

KEYED NOTES

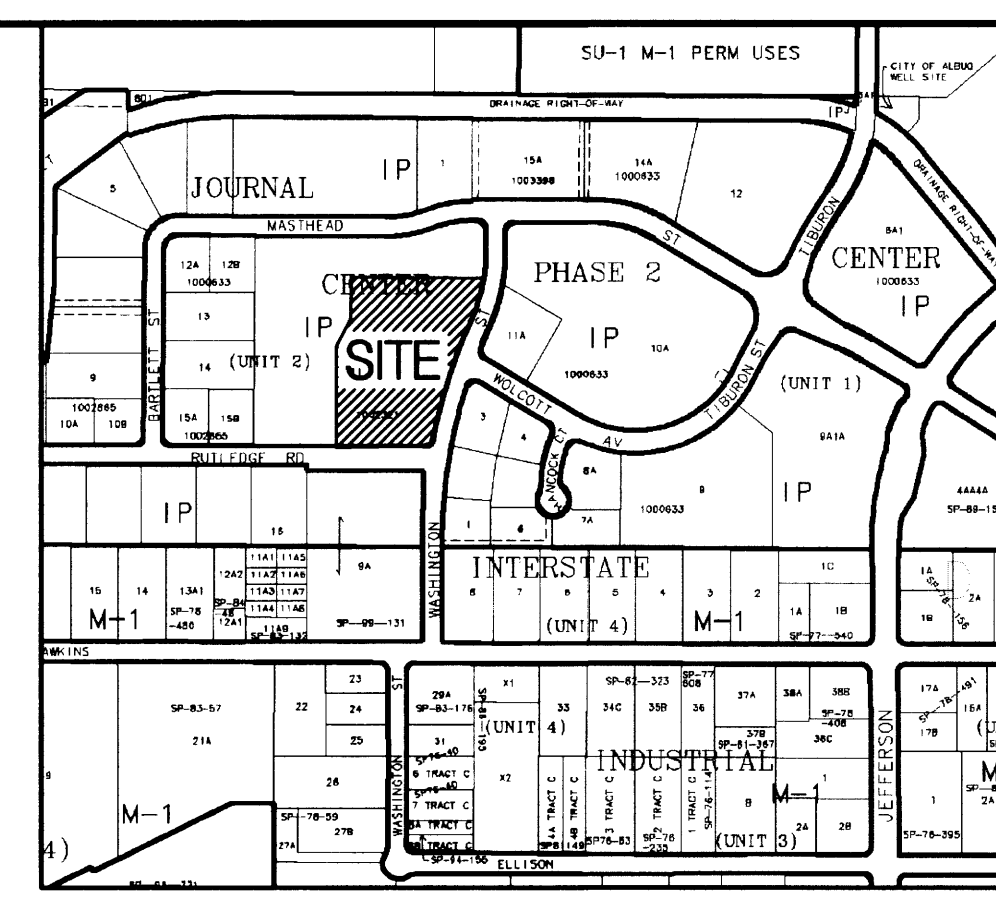
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35. INSTALL CURB RAMP PER DETAIL 1 THIS SHEET.

NOTES

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

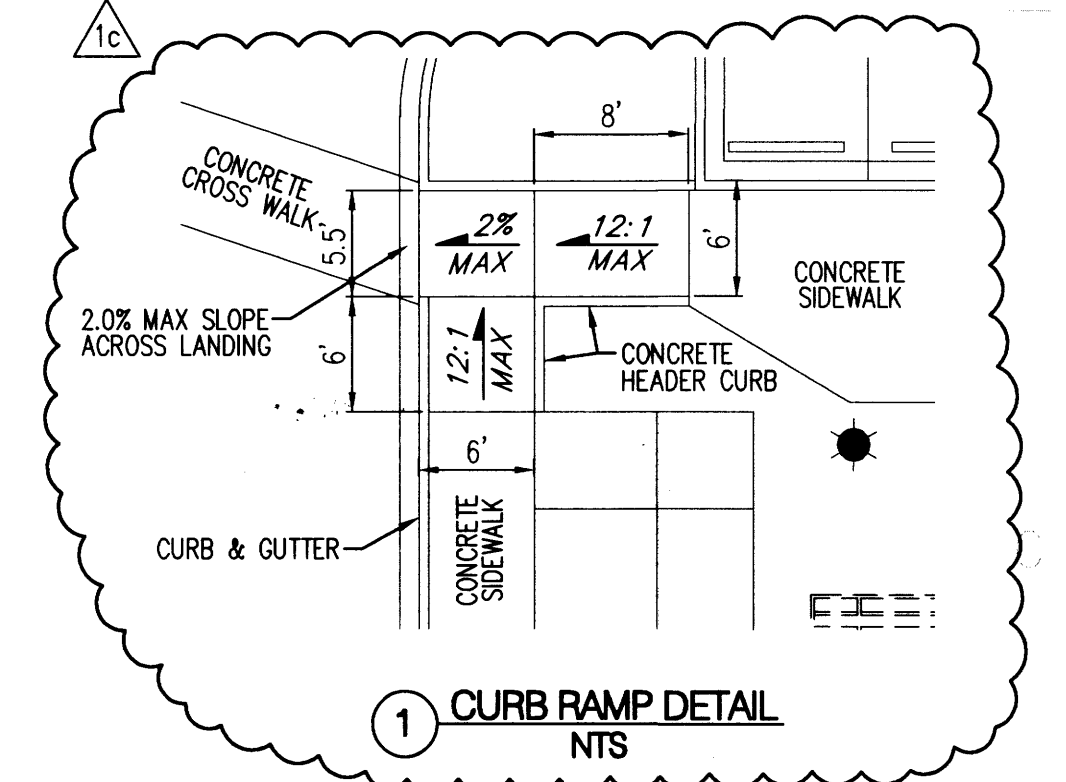
PROJECT DATA	
Zoning (Existing)	= IP
Site Area	= 4.4289 ac.
Building Area (Gross)	= 101,660 sf
Parking Required*	
Phase 2	
1st fir office rentable 33,098sf @ 1/200	= 165.5
2nd fir office rentable 32,929sf @ 1/300	= 109.8
3rd fir office rentable 31,319sf @ 1/300	= 104.4
Total Required	= 380
Motorcycle 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 Provided (Phase 2)	= 24 (1/20 automobile spaces)
Bicycle Parking Required (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.

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 200918
APPLICATION NO. Approved 10-10
PLANNING DIRECTOR DATE 4-29-11

GENERAL NOTES

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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 "TIBURON INVESTMENT, LLC" MUST BE CONTACTED.

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505-255-6400 505-268-6954 FAX
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ARCHITECT

CONSULTANT

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

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

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

DRAWN BY: BO
CHECKED BY: GSB

PROJECT NUMBER:
A10.08

DATE:
JUNE 17, 2010

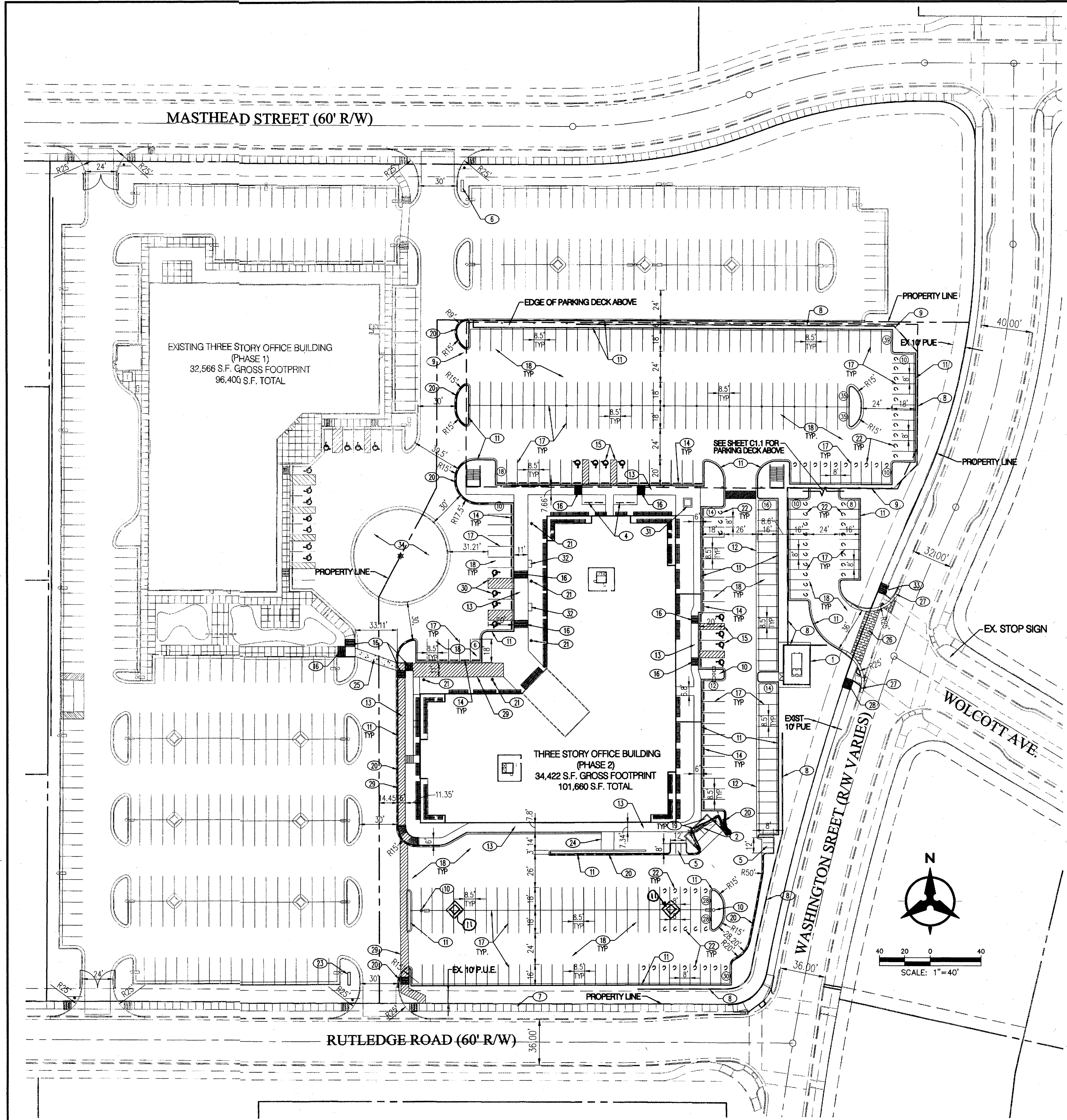
SHEET TITLE:
SITE PLAN

SHEET NO.:

C1.0

DRB FILE

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April 29, 2011 - 8:10am
Plotted by: GSB0451



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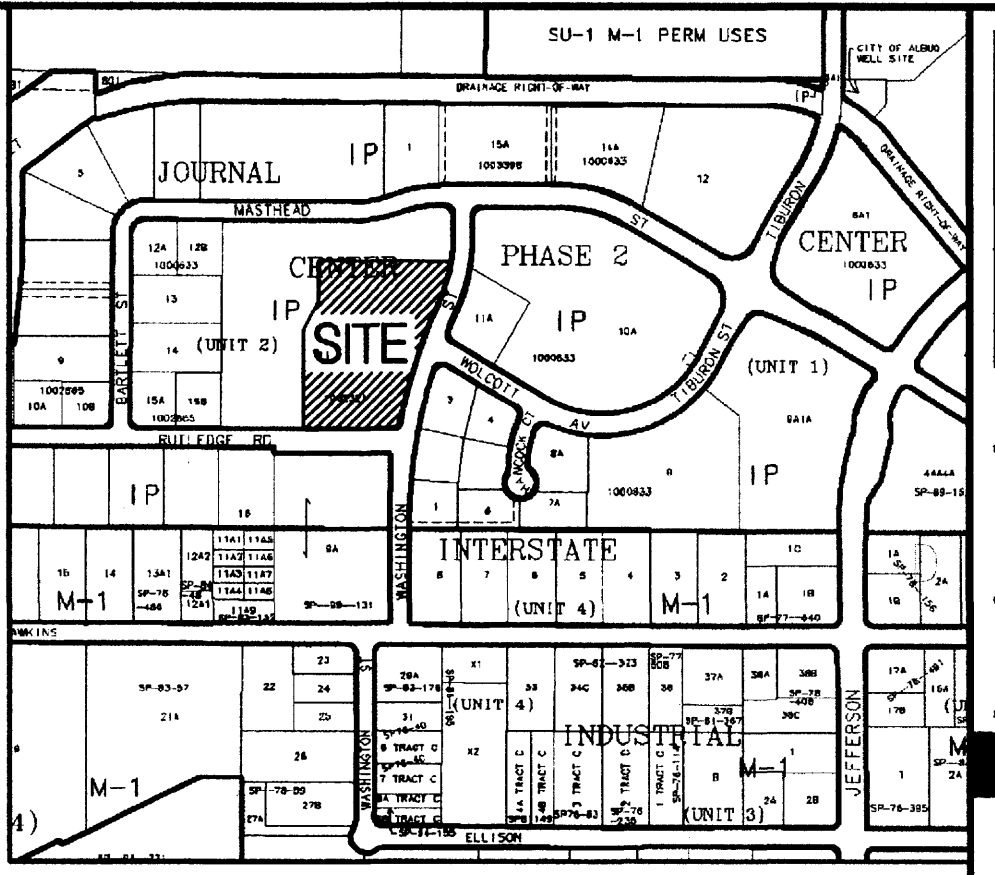
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PROJECT DATA

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	= 391
Compact Spaces	= 60
Handicap Accessible Stalls	= 12
Motorcycle Stalls	= 6
Total Provided	= 469
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.



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

PROJECT NUMBER: 1004556

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated N/A and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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.

DRG. SITE DEVELOPMENT PLAN. SIGNOFF APPROVAL:

[Signature] 6-30-10
Traffic Engineering, Transportation Division
Date

[Signature] 6-30-10
Water Utility Department
Date

[Signature] 6/30/10
Christina Dandora
Parks and Recreation Department
Date

[Signature] 6/30/10
Bradley A. Bingham
City Engineer
Date

[Signature] 6/30/2010
Solid Waste Management
Date

[Signature] 8-5-10
DRG. Chairperson, Planning Department
Date

[Signature] 8-5-2010
Date

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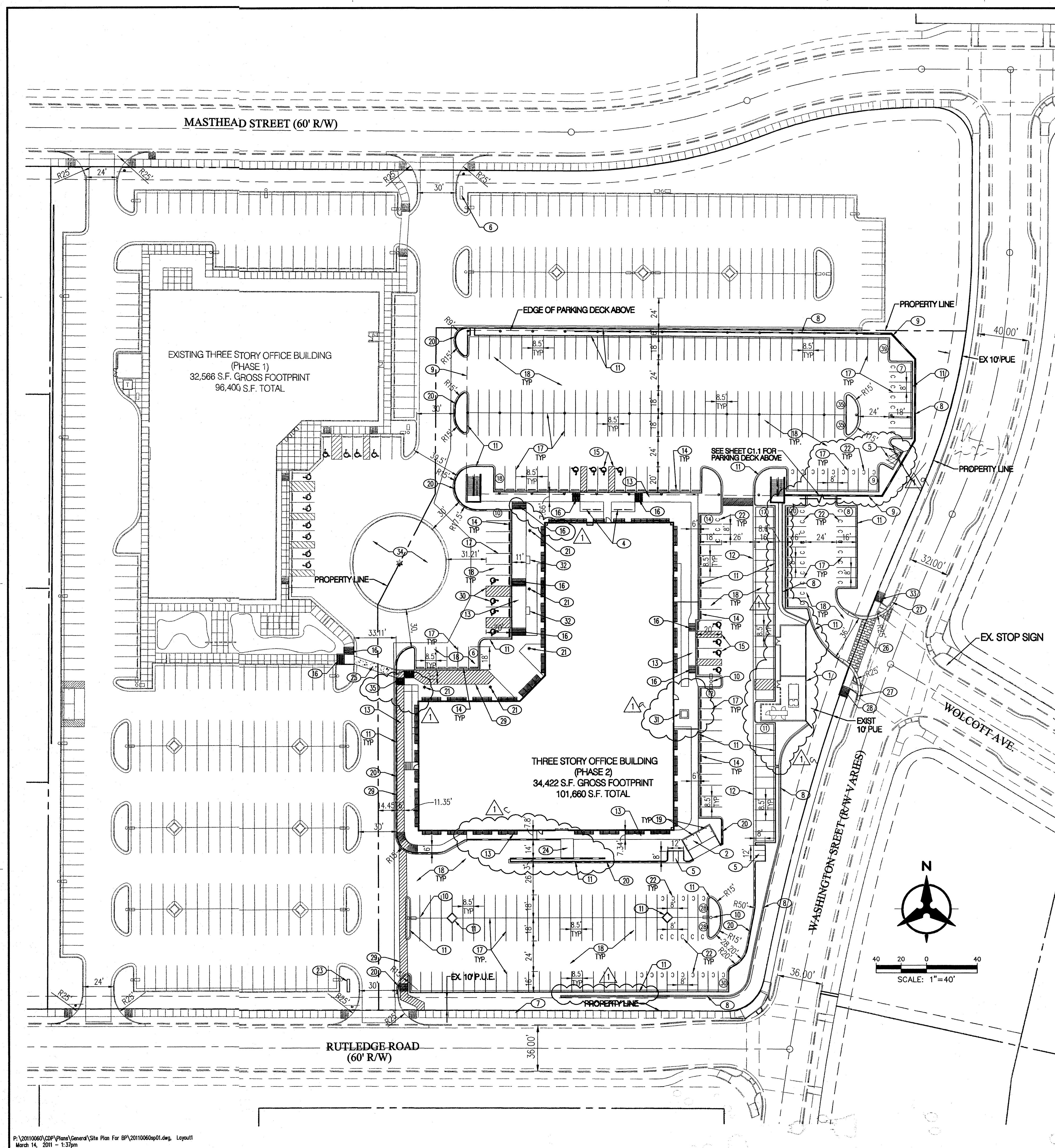
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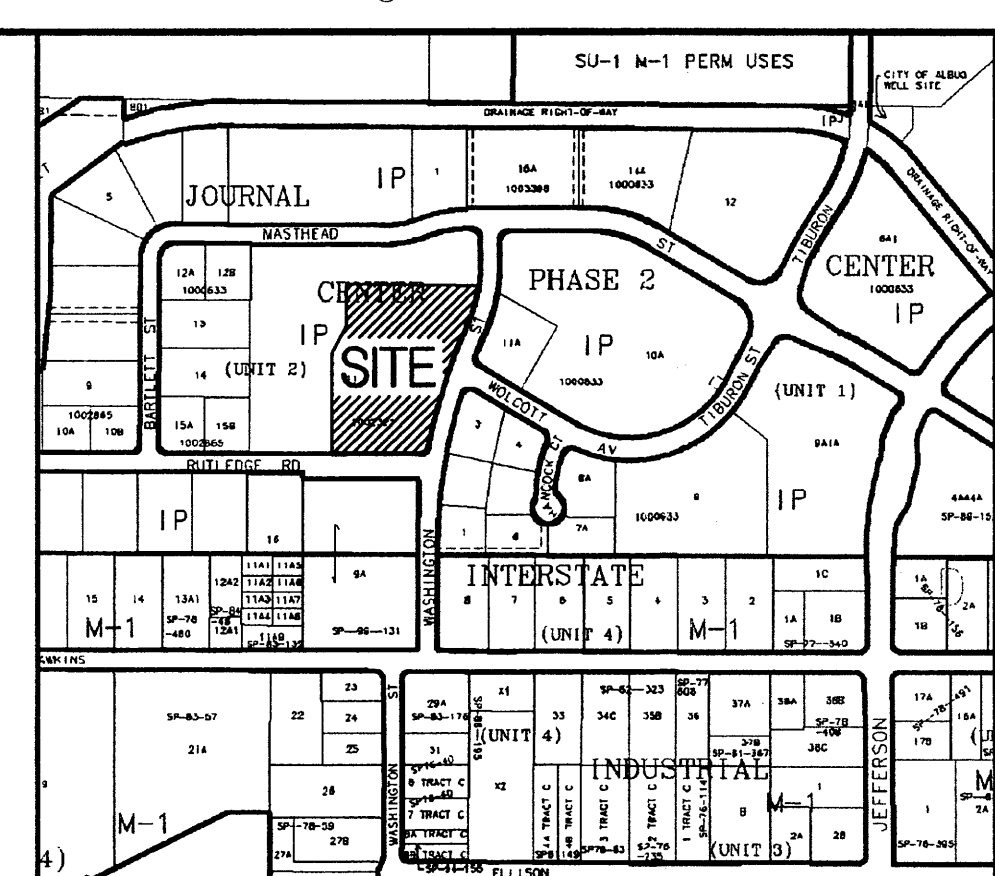
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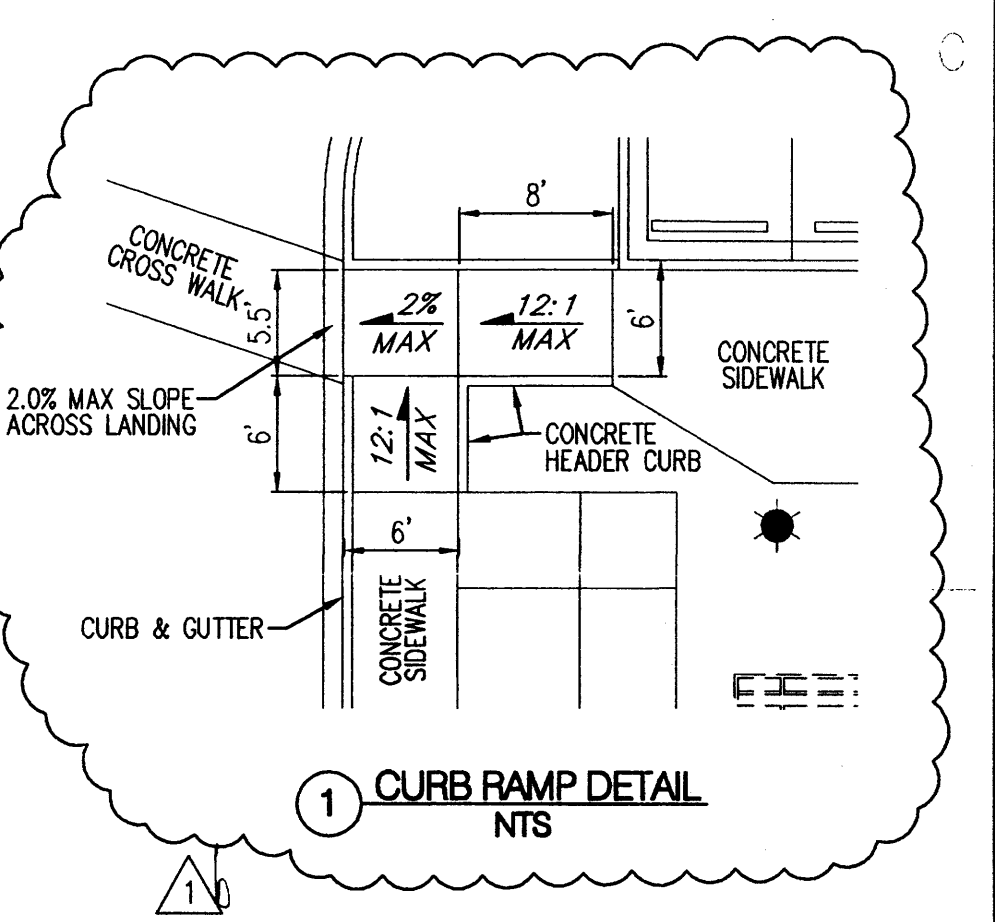
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LEGAL DESCRIPTION
TRACT 11-B OF JOURNAL CENTER UNIT 2, PHASE 2
ALBUQUERQUE, NM, NOVEMBER, 2005

*Amendment
1. a. Revise parking
1. b. Curb ramp detail
1. c. Vehicle turning diagram*



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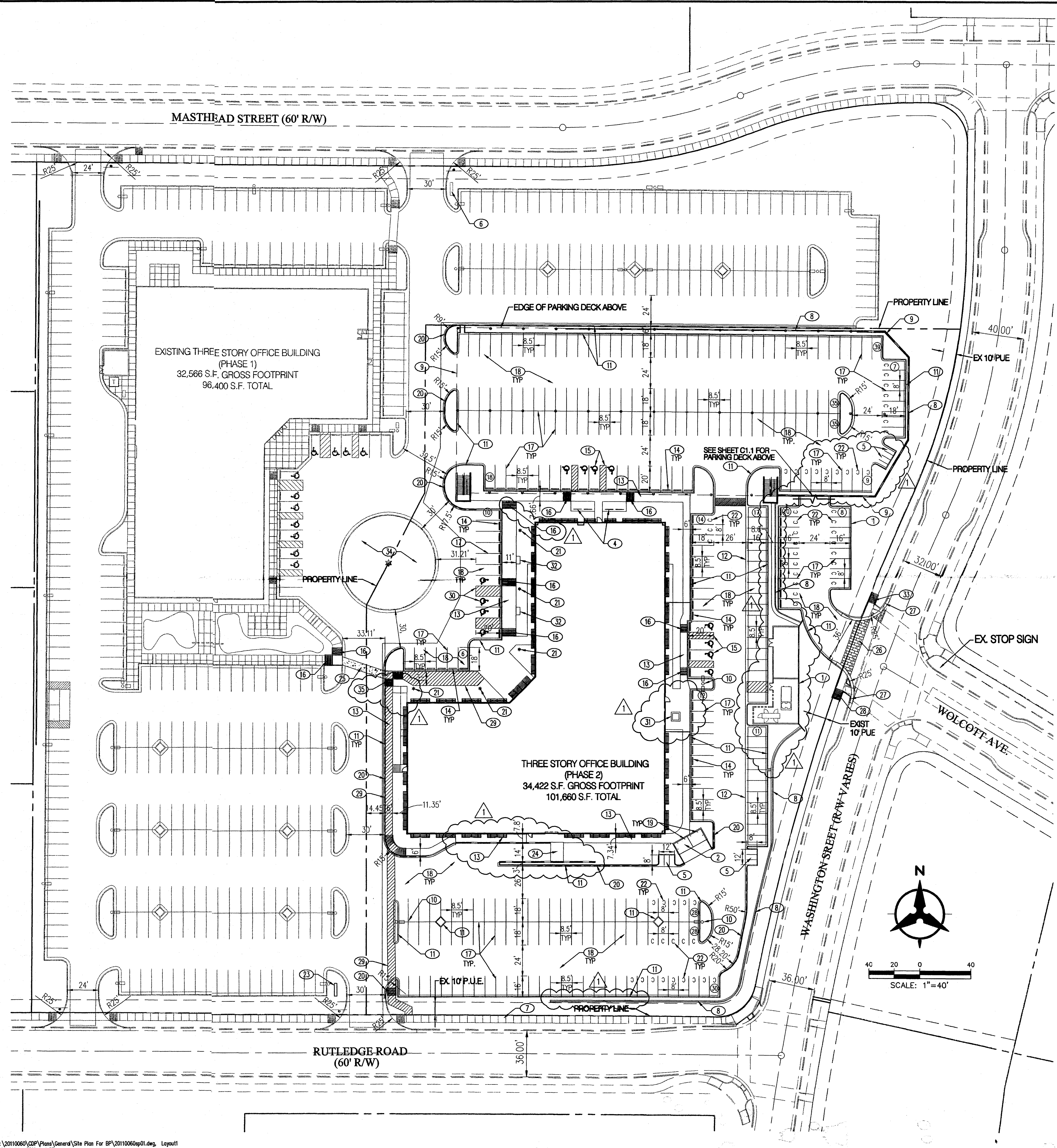
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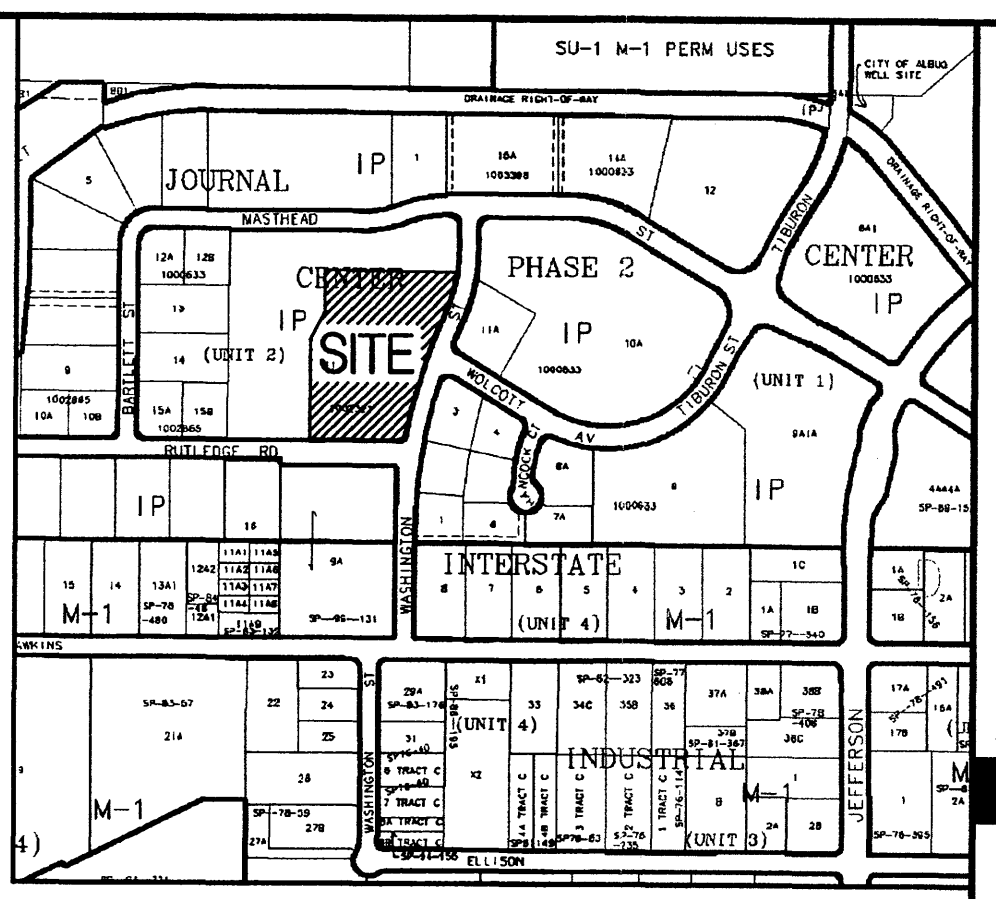
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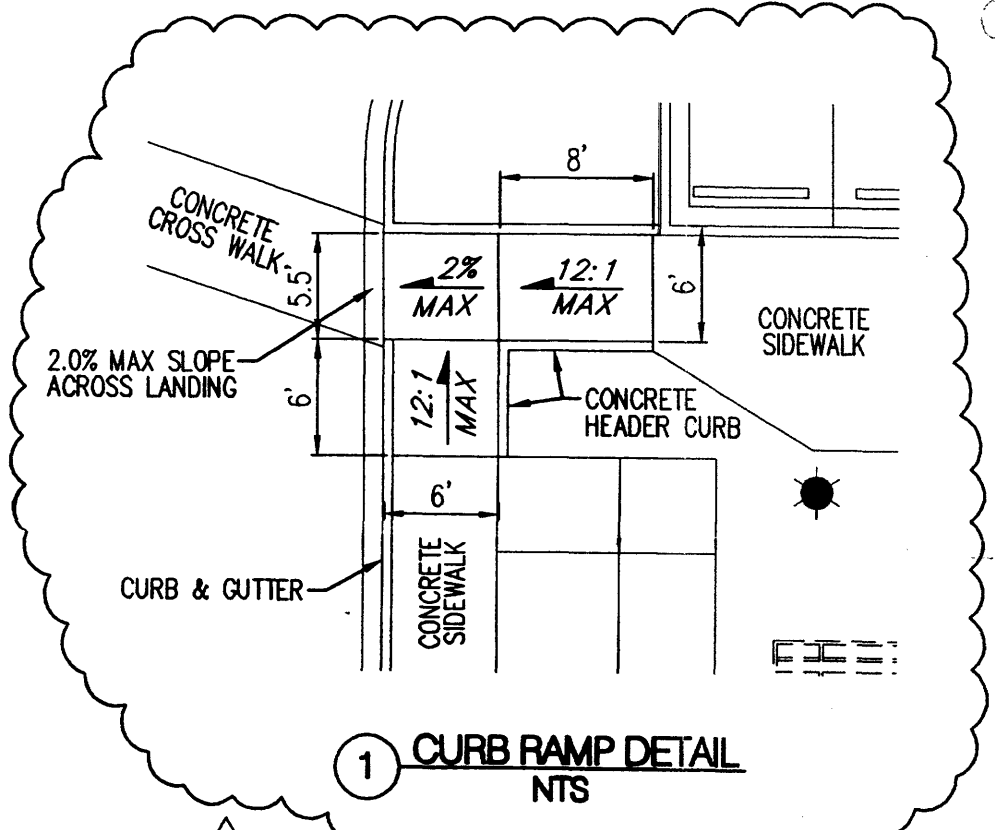
PROJECT DATA	
Zoning (Existing)	= IP
Site Area	= 4,4289 ac.
Building Area (Gross)	= 101,660 sf
Parking Required*	
Phase 2	
1st flr office rentable 33,098sf @ 1/200	= 165.5
2nd flr office rentable 32,929sf @ 1/300	= 109.8
3rd flr office rentable 31,319sf @ 1/300	= 104.4
Total Required	= 380
Motorcycle 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 plot 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



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 "TIBURON 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

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ARCHITECT

CONSULTANT

PROJECT TITLE

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

ALBUQUERQUE
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION
3/15/11		ADMINISTRATIVE AMENDMENT

DRAWN BY: CHECKED BY:
BO GSB

PROJECT NUMBER:
A10.08

DATE:
JUNE 17, 2010

SHEET TITLE:
SITE PLAN

SITE PLAN

SHEET NO.:

C1.0

P:\20110601\02P\Plan\General\Site Plan For EP\20110601.dwg Layout1
March 14, 2011 1:37pm
Plotted by: BORTEGA