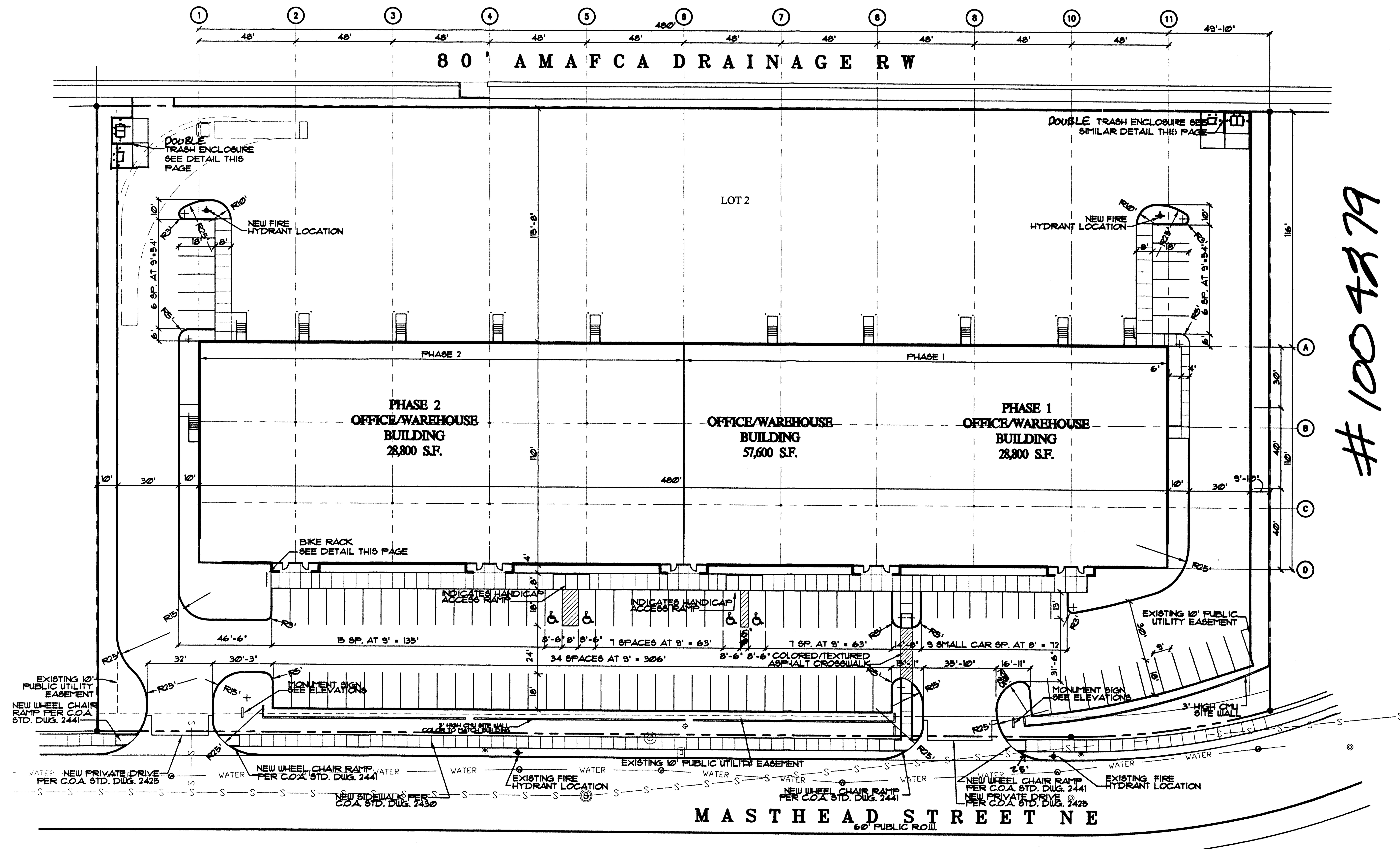


BUILDING CRITERIA

PROJECT: STAR CONSTRUCTION JOURNAL CENTER LOT 2
OWNER:
ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION: LOT 2 JOURNAL CENTER PHASE 2, UNIT 2
ZONING ATLAS MAP: D-17
ZONING CLASSIFICATION: IP
APPLICABLE BUILDING CODE: 2003 UBC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: 2-B
NUMBER OF FLOORS: 1
GROSS SQUARE FOOTAGE: 57,600
BUILDING HEIGHT ABOVE GRADE: 34'
PARKING ANALYSIS: OFFICE AREA: 5,760/200=29
WAREHOUSE AREA:51,840/2,000=26
REQUIRED = 55 SPACES, PROVIDED = 10
DISABLED = 4
PARKING SPACES SIZES: 9X18 W/ 2' OVERHANG
BICYCLE SPACES: REQUIRED = 3 SPACES PROVIDED = 4

SIGNATURE BLOCK

PROJECT NUMBER: 1004279

APPLICATION NUMBER: 05-01051

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 16th, 1980 (AX-79-13, z-79-80-2) and the IP Zone.

It conforms with the comments rendered by the Development Review Board on 6/29/05 as reflected in DRB 1004279

[signature] 6/29/05
Planning Director Date

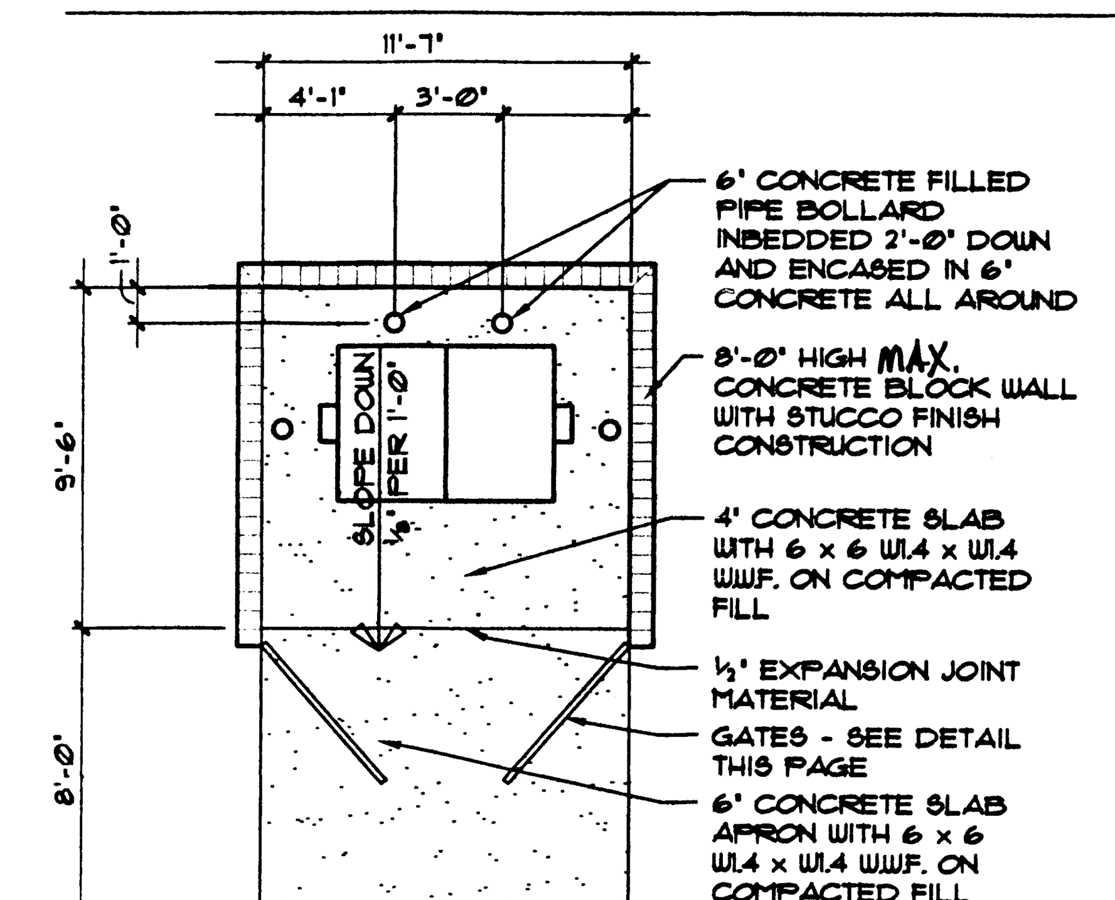
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

[signature] TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-29-05 DATE
Roger A. Green UTILITIES DEVELOPMENT	6-29-05 DATE
Christina Sandoval PARKS & RECREATION DEPARTMENT	6/29/05 DATE
Bradley L. Bingham CITY ENGINEER	6/29/05 DATE
N/A *ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Holton SOLID WASTE MANAGEMENT	6-29-05 DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	6/29/05 DATE

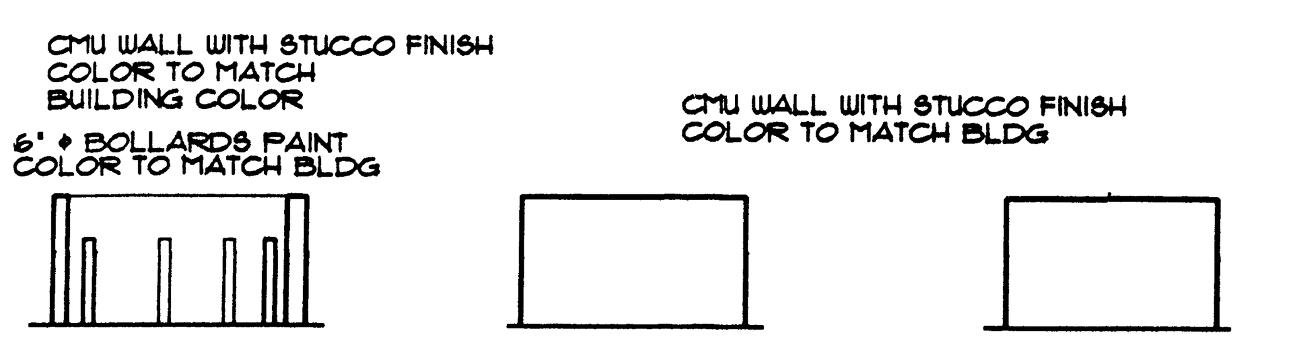
* ENVIRONMENTAL HEALTH, IF NECESSARY
12/16/03

#1004279



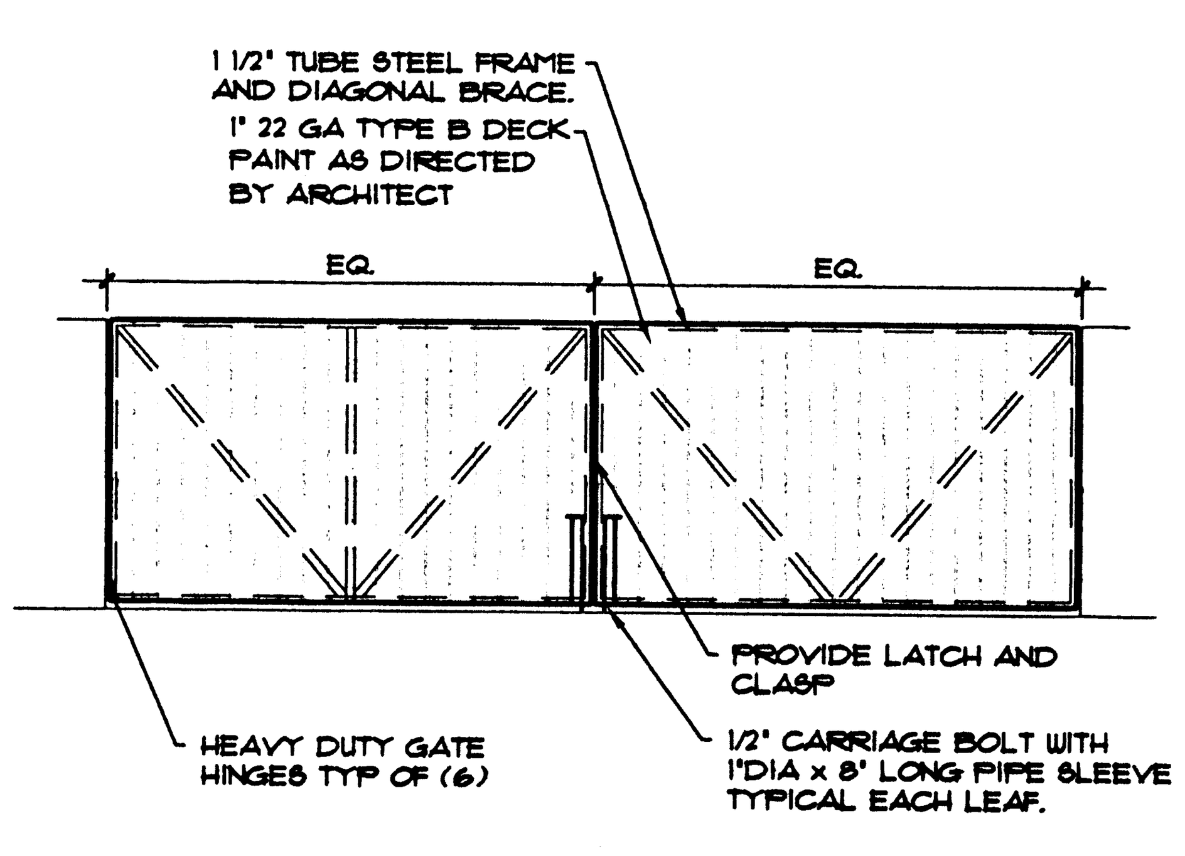
TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



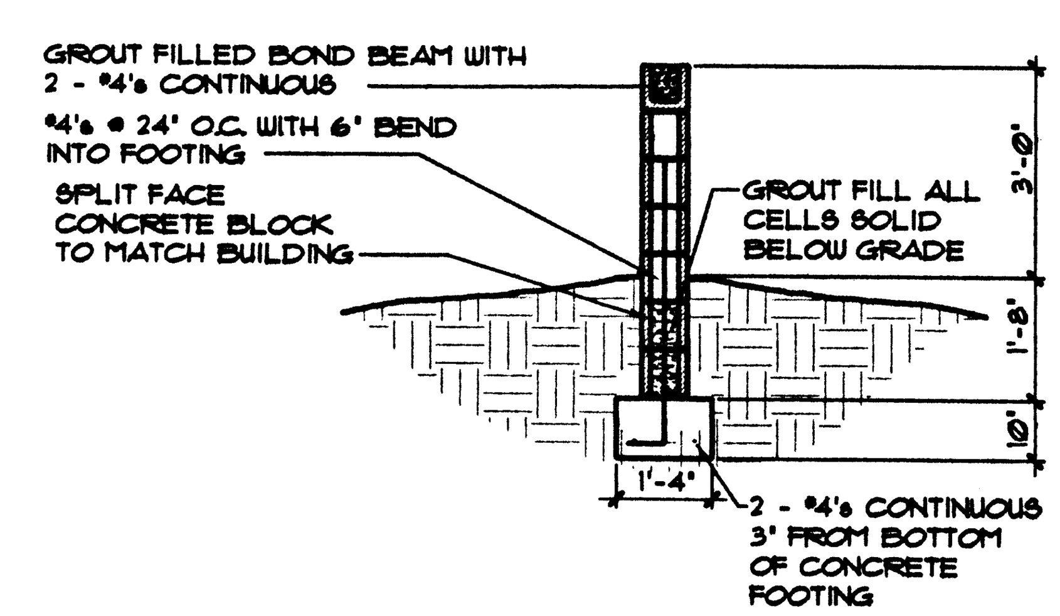
TRASH ENCLOSURE

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



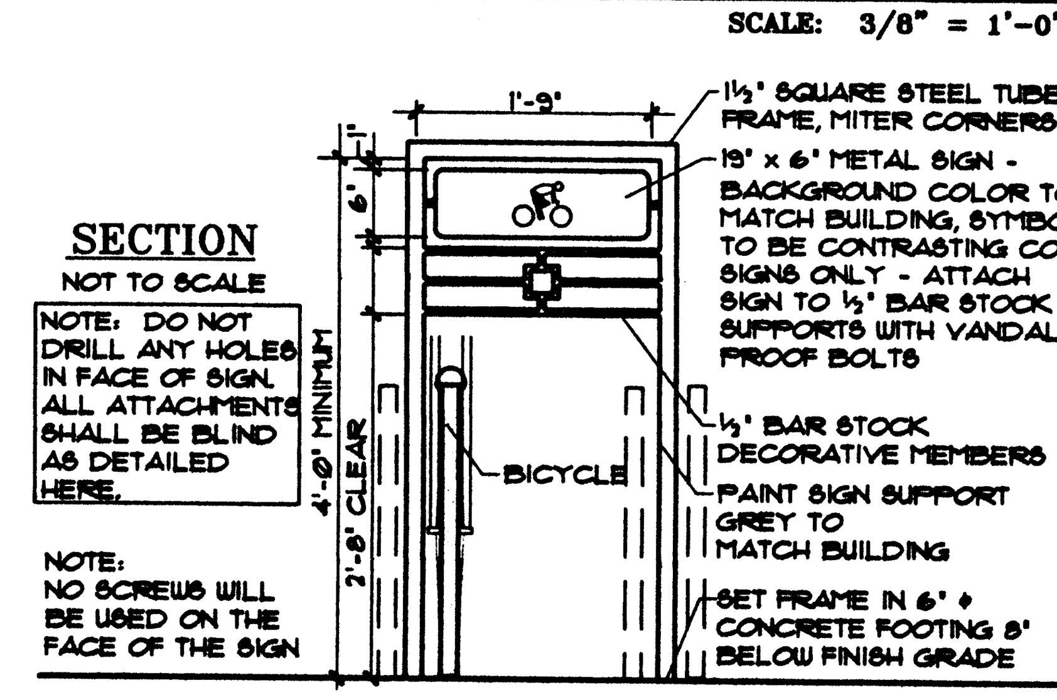
DUMPSTER ENCLOSURE GATES

SCALE: 1/4" = 1'-0"



SITE WALL DETAIL

SCALE: 3/8" = 1'-0"

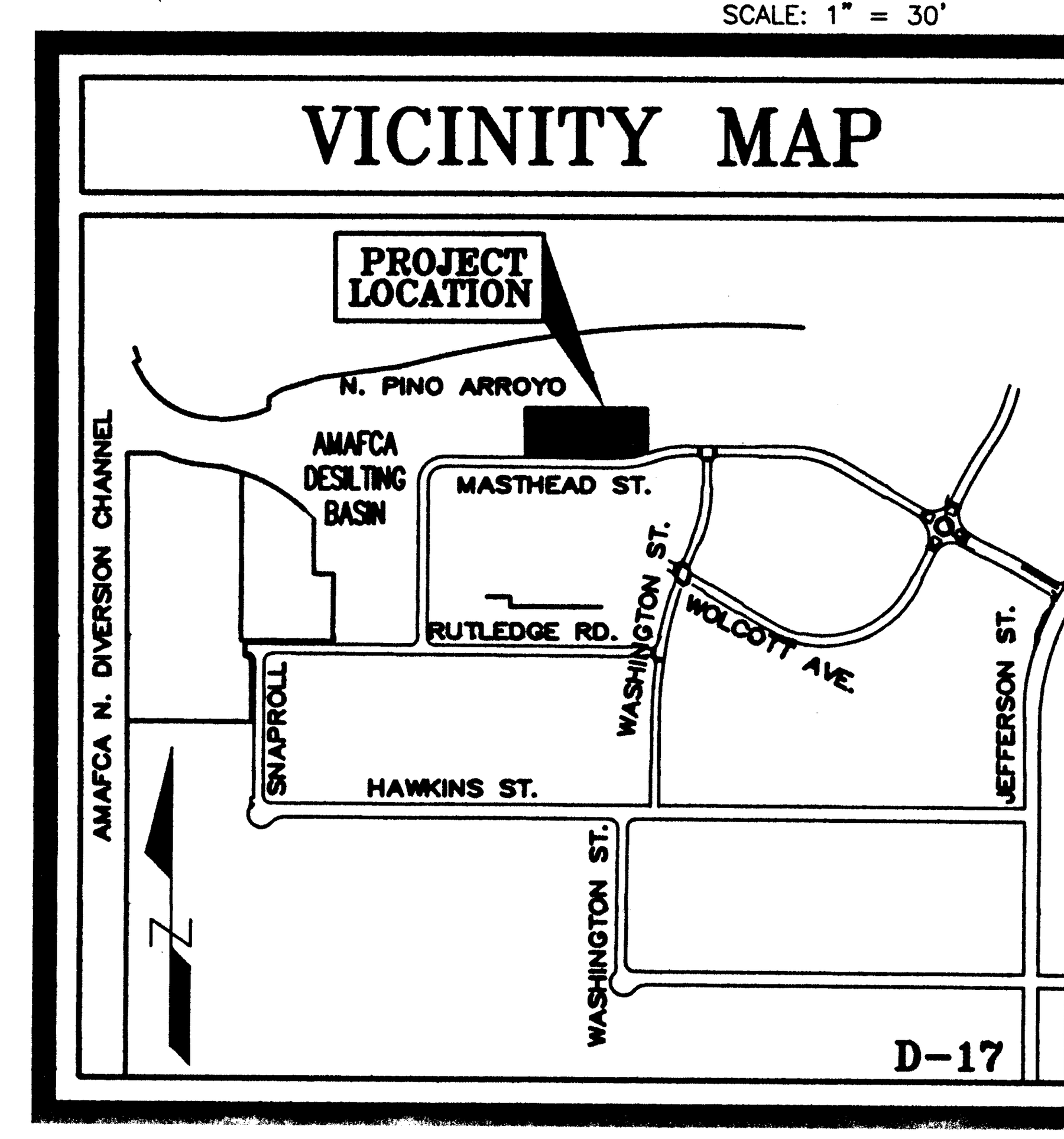


BIKE RACK

SCALE: 3/4" = 1'-0"

CITY PLANS CHECKING OFFICE
APPROVED
6-29-05
IIB SPRK
57,600 #

0 15' 30' 60'
SCALE: 1" = 30'



NORTH

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

JUNE 09, 2005 SCALE: 1" = 30' (U.N.O)

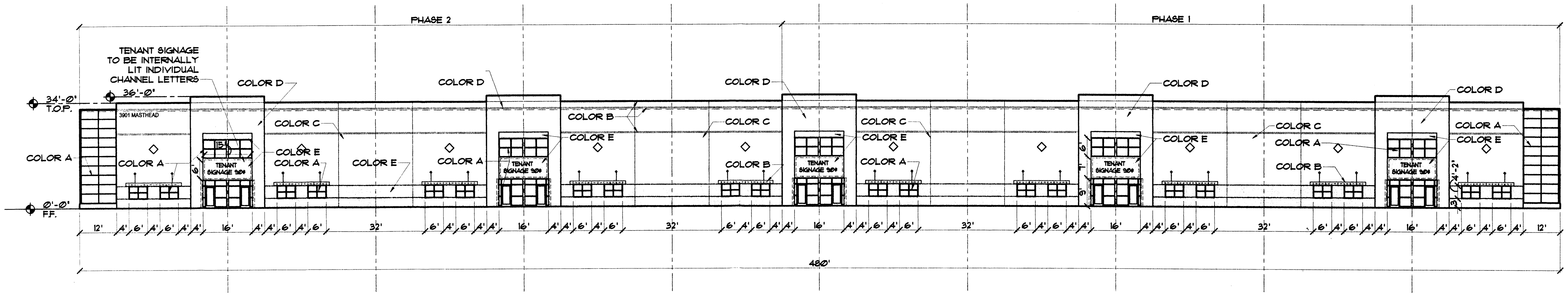
CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY NOT FOR CONSTRUCTION

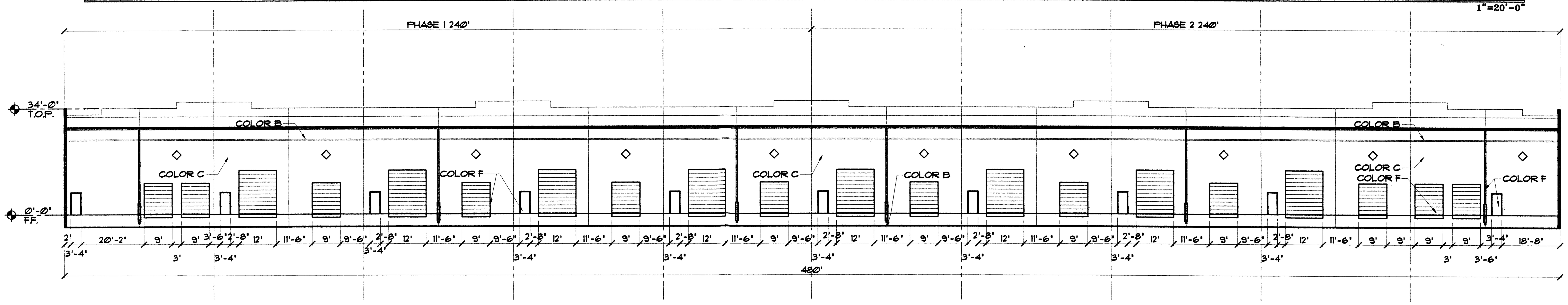
SHEET
SP-1
PROJECT NUMBER

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



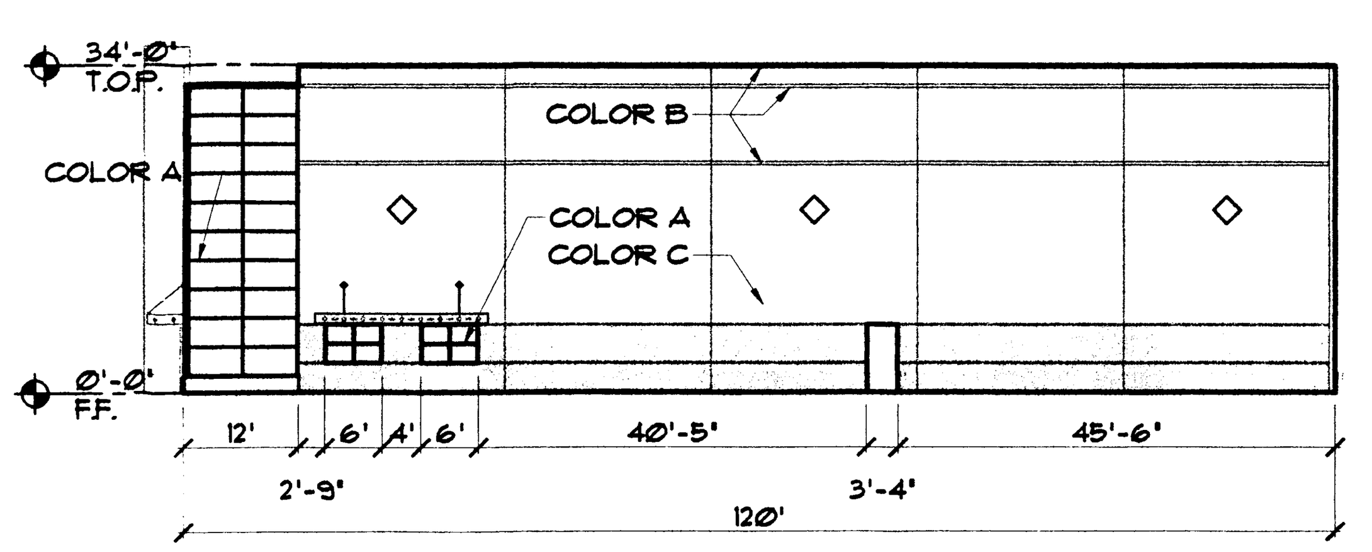
A SOUTH ELEVATION

1"=20'-0"



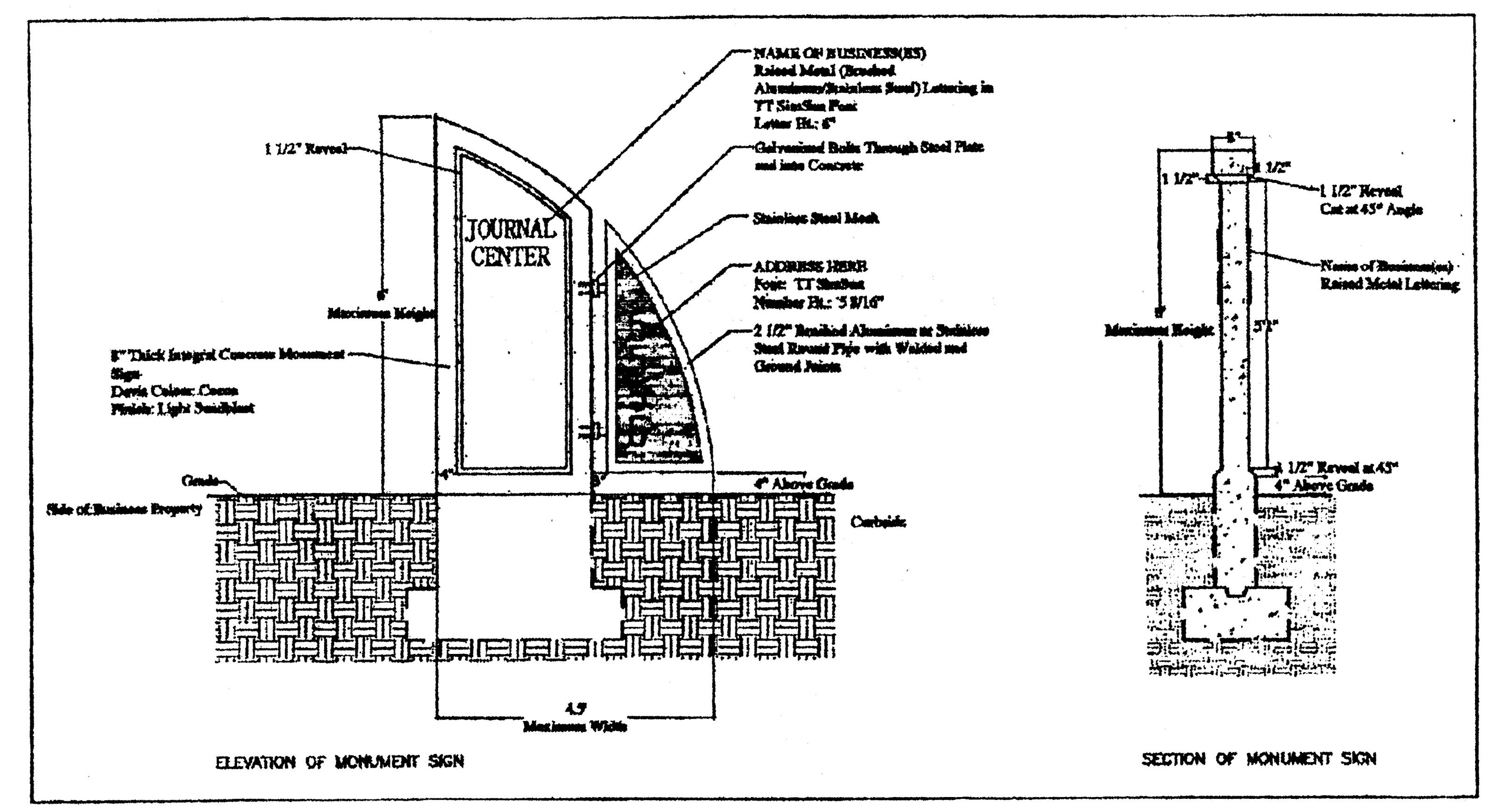
B NORTH ELEVATION

1"=20'-0"



C EAST ELEVATION

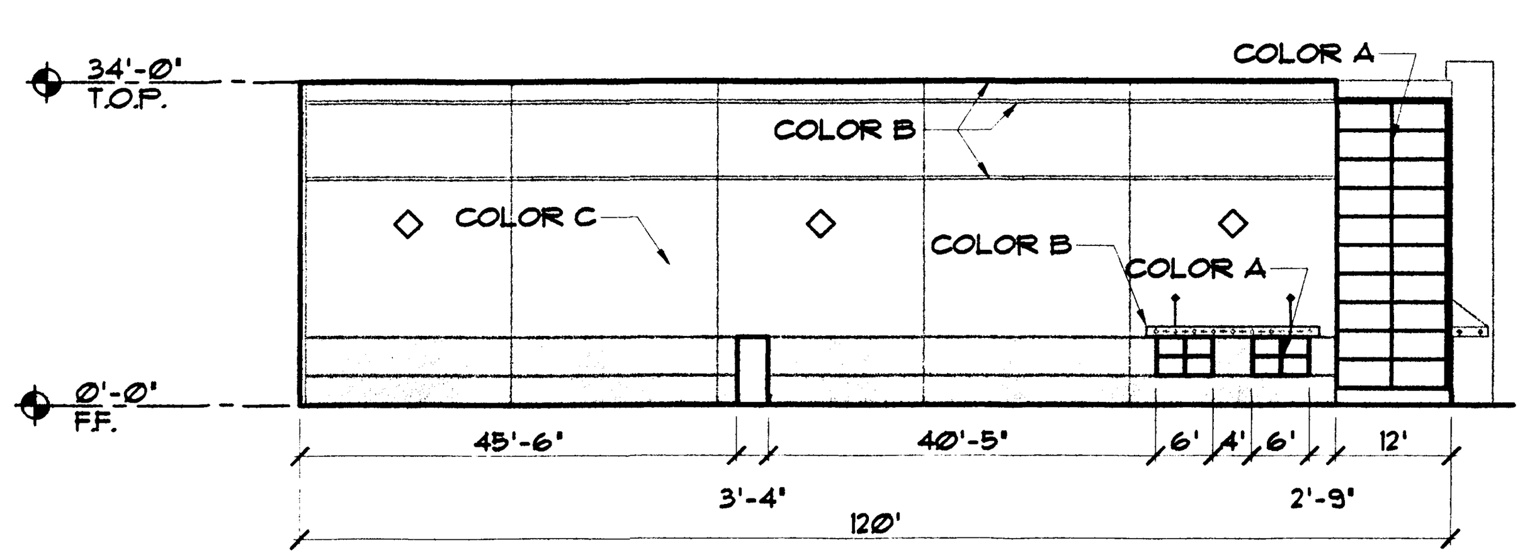
1"=20'-0"



* MONUMENT SIGNS, IF LIT, TO BE LIT BY GROUND MOUNTED FLOOD LIGHTS

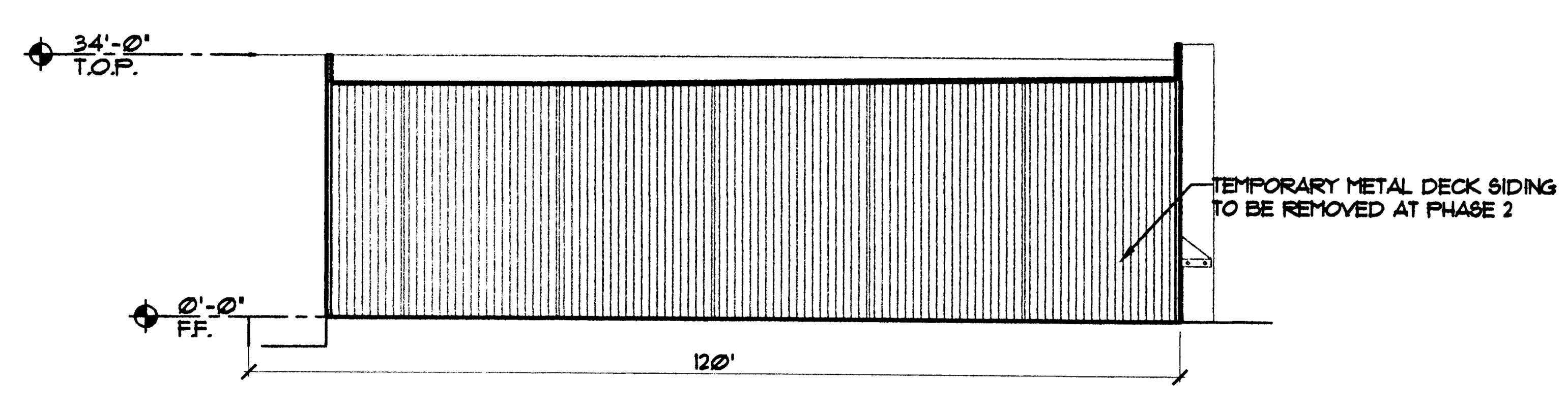
STANDARD JOURNAL CENTER TWO MONUMENT SIGN

SCALE: NOT TO SCALE



D WEST ELEVATION **PHASE 2**

1"=20'-0"



D WEST ELEVATION **PHASE 1**

1"=20'-0"

GENERAL NOTES

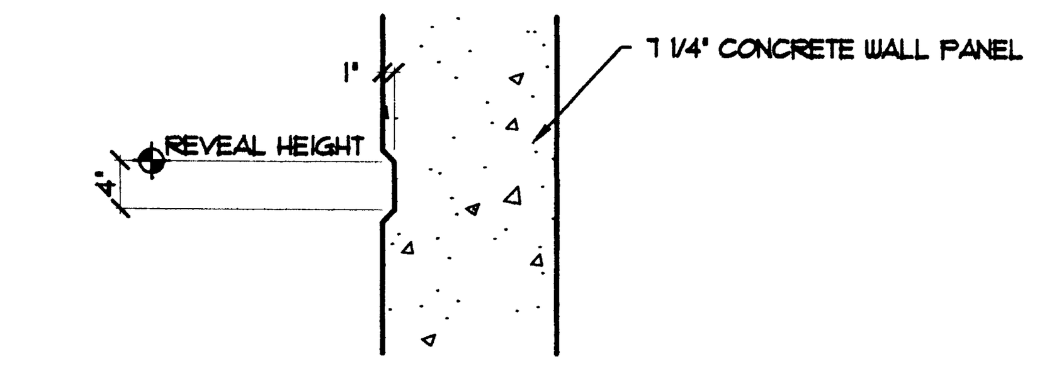
A. SITE LIGHTING SHALL BE BUILDING MOUNTED AS SHOWN. SIGHT LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

B. SIGNAGE MAY BE ILLUMINATED WITH BACK LIT CHANNELED LETTERS

COLOR SELECTIONS

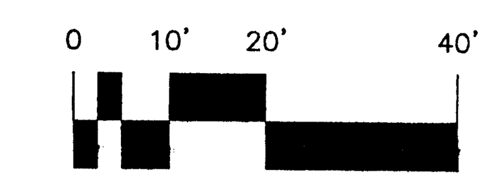
COLOR A: ALUMINUM STOREFRONT - CLEAR ANODIZED BURSHED ALUMINUM WITH BLUE/GREEN - SEMI-REFLECTIVE GLAZING

COLOR B: DARK RED
COLOR C: FIELD - PALE TAN
COLOR D: MEDIUM TAN
COLOR E: DARK TAN
COLOR F: PRE-FINISHED WHITE



1 **TYPICAL REVEAL**

1 1/2"=1'-0"



SCALE: 1" = 20'

EXTERIOR ELEVATIONS

JUNE 13, 2005 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION

JOURNAL CENTER

3901 MASTHEAD STREET NE

ALBUQUERQUE, NEW MEXICO

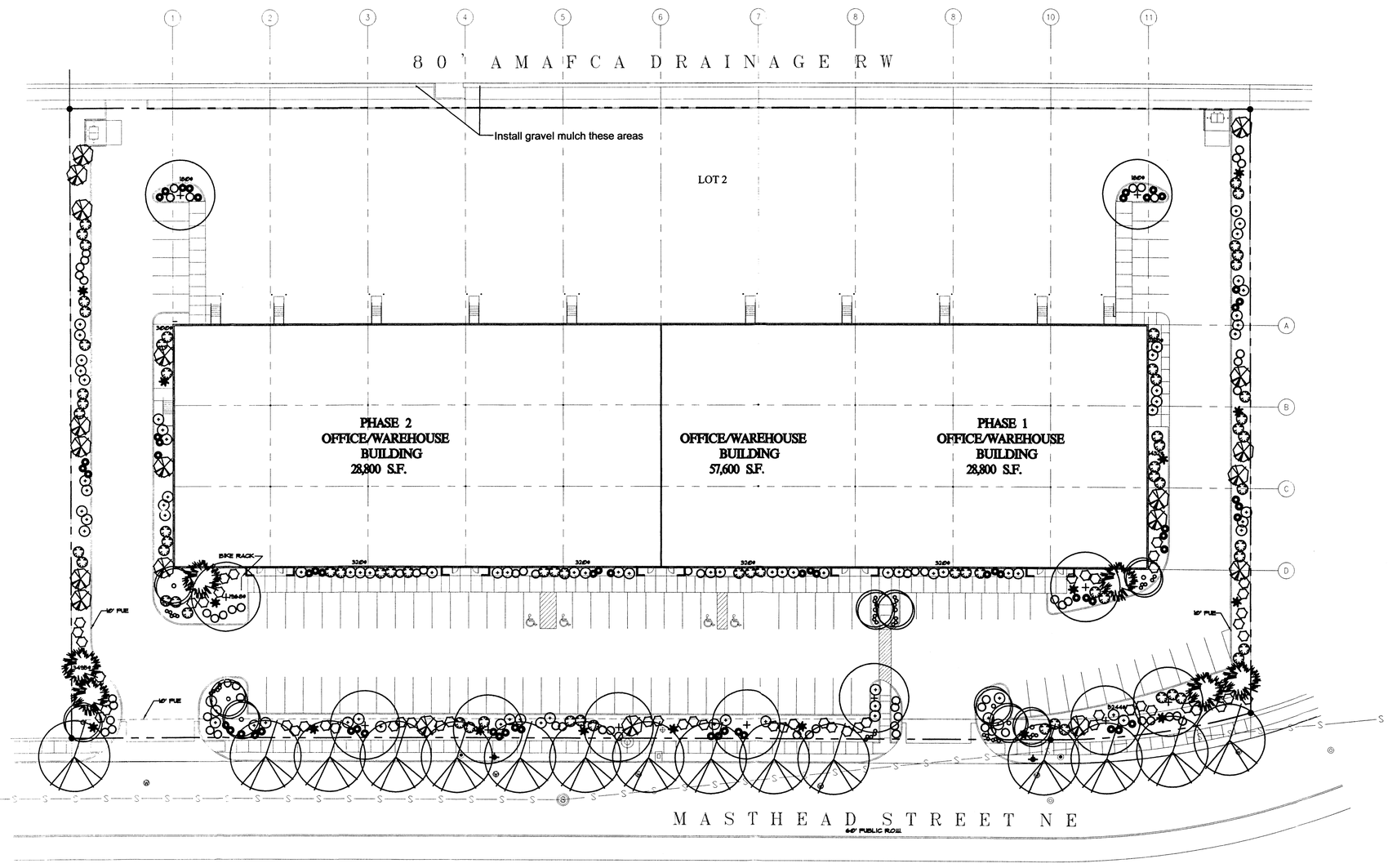
PRELIMINARY NOT FOR CONSTRUCTION

SHEET

A-2

PROJECT NUMBER 05110

1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
10		Crataegus crus-galli inermis Thornless Cockspur Hawthorn	2" Cal.	Medium
11		Celtis occidentalis Common Hackberry	2" Cal.	Medium
15		Fraxinus velutina 'Berinda' Berinda Ash	2"CAL.	Medium +
Shrubs/Groundcovers				
6		Pinus Mugo Mugo Dwarf Mugo Pine	6' B&B	Medium
61		Artemisia x 'Powis Castle' Powis Castle Sage	1-Gal	Low +
20		Cercocarpus ledifolios Curl-leaf Mtn. Mahogany	5-Gal	Low +
55		Fallugia paradoxa Apache Plume	5-Gal	Low
72		Lavandula angustifolia English Lavender	3-Gal	Low
70		Rhus trilobata Three-leaf Sumac	5-Gal	Low +
86		Rosmarinus officinalis 'Arp' Upright Rosemary	5-Gal	Low +
41		Teucrium chamaedrys Trailing Germander	1-Gal	Medium
Ornamental Grasses				
16		Nolina microcarpa Bear Grass	5-Gal	Low +

NORTH

LANDSCAPE PLAN

JUNE 17, 2005 SCALE: 1"= 30' (U.N.O)

0 15' 30' 60'

SCALE: 1" = 30'

SITE DATA

GROSS LOT AREA	193452	SF
LESS BUILDING(S)	57600	SF
NET LOT AREA	135852	SF
REQUIRED LANDSCAPE		
15% OF NET LOT AREA	20378	SF
PROPOSED LANDSCAPE	22382	SF
PERCENT OF NET LOT AREA	17	%
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES (100 SPACES)		
REQUIRED TREES	10	
PROVIDED TREES	21	

PLANTING RESTRICTIONS APPROACH

100% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS

NO LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION SYSTEM PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM WITH REDUCED PRESSURE
BACKFLOW PREVENTION PER COA STANDARDS

PLANTINGS IN STREETSCAPE ARE TO BE IRRIGATED BY
CONNECTING TO THE 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 SANTA ANA
TAN CRUSHER FINES TO 3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

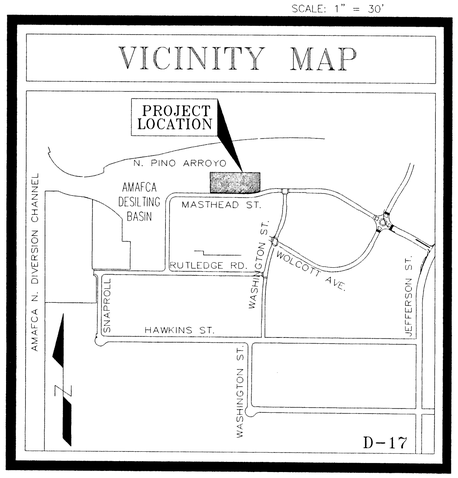
NO PARKING SPACE SHALL BE MORE THAN 100'
FROM A TREE.

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Growing Better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

VICINITY MAP

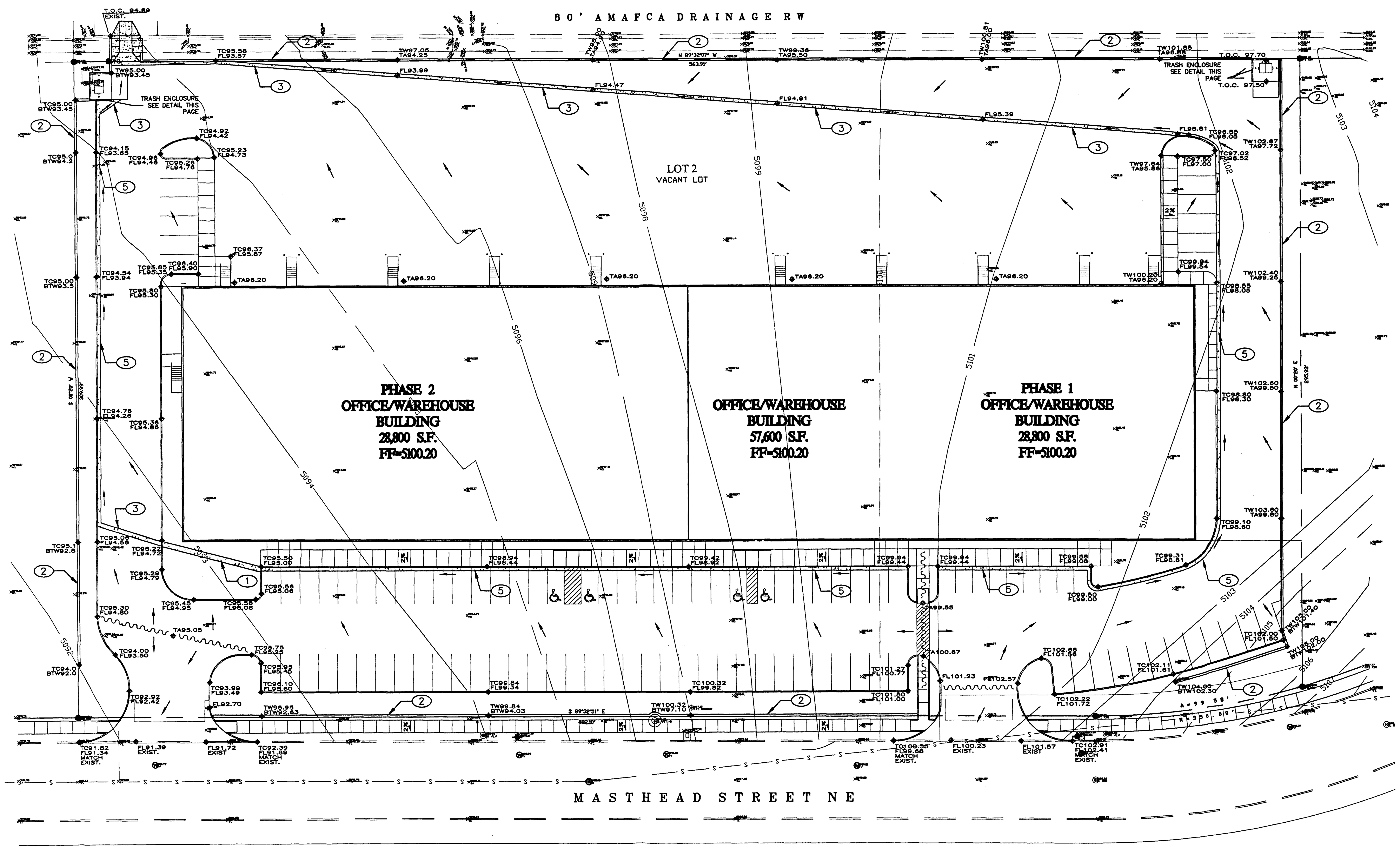


CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION
JOURNAL CENTER
MASTHEAD STREET NE
ALBUQUERQUE, NEW MEXICO

SHEET
L-1
PROJECT NUMBER

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



GRADING PLAN

SCALE: 1" = 30'

CONSTRUCTION NOTES:

1. PROVIDE 2'-6" WIDE CURB OPENING IN ISLAND FOR DRAINAGE FLOWS. POUR CHANNEL WITH CONCRETE PER. CITY STD. DWG. xxxxx.
2. CONSTRUCT RETAINING WALLS TO LIMITS SHOWN AND PER CITY STD. DWG. xxxx.
3. CONSTRUCT DRAINAGE SWALE WITH 0.5% MINIMAL SLOPE USING 2' WIDE CONCRETE VALLEY GUTTER PER CITY STD. DWG. xxxx.
4. INSTALL GRAVEL INFILTRATION TRENCH AND SIDE CHANNEL RUNDOWN PER DETAIL.
5. CONSTRUCT 18" WIDE CURB AND GUTTER WITH 0.5% MINIMUM SLOPE PER CITY STD. DWG. xxxx.

LEGEND

5360	NEW CONTOUR GRADE	∿∿∿	NEW GRADE BREAK
5362	EXISTING CONTOUR GRADE	x	EXISTING GRADE ELEVATION
◄	DRAINAGE FLOW DIRECTION	GR56.0	NEW GRADE ELEVATION
TC62.50	NEW TOP OF CURB ELEVATION	FL55.3	FLOWLINE GRADE ELEVATION
FL62.00	NEW FLOWLINE OF CURB ELEVATION	T.O.R.62.5	NEW TOP OF RIPRAP GRADE
TA60.11	NEW TOP OF ASPHALT ELEVATION	FF=56.30	NEW FINISH FLOOR ELEVATION
TSW61.87	NEW TOP OF SIDEWALK ELEVATION		
◄ ◄ ◄	DRAINAGE SWALE		

UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30ft.

FILE:

DATE/REVISIONS:

DRAINAGE AND GRADING PLAN FOR STAR BUILDING

3901 MASTHEAD STREET, N.E.
ALBUQUERQUE, NEW MEXICO

Applied Engineering & Surveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456

GILBERT ALDAZ REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER:

1

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE NEW STAR OFFICE/WAREHOUSE BUILDING AT 3901MASTHEAD STREET NE, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (D-17)
3. FLOOD INSURANCE RATE MAP 35001C0136 D

EXITING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE NORTH SIDE OF MASHEAD STREET AND TO THE EAST OF BARTLETT STREET NE AT 3901 MASHEAD STREET NE, (SEE ATTACHED VICINITY MAP (D-17). THE PARCEL'S LEGAL DESCRIPTION IS LOT 2, JOURNAL CENTER PHASE 2, UNIT 1. THE PROPERTY IS BOUNDED ON THE NORTH BY THE NORTH PINO ARROYO, TO THE EAST BY LOT 1, TO THE WEST BY LOT 3 AND TO THE SOUTH BY MASTHEAD STREET NE. THIS SITE CONTAINS APPROXIMATELY 4.12 ACRES AND IS CURRENTLY UN-DEVELOPED WITH SEEDED VEGETATION.

THE SITE CURRENTLY HAS A MASTER DRAINAGE STUDY THAT HAS BEEN APPROVED BY THE CITY HYDROLOGY DEPARTMENT. THIS PLAN WILL FOLLOW THE GUIDELINES AND DRAINAGE PATTERNS AS SOWN ON THE MASTERPLAN FOR THE JOURNAL CENTER II DEVELOPMENT (HYDROLOGY FILE D17/D03).

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A 57,082SF NEW BUILDING WITH A LOADING DOCK, A NEW PARKING LOT AND ASSOCIATED LANDSCAPING TO MEET CITY ZONING REQUIREMENTS.

ALL FLOWS WILL SHEETFLOW THROUGH THE PARKING LOT TO THE NORTHWEST CORNER OF THE SITE INTO A RUNDOWN THAT DRAINS INTO THE AMAFCA MAINTAINED NORTH PINO.

THE CALCULATIONS THAT APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

BASED ON A REVIEW OF THE SITE AND THE MASTER DRAINAGE STUDY IT APPEARS THAT DOWNSTREAM CAPACITY IS NOT AN ISSUE SINCE ALL FLOWS WILL BE TAKEN BY THE NORTH PINO ARROYO.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO DEVELOP A STORM WATER POLLUTION PREVENTION PLAN AND COMPLETE AND SUBMIT A NOTICE OF INTENTT (NOI) TO THE EPA PRIOR TO BEGINNING CONSTRUCTION GRADING ACTIVITIES.

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SEDIMENT CONTROL PLAN REQUIRED FOR NEW MEXICO ENVIRONMENTAL DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

OFFSITE FLOWS

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY IT APPEARS THAT NO OFFSITE FLOWS ENTER THIS PROPERTY. THE PROPERTY TO THE EAST AND UPSTREAM FROM THIS PROPERTY IS FULLY DEVELOPED AND ALL FLOWS ARE DIVERTED INTO THE NORTH PINO CHANNEL.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 2

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
   6-HOUR = 2.35 INCHES
   24-HOUR = 2.75 INCHES
   10 DAY = 3.95 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FIR 100-YEAR, ZONE 2, TABLE A-9:
   Q = 1.56 CFS/ACRE SOIL UNCOMPACTED 'A'
   Q = 2.28 CFS/ACRE LANDSCAPED 'B'
   Q = 3.14 CFS/AC COMPACTED SOIL 'C'
   Q = 4.70 CFS/ACRE IMPERVIOUS AREA 'D'
   FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:
   E = 0.53 INCHES SOIL UNCOMPACTED 'A'
   E = 0.78 INCHES LANDSCAPED 'B'
   E = 1.13 INCHES COMPACTED SOIL 'C'
   E = 2.12 INCHES IMPERVIOUS AREA 'D'

5. EXISTING CONDITIONS ONSITE:
   TOTAL UNDEVELOPED AREA = 179,435SF = 4.12ACRES
   TREATMENT 'B' = 100% DUE TO ESTABLISHED VEGETATION
   Q(EXISTING-6HR) = (2.28 X 4.12) = 9.39CFS
   V(EXISTING-6HR) = (0.78 X 4.12) = 3.21AC-FT

6. PROPOSED CONDITIONS ONSITE:
   PROPOSED TOTAL AREA = 179,435SF = 4.12ACRES

   IMPERVIOUS AREA PROPOSED:
   NEW BUILDING ROOF AREA = 57,082SF = 1.31AC
   NEW EMPLOYEE PARKING LOT AREA, LOADING DOCK AREA AND SIDEWALK AREA = 102,366SF = 2.35AC
   TOTAL IMPERVIOUS AREA PROPOSED,
   TREATMENT 'D' = 159,448SF = 3.66AC

   LANDSCAPED AREA PROPOSED:
   TOTAL LANDSCAPED AREA PROPOSED,
   TREATMENT 'B' = 20,143SF = 0.46AC

   Q(PROPOSED-6HR) = (2.28 X 0.46) + (4.70 X 3.66)
   = 18.25CFS PROPOSED ONSITE FLOW INTO NORTH PINO CHANNEL
   V(PROPOSED-6HR) = ((0.78 X 0.46) + (2.12 X 3.66)) / 12 X 43,560
   = 29,468CF = 0.68AC-FT PROPOSED RUNOFF INTO NORTH PINO CHANNEL

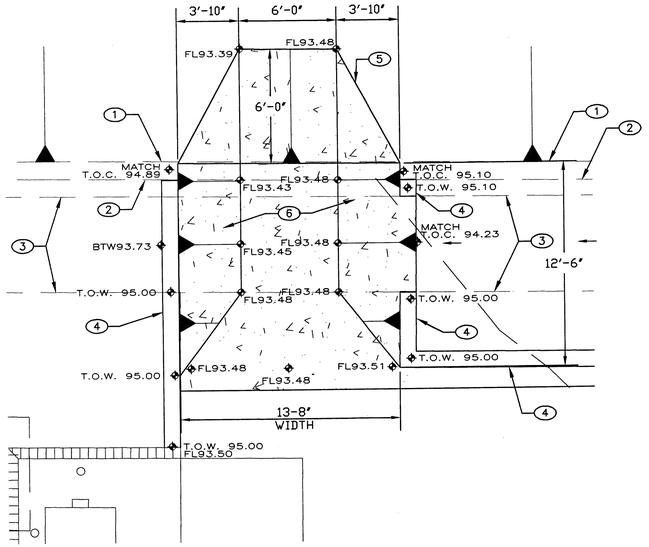
7. SIZE RUNDOWN AT SOUTHWEST CORNER OF BUILDING:
   AREA DRAINING TO RUNDOWN = 26,838SF = 0.62AC
   IMPERVIOUS AREA TO RUNDOWN = 21,216SF = 0.49AC,
   LANDSCAPED AREA TO RUNDOWN = 5,663SF = 0.13AC

   Q(PROPOSED-6HR) = (2.28 X 0.13) + (4.70 X 0.49)
   = 2.60CFS PROPOSED INTO RUNDOWN AT SOUTHWEST CORNER OF BUILDING

   CHECK WEIR CAPACITY:
   Q(CAPACITY) = C X L X H**3/2
   L = Q /(C X H**3/2)
   Q = 2.60CFS, H = 0.5FEET, C = 3
   L = 2.60/(3 X 0.5**3/2) = 2.45FEET
   USE 2.5FEET WIDTH > 2.45 FEET - OK

8. SIZE RUNDOWN AT NORTHWEST CORNER INTO NORTH PINO CHANNEL
   Q(PROPOSED-6HR) = (2.28 X 0.46) + (4.70 X 3.66)
   = 18.25CFS PROPOSED ONSITE FLOW INTO NORTH PINO CHANNEL

   CHECK WEIR CAPACITY:
   Q(CAPACITY) = C X L X H**3/2
   L = Q /(C X H**3/2)
   Q = 18.25CFS, H = 1.5FEET, C = 3
   L = 18.25/(3 X 1.5**3/2) = 3.31FEET
   USE 13'-8' FEET WIDTH > 3.31 FEET - OK

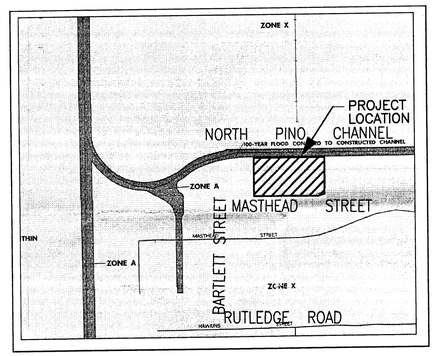


SIDE CHANNEL RUNDOWN

SCALE: 1" = 5'

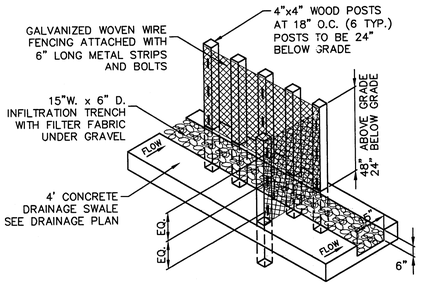
CONSTRUCTION NOTES:

1. TOP OF EXISTING NORTH PINO CHANNEL.
2. EDGE OF EXISTING NORTH PINO CHANNEL.
3. EXISTING LOW FLOW CHANNEL THAT PARRALLELS NORTH PINO CHANNEL.
4. CONSTRUCT RETAINING WALL TO NEW GRADES SHOWN.
5. CUT EXISTING CHANNEL TO THE LIMITS SHOWN WITHOUT CUTTING EXISTING REBAR. MAINTAIN A MINIMUM OF 18" EXPOSED REBAR FOR LAPPING NEW REBAR.
6. CONSTRUCT NEW SIDE CHANNEL RUNDOWN PER CITY STD. DWG. 2260, TYPE A.



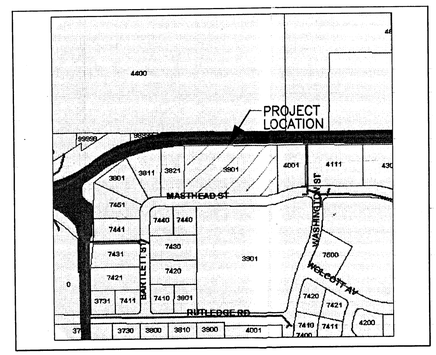
FIRM MAP 35001C0351 D

SCALE: N.T.S.



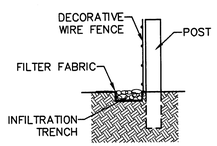
INFILTRATION TRENCH

SCALE: N.T.S.



VICINITY MAP (D-17)

SCALE: N.T.S.



DETAIL WIRE FENCE W/ GRAVEL INFILTRATION TRENCH

SCALE: N.T.S.

FILE:

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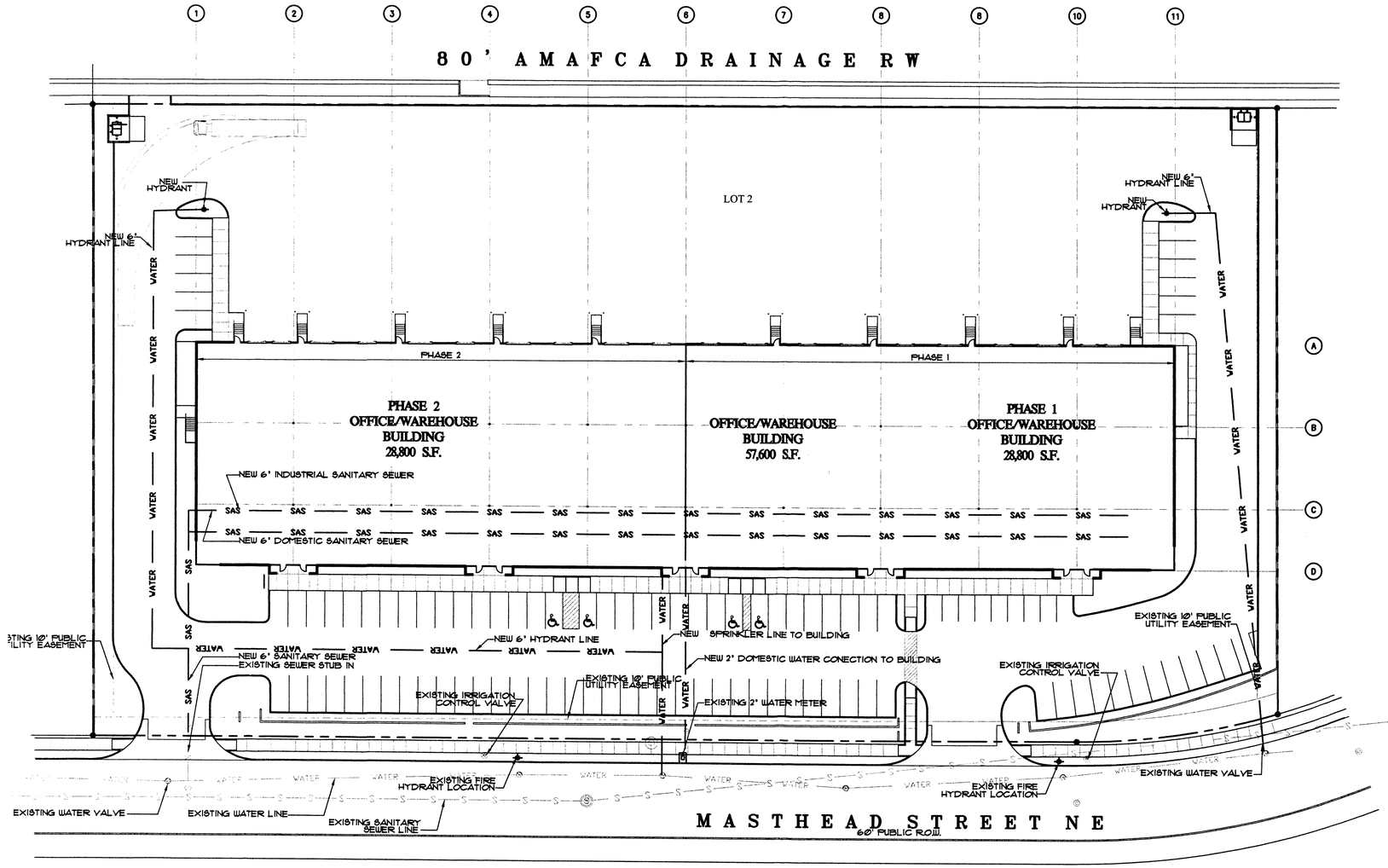
DATE/REVISIONS:

SHEET NUMBER: 2



NORTH

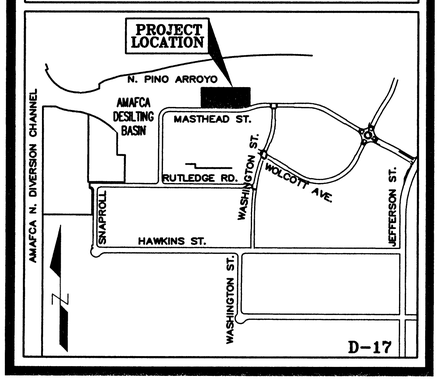
CONCEPTUAL UTILITY PLAN

JUNE 09, 2005 SCALE: 1"= 30' (U.N.O)

0 15' 30' 60'

SCALE: 1" = 30'

VICINITY MAP



CLAUDIO VIGIL ARCHITECTS

STAR CONSTRUCTION

JOURNAL CENTER

MASTHEAD STREET NE

ALBUQUERQUE, NEW MEXICO

PRELIMINARY NOT FOR CONSTRUCTION

SHEET SP-1

PROJECT NUMBER ---

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