

1 SITE PLAN

DRAWING INDEX

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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 _____ AS REFLECTED IN DRB _____.

Planning Director _____ Date _____

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.

TOTAL PROPOSED 66,408 S.F.

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	SEPARATION ON 3 SIDES	AUTO-SPRINKLER	TOTAL ALLOWABLE AREA
B	12,000	24,000	42,000	84,000	84,000 S.F.

TOTAL ALLOWABLE AREA 84,000 S.F.

ALLOWABLE HEIGHT

USE GROUP	CONSTRUCTION TYPE	NUMBER OF STORIES	MAXIMUM BUILDING HEIGHT	PROPOSED NUMBER OF STORIES	PROPOSED BUILDING HEIGHT
B	III-N	2	55 FEET	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 4 SEC. 604.3.1 N 1 SEC. 711 & 1004.3.3.5 N 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

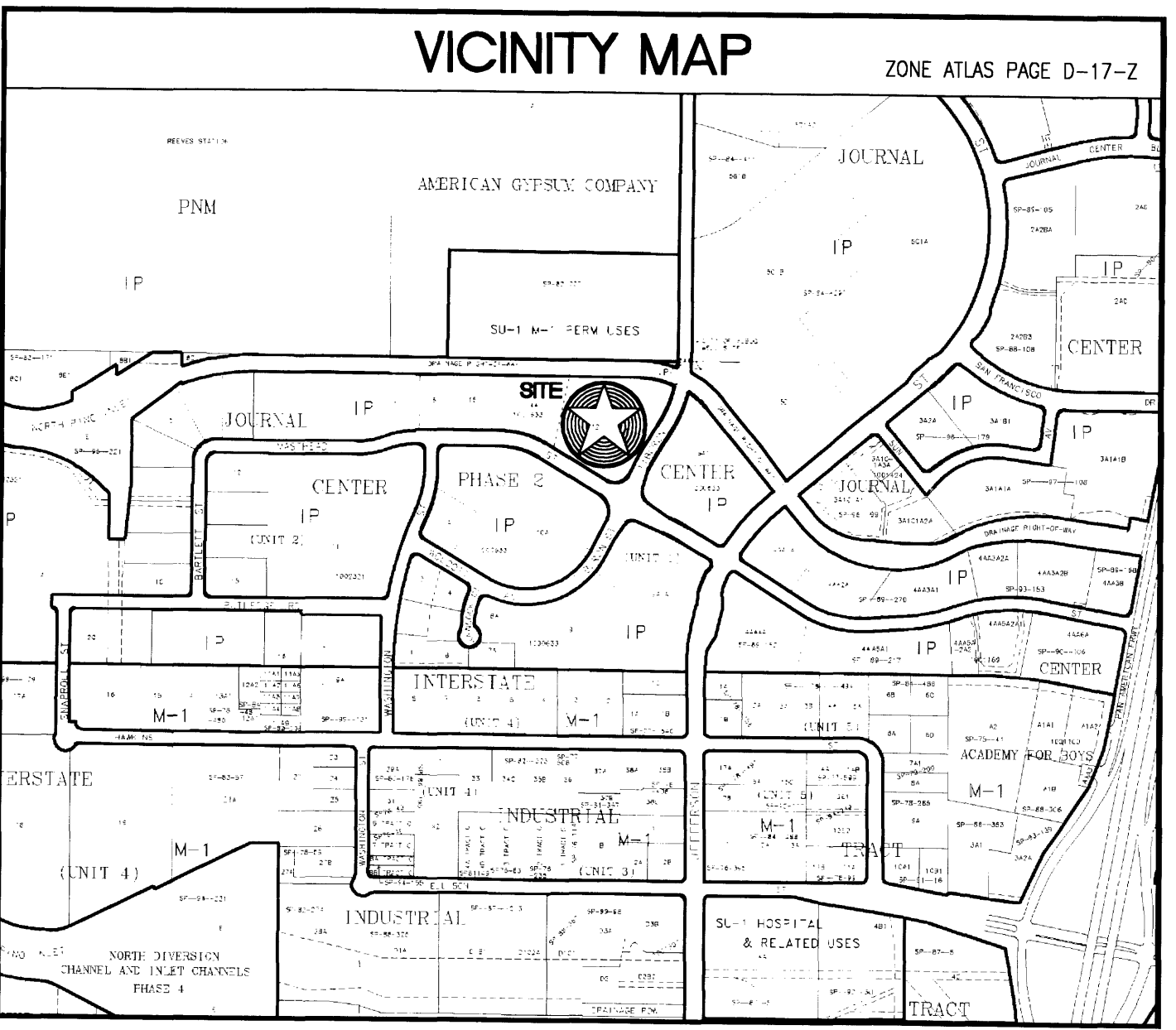
PARKING PROVIDED: STANDARD STALLS: (8'-6" x 18'-0" TYP) 232

COMPACT STALLS: (C) (8'-6" x 15'-0" TYP) 76

HANDICAP ACCESSIBLE STALLS: (25% MAXIMUM ALLOWABLE OR 80 STALLS) 12

TOTAL AUTOMOBILE PARKING PROVIDED: 320

TOTAL BICYCLE PARKING PROVIDED: 16



DEVELOPMENT REVIEW BOARD MEMBER APPROVAL

Traffic	Date _____
Utilities	Date _____
Parks and Recreation	Date _____
City Engineer/AMA/CA	Date _____
DRB Chair	Date _____
Solid Waste Dept.	Date _____

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REGISTRATION

APPROVED BY DRB

ISSUE RECORD

07/30/04	DESIGN REVIEW
	RESUBMITTAL
08/30/04	DRB SUBMITTAL
09/03/04	DRB RESUBMITTAL

DESIGN NUMBER: A545450

PROJECT NUMBER:

DATE: 09/03/04

PROJECT MANAGER: T. SCHULTZ/V. CANORI

DRAWN BY: A. BRANCH

CHECKED BY: J. SAUCKE

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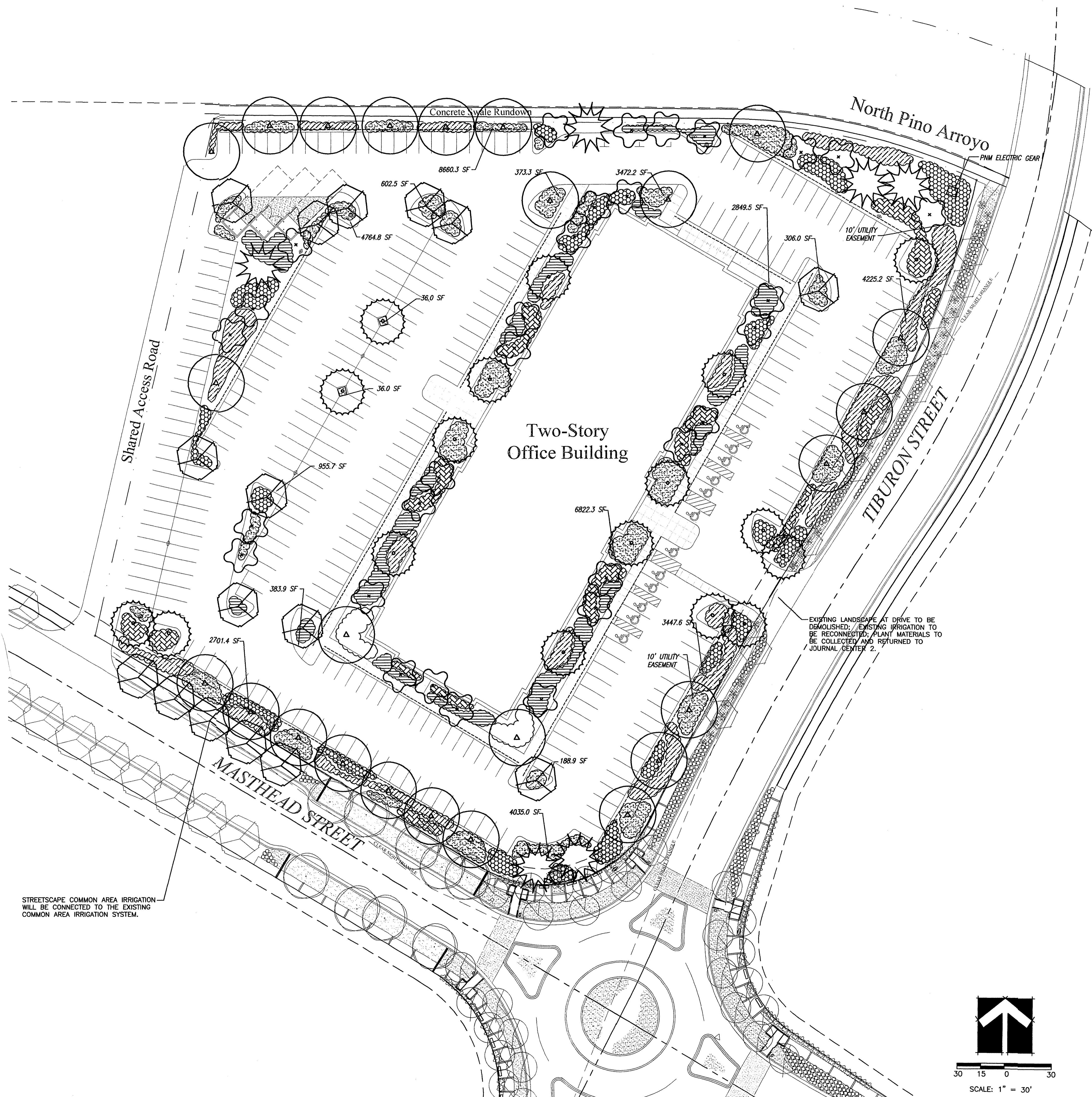
PROJECT: JOURNAL CENTER PHASE 2

LOCATION: ALBUQUERQUE, NEW MEXICO

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

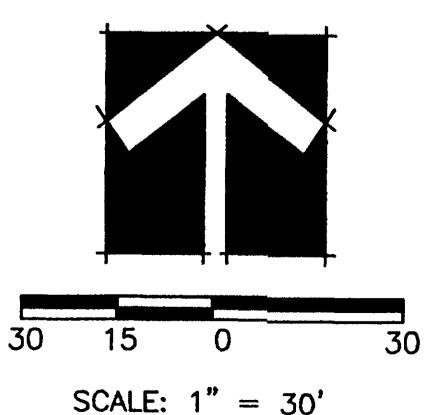
SHEET NUMBER: A11

PLOT DATE: September 02, 2004 - 2:10pm



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

EXISTING LANDSCAPE AT DRIVE TO BE DEMOLISHED; EXISTING IRRIGATION TO BE RECONNECTED; PLANT MATERIALS TO BE COLLECTED AND RETURNED TO JOURNAL CENTER 2.



Plant Legend

Symbol	Botanical Name	Common Name	Mature Size (HT. X W.)	Water Use
TREES				
	<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
SHRUBS				
	<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
PERENNIALS/GROUND COVERS /ORNAMENTAL GRASSES				
	<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 S.F.
BUILDING TOTAL (FIRST FLOOR) =	64,040 S.F.
NET SITE AREA =	121,961 S.F.
LANDSCAPE AREA REQUIRED (15%) =	18,294 S.F.
LANDSCAPE AREA PROVIDED =	43,860 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	35.9%



PLANNING LANDSCAPE ARCHITECTURE MARKET ANALYSIS

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 Minneapolis, MN 55343-0110
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 952-856-4529 fax

REGISTRATION

ISSUE RECORD
 ISSUE

DESIGN NUMBER

PROJECT NUMBER

DATE 09/03/04
 PROJECT MANAGER

DRAWN BY JBL
 CHECKED BY TAG

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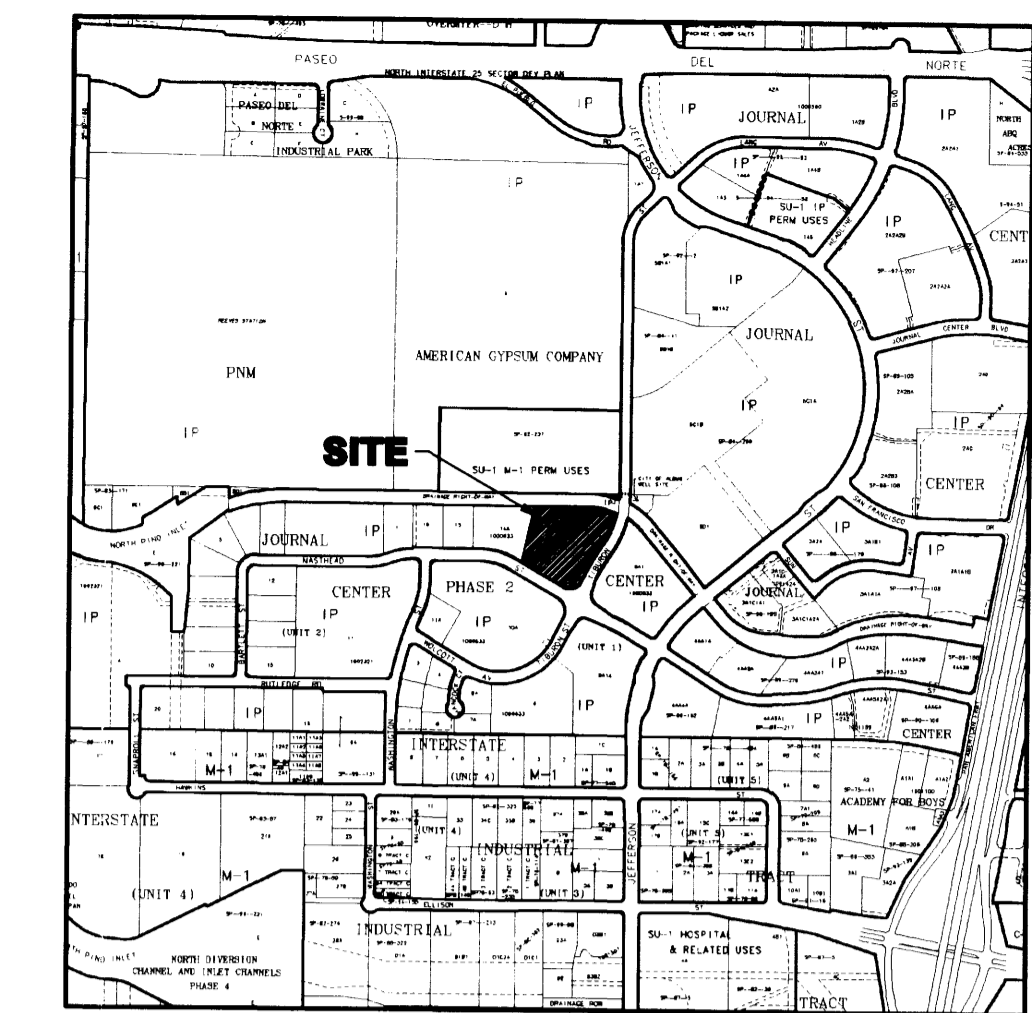
PROJECT
OPUS JOURNAL CENTER PHASE II-LOT 12
 LOCATION
 ALBUQUERQUE, NEW MEXICO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.1

JOURNAL CENTER
 FILED: JUNE 30, 1983
 (021-126)

5A-1



VICINITY MAP
 ZONE ATLAS PAGE D-17-Z

REGISTRATION



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DESIGN NUMBER

PROJECT NUMBER

DATE
 09.09.04

PROJECT MANAGER

DRAWN BY
 RPS

CHECKED BY
 LBS

Prepared For



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 Opus, L.L.C.

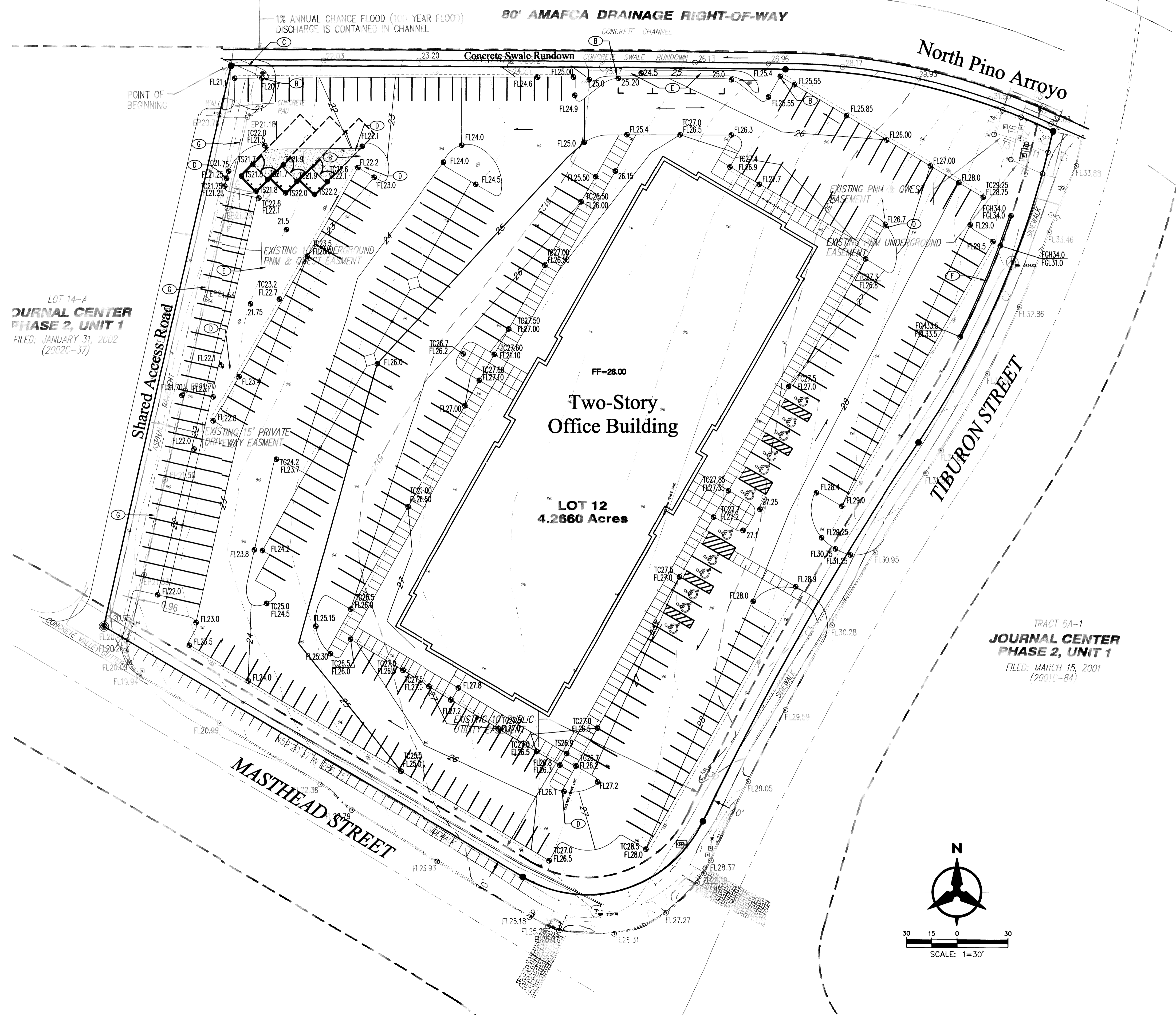
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 952-856-4529 fax

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

LOCATION
 ALBUQUERQUE, NM

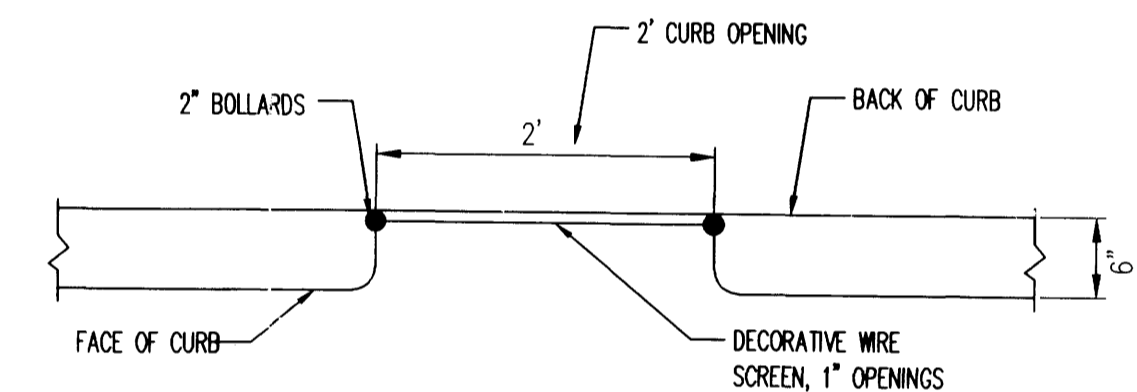
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**CONCEPTUAL
 GRADING & DRAINAGE
 PLAN**

SHEET NUMBER

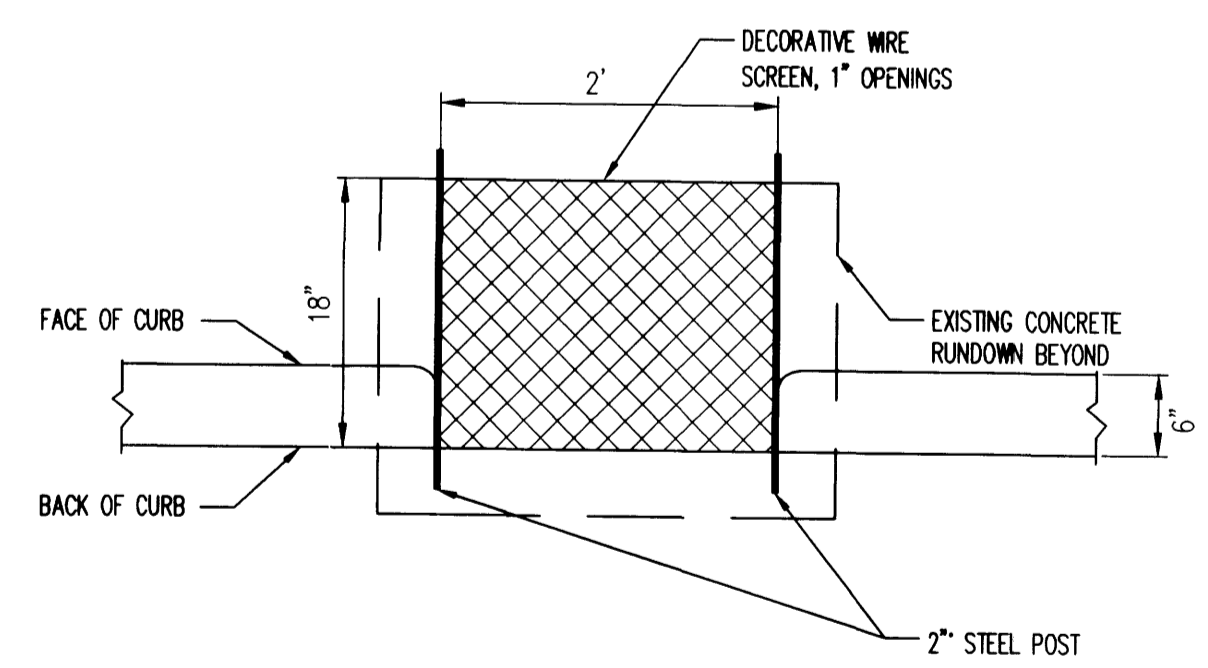


KEYED NOTES

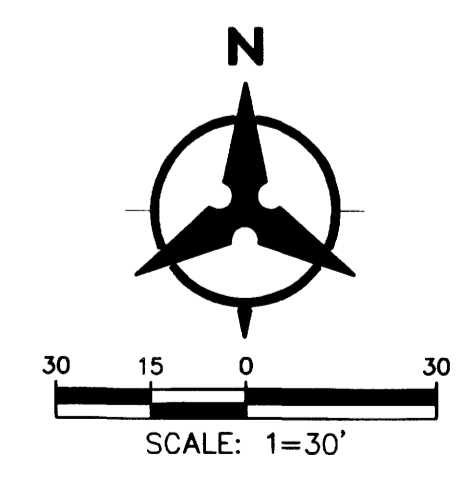
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- (B) PROVIDE 2' WIDE OPENING IN CURB FOR STORM WATER TRASH SCREEN.
- (C) INSTALL CONCRETE RUNDOWN, SEE DETAIL _____
- (D) CONCRETE RIBBON CHANNEL, SEE DETAIL _____
- (E) WATER HARVESTING AREA.
- (F) RETAINING WALL, SEE DETAIL _____
- (G) MATCH EXISTING 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)

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- 07/30/04 DESIGN REVIEW
- RESUBMITTAL
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- 09/21/04 PERMIT SUBMITTAL
- 09/03/04 DRB RESUBMITTAL

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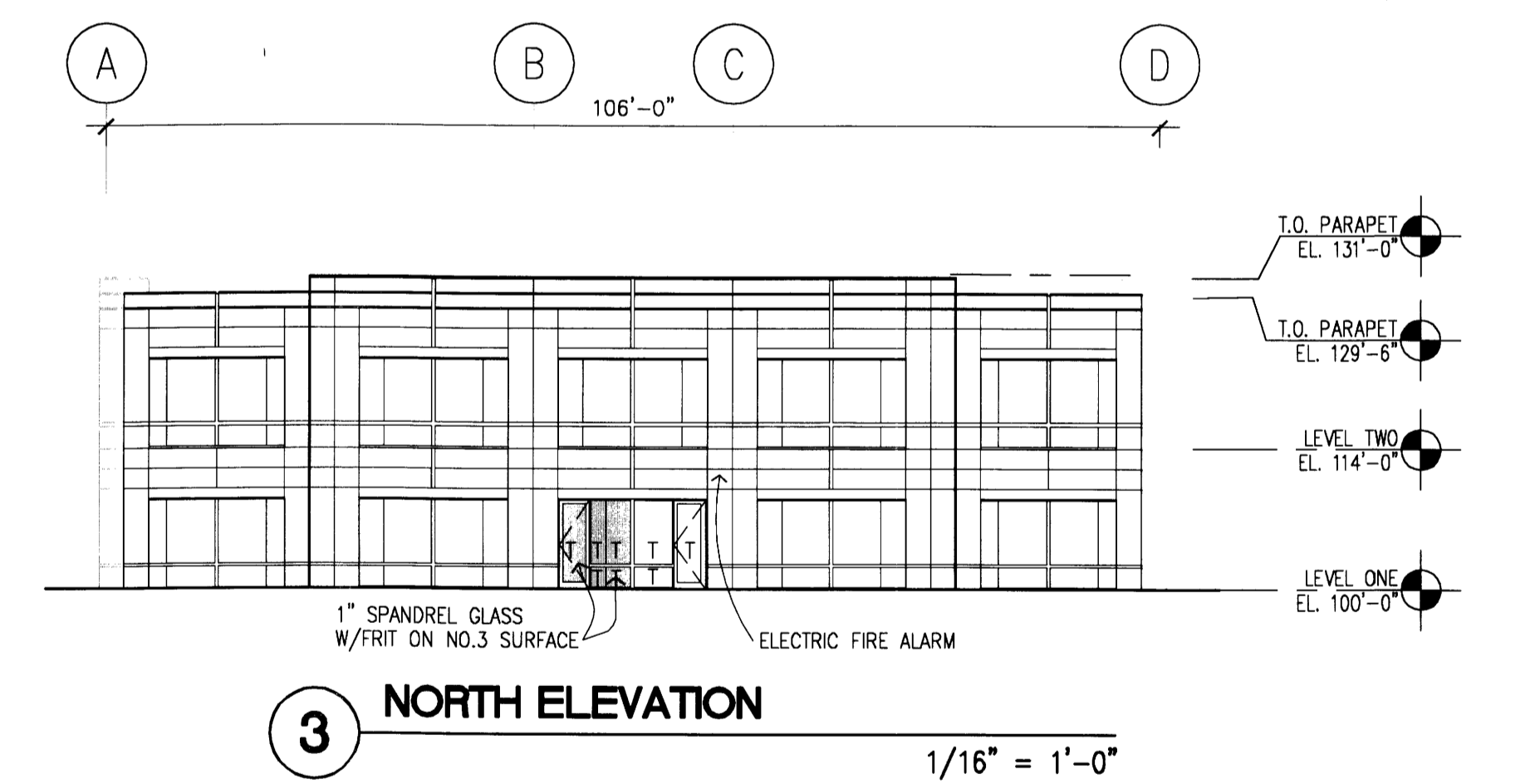
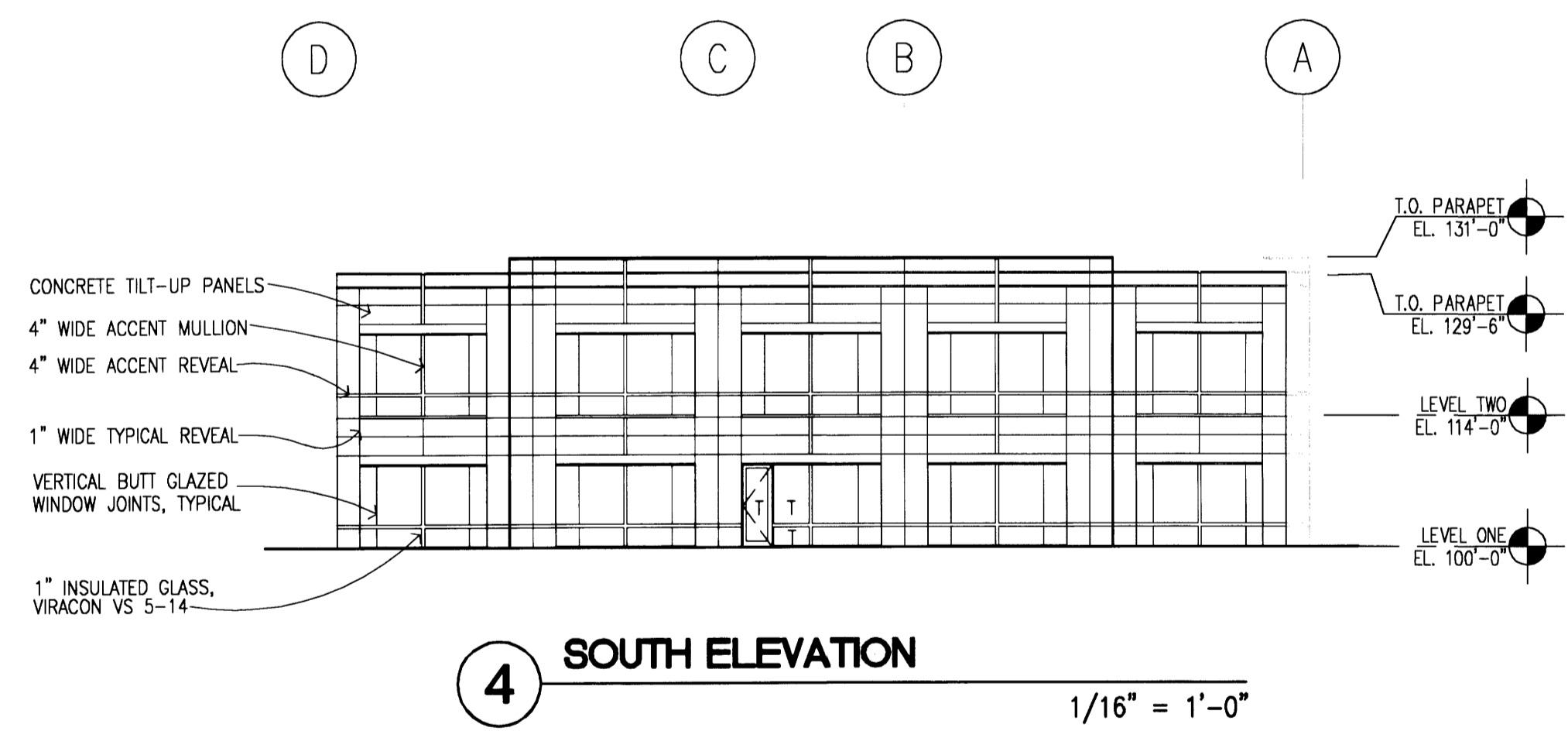
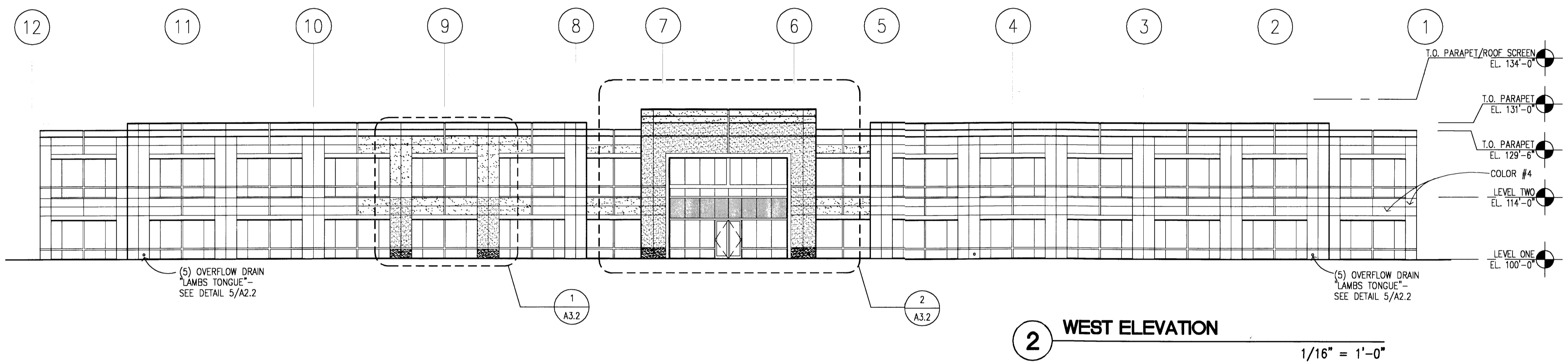
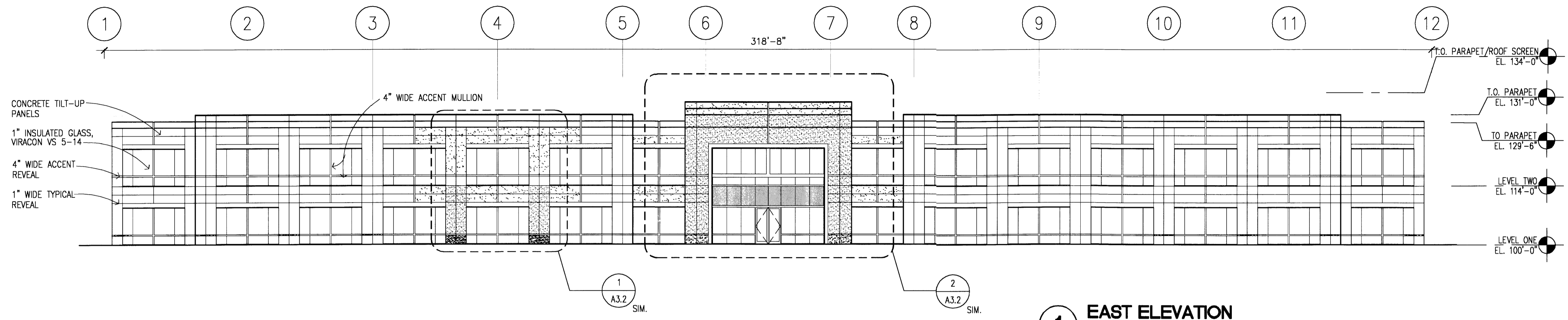
PROJECT
**JOURNAL CENTER
PHASE 2**

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
**EXTERIOR
ELEVATIONS**

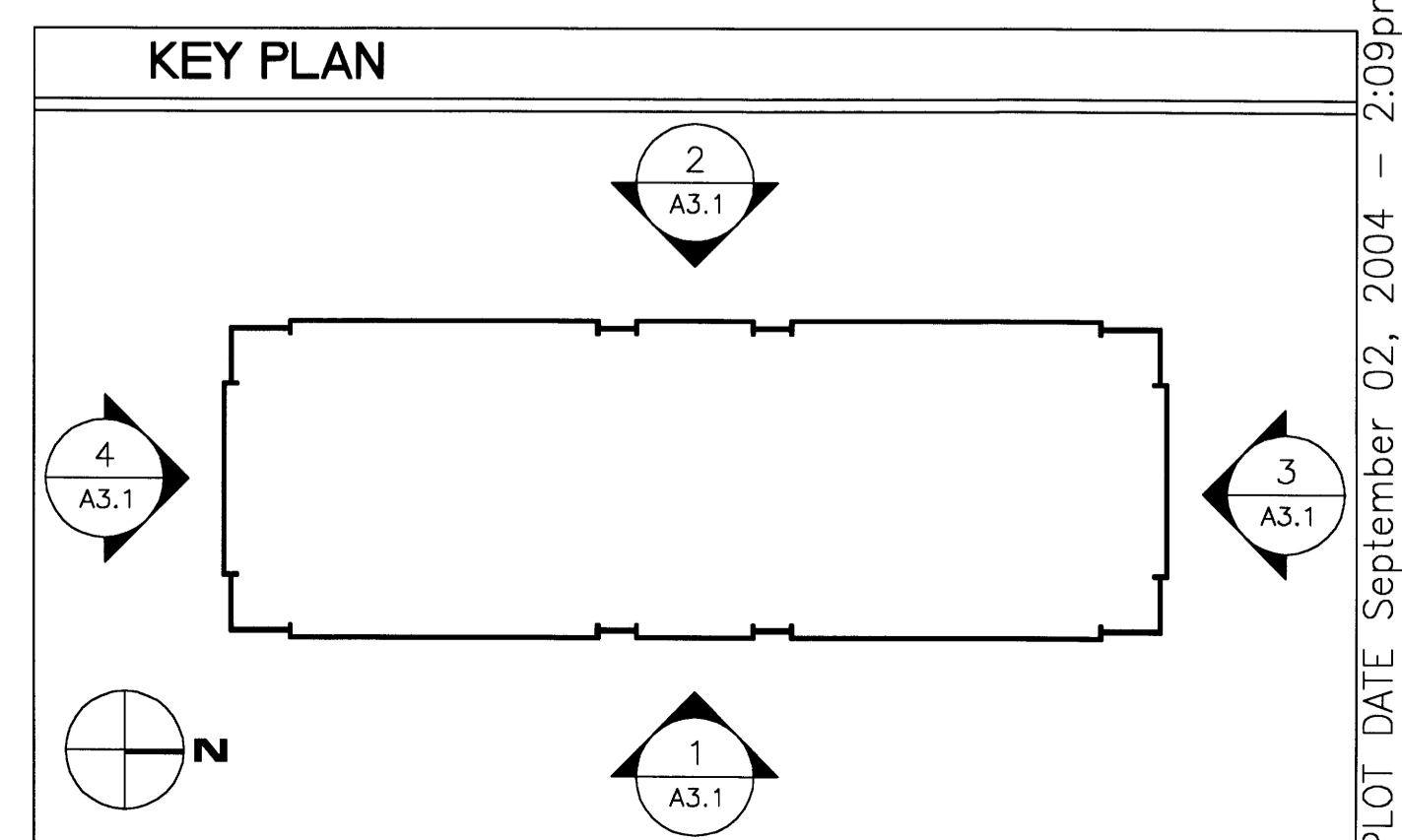
SHEET NUMBER

A3.1

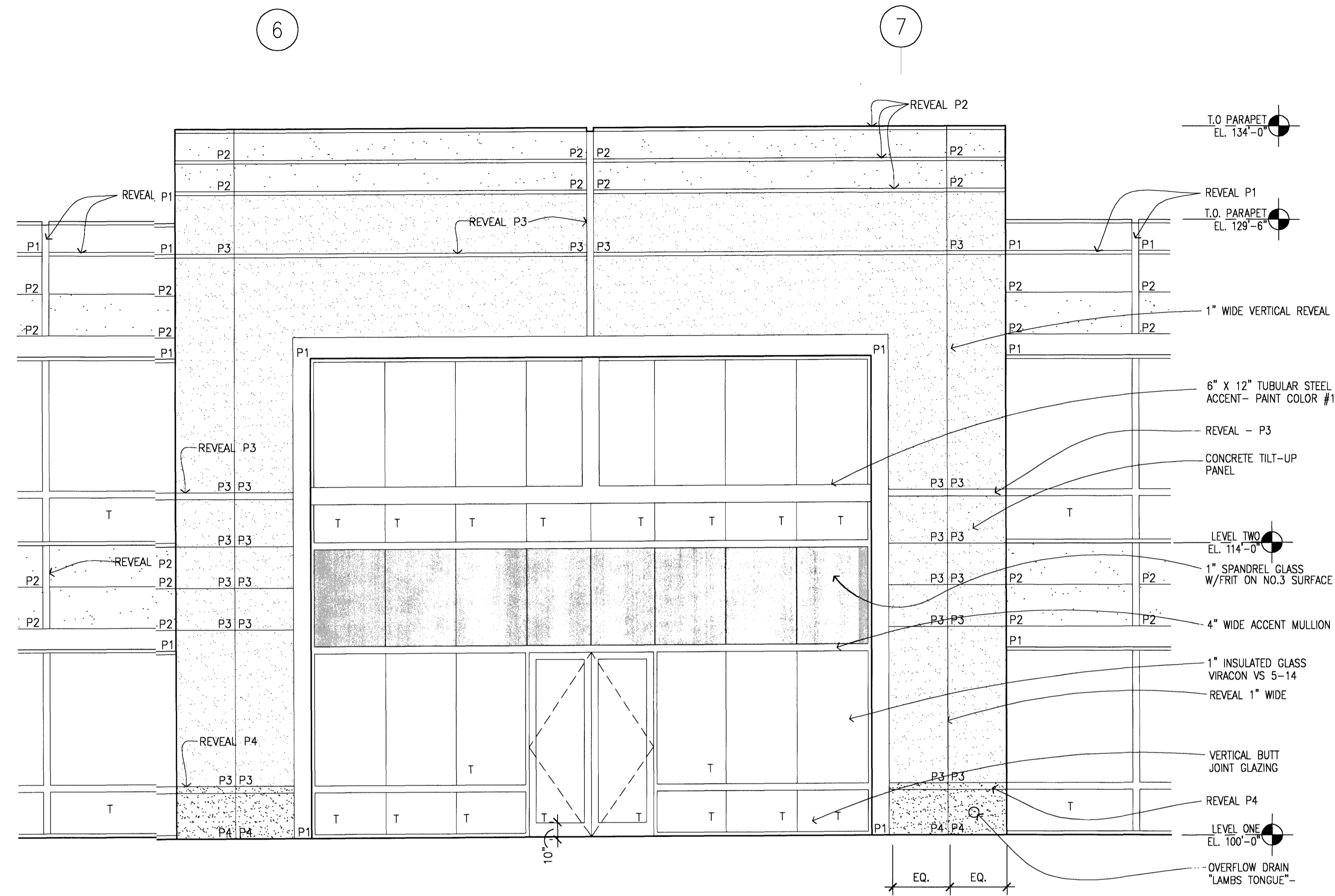


COLOR SCHEDULE		
	COLOR P1 - DE3024 NATIVE TAN	FIELD
	COLOR P2 - DE3206 BAG BOY	FIELD
	COLOR P3 - DE3054 ZEMO'S WAY	FIELD
	COLOR P4 - DE3055 COPPER AGE	ACCENT/BASE

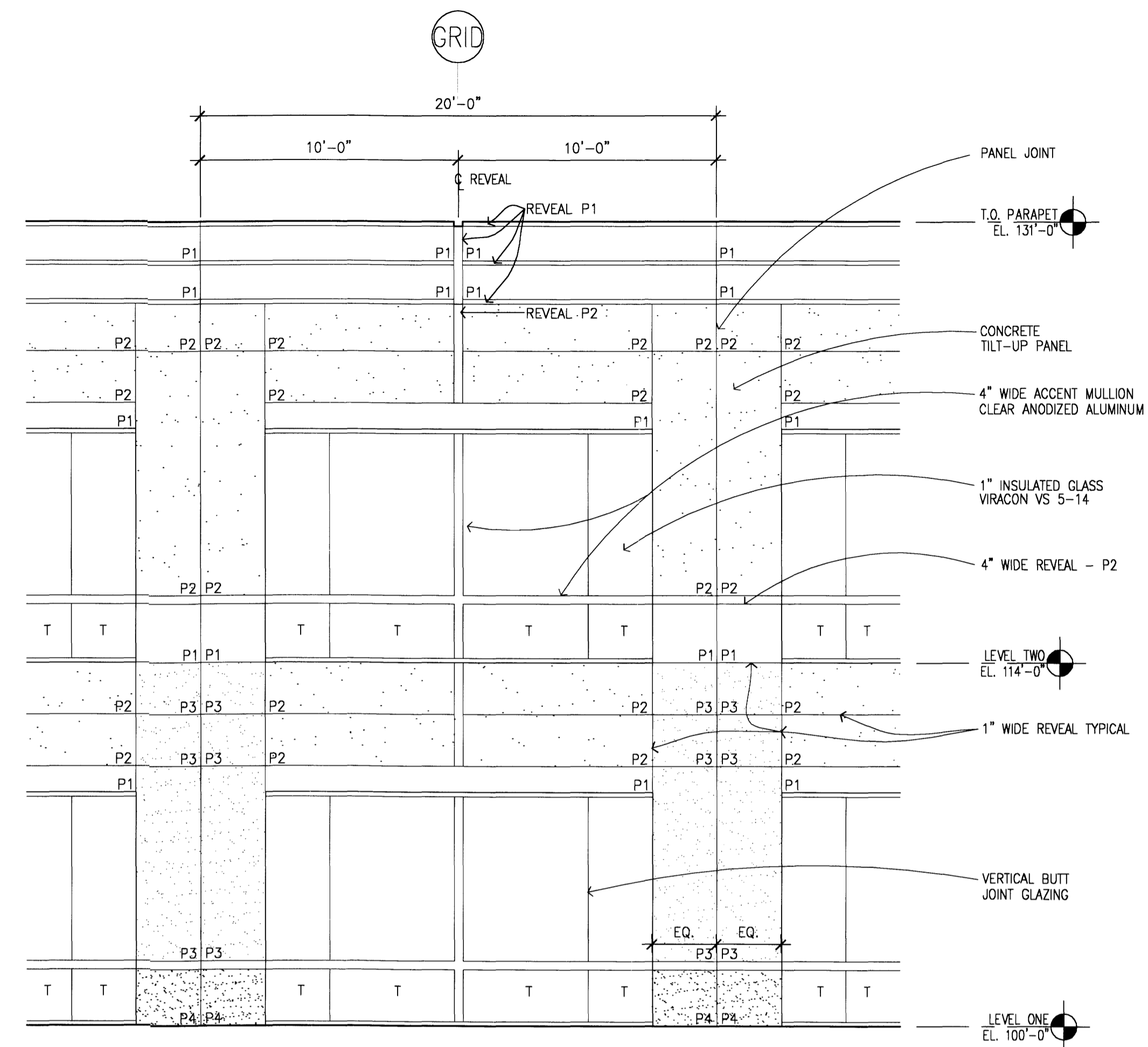
KEY	
T	TEMPERED GLASS



PLOT DATE September 02, 2004 - 2:09pm



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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- 08/30/04 DRB SUBMITTAL
- 09/21/04 PERMIT SUBMITTAL
- 09/03/04 DRB RESUBMITTAL

DESIGN NUMBER
A545450
PROJECT NUMBER

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

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PROJECT
**JOURNAL CENTER
PHASE 2**

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
**ENLARGED
EXTERIOR
ELEVATIONS**

SHEET NUMBER
A3.2

PLOT DATE September 02, 2004 - 2:11pm

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

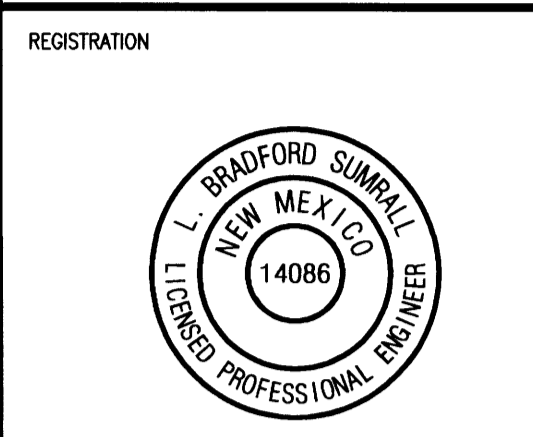
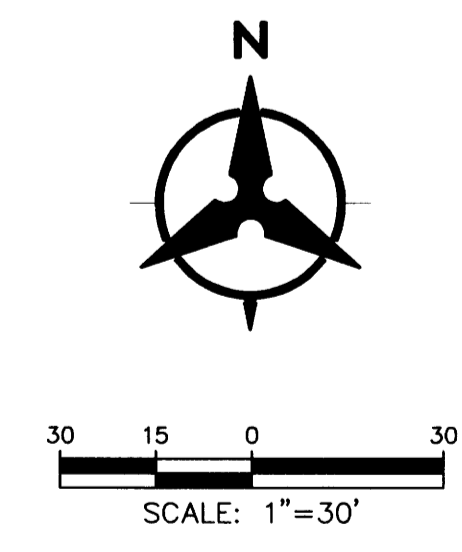
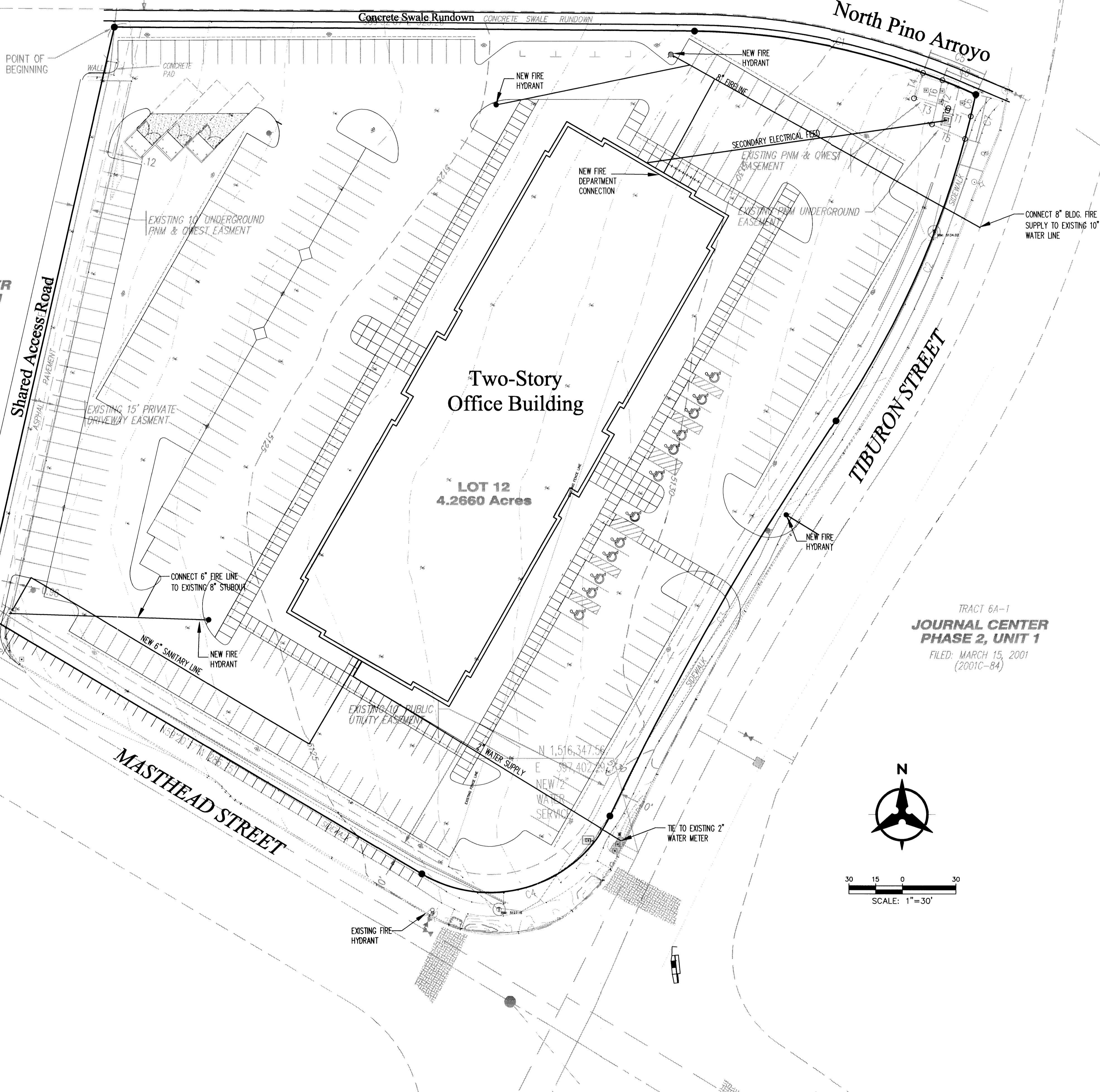
LOT 14-A
**JOURNAL CENTER
 PHASE 2, UNIT 1**
 FILED: JANUARY 31, 2002
 (2002C-37)

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

**LOT 12
 4.2660 Acres**

**Two-Story
 Office Building**

80' AMAFCA DRAINAGE RIGHT-OF-WAY
 CONCRETE CHANNEL



ISSUE RECORD

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

Prepared For
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 Minneapolis, MN 55343-0110
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PROJECT
**JOURNAL CENTER 2
 PHASE 2, UNIT 1, LOT 12**

LOCATION
 ALBUQUERQUE, NM

SHEET TITLE
**CONCEPTUAL
 UTILITY
 PLAN**

SHEET NUMBER