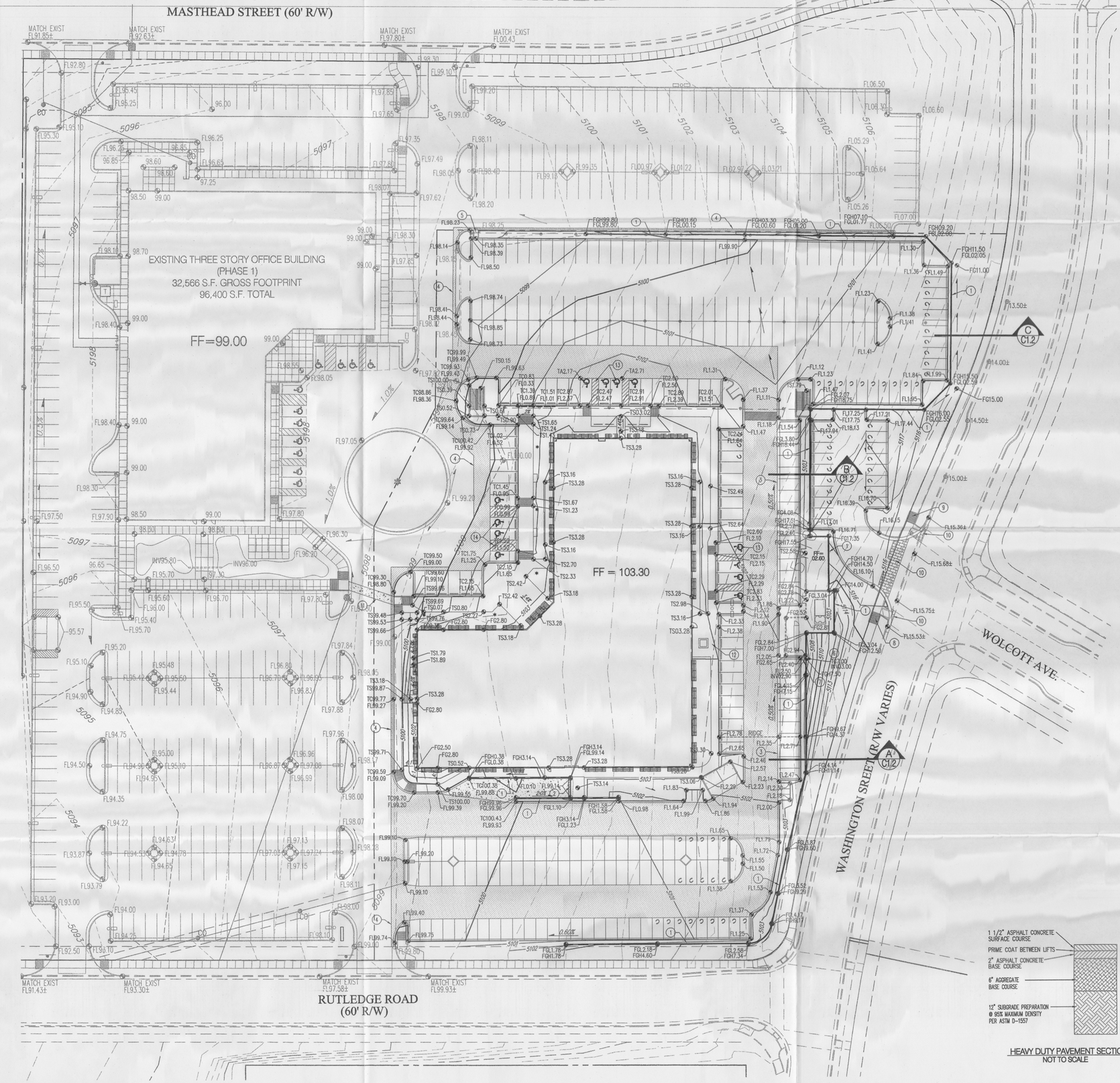
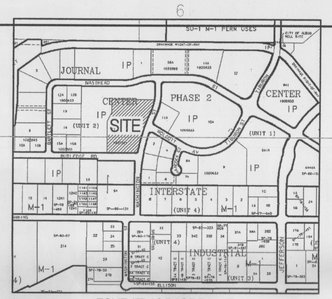




ZONE ATLAS PAGE D-17-Z
SCALE: 1"=600'±

LEGAL DESCRIPTION

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

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

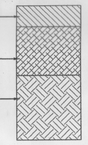
KEYED NOTES

1. RETAINING WALL. HEIGHT VARIES. SEE STRUCTURAL PLANS FOR DETAILS.
2. TRENCH DRAIN & LOADING DOCK SUMP PUMP.
3. CONSTRUCT 2' WIDE CONCRETE VALLEY GUTTER PER 9/C1.2.
4. MATCH EXISTING PAVEMENT.
5. INSTALL 36" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
6. INSTALL NYLOPLAST INLINE DRAIN W/ 12" DOME GRATE OR APPROVED EQUAL. DAYLIGHT 8" STORM DRAIN THROUGH WEST RETAINING WALL. INVERT ELEV=2.50.
7. INSTALL 12" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
8. UNIDIRECTIONAL CURB RAMP PER COA STD DWG 2426 & DETAIL 1/C1.2.
9. UNIDIRECTIONAL CURB RAMP PER COA STD DWG 2426 & DETAIL 1/C1.2.
10. 10' WIDE BRICK CROSS WALK PER COA STD DWG 2412.
11. 6' WIDE, PIGMENTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (2 MAX. CROSS SLOPE). SEE DETAIL 6/C1.2.
12. PIGMENETED CONCRETE PATIO PER DETAIL 7/C1.2.
13. INSTALL HANDICAPPED PARKING SPACES, STRIPING, AND SIGNAGE PER DETAIL 4/C1.2.
14. INSTALL VAN ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE PER DETAIL 5/C1.2.

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION THIS SHEET
- LIGHT DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION THIS SHEET
- PROPERTY LINE
- 5040 EXISTING CONTOUR
- 35 PROPOSED INDEX CONTOUR
- 32 PROPOSED INTERMEDIATE CONTOUR
- 32.40 EXISTING SPOT ELEVATION
- 32.40 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

HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

N

30 15 0 30
SCALE: 1"=30'

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NCA
ARCHITECTS - PLANNERS - AIA
1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

GENARO S. BROUSSARD
NEW MEXICO
14171
9-3-10
REGISTERED PROFESSIONAL ENGINEER

PROJECT TITLE

US FOREST SERVICE PHASE II

ALBUQUERQUE NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:
BO	GSB

PROJECT NUMBER: A10.08

DATE: 09.06.10

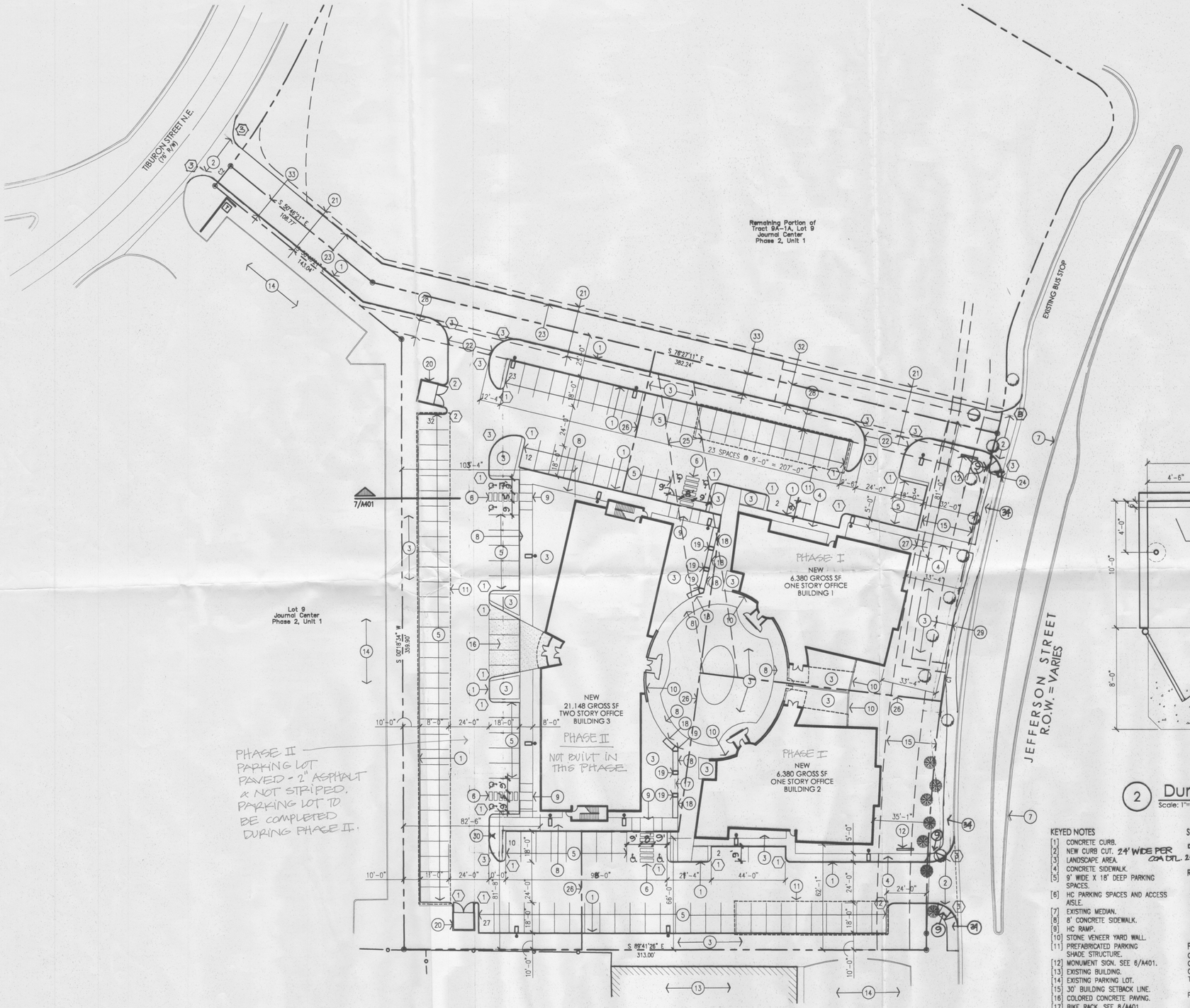
SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO:

C2.0

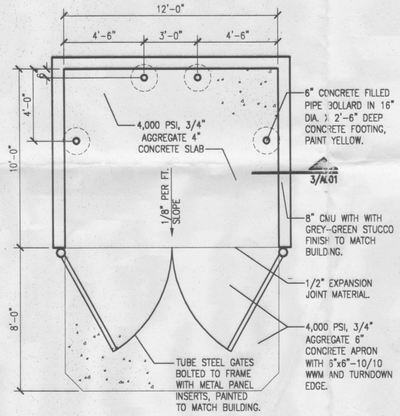
P:\20110060\CDP\Plans\General\20110060gp01.dwg
Fri, 3-Sep-2010 - 10:06:am, Plotted by: BORTEGA



1 Architectural Site Plan

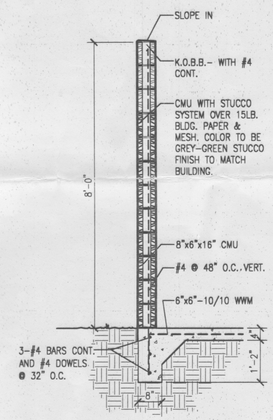
Scale: 1"=30'-0"

0' 15' 30' 60' 120'



2 Dumpster Enclosure Plan

Scale: 1"=20'



3 Enclosure Wall Section

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

KEYED NOTES

[1] CONCRETE CURB.
[2] NEW CURB CUT. 24' WIDE PER COA DTL. 2426.
[3] LANDSCAPE AREA.
[4] CONCRETE SIDEWALK.
[5] 9' WIDE X 18' DEEP PARKING SPACES.
[6] HC PARKING SPACES AND ACCESS AISLE.
[7] EXISTING MEDIAN.
[8] 8' CONCRETE SIDEWALK.
[9] HC RAMP.
[10] STONE VENEER YARD WALL.
[11] PREFABRICATED PARKING SHADE STRUCTURE.
[12] MONUMENT SIGN. SEE 6/A401.
[13] EXISTING BUILDING.
[14] EXISTING PARKING LOT.
[15] 30' BUILDING SETBACK LINE.
[16] COLORED CONCRETE PAVING.
[17] BIKE RACK. SEE 8/A401.
[18] STONE VENEER BENCH.
[19] STONE VENEER LIGHT BOLLARD.
[20] DUMPSTER ENCLOSURE. SEE 2/A001
[21] EXISTING 30' PRIVATE CROSS ACCESS EASEMENT.
[22] DRIVEWAY CUT.
[23] EDGE OF NEW ASPHALT DRIVE.
[24] RELOCATED FIRE HYDRANT.
[25] NEW 20' PRIVATE UTILITY EASEMENT.
[26] PROPOSED PROPERTY LINE.
[27] EXISTING 5' COMCAST EASEMENT.
[28] NEW 10' PUBLIC UTILITY EASEMENT.
[29] EXISTING 10' PUBLIC UTILITY EASEMENT.
[30] NEW FIRE HYDRANT.
[31] ~~NEW 20' PUBLIC WATERLINE EASEMENT.~~ NOT USED.
[32] NEW 12'-6" PUBLIC WATERLINE EASEMENT.
[33] NEW 12'-6" PUBLIC SAS AND WATERLINE EASEMENT.
[34] NEW 6' CITY SIDEWALK PER COA DTL. 2430

SITE LIGHTING LEGEND

16' HIGH LITE POLE WITH 250 WATT METAL HALIDE SHIELDED SHOEBOX FIXTURE

RADIUS INFO

(1) 3' RADIUS
(2) 5' RADIUS
(3) 15' RADIUS

PARKING CALCULATIONS

OFFICE:	6,380 GROSS SF
OFFICE:	6,380 GROSS SF
OFFICE:	21,148 GROSS SF
TOTAL BUILDING AREA:	33,908 GROSS SF

PARKING REQUIREMENTS:
FIRST FLOOR OFFICE = 23,334/200 = 116
SECOND FLOOR OFFICE = 10,574/300 = 35
TOTAL = 151

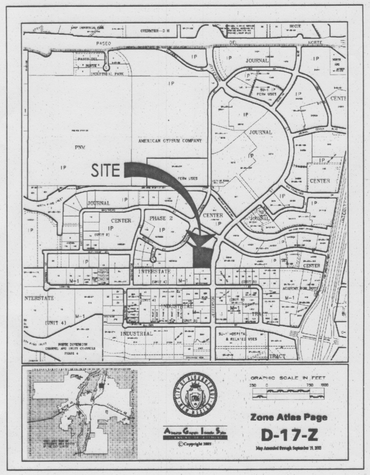
15% REDUCTION FOR BUS STOP = 128 SPACES REQUIRED

TOTAL SPACES PROVIDED = 128

8 HANDICAP SPACES REQUIRED
8 HANDICAP SPACES PROVIDED

BLDG 1. 27 SPACES REQ'D, 24 PROV'D
BLDG 2. 27 SPACES REQ'D, 27 PROV'D
BLDG 3. 74 SPACES REQ'D, 77 PROV'D

VICINITY MAP



RECEIVED
AUG 04 2006
HYDROLOGY SECTION

PROJECT NUMBER: 1003883 APPLICATION NUMBER: 05-00999

IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date 6-30-05
UTILITIES DEVELOPMENT	Date 6-22-05
PARKS AND RECREATION DEPARTMENT	Date 6/22/05
CITY ENGINEER	Date 6/22/05
N/A *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date 6-22-05
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date 6/30/05

rev	date	by	revision

Mullen Heller Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144[p]
505 268 4244 [f]

job number	04-38
drawn by	MAG
project manager	Douglas Heller, AIA
date	06/14/05

project title
Landhlaford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

sheet title
Site Development Plan for Building Permit

sheet-
A001

DRAINAGE CERTIFICATION

I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, PA, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/29/2005. The record information edited onto the original design document has been obtained by Joaquin Arguelles of the firm Joaquin Arguelles Jr. Land Surveying. I further certify that I have personally visited the project site on 8/3/2006, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Grading Certification approval.

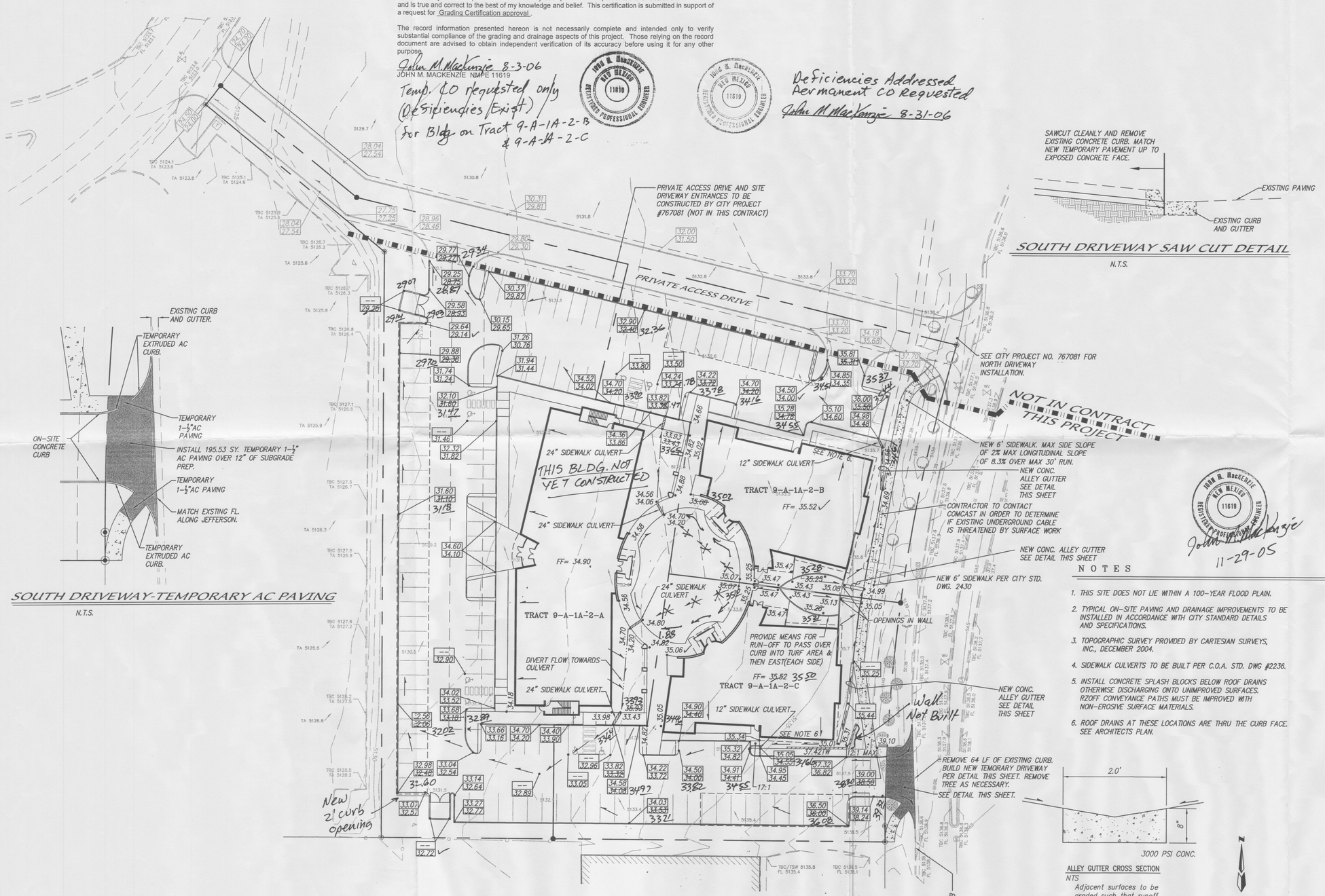
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

John M. MacKenzie 8-3-06
JOHN M. MACKENZIE NMPE 11619

Temp. CO requested only
(Deficiencies Exist)
for Bldg on Tract 9-A-1A-2-B
& 9-A-1A-2-C

JOHN M. MACKENZIE NEW MEXICO 11619 REGISTERED PROFESSIONAL ENGINEER

Deficiencies Addressed
Permanent CO Requested
John M MacKenzie 8-31-06



SOUTH DRIVEWAY-TEMPORARY AC PAVING

N.T.S.

SOUTH DRIVEWAY SAW CUT DETAIL

N.T.S.

JOHN M. MACKENZIE NEW MEXICO 11619 REGISTERED PROFESSIONAL ENGINEER

John M MacKenzie
11-29-05

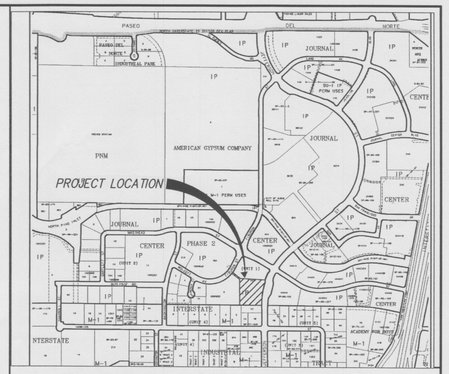
NOTES

1. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
2. TYPICAL ON-SITE PAVING AND DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
3. TOPOGRAPHIC SURVEY PROVIDED BY CARTESIAN SURVEYS, INC., DECEMBER 2004.
4. SIDEWALK CULVERTS TO BE BUILT PER C.O.A. STD. DWG #2236.
5. INSTALL CONCRETE SPLASH BLOCKS BELOW ROOF DRAINS OTHERWISE DISCHARGING ONTO UNIMPROVED SURFACES. RZOFF CONVEYANCE PATHS MUST BE IMPROVED WITH NON-EROSIVE SURFACE MATERIALS.
6. ROOF DRAINS AT THESE LOCATIONS ARE THRU THE CURB FACE. SEE ARCHITECTS PLAN.

ALLEY GUTTER CROSS SECTION
NTS
Adjacent surfaces to be graded such that runoff flows into alley gutter

30' 15' 0 30' 60'
SCALE: 1" = 30'

A04JOBS\A4092 Journal Center Law Offices\siteplans\sheets\A4092gd-F\11-29-2005 SPS RDQ JCC DER CAR



VICINITY MAP ZONE MAP: D-17-Z

ACS BENCHMARK

ACS MONUMENT "16-E 17" ELEV. = 5144.74

LEGAL DESCRIPTION

TRACT 9-A-1A-2-A, 9-A-1A-2-B, AND 9-A-1A-2-C
JOURNAL CENTER PHASE 2, UNIT 1

LEGEND

N 90°00'00" E	RECORD BEARING AND DISTANCES
	FOUND REBAR WITH CAP "LS 6544"
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	CHAIN LINK FENCE
	UNDERGROUND ELECTRIC BOX
	TRANSFORMER
	DECIDUOUS TREE
	CONIFEROUS TREE
	RETAINING WALL
	LANDSCAPE SWALE
FF= XX.XX	FINISH FLOOR ELEVATION
XX.XX	NEW SPOT ELEVATION
35.44 As Built	
XX.XX / XX.XX	TOP OF CURB ELEVATION & FLOWLINE ELEVATION
	FLOW DIRECTION
	NOT IN THIS CONTRACT

RECEIVED SEP 01 2006 HYDROLOGY SECTION

JOURNAL CENTER LAW OFFICE

GRADING & DRAINAGE PLAN

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM	Drawn: JCC	Checked: DMG	Sheet C-101
Scale: 1" = 1'	Date: 9-24-05	Job: A04092	

11/29 CR