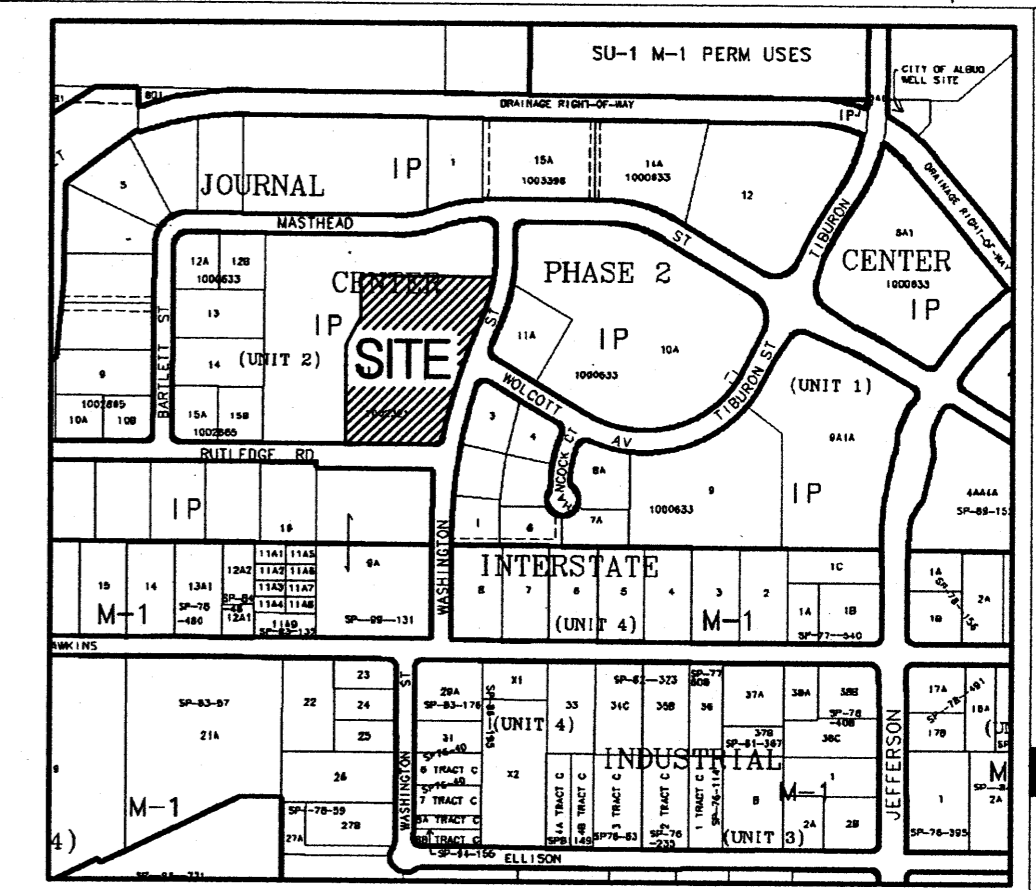


- KEYED NOTES**
1. 14' HIGH MASONRY SCREEN WALL TO MATCH BUILDING. REF. ARCH. DETAILS. WALL TO SCREEN MECH. EQUIPMENT.
 2. MASONRY REFUSE ENCLOSURE TO MATCH BUILDING. MIN 6' HIGH. SEE DETAILS 1-5 ON SHEET ASI.2. INSTALL CONCRETE PAD PER CROSS SECTION DETAIL ON SHEET C1.2.
 3. SAWCUT & REMOVE EXISTING SIDEWALK AND CURB & GUTTER. INSTALL HANDICAP RAMP/ MIN. 5'x5' LANDING
 4. BICYCLE PARKING (21 SPACES). REF. DETAIL ON SHEET C1.2.
 5. 6' WIDE, PIGMENTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (2% MAX. CROSS SLOPE). PIGMENT COLOR PER ARCHITECT. REF. DETAIL ON SHEET C1.2.
 6. EXISTING MONUMENT SIGN, INSTALLED WITH PHASE 1.
 7. EXISTING 6' WIDE SIDEWALK, INSTALLED WITH PHASE 1.
 8. 4' HIGH MASONRY RETAINING WALL. RETAINING WALL SHALL BE SPLIT FACE CMU TO COMPLEMENT BUILDING. REF. DETAIL ON SHEET C1.2.
 9. 6"x6" TREE PLANTER (TYP). REF. LANDSCAPE PLANS FOR TREATMENT.
 10. LIGHT POLE. REF. LIGHTING PLANS FOR DETAILS.
 11. MEDIAN CURB & GUTTER PER COA STD DWG 2415B (6" HIGH CURB).
 12. CONC VALLEY GUTTER PER COA STD DWG 2421 (SECTION A-A).
 13. 4" THICK CONCRETE SIDEWALK PER COA STD DWG 2430.
 14. INSTALL PRECAST CONCRETE WHEELSTOP PER MANUFACTURER'S RECOMMENDATIONS.
 15. INSTALL HANDICAPPED PARKING SPACES, STRIPING, AND SIGNAGE PER DETAIL ON SHEET C1.2.
 16. INSTALL CURB ACCESS RAMP PER COA STD DWGS 2440 AND 2441.
 17. INSTALL 4" WIDE WHITE PARKING STRIPE (2 COATS PAINT).
 18. INSTALL NEW ASPHALT PAVEMENT PER DETAILS SHEET C1.2.
 19. INSTALL 4" BOLLARDS PER DETAILS 2 & 4, SHEET ASI.2.
 20. INSTALL FIRE LANE STRIPING ON CURB. FACE OF CURB SHALL BE PAINTED SOLID RED WITH 4" TALL WHITE LETTERS STATING "FIRE LANE - NO PARKING" AT MINIMUM 20' INTERVALS.
 21. BOLLARD LIGHTING PER DETAIL ON SHEET C1.1



LEGAL DESCRIPTION
 TRACT 11-B OF JOURNAL CENTER UNIT 2, PHASE 2
 ALBUQUERQUE, NM, NOVEMBER, 2005

PROJECT NUMBER: 100 4556
Application Number: 05DRB-01781

Is an infrastructure List required? () Yes (X) 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:

<i>[Signature]</i> Traffic Engineering/Transportation Division	7-10-06 Date
<i>[Signature]</i> Water Utility Department	12/21/05 Date
<i>[Signature]</i> Parks and Recreation Department	12/21/05 Date
<i>[Signature]</i> City Engineer	12/21/05 Date
<i>[Signature]</i> *Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	12/21/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3/10/06 Date

*Environmental Health: if necessary

PROJECT DATA

Zoning (Existing)	= IP
Site Area	= 4.43 ac.
Building Area (Total Leasable)	= 59,840 sf
Site Coverage	= 16.88% sf
Parking Required	
1st fir office rentable 30,480sf @ 1/200	= 152.4
2nd fir office rentable 29,360 sf @ 1/300	= 97.9
Total Required	= 250
Handicap Accessible Stalls Required	= 8
Parking Provided	
9'x20' or 9'x18' w/ 2' overhang (typ)	= 115
Irregular Stalls (8.5'x20' or 8.5'x18' w/ 2' overhang)	= 169
Handicap Accessible Stalls (8.5'x20')	= 12
Total Provided	= 296
Bicycle Parking Required	= 15 (1/20 automobile spaces)
Bicycle Parking Provided	= 21 (3 rows of 7 each)

- GENERAL NOTES**
1. SCREEN WALLS AND REFUSE ENCLOSURE SHALL BE INTEGRAL TO BUILDING ARCHITECTURE.
 2. UTILITY BOXES SHALL BE SCREENED WITH MATURE LANDSCAPING.
 3. SITE LIGHTING SHALL BE HORIZONTAL CUT - OFF TYPE AND MAXIMUM 24' HIGH ABOVE GRADE. POLES AND FIXTURES SHALL BE PER JOURNAL CENTER REQUIREMENTS.
 4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
 5. AT THE TIME COMMON AREA IRRIGATION IS CONNECTED TO JOURNAL CENTER 2 COMMON AREA IRRIGATION SYSTEM, THE DEVELOPER "TIBURON INVESTMENT, LLC" MUST BE CONTACTED.

DRAWING INDEX

C1.0 - SITE PLAN	
C1.1 - SITE DETAILS	
L1.0 - LANDSCAPE PLAN	
C2.0 - PRELIMINARY GRADING PLAN	
A2.1 - BUILDING & STRUCTURE ELEVATIONS	
A2.2 - BUILDING & STRUCTURE ELEVATIONS	
ASI.1 - REFUSE ENCLOSURE AND MONUMENTAL SIGN DETAILS	
C3.0 - CONCEPTUAL UTILITY PLAN	

Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

NCA
 ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
 ALBUQUERQUE, NM 87104
 505-255-6400 505-268-6954 FAX
 WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

NEW MEXICO

MASTHEAD OFFICE COMPLEX AT JOURNAL CENTER 2

SITE PLAN FOR BUILDING PERMIT - Site Plan

ALBUQUERQUE

REVISIONS

MK	DATE	DESCRIPTION

DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

RWB JTW

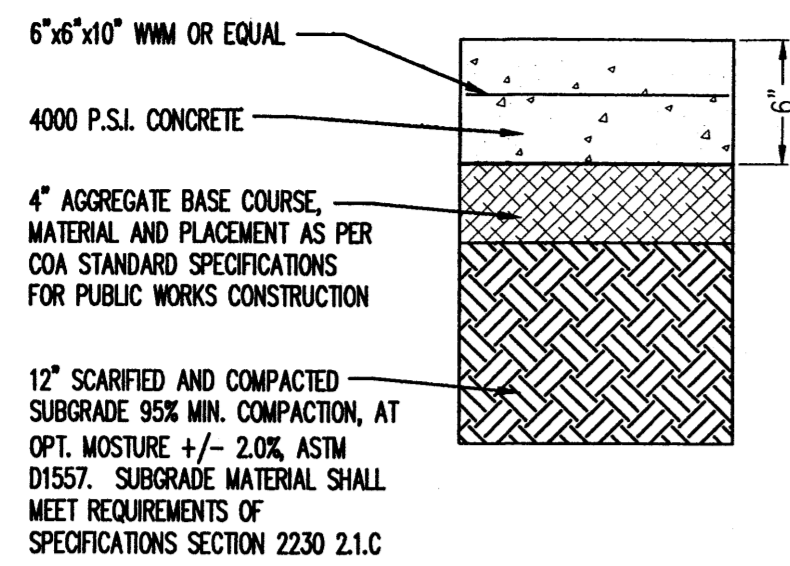
JOB NUMBER: A0559

DATE: NOVEMBER 2005

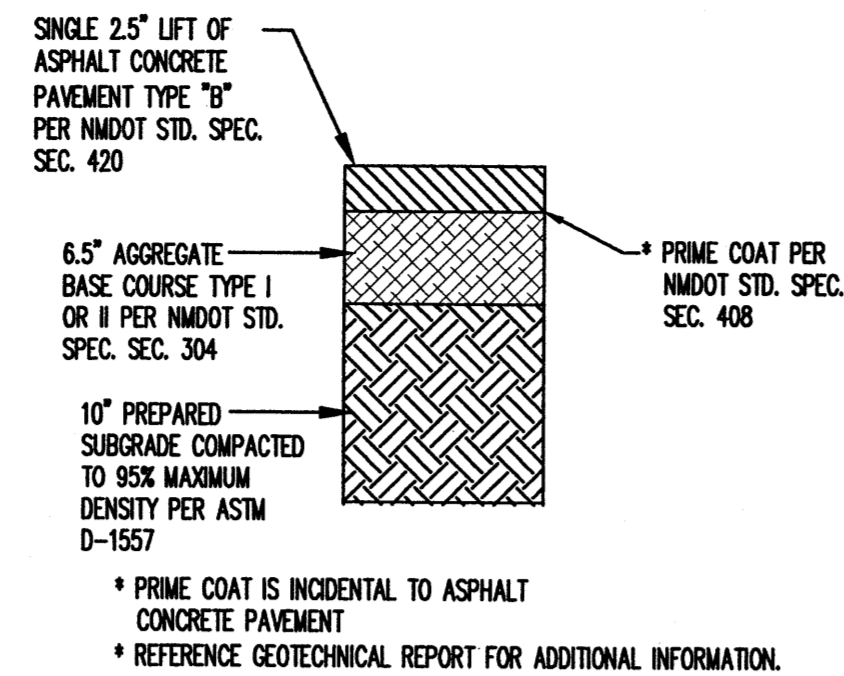
SHEET NO

C1.0

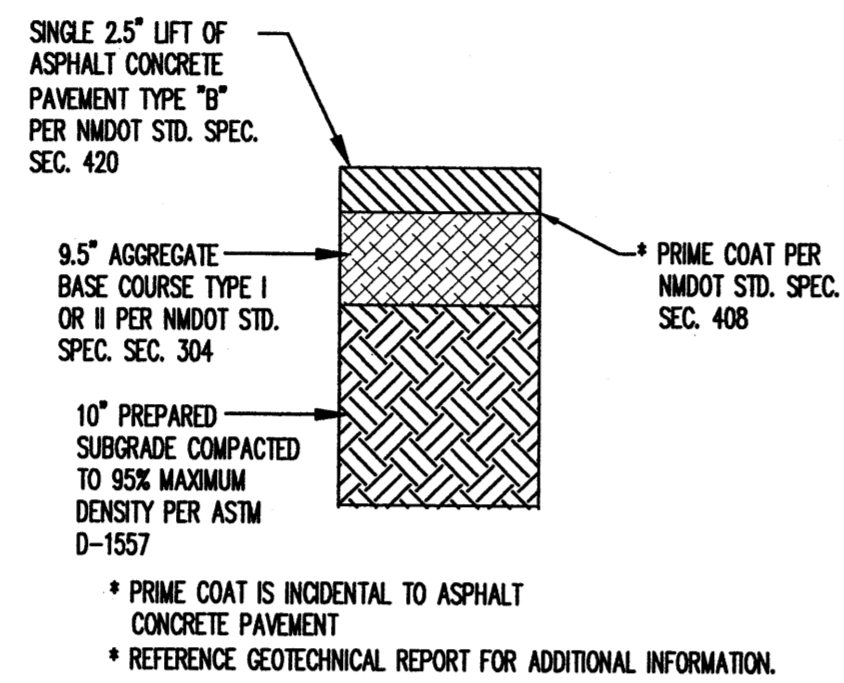
P:\060240\cdd\general\060240sp01.dwg Layout1
 December 20, 2005 - 1:44pm
 Plotted by: JWOOTEN



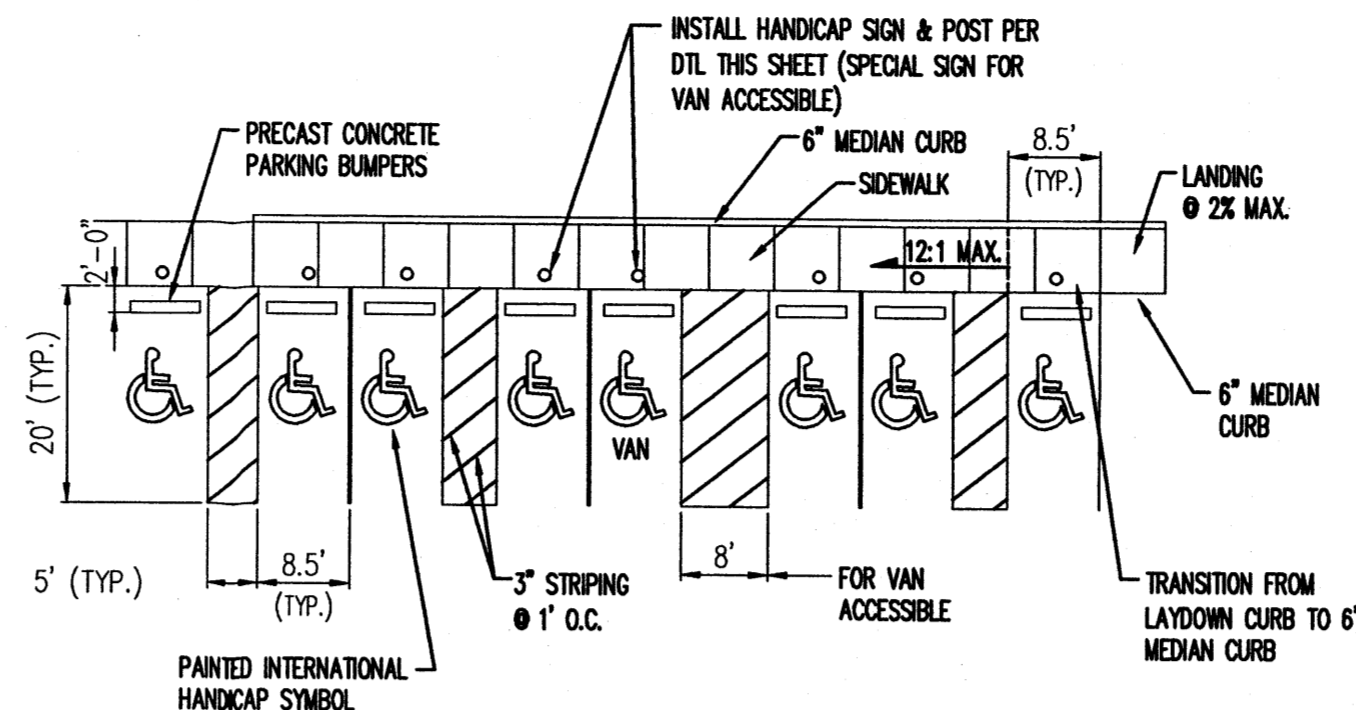
REFUSE ENCLOSURE CONCRETE PAVEMENT
N.T.S.



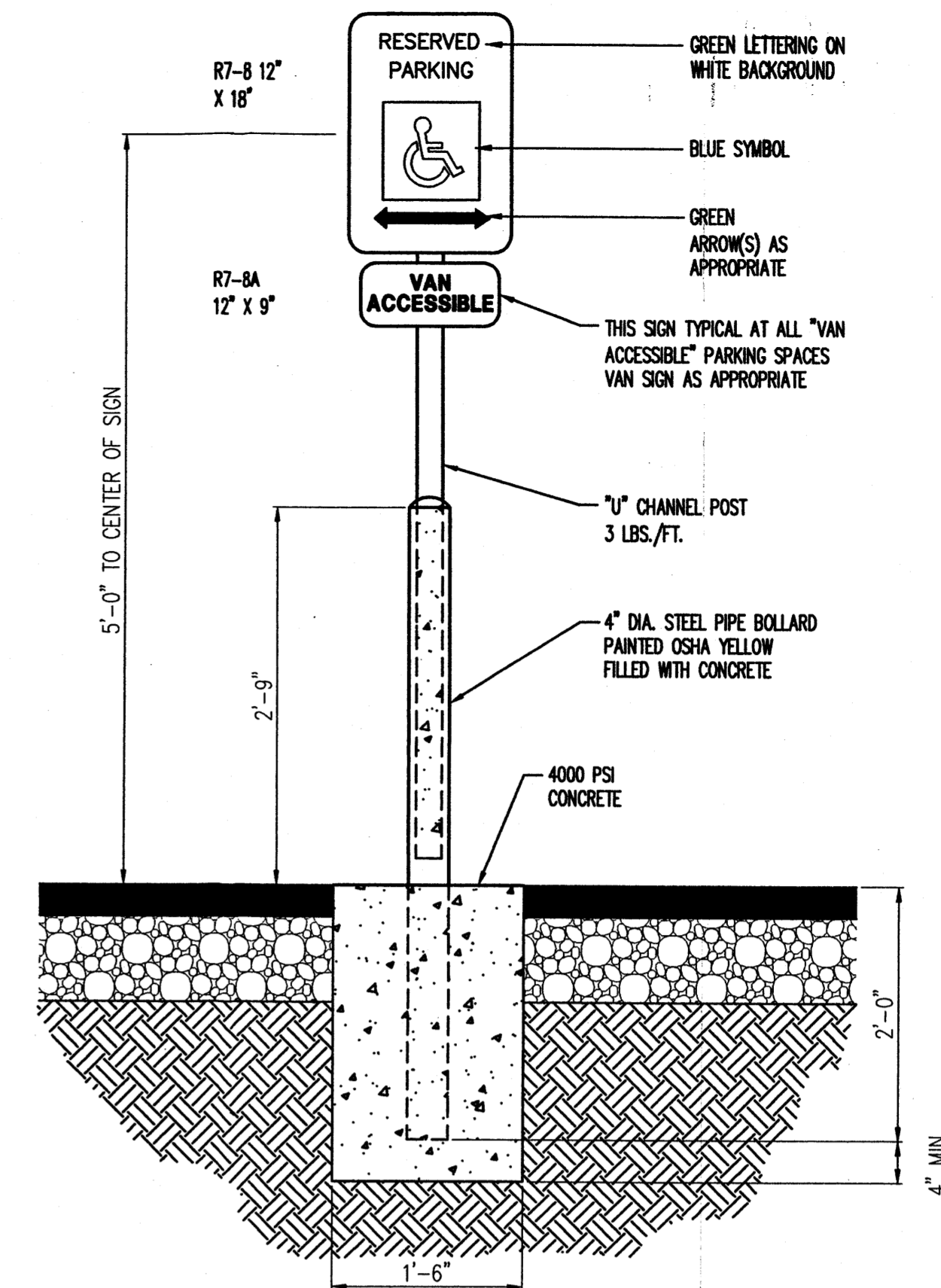
LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.



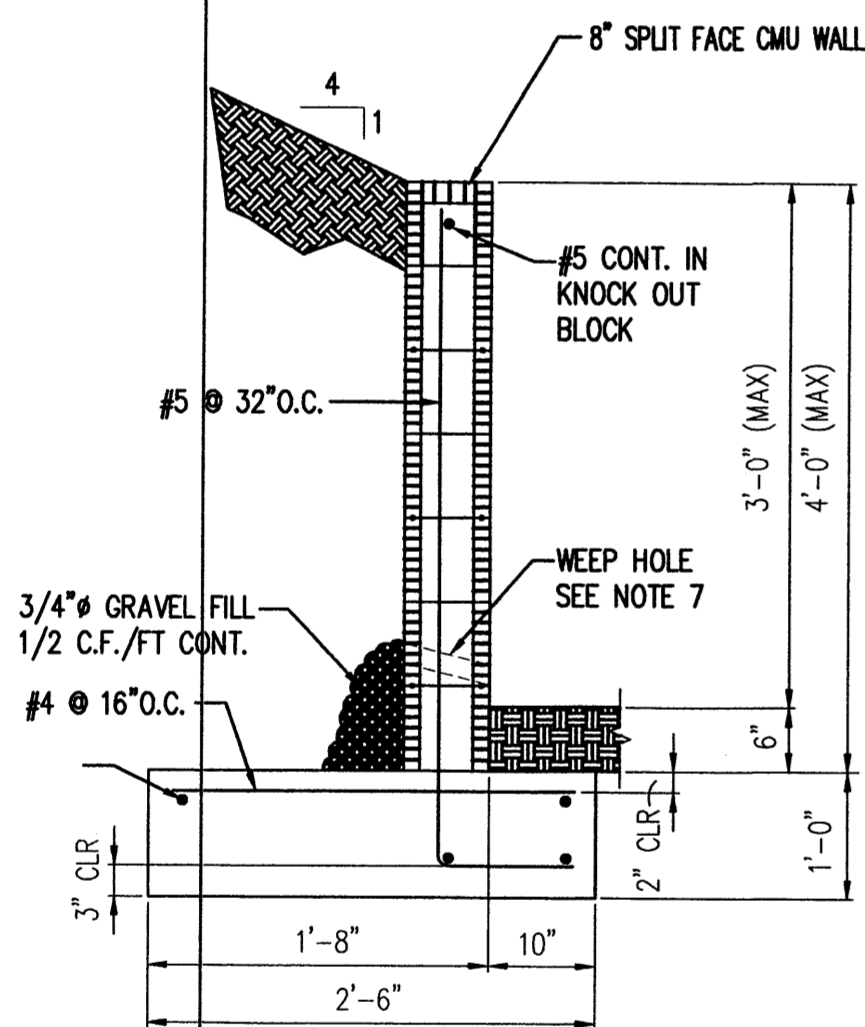
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



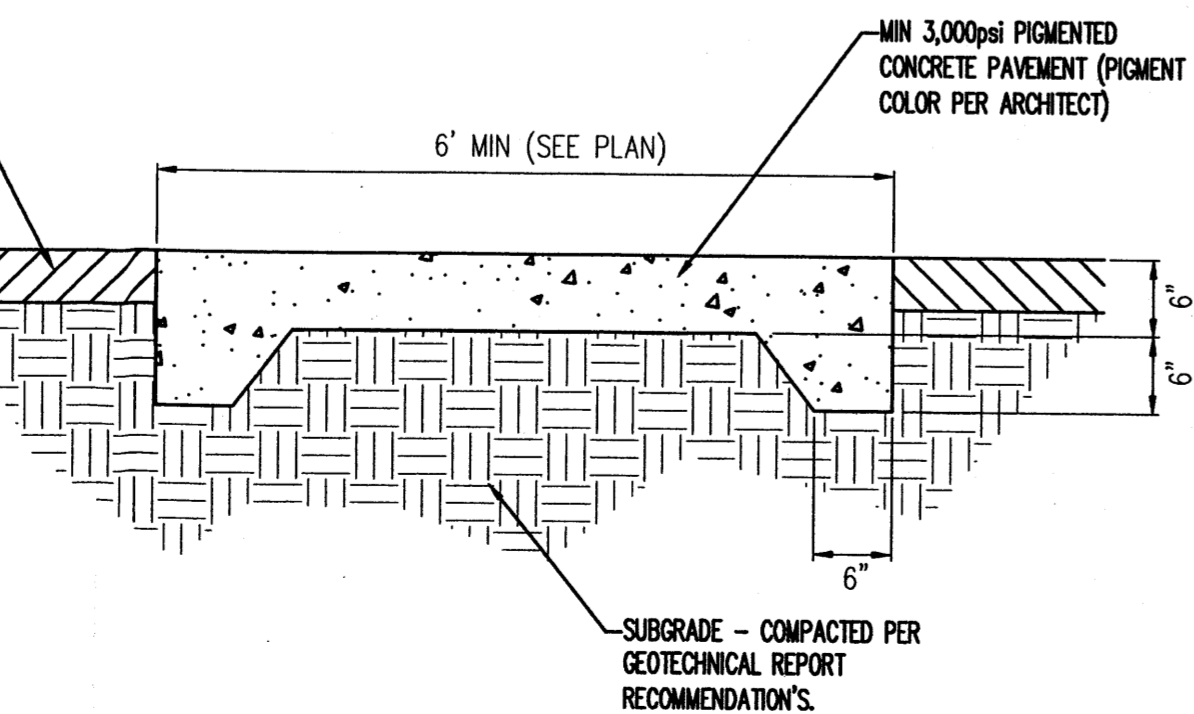
HANDICAP PARKING DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN MOUNTING DETAIL
N.T.S.
ONE SIGN SHALL BE INSTALLED AT EACH HANDICAP SPACE.

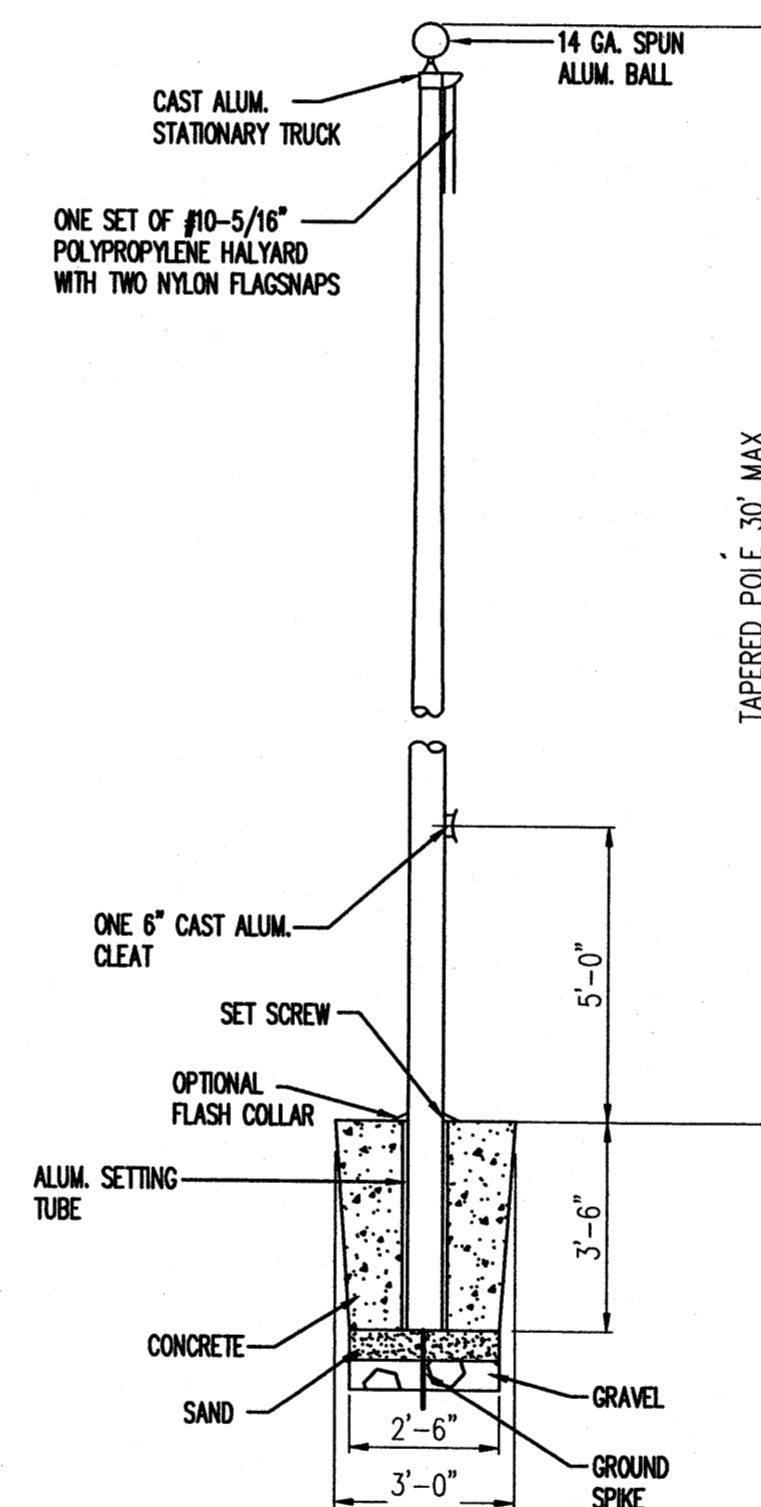


SPLIT FACE CMU RETAINING WALL
NOT TO SCALE

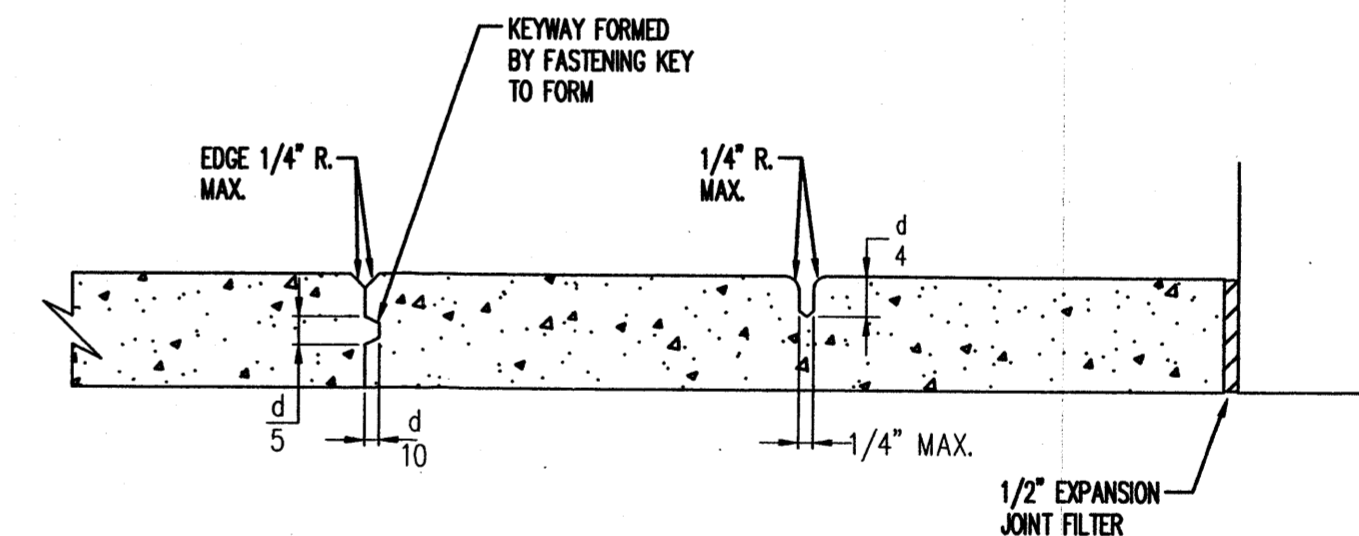


SIDEWALK CROSSING DETAIL
NOT TO SCALE

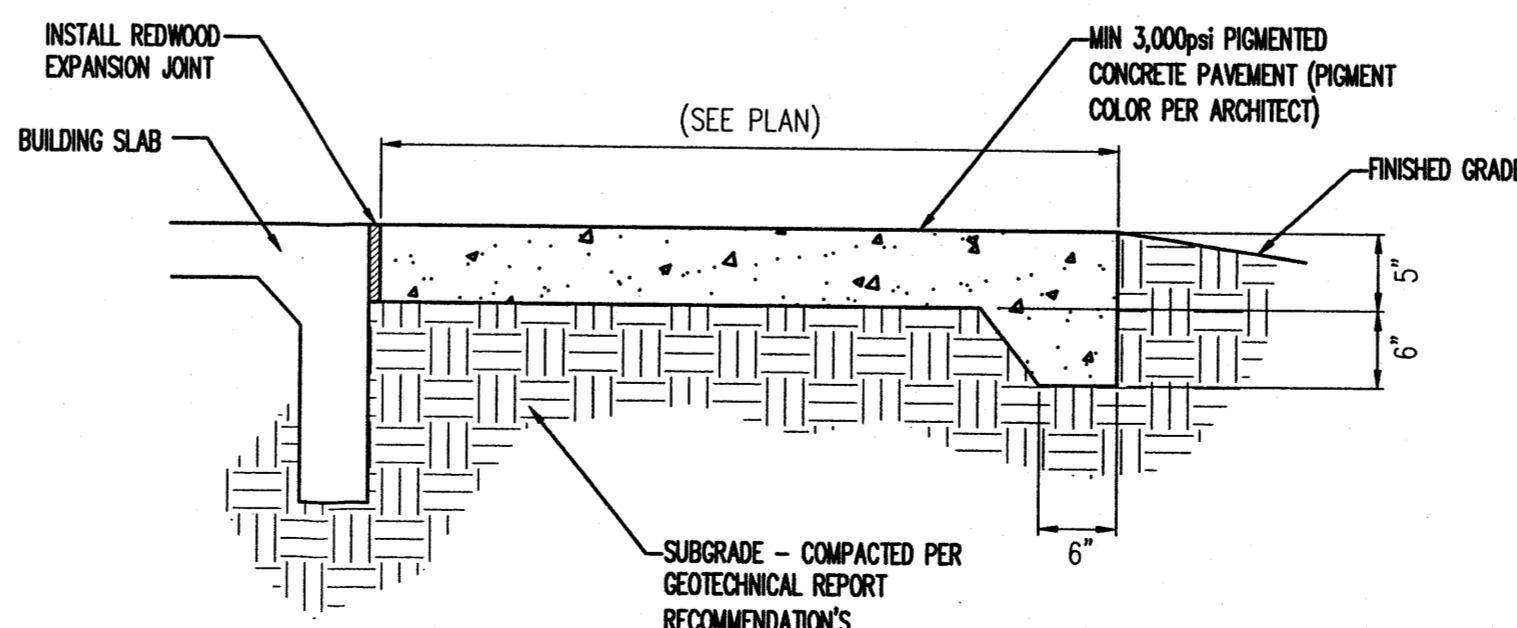
- NOTES:**
- RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER CASTING THE WALL.
 - VERTICAL CONTROL JOINTS IN THE WALL SHALL BE PLACED AT 8'-0" O.C. MAX.
 - CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE 1997 UNIFORM BUILDING CODE.
 - DESIGN DATA
EFP (ACTIVE) = 36 PCF
SOIL BEARING PRESSURE = 1500 PCF
(1/3 INCREASE FOR WIND/SEISMIC)
COEFFICIENT OF FRICTION = 0.35
EFP (PASSIVE) = 300 PCF
CONCRETE F' C (28 DAYS) = 3000 PSI
REINFORCEMENT = 60 ASTM A-615
 - CONTRACTOR SHALL NOTIFY OWNER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING, FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR IS PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING CONCRETE. ALL STEEL SHALL BE ACCURATELY LOCATED AND SECURED IN PLACE SO THAT IT REMAINS IN POSITION DURING THE PLACEMENT OF THE CONCRETE. ANY REBAR IMPROPERLY INSTALLED SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
 - WEEP HOLES: PLACE A 2" DIA. WEEP HOLE @ 5'-0" O.C. W/ 1/2 CUBIC FOOT/FOOT OF 3/4" GRAVEL IN FILTER FABRIC
 - THE FIRST COURSE OF CMU BLOCK MAY BE PLACED IN FRESH FOOTING CONCRETE. SUBSEQUENT COURSES OF CMU BLOCK SHALL NOT BE PLACED UNTIL 7 DAYS AFTER THE FOOTING IS CAST.
 - ALL CMU BLOCK JOINTS SHALL BE TOOLED.
 - BACK FILL AND COMPACTION OF RETAINING WALL IS INCIDENTAL TO INSTALLATION OF RETAINING WALL.



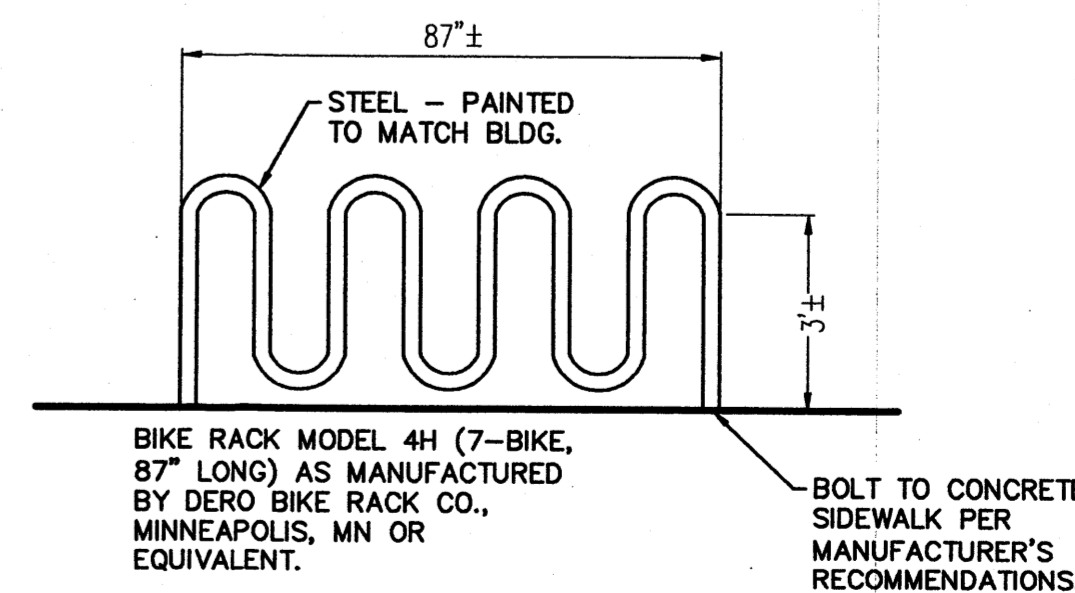
TYPICAL FLAG POLE
N.T.S.



CONCRETE PAVEMENT JOINT DETAILS
N.T.S.



CONCRETE PATIO DETAIL
NOT TO SCALE



BIKE RACK
NOT TO SCALE

Bohannon & Huston
Courtney I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

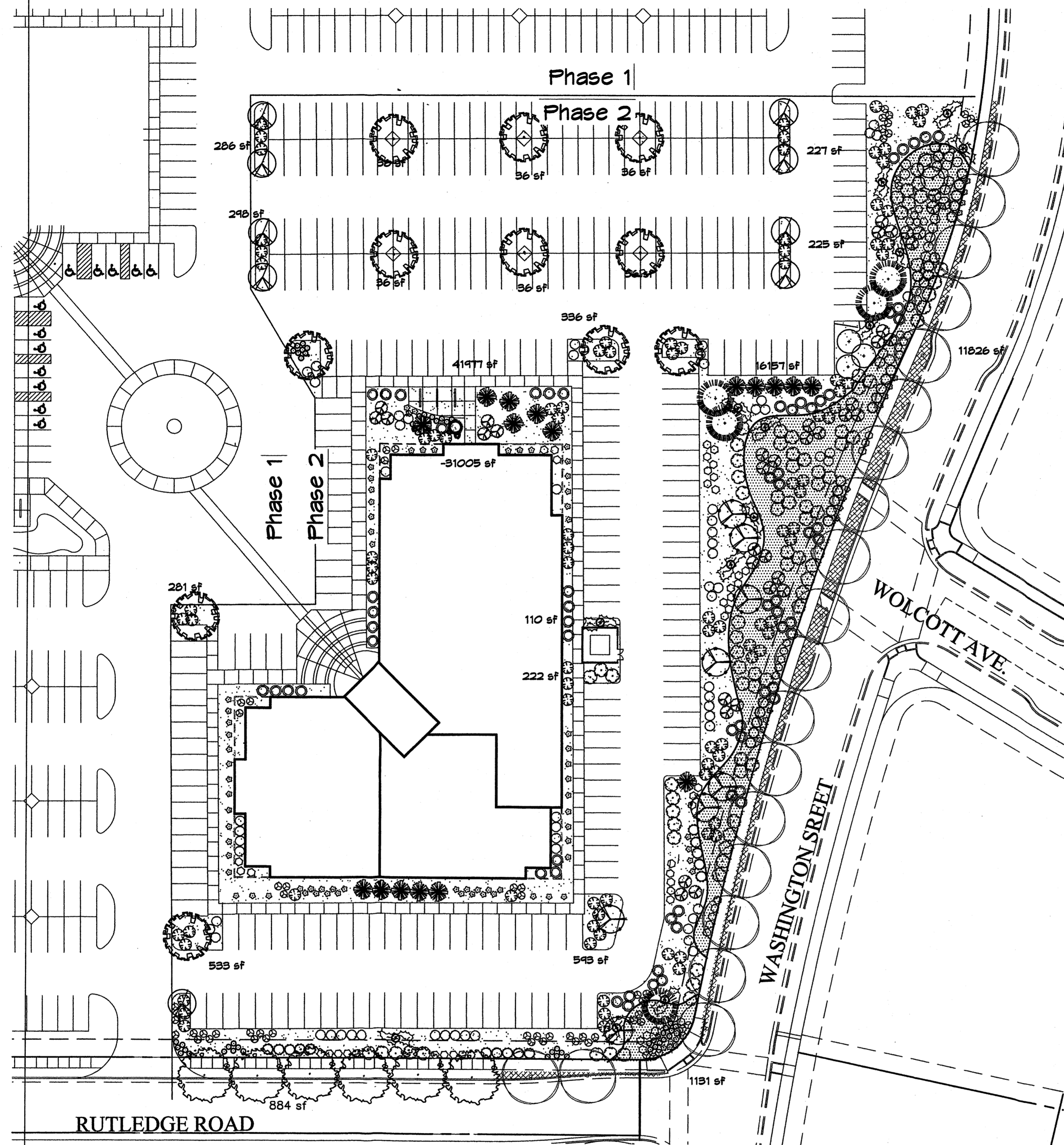
MK	DATE	DESCRIPTION

DRAWN BY: **RWB** CHECKED BY: **JTW**

JOB NUMBER: **A0559**

DATE: **NOVEMBER 2005**

SHEET NO



PLANT LEGEND

- EXISTING BERINDA ASH
- BERINDA ASH (H) 6 Fraxinus spp. 2" Cal. (PER THE JOURNAL CENTER REQUIREMENTS FOR STREET TREE PARKSTRIP)
- CHINESE PISTACHE (M) 11 Pistachia chinensis 2" Cal.
- OAK (M) 8 Quercus spp. 2" Cal.
- REDBUD (M) 9 Cercis reniformis 2" Cal.
- AUSTRIAN PINE (M) 5 Pinus nigra 6-8"
- THORNLESS HAMTHORN (M+) 5 Crataegus crus-galli inermis 15 Gal. 225sf
- SOTOL 17 Dasylirion wheeleri 5 Gal. 36sf
- MUGO PINE (M) 1 Pinus mugo 5 Gal. 36sf
- CURLLEAF MTN MAHOGANY (L) 83 Carcopus ledifolius 5 Gal. 1005f
- THREE-LEAF SUMAC (L) 43 Rhus trilobata 5 Gal. 36sf
- APACHE PLUME (L) 83 Fallugia paradoxa 5 Gal. 42sf
- THREADGRASS (M) 91 Stipa tenuissima 1 Gal. 4sf
- AUTUMN SAGE (M) 71 Salvia greggii 5 Gal. 9sf
- LAVENDER (M) 49 Lavandula angustifolia 1 Gal. 9sf
- ARP ROSEMARY (M) 66 Rosmarinus officianalis 5 Gal. 36sf
- POWIS CASTLE SAGE (L) 39 Artemisia x powis castle 5 Gal. 25sf
- WINTER JASMINE (L+) 99 Jasminum nudiflorum 5 Gal. 144sf
- WILDFLOWER 54 1 Gal. 4sf
- GREYLEAF COTONEASTER 39 Cotoneaster buxifolius 5 Gal. 81sf

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. 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. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

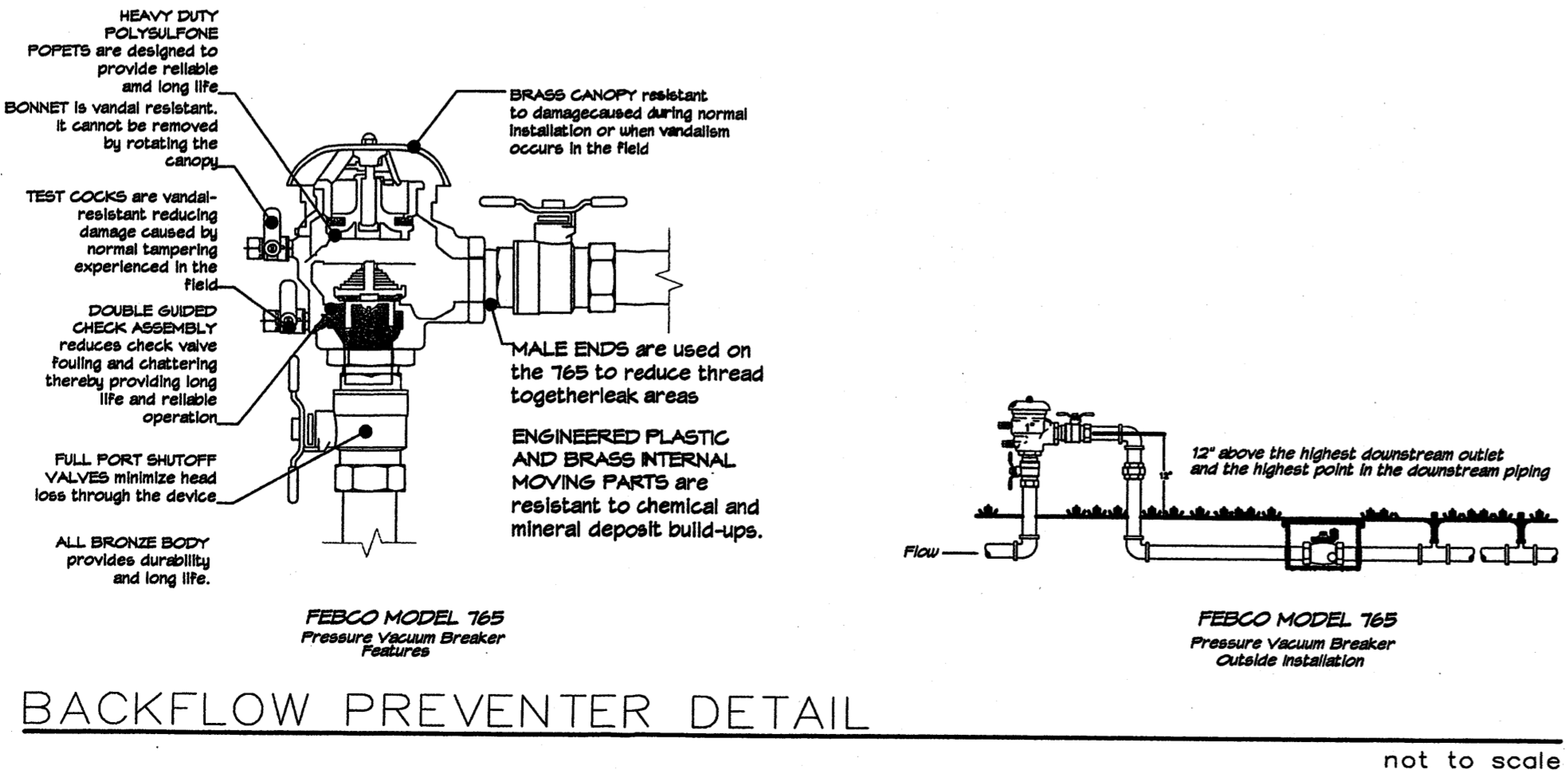
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	121507	square feet
TOTAL BUILDINGS AREA	43401	square feet
OFFSITE AREA	884	square feet
NET LOT AREA	137222	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	20583	square feet
TOTAL BED PROVIDED	44297	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	33223	square feet
TOTAL GROUND COVER PROVIDED	34394 (77%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	44297 (32%)	square feet



The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.



GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'



1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX

NEW MEXICO

MASTHEAD OFFICE COMPLEX
AT JOURNAL CENTER 2

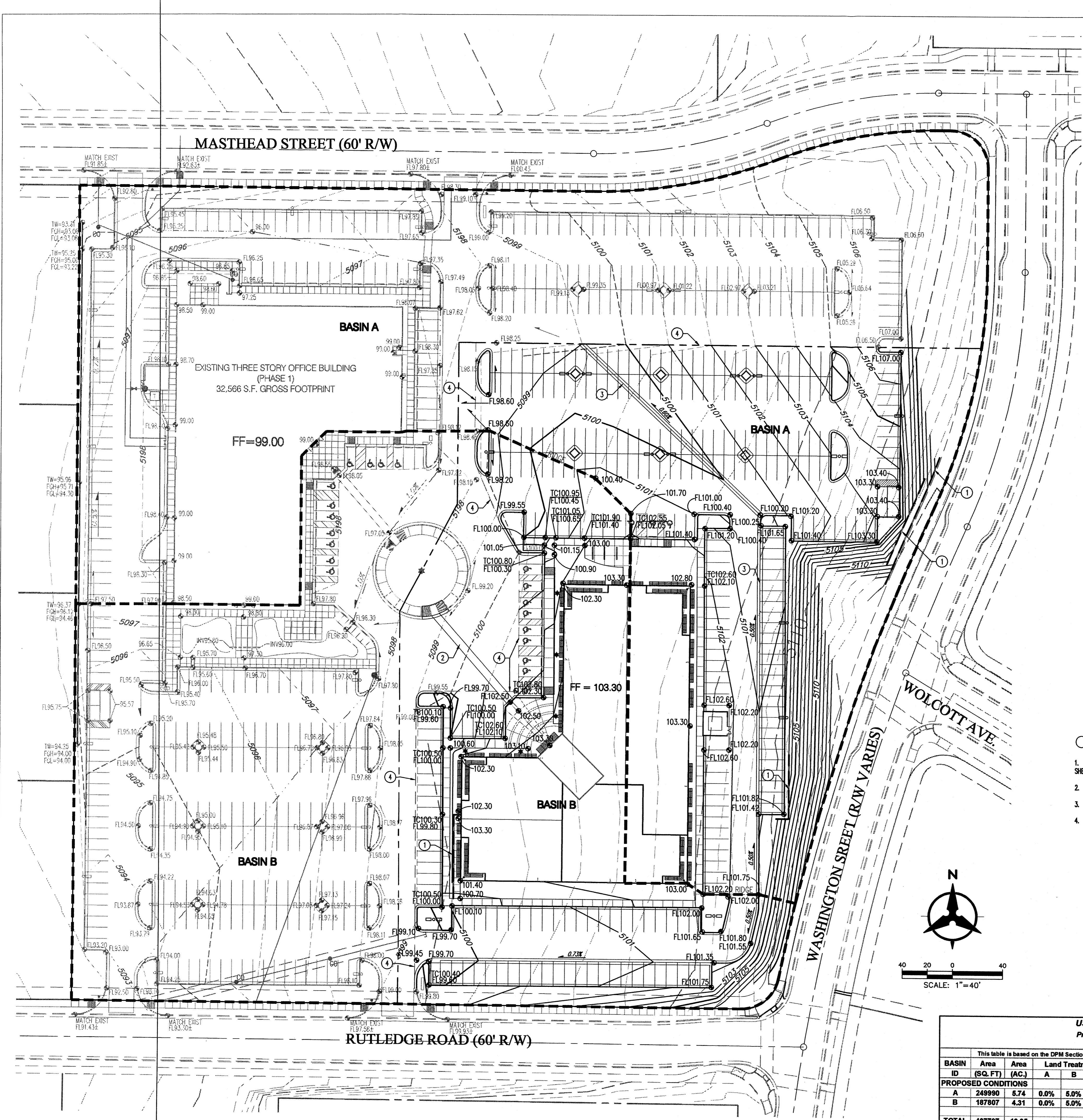
ALBUQUERQUE

DRR	11/22/05	REVISED SITE PLAN
MK	DATE	DESCRIPTION

DRR CJ

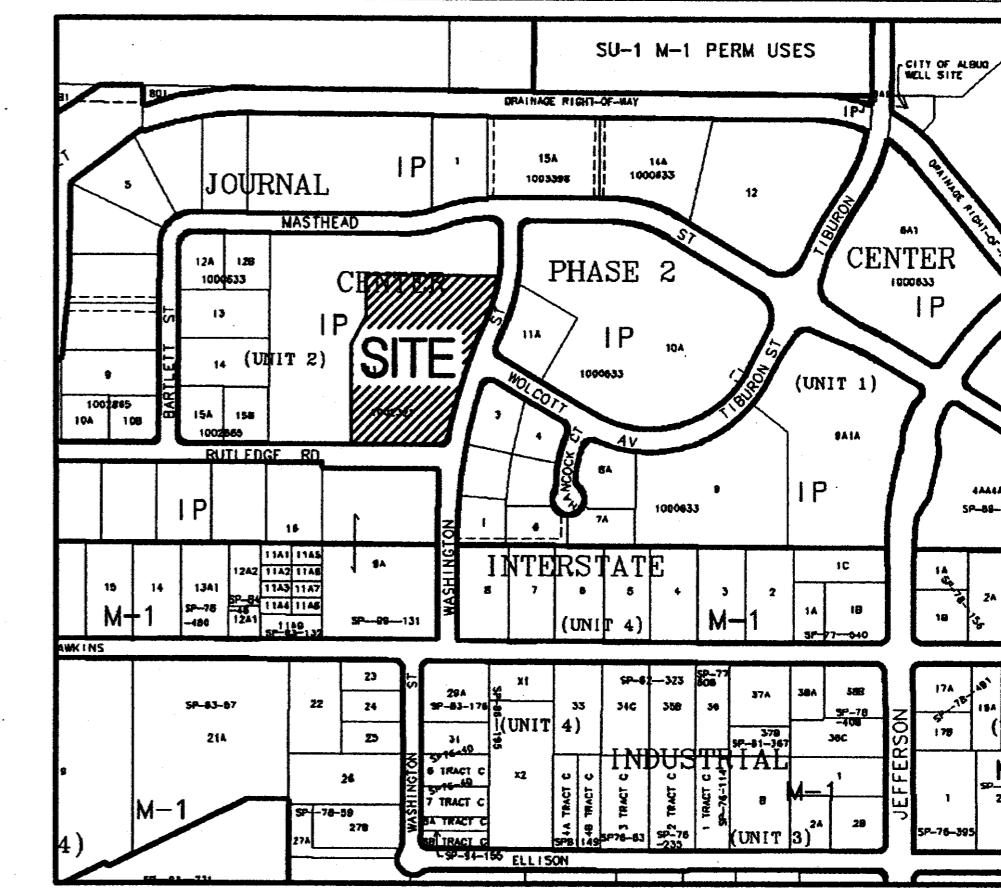
A0559

NOVEMBER 2005



LEGEND

- PROPERTY LINE
- - - 5040 - - - EXISTING CONTOUR
- - - 35 - - - PROPOSED INDEX CONTOUR
- - - PROPOSED INTERMEDIATE CONTOUR
- ⊙ 32.40 EXISTING SPOT ELEVATION
- 32.40 PROPOSED SPOT ELEVATION
- FL = FLOWLINE
- TS = TOP OF SIDEWALK
- FH = FINISHED GROUND HIGH SIDE
- FL = FINISHED GROUND LOW SIDE
- TW = TOP OF WALL
- DIRECTION OF FLOW



LEGAL DESCRIPTION
TRACT 11-B OF JOURNAL CENTER UNIT 2, PHASE 2
ALBUQUERQUE, NM, NOVEMBER, 2005

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (CDA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to provide a conceptual Drainage Management Plan and rough grading plan for development of the Masthead Office Complex at Journal Center 2 - Phase 2, located in the Journal Center, Phase 2, Unit 2, Lot 11-B in NE Albuquerque.

II. SITE LOCATION
The site is currently legally described as Journal Center, Phase 2, Unit 2, Lot 11-B (+/- 4.4 acres). The site is located within zone atlas map #M-21, and is in hydrologic zone 2. The site is located at the southwest corner of Masthead and Washington, just west of Jefferson.

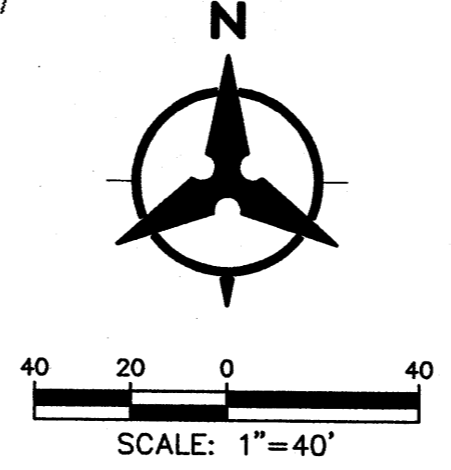
III. EXISTING HYDROLOGIC CONDITIONS
Currently the site (4.4 ac.) is undeveloped land. The surrounding streets and infrastructure are in place and Phase 1 of the development is currently under construction. The site drains from east to west in a sheet flow condition. Per the approved Drainage Plan of Journal Center - Phase 2 located in file number D17/D3AA, this site has been approved as a fully developed site and can drain to both Masthead and Rutledge via surface flow out of the driveways. Both Masthead and Rutledge drain to the west of the site where the drainage is collected in an underground drainage system.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed conditions for the Masthead Office Complex at Journal Center 2 are shown on this Conceptual Grading Plan. The hydrologic analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event. The total site (+/- 10.0 acres) will generate a total of 44.45 cfs under newly developed conditions and consists of approximately 85% D land treatment. Flows will be conveyed to Masthead and Rutledge by surface and curb and gutters. This split flow will travel west in both roadways to a common existing underground drainage system. This drainage system then flows north to the North Pino Arroyo, and then to the AMAFCA North Diversion Channel. Approximately 19.07 cfs drains to Rutledge; the other 25.38 cfs drains to Masthead.

V. CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and which meet city requirements and are in conformance with the previously approved master drainage plan for Journal Center, Phase 2. With this submittal we are requesting conceptual grading and drainage plan approval for building permit and rough grading approval.

KEYED NOTES

1. 4' HIGH ± MASONRY RETAINING WALL. SEE DETAIL SHEET C1.2
2. 2% MAXIMUM CROSS-SLOPE AT SIDEWALK CROSSING.
3. CONCRETE VALLEY GUTTER, REFER TO SITE PLAN.
4. MATCH EXISTING PAVEMENT.



US FOREST SERVICE BUILDING
Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 2

BASIN ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	WTE (inches)	V(100)200 (CF)	V(100)1400 (CF)
			A	B	C	D					
PROPOSED CONDITIONS											
A	249990	5.74	0.0%	5.0%	10.0%	85.0%	4.42	25.38	1.95	40707	48852
B	187807	4.31	0.0%	5.0%	10.0%	85.0%	4.42	19.07	1.95	30581	36701
TOTAL	437797	10.05	-	-	-	-	4.42	44.45	3.91	71287.94	71288

Bohannon & Huston
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

NCA
ARCHITECTS - PLANNERS - IA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
TODD WOODEN
NEW MEXICO
LICENSE # 16892
11/28/05

PROJECT TITLE

NEW MEXICO

ALBUQUERQUE

**MASTHEAD OFFICE COMPLEX
AT JOURNAL CENTER 2**

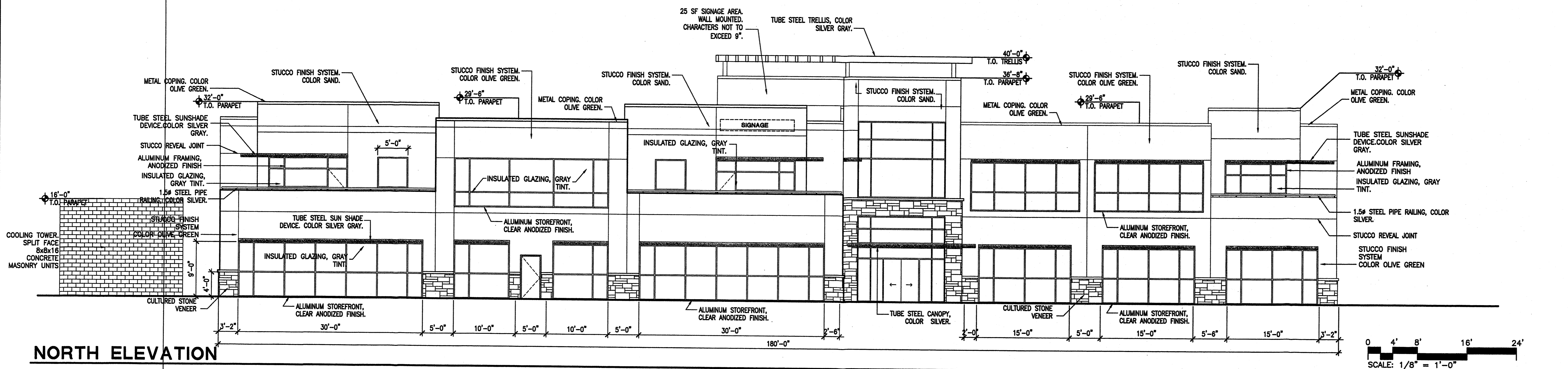
SITE PLAN FOR BUILDING PERMIT - Grading Plan

REVISIONS

NO.	DATE	DESCRIPTION

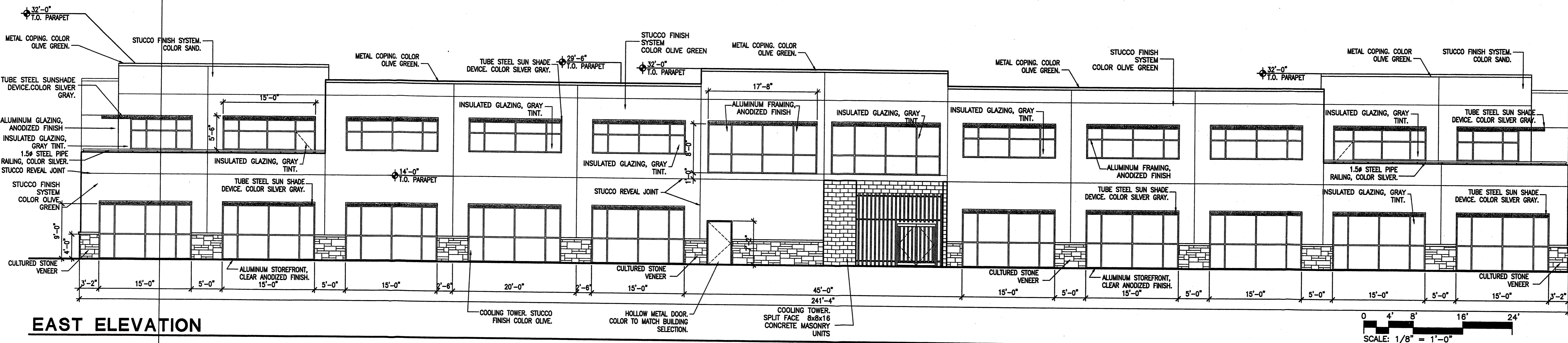
MK	DATE	DESCRIPTION
DRAWN BY:	RWB	CHECKED BY: JTV
JOB NUMBER:	A0559	
DATE:	NOVEMBER 2005	
SHEET NO	C2.0	

P:\060240\cdp\general\060240sp01.dwg, Layout1
November 23, 2005 - 1:24pm
Plotted by: JWOTEN



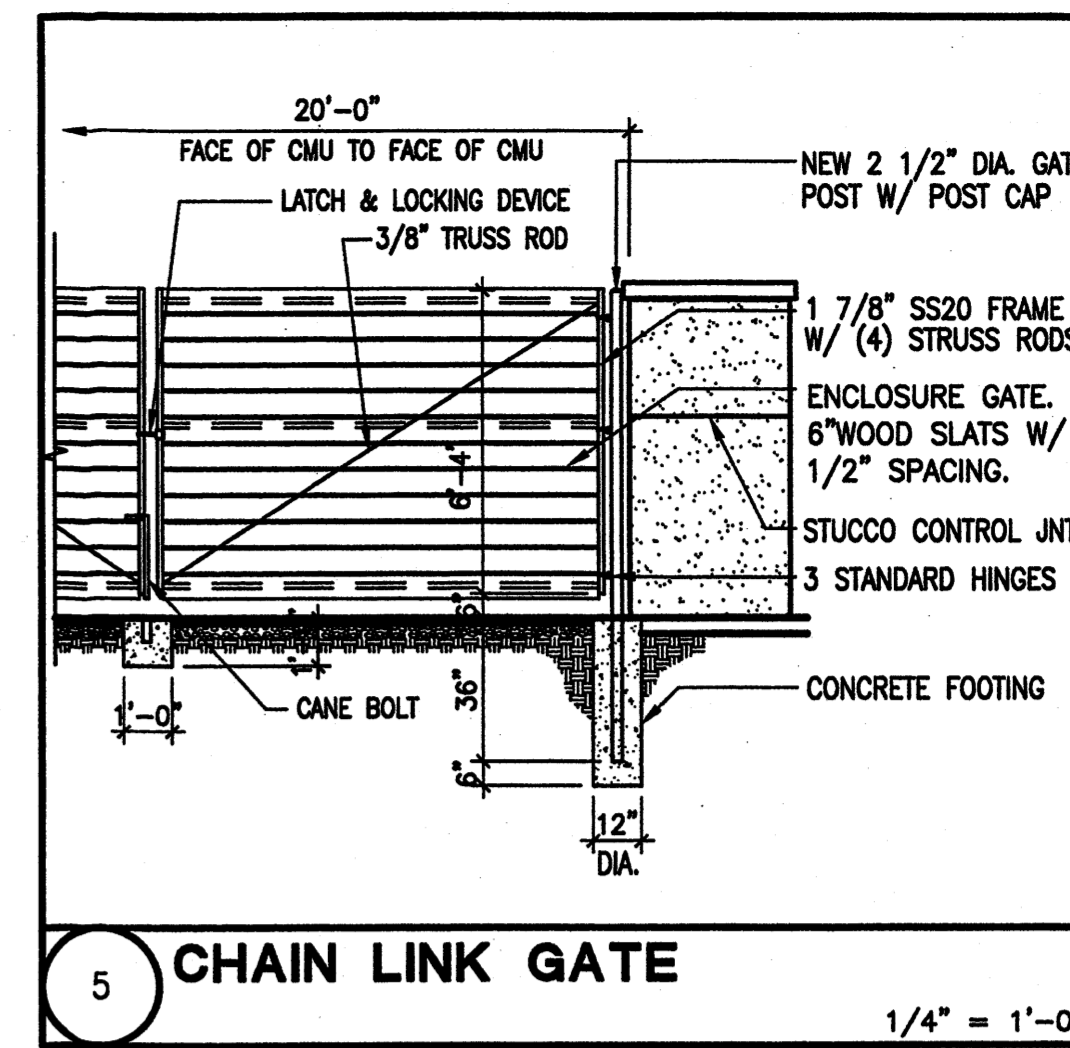
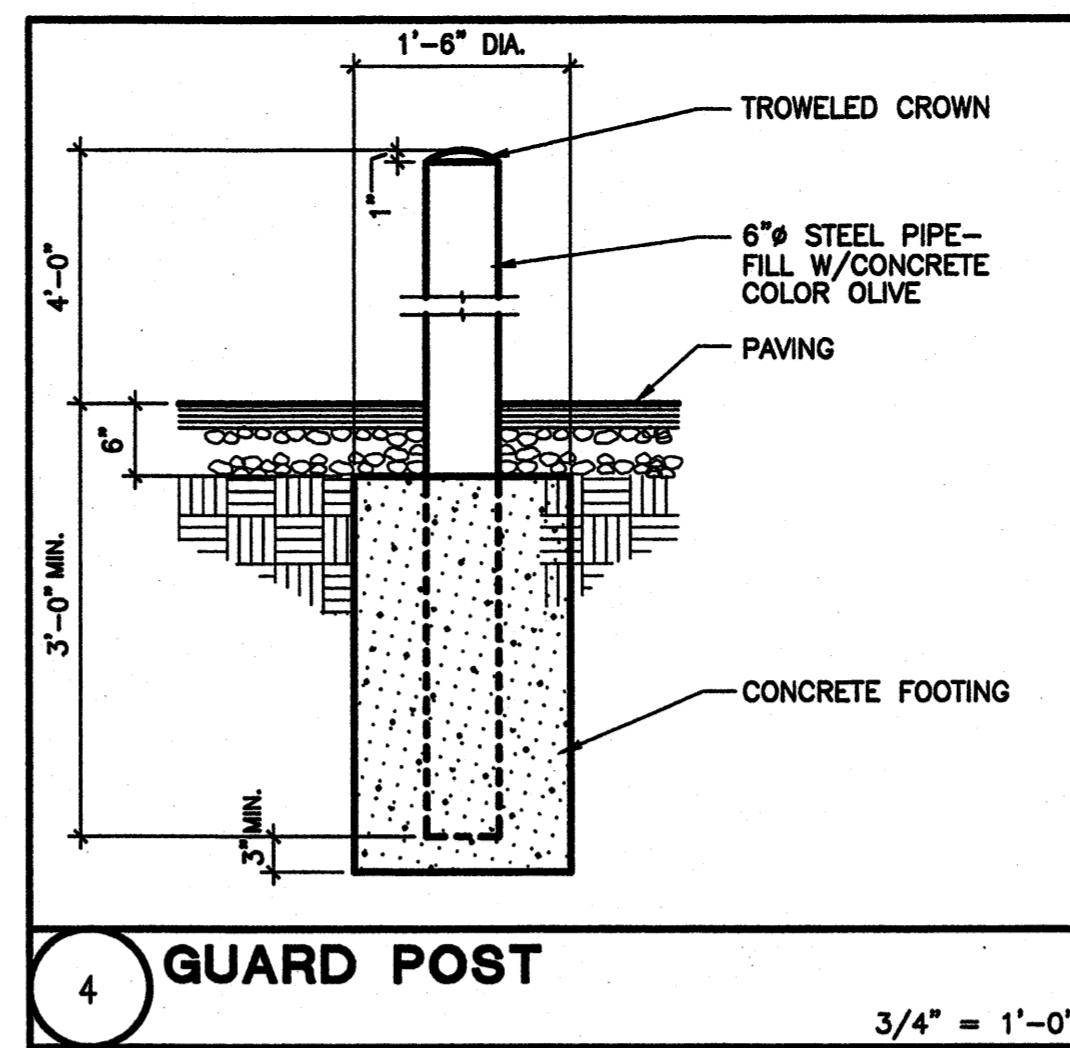
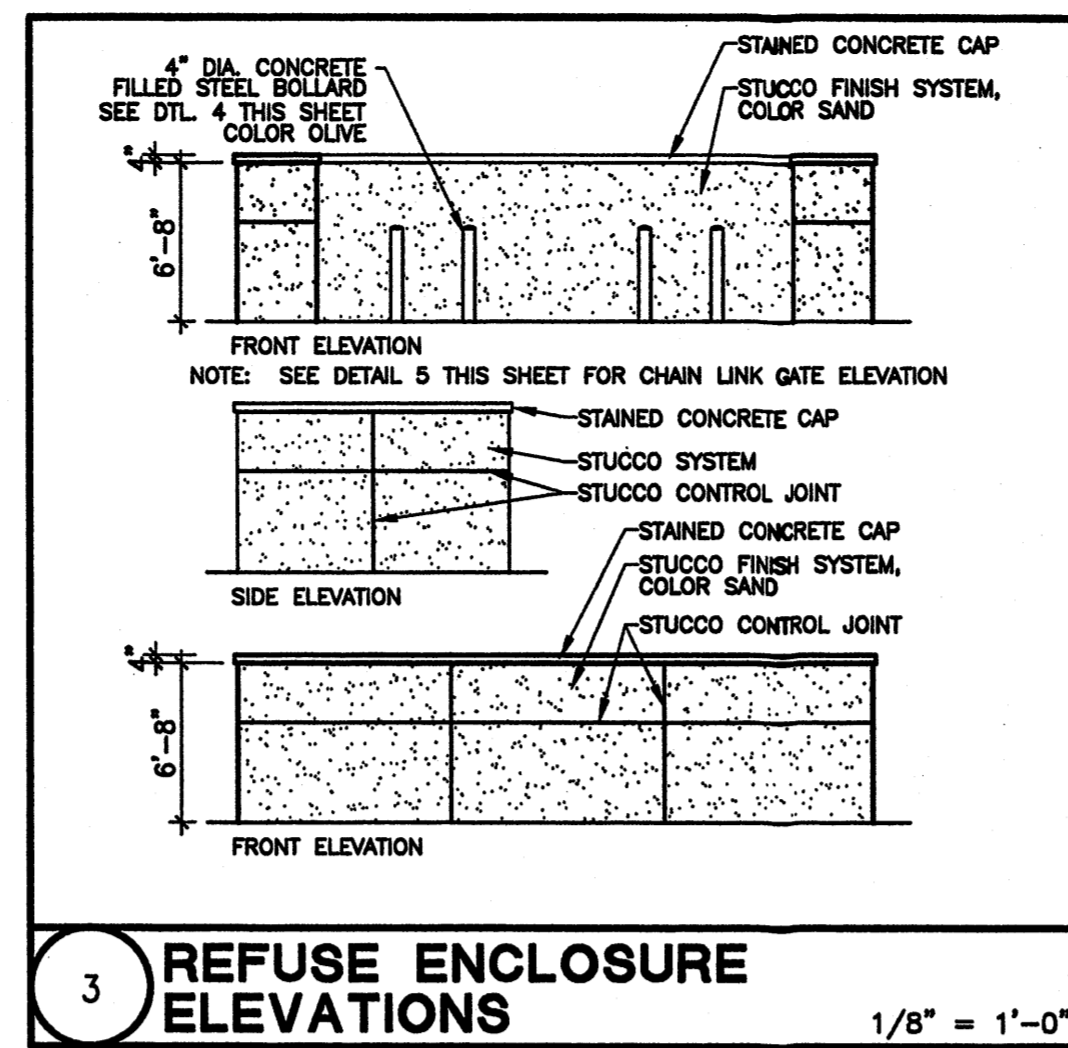
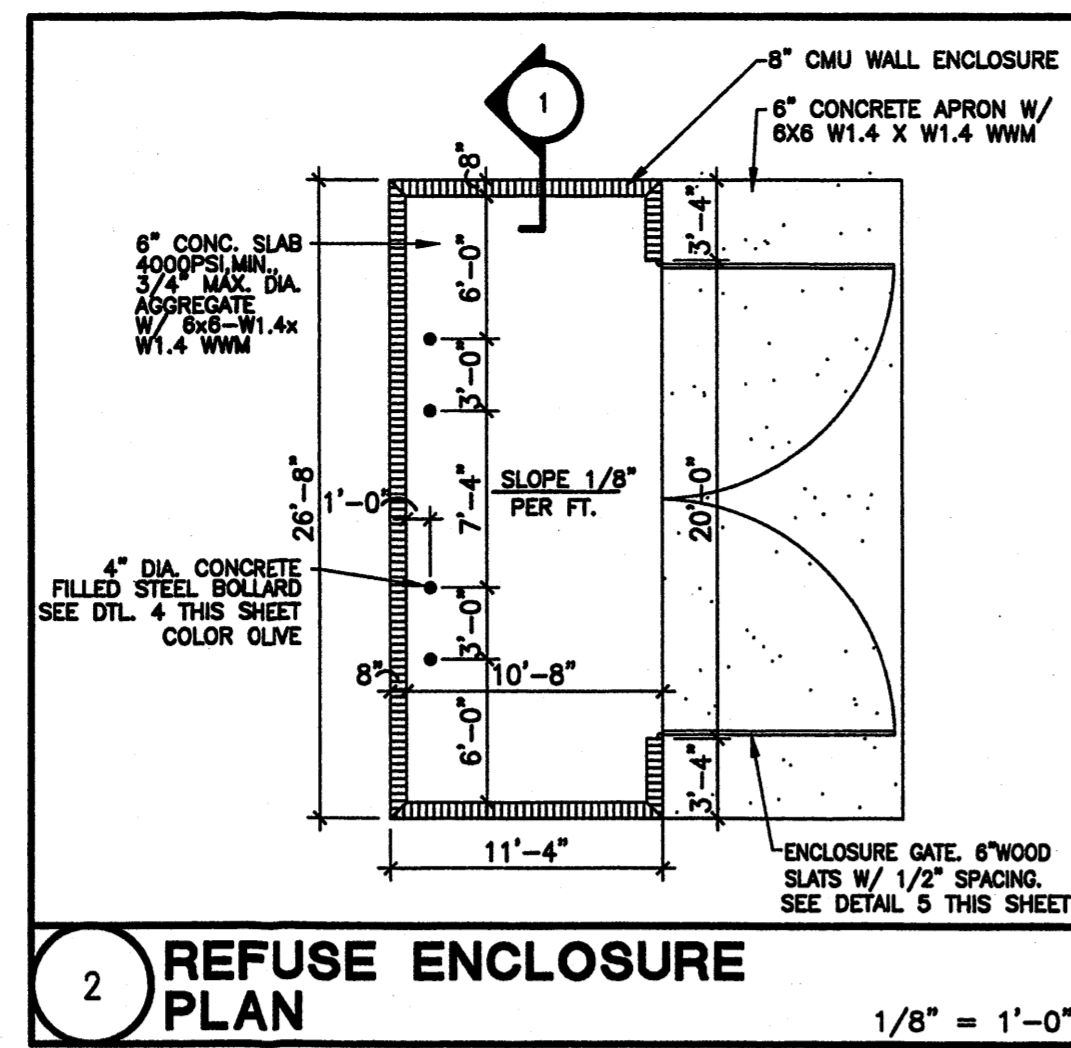
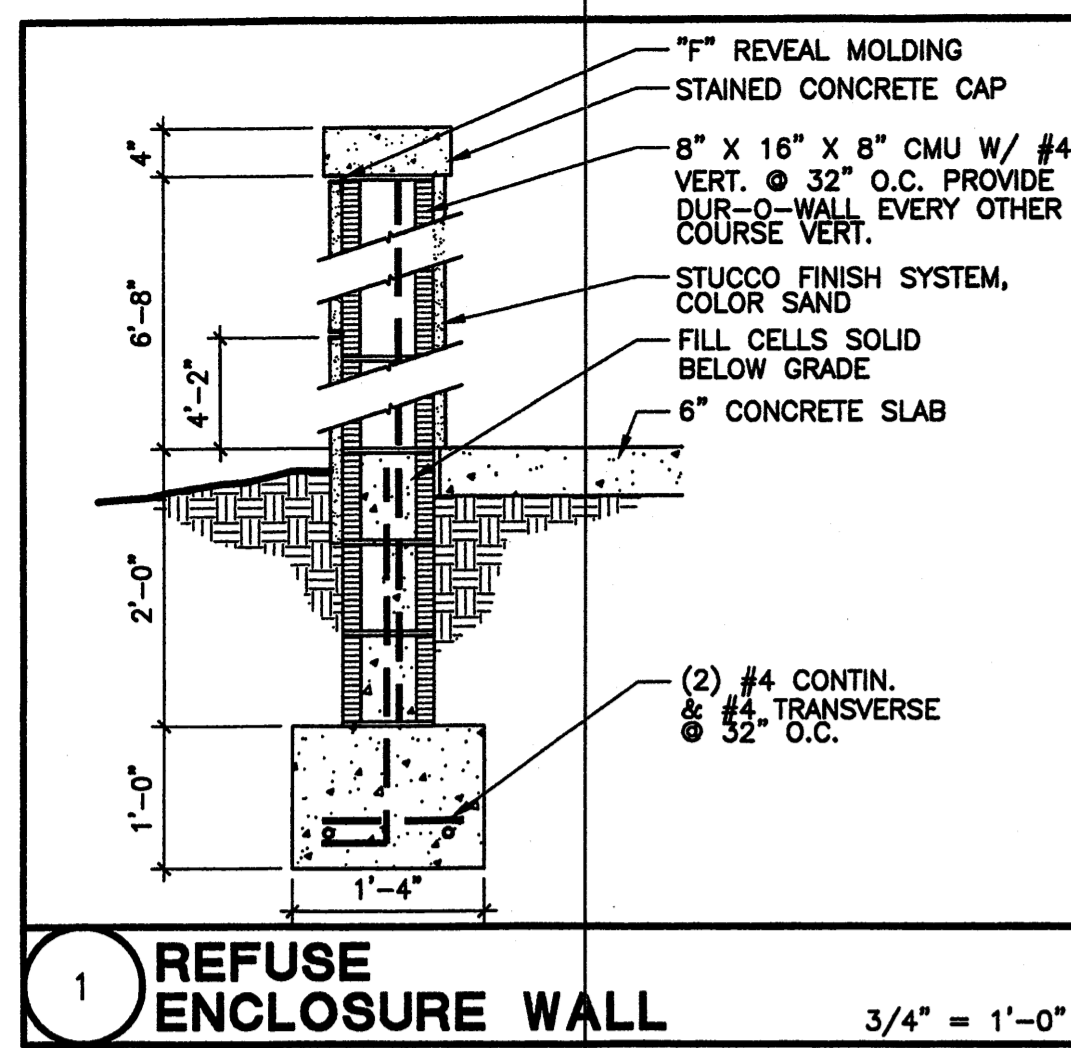
NORTH ELEVATION

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



EAST ELEVATION

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



ALL SPLIT FACE MASONRY UNITS AND STUCCO COLORS TO MATCH AND HARMONIZE WITH THE BUILDING'S OVERALL COLOR SCHEME.



1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-8400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

ALBUQUERQUE
NEW MEXICO
MASTHEAD OFFICE COMPLEX
AT JOURNAL CENTER 2
REFUSE ENCLOSURE AND SITE DETAILS

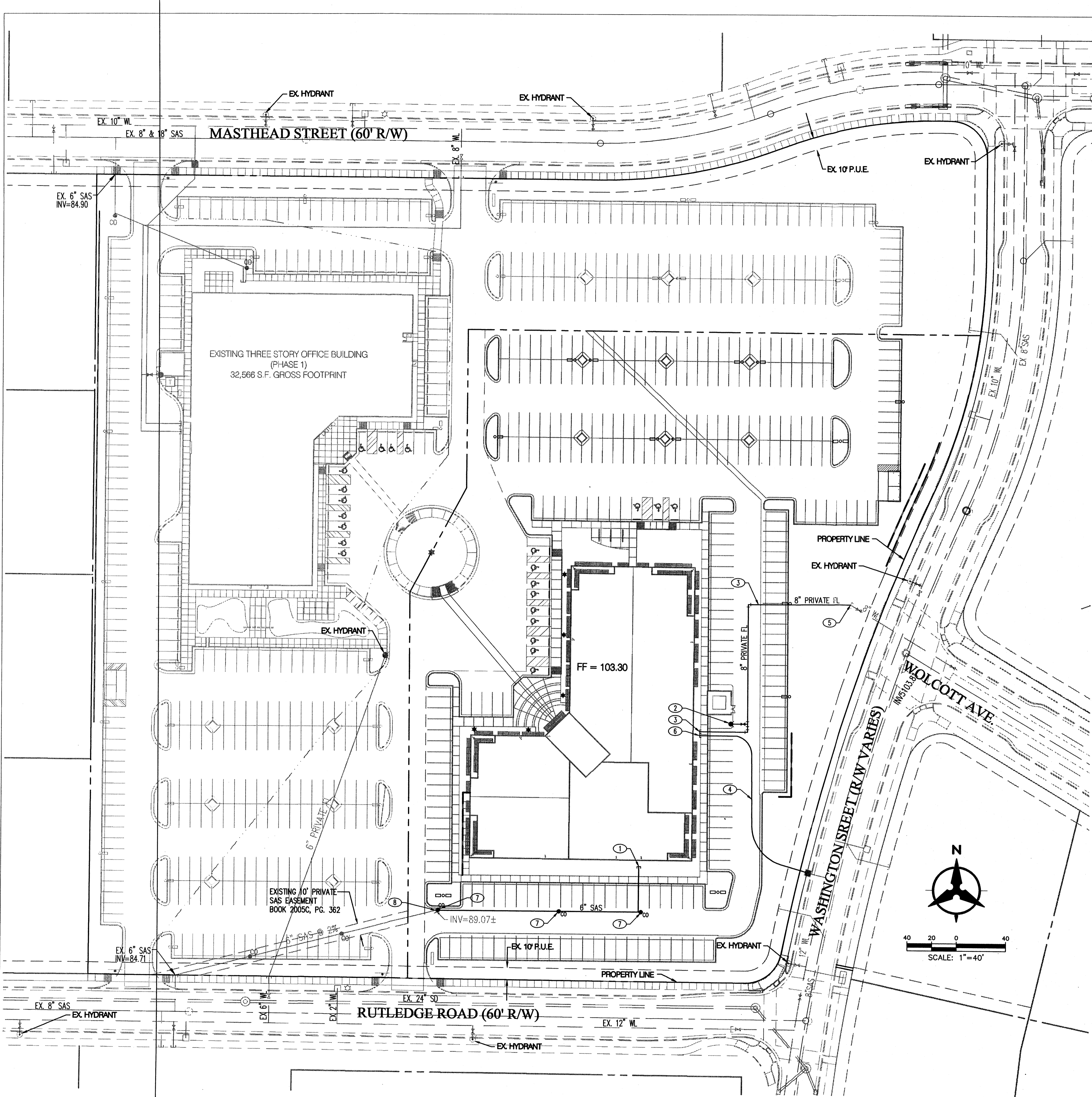
REVISIONS

MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

JOB NUMBER:
A0559
DATE:
NOVEMBER 2005
SHEET NO

AS1.1



UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

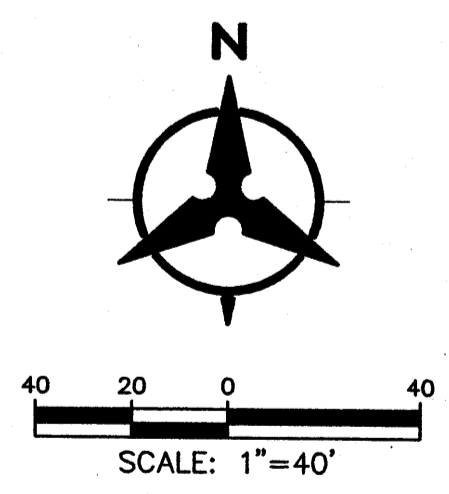
UTILITY KEYED NOTES

1. 6" SANITARY SEWER STUB
2. NEW PRIVATE FIRE HYDRANT
3. 8" PRIVATE FIRE LINE SERVICE FOR BUILDING SPRINKLERS. BACKFLOW PREVENTER TO BE INSTALLED INSIDE MECHANICAL ROOM. FDC TO BE LOCATED ON BUILDING WALL.
4. NEW 1 1/2" METERED WATER SERVICE. CONNECT TO EXISTING 2" WATER LINE STUB OUT.
5. CONNECTION TO EXISTING 8" FIRE LINE STUB
6. NEW 1 1/2" DOMESTIC WATER SERVICE TO BUILDING, BACKFLOW PREVENTER SHALL BE INSIDE MECHANICAL ROOM.
7. SANITARY SEWER CLEANOUT
8. CONNECT TO EX. 6" SAS STUB PROVIDED TO SITE WITH PHASE 1.

LEGEND

---	PROPERTY LINE
EX. 8" SAS	EX. SANITARY SEWER & MANHOLE
EX. 24" SD	EX. STORM DRAIN & MANHOLE
EX. 12" WL	EX. INLET
X	EX. VALVE
□	EX. METER
⊕	EX. FIRE HYDRANT
☆	EX. STREET LIGHT
SAS	PROPOSED SANITARY SEWER
●	PROPOSED CLEANOUT
WL	PROPOSED WATERLINE

CITY OF ALBUQUERQUE
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
Fred [Signature]
 CONTRACTOR & DATE



P:\060240\cdp\general\060240up01.dwg, Layout1
 November 22, 2005 - 2:04pm
 Plotted by: RBANKER

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

NCA
 ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
 ALBUQUERQUE, NM 87104
 505-255-6400 505-268-6954 FAX
 WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

NEW MEXICO

ALBUQUERQUE

**MASTHEAD OFFICE COMPLEX
 AT JOURNAL CENTER 2**

SITE PLAN FOR BUILDING PERMIT - Utility Plan

REVISIONS

MK	DATE	DESCRIPTION
DRAWN BY:		CHECKED BY:
RWB		JTV
JOB NUMBER:	A0559	
DATE:	NOVEMBER 2005	
SHEET NO	C3.0	