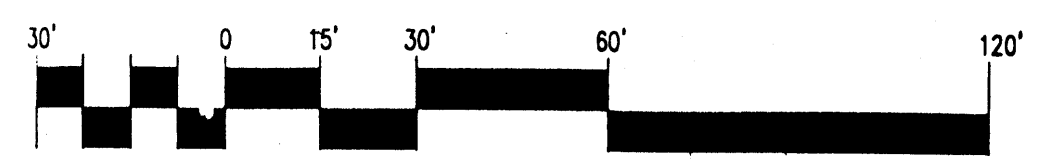
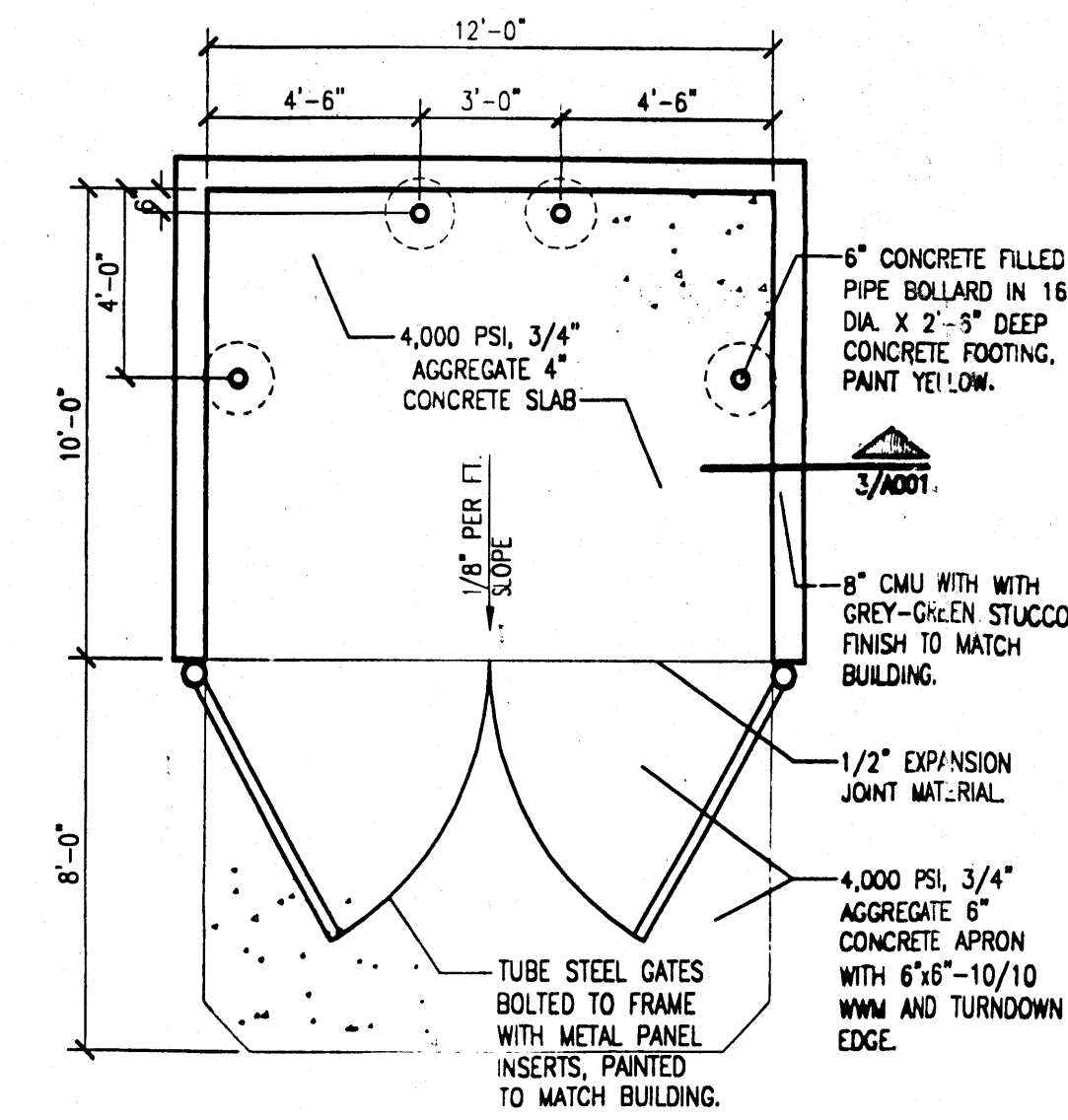
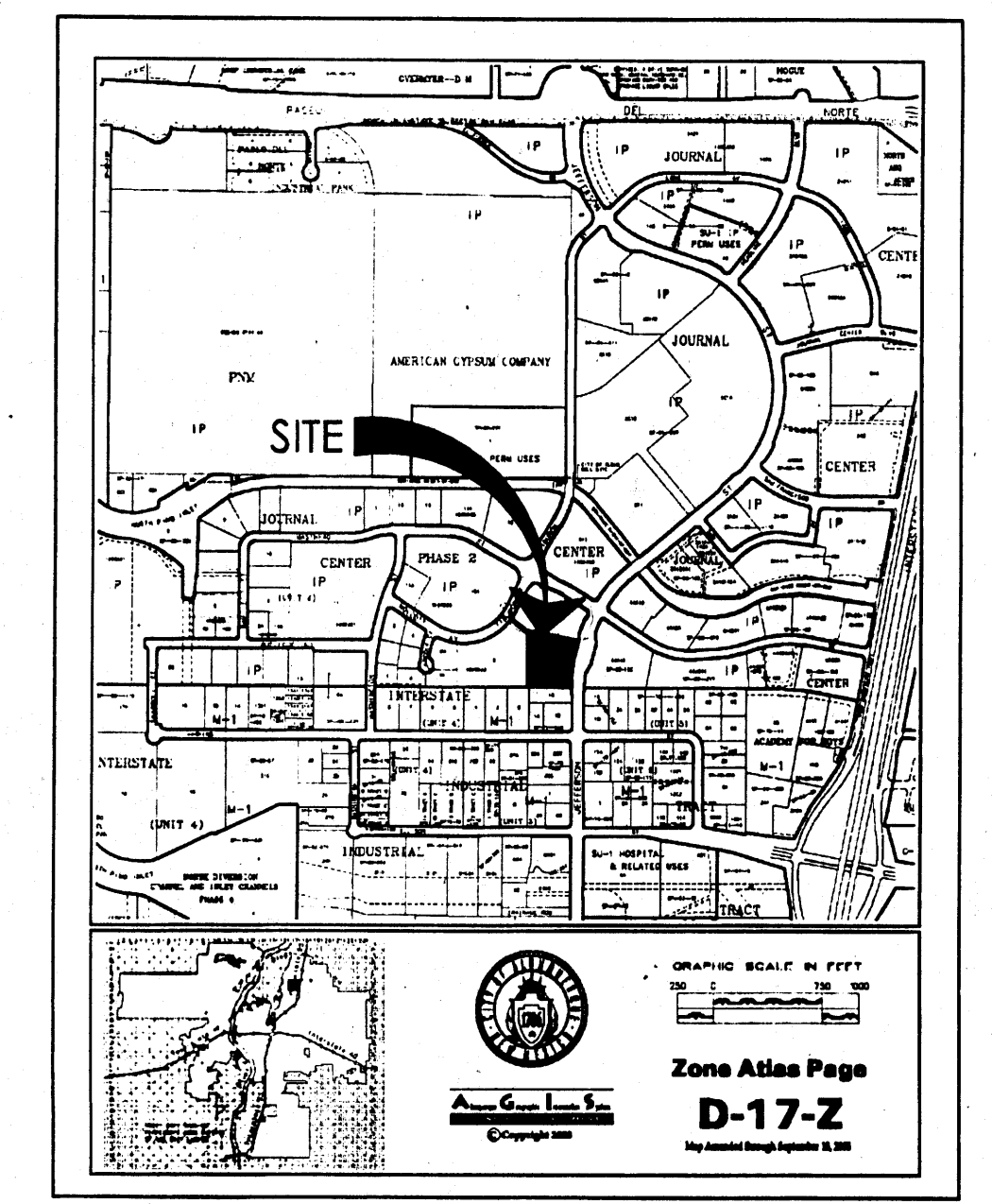


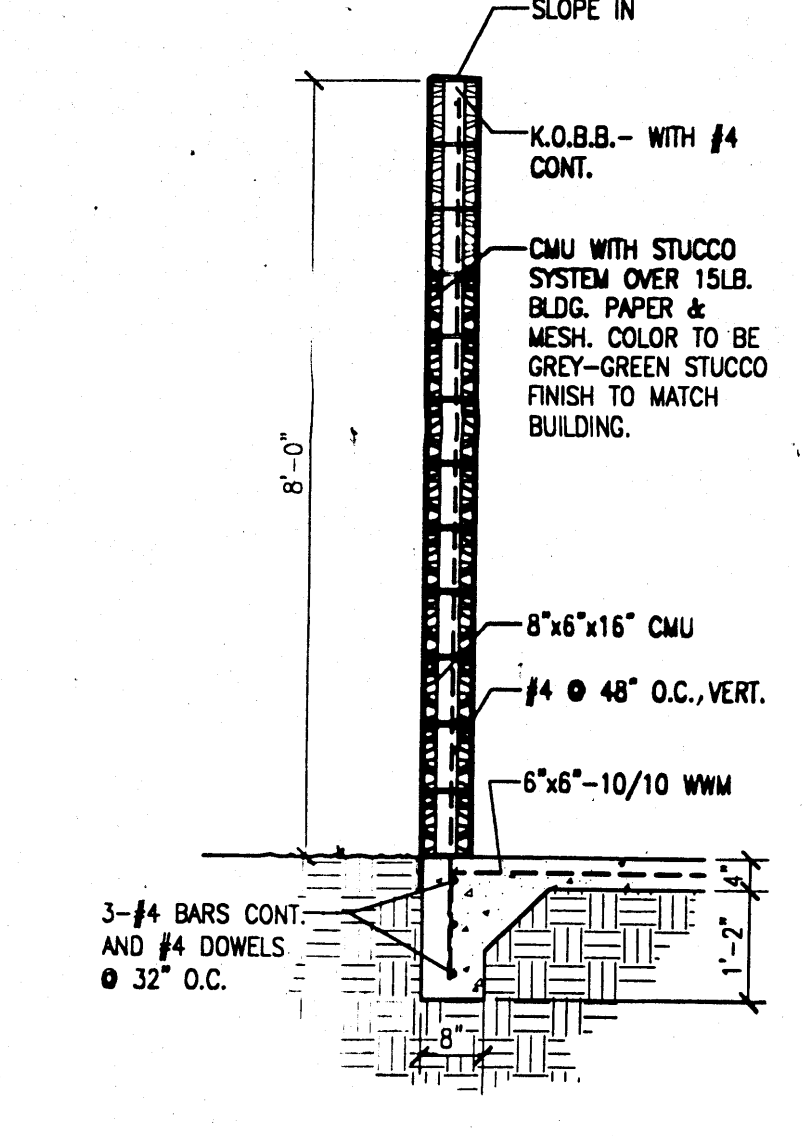
1 Architectural Site Plan
Scale: 1"=30'-0"



VICINITY MAP



2 Dumpster Enclosure Plan
Scale: 1"=20'



3 Enclosure Wall Section
Scale: 1/4"=1'-0"

KEYED NOTES

- CONCRETE CURB.
- NEW CURB CUT, 24" WIDE PER 6/M401.
- LANDSCAPE AREA.
- CONCRETE SIDEWALK.
- 9' WIDE X 18" DEEP PARKING SPACES.
- HC PARKING SPACES AND ACCESS AISLE.
- EXISTING MEDIAN.
- 8" CONCRETE SIDEWALK.
- HC RAMP.
- STONE VENEER YARD WALL.
- PREFABRICATED PARKING SHADE STRUCTURE.
- MONUMENT SIGN, SEE 6/M401.
- EXISTING BUILDING.
- EXISTING PARKING LOT.
- 30' BUILDING SETBACK LINE.
- COLORLED CONCRETE PAVING.
- BIKE RACK, SEE 8/M401.
- STONE VENEER BENCH.
- STONE VENEER LIGHT BOLLARD.
- DUMPSTER ENCLOSURE, SEE 2/A001.
- EXISTING 30' PRIVATE CROSS ACCESS EASEMENT.
- DRIVEWAY CUT.
- EDGE OF NEW ASPHALT DRIVE.
- RELOCATED FIRE HYDRANT.
- NEW 20' PRIVATE UTILITY EASEMENT.
- PROPOSED PROPERTY LINE.
- EXISTING 5' COMCAST EASEMENT.
- NEW 10' PUBLIC UTILITY EASEMENT.
- EXISTING 10' PUBLIC UTILITY EASEMENT.
- NEW FIRE HYDRANT.
- NEW 20' PUBLIC WATERLINE EASEMENT - NOT USED.
- NEW 12'-6" PUBLIC WATERLINE EASEMENT.
- NEW 12'-6" PUBLIC GAS AND WATERLINE EASEMENT.

SITE LIGHTING LEGEND

- 16" HIGH LITE POLE WITH 250 WATT METAL HALIDE SHIELDED SHOEBOX FIXTURE

RADIUS INFO

- 1 3' RADIUS
- 2 5' RADIUS
- 3 15' RADIUS

PARKING CALCULATIONS

OFFICE:	6,380 GROSS SF
OFFICE:	21,148 GROSS SF
TOTAL BUILDING AREA:	33,908 GROSS SF

PARKING REQUIREMENTS:

- FIRST FLOOR OFFICE = 23,334/200 = 116
- SECOND FLOOR OFFICE = 10,574/300 = 35
- TOTAL = 151

15% REDUCTION FOR BUS STOP = 128 SPACES REQUIRED

TOTAL SPACES PROVIDED = 128

8 HANDICAP SPACES REQUIRED
8 HANDICAP SPACES PROVIDED

BLDG 1: 27 SPACES REQD, 24 PROVIDED
BLDG 2: 27 SPACES REQD, 27 PROVIDED
BLDG 3: 77 SPACES REQD, 77 PROVIDED

Journal Center Phase 2 Unit 1
7411 Jefferson Street

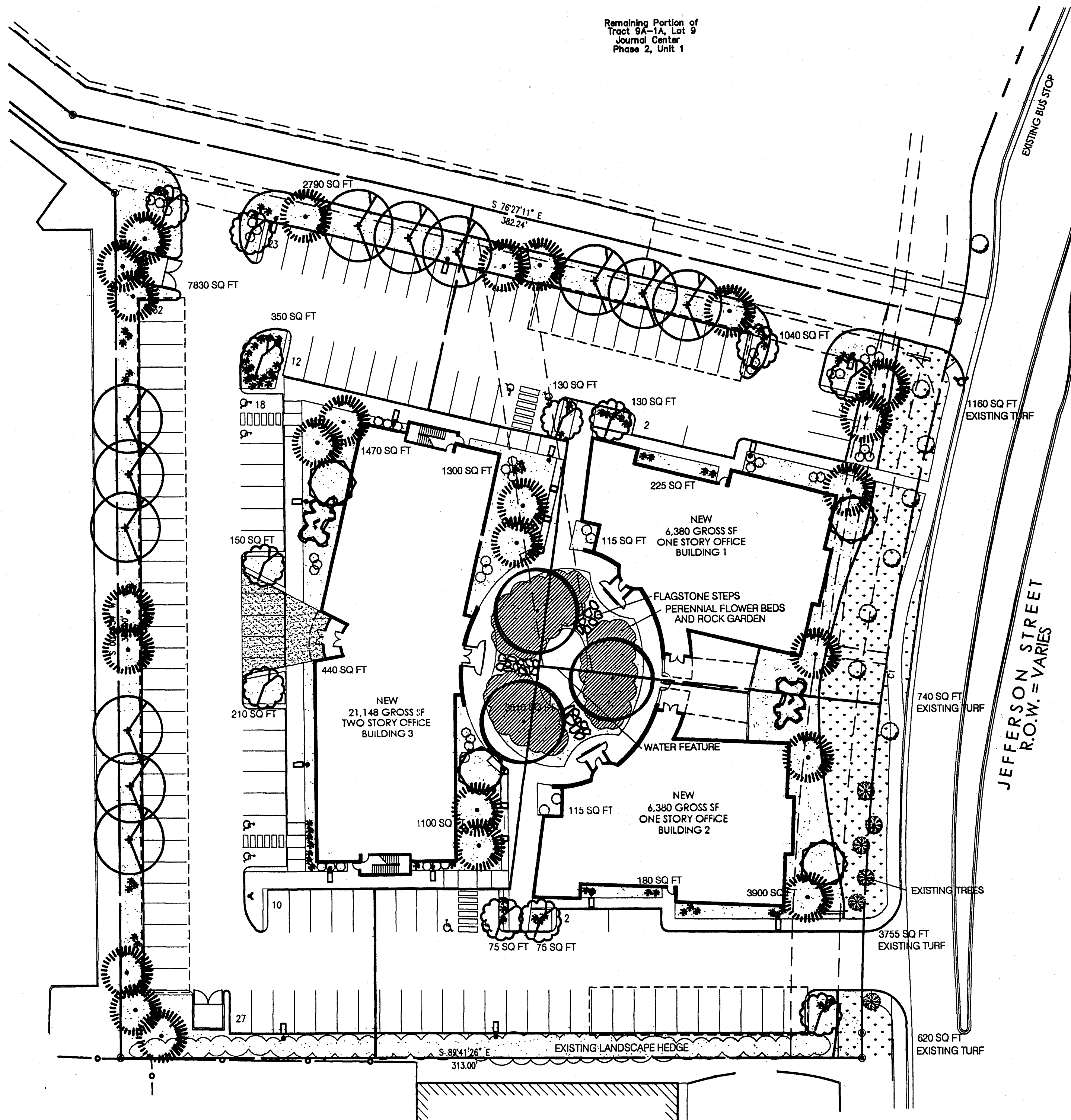
PROJECT NUMBER: 1003883 APPLICATION NUMBER: 05-20999

IS AN INFRASTRUCTURE LIST REQUIRED? YES () NO (X) 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.

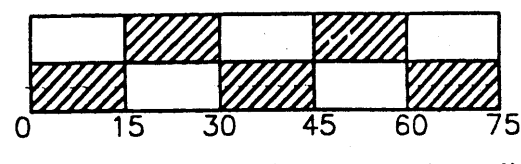
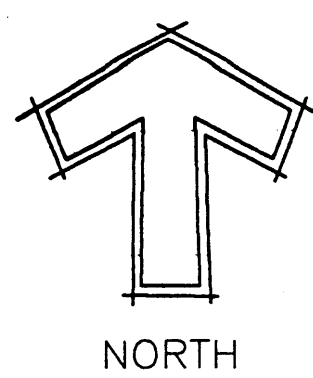
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>John A. ...</i>	6-30-05
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>Roger A. Sheen</i>	6-22-05
UTILITIES DEVELOPMENT	Date
<i>Christina Sandoval</i>	6/22/05
PARKS AND RECREATION DEPARTMENT	Date
<i>Bradley P. Bingham</i>	6/22/05
CITY ENGINEER	Date
N/A	
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Joe White</i>	6-22-05
SOLID WASTE MANAGEMENT	Date
<i>Matson</i>	6/22/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

1003883
 Planning Permits
 revision by date rev
 Mullen Heller Architecture
 1015 Tijeras Avenue NE Suite 220 Albuquerque 87102 505 268 4144 505 268 4244
 job number 04-38
 drawn by MAG
 project manager Douglas Heller, AIA
 date 06/14/05
 Landlford Development
 SWC of Jefferson Street and Masthead
 Albuquerque, New Mexico
 Site Development Plan for Building Permit
 sheet title
 A001



Remaining Portion of Tract 9A-1A, Lot 9 Journal Center Phase 2, Unit 1



SCALE: 1" = 30'-0"

LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (SQ FT)	42,760
TOTAL BUILDING AREA (SQ FT)	5,037
NET LOT AREA (SQ FT)	37,723
LANDSCAPE REQUIREMENT (%)	15
TOTAL LANDSCAPE REQUIRED (SQ FT)	5,658
TOTAL LANDSCAPE PROVIDED (SQ FT)	31,410
TOTAL GRAVEL LANDSCAPE	25,135
TOTAL EXISTING SOD	6,275

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
12	2" cal	Raywood Ash <i>Fraxinus oxycarpa</i>	M+
3	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
24	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
2	4 - 6'	Pinon <i>Pinus edulis</i>	M
4	2" cal	Desert Willow <i>Chilopsis linearis</i>	L
12	10-12'	Bradford Pear <i>Pyrus calleryana</i>	M
34	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	M
40	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	M
0	5 Gal	Honeysuckle <i>Lonicera japonica</i>	M
14	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	M
84	5 Gal	Dwarf Feathertop <i>Pennisetum villosum</i>	M
40	5 Gal	Cherry Sage <i>Salvia greggii</i>	M
211	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	M
3	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	L
		SANTA FE BROWN CRUSHER FINES	
		EXISTING SOD LAWN	

LANDSCAPE NOTES

Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch. Landscape Plant material which dies shall be replaced by the owner no later than 60 days after notification.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Prior to Construction, Landscape Contractor shall verify location of all Utility Lines. In case of a discrepancy between utilities indicated on plan and actual field verification, Contractor shall notify the Landscape Architect immediately before proceeding.

Any damage to utility lines resulting from the negligence of the abutting landowner, his agents or employees in the installation and maintenance of the landscaped area in the public right-of-way shall be the responsibility of such landowner. Any damage to utility lines resulting from the growth of plant materials which have been approved by the applicable public utility as part of a plan for landscaping on the public right-of-way, shall be the responsibility of such public utility. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after utility work. If, nonetheless some plant materials die, it is the obligation of the abutting landowner to replace the plant materials.

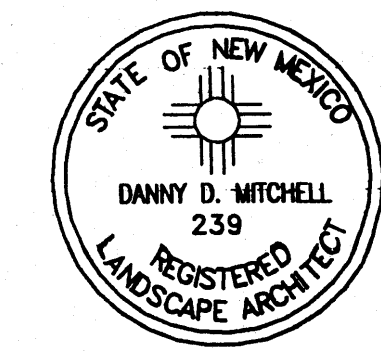
Landscape shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

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.

The landscape plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area.

Mitchell Associates, LLC
7200 Hwy Cross Ave NW
Albuquerque, NM 87120
(505) 831-2081
danny@mitchellassociatesllc.com



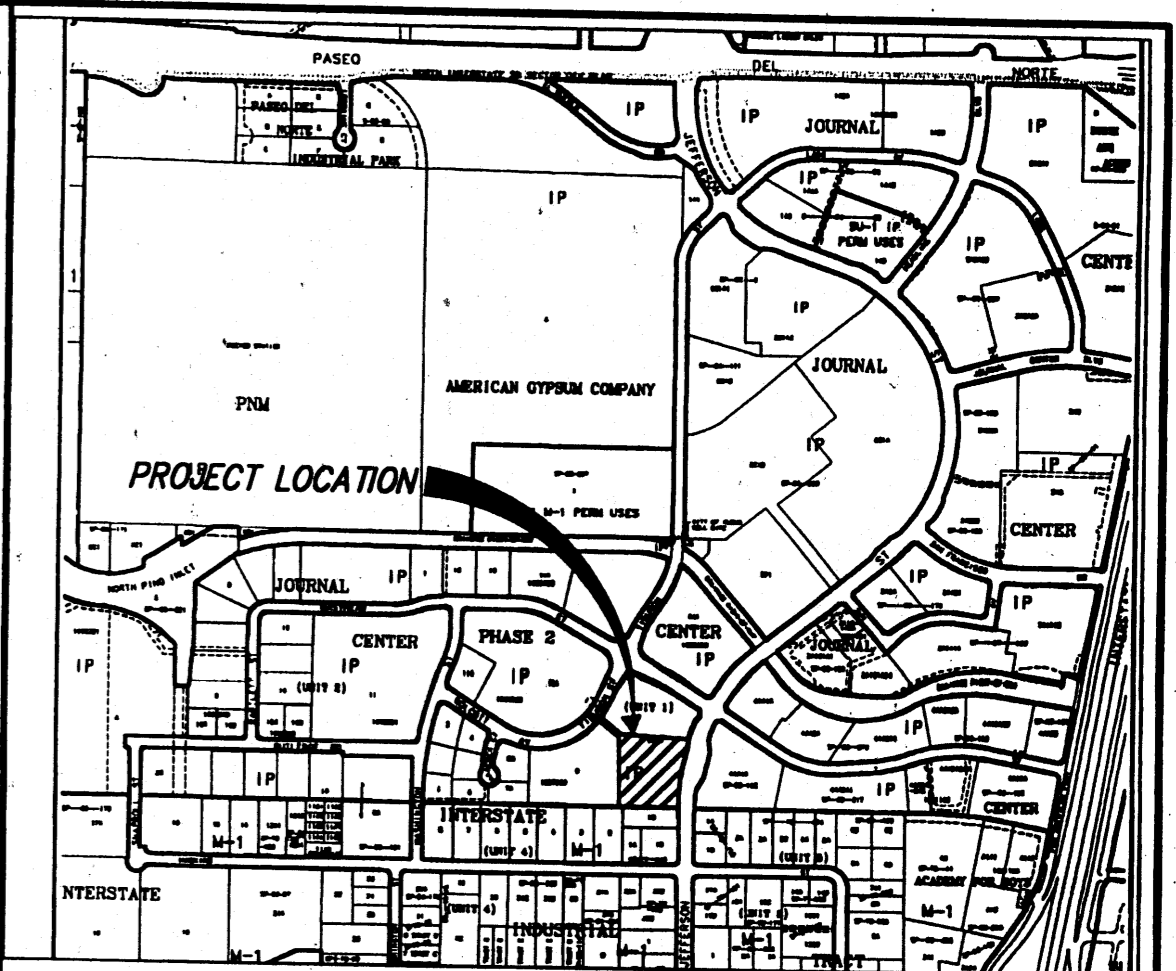
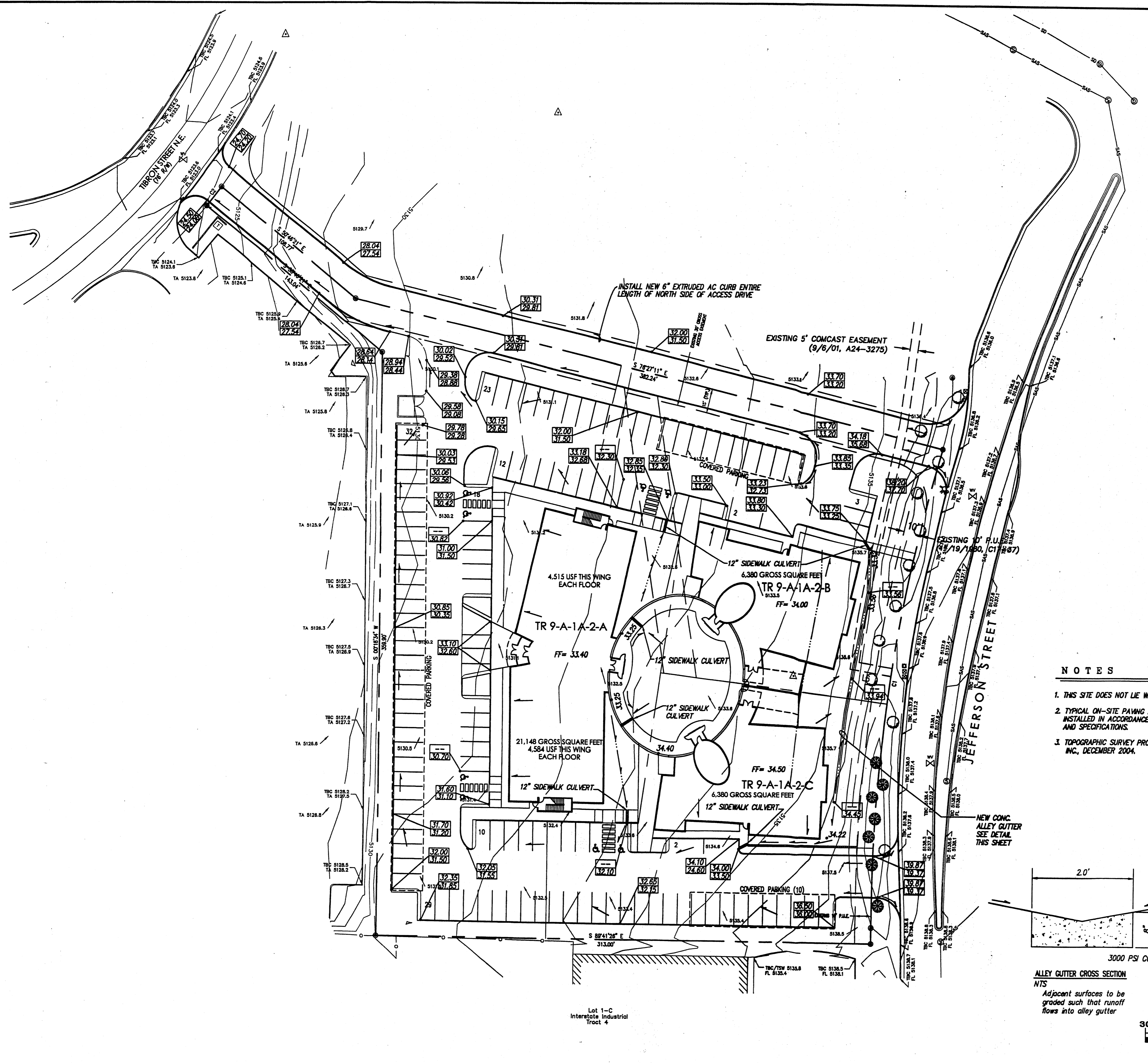
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by	
date	
rev	▲▲▲▲▲

MH
Mullen Heller
Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

job number	04-38
drawn by	ddm
project manager	Douglas Heller, AIA
date	06/14/05

project title
Landlford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico
sheet title
Landscape Plan

sheet
L001



VICINITY MAP ZONE MAP: D-17-Z

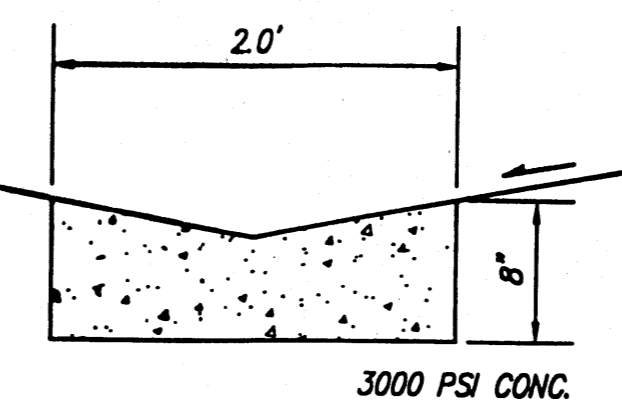
ACS BENCHMARK
ACS MONUMENT "16-E 17" ELEV. = 5144.74

LEGAL DESCRIPTION
TRACT 9-A-1A-2-A, 9-A-1A-2-B, AND -A-1A-2-C
JOURNAL CENTER PHASE 2, UNIT 1

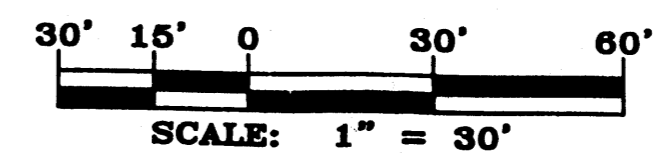
- LEGEND
- N 90°00'00" E RECORD BEARING AND DISTANCES
 - FOUND REBAR WITH CAP "LS 6544"
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - CHAIN LINK FENCE
 - UNDERGROUND ELECTRIC BOX
 - TRANSFORMER
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - RETAINING WALL
 - LANDSCAPE SWALE
 - FF= XXXX FINISH FLOOR ELEVATION
 - XXXX NEW SPOT ELEVATION
 - XX.XX TOP OF CURB ELEVATION & FLOWLINE ELEVATION
 - FLOW DIRECTION

NOTES

1. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
2. TYPICAL ON-SITE PAVING AND DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
3. TOPOGRAPHIC SURVEY PROVIDED BY CARTESIAN SURVEYS, INC., DECEMBER 2004.



6-12-05

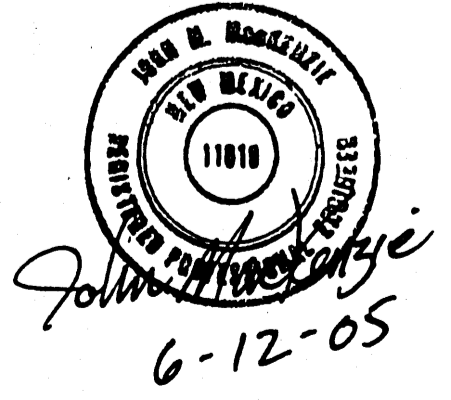
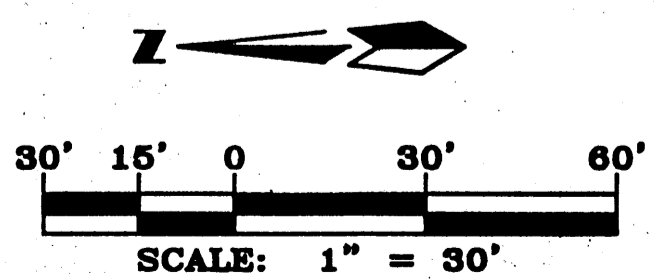
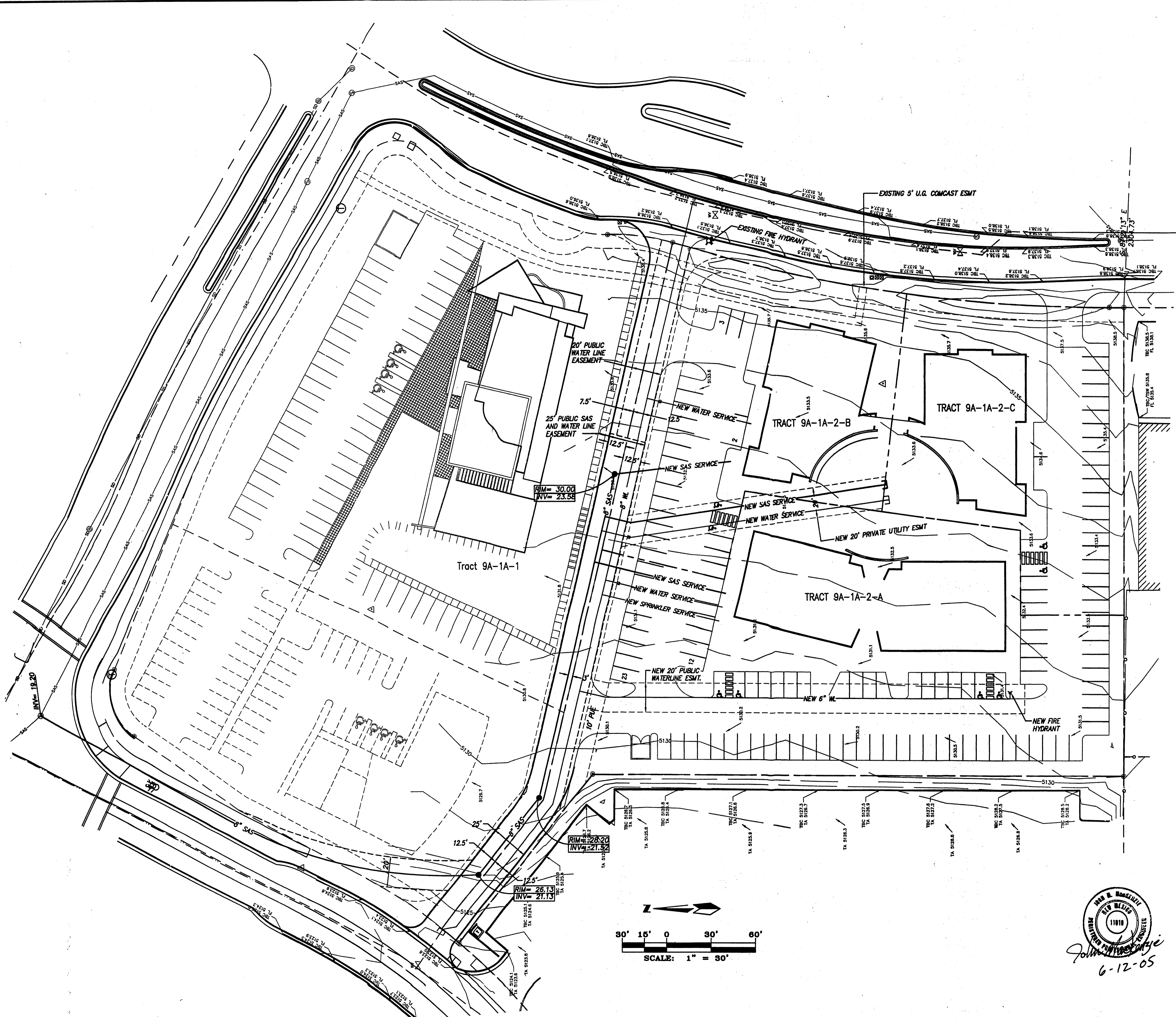


OFFICE BUILDING
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: JCC Checked: DMG Sheet C-101
Scale: 1" = 1' Date: 6-6-05 Job: A04092

A04-092 Journal Center Law Offices\sheet\A04092qd\06-06-2005 RDO JCC



NOTES

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 60606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

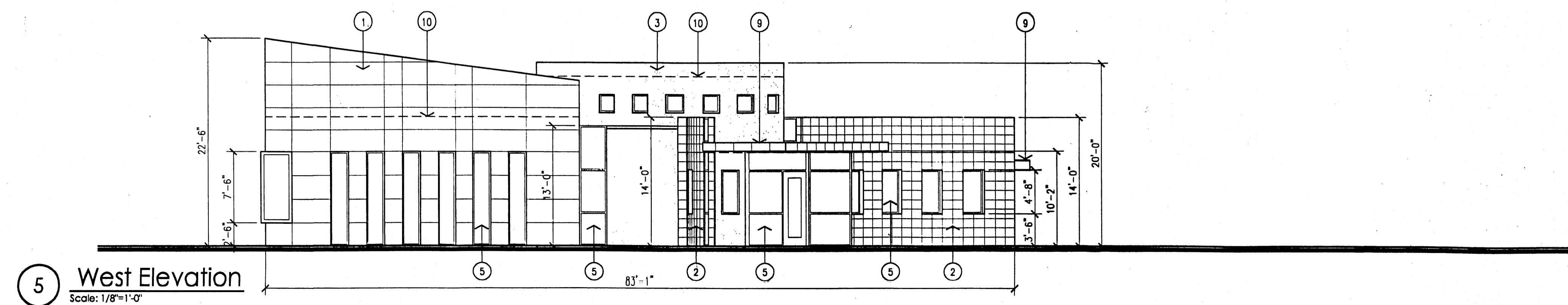
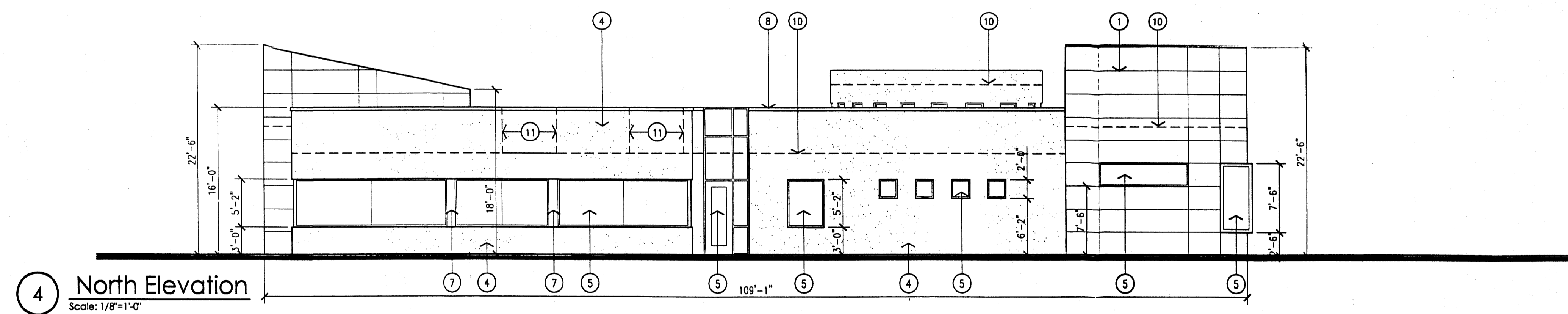
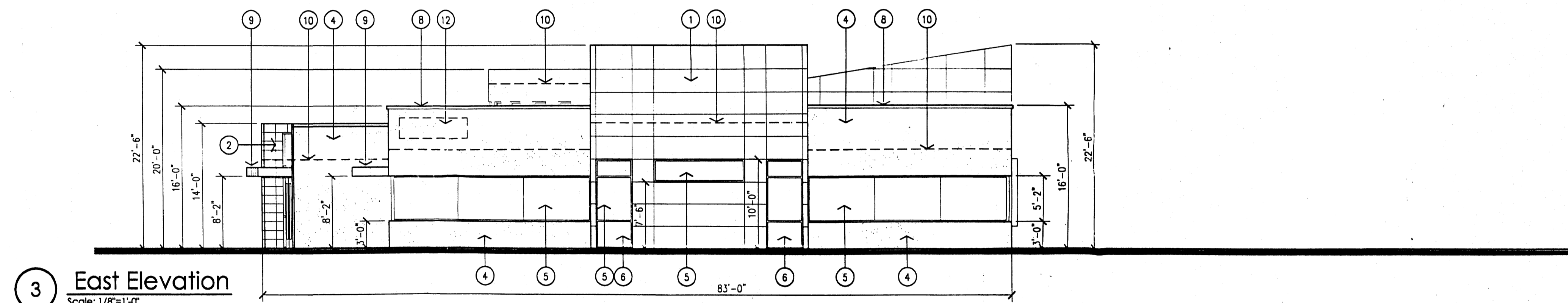
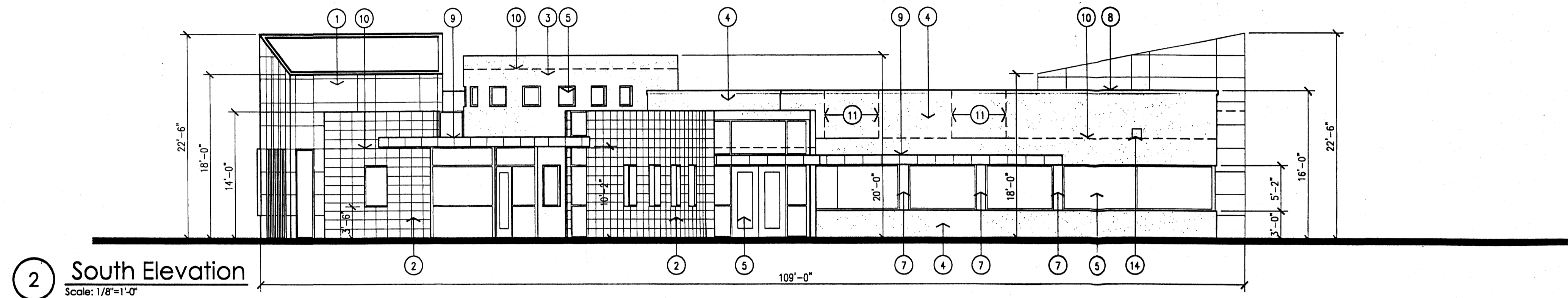
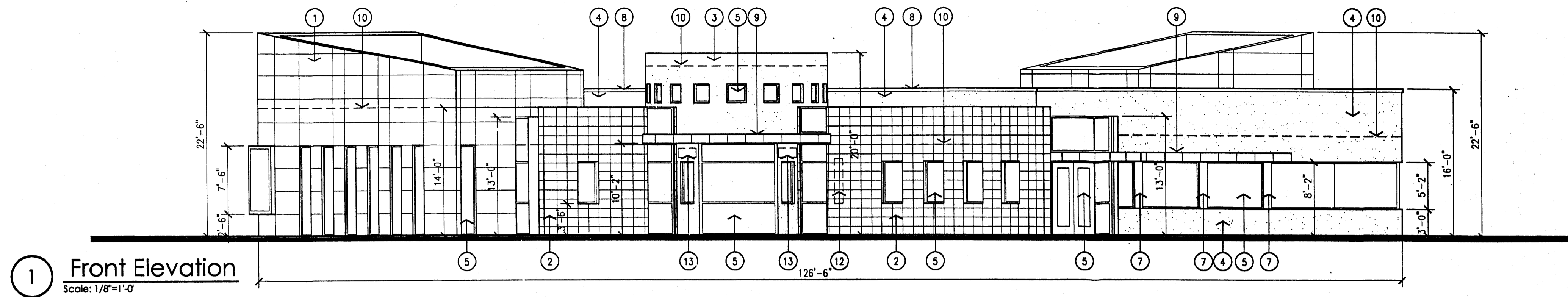
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **JOURNAL CENTER LAW OFFICES
CONCEPTUAL UTILITY PLAN**

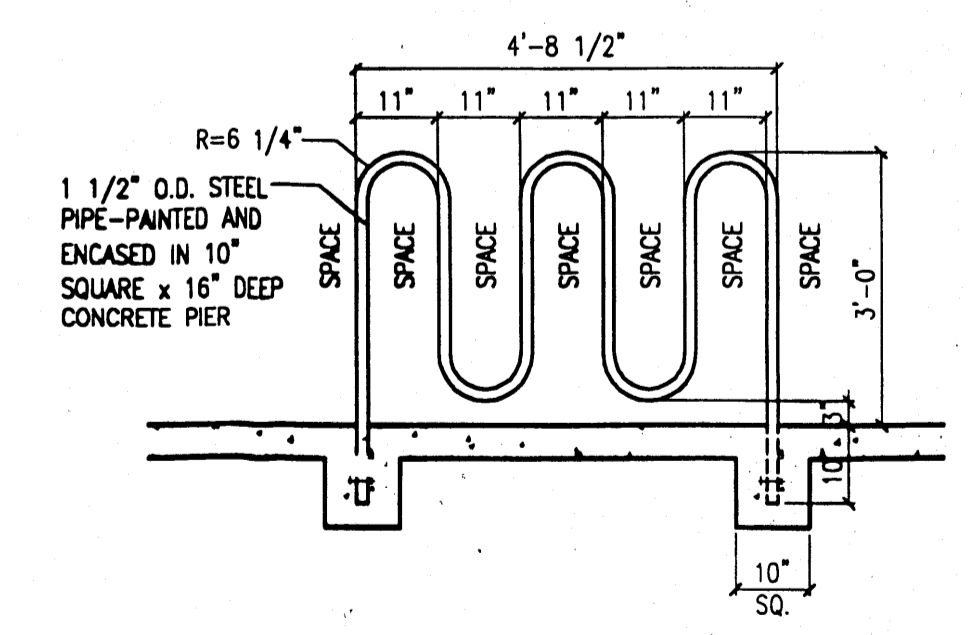
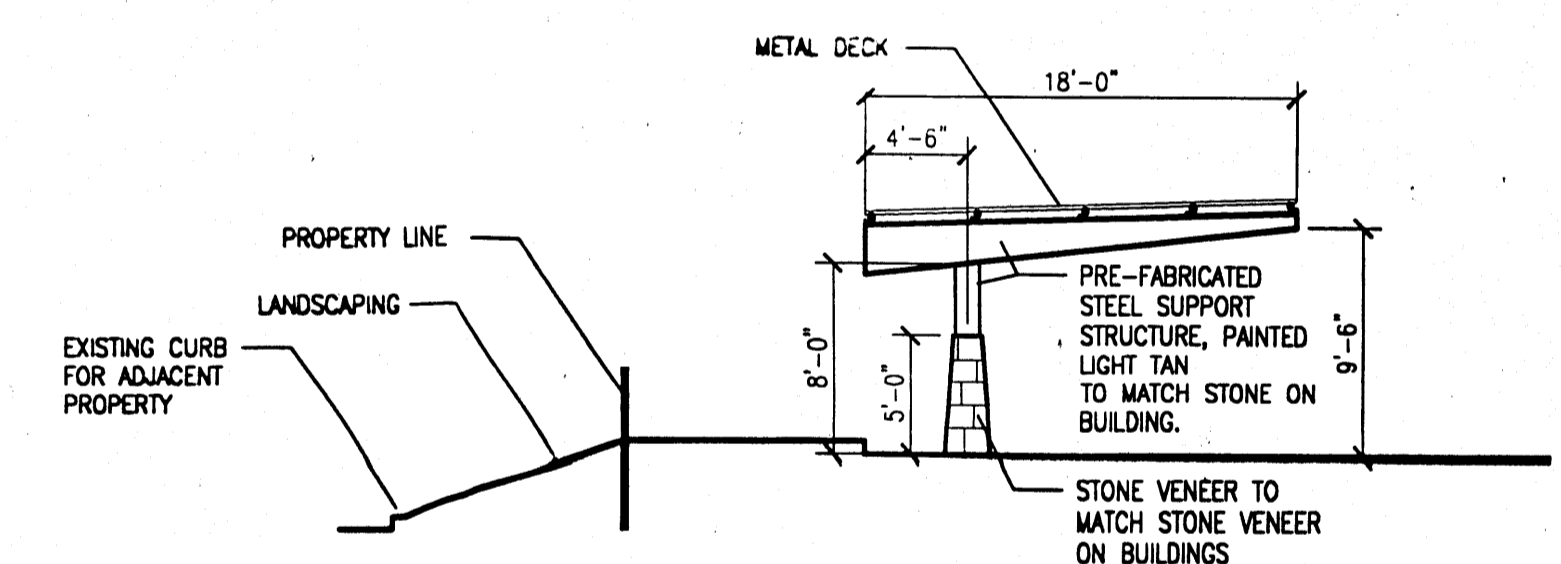
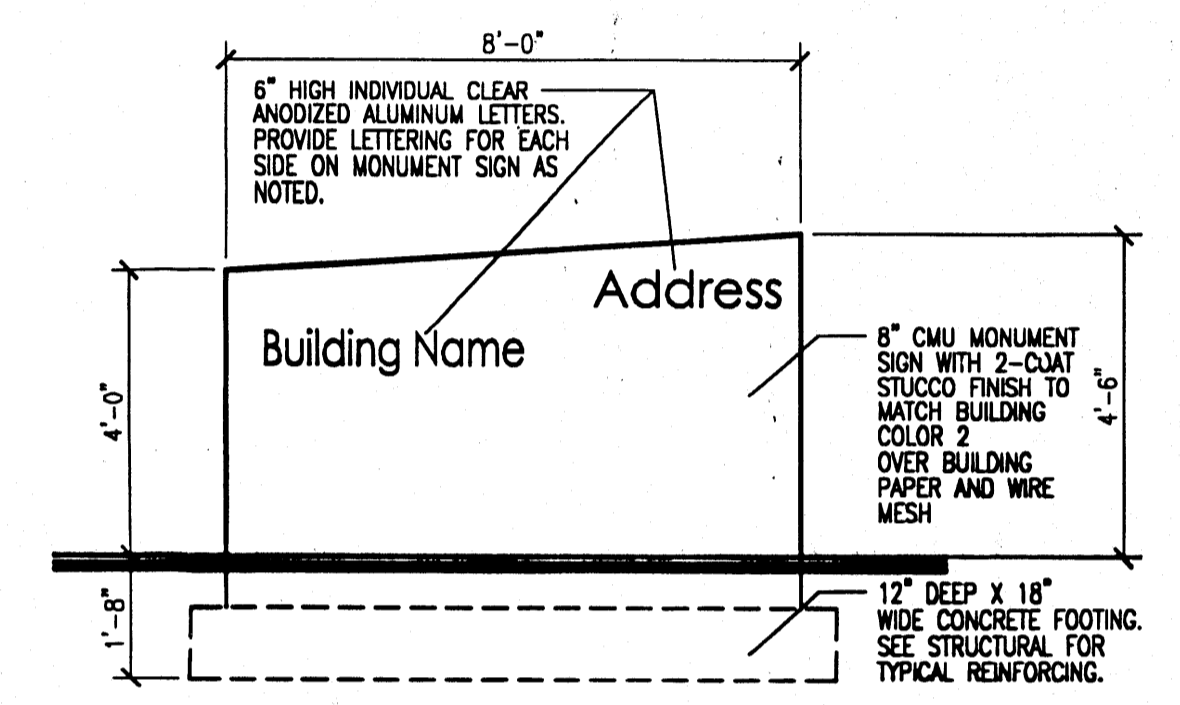
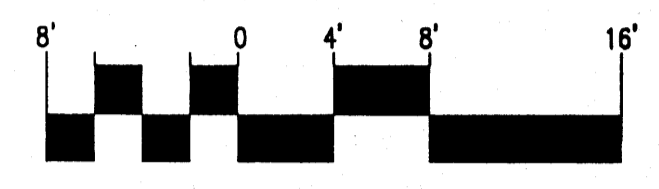
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET **C-102**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	BY	NO.	DATE	CONTRACTOR	NO.
						WORK STAKED BY	DATE
						INSPECTED BY	DATE
						FIELD CHANGE BY	DATE
						VERIFICATION BY	DATE
						CORRECTED BY	DATE
						MICRO-FILM INFORMATION	DATE
						RECORDED BY	NO.



- KEYED NOTES**
- [1] ALUMINUM PANELS. COLOR: SILVER.
 - [2] STONE VENEER. COLOR: LIGHT TAN.
 - [3] STUCCO COLOR 1. COLOR: BLUE-GREY.
 - [4] STUCCO COLOR 2. COLOR: LIGHT TAN.
 - [5] TINTED GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT. COLOR STOREFRONT IN STONE VENEER TO BE BLUE-GREY.
 - [6] OPAQUE SPANDREL PANEL.
 - [7] ALUMINUM PANEL TO MATCH STOREFRONT COLOR.
 - [8] PREFINISHED PARAPET CAP TO MATCH STOREFRONT.
 - [9] CANOPY WITH ALUMINUM PANELS. COLOR: SILVER.
 - [10] LINE OF ROOF TOP UNITS BEYOND.
 - [11] INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE. MAX 30 S.F.
 - [12] EXTERIOR WALL SCONCE LOCATION.
 - [13] EXTERIOR WALL MOUNTED SHIELDED LIGHT.



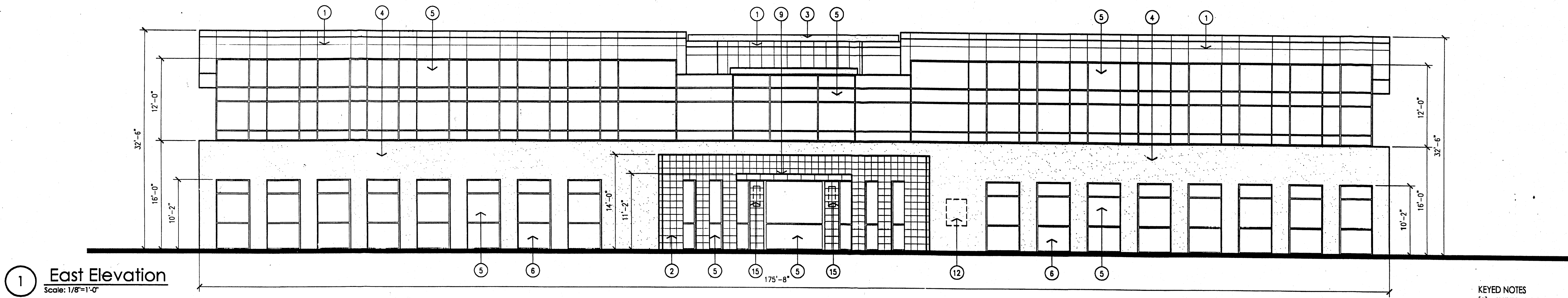
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by	
date	
rev	▲▲▲▲

MH
Mullen Heller
Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144(p)
505 268 4244 (f)

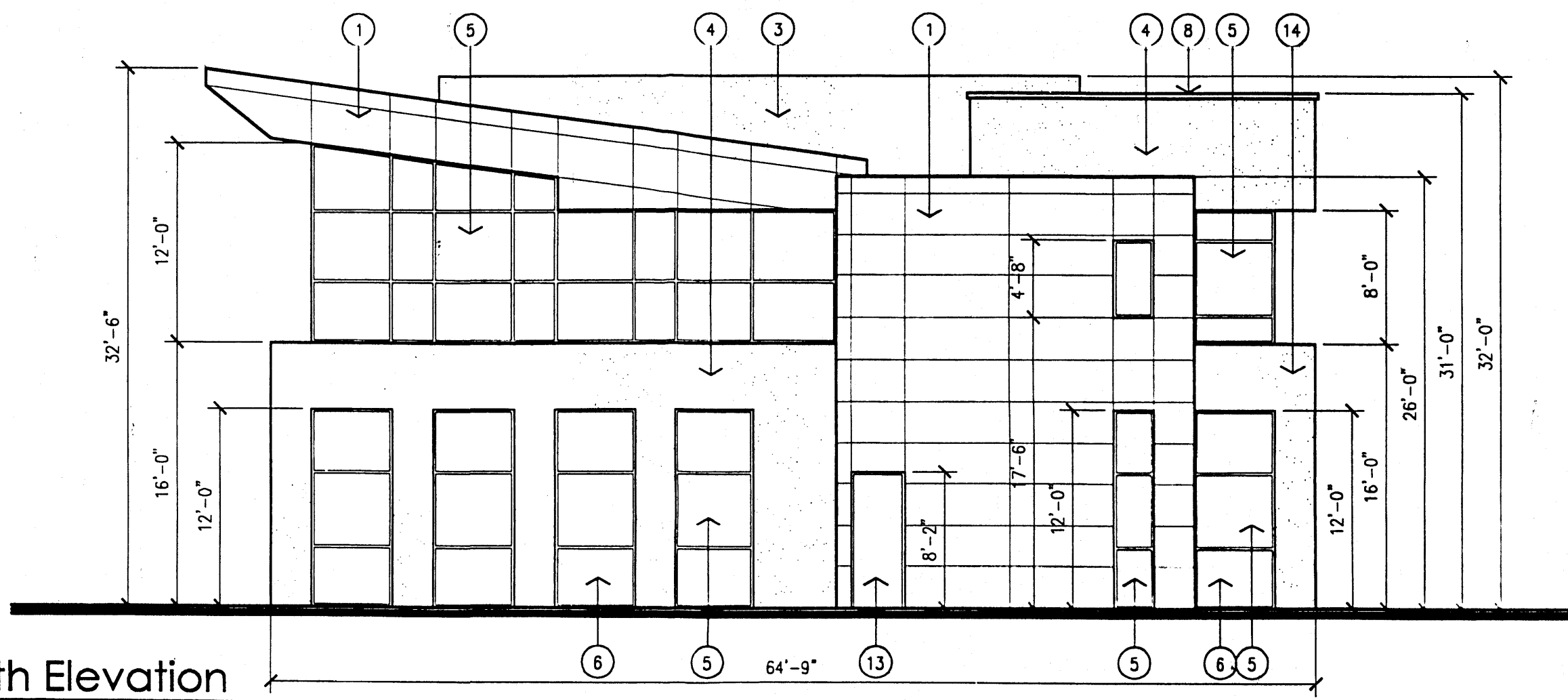
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drawn by	MAG
project manager	MMM
date	06/14/05

project title
Landlford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

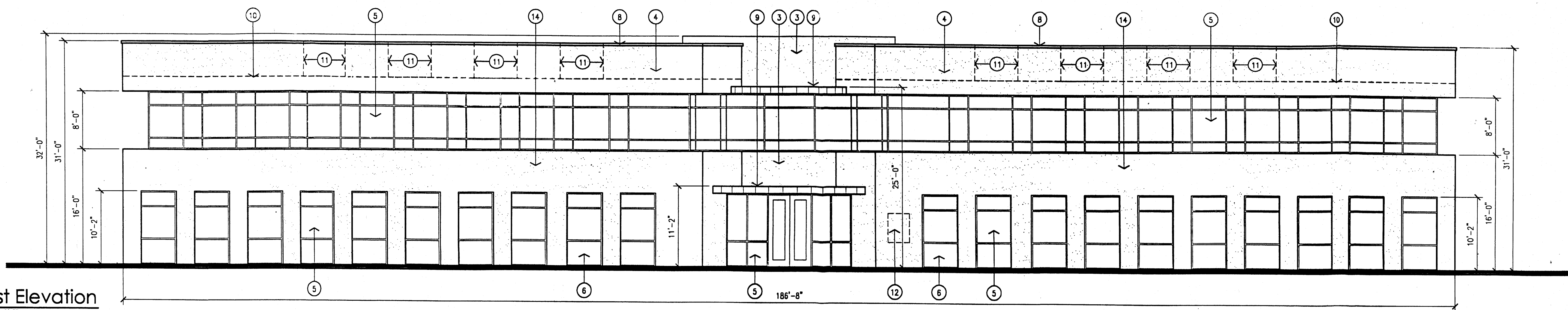
sheet title
Exterior Elevations (Buildings 1 & 2)



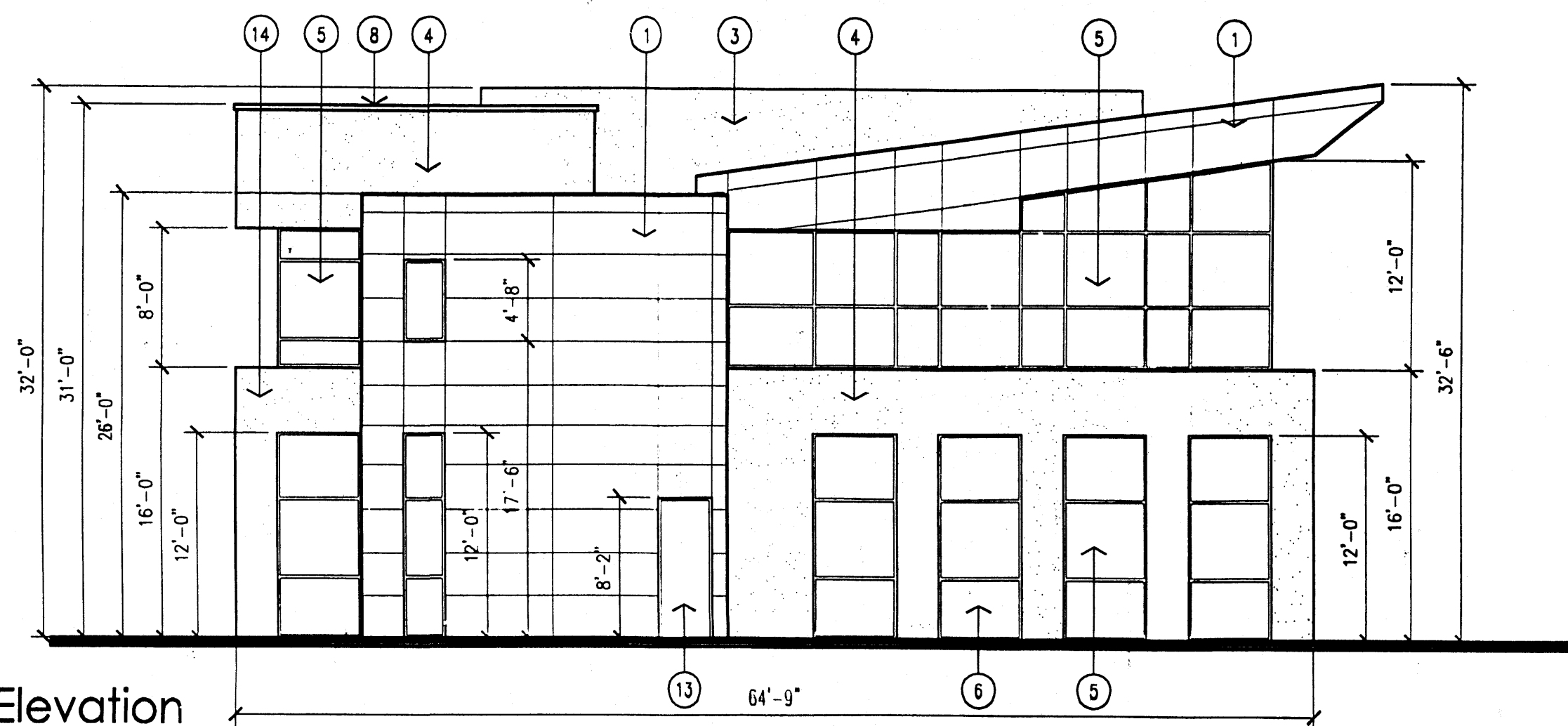
1 East Elevation
Scale: 1/8"=1'-0"



2 North Elevation
Scale: 1/8"=1'-0"



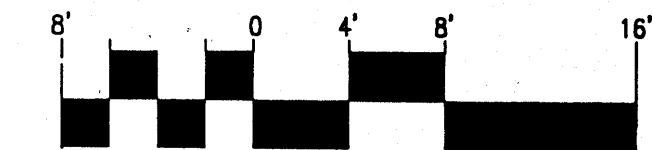
3 West Elevation
Scale: 1/8"=1'-0"



4 South Elevation
Scale: 1/8"=1'-0"

KEYED NOTES

- [1] ALUMINUM PANELS. COLOR: SILVER.
- [2] STUCCO VENEER. COLOR: LIGHT TAN.
- [3] STUCCO COLOR 1. COLOR: BLUE-GREY.
- [4] STUCCO COLOR 2. COLOR: LIGHT TAN.
- [5] TINTED GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT. COLOR STOREFRONT IN STUCCO VENEER TO BE BLUE-GREY.
- [6] OPAQUE SPANDREL PANEL.
- [7] ALUMINUM PANEL TO MATCH STOREFRONT COLOR.
- [8] PREFINISHED PARAPET CAP TO MATCH STOREFRONT.
- [9] CANOPY WITH ALUMINUM PANELS. COLOR: SILVER.
- [10] LINE OF ROOF TOP UNITS BEYOND.
- [11] LINE OF ROOF TOP UNITS BEYOND.
- [12] INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE. MAX 30 S.F.
- [13] HOLLOW METAL DOOR.
- [14] STUCCO COLOR 3. COLOR: MEDIUM TAN.
- [15] EXTERIOR BUILDING SCONCE LOCATION.



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by	
date	
rev	▲▲▲▲▲

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1015 Tijeras Avenue NW
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job number	04-38
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project manager	MMW
date	06/14/05

project title
Landford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico
sheet title
Exterior Elevations (Building 3)