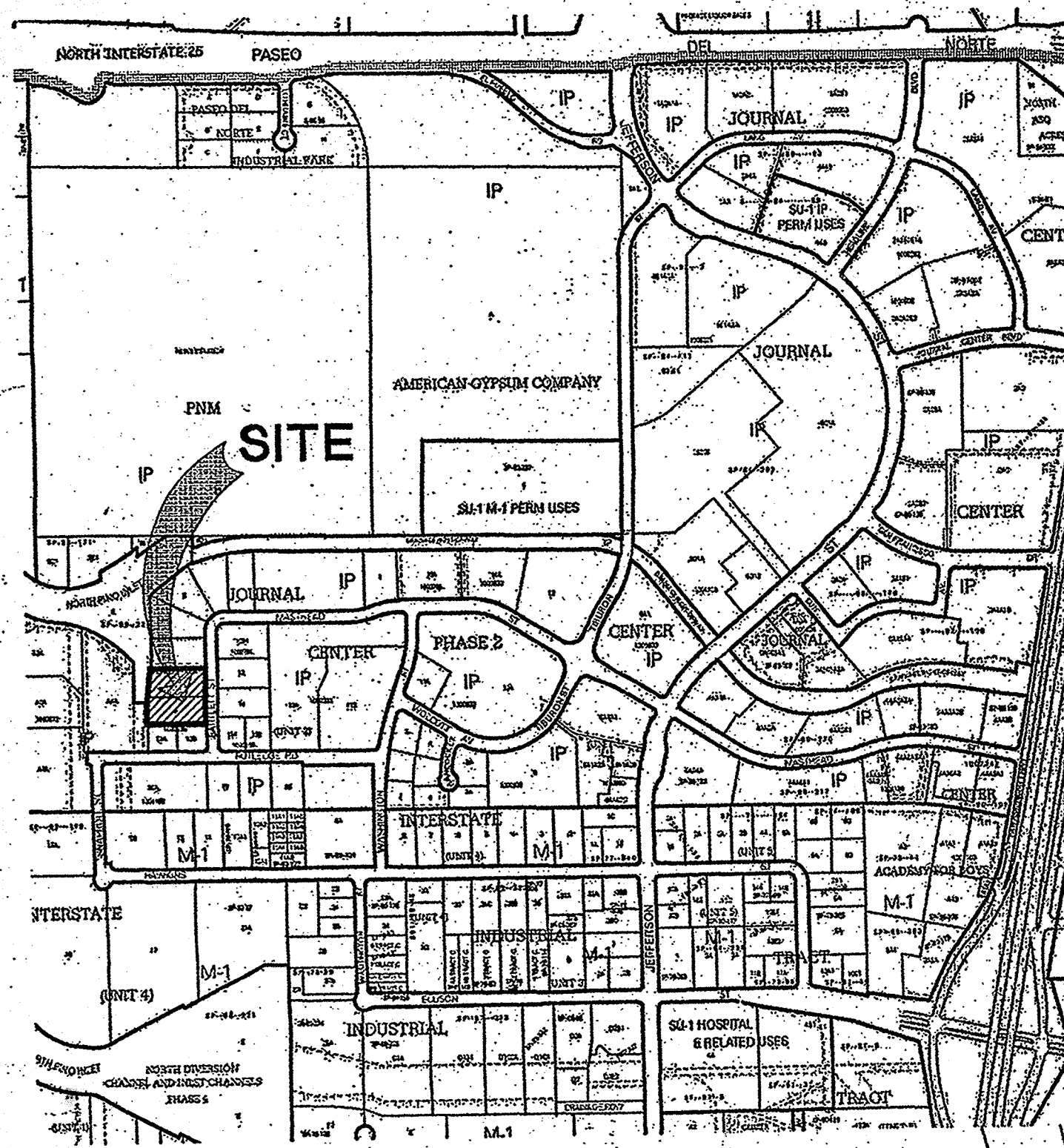




VICINITY MAP
1"=750'

ZONING MAP: D-17-Z

KEYED NOTES:

- HANDICAP RAMP PER CITY OF ALBUQUERQUE STANDARDS 2406 PROVIDE TACTILE BUMP STRIP
- MONUMENT SIGN TO MEET JOURNAL CENTER TYPED, AND CITY OF ALBUQUERQUE REGULATIONS - SIGN TO INCLUDE ADDRESS (6" HIGH)
- ELECTRICAL TRANSFORMER
- 1" HIGH METAL SECURITY FENCE SEE DETAIL 2/C1 - TO BE SUBMITTED SEPARATELY
- ELECTRICAL ACCESS GATE
- ENTRY EXIT GATE CARD READER
- LOCKED GATE W/ CARD READER - MIN 2" WIDE
- 4'-0" WIDE MOTORCYCLE PARKING SPACES (3 SPACES) PROVIDE SIG
- 20' POLE LIGHT FOR BUILDING LIGHTING SEE A31 & A32
- BICYCLE RACK 3 SPACES
- WOOD BENCH
- ARTS IN PUBLIC PLACES LOCATION
- SLOPED SIDEWALK HANDICAP RAMP, MAXIMUM RAMP SLOPE OF 12:1
- BICYCLE RACK 6 SPACES
- CONCRETE STAMPED EMPLOYEE PLAZA
- COVERED PICNIC TABLE
- FIRE-ENGINEERED METAL BUILDING CANOPY FOR 20 COVERED PARKING SPACES
- FUTURE EXPANSION OF FIRST AND SECOND FLOOR
- TRASH ENCLOSURE SEE DETAIL 1/C1
- 6" WIDE X 6" HIGH ABOVE ADJACENT SURFACE HEADER CURB
- RAMP LANDING AT SAME ELEVATION AS PARKING LOT; SEE 4/C1
- PAINTED 12" BLOCK LETTERS AND/OR SYMBOL INDICATING TYPE OF PARKING SPACE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE ON LOT 9 STUB-OUT TO BE USED FOR SERVICE LOT 8 LINE TO BE LEFT IN CURRENT LOCATION; ADJUST TO PAVEMENT LEVEL AND PROVIDE LOCKING TOP FOR BOTH EXISTING METER BOXES
- LOCATION OF NEW WATER METER PROVIDE LOCK TOP FOR METER, EXISTING
- 1/2" WATER LINE CONSTRUCTED OF C-300 PIPE
- CONNECT FIRE LINE TO EXISTING 6" FIRE LINE, FIRE LINE CONSTRUCTED OF C-300 PIPE
- CONNECT SANITARY SELLER LINE TO 6" SANITARY SELLER TAP, LINE CONSTRUCTED OF SDR-26
- GAS LINE TO BE CONNECTED TO EXISTING LINE, VERIFY W/ GAS COMPANY
- HANDICAP SIGN TYPICAL EACH HANDICAP PARKING SPACE SEE 3/C1
- EXISTING TELEPHONE OR CABLE TV FEDESTAL, COORDINATE RELOCATION WITH RESPECTIVE COMPANY
- EXISTING TRASH ENCLOSURE
- NEW 4" CONCRETE SIDEWALK
- 2" WIDE CONC. WALK RAMP - MAX 3" OFF 11/2"
- LANDSCAPING IN PUBLIC PLACES
- 30' PROVIDE SIGN 31" TO 34" THAT STATES MOTORCYCLE ONLY

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
4/30/09
SIGNATURE & DATE

PARKING ANALYSIS

- PARKING TO BE PER CITY OF ALBUQUERQUE ZONING CODE 14-16-3-1
- PARKING SPACES REQUIRED:
OFFICE: 1 SPACE PER 200 SF. OF NET LEASABLE AREA ON THE GROUND FLOOR AND 1 SPACE PER 300 SF. OF NET LEASABLE AREA OF ALL FLOORS ABOVE THE GROUND FLOOR (AX21).

	REQUIRED	PROVIDED
1ST FLOOR: 14,204/200 = 71		
2ND FLOOR: 12,655/300 = 42		
TOTAL: 113		120

- REGULAR CAR PARKING SPACE = 9'x18', ALLOW 2'-0" OVERHANG
- SMALL CAR PARKING (8'x16') - 25% ALLOWED (120/25 = 30 SPACES) - 30 PROVIDED, ALLOW 1'-6" OVERHANG

- DISABLED PARKING SPACES (101-300) - 9'x20' REQUIRED PER (F9)

	REQUIRED	PROVIDED
113 SPACES - REGULAR	6	5
VAN (16)	3	2

- MOTORCYCLE PARKING (101-150) 4 SPACES (4'x8') PER (F7)
- BICYCLE (1/2% PARKING SPACES) 6 SPACES PER (BX3) - 3 PUBLIC AND 3 EMPLOYEE

ALL WORK IN PUBLIC R.O.W. SHALL COMPLY TO CITY REQUIREMENTS AND STANDARDS AS FOLLOWS:
CONCRETE VALLEY CUTTER - COA STD. DING 2421
CURB & CUTTER - COA STD. DING 2418 & 2426
SIDEWALK & RAMPS - COA STD. DING 2430, 2431, 2432, & 2441.

PROJECT INFORMATION

PROJECT DESCRIPTION: BUSINESS - OFFICE BUILDING
LEGAL DESCRIPTION: LOTS 8 & 9, FLAT OF JOURNAL CENTER
PHASE 2 UNIT 2, A REPLAT OF TRACT 8A-1 JOURNAL CENTER
PHASE 2 UNIT 1

LOT AREA: LOT 8 - 1.00+ ACRE
LOT 9 - 1.00+ ACRE

TOTAL 2.00+ ACRE

BUILDING GROSS AREA 1ST FLOOR: 15,845 s.f.

LOT COVERAGE: 15,845 s.f./87,120 s.f. = 18.2% LOT COVERAGE

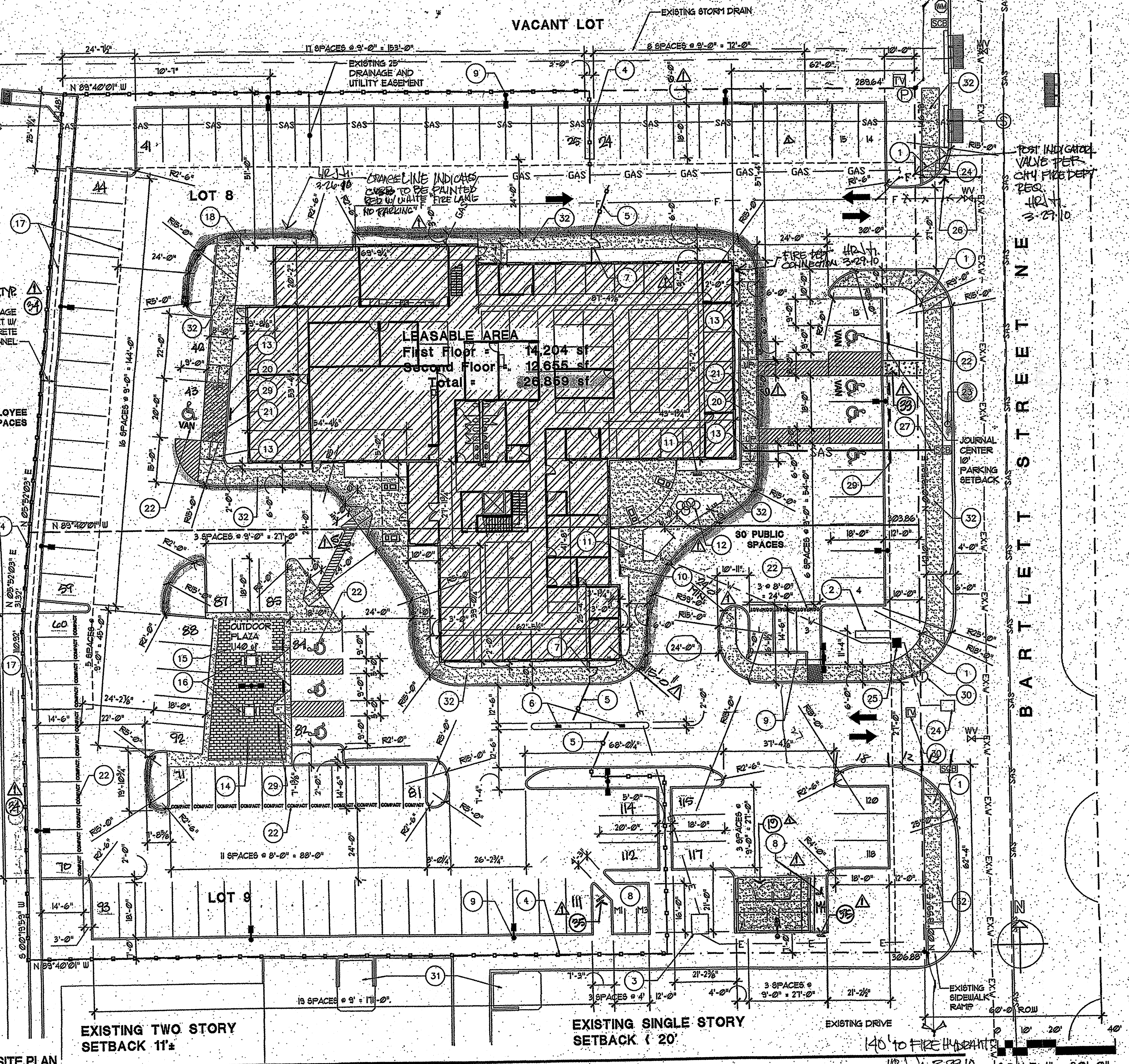
w/ EXPANSION: 16,264 s.f./87,120 s.f. = 18.7% LOT COVERAGE

ZONE MAP: D-17-Z

ZONING: IF (INDUSTRIAL PARK)

FOR LANDSCAPING AREA, LANDSCAPING PLAN

FOR LANDSCAPING AREA, LANDSCAPING PLAN



1 SITE PLAN
1"=20'-0"

GENERAL NOTES:

- ALL CONSTRUCTION AND DESIGN SHALL COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE (IBC), CITY OF ALBUQUERQUE BUILDING CODE, ADA, AND ALL OTHER CODES AND REGULATIONS.
- PARKING LAYOUT SHALL CONFORM TO CITY OF ALBUQUERQUE PARKING REQUIREMENTS. PARKING LOT TO BE ASPHALTIC CONCRETE. REGULAR PARKING SPACES: 9'x20'. SMALL CAR PARKING SPACE: 8'x16' (25% OF PARKING: 30 SPACES). REGULAR DRIVE AISLE: 24'. SMALL CAR DRIVE AISLE: 20'.
- SITE DESIGN SHALL COMPLY WITH JOURNAL CENTER COVENANTS AND STANDARDS.
- FACILITY SHALL COMPLY WITH DEE JOHNSON CLEAN INDOOR AIR ACT WITH SIGNS POSTED AT EXTERIOR DOORS THAT STATE NO SMOKING WITHIN 50' OF BUILDING DISPOSAL RECEPTACLES TO BE PROVIDED AND COORDINATED W/ TENANT.
- LOOK-ALIKE UTILITY BOXES FOR WATER, ELECTRIC, AND GAS SHALL BE PROVIDED TO PREVENT TAMPERING.
- ALL HANDICAP PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE THAT MEETS CITY OF ALBUQUERQUE AND ADA REQUIREMENTS.
- LIGHTING AT BUILDING FEET OR EXCEEDS 5 FOOT CANDLES.
- ALL MONUMENT AND BUILDING SIGNAGE SHALL COMPLY WITH JOURNAL CENTER 2 REGULATIONS. SIGNAGE SHALL BE SUBMITTED AND APPROVED BY TENANT, JOURNAL CENTER, AND THE CITY OF ALBUQUERQUE.
- BUILDING SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- PROVIDE PARKING BUMPERS @ ALL PARKING SPACES ADJACENT LANDSCAPE BUFFERS.

PROJECT # 1027115

APPLICATION

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG 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:

TRANSPORTATION	05/27/09
DATE	
ABCHUA	5-27-09
DATE	
Christina Sandora	5/27/09
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	5-27-09
DATE	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
5/27/09	
SOLID WASTE MANAGEMENT	4-30-09
DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT	8-11-09
DATE	
Environmental Health, if necessary	

ARCHITECTURE, LLC

PO BOX 1088 PECOS, NM 87552/1826 LA JOYA RD. GLORETA, NM 871
1606 SEVENTH STREET, SUITE A LAS VEGAS, NM 871
(505) 757-3691 FAX (505) 757-8882 E-MAIL: hi_arch@bmesa.com

Zepol Complex at
Journal Center 2
7421 Bartlett Street NE
Albuquerque, NM

080919
PROJECT NO.
30 APRIL, 2009
DATE

DRAWN BY
HRJ
PROJ. MGR.

SITE AND UTILITY PLAN

35 65 95 100
COMPLETION

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C10

GENERAL NOTES:

1. AS OF MARCH 10, 2003, THE USPA REQUIRES NPDES PERMIT COVERAGE FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS (COMMON PLANS OF DEVELOPMENT) THAT WILL RESULT IN THE DISTURBANCE (OR RE-DISTURBANCE) OF ONE OR MORE ACRES, INCLUDING EXPANSIONS OF TOTAL LAND AREA. THE DEVELOPER SHOULD BE MADE AWARE THAT THE USEPA REQUIRES THAT ALL "OPERATORS" (SEE FEDERAL REGISTER/VOL. 63, NO. 128 / MONDAY, JULY 6, 1999 PG 36509) OBTAIN NPDES PERMIT COVERAGE FOR CONSTRUCTION PROJECTS. GENERALLY THIS MEANS THAT AT LEAST TWO PARTIES WILL REQUIRE PERMIT COVERAGE. THE OWNER/DEVELOPER OF THIS CONSTRUCTION PROJECT WHO HAS OPERATIONAL CONTROL OVER THE PROJECT SPECIFICATIONS, THE GENERAL CONTRACTOR WHO HAS DAY-TO-DAY OPERATIONAL CONTROL OF THOSE ACTIVITIES AT THE SITE, WHICH ARE NECESSARY TO ENSURE COMPLIANCE WITH THE STORM WATER POLLUTION PLAN AND OTHER CONDITIONS, AND POSSIBLY OTHER "OPERATORS" THAT WILL REQUIRE APPROPRIATE NPDES PERMIT COVERAGE FOR THIS PROJECT.
2. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
3. CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OR EXISTING UTILITIES.
5. BACKFILL AND COMPACTION SHALL BE ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
7. ALL CONCRETE SHALL BE A MINIMUM OF 3000 P.S.I.
8. PROJECT BENCHMARK: ALUMINUM CAP STAMPED CP 110 ELEVATION=5148.88. NORTHERN WEST CORNER OF PROPERTY.
9. ALL EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS HAS BEEN PROVIDED BY TERRA LAND SURVEYS. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
10. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11. ALL PAVEMENT, BASE COURSE AND SUBGRADE PREPARATION THICKNESS SHALL BE PROVIDED BY THE SOILS ENGINEER FOR THIS PROJECT.
12. ALL DISTURBED AREA SHALL RECEIVE CLASS "A" SEEDING IN ACCORDANCE WITH THE NMDOT BLUE BOOK. ALL DISTURBED AREAS WITH SLOPES GREATER THAN 3:1 SHALL RECEIVE A LANDSCAPE FABRIC WITH 3 INCHES OF GRAVEL MULCH.
13. ALL HDPE STORM DRAIN PIPE MUST HAVE WATER TIGHT JOINTS.
14. ALL ASPHALT PAVED AREAS SHALL HAVE A 1% MINIMUM SLOPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DETERMINE A SOLUTION IF AN ASPHALT PAVED AREA OF LESS THAN 1% IS ENCOUNTERED.

EXISTING ON SITE CONDITIONS

THE PROJECT SITE CONSISTS OF TWO PARCELS OF LAND TOTALING APPROXIMATELY 2.0 ACRES (MORE OR LESS) LOCATED IN THE JOURNAL CENTER AREA. BOTH TRACTS HAVE BEEN ROUGH GRADED AND GROUND COVER IS NOT NATIVE AND SPARSE AT BEST. THE PROJECT SITE DRAINS IN A WESTERLY DIRECTION TO A CONCRETE LINED DITCH THAT WAS SIZED TO DRAIN THIS SITE, AND SOME OTHER ADJOINING PROPERTIES FOR DEVELOPED CONDITIONS. THIS DESIGN WAS COMPLETED DURING THE MASTER PLANNING PHASE OF THE JOURNAL CENTER COMPLEX. EXISTING LAND TREATMENTS FOR THE SITE ARE CATEGORIZED IN THE HYDROLOGY TABLE BELOW.

PROPOSED CONDITIONS

THE PROPOSED IMPROVEMENTS WILL CONSIST OF A NEW 17,000 SF BUILDING (OFFICE BUILDING), ASSOCIATED PARKING AND ASSOCIATED IMPROVEMENTS. THE MAIN ACCESS WILL BE OFF BARTLETT STREET WITH A SECONDARY ACCESS APPROXIMATELY 130 FEET NORTH OF THE MAIN ENTRANCE. THIS ENTRANCE IS OFF OF BARTLETT AS WELL. ALL SIDEWALKS AND HANDICAPPED PARKING SPACES WILL MEET ADA REQUIREMENTS. THE PROPOSED LAND TREATMENTS FOR THE FOUR BASINS MAY BE SEEN BELOW IN THE HYDROLOGY TABLES.

STORMWATER ROUTING

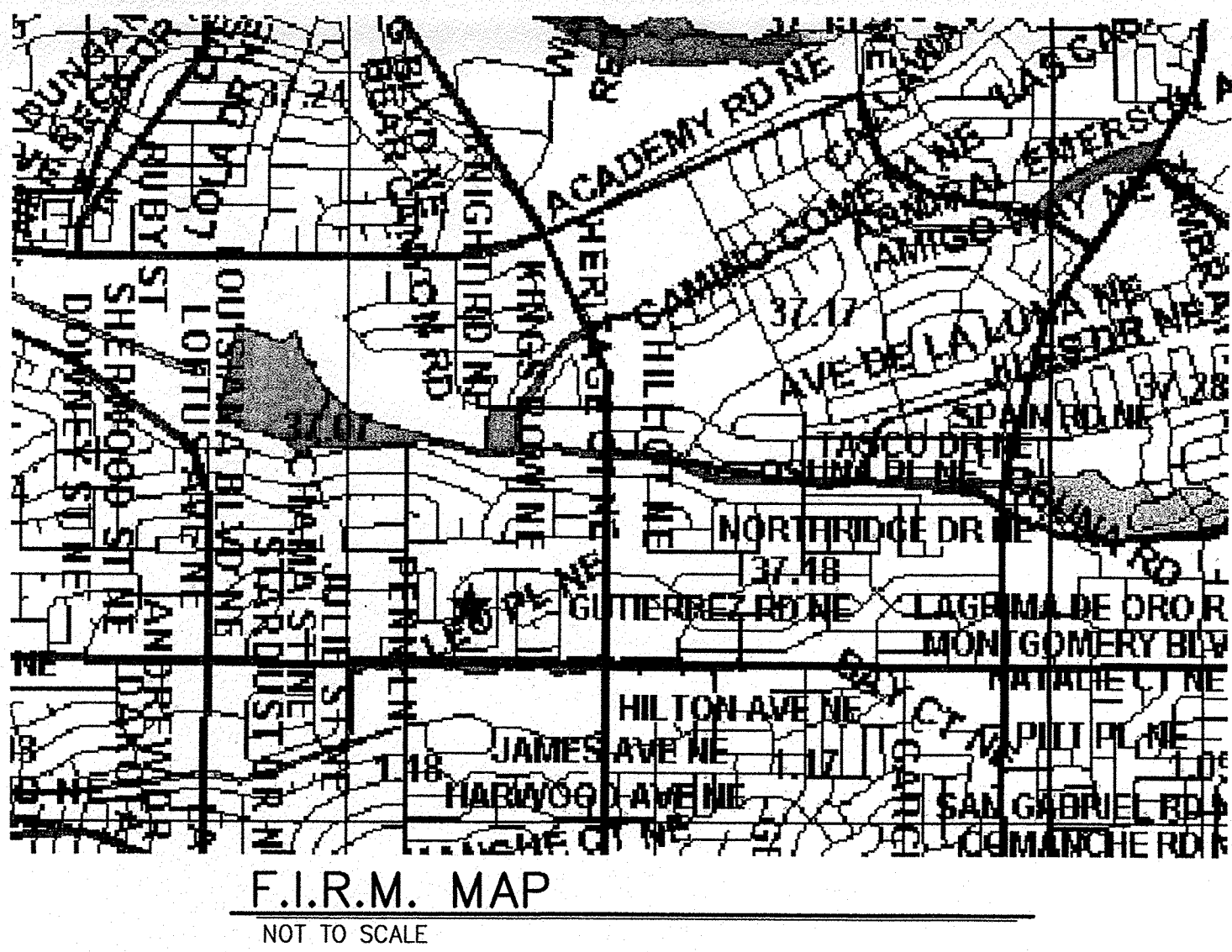
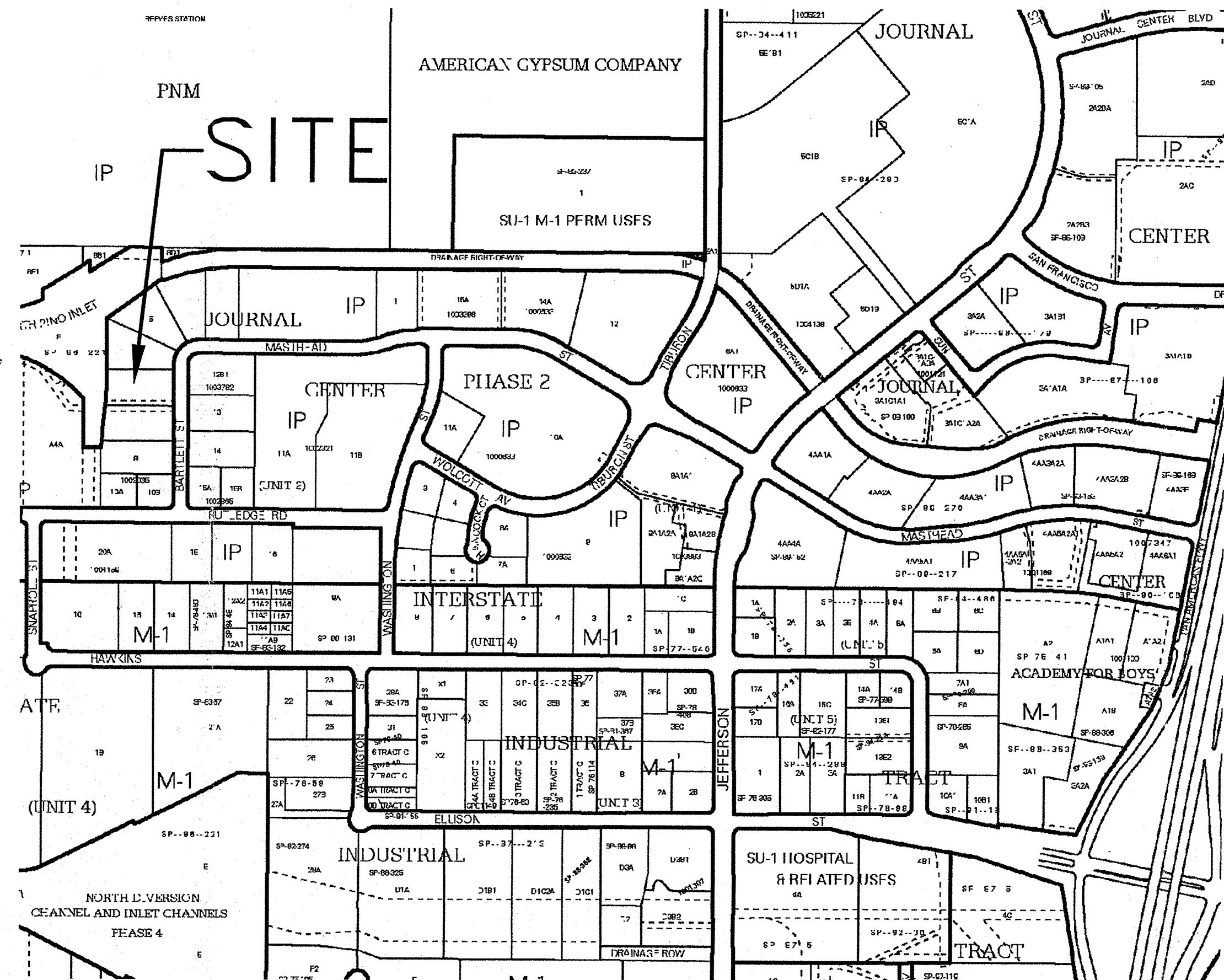
THE RUNOFF FROM THE ENTIRE SITE WILL FREE DISCHARGE TO THE EXISTING DRAINAGE CHANNEL LOCATED IN THE WESTERN BOUNDARY OF THE SITE. THIS CHANNEL DRAINS TO THE NORTH WHERE THE RUNOFF IS DEPOSITED INTO A 54" RCP. THE DESIGN CAPACITY OF THE CONCRETE CHANNEL IS ADEQUATE TO PASS FLOWS GENERATED BY A 100 YEAR, 24 HOUR EVENT FOR THESE TWO LOTS AND SOME STREET FLOWS.

OFFSITE FLOWS

IT DOES NOT APPEAR THAT THERE ARE ANY OFFSITE FLOWS THAT WILL IMPACT THIS SITE, NOR IS THERE A DESIGNATED FEMA FLOODPLAIN LOCATED ON THE SITE.

CONCLUSION

AFTER DEVELOPMENT OF THIS SITE, THERE WILL BE NO IMPACT TO THE EXISTING DRAINAGE SYSTEM AS IT WAS DESIGNED TO ACCOMMODATE DEVELOPED FLOWS FROM THE PROJECT SITE IN THE JOURNAL CENTER MASTER PLAN.

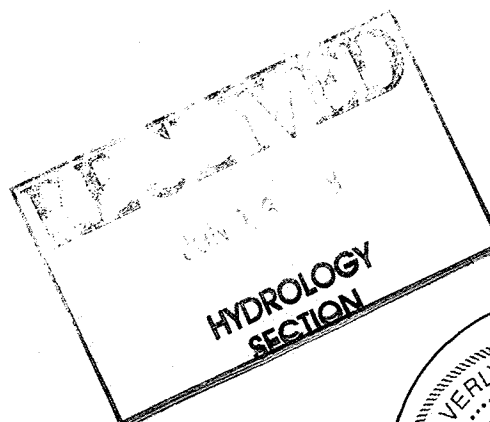


Precipitation Zone 2 - 100-year Storm		P(360) = 2.35 in				P(1440) = 2.75 in			
		Land Treatment Factors							
Basin	Basin Area (Ac)	A	B	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
A	0.63	0.63	0.00	0.00	0.00	0.53	0.028	0.028	0.99
B	0.23	0.23	0.00	0.00	0.00	0.53	0.010	0.010	0.36
C	0.64	0.64	0.00	0.00	0.00	0.53	0.028	0.028	1.00
D	0.48	0.48	0.00	0.00	0.00	0.53	0.021	0.021	0.75
Total	1.98								3.10
Proposed Conditions									
A	0.63	0.00	0.00	0.06	0.58	2.03	0.107	0.127	2.89
B	0.23	0.00	0.00	0.01	0.22	2.09	0.040	0.047	1.07
C	0.64	0.00	0.00	0.11	0.53	1.95	0.104	0.121	2.83
D	0.48	0.00	0.00	0.09	0.39	1.94	0.078	0.091	2.12
Total	1.98								8.91

Precipitation Zone 2 - 10-year Storm		P(360) = 1.56 in				P(1440) = 1.83 in			
		Land Treatment Factors							
Basin	Basin Area (Ac)	A	B	C	D	Ew (in)	V(10-6) (af)	V(10-24) (af)	Q(10) (cfs)
Existing Conditions									
A	0.63	0.63	0.00	0.00	0.00	0.13	0.007	0.007	0.24
B	0.23	0.23	0.00	0.00	0.00	0.13	0.002	0.002	0.09
C	0.64	0.64	0.00	0.00	0.00	0.13	0.007	0.007	0.24
D	0.48	0.48	0.00	0.00	0.00	0.13	0.005	0.005	0.18
Total	1.98								0.75
Proposed Conditions									
A	0.63	0.00	0.00	0.06	0.58	1.27	0.067	0.080	1.91
B	0.23	0.00	0.00	0.01	0.22	1.32	0.025	0.030	0.71
C	0.64	0.00	0.00	0.11	0.53	1.20	0.064	0.076	1.85
D	0.48	0.00	0.00	0.09	0.39	1.19	0.048	0.056	1.38
Total	1.98								5.85

HYDROLOGY CALCS

NOT TO SCALE



PROJECT NO.

DATE

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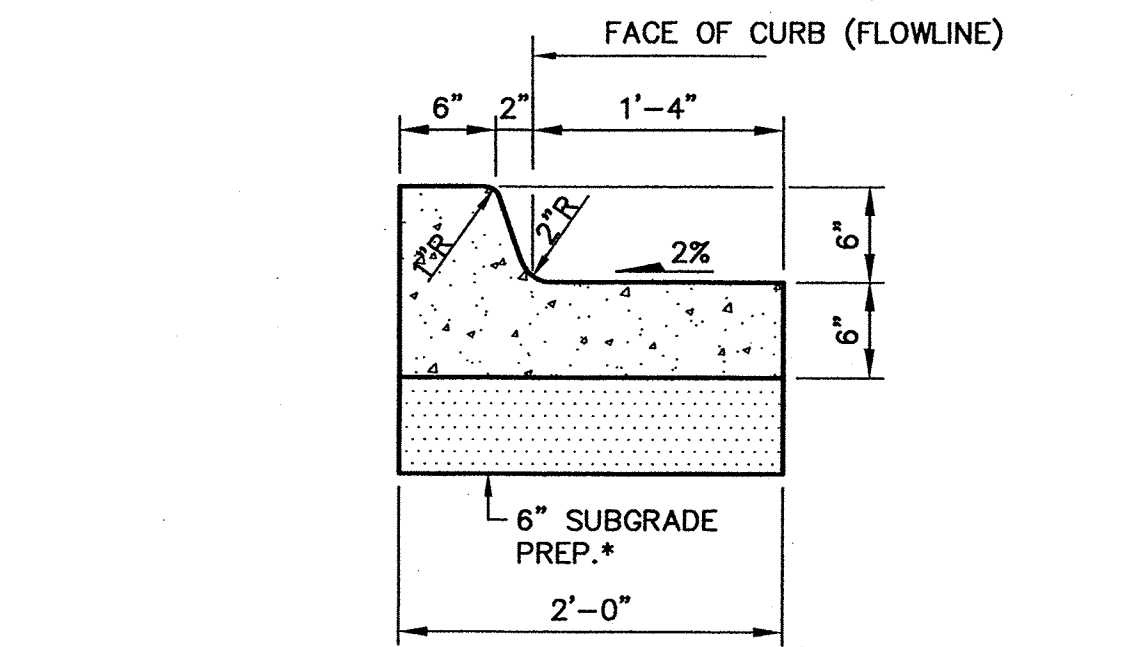
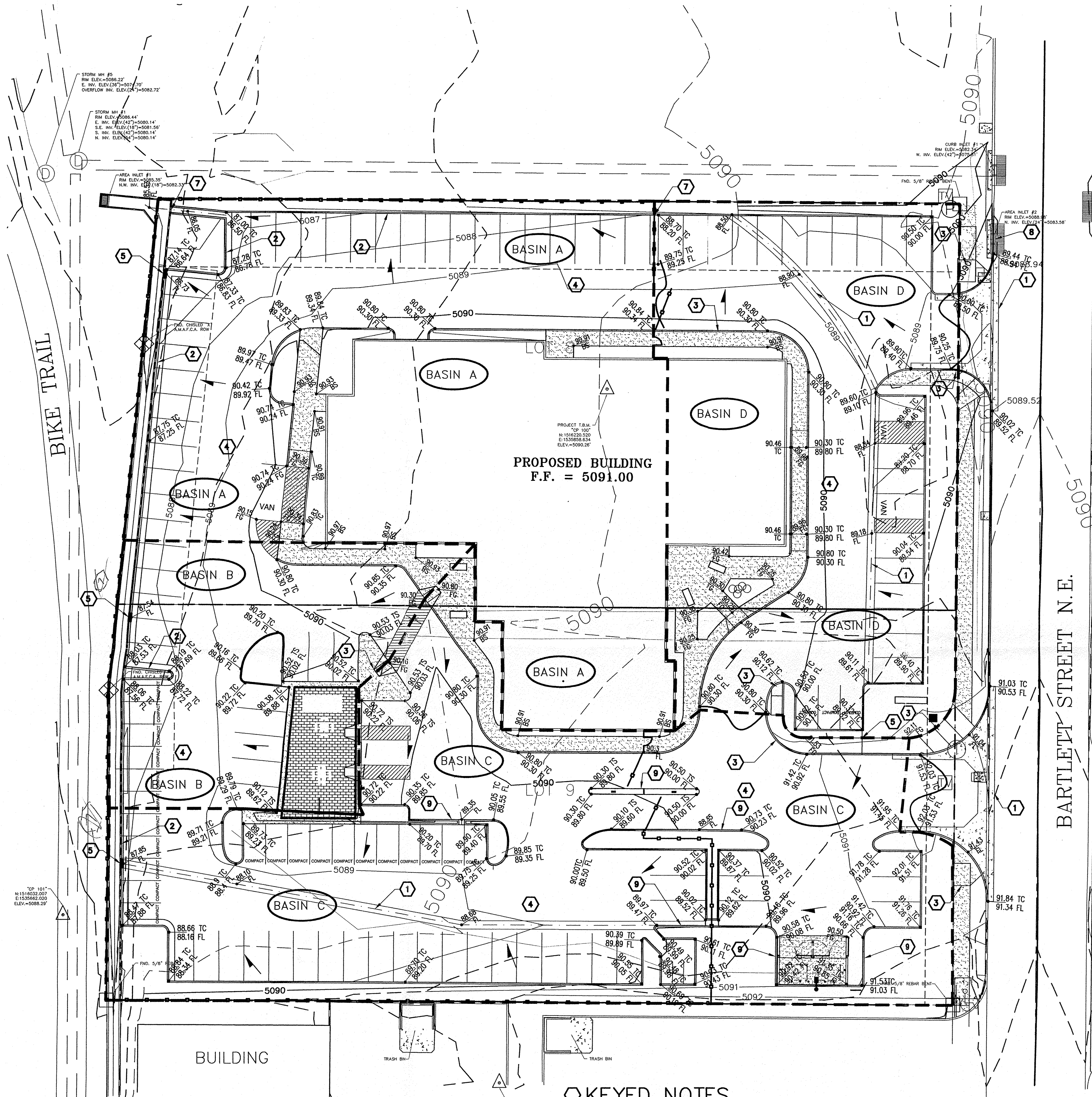
HRJ

PROJ. MGR.

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COMPLETION

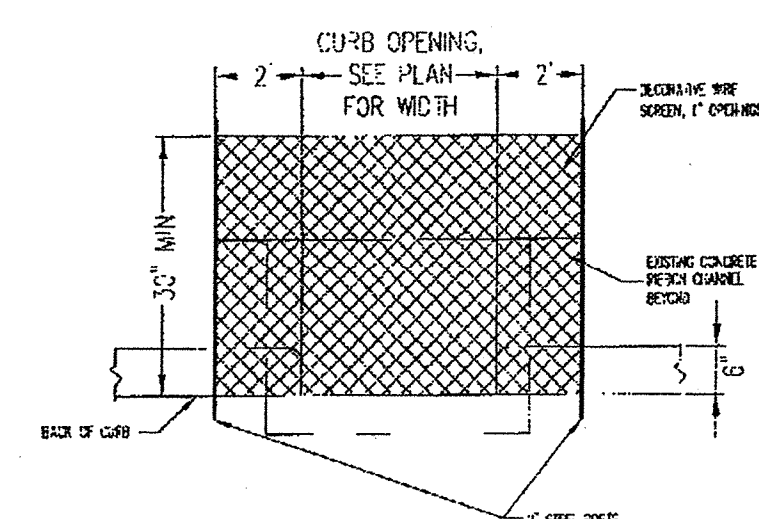
GENERAL NOTES

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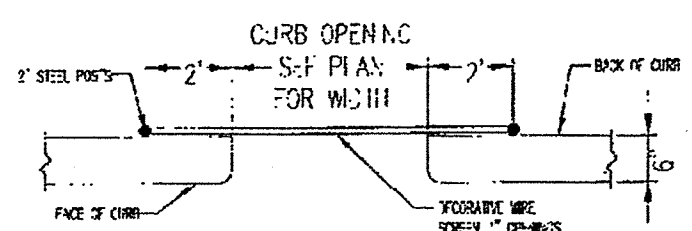
STANDARD CURB AND GUTTER DETAIL

6" SUBGRADE PREP. SHALL BE CONSIDERED INCIDENTAL TO ITEM NO. 609424, CONCRETE BARRIER CURB AND GUTTER TYPE B-6"x24" AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR THE WORK.



STORM WATER TRASH SCREEN

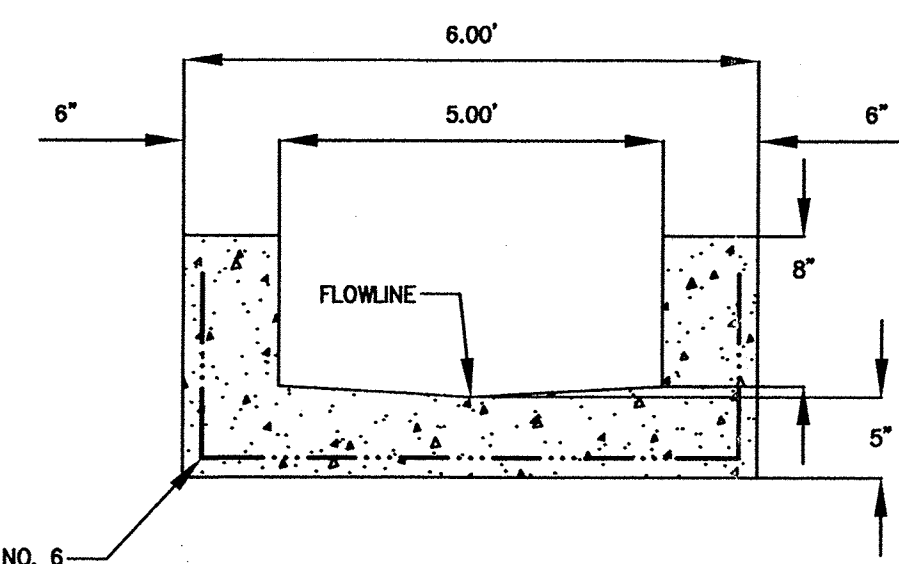
SECTION



STORM WATER TRASH SCREEN

PLAN

AAMAFCA STORM WATER TRASH SCREEN



CONCRETE RIBBON CHANNEL DETAIL

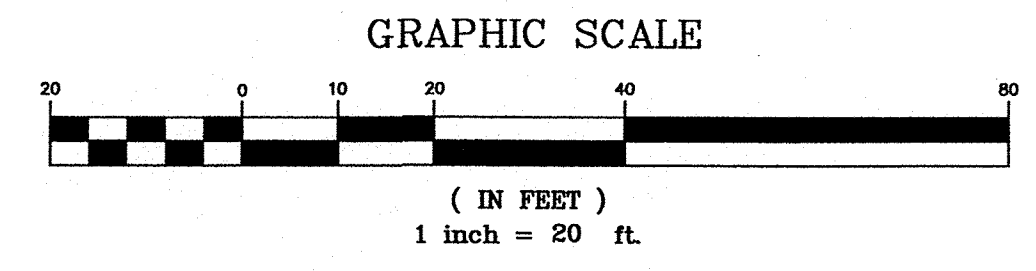
JOINTS SHALL BE IN ACCORDANCE WITH SECTION 340.5 AND 340.6.2.2 OF CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

LEGEND

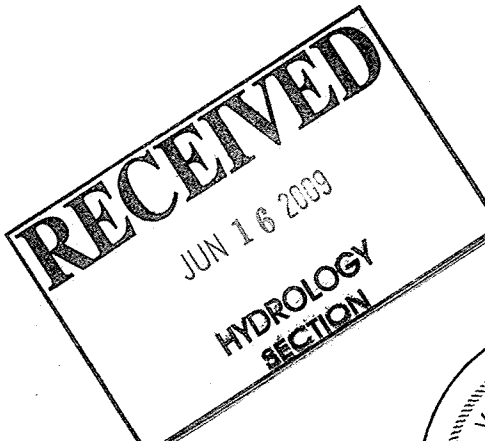
- △ CONTROL MONUMENT (AS NOTED)
- FND REBAR W/CAP (AS NOTED)
- FND PIPE (AS NOTED)
- ⊗ FND PK NAIL (AS NOTED)
- ⊙ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊙ POWER PEDESTAL
- ⊙ FINISH FLOOR BENCHMARK
- ⊙ TRANSFORMER
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ TELEPHONE RISER
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ BOLLARD
- ⊙ GATE
- ⊙ EXISTING FENCE
- ⊙ CHAINLINK FENCE
- ⊙ OVERHEAD ELECTRIC LINE
- ⊙ BLOCK WALL
- CONCRETE HATCH
- SPOT ELEVATIONS (50' INTERVAL)
- 00.00 FG PROPOSED FINISHED GRADE
- 00.00 FL PROPOSED FLOW LINE
- 00.00 TC PROPOSED TOP OF CURB ELEVATION
- 00.00 FL PROPOSED FLOW LINE ELEVATION
- 00.00 TS PROPOSED TOP OF SIDEWALK ELEVATION
- 00.00 FL PROPOSED FLOW LINE ELEVATION
- PROPOSED GRADE BREAK
- 5151- PROPOSED CONTOUR MAJOR
- 5147- PROPOSED CONTOUR MINOR
- PROPOSED BASIN DELINEATION

KEYED NOTES

1. PROPOSED CONCRETE VALLEY GUTTER PER C.O.A. STD. DWG. 2421.
2. PROPOSED CURB & GUTTER PER C.O.A. STD. DWG. 2415A.
3. PROPOSED SIDEWALKS & RAMPS, PER C.O.A. STD. DWGS. 2430, 2431, 2432, AND 2441.
4. PROPOSED PAVING, SEE ARCHITECTURAL SHEETS FOR INFO.
5. PROPOSED 3' CURB CUT PER C.O.A. STD. DWG. 2415A, W/STORM WATER TRASH SCREEN PER AAMAFCA. SEE DETAIL ABOVE.
6. PROPOSED SIDEWALK CULVERT WITH STEEL PLATE TOP PER C.O.A. STD. DWG. 2236.
7. PROPOSED CONCRETE RIBBON CHANNEL, W/STORM WATER TRASH SCREEN PER AAMAFCA. SEE DETAIL ABOVE.
8. EXISTING AREA INLET TO REMAIN IN PLACE.
9. STANDARD 6" CURB & GUTTER, SEE DETAIL ON THIS SHEET.



HRJ Architecture LLC
 PO BOX 1088 PECOS, NM 87552/182a LA JOYA RD GLORIETA, NM (505) 757-3691 FAX (505) 757-3692 hrj_arch@cybermesa.com



PROJECT NO. _____
 DATE _____
 DRAWN BY _____
 HRJ _____
 PROJ. MGR. _____
 35 65 95 100
 COMPLETION

GRADING AND DRAINAGE PLAN

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C1.2