

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 004138
APPLICATION NO. 004138
DATE 06/27/05
PLANNING DIRECTOR

Journal Center Tract 5

1004138

05/24/05

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

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DRB CHAIRPERSON, PLANNING DEPARTMENT

SITE DEVELOPMENT PLAN APPROVAL

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-74-13, 2-74-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON _____, 20____, AS REFLECTED IN DRB _____

REVISIONS

4/14/05	REVISED TRACT
5/06/05	DRB COMMENTS
05/11/05	ADDED SIDEWALK @ AMAFCA BRIDGE
09/20/05	SITE PLAN REVISIONS
01/05/10	SIGNAGE REVISIONS ADMIN. AMENDMENT

DRAWN BY: MRM/S
REVIEWED BY: CG
DATE: 9/20/05
PROJECT NO.: 04138
DRAWING NAME: SITE PLAN FOR BLDG PERMIT

SHEET NO. 0001

LEGEND

- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ⊗ PARKING SPACE COUNT
- LIGHT POLE - DOUBLE HEAD
- LIGHT POLE - SINGLE HEAD
- ⊠ SURFACE MOUNTED LIGHT FIXTURE
- ▽ FLOOD LIGHT
- UP LIGHT, RE.
- ↑ TRAFFIC ARROW, PAVEMENT WHITE
- PAINT CURB RED, 4" PAINT TEXT "FIRE LANE NO PARKING"

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED TO MEET CURRENT DPM STANDARDS
- B. PHASE I TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING A, ALL PARKING AND OFFICE BUILDING B AS A FUTURE PAD SITE. PHASE II TO INCLUDE FULL BUILD-OUT OF OFFICE BUILDING B. SEE SHEET 1001 FOR LANDSCAPING OF PHASE I AND II.
- C. PROVIDE LETTERING "COMPACT" PAINTED IN SAFETY WHITE AT ALL COMPACT PARKING SPACES, TYPICAL.
- D. ALL SITEWORK WILL BE CONSTRUCTED AS SUCH TO ENSURE THAT A SITE DISTANCE OF 400' IS MET ON JEFFERSON.

KEYED NOTES

1. SIDEWALK, CONCRETE
2. PAVING, ASPHALT
3. SPECIAL PAVING
4. BICYCLE RACK PAINT (120 AUTOS)
5. CURB, 6" HIGH, CONCRETE
6. TRANSFORMER
7. SCREEN MALL, 74" HIGH, 2-COAT STUCCO SYSTEM OVER 8" CMU COLOR TO MATCH BUILDING, RE. A1/A041
8. LANDSCAPE AREA, RE. L001
9. HC RAMP
10. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF IRRIGATION ENCLOSURE WITH LEICO.
11. CONCRETE CURB TO BE REMOVED
12. MONUMENT SIGN
13. PARKING CANOPY
14. CITY WELL SITE EASEMENT TO BE VACATED BY PLAT.
15. PROPOSED LOT LINE
16. TRASH COMPACTOR
17. LANDSCAPING, TYPICAL SIDEWALK EASEMENT
18. 10' PUE
19. SIDEWALK TO MIDDPOINT OF BRIDGE OVER
20. ROLLED AND COMPACTED CRUSHER FINE PATH, CONCRETE CURB AT TURF EDGE

SITE INFORMATION

LEGAL DESCRIPTION:
TRACT 5D-1, JOURNAL CENTER, AS THE SAME IS SHOWN ON THE REPLAT OF JOURNAL CENTER AND A PORTION OF LOTS 30, 31, A-D 32, BLOCK 3 OF TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A PORTION OF VACATED SAN MATEO BOULEVARD AND RANCHITOS AVENUE, FILED JUNE 30, 1983, 11 MAP BOOK C21, FOLIO 126, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SITE DATA (OVERALL)

ZONE: IP INDUSTRIAL PARK

GROSS BUILDING AREA:
BUILDING A (three story) = 84,631 GBA
BUILDING B (two story) = 22,454 GBA
TOTAL BUILDINGS = 107,085 GBA

RENTABLE BUILDING AREA:
BUILDING A (three story) = 81,836 FRA
BUILDING B (two story) = 20,224 FRA
TOTAL BUILDINGS = 102,061 FRA

SITE AREA: 262,451 65F = 6.0366 ACRES

SITE DATA (TRACT 5D-1A)

GROSS BUILDING AREA:
BUILDING A (three story) = 84,631 GBA

RENTABLE BUILDING AREA:
BUILDING A (three story) = 81,836 FRA

SITE AREA = 200,631 65F
GROSS F.A.R. (GBA/site area) = 421
RENTABLE F.A.R. (FRA/site area) = 408

PARKING PROVIDED: 388 SPACES
(281 STANDARD + 107 COMPACT SPACES)
RATIO = 4.74/1000 FRA

SITE DATA (TRACT 5D-1B)

GROSS BUILDING AREA:
BUILDING B (two story) = 22,454 GBA

RENTABLE BUILDING AREA:
BUILDING B (two story) = 20,224 FRA

TOTAL SITE AREA = 62,321 65F
GROSS F.A.R. (GBA/site area) = 360
RENTABLE F.A.R. (FRA/site area) = 325

PARKING PROVIDED: 84 SPACES
(79 STANDARD + 16 COMPACT SPACES)
RATIO = 4.4/1000 FRA

PARKING INFORMATION

OFFICES: NET RENTABLE SF/200 (1ST FL) AND 300 (2ND & 3RD FLS)

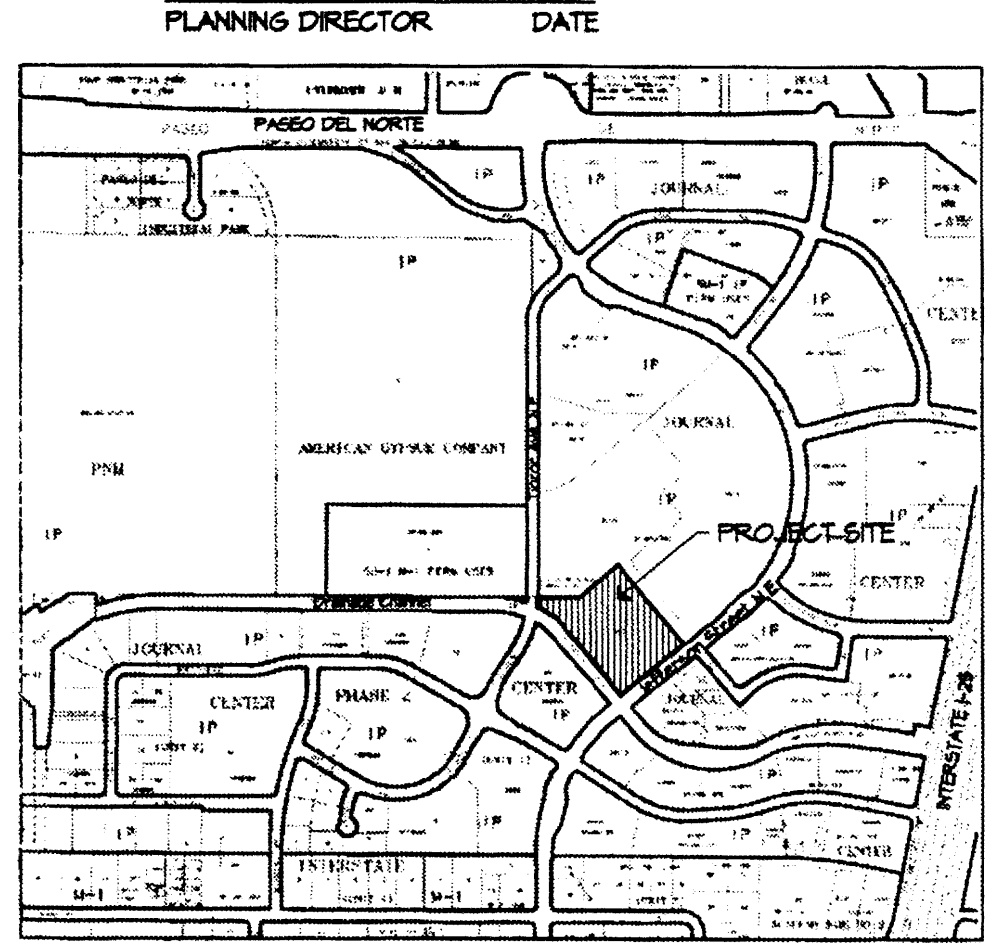
BUILDING A:
FIRST FLOOR: 24,048 SF/200 = 120
SECOND FLOOR: 28,238 SF/300 = 95
THIRD FLOOR: 24,532 SF/300 = 81
TOTAL = 314

BUILDING B:
FIRST FLOOR: 8,621 SF/200 = 44
SECOND FLOOR: 11,602 SF/300 = 39
TOTAL = 83

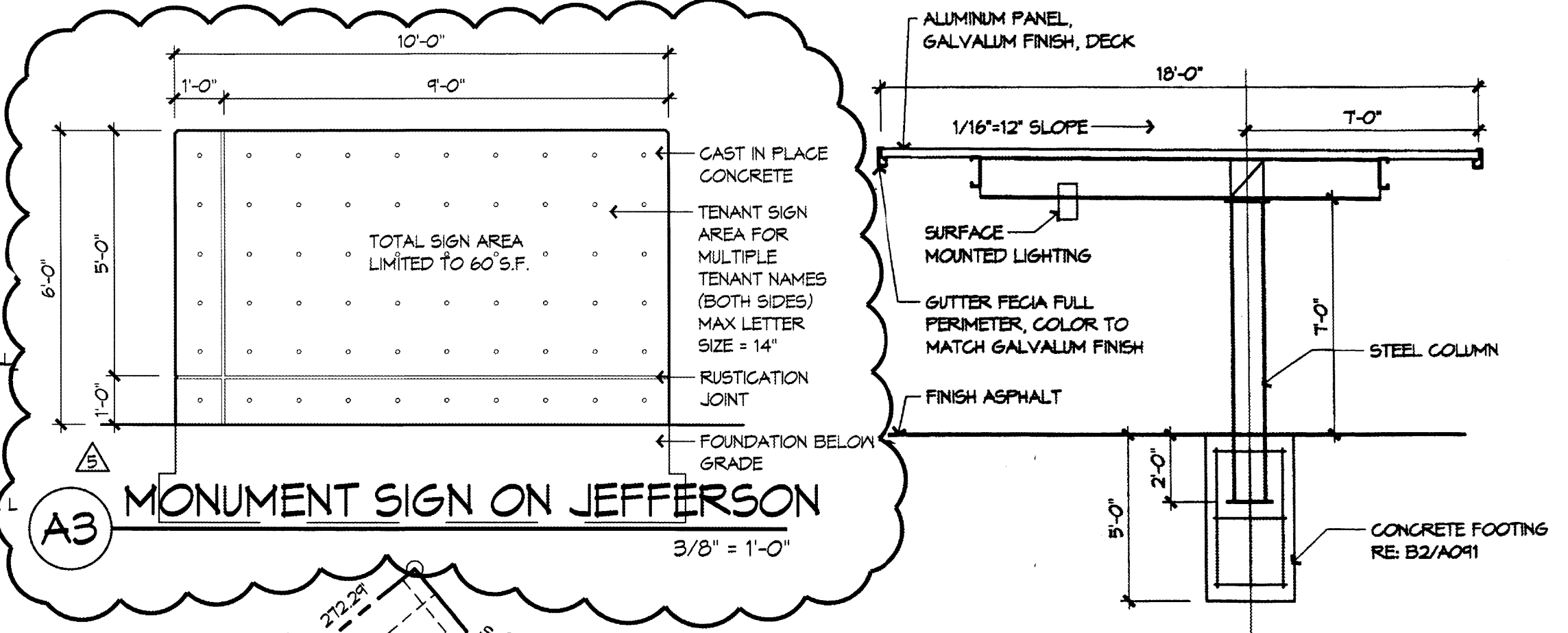
TOTAL SPACES REQUIRED: 397
(INCLUDES 12 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)

TOTAL SPACES PROVIDED: 466
(INCLUDES 12 ACCESSIBLE SPACES WITH 4 VAN ACCESSIBLE)

COMPACT SPACES: 123
BICYCLE REQUIREMENTS: 94/20 = 20
BICYCLE SPACES PROVIDED = 20



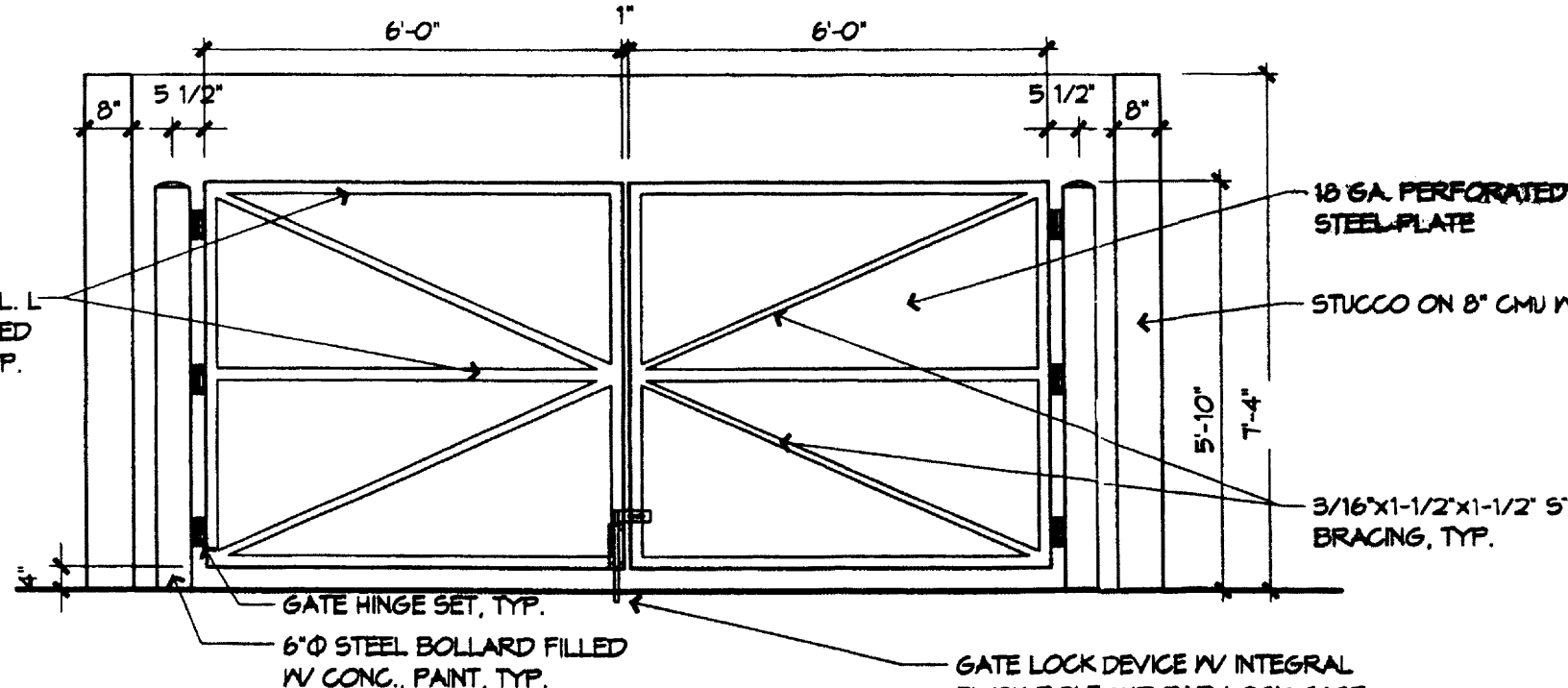
ZONE ATLAS MAP
D-17



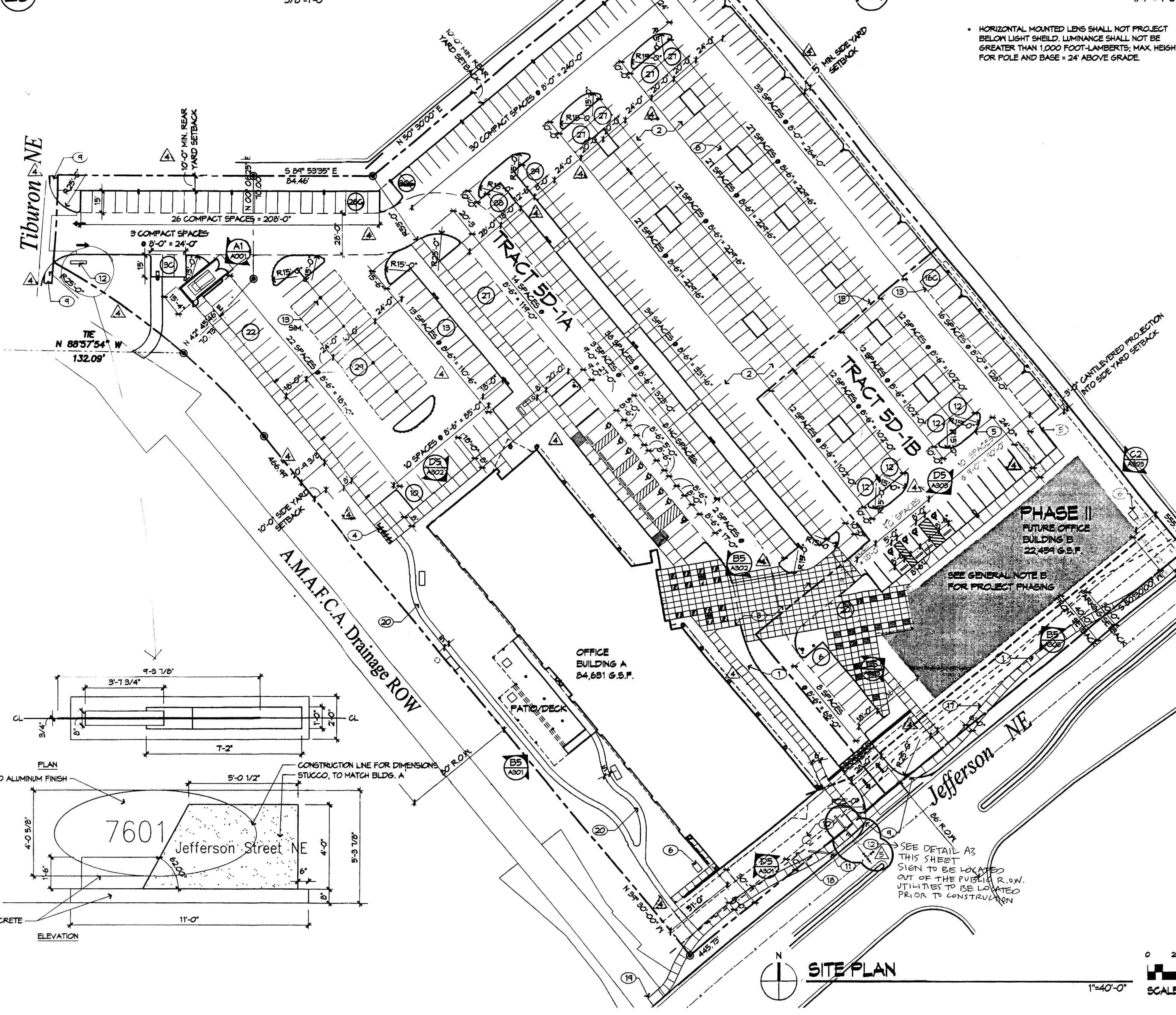
A3 MONUMENT SIGN ON JEFFERSON



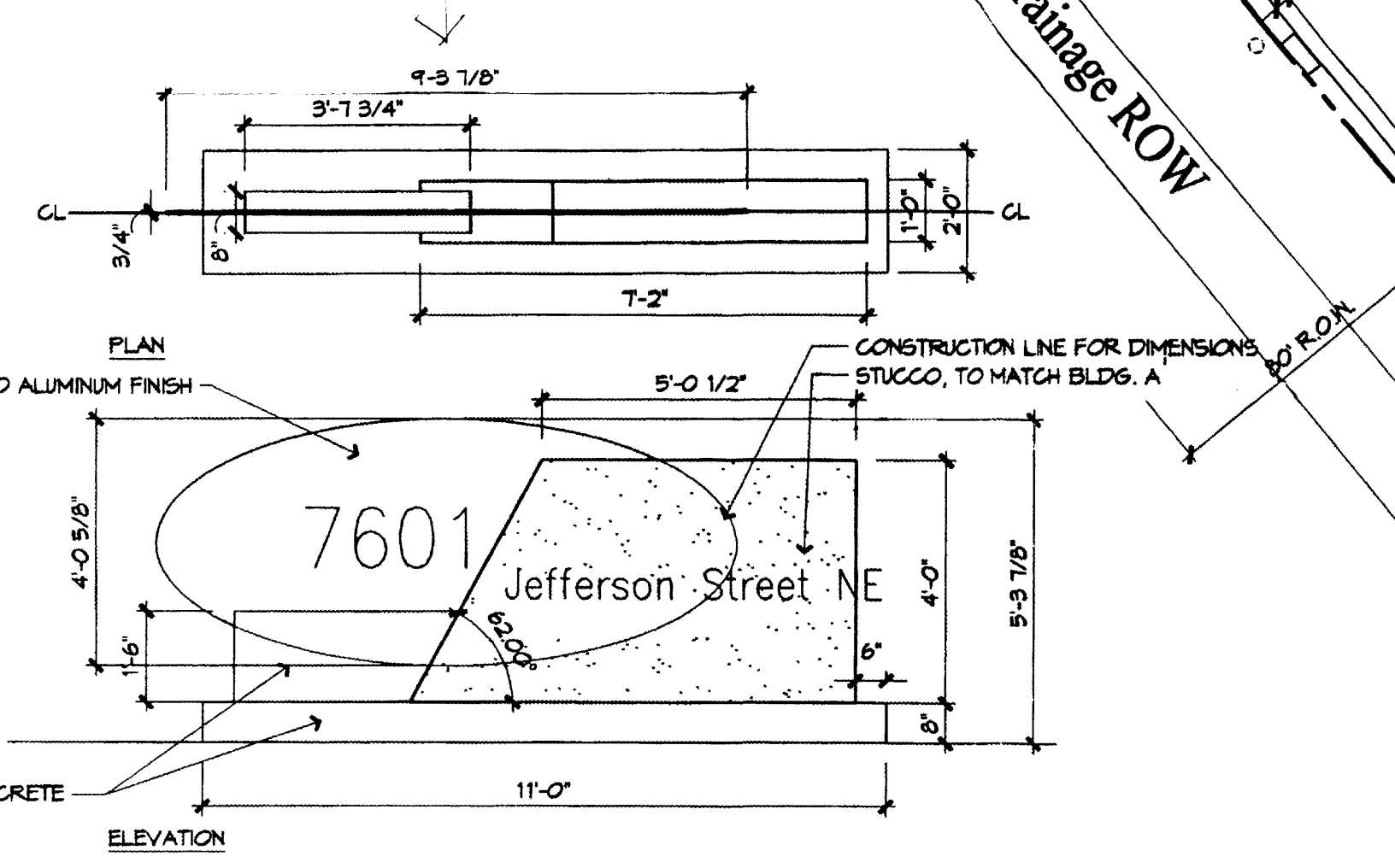
A4 PARKING CANOPY



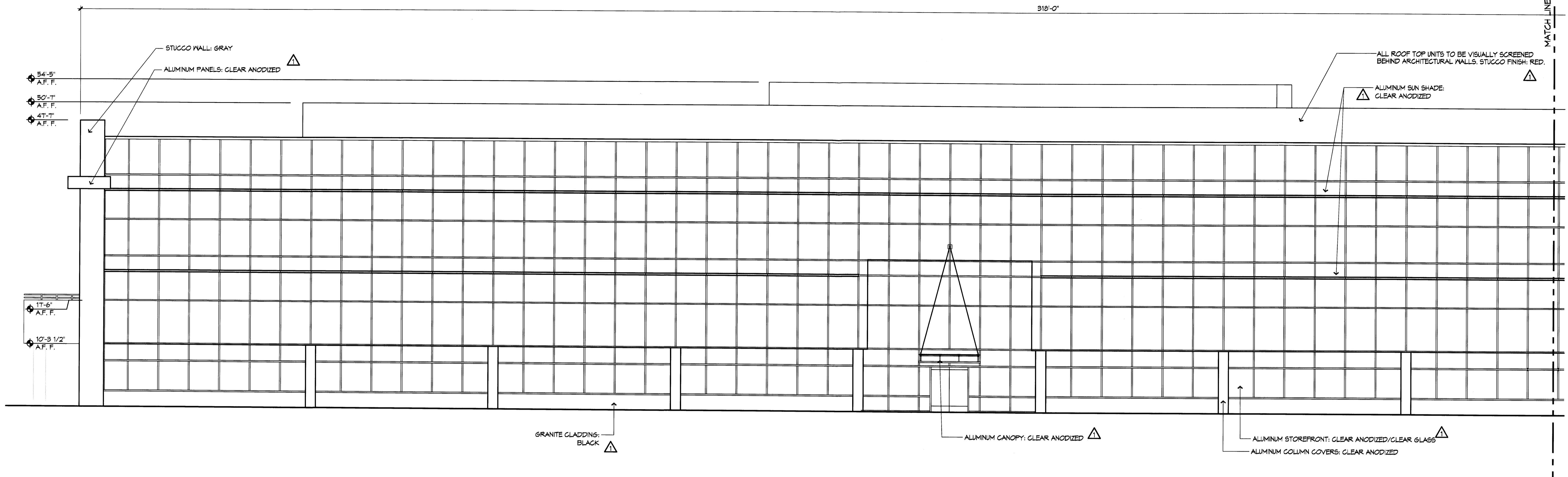
E5 COMPACTOR ENCLOSURE ELEVATION



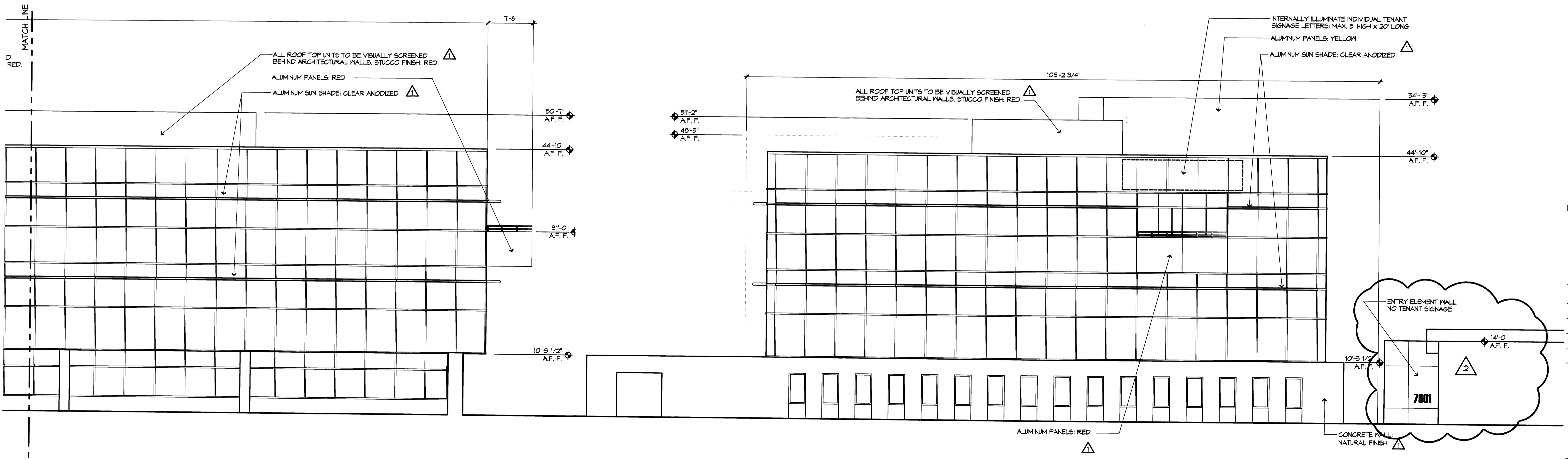
SITE PLAN
SCALE: 1" = 40'-0"



ELEVATION



0 4 8' **B5** PARTIAL SOUTH ELEVATION 1/8" = 1'-0"



0 4 8' **B5** PARTIAL SOUTH ELEVATION 1/8" = 1'-0"

0 4 8' **D5** EAST ELEVATION 1/8" = 1'-0"

Journal Center Tract 5
7601 Jefferson NE
Albuquerque, New Mexico

REVISIONS

△	5/4/05	DRB COMMENTS
△	1/5/2010	SIGNAGE REVISIONS ADMIN. AMENDMENT
△		
△		

DRAWN BY
REVIEWED BY
DATE 9/20/05
PROJECT NO. 04136
DRAWING NAME
**ELEVATIONS
OFFICE BLDG A**