



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 EMBEDDED 2'-0"

PROJECT NUMBER: 1002865

Application Number: 05DRB-00712

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRIC 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:

off on
Engineering, Transportation Division
Utilities Department
Date: 6-2-05

Christian Sandoval
Parks and Recreation Department
Date: 5/11/05

Bradley A. Bish
City Engineer
Date: 5/11/05

U/A
Environmental Health Department (conditional)
Date:

Michael Holton
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, 1989 (AN-79-13, 2-79-80-2) and the IP zone.
Environmental Health, if necessary.

12-18-05

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"

NAME OF BUSINESS
RAISED METAL (BRUSHED ALUMINUM/STAINLESS STEEL) LETTER HEIGHT: 6"
1" REVEAL

2" THICK INTEGRAL CONCRETE MONUMENT SIGN
DAYS COLORS: COCOA
FINISH: LIGHT SANDBLAST

GALVANIZED BOLTS THROUGH STEEL PLATE AND INTO CONCRETE
STAINLESS STEEL MESH
STREET ADDRESS NUMBER HEIGHT 5"
2" BRUSHED ALUMINUM OR STAINLESS STEEL ROUND PIPE W/ WELDED AND GROUND JOINTS

BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT 10A
3731 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 | 3325 SF |
| WAREHOUSE S-1 | 4164 SF |
| TOTAL BUILDING AREA | 7489 SF |

III. OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B
WAREHOUSE S1

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
WAREHOUSE-TYPE V-B

VII. BASIC ALLOWABLE FLOOR AREA
IBC TABLE 503: OFFICE-B-9,000 S.F.
WAREHOUSE-S1-9,000 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: 3,325 S.F. / 100 = 33
OFFICE: 4,164 S.F. / 500 = 8

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
WAREHOUSE: 1 PER 100 REQ. 1 W.C. & 1 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: | 3220 SF |
| 2300/200 = 12 | |
| NET WAREHOUSE: | 3975 SF |
| 3975/2000 = 2 | |
| = 2 REQUIRED PARKING SPACES | |

PARKING PROVIDED:
CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

| | |
|--------------------------------|---------|
| SURFACE PARKING: | |
| HANDICAPPED | 1 CAR |
| REGULAR AND COMPACT | 14 CARS |
| TOTAL ON SITE PARKING PROVIDED | 15 CARS |
| TOTAL REQUIRED PARKING: | 14 CARS |

KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

MLB
HAROLD L. BENNETT
P.E.

JOHN BENNETT
REGISTERED PROFESSIONAL ENGINEER

JOB TITLE: JOURNAL CENTER LOT 10A

REVISION: 05-10-05 FILE NAME: JOB NO.: DATE: 04-18-05

SHEET TITLE: SITE PLAN FOR BLDG. PERMIT DRAWN BY: RI

A-1

#1002865