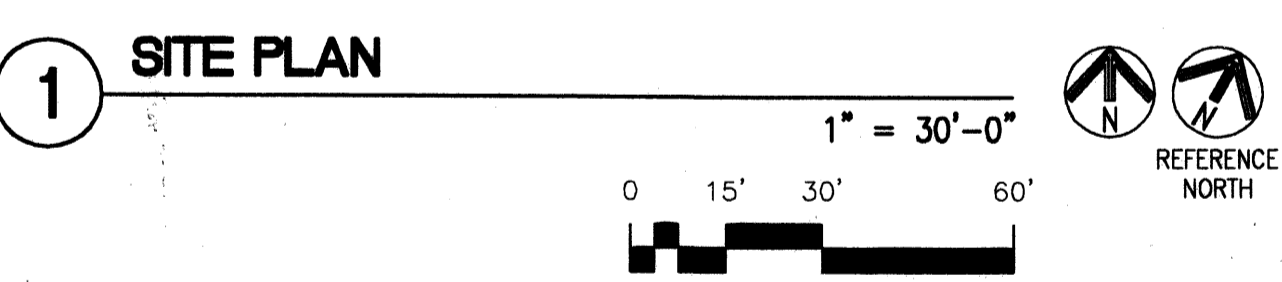
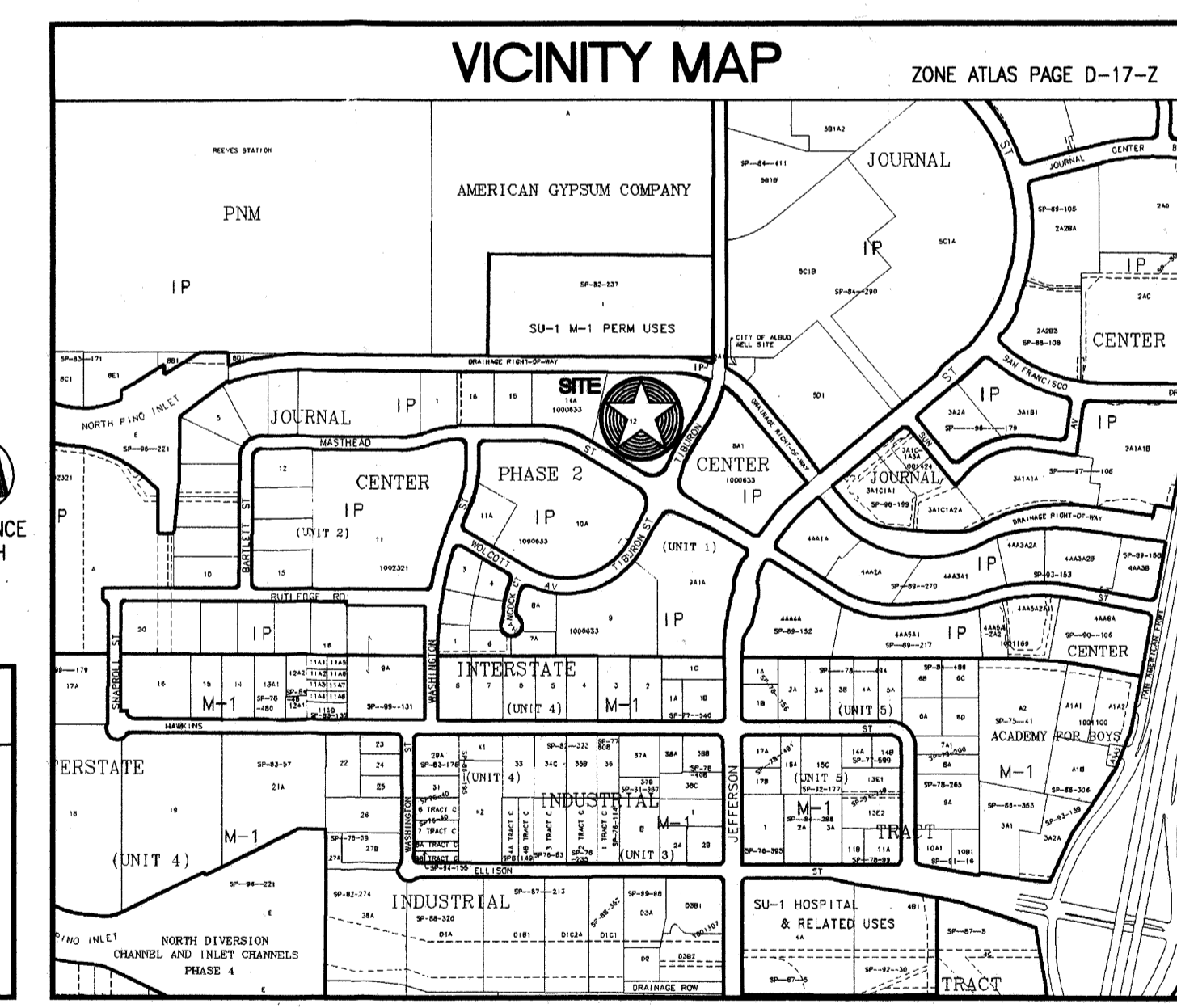


### CODE + SITE DATA

CHAPTER 3: OCCUPANCY CLASSIFICATION (TABLE 3-B)			
GROUP	SECTION	DESCRIPTION OF OCCUPANCY	PROPOSED G.S.F.
B	304	OFFICE BUILDING	66,408 S.F.
<b>TOTAL PROPOSED</b>			<b>66,408 S.F.</b>
CHAPTER 5: GENERAL BUILDING LIMITATIONS			
SECTION	ALLOWABLE AREA INCREASE (S.F.)		
TABLE 5B	504.2, 505.1.2, 505.3		
USE GROUP	BASIC AREA	MULTISTORY	TOTAL ALLOWABLE AREA
B	III-N	12,000	84,000
<b>TOTAL ALLOWABLE AREA</b>			<b>84,000 S.F.</b>
ALLOWABLE HEIGHT			
USE GROUP	CONSTRUCTION TYPE	NUMBER OF STORIES	PROPOSED BUILDING HEIGHT
B	III-N	2	36 FEET
CHAPTER 6: CONSTRUCTION TYPES/REQUIREMENTS			
SECTION	TYPE	REQUIREMENTS (TABLE 6-A)	REQUIREMENT W/ EXCEPTION
B	III-N	1. BEARING WALLS - EXTERIOR 2. BEARING WALLS - INTERIOR 3. NON-BEARING WALL - EXTERIOR 4. STRUCTURAL FRAME 5. PARTITIONS 6. SHAFT ENCLOSURES 7. FLOORS & FLOOR/CEILINGS 8. ROOFS & ROOF/CEILINGS 9. EXTERIOR DOORS & WINDOWS 10. STAIRWAY CONSTRUCTION	2 HOUR SEC. 604.3.1 N 4 SEC. 604.3.1 N 1 SEC. 711 & 1004.3.3.5 N SEC. 604.3.2 SEC. 604.4
SITE DATA			
ZONING:	IP ZONE		
SITE AREA:	4.2660 ACRES 185,829 S.F.		
BUILDING AREA:	66,408 GROSS SQUARE FEET		
SITE COVERAGE:	33,204 GROSS SQUARE FEET		
		COVERAGE: 17.9 %	
PARKING REQUIREMENTS:	OFFICE RENTABLE 63,964 S.F. @ 1/200 RENTABLE S.F.	320	
		HANDICAP ACCESSIBLE STALLS:	12
		BICYCLE PARKING SPACES: (B) 1/20 AUTOMOBILE SPACES	16
PARKING PROVIDED:	STANDARD STALLS: (8'-6" x 18'-0" TYP)	232	
		COMPACT STALLS: (C) (8'-6" x 15'-0" TYP) (25% MAXIMUM ALLOWABLE OR 80 STALLS)	76
		HANDICAP ACCESSIBLE STALLS: (INCLUDES TWO VAN ACCESSIBLE STALLS)	12
		TOTAL AUTOMOBILE PARKING PROVIDED:	320
		TOTAL BICYCLE PARKING PROVIDED:	16



### DRAWING INDEX

C1.1 CONCEPTUAL GRADING PLAN
L1.1 LANDSCAPE PLAN
A1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
A1.2 SITE DETAILS
A2.1 FLOOR PLANS - LEVEL ONE and LEVEL TWO
A3.1 EXTERIOR ELEVATIONS
A3.2 ENLARGED EXTERIOR ELEVATIONS

### 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 (AX-79-13, 2-79-80-21 AND IP ZONING.

IT CONFORMS TO THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON DRB 04-01802 AS REFLECTED IN

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

### DEVELOPMENT REVIEW BOARD MEMBER APPROVAL

Traffic	<i>[Signature]</i>	9-29-04
		Date
Utilities	<i>[Signature]</i>	9-22-04
		Date
Parks and Recreation	<i>[Signature]</i>	9/22/04
		Date
City Engineer/Inspector	<i>[Signature]</i>	9/22/04
		Date
DRB Chair	<i>[Signature]</i>	9/29/04
		Date
Solid Waste Dept.	<i>[Signature]</i>	9-22-04
		Date

Note:  
All compact stalls to be marked "compact" on pavement.

AFD PLANS CHECKING OFFICE  
824-3611  
**APPROVED**  
HYDRAUNTS ONLY  
FILE 9.22.04  
SIGNATURE & DATE



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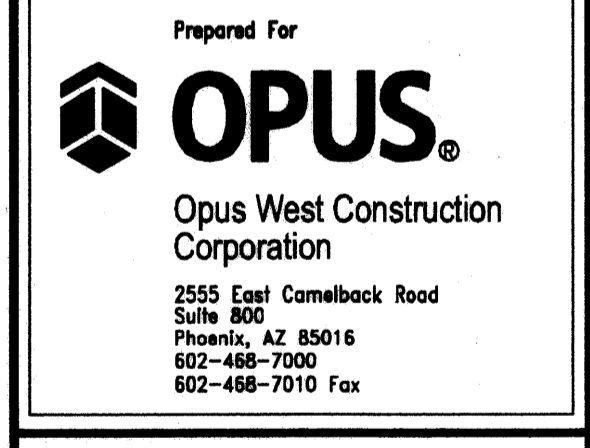
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PROJECT NUMBER: **1003637**  
DATE: 09/03/04  
PROJECT MANAGER: T. SCHULTZ/V. CANORI  
DRAWN BY: A. BRANCH  
CHECKED BY: J. SAUCKE

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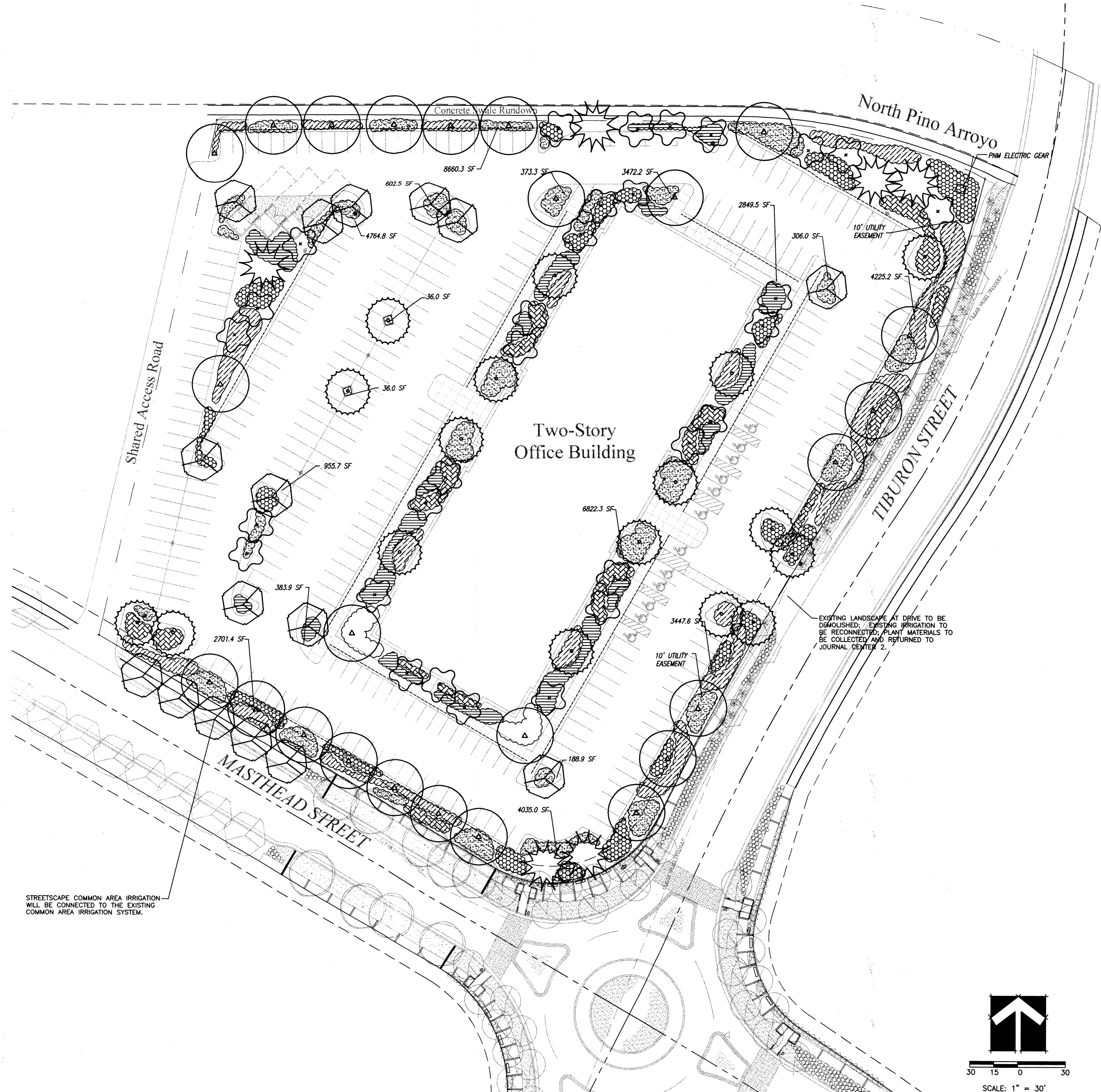
LOCATION: ALBUQUERQUE, NEW MEXICO

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER: **A1.1**

PROJECT # 1003637

PLOT DATE September 09, 2004 - 11:54am



STREETSCAPE COMMON AREA IRRIGATION WILL BE CONNECTED TO THE EXISTING COMMON AREA IRRIGATION SYSTEM.

### Plant Legend

Symbol	Botanical Name	Common Name	Mature Size (HT. X W.)	Water Use
<b>TREES</b>				
	<i>Crataegus crus-galli</i> "Inermis"	THORNLESS HAWTHORN	18' X 20'	MODERATE
	<i>Cercis canadensis</i>	OKLAHOMA REDBUD	18' X 20'	MODERATE
	<i>Celtis occidentalis</i>	COMMON HACKBERRY	30' X 30'	MODERATE
	<i>Fraxinus velutina</i> var. Berinda	BERINDA ASH	25' X 25'	MODERATE
	<i>Pistacia chinensis</i>	CHINESE PISTACHE	25' X 25'	MODERATE
	<i>Pinus flexilis</i>	LIMBER PINE	25' X 20'	MODERATE
<b>SHRUBS</b>				
	<i>Rosemarinus officinalis</i> "Arp"	ARP ROSEMARY	4' X 4'	MODERATE
	<i>Pinus mugo mugo</i>	DWARF MUGO PINE	3' X 3'	MODERATE
	<i>Vauquelinia californica</i>	ARIZONA ROSEWOOD	8' X 4'	LOW
	<i>Fallugia paradoxa</i>	APACHE PLUME	5' X 5'	LOW
	<i>Rhus trilobata</i>	THREE LEAF SUMAC	4' X 3'	LOW
	<i>Cotoneaster buxifolius</i>	GREYLEAF COTONEASTER	3' X 6'	LOW
	<i>Cercocarpus ledifolius</i>	MOUNTAIN MAHOGANY	10' X 8'	LOW
	<i>Teucrium chamaedrys</i>	GERMANDER	18" X 2'	MODERATE
	<i>Nolina microcarpa</i>	BEARGRASS	3' X 3'	LOW
	<i>Rhus aromatica</i> "Gro Low"	PROSTRATE SUMAC	3' X 6'	LOW
	<i>Artemisia x Powis</i> Castle	POWIS CASTLE	18" X 3'	MODERATE
<b>PERENNIALS/GROUND COVERS /ORNAMENTAL GRASSES</b>				
	<i>Zauschneria californica</i>	HUMMINGBIRD PLANT	12" X 2'	LOW
	<i>Muhlenbergia capillaris</i> "Regal Mist"	REGAL MIST	3' X 3'	MODERATE
	<i>Stipa tenuissima</i>	MEXICAN THREADGRASS	12" X 12"	LOW
	<i>Pennisetum villosum</i>	DWARF FOUNTAINGRASS	3' X 3'	MODERATE

PLANS INDICATE STREETSCAPING BY OTHERS FOR CONTEXT. ONLY PLANTS SHOWN IN BOLD LINEWEIGHT APPLY FOR REVIEW OF THIS PROJECT.

#### Landscaping Notes

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF SANTA ANA TAN 1" GRAVEL.  
 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. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.  
 LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.  
 THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

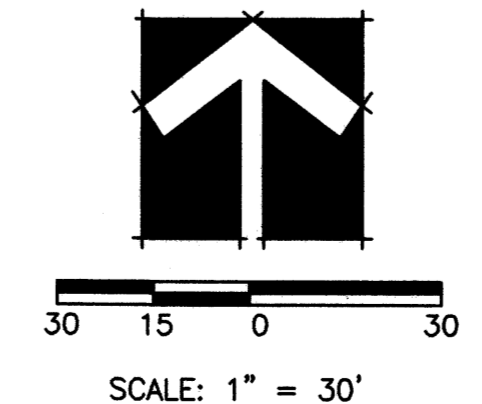
ALL PLANT MATERIALS AT INTERSECTIONS WILL FOLLOW CLEAR SIGHT TRIANGLE GUIDELINES

#### Area Calculations

TOTAL SITE (4.27 AC.) =	186,001 SF.
BUILDING TOTAL (FIRST FLOOR) =	64,040 SF.
NET SITE AREA =	121,961 SF.
LANDSCAPE AREA REQUIRED (15%) =	18,294 SF.
LANDSCAPE AREA PROVIDED =	43,860 SF.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	35.9%

121 TIJERAS, NE SUITE 3100  
 ALBUQUERQUE, NM 87102  
 PHONE: 505-822-8200  
 FAX: 505-822-8282  
 E-MAIL: info@sites-sw.com  
 WWW: www.sites-sw.com

PLANNING  
 LANDSCAPE ARCHITECTURE  
 MARKET ANALYSIS



**OPUS**  
 Opus Architects & Engineers, Inc.  
 10350 Bren Road West  
 Minneapolis, MN 55343-0110  
 952-656-4444  
 952-656-4529 fax

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 ISSUE

DESIGN NUMBER

PROJECT NUMBER  
 DATE: 09/03/04  
 PROJECT MANAGER  
 DRAWN BY: JBL  
 CHECKED BY: TAG

Prepared For  
**OPUS**  
 Opus, L.L.C.  
 Opus, L.L.C.  
 10350 Bren Road West  
 Minneapolis, MN 55343-0110  
 952-656-4444  
 952-656-4529 fax

PROJECT  
**OPUS**  
**JOURNAL CENTER**  
**PHASE II-LOT 12**  
 LOCATION  
 ALBUQUERQUE, NEW MEXICO

SHEET TITLE  
**LANDSCAPE**  
**PLAN**  
 SHEET NUMBER  
**L1.1**

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DRAWN BY  
A. BRANCH  
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J. SAUCKE

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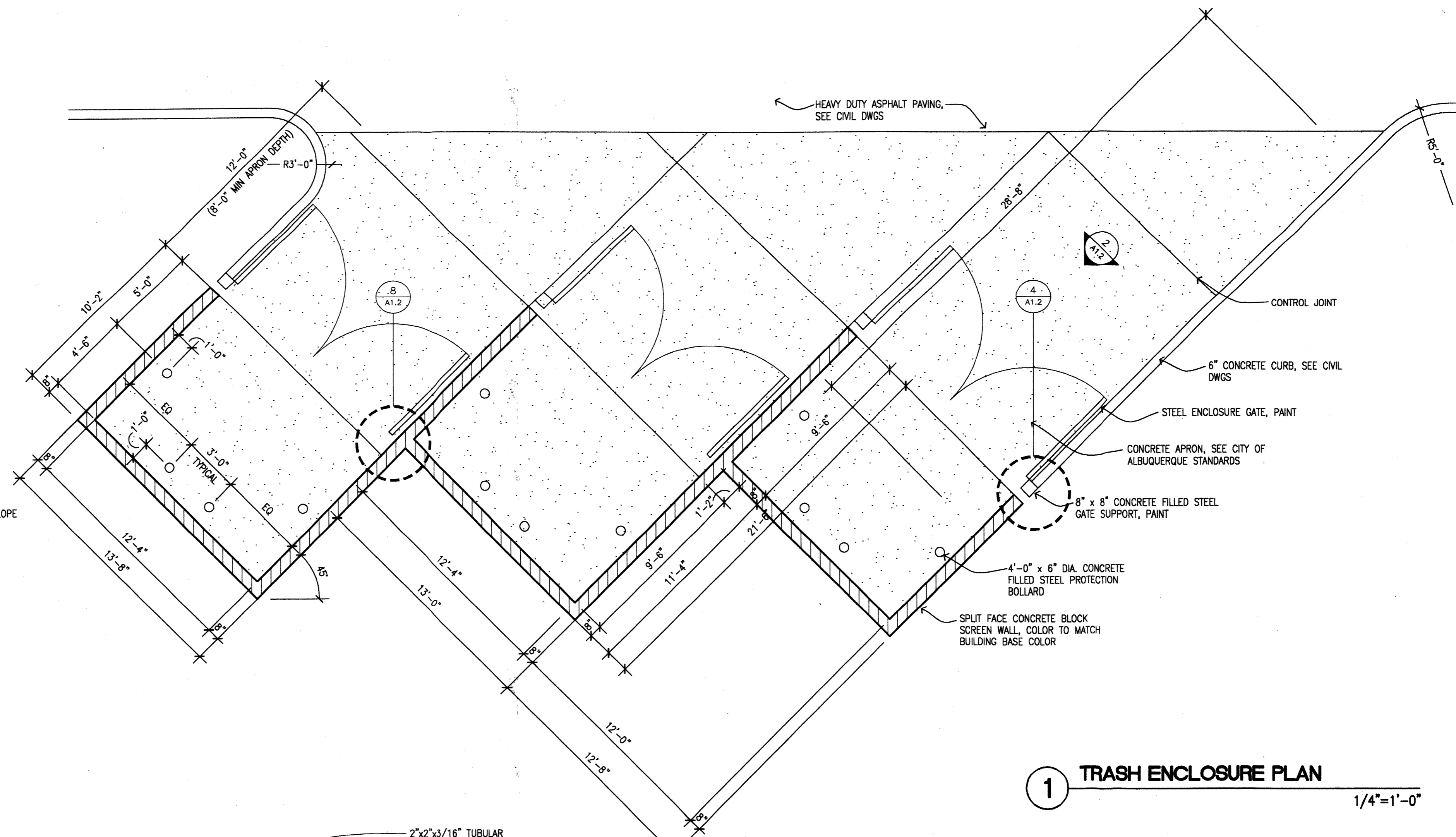
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SHEET TITLE  
**SITE DETAILS**

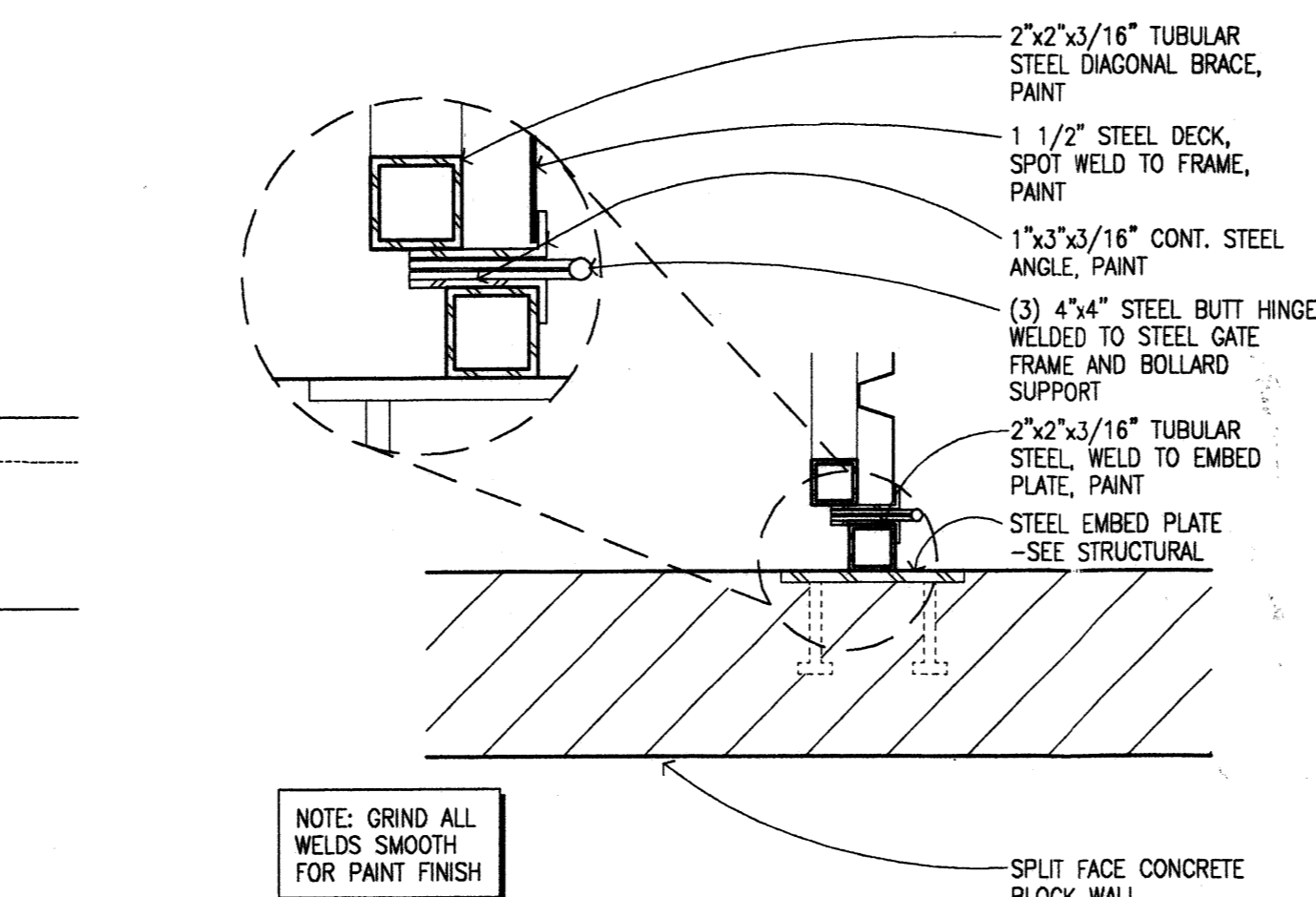
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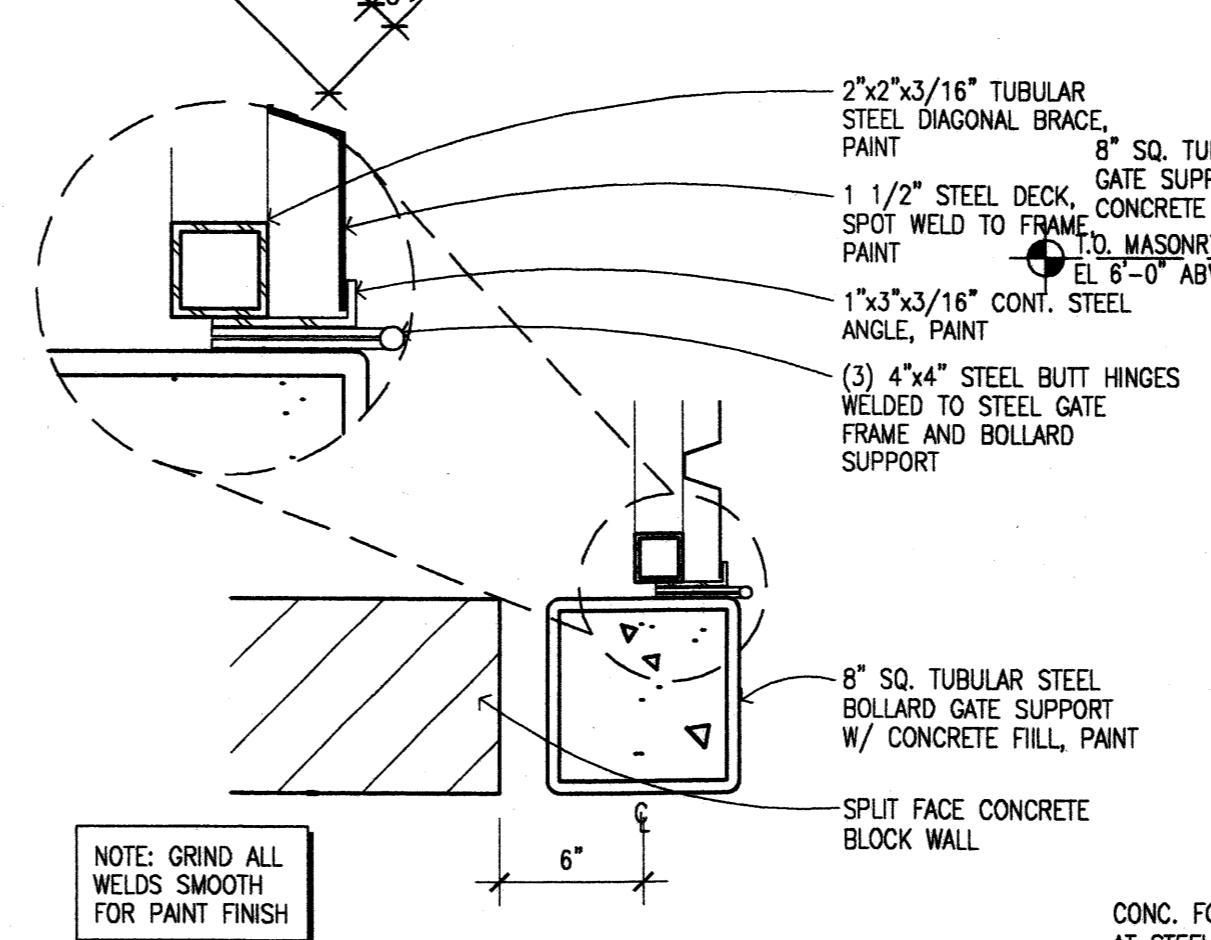
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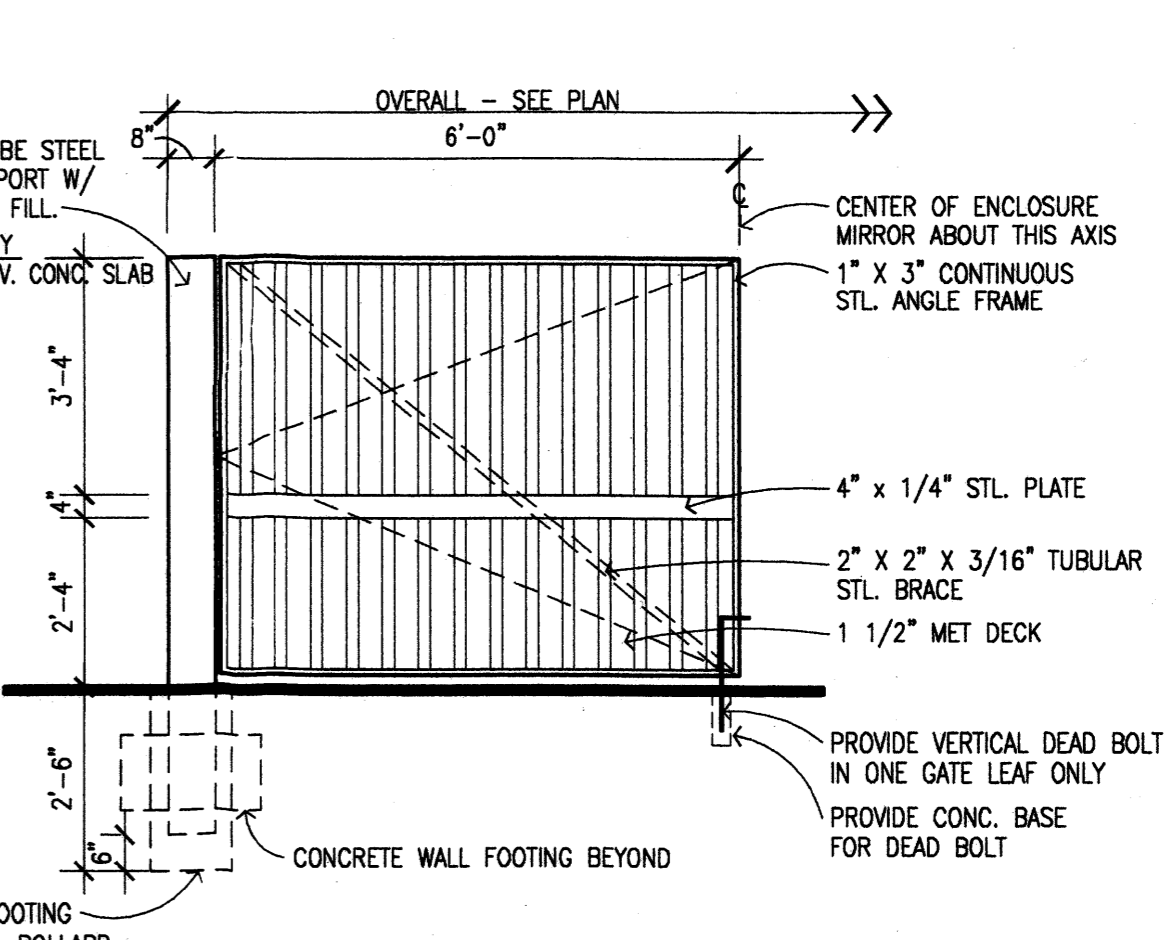
**1 TRASH ENCLOSURE PLAN**  
1/4" = 1'-0"



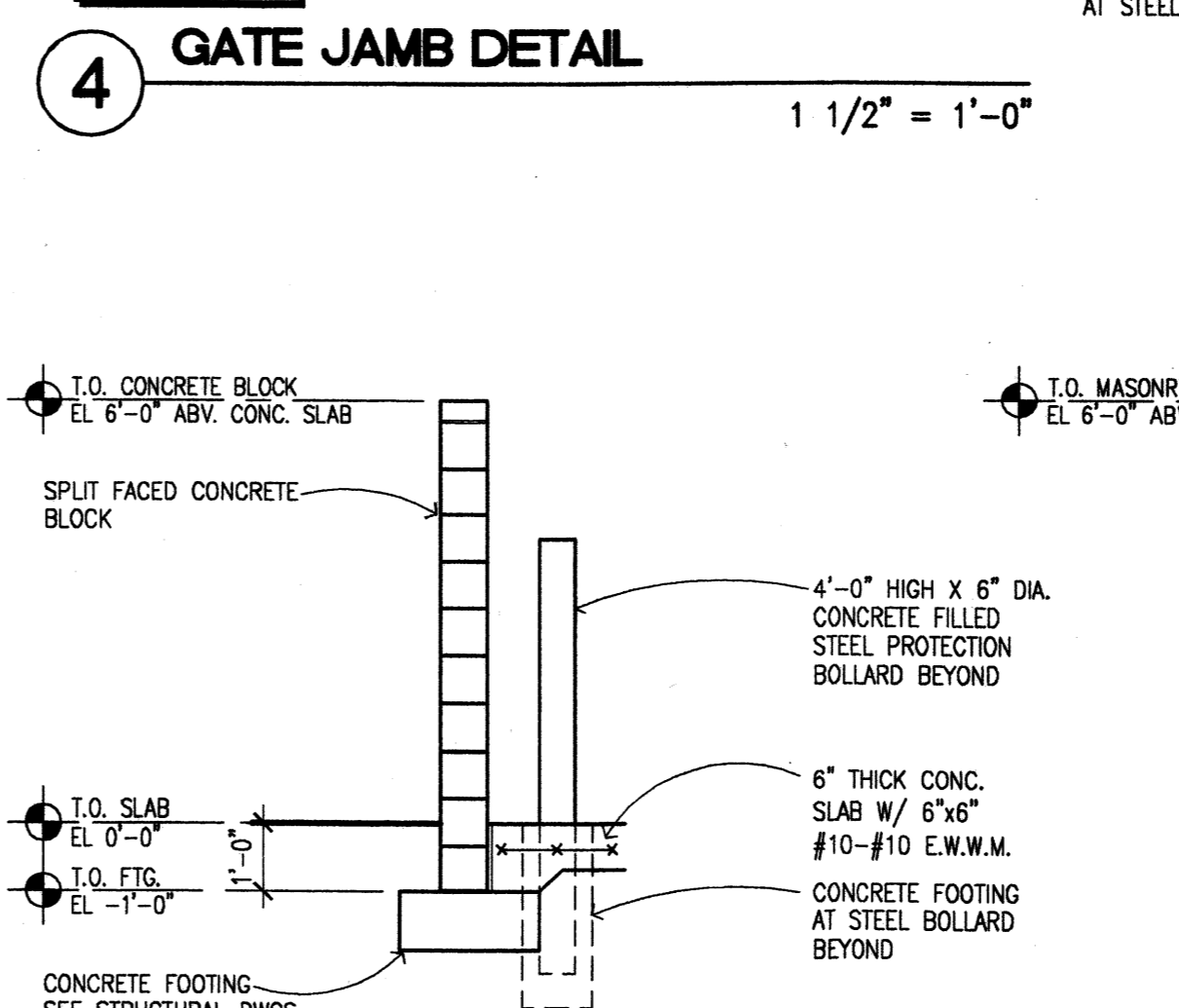
**8 GATE JAMB DETAIL**  
1 1/2" = 1'-0"



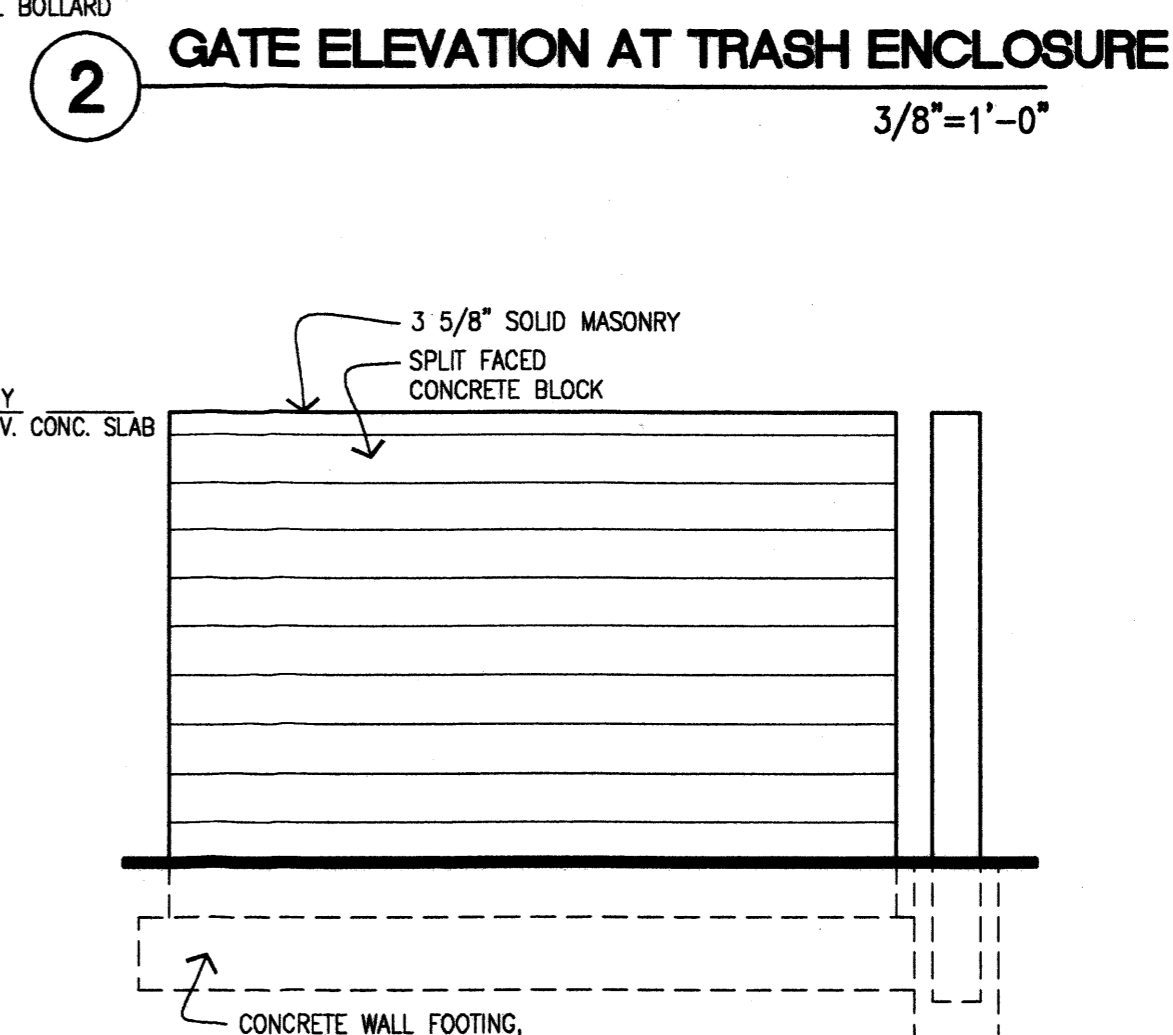
**4 GATE JAMB DETAIL**  
1 1/2" = 1'-0"



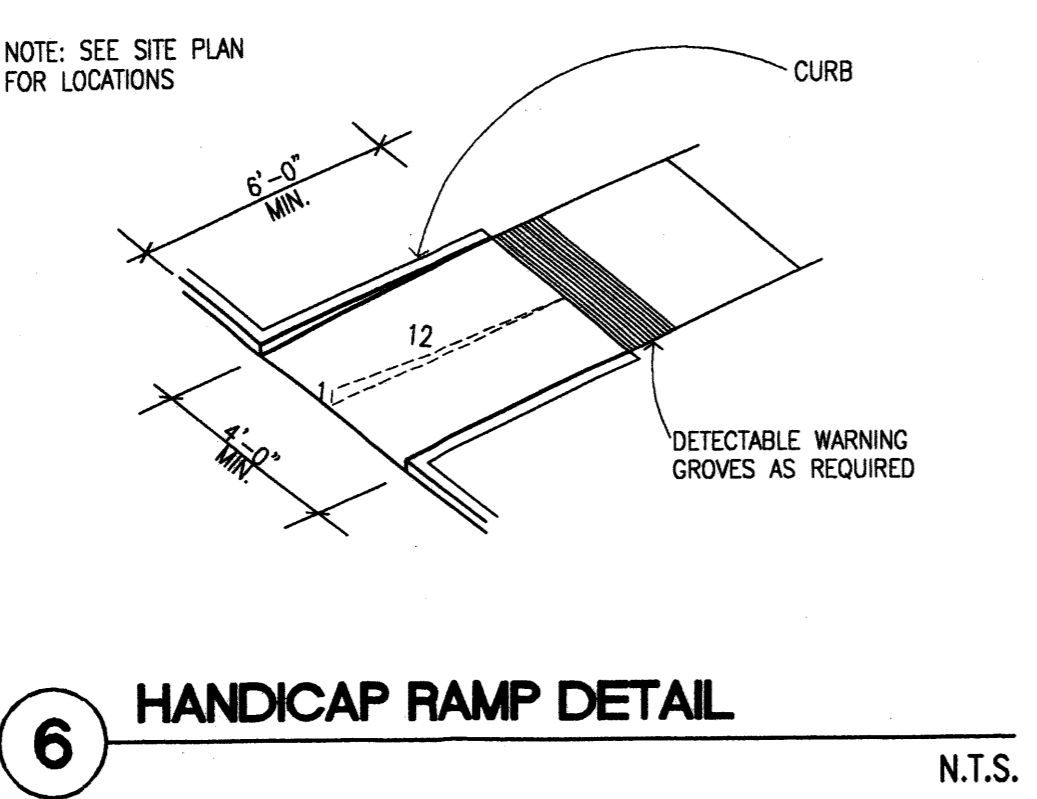
**2 GATE ELEVATION AT TRASH ENCLOSURE**  
3/8" = 1'-0"



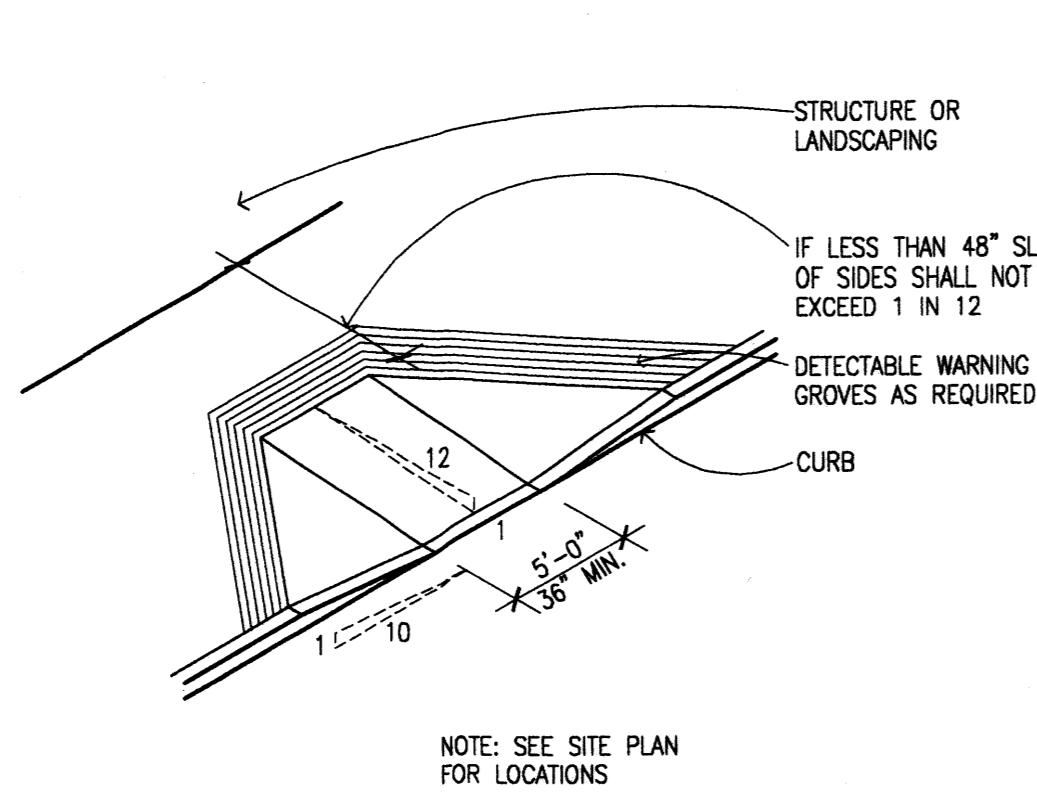
**5 WALL SECTION AT TRASH ENCLOSURE**  
3/8" = 1'-0"



**3 TRASH ENCLOSURE END WALL ELEVATION**  
3/8" = 1'-0"



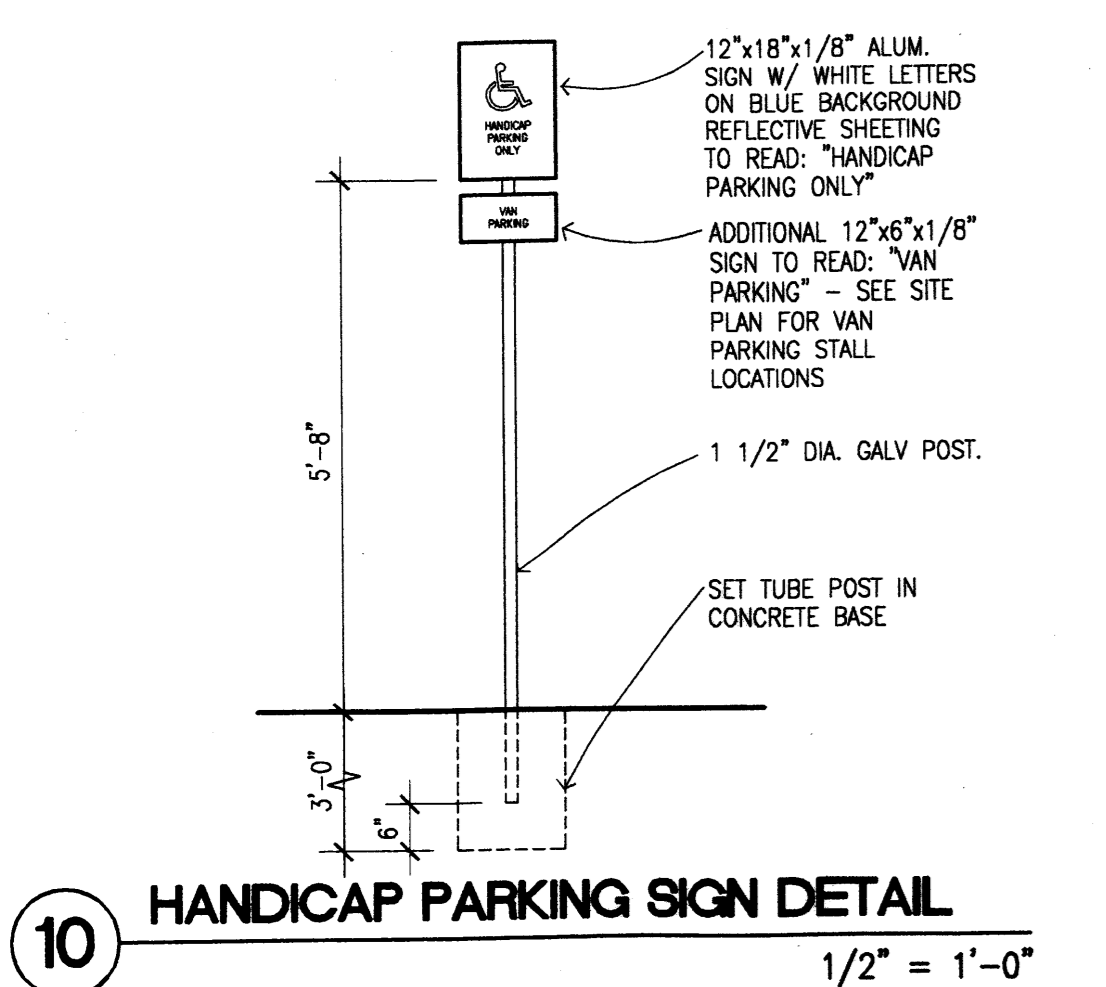
**6 HANDICAP RAMP DETAIL**  
N.T.S.



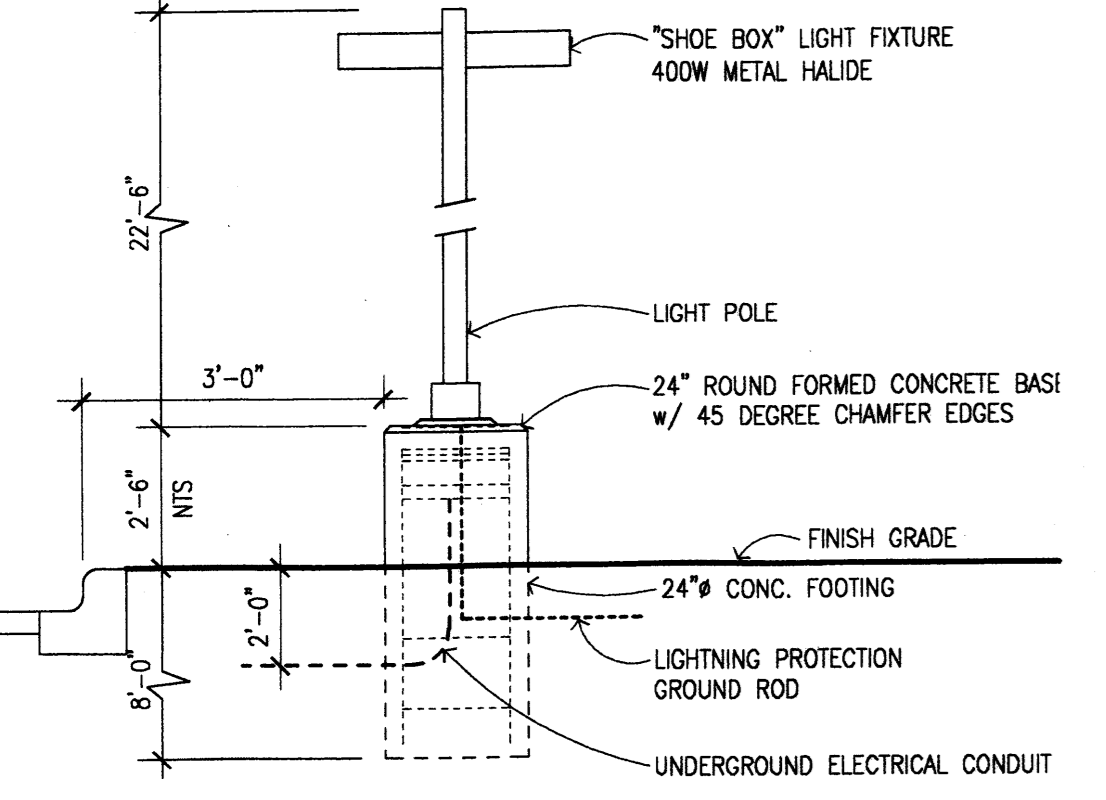
**7 HANDICAP RAMP DETAIL**  
N.T.S.



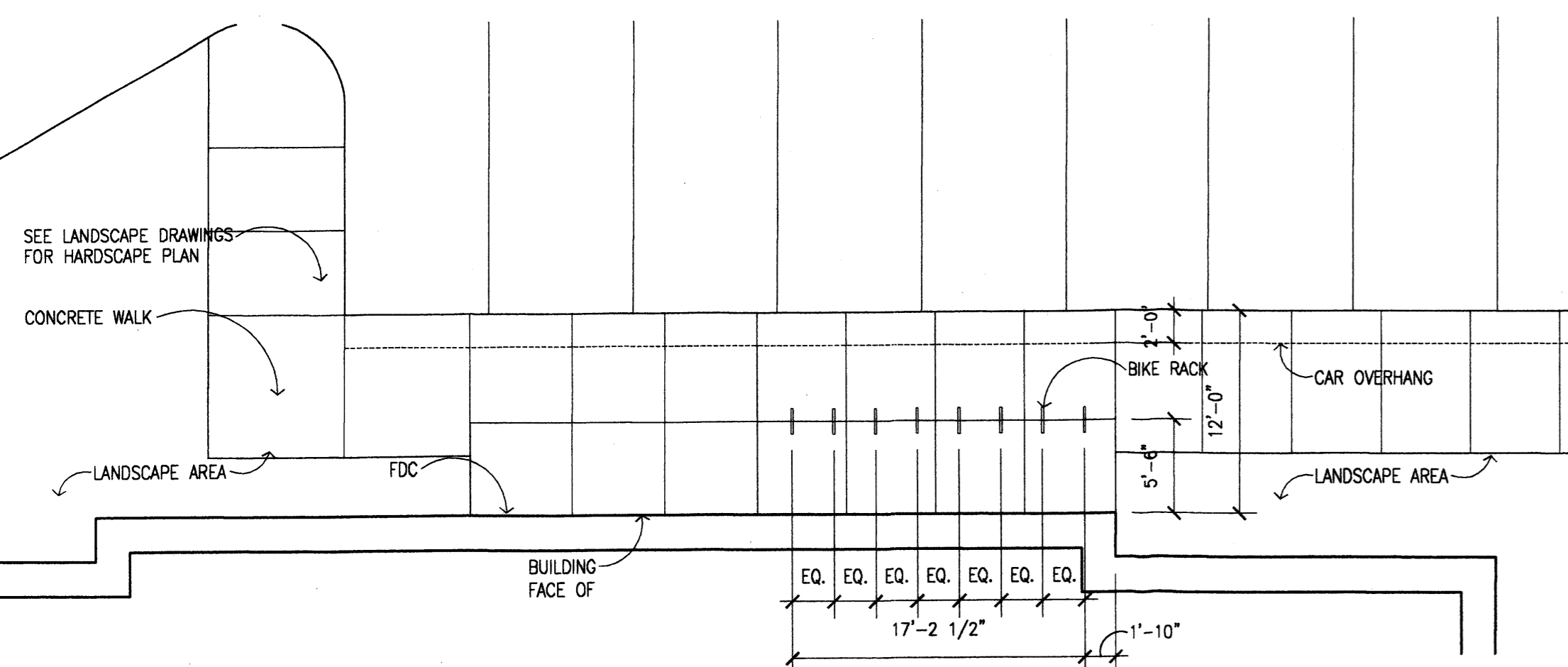
**9 HANDICAP PARKING STALL DETAILS**  
1/16" = 1'-0"



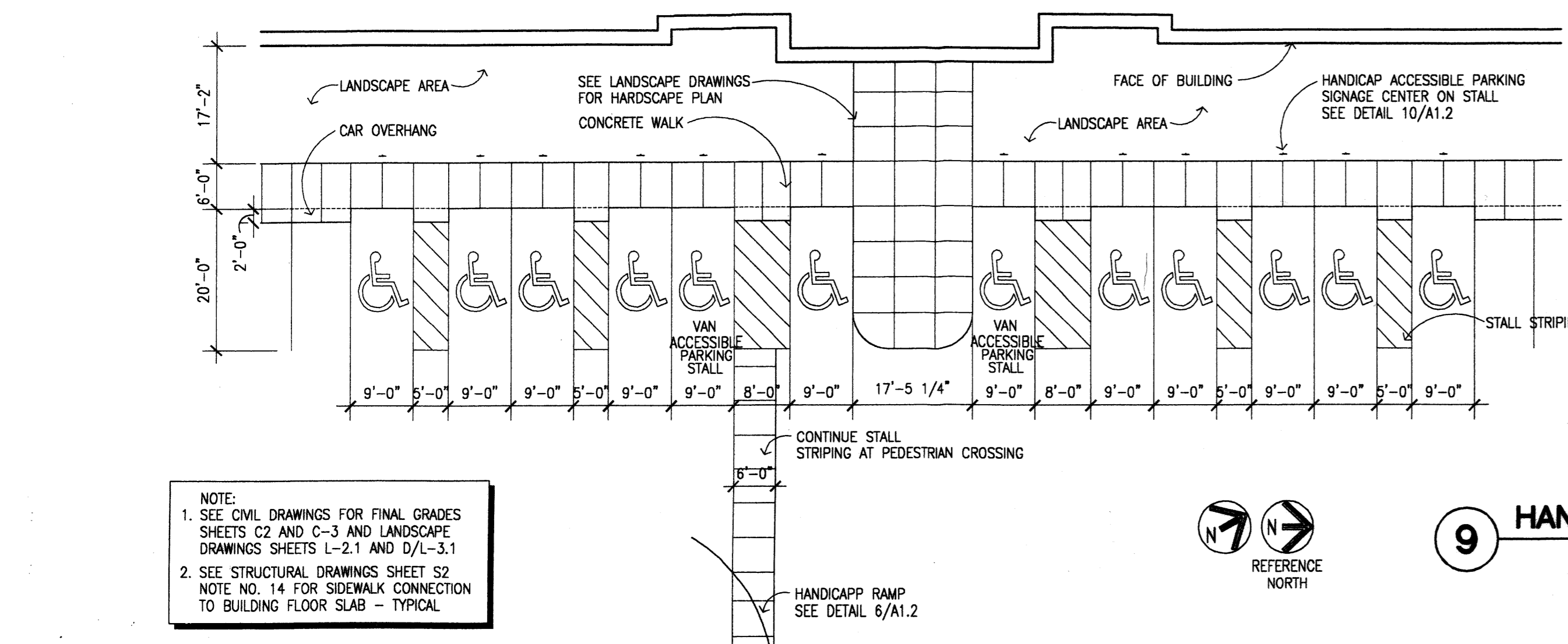
**10 HANDICAP PARKING SIGN DETAIL**  
1/2" = 1'-0"



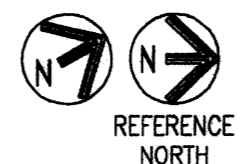
**11 LIGHT STANDARD BASE DETAIL**  
NO SCALE



**12 PAVING - NORTH END OF BUILDING**  
1/8" = 1'-0"



NOTE:  
1. SEE CIVIL DRAWINGS FOR FINAL GRADES SHEETS C2 AND C-3 AND LANDSCAPE DRAWINGS SHEETS L-2.1 AND D/L-3.1  
2. SEE STRUCTURAL DRAWINGS SHEET S2 NOTE NO. 14 FOR SIDEWALK CONNECTION TO BUILDING FLOOR SLAB - TYPICAL



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A. BRANCH  
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J. SAUCKE

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Opus West Construction Corporation  
2555 East Camelback Road  
Suite 800  
Phoenix, AZ 85016  
602-468-7000  
602-468-7010 Fax

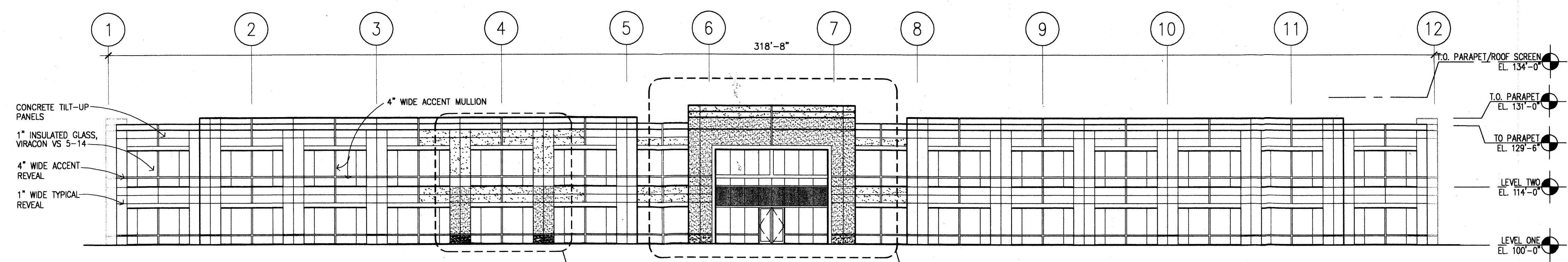
PROJECT  
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PHASE 2**

LOCATION  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

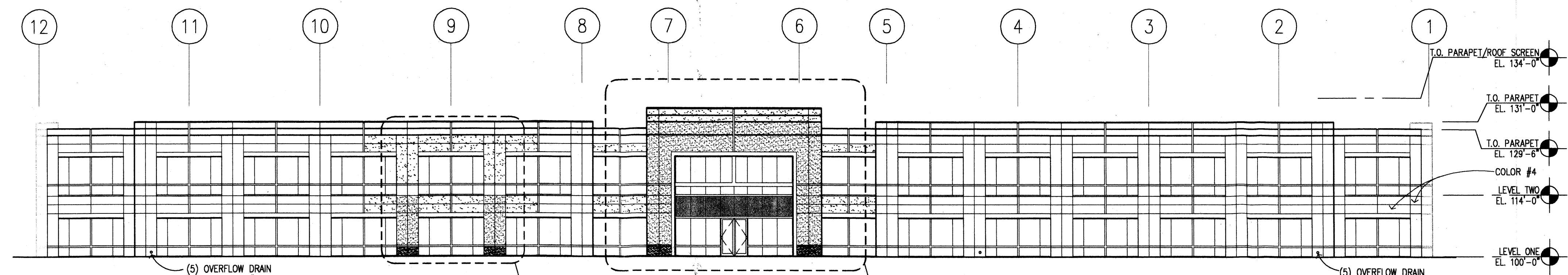
SHEET NUMBER

**A3.1**



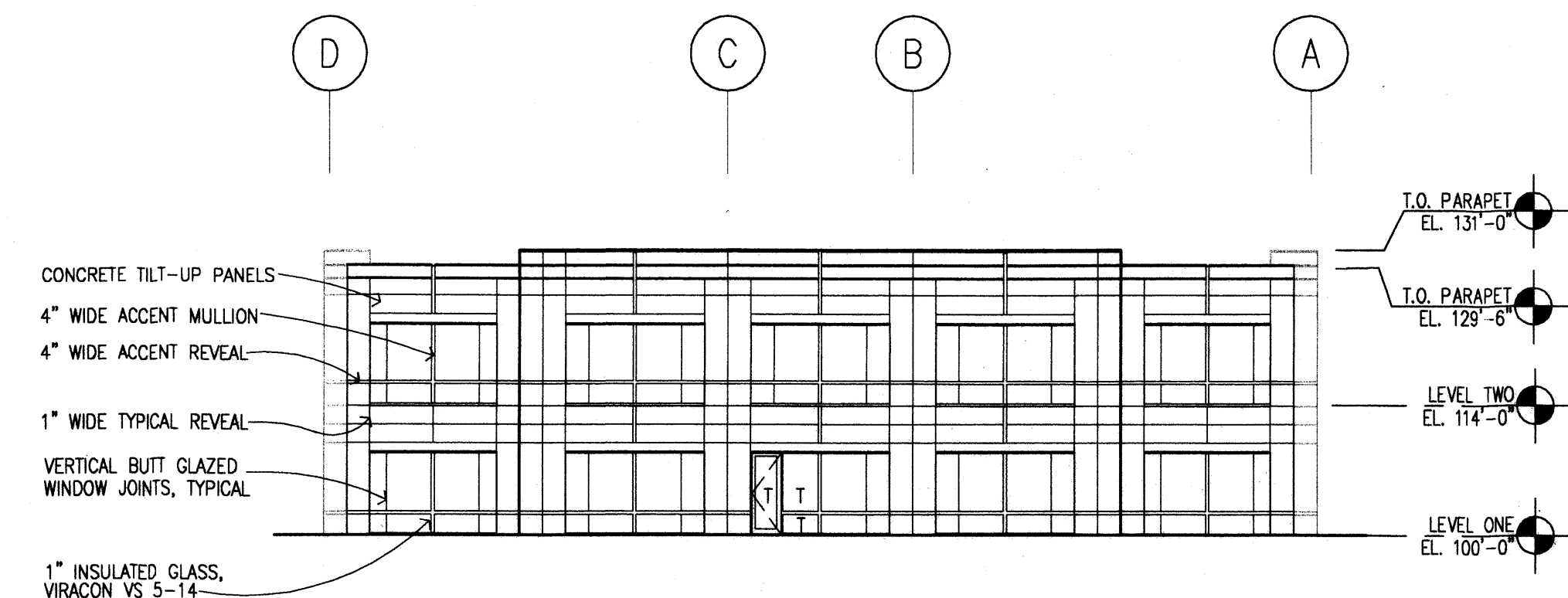
**1 EAST ELEVATION**

1/16" = 1'-0"



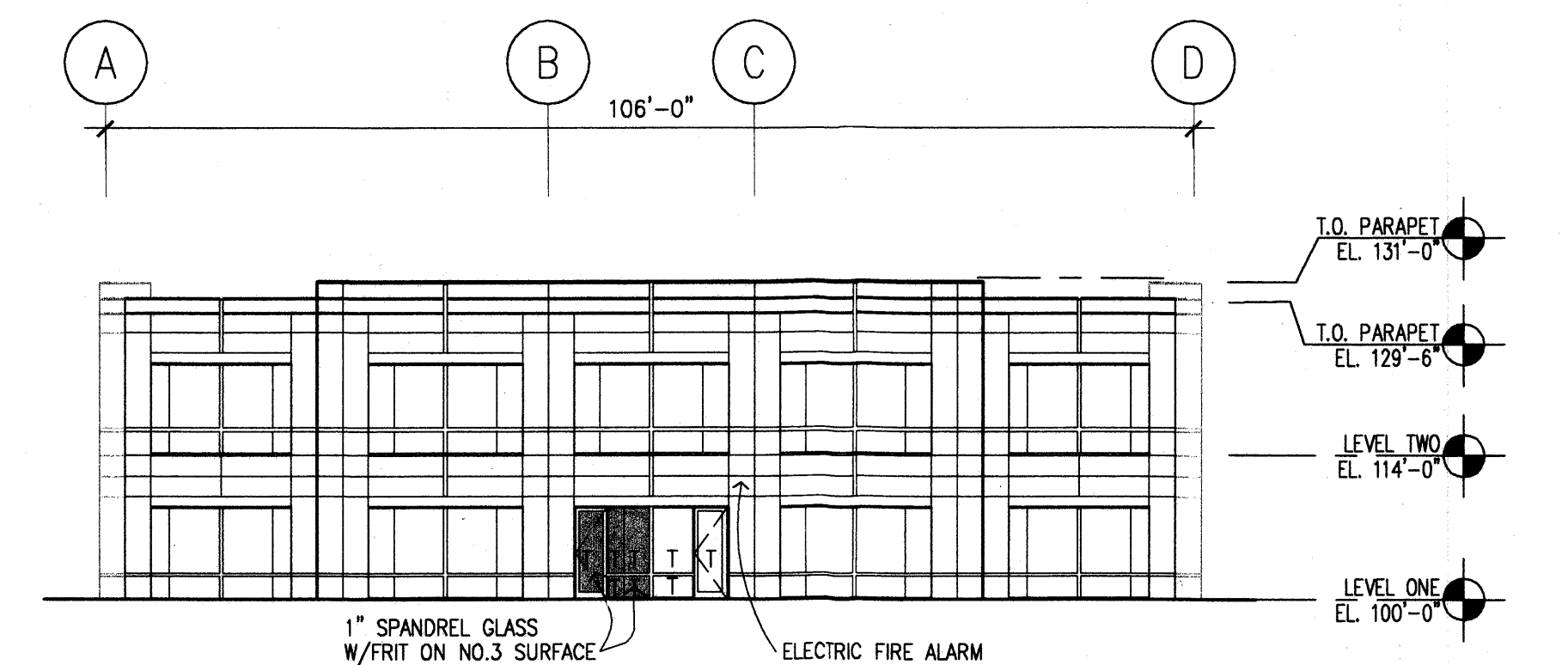
**2 WEST ELEVATION**

1/16" = 1'-0"



**4 SOUTH ELEVATION**

1/16" = 1'-0"

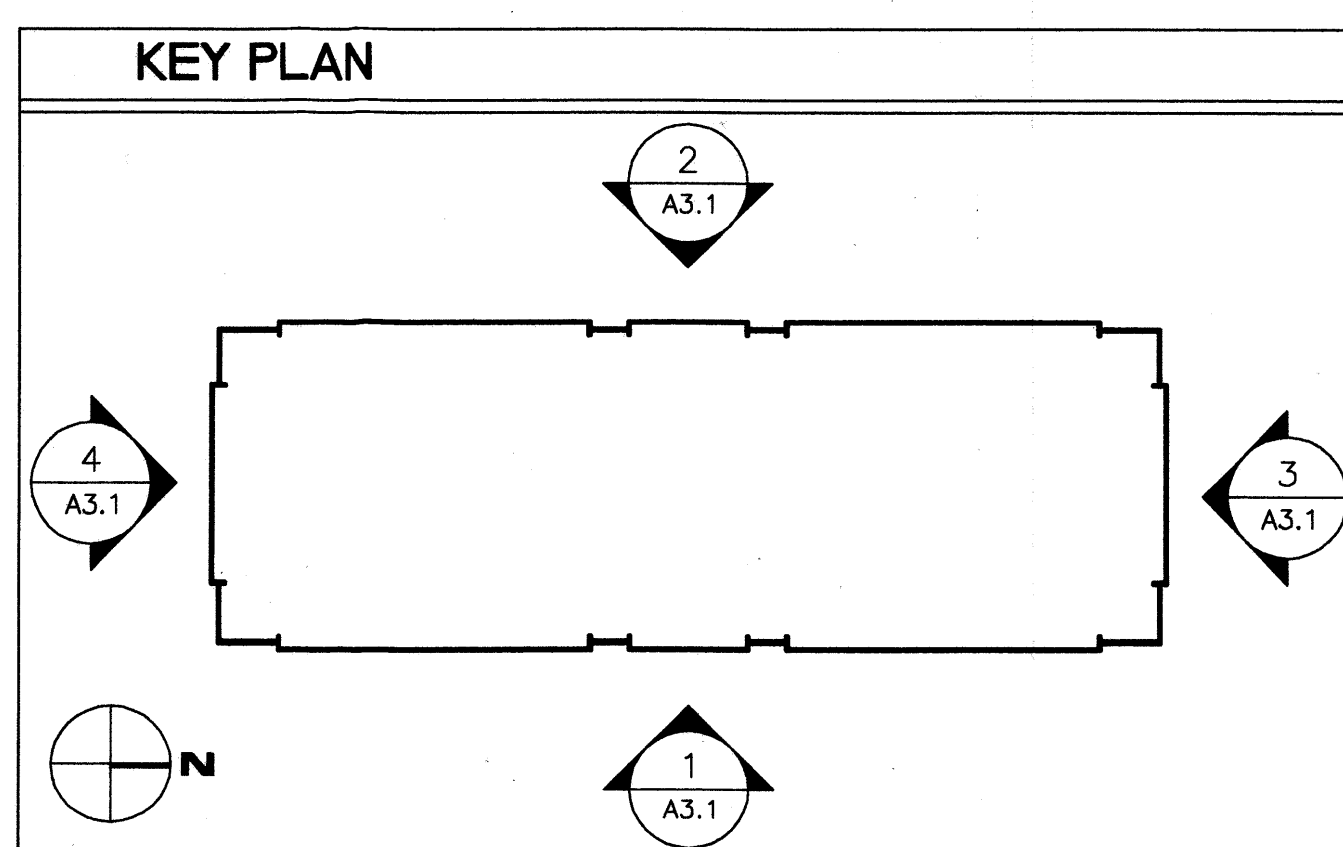


**3 NORTH ELEVATION**

1/16" = 1'-0"

COLOR SCHEDULE		
	COLOR P1 - DE3024 NATIVE TAN	FIELD
	COLOR P2 - DE3206 BAG BOY	FIELD
	COLOR P3 - DE3054 ZEMO'S WAY	FIELD
	COLOR P4 - DE3055 COPPER AGE	ACCENT/BASE

KEY	
T	TEMPERED GLASS



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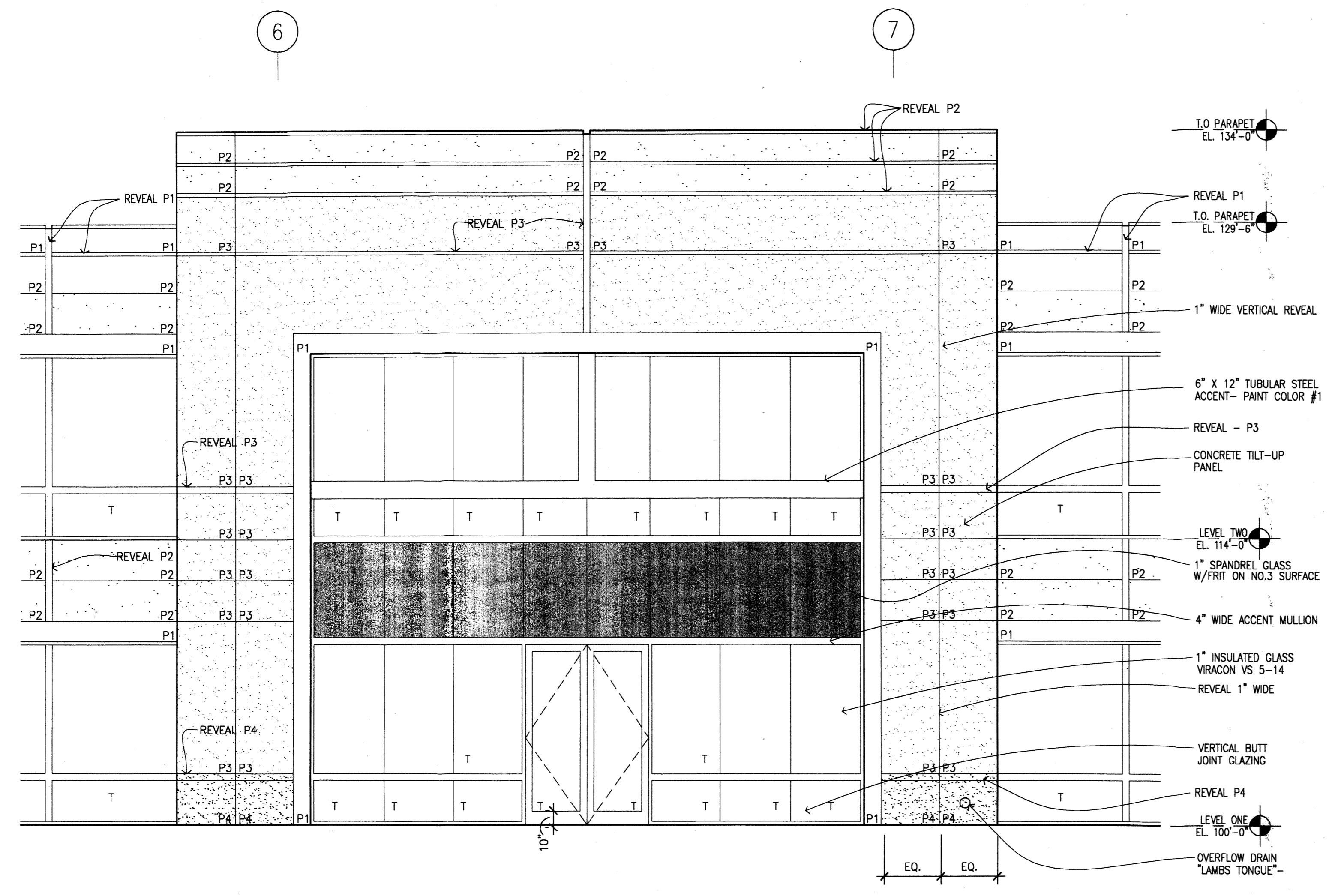
Opus West Construction Corporation  
2555 East Camelback Road  
Suite 800  
Phoenix, AZ 85016  
602-488-7000  
602-488-7010 Fax

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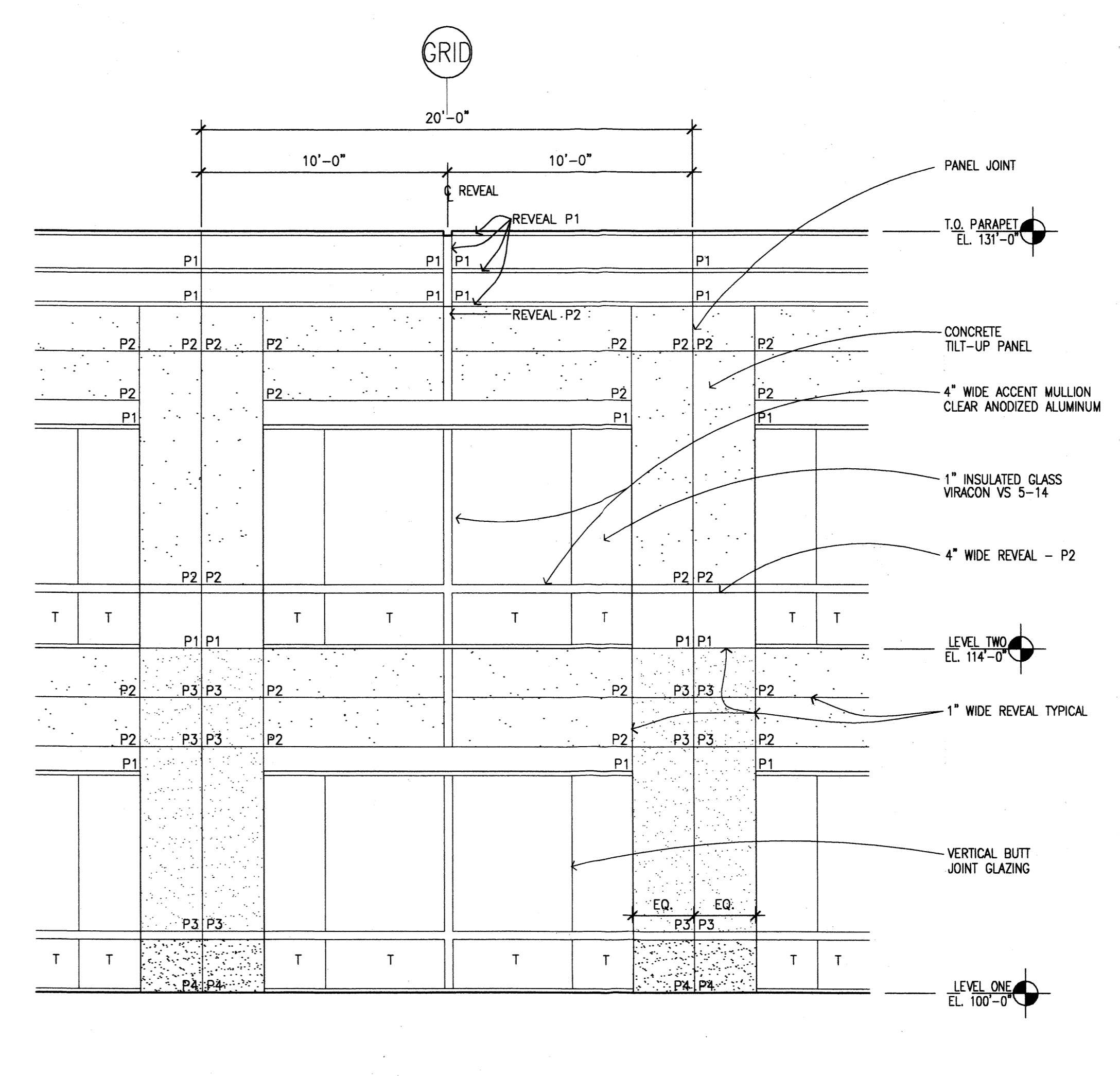
LOCATION  
ALBUQUERQUE, NEW MEXICO

SHEET TITLE  
**ENLARGED  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A3.2**



**2 ENLARGED ELEVATION**  
ENTRY  
1/4" = 1'-0"



**1 ENLARGED ELEVATION**  
TYPICAL PANEL  
1/4" = 1'-0"

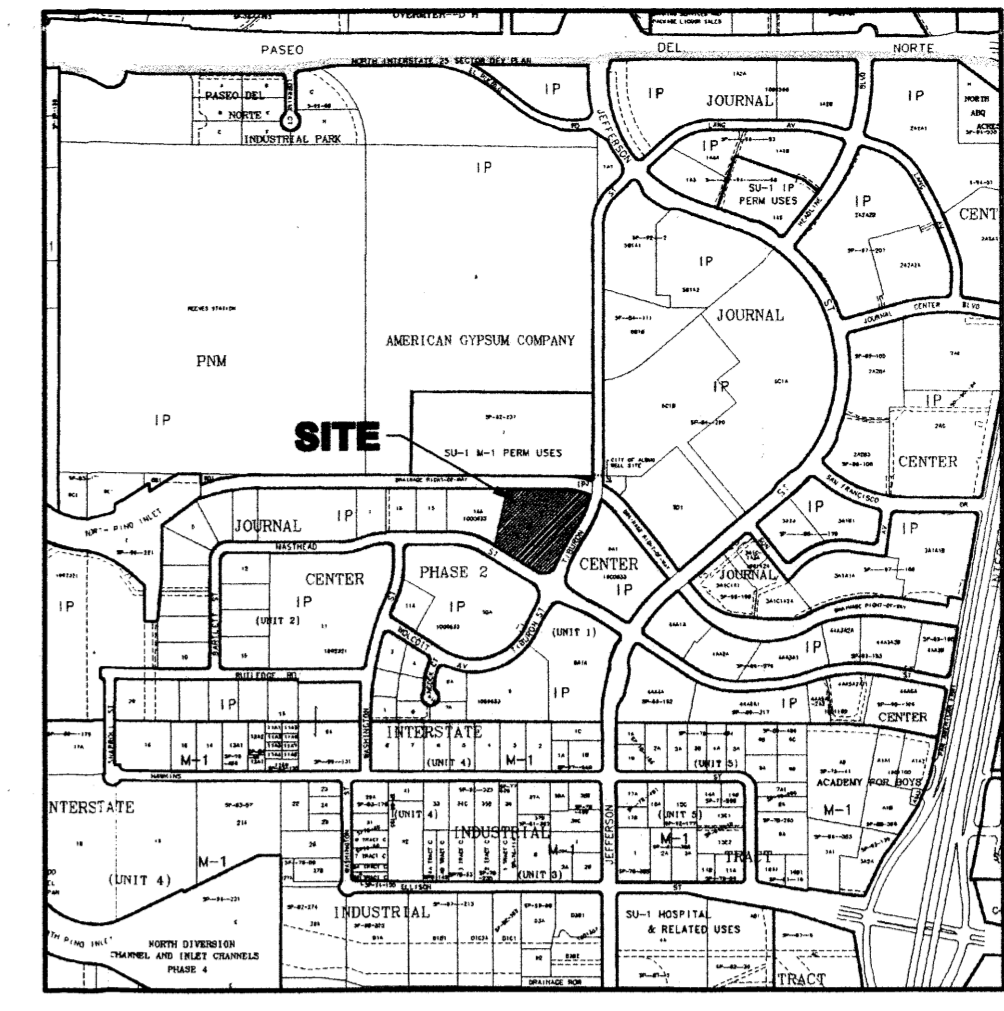
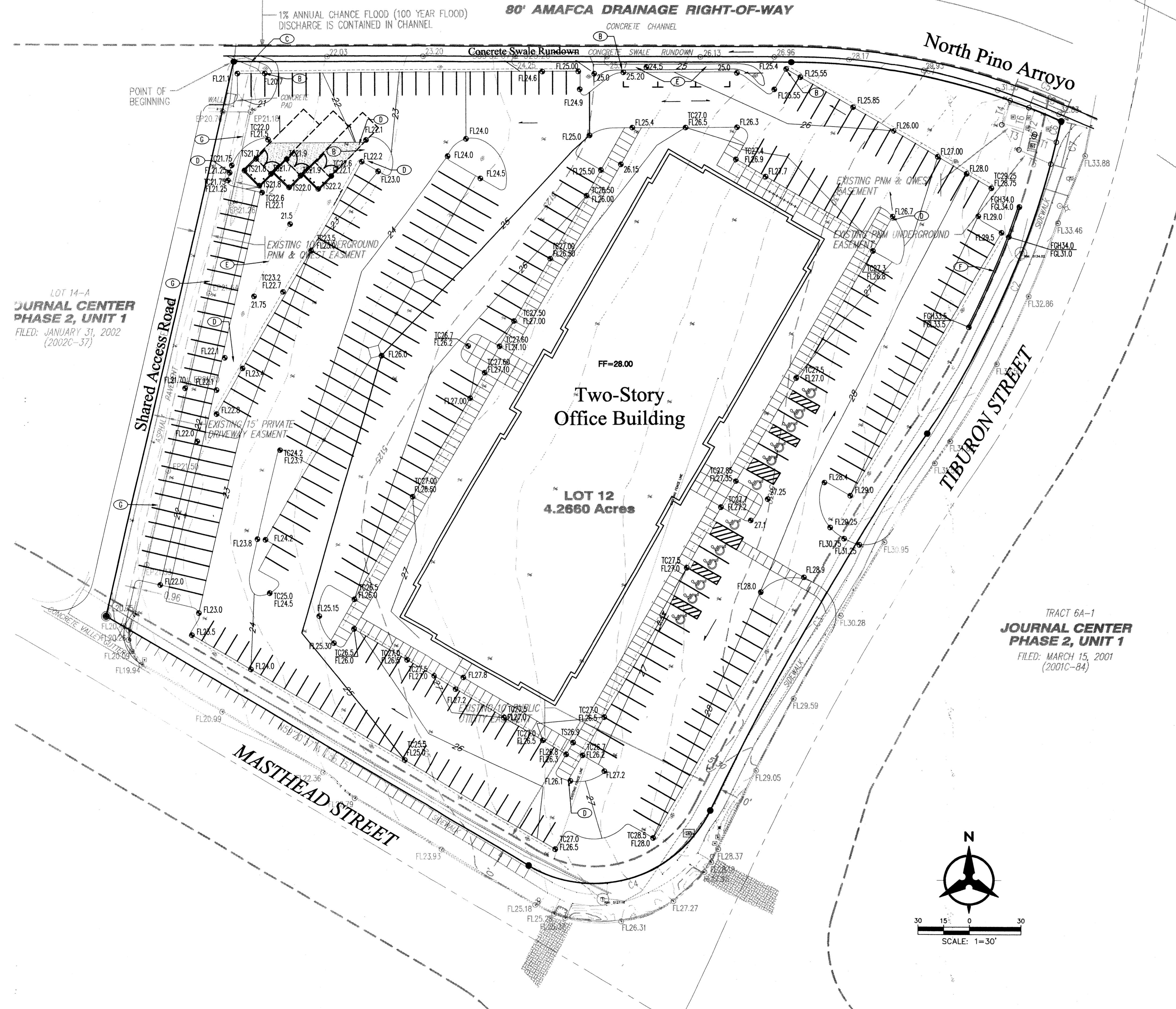
COLOR SCHEDULE		
COLOR P1 - DE3024 NATIVE TAN	FIELD	
COLOR P2 - DE3206 BAG BOY	FIELD	
COLOR P3 - DE3054 ZEMO'S WAY	FIELD	
COLOR P4 - DE3055 COPPER AGE	ACCENT/BASE	

KEY	
T = TEMPERED GLASS	

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 FILED: JUNE 30, 1983  
 (C21-126)

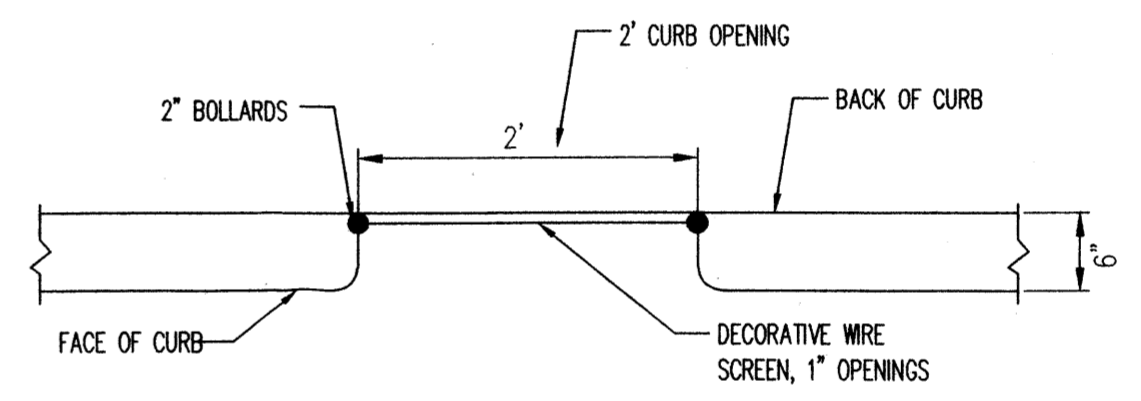
5A-1



**VICINITY MAP**  
 ZONE ATLAS PAGE D-17-Z

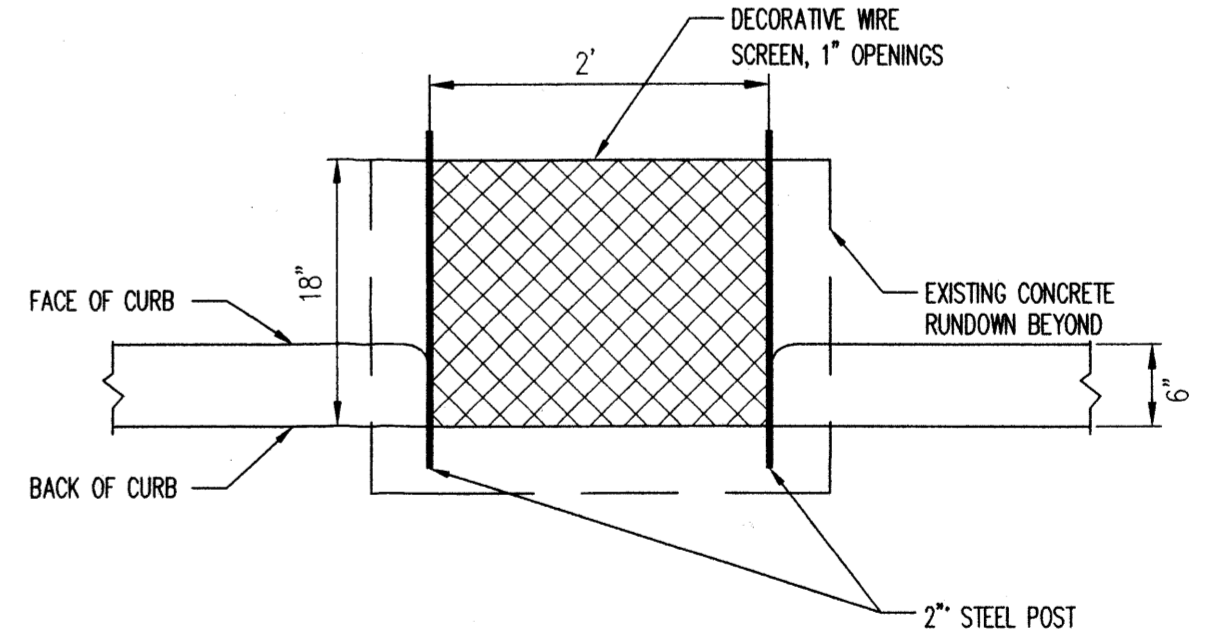
**KEYED NOTES**

- (A) 2' WIDE CONCRETE VALLEY GUTTER, SEE DETAIL \_\_\_\_\_
- (B) PROVIDE 2' WIDE OPENING IN CURB FOR STORM WATER TRASH SCREEN.
- (C) INSTALL CONCRETE RUNDOWN, SEE DETAIL \_\_\_\_\_
- (D) CONCRETE RIBBON CHANNEL, SEE DETAIL \_\_\_\_\_
- (E) WATER HARVESTING AREA.
- (F) RETAINING WALL, SEE DETAIL \_\_\_\_\_
- (G) MATCH EXISTING EDGE OF ASPHALT GRADE.



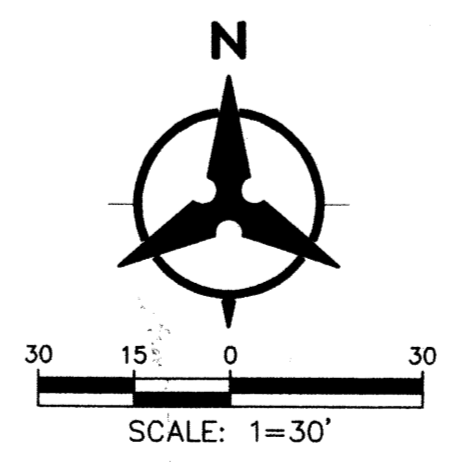
**STORM WATER TRASH SCREEN**

**PLAN**



**STORM WATER TRASH SCREEN**

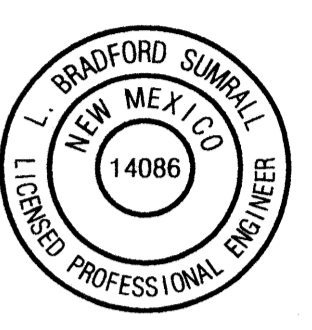
**SECTION**



LOT 14-A  
**JOURNAL CENTER**  
 PHASE 2, UNIT 1  
 FILED: JANUARY 31, 2002  
 (2002C-37)

TRACT 6A-1  
**JOURNAL CENTER**  
 PHASE 2, UNIT 1  
 FILED: MARCH 15, 2001  
 (2001C-84)

REGISTRATION



ISSUE RECORD

DESIGN NUMBER  
 PROJECT NUMBER  
 DATE  
 09.09.04  
 PROJECT MANAGER  
 DRAWN BY  
 RPS  
 CHECKED BY  
 LBS

Prepared For  
**OPUS.**  
 Opus, L.L.C.  
 Opus, L.L.C.  
 10350 Bren Road West  
 Minneapolis, MN 55343-0110  
 952-656-4444  
 952-656-4529 fax

PROJECT  
 JOURNAL CENTER 2  
 PHASE 2, UNIT 1, LOT 12

LOCATION  
 ALBUQUERQUE, NM

SHEET TITLE  
**CONCEPTUAL  
 GRADING & DRAINAGE  
 PLAN**

SHEET NUMBER

**Bohannon & Huston**  
 Courtyard | 7000 Jefferson St. NE | Albuquerque, NM 87109-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

WELL SITE  
**CITY OF ALBUQUERQUE**  
 FILED: JUNE 30, 1983  
 (C21-126)

1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD)  
 DISCHARGE IS CONTAINED IN CHANNEL

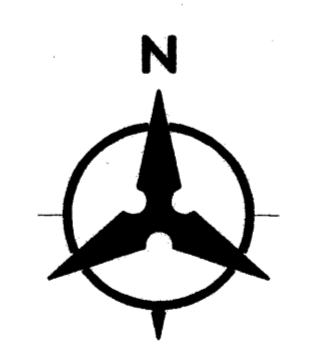
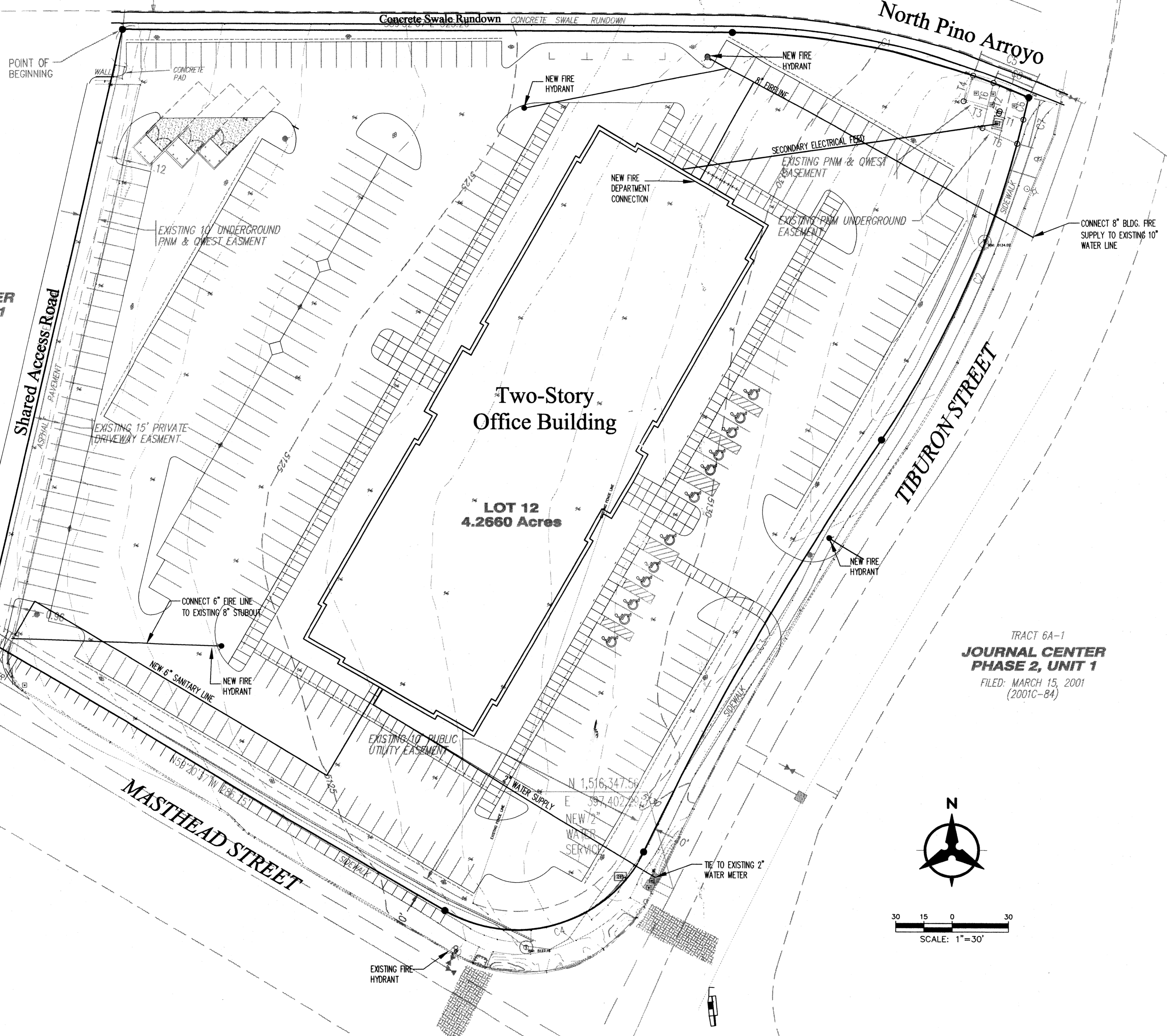
**80' AMAFCA DRAINAGE RIGHT-OF-WAY**  
 CONCRETE CHANNEL

LOT 14-A  
**JOURNAL CENTER PHASE 2, UNIT 1**  
 FILED: JANUARY 31, 2002  
 (2002C-37)

**Two-Story Office Building**

**LOT 12**  
 4.2660 Acres

TRACT 6A-1  
**JOURNAL CENTER PHASE 2, UNIT 1**  
 FILED: MARCH 15, 2001  
 (2001C-84)



30 15 0 30  
 SCALE: 1"=30'

REGISTRATION



ISSUE RECORD

DESIGN NUMBER

PROJECT NUMBER

DATE  
 09.09.04

PROJECT MANAGER

DRAWN BY  
 RPS

CHECKED BY  
 LBS

Prepared For



Opus, L.L.C.  
 Opus, L.L.C.

10350 Bryn Road West  
 Minneapolis, MN 55343-0110  
 952-656-4444  
 952-656-4529 fax

PROJECT  
**JOURNAL CENTER 2**  
 PHASE 2, UNIT 1, LOT 12

LOCATION  
 ALBUQUERQUE, NM

SHEET TITLE  
**CONCEPTUAL**  
**UTILITY**  
**PLAN**

SHEET NUMBER

**Bohannon & Huston**  
 Courtyard 1 7000 Jefferson St. NE Albuquerque, NM 87109-6396  
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