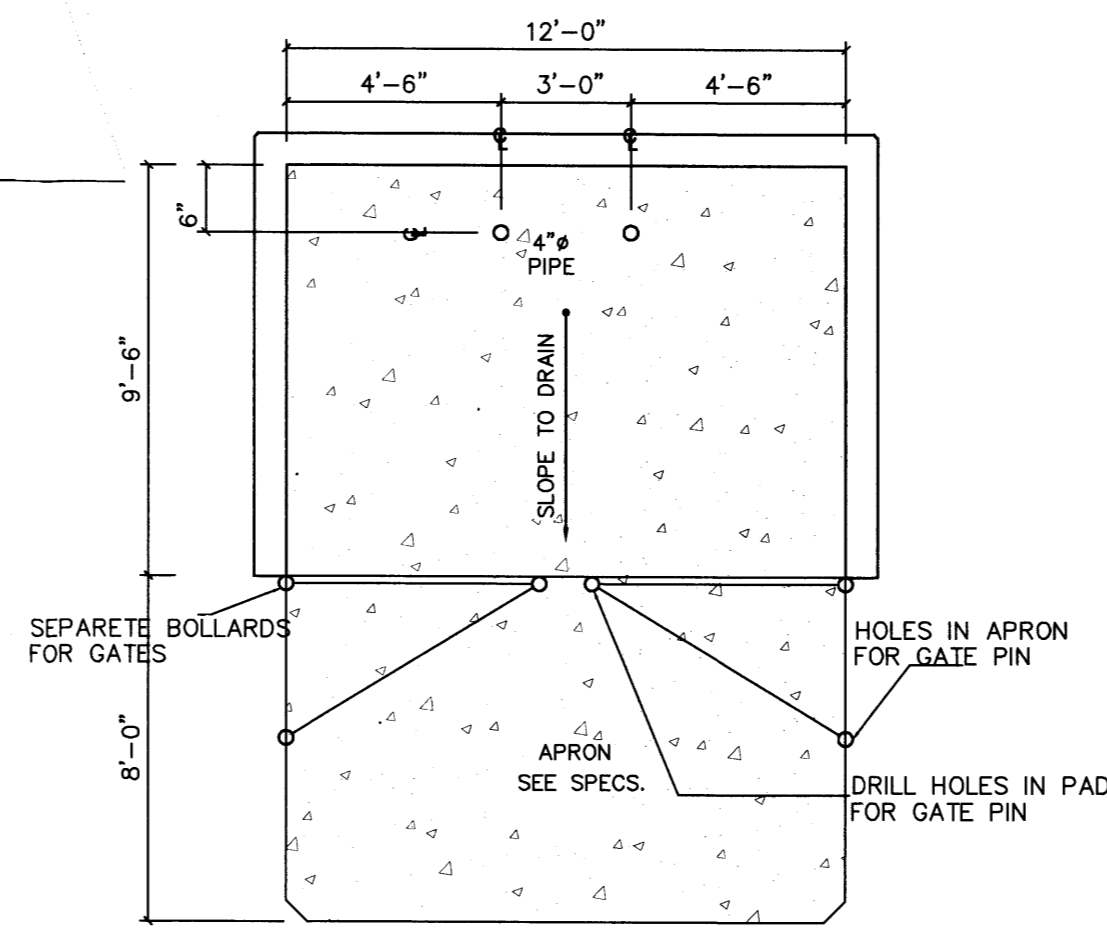
LOT 10-A



SITE PLAN
SCALE: 1"=10'-0"

SPECIFICATIONS

CONC SLAB: 4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ.. SLOPE TO DRAIN 1/8" PER FOOT.
APRON: 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
FOOTING: AS REQUIRED PER DESIGN
BOLLARDS: 4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"



PROJECT NUMBER: _____
Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved IRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

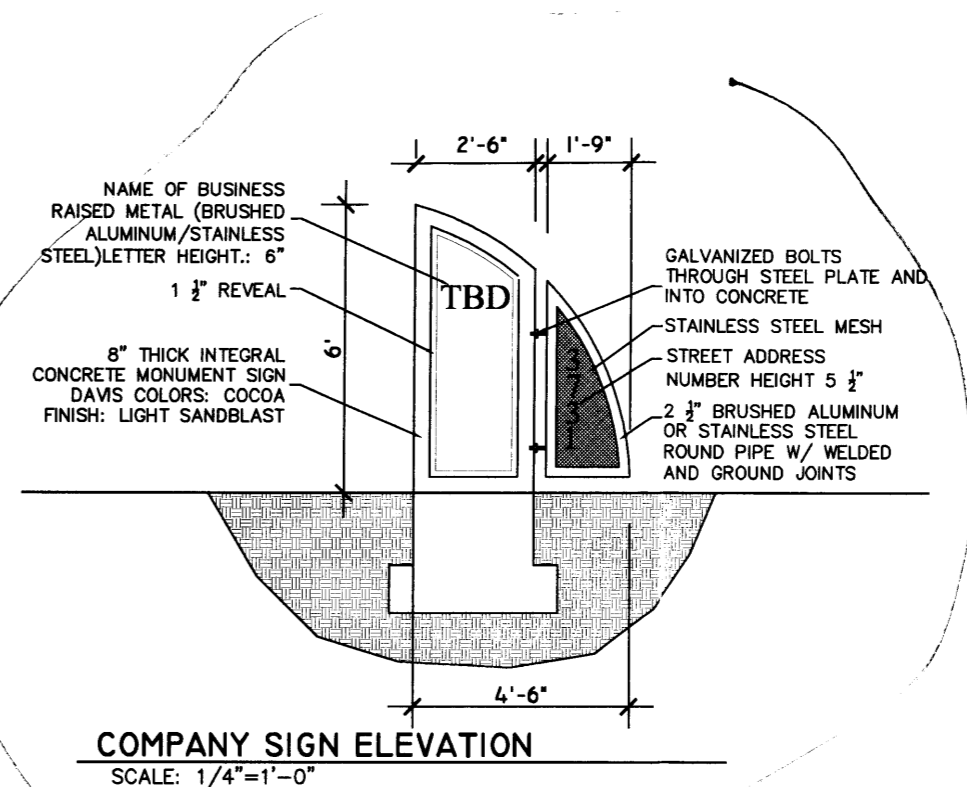
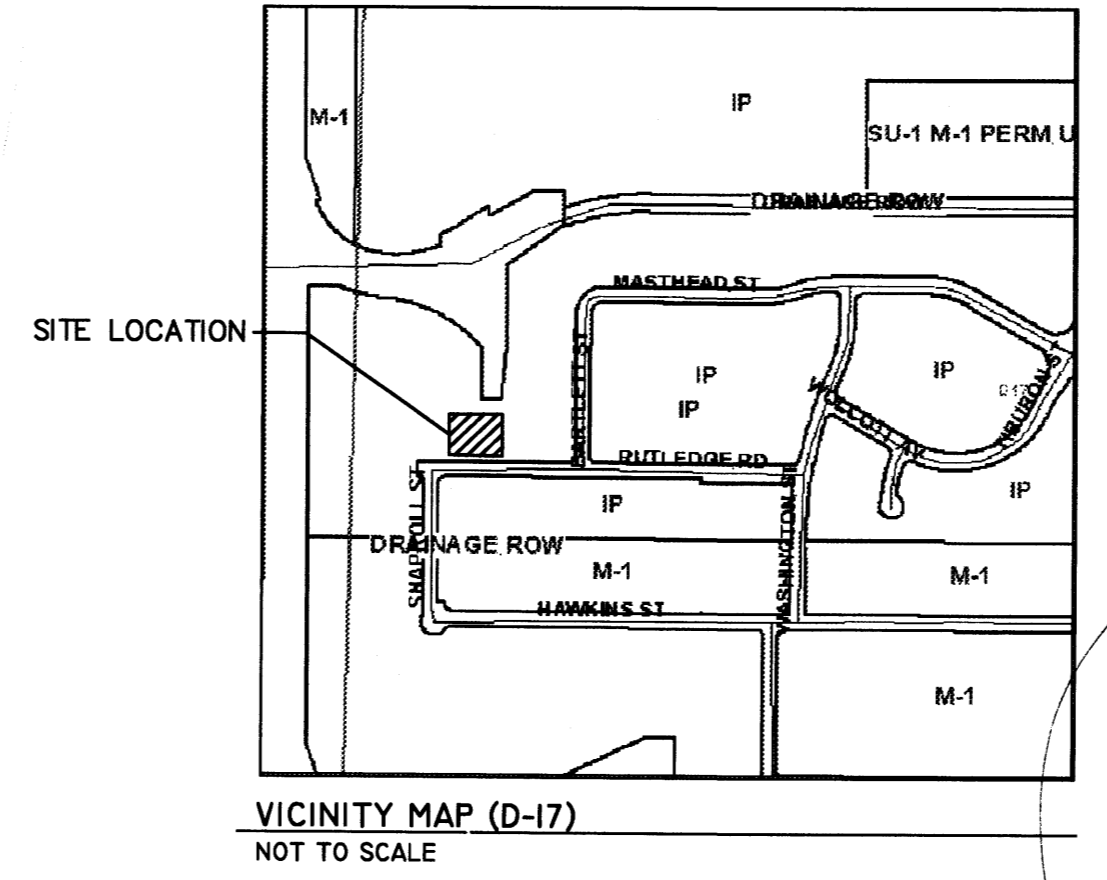
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

This Plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AX-79-1, 2-79-80-2) and the IP zone.
 *Environmental Health, if necessary.
 12-18-03

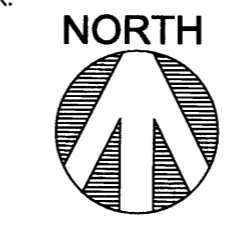
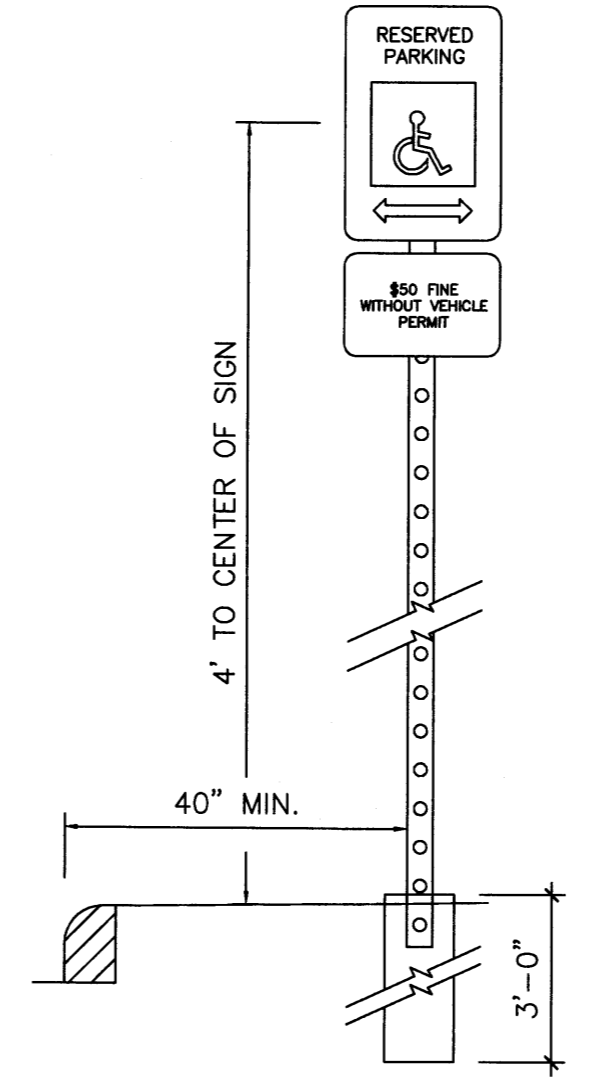
SHEET INDEX

A-1 SITE PLAN & DESIGN DATA
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 C-1 GRADING PLAN
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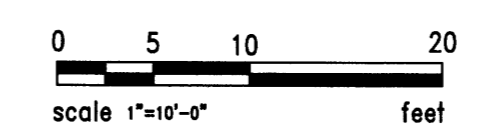


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- EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL, HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.
- 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.



HLB
 HAROLD L. BENNETT
 P.E.



BUILDING DATA

JOURNAL CENTER PHASE 2
 UNIT 1, LOT 10A
 3731 RUTLEDGE RD
 ALBUQUERQUE, NM 87109

DESIGN DATA

- APPLICABLE CODES AND REGULATIONS.
 INTERNATIONAL BUILDING CODE, 2003
 ANSI
 GUIDELINES, 1998
- BUILDING FLOOR AREA
 OFFICE B 3325 SF
 WAREHOUSE S-1 4164 SF
 TOTAL BUILDING AREA 7489 SF
- OCCUPANCY GROUP (IBC CHAPTER 3)
 OFFICE B
 WAREHOUSE S1
- EXTERIOR WALLS AND OPENINGS
 IBC TABLE 602
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 BUILDING 1 - ONE STORY 24'-0"
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 IBC TABLE 503: OFFICE-TYPE V-B
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- BASIC ALLOWABLE FLOOR AREA
 IBC TABLE 503: OFFICE-B-9,000 S.F.
 WAREHOUSE-S1-9,000 S.F.
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 OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 2 LAVATORY PROVIDED
 WAREHOUSE : 1 PER 100 REQ. 1 W.C. & 1 LAVATORY PROVIDED
- SEISMIC CODE: 2B, CATEGORY II BLDG.
- WIND SPEED: 75 MPH
- EXPOSURE: C
- SOIL BEARING CAP. 1500 PSF
- ROOF LOAD(TOTAL) 40 PSF

PARKING REQUIREMENTS (CALC'S)

NET OFFICE: 3220 SF
 2300 / 200 = 12
 NET WAREHOUSE: 3975 SF
 3975 / 2000 = 2
 = 2 REQUIRED PARKING SPACES

PARKING PROVIDED:
 CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

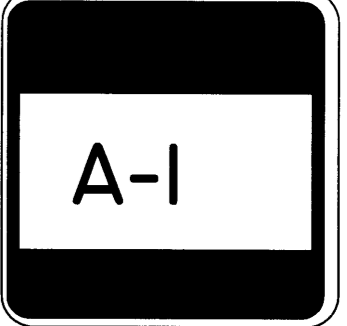
SURFACE PARKING:
 HANDICAPPED 1 CAR
 REGULAR AND COMPACT 15 CARS
 TOTAL ON SITE PARKING PROVIDED 16 CARS
 TOTAL REQUIRED PARKING 16 CARS

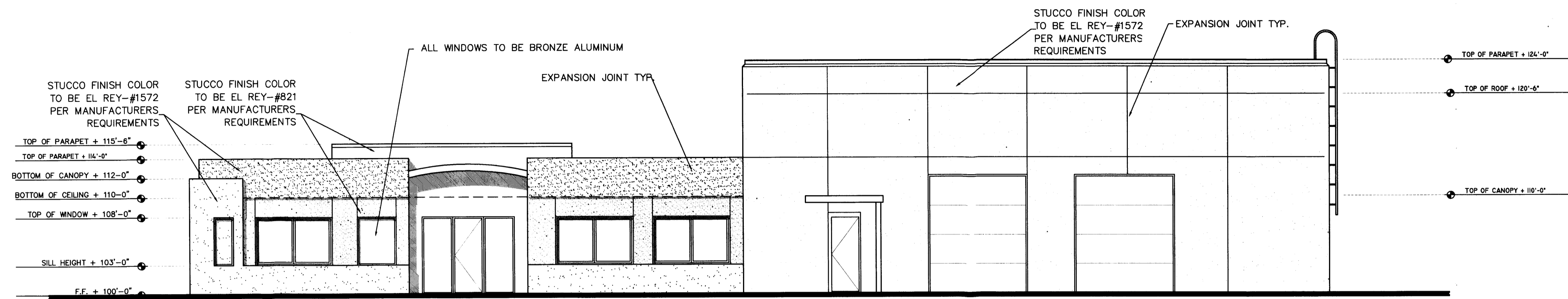
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 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT 10A
REVISION: 04-26-05
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

FILE NAME	JOB NO.	DATE
		04-18-05

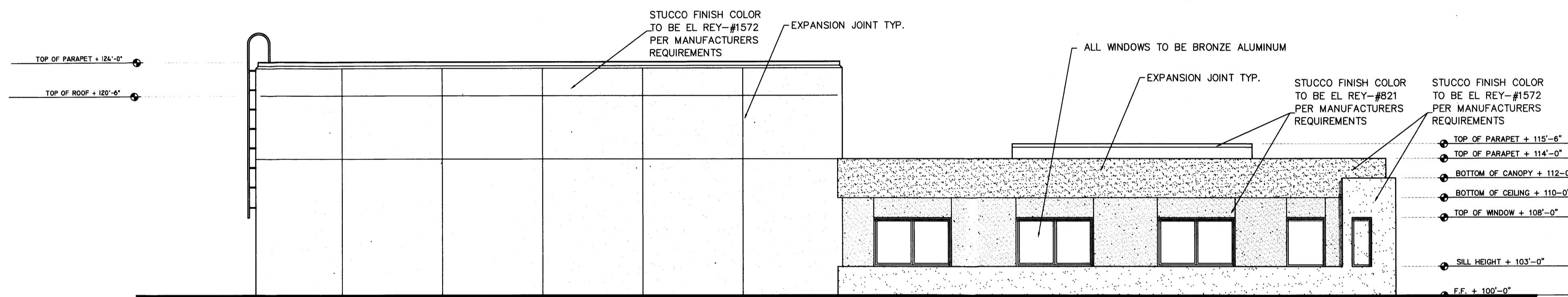
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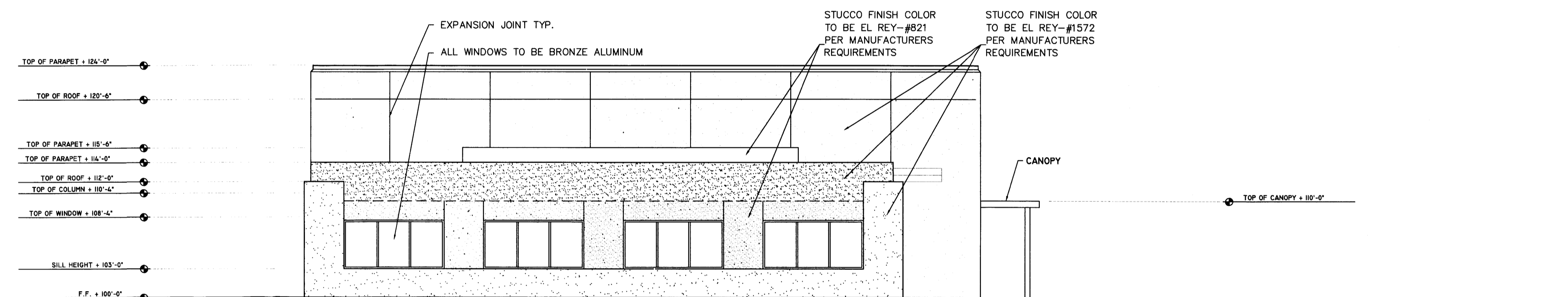
EAST ELEVATION

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



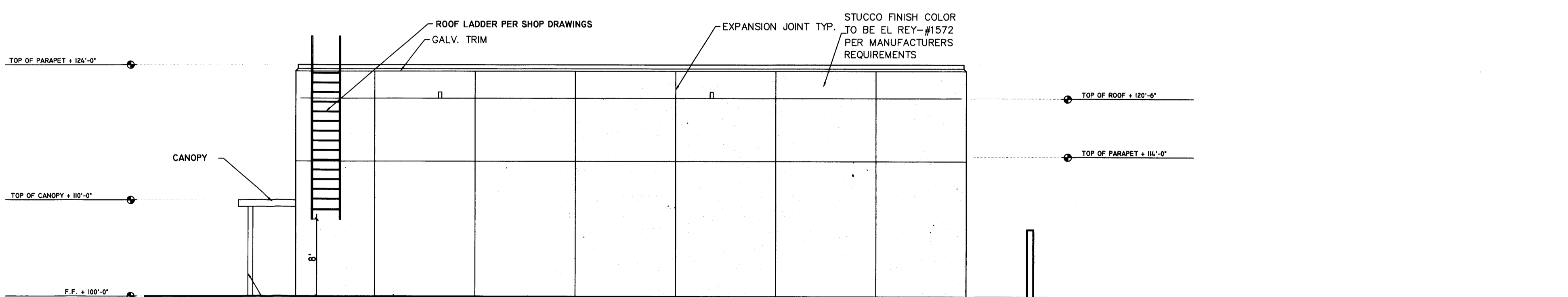
WEST ELEVATION

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



SOUTH ELEVATION

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



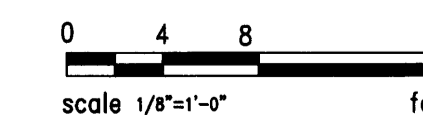
NORTH ELEVATION

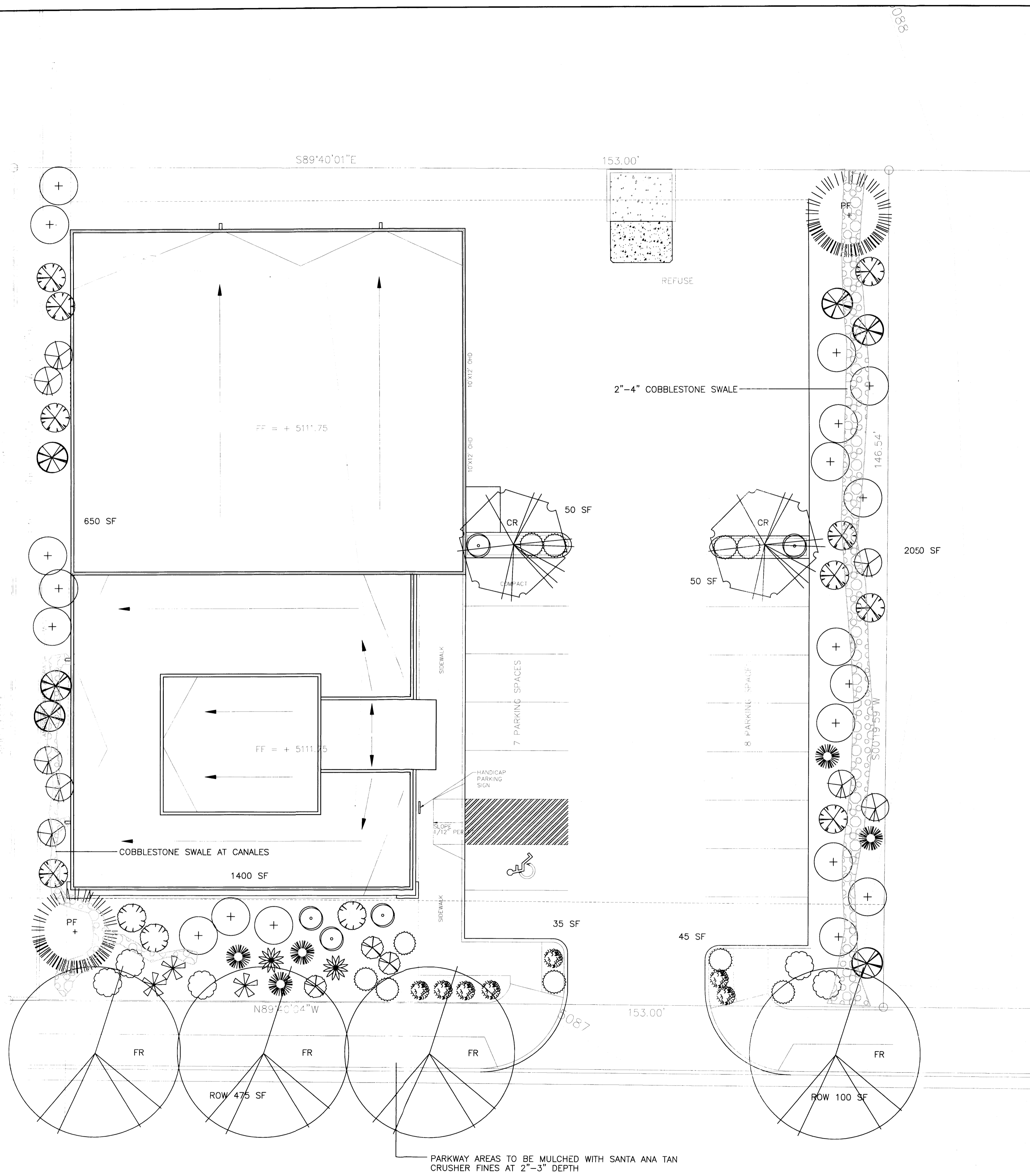
SCALE: 1/8"=1'-0"

KCC
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT 10A			
REVISION:	FILE NAME	JOB NO.	DATE
05-05-05			03-11-05
SHEET TITLE: ELEVATIONS			DRAWN BY: RI KB

A-3





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	4	FRAXINUS VELUTINA	MODESTO ASH	2" CAL	H
CR	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	2	PINUS FLEXILIS	LIMBER PINE	6'	M
+	19	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	10	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	3	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊗	8	CERCOCARPUS LEDIFOLIUS	CL. MTN. MAHOGANY	5 GAL	L
⊗	6	FALLUGIA	APACHE PLUME	5 GAL	M
○	5	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
○	3	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
○	5	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	9	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
⊗	3	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
⊗	5	NOLINA	BEARGRASS	5 GAL	M
⊗	7	LAVANDULA	LAVENDER	1 GAL	M
⊗	2	JASMINUM	WINTER JASMINE	5 GAL	M

SITE DATA

GROSS LOT AREA	22,420 SF
LESS BUILDING(S)	7,489 SF
NET LOT AREA	14,931 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	2,240 SF
PROPOSED LANDSCAPE	4,280 SF
PERCENT OF NET LOT AREA	28%
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES (15 SPACES)	
REQUIRED TREES	2
PROPOSED TREES	2 MIN.

PLANTING RESTRICTIONS APPROACH
 A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH RP BACKFLOW PREVENTER
 PLANTINGS IN ROW TO BE IRRIGATED BY CONNECTING TO JC2 COMMON AREA IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

LANDSCAPE PLAN
 SCALE: 1"=10'-0"

HeadUp
 LANDSCAPE CONTRACTORS
 7525 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 898-9615
 LICENSE 18890
 www.headsuplandscape.com

HLB
 HAROLD L. BENNETT
 P.E.

STATE OF NEW MEXICO
 JOHN GILLIES BRALY
 # 128
 REGISTERED
 LANDSCAPE ARCHITECT

KCC FINAL APPROVAL SET
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

Job Title:
 JOURNAL CENTER LOT 10A

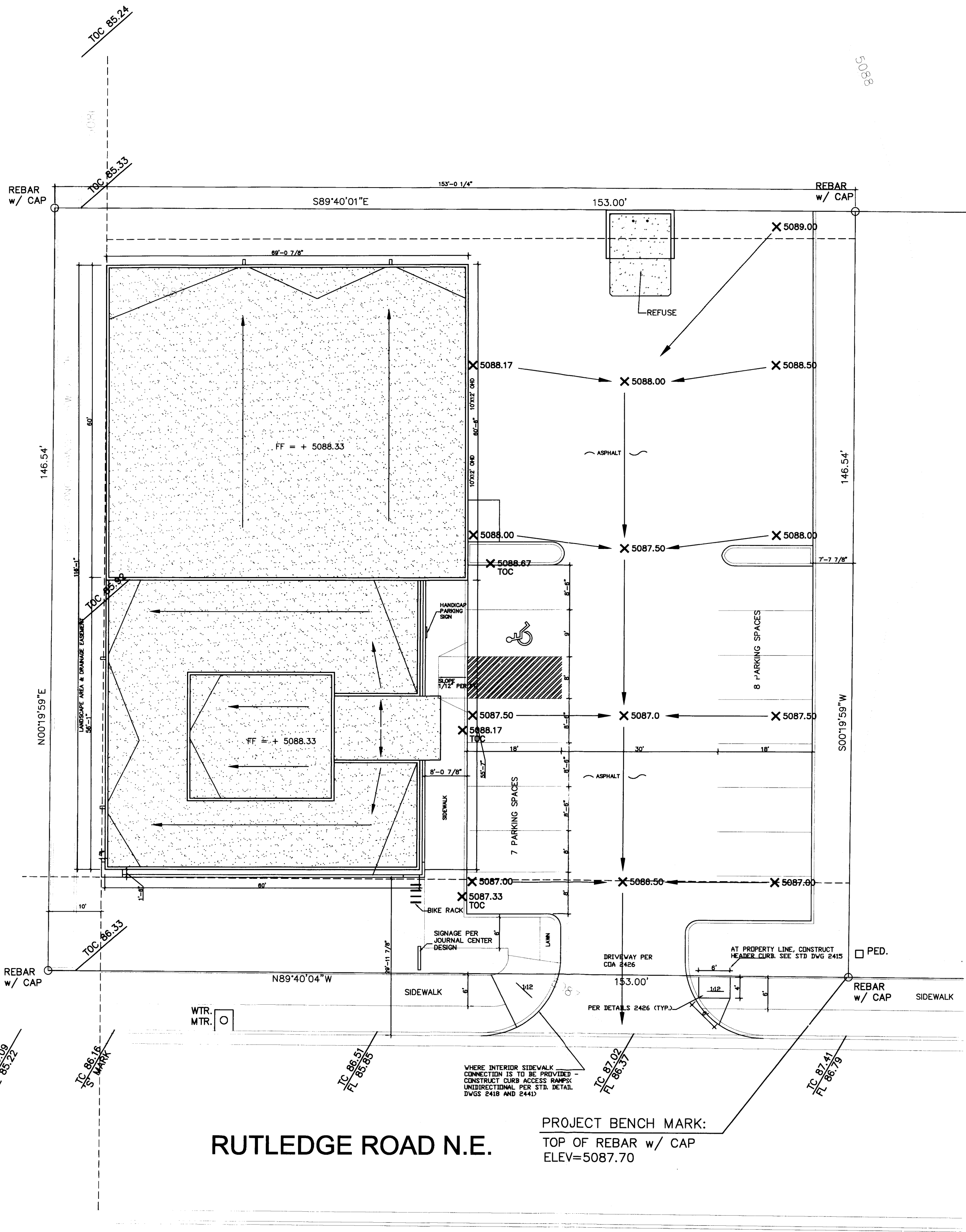
REVISION: FILE NAME JOB NO. DATE
 03-11-05

SHEET TITLE: LANDSCAPE PLAN
 DRAWN BY: JC

L-1

NORTH

0 5 10 20
 scale 1"=10'-0" feet



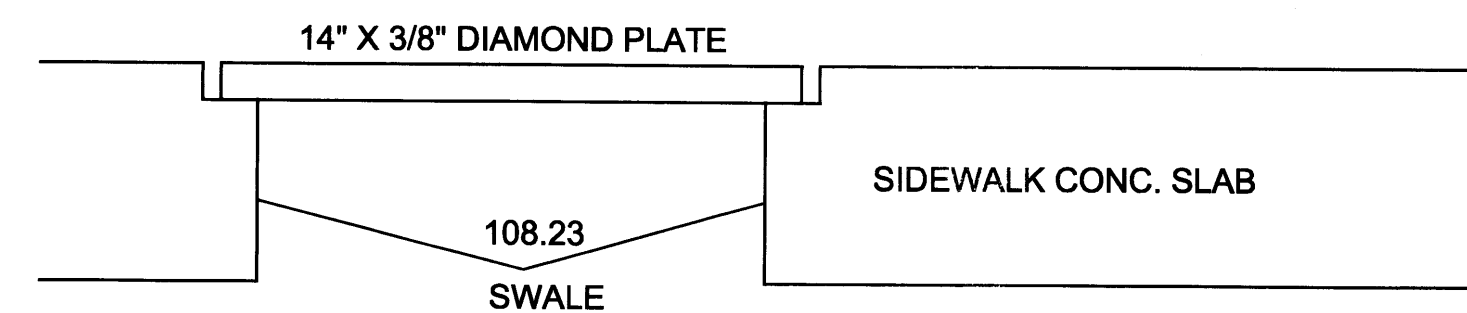
RUTLEDGE ROAD N.E.

PROJECT BENCH MARK:
TOP OF REBAR W/ CAP
ELEV=5087.70

GRADING PLAN

SCALE: 1"=10'-0"

NOTE:
FF 100'-0" = +5111.75' AMSL



SIDEWALK SECTION W/DIAMOND PLATE

SCALE: NTS

TOW = 110.82

110.32

TYP. SWALE DETAIL

SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING JOURNAL CENTER PHASE 2 ARE CONTAINED HEREON:
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

JOURNAL CENTER LOT 10-A

BUILDING AREA = 0.17 ACRES (7,489SF)
LANDSCAPE AREA = 0.066 ACRES (4,280SF)
PARKING/ASPHALT AREA = 0.244 ACRES (12,223SF)
TOTAL SITE = 0.51 ACRES (22,420SF)

PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
100A = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	0.06 AC.	0 AC.
TREATMENT B	0 AC.	0.178 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	0.422 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0) + (0.78 X .178) + (1.13 X 0) + (2.12 X 4.22) = 1.034 IN.
V100 = 1.04(0.6/12) = 0.517 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 0.6(0.53) = 0.4 CFS
V100 = .4(0.6/12) = 0.05 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = 0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39 CFS

BENCHMARK:

PROJECT BENCHMARK OF 87.70 LOCATED ON CURB @ SOUTHEAST CORNER OF PROPERTY

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN
 - A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.60 ACRES AND IS LOCATED EAST OF BARTLETT ST. N.E. AND NORTH OF RUTLEDGE RD. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN DIRECT DISCHARGE SOUTH TO RUTLEDGE RD. DISCHARGE GOES TO CITY STORM DRAINS AND AMAFCA STORM DRAINS, LOCATED WEST OF SUBJECT PROPERTY ON NORTH SIDE OF RUTLEDGE RD.

NO OFFSITE FLOWS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY
2. ALL WORK DETAILED ON THE SE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

KCC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

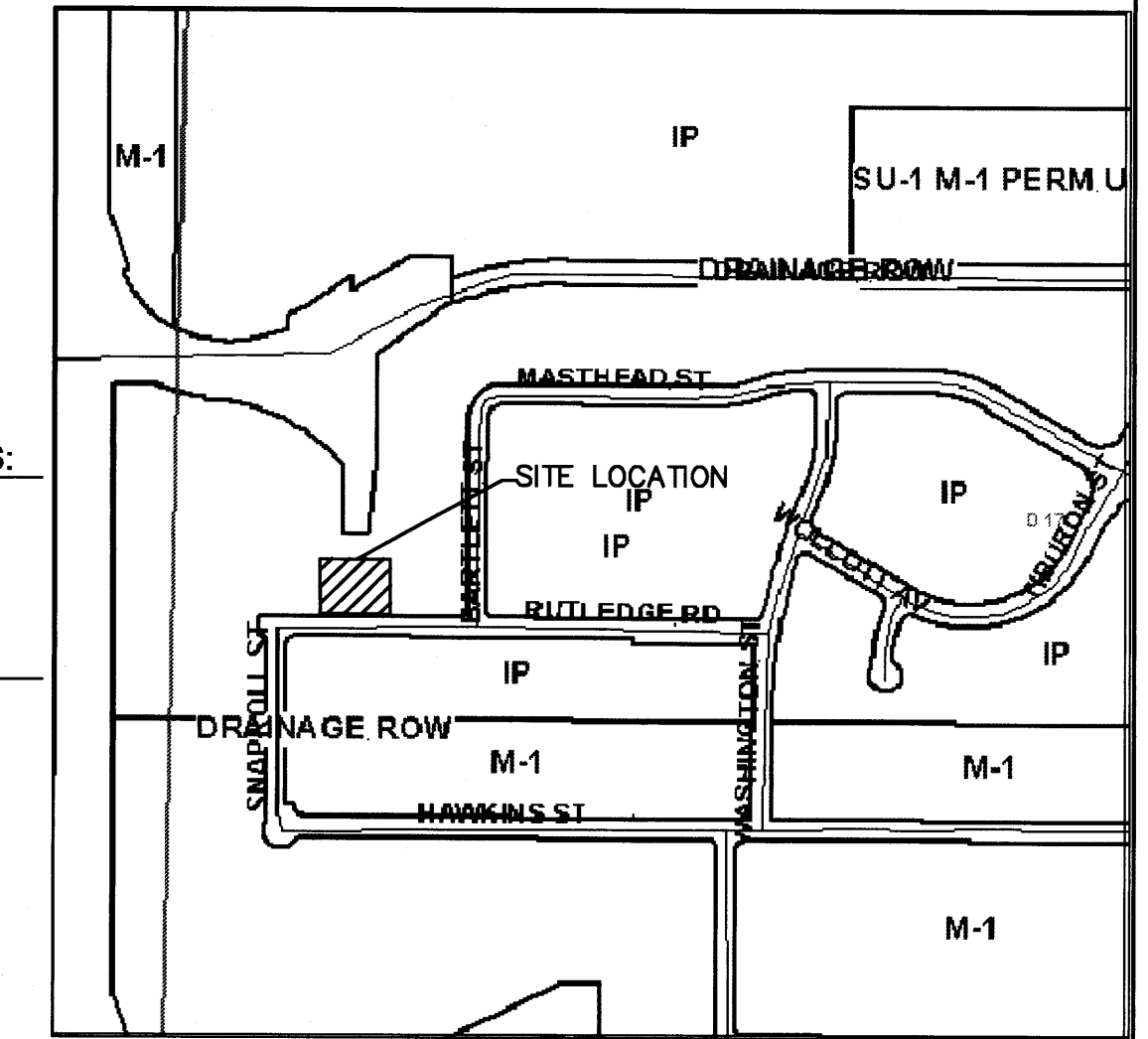
HLB
HAROLD L. BENNETT
P.E.



0 5 10 20
Scale 1"=10'
feet

JOB TITLE: JOURNAL CENTER LOT 10A		
REVISION:	FILE NAME	JOB NO. DATE
	C-1	04-18-05
SHEET TITLE: GRADING PLAN		DRAWN BY: RI

C-1



VICINITY MAP (D-17)
NOT TO SCALE