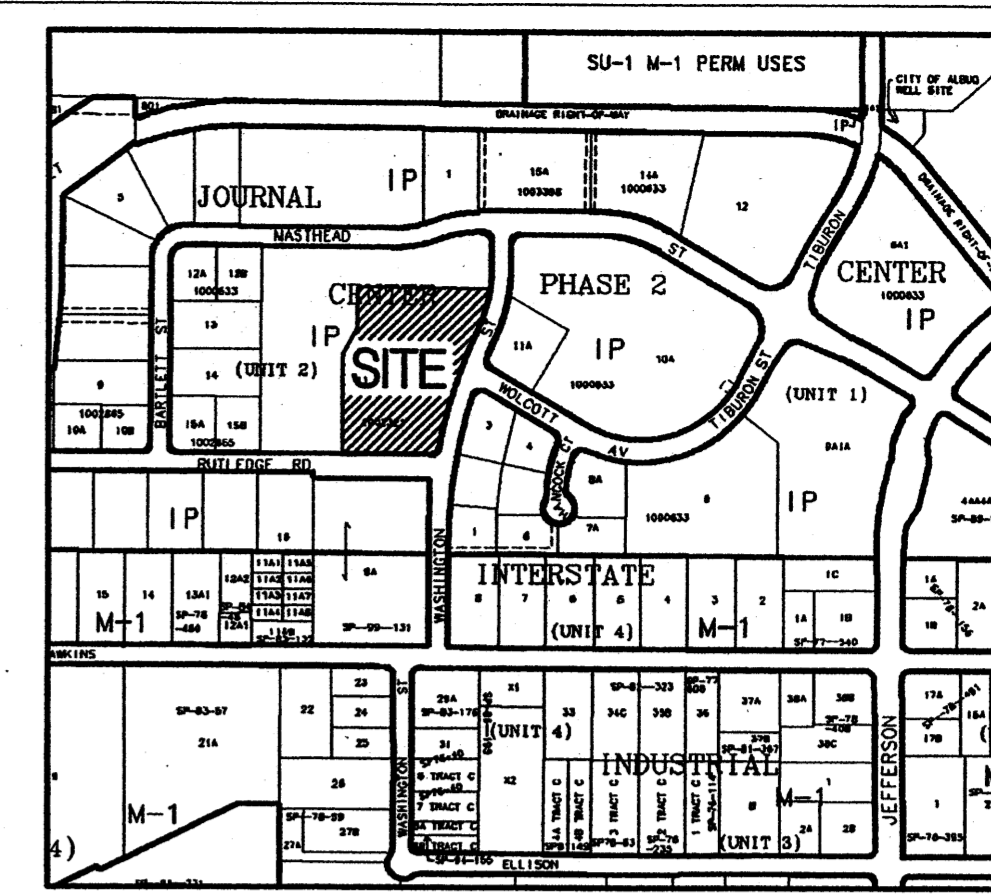


| PROJECT DATA | |
|--|-------------------------------|
| Zoning (Existing) | = IP |
| Site Area | = 10,0496 ac. |
| Building Area (Gross) | = 96,400 sf |
| Parking Required* | |
| Phase 1 | |
| 1st flr office rentable 30,480sf @ 1/200 | = 152.4 |
| 2nd flr office rentable 32,050sf @ 1/300 | = 106.8 |
| 3rd flr office rentable 29,360sf @ 1/300 | = 97.9 |
| Subtotal Required | = 358 |
| Phase 2 | |
| 1st flr office rentable 30,480sf @ 1/200 | = 152.4 |
| 2nd flr office rentable 32,050sf @ 1/300 | = 106.8 |
| 3rd flr office rentable 29,360sf @ 1/300 | = 97.9 |
| 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 | = 310-311 |
| Handicap Accessible Stalls | = 12 |
| Subtotal Provided | = 322-323 |
| Total Provided | = 721-722 |
| Bicycle Parking Required (Phase 2) | = 20 (1/20 automobile spaces) |
| Bicycle Parking Provided (Phase 2) | = 21 (3 rows of 7 each) |

* Per note 8 of the plat of lots 11-A and 11-B (recorded 11/03/2005) there is a reciprocal cross parking easement on both tracts.



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

KEYED NOTES

- 14' HIGH MASONRY SCREEN WALL TO MATCH BUILDING. SEE ELEVATIONS.
- MASONRY REFUSE ENCLOSURE TO MATCH BUILDING.
- SAWCUT & REMOVE EXISTING SIDEWALK AND CURB & GUTTER. INSTALL HANDICAP RAMP/ MIN. 5'x5' LANDING
- BICYCLE PARKING (21 SPACES). REF. DETAIL ON SHEET C1.1.
- 6' WIDE, PIGMENTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (2% MAX. CROSS SLOPE). PIGMENT COLOR PER ARCHITECT.
- MONUMENT SIGN, SEE DETAILS.
- EXISTING 6' WIDE SIDEWALK, INSTALLED WITH PHASE 1.
- 4' HIGH MASONRY RETAINING WALL. RETAINING WALL SHALL BE SPLIT FACE CMU TO COMPLEMENT BUILDING.
- 6'x6' TREE PLANTER (TYP). REF LANDSCAPE PLANS FOR TREATMENT.
- LIGHT POLE. PER DETAILS SHEET C1.1.
- MEDIAN CURB & GUTTER PER COA STD DWG 2415B (6" HIGH CURB).
- CONC VALLEY GUTTER PER COA STD DWG 2421 (SECTION A-A).
- 4" THICK CONCRETE SIDEWALK PER COA STD DWG 2430.
- INSTALL PRECAST CONCRETE WHEELSTOP PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL HANDICAPPED PARKING SPACES, STRIPING, AND SIGNAGE PER DETAIL ON SHEET C1.1.
- INSTALL CURB ACCESS RAMP PER COA STD DWGS 2440 AND 2441.
- INSTALL 4" WIDE WHITE PARKING STRIPE (2 COATS PAINT).
- INSTALL NEW ASPHALT PAVEMENT PER DETAILS SHEET C1.1.
- 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.

SITE PLAN NOTES

- SCREEN WALLS AND REFUSE ENCLOSURE SHALL BE ARCHITECTURALLY COMPATIBLE TO BUILDING.
- UTILITY BOXES SHALL BE SCREENED WITH MATURE LANDSCAPING.
- SITE LIGHTING SHALL BE HORIZONTAL CUT-OFF TYPE AND MAXIMUM 24' HIGH ABOVE GRADE. POLES AND FIXTURES SHALL BE PER JOURNAL CENTER REQUIREMENTS.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
- AT THE TIME COMMON AREA IRRIGATION IS CONNECTED TO JOURNAL CENTER 2 COMMON AREA IRRIGATION SYSTEM, THE DEVELOPER THURON INVESTMENT, LLO 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 ELEVATIONS
- A2.2 - BUILDING ELEVATIONS
- AS1.1 - ARCH SITE DETAILS
- C3.0 - CONCEPTUAL UTILITY PLAN

P:\060240\cdp\general\SDP for BP\Site Development Plan.dwg, Layout1
May 18, 2006 - 3:14pm
Plotted by: JSMITH



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

10045576
ALBUQUERQUE AMENDED
Y SITE DEVELOPEMENT PLAN FOR BUILDING PERMIT - Site Plan

REVISIONS

MK DATE DESCRIPTION
DRAWN BY: CHECKED BY:
JDS BJS

JOB NUMBER:
A0659

DATE:
MAY 17, 2006

SHEET NO

C1.0

PROJECT NUMBER: 1004556

Application Number: 06 DRB-00707

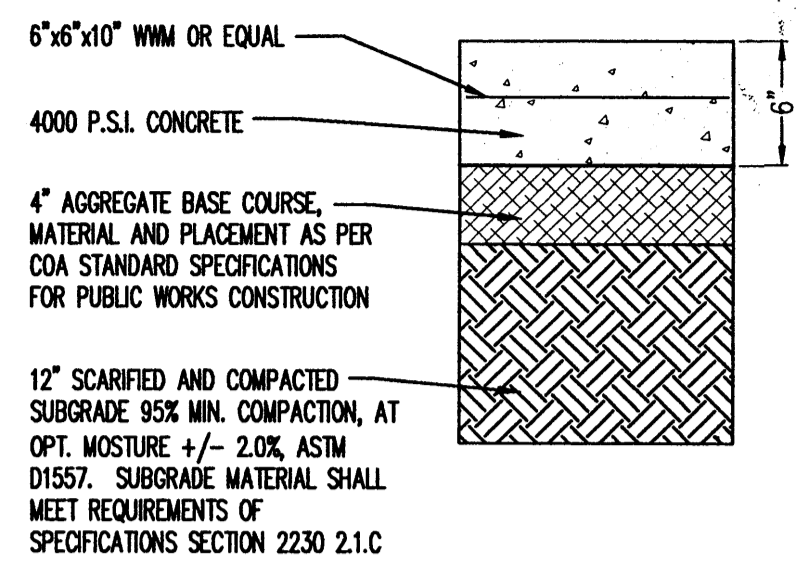
Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPEMENT PLAN APPROVAL:

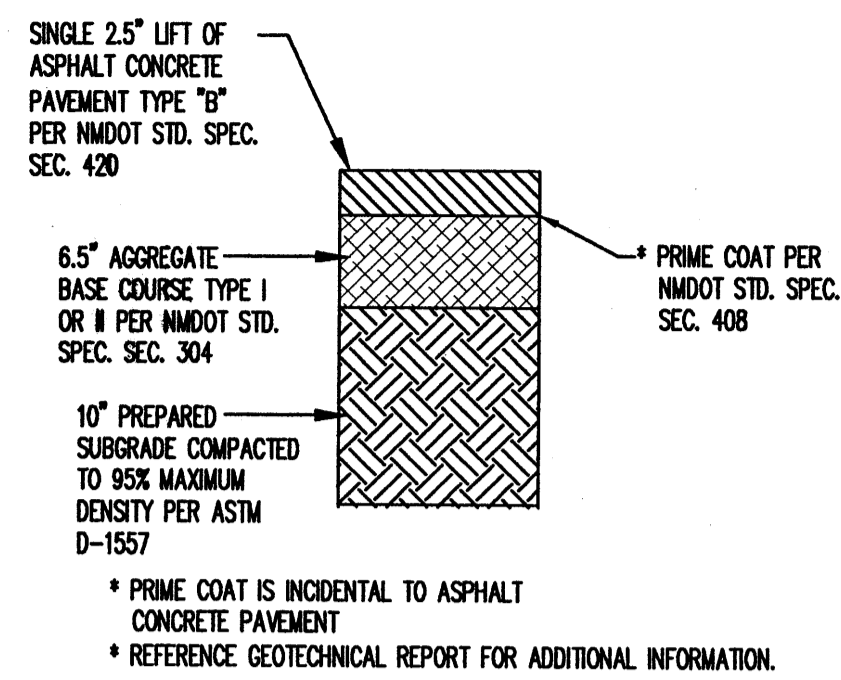
| | |
|--|-----------------|
| <i>[Signature]</i> Traffic Engineering, Transportation Division | 6-14-06 Date |
| <i>[Signature]</i> Water Utility Department | 6-14-06 Date |
| <i>[Signature]</i> Parks and Recreation Department | 6/14/06 Date |
| <i>[Signature]</i> City Engineer | 6/14/06 Date |
| N/A | 7/31/06 Date |
| * Environmental Health Department (conditional) | |
| <i>[Signature]</i> Solid Waste Management | 8/11/06 Date |
| <i>[Signature]</i> DRB Chairperson, Planning Department | 8/1/06 Date |

*Environmental Health, if necessary

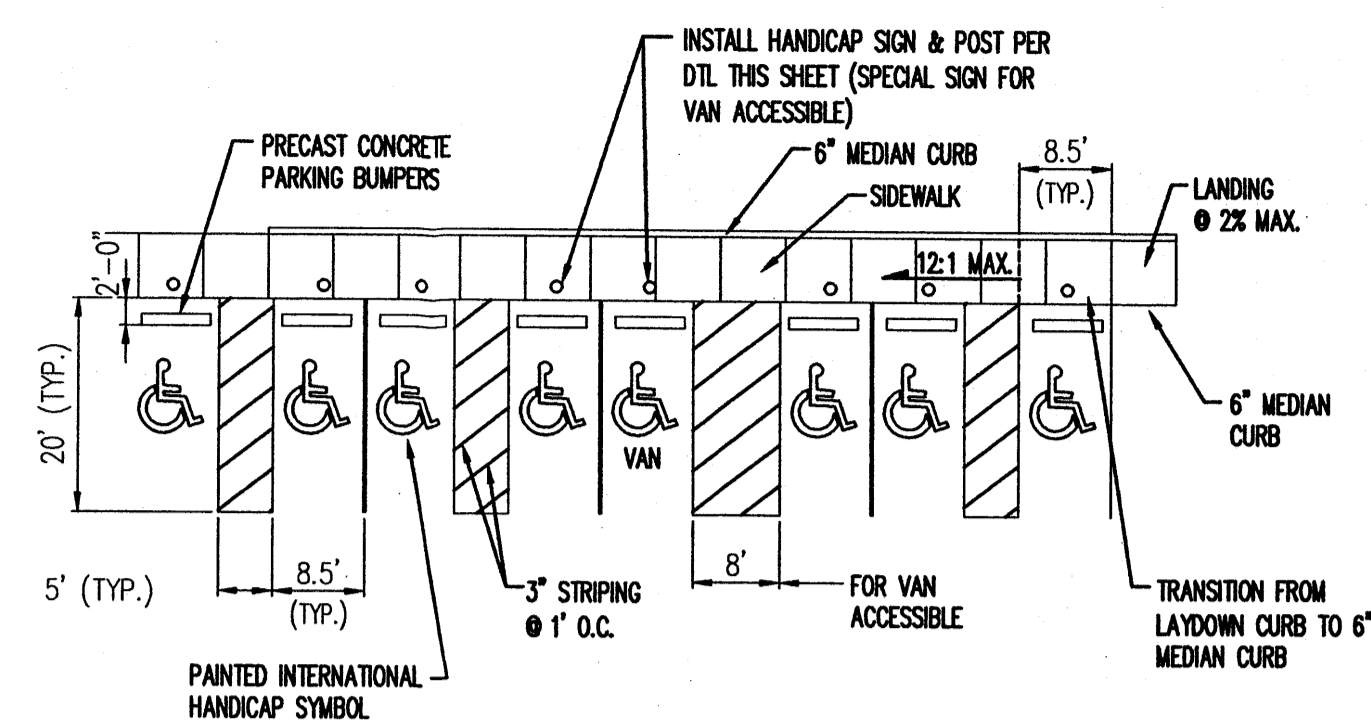
Bohannon & Huston
Engineering & Spatial Data & Advanced Technologies
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335



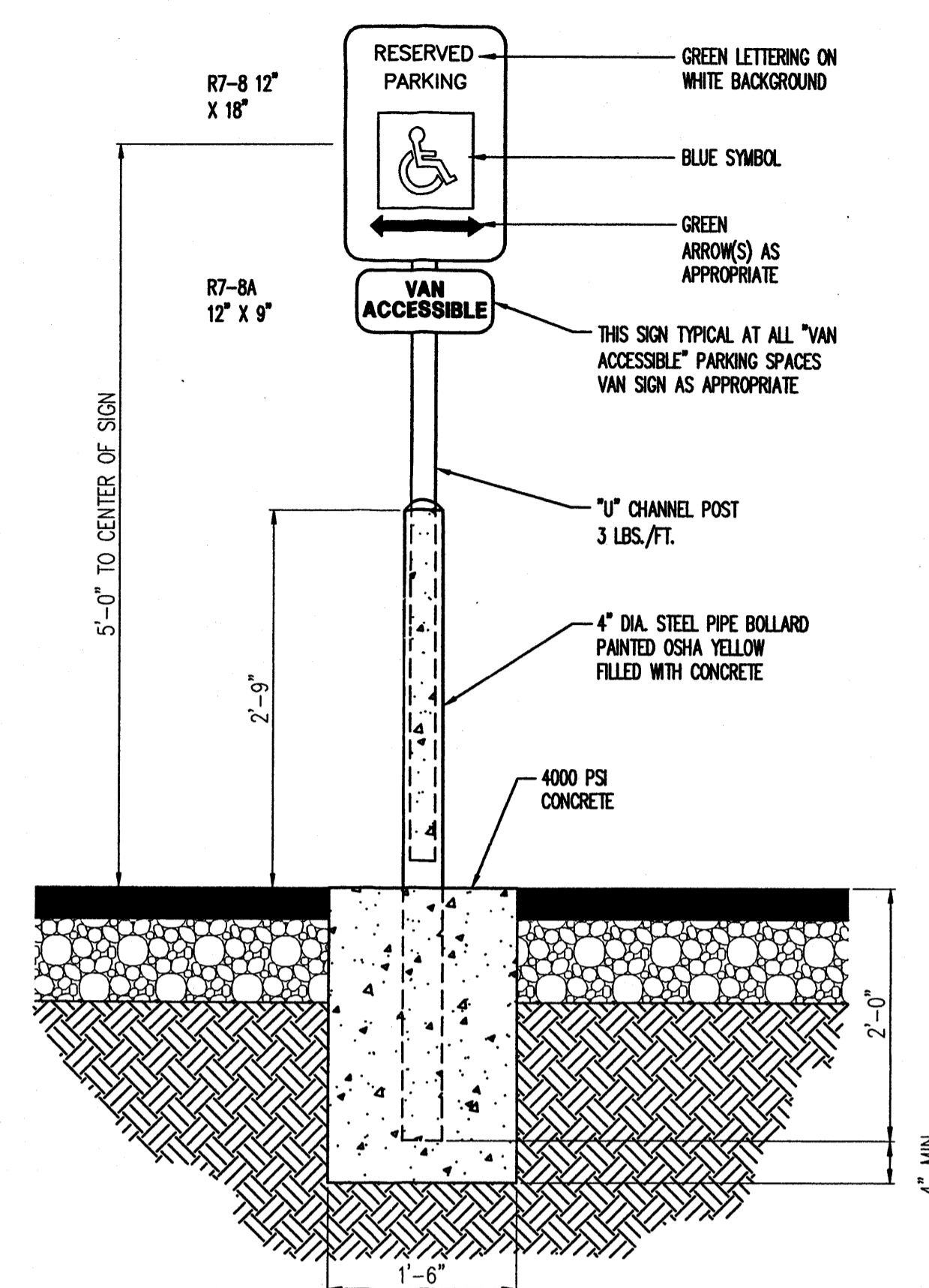
REFUSE ENCLOSURE CONCRETE PAVEMENT
N.T.S.



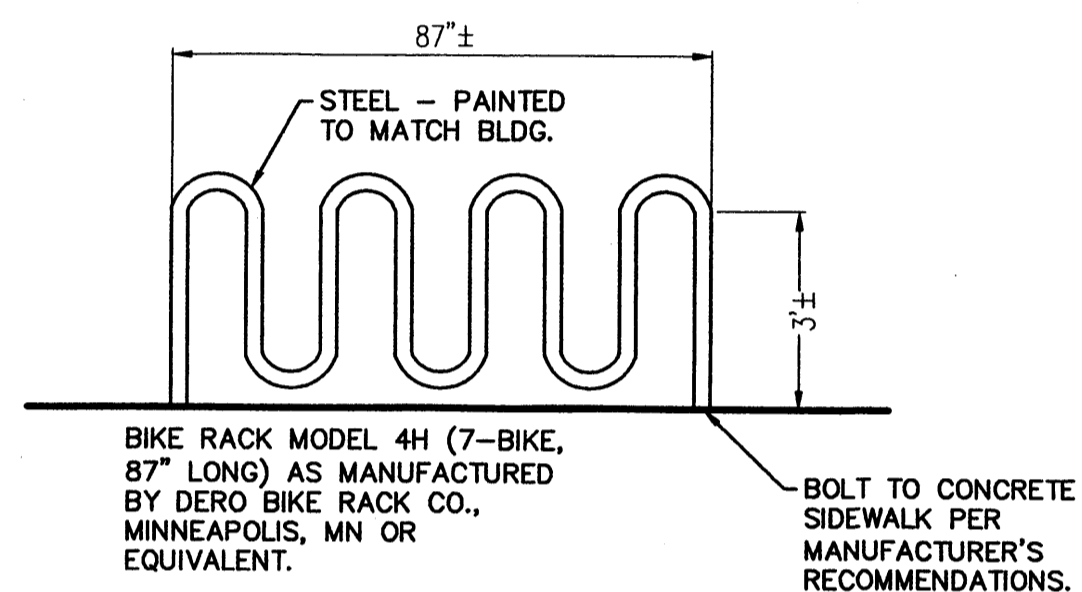
LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.



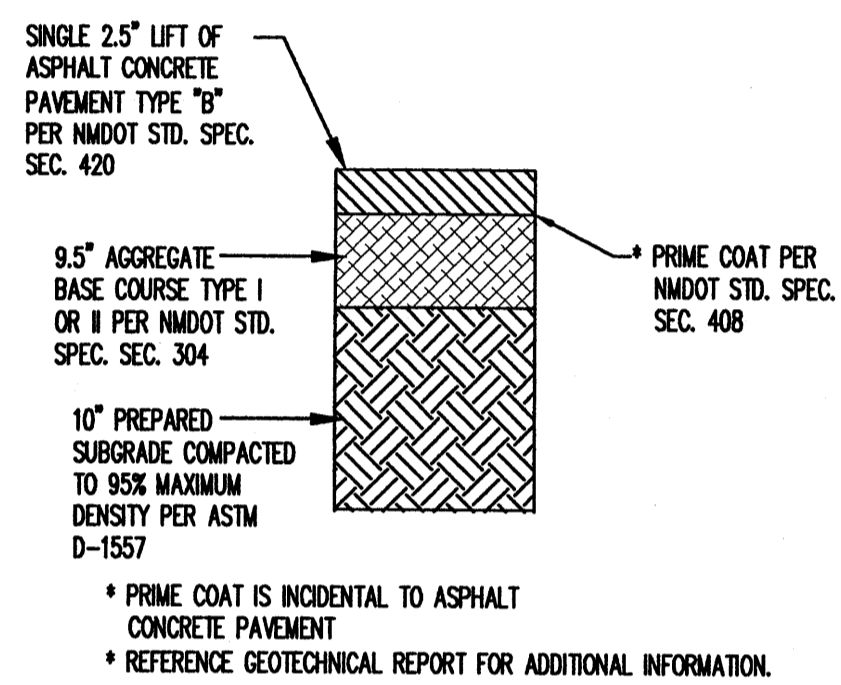
HANDICAP PARKING DETAIL
NOT TO SCALE



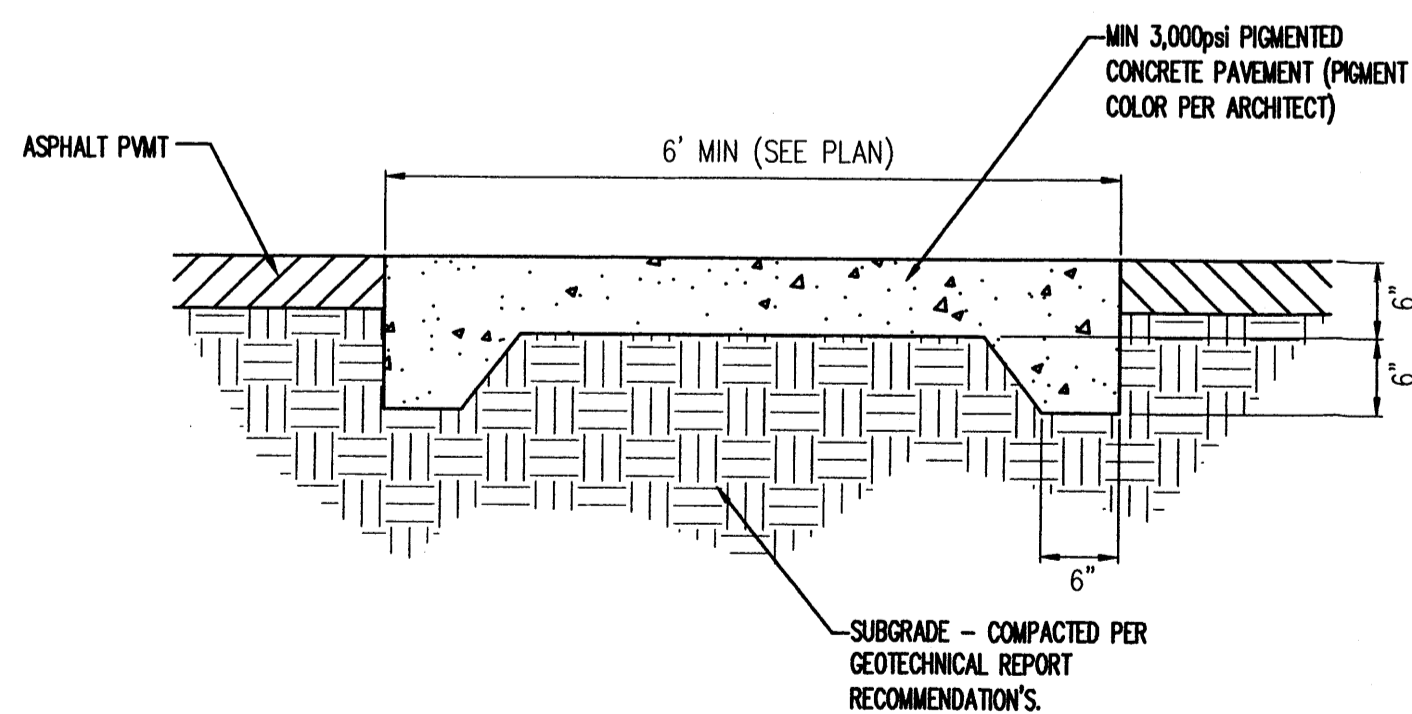
HANDICAP PARKING SIGN MOUNTING DETAIL
N.T.S.
ONE SIGN SHALL BE INSTALLED AT EACH HANDICAP SPACE.



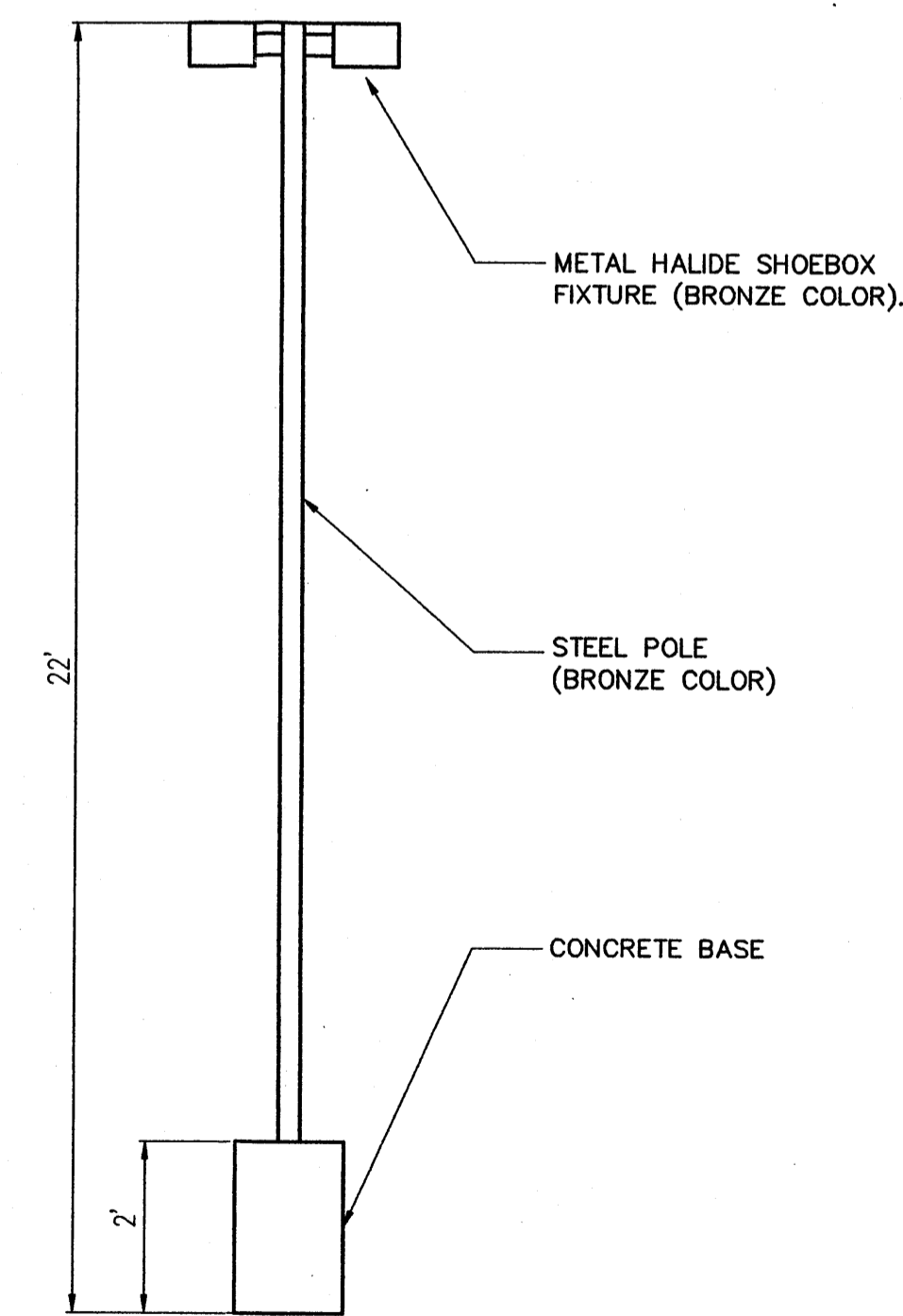
BIKE RACK
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

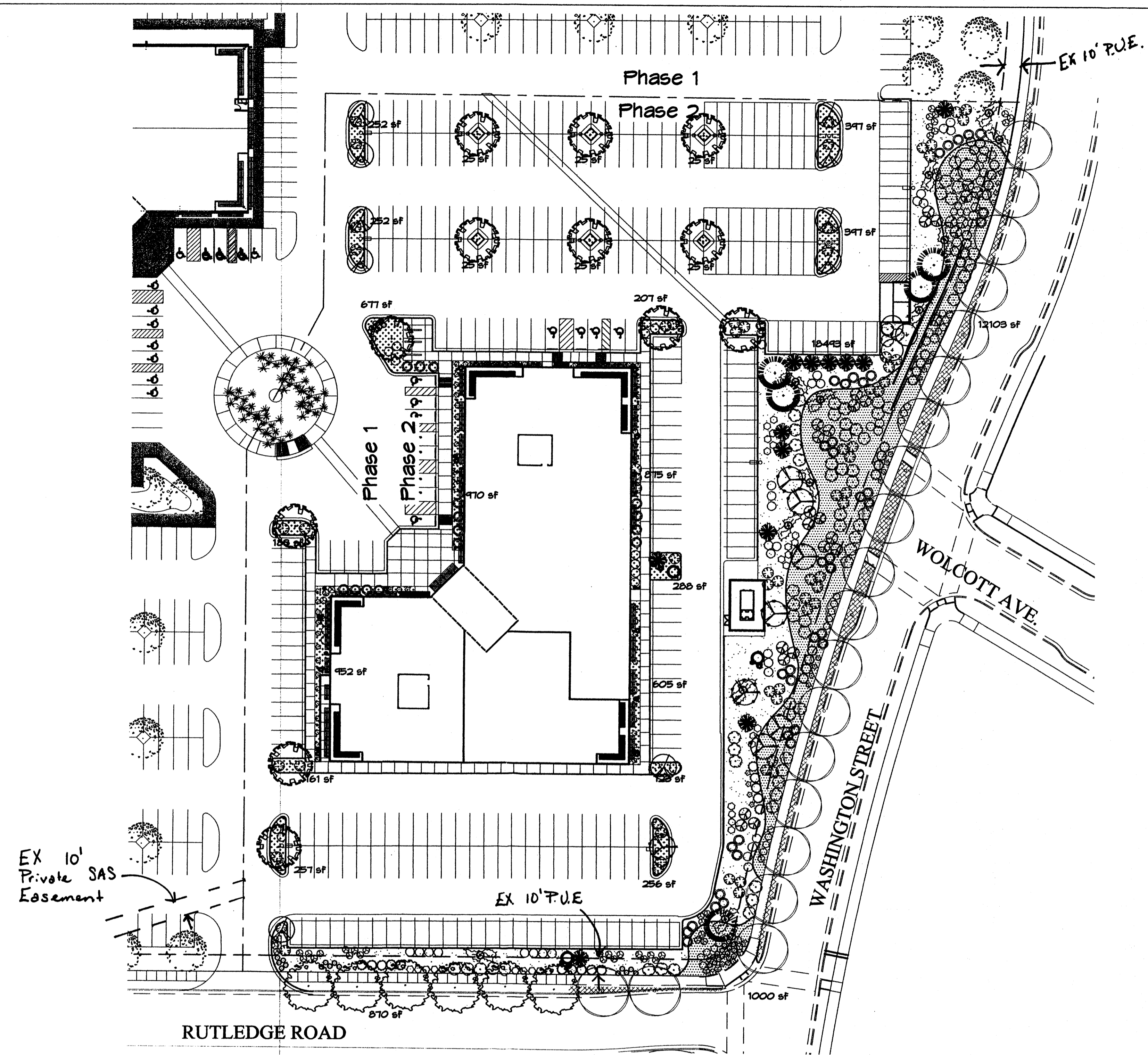


SIDEWALK CROSSING DETAIL
NOT TO SCALE



LIGHT POLE
NOT TO SCALE

| MK | DATE | DESCRIPTION |
|--------------|------|-------------|
| JDS | BJS | CHECKED BY: |
| JOB NUMBER: | | |
| A0559 | | |
| DATE: | | |
| MAY 17, 2006 | | |
| SHEET NO | | |



PLANT LEGEND

- EXISTING BERINDA ASH
- BERINDA ASH (H) 6 Fraxinus spp. 2" Gal. (PER THE JOURNAL CENTER REQUIREMENTS FOR STREET TREE PARKSTRIP)
- CHINESE PISTACHE (M) 12 Pistachia chinensis 2" Gal.
- OAK (M) 8 Quercus spp. 2" Gal.
- REDBUD (M) 10 Cercis reniformis 2" Gal.
- AUSTRIAN PINE (M) 5 Pinus nigra 6"-8"
- THORNLESS HAWTHORN (M+) 5 Crataegus crus-galli inermis 15 Gal. 225sf
- SOTOL 12 Dasylirion wheeleri 5 Gal. 36sf
- MUGO PINE (M) 3 Pinus mugo 5 Gal. 36sf
- CURLLEAF MTN MAHOGANY (L) 70 Carcoporus ledfolius 5 Gal. 100sf
- THREE-LEAF SUMAC (L) 38 Rhus trilobata 5 Gal. 36sf
- APACHE PLUME (L) 67 Fallugia paradoxa 5 Gal. 42sf
- THREADGRASS (M) 84 Stipa tenuissima 1 Gal. 4sf
- AUTUMN SAGE (M) 60 Salvia greggii 5 Gal. 4sf
- LAVENDER (M) 34 Lavandula angustifolia 1 Gal. 4sf
- ARP ROSEMARY (M) 54 Rosmarinus officinalis 5 Gal. 36sf
- POWIS CASTLE SAGE (L) 28 Artemisia x powis castle 5 Gal. 25sf
- WINTER JASMINE (L+) 68 Jasminum nudiflorum 5 Gal. 144sf
- WILDFLOWER 50 1 Gal. 4sf
- GREYLEAF COTONEASTER 36 Cotoneaster buxifolius 5 Gal. 81sf each symbol indicates 3 plants
- BOULDERS (41)
- NATURAL EDGE
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- GREY CRUSHERFINES WITH FILTER FABRIC
- OVERSIZED GRAVEL WITH FILTER FABRIC
- EXISTING LANDSCAPING

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" 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.

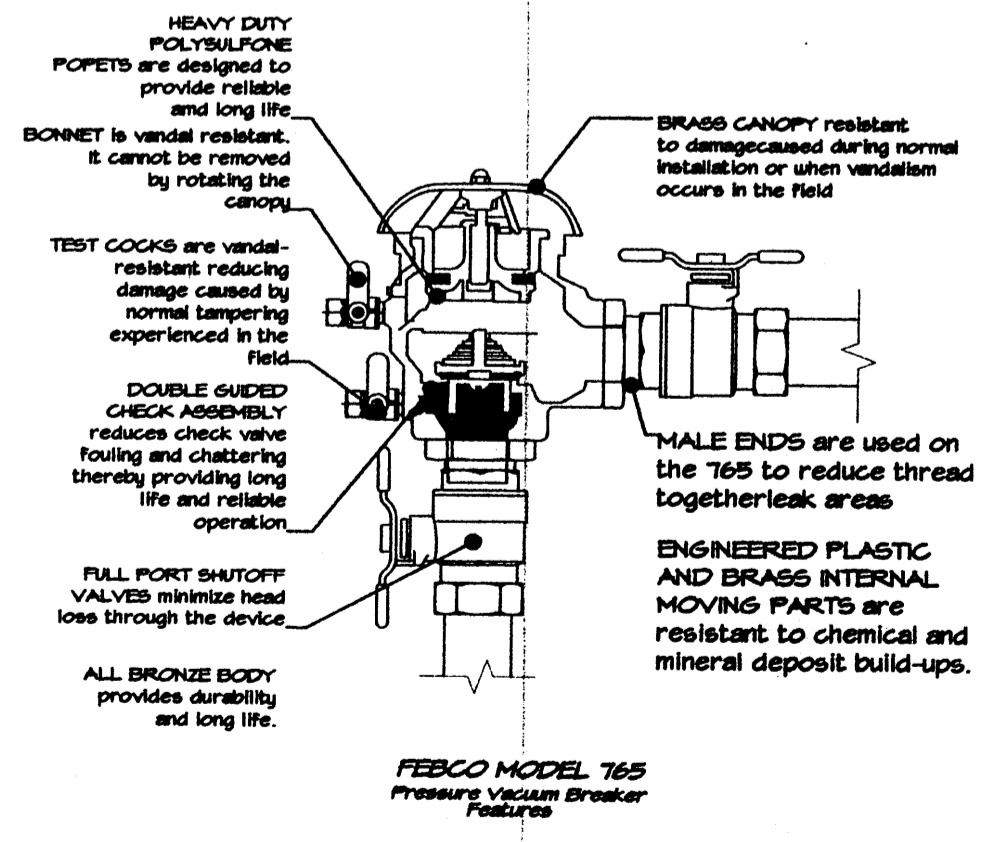
Irrigation maintenance shall be the responsibility of the Property Owner.

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

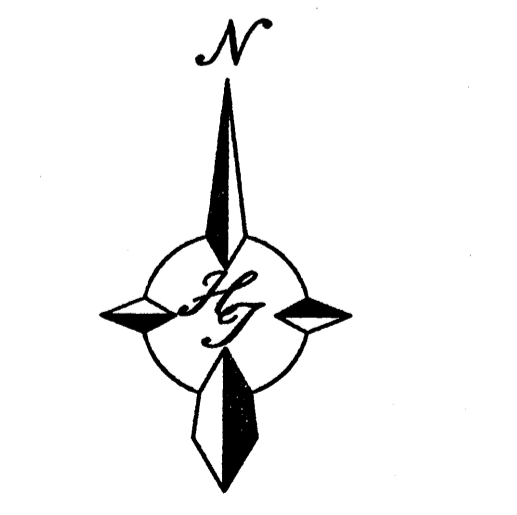
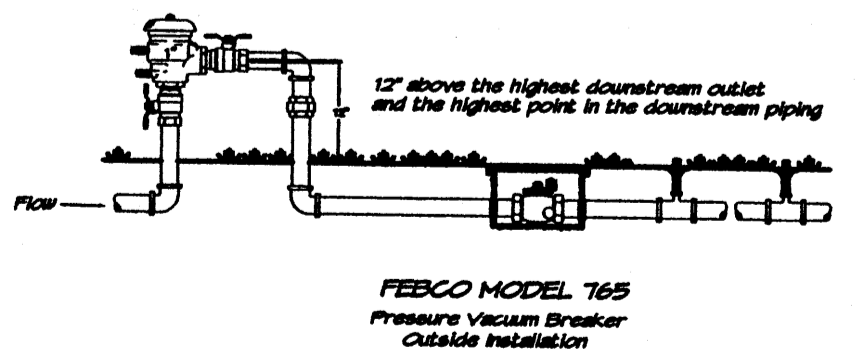
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed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

LANDSCAPE CALCULATIONS

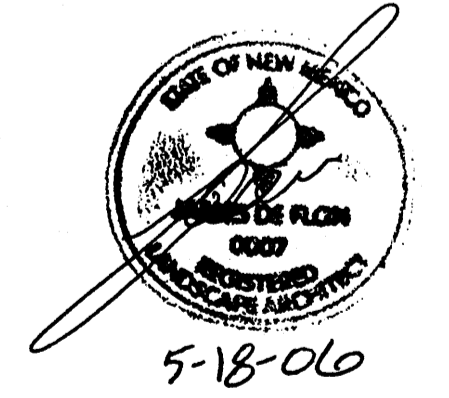
| | | |
|--------------------------------|--------|-------------|
| TOTAL LOT AREA | 182360 | square feet |
| TOTAL BUILDINGS AREA | 34975 | square feet |
| OFFSITE AREA | 870 | square feet |
| NET LOT AREA | 146515 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 21977 | square feet |
| TOTAL BED PROVIDED | 39468 | square feet |
| GROUND COVER REQ. | 75% | square feet |
| TOTAL GROUND COVER REQUIREMENT | 29601 | square feet |
| TOTAL GROUND COVER PROVIDED | 29601 | square feet |
| TOTAL LANDSCAPE PROVIDED | 39468 | square feet |



BACKFLOW PREVENTER DETAIL
not to scale



GRAPHIC SCALE
SCALE: 1"=40'



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
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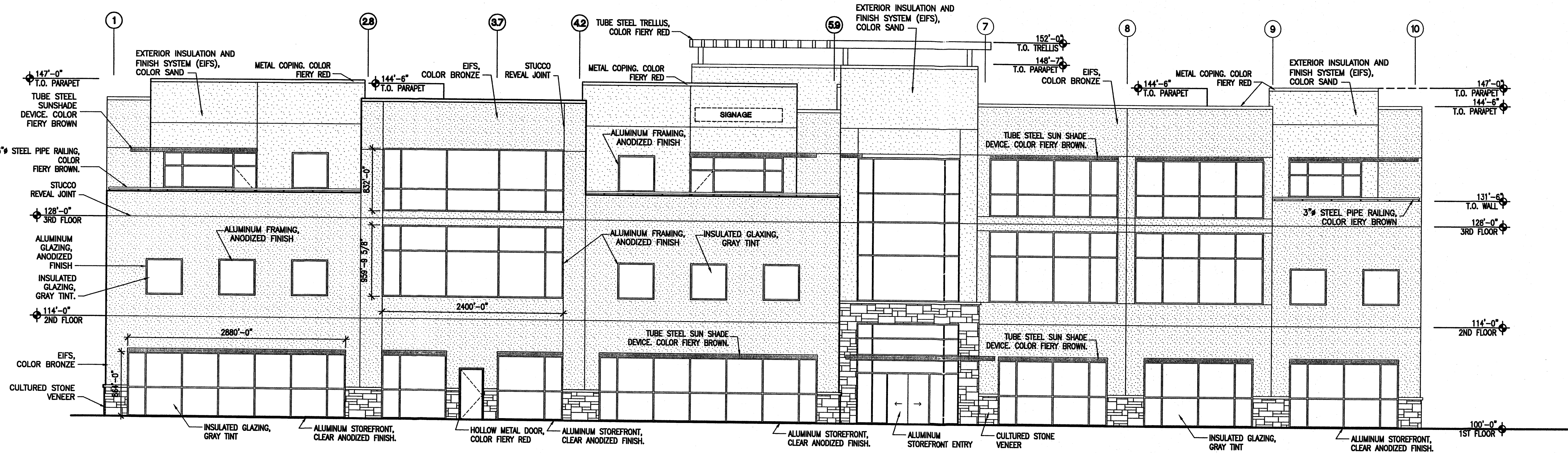
ALBUQUERQUE
NEW MEXICO
LANDSCAPING PLAN
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
AT JOURNAL CENTER 2
MASTHEAD OFFICE COMPLEX

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

A0559
NOVEMBER 2005

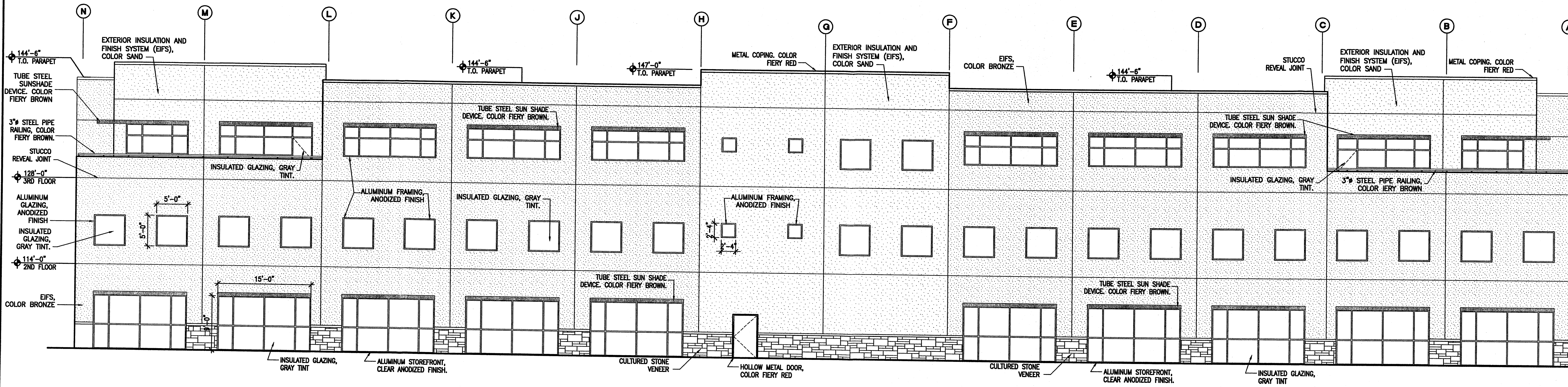
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| MYO | RC | |
| JOB NUMBER: A0631 | | |
| DATE: MAY 2006 | | |
| SHEET NO | | |



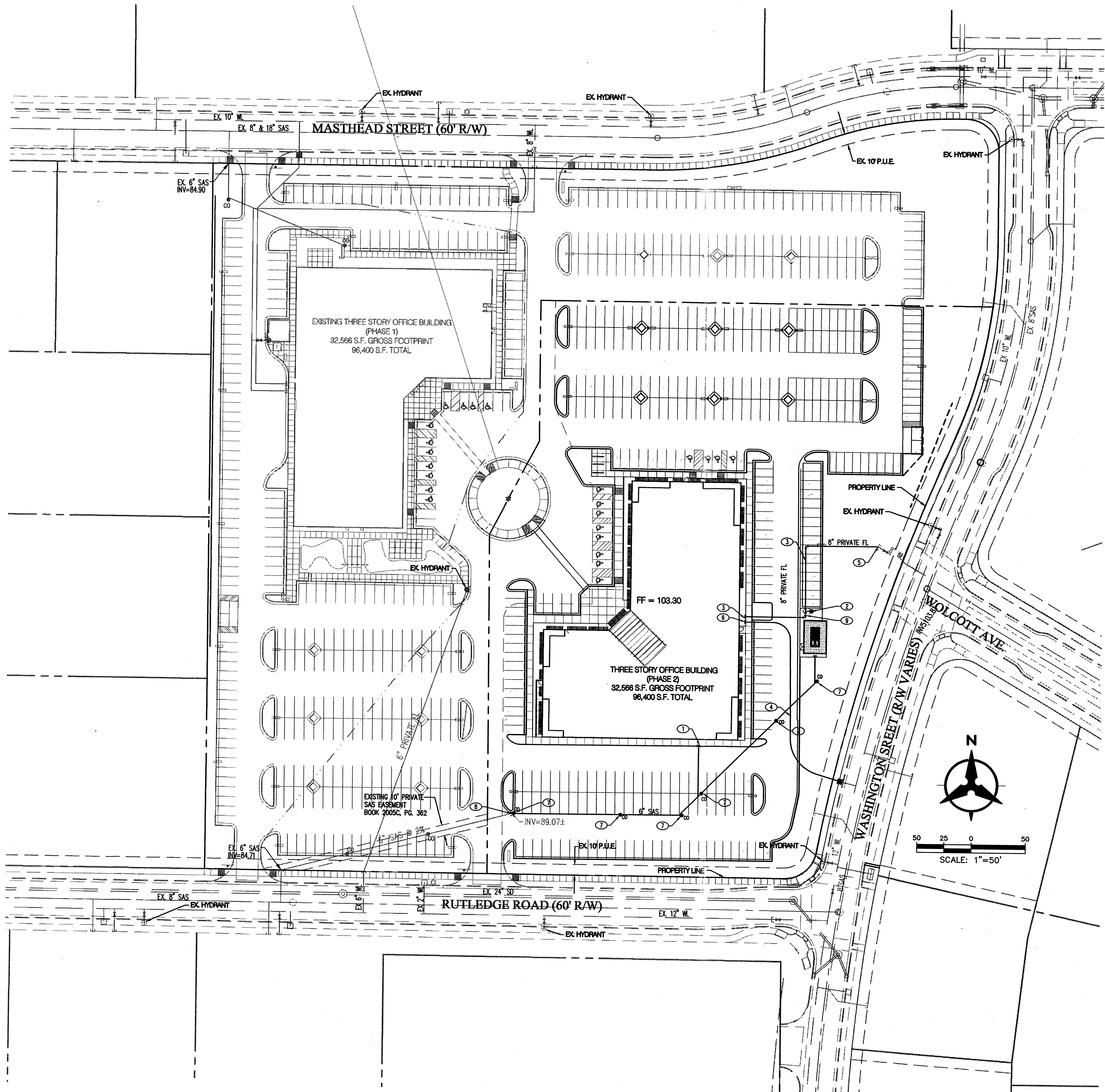
1 NORTH ELEVATION

A2.1



2 EAST ELEVATION

A2.1



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
9. POST INDICATOR VALVE.

LEGEND

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



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WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

NEW MEXICO

**MASTHEAD OFFICE COMPLEX
AT JOURNAL CENTER 2**

ALBUQUERQUE
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT- Utility Plan

REVISIONS

| MK | DATE | DESCRIPTION |
|----|------|-------------|
| | | |

DRAWN BY: JDS CHECKED BY: BJS

JOB NUMBER: A0559

DATE: MAY 17, 2006

SHEET NO

C3.0

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

P:\060240\cdp\general\SDP for BP\Site Utility Plan.dwg, Layout1
May 18, 2006 - 3:21pm
Plotted by: JSMITH