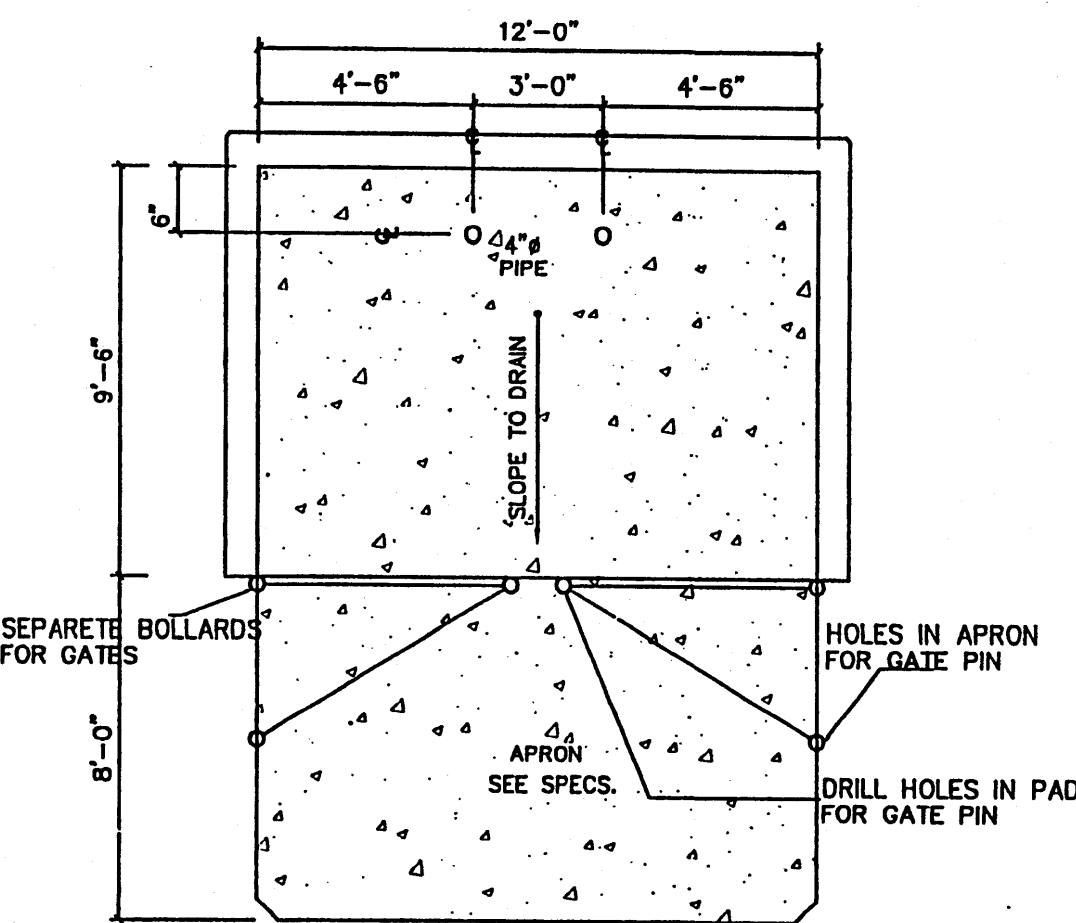
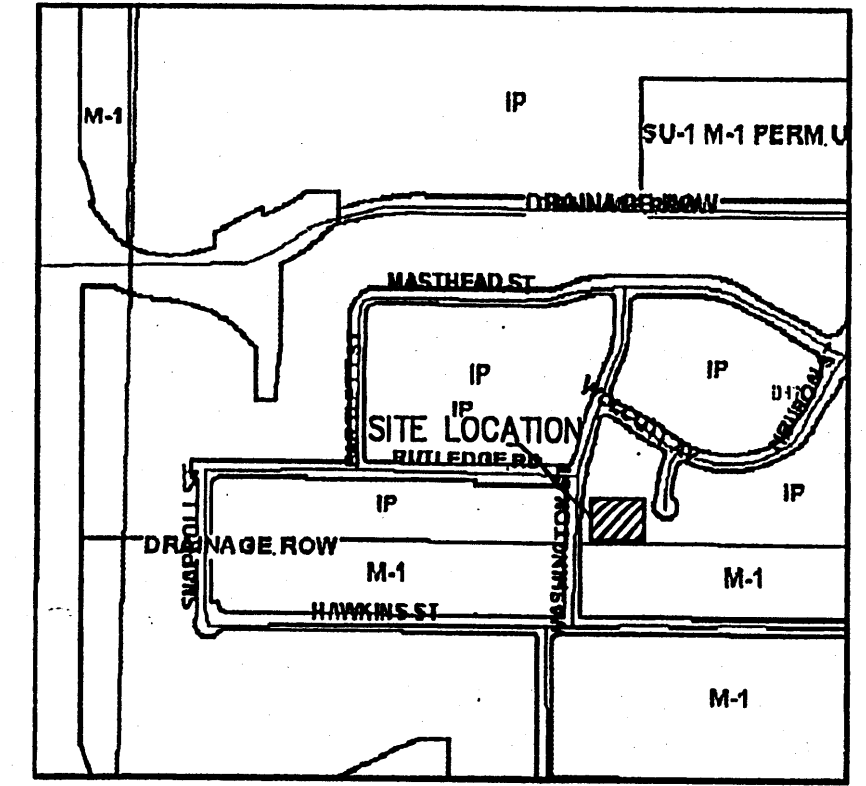


SITE PLAN
SCALE: 1"=10'-0"

WASHINGTON STREET N.E.



REFUSE DETAILS
NOT TO SCALE



VICINITY MAP (D-17)
NOT TO SCALE

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: 1004141

Application Number: 05DRB-00270

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

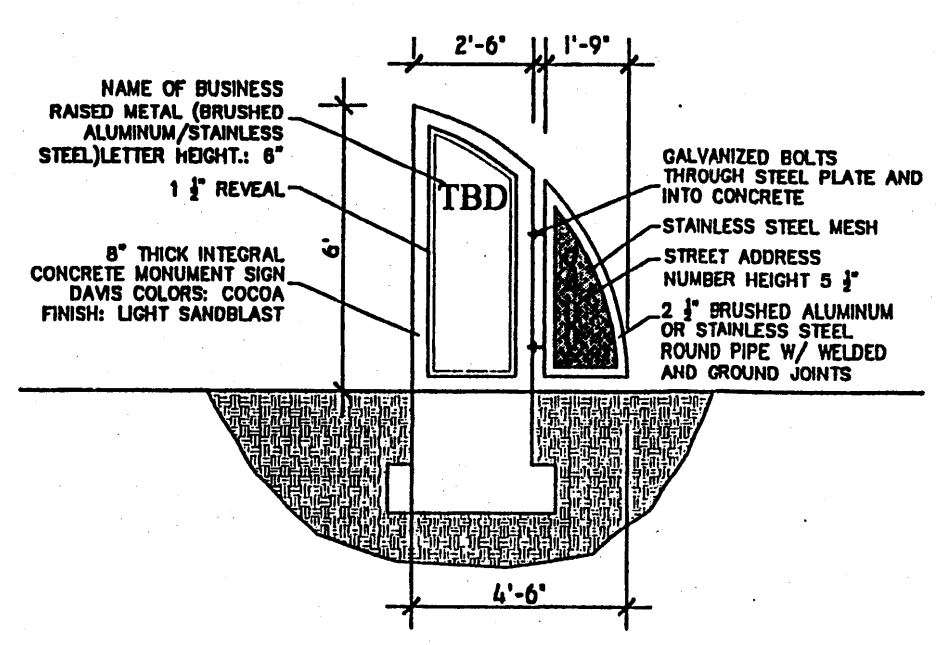
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Engineering, Transportation Division	4-27-05
<i>[Signature]</i> Utilities Department	4-27-05
<i>[Signature]</i> Parks and Recreation Department	4/27/05
<i>[Signature]</i> City Engineer	4/27/05
<i>[Signature]</i> Environmental Health Department (conditional)	
<i>[Signature]</i> Solid Waste Management	4-27-05
<i>[Signature]</i> DRB Chairperson, Planning Department	5/19/05

This Plan is consistent with the concept of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1989 (EX-79-13, 2-79-80-3) and the IP zone.

SHEET INDEX

- A-1 SITE PLAN & DESIGN DATA
- C-1 GRADING PLAN
- L-1 LANDSCAPE PLAN
- A-4 ELEVATIONS



COMPANY SIGN ELEVATION
SCALE: 1/4"=1'-0"

- NOTES:**
- SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - SIGN SHALL BE SET DIRECTLY FACING THE 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 #1
7400 WASHINGTON ST. N.E.
ALBUQUERQUE, NM 87109

DESIGN DATA

- APPLICABLE CODES AND REGULATIONS.
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1998
- BUILDING FLOOR AREA
OFFICE B 3329 SF
WAREHOUSE S-1 3436 SF
TOTAL BUILDING AREA 6765 SF
- OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B
WAREHOUSE S1
- 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
WAREHOUSE-TYPE V-B
- 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
- FIRE RESISTIVE REQUIREMENTS
IBC TABLE 601: TYPE V-B
- OCCUPANT LOAD
OFFICE: 3,324 S.F. / 100 = 33
OFFICE: 3,436 S.F. / 500 = 7
- 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
WAREHOUSE: 1 PER 100 REQ. 1 W.C. & 1 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)

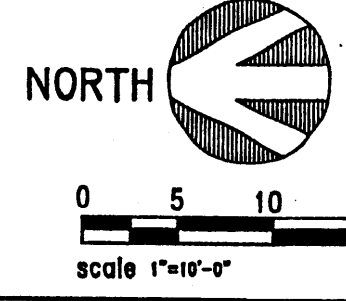
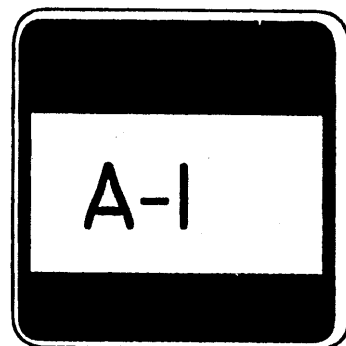
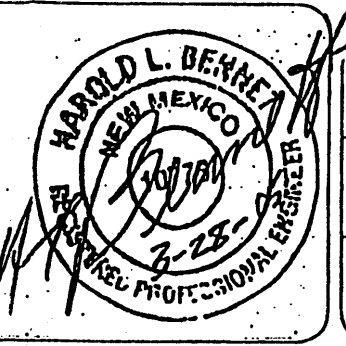
NET OFFICE:	3298 SF
2300/200 = 12	
NET WAREHOUSE:	3436 SF
3436/2000 = 2	
= 2 REQUIRED PARKING SPACES	
PARKING PROVIDED:	
CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE	
SURFACE PARKING:	
HANDICAPPED	1 CAR
REGULAR AND COMPACT	15 CARS
TOTAL ON SITE PARKING PROVIDED	16 CARS
TOTAL REQUIRED PARKING:	14 CARS

KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

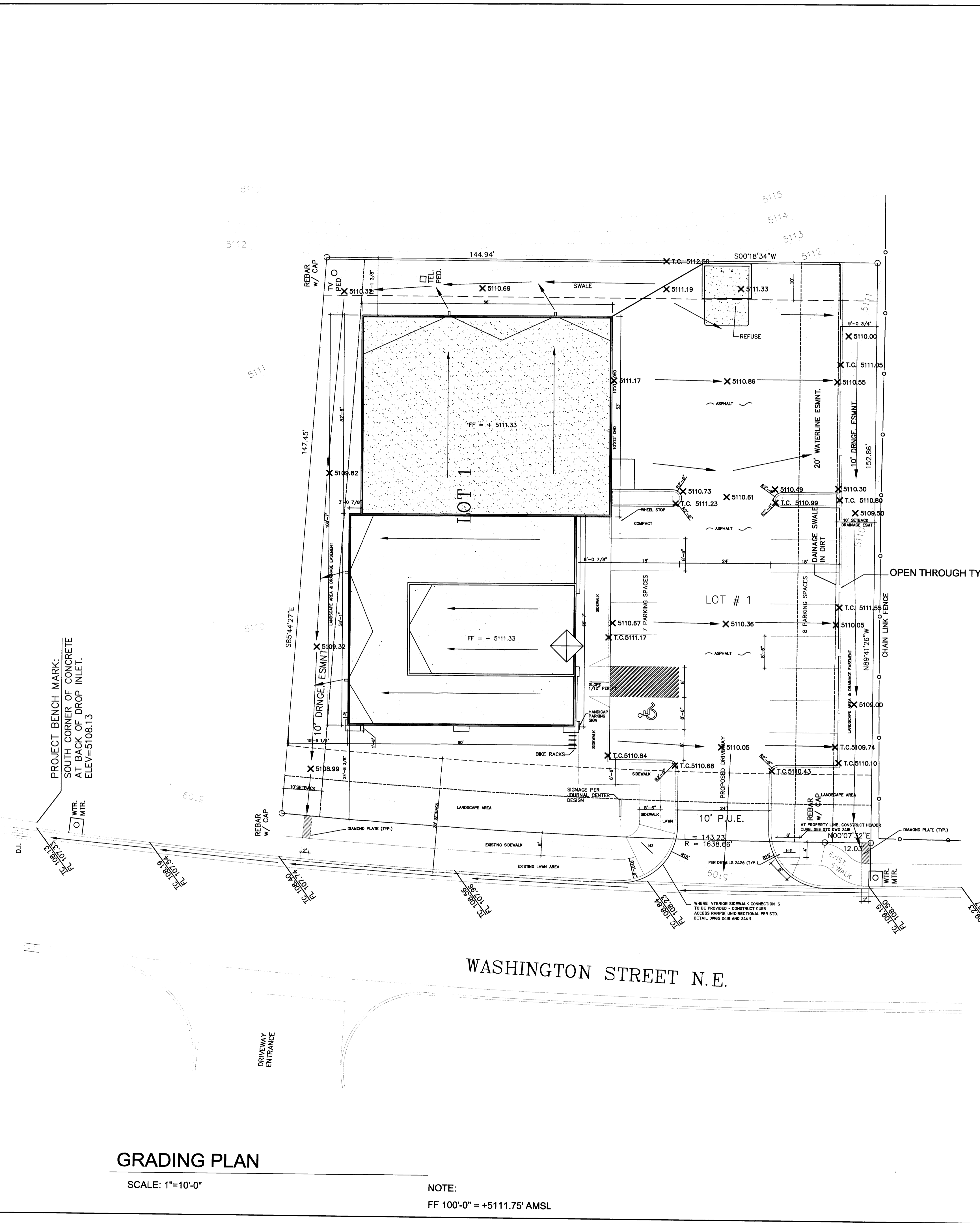
JOB TITLE: BLUE HOLE LTD.
JOURNAL CENTER LOT #1

REVISION:	FILE NAME	JOB NO.	DATE
4-26-05			2-7-05

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



PROJECT 1004141



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 THEREON, 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 1 ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

BLUE HOLE LTD - LOT #1 JOURNAL CENTER

BUILDING AREA	= 0.155 ACRES (6,765SF)
LANDSCAPE AREA	= 0.129 ACRES (5,625SF)
PARKING/ASPHALT AREA	= 0.236 ACRES (10,270SF)
TOTAL SITE	= 0.52 ACRES (22,660 SF)

PRECIPITATION: 380 = 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.	0.129 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	0.391 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 108.13 LOCATED ON CURB @ NORTHWEST 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 0.52 ACRES AND IS LOCATED EAST OF WASHINGTON ST. N.E. AND NORTH OF HAWKINS RD. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN DIRECT DISCHARGE: DRAIN BOTH NORTH & SOUTH TO EXISTING DRAINAGE EASEMENTS. DISCHARGE GOES TO CITY STORM DRAINS AND AMAFA STORM DRAINS, LOCATED NORTH AND WEST OF THE SUBJECT PROPERTY.

NO OFFSITE FLOWS

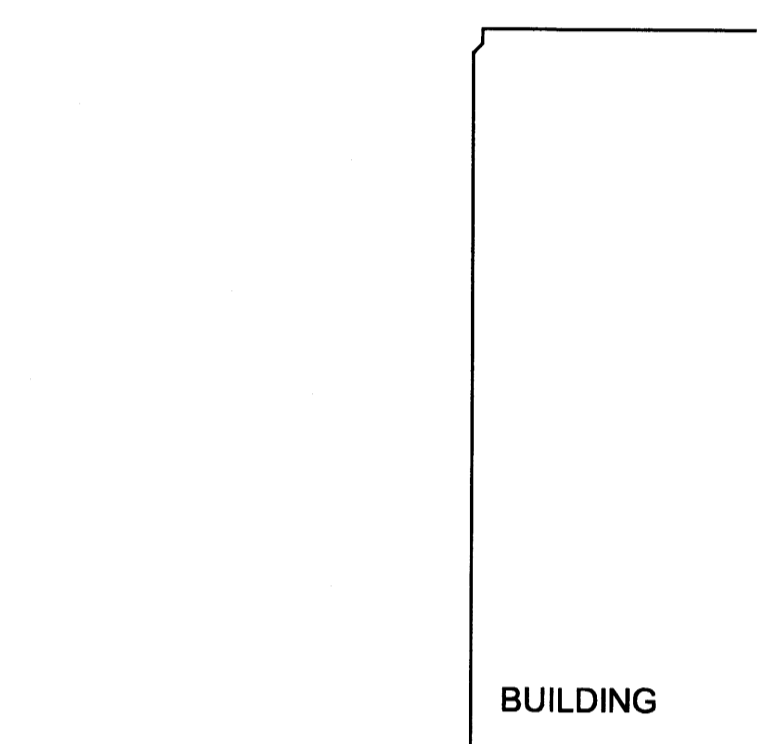
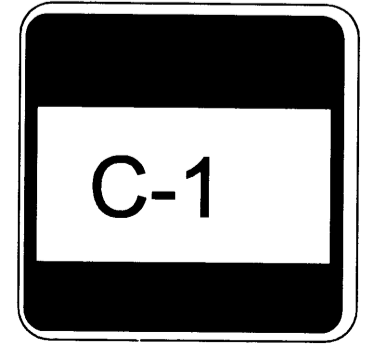
NOTICE TO CONTRACTORS

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.

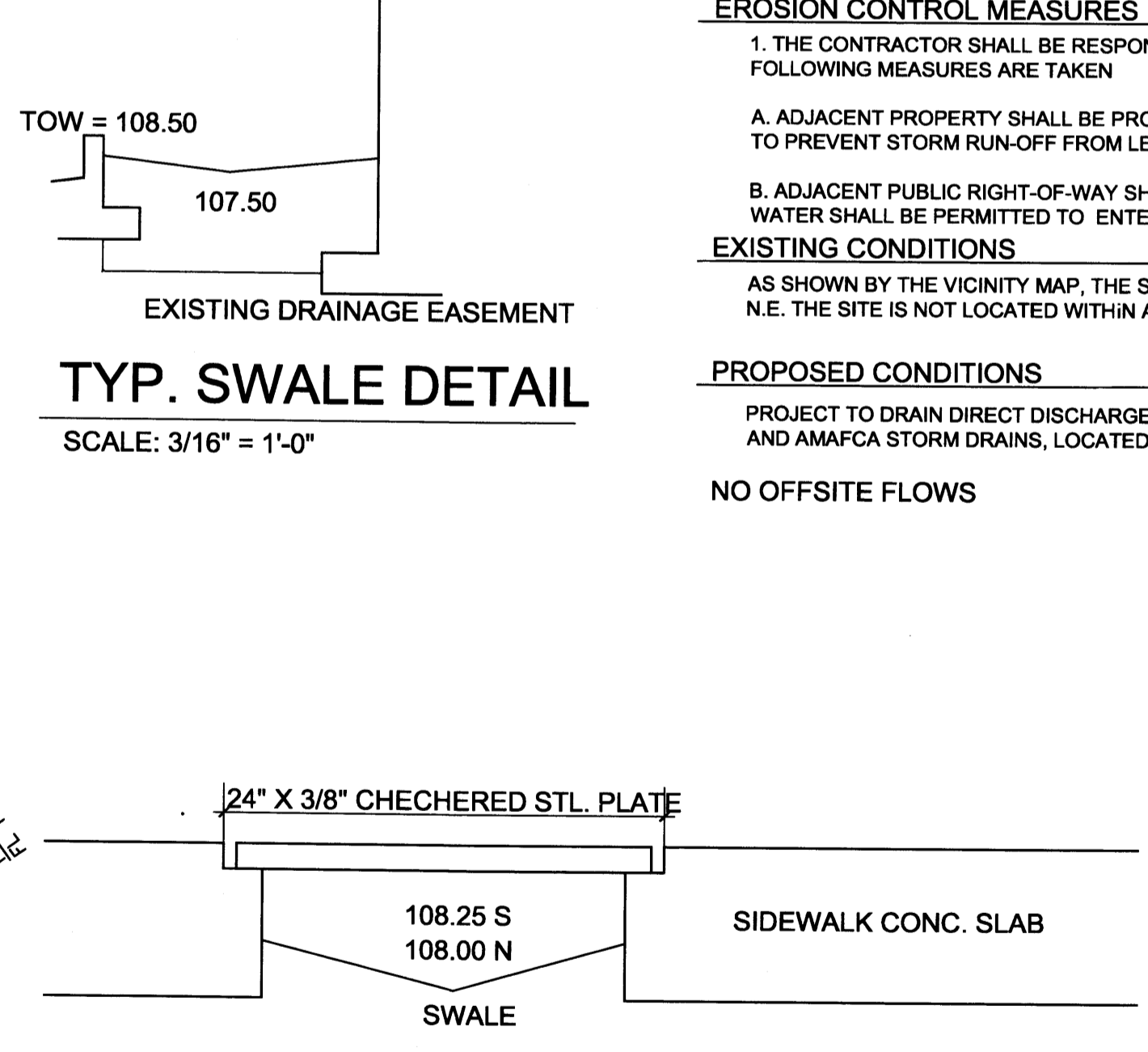
APPROVAL	NAME	DATE
INSPECTOR		

KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

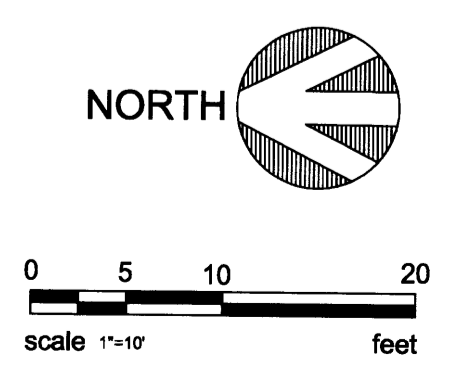
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REVISION:	FILE NAME	JOB NO.	DATE
05-18-05	C-1		02.08.05
SHEET TITLE: GRADING PLAN		DRAWN BY: AU, RI, KB	



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



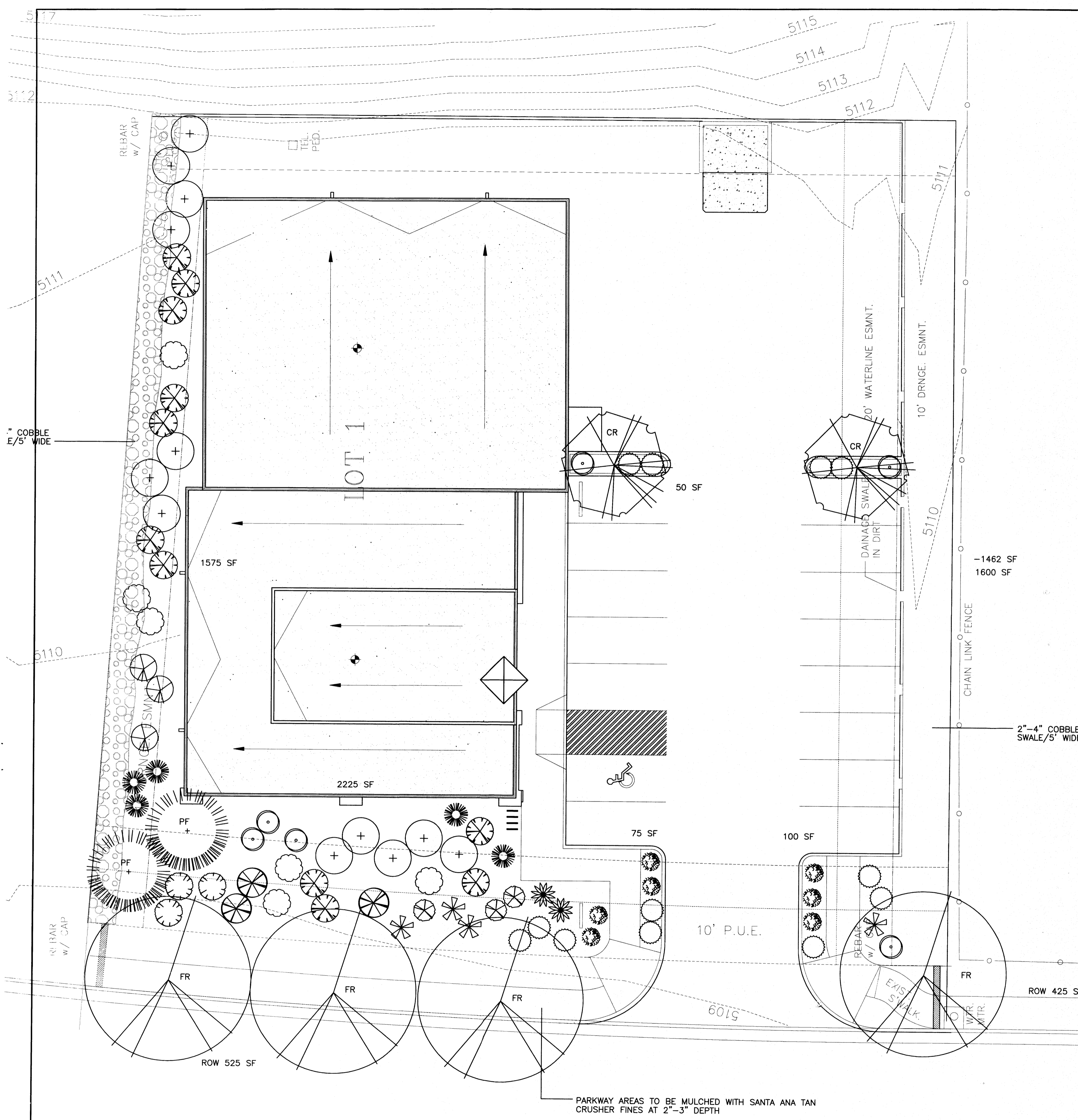
SIDEWALK SECTION W/DIAMOND PLATE
SCALE: NTS
SEE COA DRWG. # 2236



GRADING PLAN

SCALE: 1"=10'-0"

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



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
+	23	ELAEOAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	12	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	3	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊗	5	CERCOCARPUS LEDIFOLIUS	CL. MTN. MAHOGANY	5 GAL	L
⊗	6	FALLUGIA	APACHE PLUME	5 GAL	M
○	7	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊗	3	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
⊗	6	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	21	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
⊗	6	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
⊗	5	NOLINA	BEARGRASS	5 GAL	M
⊗	7	LAVANDULA	LAVENDER	1 GAL	M
⊗	2	JASMINIUM	WINTER JASMINE	5 GAL	M

SITE DATA

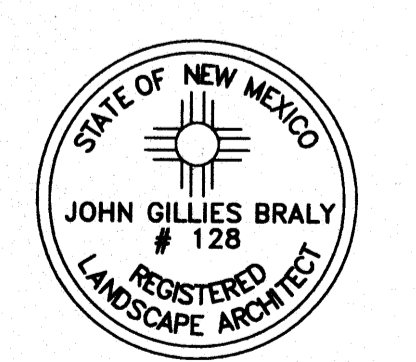
GROSS LOT AREA	22,660 SF
LESS BUILDING(S)	6,765 SF
NET LOT AREA	15,895 SF
REQUIRED LANDSCAPE	2,385 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	5,625 SF
PERCENT OF NET LOT AREA	35%
REQUIRED PARKING LOT TREES	2
1 PER 10 SPACES (15 SPACES)	
REQUIRED TREES	2
PROPOSED TREES	2 MIN.

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

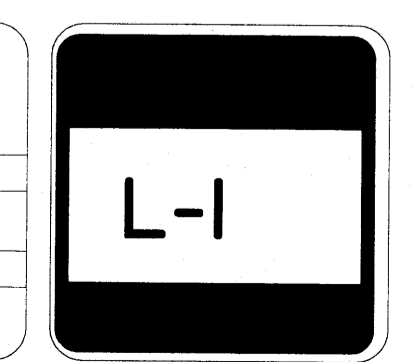
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH RP BACKFLOW PREVENTER
 PLANTINGS IN ROW TO BE IRRIGATED BY CONNECTING TO JC2 COMMON AREA IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY 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.



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

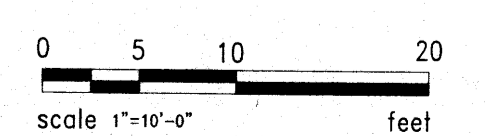
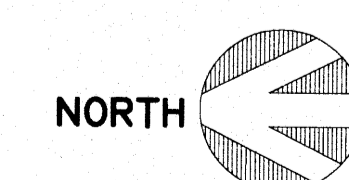
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 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

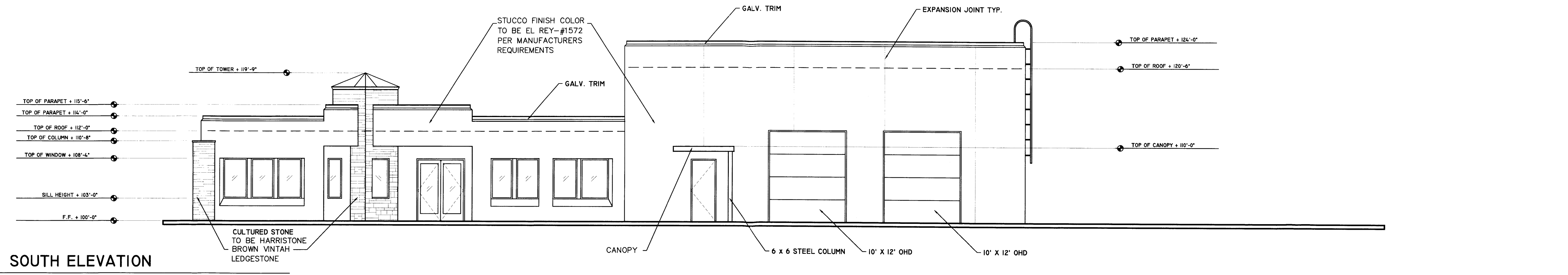
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REVISION:	FILE NAME	DATE
		2-7-05
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LANDSCAPE PLAN		JC



WASHINGTON STREET N.E.

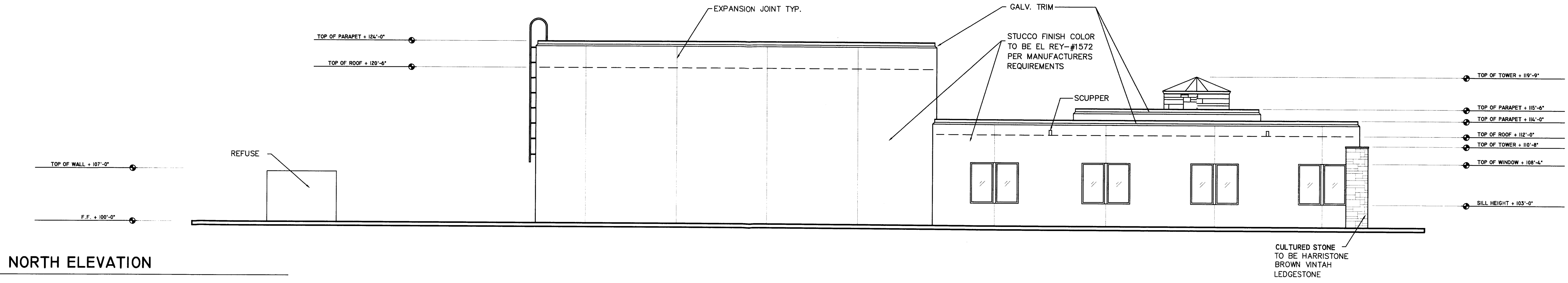
LANDSCAPE PLAN
 SCALE: 1"=10'-0"





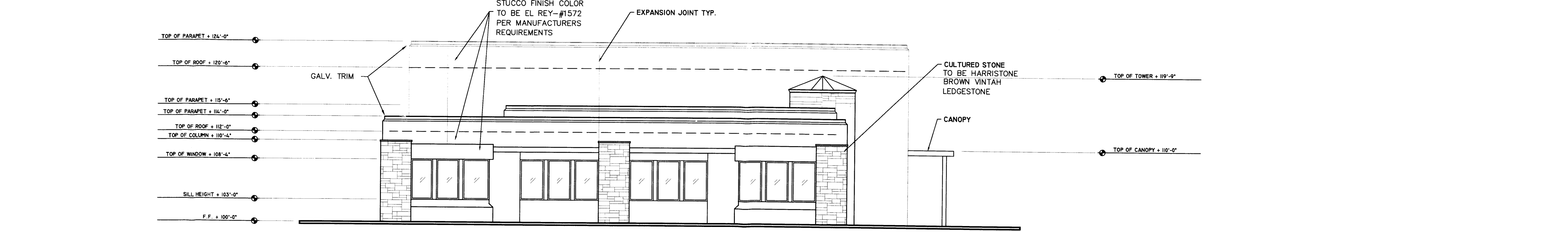
SOUTH ELEVATION

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



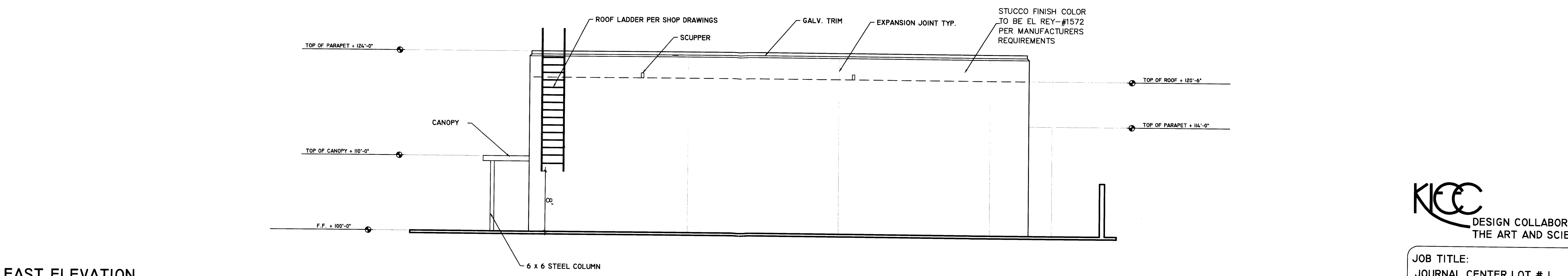
NORTH ELEVATION

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



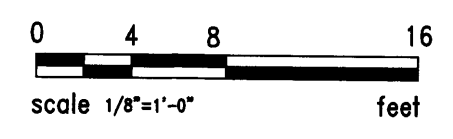
WEST ELEVATION

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



EAST ELEVATION

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



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 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: JOURNAL CENTER LOT # 1			
REVISION: 4-26-5	FILE NAME	JOB NO.	DATE 2-7-5
SHEET TITLE: ELEVATIONS			DRAWN BY AU

A-4