

**SITE LIGHTING LEGEND**

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF
□	P4	EATON - LUMARK PRV C25 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC, TWIN-HEAD AT 180°, POLE MOUNT AT +15' T.O.F.	(2) 96W LED 3000K	Absolute	0.88
□	253	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, TWIN-HEAD AT 180°, POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
□	S3	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
□	S3HS	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS, BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, HOUSE SIDE SHIELD, POLE MOUNT AT +15'	52W LED 3000K	Absolute	0.88
□	254	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, TWIN-HEAD AT 180°, POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
□	S5	EATON - LUMARK PRV C15 UNV T5 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
⊕	PT3	LIGHTWAY INDUSTRIES PAPP-18-LED U 37W 2 23 ILL BRONZE FINISH.	LED PEDESTRIAN POST TOP LIGHT, FULLY CUTOFF, TYPE V OPTIC, +9' T.O.F.	37W LED 3000K	Absolute	0.90
—	CA	COLUMBIA LIGHTING LXEN 4 30 KW RBA E U, WHITE FINISH.	4 FT. LINEAR ENCLOSED AND GASKETED LED LIGHT.	18W LED 3000K	Absolute	0.95
□	W9	HUBBELL OUTDOOR LNC 9LU 3K 3 1, BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE III, MOUNT AT +9' B.O.F.	22W LED 3000K	Absolute	0.95
○	CY	ACUITY - GOTHAM ARCHITECTURAL LIGHTING EVDWG 3D/05 AR MWD LSS MVOLT JBX DN WL DOB.T.	4" WALL MOUNT LED CYLINDER LIGHT, WALL MOUNT AT +7' B.O.F.	7.2W LED 3000K	Absolute	0.95

**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- NO. OF PARKING SPACES IN A ROW
- NO. OF CARPORT SPACES

**DEVELOPMENT DATA**

**LOT AREA:**  
NET: 1170,004 SF [3,903 acres]

**ZONING:**  
CURRENT: MX-M  
LAND USE: MULTI-FAMILY RESIDENTIAL

WHERE THE MASTER PLAN OR SITE PLAN ARE SILENT PROVISIONS OF THE IDO APPLY

**CONSTRUCTION TYPE:**  
MAIN BLDG: VA  
CARRIAGE BLDGS: VB

**AMENITIES:**  
POOL, SPA, FITNESS, RECREATION CLUB ROOM, RAMADAS, CABANAS, BBQ

**SETBACKS:**  
**REQUIRED**  
JEFFERSON AND HEADLINE: BLDG AT 40' FROM FACE OF CURB  
PARKING AT 30' FROM FACE OF CURB  
INTERIOR SIDE (NORTH): BLDG 0'-0" FROM PROPERTY LINE  
INTERIOR REAR (EAST): BLDG 10'-0" FROM PROPERTY LINE

**PROVIDED**  
FRONT (WEST) (HEADLINE): 30'-0" 87'-11"  
SIDE (SOUTH) (JEFFERSON): 30'-0" 79'-3"  
SIDE (NORTH): N/A 0'-0"  
REAR (EAST): N/A 55'-8"

**PARKING BUILDING**  
30'-0" 87'-11"  
N/A 0'-0"  
N/A 55'-8"

**BLDG HEIGHT:**  
**ALLOWED:**  
STRUCTURE HEIGHT UP TO 28 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28 FEET SHALL FALL WITHIN 45-DEGREE ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MAIN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE TO PROTECT SOLAR. A STRUCTURE OVER 28 FEET HIGH MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45-DEGREE PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 90-DEGREE ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE.

**PROPOSED:** 51' MAX

**GLAZING:**  
• A MINIMUM 20% OF FACADE AREA WILL BE GLAZED WITH WINDOWS AT GROUND FLOOR.  
• A MINIMUM 20% OF FACADE AREA WILL BE PROVIDED WITH GLAZING AT UPPER FLOORS.

**BUILDING AREAS:**

MAIN BUILDING	
Level L1	42,291 SF
Level L2	39,438 SF
Level L3	42,579 SF
Level L4	42,579 SF
<b>TOTAL</b>	<b>166,888 SF</b>

**CARRIAGE BUILDINGS**

Level L1	4,074 SF
Level L2	4,074 SF
<b>TOTAL</b>	<b>8,148 SF</b>

**F.A.R.:**

ALLOWED:	2.00
PROPOSED:	1.03

**UNIT MIX:**

Studio	8
1 Bedroom	94
2 Bedroom	56
<b>TOTAL UNITS</b>	<b>158</b>

**DENSITY:**

ALLOWED:	75 DU / ACRE
PROPOSED:	40.48 DU / ACRE

**OPEN SPACE:**

**REQUIRED:**  
10% OF SITE AREA DESIGNATED AS COMMON OPEN SPACE.  
170,004 x 0.10 = 17,000 SF REQUIRED

**PROVIDED:**  
PRIVATE BALCONIES: 11,105 S.F.  
ON SITE: 38,351 S.F.  
**TOTAL PROVIDED:** 49,456 S.F.

**PARKING:**

**REQUIRED:**  
1.5 SPACES PER UNIT: 158 x 1.5 = 237 P.S.

**PROVIDED:**  
1.38 SPACES PER UNIT: 158 x 1.38 = 214 P.S.\*

<b>GARAGE</b>	15
<b>SECURE CARPORT</b>	142
<b>SECURE OPEN</b>	50
<b>UNSECURED OPEN</b>	7
<b>TOTAL PROVIDED</b>	<b>214*</b>

\* ALLOWANCE PER PARKING NEEDS STUDY

**ACCESSIBLE PARKING (2% OF PARKING PROVIDED)**

REQUIRED:	214 x 0.02 = 4 PS
PROVIDED:	6 PS (2 VAN ACCESSIBLE)

**BICYCLE PARKING (10% OF PARKING REQUIRED)**

REQUIRED:	237 x 0.10 = 24 PS
PROVIDED:	15 PS GARAGE, 10 PS ON SITE RACKS, <b>TOTAL PROVIDED: 25 PS</b>

**KEYNOTES**

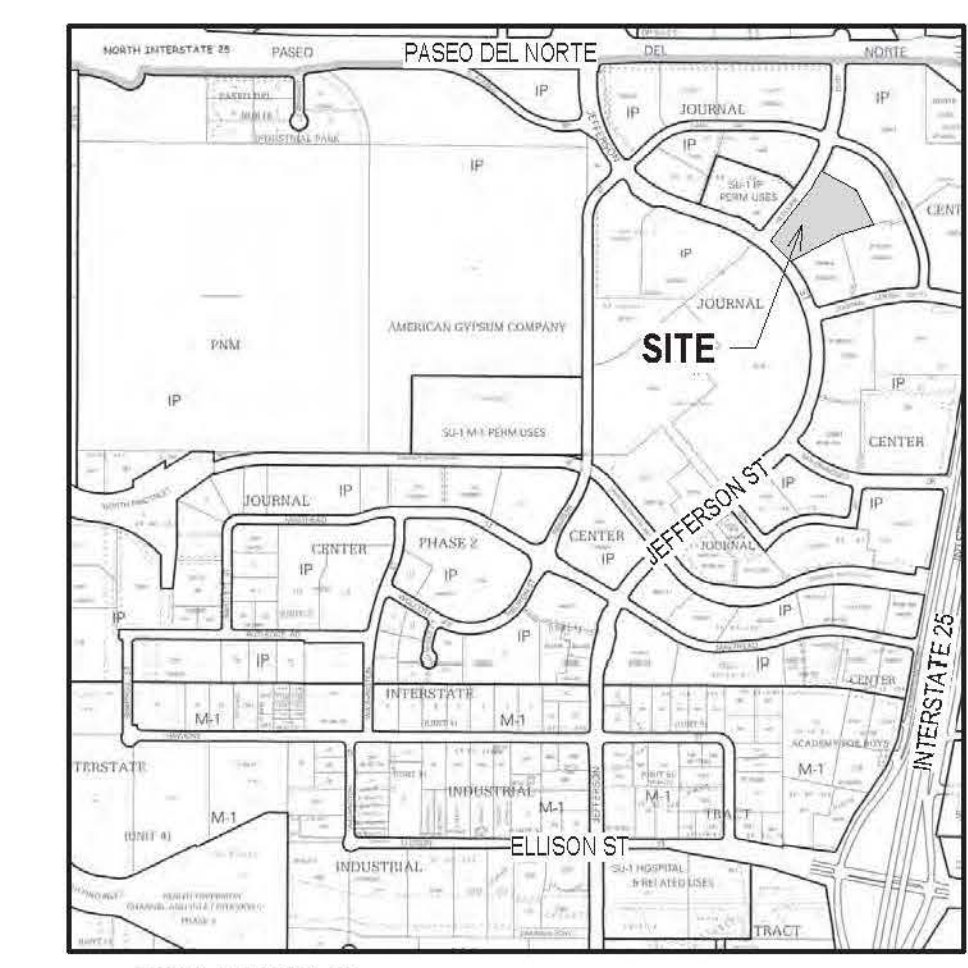
- 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 11A1.41.
- 11x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG. SEE DETAIL 9A1.41.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE CURB RAMP. SEE DETAIL 41A1.41.
- 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH PAINTED STRIPING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 6A1.41.
- TRASH YARD WITH 6' TALL CMU WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING. 2 TRASH BINS AND 1 RECYCLE BIN. SEE DETAIL 31A1.42.
- VEHICULAR SLIDING GATE. SEE DETAIL 18A1.41.
- CALL BOX.
- EMERGENCY ONLY ACCESS SLIDING GATE. PROVIDE KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS. SIGN READING 'EMERGENCY VEHICLES ONLY' TO BE PROVIDED ON EACH SIDE OF THE GATE.
- PEDESTRIAN GATE. SEE DETAIL 23A1.43.
- WROUGHT IRON PERIMETER VIEW FENCE. SEE DETAIL 11A1.41.
- WROUGHT IRON FENCE OVER CMU RETAINING WALL WITH STUCCO FINISH. REFER TO CIVIL DRAINGS FOR RETAINING CONDITIONS. SEE DETAIL 14A1.41.
- 6' SIDEWALK, TYPICAL AT PARKING. SEE DETAIL 7A1.41.
- 5' SIDEWALK, TYPICAL NEXT TO DRIVEWAYS.
- 4' SIDEWALK, TYPICAL AT INTERIOR SITE.
- EXISTING STREET SIDEWALK DETACHED FROM CURB TO REMAIN.
- NEW CURB CUT DRIVEWAY.
- POOL EQUIPMENT LOCATION.
- WROUGHT IRON POOL FENCE. SEE DETAIL 11A1.41.
- GLASS POOL FENCE. SEE DETAIL 44A1.43.
- POOL ENTRY GATE. SEE DETAIL 41A1.43.
- POOL CABANA.
- 35'x35' SIGHT VISIBILITY. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW FIRE HYDRANT.
- MOUNTABLE CURB FOR EMERGENCY ACCESS.
- JOURNAL CENTER MONUMENT SIGN. SEE DETAIL 18A1.43.
- PROJECT MONUMENT SIGN. SEE DETAIL 21A1.43.
- BICYCLE PARKING RACKS. SEE DETAIL 36A1.42.
- EXISTING FRONTAGE TREES TO REMAIN.
- REMOVE TREES AT NEW DRIVEWAY OR NEW PARKING ONLY.
- LANDSCAPE TO BE USED FOR PARKING SCREENING. REFER TO LANDSCAPE PLANS.
- POOL GLASS ENTRY GATE. SEE DETAIL 42A1.43.
- 24'x24' CMU PILASTER AT WROUGHT IRON FENCE. PILASTER TO BE SPACED 50' MAX. ON CENTER. SEE DETAIL 13A1.41.
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH PAINTED STRIPING.
- 6' CLEAR SIDE WALK CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN BUILDING ENTRANCE.
- TEMPORARY SIGN TO BE LOCATED AT EMERGENCY DRIVE UNITS PROJECT TO THE NORTH IS DEVELOPED. SIGN TO READ 'EMERGENCY VEHICLES ONLY' WITH RED TEXT ON WHITE SIGN.

PROJECT NUMBER: PR-2020-003562  
Application Number: SI-2020-00097

Is an Infrastructure List required? ( ) Yes ( ) 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 SIGNOFF APPROVAL:**

<u>Jeanne Wolfenbarger</u> Traffic Engineering, Transportation Division	Date	Jul 13, 2020
<u>Christina Lee</u> ABCWUA	Date	Jul 13, 2020
<u>Christina Lee</u> Parks and Recreation Department	Date	Jul 17, 2020
<u>Christina Lee</u> City Engineer	Date	Jul 10, 2020
<u>Herman Gallegos</u> Solid Waste Management	Date	Aug 3, 2020
<u>Carl Garcia</u> Code Enforcement	Date	Jul 10, 2020
<u>Carl Garcia</u> DRB Chairperson, Planning Department	Date	Jul 31, 2020

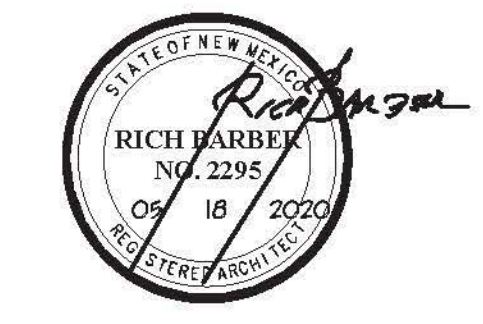


**VICINITY MAP**  
NOT TO SCALE

**SITE PLAN - DRB**  
SCALE: 1" = 30'-0"

**TITAN JOURNAL CENTER**  
NEC JEFFERSON ST NE AND HEADLINE BLVD NE  
ALBUQUERQUE, NEW MEXICO

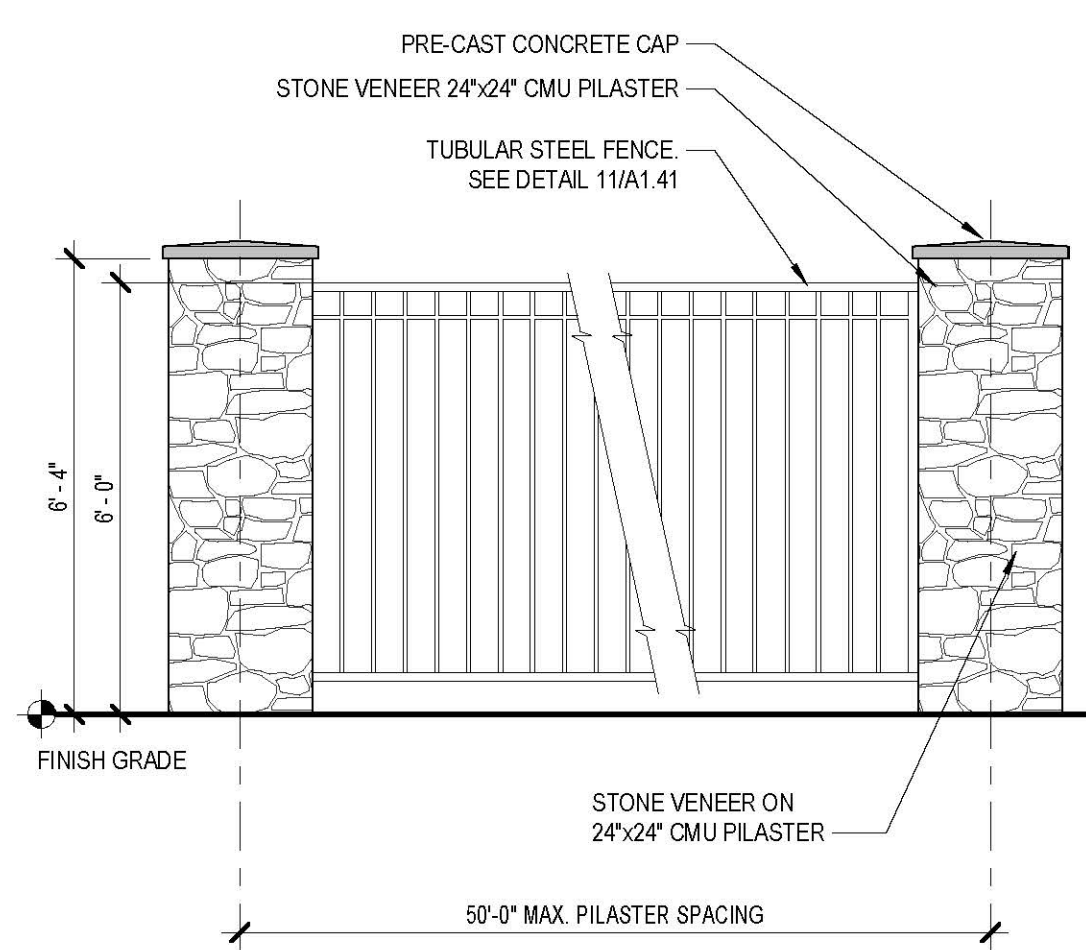
Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



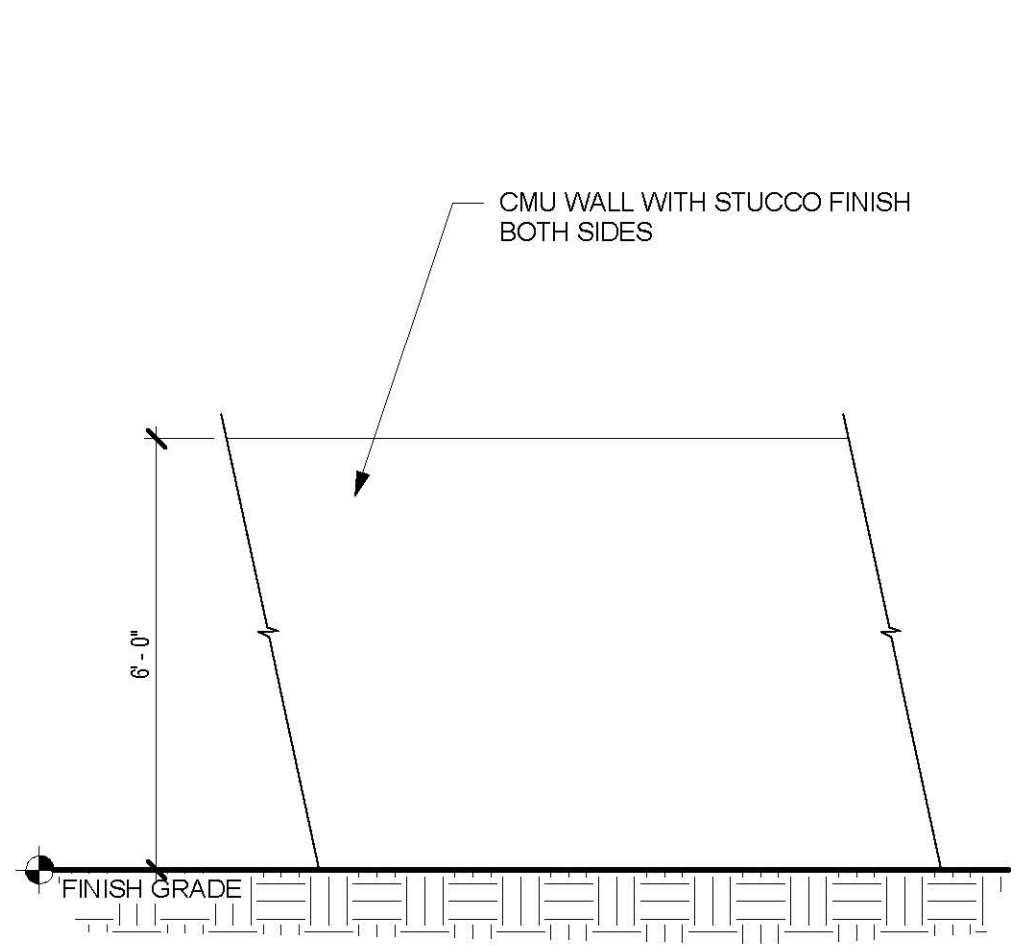
**DRB SUBMITTAL**  
DATE: MAY 18, 2020 ORB # 18-236  
**A1.10**  
SITE PLAN - DRB

BIM 360://18-236 Titan Journal Center/18236\_2020\_Journal Center.rvt

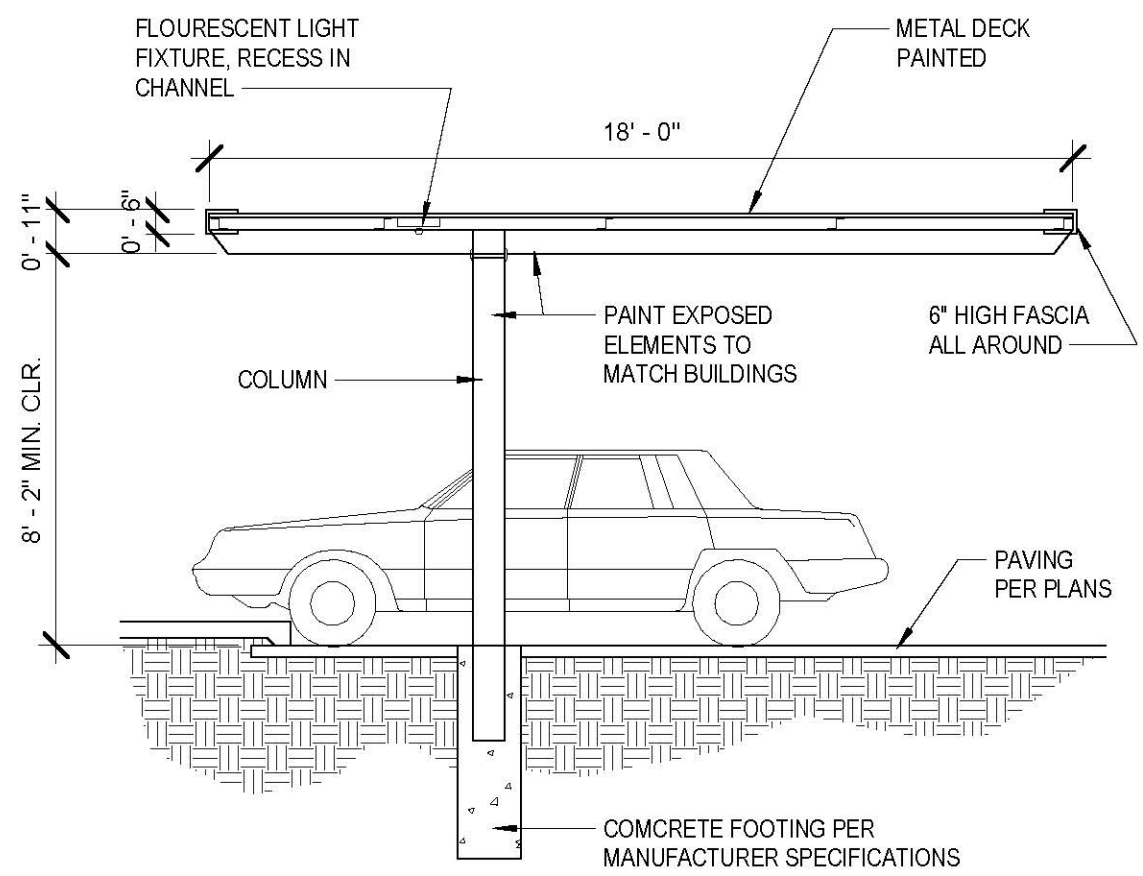




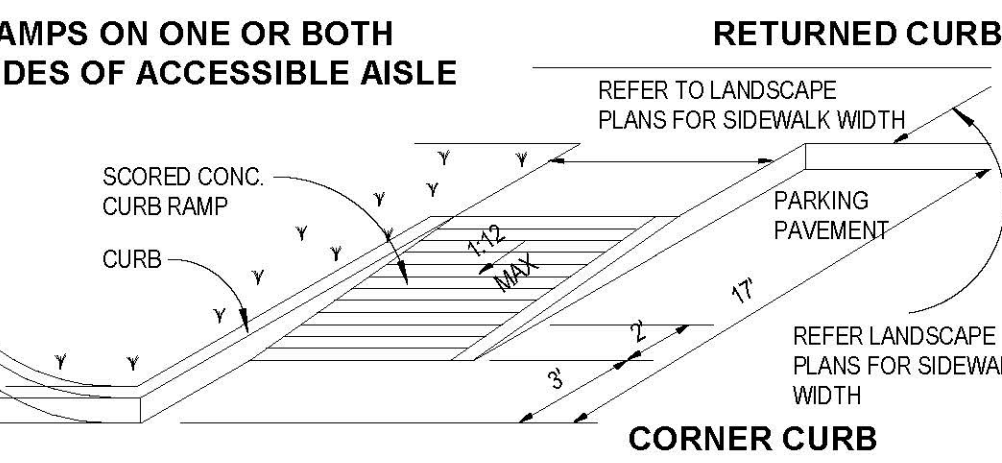
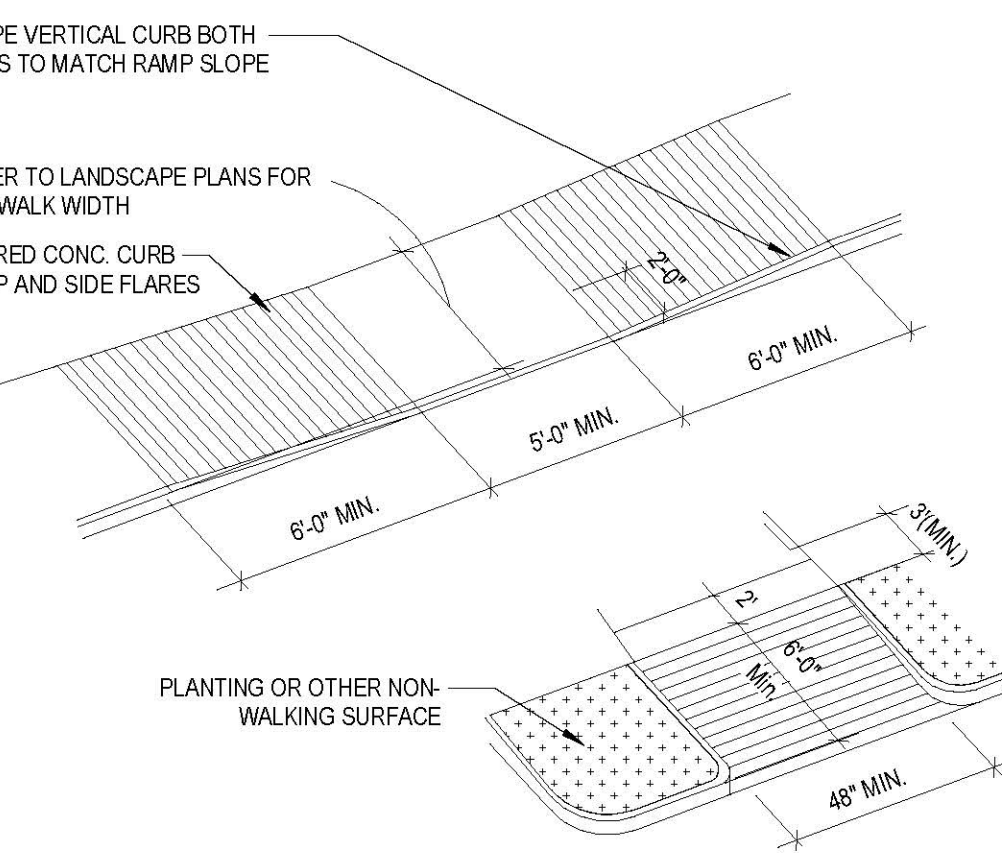
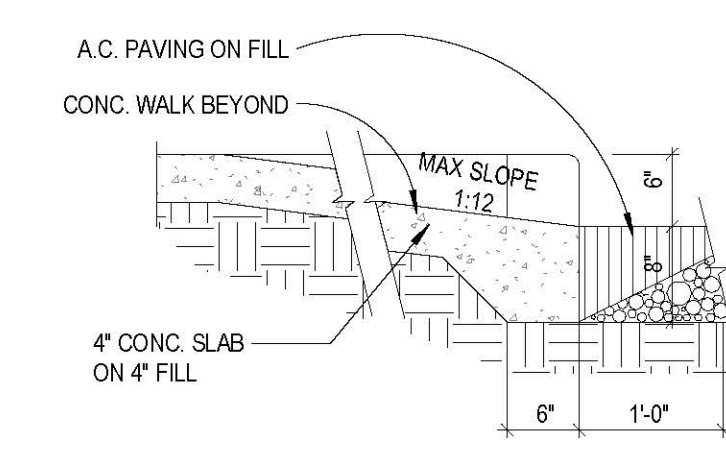
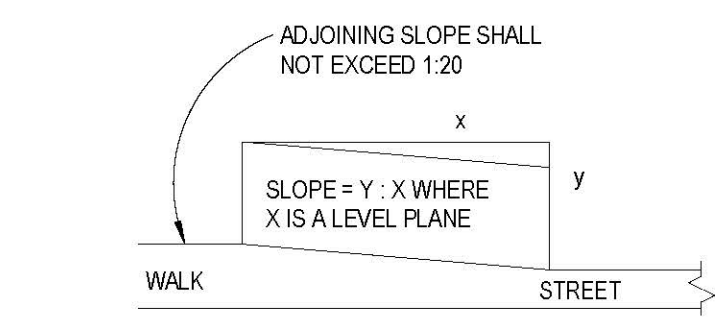
**13 PILASTER AT PERIMETER TUBULAR STEEL FENCE**  
 SCALE: 3/8" = 1'-0"



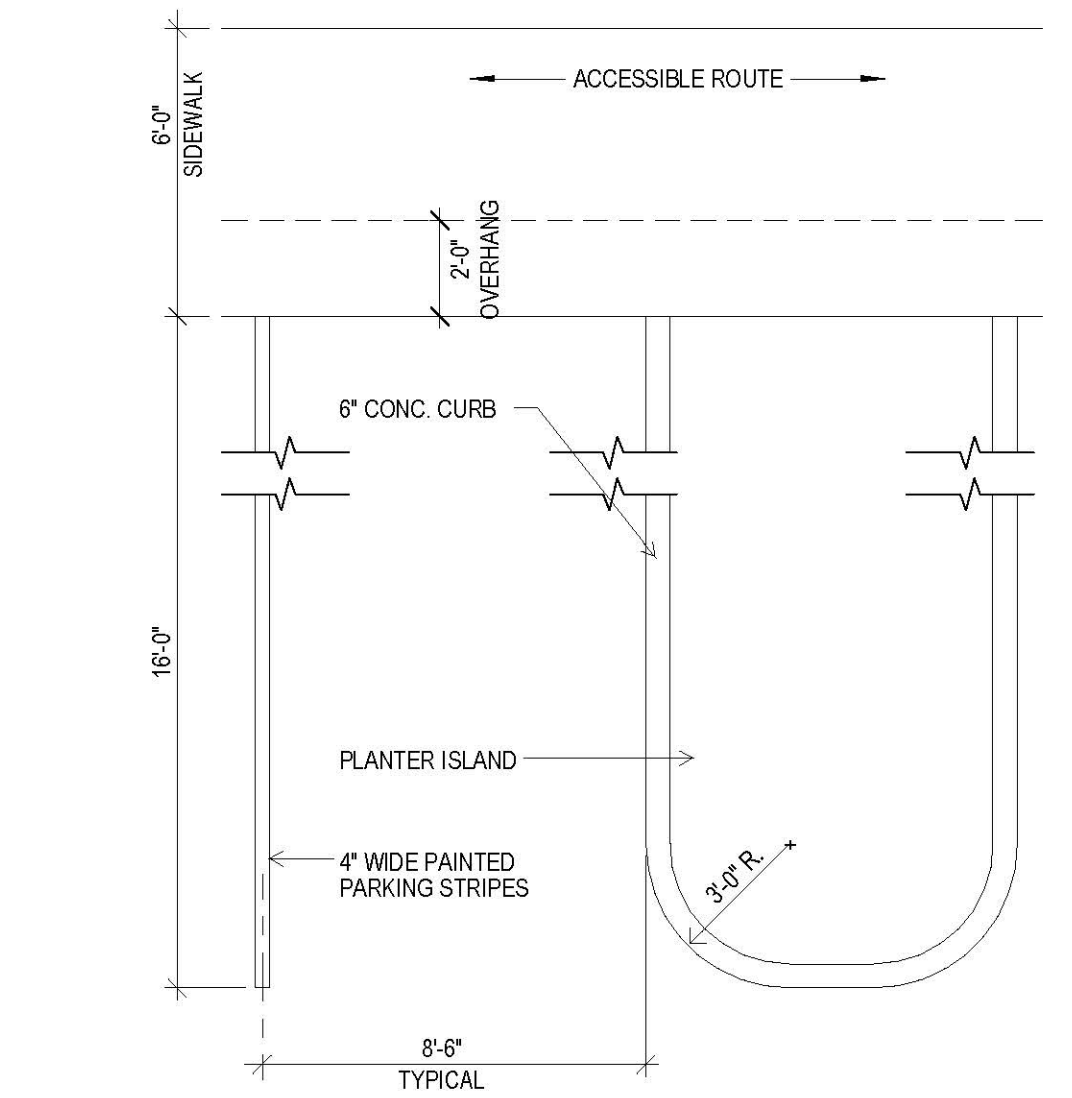
**10 PERIMETER SOLID WALL**  
 SCALE: 3/8" = 1'-0"



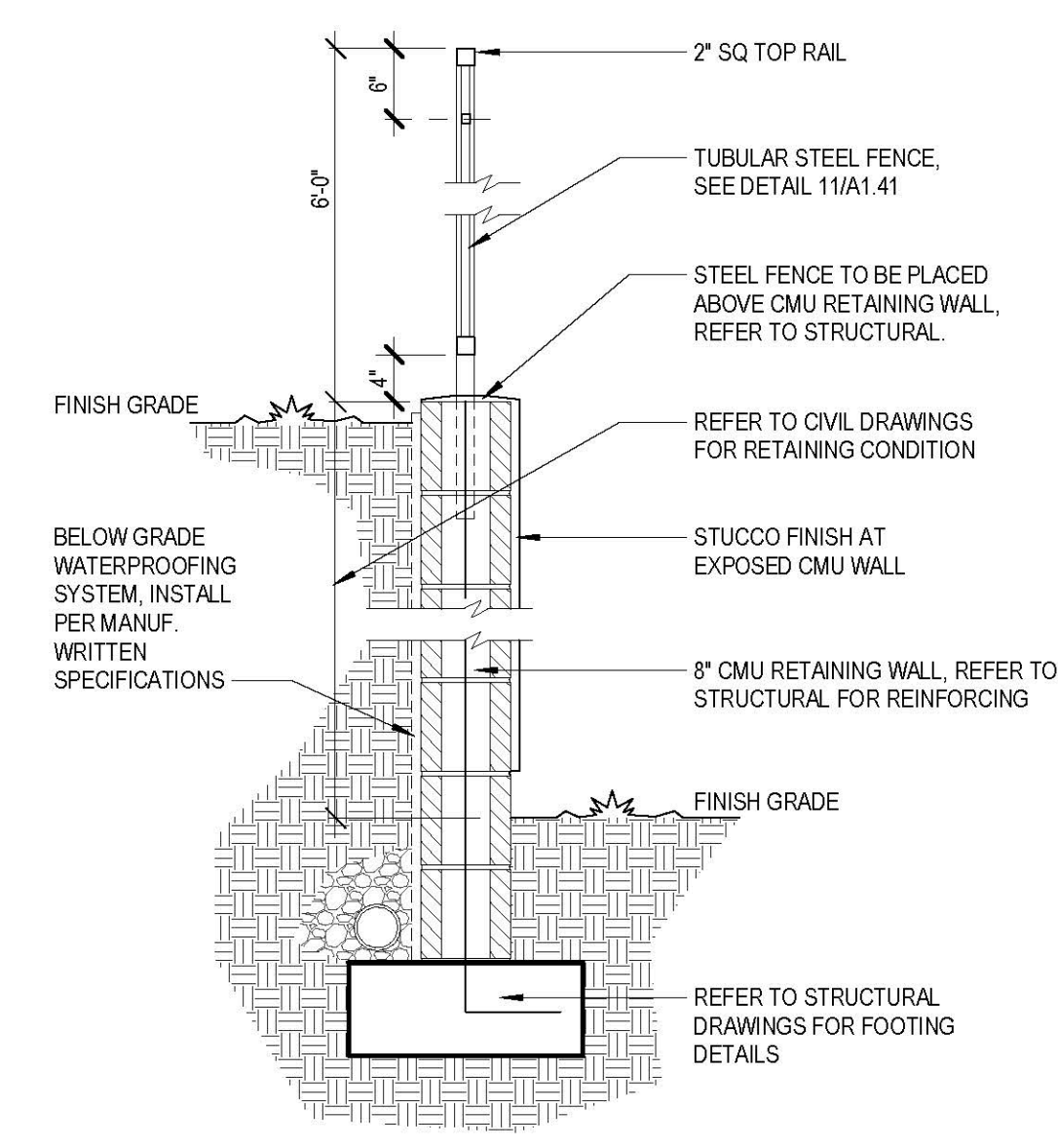
**7 CARPORT DETAIL**  
 SCALE: 1/4" = 1'-0"



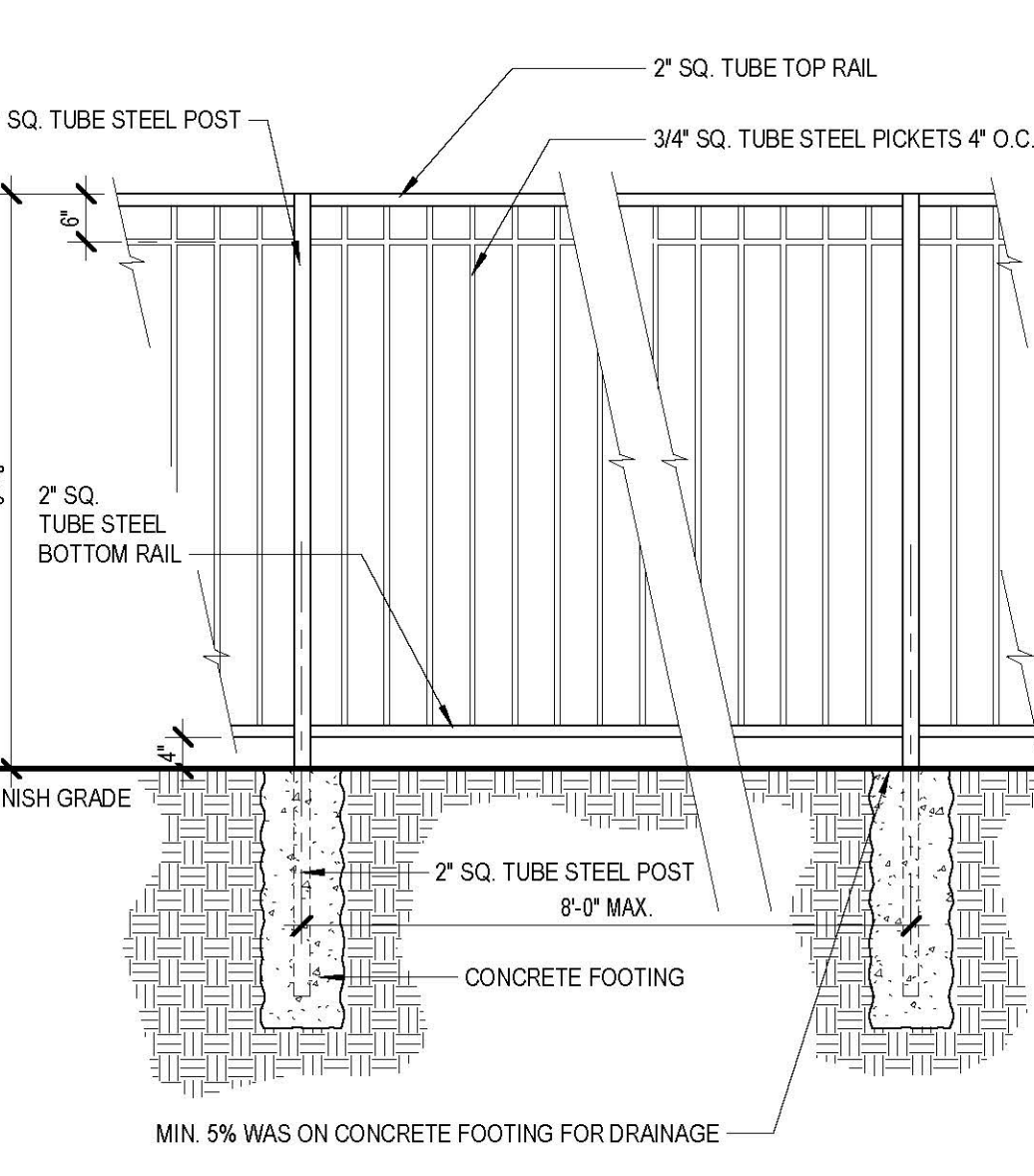
**5 TYPICAL ACCESSIBLE RAMP**  
 SCALE: 1/4" = 1'-0"



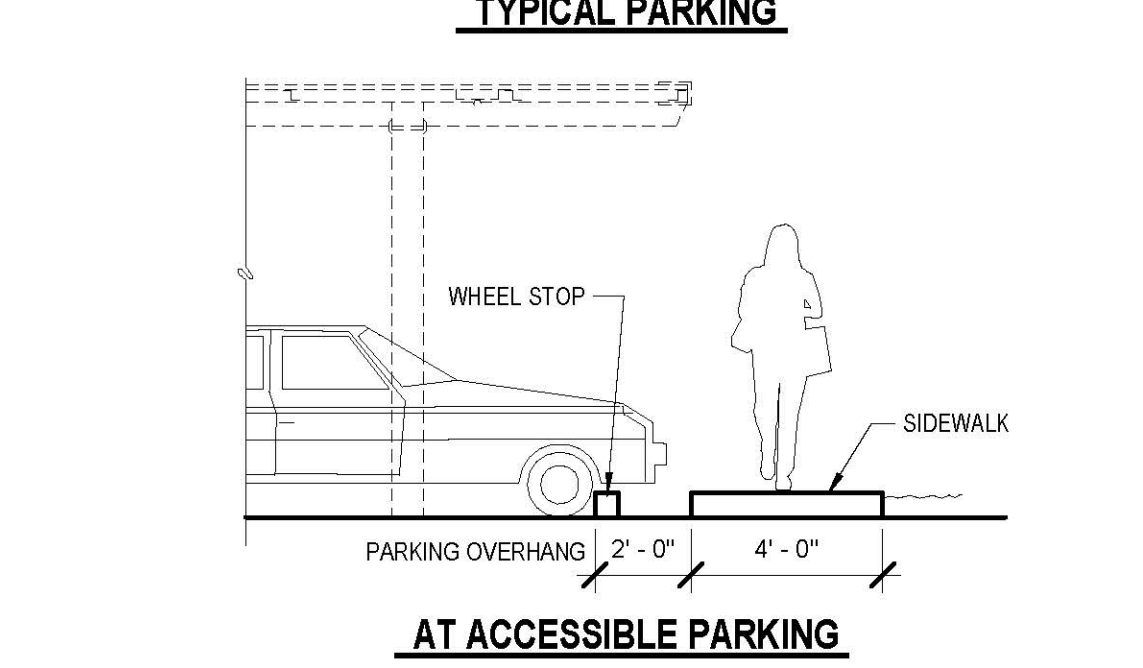
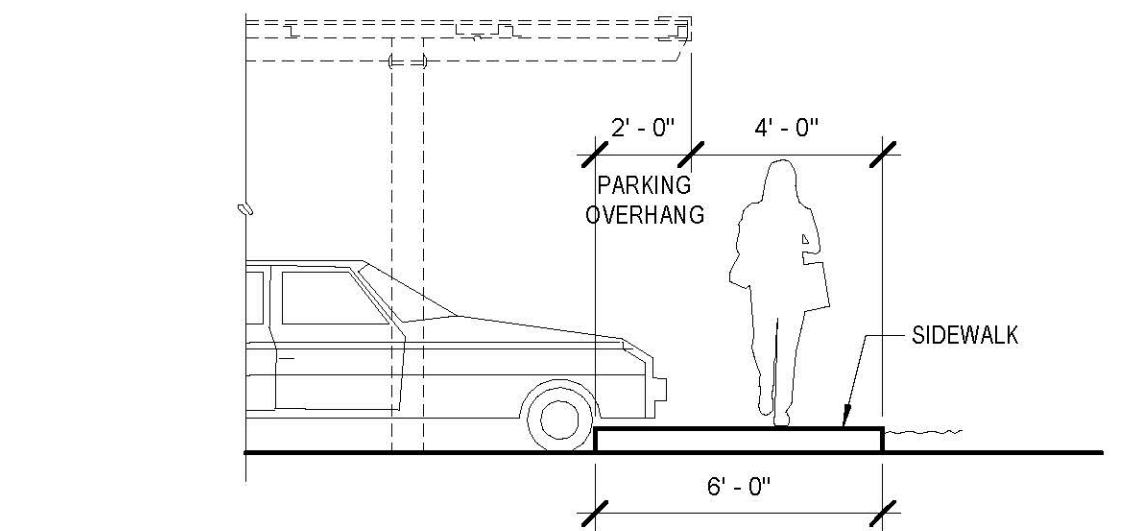
**1 TYPICAL PARKING STALL W/ ISLAND**  
 SCALE: 1/4" = 1'-0"



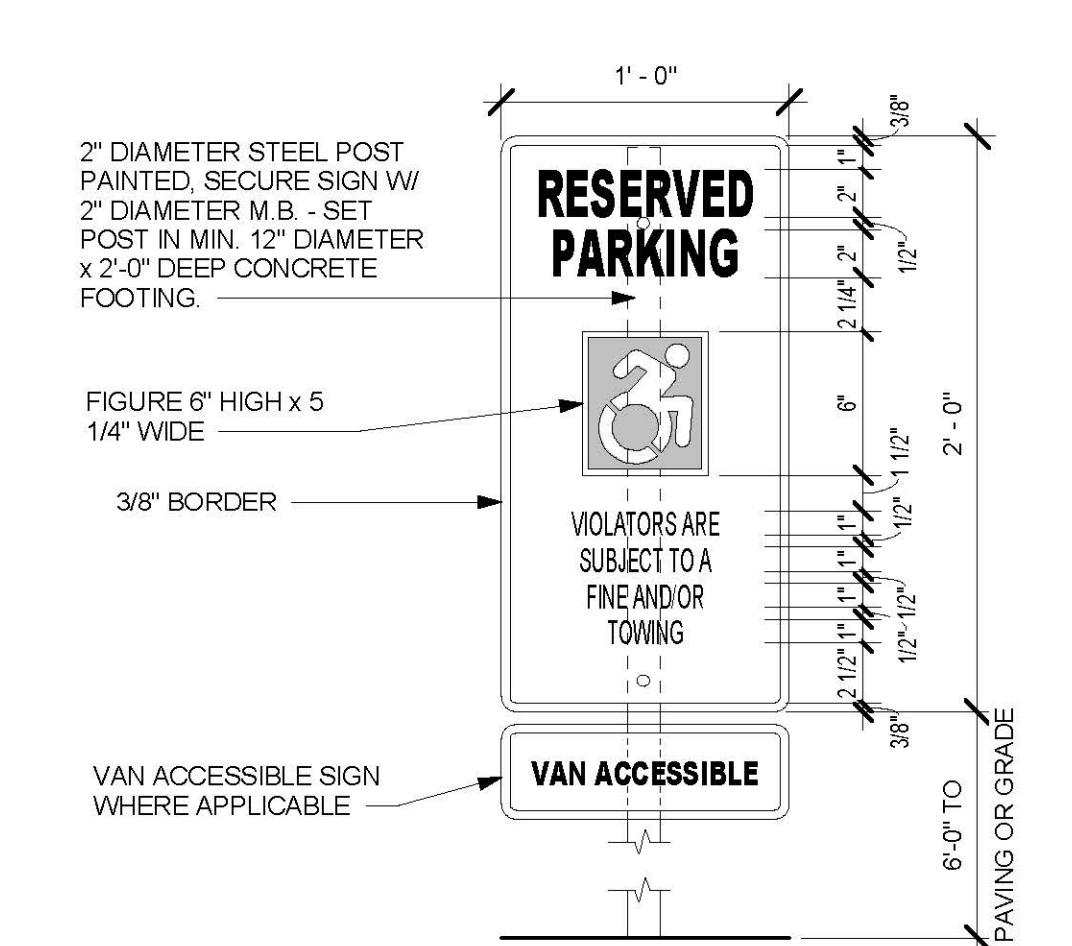
**14 PERIMETER RETAINING WALL**  
 SCALE: 3/4" = 1'-0"



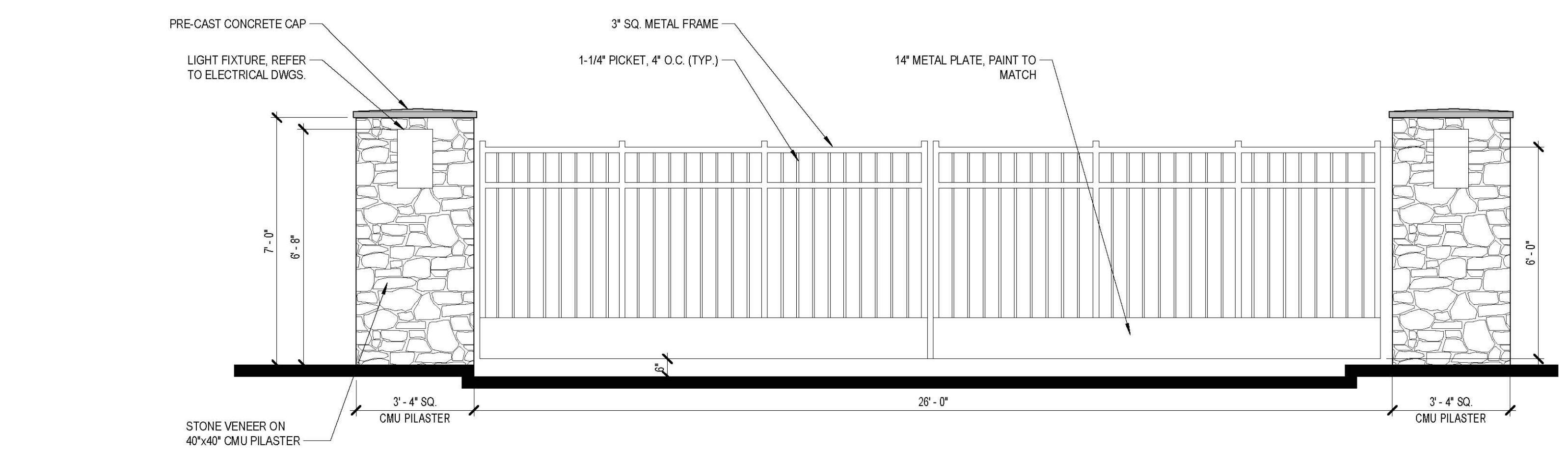
**11 TUBULAR STEEL FENCE**  
 SCALE: 1/2" = 1'-0"



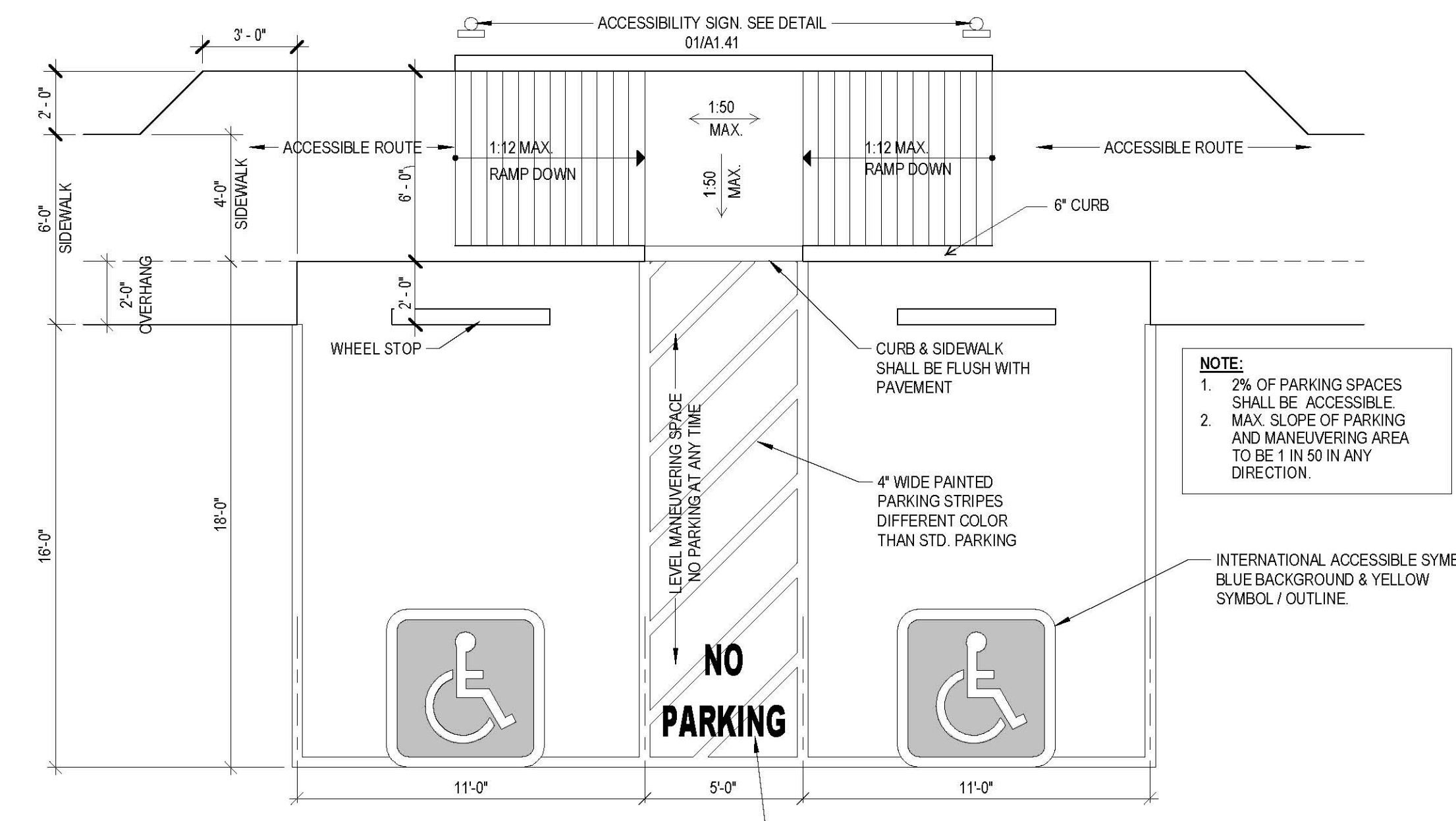
**8 SIDEWALK AT PARKING**  
 SCALE: 1/4" = 1'-0"



**2 ACCESSIBLE PARKING SIGN**  
 SCALE: 1 1/2" = 1'-0"



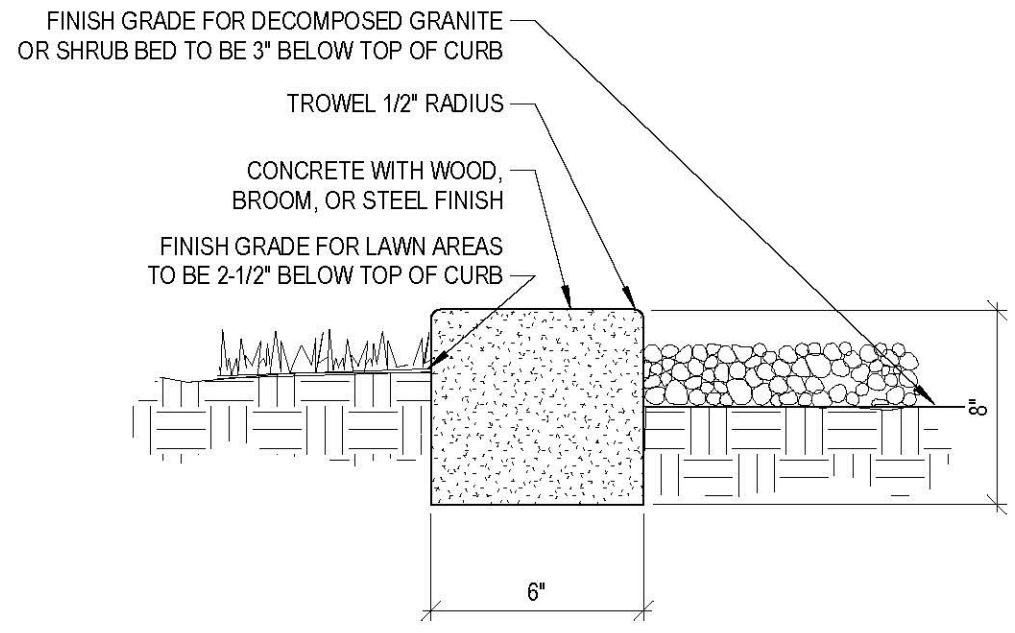
**15 VEHICULAR ENTRY GATE**  
 SCALE: 3/8" = 1'-0"



**6 TYPICAL ACCESSIBLE PARKING STALL**  
 SCALE: 1/4" = 1'-0"

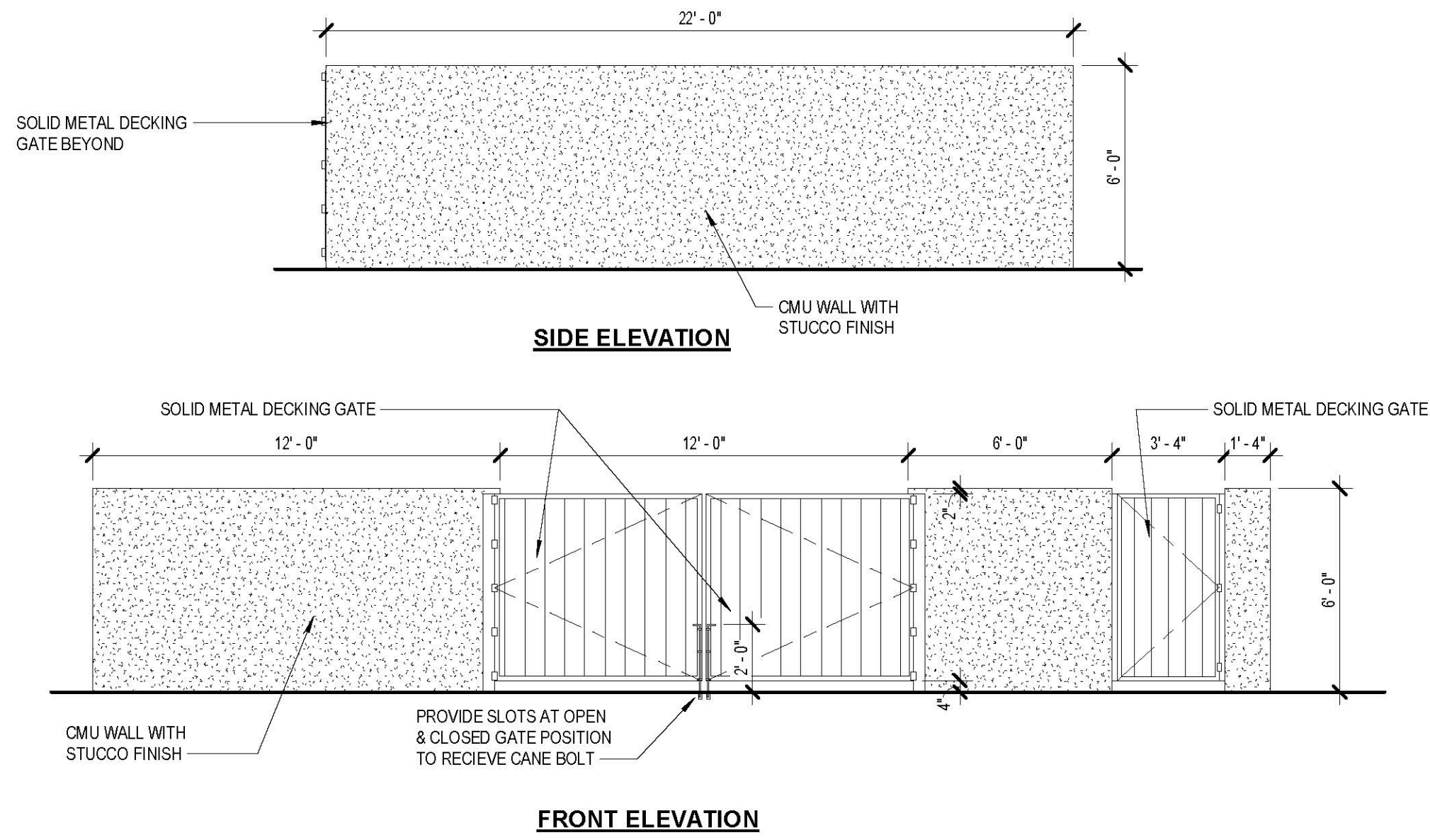
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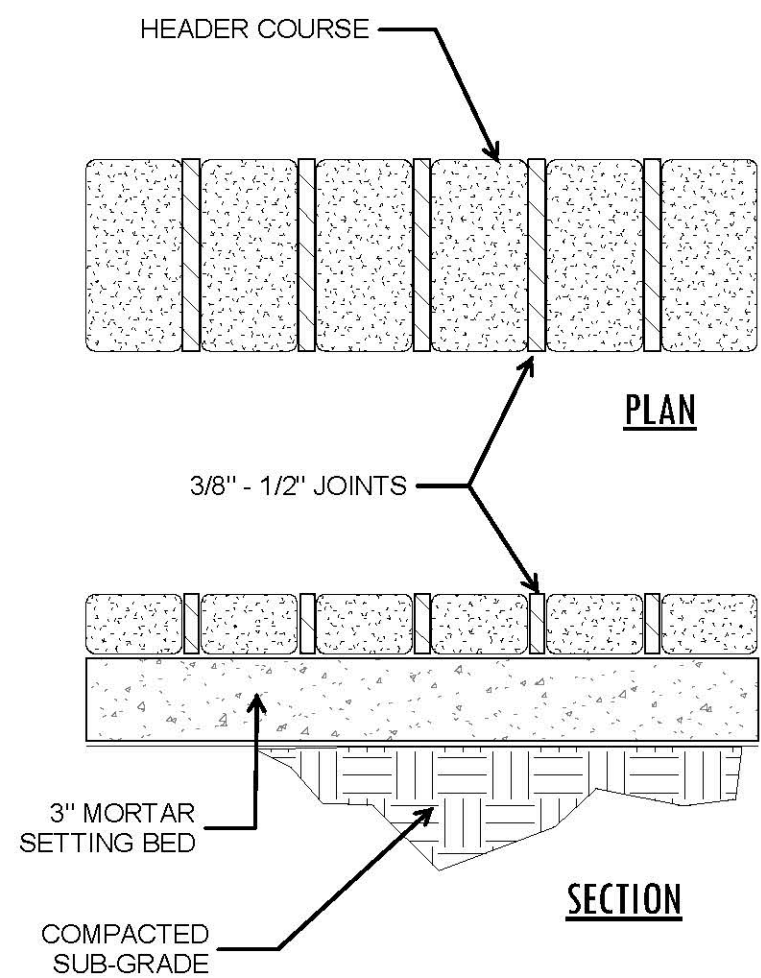


- NOTE:**
1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE.
  2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.
  3. CONCRETE TO BE CLASS A (3000 PSI).
  4. EXPANSION JOINTS AT 20'-0" O.C.
  5. STRAIGHT SECTIONS TO BE FORMED WITH MIN. OF 2"x6" LUMBER.
  6. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH 5/8"x6" PLYWOOD.
  7. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
  8. GRADING AT CURB SHALL BE BY CURB CONTRACTOR.

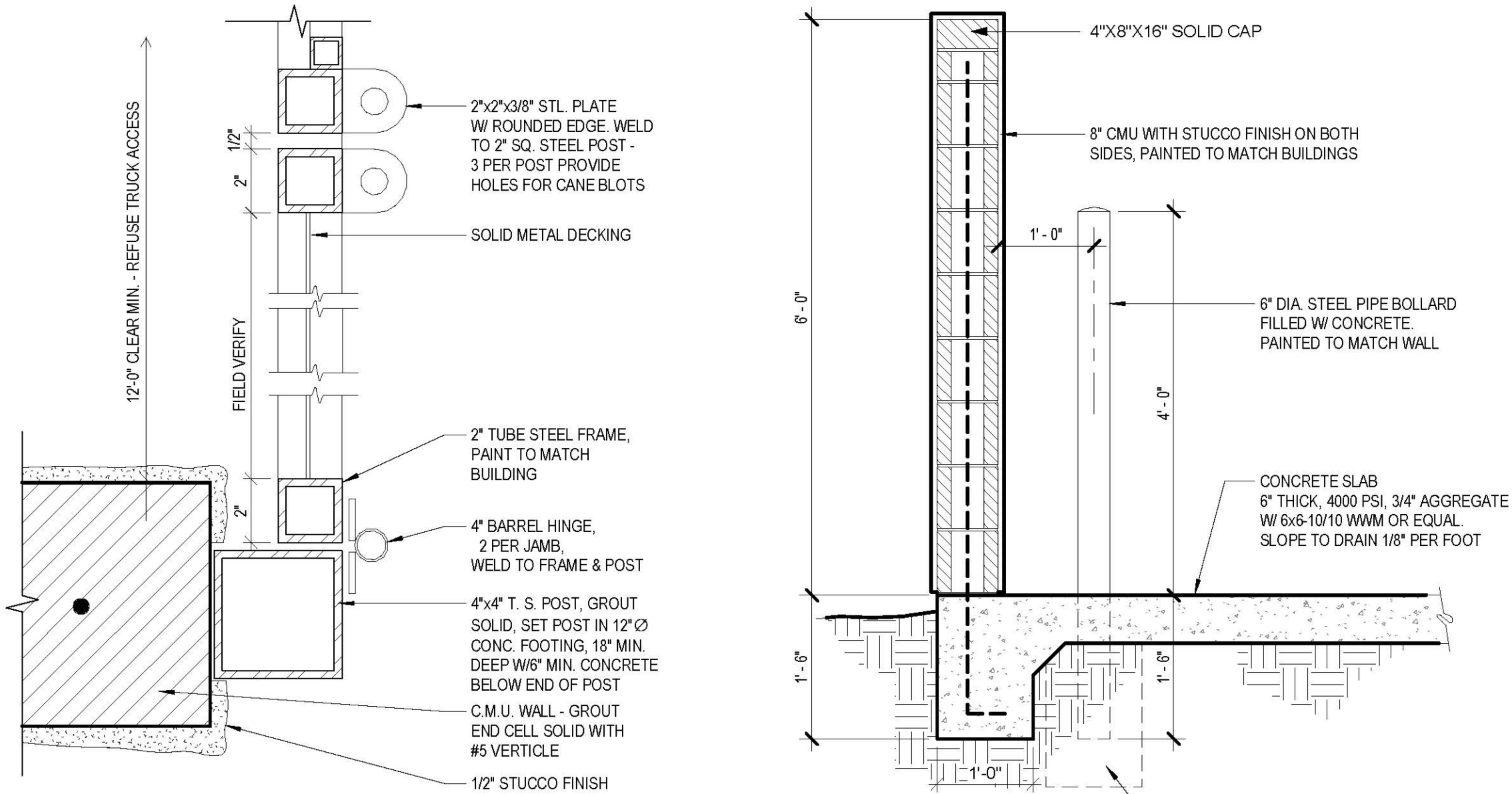
**28 CONCRETE HEADER**  
NOT TO SCALE



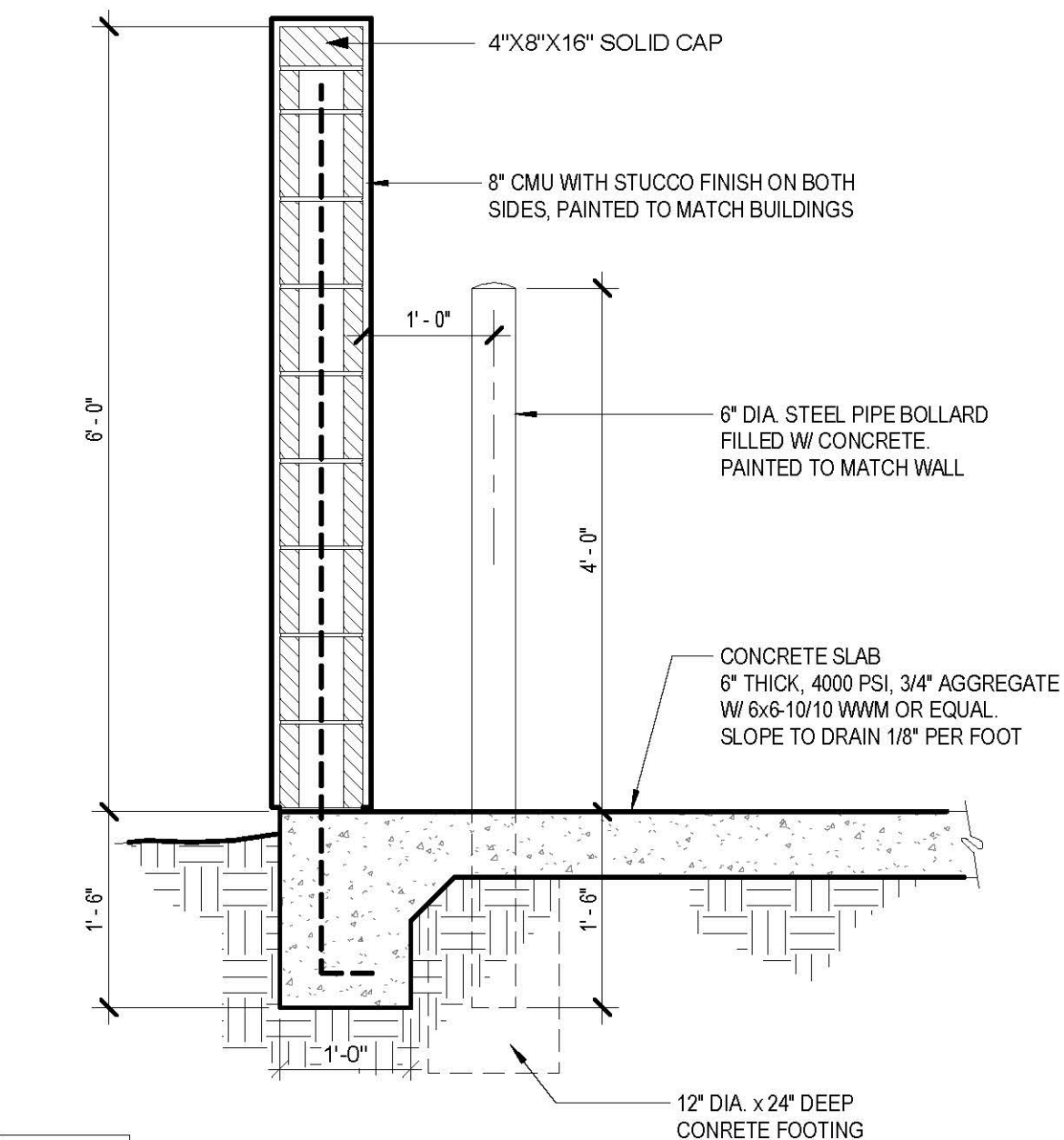
**25 REFUSE ENCLOSURE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



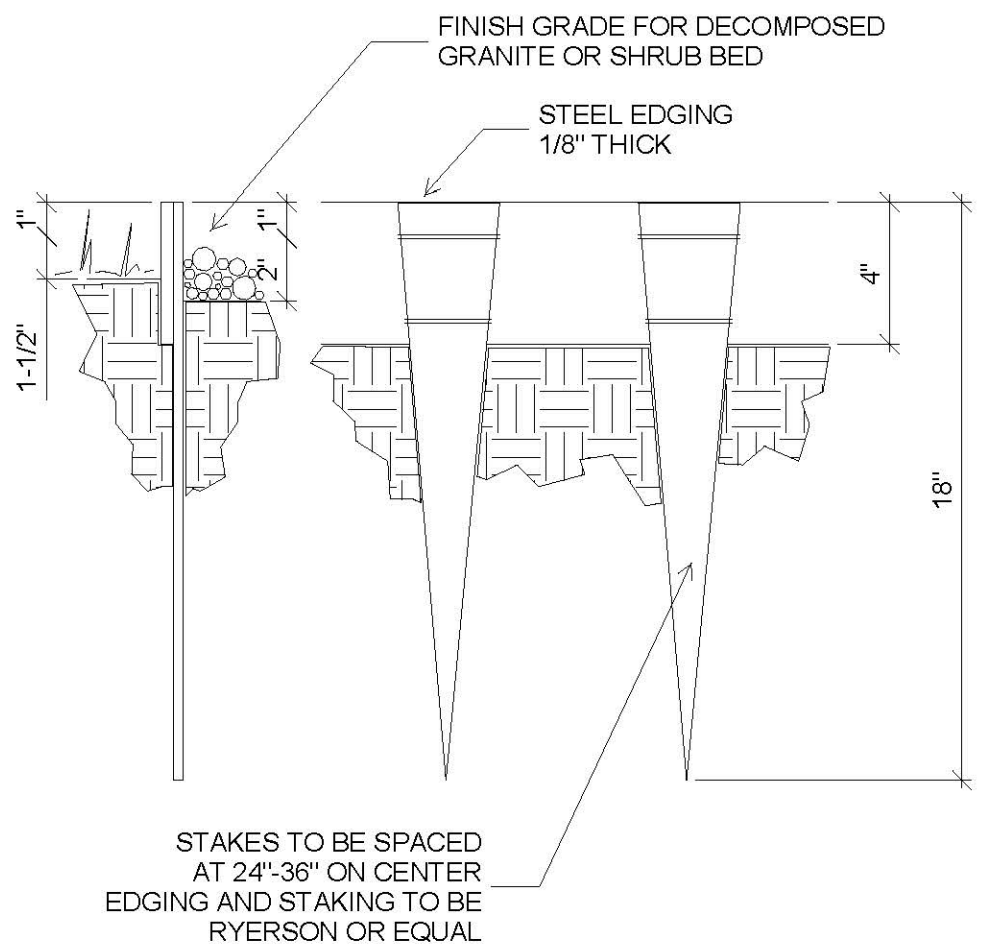
**29 PAVER HEADER**  
NOT TO SCALE



**26 TRASH ENCLOSURE GATE**  
SCALE: 3" = 1'-0"

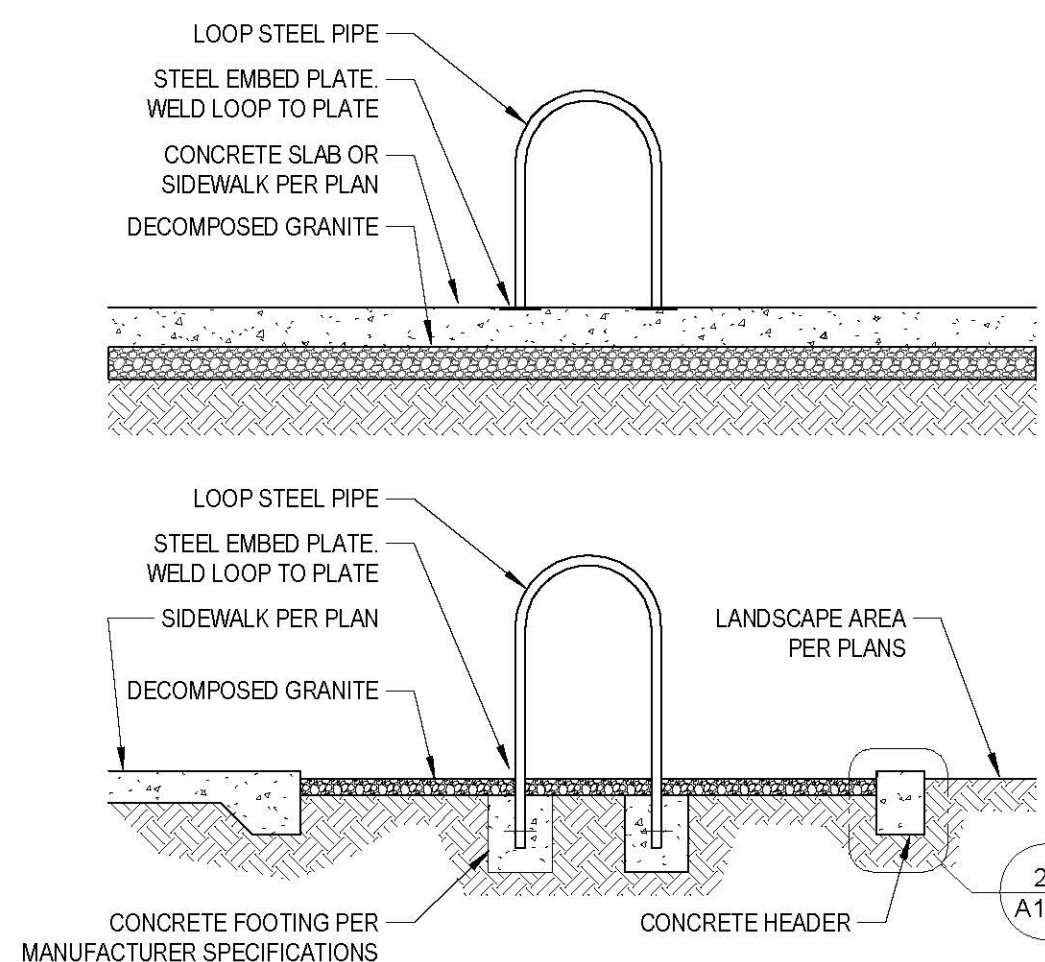


**23 TRASH ENCLOSURE WALL**  
SCALE: 3/4" = 1'-0"

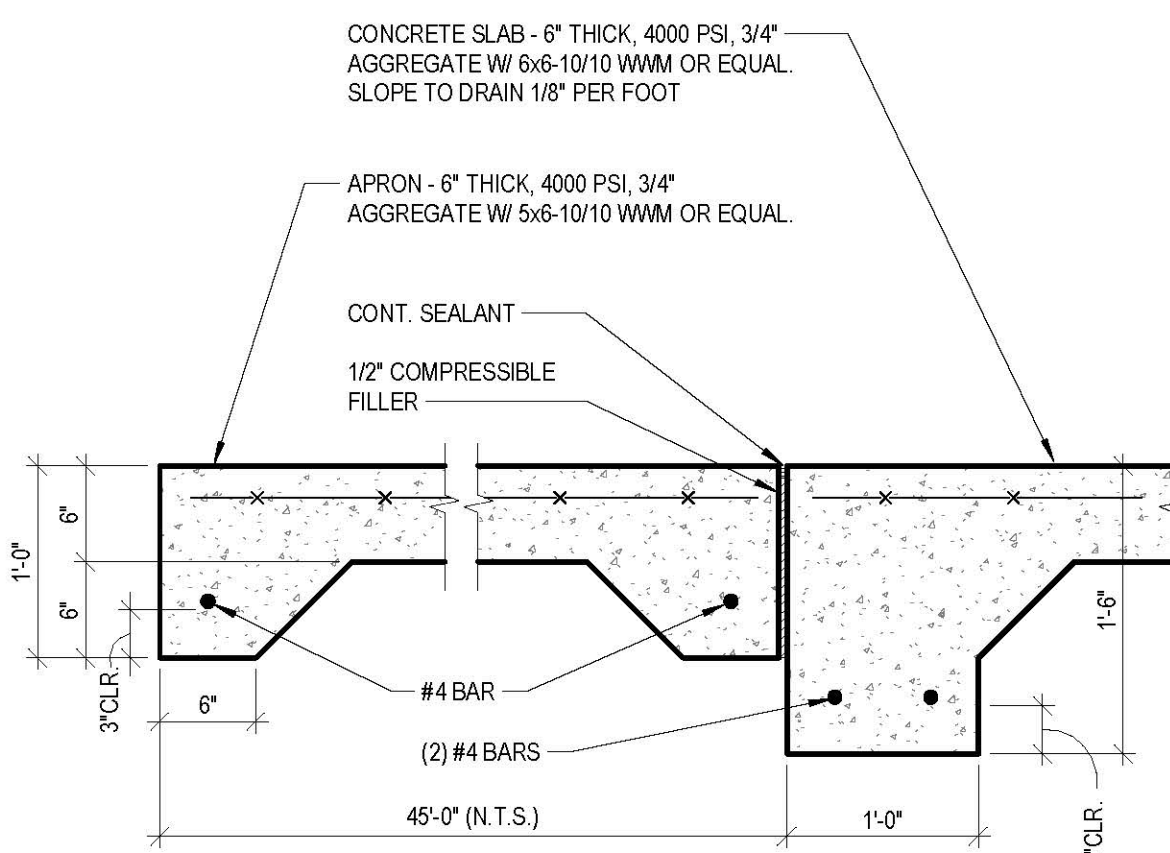


- NOTE:**
1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2-1/2" FOR SOD OR SEED)

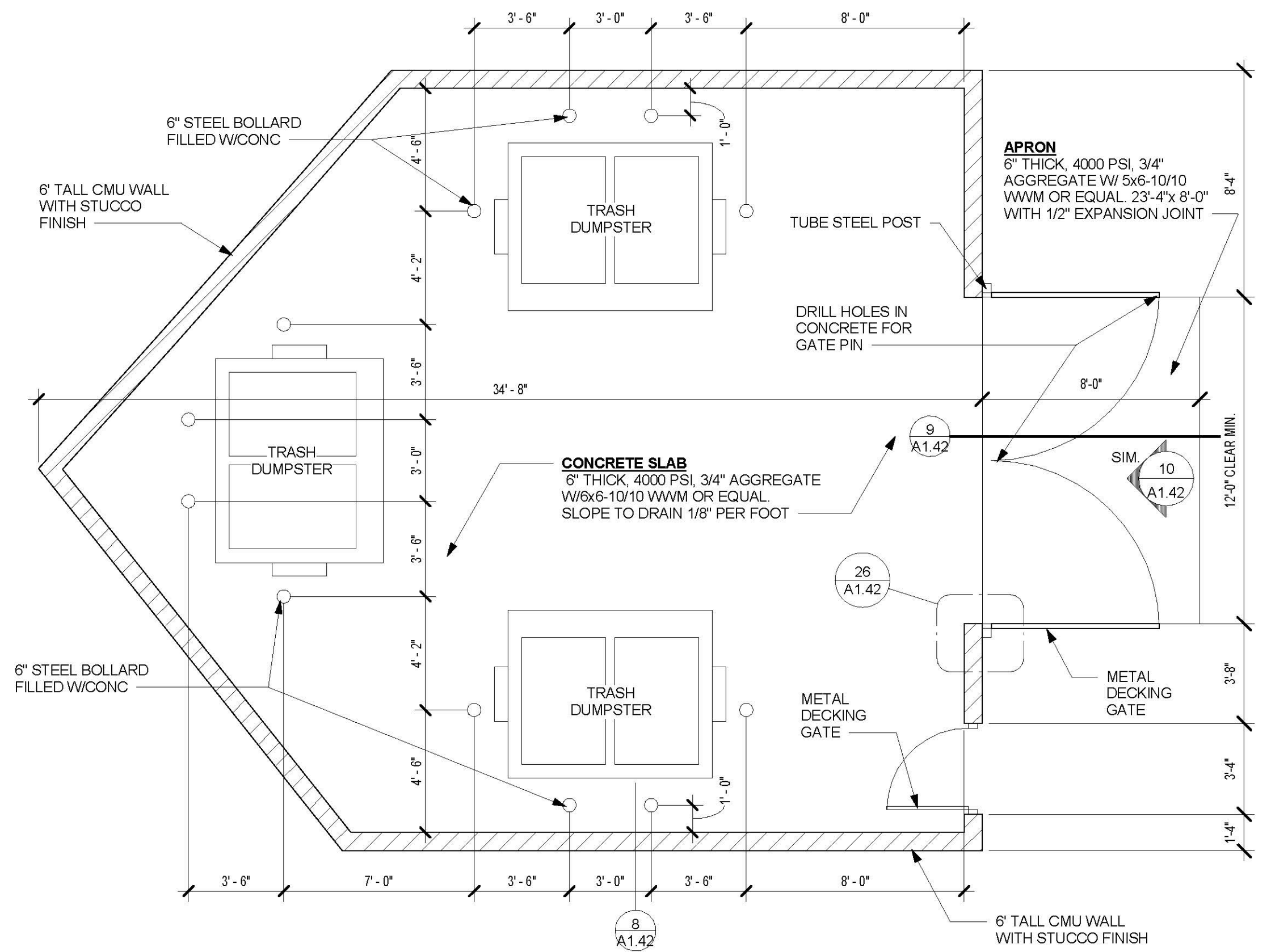
**30 STEEL HEADER**  
NOT TO SCALE



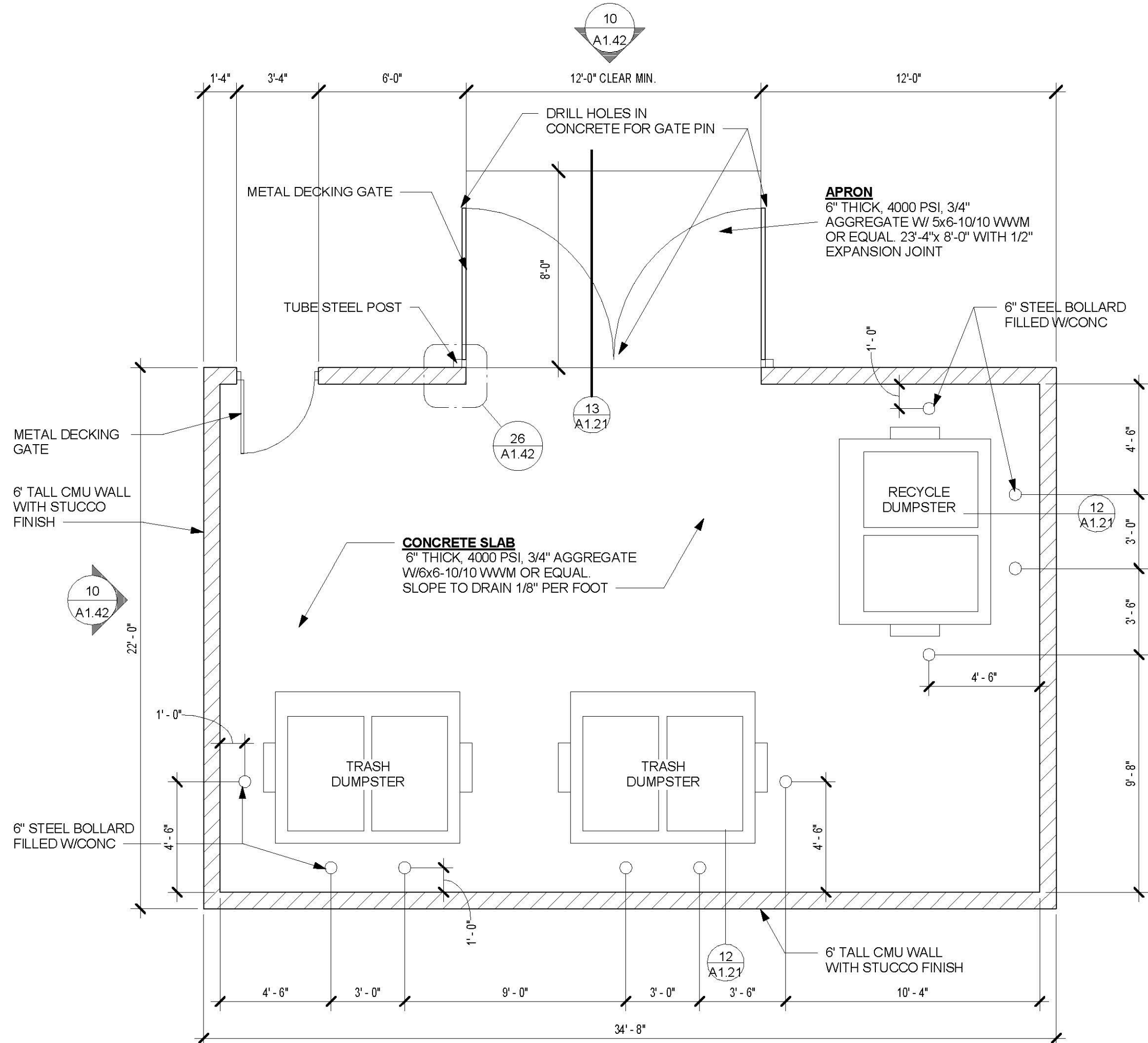
**27 BICYCLE PARKING**  
SCALE: 1/2" = 1'-0"



**24 TRASH ENCLOSURE SLAB JOINT**  
SCALE: 1" = 1'-0"



**SOUTH ENCLOSURE FLOOR PLAN**

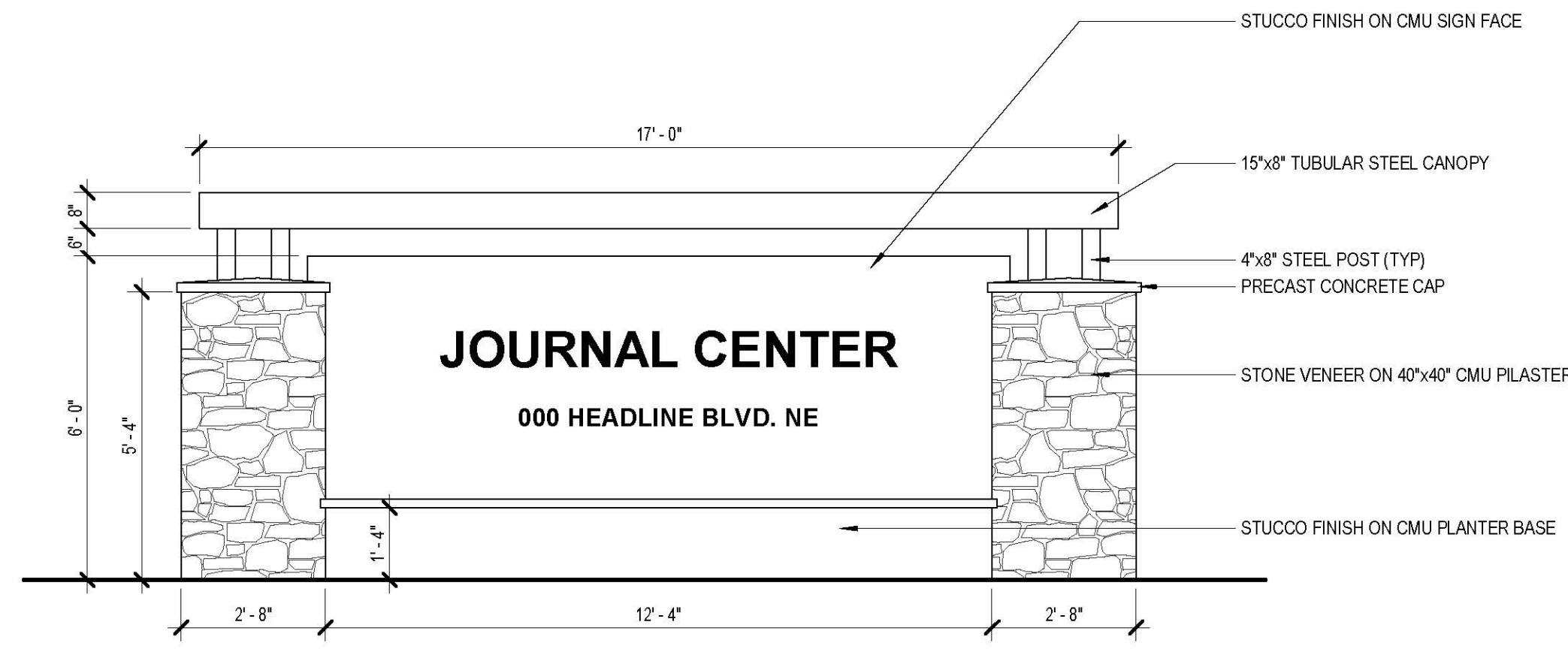


**NORTH ENCLOSURE FLOOR PLAN**

**21 TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



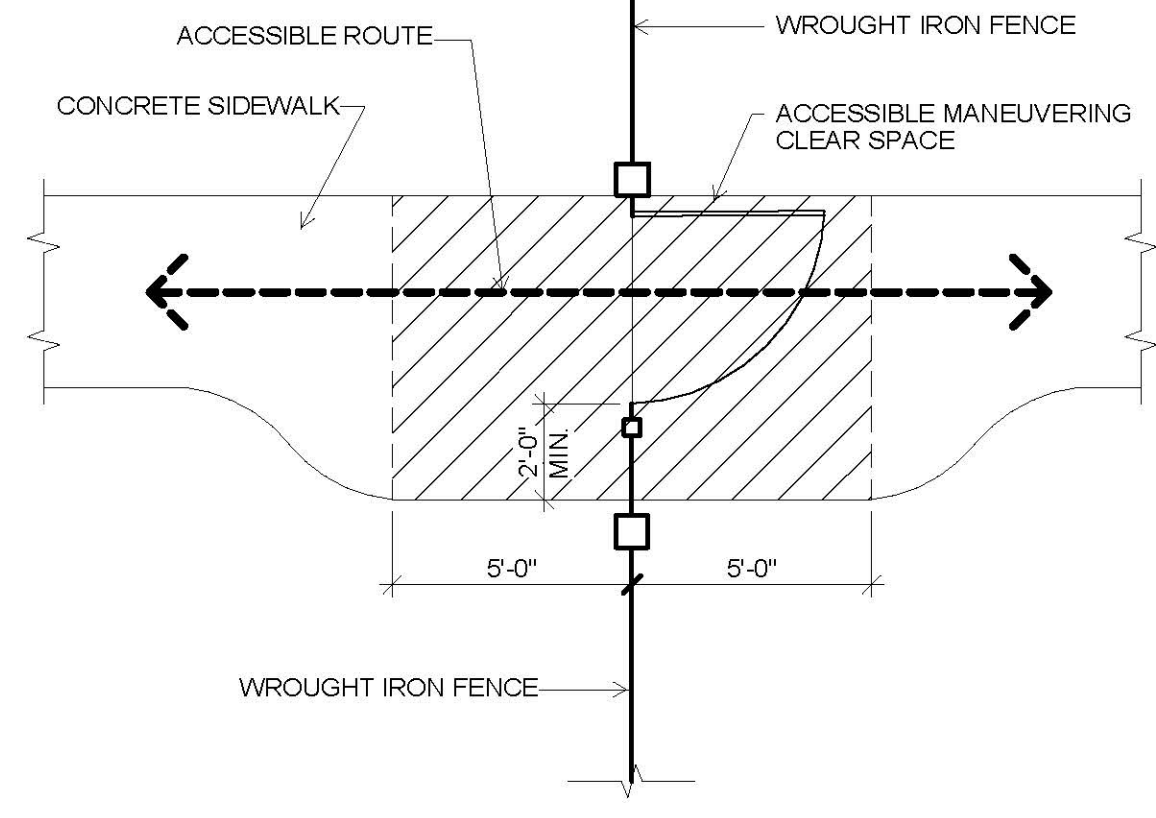




- NOTES:
1. MONUMENT SIGN TO BE UNDER SEPARATE PERMIT.
  2. SIGN WALL FACE AREA IS LIMITED TO 60 S.F. MAX. PER SITE PLAN FOR SUBDIVISION (57 S.F. PROVIDED).

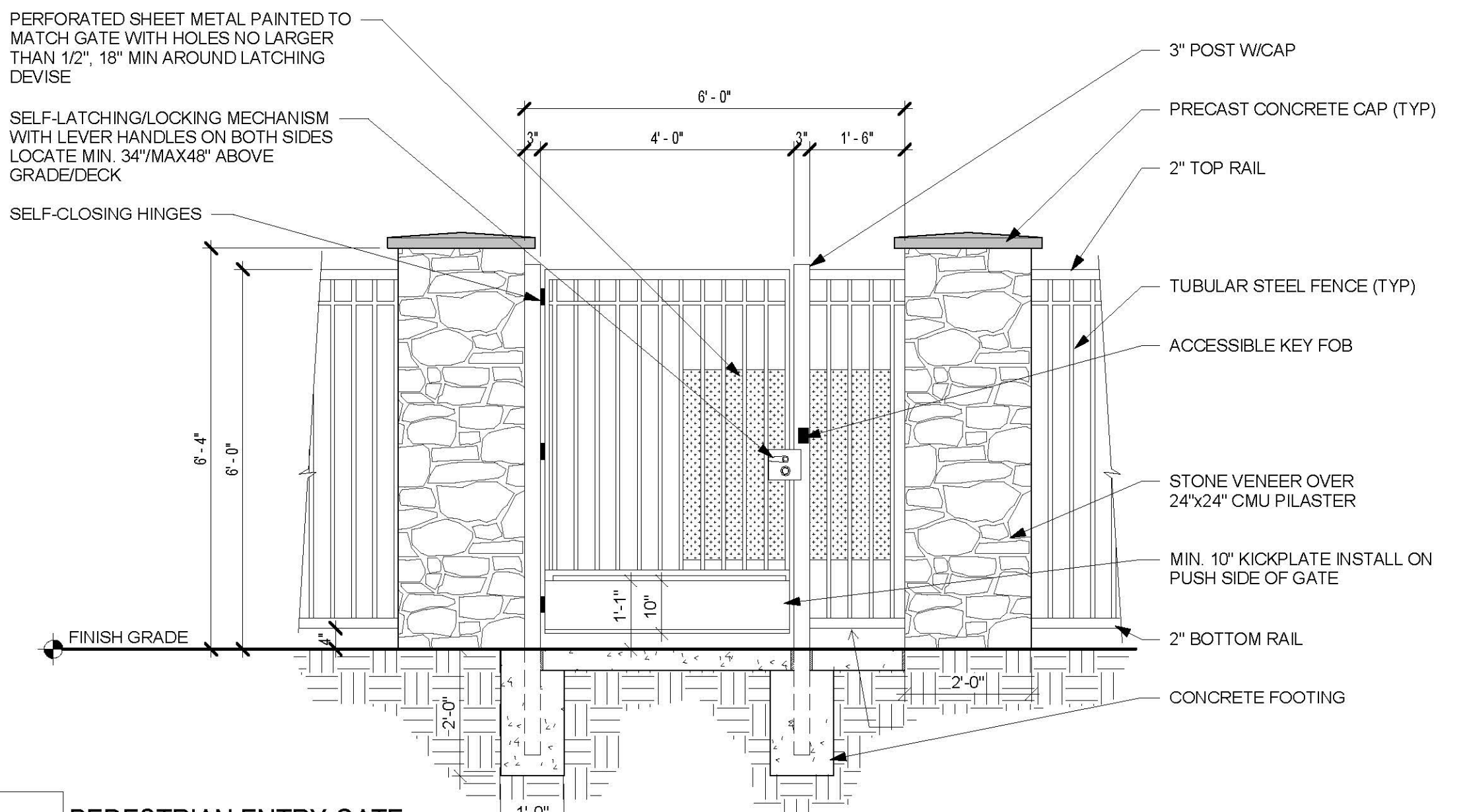
**43 ENTRY MONUMENT SIGN ELEVATION**

SCALE: 3/8" = 1'-0"



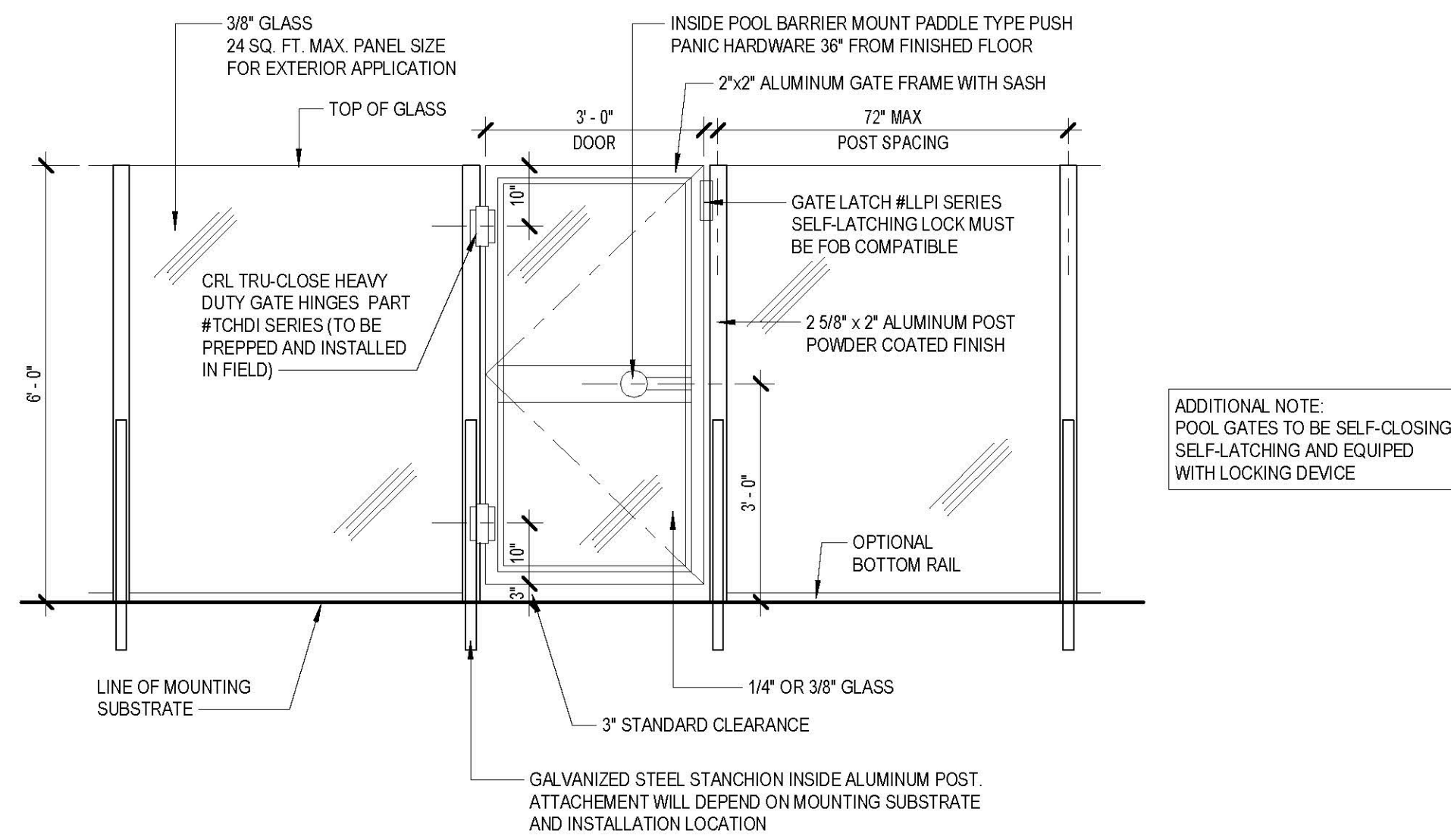
**37 ACCESSIBLE MANEUVERING SPACE AT GATES**

SCALE: 1/4" = 1'-0"



**34 PEDESTRIAN ENTRY GATE**

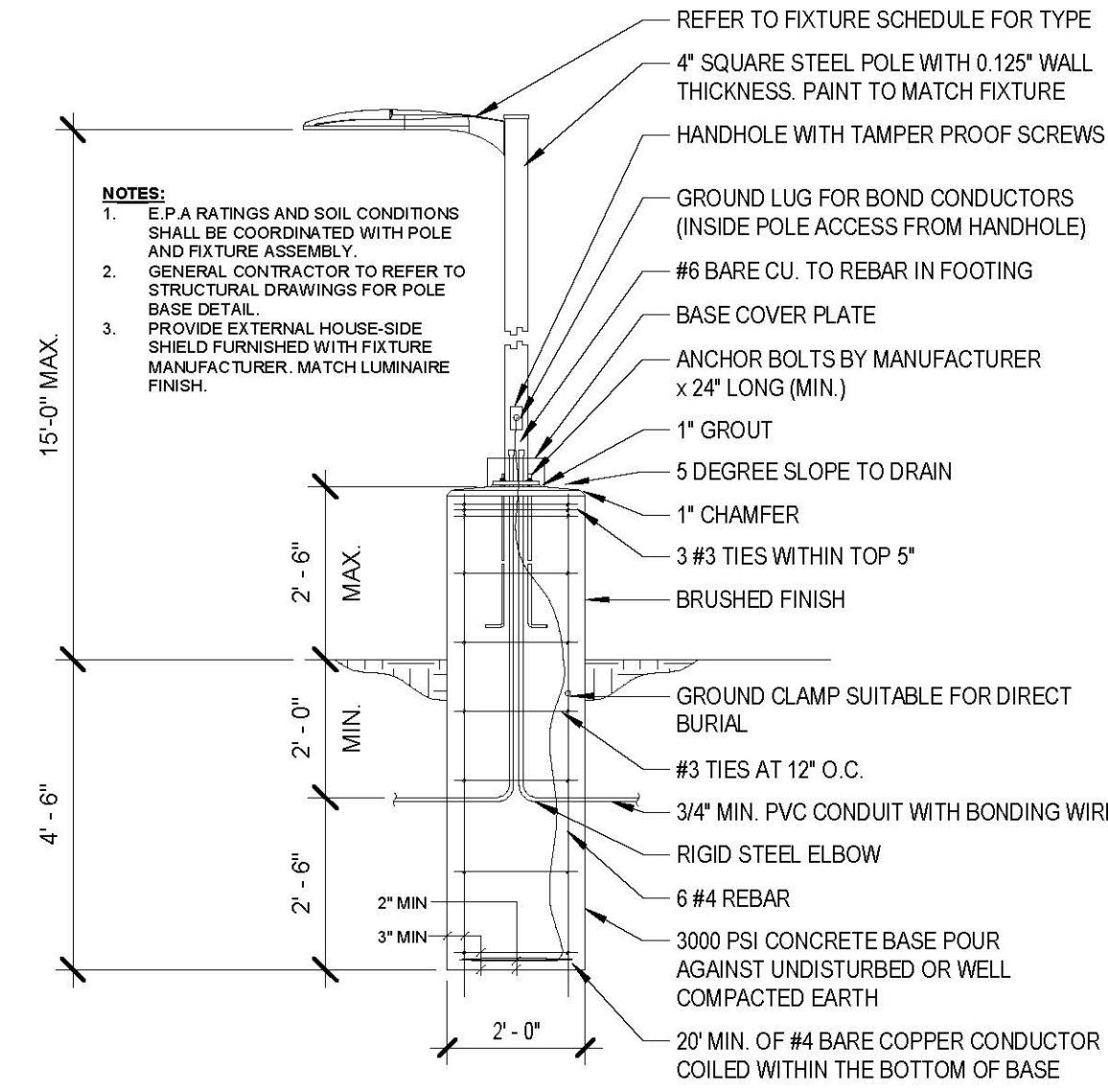
SCALE: 1/2" = 1'-0"



ADDITIONAL NOTE:  
POOL GATES TO BE SELF-CLOSING,  
SELF-LATCHING AND EQUIPPED  
WITH LOCKING DEVICE

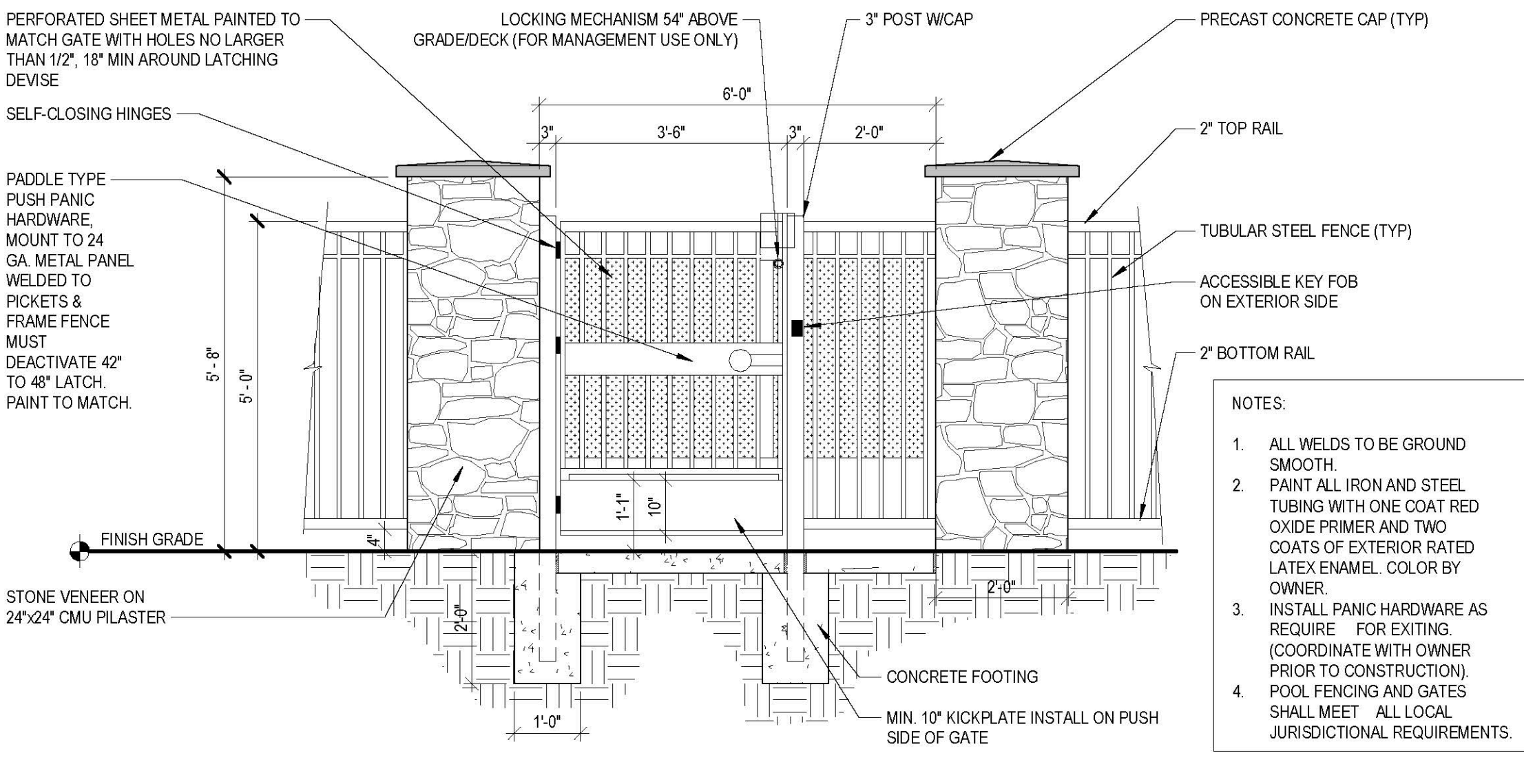
**44 GLASS POOL FENCE**

SCALE: 1/2" = 1'-0"



**38 POLE MOUNTING DETAIL**

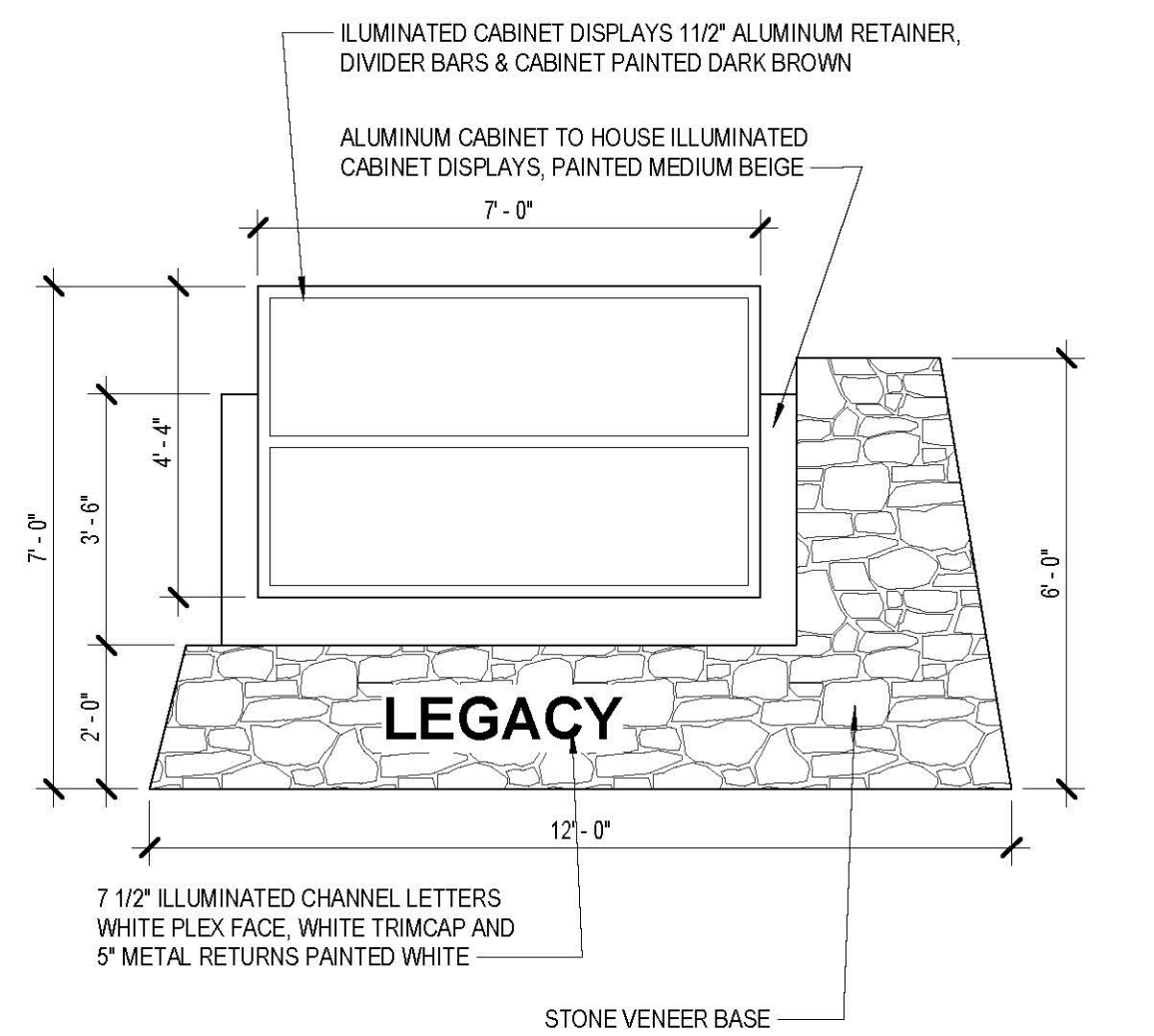
SCALE: 3/8" = 1'-0"



- NOTES:
1. ALL WELDS TO BE GROUND SMOOTH.
  2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.
  3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING. (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION).
  4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTIONAL REQUIREMENTS.

**35 PEDESTRIAN ENTRY GATE AT POOL FENCE**

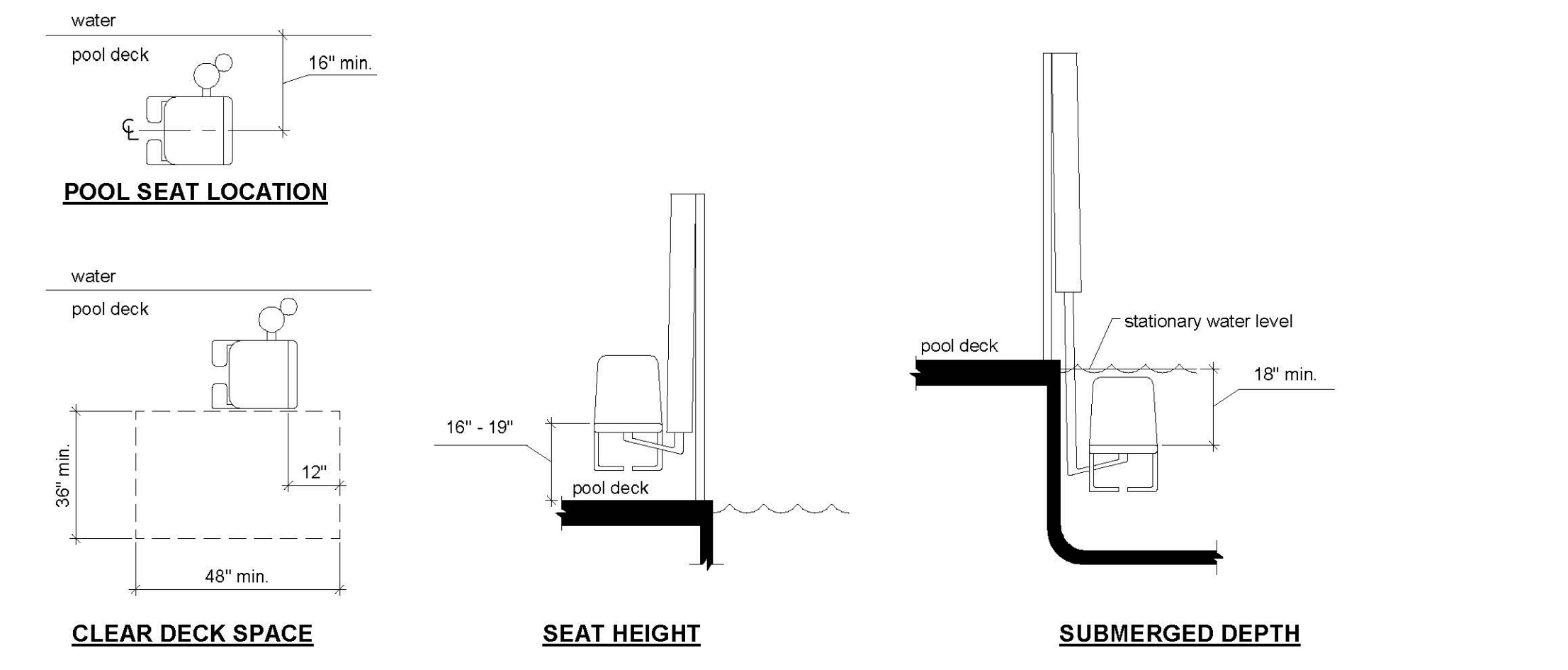
SCALE: 1/2" = 1'-0"



- NOTES:
1. DETAIL FROM 'LEGACY 2 @ JOURNAL CENTER' DESIGN STANDARDS.
  2. MONUMENT SIGN TO BE PERMITTED SEPARATELY.

**39 MONUMENT SIGN AT JEFFERSON**

SCALE: 3/8" = 1'-0"



**36 POOL LIFT**

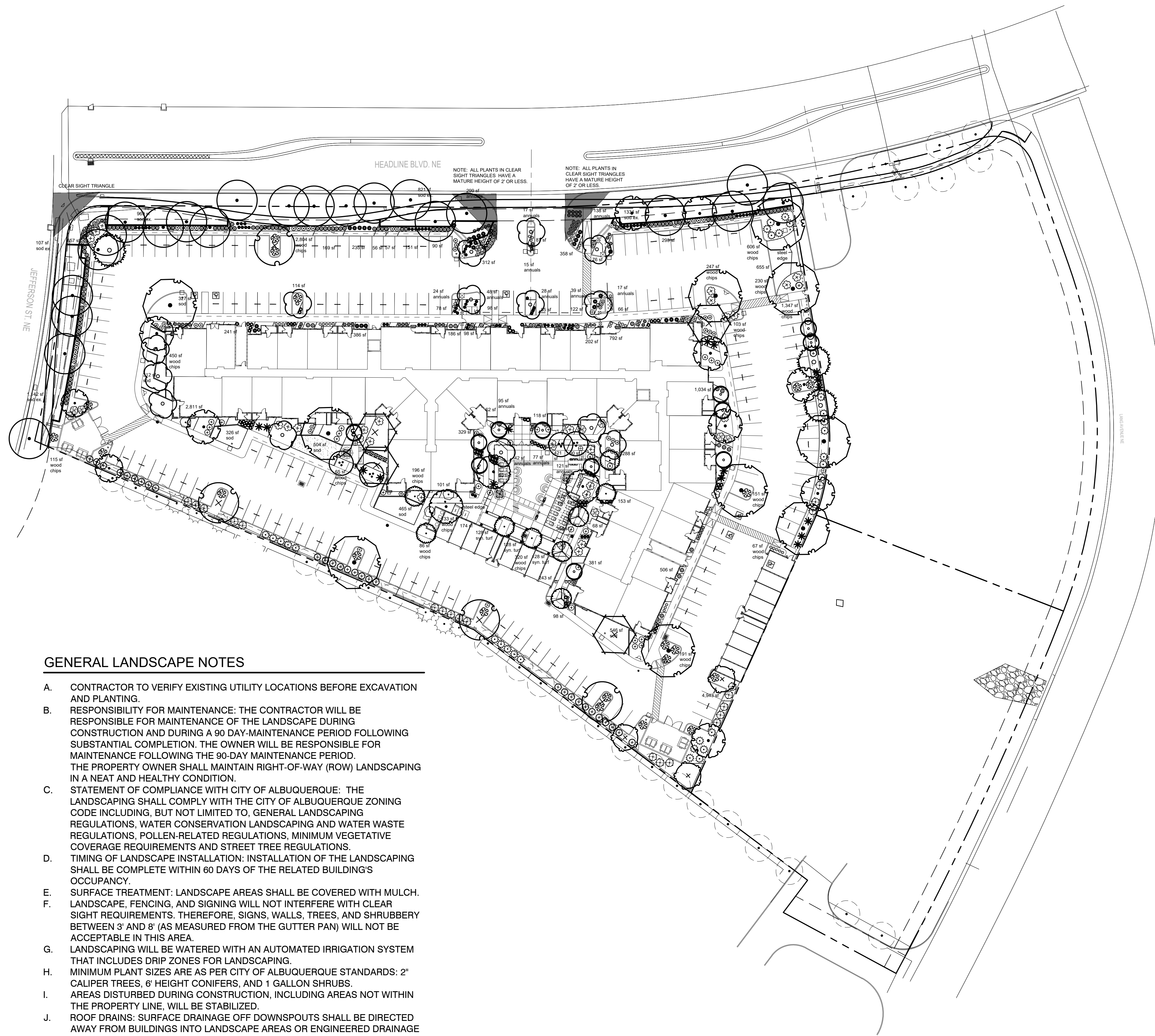
SCALE: 3/8" = 1'-0"





**LANDSCAPE CALCULATIONS**

TOTAL AREA OF PROJECT	171,275 SF
LESS BUILDING	48,504 SF
NET LOT AREA	122,771 SF
<b>REQUIRED LANDSCAPE AREA</b>	
MINIMUM 15% OF NET LOT AREA	18,416 SF
ACTUAL LANDSCAPE AREA	34,236 SF
<b>OUTDOOR SEATING AREAS, MAY COUNT TOWARD UP TO 1/3 OF LANDSCAPE AREA, PER 14-16-5-6(C)(3)(e)</b>	
LANDSCAPE AREA REQUIREMENT EXCEEDED	3,715 SF
LANDSCAPE AREA REQUIREMENT EXCEEDED	19,535 SF
<b>LANDSCAPE COVERAGE REQUIRED - 75%</b>	
COVERAGE PROVIDED	25,677 SF
REQUIREMENT EXCEEDED	30,600 SF
REQUIREMENT EXCEEDED	4,923 SF
<b>MULCHES (NON GRAVEL MULCH MIN. 25% OF TOTAL)</b>	
GRAVEL AND CRUSHER FINES MULCH (69%)	19,021 SF
WOOD CHIP MULCH AND ANNUALS (31%)	8,362 SF
TOTAL MULCHES	26,749 SF
<b>SOD ALLOWED (10% OF REQUIRED LANDSCAPE AREA)</b>	
NEW SOD ACTUAL	2,535 SF
UNDER MINIMUM ALLOWED	2,481 SF
UNDER MINIMUM ALLOWED	54 SF
<b>REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS</b>	
ACTUAL COVERAGE BY GROUND-LEVEL PLANTS	7,317 SF
REQUIREMENT EXCEEDED	8,667 SF
REQUIREMENT EXCEEDED	1,350 SF



**GENERAL LANDSCAPE NOTES**

- A. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- B. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD. THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION.
- C. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, MINIMUM VEGETATIVE COVERAGE REQUIREMENTS AND STREET TREE REGULATIONS.
- D. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- E. SURFACE TREATMENT: LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. LANDSCAPE, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- F. LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR LANDSCAPING.
- G. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- H. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- I. ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEMS. REFER TO CIVIL.
- J. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- K. NEW PLANTINGS DO NOT EXCEED THE 10% LIMIT FOR HIGH WATER TURF. ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(b)
- L. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
- M. PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

**Broadstone Journal Center - Trees**

24-Mar-20

**Headline Blvd. NE**

DBH	# of trees credited per ord	# of ex. trees	Total trees credited
< 4 in.	1	1	1
4 in. - 8 in.	2	0	0
8 in. - 12.9 in.	3	4	12
13 in. - 24.9 in.	3	12	36
> 25 in.	8	0	0
<b>Total Trees Credited</b>			<b>49</b>
Required STREET TREES (1 per 25 LF)			21
Available for Dwelling Unit Trees per 14-16-4-3(B)(7)			28

LF  
505

**Jefferson St. NE**

DBH	# of trees credited per ord	# of trees	Total trees credited
< 4 in.	1	0	0
4 in. - 8 in.	2	0	0
8 in. - 12.9 in.	3	0	0
13 in. - 24.9 in.	6	2	12
> 25 in.	8	2	16
<b>Total Trees Credited</b>			<b>28</b>
Required STREET TREES (1 per 25 LF)			7
Available for Dwelling Unit Trees per 14-16-4-3(B)(7)			21

LF  
164

**Dwelling Unit Trees**

Total Dwelling Unit Trees Required (1 for each 1st/2nd floor DU per 14-16-4-3(B)(7), somewhere on lot)	75
Total Dwelling Unit Trees Credited from existing trees	49
New Dwelling Unit Trees Provided	55
Total Dwelling Unit Trees Credited and Provided	104

**Parking Lot Trees**

Parking Lot Trees Required (1/10 parking spaces)	20
198 parking spaces provided (+ 16 covered spaces) Provided	22

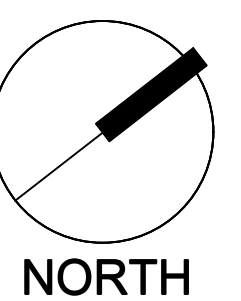
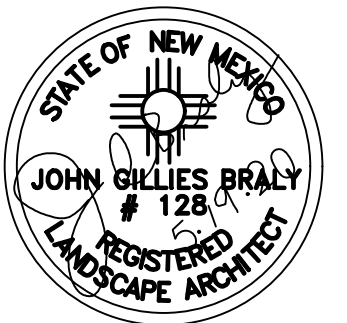
<b>TREE SUMMARY</b>	
Total Street Trees Credited	28
Total Parking Lot Trees Provided	22
Total Dwelling Unit Trees Credited (49) + Provided (55)	104
Total Trees New Trees Provided	77
Total Trees Credited	77
<b>Total Trees Provided and Credited</b>	<b>154</b>

**TITAN JOURNAL CENTER**

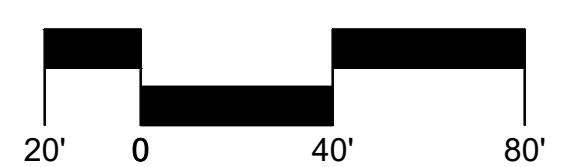
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Scale: 1.0" = 40.0'



DATE: MAY 19, 2020 ORB# 18-236

**LP-00**

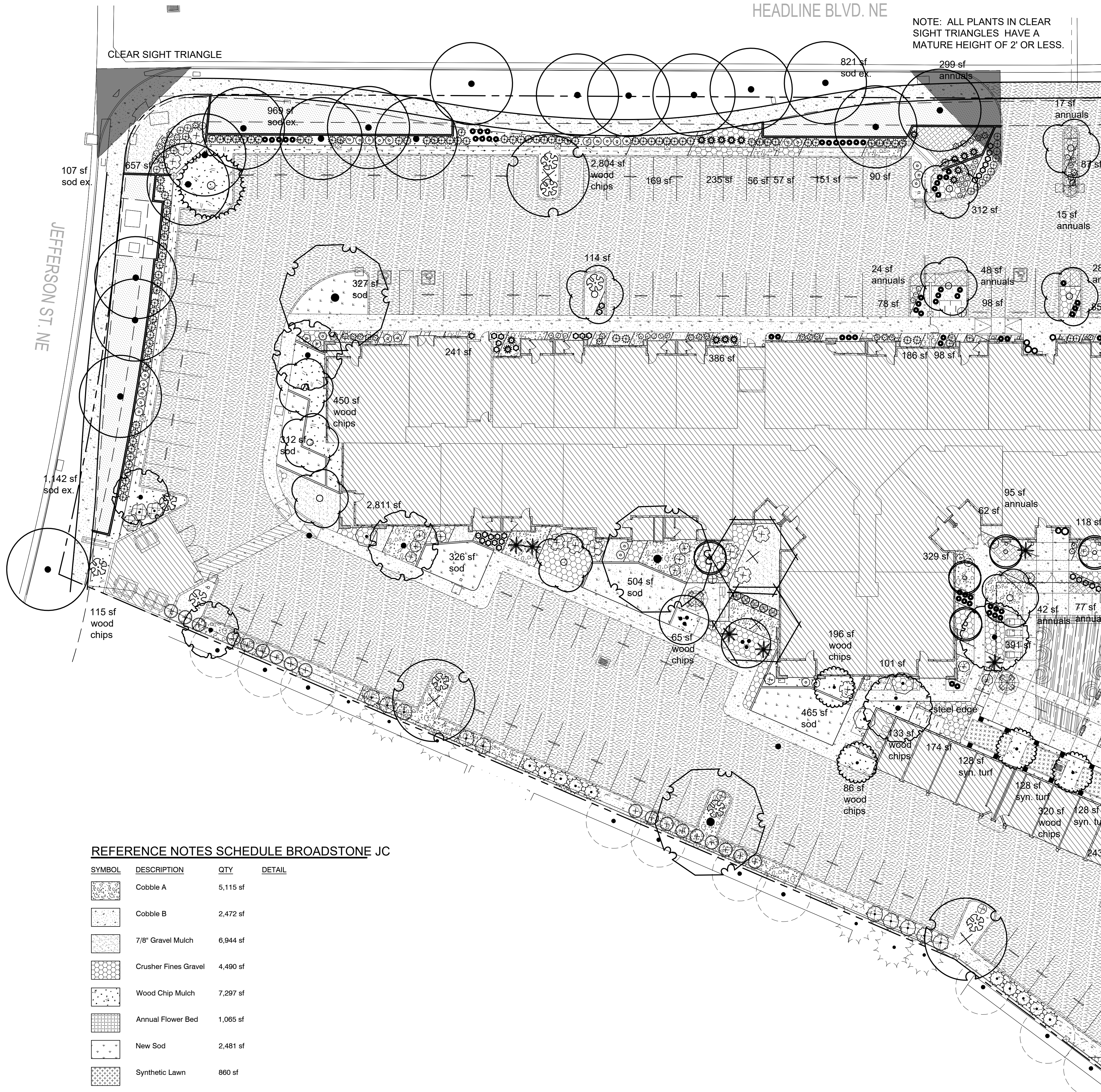
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FOR PLANT PALETTE AND REFERENCE NOTE SCHEDULE,  
SEE SHEETS LP-01 AND LP-02



NOTE: ALL PLANTS IN CLEAR SIGHT TRIANGLES HAVE A MATURE HEIGHT OF 2' OR LESS.



PLANT SCHEDULE BROADSTONE JC

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Existing Tree / Existing Deciduous Tree	22		existing		Varies
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	14		2' B&B	Medium	15' x 12'
Chilopsis linearis / Desert Willow	4		6-7' Multi-Trunk	RW	20' x 25'
Forestiera neomexicana / New Mexico Privet	12		6-7' Multi-Trunk	Medium	15' X 15'
Vitex agnus-castus / Chaste Tree	3		2' B&B	Medium	20' x 20'
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Acer x freemanii 'Jeffred' TM / Autumn Blaze Maple	4		2' B&B	Medium+	45' X 30'
Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	3		2' B&B	Medium+	35' x 25'
Quercus buckleyi / Texas Red Oak	4		2' B&B	Medium	40' X 40'
Quercus macrocarpa / Burr Oak	10		2' B&B	Medium+	60' X 70'
Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	6		2' B&B	Medium+	40' X 18'
Ulmus japonica x wilsoniana 'Morton' TM / Accolade Elm	3		2' B&B	Medium	50' X 30'
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	11		2' B&B	Medium	50' x 35'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Pinus eldarica / Afghan Pine	3		6' B&B	Medium	40' X 18'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Caesalpinia gilliesii / Yellow Bird of Paradise	3		5 gal		10' x 10'
Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	28		5 gal		3' x 3'
Potentilla fruticosa / Shrubby Cinquefoil	49		5 gal		3' x 3'
Prunus besseyi / Creeping Sandcherry	9		5 gal		4' x 4'
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	26		5 gal		2' x 6'
Rhus trilobata / Three-leaf Sumac	33		5 gal		6' X 6'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Hesperaloe parviflora / Yellow Yucca	27		5 gal		3' x 4'
Nolina microcarpa / Beargrass	16		5 gal		5' x 6'
Opuntia engelmannii / Prickly Pear Cactus	21		5 gal		5' X 8'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Chrysactinia mexicana / Damianita	38		1 gal		2' x 2'
Ericameria laricifolia / Turpentine Bush	127		5 gal		3' x 4'
Fallugia paradoxa / Apache Plume	29		5 gal		6' X 7'
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	20		5 gal		1' X 8'
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Grass	62		1 gal		2' x 2'
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Reed Grass	90		5 gal		3' X 2'
Muhlenbergia rigens / Deergrass	5		1 gal		4' x 4'
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
Callirhoe involucrata / Winecup Poppymallow	52		1 gal		1' X 2'
Liatris punctata / Gayfeather	56		1 gal		2' x 3'
Salvia mohavensis / Mojave Sage	15		1 gal		2' x 3'

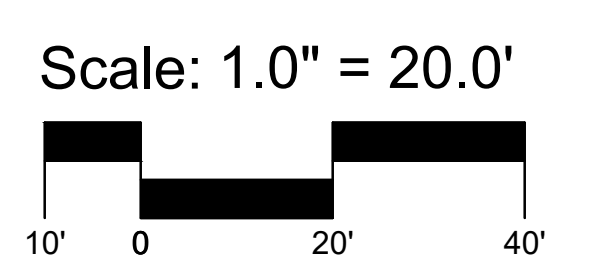
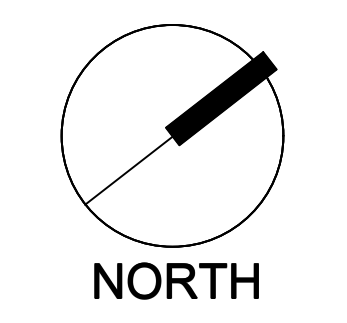
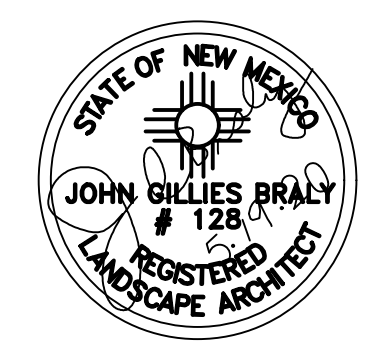
REFERENCE NOTES SCHEDULE BROADSTONE JC

SYMBOL	DESCRIPTION	QTY	DETAIL
	Cobble A	5,115 sf	
	Cobble B	2,472 sf	
	7/8" Gravel Mulch	6,944 sf	
	Crusher Fines Gravel	4,490 sf	
	Wood Chip Mulch	7,297 sf	
	Annual Flower Bed	1,065 sf	
	New Sod	2,481 sf	
	Synthetic Lawn	860 sf	
	Sod Existing	4,372 sf	
	Building	48,504 sf	
	Parking Lot	68,094 sf	
	Pedestrian Paths	18,390 sf	
	Pool	928 sf	
	Pot		
	Steel Edge		

FOR CALCULATIONS AND NOTES, SEE SHEET LP-00

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**LP-01**  
LANDSCAPE PLAN



NOTE: ALL PLANTS IN CLEAR SIGHT TRIANGLES HAVE A MATURE HEIGHT OF 2' OR LESS.



REFERENCE NOTES SCHEDULE BROADSTONE JC

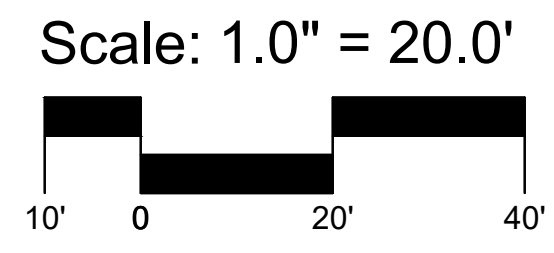
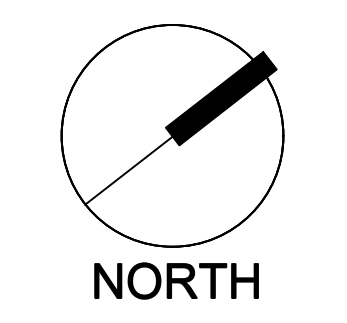
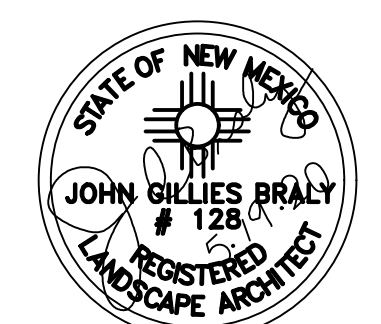
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	Pot		
	Steel Edge		

PLANT SCHEDULE BROADSTONE JC

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	22	Existing Tree / Existing Deciduous Tree	existing		Varies
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	14	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	2" B&B	Medium	15' x 12'
	4	Chilopsis linearis / Desert Willow	6-7' Multi-Trunk	RW	20' x 25'
	12	Forestiera neomexicana / New Mexico Privet	6-7' Multi-Trunk	Medium	15' X 15'
	3	Vitex agnus-castus / Chaste Tree	2" B&B	Medium	20' x 20'
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	4	Acer x freemanii 'Jeffred' TM / Autumn Blaze Maple	2" B&B	Medium+	45' X 30'
	3	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	2" B&B	Medium+	35' x 25'
	4	Quercus buckleyi / Texas Red Oak	2" B&B	Medium	40' X 40'
	10	Quercus macrocarpa / Burr Oak	2" B&B	Medium+	60' X 70'
	6	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	2" B&B	Medium+	40' X 18'
	3	Ulmus japonica x wilsoniana 'Morton' TM / Accolade Elm	2" B&B	Medium	50' X 30'
	11	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	2" B&B	Medium	50' x 35'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	3	Pinus eldarica / Afghan Pine	6" B&B	Medium	40' X 18'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	3	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal		10' x 10'
	28	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal		3' x 3'
	49	Potentilla fruticosa / Shrubby Cinquefoil	5 gal		3' x 3'
	9	Prunus besseyi / Creeping Sandcherry	5 gal		4' x 4'
	26	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		2' x 6'
	33	Rhus trilobata / Three-leaf Sumac	5 gal		6' X 6'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	27	Hesperaloe parviflora / Yellow Yucca	5 gal		3' x 4'
	16	Nolina microcarpa / Beargrass	5 gal		5' x 6'
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EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	38	Chrysactinia mexicana / Damianita	1 gal		2' x 2'
	127	Ericameria laricifolia / Turpentine Bush	5 gal		3' x 4'
	29	Fallugia paradoxa / Apache Plume	5 gal		6' X 7'
	20	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal		1' X 8'
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	5	Muhlenbergia rigens / Deergrass	1 gal		4' x 4'
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X S
	52	Callirhoe involucrata / Winecup Poppymallow	1 gal		1' X 2'
	56	Liatris punctata / Gayfeather	1 gal		2' x 3'
	15	Salvia mohavensis / Mojave Sage	1 gal		2' x 3'

FOR CALCULATIONS AND NOTES, SEE SHEET LP-00

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**LP-02**  
LANDSCAPE PLAN





**TITAN JOURNAL CENTER**  
Proposed Developed 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(100yr)	Q(100yr)	V(100yr)	V(100yr-6hr)	V(100yr-24hr)	Weighted Curve #	FIRST FLUSH (CF)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)		
<b>ONSITE BASINS</b>													
BASIN A	27034	0.62	0.0%	0.0%	16.0%	84.0%	4.45	2.76	1.96	4419	5176	96	643
BASIN B	34955	0.80	0.0%	0.0%	18.0%	82.0%	4.42	3.55	1.94	5656	6672	96	812
BASIN C	16649	0.38	0.0%	0.0%	21.0%	79.0%	4.37	1.67	1.91	2653	3091	95	373
BASIN D	37723	0.87	0.0%	0.0%	27.0%	73.0%	4.28	3.93	1.85	5824	6742	95	780
BASIN E	11762	0.27	0.0%	0.0%	11.0%	89.0%	4.53	1.22	2.01	1971	2320	97	297
BASIN F	21491	0.49	0.0%	0.0%	25.0%	75.0%	4.31	2.13	1.87	3353	3891	95	457
BASIN G	7438	0.17	0.0%	0.0%	5.0%	95.0%	4.62	0.79	2.07	1283	1519	97	200
<b>TOTAL</b>	<b>157052</b>	<b>3.61</b>	-	-	-	-	-	<b>16.05</b>	-	<b>25161</b>	<b>29351</b>		<b>3562</b>
<b>OFFSITE BASINS</b>													
BASIN A	2931	0.07	0.0%	0.0%	90.0%	10.0%	3.30	0.22	1.23	300	310	87	N/A
BASIN B	5665	0.13	0.0%	0.0%	90.0%	10.0%	3.30	0.43	1.23	580	599	87	N/A
BASIN C	3975	0.09	0.0%	0.0%	90.0%	10.0%	3.30	0.30	1.23	407	420	87	N/A
BASIN D	112367	2.58	0.0%	0.0%	100.0%	0.0%	3.14	8.10	1.13	10581	10581	86	N/A
<b>TOTAL</b>	<b>124938</b>	<b>2.87</b>	-	-	-	-	-	<b>9.05</b>	-	<b>11869</b>	<b>11911</b>		<b>N/A</b>



**DRAINAGE NARRATIVE**

**INTRODUCTION:**  
THE PROJECT IS LOCATED ON JEFFERSON ST NE AND BETWEEN JOURNAL CENTER BLVD NE AND HEADLINE BLVD NE. THIS SUBMITTAL PROVIDES A DRAINAGE AND GRADING PLAN FOR THE PROPOSED JOURNAL CENTER LEGACY 2 MULTI-FAMILY APARTMENT COMPLEX. THE SITE WILL CONSIST OF A 2-STORY BUILDING INCLUDING 80 RESIDENTIAL UNITS, ALONG WITH THE ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. PER FEMA COMMUNITY MAP PANEL #35001C03326, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY FIGURE A-1 OF THE DPM SECTION 22. THE EXISTING TRACT WILL BE SUBDIVIDED INTO TWO SEPARATE TRACKS, ONE TO THE NORTH AND ONE TO THE SOUTH. THE SOUTHERN TRACT WILL BE THE SITE OF THE MULTIFAMILY PROJECT. THE NORTHERN TRACT WILL REMAIN UNDEVELOPED.

**EXISTING CONDITIONS:**  
TRACT TR-2A-2A-2B-1-A OF PLAT RE 2A-2A-2A-2B-1-A JOURNAL CENTER IS CURRENTLY UNDEVELOPED, WITHOUT BUILDINGS OR PAVED AREAS. THE SITE SLOPES TO THE SOUTH AND WEST. RUNOFF SHEET FLOWS TO HEADLINE BLVD. PRIOR TO ENTERING THE EXISTING JOURNAL CENTER STORM DRAIN SYSTEM. THIS SITE IS PART OF A PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION (HYDROLOGY FILE D17D107, APPROVED 03/27/2017). THIS PLAN EXPLAINS THAT A SITE DRAINAGE ANALYSIS WAS CONDUCTED WITH THE CONSTRUCTION OF THE N1-25/PASEO DEL NORTE INTERCHANGE. THE NMDOT PDN/I-25 DRAINAGE REPORT DELINEATES BASINS THROUGHOUT THE INTERCHANGE AREA, INCLUDING JOURNAL CENTER. THE SITE IS LOCATED WHOLLY WITHIN "SUBBASIN 1 - E JEFFERSON 1". THIS BASIN HAS A TOTAL DISCHARGE OF APPROXIMATELY 128.5 CFS. CURRENTLY OUR SITE IS THE ONLY UNDEVELOPED PORTION OF THIS BASIN. ACCORDING TO THE DRAINAGE REPORT, THE LAND TREATMENT PERCENTAGES WERE 1.0% C AND 99.0% D. THE DOWNSTREAM INFRASTRUCTURE WAS DESIGNED TO ESSENTIALLY CONVEY THE ENTIRE BASIN AS IF IT WERE COMPLETELY IMPERVIOUS.

THE SITE WILL BE ALLOWED TO DISCHARGE 100% OF THE FLOW INTO HEADLINE AVE AND JEFFERSON ST JUST AS THE DRAINAGE REPORT SHOWS. THE FLOW WILL THEN BE CAPTURED BY OFFSITE DRAINAGE INFRASTRUCTURE. FOR MORE INFORMATION REGARDING THE OFFSITE INFRASTRUCTURE AND THE BASIN CONTAINING THIS SITE, PLEASE SEE THE NMDOT PDN/I-25 DRAINAGE REPORT.

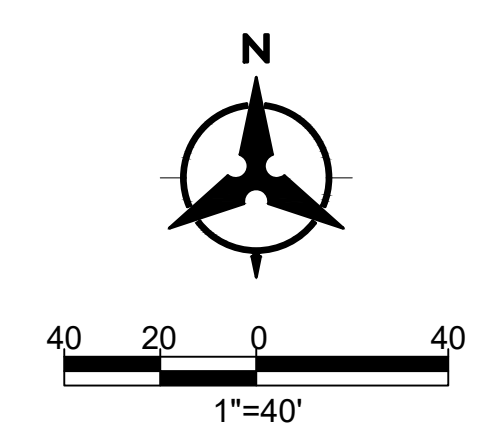
**METHODOLOGY:**  
THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE SECTION 22 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

**PROPOSED:**  
THE PROPOSED SITE IS ALLOWED TO FREE DISCHARGE INTO HEADLINE BLVD. BASINS A, G, AND F SHEET FLOW DIRECTLY INTO HEADLINE BLVD PRIOR TO ENTERING THE EXISTING STORM DRAIN INFRASTRUCTURE. BASINS B, C, D, AND E DISCHARGE INTO AN ONSITE STORM DRAIN THAT WILL CONNECT TO AN EXISTING STORM DRAIN INLET AT THE INTERSECTION OF HEADLINE AND JEFFERSON. THIS INLET CONNECTS TO AN EXISTING 18" STORM DRAIN PIPE RUNNING AT 1.00% DOWNSTREAM. OFFSITE BASINS B AND C WILL CONTINUE TO SHEET FLOW TO HEADLINE BLVD. OFFSITE BASIN A WILL CONTINUE TO SHEET FLOW TO JEFFERSON ST. THE NORTHERN TRACT (OFFSITE BASIN D) WILL REMAIN UNDEVELOPED. MINOR MODIFICATIONS TO THE SITE WILL BE IMPLEMENTED TO PREVENT RUNOFF FROM IMPACTING THE MULTIFAMILY SITE. DUE TO SITE CONSTRAINTS, STORM WATER QUALITY VOLUME WILL BE PAID CASH IN LIEU. PARKING ISLANDS WILL BE DEPRESSED WHERE APPLICABLE.

**CONCLUSION:**  
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN SUBSTANTIAL COMPLIANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT. DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE REPORT AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. PLEASE ACCEPT THIS SUBMITTAL AS A FORMAL REQUEST FOR SITE PLAN FOR BUILDING PERMIT APPROVAL.

**LEGEND**

- PROPERTY LINE
- EXISTING EASEMENT
- 4960 --- EXISTING INDEX CONTOUR
- 4959 --- EXISTING INTERMEDIATE CONTOUR
- XX.XX EXISTING GROUND SPOT ELEVATION
- XX.XX PROPOSED INDEX CONTOUR
- XX.XX PROPOSED INTERMEDIATE CONTOUR
- ==== PROPOSED CURB & GUTTER
- XX% DIRECTION OF FLOW
- ~~~~ WATER BLOCK/GRADE BREAK
- SD PROPOSED STORM DRAIN LINE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊞ PROPOSED STORM DRAIN INLETS
- ⊞ PROPOSED STORM DRAIN CAP



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DATE: MAY 21, 2020 ORB #: 18-236

**DMP01**  
DRAINAGE MANAGEMENT PLAN



Tue, 2 Jun 2020 9:10 am Plotted by MSATCHES  
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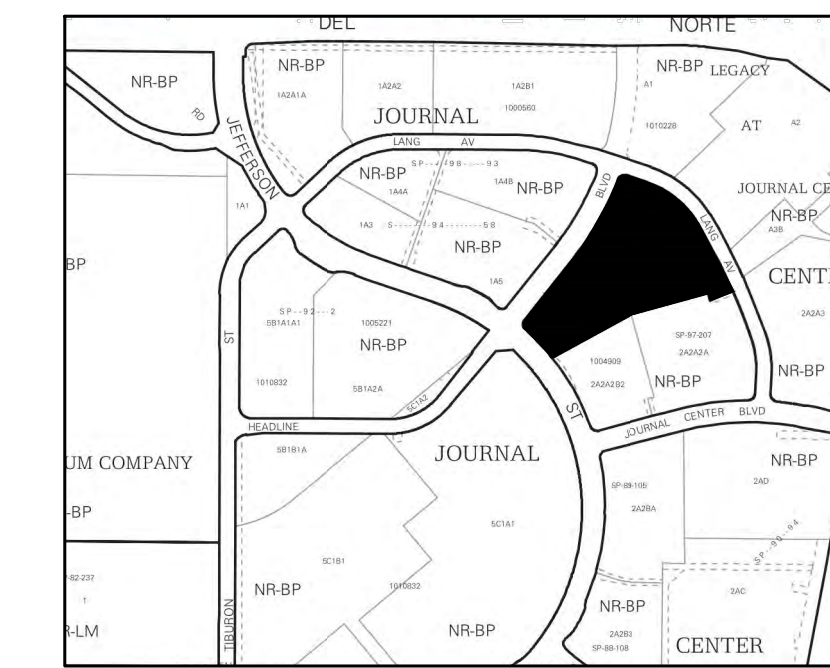


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5/21/20 - Rev



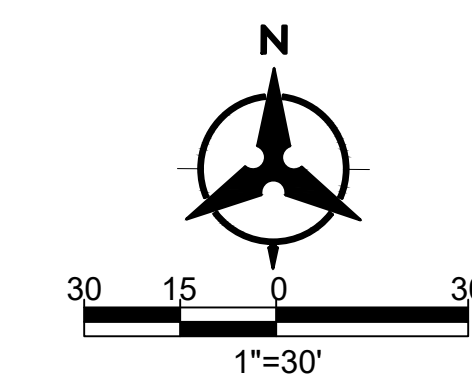
VICINITY MAP  
NOT TO SCALE

## GRADING KEYNOTES

1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN POPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING.
3. INSTALL CONCRETE RIBBON CHANNEL.
4. WATER HARVESTING, LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. MATCH EXISTING ELEVATION.
6. INSTALL 2 - 24" SIDEWALK CULVERTS PER COA STD DWG 2236.
7. INSTALL RETAINING WALL.
8. INSTALL STORM DRAIN INLET.
9. CONNECT TO EXISTING STORM DRAIN INLET.
10. PREMANUFACTURED STORM DRAIN FITTING.
11. REGRADE, INSTALL EARTHEN SWALE

## LEGEND

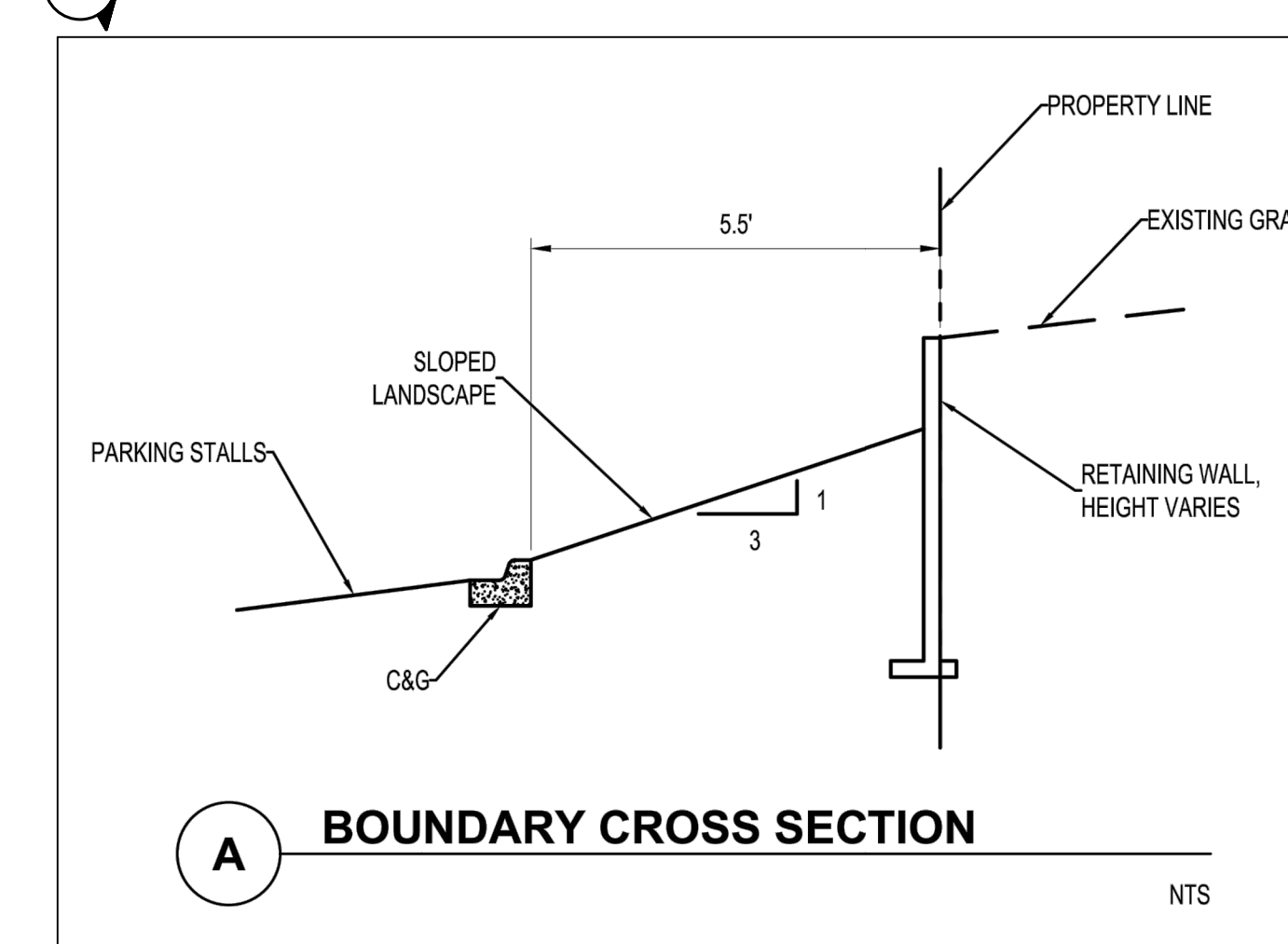
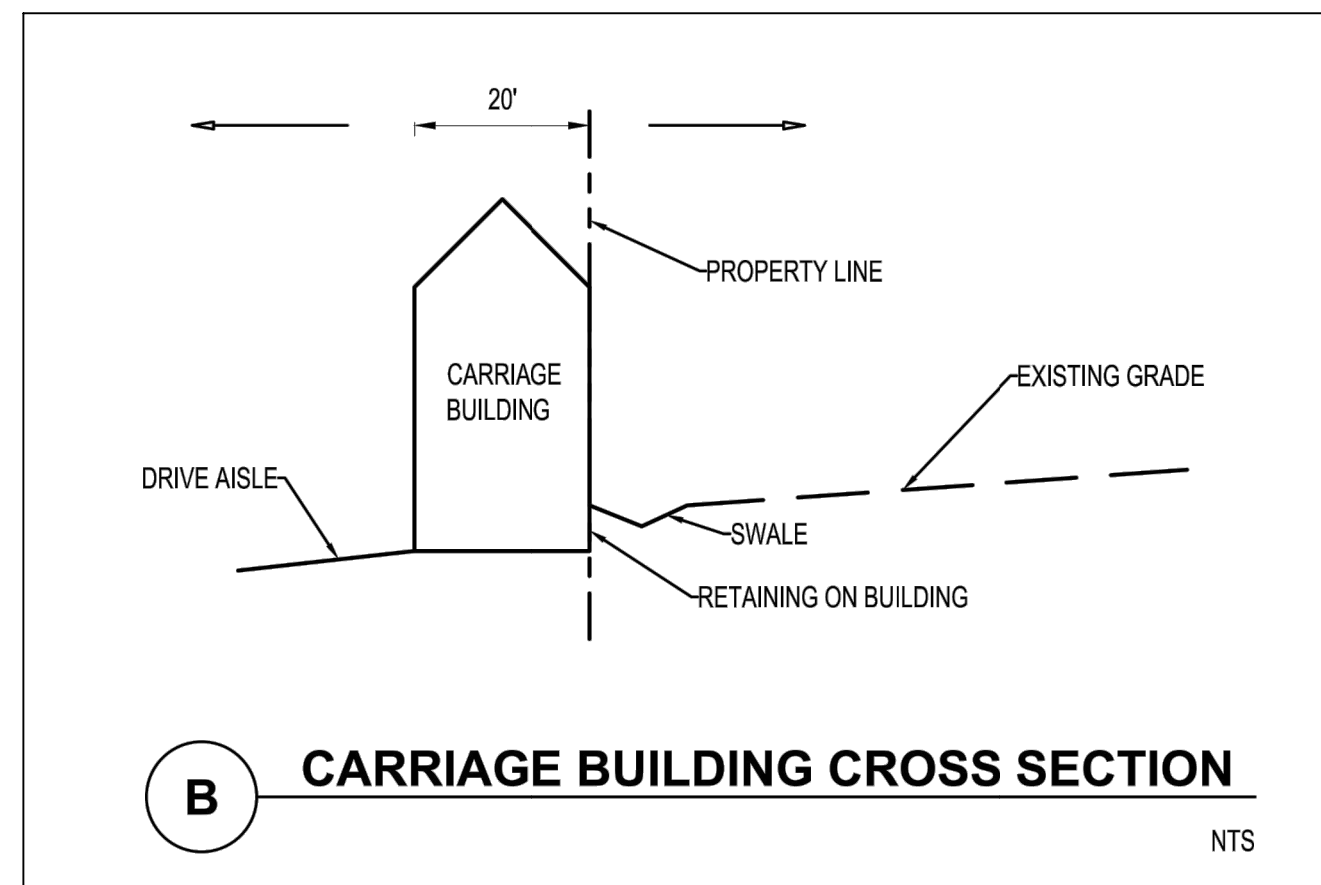
- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- - - - - EXISTING INDEX CONTOUR
- - - - - EXISTING INTERMEDIATE CONTOUR
- 4925.25 EXISTING GROUND SPOT ELEVATION
- 4925 PROPOSED INDEX CONTOUR
- 4924 PROPOSED INTERMEDIATE CONTOUR
- 26.75 PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- S=2.0% DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK



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DATE: MAY 21, 2020 ORB #: 18-236

**GP01**  
GRADING PLAN



Tue, 2 Jun 2020 9:07 am. Plotted by: MSATCKES  
P:\202009\CDP\Plans\General\20200901.dwg



USER AGREEMENT FOR NEW REUSE FACILITIES

1. THE CUSTOMER SHALL PROVIDE BACKFLOW PREVENTION TO PROTECT THE AUTHORITY'S POTABLE WATER SUPPLY FROM POSSIBLE CROSS CONNECTION BETWEEN THE POTABLE WATER DISTRIBUTION SYSTEM AND THE RECLAIMED WATER DISTRIBUTION SYSTEM. THE CUSTOMER MUST BE IN COMPLIANCE WITH THE WATER AUTHORITY'S CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE.
2. ALL EXPOSED PORTION OF RECLAIMED WATER PIPELINES, VALVES, AND OTHER FITTINGS SHALL BE PAINTED PURPLE, BANDED OR MARKED TO DISTINGUISH CLEARLY THAT THEY CONTAIN NON-POTABLE WATER. ALL NEW PIPE CONSTRUCTION SHALL BE PURPLE, BANDED OR MARKED TO DISTINGUISH CLEARLY THAT THEY CONTAIN NON-POTABLE WATER.
3. SIGNS (IN ENGLISH AND SPANISH) SHOULD BE PLACED AT THE ENTRANCE TO THE AREAS RECEIVING RECLAIMED WASTEWATER STATING: "NOTICE - THIS AREA IS IRRIGATED WITH RECLAIMED WASTEWATER - DO NOT DRINK"; "AVISO O ESTA AREA REGADA CON AGUAS NEGRAS RECOBRADAS - NO TOMAR". THE SIGNAGE WILL BE PROVIDED BY THE AUTHORITY WHEN SERVICE IS REQUESTED, BUT IT IS THE RESPONSIBILITY OF THE CUSTOMER TO OBTAIN NEW SIGNS FROM THE WATER AUTHORITY. THE CUSTOMER MUST NOTIFY THE WATER AUTHORITY IF THE SIGNS ARE DAMAGED OR REMOVED SO THEY CAN BE REPLACED PROMPTLY.
4. THE CUSTOMER SHALL ADHERE TO THE ANNUAL IRRIGATION WATER BUDGET ESTABLISHED FOR THE PROPERTY BY THE AUTHORITY TO ENSURE THAT THE APPROPRIATE AMOUNT OF WATER IS APPLIED TO THE SITE. IF THE CUSTOMER DOES NOT HAVE A COPY OF THE CURRENT ANNUAL IRRIGATION WATER BUDGET, ONE WILL BE PROVIDED BY THE AUTHORITY.
5. THE CUSTOMER SHALL NOT OPERATE THE IRRIGATION SYSTEM WHEN THE RECEIVING AREA IS FROZEN OR SATURATED.
6. THE CUSTOMER SHALL NOT DISCHARGE THE RE-USE WATER TO CROPS FOR HUMAN CONSUMPTION.
7. CONDITIONS THAT DIRECTLY OR INDIRECTLY CAUSE A RUN-OFF OF RECLAIMED WATER OUTSIDE OF THE APPROVED RECLAIMED WATER USE AREA, CAUSE PONDING OF RECLAIMED WATER, OR PERMIT WINDBLOWN SPRAY TO PASS OUTSIDE OF THE APPROVED USE ARE, WHETHER BY DESIGN, CONSTRUCTION PRACTICE, OR SYSTEM OPERATIONS, SHALL BE ELIMINATED OR CONTROLLED TO THE GREATEST EXTENT POSSIBLE WITH THE USE OF THE BEST PRACTICABLE TECHNOLOGY OR METHODOLOGY.
8. THE OWNER IS RESPONSIBLE TO COMPLY WITH THE NMED/USE GUIDELINES REGARDING USE OF RECLAIMED WATER WITHIN 200 FEET OF A DRINKING WATER SUPPLY WELL.
9. THE AUTHORITY HAS THE RIGHT TO DISCONTINUE RECLAIMED WATER SERVICE TO ANY CUSTOMER WHO USES RECLAIMED WATER IN A MANNER INCONSISTENT WITH THIS USER AGREEMENT.

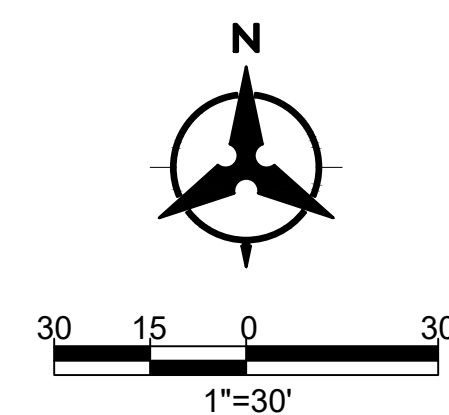


UTILITY KEYED NOTES

1. CONNECT TO EXISTING WATERLINE.
2. INSTALL DOMESTIC SERVICE (SIZE PER PLAN), INSTALL STUB WITHIN 5' OF BUILDING.
3. INSTALL FIRE PROTECTION LINE (SIZE PER PLAN), INSTALL STUB WITHIN 5' OF BUILDING.
4. INSTALL FIRE HYDRANT.
5. BACK FLOW PREVENTION DEVICE AND HOTBOX.
6. CONNECT TO EXISTING SANITARY SEWER.
7. INSTALL SANITARY SEWER SERVICE (SIZE PER PLAN). INSTALL STUB WITHIN 5' OF BUILDING.
8. INSTALL WALL-MOUNTED POST INDICATOR VALVE.
9. REMOTE FIRE DEPARTMENT CONNECTION (FDC).
10. INSTALL POST INDICATOR VALVE.
11. INSTALL 3" WATER METER WITH 35x35" ABCWUA WATER METER EASEMENT.
12. STUB OF EXISTING 12" WATERLINE.
13. PUBLIC VALVE.
14. PRIVATE VALVE.
15. NON-POTABLE METER FOR IRRIGATION.
16. NEW NON-POTABLE SERVICE LINE FOR IRRIGATION.
17. IRRIGATION LINE TO BE DISTRIBUTED THROUGHOUT SITE FOR LANDSCAPE PURPOSES.
18. CONNECT TO EXISTING NON-POTABLE WATERLINE.

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING FOOTPRINT
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED VALVE
	PROPOSED WATER METER
	PROPOSED HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED CAP



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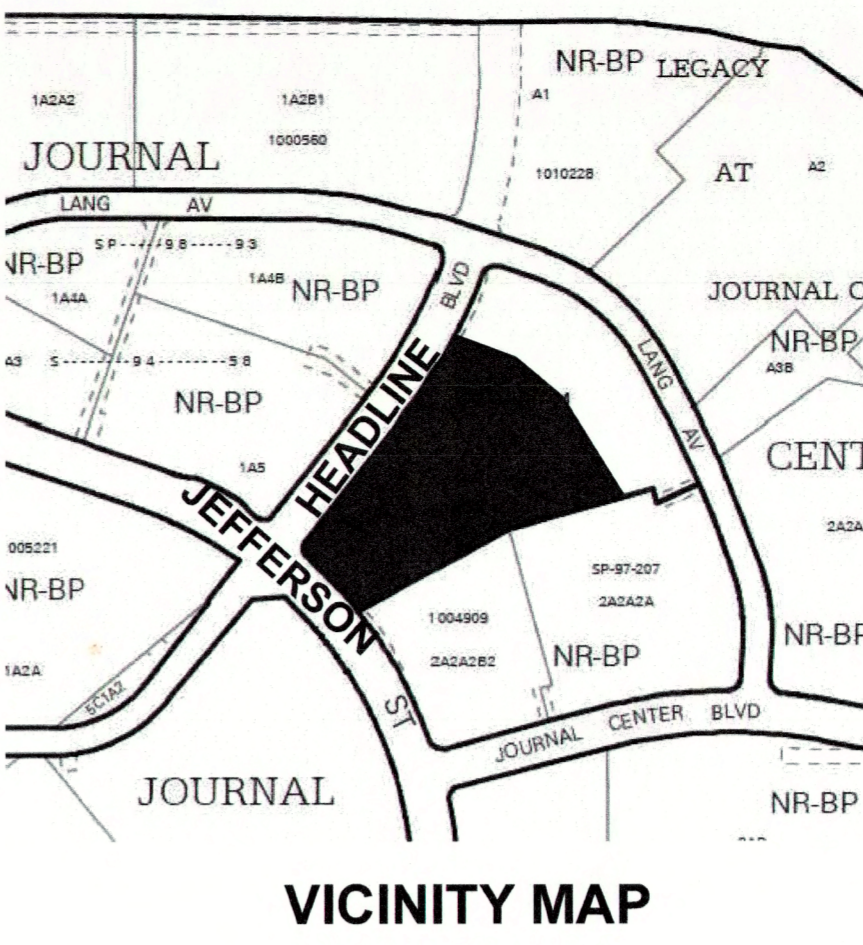
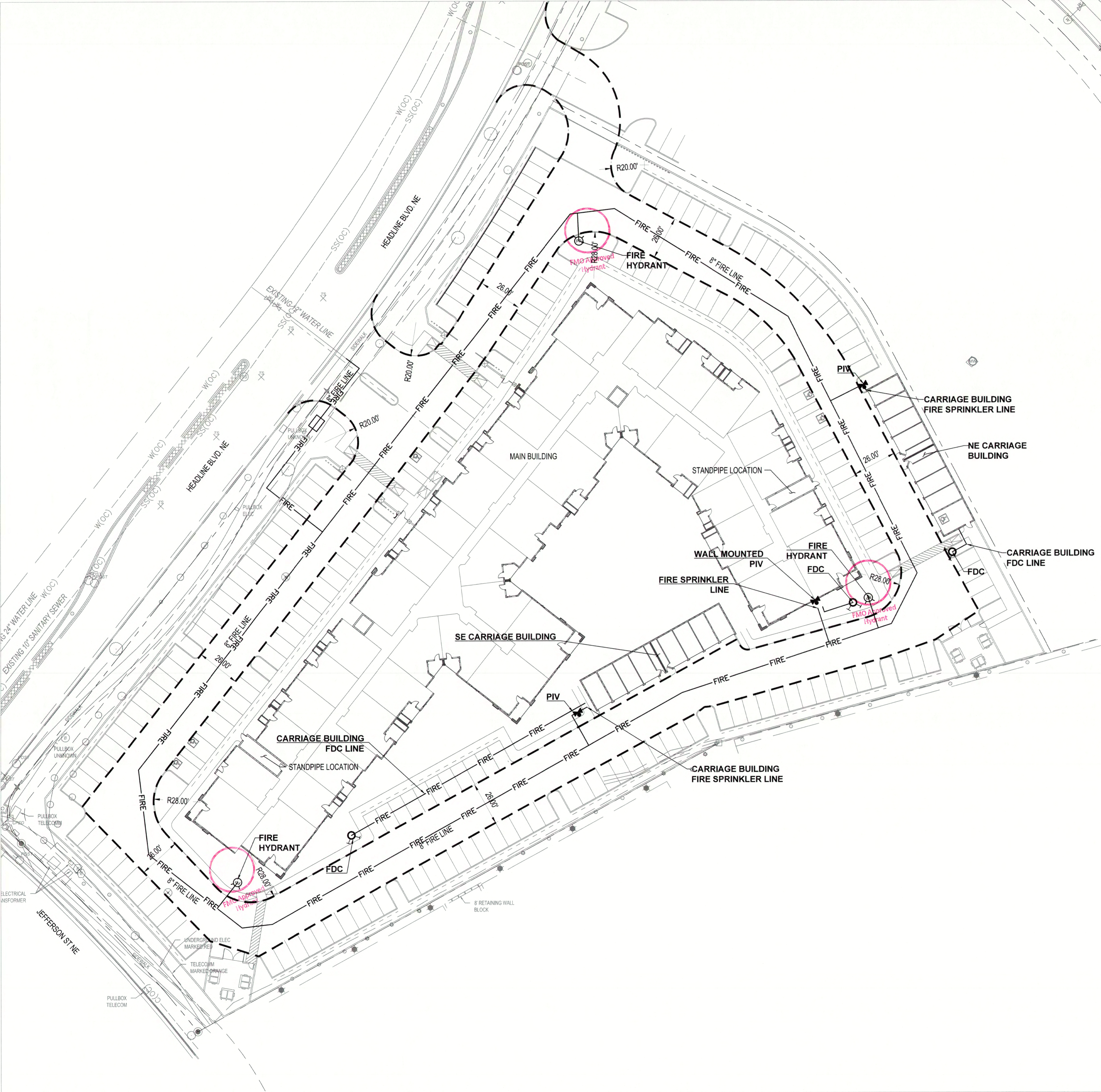
**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: MAY 21, 2020 ORB #: 18-236

**UP01**  
UTILITY PLAN

Mon, 1 Jun 2020, 2:52 pm, PkRed by JNEAL  
P:\2020\09\CDP\Plans\General\2020\09\UP01.dwg





**BUILDING INFORMATION**

EXISTING LEGAL DESCRIPTION: TR 2A-2A-2B-1-A PLAT OF TR 2A-2A-2B-1-A JOURNAL CENTER  
 ADDRESS: 7800 HEADLINE BLVD NE ALBUQUERQUE 87109  
 ZONE ATLAS: D-17

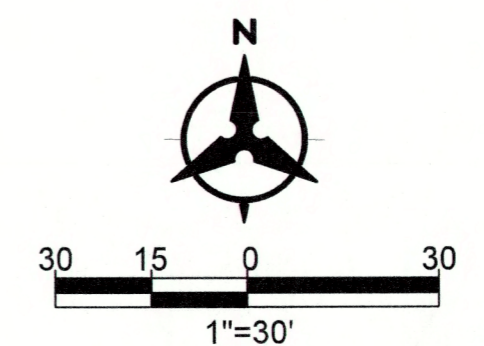
TOTAL BUILDING AREA: 170,316 SF W/ 2-HOUR FIRE-RATED WALL  
 - NORTH HALF BUILDING AREA = 79,132 SF  
 - SOUTH HALF BUILDING AREA = 91,184 SF  
 - SE CARRIAGE BUILDING = 3,998 SF  
 - NE CARRIAGE BUILDING = 4158 SF

CONSTRUCTION TYPE: V-A  
 SPRINKLERED: YES  
 FIRE FLOW: (BASED ON LARGEST BUILDING FOOTPRINT) = 2,750 GPM  
 BUILDING HEIGHT: 55' (4 STORIES)  
 HYDRANTS REQUIRED: 3

- NOTES**
- ALL RADII ALONG FIRE LANE SHALL BE 28'.
  - MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
  - ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
  - FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
  - FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
  - ALL FIRE ACCESS ROUTES SHALL BE PAVED.
  - SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
  - LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
  - ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
  - STANDPIPES TO BE LOCATED IN STAIR WELLS AS INDICATED ON PLANS.

**LEGEND**

	PROPERTY LINE
	MARKED FIRE ACCESS
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED VALVE
	PROPOSED WATER METER
	PROPOSED HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED CAP



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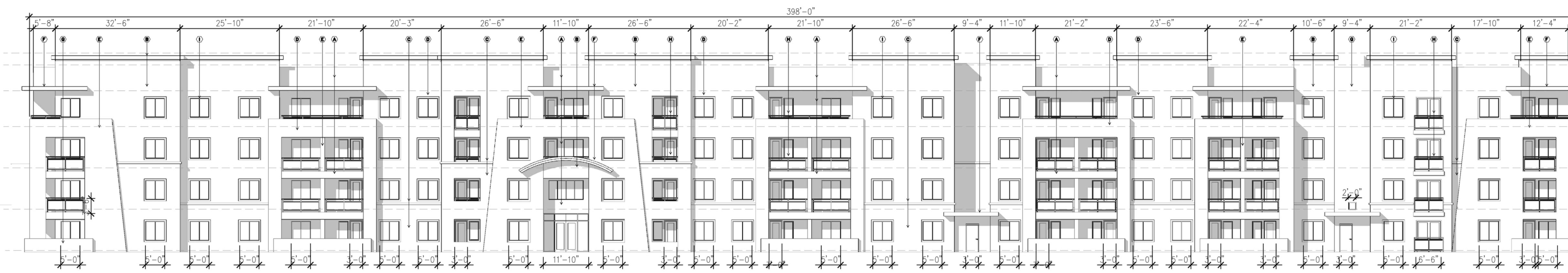


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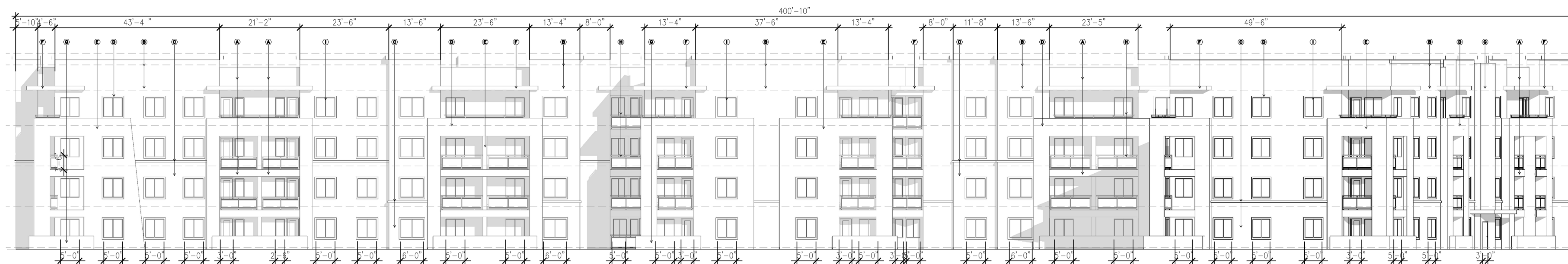
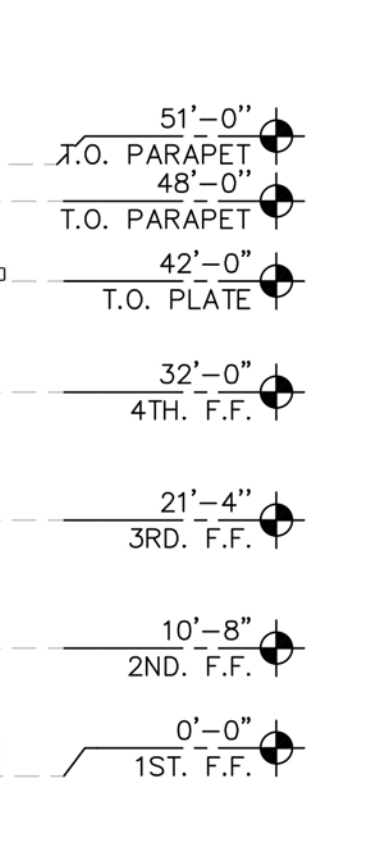
**FIRE01**  
 FIRE 01 PLAN

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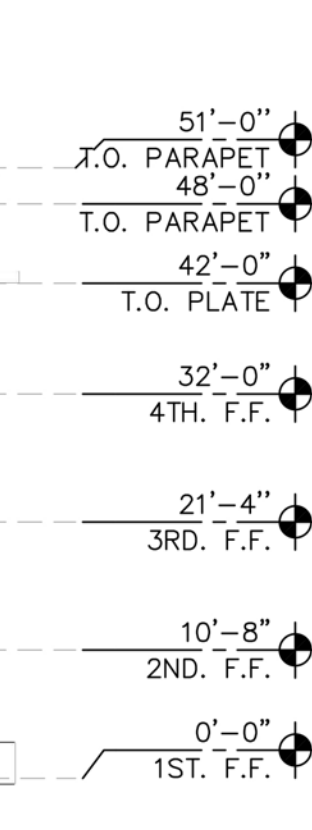




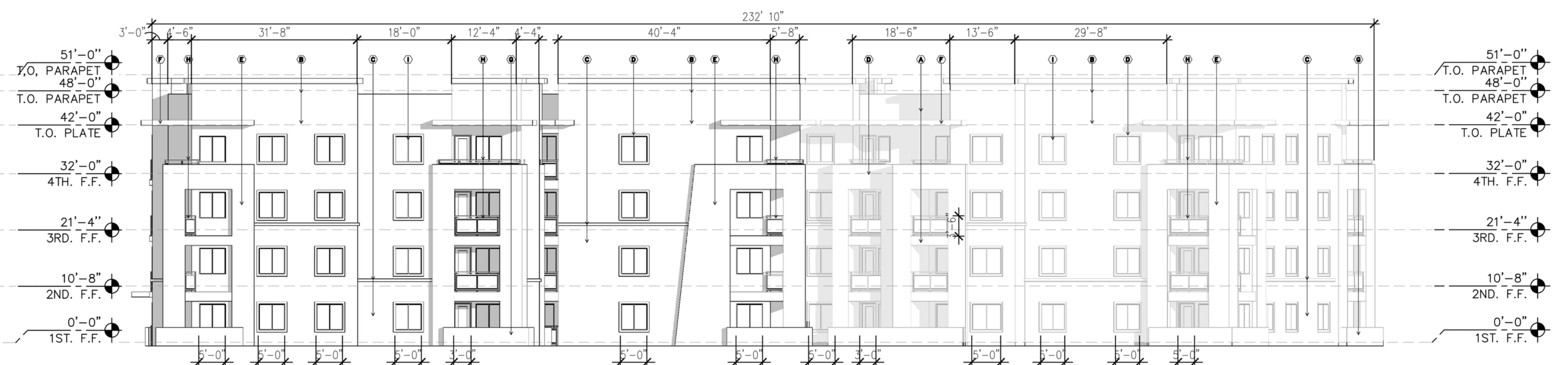
**1 - WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



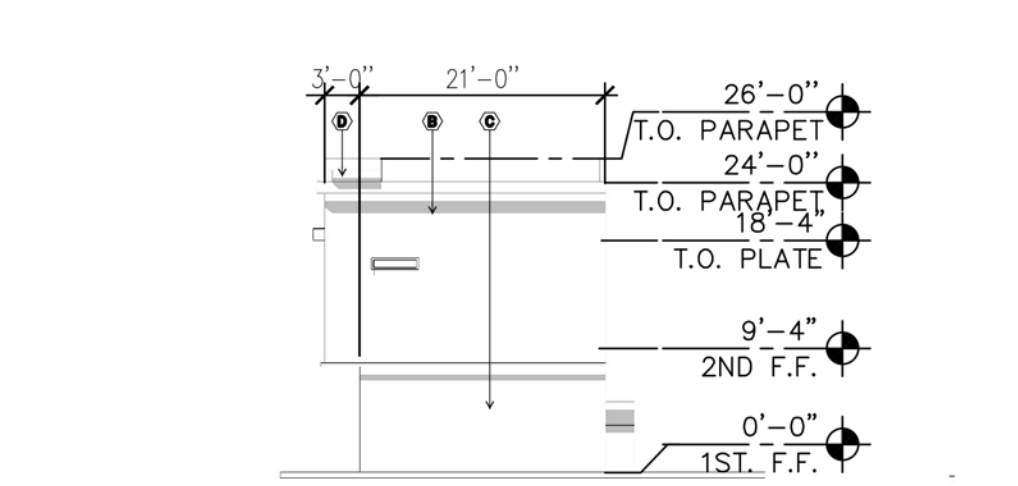
**2 - EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



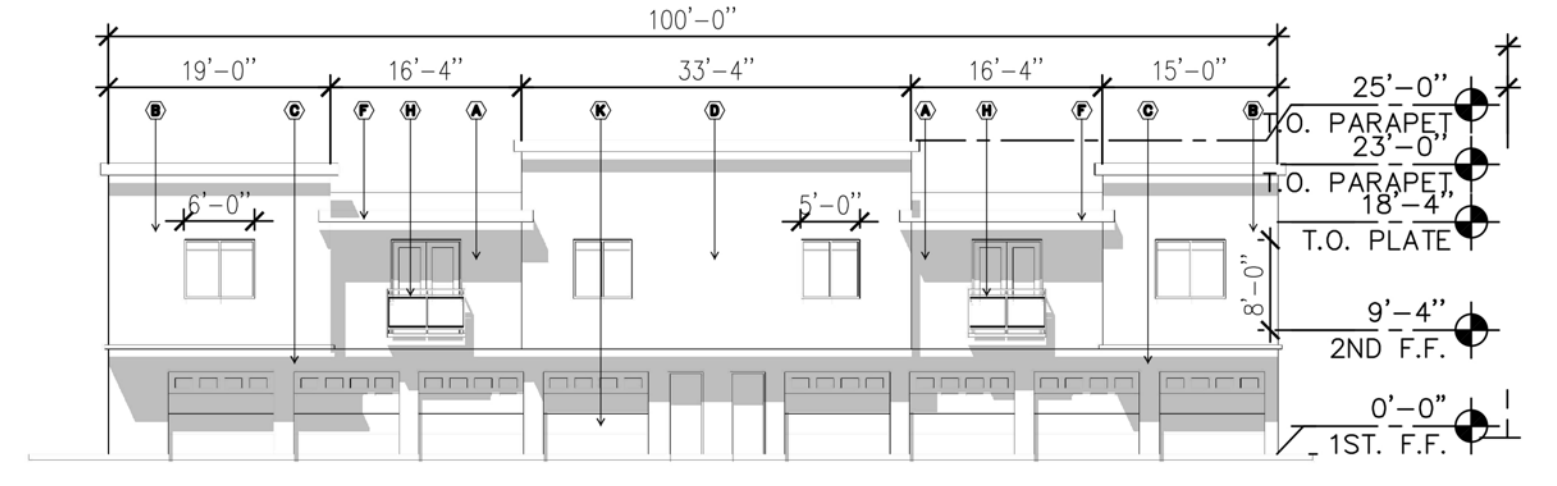
**3 - NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



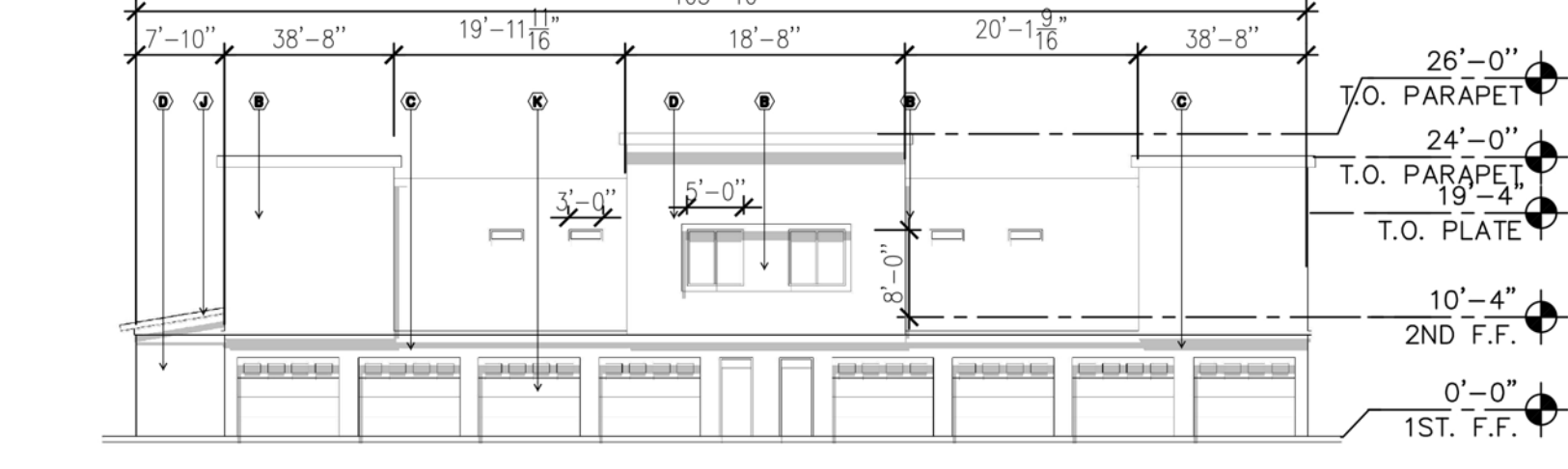
**4 - SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



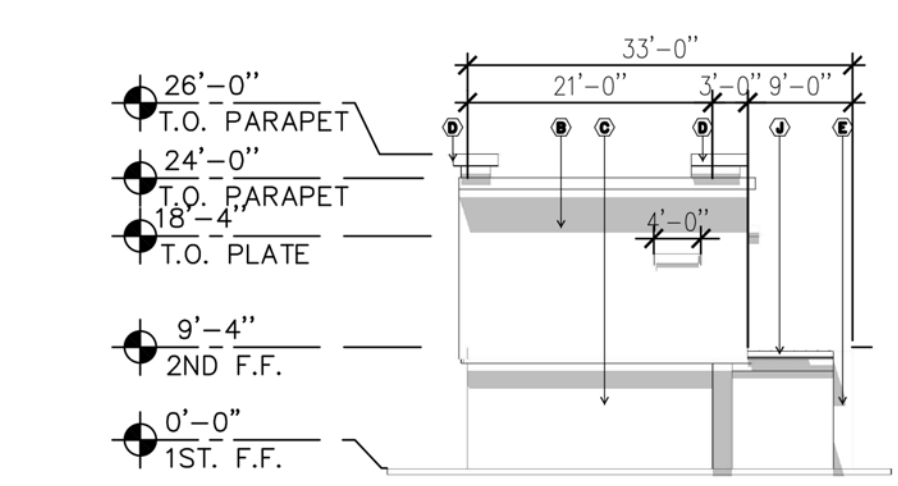
**11 - EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



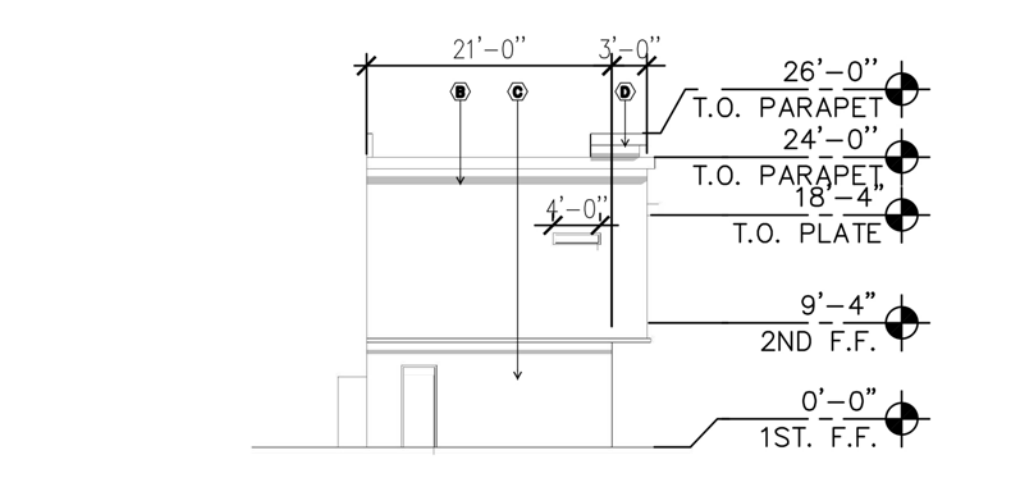
**9 - SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



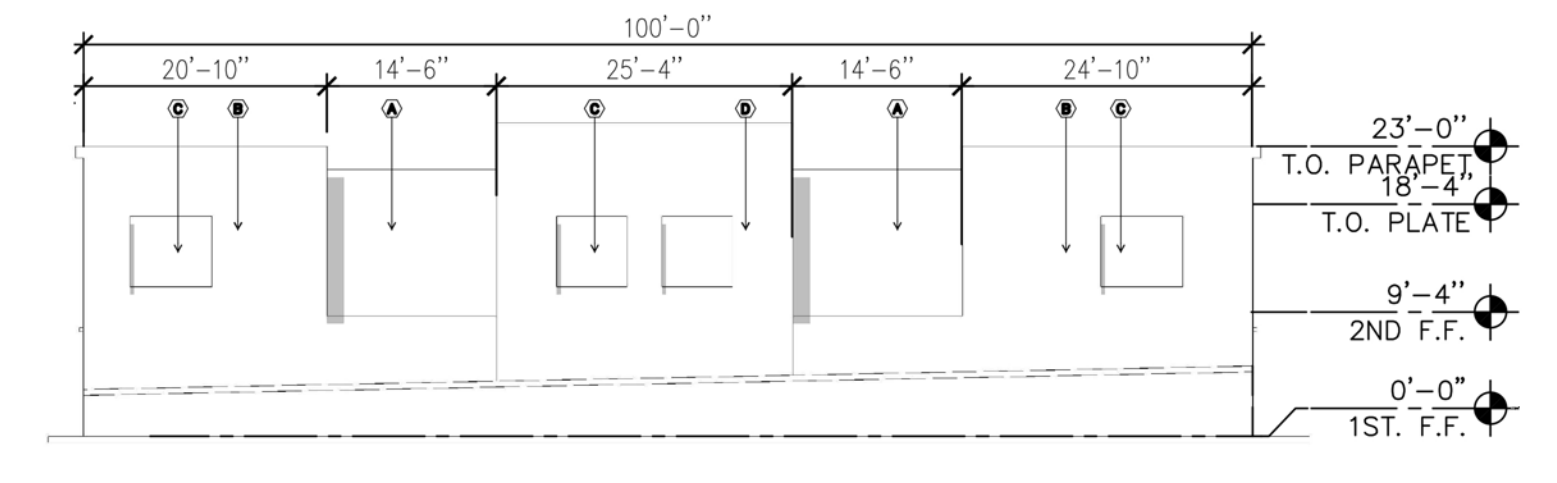
**5 - EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



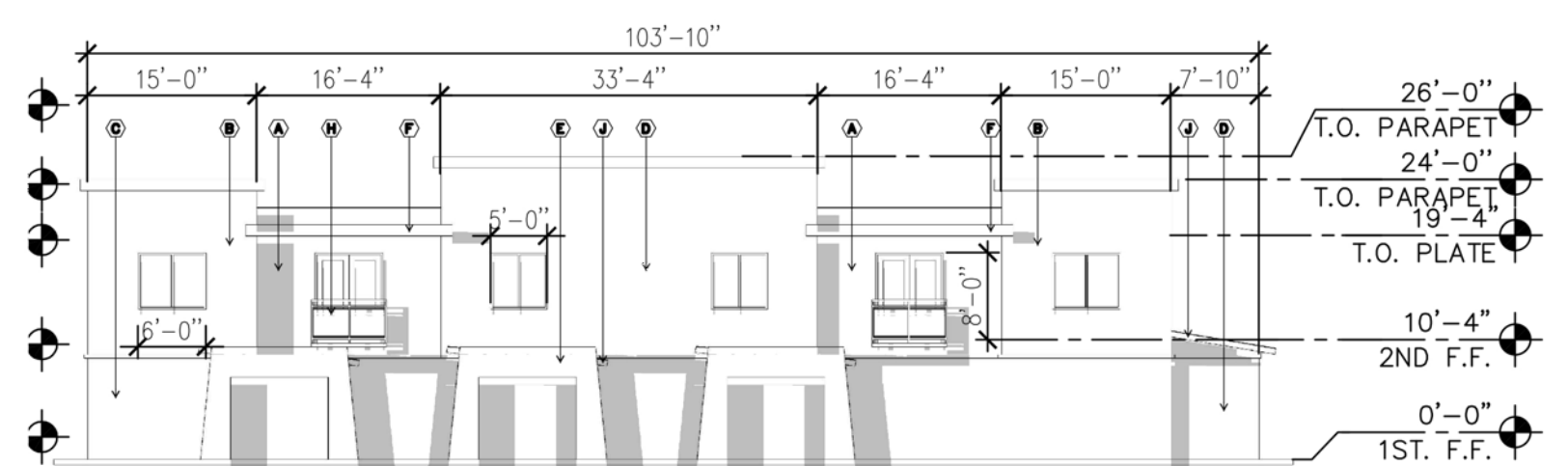
**7 - NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



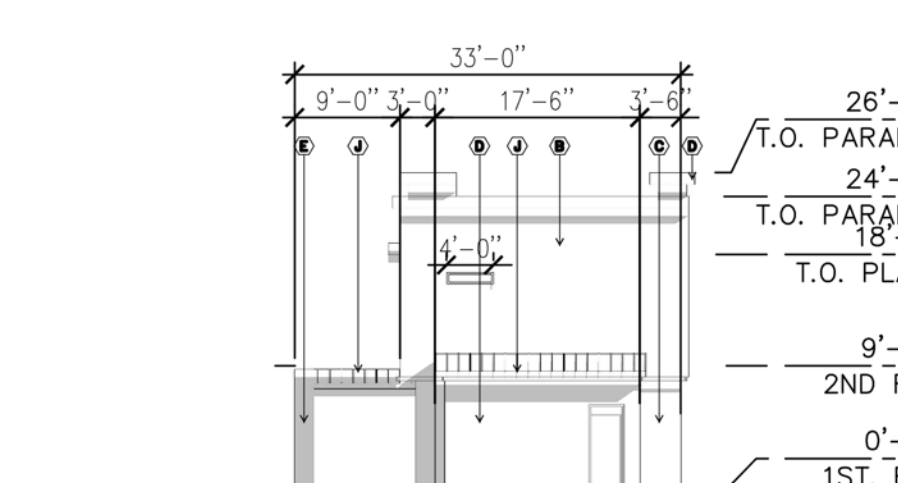
**12 - WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**10 - NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**6 - WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



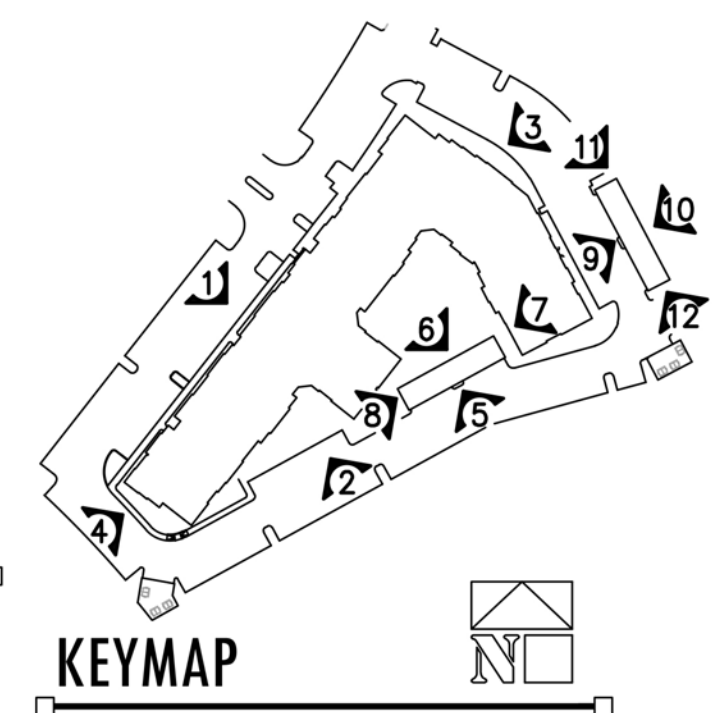
**8 - SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

**MATERIAL/COLOR KEY NOTES:**

- (A) LIGHT BEIGE STUCCO
- (B) MEDIUM BEIGE STUCCO
- (C) LIGHT BROWN STUCCO
- (D) DARK BROWN STUCCO
- (E) LIGHT RED STUCCO
- (F) MEDIUM GREEN STUCCO
- (G) STONE VENEER
- (H) RAILINGS COLOR MEDIUM GREEN
- (I) VINYL WINDOW COLOR BLACK
- (J) METAL ROOF MEDIUM GREEN
- (K) GARAGE DOORS DARK BROWN

**NOTES:**  
 A MINIMUM 20% OF FACADE AREA WILL BE PROVIDED WITH WINDOWS AT GROUND FLOOR.  
 A MINIMUM 20% OF FACADE AREA WILL BE PROVIDED WITH GLAZING AT UPPER FLOORS.

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**DRB SUBMITTAL**  
 DATE: MAY 7TH, 2020 ORB # 18-236

**A3.40**  
 BUILDING ELEVATIONS

FILE: I:\Job\DRB Job Files\18-236\_Titan\_Journal\_Center 2018\CAD Files\Preliminary\18236\_A3.40\_Bldg Elevations.dwg USER: jf DATE: Mar, 31 2020 TIME: 01:28 am













# PR-2020-003552\_SI-2020-003352\_Site\_Plan\_A pproved\_5-13-20\_1

Final Audit Report

2020-08-01

Created:	2020-07-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGFU_xlC0RzhT7Aolbgj5C3Z1tXIAIu-h

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-  Document emailed to Charlotte Labadie (earmijo@cabq.gov) for signature  
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2020-08-01 - 1:13:47 AM GMT



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Final Audit Report

2020-08-03

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