

PROJECT INFORMATION

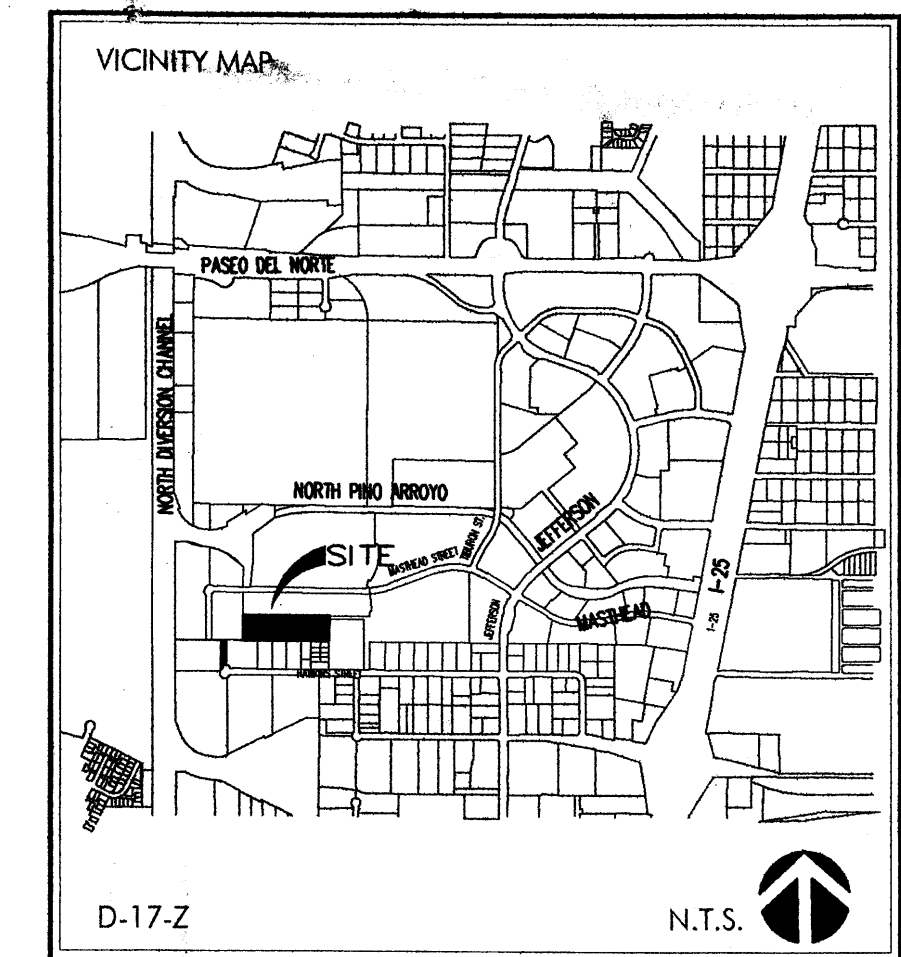
PROJECT: INDUSTRIAL PARK @ JOURNAL CENTER 2 NEW OFFICE/WAREHOUSE DEVELOPMENT
LOCATION: 3730, 3800, 3810 & 3900 RUTLEDGE ROAD NE
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOTS 16, 17, 18 & 19 JOURNAL CENTER 2
CURRENT ZONING CLASSIFICATION: IP
TYPE CONSTRUCTION: TYPE IIN SPRINKLERED
OCCUPANCY: B & S1
ALLOWABLE AREA: 36,000 SQ. FT.
 TYPE IIN CONSTRUCTION & B OCCUPANCY = 12,000
 TRIPLE FOR SPRINKLER = 36,000

GROSS BUILDING AREA:
 3730- 56,134 S.F.
 3800 & 3810- 12,800 S.F.
 3900- 27,800 S.F.
 15,534 S.F.

OCCUPANT LOAD: 56,134/500 = 113 OCCUPANTS
TOTAL LOT AREA: 4 ACRES +/-
 (4) 1 ACRE LOTS

PARKING ANALYSIS:
 WAREHOUSE AREA = 44,904
 OFFICE AREA = 11,230
 REQUIRED WAREHOUSE = 44,904/2000 = 23
 REQUIRED OFFICE = 11,230/200 = 56
TOTAL REQUIRED PARKING SPACES = 79 SPACES
 SPACES PROVIDED = 143 SPACES INCLUDING 8 HANDICAP
 BIKE PARKING REQUIRED = 4
 BIKE PARKING PROVIDED = 8

SITE LIGHTING NOTE: SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS WITH CUT OFF ANGLE THAT WILL NOT ALLOW ANY LIGHT TO SPILL ONTO ADJACENT PROPERTIES.



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NO. 1002746
 APPLICATION NO. 02DRB-00996
 THIS PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 18, 1990 (EX-79-13, Z-79-80-2) AND THE IP ZONE. IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 2003, AS REFLECTED IN DRP.

Phil Duce 8-01-03
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Christina Sandora 6/25/03
 PARKS & RECREATION DEPARTMENT DATE

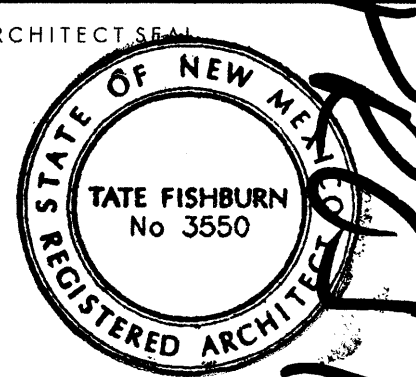
Roger A. Green 6/25/03
 PUBLIC WORKS, WATER UTILITIES DIVISION DATE

Brad J. Bijlan 6/25/03
 CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

SOLID WASTE DATE

APPROVAL / CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL
Sharon Nelson 6/1/03
 CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT DATE

BRUNACINI
 TATE FISHBURN ARCHITECT

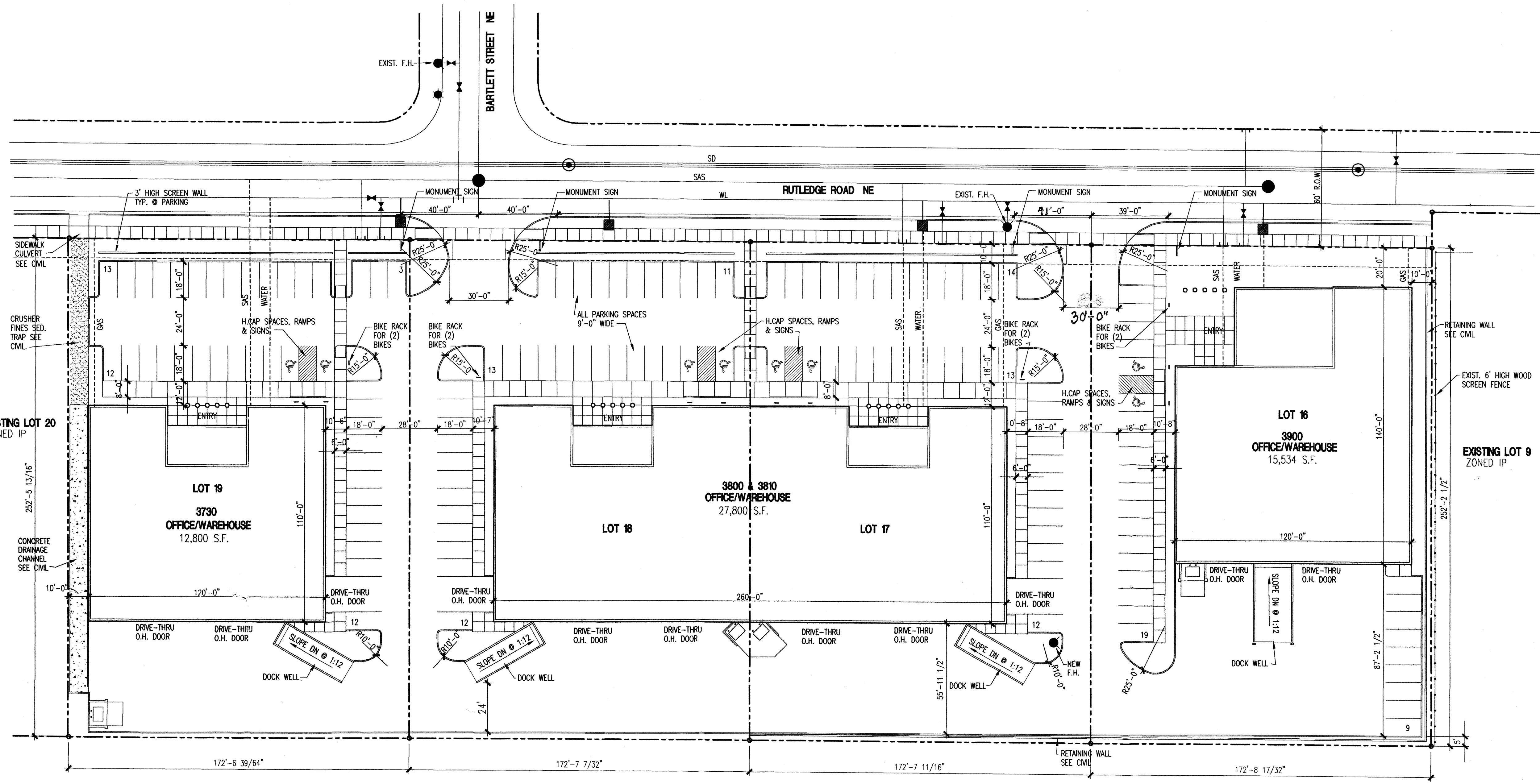


PROJECT 1002746

SITE DEVELOPMENT PLAN FOR INDUSTRIAL PARK @ JOURNAL CENTER 2 LOTS 16-19, JOURNAL CENTER 2 ALBUQUERQUE, NEW MEXICO

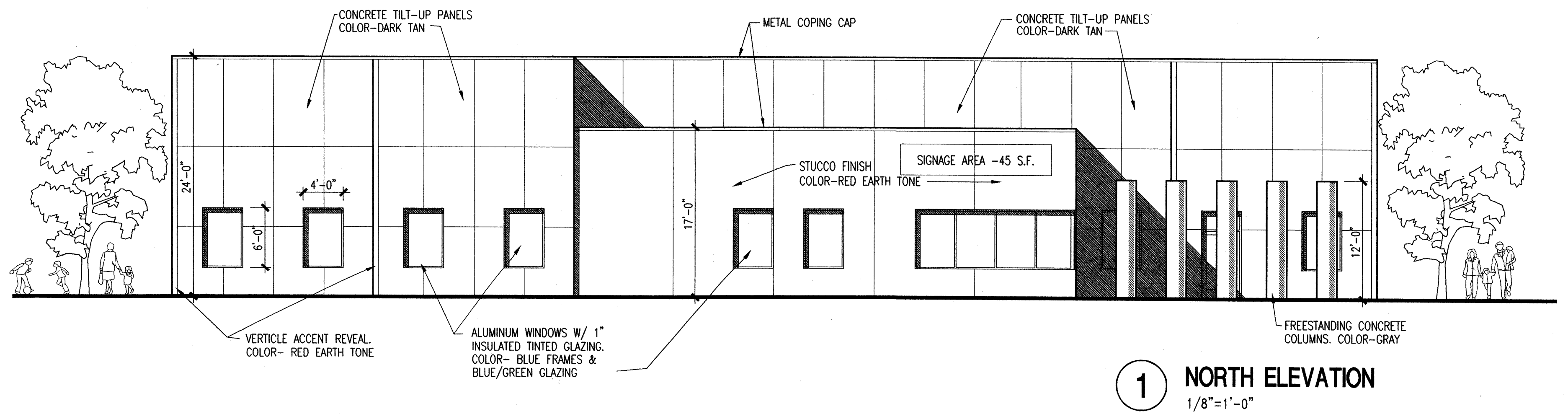
REVISIONS

DATE: JUNE 17, 2003
 SCALE: 1"=30'-0"
 DRAWING NAME: SITE DEVELOPMENT PLAN
 SHEET NUMBER: SDP-1

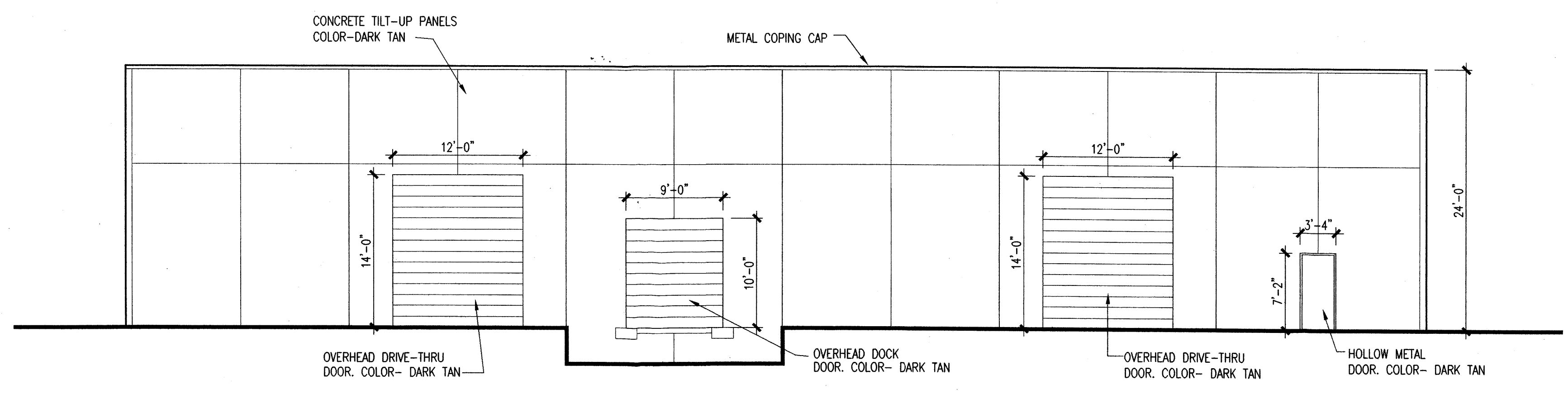


1 SITE PLAN
 1"=30'-0"
 0 5' 15' 35' 75'

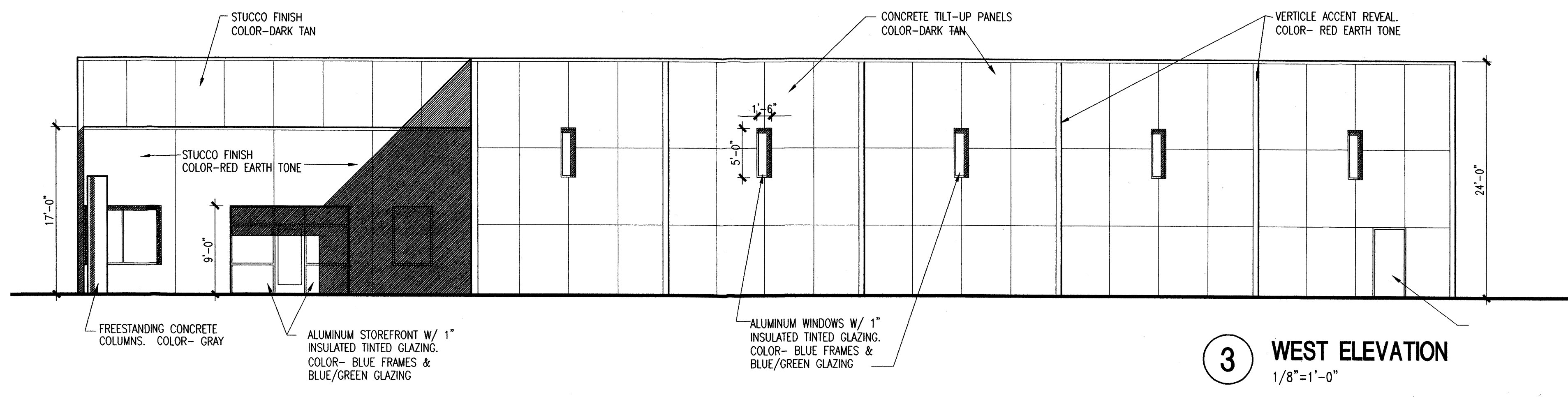
RECIPROCAL ACCESS, PARKING & DRAINAGE EASEMENTS RECORDED JULY 25, 2003. BK-A61 PG 358



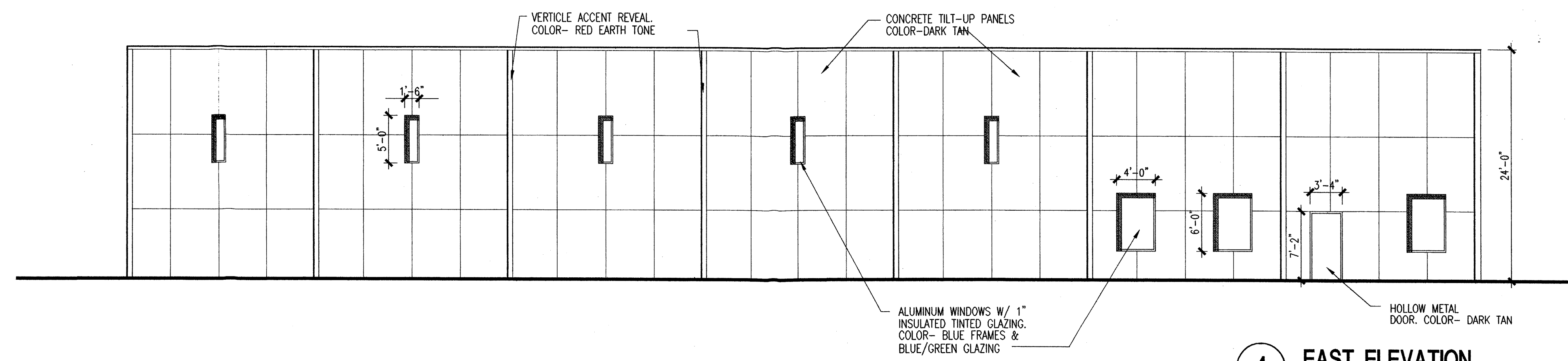
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"

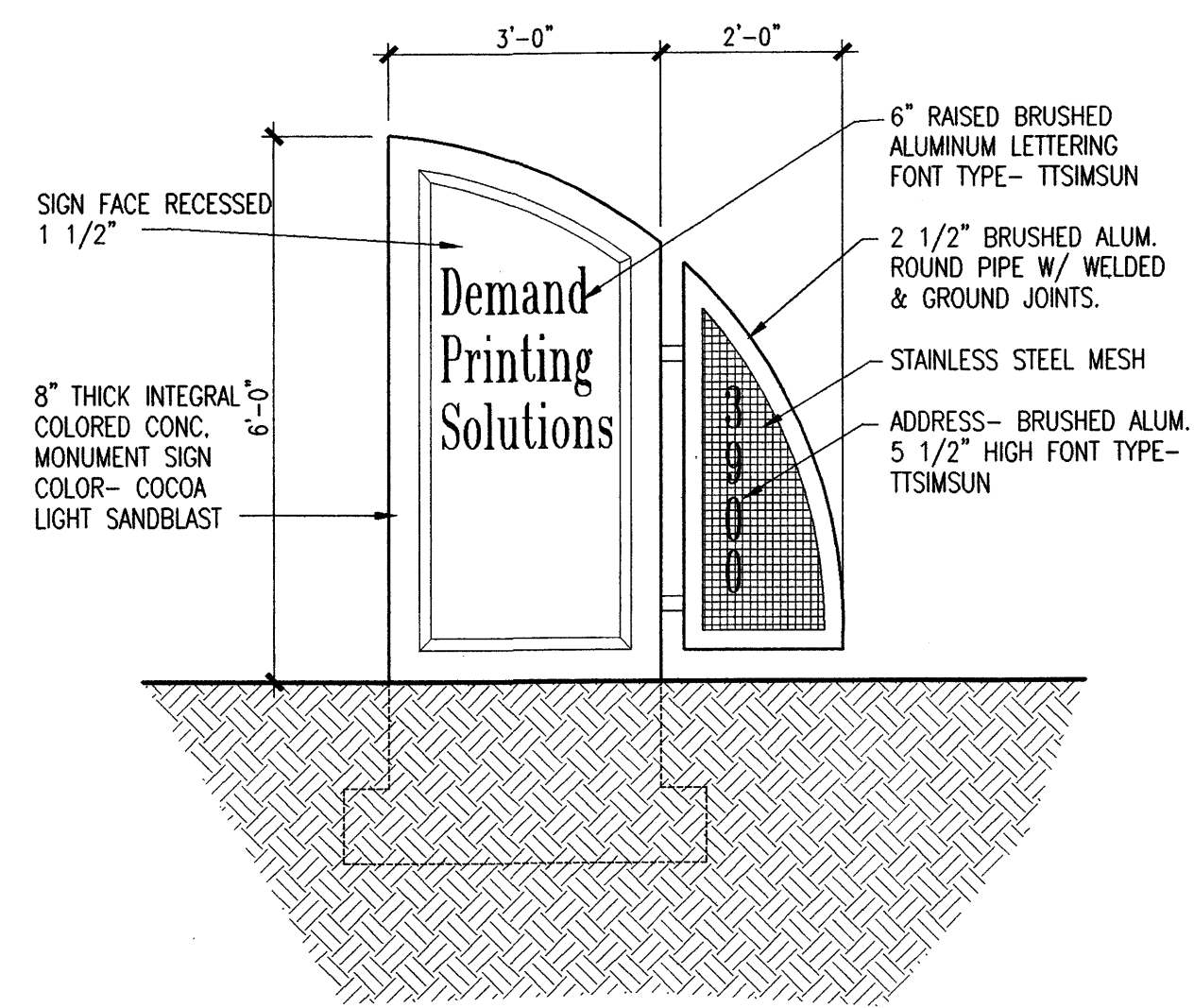


3 WEST ELEVATION
1/8"=1'-0"



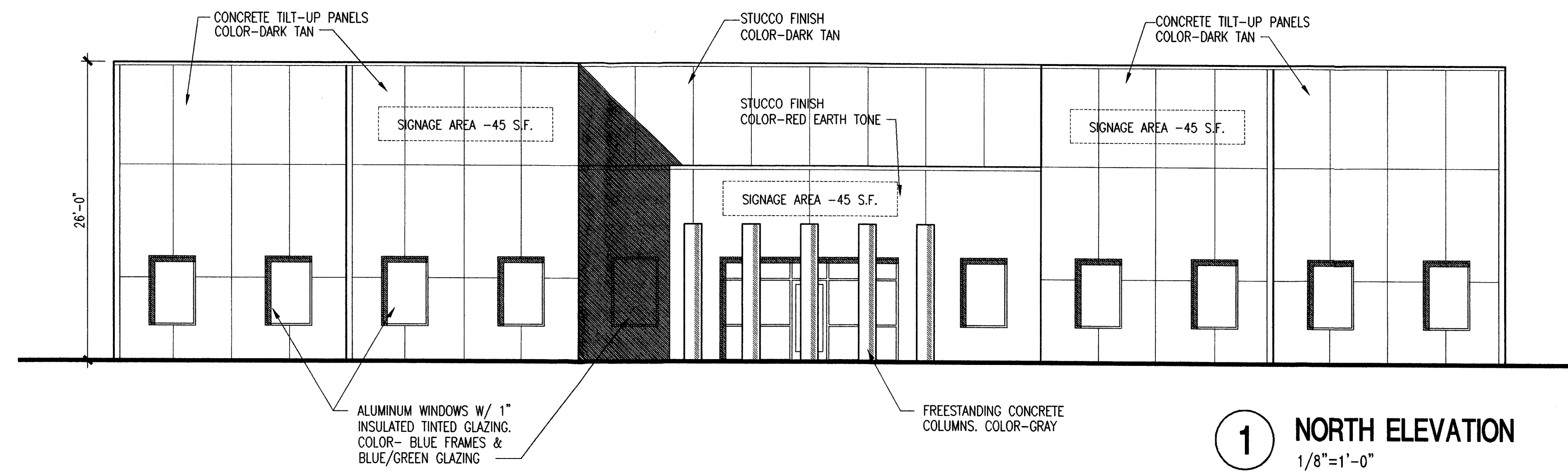
4 EAST ELEVATION
1/8"=1'-0"

NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.

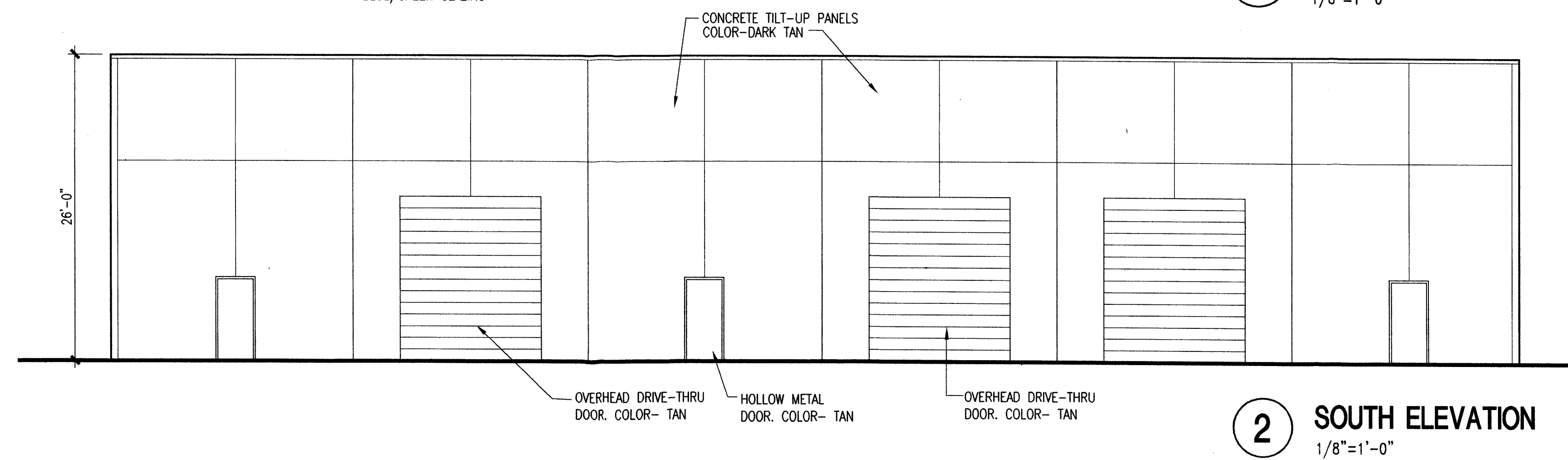


5 TYPICAL MONUMENT SIGN
1/2"=1'-0"

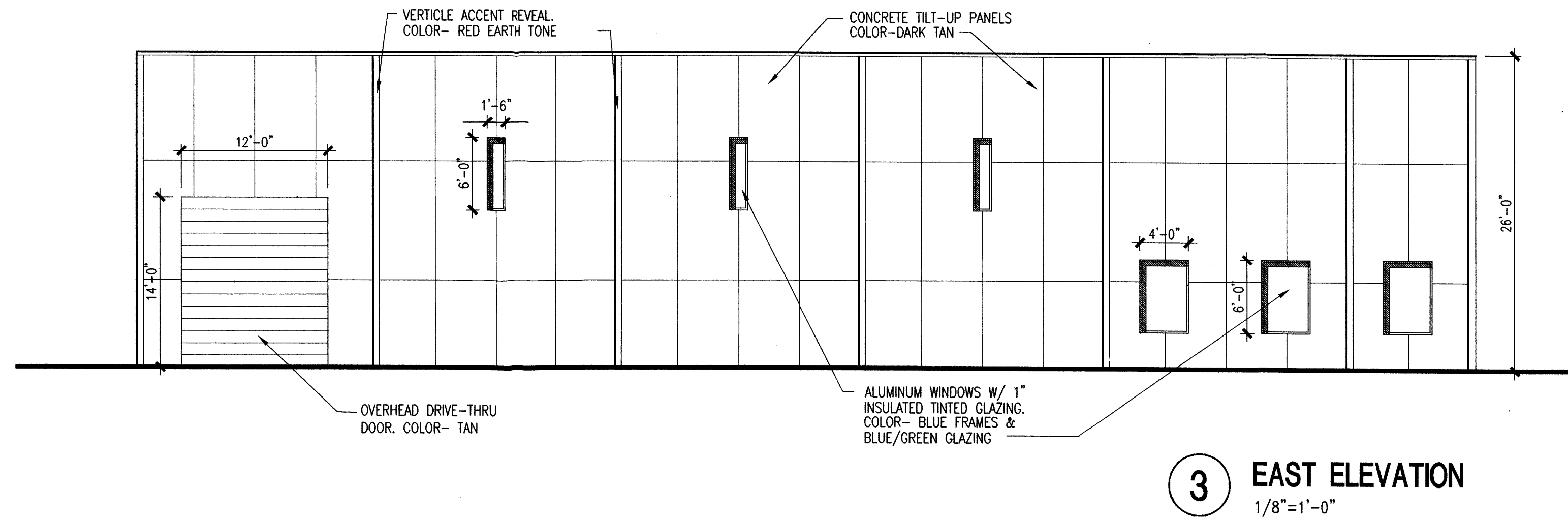
NOTE: BUILDING MOUNTED SIGNAGE SHALL BE LOCATED WITHIN AREAS NOTED ON ELEVATIONS AND SHALL BE INDIVIDUAL CHANNEL LETTERS.



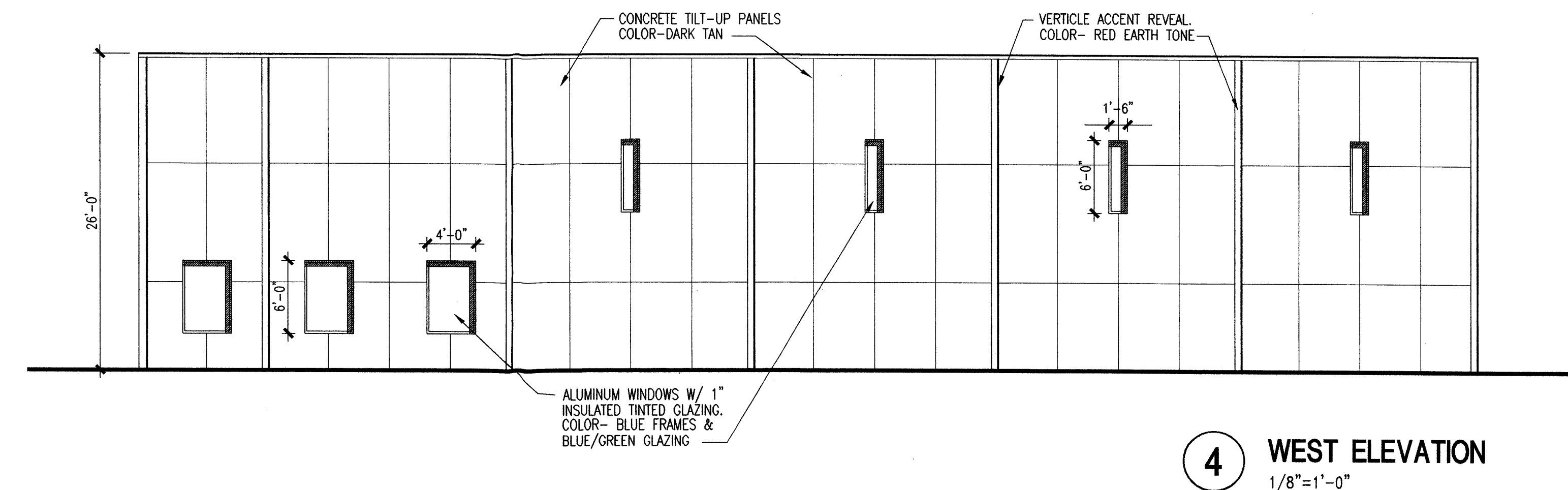
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.

ARCHITECT SEAL

PRELIMINARY

ENGINEER SEAL

PROJECT

SITE DEVELOPMENT PLAN FOR
INDUSTRIAL PARK @ JOURNAL CENTER 2
LOTS 16-19 JOURNAL CENTER 2
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 6, 2003

SCALE

1/8"=1'-0"

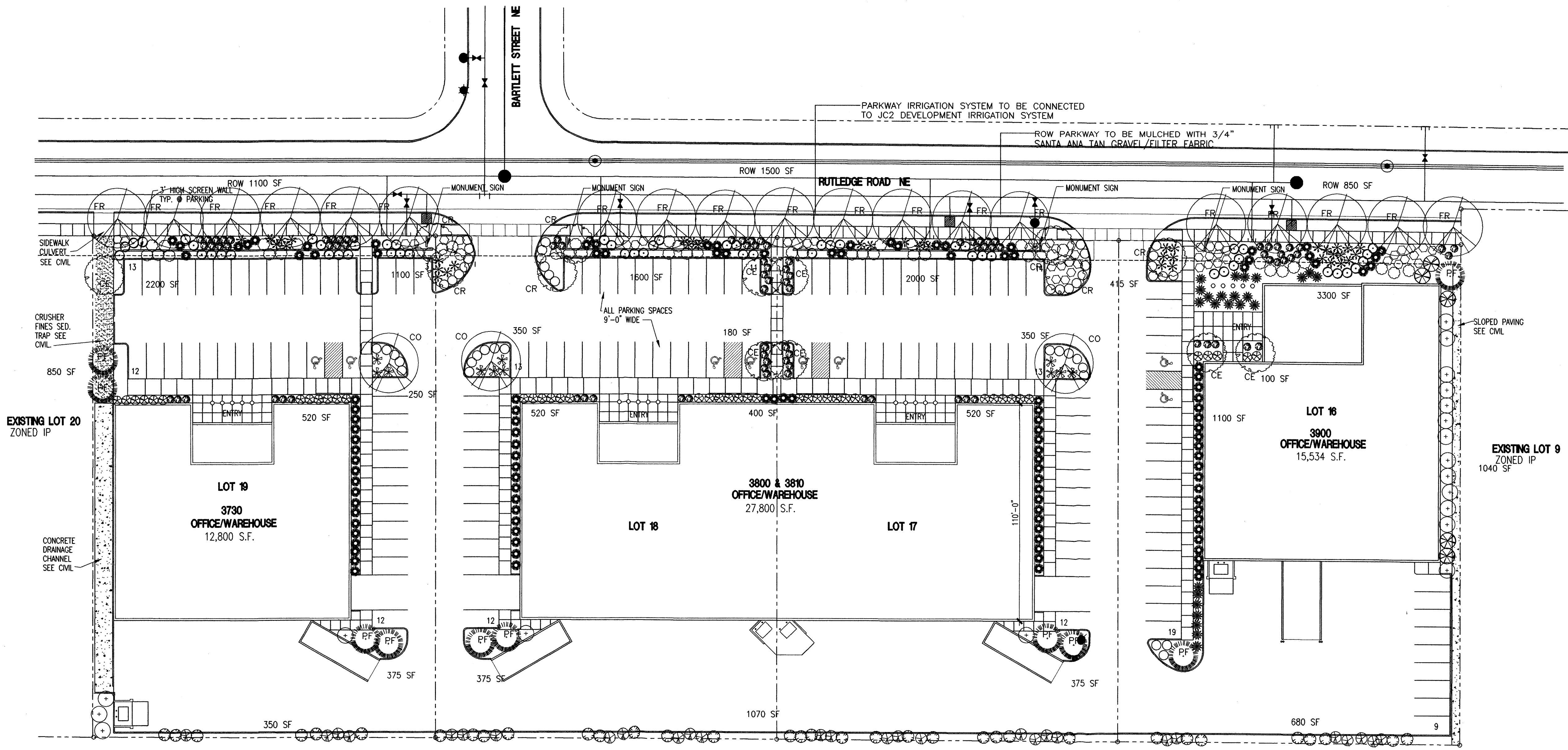
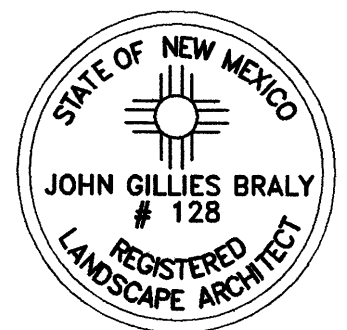
DRAWING NAME

LOT 19
BLDG. ELEVATIONS

SHEET NUMBER

SDP-4

HeadSup
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890
www.headsuplandscape.com



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	H
FR	19	FRAXINUS VELUTINA 'BERINDA'	BERINDA ASH	2" CAL	H
CE	7	CERCIS REINFORMIS	OKLAHOMA REDBUD	2" CAL	H
CR	7	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	10	PINUS FLEXILIS	LIMBER PINE	6'	M
+	19	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	47	RHUS TRILOBATA PROSTRATA	CREEPING SUMAC	5 GAL	M
⊗	43	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊕	28	CERCOCARPUS LEDIFOLIUS	CL. MTN. MAHOGANY	5 GAL	L
⊗	5	FALLUGIA	APACHE PLUME	5 GAL	M
○	54	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊕	34	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
○	46	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	0	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
*	11	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
●	119	NOLINA	BEARGRASS	5 GAL	M
●	93	LAVANDULA	LAVENDER	1 GAL	M
*	24	JASMINUM	WINTER JASMINE	5 GAL	M
○	50	ZAUSCHNERIA	HUMMINGBIRD PLANT	1 GAL	M
*	40	STIPA	THREADGRASS	1 GAL	M

SITE DATA

GROSS LOT AREA	174,180 SF
LESS BUILDING(S)	56,134 SF
NET LOT AREA	118,046 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	17,706 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	22,330 SF 19%
REQUIRED PARKING LOT TREES 1 PER 10 SPACES (147 SPACES)	15
REQUIRED TREES	15 MIN.
PROPOSED TREES	

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

1 LANDSCAPE PLAN
1"=30'-0"

