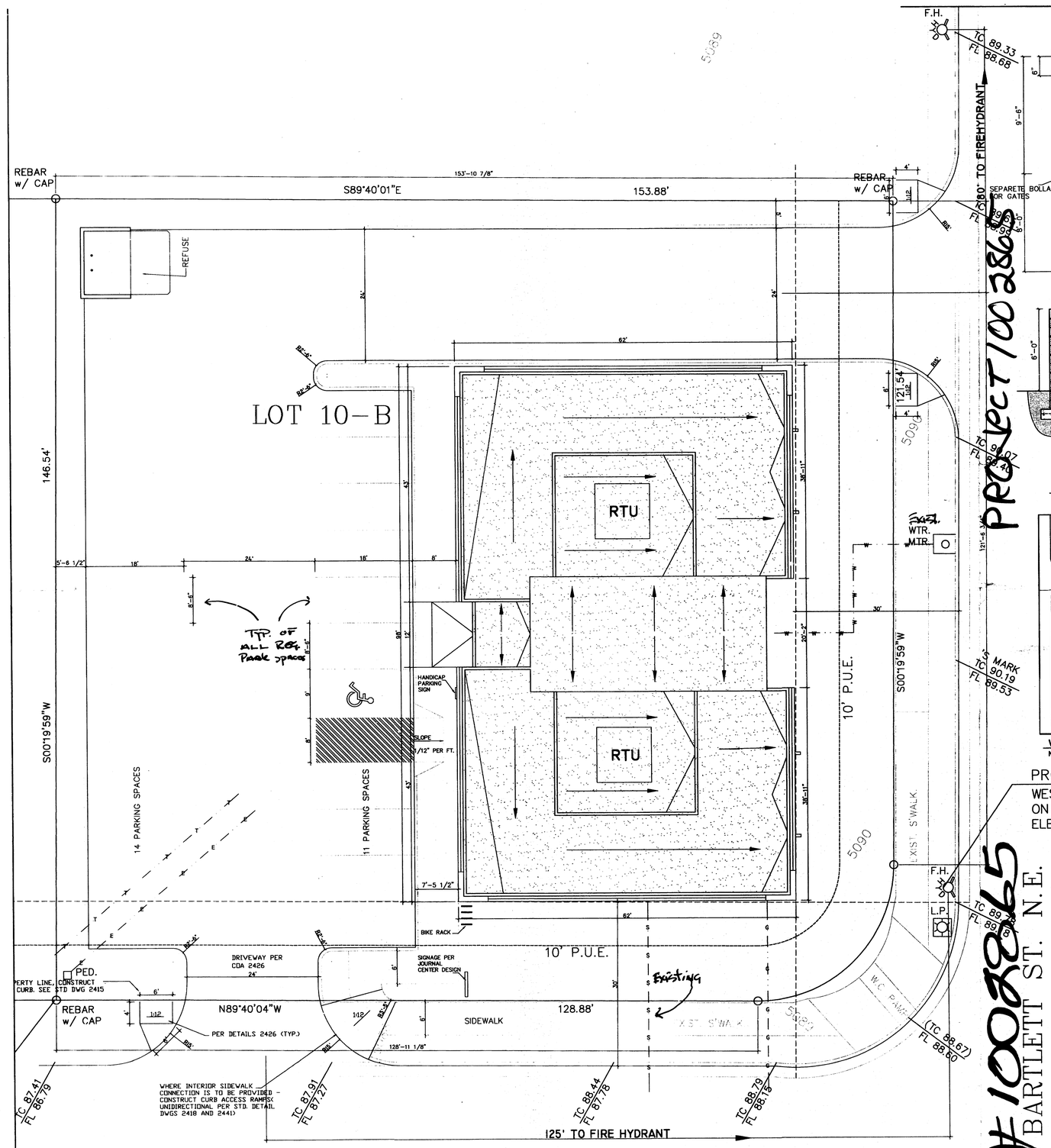
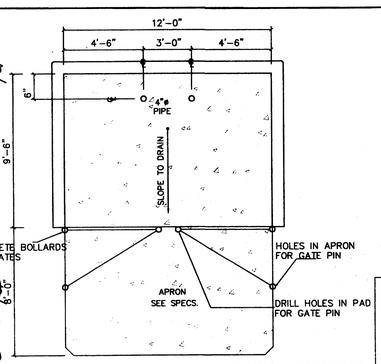
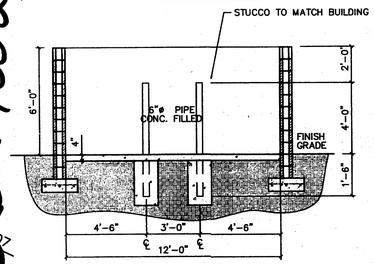


SITE PLAN

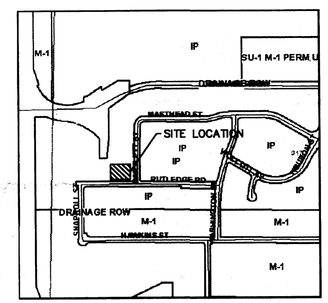
SCALE: 1"=10'-0"





REFUSE DETAILS

NOT TO SCALE

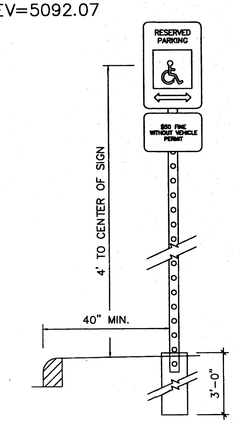


VICINITY MAP (D-17)

NOT TO SCALE

PROJECT BENCH MARK:

WEST BONNET BOLT ON FIRE HYDRANT ELEV=5092.07



NOTES:

1: SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

2: SIGN SHALL BE SET DIRECTLY FACING THE OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°).

3: SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.

4: EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.

5: 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.

SPECIFICATIONS

CONC SLAB:	4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
APRON:	6" THICK, 3000 PSI, 3/4" AGG W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
FOOTING:	AS REQUIRED PER DESIGN
BOLLARDS:	4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDED 2'-0"

PROJECT NUMBER: 1002865

Application Number: 05DRB-00711

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 APPROVAL:

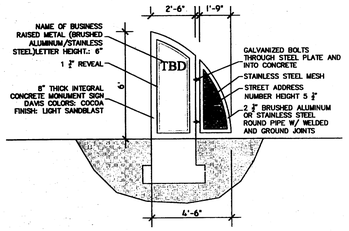
Traffic Engineering, Transportation Division	Date 6-2-05
Utilities Development	Date 5/11/05
Parks and Recreation Department	Date 5/11/05
City Engineer	Date 5/11/05
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date 5-25-05
DRB Chairperson, Planning Department	Date 6/15/05

This Plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AX-79-13, Z-79-80-2) and the IP zone.
*Environmental Health, if necessary

12-16-03

SHEET INDEX

A-1 SITE PLAN & DESIGN DATA
L-1 LANDSCAPE PLAN
C-1 GRADING PLAN
A-3 ELEVATIONS



COMPANY SIGN ELEVATION

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

BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT 10B
3741 RUTLEDGE RD
ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1998

II. BUILDING FLOOR AREA

OFFICE B	UNITA	2,828 SF
OFFICE B	UNITB	2,828 SF
TOTAL BUILDING AREA		5656 SF

III. OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B

IV. EXTERIOR WALLS AND OPENINGS
IBC TABLE 602

V. BUILDING HEIGHT
BUILDING 1 – ONE STORY 24'-0"

VI. TYPE OF CONSTRUCTION
IBC TABLE 503: OFFICE–TYPE V–B

VII. BASIC ALLOWABLE FLOOR AREA
IBC TABLE 503: OFFICE–B–9,500 S.F.
MIXED USE OCCUPANCY W/ NON SEPARATED USE PROVISION UTILIZING THE PROVISION UNDER THE S1 OCCUPANCY

VIII. FIRE RESISTIVE REQUIREMENTS
IBC TABLE 601: TYPE V–B

IX. OCCUPANT LOAD
OFFICE UNIT A : 2,828 S.F. / 100 = 28
OFFICE UNIT B : 2,828 S.F. / 100 = 28

X. EXIT REQUIREMENTS
NUMBER OF EXITS: IBC TABLE 1014.1
EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50 = 1 EXIT REQ. 2 PROVIDED

XI. PLUMBING REQUIREMENTS: IBC TABLE 2902.1
OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ. 2 W.C. PROVIDED
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 2 LAVATORY PROVIDED

XII. SEISMIC ZONE: 2B, CATEGORY II BLDG.
XIII. WIND SPEED: 75 MPH
XIV. EXPOSURE: C
XV. SOIL BEARING CAP. 1500 PSF
XVI. ROOF LOAD(TOTAL) 40 PSF

PARKING REQUIREMENTS (CALC'S)

NET OFFICE: 2000/ 200 = 10	UNIT A	2000 SF
NET OFFICE: 2000/ 200 = 10	UNIT B	2000 SF

= 20 REQUIRED PARKING SPACES

PARKING PROVIDED:
CITY OF ALBUQUERQUE – OFFICE/WAREHOUSE
SURFACE PARKING:

HANDICAPPED	1 CAR
REGULAR AND COMPACT	24 CARS
TOTAL ON SITE PARKING PROVIDED	25 CARS
TOTAL REQUIRED PARKING:	20 CARS

KIEC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

NORTH

0 5 10 20
scale 1"=10'-0" feet

HLB
HAROLD L. BENNETT P.E.

HAROLD L. BENNETT NEW MEXICO 7979 REGISTERED PROFESSIONAL ENGINEER 2-28-05

JOB TITLE: JOURNAL CENTER LOT 10B			
REVISION: 05-10-05	FILE NAME	JOB NO.	DATE 04-18-05
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT			DRAWN BY RI

A-1