

SITE PLAN NOTES

INVESTMENT, LLC" MUST BE CONTACTED.

COMPATABLE TO BUILDING.

REQUIREMENTS.

FROM VIEW.

1. SCREEN WALLS AND REFUSE ENCLOSURE SHALL BE ARCHITECTURALLY

3. SITE LIGHTING SHALL BE HORIZONTAL CUT — OFF TYPE AND MAXIMUM 24' HIGH ABOVE GRADE. POLES AND FIXTURES SHALL BE PER JOURNAL CENTER

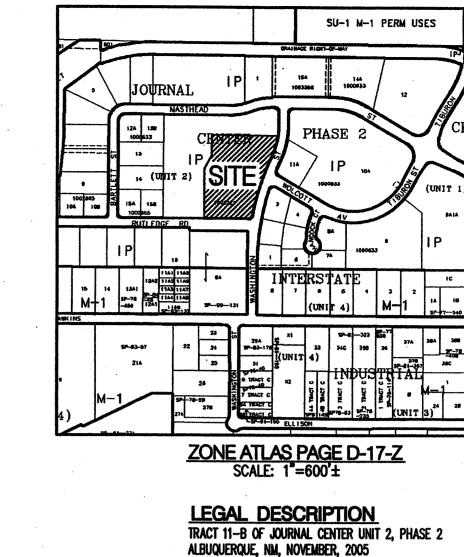
2. UTILITY BOXES SHALL BE SCREENED WITH MATURE LANDSCAPING.

4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED

5. AT THE TIME COMMON AREA IRRIGATION IS CONNECTED TO JOURNAL

CENTER 2 COMMON AREA IRRIGATION SYSTEM, THE DEVELOPER "TIBURON

/	
Zoning (Existing)	= IP
Site Area	= 10.0496 ac.
Building Area (Gross)	= 96,400 sf
Parking Required* Phase 1	
1st flr office rentable 30,480sf 🛭 1/200	= 152.4
2nd fir office rentable 32,050sf @ 1/300	= 106.8
3rd flr office rentable 29,360sf • 1/300	<u>= 97.9</u>
Subtotal Required Phase 2	= 358
1st flr office rentable 30,480sf @ 1/200	= 152.4
2nd flr office rentable 32,050sf @ 1/300	
3rd flr office rentable 29,360sf • 1/300	<u>= 97.9</u>
Subtotal Required	= 358
Total Required	= 716
Handicap Accessible Stalls Required	= 24
Parking Provided (Phase 1)	
Standard Spaces	= 387
Handicap Accessible Stalls	= 12
Subtotal Provided	= 399
Parking Provided (Phase 2)	
Standard Spaces	= <del>310</del> 311
Handicap Accessible Stalls	_= 12
Subtotal Provided	= 332 323
Total Provided	= <del>731</del> 72.2.
Bicycle Parking Required (Phase 2)	= 20 (1/20 automobile space
Bicycle Parking Provided (Phase 2)	= 21 (3 rows of 7 each)



CITY OF ALBUD

○ KEYED NOTES

- . 14' HIGH MASONRY SCREEN WALL TO MATCH BUILDING, SEE FLEVATIONS.
- 2. MASONRY REFUSE ENCLOSURE TO MATCH BUILDING.
- 3. SAWCUT & REMOVE EXISTING SIDEWALK AND CURB & GUTTER. INSTALL HANDICAP RAMP/ MIN. 5'x5' LANDING
- 4. BICYCLE PARKING (21 SPACES). REF. DETAIL ON SHEET C1.1.
- 5. 6' WIDE, PIGMENTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (2% MAX. CROSS SLOPE). PIGMENT COLOR PER ARCHITECT.
- 6. MONUMENT SIGN, SEE DETAILS.
- 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.
- 9. 6'x6' TREE PLANTER (TYP). REF LANDSCAPE PLANS FOR TREATMENT.
- 10. LIGHT POLE. PER DETAILS SHEET C1.1.
- 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 C1.1.

- 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 C1.1.
- 19. 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.

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: <u>6-14-06</u> Date Traffic Engineering, Transportation Division 6/14/06 6/14/06 7/31/06 Date \* Environmental Health Department (conditional) Muhael 8/1/06 Date Solid Waste Management DRB Chairperson, Planning Department

1004556

06 DRB-00707

PROJECT NUMBER:

**Application Number:** 

Bohannan A Huston

ENGINEERING . SPATIAL DATA . ADVANCED TECHNOLOGIES

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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

CONSULTANT

PROJECT TITLE

MK DATE DESCRIPTION DRAWN BY: CHECKED BY:

BJS JOB NUMBER: A0559

DATE: MAY 17, 2006

SHEET NO

C1.0

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**DRAWING INDEX** 

C2.0 - PRELIMINARY GRADING PLAN

C3.0 - CONCEPTUAL UTILITY PLAN

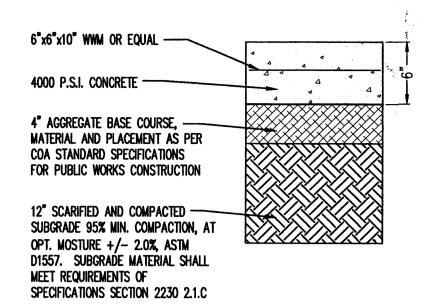
A2.1 - BUILDING ELEVATIONS

A2.2 - BUILDING ELEVATIONS

AS1.1 - ARCH SITE DETAILS

C1.0 - SITE PLAN

C1.1 - SITE DETAILS L1.0 - LANDSCAPE PLAN



## REFUSE ENCLOSURE CONCRETE PAVEMENT

\* REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. LIGHT DUTY ASPHALT PAVEMENT SECTION N.T.S.

PRIME COAT PER

SEC. 408

NMDOT STD. SPEC.

SINGLE 2.5" LIFT OF — ASPHALT CONCRETE

PAVEMENT TYPE "B"

SEC. 420

PER NMDOT STD. SPEC.

6.5" AGGREGATE -

SPEC. SEC. 304

BASE COURSE TYPE I

OR I PER NMOOT STD.

10" PREPARED ----

TO 95% MAXIMUM

D-1557

**BUILDING SLAB** 

DENSITY PER ASTM

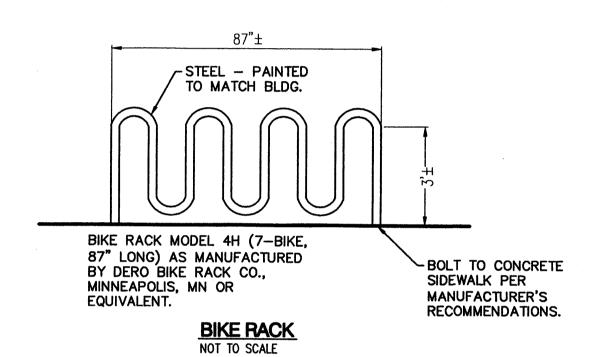
SUBGRADE COMPACTED

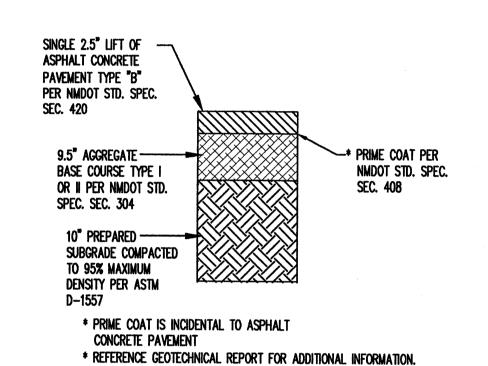
CONCRETE PAVEMENT

\* PRIME COAT IS INCIDENTAL TO ASPHALT

- INSTALL HANDICAP SIGN & POST PER DTL THIS SHEET (SPECIAL SIGN FOR VAN ACCESSIBLE) - PRECAST CONCRETE 6" MEDIAN CURB 8.5'
SIDEWALK (TYP.) Parking Bumpers 0 2% MAX. - 6" MEDIAN 5' (TYP.) TRANSITION FROM **ACCESSIBLE 9** 1' 0.C. MEDIAN CURB PAINTED INTERNATIONAL  $^{-1}$ HANDICAP SYMBOL

HANDICAP PARKING DETAIL NOT TO SCALE



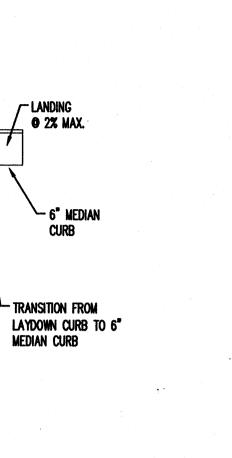


HEAVY DUTY ASPHALT PAVEMENT SECTION

-MIN 3,000psi PIGMENTED COLOR PER ARCHITECT) ASPHALT PVMT -6' MIN (SEE PLAN) -SUBGRADE -- COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATION'S.

SIDEWALK CROSSING DETAIL
NOT TO SCALE

- METAL HALIDE SHOEBOX FIXTURE (BRONZE COLOR). - STEEL POLE (BRONZE COLOR) - CONCRETE BASE



— Blue symbol - Green ARROW(S) AS Appropriate VAN ACCESSIBLE 12" X 9" THIS SIGN TYPICAL AT ALL "VAN ACCESSIBLE" PARKING SPACES VAN SIGN AS APPROPRIATE - "U" CHANNEL POST 3 LBS./FT. - 4" DIA. STEEL PIPE BOLLARD PAINTED OSHA YELLOW FILLED WITH CONCRETE - 4000 PSI CONCRETE

RESERVED -

**PARKING** 

R7-8 12"

X 18"

- Green Lettering on

WHITE BACKGROUND

HANDICAP PARKING SIGN MOUNTING DETAIL

ONE SIGN SHALL BE INSTALLED AT EACH HANDICAP SPACE.

LIGHT POLE
NOT TO SCALE

Bohannan 📤 Huston 🕏

WWW.NCA-ARCHITECTS.COM ARCHITECT CONSULTANT PROJECT TITLE COMPL NTER 2 MASTHEAD OFFICE AT JOURNAL CEI REVISIONS MK DATE DESCRIPTION DRAWN BY: CHECKED BY BJS JOB NUMBER: A0559 DATE: MAY 17, 2006 SHEET NO Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 **C1.1** ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

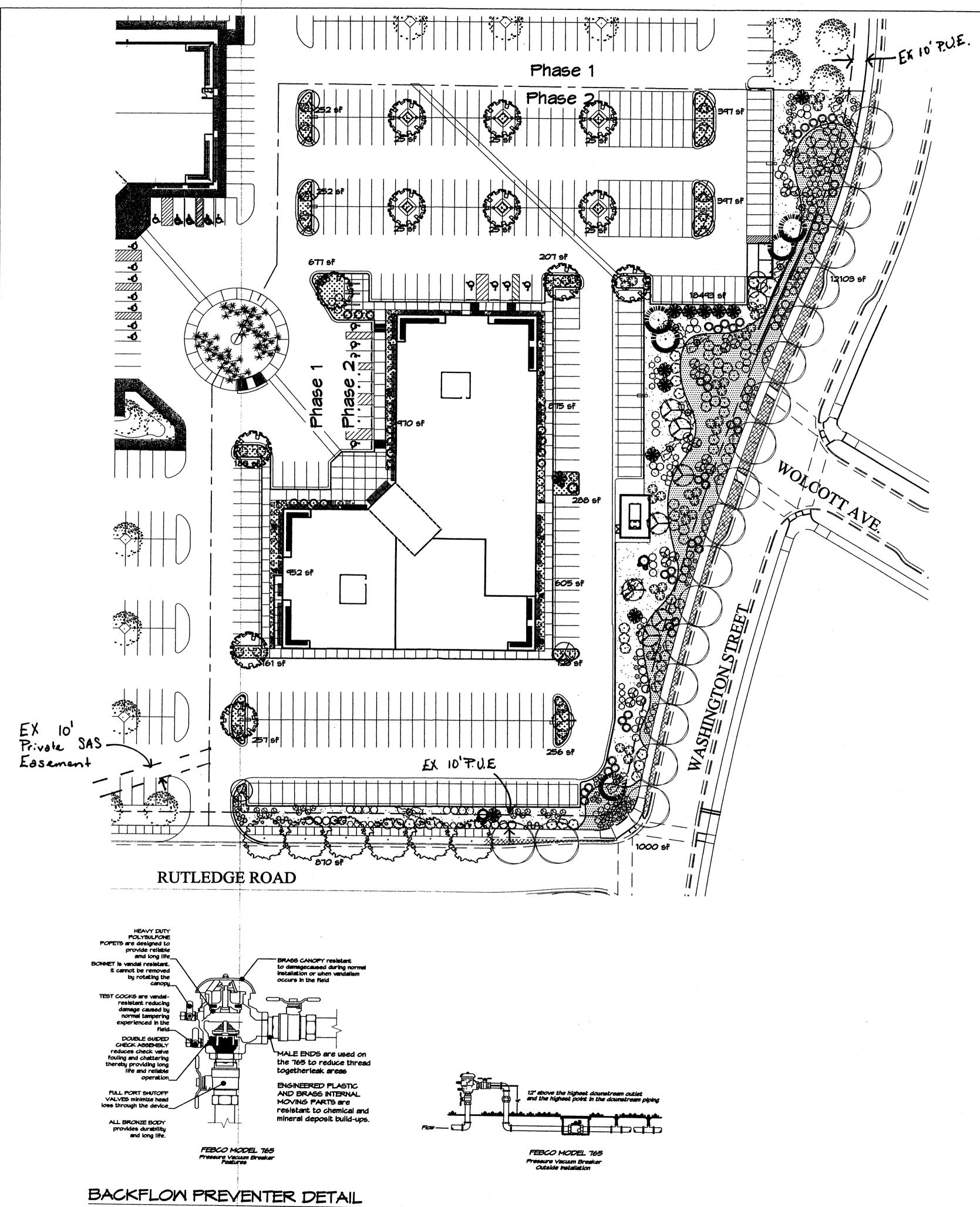
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CONCRETE PAVEMENT (PIGMENT

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not to scale

# PLANT LEGEND

EXISTING BERINDA ASH PONIS CASTLE SAGE (L) 28 MUGO PINE (M) 3 Artimesia x powis castle 5 Gal. 25sf O Pinus mugo 5 Gal. 36sf BERINDA ASH (H) 6 Fraxinus SPP. 2" Cal. MINTER JASMINE (L+) 68 CURLLEAF MTN MAHOGANY (L) 70 Carcorpus ledfolius 5 Gal. 1005F Jasminum nudiflorum 5 Gal. 144sf (PER THE JOURNAL CENTER REQUIREMENTS FOR STREET TREE **WILDFLOWER 50** THREE-LEAF SUMAC (L) 38 Rhus trilobata 5 Gal. 36sf PARKSTRIP) 1 Gal. 45f CHINESE PISTACHE (M) 12 Pistachia chinensis 2" Cal. GREYLEAF COTONEASTER 36 Cotoneaster buxifolius APACHE PLUME (L) 67 Fallugia paradoxa 5 Gal. 81sf each symbol indicates 3 plants OAK (M) 8 Quercus spp. 2" Cal. 5 Gal. 425f BOULDERS (41) THREADGRASS (M) 89 Stipa tennuisima NATURAL EDGE 1 Gal. 4sf REDBUD (M) 10 Cercis reniformis 2" Cal. SANTA ANA TAN GRAVEL WITH FILTER FABRIC AUTUMN SAGE (M) 60 O Salvia greggii 5 Gal. 9st AUSTRIAN PINE (M) 5 Pinus nigra SANTA FE BROWN GRAVEL WITH FILTER FABRIC LAVENDER (M) 34 Lavandula angustifolia GREY CRUSHERFINES WITH FILTER FABRIC 1 Gal. 95f THORNLESS HAWTHORN (M+) 5 Crataegus crus-galli inermis OVERSIZED GRAVEL ARP ROSEMARY (M) 54 WITH FILTER FABRIC 15 Gal. 225sf Rosmarinus officianalis EXISTING LANDSCAPING 5 Gal. 36sf SOTOL 12 Dasylirion wheeleri 5 Gal. 36sf

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.

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" polypipe 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.

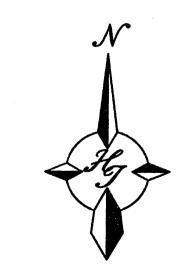
Irrigation maintenance shall be the responsibility of the Property Owner.

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

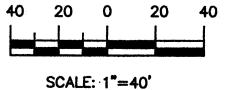
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received. The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an infield-change order.

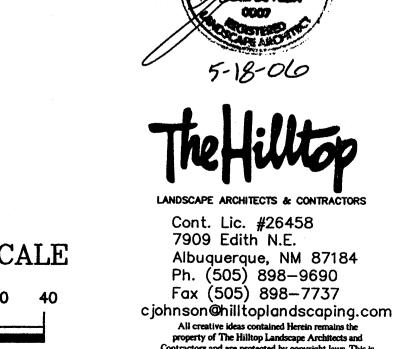
# LANDSCAPE CALCULATIONS

TOTAL LOT AREA	182360	square feet
TOTAL BUILDINGS AREA	34975	square feet
OFFSITE AREA	0T8	square feet
NET LOT AREA	146515	square feet
LANDSCAPE REQUIREMENT	15%	<b>▼</b> .
TOTAL LANDSCAPE REQUIREMENT	21977	square feet
TOTAL BED PROVIDED	39468	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	r 29601	square feet
TOTAL GROUNDCOVER PROVIDED	29601	square feet
TOTAL LANDSCAPE PROVIDED	39468	square feet



GRAPHIC SCALE





an original design and must not be released or copied

unless applicable fees have been paid or job order

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ALBUQUERQUE, NM 87104

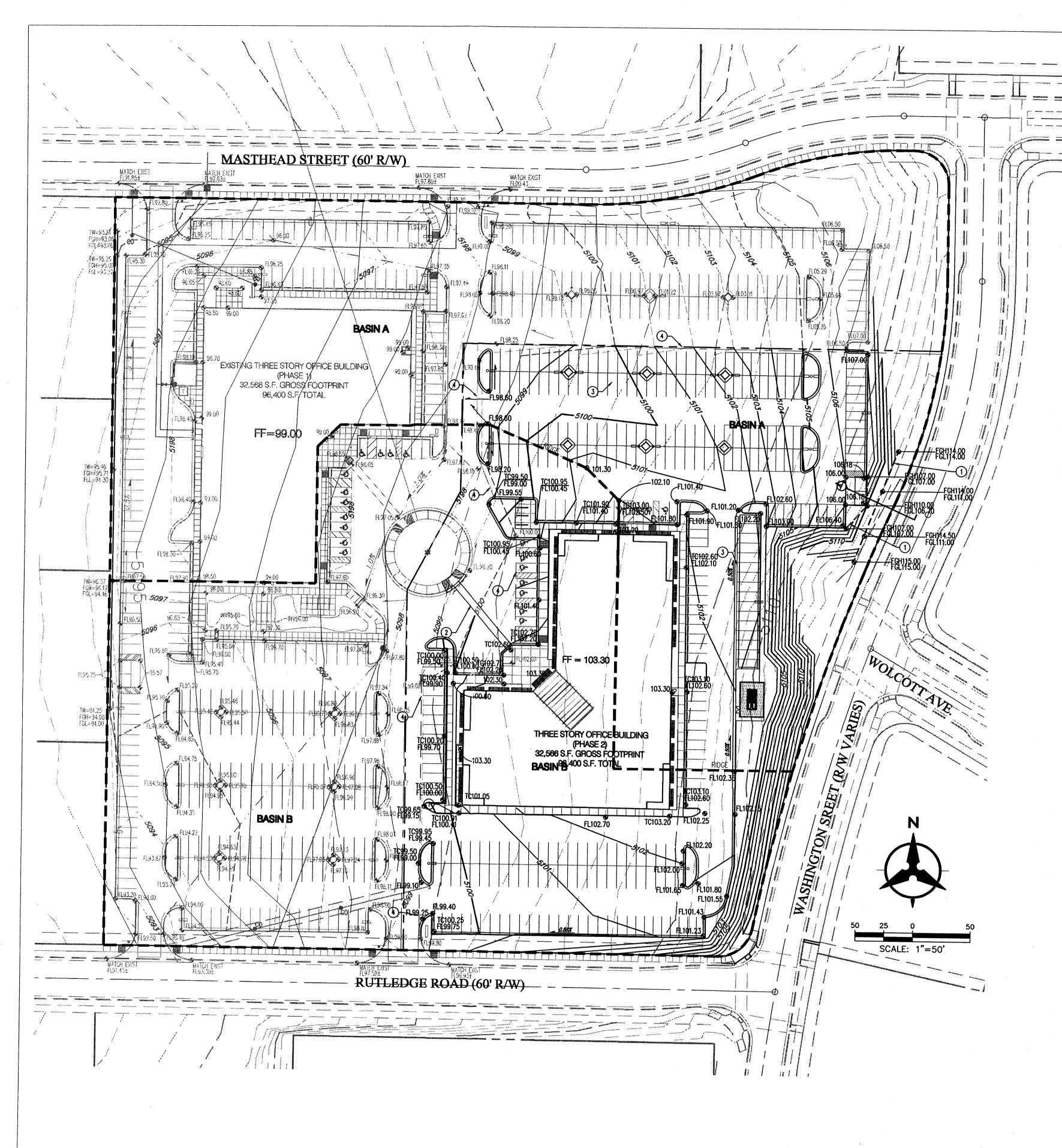
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AT JOURNAL CENTER 2 EVELOPMENT PLAN FOR BUILDING PERMIT

1 5-17-06 site revision adf
MK DATE DESCRIPTION

A0559 NOVEMBER 2005

1



#### DRAINAGE MANAGEMENT PLAN

#### I. INTRODUCTION

The purpose of this submittal is to provide a final Drainage Management 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 #D-17, and is in hydrologic zone 2. The site is located at the southwest corner of Masthead and Washington, just west of Jefferson.

#### III. SITE TOPOGRAPHY

The site slopes evenly from east to west at a value of less than 5%. Washington Street has a high point at the intersection of Wolcott Avenue from which it slopes north to Masthead and south to Rutledge. The area surrounding the site maintains similar topography.

#### IV. 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. This site is within Basins B1 and C1 of the mentioned drainage plan. Basin B1 drains into Rutledge and the development contained in B1 is allotted 20.11 cfs of outflow. Basin C1 drains into Masthead. The portion of the new development contained in C1 is allotted 24.53 cfs of outflow per the approved Drainage Plan of Journal Center-Phase 2.

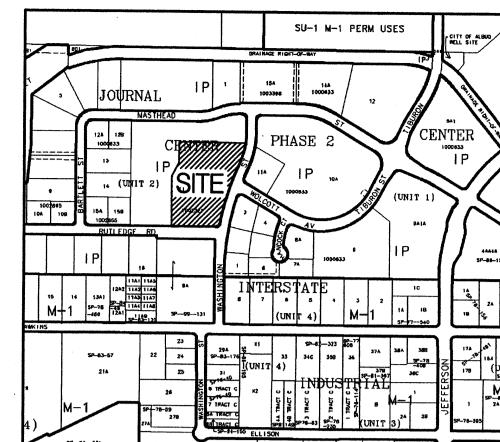
#### V. PROPOSED HYDROLOGIC CONDITIONS

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 20.09cfs drains to Rutledge; the other 24.36 cfs drains to Masthead. These flow values comply with the restrictions placed on the site by the approved drainage plan referenced in Section IV of this document.

#### VI. 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 building permit approval.

				US	FORES	T SERV	ICE BUILE	DING		•••••••••••••••••••••••••••••••••••••••	
				Pro	posed Co	onditions	Basin Data 1	Table			
***************************************	This table	is based	on the DP	M Section	22.2, Zone:	2	<u> </u>	······	······································	······································	
BASIN	Area	Area	Land Treatment Percentages		Q(100)	Q(100)	WTE	V(100) <sub>380</sub>	V(100) <sub>1440</sub>		
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(cfs)	(inches)	(CF)	(CF)
ROPOS	ED COND	ITIONS	***************************************	<b>*************</b>	***************************************	······································			† · · · · · · · · · · · · · · · · · · ·		<del>1</del> 017
Α	239933	5.51	0.0%	5.0%	10.0%	85.0%	4.42	24.36	1.95	39069	46887
В	197855	4.54	0.0%	5.0%	10.0%	85.0%	4.42	20.09	1.95	32217	38664
TOTAL	437788	10.05	•	-	-	-	4.42	44.45	3.91	71286.48	71286



ZONE ATLAS PAGE D-17-Z SCALE: 1"=600'±

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

### **LEGEND**

	EXISTING CONTOUR
35	PROPOSED INDEX CONTOUR
32	PROPOSED INTERMEDIATE CONTOUR
⊕ 32.40	EXISTING SPOT ELEVATION
<b>●</b> <sup>32.40</sup>	PROPOSED SPOT ELEVATION FL = FLOWLINE TS = TOP OF SIDEWALK

FGH = FINISHED GROUND HIGH SIDE FGL = FINISHED GROUND LOW SIDE TW = TOP OF WALL

DIRECTION OF FLOW

**KEYED NOTES** 

#### 1. 4' HIGH ± MASONRY RETAINING WALL.

2. 2% MAXIMUM CROSS-SLOPE AT SIDEWALK CROSSING.

3. CONCRETE VALLEY GUTTER, REFER TO SITE PLAN.

4. MATCH EXISTING PAVEMENT.

THE RESERVE AND A STATE OF THE PARTY OF THE RETAINING WALL/REFUSE ENCLOSURE WALL **RETAINING WALL SECTION A-A** 

# Bohannan 📤 Huston 🖹

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

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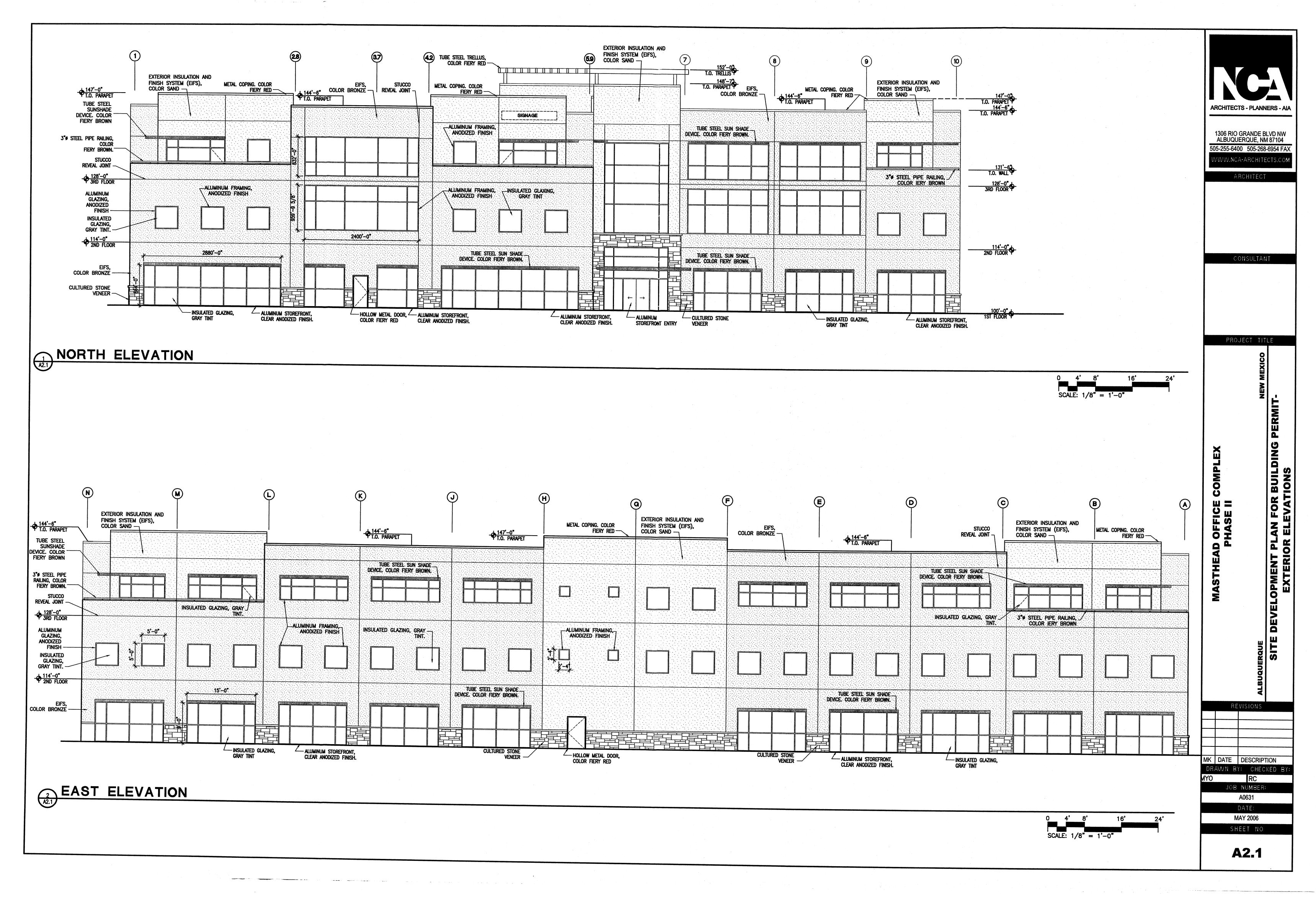
REVISIONS MK DATE DESCRIPTION

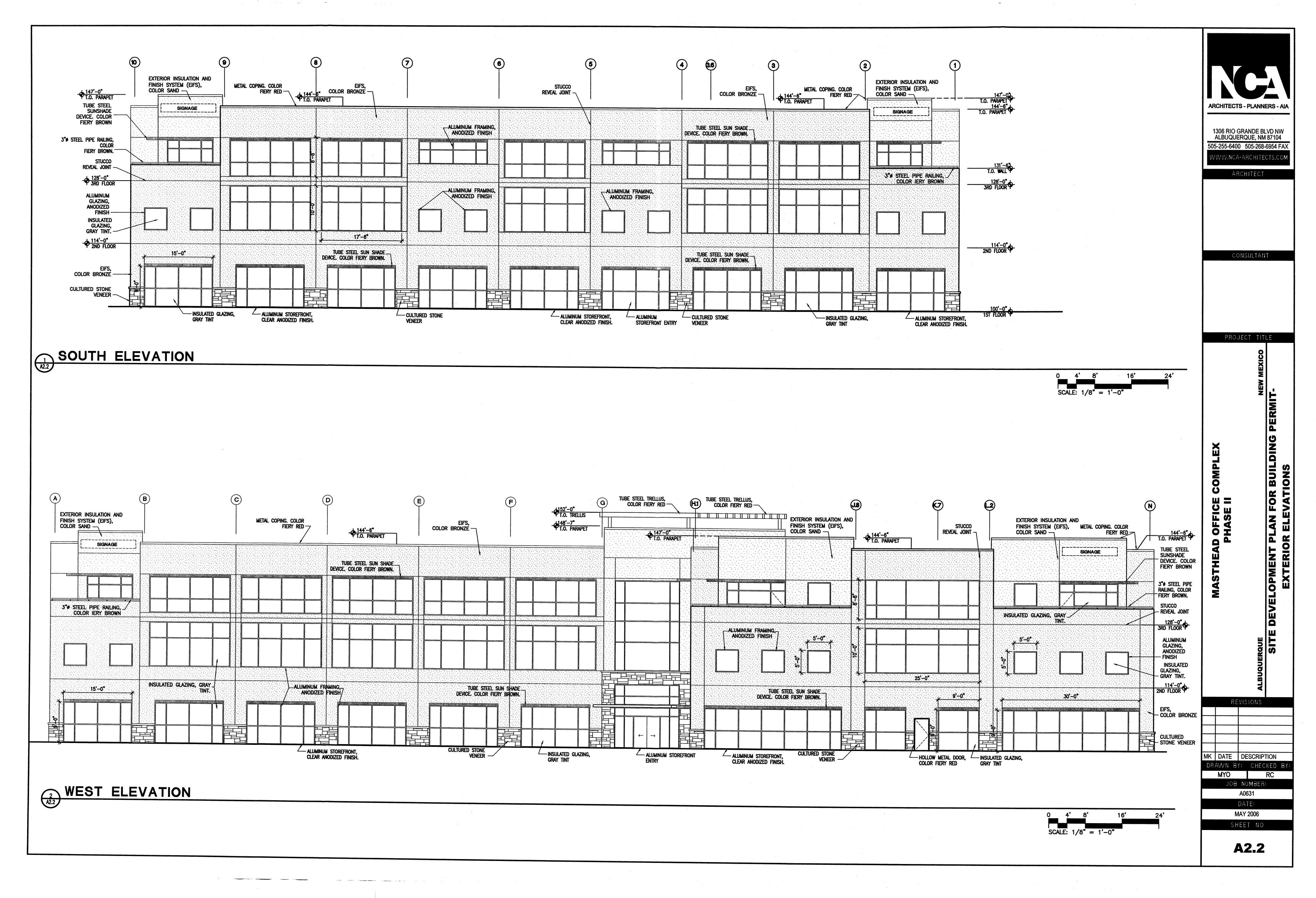
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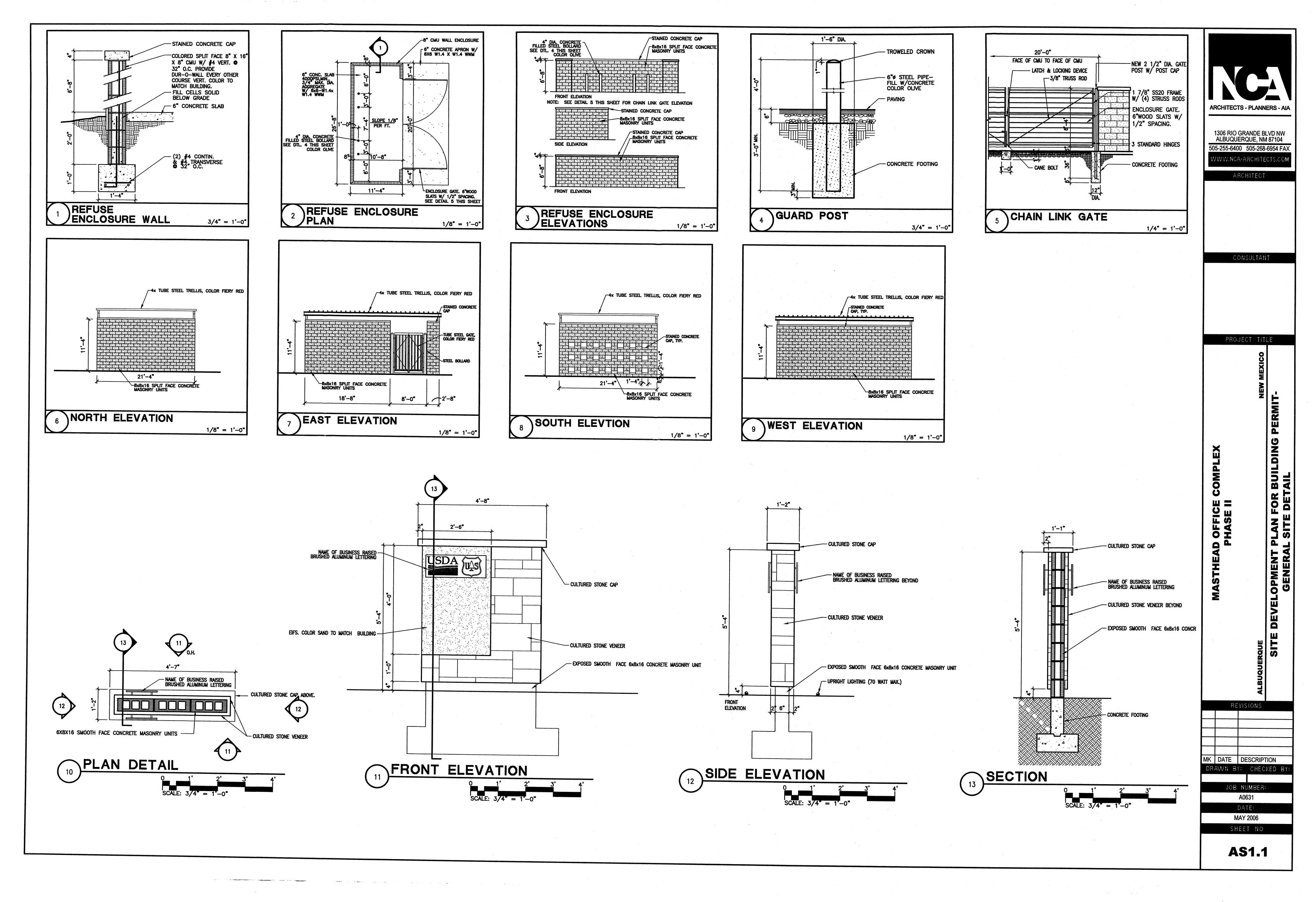
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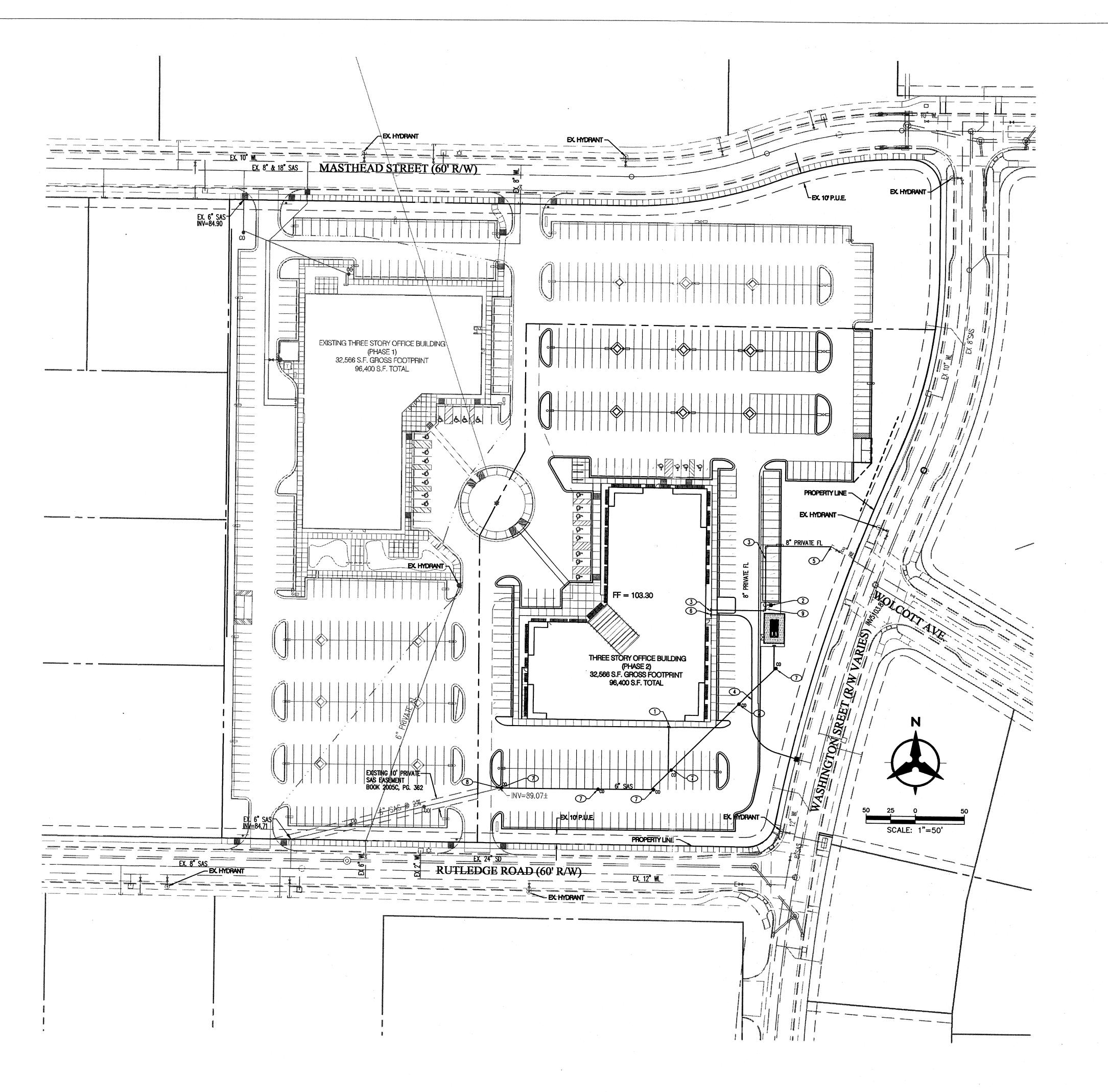
**C2.0** 

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- 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
- 9. POST INDICATOR VALVE.

## **LEGEND**

	PROPERTY LINE
EX. 8" SAS	EX SANITARY SEWER & MANHOLE
<u>EX. 24° SD</u>	EX STORM DRAIN & MANHOLE
	EX INLET
EX12* WL	EX WATER LINE
X	EX VALVE
<u> </u>	EX METER
<b>⊗</b>	EX FIRE HYDRANT
\$	ex street light
SAS	PROPOSED SANITARY SEWER
• <sub>co</sub>	PROPOSED CLEANOUT
W	PROPOSED WATERLINE

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ARCHITECT

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EVISIONS

MK DATE DESCRIPTION

JDS BJS

JOB NUMBER:

A0559 DATE:

MAY 17, 2006 SHEET NO

C3.0

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ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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