

KEYED NOTES

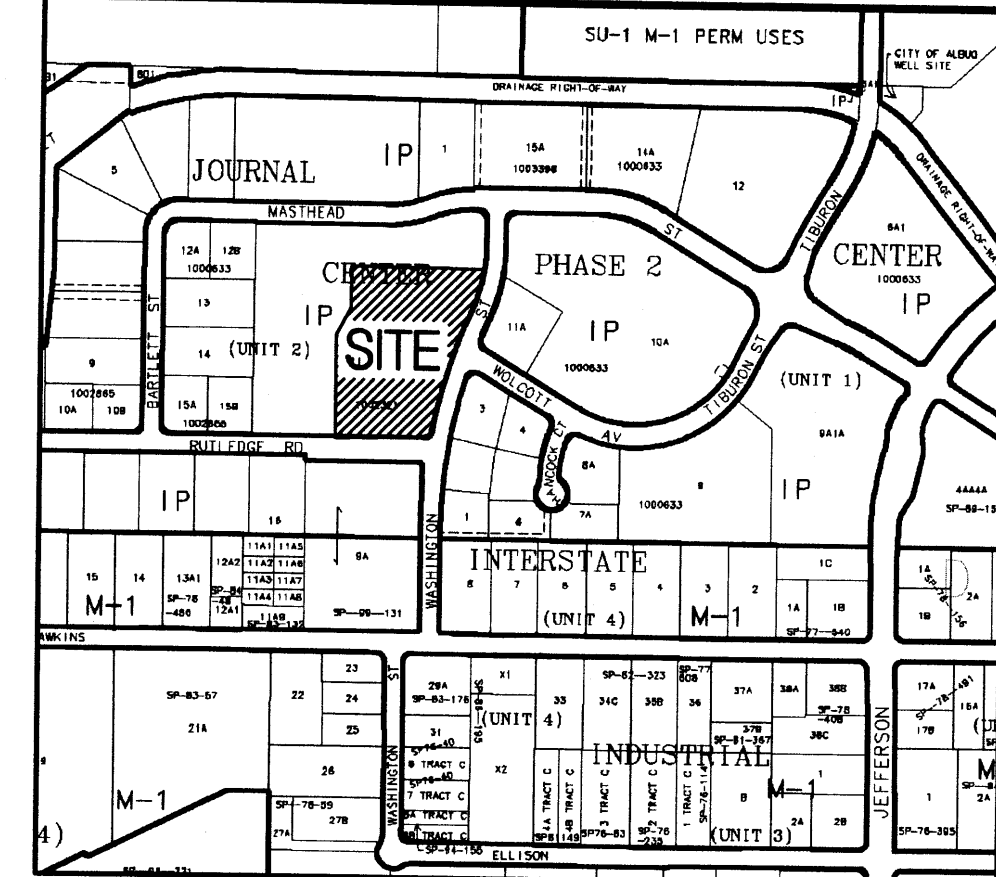
1. 14' HIGH MASONRY SCREEN WALL/RETAINING WALL TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS. WALL TO SCREEN MECHANICAL EQUIPMENT.
2. MASONRY REFUSE ENCLOSURE TO MATCH BUILDING. MIN 6' HIGH. SEE DETAILS ON SHEET AS-101. INSTALL CONCRETE PAD.
3. NOT USED.
4. BICYCLE PARKING (24 SPACES). SEE DETAIL ON SHEET C1.2.
5. MOTORCYCLE PARKING WITH SIGN. SEE DETAIL ON SHEET C1.2.
6. EXISTING MONUMENT SIGN, INSTALLED WITH PHASE 1.
7. EXISTING 6' WIDE SIDEWALK, INSTALLED WITH PHASE 1.
8. RETAINING WALL, HEIGHT VARIES. SEE SHEET C2.0. COLOR OF WALL TO COMPLEMENT BUILDING.
9. LIMITS OF PARKING DECK ABOVE. SEE SHEET C1.1.
10. LIGHT POLE, SEE DETAIL ON SHEET C1.2.
11. 6" HIGH CURB & GUTTER.
12. CONC VALLEY GUTTER.
13. 4" THICK CONCRETE SIDEWALK.
14. INSTALL PRECAST CONCRETE WHEEL STOP PER MANUFACTURER'S RECOMMENDATIONS.
15. INSTALL HANDICAPPED PARKING SPACES, STRIPING, AND SIGNAGE PER DETAIL ON SHEET C1.2.
16. INSTALL CURB RAMP.
17. INSTALL 4" WIDE WHITE PARKING STRIPE (2 COATS PAINT).
18. INSTALL NEW ASPHALT PAVEMENT.
19. INSTALL 4" BOLLARDS PER DETAILS ON SHEET AS-101.
20. INSTALL FIRE LANE STRIPING ON CURB. FACE OF CURB SHALL BE PAINTED SOLID RED WITH 4" TALL WHITE LETTERS STATING "FIRE LANE - NO PARKING" AT MINIMUM 20' INTERVALS.
21. BOLLARD LIGHTING.
22. COMPACT PARKING SPACE. PAINT THE WORD "COMPACT" AT EACH SPACE.
23. NEW MONUMENT SIGN, SEE DETAILS ON SHEET AS-101.
24. LOADING DOCK.
25. 6' WIDE, PIGMENTED CONCRETE SIDEWALK CROSSING TO MEET JOURNAL CENTER STANDARDS (2% MAX. CROSS SLOPE).
26. 10' WIDE BRICK CROSS WALK PER COA STD DWG 2412.
27. STANDARD CURB & GUTTER PER COA STD DWG 2415A.
28. UNIDIRECTIONAL CURB RAMP PER COA STD DWG 2426 & DETAIL 1/C1.2.
29. 6' WIDE (MIN) ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE.
30. INSTALL VAN ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE PER DETAIL ON SHEET C1.2.
31. PROVIDE 400SF OF PUBLIC SPACE WITH 18" RAISED PLANTER/SEAT WALL.
32. 6' LONG BENCH (3 SEATS).
33. UNIDIRECTIONAL CURB RAMP PER COA STD DWG 2426 & DETAIL 2/C1.2.
34. PUBLIC SPACE WITH SCULPTURE CONSTRUCTED WITH THE DEVELOPMENT OF TRACT 11-A.
35. INSTALL CURB RAMP PER DETAIL 1 THIS SHEET.

NOTES

1. ALL WHEEL CHAIR RAMPS WITHIN THE CITY OF ALBUQUERQUE RIGHT OF WAY SHALL HAVE TRUNCATED DOMES.

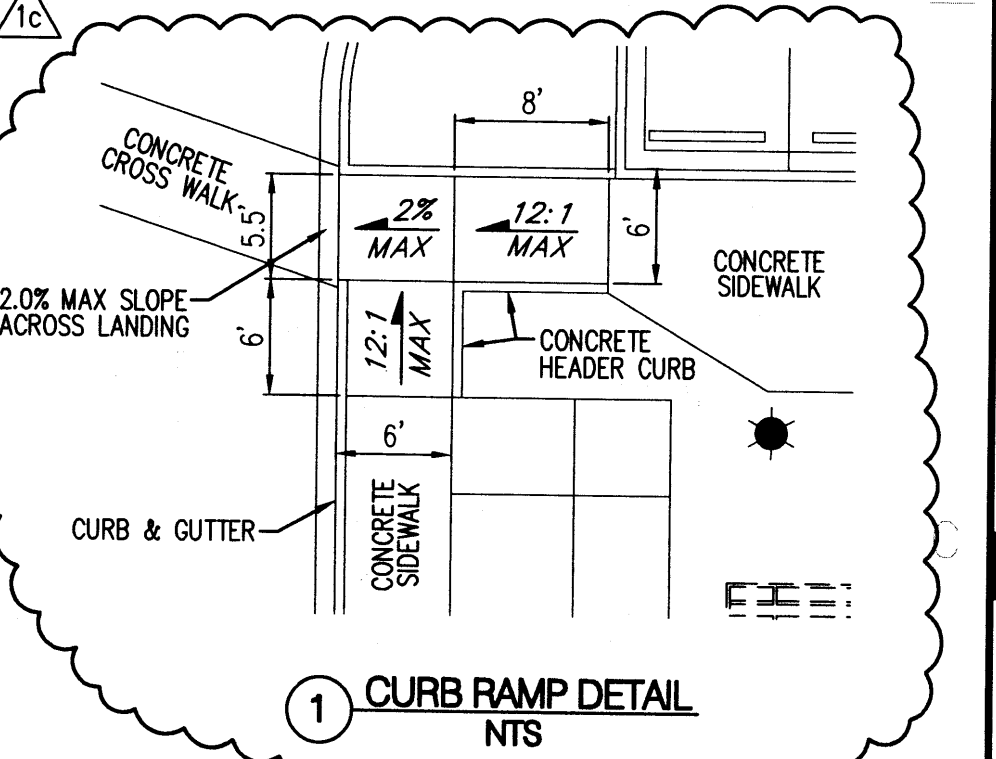
PROJECT DATA	
Zoning (Existing)	= IP
Site Area	= 4,4289 ac.
Building Area (Gross)	= 101,660 sf
Parking Required*	
Phase 2	
1st flr office rentable 33,098sf @ 1/200	= 165.5
2nd flr office rentable 32,929sf @ 1/300	= 109.8
3rd flr office rentable 31,319sf @ 1/300	= 104.4
Total Required	= 380
Motorcycle Stalls Required	= 6
Handicap Accessible Stalls Required	= 12
Parking Provided (Phase 2)	
Standard Spaces	= 383
Compact Spaces	= 56
Handicap Accessible Stalls	= 12
Motorcycle Stalls	= 10
Total Provided	= 461
Bicycle Parking Required (Phase 2)	= 24 (1/20 automobile spaces)
Bicycle Parking Provided (Phase 2)	= 24 (4 rows of 6 each)

* Per note 8 of the plat of lots 11-A and 11-B (recorded 11/03/2005) there is a reciprocal cross parking easement on both tracts.



ZONE ATLAS PAGE D-17-Z
SCALE: 1"=600'

LEGAL DESCRIPTION
TRACT 11-B OF JOURNAL CENTER UNIT 2, PHASE 2
ALBUQUERQUE, NM, NOVEMBER, 2005



1 CURB RAMP DETAIL
NTS

- 1a ADD 4 MOTORCYCLE PARKING SPACES. MOVE PUBLIC AREA NEAR EAST ENTRANCE. REVISE MECHANICAL/STORAGE ENCLOSURE.
- 1b REVISE PARKING CALCULATION
- 1c ADD RAMP, REVISE SIDEWALK LAYOUT, RAMP DETAIL
- 1d REVISE LOADING DOCK, EXTEND RETAINING WALL ALONG SOUTH PROPERTY LINE.

URB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1004576
APPLICATION NO. Approved 12-12
PLANNING DIRECTOR: DATE: 4-27-11

GENERAL NOTES

1. SCREEN WALLS AND REFUSE ENCLOSURE SHALL BE INTEGRAL TO BUILDING ARCHITECTURE.
2. UTILITY BOXES SHALL BE SCREENED WITH MATURE LANDSCAPING.
3. SITE LIGHTING SHALL BE HORIZONTAL CUT - OFF TYPE AND MAXIMUM 24" HIGH ABOVE GRADE. POLES AND FIXTURES SHALL BE PER JOURNAL CENTER REQUIREMENTS.
4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. AT THE TIME COMMON AREA IRRIGATION IS CONNECTED TO JOURNAL CENTER 2 COMMON AREA IRRIGATION SYSTEM, THE DEVELOPER 'TEURON INVESTMENT, LLC' MUST BE CONTACTED.

DRAWING INDEX

- C1.0 - SITE PLAN
- C1.1 - SITE PLAN - UPPER PARKING DECK
- L1.0 - LANDSCAPE PLAN
- C2.0 - CONCEPTUAL GRADING PLAN
- A2.1 - BUILDING ELEVATIONS
- A2.2 - BUILDING ELEVATIONS
- A2.3 - PARKING STRUCTURE ELEVATIONS
- A2.4 - PARKING STRUCTURE ELEVATIONS
- C1.2 - SITE DETAILS
- AS-101 - SITE DETAILS
- C3.0 - CONCEPTUAL UTILITY PLAN

Bohannon & Huston
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ARCHITECT

CONSULTANT

PROJECT TITLE

**USFS
PHASE II
ALBUQUERQUE
SERVICE CENTER
HUMAN
RESOURCES**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/25/11	ADMINISTRATIVE AMENDMENT

DRAWN BY: CHECKED BY:

PROJECT NUMBER:

A10.08

DATE:

JUNE 17, 2010

SHEET TITLE:

SITE PLAN

SHEET NO.:

C1.0

P:\20110060\CDP\Plans\General\Site Plan For BP\20110060sp01.dwg, Layout
Apr 29, 2011 - 7:53am
Plotted by: GBR/OUT