

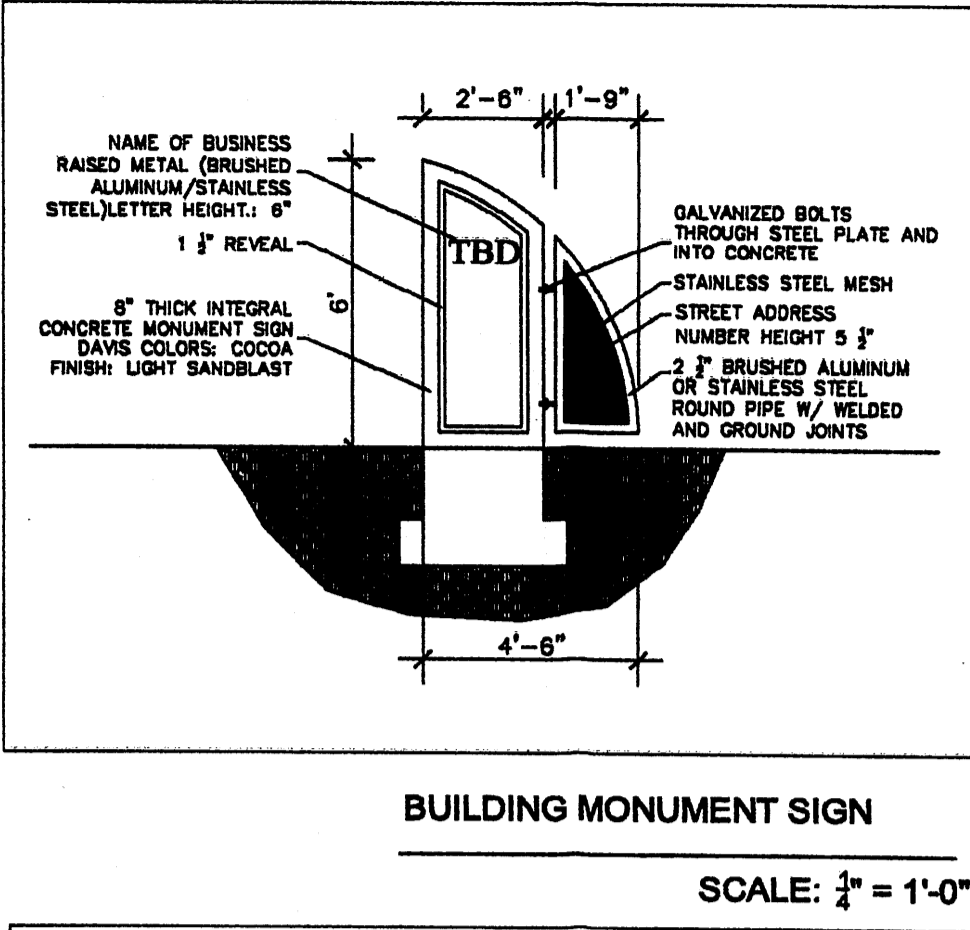
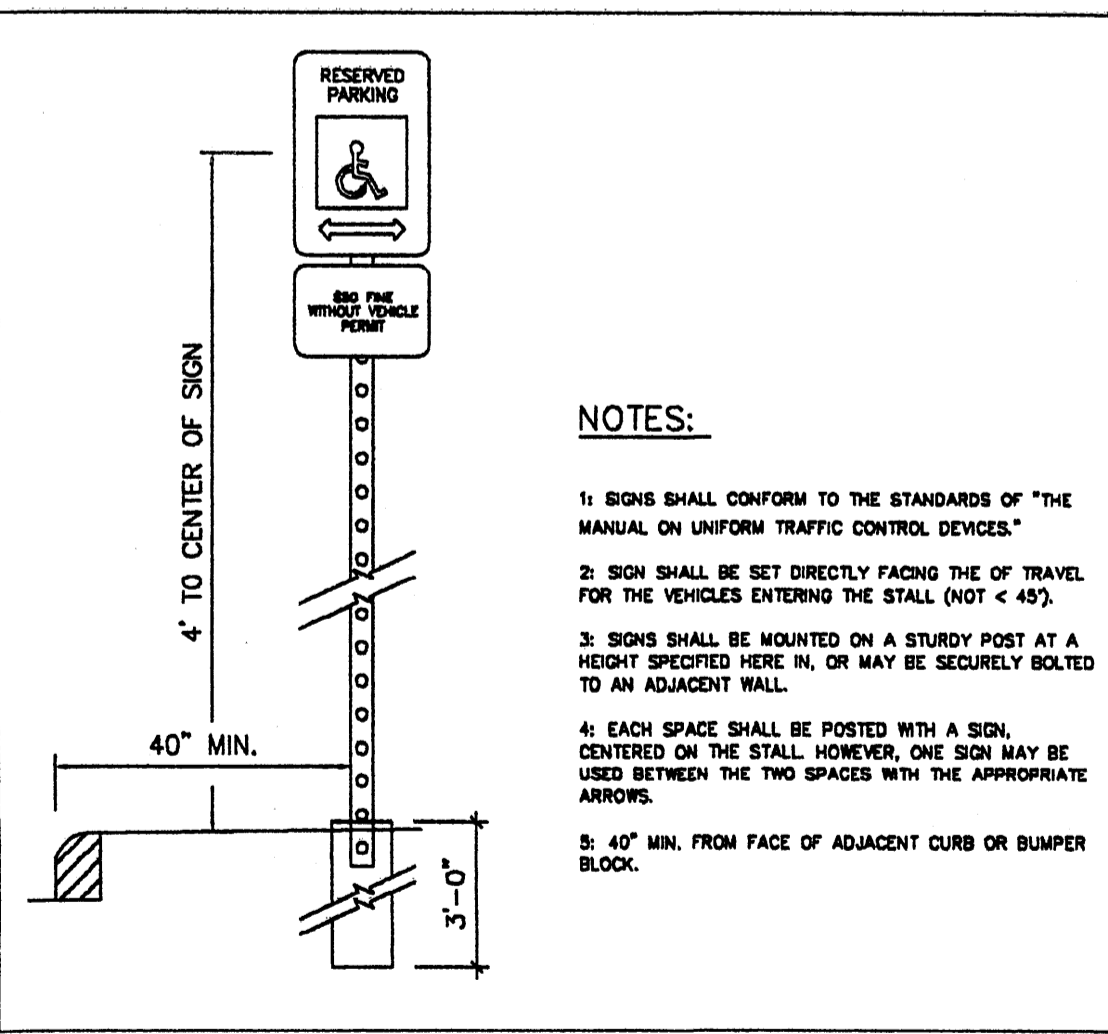
### SPECIFICATIONS

CONC SLAB: 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM DR EQ., SLOPE TO DRAIN 1/8" PER FOOT.

APRON: 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM DR EQ. 12'X8'X6" WITH 1/2" EXPANSION JOINT

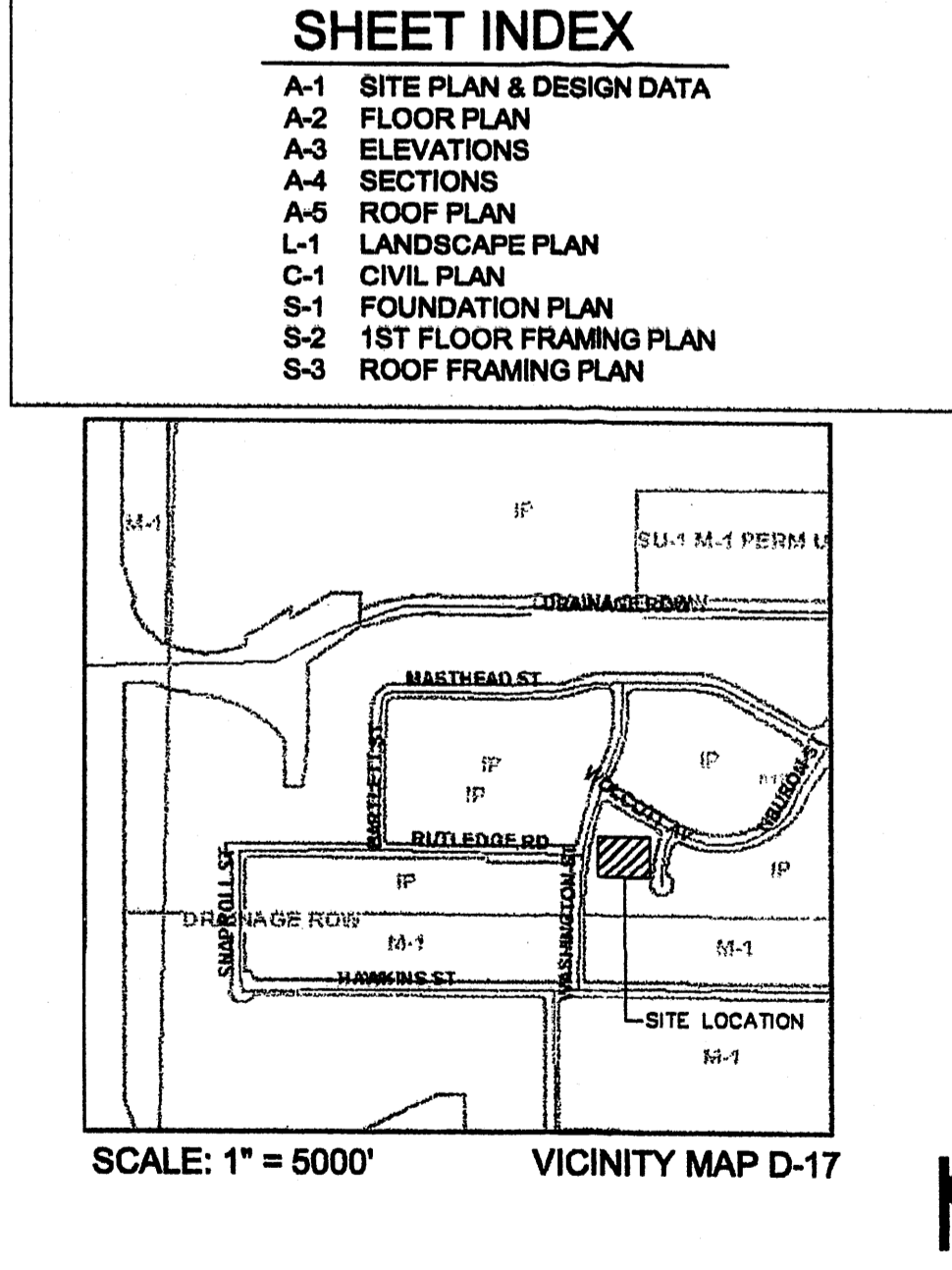
FOOTING: AS REQUIRED PER DESIGN

BOLLARDS: 6" D.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"



### SHEET INDEX

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### BUILDING DATA

JOURNAL CENTER PHASE 2  
LOT 2  
7410 WASHINGTON NE  
ALBUQUERQUE, NM 87109

### DESIGN DATA

- APPLICABLE CODES AND REGULATIONS:  
INTERNATIONAL BUILDING CODE, 2003  
ANSI  
GUIDELINES, 1998
- BUILDING FLOOR AREA:  
1st FLOOR (HEATED) 5,817 SF  
2nd FLOOR (HEATED) 5,817 SF  
EXTERIOR DECK AREA 603 SF  
TOTAL BUILDING AREA 12,237 SF
- OCCUPANCY GROUP (IBC CHAPTER 3)  
OFFICE B
- EXTERIOR WALLS AND OPENINGS  
IBC TABLE 602
- BUILDING HEIGHT  
TWO STORY 29'-0"
- TYPE OF CONSTRUCTION  
IBC TABLE 503: OFFICE-TYPE II-B  
SPRINKLED
- BASIC ALLOWABLE FLOOR AREA  
IBC TABLE 503: OFFICE-B-9,000 S.F.  
SPRINKLED - 18,000 S.F.
- FIRE RESISTIVE REQUIREMENTS  
IBC TABLE 601: TYPE II-B SPRINKLED
- OCCUPANT LOAD  
OFFICE: 11,634 S.F. / 100 = 116
- EXIT REQUIREMENTS  
NUMBER OF EXITS: IBC TABLE 1014.1  
EXIT REQUIREMENTS OCCUPANT LOAD UNDER 500  
= 2 EXIT REQ. 3 PROVIDED, PER I.B.C. 1018.1
- PLUMBING REQUIREMENTS: IBC TABLE 2902.1  
OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ.,  
1 PER 50 THERE AFTER  
4 W.C. REQ., 8 W.C. PROVIDED  
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ.,  
1 PER 50 THERE AFTER  
4 LAVATORIES REQ., 8 LAVATORY PROVIDED
- SEISMIC ZONE: 2B, CATEGORY II BLDG.
- WIND SPEED: 90 MPH
- EXPOSURE: C
- SOIL BEARING CAP. 1500 PSF
- ROOF LOAD(TOTAL) 40 PSF

### PARKING REQUIREMENTS (CALC'S)

NET OFFICE: 6,160 SF  
6,160 / 200 = 30.8  
= 31 REQUIRED PARKING SPACES

PARKING PROVIDED:  
CITY OF ALBUQUERQUE - OFFICE

SURFACE PARKING:  
HANDICAPPED 1 CARS  
REGULAR AND COMPACT 30 CARS  
TOTAL ON SITE PARKING PROVIDED 31 CARS  
TOTAL REQUIRED PARKING: 31 CARS

KICC THE ART AND SCIENCE OF MODERN BUILDINGS

**HLB** HAROLD L. BENNETT P.E.

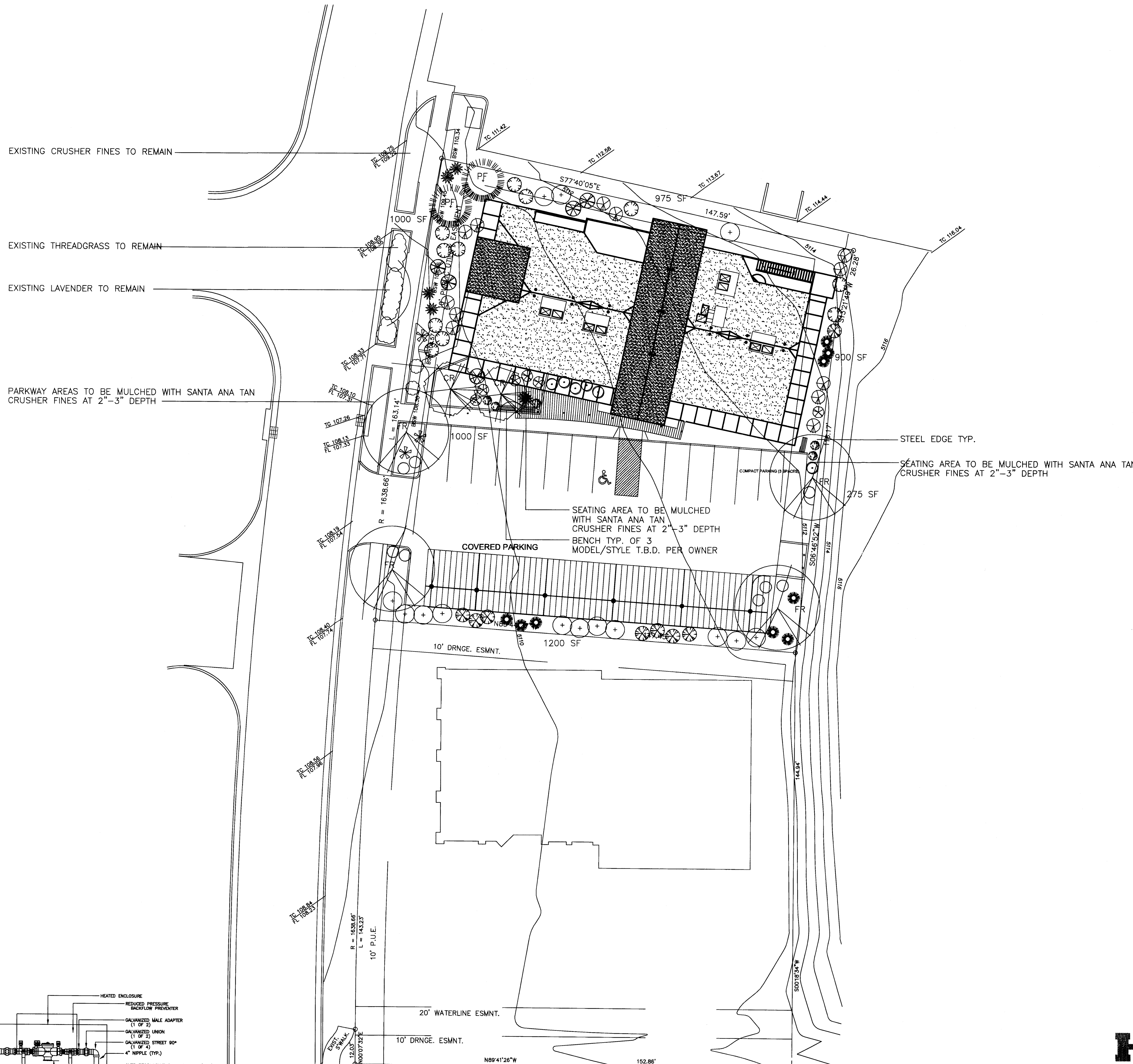
JOB TITLE: KAYEMAN OFFICE BUILDING

REVISION:	FILE NAME:	JOB NO.:	DATE:
			1/31/08

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT  
DRAWN BY: KSL

A-1

1004709



**PLANT LEGEND**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
FR	4	FRAXINUS VELUTINA	BERINDA ASH	2" CAL	H	
CR	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H	
PF	2	PINUS FLEXILIS	LIMBER PINE	6'	M	
(+)	14	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M	50 SF X 14=700 SF
(O)	10	RHUS TRILOBATA PROSTRATA	CREeping SUMAC	5 GAL	M	50 SF X 10=500 SF
(X)	10	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M	25 SF X 10=250 SF
(*)	14	CERCOCARPUS LEDIFOLIUS	CL MTN. MAHOGANY	5 GAL	L	50 SF X 14=700 SF
(/)	5	FALLUGIA	APACHE PLUME	5 GAL	M	25 SF X 5=125 SF
(.)	11	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M	30 SF X 11=330 SF
(.)	12	LEUCOPHYLLUM	RAINSAGE	5 GAL	M	20 SF X 12=240 SF
(.)	3	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M	18 SF X 3=54 SF
(/)	9	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M	50 SF X 9=450 SF
(*)	3	YUCCA BACCATA	BANANA YUCCA	5 GAL	M	25 SF X 3=75 SF
(*)	11	NOLINA	BEARGRASS	5 GAL	M	18 SF X 11=198 SF
(*)	8	LAVANDULA	LAVENDER	1 GAL	M	12 SF X 8=96 SF
(*)	6	JASMINIUM	WINTER JASMINE	5 GAL	M	25 SF X 6=150 SF
						TOTAL COVERAGE AREA=3,868 SF

**SITE DATA**

GROSS LOT AREA	22,500 SF
LESS BUILDING(S)	5,817 SF
NET LOT AREA	16,683 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	2,502 SF
PROPOSED LANDSCAPE	5,350 SF
PERCENT OF NET LOT AREA	32%
REQUIRED LANDSCAPE AREA COVERAGE	
MIN. 75% OF REQUIRED LANDSCAPE AREA	1,876 SF
PROPOSED LANDSCAPE AREA COVERAGE	3,868 SF
PERCENT OF REQUIRED LANDSCAPE AREA	154%
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES (30 SPACES)	3
REQUIRED TREES	3
PROPOSED TREES	3 MIN.

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

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.

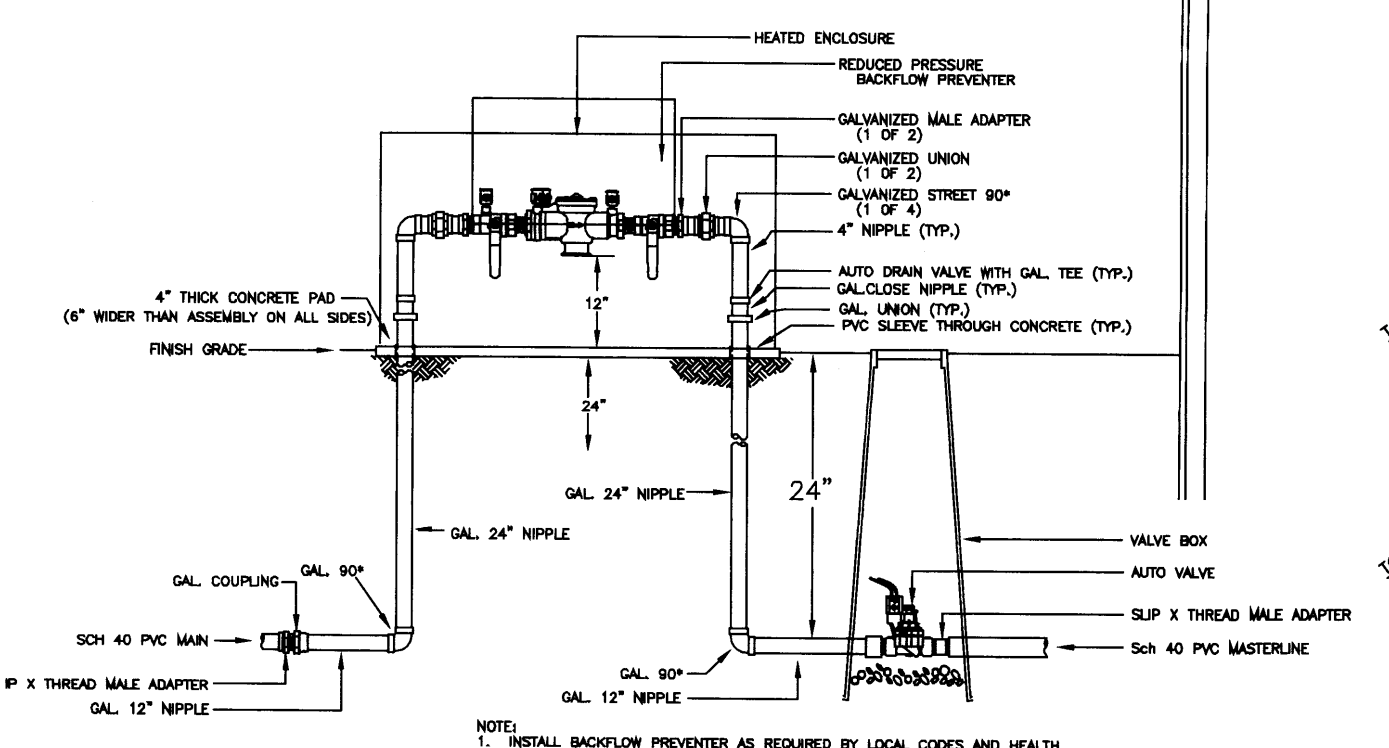
CONTACT TIBURON INVESTMENT LLC BEFORE CONNECTING STREETSCAPE LANDSCAPE IRRIGATION SYSTEM TO COMMON AREA SYSTEM

**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

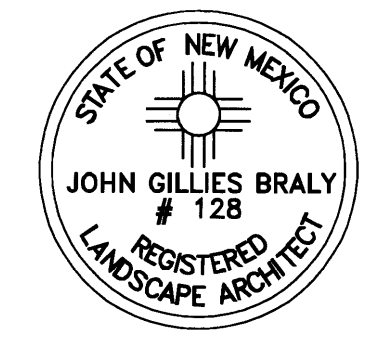
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Mastervalue w/ RPBA

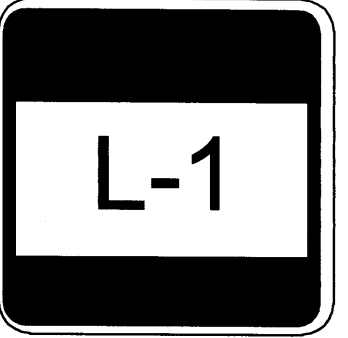
**Growing Better Up Heads**  
 LANDSCAPE CONTRACTORS  
 www.headsuplandscape.com

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



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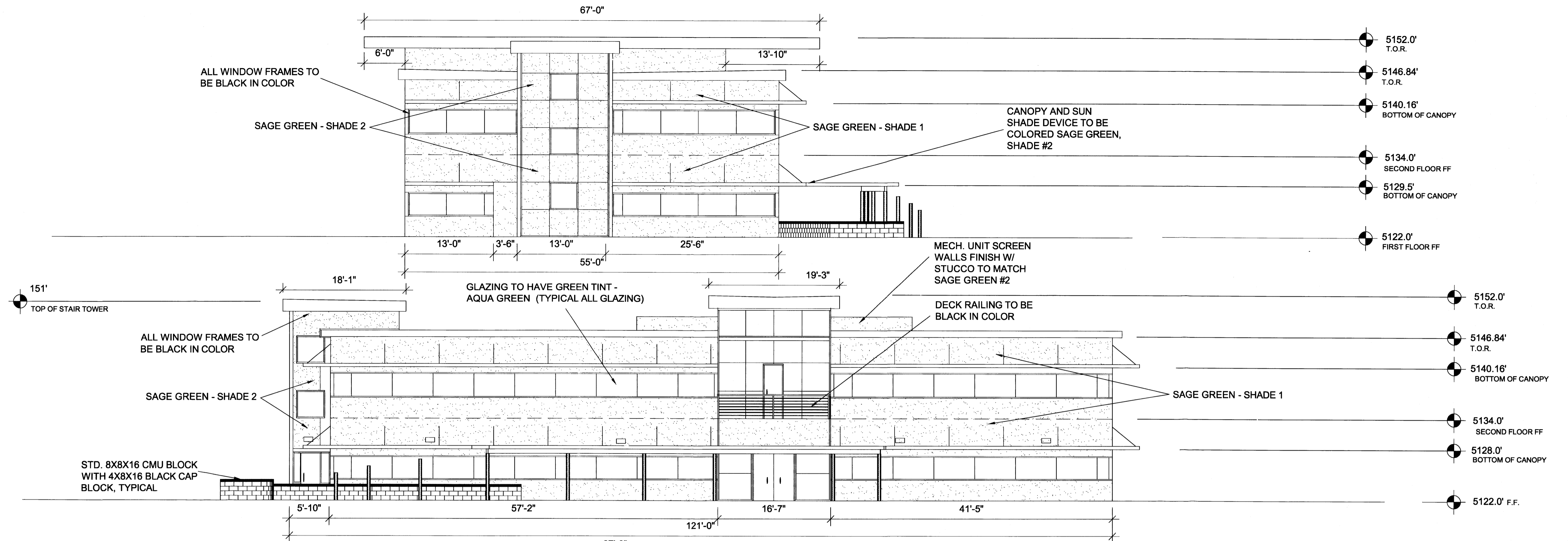
JOB TITLE:	KAYEMAN BUILDING		
REVISION:	FILE NAME	JOB NO.	DATE
			8/28/06
SHEET TITLE:	LANDSCAPE PLAN		DRAWN BY: KSL





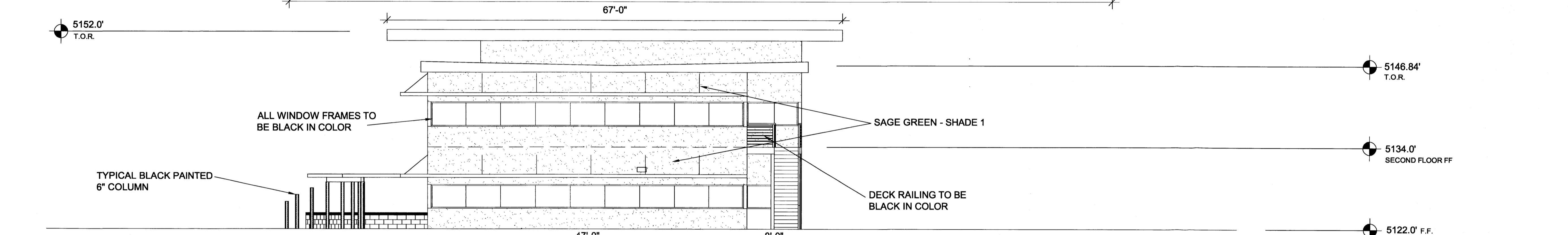
WEST ELEVATION

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



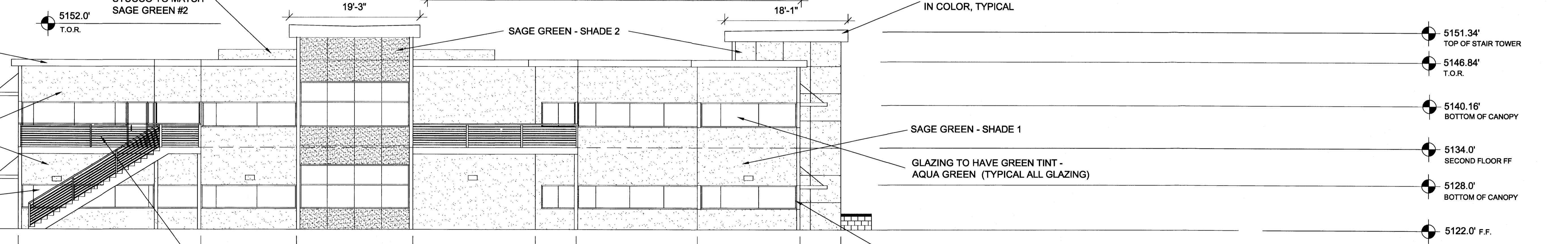
SOUTH ELEVATION

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



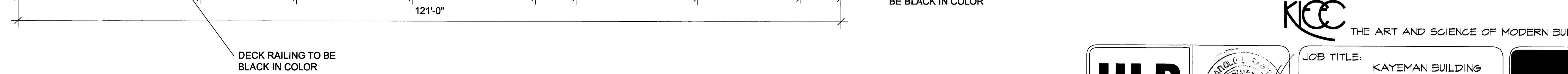
EAST ELEVATION

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

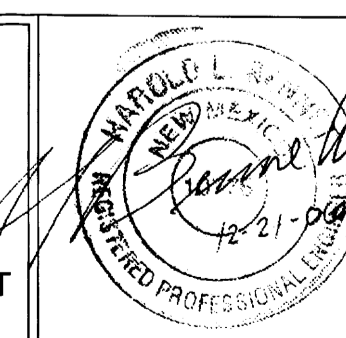


NORTH ELEVATION

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



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JOB TITLE: KAYEMAN BUILDING		
REVISION:	FILE NAME	JOB NO. DATE
		8/28/06
SHEET TITLE: ELEVATIONS		DRAWN BY: KSL

