

GENERAL NOTES
 A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
 B. PHASE I TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING A, ALL PARKING AND OFFICE BUILDING B AS A FUTURE PAD SITE. PHASE II TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING B. SEE SHEET L001 FOR LANDSCAPING OF PHASE I AND II.
 C. PROVIDE LETTERING "COMPACT" PAINTED IN SAFETY WHITE AT ALL COMPACT PARKING SPACES, TYPICAL.
 D. ALL SITEWORK WILL BE CONSTRUCTED AS SUCH TO ENSURE THAT A SITE DISTANCE OF 400' IS MET ON JEFFERSON.

KEYED NOTES
 1. SIDEWALK, CONCRETE
 2. PAVING, ASPHALT
 3. SPECIAL PAVING
 4. BICYCLE RACK PAINT (1:20 AUTOS)
 5. CURB, 6" HIGH, CONCRETE
 6. TRANSFORMER
 7. SCREEN WALL, T4" HIGH, 2-COAT STUCCO SYSTEM OVER 8" CMU
 8. LANDSCAPE AREA, RE: L001
 9. HG RAMP
 10. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF IRRIGATION ENCLOSURE WITH LECCO
 11. CONCRETE CURBS TO BE REMOVED
 12. MONUMENT SIGN
 13. PARKING CANOPY
 14. CITY WELL SITE EASEMENT TO BE VACATED BY PLAT.
 15. PROPOSED LOT LINE
 16. TRASH COMPACTOR
 17. SIDEWALK TO MIDPOINT OF BRIDGE OVER AMAFCA RIVER
 18. 10' RUE
 19. SIDEWALK TO MIDPOINT OF BRIDGE OVER AMAFCA RIVER
 20. ROLLED AND COMPACTED CRUSHER FINE PATH. CONCRETE CURB AT TURF EDGE

LEGEND
 ● EXISTING FIRE HYDRANT
 ○ NEW FIRE HYDRANT
 ○○ PARKING SPACE COUNT
 ○ LIGHT POLE - DOUBLE HEAD
 ○ LIGHT POLE - SINGLE HEAD
 □ SURFACE MOUNTED LIGHT FIXTURE
 ▽ FLOOD LIGHT
 ○ UP LIGHT, RE.
 ↑ TRAFFIC ARROW, PAINT WHITE
 — PAINT CURB
 — RED, # PAINT
 — TEXT "FIRE LANE NO PARKING"

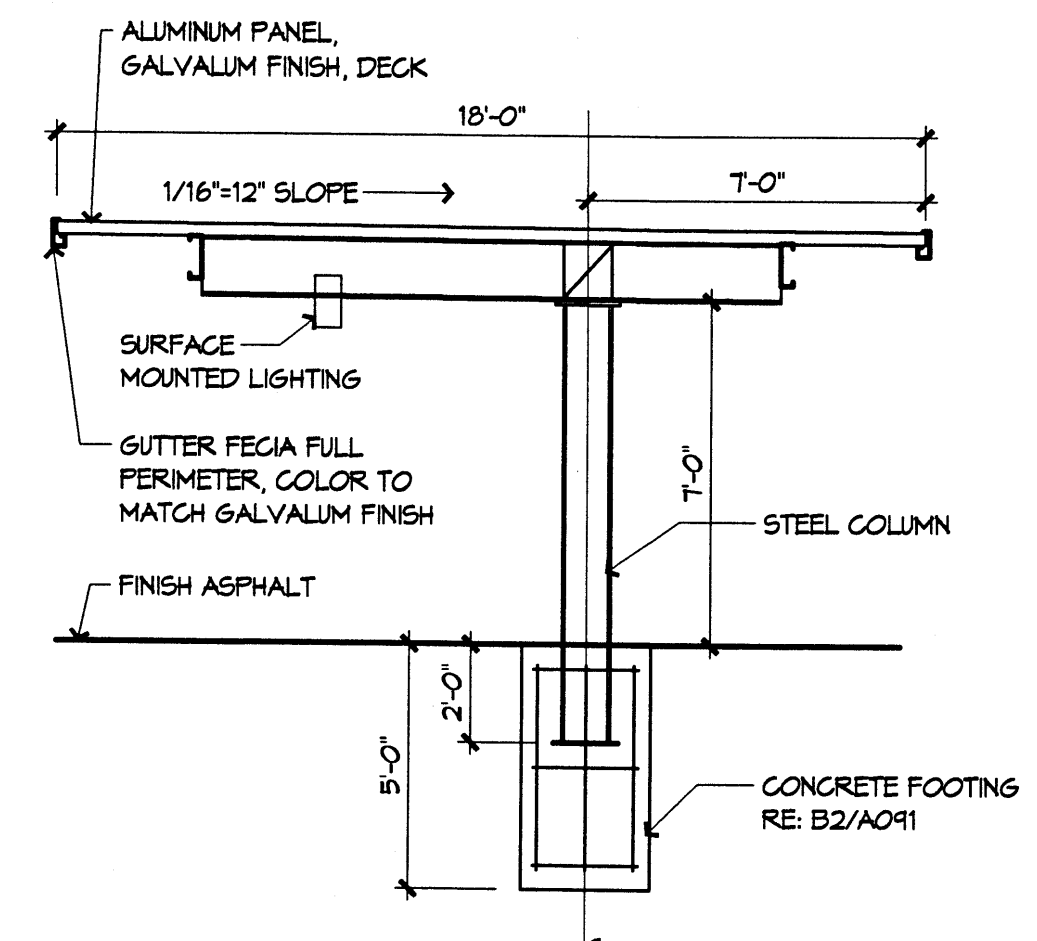
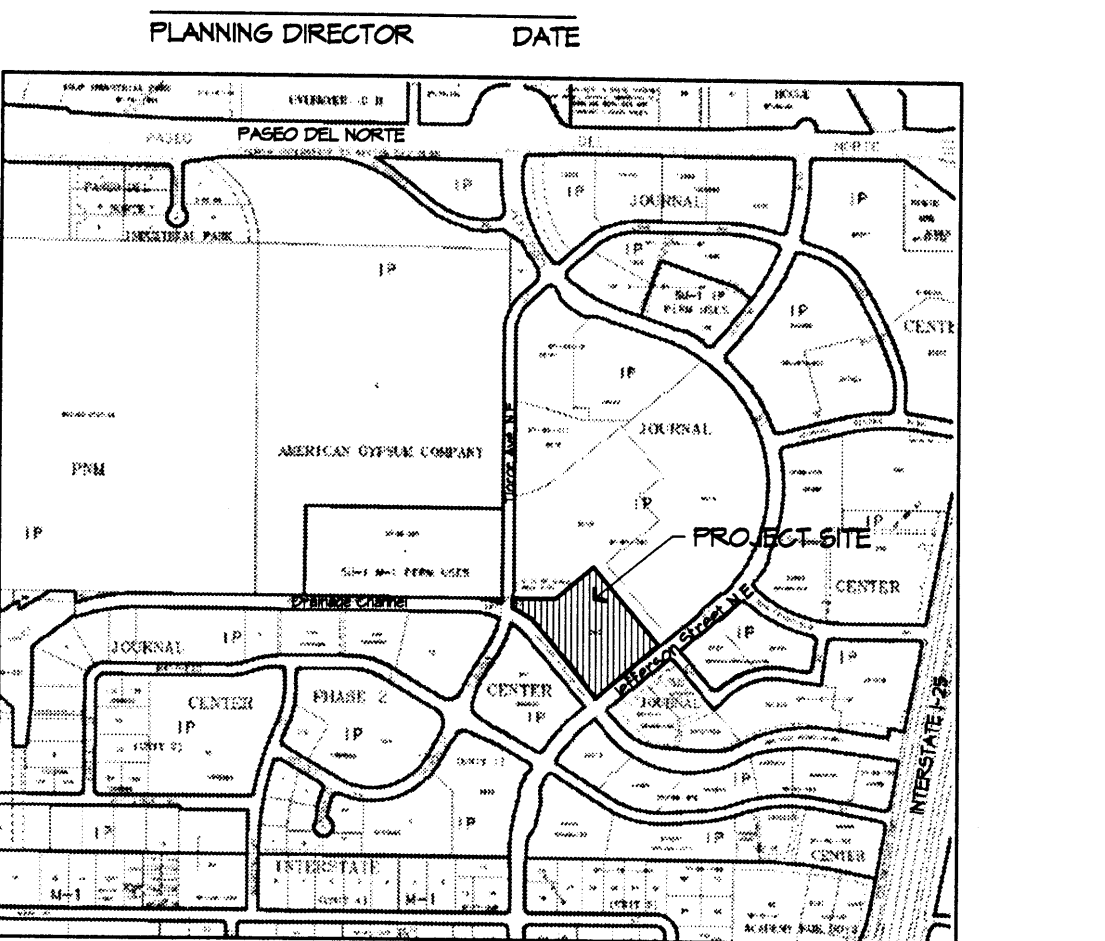
SITE INFORMATION
 LEGAL DESCRIPTION:
 TRACT 5D-1, JOURNAL CENTER, AS THE SAME IS SHOWN ON THE REPLAT OF JOURNAL CENTER AND A PORTION OF LOTS 30,31, A, ID 32, BLOCK 3 OF TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A PORTION OF VACATED SAN MATEO BOULEVARD AND RANCHITOS AVENUE, FILED JUNE 30, 1983, IN MAP BOOK C21, FOLIO 128, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SITE DATA (OVERALL)
 ZONE IP INDUSTRIAL PARK
 GROSS BUILDING AREA:
 BUILDING A (three story) = 84,631 GBA
 BUILDING B (two story) = 22,459 GBA
 TOTAL BUILDINGS = 107,090 GBA
 RENTABLE BUILDING AREA:
 BUILDING A (three story) = 81,838 FRA
 BUILDING B (two story) = 20,224 FRA
 TOTAL BUILDINGS = 102,062 FRA
 SITE AREA: 262,951 GSF = 6.0366 ACRES
 TOTAL SITE AREA: 262,951 GSF
 GROSS F.A.R. (GBA/site area): .07
 RENTABLE F.A.R. (FRA/site area): .388

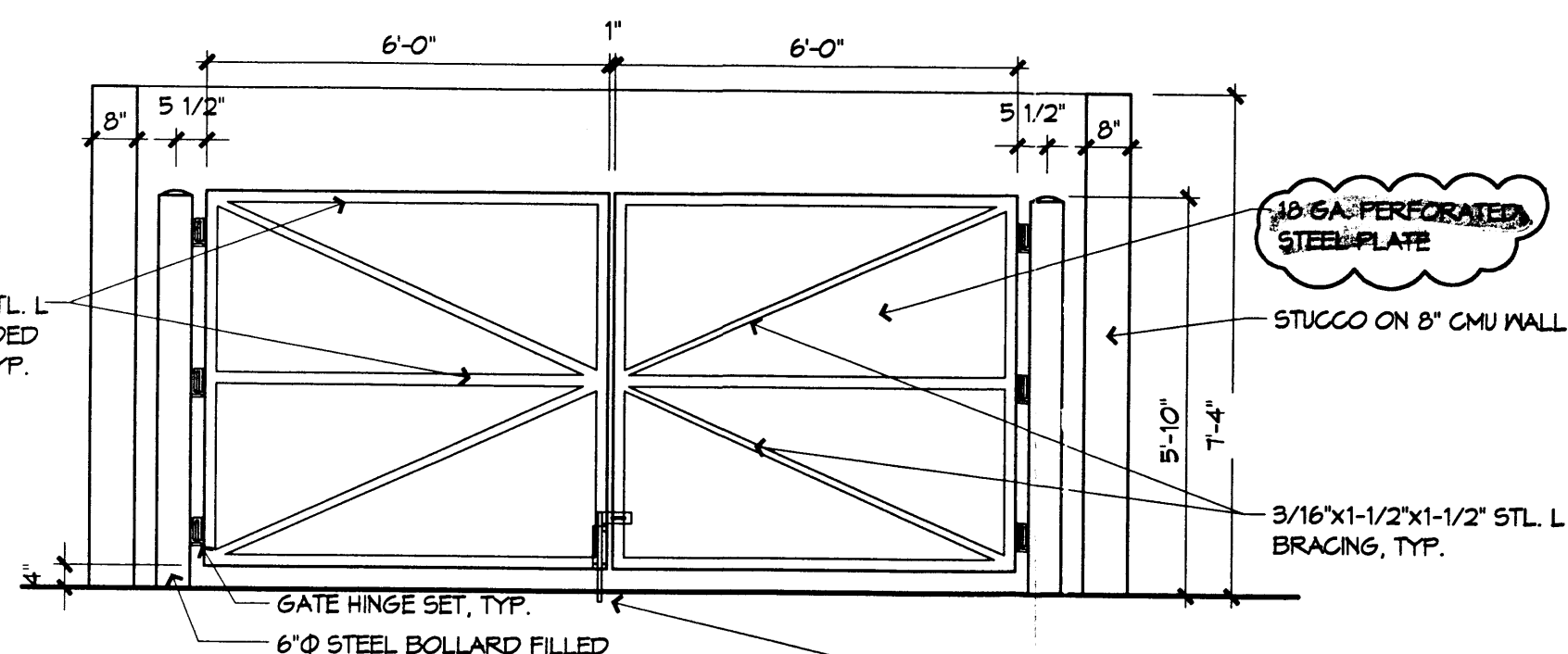
SITE DATA (TRACT 5D-1A)
 GROSS BUILDING AREA:
 BUILDING A (three story) = 84,631 GBA
 RENTABLE BUILDING AREA:
 BUILDING A (three story) = 81,838 FRA
 SITE AREA = 200,630 GSF
 GROSS F.A.R. (GBA/site area): .421
 RENTABLE F.A.R. (FRA/site area): .408
 PARKING PROVIDED: 388 SPACES
 (281 STANDARD + 107 COMPACT SPACES)
 RATIO = 4.74/1000 FRA
SITE DATA (TRACT 5D-1B)
 GROSS BUILDING AREA:
 BUILDING B (two story) = 22,459 GBA
 RENTABLE BUILDING AREA:
 BUILDING B (two story) = 20,224 FRA
 TOTAL SITE AREA = 62,321 GSF
 GROSS F.A.R. (GBA/site area): .360
 RENTABLE F.A.R. (FRA/site area): .325
 PARKING PROVIDED: 89 SPACES
 (73 STANDARD + 16 COMPACT SPACES)
 RATIO = 4.4/1000 FRA

PARKING INFORMATION
 OFFICES: NET RENTABLE SF/200 (1ST FL) AND 300 (2ND & 3RD FLS)

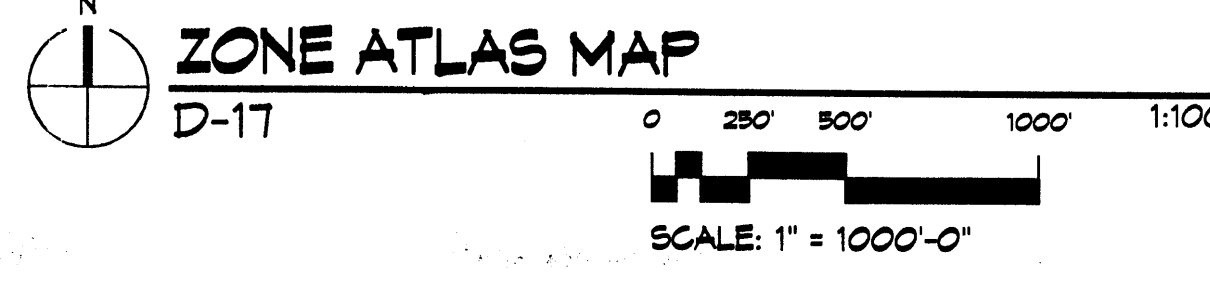
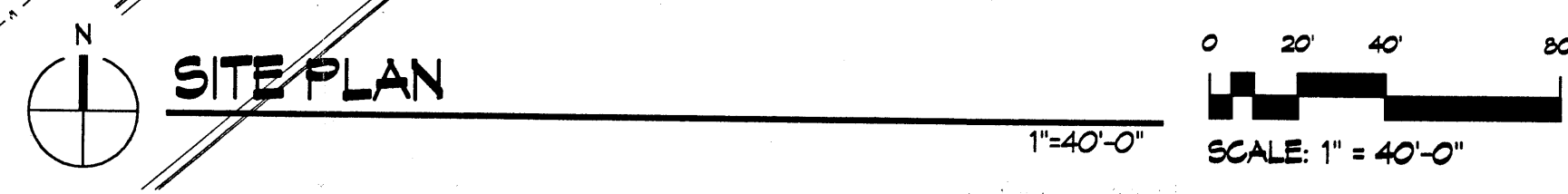
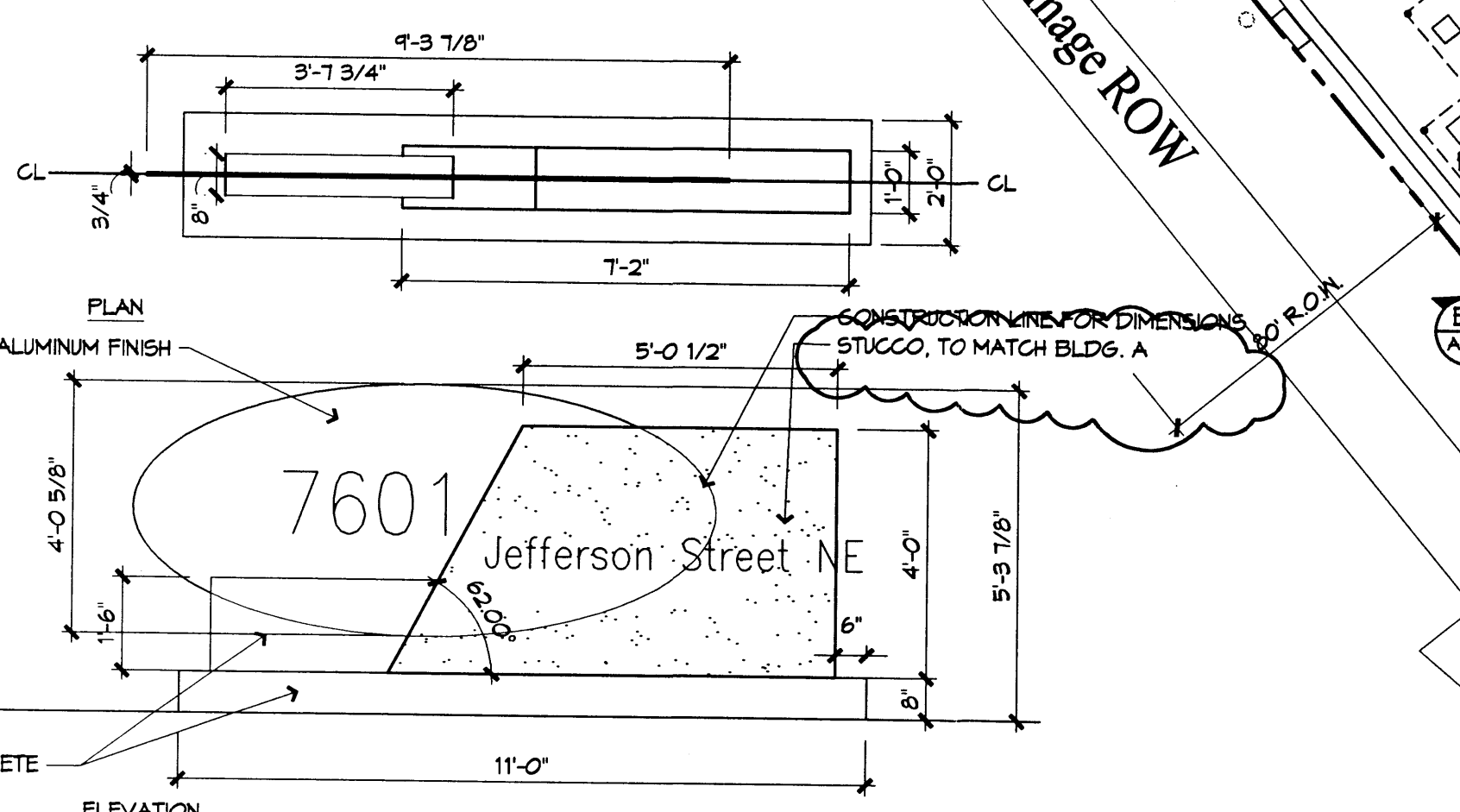
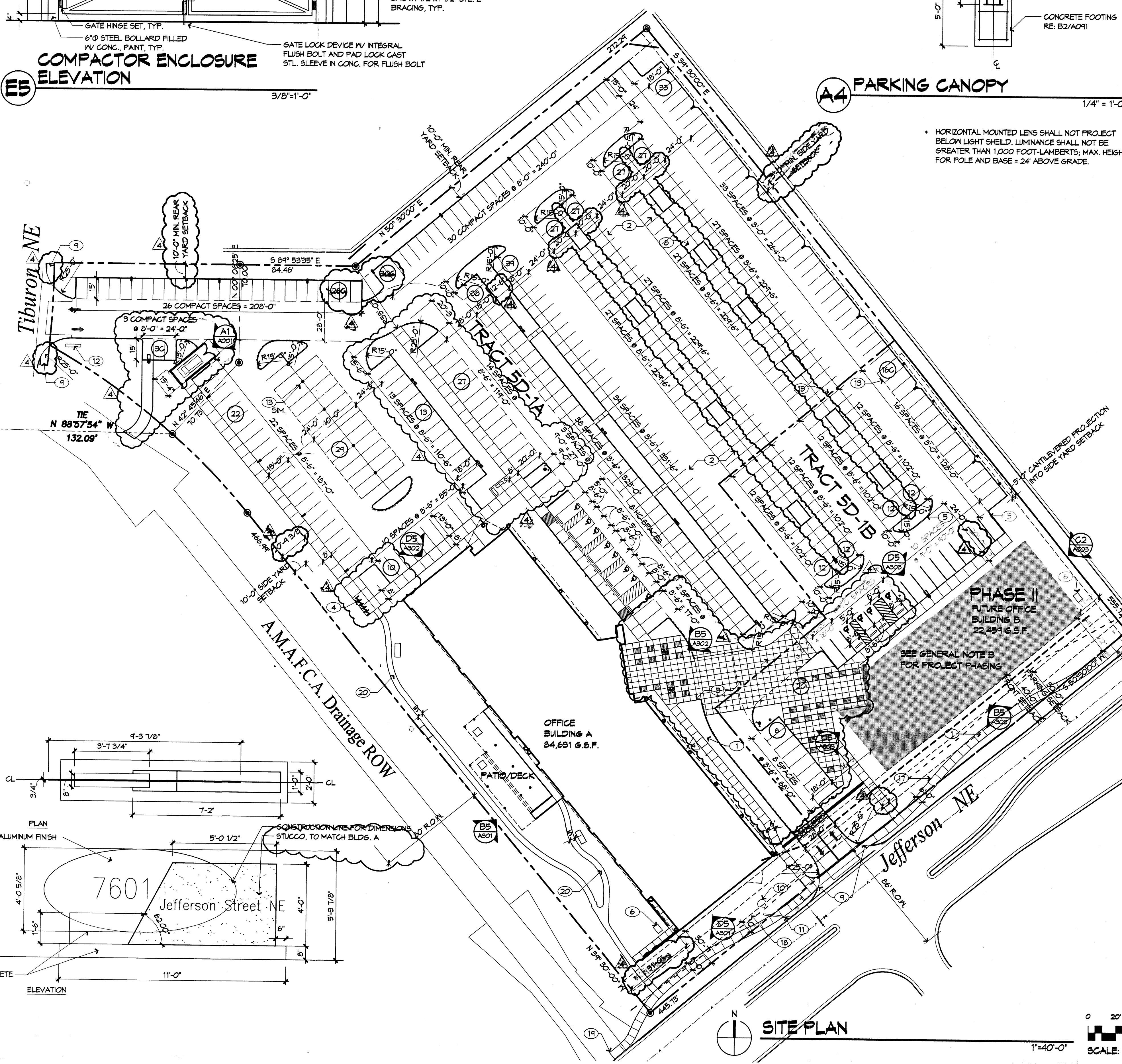
BUILDING A:
 FIRST FLOOR: 24,048 SF/200 = 120
 SECOND FLOOR: 28,238 SF/300 = 94
 THIRD FLOOR: 24,552 SF/300 = 81
 TOTAL = 314
BUILDING B:
 FIRST FLOOR: 8,621 SF/200 = 44
 SECOND FLOOR: 11,602 SF/300 = 39
 TOTAL = 83
 TOTAL SPACES PROVIDED: 403*
 (INCLUDES 12 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)
 COMPACT SPACES: 123
 BICYCLE REQUIREMENTS: 341/20 = 20
 BICYCLE SPACES PROVIDED = 20



A4 PARKING CANOPY
 1/4" = 1'-0"
 * HORIZONTAL MOUNTED LENS SHALL NOT PROJECT BELOW LIGHT SHIELD. LUMINANCE SHALL NOT BE GREATER THAN 1,000 FOOT-LAMBERTS; MAX. HEIGHT FOR POLE AND BASE = 24' ABOVE GRADE.



E5 COMPACTOR ENCLOSURE ELEVATION
 3/8" = 1'-0"
 1/8" GA PERFORATED STEEL PLATE
 STUCCO ON 8" CMU WALL
 3/16"x1-1/2"x1-1/2" STL. L BRACINGS, TYP.
 GATE HINGE SET, TYP.
 6"Ø STEEL BOLLARD FILLED W/ CONG., PAINT, TYP.
 GATE LOCK DEVICE W/ INTEGRAL FLUSH BOLT AND PAD LOCK CAST STL. SLEEVE IN CONG. FOR FLUSH BOLT



DATE PLOTTED: 10/10/05 10:00 AM
 PLOTTER: HP DesignJet 5000PS
 PLOT SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 PROPERTY LINE.
- 2 POTENTIAL COVERED PARKING.
- 3 3' CURB CUT OPENINGS FOR PEDESTRIANS. SEE CIVIL C101.
- 4 CONCRETE RUNDOWN. SEE CIVIL C101.
- 5 STEEL EDGE. SEE C2/L002.
- 6 LIMITS OF WORK.
- 7 CONCRETE MOVESTRIP-TURF SIDE ONLY. SEE C1/L002.
- 8 24" GRAVEL STRIP BETWEEN TURF AND CURB.
- 9 WATER HARVESTING SWALE SEE B3/L002.
- 10 CURB CUT FOR WATER HARVESTING SEE CIVIL C101.

PLANTING NOTES

1. THE LANDSCAPE DESIGN AND PLANTING PALETTE REFLECT BOTH THE SITE'S SETTING-JOURNAL CENTER, AND THE SITE'S LARGER ENVIRONMENTAL CONTEXT-THE DESERT SOUTHWEST. THE PLANT PALETTE UTILIZES NATIVE AND ADAPTED PLANTS SUITABLE FOR ARID ENVIRONMENTS. THE GOAL IS TO CREATE A VISUALLY APPEALING AND COMFORTABLE SETTING FOR USERS OF THE SITE, WHILE EDUCATING USERS ABOUT THE USE OF NATIVE AND REGIONALLY ADAPTED PLANTS, AND WATER HARVESTING TECHNIQUES THAT SUPPLEMENT IRRIGATION. DROUGHT TOLERANT PLANTS COMPRISE A HIGH PERCENT OF THE LANDSCAPE COVERAGE.

2. EXISTING TREES AND TURF EXIST ON THE SITE ALONG BOTH JEFFERSON BOULEVARD AND THE ARROYO. THE LARGE CALIFER TREES ARE PRIMARILY COTTONWOODS WITH SOME PINES AND SEVERAL ASH. THE TURF IS A HIGH WATER USE BLEND. IT IS OUR INTENT TO PRESERVE EXISTING TREES AND TURF WHERE FEASIBLE AND TAKE ADVANTAGE OF THIS MATURE PLANT COVERAGE. CONTRACTOR SHALL PROTECT AND PRESERVE EXISTING PLANT MATERIAL DURING CONSTRUCTION. SEE SHEET LD100, TREE REMOVAL AND PROTECTION PLAN.

3. MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM FOR THE BUILDING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

5. USE OF HIGH WATER USE PLANT MATERIALS IS TO BE LIMITED. HIGH WATER USE TURF IS ONLY USED ALONG THE EXISTING ARROYO AND ALONG JEFFERSON BOULEVARD WHERE THERE IS EXISTING TURF.

6. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH IN ORDER TO MINIMIZE WEED GROWTH, ADD VISUAL INTEREST AND PROTECT SOIL MOISTURE. SEE LEGEND.

7. PASSIVE WATER HARVESTING FROM PAVED SURFACES AND ROOF RUNOFF WILL BE USED TO SUPPLEMENT IRRIGATION WHEREVER POSSIBLE. SEE B3/L002 FOR WATER HARVESTING DETAIL AND CIVIL DRAWINGS FOR THE LOCATION OF CURB CUTS IN WATER HARVESTING SWALES.

8. INTERIM LANDSCAPE: THE PLAN ILLUSTRATES LANDSCAPING AT PARTIAL BUILD OUT. THE INTERIM CONDITION WILL BE A BUILDING PAD IN PLACE OF BUILDING B. THE AREA WILL BE SEEDED AS SPECIFIED IN THE PLANT LEGEND AND IRRIGATED AS EFFICIENTLY AS POSSIBLE.

9. LANDSCAPE BEDS SHALL ACHIEVE MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY. NOTED PLANT QUANTITIES ARE APPROXIMATE.

10. THE CONTRACTOR SHALL PROTECT AND PRESERVE THE EXISTING TREES BY INSTALLING TEMPORARY FENCING AT THE DRIPLINE OF THE TREES TO REMAIN. THE CONTRACTOR SHALL NOT ALLOW DUMPING, MATERIAL STORAGE OR VEHICLES WITHIN THE TEMPORARILY FENCED AREA. SEE SHEET LD100, TREE REMOVAL AND PROTECTION PLAN AND SPECIFICATIONS.

11. CONTRACTOR SHALL VERIFY PLANT COUNTS. THIS IS PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM PLANT QUANTITIES, PLANT QUANTITIES SHALL PREVAIL.

12. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT TO EXACT LOCATION IN THE FIELD.

13. PLANTS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.

14. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

15. SOIL BIOLOGY AMENDMENT SHALL BE APPLIED IN ALL LANDSCAPE AREAS, EXCEPT THE FUTURE SITE OF BUILDING B. SEE SPECIFICATION AND APPROXIMATE SQUARE FOOTAGE IN THE LEGEND.

PLANTING LEGEND

Trees		SYMBOL	QTY	SIZE/SF	COMMON NAME	Botanical name	Height	Width	Water requirements	Sheet/Detail
⊙	26	24" BOX MULTIC TRUNK			PINK DAWN CHITALPA	Chitalpa X taskentensis 'Pink Dawn'	25.00	30.00	Medium Water Use	L002/B3 L002/A3, A1
⊙	17	24" BOX MULTIC TRUNK			DESERT WILLOW	Chilopsis linearis	20.00	25.00	Low Water Use	L002/A3, A1 L002/B3
⊙	5	2.5' CAL.			GOLDEN RAINTREE	Koeleruteria paniculata	30.00	25.00	High Water Use	L002/A1
⊙	9	6' HIGH			JAPANESE BLACK PINE MAJESTIC BEAUTY	Pinus thunbergiana Majestic Beauty	20.00	16.00	Medium Water Use	L002/A1
⊙	8	2.5' CAL.			VALLEY COTTONWOOD	Populus fremontii var. wislizenii	35.00	40.00	High Water Use	L002/A2
⊙	6	2.5' CAL.			RAYWOOD ASH	Fraxinus oxycarpa 'Raywood'	35.00	25.00	Medium Water Use	L002/A1
Ground Cover										
⊙	43	1 GAL.			THOMPSON BROOM	Baccharis x 'Starns' Thompson	2.00	6.00	Low Water Use	L002/A4
⊙	106	1 GAL.			MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5.00	3.00	Medium Water Use	L002/A4
⊙	17	1 GAL.			REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	3.50	3.00	Medium Water Use	L002/A4, B3
⊙	130	1 GAL.			DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium Water Use	L002/B1
⊙	40	5 GAL.			SEMI-PROSTATE ROSEMARY	Rosmarinus off. 'Collingwood Ingram'	2.00	4.00	Low Water Use	L002/B1
⊙	286	1 GAL.			WINECUPS	Callirhoe involucrata	1.00	2.50	Low Water Use	L002/B2
⊙	67	1 GAL.			GUARA	Gaura lindheimeri	3.00	3.00	Medium Water Use	L002/B1
⊙	242	1 GAL.			BLUE AVENA GRASS	Helictotrichon sempervirens	3.00	2.00	Medium Water Use	L002/B1
⊙	353	1 GAL.			VARIEGATED MAIDEN GRASS	Miscanthus sinensis 'Variegatus'	5.00	2.50	Medium Water Use	L002/B1
⊙	56	1 GAL.			FOUNTAIN GRASS	Pennisetum alopecuroides	3.00	2.00	Medium Water Use	L002/A4
⊙	500	2026 SF			Turf Grass: 80% tall fescue, 10% ryegrass, 10% bluegrass		Type: Rolls	High Water Use		
⊙	SEED	12,116 SF			SUNNY LAWN BLEND (80% tall fescue, 10% ryegrass, 10% bluegrass)	CURTIS & CURTIS INC.	Rate: 10 lbs./1000 SF	High Water Use		
⊙	SEED	2646 SF			NATIVE WONDER GRASS SEED CURTIS & CURTIS INC. WILLANO ESTACADO WILDFLOWER		Rate: 2 lbs./1000 SF	Medium Water Use		
Shrubs										
⊙	43	1 GAL.			BLUE MIST SPIREA	Caryopteris X cladonensis 'Longwood Blue'	4.00	5.00	Medium Water Use	L002/B1
⊙	54	1 GAL.			BUFFALO JUNIFER	Juniperus sabina 'Buffalo'	1.00	6.00	Low Water Use	L002/A4
⊙	15	1 GAL.			PROVENCE LAVENDER	Lavandula angustifolia 'Provence'	3.00	3.00	Medium Water Use	L002/A4
⊙	18	1 GAL.			GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	3.00	6.00	Medium Water Use	L002/B1
⊙	17	1 GAL.			BUTTERFLY BUSH	Buddleia davidii 'Black Knight'	6.00	4.00	Medium Water Use	L002/A4
Accents/Succulents										
⊙	103	5 GAL.			RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use	L002/A4
⊙	16	5 GAL.			DESERT PRICKLY PEAR	Opuntia engelmannii	4.00	5.00	Low Water Use	L002/B1
⊙	125	1 GAL.			BEARGRASS	Nolina texana	3.00	3.00	Low Water Use	L002/A4
⊙	22	5 GAL.			GREEN DESERT SPOON	Dasyliroton texanum	5.00	5.00	Low Water Use	L002/A4

Existing Plant Materials to Remain

⊙	HEDGE	EXISTING OFF-SITE EVERGREEN HEDGE
⊙	TREE	EXISTING TREE, SPECIES VARIES
⊙	TURF	EXISTING TURF WITH MODIFIED IRRIGATION SYSTEM

LANDSCAPE CALCULATIONS

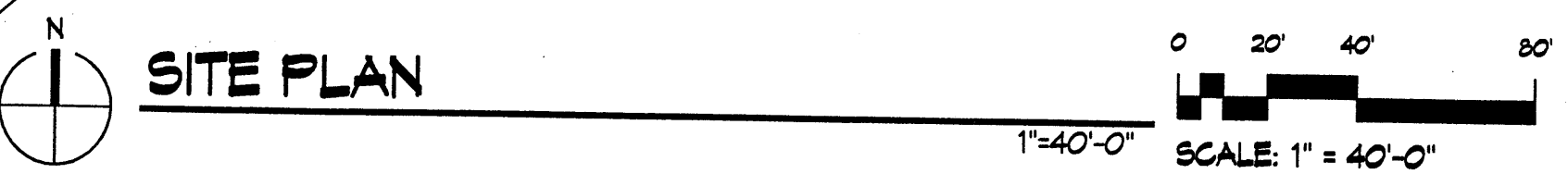
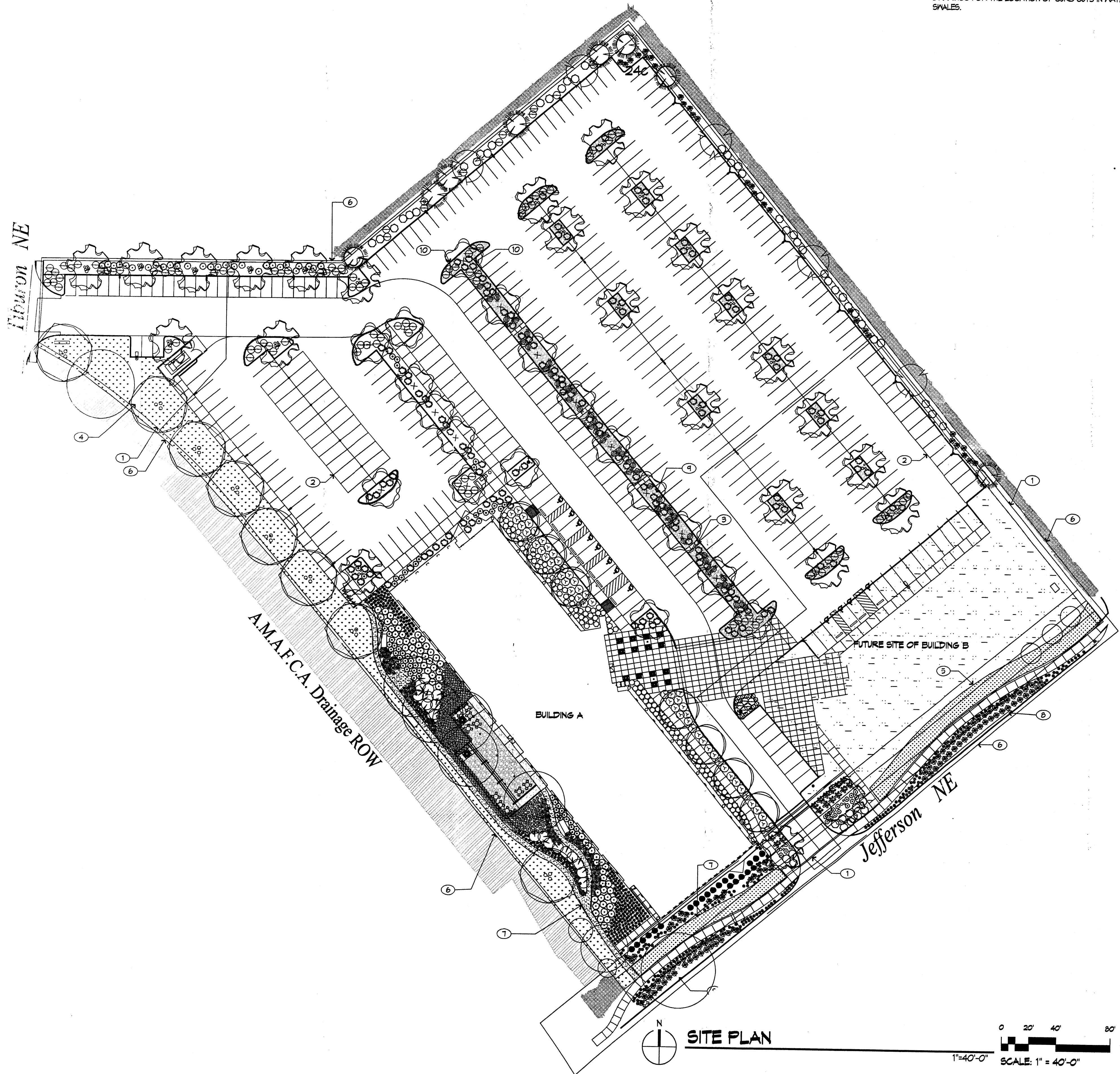
SITE AREA: 250,540 SF
BUILDING A PHASE 1: 28,230 SF
BUILDING B PHASE 2: 8,627 SF
BUILDING AREA: 36,865 SF
NET SITE AREA: 213,675 SF

REQUIRED LANDSCAPE AREA: 32,052 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 52,714 SF

TURF:
EXISTING AREA: 63,833 SF
PROPOSED AREA: 12,323 SF

LEGEND

- ROLLED AND COMPACTED CRUSHER FINES. SEE SPECIFICATIONS. 3" DEPTH. COLOR: MOUNTAIN ROSE. SEE SPECIFICATIONS.
- 2'-4" COBBLE MULCH. COLOR: MOUNTAIN ROSE
- 2' DEPTH CRUSHER FINES MULCH. COLOR: MOUNTAIN ROSE
- CONCRETE AREA OF DECK
- SOIL BIOLOGY AMENDMENT. SEE SPECIFICATION. APPROXIMATELY 53,866SF APPLY TO ALL LANDSCAPE AREAS EXCEPT FUTURE SITE OF BUILDING B.



SITE PLAN