

**GENERAL NOTES**

- 1. ASPHALT PAVING - 3" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE
- 2. AUTO DRIVEWAYS - 3" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE

**KEYED NOTES**

**CASE NUMBER: DRB-94-595**  
**ORIGINAL CASE NO. DRB-94-S95**

THIS AREA IS ZONED SU-1 AND THAT THIS PLAN IS AN AMENDMENT TO THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DESIGN REVIEW BOARD (DRB) ON 2-28-94 AND THAT THE CHANGES IN THIS OFFICIAL NOTICE HAVE BEEN COMPLIED WITH.

WORK INCLUDES: SECOND STORY AND SITE MODIFICATION, 1st Floor 5796 SQ. FT., 2nd Floor 4000 SQ. FT., TOTAL BUILDING AREA 9796 SQ. FT.

*Tom Don* 9-18-97 DATE  
 CITY PLANNING DEPARTMENT

*Frank Higgins* 9-12-97 DATE  
 CITY ENGINEER DEPARTMENT

*Reagan A. Sloan* 9-3-97 DATE  
 WATER UTILITIES DIVISION

*Michael Davis* 9-03-97 DATE  
 TRANSPORTATION DEPARTMENT

*Edward G. Henry* 9-3-97 DATE  
 DESIGN AND DEVELOPMENT, CP

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

DRB-94-595

DRB-94-395

**FMSM**  
**FIRST STATE**  
**BANK-**  
**ADDITION**

8-15-97 DATE  
 9707 FILE  
 JB PROJ. MGR. BY  
 SA AS BY  
 QUALITY ASSURANCE

1"=20'-0" SCALE

Flawn Moore Shiffer McCabe  
 Architects Interior Architects  
 10000 North Loop West, Suite 1000  
 Albuquerque, New Mexico 87113  
 Copyrighted. All rights reserved.

**A1.1 SITE PLAN**

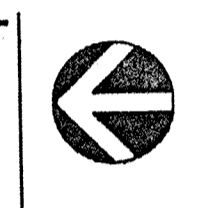


TRACT 1A-5

NOTE:  
 ACCESS EASEMENT PER PLAT FILED  
 DEC 27, 1994 BOOK 94C PAGE 431.

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

EXISTING FIRE HYDRANT



**SITE PLAN**  
 Scale: 1"=20'-0"



GENERAL NOTES

KEYED NOTES

DIVISION 16 - ELECTRICAL  
16500.01 - SCHEDULED LIGHT FIXTURE

CASE NUMBER: DRB-94-595  
This plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1990 (A-79-13, Z-79-50-2) and the IP zone. It conforms with the comments rendered by the Development Review Board on 12-20-95, as reflected in DRB 94-595.

<i>Michael Frank</i> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE 2-23-95
<i>R. Stewart</i> PARKS AND RECREATION SERVICES DEPARTMENT	DATE 12-20-94
<i>Robert W. Kane</i> PUBLIC WORKS, WATER UTILITIES DIVISION	DATE 12-20-94
<i>Paul J. Gysin</i> CITY ENGINEER, ENGINEERING DIVISION/AMFCA	DATE 2-23-95

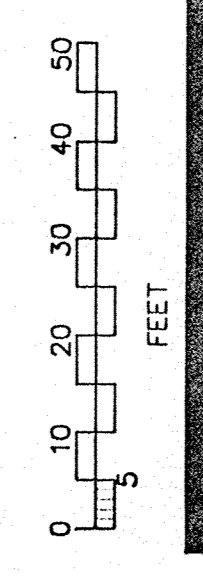
APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

*Robert Clark*  
CITY PLANNER, ALBUQUERQUE / BERNALILLO  
COUNTY PLANNING DIVISION

DATE  
2-28-95

13,200 SQ. FT. BUILDING AREA  
77 PARKING SPACES PROVIDED  
66 PARKING SPACES REQUIRED  
4 H.C. PARKING SPACES PROVIDED  
4 H.C. PARKING SPACES REQUIRED

88,279 SQ. FT. SITE AREA  
16,860+ SQ. FT. LANDSCAPING PROVIDED  
11,867 SQ. FT. (15%) LANDSCAPING REQUIRED



DRB 1 OF 4

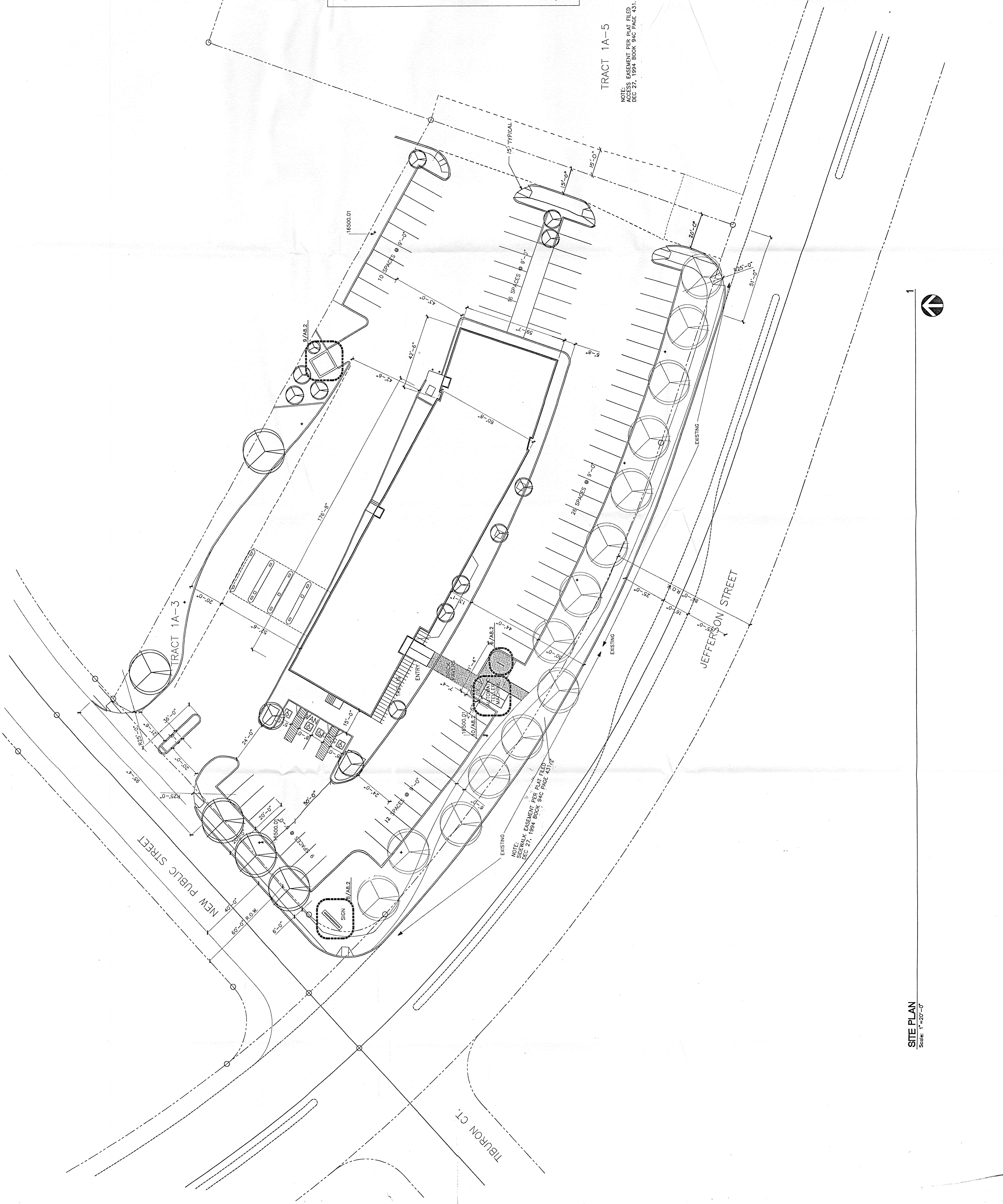
**FMSM**  
FIRST STATE BANK - JOURNAL CENTER

DATE: 12/20/94  
FILE: 9459  
JOB: 33  
PROJ. MGR: [Signature]  
DRW/TM: [Signature]  
BY: [Signature]  
SCALE: 1"=20'-0"

REGISTERED PROFESSIONAL ENGINEER  
NEW MEXICO  
CIVIL ENGINEER  
MOORE  
No. 880

Flavor Moore Shaffer McCabe  
Landscape Architects/Engineers  
Landscape Architects/Engineers  
Albuquerque, New Mexico  
Copyrighted. All rights reserved.

A1.1 SITE PLAN



TRACT 1A-5

NOTE: SIDEWALK EASEMENT PER PLAT FILED DEC 27, 1994 BOOK 94C PAGE 431.

SITE PLAN  
Scale: 1"=20'-0"



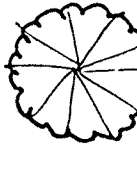


LANDSCAPE LEGEND



SHADE TREES

- EX - EXISTING TREES
- LP - 2 1/2' - 3' DIA. LARCH FRANK (A)
- A - 2 1/2' - 3' DIA. ASH (11)
- 2 1/2' DIA. TURBULENCE PLUM (13)
- 15' DIA. LINDLEIGH SPREES (3)
- 5' DIA. SHREES (117)
- CP - CONDENSIVE RABBIT (8)
- P - PHOTINIA (4)
- R - RHODODENDRONS (4)
- 5' DIA. JUNIPER GROUNDCOVER (53)
- T - TAM JUNIPER (A1)
- B - BUFFALO JUNIPER
- 3/4" SANDS FE BROWN GEMAL/PLATEZ FABER



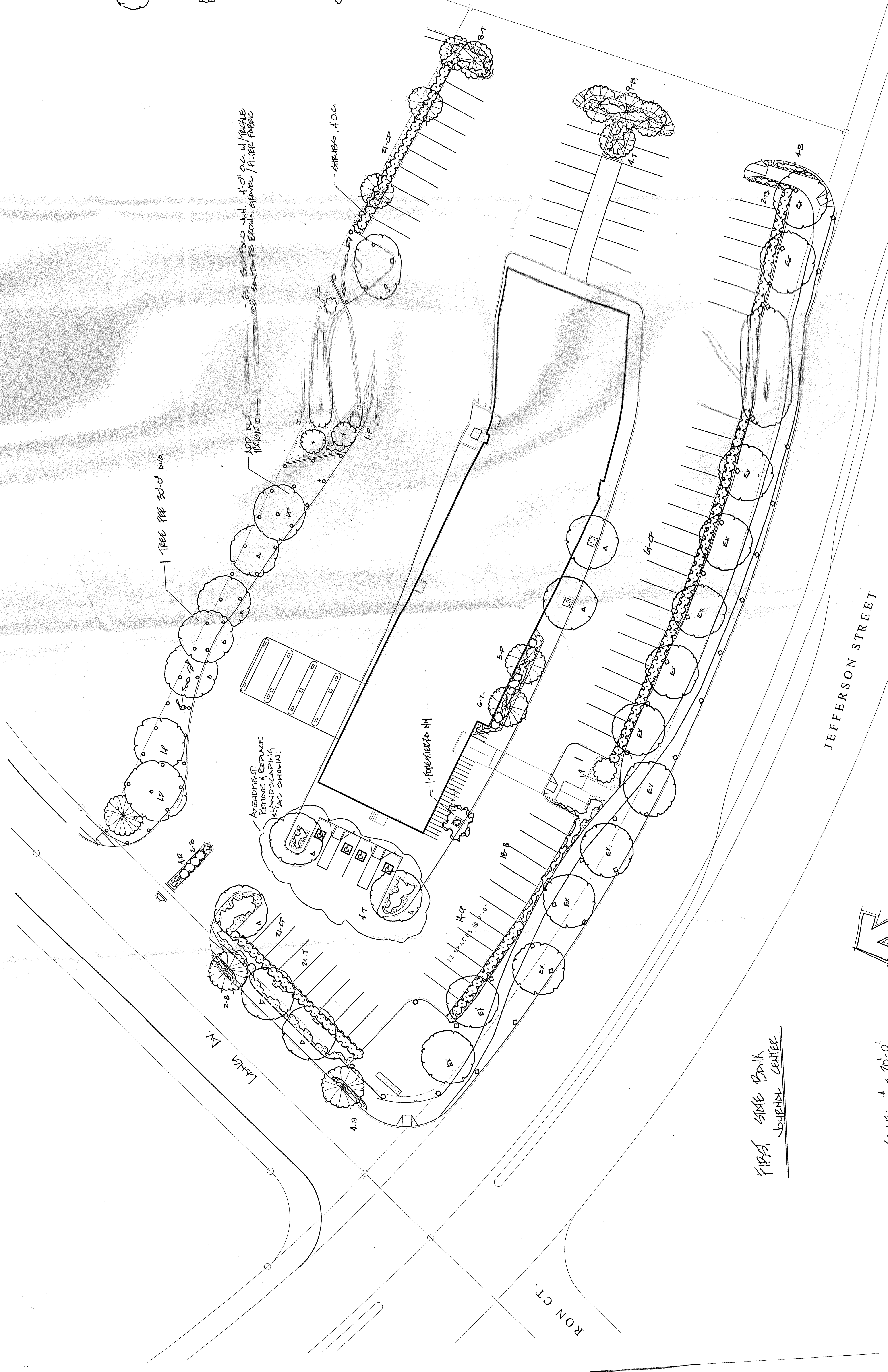
SHRUBS

- COMMERCIAL GRADE STEEL EDGING
- POP-UP SPRINKLERS
- LARGE AREA HDs.
- EXISTING HDs. TO BE RE-LOCATED

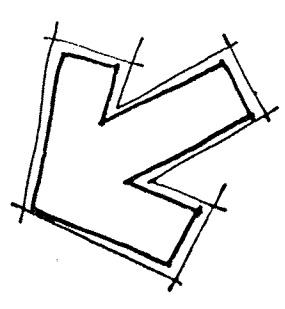


EXISTING HDs. TO BE RE-LOCATED

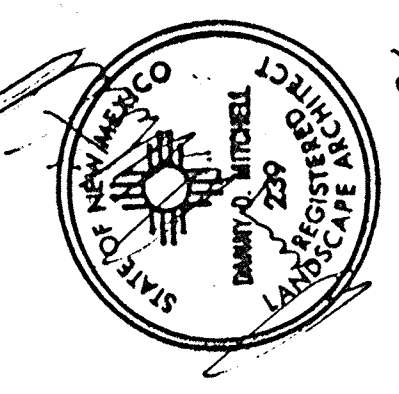
- NOTE: TRUCKLE IRRIGATION TO ALL SHRUBS, BARRIERS TO TREES NET IN LAWN AREA
- LANDSCAPING AND IRRIGATION TO BE MAINTAINED BY TRACT 7A-3 & WILL BE KEPT IN LIVE STABLE



FIRST STATE BANK  
JOURNAL CENTER

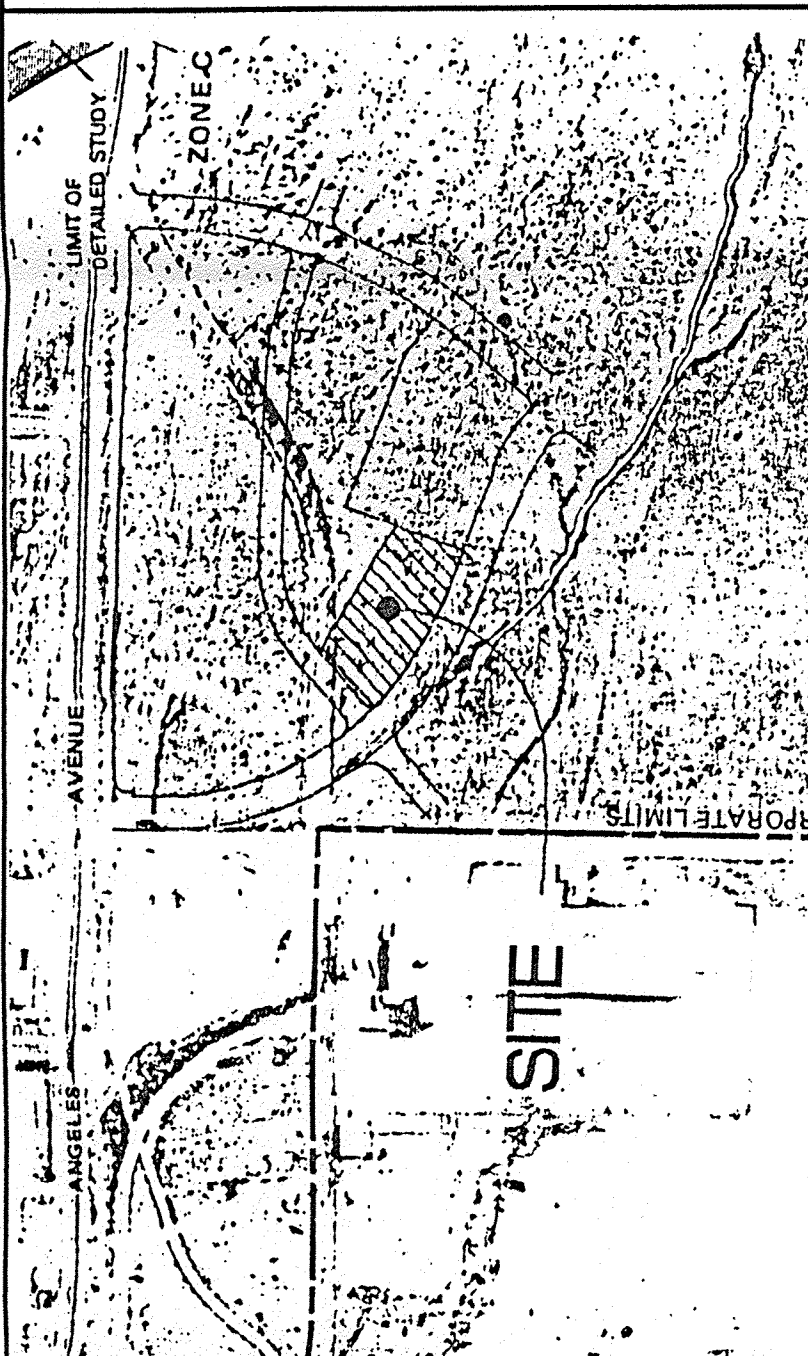


SCALE: 1" = 20'-0"

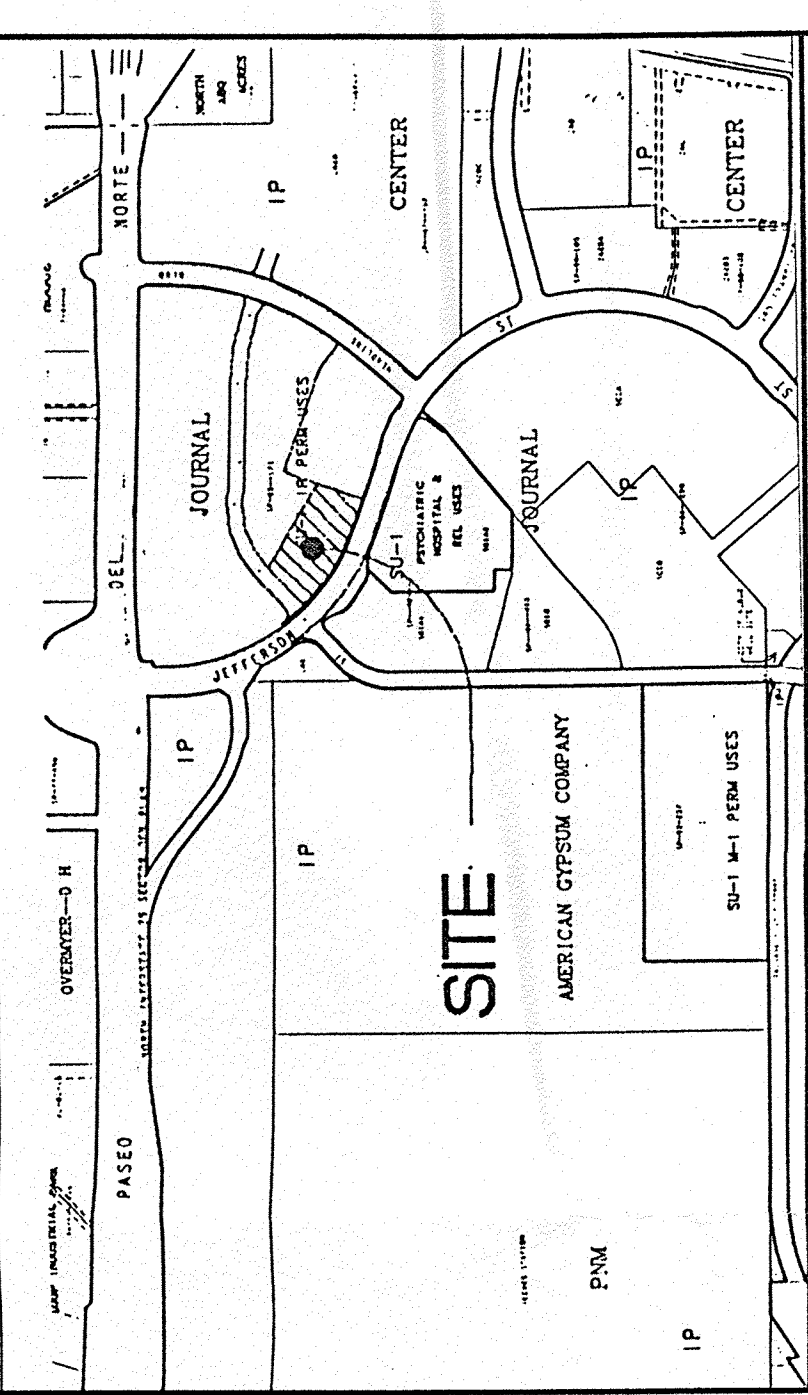


*The Hilltop*





FEMA MAP 350002-0009C



VICINITY MAP D-17

LEGAL DESCRIPTION  
TRACT 1A-3 OF  
JOURNAL NORTH

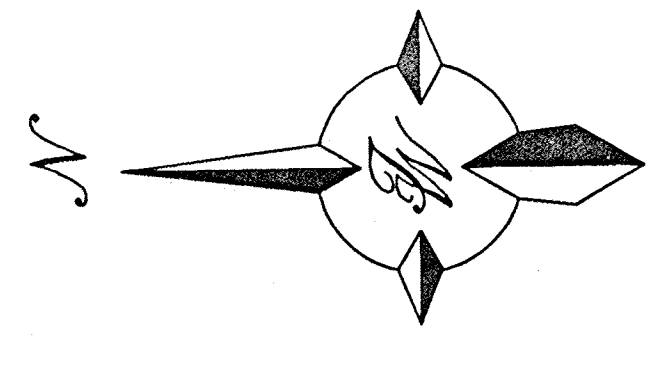
**EROSION CONTROL PLAN**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT THE EROSION CONTROL PLAN DURING THE CONSTRUCTION PHASE. REPAIR OF DAMAGED FACILITIES AND CLEAN UP OF EROSION ARE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO DO SO PROMPTLY MAY RESULT IN A "STOP-WORK ORDER" BEING ISSUED AND MAINTAINED UNTIL REPAIR AND CLEAN-UP IS COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM WIND AND WATER EROSION PRIOR TO FINAL CITY ACCEPTANCE OF ANY PROJECT. THE CONTINUED MAINTENANCE OF THESE PROTECTIVE MEASURES IS THE RESPONSIBILITY OF THE OWNER OR HIS ASSIGNS.

NOTE: NO STEP AWAY BEG AWAY @ 2% GRADE @ 2%

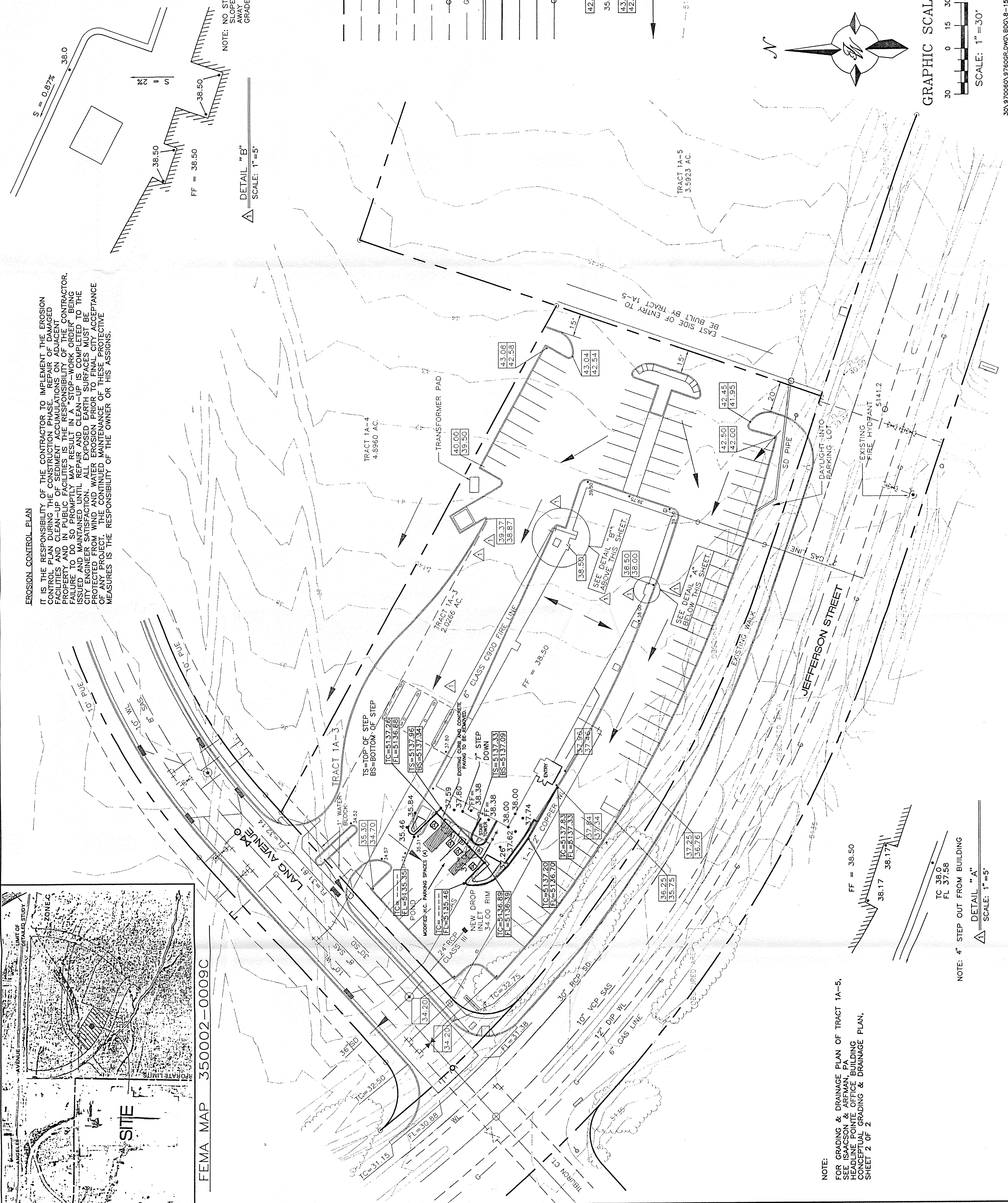
DETAIL "B"  
SCALE: 1"=5'

LEGEND

---	FUTURE SANITARY SEWER	○	EXISTING SAS MANHOLE
---	EXISTING SANITARY SEWER	⊗	FUTURE WATER VALVE
---	FUTURE WATERLINE	⊗	EXISTING WATER VALVE
---	EXISTING WATERLINE	⊗	FUTURE FIRE HYDRANT
---	FUTURE STORM DRAIN	⊗	EXISTING FIRE HYDRANT
---	EXISTING STORM DRAIN	⊗	FUTURE DROP INLET
---	FUTURE GAS LINE	⊗	EXISTING DROP INLET
---	EXISTING GAS LINE	⊗	NEW WATER VALVE
---	STORM DRAIN PIPE	⊗	NEW FIRE HYDRANT
---	NEW SANITARY SEWER		
---	NEW WATERLINE		
---	NEW FIRE LINE		
---	NEW GAS LINE		
---	BASIN BOUNDARY		
---	FLOWLINE ELEVATION		
---	SPOT ELEVATION		
---	TOP OF CURB ELEVATION		
---	FLOWLINE ELEVATION		
---	DIRECTION OF FLOW		
---	NEW CONTOUR		
---	EXISTING CONTOUR		



GRAPHIC SCALE  
SCALE: 1"=30'



NOTE:  
FOR GRADING & DRAINAGE PLAN OF TRACT 1A-5,  
SEE ISAACSON & ARFMAN, P.A.  
HEADLINE, POINTE OFFICE BUILDING  
GRADING & DRAINAGE PLAN,  
SHEET 2 OF 2

NOTE: 4" STEP OUT FROM BUILDING  
DETAIL "A"  
SCALE: 1"=5'

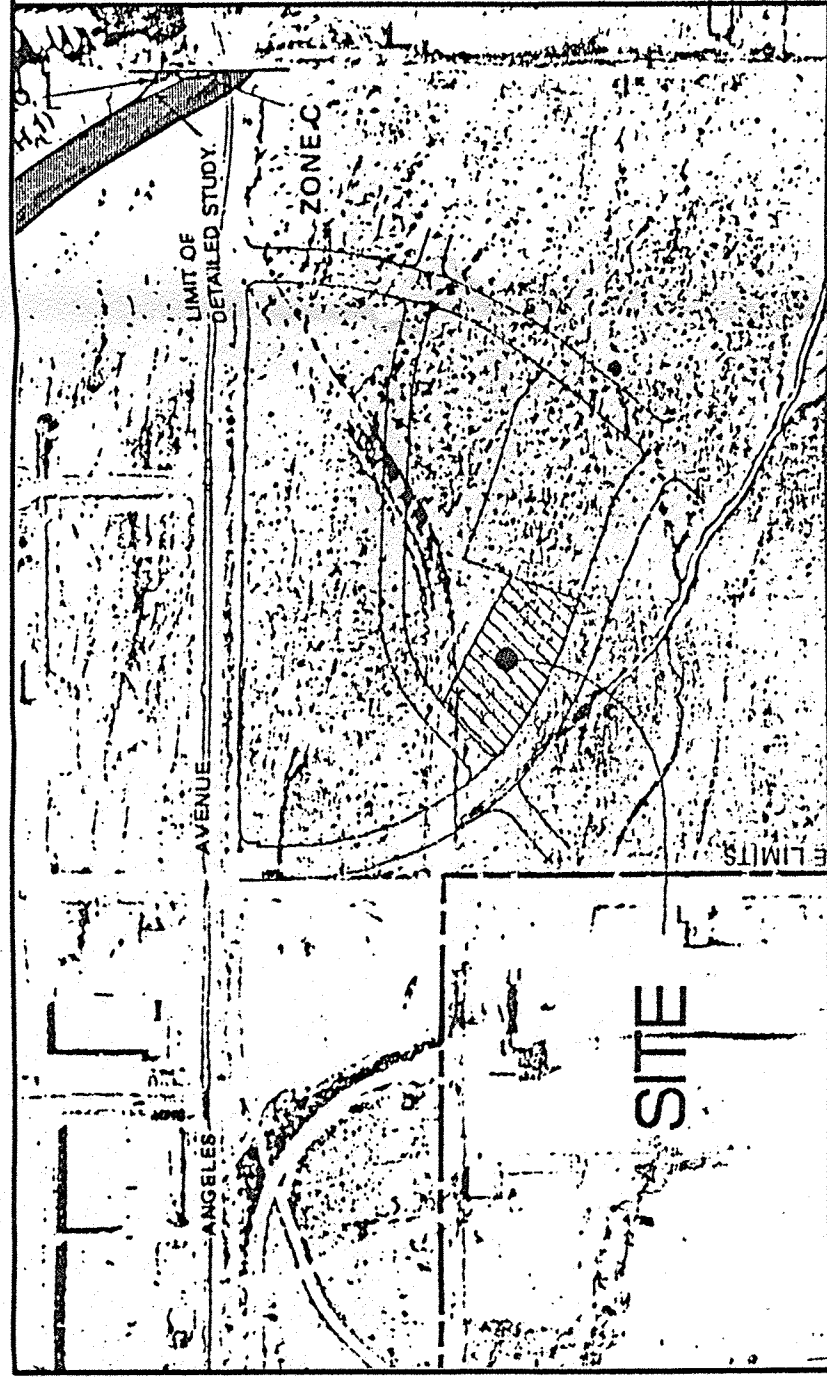
FF = 38.50  
38.17 38.17

TC 38.0  
FL 37.58

2-2-95	REVISION DATE	JCS	RRB
	DESCRIPTION	BY	CHK
	FIRST STATE BANK	SPINELLO	
	JOURNAL CENTER		
	DATE	10-28-94	
	GRADING & DRAINAGE PLAN	9436GR.DWG	
	SHEET #	C1.2	
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES		
	4600 MONTGOMERY BLD. W.E. SUITE 3		
	ALBUQUERQUE, NEW MEXICO 87109		
	(505)883-7592		
	RONALD R. BOHANNAN		
	P.E. #7868		
			940036

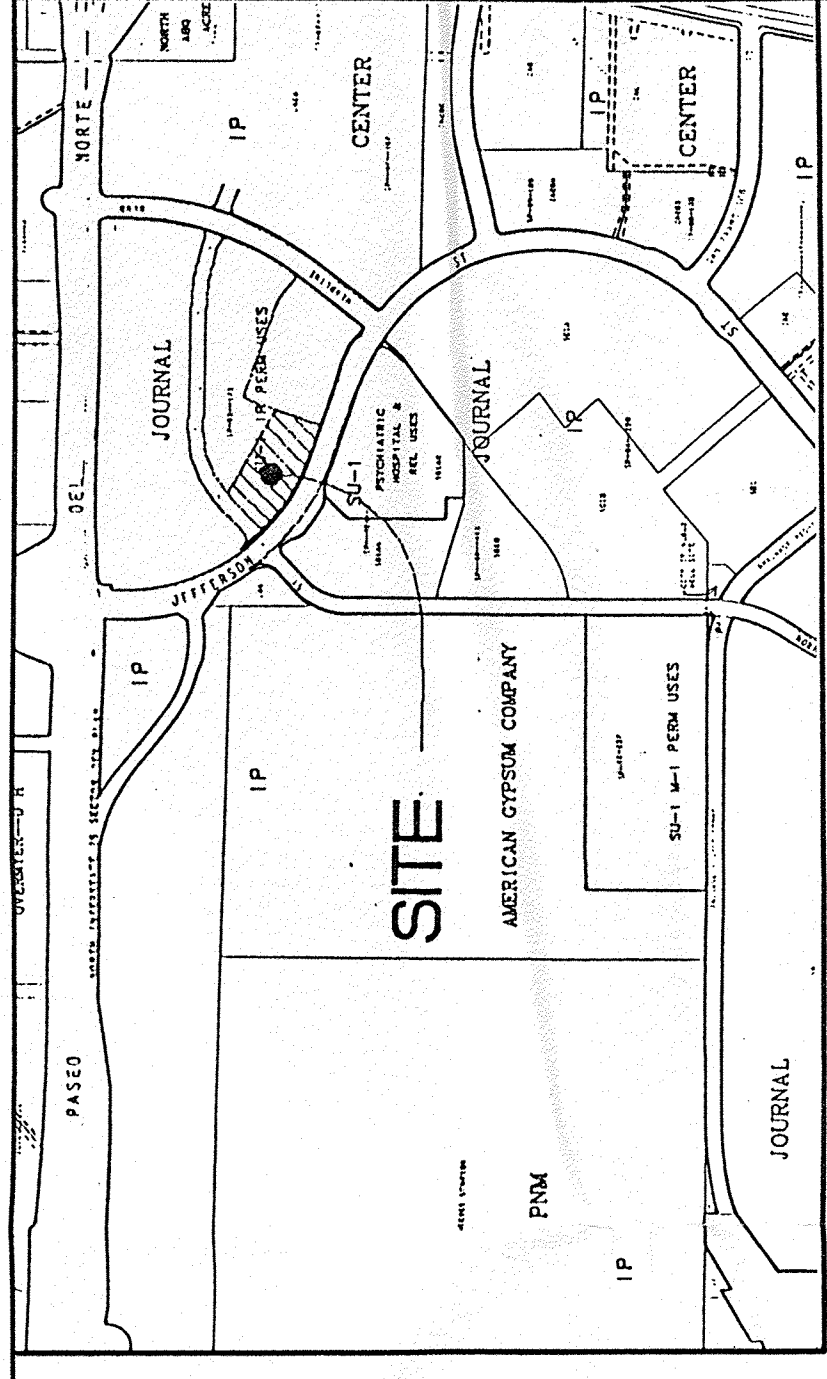
30,97666X\9766GR.DWG\50518-15-97





FEMA MAP 350002-0009C

**EROSION CONTROL PLAN**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT THE EROSION CONTROL PLAN AND TO MAINTAIN THE CONSTRUCTION OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTY AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CITY ENGINEER'S SATISFACTION. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED WITH EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN THE PROTECTIVE MEASURES IS THE RESPONSIBILITY OF THE OWNER OR HIS ASSIGNS.



VICINITY MAP D-17

**LEGAL DESCRIPTION**  
 TRACT 1A-3 OF  
 JOURNAL NORTH

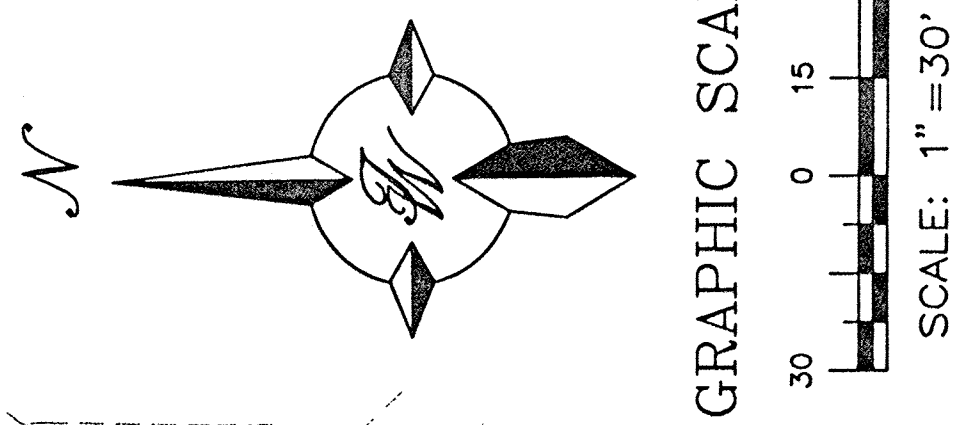
**LEGEND**

- FUTURE SANITARY SEWER
- EXISTING SANITARY SEWER
- FUTURE WATERLINE
- EXISTING WATERLINE
- FUTURE STORM DRAIN
- EXISTING STORM DRAIN
- FUTURE GAS LINE
- EXISTING GAS LINE
- STORM DRAIN PIPE
- NEW SANITARY SEWER
- NEW WATERLINE
- NEW FIRE LINE
- NEW GAS LINE
- BASIN BOUNDARY
- FLOWLINE ELEVATION
- SPOT ELEVATION
- TOP OF CURB ELEVATION (PROPOSED)
- FLOWLINE ELEVATION
- DIRECTION OF FLOW
- NEW CONTOUR
- EXISTING CONTOUR
- EXISTING SAS MANHOLE
- ⊗ FUTURE WATER VALVE
- ⊗ EXISTING WATER VALVE
- ⊗ FUTURE FIRE HYDRANT
- ⊗ EXISTING FIRE HYDRANT
- ⊗ FUTURE DROP INLET
- ⊗ EXISTING DROP INLET
- ⊗ NEW WATER VALVE
- ⊗ NEW FIRE HYDRANT

**ORIFICE PLATE CALCULATION**  
 Sizing the orifice plate used inside the catch basin to limit flow to the 24" pipe:  
 Catch basin depth = 4'  
 Approximate water depth from top of the catch basin = 1.5'  
 Total head = 5.5'  
 $Q = CA \sqrt{2gh}$   
 Using a 17" orifice plate size:  
 $Q = 0.6 \pi (17/24)^2 \sqrt{(2)(32.2)(5.5)}$   
 $Q = 23.75 \text{ cfs} < 24.3 \text{ cfs}$

NOTE:  
 FOR GRADING & DRAINAGE PLAN OF TRACT 1A-5,  
 SEE SWANSON & SEAMAN PA  
 HEADLINE POINTS OFFICE BUILDING  
 CONCEPTUAL GRADING & DRAINAGE PLAN,  
 SHEET 2 OF 2

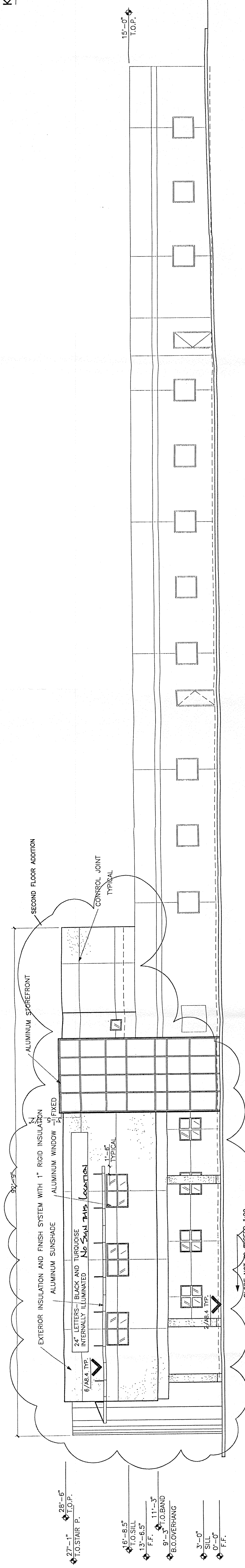
Private Drainage Easement was granted by plat to Tract 1A-5 dated December 27, 1994, Book 94C Page 43.



DRB 4 OF 4

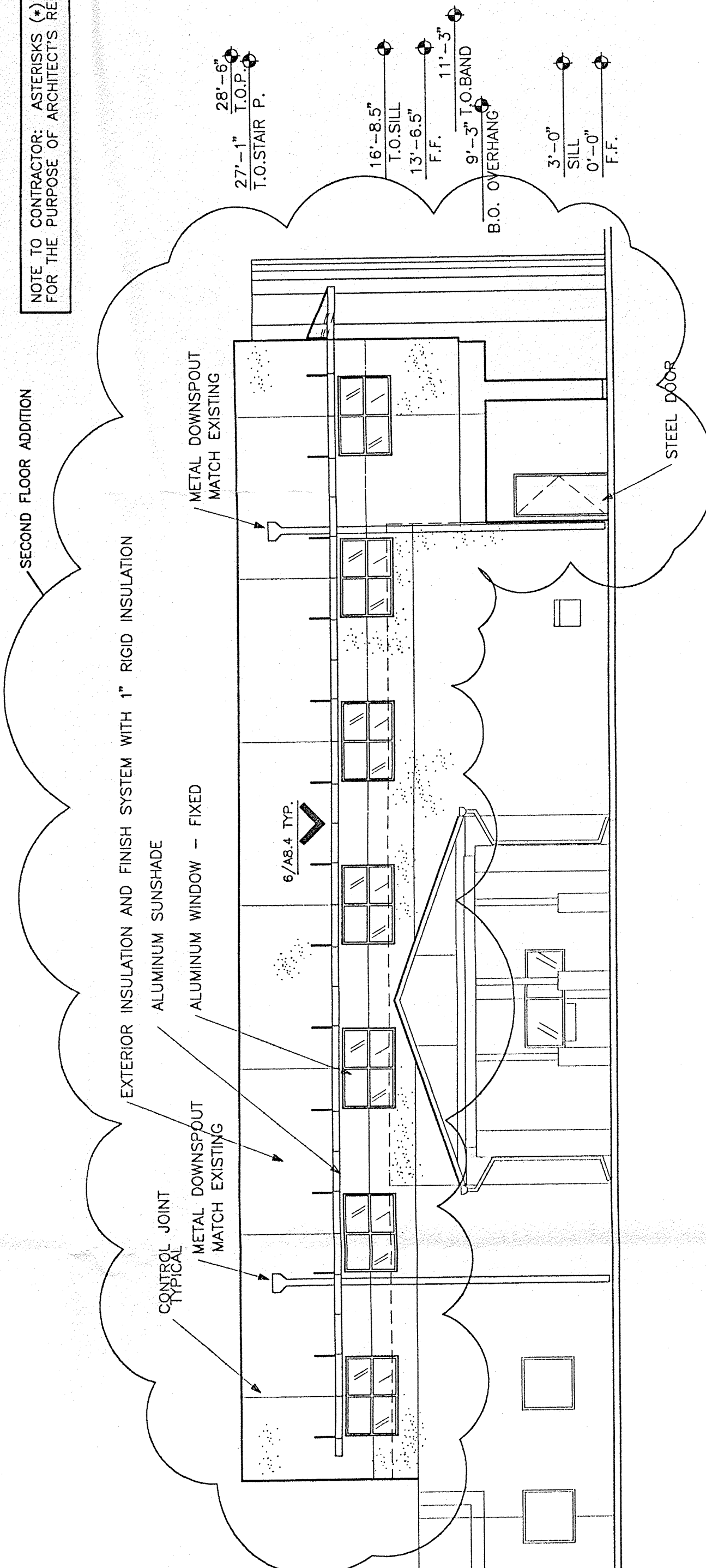
REVISION DATE	DESCRIPTION	BY	CHK
10-28-94 <td>FIRST STATE BANK JOURNAL CENTER <td>SPINELLO <td>DATE </td></td></td>	FIRST STATE BANK JOURNAL CENTER <td>SPINELLO <td>DATE </td></td>	SPINELLO <td>DATE </td>	DATE
9436GR.DWG <td>GRADING &amp; DRAINAGE PLAN <td></td> <td>SHEET 1</td> </td>	GRADING & DRAINAGE PLAN <td></td> <td>SHEET 1</td>		SHEET 1
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES <td></td> <td>CI.2</td>		CI.2
	4600 MONTGOMERY BLVD. N.E., SUITE 3 ALBUQUERQUE, N.M. 87109 <td></td> <td>JOB #</td>		JOB #
	(505)861-7532 <td></td> <td>940036</td>		940036
	ROYAL R. BOHANNAN <td></td> <td>P.E. #7868</td>		P.E. #7868





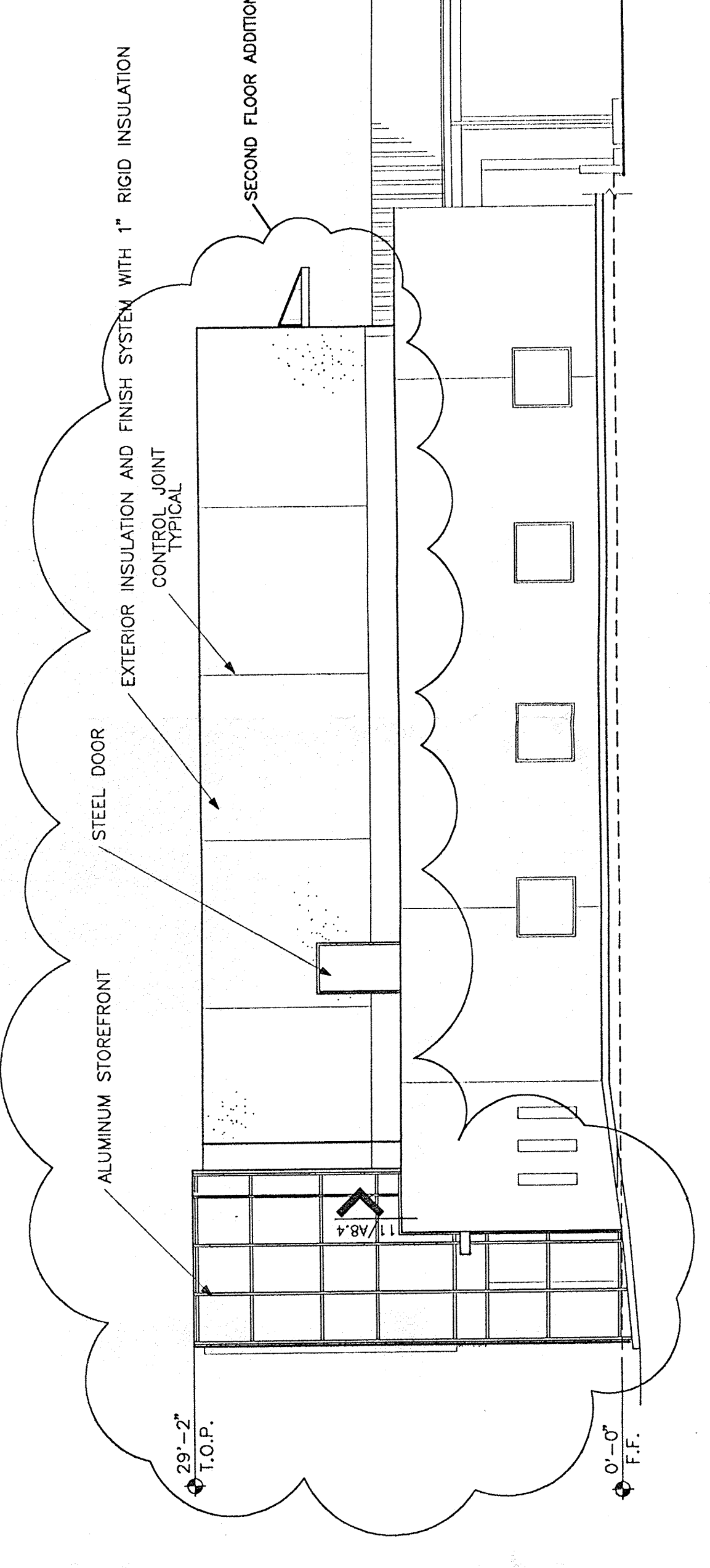
**SOUTHWEST ELEVATION**  
Scale: 1/8" = 1'-0"

NOTE TO CONTRACTOR: DIMENSIONS (A) AT VIEWED NOTES ARE FOR THE PURPOSE OF ARCHITECT'S REFERENCE ONLY.

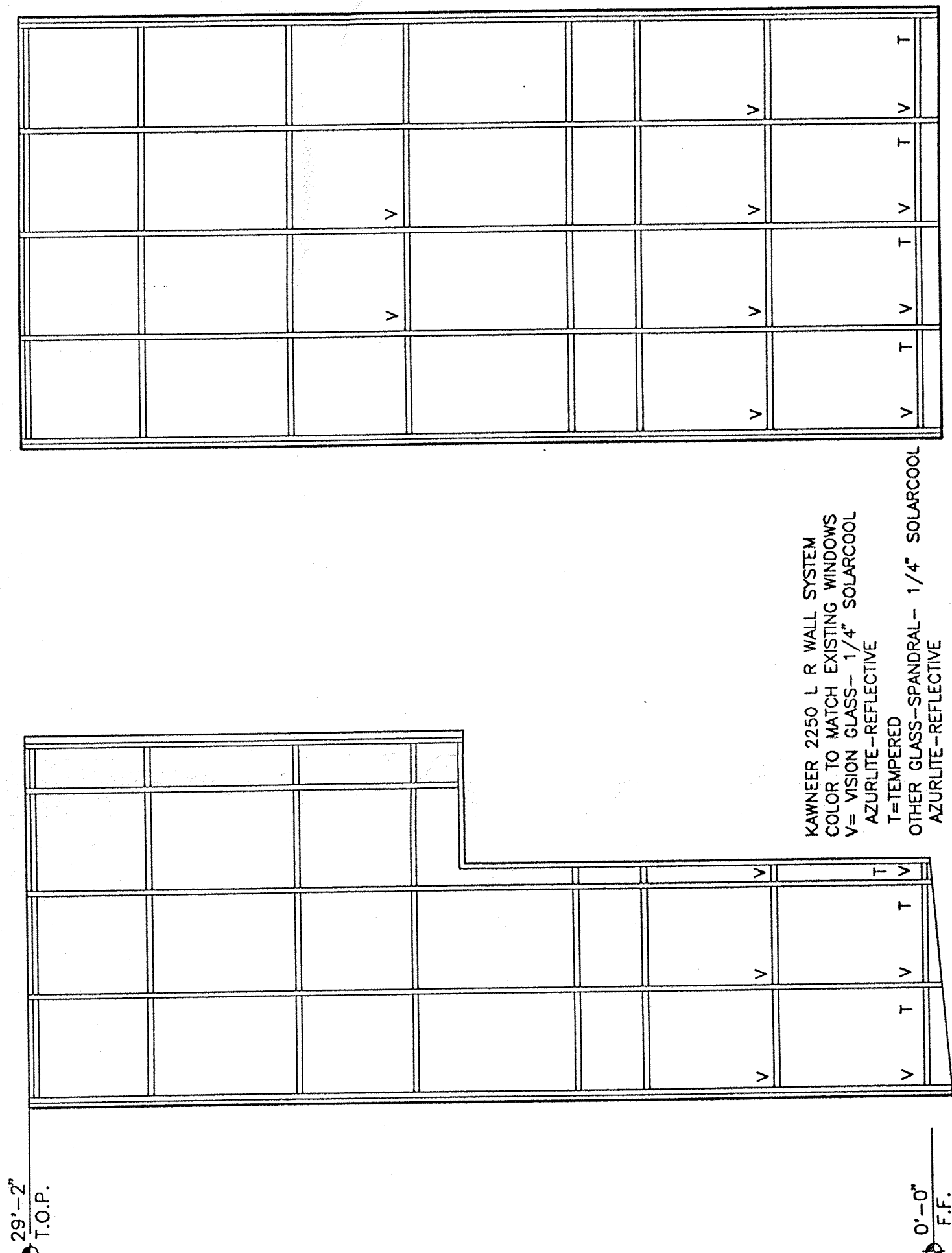


**NORTHEAST ELEVATION**  
Scale: 1/8" = 1'-0"

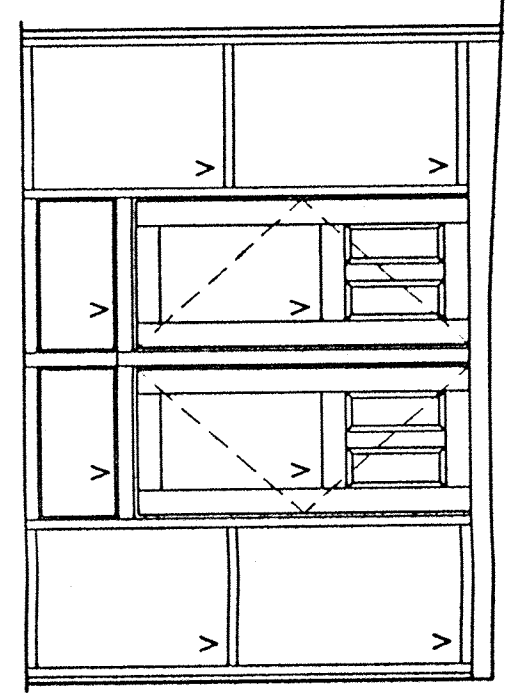
NOTE TO CONTRACTOR: DIMENSIONS (A) AT VIEWED NOTES ARE FOR THE PURPOSE OF ARCHITECT'S REFERENCE ONLY.



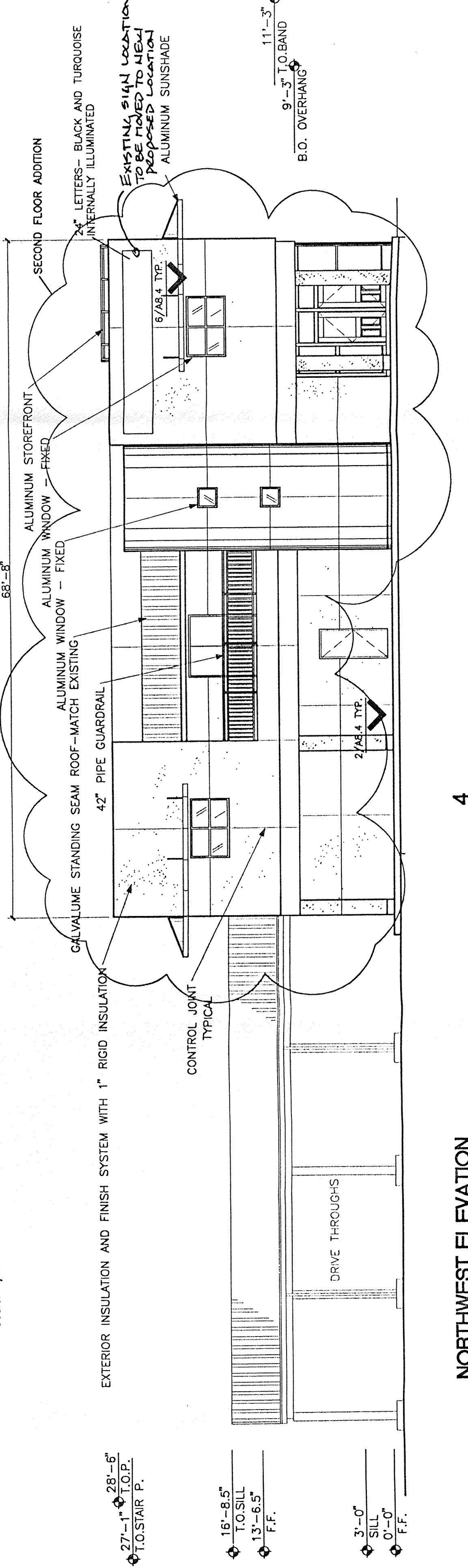
**SOUTHEAST ELEVATION**  
Scale: 1/8" = 1'-0"



**SOUTH WINDOW ELEV. 6**  
Scale: 1/4" = 1'-0"



**WEST WINDOW ELEV. 5**  
Scale: 1/4" = 1'-0"



**NORTHWEST ELEVATION**  
Scale: 1/8" = 1'-0"

**FMSM**  
**FIRST STATE**  
**BANK -**  
**ADDITION**

8.15.97 DATE  
9/27/2001 FILE  
J.B. PROJ. MGR. T.M. BY  
2010 100 SECURITY ASSURANCE  
1/8" = 1'-0" SCALE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

0 5 10 15 20 25  
FEET  
FOR 1/8" = 1'-0"

Flatow More Shaffer McCabe  
Architects Interior Designers  
Landscape Architects Planners  
10000 Co. Rd. New York, NY 10002  
Copyrighted. All rights reserved.

**NORTH WINDOW ELEV. 7**  
Scale: 1/4" = 1'-0"

EXTERIOR FINISHES  
EXTERIOR WALLS - EL RAY - 105 BUCKSKIN (PF 806 BUFFALO E.S.PLASTER) MATCH EXISTING  
NEW BAND AT 9'-3" TO 11'-3"  
EL RAY - WHITE (PF 800 SALT E.S.PLASTER)  
STAIR CASES - EL RAY - 105 BUCKSKIN (PF 806 BUFFALO E.S.PLASTER) MATCH EXISTING  
EXACT COLOR TO BE DETERMINED  
ENTRANCE DOOR AND GUARD/HAND RAIL -  
BLACK AND TURQUOISE  
WINDOWS, TRIM, ETC. - WHITE  
PITCHED ROOF - GALVALUME STANDING SEAM



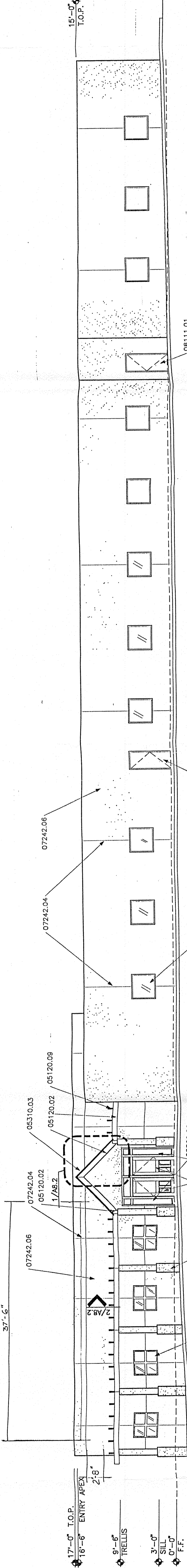
**GENERAL NOTES**

- COLORS  
TAN  
TEAL  
DARK BROWN

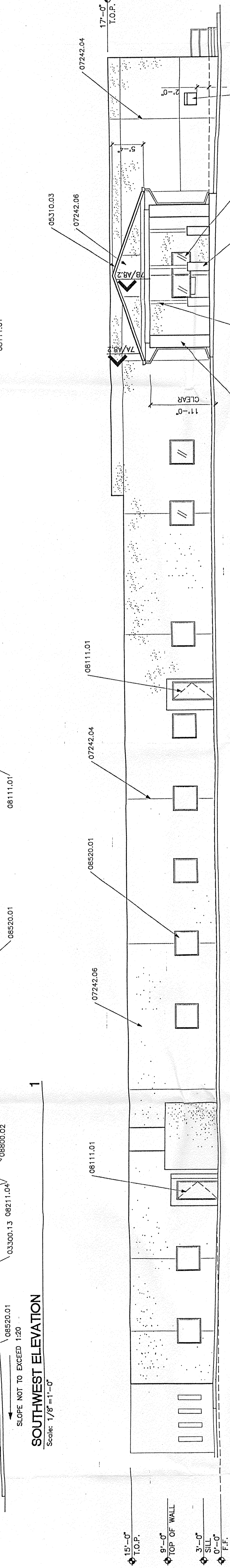
**KEYED NOTES**

- 05310.03 CONCRETE
- 03300.13 CONCRETE COLUMN
- 05120.02 STEEL TUBE TRUSS: 2" X 10"
- 05220.01 OPEN WEB STEEL JOIST
- 05310.03 STEEL TRUSS BECK
- 05310.03 METAL ROOF
- 05221.01 1-1/2" OUTSIDE DIAMETER PIPE RAILING
- 06402.24 WOOD & ELASTICS
- 08111.01 WOOD JOIST AND MULLIONS WITH GLASS PANELS - CUSTOM
- 07242.04 THERMAL & MOISTURE PROTECTION
- 08211.01 CONTROL JOINT
- 07511.05 ASPHALT FELT ROOF MEMBRANE WITH AGGREGATE SURFACE
- 07511.05 R-30 ROOF INSULATION
- 07600.04 METAL DOWNSPOUT
- 08111.01 STEEL DOOR WITH TEMPERED GLASS PANEL - CUSTOM
- 08211.04 ALUMINUM WINDOW WITH BEAL DRAWER
- 08200.01 FULLY-TEMPERED GLASS
- 08800.02 TELLER EQUIPMENT SYSTEMS
- 11038.01 TELLER EQUIPMENT SYSTEMS
- 11038.03 NIGHT DEPOSITORY

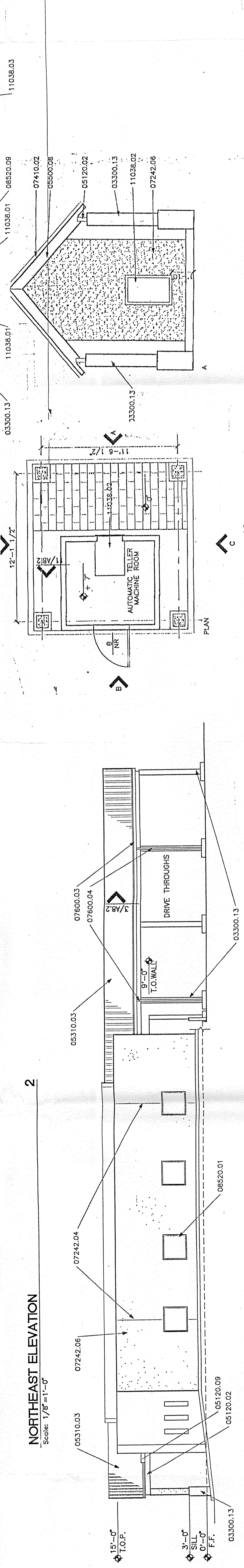
NOTE TO CONTRACTOR: ASTERISKS (\*) AT KEYED NOTES ARE FOR THE PURPOSE OF ARCHITECT'S REFERENCE ONLY.



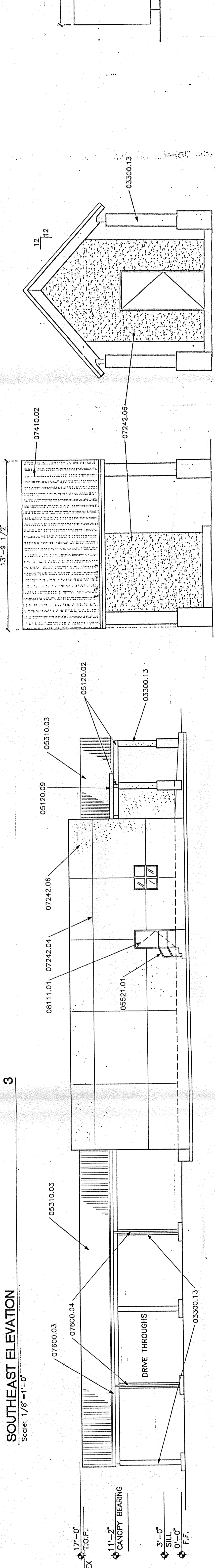
**SOUTHWEST ELEVATION**  
Scale: 1/8"=1'-0"



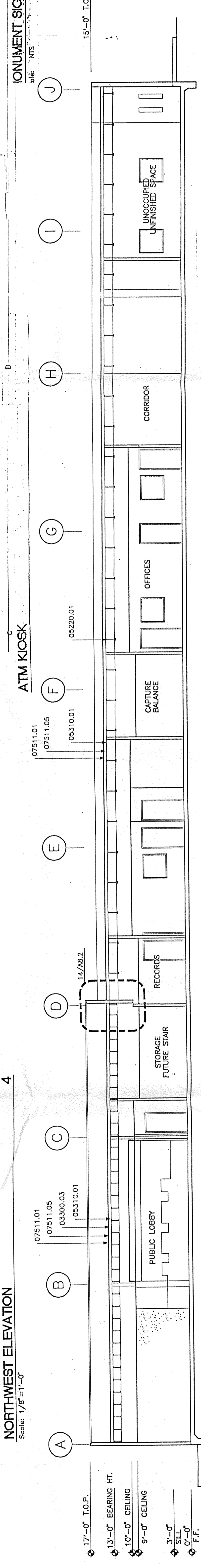
**NORTHEAST ELEVATION**  
Scale: 1/8"=1'-0"



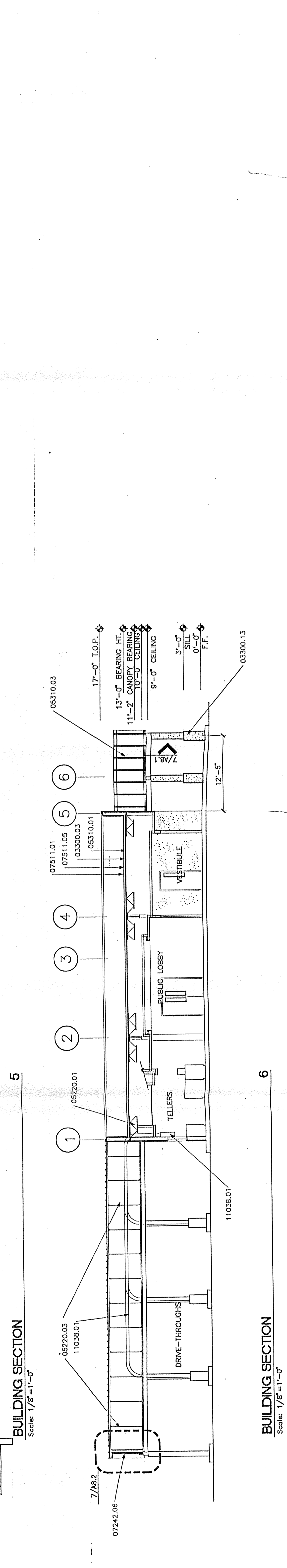
**SOUTHEAST ELEVATION**  
Scale: 1/8"=1'-0"



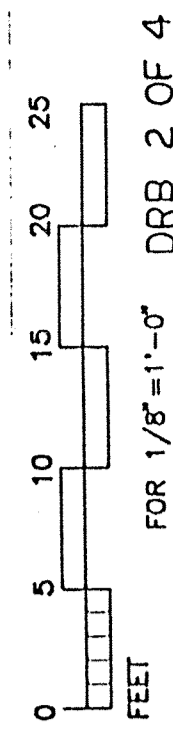
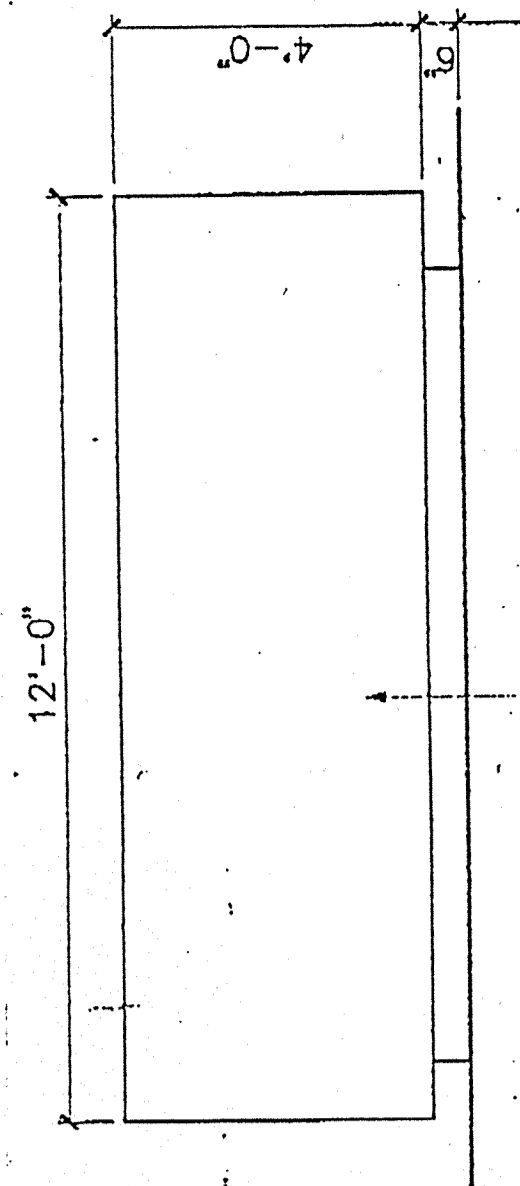
**NORTHWEST ELEVATION**  
Scale: 1/8"=1'-0"



**BUILDING SECTION**  
Scale: 1/8"=1'-0"



**BUILDING SECTION**  
Scale: 1/8"=1'-0"



**FMSM**  
FIRST STATE  
BANK-  
JOURNAL  
CENTER

1/12/85 DATE  
24094301 TITLE  
JOB DW/THM BY  
PROJ. MGR. BY  
QUALITY ASSURANCE  
1/8"=1'-0" SCALE

FLORIAN MOORE SHAFER MCGABE  
Architects Interior Designers  
Landscape Architects Planners  
Albuquerque, New Mexico  
Copyrighted. All Rights Reserved.

**A3.1 ELEVATIONS**

STATE OF NEW MEXICO  
JON L. MOORE  
No. 990  
REGISTERED