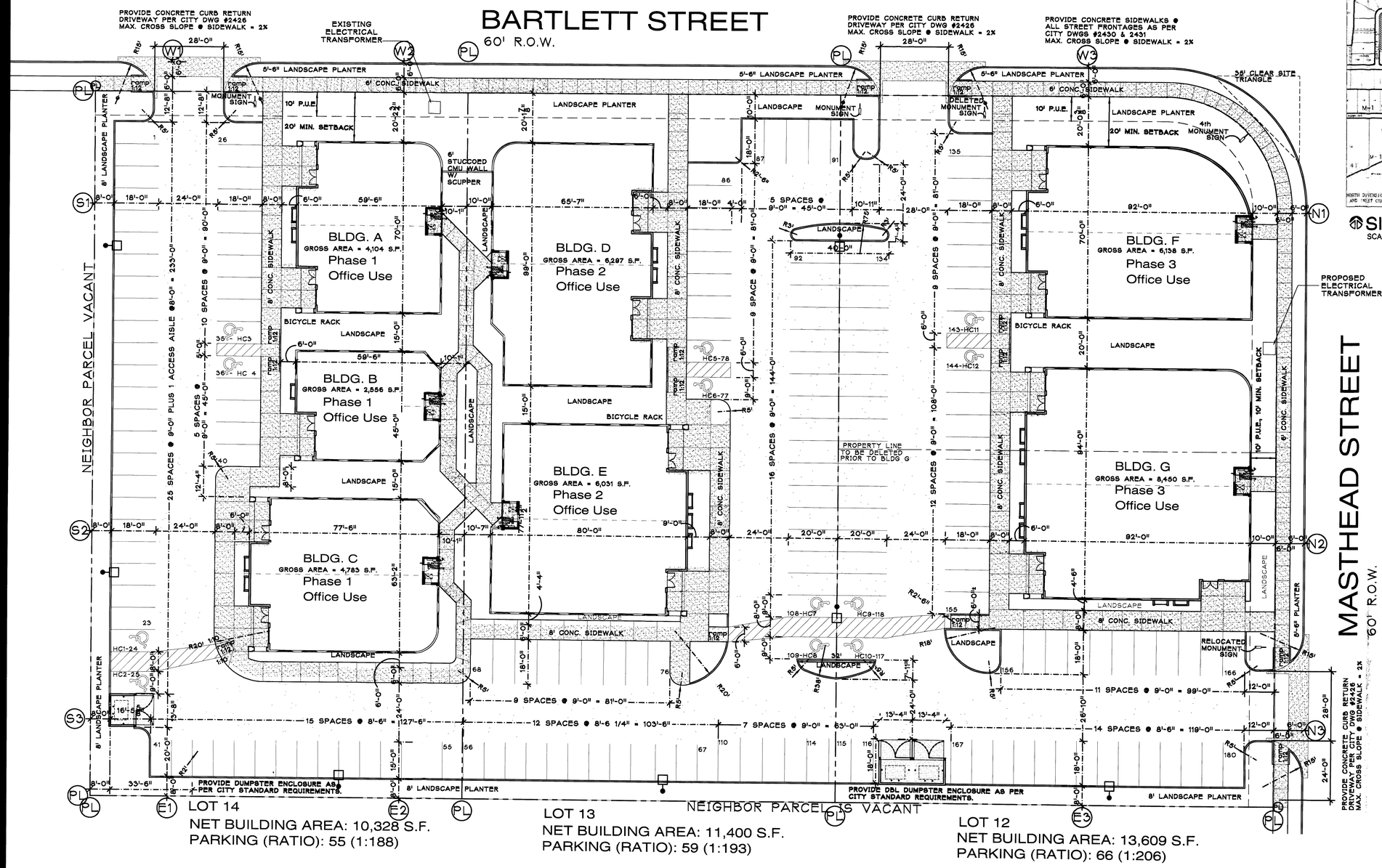
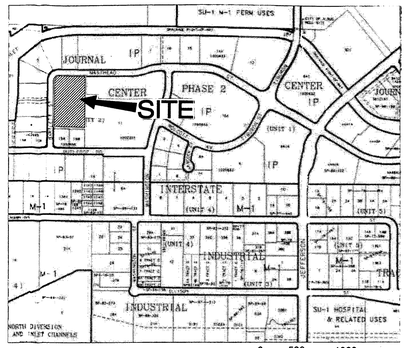


MASTER SITE PLAN

SCALE: 1" = 20'

1" = 20' 0 5 10 20 40 FEET

N



SITE LOCATION
SCALE: 1" = 1000'

0 500 1000 FEET

UTILITY LEGEND

- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- CENTERLINE MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- POLE MOUNTED LIGHT FIXTURE 20' HIGH, "LITHONIA" OR EQUAL, MODEL KAD, FLAT LENSED SQUARE.

PAVEMENT LEGEND

- CONCRETE
- COLORED CONCRETE
- ASPHALT PAVEMENT
- LANDSCAPE PLANTER AREAS (NO HATCH)
- DESIGNATED WHEELCHAIR ROUTE, 2% MAX. X-SLOPE

PROJECT DATA

LEGAL DESCRIPTION:
LOTS 12a, 12b, 13 & 14 JOURNAL CENTER 2, UNIT 2, BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.

ZONE ATLAS: D-17-Z
ZONE CLASSIFICATION: IP
LAND USE DATA
COMBINED LOTs AREA: 3.17 AC (137,904 SQ.FT.)
COMBINED BUILDING FLOOR AREAS: 35,337 SQ.FT., 26%
NET LOT AREA: 102,567 SQ.FT., 74%
LANDSCAPE AREA PROVIDED: SEE LANDSCAPE PLAN

OFFSTREET PARKING REQUIREMENTS-
NET LEASEABLE AREA = 35,337 SQ.FT
OFFICE USE --
REQUIRED PARKING STALLS
= 177 STALLS REQ'D @ 1:200 SQ.FT.

PROVIDED PARKING STALLS = 180 STALLS, INCLUDES 8 REQ'D ACCESSIBLE SPACES PLUS 4 VAN ACCESSIBLE STALLS

REQUIRED & PROVIDED BICYCLE PARKING = 8 SPACES

SITE LIGHTING: SHALL BE PROVIDED BY SHIELDED BUILDING MOUNTED WALL FIXTURES AND SHIELDED 20' POLE LIGHTS.

SIGNAGE: A MONUMENT SIGN SHALL BE PROVIDED AT ALL BARTLETT STREET CURB RETURN ENTRANCES. INDIVIDUAL WALL MOUNTED BUILDING SIGNS SHALL BE PROVIDED AT EACH BUSINESS ENTRANCE, AS INDICATED ON BUILDING ELEVATIONS.

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1003782
APPLICATION NO. 06-AA-00009
Andrew Garcia 1/6/06
PLANNING DIRECTOR DATE

AMENDMENT TO:
SITE DEVELOPEMENT PLAN
FOR BUILDING PERMIT

DORMAN and BREEN
LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940

Masthead Pointe
Lots 12a, 12b, 13 & 14
Journal Center 2, Unit 2
ALBUQUERQUE, NM

PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED 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 FOR BUILDING PERMIT APPROVAL:**	
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

SHEET TITLE: SITE PLAN

JOB NUMBER: 0507

DATE: 1/3/06

REVISIONS: DATE:

SHEET: C-1.1