3. **Project# 1008878**
11DRB-70232 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CARTESIAN SURVEYS INC and DNCA agent(s) for BUILDERS TRUST OF NM and RENAL MEDICINE ASSOCIATES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, 4, & 5, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on MASTEHEAD NE at BARTLETT ST NE west of WASHINGTON ST NE containing approximately 3.0003 acre(s). (D-17) *[Deferred from 10/12/11]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4. **Project# 1007316**
11DRB-70284 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/PERICH/SABATINI agent(s) for HUNT UPTOWN II, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **HUNT-SPECTRUM DEVELOPMENT SITE** zoned SU-3 MU-UPT, located on the south side of INDIAN SCHOOL RD NE between LOUISIANA BLVD NE and UPTOWN LOOP RD NE containing approximately 7.467 acre(s). (J-19) **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1003094**
11DRB-70285 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for ALVARADO - SG, LLC request(s) the above action(s) for all or a portion of **SILVER TOWN HOMES** zoned SU-3 HOUSING FOCUS, located on SILVER AVE SW BETWEEN 2ND ST AND 3RD ST SW containing approximately 1.51 acre(s). (K-14) **DEFERRED TO 10/26/11 AT THE AGENT'S REQUEST.**

6. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70267 SUBDIVISION DESIGN VARIANCE

RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, **DAVIDSON ADDITION No.1,** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14)*9[Deferred from 10/5/11, 10/12/11]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

#1008878

#3

Date: 10-12-11

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____ Address:_____
2. Name:_____ Address:_____
3. Name:_____ Address:_____
4. Name:_____ Address:_____
5. Name:_____ Address:_____
6. Name:_____ Address:_____
7. Name:_____ Address:_____

3. **Project# 1005051**
11DRB-70255 VACATION OF PUBLIC UTILITY EASEMENT

JEROME ECKSTEIN request(s) the referenced/ above action(s) for all or a portion of Tract(s) G-2-A-1, **SIESTA HILLS SUBDIVISION NO. 2,** zoned C-1, located on the southwest corner of GIBSON BLVD SE and DAKOTA ST SE containing approximately 1.15 acre(s). (M-18) **DEFERRED TO 10/19/11 AT THE AGENT'S REQUEST.**

4. **Project# 1005354**
11DRB-70265 MAJOR - SDP FOR BUILDING PERMIT
11DRB-70252 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for KESHET DANCE COMPANY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 2-D1, **ARBOLERA DE VIDA Unit 2B** and Lot(s) 1 & 2, **SAWMILL VILLAGE,** zoned SU-2/SU-1 FOR PRD WITH MICROBREWERY & SU-2 /SU-1 FOR PRD, located on the northeast corner of BELLAMAH AVE NW and 18TH ST NW containing approximately 9.976 acre(s). (H -13 & J-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS, VERIFICATION OF TIS, TO VERIFY STREET IMPROVEMENTS AND TO PLANNING FOR ZONING INITIALS ON SIGNATURE BLOCK AND 15 DAY APPEAL PERIOD. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS.**

5. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11]* **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**

6. **Project# 1008878**
11DRB-70230 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70232 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CARTESIAN SURVEYS INC and DNCA agent(s) for BUILDERS TRUST OF NM and RENAL MEDICINE ASSOCIATES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, 4, & 5, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on MASTEHEAD NE at BARTLETT ST NE west of WASHINGTON ST NE containing approximately 3.0003 acre(s). (D-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVAL OF THE GRADING PLAN AND TO PLANNING FOR AGIS DXF. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 10/19/11 AT THE AGENT'S REQUEST.**

DRB CASE ACTION LOG
(Preliminary/final Plat)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: *11DRB-70230* Project # *1008878*

Project Name: *Journal Center Phase 2 Unit 2*

Agent: *Cartesian Surveys INC* Phone No.:

Your request was approved on 10-12-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION:**
- ☐ **ABCWUA:**
- ☑ **CITY ENGINEER / AMAFCA:** – approved grading plan
- ☐ **PARKS / CIP:**
- ☐ **PLANNING (Last to sign):** - dft

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

September 21, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Hydrology
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003445**
11DRB-70234 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acre(s). (C-12)**DEFERRED TO 9/28/11 AT THE AGENT'S REQUEST.**

2. **Project# 1008878**
11DRB-70230 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70232 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CARTESIAN SURVEYS INC and DNCA agent(s) for BUILDERS TRUST OF NM and RENAL MEDICINE ASSOCIATES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, 4, & 5, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on MASTEHEAD NE at BARTLETT ST NE west of WASHINGTON ST NE containing approximately 3.0003 acre(s). (D-17) **DEFERRED TO 10/12/11 AT THE AGENT'S REQUEST.**

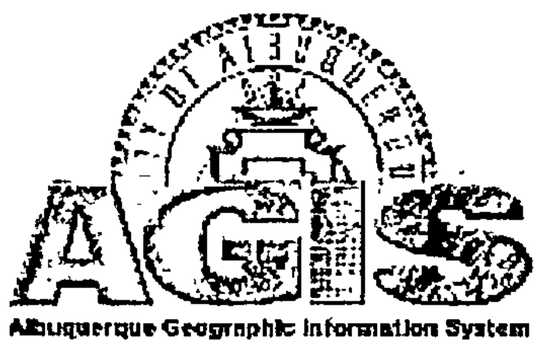
Dourte, Richard H.

From: Gaulden, Tim H.
Sent: Thursday, October 13, 2011 10:42 AM
To: cartesianamber
Subject: RE: Project No. 1008878

Hey Amber.....you can reel your eye back in because the DXF has been approved. ☺

Tim

Tim Gaulden
GIS Coordinator
(505) 924-3805



From: cartesianamber [mailto:cartesianamber@aol.com]
Sent: Thursday, October 13, 2011 10:17 AM
To: Gaulden, Tim H.
Subject: Re: Project No. 1008878

Thanks, will keep an eye out for your email.

Amber Palmer ☺
CADD Tech
Cartesian Surveys Inc.
PO Box 44414
Rio Rancho NM 87174
(p)505-896-3050
(f)505-891-0244

www.cartesiansurveys.com
Email: cartesianamber@aol.com

In a message dated 10/13/11 09:22:34 Mountain Daylight Time, tgaulden@cabq.gov writes:

> Hi Amber...
>
> Yes, I received the dxf and am working on it now. I should have it approved today. If there are any problems (which I don't anticipate) I will let you know right away.
>
> Tim

Tim Gaulden
GIS Coordinator
(505) 924-3805

Albuquerque Geographic Information System

From: cartesianamber [mailto:cartesianamber@aol.com]
Sent: Thursday, October 13, 2011 7:53 AM
To: Gaulden, Tim H.; Sammons, Joshua R.; Gricius, Michelle A
Subject: Re: Project No. 1008878

Good Morning,

Just checking in to confirm that you received the request sent for DXF approval I sent yesterday.

Please let me know as soon as you are able.

Thank you!!

Amber Palmer ☺
CADD Tech
Cartesian Surveys Inc.
PO Box 44414
Rio Rancho NM 87174
(p)505-896-3050
(f)505-891-0244

www.cartesiansurveys.com
Email: cartesianamber@aol.com

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 21, 2011

Project# 1008878
11DRB-70230 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70232 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CARTESIAN SURVEYS INC and DNCA agent(s) for BUILDERS TRUST OF NM and RENAL MEDICINE ASSOCIATES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, 4, & 5, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on MASTEHEAD NE at BARTLETT ST NE west of WASHINGTON ST NE containing approximately 3.0003 acre(s). (D-17)

AMAFCA No comments provided.
COG No comments provided.
TRANSIT No comments
ZONING ENFORCEMENT The light poles in the parking lot are at 22'. 20' is the maximum permitted. The side landscape buffers do not have 75% vegetative ground cover. The pines on the landscaping do not count towards the ground cover. Ground cover consists of shrubs, vines or flowers or ornamental grasses. The disabled and motorcycle sign details should be shown. If there are roof top mechanical units it should be screened. There should be parking barriers in the spaces along the landscaping. Vehicles are not allowed to overhang into the landscaping.
NEIGHBORHOOD COORDINATION Letters sent to: Alameda North Valley Assoc. (R)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments provided.
FIRE DEPARTMENT No comments provided.
PNM No adverse comments
NMGCO No comments provided.

COMCAST No comments provided.
QWEST Concerning the subject case number(s), CenturyLink has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D no adverse comments
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Plat Approval - A plat should be submitted Site Plan for Building Permit - Hydrology has comments on the Grading Plan. Comments have been sent to the Engineer and include: AMAFCA approval is required since this site drains directly to one of their facilities. AMAFCA may require a water quality feature that may impact the site. The site should be replatted.
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No Comment.
ABCWUA
PLANNING DEPARTMENT Refer to comments from Zoning Enforcement for compliance with the Zoning Code, plus any public hearing comments regarding proposed site plan. Zoning will need to indicate its approval by initialing the signature block. The plat must conform to an approved site development plan.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE: 9-21-11 (SBP, P&F)

Complete

DRB CASE ACTION LOG
(Preliminary/final Plat)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: *11DRB-70230* Project # *1008878*

Project Name: *Journal Center Phase 2 Unit 2*

Agent: *Cartesian Surveys INC* Phone No.:

Your request was approved on 10-12-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION:**
- ☐ **ABCWUA:**
- ☑ **CITY ENGINEER / AMAFCA:** – approved grading plan
- ☐ **PARKS / CIP:**
- ☐ **PLANNING (Last to sign):** ok to sign 10-19-11
- ☐ **Planning must record this plat. Please submit the following items:**

  -The original plat and a mylar copy for the County Clerk.
  -Tax certificate from the County Treasurer.
  -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☑ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 230

08/19/2011 Issued By: BLDAVM 119810

Application Number: **11DRB-70230**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MASTEHEAD BETWEEN BARTLETT AND WASHINGTON

Project Number: 1008878

Applicant
RANDY AKIN W/ BUILDERS TRUST OF NM

5931 OFFICE BLVD NE, SUITE 3
ALBUQUERQUE NM 87109

Agent / Contact
CARTESIAN SURVEYS INC
JADA PLOTNER
P.O. BOX 444L4
ALBUQUERQUE NM 87124

WPLOTNERJR@AOL.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$285.00**
	TOTAL:	**$305.00**

City Of Albuquerque
Treasury Division

```
:/19/2011        9:52AM        LOC: ANNX
 WS#3008                    TRANS# 0009
:ECEIPT# 00136489-00136489
 PERMIT#  2011070230                TRSLNP
'rans Amt                $305.00
 Conflict Manag. Fee                 $20.00
IRB Actions                         $285.00
 VI I                               $305.00
:HANGE                               $0.00
    :)          Thank You
```

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2011 070 232

08/23/2011 Issued By: E08375 120166

Application Number: **11DRB-70232**, Major - Sdp For Building Permit

Address:

Location Description: MASTHEAD BETWEEN BARTLETT AND WASHINGTON

Project Number: 1008878

Applicant
RENAL MEDICINE ASSOCIATES/ JAYANT KUMAR
AND LEONARD ROMERO

201 CEDAR ST SE, SUITE 800
ALBUQUERQUE NM 87106
563-2800

Agent / Contact
DNCA

218 GIRARD BLVD SE
ALBUQUERQUE NM 87106
255-4033
DEVENDRA@MAC.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$385.00**
	TOTAL:	**$480.00**

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

8/23/2011 9:57AM LOC: ANNX
WS# 007 TRANS# 0006
RECEIPT# 00147129-00147129
PERMIT# 2011070232 TRSCCS
Trans Amt $480.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $385.00
CK $480.00
CHANGE $0.00

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

RE: **DRB Resubmittal, Project Number 1008878**

October 4th, 2011

City of Albuquerque - Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Dear Members of the Design Review Board:

Attached are revised sheets (dated October 5th, 2011) for the Renal Medicine Associates Clinic at Journal Center 2, which was previously reviewed at your hearing on September 21st and deferred for your October 12th hearing.

The following changes were made to the Site Plan in response to Comments received:

Transportation Section:

- The distance to curb cut / driveways on adjacent lots are indicated (please refer to provided Exhibit 1).
- As requested, the West entry drive to site has moved eastward, parking and planting areas have been modified accordingly.
- Scale of drawing altered to conform with City Development Process Manual, at 1" = 20' scale.
- Verification that an ambulance and service vehicles will be able to access the service Entry at North side of Phase 2 (please refer to provided Exhibit - Ambulance Access). Service driveway left at 20' wide with signage stating "Service Vehicles Only" (see detail 5) and striping with painted "Do Not Enter" added to Site Plan.
- ADA Accessible pedestrian walkway provided at Accessible parking spaces, clearly noted. Width is 7'-0". All ramps shown. (Note, detail for bollard lighting at walkway not shown, as bollards have been removed).
- Details provided for all ramps.
- Build notes, referring to specific City Standards, have been provided at all items proposed in City Right of Way.
- All ramps located at City Right of Way will have truncated domes. (Please refer to drawing notes).
- Verification provided that sign at east site entry does not interfere with sight distance at entrance /egress (please refer to provided Exhibit 2).

Zoning Enforcement:

- Height of pole lights at parking lot modified to meet City Standard of 20' height.
- Side landscape buffers modified to provide 75% minimum vegetative ground cover.
- Disabled and motorcycle parking sign details shown.
- Rooftop mechanical units will be screened (please see note on Site Plan)

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

- Parking barriers are provided at spaces along landscaping.

We hope that these changes, per the directives we received at our last DRB meeting, meet your approval. Time is of the essence for this project due to the the specific nature of the project's funding. In the event that additional changes are requested of us, we request that conditional approval be granted to allow the project to move forward.

Thank you,

Devendra N. Contractor, AIA

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008878

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: Oct. 12th /2011

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: This case was deferred from the September 21st hearing to the October 12th hearing. Comments from the DRB have been addressed in these submitted sheets

75° drive angle
17' Keyway
40' separation
Landscape Legend

CONTACT NAME: Deirdre Harris / Devendra Contractor

TELEPHONE: 255-4033 EMAIL: dharris@dncarchitect.com, devendra@mac.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896-3050
ADDRESS: PO Box 44414 FAX: 891-0244
CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@adi.com

APPLICANT: Randy Akin w/ Builders Trust of NM PHONE: 563-4836
ADDRESS: 5931 Office Blvd NE Suite 3 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: ___

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ___ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 3, 4 and 5 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Journal center Phase 2 Unit 2
Existing Zoning: IP Proposed zoning: IP MRGCD Map No ___
Zone Atlas page(s): D-17 UPC Code: Lot 4 - 101706310126430418, [redacted]
Lot 3 - 101706311526330417 Lot 5 - 101706308625830419

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1008878

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 3.0003 Acres
LOCATION OF PROPERTY BY STREETS: On or Near: Masthead St NE
Between: Bartlett St NE and Washington St NE
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Amber Palmer DATE 7/18/11
(Print) Amber Palmer Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

- X INTERNAL ROUTING
- X All checklists are complete
- X All fees have been collected
- X All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - 70230	P&F		$ 285.00
	CME		$ 20.00
			$
			$
			$
		Total	$ 305.00

Hearing date Sept. 21, 2011

8-19-11 Project # 1008878
Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

NA 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Charlie Calderon
Applicant name (print)

8-19-11
Applicant signature / date

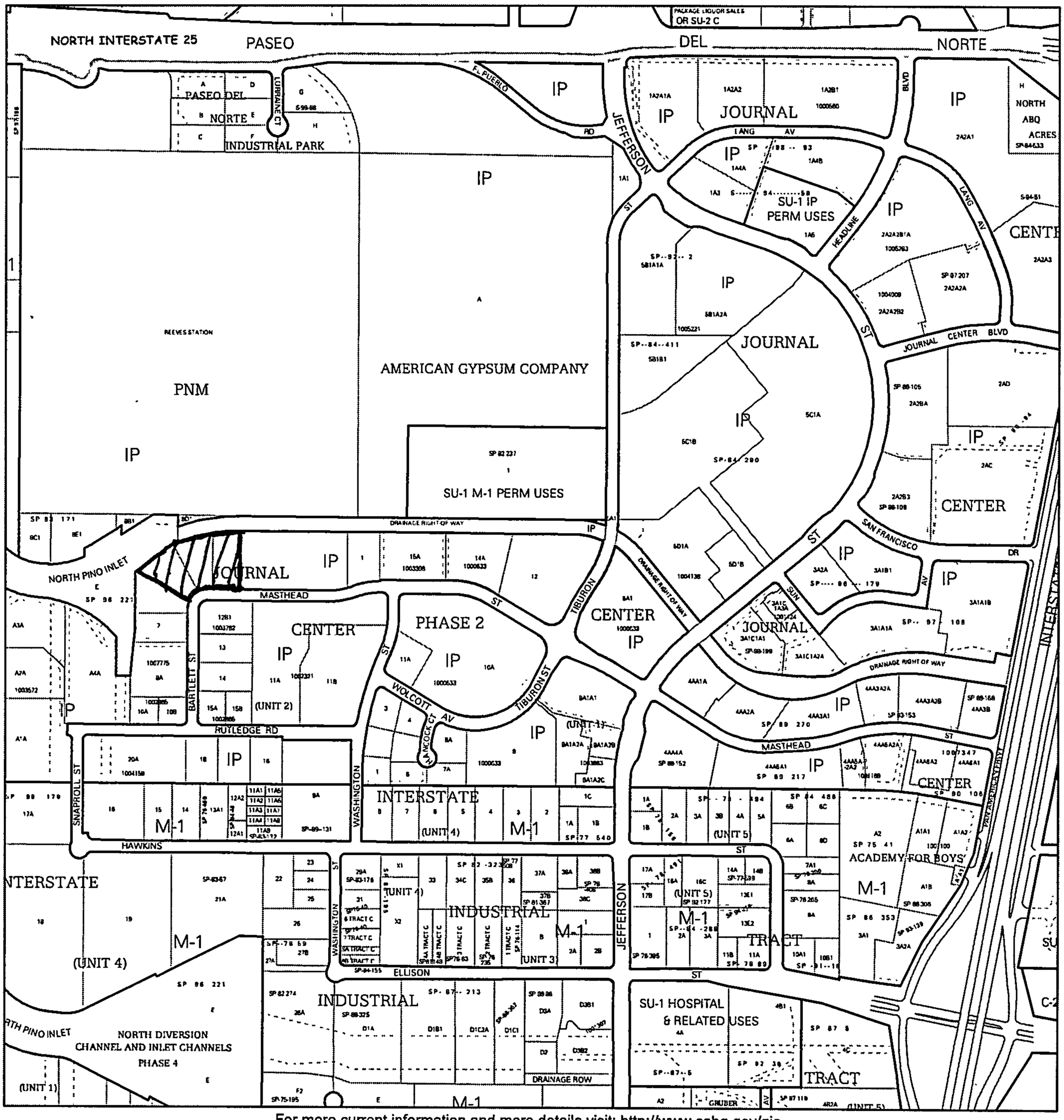
Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB-_____-70030
_____-_____-_____
_____-_____-_____

8-19-11
Planner signature / date

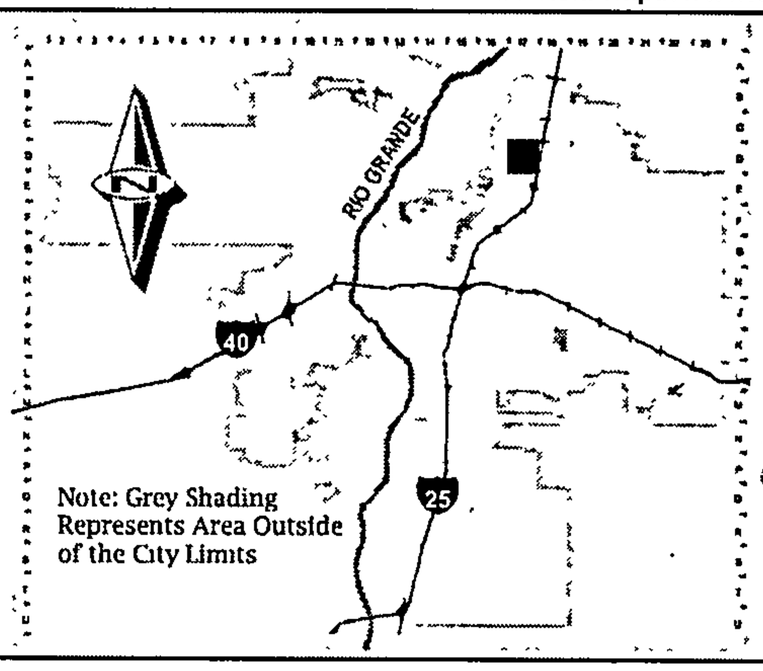
Project # 1008878



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

July 18, 2011

Development Review Board
City of Albuquerque

Re: Lots 3, 4 and 5, Journal Center, Phase 2, Unit 2

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests to subdivide the existing 3 lots into two lots as shown on the plat.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Plat of
Lots 3-A and 4-A
Journal Center
Phase 2 Unit 2
City of Albuquerque
Bernalillo County, New Mexico
August 2011

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.94'	S 19°55'19" E

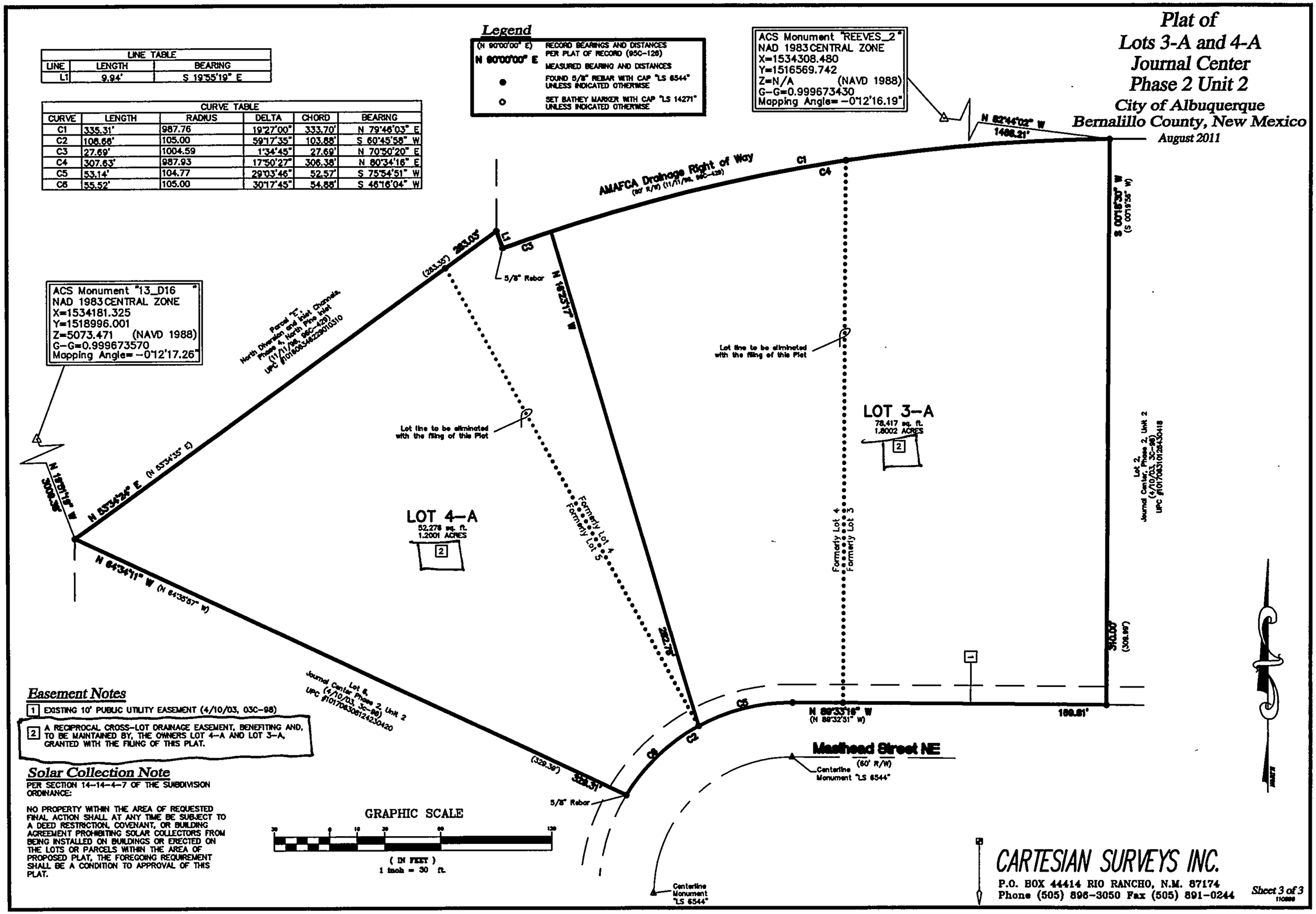
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	335.31'	987.76	19°27'00"	333.70'	N 79°46'03" E
C2	108.66'	105.00	59°17'35"	103.88'	S 60°45'58" W
C3	27.69'	1004.59	1°34'45"	27.69'	N 70°50'20" E
C4	307.63'	987.93	17°50'27"	306.38'	N 80°34'16" E
C5	53.14'	104.77	29°03'46"	52.57'	S 75°54'51" W
C6	55.52'	105.00	30°17'45"	54.88'	S 46°16'04" W

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND 5/8" REBAR WITH CAP "LS 6544" UNLESS INDICATED OTHERWISE
○	SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE

ACS Monument "REEVES_2"
NAD 1983 CENTRAL ZONE
X=1534308.480
Y=1516569.742
Z=N/A (NAVD 1988)
G-G=0.999673430
Mapping Angle= -0°12'16.19"

ACS Monument "13_D16"
NAD 1983 CENTRAL ZONE
X=1534181.325
Y=1518996.001
Z=5073.471 (NAVD 1988)
G-G=0.999673570
Mapping Angle= -0°12'17.26"



Easement Notes

1. EXISTING 10' PUBLIC UTILITY EASEMENT (4/10/03, 03C-98)
2. A RECIPROCAL CROSS-LOT DRAINAGE EASEMENT, BENEFITING AND, TO BE MAINTAINED BY, THE OWNERS LOT 4-A AND LOT 3-A, GRANTED WITH THE FILING OF THIS PLAT.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008878

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: Oct. 12th /2011

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: This case was deferred from the September 21st hearing to the October 12th hearing. Comments from the DRB have been addressed in these submitted sheets

CONTACT NAME: Deirdre Harris / Devendra Contractor

TELEPHONE: 255-4033 EMAIL: dharris@dncarchitect.com, devendra@mac.com

Site Sketch for
Lots 3-A and 4-A
Journal Center Phase 2 Unit 2
City of Albuquerque
Bernalillo County, New Mexico
August 2011

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND 5/8" REBAR WITH CAP "LS 6544" UNLESS INDICATED OTHERWISE
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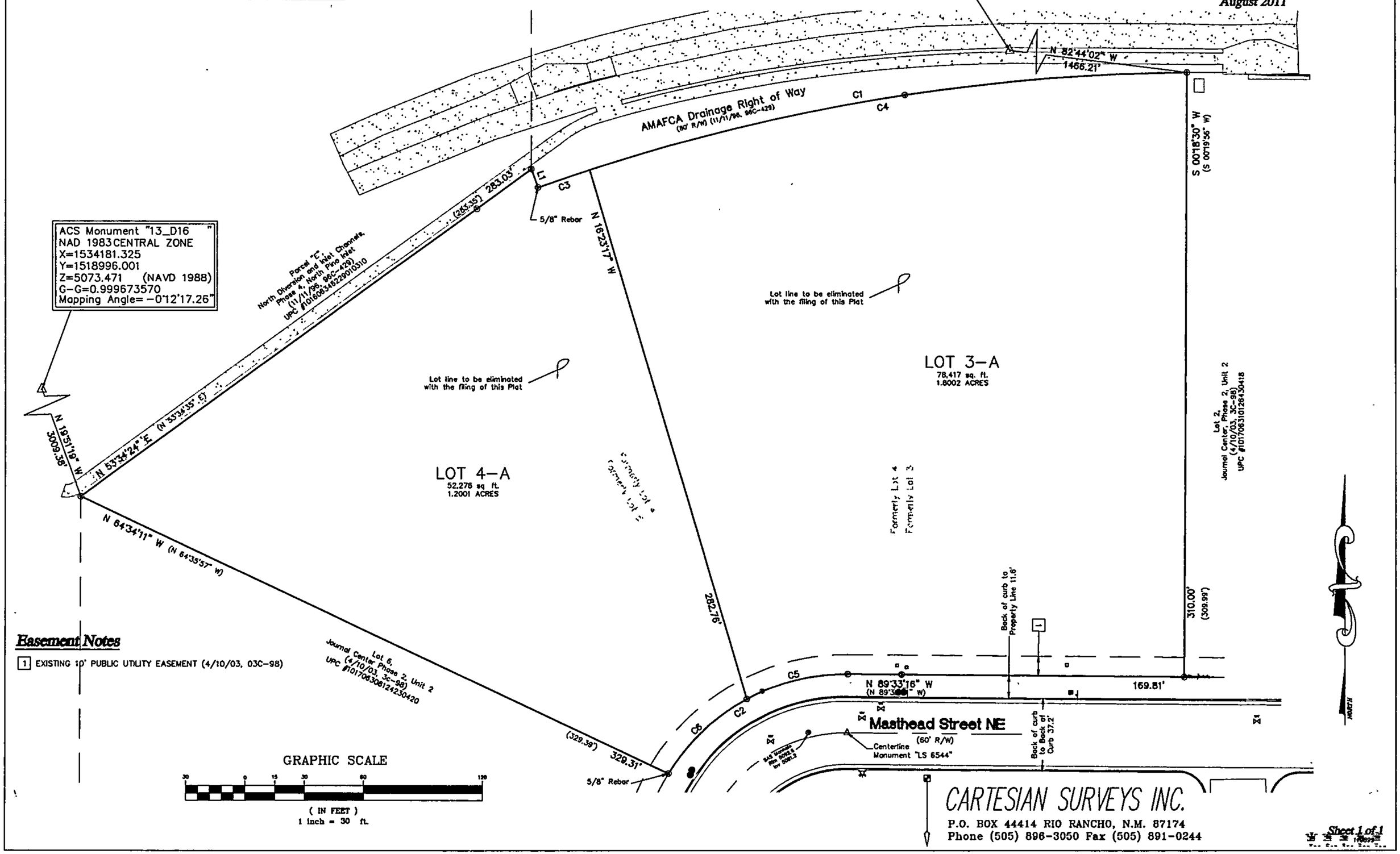
Z=5073.471 (NAVD 1988)
G-G=0.999673570
Mapping Angle= -0°12'17.26"



Easement Notes

1 EXISTING 10' PUBLIC UTILITY EASEMENT (4/10/03, 03C-98)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 1

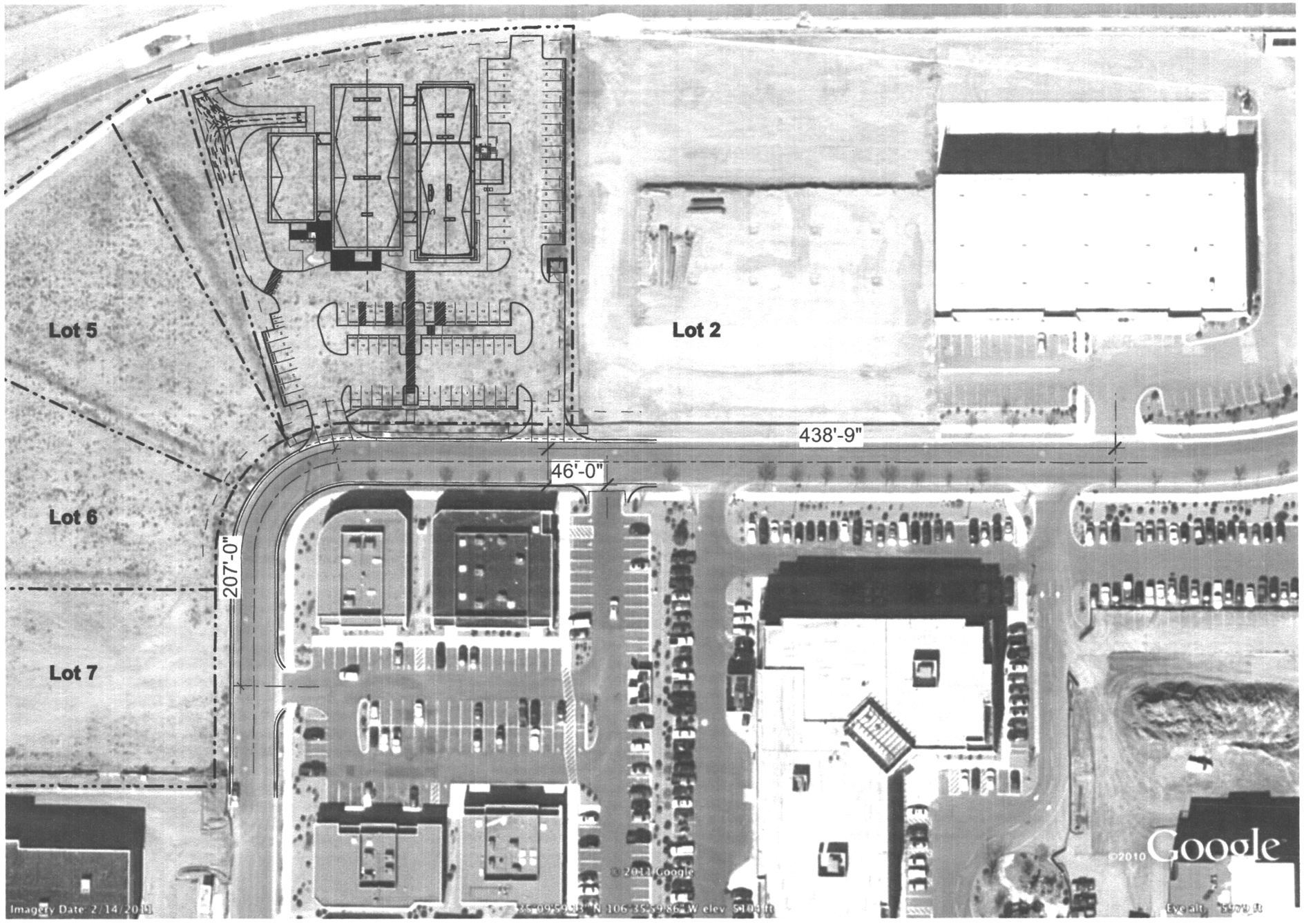


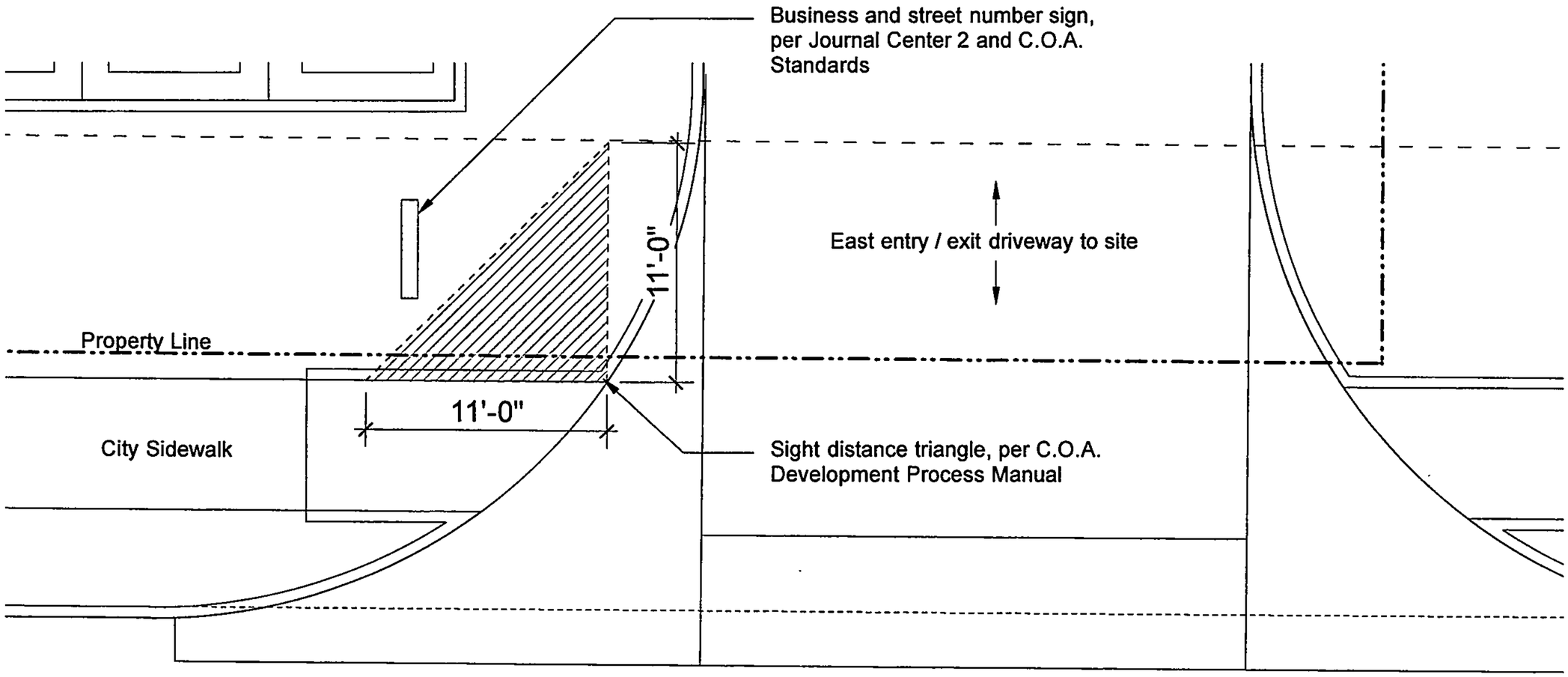
Exhibit 1: Location of Nearest Adjacent Driveways

09/27/11

dnca 218 girard s.e. albuquerque nm, 87106
ph (505)255-4033 fx (505)266-0251

Renal Medicine Associates Clinic

3821 Masthead St NE (Journal Center Phase 2, Unit 2), Albuquerque, NM



Masthead Street NE

(60' R/W)

1 / X-2 Site Plan

Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

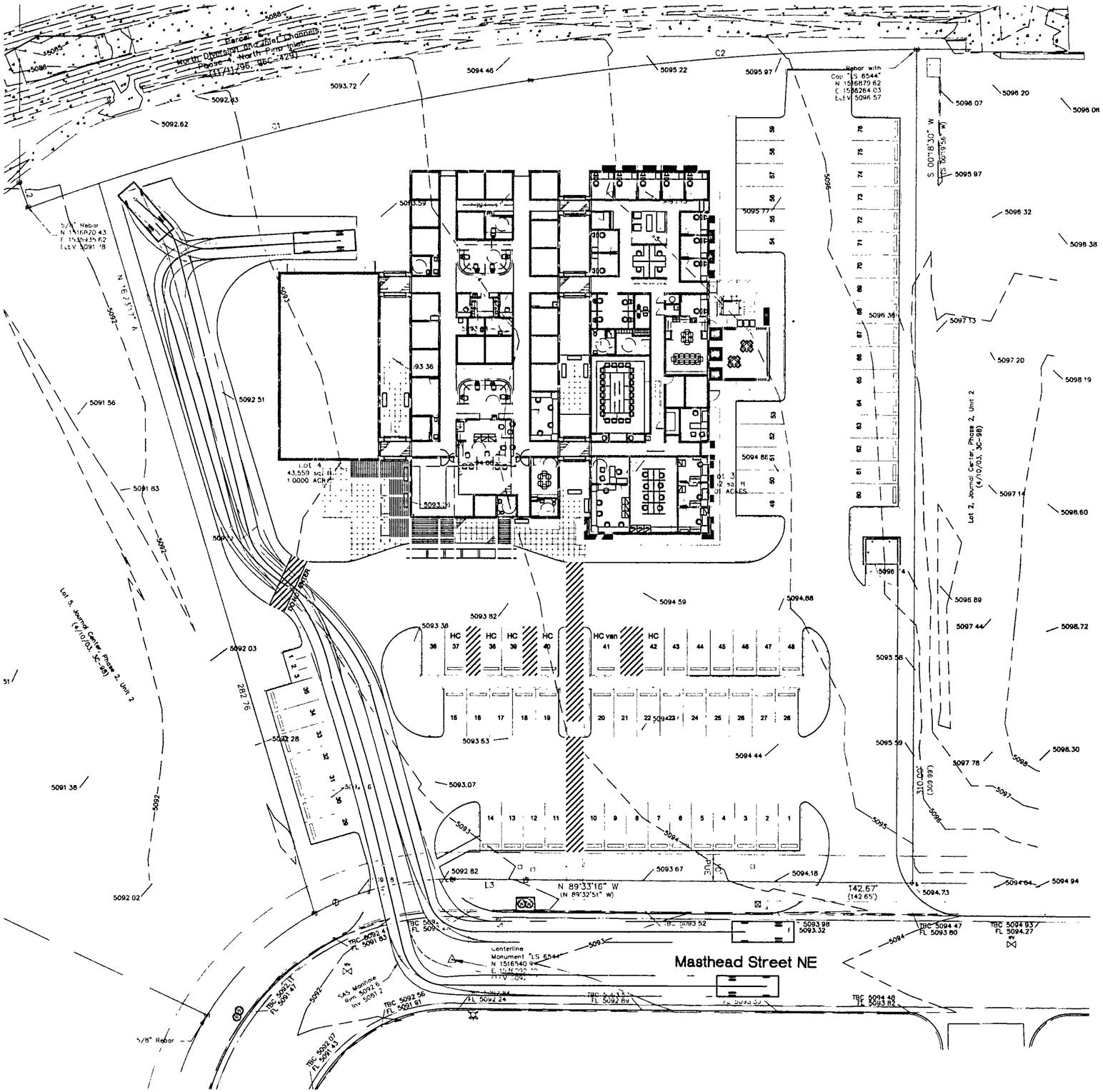
Exhibit 2: Sight Distance Diagram for Business Sign

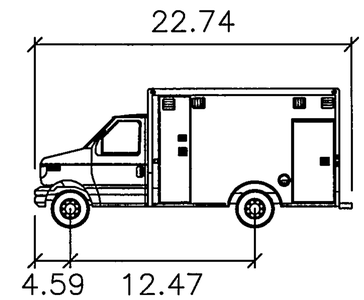
09/27/11

dnca 218 girard s.e. albuquerque nm, 87106
ph (505)255-4033 fx (505)266-0251

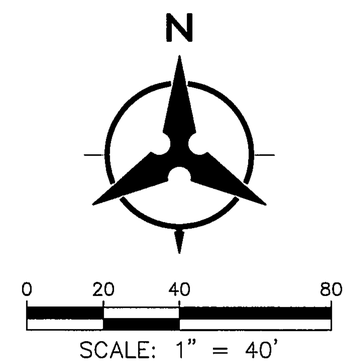
Renal Medicine Associates Clinic

3821 Masthead St NE (Journal Center Phase 2, Unit 2), Albuquerque, NM





AMBULANCE	feet
Width	: 7.71
Track	: 7.71
Lock to Lock Time	: 6.0
Steering Angle	: 47.8



Bohannan Huston

RENAL MEDICINE ASSOCIATES CLINIC
ALBUQUERQUE, NM

AMBULANCE ACCESS
AUTOTURN EXHIBIT

DRAWN BY: BHW	DATE: 09/28/2011
CHECKED BY: GB	PROJECT NO. 20120120

P:\20120120\CDP\Plans\Ambulance AutoTurn.dwg
September 29, 2011 – 3:04pm
Layout1

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal — A
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DNCA PHONE: (505) 255-4033
ADDRESS: 218 Girard Blvd. SE FAX: (505) 266-0251
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: devendra@mac.com

RENAL MEDICINE ASSOCIATES
APPLICANT: JAYANT KUMAR & LEONARD ROMERO PHONE: 505-563-2800
ADDRESS: 201 CEDAR ST. SE, SUITE 800 FAX: 505-563-2821
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: Architect for site plan **List all owners:** Renal Ventures of New Mexico

DESCRIPTION OF REQUEST: Site Plan review with DRB comments

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 3 and 4 Block: ____ Unit: 2
Subdiv/Addn/TBKA: Journal Center Phase 2 - Unit 2
Existing Zoning: IP Proposed zoning: no change MRGCD Map No Map 28
Zone Atlas page(s): D-17 UPC Code: **Lot 3:** 101706311526330417
Lot 4: 101706310126430418

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 1.8
LOCATION OF PROPERTY BY STREETS: On or Near: Masthead Street NE
Between: Bartlett Street NE and Washington Street NE
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 07/13/2011

SIGNATURE ____ DATE 08/19/2011
(Print) Devendra N. Contractor Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - ____ - 70232	SBP	___	$385.00
____ - ____ - ____	CMF	___	$20.00
____ - ____ - ____	ADV	___	$75.00
____ - ____ - ____	____	___	$____
____ - ____ - ____	____	___	$____
			Total $480.00

Hearing date Sept. 21, 2011

8-23-11
Planner signature / date

Project # 1008878

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ Solid Waste Management Department signature on Site Plan
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
• __ Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
• __ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
N/A 6 copies of the Infrastructure List, if relevant to the site plan
N/A TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
• __ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DEVINDRA H. CONTRACTOR
Applicant name (print)

8/23/2011
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - - 70232
- -
- -

8-23-11
Planner signature / date

Project # 1008878

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from September 6, 2011 To September 21, 2011

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 8/23/2011 (Date)

I issued 2 signs for this application, 8-23-11 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008878

Rev. 1/11/05

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

Thursday, August 18, 2011

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Site Plan Review
Renal Medicine Associates Clinic
Journal Center 2, Albuquerque, New Mexico
DRB# 1008838

Dear Members of the Design Review Board,

Attached please find our submittal DRB review for a medical clinic located on Lot 3A of the Journal Center 2. We are in our Design Development phase, and this submittal includes changes made to our design based upon your Sketch Plat review comments for this project.

The project consists of a single floor 16,160 square foot medical clinic with doctors' offices, examination and consultation rooms along with administrative support spaces. A shell space for a future outpatient procedure wing is also proposed at this time.

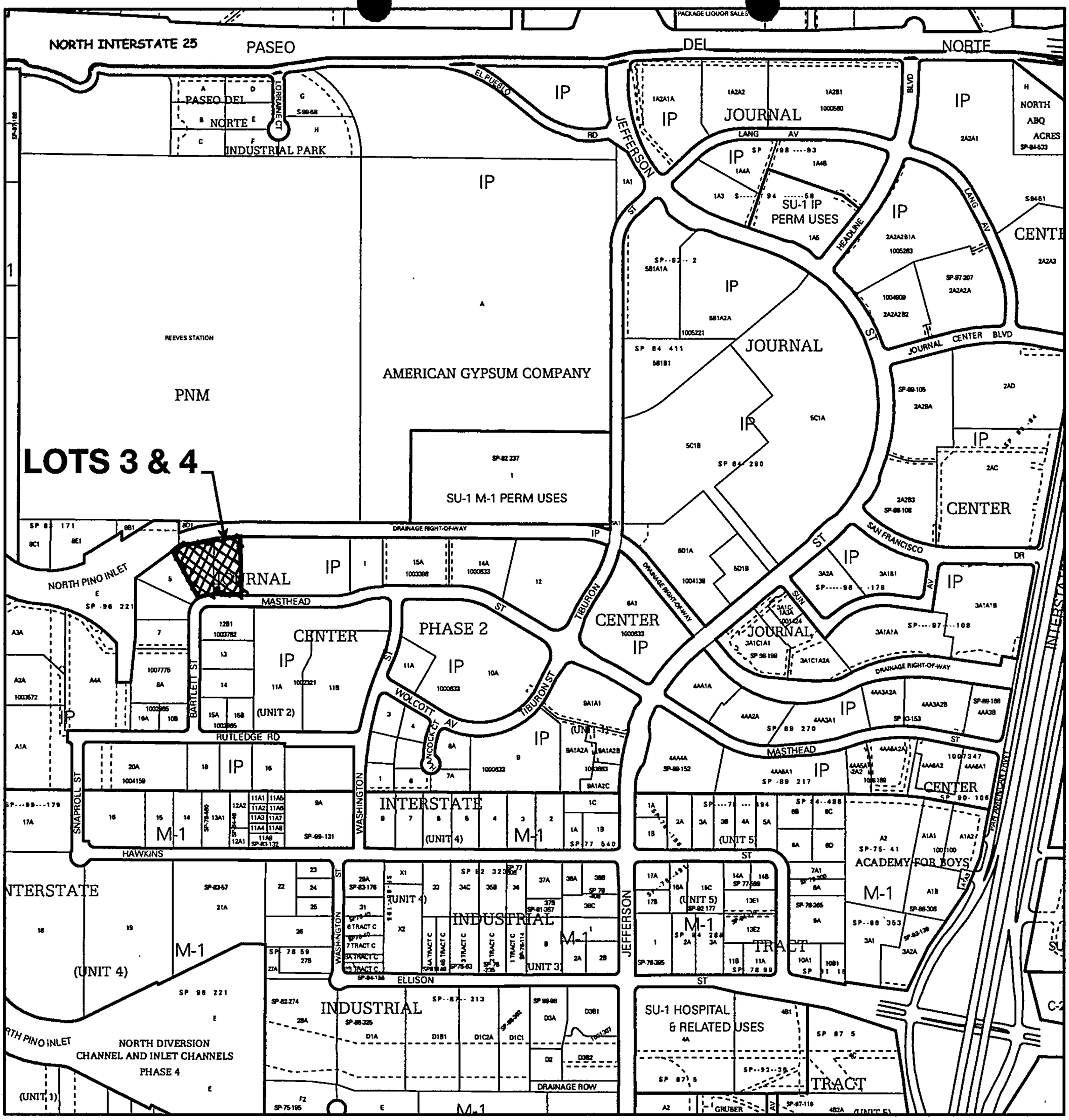
The design intent is to provide a highly functional and flexible facility that incorporates sustainable design principles while a LEED rating for that facility is being considered by the developer. Functional programatic zones are pulled apart to create courtyards that facilitate natural lighting and ventilation and views contributing to a healthful work environment. The current design also integrates a photovoltaic system along the building parapet.

Note: Journal Center review is occurring concurrently

Thank you,

Devendra N. Contractor, AIA

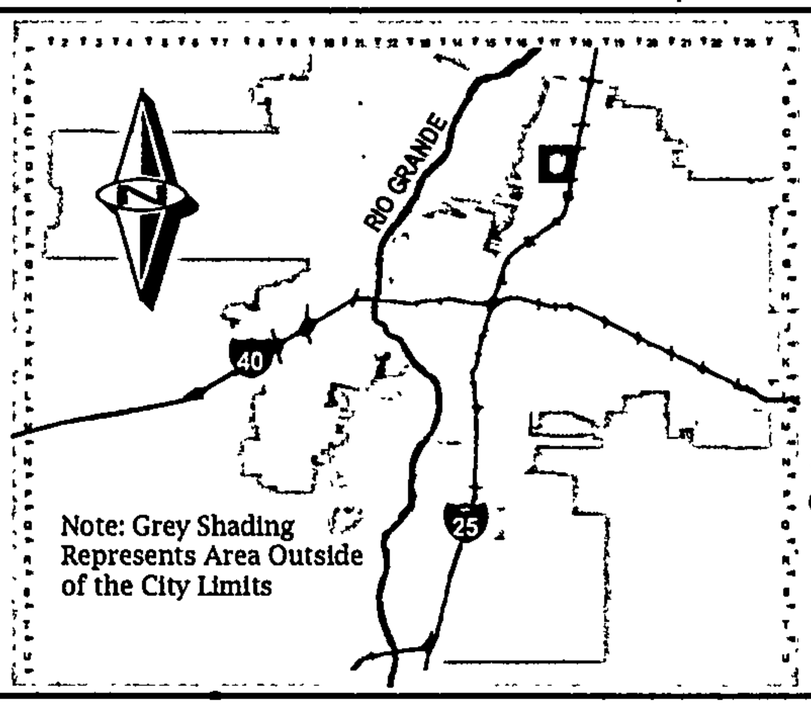
DNCA
218 Girard Blvd. NE
Albuquerque, NM 87106
(505) 255 - 4033
devendra@mac.com



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque

Date: August 19, 2011

TO CONTACT NAME: Devendra Contractor
COMPANY/AGENCY: DNCA
ADDRESS/ZIP: 218 Girard Blvd SE
PHONE/FAX #: 255-4033 / 266-0251

Thank you for your inquiry of 8-19-11 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 3 & 4, Journal Center Phase 2 - Unit 2 located on Masthead St NE between Washington St. NE & Bartlett St. NE zone map page(s) D-17.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alameda North Valley
Neighborhood or Homeowner Association
Contacts: Steve Wentworth
8919 Boe Ln NE 87113-2328
897-3052 (h)
David Lindner
10407 4th St. NW 87114
898-4465 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {✓}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (02/09/11)

7010 2780 0001 7550 2711

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.23	08/22/2011

UNIVERSITY STATION USPS ALBUQUERQUE NM 87196

Sent To MR. DAVID UNDNER
Street, Apt. No.; or PO Box No. ALAMEDA N. VALLEY ASSOCIATION
City, State, ZIP+4 10407 4TH ST. N.W
ALBQ, N.MEX 87114

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0001 7550 2704

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.23	08/22/2011

UNIVERSITY STATION USPS ALBUQUERQUE NM 87196

Sent To MR STEVE WENTWORTH
Street, Apt. No.; or PO Box No. ALAMEDA N. VALLEY ASSOCIATION
City, State, ZIP+4 8919 BOE LANE NE
ALBUQUERQUE NM 87113-2328

PS Form 3800, August 2006 See Reverse for Instructions

RENAL MEDICINE ASSOCIATES, LTD

www.renalmed.com

ALBUQUERQUE
201 Cedar Street SE
Suite 800
Albuquerque, NM 87106-4912

WESTSIDE OFFICE
4824 McMahon Blvd NW
Suite 114
Albuquerque, NM 87114
Ph: 505.597.4343
Fax: 505.897.6311

Ph: 505.563.2800
Ph: 866.563.2800 (toll free)
Fx: 505.563.2821

Providers

Chudi Adi, MD
Biju Cherian, MD
Richard J. Cronin, MD
Dale Erickson, MD
Gustavo A. Espino MD
Lucy Fox MD
Kirby D. Gabrys MD
Richard S. Goldman, MD
Sonam P. Kundeling MD
Jayant Kumar, MD
Leonard Romero, MD

Leslie A. Dork MSN,CS,DNP
Elizabeth Evans DNP
Laura Bellew, CNP
Alicia Bruno, CNP
Michele Head, CNP
Sharon Gateley, CNP

ROSWELL

313 West Country Club Road
Suite 12
Roswell, NM 88201-5804
Ph: 505.627.5828
Fax: 505.627.5835

August 19, 2011

To Whom It May Concern:

Renal Medicine Associates hereby authorizes Devendra N., Contractor of DNCA Architects to represent us as our agent to obtain approvals as necessary for our proposed development at Lot 3A, Journal Center 2, Phase 2."

Jayant Kumar M.D.

Leonard Romero M.D.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

8/10/11

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20' 1/16" = 1'-0"
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Scaled vicinity map

✓ 6. Property lines (clearly identify)

✓ 7. Existing and proposed easements (identify each)

✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ✓ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- N/A D. Temporary structures, signs and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions thereof
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site
- ✓ J. Elevation drawing of refuse container and enclosure, if applicable.
- ✓ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.

- ✓ 1. **Locationand typicaldimensions** including handicapped spaces
- ✓ 2. **Calculations** spaces required: 5 per physician (5x11) = 55 provided: 74 (per client request)

Handicapped spaces (included in required total) required: 4 provided: 8
Motorcycle spaces (in addition to required total) required: 3 provided: 3

✓ B. Bicycle parking & facilities

- ✓ 1. Bicycle racks, spaces required: 4 provided: 10
- N/A 2. Bikeways and other bicycle facilities, if applicable

N/A C. Public Transit

- N/A 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

- ✓ 1. Location and dimensions of all sidewalks and pedestrian paths
- ✓ 2. Location and dimension of drive aisle crossings, including paving treatment

___ E. Vehicular Circulation (Refer to Chapter 23 of DPM)

- ✓ 1. Ingress and egress locations, including width and curve radii dimensions
- ✓ 2. Drive aisle locations, including width and curve radii dimensions
- ✓ 3. End aisle locations, including width and curve radii dimensions
- ✓ 4. Location & orientation of refuse enclosure, with dimensions
- ✓ 5. Curb cut locations and dimensions
- ✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
- N/A 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- ✓ 8. Location of traffic signs and signals related to the functioning of the proposal
- N/A 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. Phasing

✓ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
✓ C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
N/A A. Existing, indicating whether it is to preserved or removed.
✓ B. Proposed, to be established for general landscaping.
✓ C. Proposed, to be established for screening/buffering.
✓ 8. Describe irrigation system – Phase I & II . . .
✓ 9. Backflow prevention detail (see note)
✓ 10. Planting Beds, indicating square footage of each bed
N/A 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 12. Responsibility for Maintenance (statement)
✓ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
✓ 16. Planting or tree well detail (see note)
✓ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements

✓ 6. Building footprints
N/A 7. Location of Retaining walls

B. GradingInformation

✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
✓ 3. Identify ponding areas
N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
✓ B. Bar Scale
✓ C. Detailed Building Elevations for each facade
✓ 1. Identify facade orientation (north, south, east, & west).
✓ 2. Facade dimensions including overall height and width
✓ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
✓ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

✓ 1. Site location(s)
✓ 2. Sign elevations to scale
✓ 3. Dimensions, including height and width
✓ 4. Sign face area - dimensions and square footage clearly indicated
✓ 5. Lighting
✓ 6. Materials and colors for sign face and structural elements.

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

Thursday, August 18, 2011

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Site Plan Review
Renal Medicine Associates Clinic
Journal Center 2, Albuquerque, New Mexico
DRB # 1008878

Dear Members of the Design Review Board,

Attached please find our submittal DRB review for a medical clinic located on Lot 3A of the Journal Center 2. We are in our Design Development phase, and this submittal includes changes made to our design based upon your Sketch Plat review comments for this project.

The project consists of a single floor 16,160 square foot medical clinic with doctors' offices, examination and consultation rooms along with administrative support spaces. A shell space for a future outpatient procedure wing is also proposed at this time.

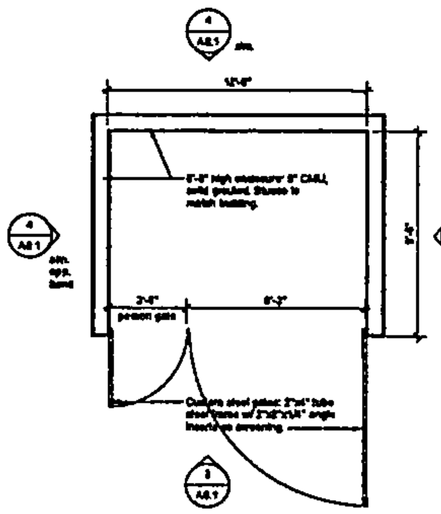
The design intent is to provide a highly functional and flexible facility that incorporates sustainable design principles while a LEED rating for that facility is being considered by the developer. Functional programatic zones are pulled apart to create courtyards that facilitate natural lighting and ventilation and views contributing to a healthful work environment. The current design also integrates a photovoltaic system along the building parapet.

Note: Journal Center review occurring concurrently

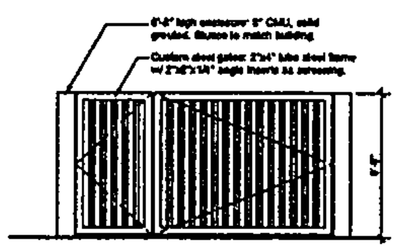
Thank you,

Devendra N. Contractor, AIA

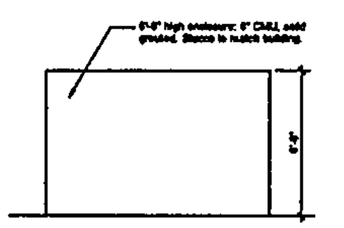
DNCA
218 Girard Blvd. NE
Albuquerque, NM 87106
(505) 255 - 4033
devendra@mac.com



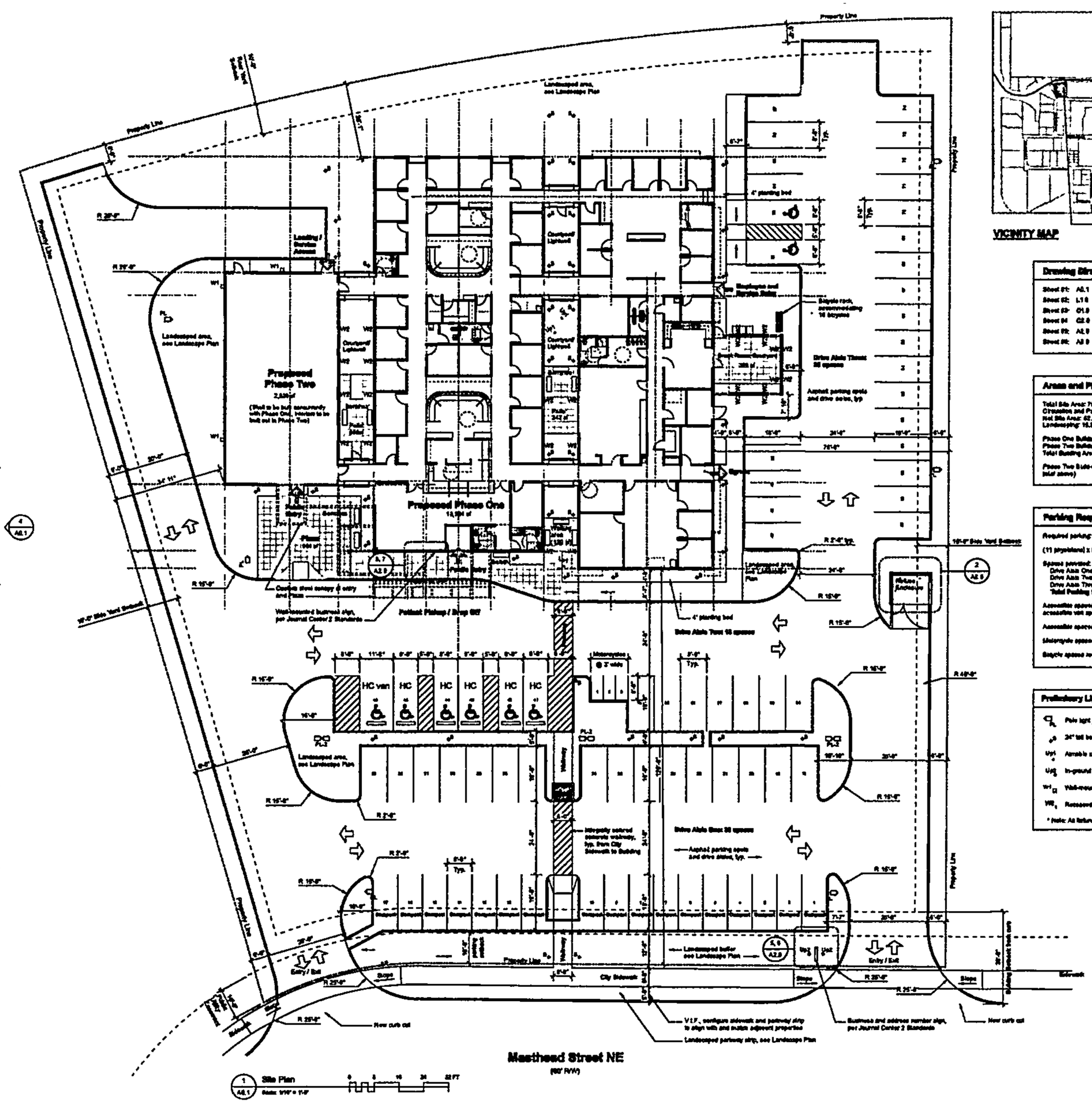
Plant Refuse Enclosure

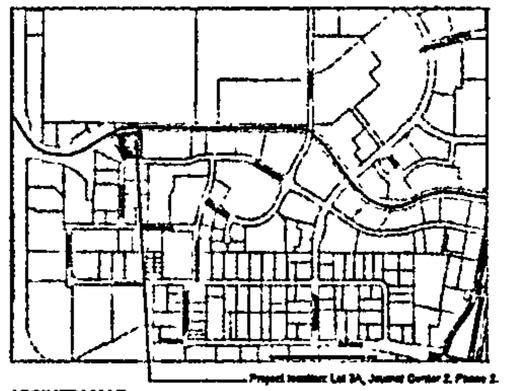


South Elevation: Refuse Enclosure



South Elevation: Refuse Enclosure





VICINITY MAP

Drawing Directory

Sheet #1:	A0.1	Site Plan and Refuse Enclosure
Sheet #2:	L1.0	Landscape Plan
Sheet #3:	C1.0	Conceptual Grading Plan
Sheet #4	C2.0	Conceptual Utility Plan
Sheet #5:	A2.0	Building Elevations and Signage
Sheet #6:	A3.0	Renderings

Areas and Phasing

Total Site Area: 70,463 sf
Circulation and Parking: 43,279 sf
Net Site Area: 62,368 sf
Landscaping: 15,934 sf (26% of Net Site Area)

Phase One Building (Medical Clinic): 13,591 sf
Phase Two Building Shell to be built concurrently with Phase One: 2,636 sf
Total Building Area: 16,168 sf

Phase Two Build-out (Interventional Nephrology Clinic): (2,636 sf, included in total above)

Parking Requirements

Required parking: 5 spaces per 1 physician.

(11 physicians) x (5 spaces) = 55 spaces required.

Spaces provided:
Drive Aisle One: 23 spaces
Drive Aisle Two: 13 spaces
Drive Aisle Three: 38 spaces
Total Parking Spaces: 74

Accessible spaces required: for 51 - 100 spaces, 4 required plus 1 accessible van space.

Accessible spaces provided = 7 regular + 1 van.

Motorcycle spaces required: 3 Provided: 3

Bicycle spaces required: 1 per 20 parking spaces = 4 required. Provided: 10

Preliminary Lighting Schedule *

PL	Pole light fixture for parking lot, 25' height
	24" tall bollard fixture for pathway and landscape accent lighting
UP1	Aimable uplight for vegetation, landscape accent lighting
UG	In-ground uplight for signage
WP1	Wall-mounted area light at loading and service area
WL	Recessed wall fixture, step light

* Note: All fixtures will comply with Night Lighting Ordinance

dnca
218 gold sw
albuquerque, nm 87102
ph (505) 243-3555 fx (505) 266-6261

Renal Medicine Associates Clinic
3800 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

Date	Issue
8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A0.1
Site Plan

PLANT LIST

Symbol	Botanical name	Common name	Installed Size	Mature Size	Water use
	TREES				
	Fraxinus velutina	Arizona Ash	2" CAL.	40' HT x 30' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Pinus eldarica	Afghan Pine	8' HT	40' HT x 18' W	MEDIUM
	Cornus mas	Cornelian Cherry (dogwood)	15 GAL.	15' HT x 20' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Yaupon holly	Ilex vomitoria	15 GAL.	15' HT x 15' W	MEDIUM
	Populus deltoides 'wislizeni'	Rio Grande Cottonwood	15 GAL.	50' HT x 60' W	MEDIUM+
	Quercus turbinella	Shrub Live Oak	15 GAL.	6-15' HT x 20'W	MEDIUM
	Chilopsis linearis	Desert willow	15 GAL.	20' x 25' W	LOW
	Crataegus sp.	Multistem Hawthorn (variety)	8' M.S.	8' M.S.	MEDIUM/ MEDIUM+
	SHRUBS - group 1 (parking lot medium)				
	Cotoneaster parneyi	parney cotoneaster	5 GAL.	5' HT x 5' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass	5 GAL.	5-7' HT x 3'4' W	MEDIUM+
	Panicum virgatum 'shenandoah'	Shenandoah switchgrass	3 GAL.	3-4' HT x 3-4' W	MEDIUM
	SHRUBS- group 2 (parking lot low)				
	Artemesia sp.	Powis castle Silver sage	1 GAL.	3' HT x 3'W	LOW
	Pennisetum alopecuroides 'hamelin'	Dwarf fountaingrass	1 GAL.	4-5' HT x 2' W	MEDIUM
	Salvia spp.	Salvia (variety)	1 GAL.	16-20" HT x 16-20" W	MEDIUM
	SHRUBS - group 3 (courtyard)				
	Liriope muscari	Lilyturf	1 GAL.	18" HT x 18" W	MEDIUM
	Buxus sempervirens	Common Boxwood	1 GAL.	4' HT x 4' W	MEDIUM
	Thymus serphyllum	Creeping Thyme	1 GAL.	3" HT X 1' W	MEDIUM
	Mahonia repens	Creeping Mahonia	1 GAL.	18-24" HT X 3-4' W	MEDIUM
	Chasmanthium latifolium 'River Mist'	Variegated Northern Sea Oats	1 GAL.	3' HT X 3' W	MEDIUM
	SHRUBS - group 4 (building perimeter)				
	Andropogon scoparium 'the blues'	Little Bluestem	3 GAL.	3' HT X 3' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass 'gracillimus	5 GAL.	5-7' HT x 3'4' W	MEDIUM+

Decorative boulders

Sitting boulders (courtyard)

7/8" gravel mulch (pervious surface)

Crusher fines (pervious surface)

native seeding (pervious surface)

LANDSCAPE NOTES

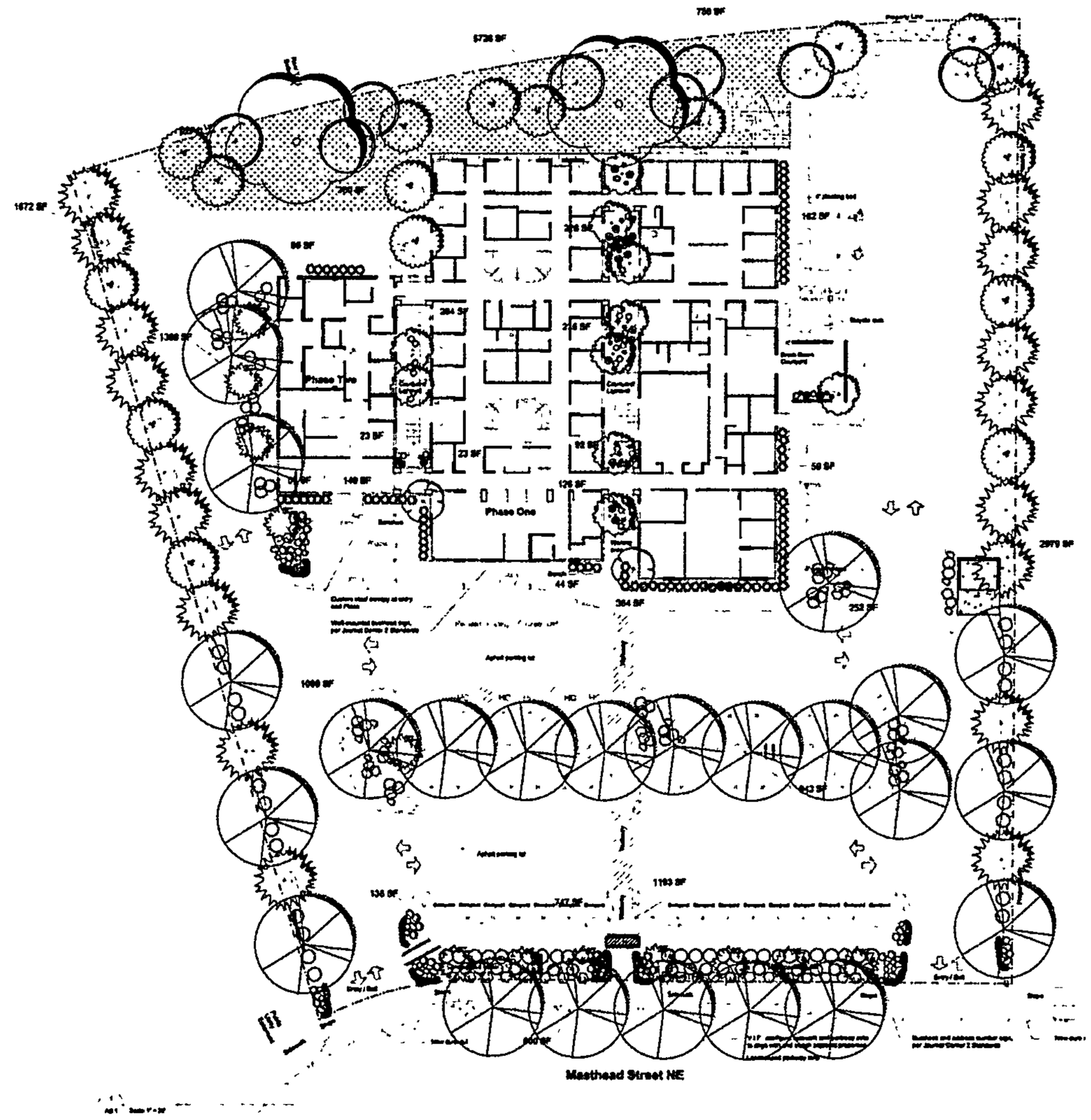
Plan is diagrammatic and approximate due to the scale of the drawing and not all individual shrubs or ground covers are shown. No planting area will be left unseeded or not top-dressed. All planting areas will be planted with trees, shrubs, or groundcover. At maturity, plants will provide a minimum coverage of 75% of the landscape area. All plant area shall be covered with a 3" layer of aggregate or mulch.

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION ORDINANCES:
Intent of plan is to conform to the landscape requirements of Journal center 2 as well as all city ordinances and codes relating to landscape requirements, including the Water Conservation and Water Waste Ordinance (C_ORD 16-1000).

DESCRIPTION OF IRRIGATION SYSTEM:
An automatic underground irrigation system will be designed and installed to serve all new plant materials. Trees and shrubs will be irrigated with a low-flow bubbler and/or drip emitter system. Native seeding on north and will be irrigated with pop-up rotors until established.

MAINTENANCE RESPONSIBILITY
All responsibility for maintenance shall lie with the Owner/developer

DETAILS:
Backflow prevention and tree wells will be constructed following City of Albuquerque standard specifications details for public works construction. Please reference the following:
Backflow prevention detail–DWG. 2701
Tree well detail–DWG. 2714



LANDSCAPE CALCULATIONS
Total Site = 78,463 s.f
Building Area = 18,180 s.f.
Net Site Area = 62,203 s.f.
Landscape Area Provided = 19,924 s.f.
(32% of Net Site Area)

215 Montgomery Blvd. NE, Albuquerque, nm 87108
ph 255-4033 fx (505) 266-0251

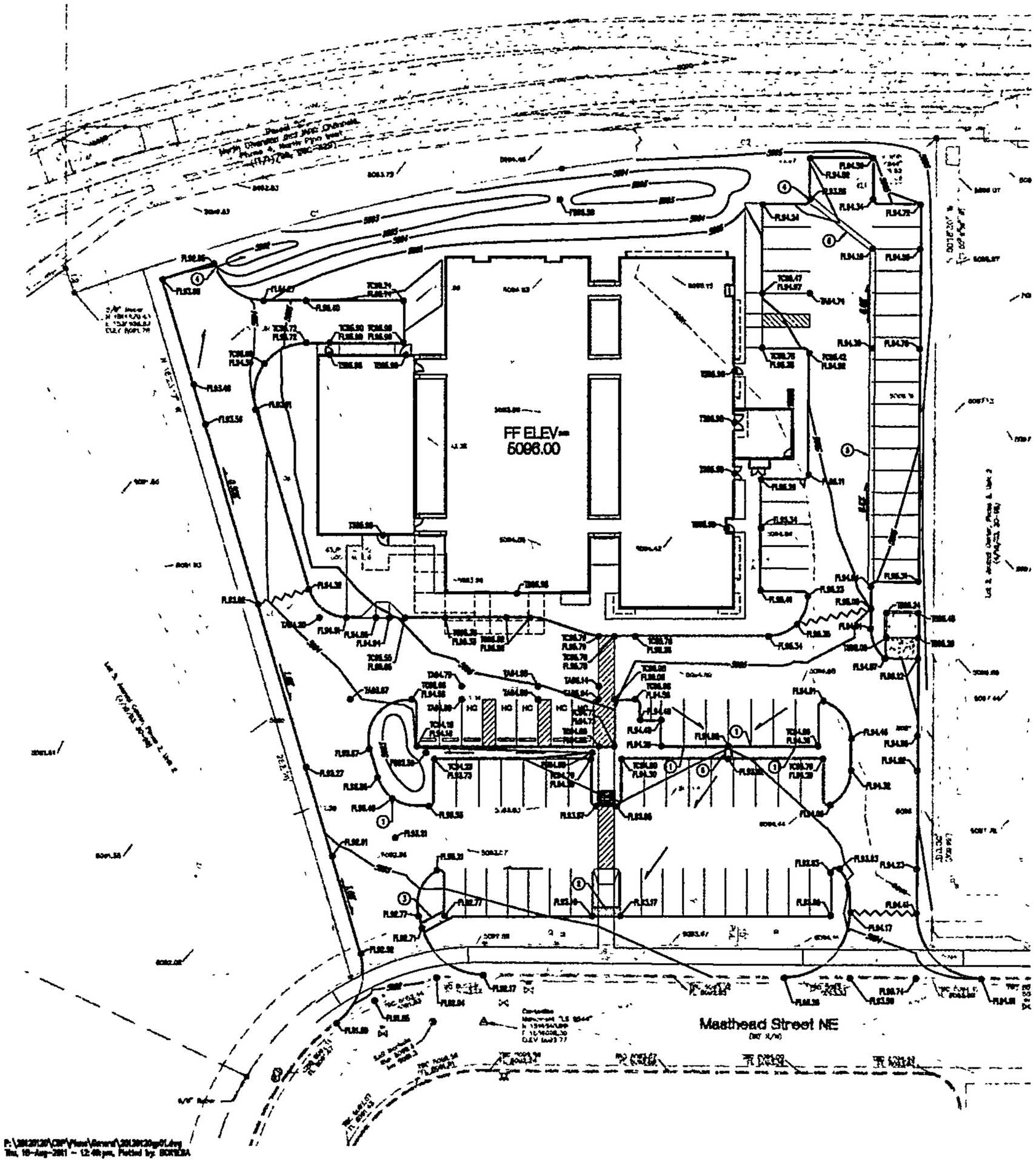
Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date Issue

August 19th, 2011

100% Schematic Design

L1.0
Landscape Plan



LEGEND

- PROPERTY LINE
- 5093 — EXISTING CONTOUR
- 5093.00 — EXISTING GRADED SPOT ELEVATION
- 5093 — PROPOSED SPOT ELEVATION
  - TW=TOP OF CURB, FL=FLOW LINE
  - SW=TOP OF SIDEWALK
  - FG=FINISHED GRADE
- PROPOSED DIRECTION OF FLOW
- EXISTING BLOCK
- PROPOSED BLOCK CONTOURS
- PROPOSED BLOCK CONTOURS
- PROPOSED CURB
- SIDEWALK

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PROPOSED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REGULATIONS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TEN (10) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONECALL FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ALLOCATIONS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION MANAGER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR PERSONNEL OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR OBSTRUCT TRAFFIC LANES. THE CONTRACTOR SHALL USE STRIC ANY EQUIPMENT OR MATERIAL WHEN THE PUBLIC WORK-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., GRADING, BUILDING, REPAIR, DEMOLITION, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE SURVEY BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL SIGNAGE AND CONSTRUCTION SIGNAGE SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNAGE AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH EPA'S PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE MINIMUM PAVEMENT GRADE AND MINIMUM CURBING GRADIENTS SHALL BE MAINTAINED, TO THE PROJECT EXTENT.
3. ALL WORK RELATING TO PAVEMENT CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE PROPERTY OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE SHOWN OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (PART PROVIDED) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS (STANDARD PERMITS).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS SHOWN ON THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL SHARES FROM THE SITE MAKE ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND REPAIRING THE SOIL TO PREVENT IT FROM THEM BEHIND.
7. A CONTROL SITE FOR ANY & ALL CRUSH GRANULAR MATERIAL, AND REMOVABLE MATERIAL, AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OWNERS. ALL CRUSH GRANULAR IS CONSIDERED A DISPOSAL OR BORROW SITE AND FILL TO BE FREE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND GRADING GRADES SHALL BE +/- 0.0' FROM PLAN DIMENSIONS. PAD ELEVATIONS SHALL BE +/- 0.05' FROM GRADING PLAN ELEVATIONS.
9. ALL PROPOSED GRADING REPAIRS TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR DRAINAGE AND SLOPES.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION SHEETS. STUDIES PRIOR TO BEGINNING CONSTRUCTION.

GRADING KEYED NOTES

1. INSTALL 12' WIDE CURB OPENING.
2. INSTALL 30" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
3. INSTALL 30" WIDE CONCRETE RIBBON CHANNEL.
4. INSTALL 30" WIDE CURB OPENING WITH WATER QUALITY SCREEN.
5. INSTALL 24" WIDE CONCRETE VALLEY GUTTER.
6. INSTALL 24" WIDE CONCRETE RIBBON CHANNEL.

N

SCALE: 1"=20'

Bohannan Huston

August 16th, 2011

100% Schematic Design

C1.0

Conceptual Grading Plan

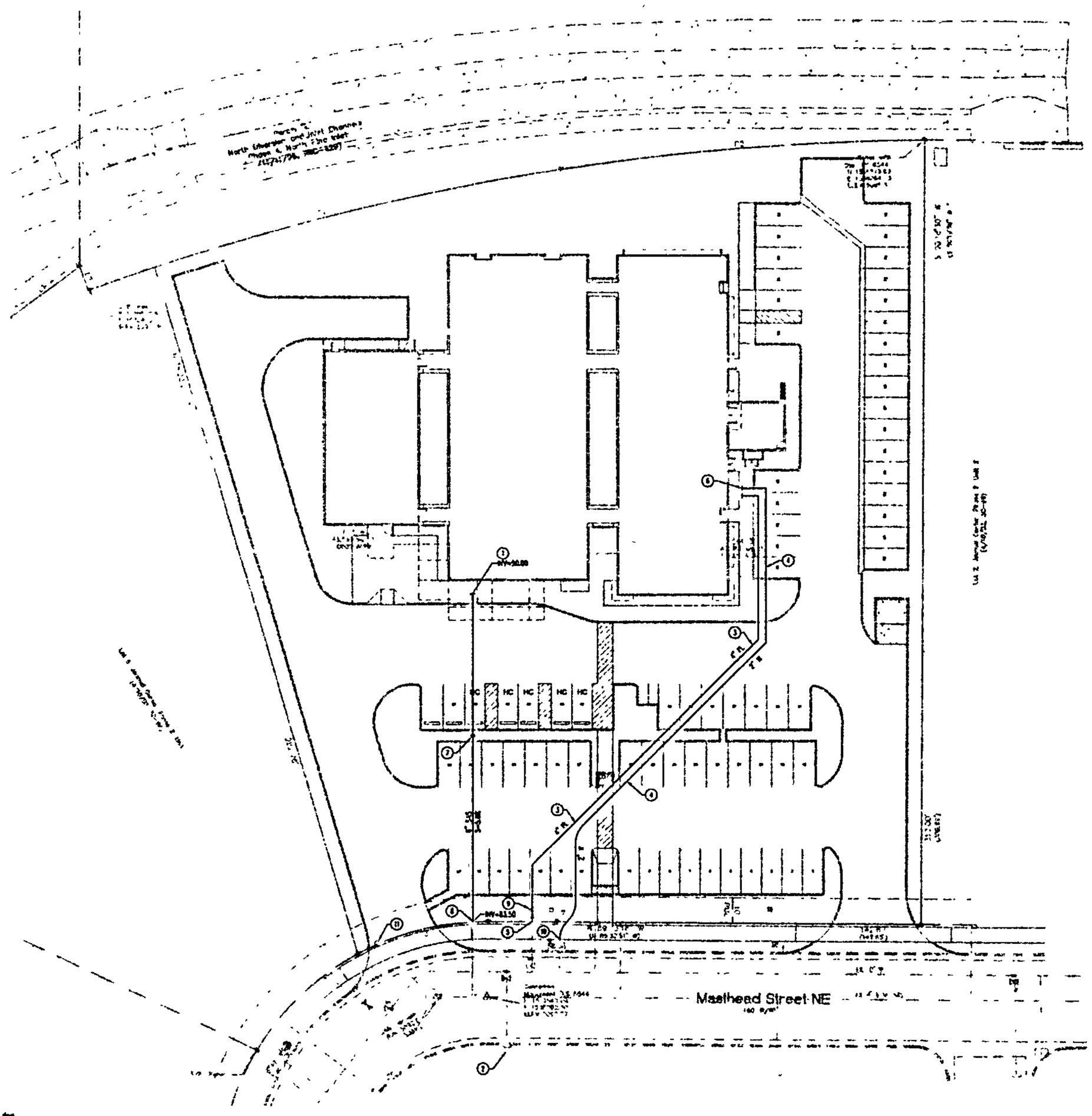
dnca | 210 Gilbert N.E., Albuquerque, NM, 87108 | ph (505)266.5823 fax (505)266.5861

Renal Medicine Associates Clinic

Journal Center

Albuquerque, New Mexico

Date	Issue



UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PAIRS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UPDATED UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER CGA STANDARD DWG. 2001.

8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, FRONTAGE AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY PRESENCE AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY KEYED NOTES

1. 6" SANITARY SEWER SERVICE, SEE PLUMBING PLANS FOR CONTINUATION.
2. EXISTING FIRE HYDRANT
3. 4" PRIVATE FIRE LINE SERVICE FOR BUILDING SPRINKLERS. BACKFLOW PREVENTER TO BE INSTALLED INSIDE MECHANICAL ROOM. FDC TO BE LOCATED ON BUILDING WALL. FIRE LINE PIPE JOINTS AND MECHANICAL JOINTS SHALL BE RESTRAINED FOR ENTIRE LENGTH. PROVIDE 3' MINIMUM COVER.
4. NEW 2" WATER LINE. CONNECT TO EXISTING METER SERVICE.
5. CONNECTION TO EXISTING 6" FIRE LINE STUB.
6. NEW 2" DOMESTIC WATER SERVICE TO BUILDING, BACKFLOW PREVENTER SHALL BE INSIDE MECHANICAL ROOM
7. SANITARY SEWER CLEANOUT
8. CONNECT TO EXISTING 6" SAS SERVICE LINE.
9. 6"x4" REDUCER AND POST INDICATOR VALVE.
10. EXISTING 1 1/2" WATER SERVICE LINE AND METER BOX. CONTRACTOR SHALL COORDINATE AND PAY FOR CITY INSTALLATION OF METER.
11. ADJUST EXISTING TELECOM MANHOLE FRAME & COVER TO PROPOSED GRADE

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

N

SCALE: 1"=20'

Bohannan ▲ Huston

July 8th, 2011

100% Schematic Design

C2.0

Conceptual Utility Plan

Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date Issue

dnca
216 girard s.e., albuquerque nm, 87108
ph (505) 266-0333 fx (505) 266-0251

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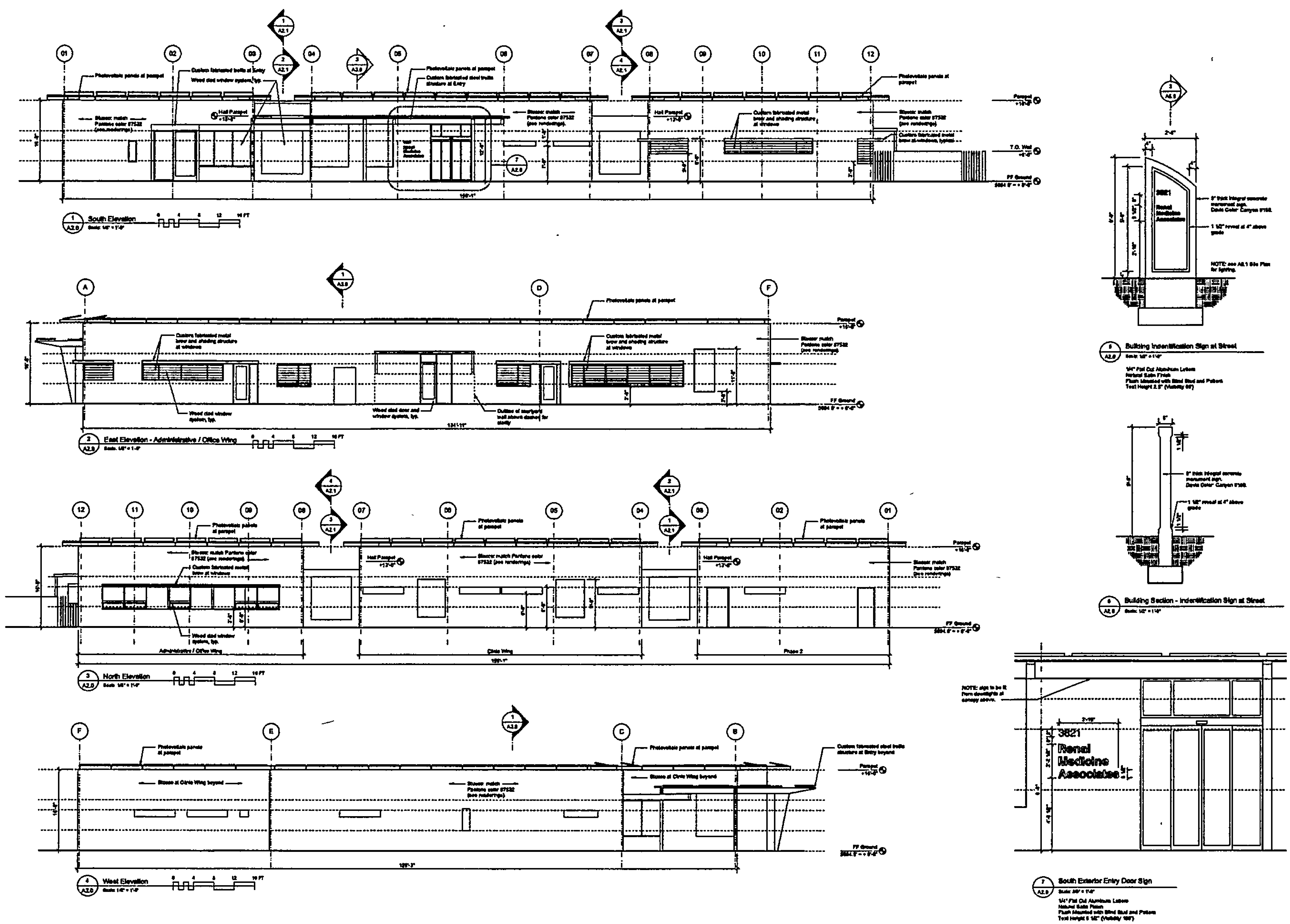
Thu, 18-Aug-2011 - 7:36 am, Plotted by: CBROUGHT



Renal Medicine Associates Clinic

38[illegible]sthead Street NE (Journal Center Phase 2, Unit 2)

Al[illegible]que, New Mexico

dnca | 218 gi[illegible] albuquerque, nm 87108
ph (505[illegible]33 fx (505) 268-0251

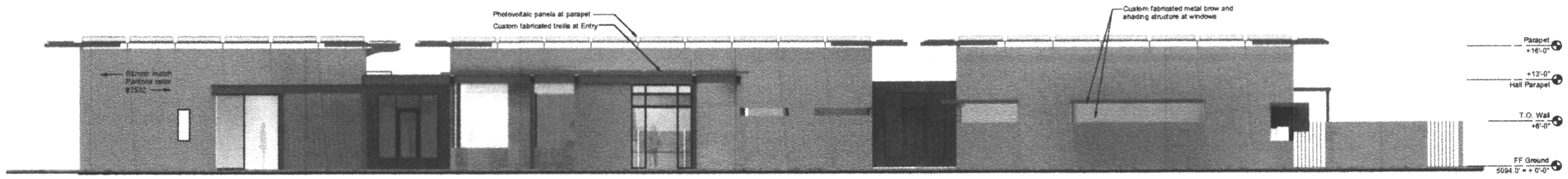
Date	Issue
8/16/11	DRB Submittal

August 16th, 2011

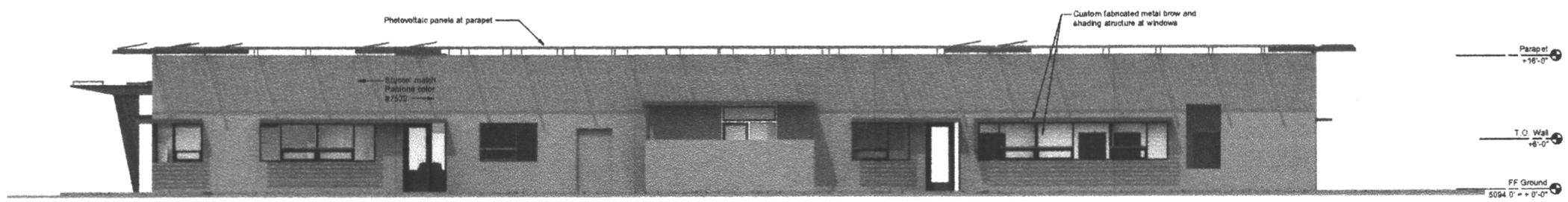
75% Design Development

A2.0

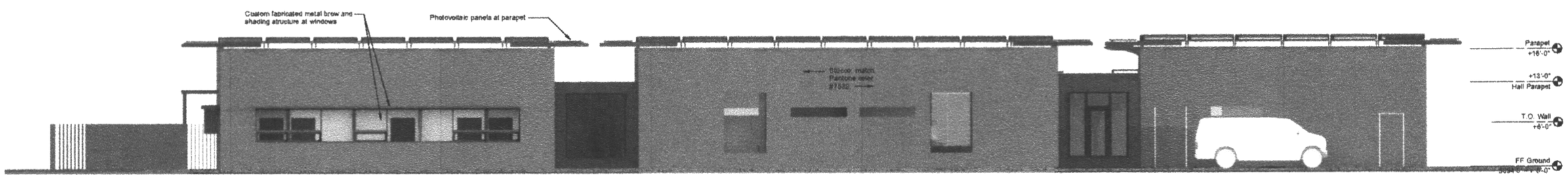
Exterior Elevations and Signage



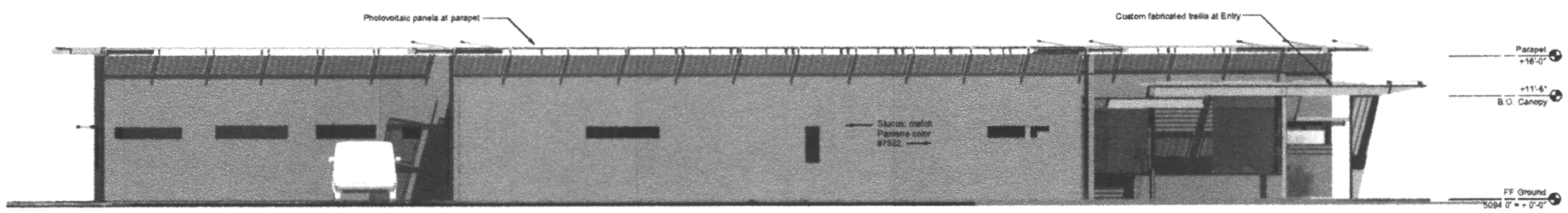
1 A3.0 South Elevation
Not to Scale



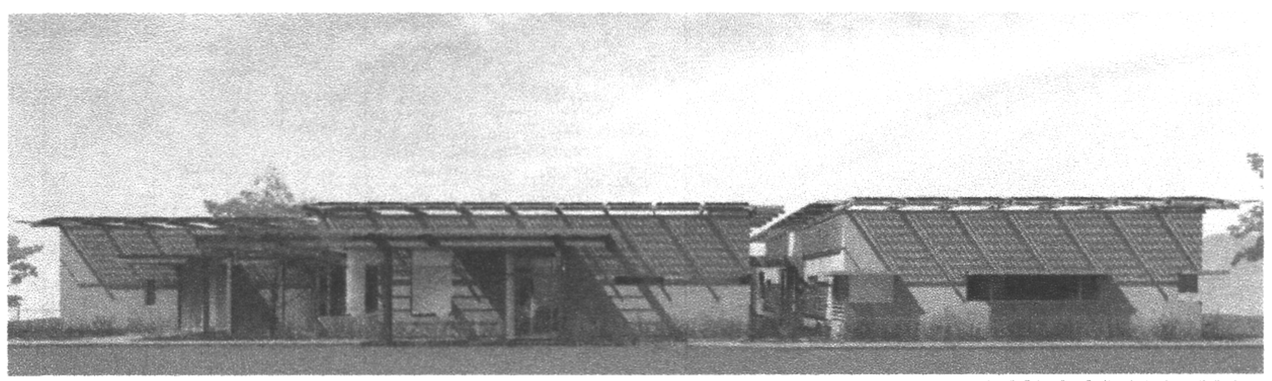
2 A3.0 East Elevation
Not to Scale



3 A3.0 North Elevation
Not to Scale

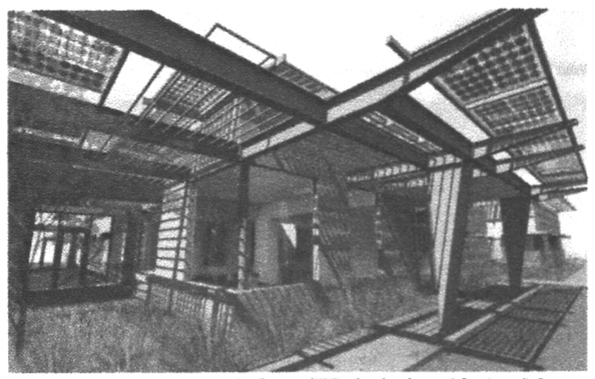


4 A3.0 West Elevation
Not to Scale



View of public Entrea from Southeast, showing synthetic stucco.

View of public Entrea from Southeast, showing synthetic stucco.



View looking into Reception / Waiting Area from Southeast. Showing synthetic stucco.

5 A3.0 Building Renderings
Not to Scale

dnca
218 g albuquerque, nm 87108
ph (505) 293-0033 fx (505) 293-0251

Renal Medicine Associates Clinic
3 asthead Street NE (Journal Center Phase 2, Unit 2)
A rque, New Mexico

Date	Issue
8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A3.0
Renderings

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S E Albuquerque New Mexico 87106 ph 505-255-4033 fx 505-266-0251

Thursday, August 18, 2011

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Site Plan Review
Renal Medicine Associates Clinic
Journal Center 2, Albuquerque, New Mexico
DRB # 1008838

Dear Members of the Design Review Board,

Attached please find our submittal DRB review for a medical clinic located on Lot 3A of the Journal Center 2. We are in our Design Development phase, and this submittal includes changes made to our design based upon your Sketch Plat review comments for this project.

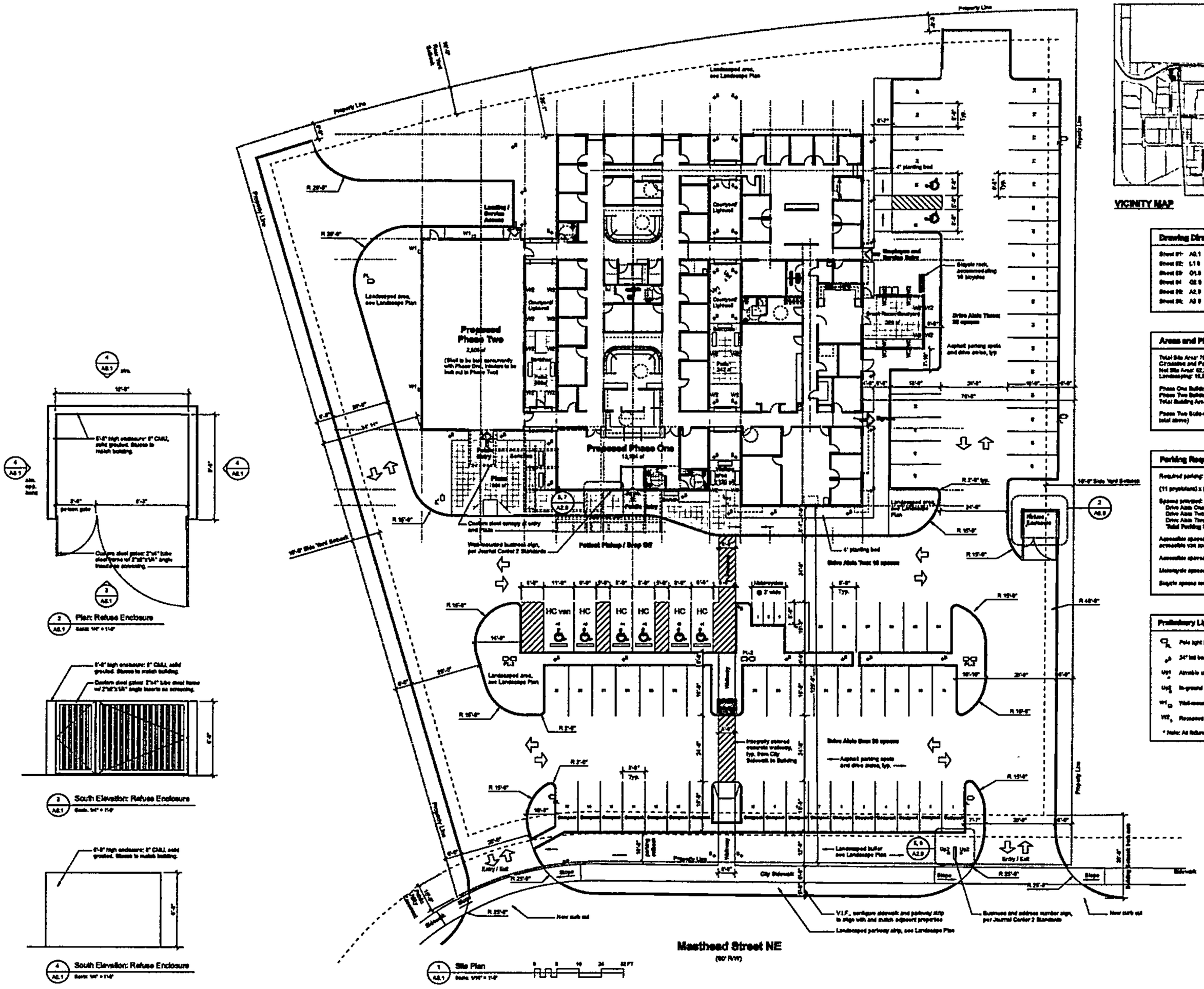
The project consists of a single floor 16,160 square foot medical clinic with doctors' offices, examination and consultation rooms along with administrative support spaces. A shell space for a future outpatient procedure wing is also proposed at this time.

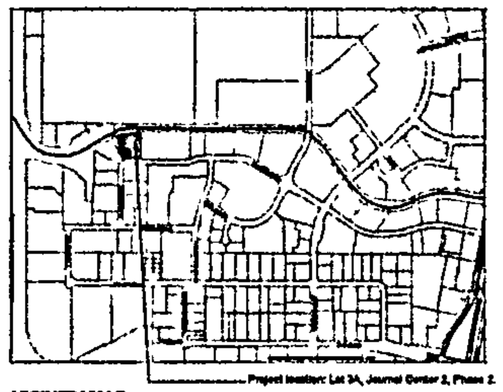
The design intent is to provide a highly functional and flexible facility that incorporates sustainable design principles while a LEED rating for that facility is being considered by the developer. Functional programatic zones are pulled apart to create courtyards that facilitate natural lighting and ventilation and views contributing to a healthful work environment. The current design also integrates a photovoltaic system along the building parapet.

Thank you,

Devendra N. Contractor, AIA

DNCA
218 Girard Blvd. NE
Albuquerque. NM 87106
(505) 255 - 4033
devendra@mac.com





VICINITY MAP

Drawing Directory

Sheet 01:	A0.1	Site Plan and Refuse Enclosure
Sheet 02:	L1.0	Landscape Plan
Sheet 03:	G1.0	Conceptual Grading Plan
Sheet 04:	G2.0	Conceptual Utility Plan
Sheet 05:	A2.0	Building Elevations and Signage
Sheet 06:	A0.0	Renderings

Areas and Phasing

Total Site Area: 70,463 sf
Circulation and Parking: 42,279 sf
Net Site Area: 42,263 sf
Landscaping: 15,834 sf (38% of Net Site Area)

Phase One Building (Medical Clinic): 13,984 sf
Phase Two Building Shell to be built concurrently with Phase One): 2,696 sf
Total Building Area: 16,160 sf

Phase Two Build-out (Interventional Nephrology Clinic): (2,696 sf, included in total above)

Parking Requirements

Required parking: 5 spaces per 1 physician.

(11 physicians) x (5 spaces) = 55 spaces required.

Spaces provided:
Drive Aisle One: 23 spaces
Drive Aisle Two: 18 spaces
Drive Aisle Three: 39 spaces
Total Parking Spaces: 74

Accessible spaces required: for 51 - 100 spaces, 4 required plus 1 accessible van space.

Accessible spaces provided = 7 regular + 1 van.

Motorcycle spaces required: 2 Provided: 2

Bicycle spaces required: 1 per 20 parking spaces = 4 required. Provided: 10

Preliminary Lighting Schedule *

- Pole light fixture for parking lot, 20' height
- 24" led bollard fixture for pathway and landscape accent lighting
- Wp1 Aimable uplight for vegetation, landscape accent lighting
- Up1 In-ground uplight for signage
- Wl1 Wall-mounted area light at loading and service area
- Wl2 Recessed wall fixture, step light

* Note: All fixtures will comply with Night Lighting Ordinance

dnca | 218 silver s.w. albuquerque, nm 87102
ph (505)266-4033 fx (505)266-0251

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

Date	Issue
• 8/16/11	DRB Submittal

August 16th, 2011

75% Design Development

N

A0.1
Site Plan

PLANT LIST

Symbol	Botanical name	Common name	Installed Size	Mature Size	Water use
	TREES				
	Fraxinus velutina	Arizona Ash	2" CAL.	40' HT x 35' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Pinus eldarica	Afghan Pine	8' HT	40' HT x 18' W	MEDIUM
	Cornus mas	Cornelian Cherry (dogwood)	15 GAL.	15' HT x 20' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Yaupon holly	Ilex vomitoria	15 GAL.	15' HT x 15' W	MEDIUM
	Populus deltoides 'wislizeni'	Rio Grande Cottonwood	15 GAL.	50' HT x 60' W	MEDIUM+
	Quercus turbinella	Shrub Live Oak	15 GAL.	8-15' HT x 20'W	MEDIUM
	Chilopsis linearis	Desert willow	15 GAL.	20' x 25' W	LOW
	Crataegus sp.	Multistem Hawthorn (variety)	8' M.S.	8' M.S.	MEDIUM/ MEDIUM+
	SHRUBS - group 1 (parking lot medium)				
	Cotoneaster pernyi	parney cotoneaster	5 GAL.	5' HT x 5' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass	5 GAL.	5-7' HT x 3'4' W	MEDIUM+
	Panicum virgatum 'shenandoah'	Shenandoah switchgrass	3 GAL.	3-4' HT x 3-4' W	MEDIUM
	SHRUBS- group 2 (parking lot low)				
	Artemesia sp.	Powis castle Silver sage	1 GAL.	3' HT x 3'W	LOW
	Pennisetum alopecuroides 'hamelin'	Dwarf fountaingrass	1 GAL.	4-6' HT x 2' W	MEDIUM
	Salvia spp.	Salvia (variety)	1 GAL.	16-20" HT x 16-20" W	MEDIUM
	SHRUBS - group 3 (courtyard)				
	Liriope muscari	Lilyturf	1 GAL.	15" HT x 16" W	MEDIUM
	Buxus sempervirens	Common Boxwood	1 GAL.	4' HT x 4' W	MEDIUM
	Thymus serphyllum	Creeping Thyme	1 GAL.	3" HT X 1' W	MEDIUM
	Mahonia repens	Creeping Mahonia	1 GAL.	18-24" HT X 3-4' W	MEDIUM
	Chasmanthium latifolium 'River Mist'	Variegated Northern Sea Oats	1 GAL.	3' HT X 3' W	MEDIUM
	SHRUBS - group 4 (building perimeter)				
	Andropogon scoparium 'the blues'	Little Bluestem	3 GAL.	3' HT X 3' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass 'gracillimus	5 GAL.	5-7' HT x 3'4' W	MEDIUM+

Decorative boulders

Setting boulders (courtyard)

7/8" gravel mulch (pervious surface)

Crusher fines (pervious surface)

native seeding (pervious surface)

LANDSCAPE NOTES

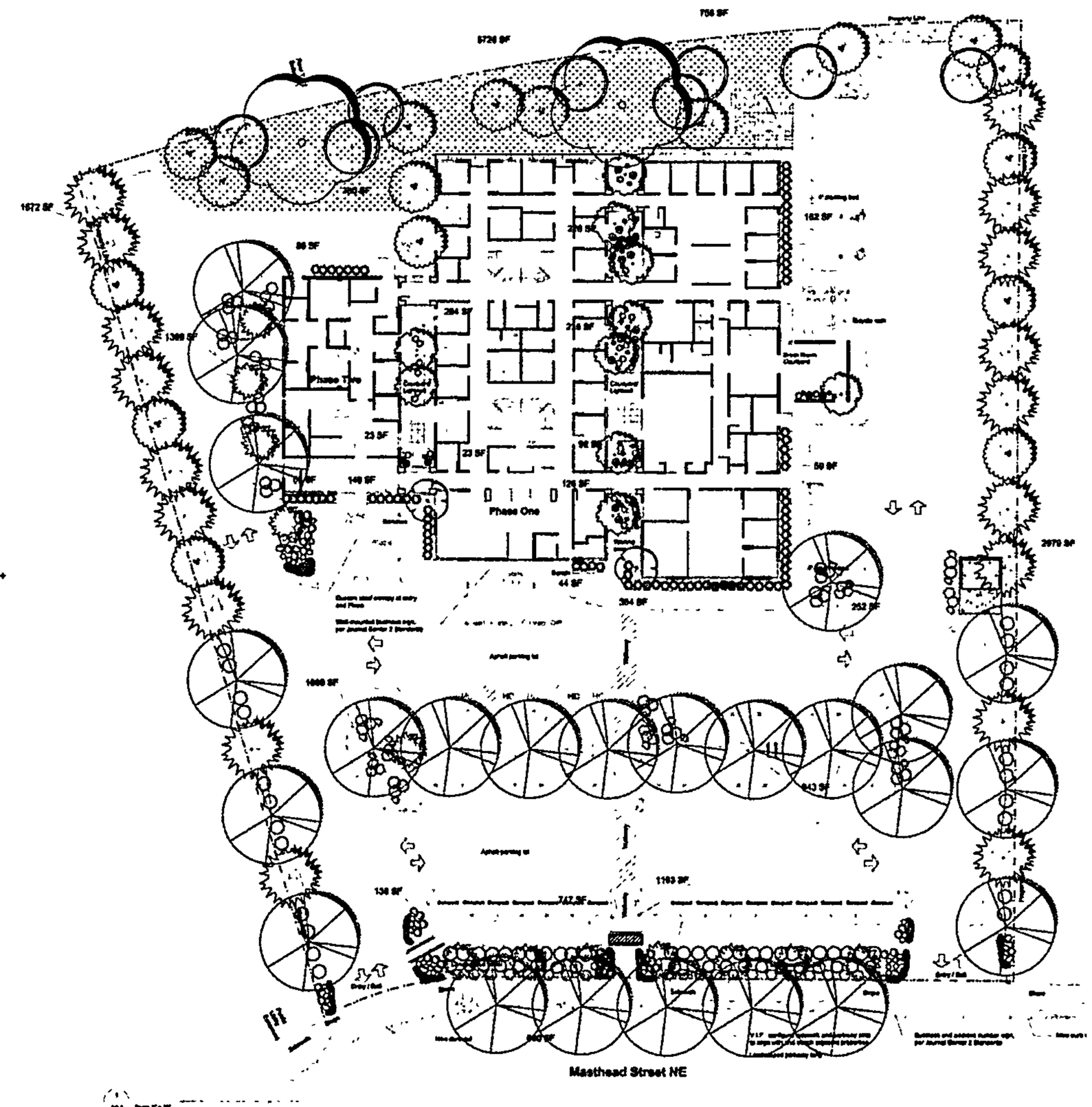
Plan is diagrammatic and approximate due to the scale of the drawing and not all individual shrubs or ground covers are shown. No planting area will be left unseeded or not top-dressed. All planting areas will be planted with trees, shrubs, or groundcovers. At maturity, plants will provide a minimum coverage of 75% of the landscape area. All plant area shall be covered with a 3" layer of aggregate or mulch.

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION ORDINANCES:
Intent of plan is to conform to the landscape requirements of Journal center 2 as well as all city ordinances and codes relating to landscape requirements, including the Water Conservation and Water Waste Ordinance (C_ORD 16-1995).

DESCRIPTION OF IRRIGATION SYSTEM:
An automatic underground irrigation system will be designed and installed to serve all new plant materials. Trees and shrubs will be irrigated with a low-flow bubbler and/or drip emitter system. Native seeding on north and will be irrigated with pop-up rotors until established.

MAINTENANCE RESPONSIBILITY
All responsibility for maintenance shall lie with the Owner/developer

DETAILS.
Backflow prevention and tree wells will be constructed following City of Albuquerque standard specifications details for public works construction. Please reference the following:
Backflow prevention detail--DWG. 2701
Tree well detail--DWG. 2714



LANDSCAPE CALCULATIONS
Total Site = 79,453 s.f
Building Area = 16,160 s.f.
Net Site Area = 62,203 s.f.
Landscape Area Provided = 19,924 s.f.
(32% of Net Site Area)

218 girard s.e. albuquerque nm 87106
ph (505) 255-4033 fx (505) 266-0251

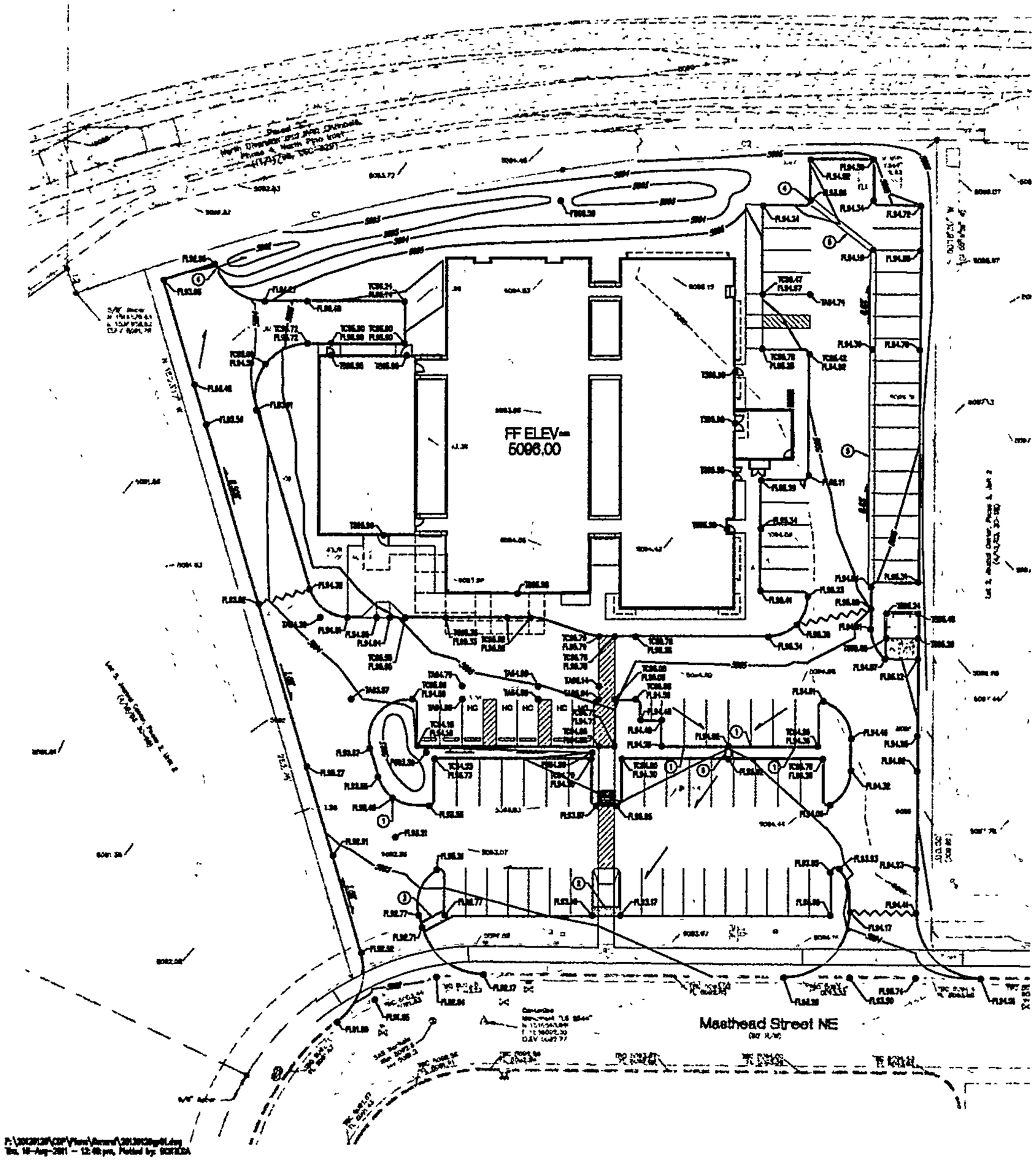
Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date Issue

August 19th, 2011

100% Schematic Design

L1.0
Landscape Plan



LEGEND

- PROPERTY LINE
- 5093 — EXISTING CONTOUR
- 5096.00 — EXISTING GRADE SPOT ELEVATION
- 95.32 — PROPOSED SPOT ELEVATION
  - TS=TOP OF CURB, FL=FLOW LINE
  - TW=TOP OF SIDEWALK
  - EX=EXISTING, PR=PROPOSED GRADE
- PROPOSED DIRECTION OF FLOW
- EXISTING GRADE
- PROPOSED CURB CONTOURS
- PROPOSED GRADE CONTOURS
- PROPOSED CURB
- EASEMENT

GENERAL NOTES

1. ALL WORK OUTLINED ON THESE PLANS AND PROPOSED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PUBLIC WORKS DESIGN MANUAL, REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS DESIGNATED SHALL APPLY.
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4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT CONFLICT WITH THE PROJECT, SHALL BE CONSIDERED OVER THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL NECESSARY UTILITY ALIGNMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY LOCATE COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR RELATED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PUBLIC RIGHTS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR PERSONNEL OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DIRECTIONS OR DEMANDED TRAFFIC LANES. THE CONTRACTOR SHALL USE STAGE ANY EQUIPMENT ON SIDEWALK WHEN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (i.e., DEMOLITION, REPORT, DEMOLITION, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MAY BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING DEPARTMENT PRIOR TO COMMENCING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL SIGNAGE AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNS AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH EPA'S PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED OTHER, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION WATER AND GRADING CONTROL DEVICES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATED TO PRELIMINARY CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SPECIFICATIONS, CONSTRUCTION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE SHOWN OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, STATE PROVIDED SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) DESIGNED SPECIFICATIONS FOR PUBLIC WORKS (GRADING PERMIT).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN.
5. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS SHOWN ON THIS PLAN.
6. THE CONTRACTOR IS TO DISPOSE THAT HAS NOT BEEN REMOVED FROM THE SITE AND ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHALL BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS ON SILT FENCE AT THE PROPERTY LINES AND REMOVING THE SOIL TO PROTECT IT FROM THE BERMS.
7. A DUMPSTER, SITE FOR ANY & ALL GRADED CONSTRUCTION MATERIAL, AND DEMOLITION MATERIAL, AND/OR A TEMPORARY SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE ENGINEER. ALL COSTS INCURRED IN OBTAINING A DUMPSTER, OR TEMPORARY SITE AND HAUL TO AND FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE REIMBURSEMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.2' FROM PLAN DIMENSIONS. PAD ELEVATIONS SHALL BE +/- 0.05' FROM BUILDING PLAN DIMENSIONS.
9. ALL PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR GUTTERS AND SLOPES.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION GIVEN. REPORT FINDS TO ENGINEER CONSTRUCTION.

GRADING KEYED NOTES

1. INSTALL 12' WIDE CURB OPENING.
2. INSTALL 36' WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
3. INSTALL 36' WIDE CONCRETE RIBBON CHANNEL.
4. INSTALL 36' WIDE CURB OPENING WITH WATER QUALITY SCREEN.
5. INSTALL 24' WIDE CONCRETE VALLEY GUTTER.
6. INSTALL 24' WIDE CONCRETE RIBBON CHANNEL.

N

SCALE: 1"=20'

Bohannan Huston

August 16th, 2011

100% Schematic Design

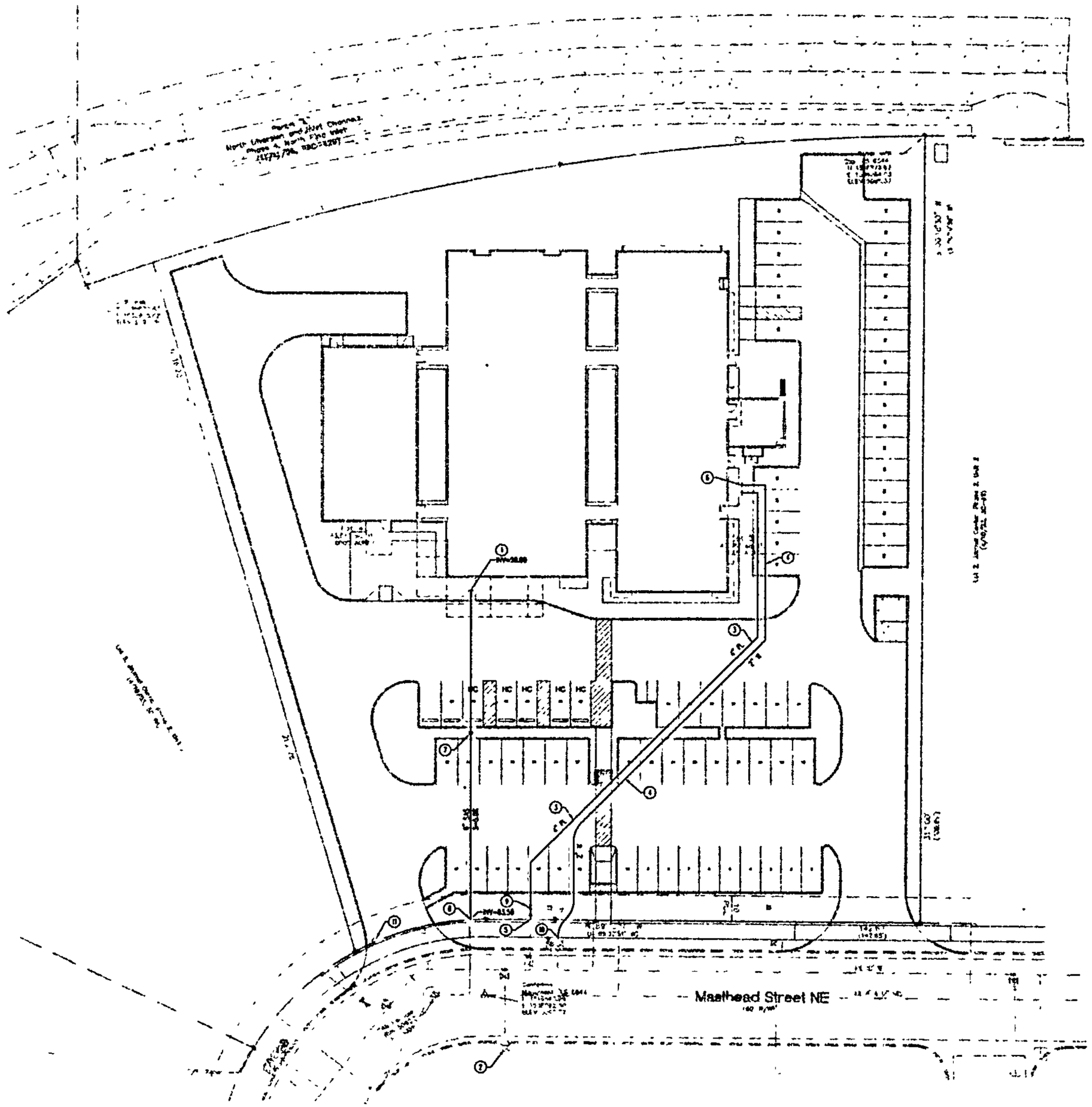
C1.0

Conceptual Grading Plan

Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date | Issue

dnca
210 Silver S.W., albuquerque, NM, 87102
ph (505)268-4033 fx (505)268-9281



UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTIONS.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER CBA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PROWATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY PIPESIZES AND LOCATIONS OF EXISTING WATER/GAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY KEYED NOTES

1. 6" SANITARY SEWER SERVICE, SEE PLUMBING PLANS FOR CONTINUATION.
2. EXISTING FIRE HYDRANT.
3. 4" PRIVATE FIRE LINE SERVICE FOR BUILDING SPRINKLERS. BACKFLOW PREVENTER TO BE INSTALLED INSIDE MECHANICAL ROOM. FDC TO BE LOCATED ON BUILDING WALL. FIRE LINE PIPE JOINTS AND MECHANICAL JOINTS SHALL BE RESTRAINED FOR ENTIRE LENGTH. PROVIDE 3' MINIMUM COVER.
4. NEW 2" WATER LINE. CONNECT TO EXISTING METER SERVICE.
5. CONNECTION TO EXISTING 6" FIRE LINE STUB.
6. NEW 2" DOMESTIC WATER SERVICE TO BUILDING, BACKFLOW PREVENTER SHALL BE INSIDE MECHANICAL ROOM
7. SANITARY SEWER CLEANOUT
8. CONNECT TO EXISTING 6" GAS SERVICE LINE.
9. 6"x4" REDUCER AND POST INDICATOR VALVE.
10. EXISTING 1 1/2" WATER SERVICE LINE AND METER BOX. CONTRACTOR SHALL COORDINATE AND PAY FOR CITY INSTALLATION OF METER.
11. ADJUST EXISTING TELECOM MANHOLE FRAME & COVER TO PROPOSED GRADE

AFD PLANS CHECKING OFFICE
#24-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

N

SCALE: 1"=20'

Bohannan ▲ Huston

dnca
218 eldorado n.e. albuquerque, nm 87108
ph (505)256-4033 fx (505)266-0251

Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

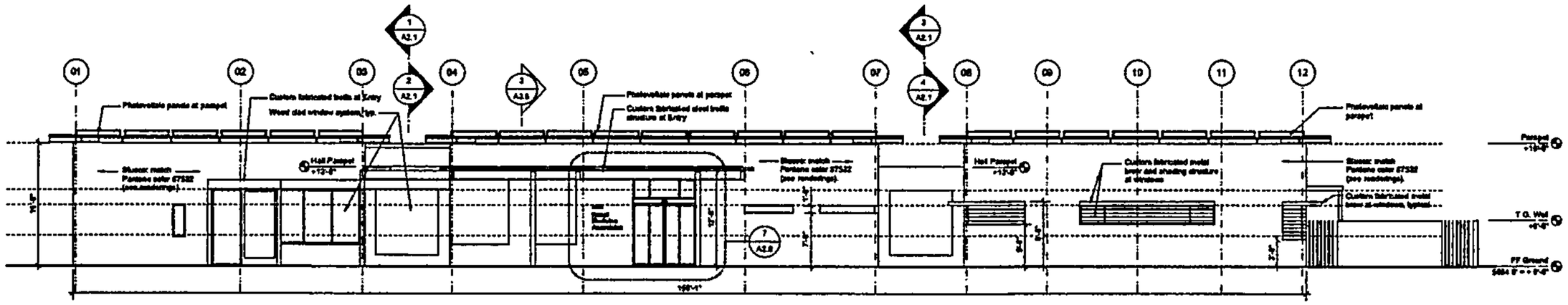
Date	Issue

July 8th, 2011

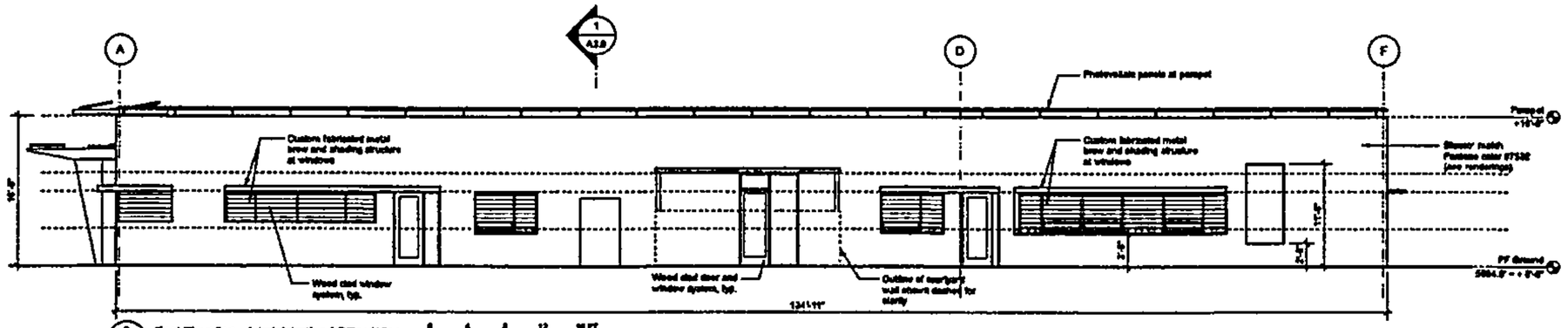
100% Schematic Design

C2.0
Conceptual Utility Plan

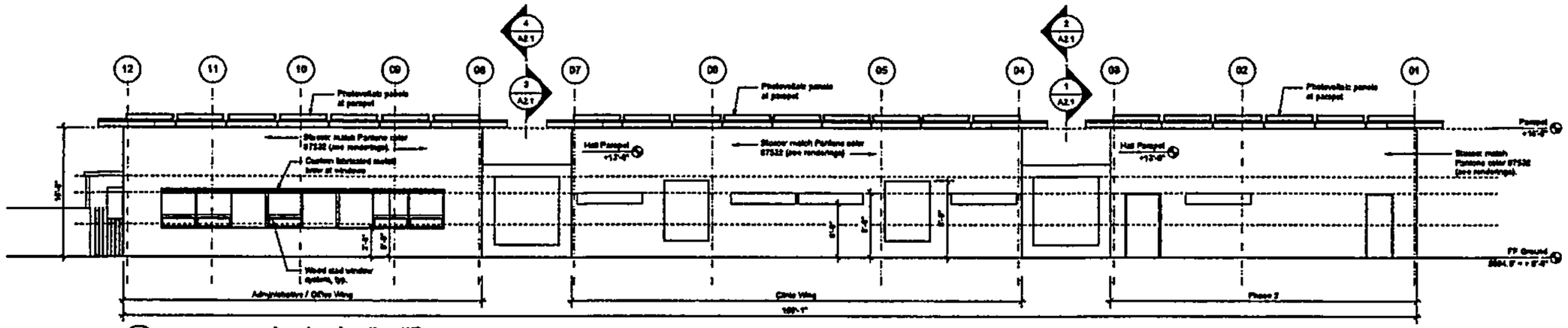
P:\2012020\CDP\Plans\General\2012020up01.dwg
Thu, 18-Aug-2011 - 7:36:am, Plotted by: GBROUGHT



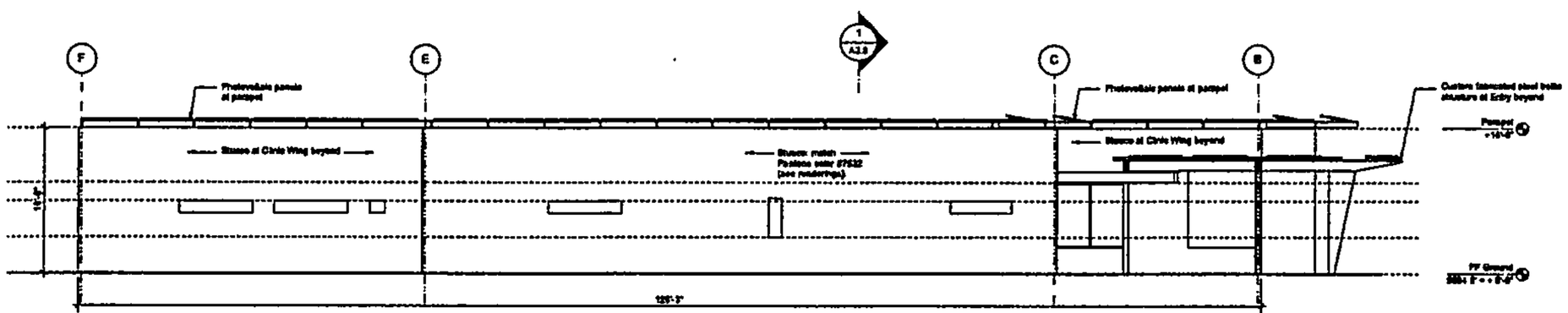
1 South Elevation
Scale: 1/8" = 1'-0"



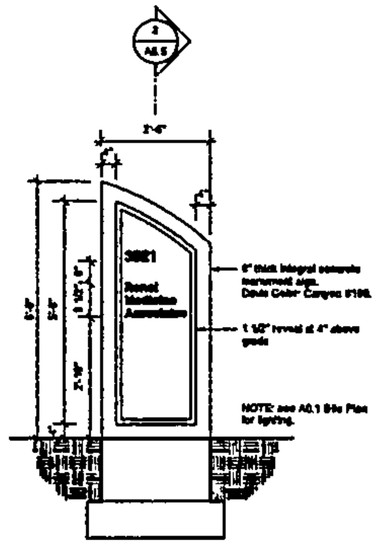
2 East Elevation - Administrative / Office Wing
Scale: 1/8" = 1'-0"



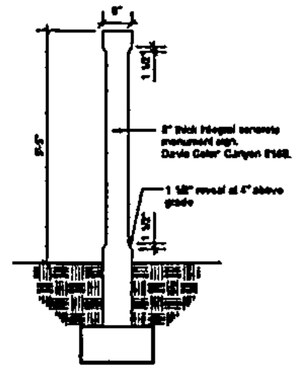
3 North Elevation
Scale: 1/8" = 1'-0"



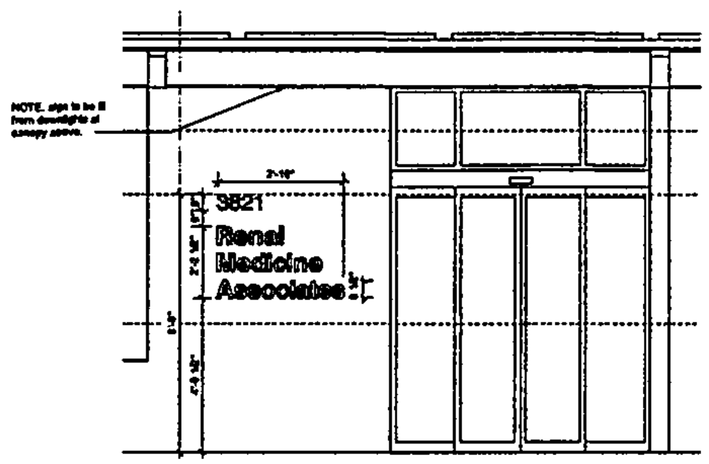
4 West Elevation
Scale: 1/8" = 1'-0"



8 Building Identification Sign at Street
Scale: 1/2" = 1'-0"



9 Building Section - Identification Sign at Street
Scale: 1/2" = 1'-0"



7 South Exterior Entry Door Sign
Scale: 3/8" = 1'-0"

1/4" Flat Cut Aluminum Letters
Natural Satin Finish
Flush Mounted with Blind Stud and Pattern
Text Height 8 1/2" (Visibility 100')

dnca | 318 girard n.e., albuquerque, nm 87108
ph (505) 265-4033 fx (505) 266-0261

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

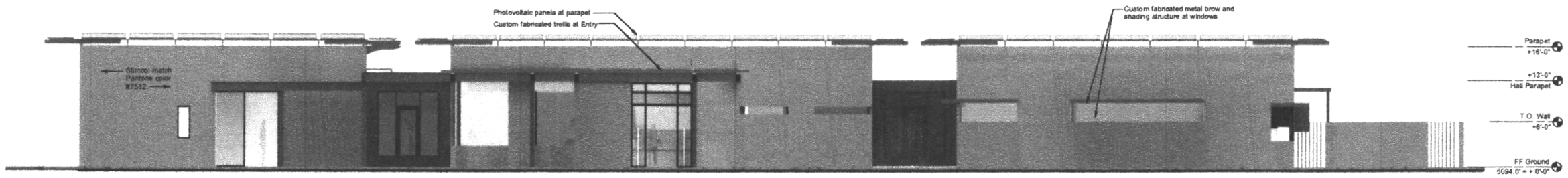
Date	Issue
8/18/11	DRB Submittal

August 19th, 2011

75% Design Development

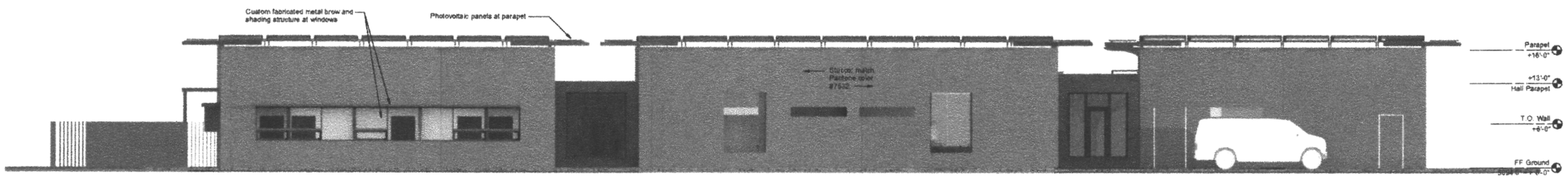
A2.0

Exterior Elevations and Signage

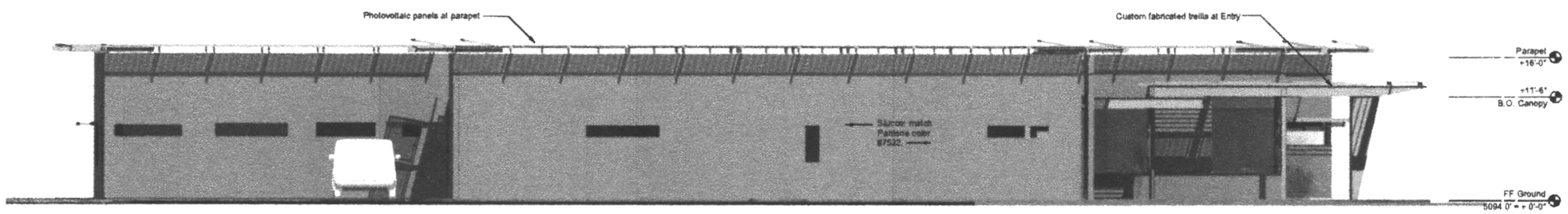


1 A3.0 South Elevation
Not to Scale

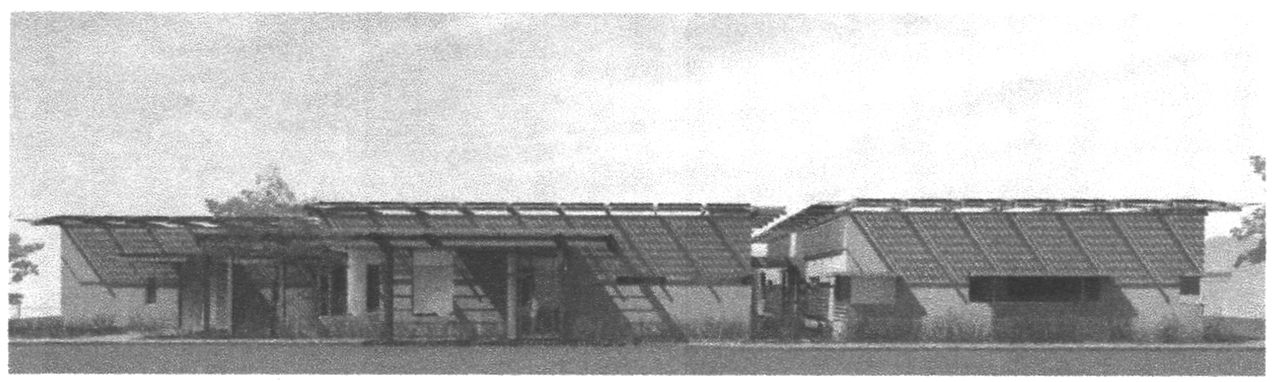
2 A3.0 East Elevation
Not to Scale



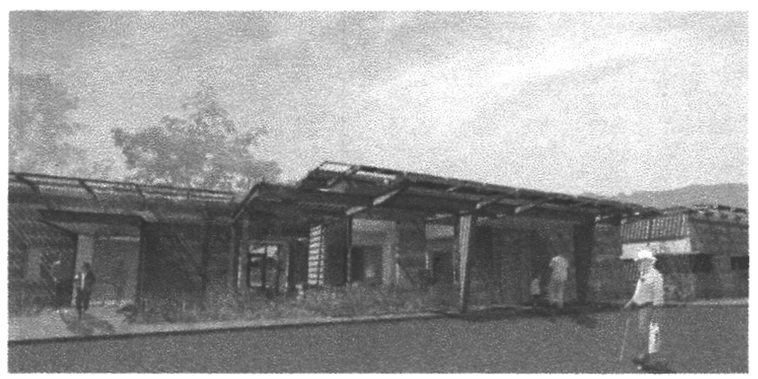
3 A3.0 North Elevation
Not to Scale



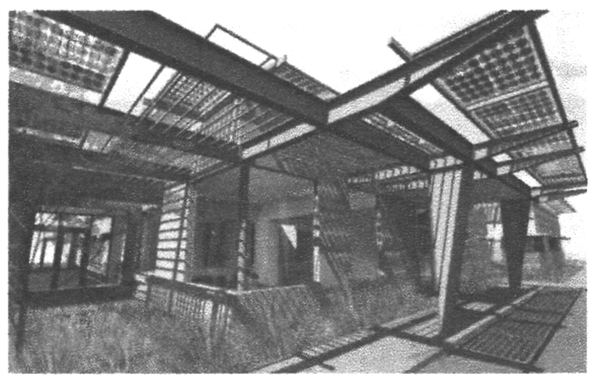
4 A3.0 West Elevation
Not to Scale



View of public Entrea from Southeast, showing synthetic stucco.



View of public Entrea from Southeast, showing synthetic stucco.



View looking into Reception / Waiting Area from Southeast. Showing synthetic stucco.

5 A3.0 Building Renderings
Not to Scale

dnca
218 girard s.e., albuquerque, nm 87108
ph (505) 255-4033 fx (505) 268-0251

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

Date	Issue
- 8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A3.0
Renderings

Albuquerque Bernalillo County
Water Utility Authority

RECEIVED AUG 18 2011

PO Box 1293
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

Chair
Art De La Cruz
County of Bernalillo
Commissioner, District 2

Vice Chair
Trudy E. Jones
City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Michele Lujan Grisham
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

August 12, 2011

Glenn Broughton, P.E.
Bohannan Huston Inc.
7500 Jefferson St. NE
Albuquerque NM 87109

RE: Water and Sanitary Sewer Availability Statement #110605
Journal Center Phase 2 Unit 2-Lots 3 and 4 - Zone Atlas Map: D-17

Dear Mr. Broughton:

Project Information: The portion of the lot for which the availability request was made is ±2.0 acres. The site is located just south of the Masthead and Washington intersection within the city limits. The site is currently zoned IP and lies in the 2E pressure zone within the Alameda trunk. The request for service availability indicates plans to construct an approximately 101,660 sq-ft office building.

Existing Conditions: Water infrastructure in the area is limited to a 10 inch line (Project #26-6517.83-04) in Masthead.

Sanitary sewer infrastructure in the area is limited to an eight inch collection line and an 18 inch interceptor line (Project #26-6517.83-04) in Masthead. Due to size and designation, service taps to the 18 inch interceptor line will **not** be permitted.

Service: New Metered water service to the site is available contingent upon compliance with the Fire Marshal's fire flow requirements. Service taps may be made the 12 inch line in Masthead. Water service will only be sold in conjunction with sewer service. Water service shall only be provided in conjunction with sewer service.

Sanitary sewer service to the site is available via routine connection to the eight inch line in Masthead.

Fire Protection: A statement from the City Fire Marshal's Office requires one hydrant, within 450 feet of the furthest point of the building as the equipment travels, to provide 881 gpm of fire protection. Current mapping indicates there is a hydrant in the area which meets the distant requirement.

Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City Of Albuquerque and Water Authority Mini Work Order Process. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Credit will be given for any previous accounts on this property.

FOR RECORD, OUTSTANDING
ITEM FROM SKETCH
PLAT REVIEW.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

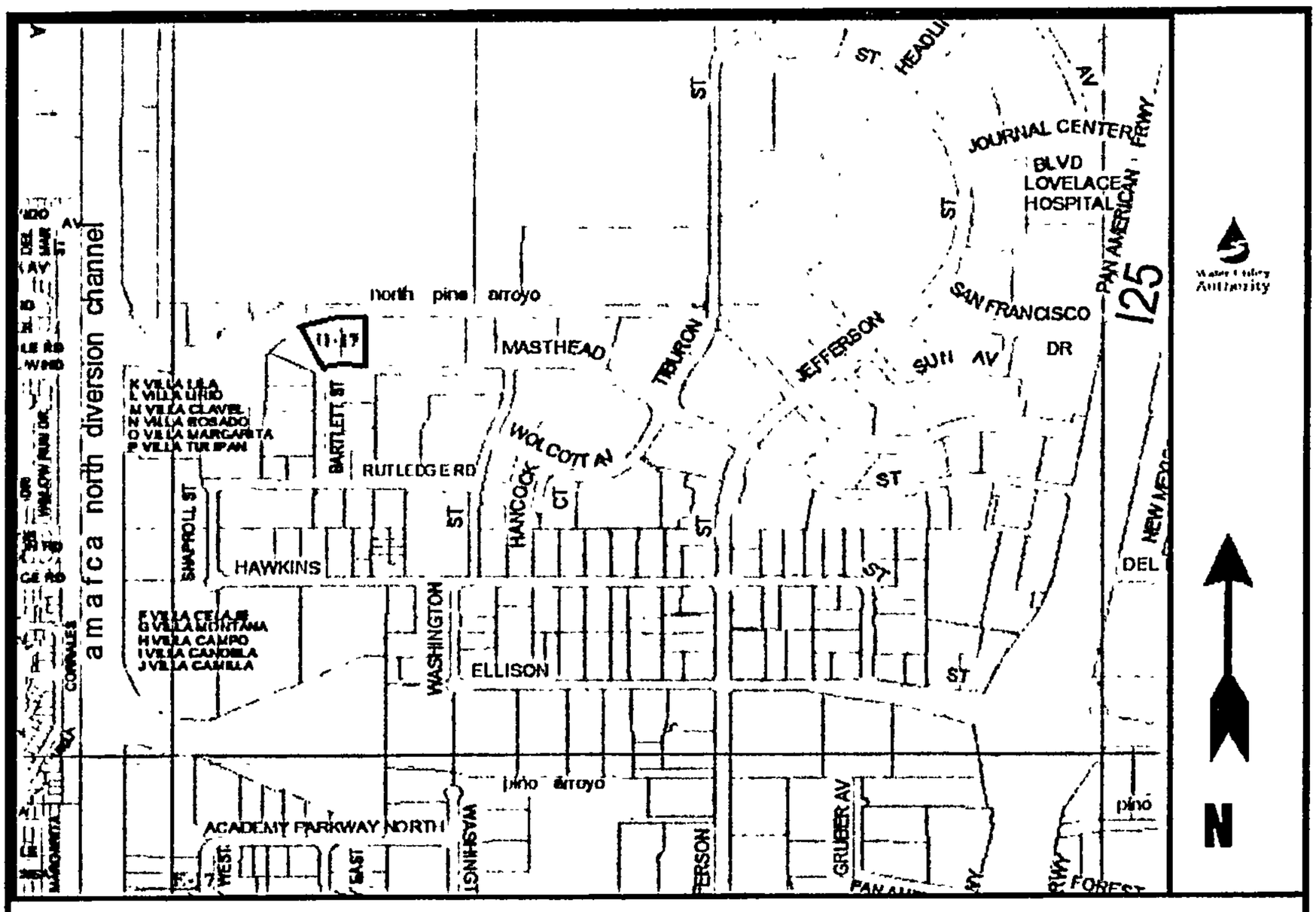
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

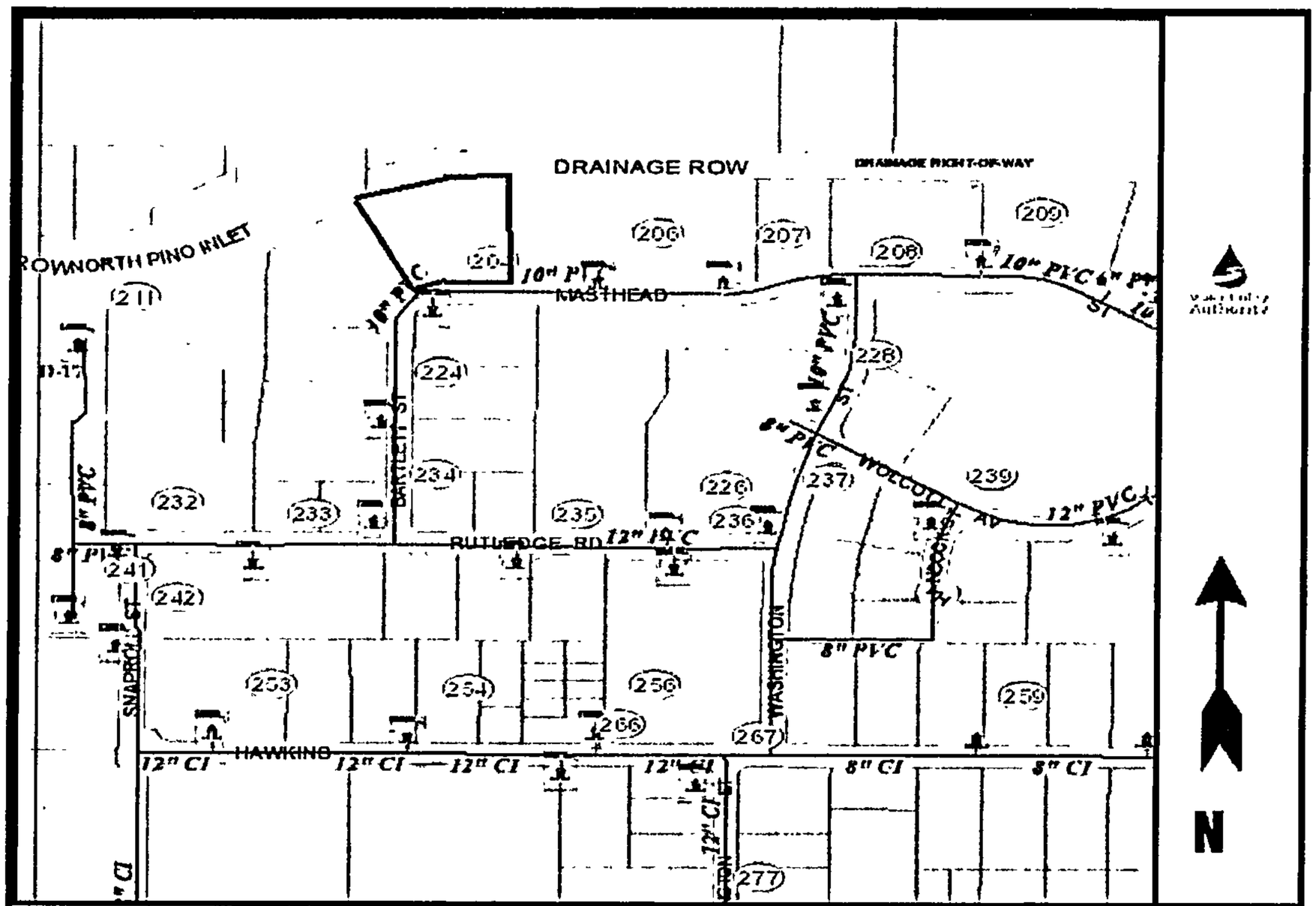
Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

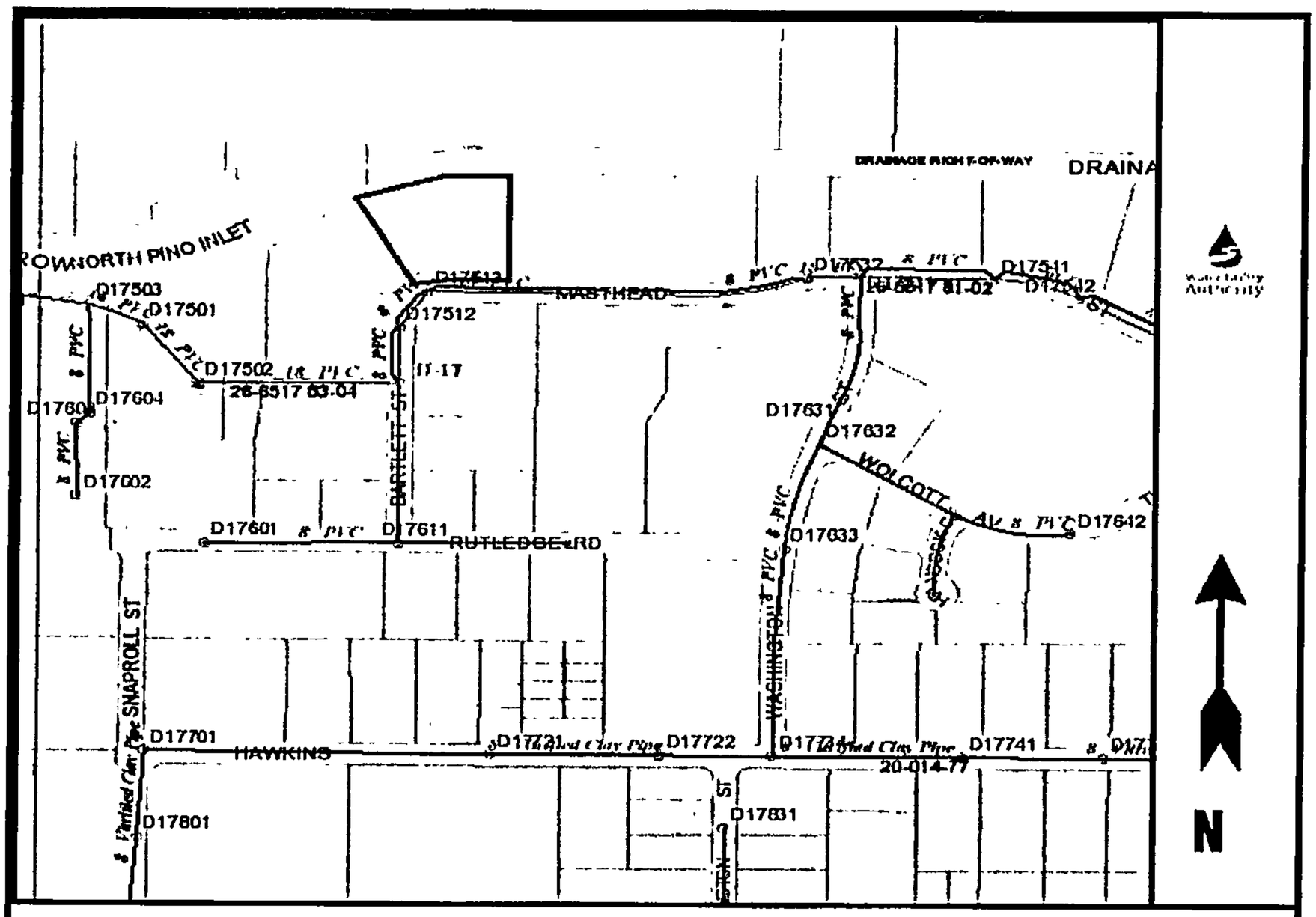
C: f/ Availability D-17



Availability Statement #110605-Site Map



Availability Statement #110605-Water Lines



Availability Statement #110605-Sewer Lines

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB
Review Comments
Utility Development Section
Phone: 505.924.3989

D.R.B. Case No:	Date:	Item No:
1008878	07/13/2011	#11
Zone Atlas Page: D-17	LOCATION: Masthead St. between Bartlett St. and Washington St. Journal Center Phase 2 – Unit 2 Unit(s) 2	
Request For: Sketch Plat		

ABCWUA Comment: Need an Availability Statement.

For background information, Sketch Plat review comments.

SIGNED: Allen Porter

DATE: 07/13/11

UTILITY DEVELOPMENT

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008878 **AGENDA ITEM NO: 11**

SUBJECT:

Sketch Plat

ENGINEERING COMMENTS:

Reducing Tract 4 and creating a narrow triangular shaped lot would create a lot that is difficult to build upon.

A Conceptual Grading and Drainage Plan is required. for site plan.

AMAFCA approval is required.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-13-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008878 AGENDA ITEM NO: 11

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Please provide additional information regarding the one-directional entrance and exits for this site. Ample space appears to be available for a two directional layout. One-way drives must utilize angled parking and provide appropriate signing.
The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Label the compact parking spaces by placing the words "compact" on the pavement of each space.
Please show the nearest curb cuts on the adjacent lots.
Show the location of all curb cuts located across from the site along Masthead Street.
Define all aisle widths.
Provide details for all ramps.
Build notes, referring to the specific City Standard, must be provided for all items proposed within City right of way.
Call out the width of all sidewalk, existing and proposed.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JULY 13, 2011

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2011
DRB Comments

ITEM # 11

PROJECT # 1008878 **APPLICATION # 11-70172**

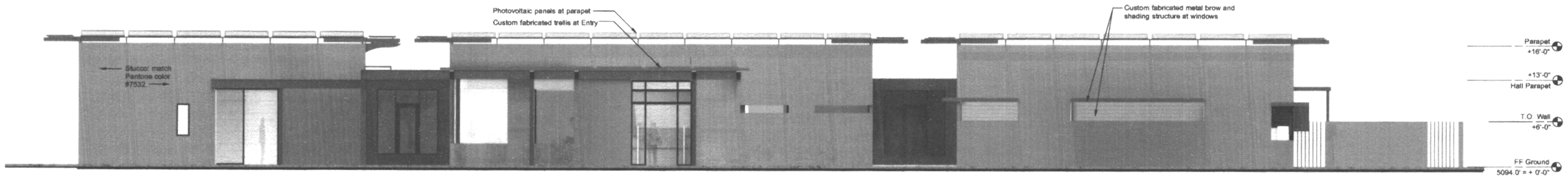
RE: Lots 3 and 4, Journal center Phase 2 Unit 2

The Journal Center Architectural Review Committee must review and approve site development plans prior to City approval; an advertised public hearing will be required by the Development Review Board. The proposed building will require a replat to create a single lot, and must include Lot 5 to absorb the 'sliver' along the west boundary.

Refer to Zoning code for Landscape requirements (minimum 6 foot buffer for rear and all sides). Parking requirements for a medical clinic is 5 spaces for each doctor.

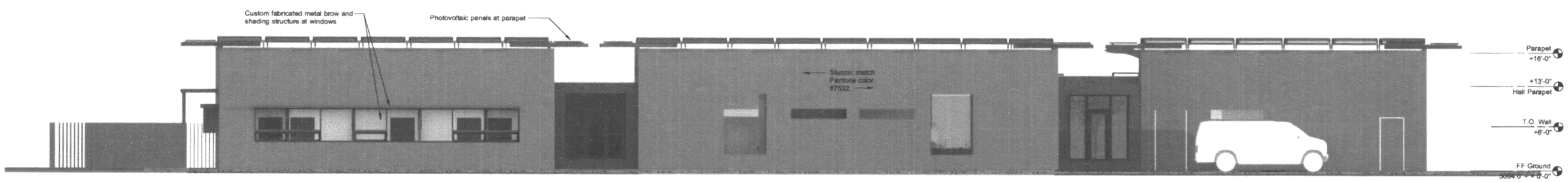
Refer to comments from Transportation Development regarding driveways – one ways are generally not acceptable with new development without extenuating design constraints.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

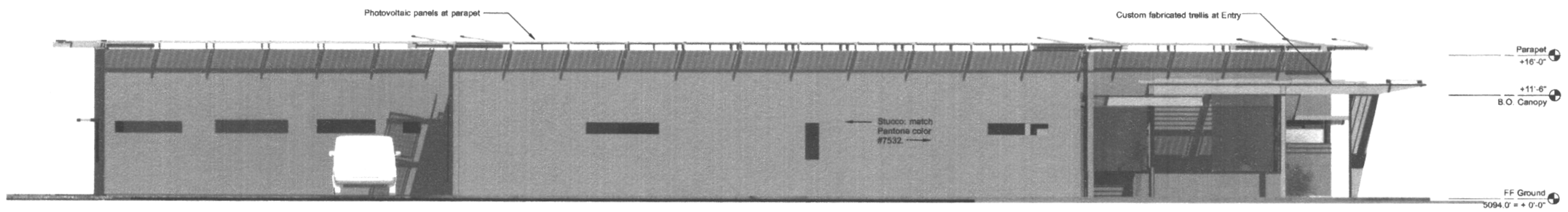


1 / A3.0 South Elevation
Not to Scale

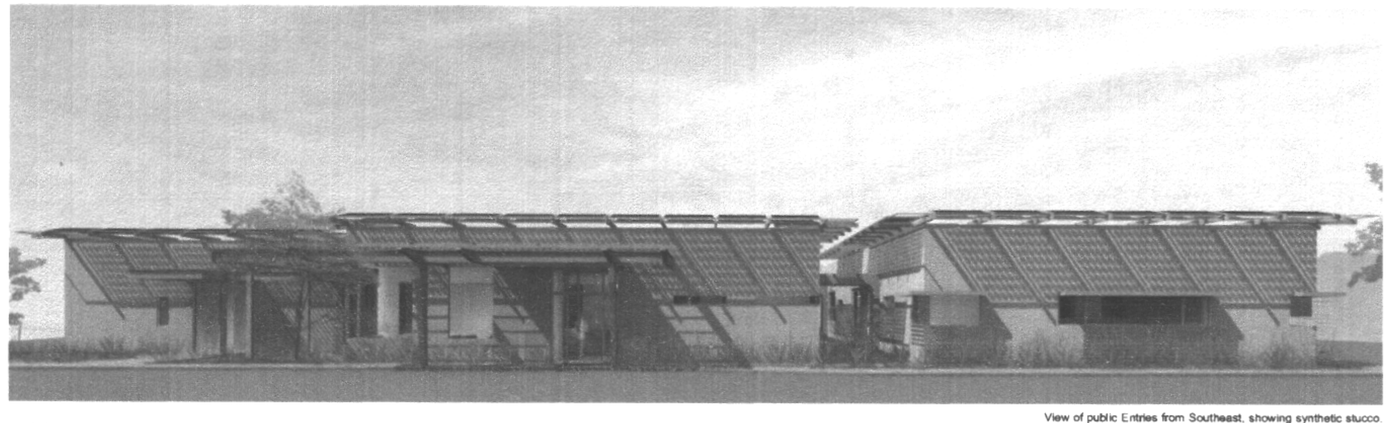
2 / A3.0 East Elevation
Not to Scale



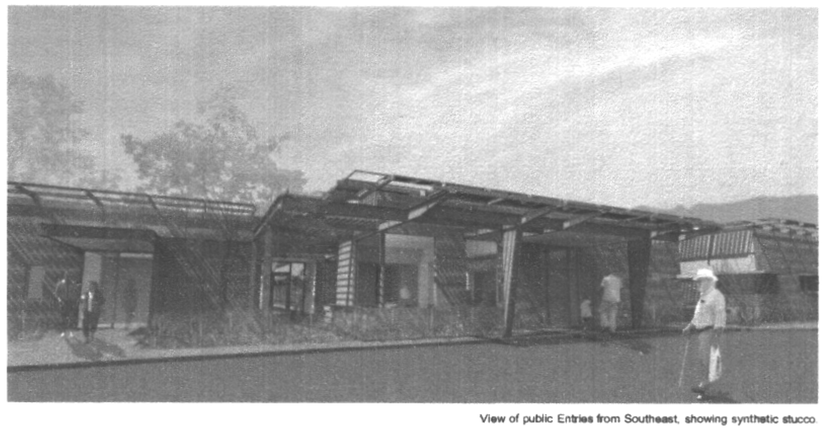
3 / A3.0 North Elevation
Not to Scale



4 / A3.0 West Elevation
Not to Scale



View of public Entries from Southeast, showing synthetic stucco.



View of public Entries from Southeast, showing synthetic stucco.

View looking into Reception / Waiting Area from Southeast. Showing synthetic stucco.

5 / A3.0 Building Renderings
Not to Scale

Renal Medicine Associates Cl
3821 Masthead Street NE (Journal Center Ph
Albuquerque, New Mexic

dnca 218 girard s.e. albuquerque, nm 87106
tel (505) 255-4033 fx (505) 266-0251

Date	Issue
8/19/11	DRB Submittal

August 19th, 20

75% Design Developme

A3.0

Rendering

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

Monday, August 22, 2011

David Lindner, Alameda North Valley Association
10407 4th Street NW
Albuquerque, NM 87114

Re: Development Review Board for Site Plan

Project: Renal Medicine Associates Clinic
Address and Physical Description: 3821 Masthead Street NE (between Washington Street NE and Bartlett Street NE)
Legal Description: Lots 3 and 4, Journal Center 2, Phase 2

Dear Mr. Lindner,

We are writing to notify you of our submittal of our Site Plan for a Development Review Board review and hearing.

The project will consists of a single-story 16,160 square foot medical clinic with doctors' offices, examination and consultation rooms, and administrative support spaces. A shell space for a future outpatient procedure wing is also proposed at this time. The current design conforms to all Zoning and Code requirements, and is well below the allowable height and buildable area limits.

The design intent is to provide a highly functional and flexible facility that incorporates sustainable design principles while a LEED rating for the project is being considered by the developer. Functional programatic zones are pulled apart to create internal courtyards facilitating natural lighting and ventilation and landscape views contributing to a healthful work environment. The current design also integrates a photovoltaic system along the building parapet.

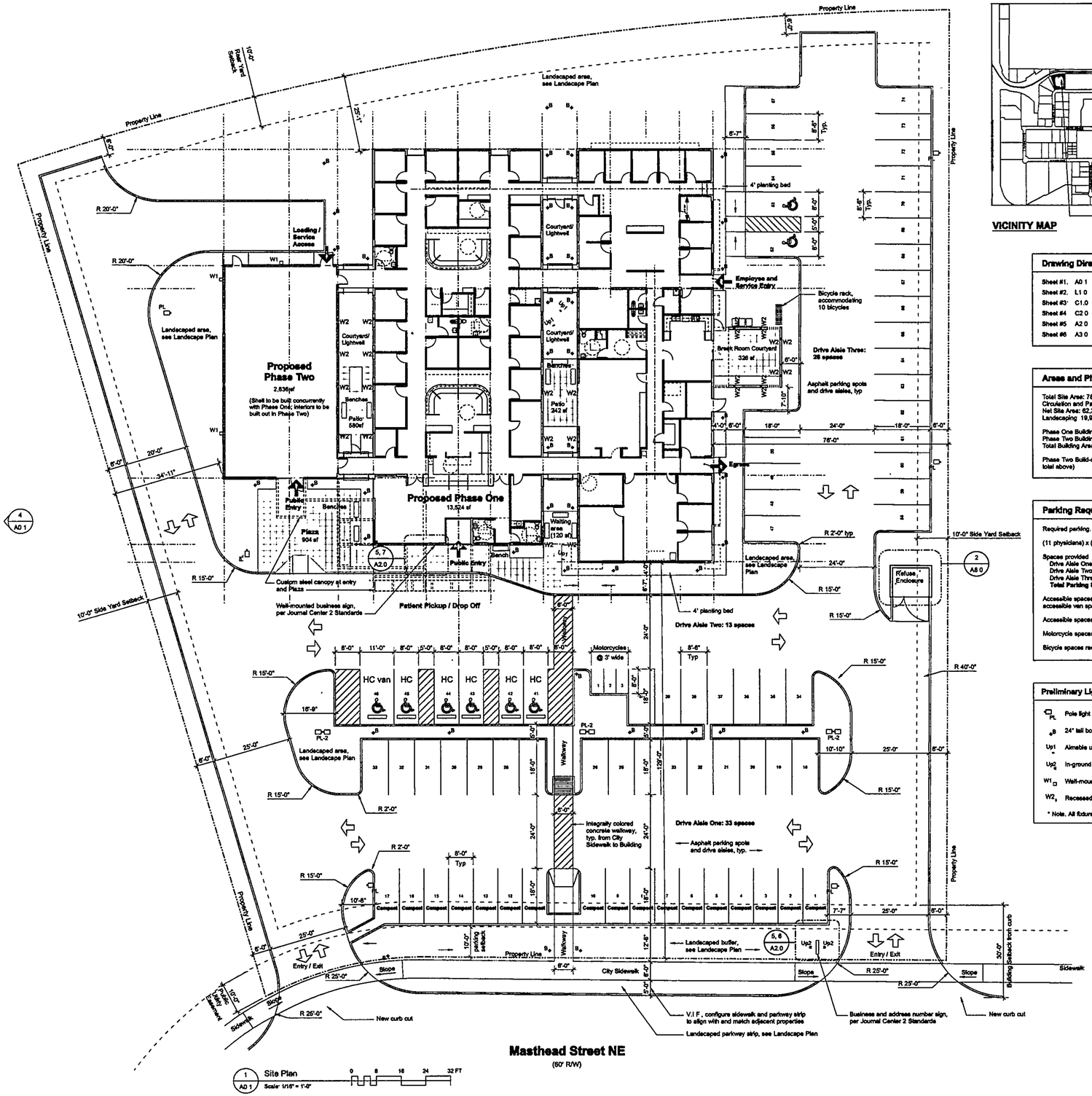
pPlease see our enclosed Site Plan, Landscape Plan, and color renderings for more information.

Please feel free to contact our office if you have any questions or would like further information about the proposed project.

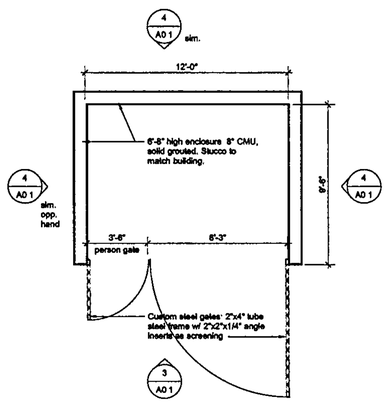
Thank you,

Devendra N. Contractor, AIA

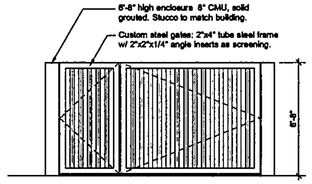
DNCA
218 Girard Blvd. NE
Albuquerque, NM 87106
(505) 255 - 4033
devendra@dncarchitect.com



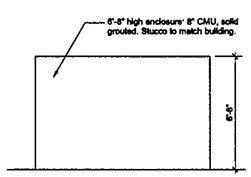
1 A0.1 Site Plan
Scale: 1/16" = 1'-0"



2 A0.1 Plan: Refuse Enclosure
Scale: 1/4" = 1'-0"



3 A0.1 South Elevation: Refuse Enclosure
Scale: 1/4" = 1'-0"



4 A0.1 South Elevation: Refuse Enclosure
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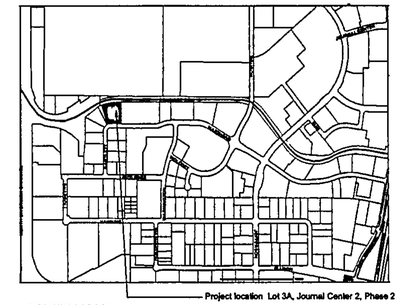


VICINITY MAP

Drawing Directory

Sheet #1.	A0.1	Site Plan and Refuse Enclosure
Sheet #2:	L1.0	Landscape Plan
Sheet #3:	C1.0	Conceptual Grading Plan
Sheet #4	C2.0	Conceptual Utility Plan
Sheet #5	A2.0	Building Elevations and Signage
Sheet #6	A3.0	Renderings

Areas and Phasing

Total Site Area: 78,463 sf
Circulation and Parking: 42,279 sf
Net Site Area: 62,203 sf
Landscaping 19,924 sf (32% of Net Site Area)

Phase One Building (Medical Clinic) 13,524 sf
Phase Two Building Shell to be built concurrently with Phase One) 2,636 sf
Total Building Area: 16,160 sf

Phase Two Build-out (Interventional Nephrology Clinic): (2,636 sf, included in total above)

Parking Requirements

Required parking. 5 spaces per 1 physician.

(11 physicians) x (5 spaces) = 55 spaces required.

Spaces provided
- Drive Aisle One. 33 spaces
- Drive Aisle Two: 13 spaces
- Drive Aisle Three: 28 spaces
- **Total Parking Spaces: 74**

Accessible spaces required: for 51 - 100 spaces, 4 required plus 1 accessible van space

Accessible spaces provided = 7 regular + 1 van.

Motorcycle spaces required: 3 Provided: 3

Bicycle spaces required: 1 per 20 parking spaces = 4 required Provided 10

Preliminary Lighting Schedule *

- PL — Pole light fixture for parking lot, 22' height
- B — 24" tall bollard fixture for pathway and landscape accent lighting
- Up1 — Aimable uplight for vegetation, lanscape accent lighting
- Up2 — In-ground uplight for signage
- W1 — Wall-mounted area light at loading and service area
- W2 — Recessed wall fixture, step light

* Note. All fixtures will comply with Night Lighting Ordinance

Date	Issue
8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A0.1

Site Plan

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

dnca
218 girard s.e., albuquerque, nm 87106
ph (505) 255-4033 fx (505) 266-0251

PLANT LIST

Symbol	Botanical name	Common name	Installed Size	Mature Size	Water use
	TREES				
	Fraxinus velutina	Arizona Ash	2" CAL.	40' HT x 35' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL	15' HT x 15' W	MEDIUM
	Pinus eldarica	Afghan Pine	8' HT	40' HT x 18' W	MEDIUM
	Cornus mas	Cornelian Cherry (dogwood)	15 GAL.	15' HT x 20' W	MEDIUM+
	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Yaupon holly	Ilex vomitoria	15 GAL.	15' HT x 15' W	MEDIUM
	Populus deltoides 'wislizeni'	Rio Grande Cottonwood	15 GAL.	50' HT x 60' W	MEDIUM+
	Quercus turbinella	Shrub Live Oak	15 GAL.	6-15' HT x 20'W	MEDIUM
	Chilopsis linearis	Desert willow	15 GAL.	20' x 25' W	LOW
	Crataegus sp.	Multistem Hawthorn (variety)	8' M.S.	8' M.S.	MEDIUM/ MEDIUM+
	SHRUBS - group 1 (parking lot medium)				
	Cotoneaster perneyi	perney cotoneaster	5 GAL.	5' HT x 5' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass	5 GAL.	5-7' HT x 3'4' W	MEDIUM+
	Panicum virgatum 'shenandoah'	Shenandoah switchgrass	3 GAL.	3-4' HT x 3-4' W	MEDIUM
	SHRUBS- group 2 (parking lot low)				
	Artemesia sp.	Powis castle Silver sage	1 GAL.	3' HT x 3'W	LOW
	Pennisetum alopecuroides 'hamelin'	Dwarf fountaingrass	1 GAL.	4-5' HT x 2' W	MEDIUM
	Salvia spp.	Salvia (variety)	1 GAL.	10-20" HT x 10-20" W	MEDIUM
	SHRUBS - group 3 (courtyard)				
	Liriope muscari	Lilyturf	1 GAL.	18" HT x 18" W	MEDIUM
	Boxus sempervirens	Common Boxwood	1 GAL.	4' HT x 4' W	MEDIUM
	Thymus serphyllum	Creeping Thyme	1 GAL.	3" HT X 1' W	MEDIUM
	Mahonia repens	Creeping Mahonia	1 GAL.	18-24" HT X 3-4' W	MEDIUM
	Chasmanthium latifolium 'River Mist'	Variegated Northern Sea Oats	1 GAL.	3' HT X 3' W	MEDIUM
	SHRUBS - group 4 (building perimeter)				
	Andropogon scoparium 'the blues'	Little Bluestem	3 GAL.	3' HT X 3' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass 'gracillimus	5 GAL.	5-7' HT x 3'4' W	MEDIUM+

Decorative boulders

Sitting boulders (courtyard)

7/8" gravel mulch (pervious surface)

Crusher fines (pervious surface)

native seeding (pervious surface)

LANDSCAPE NOTES

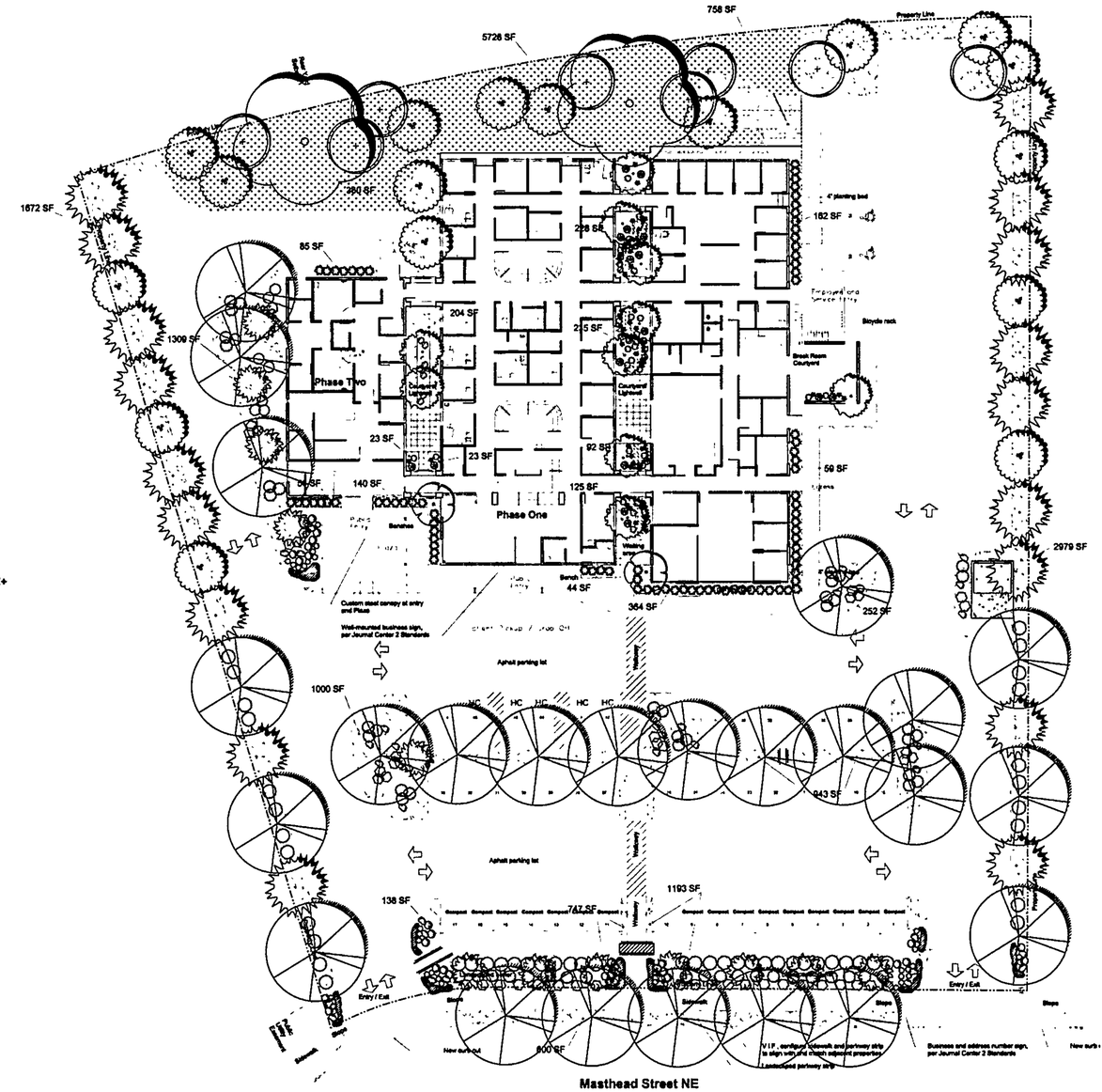
Plan is diagrammatic and approximate due to the scale of the drawing and not all individual shrubs or ground covers are shown. No planting area will be left uncovered or not top-dressed. All planting areas will be planted with trees shrubs, or groundcovers. At maturity, plants will provide a minimum coverage of 75% of the landscape area. All plant area shall be covered with a 3" layer of aggregate or mulch.

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION ORDINANCES:
Intent of plan is to conform to the landscape requirements of Journal center 2 as well as all city ordinances and codes relating to landscape requirements, including the Water Conservation and Water Waste Ordinance (C_ORD 18-1995).

DESCRIPTION OF IRRIGATION SYSTEM:
An automatic underground irrigation system will be designed and installed to serve all new plant materials. Trees and shrubs will be irrigated with a low-flow bubbler and/or drip emitter system. Native seeding on north end will be irrigated with pop-up rotors until established.

MAINTENANCE RESPONSIBILITY:
All responsibility for maintenance shall lie with the Owner/developer

DETAILS:
Backflow prevention and tree wells will be constructed following City of Albuquerque standard specifications details for public works construction. Please reference the following:
Backflow prevention detail--DWG. 2701
Tree well detail--DWG. 2714



LANDSCAPE CALCULATIONS

Total Site = 78,463 s.f

Building Area = 16,160 s.f.

Net Site Area = 62,203 s.f.

Landscape Area Provided = 19,924 s.f.

(32% of Net Site Area)

218 girard s.e., albuquerque, nm 87106
ph (505) 255-4033 fx (505) 266-0251

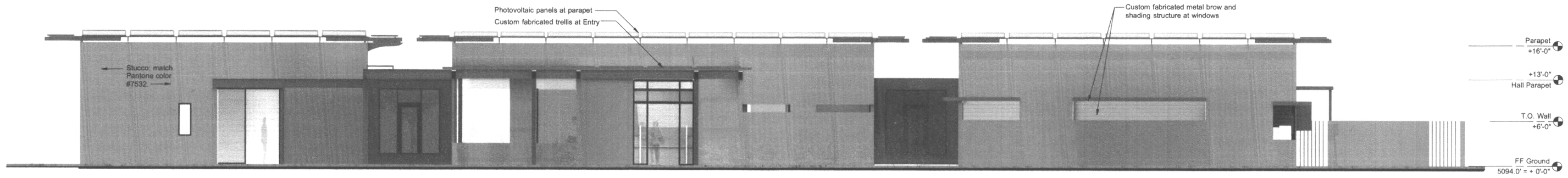
Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date Issue

August 19th, 2011

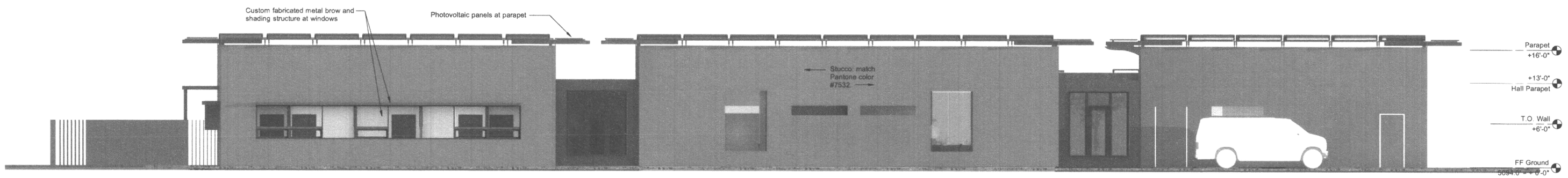
100% Schematic Design

L1.0
Landscape Plan

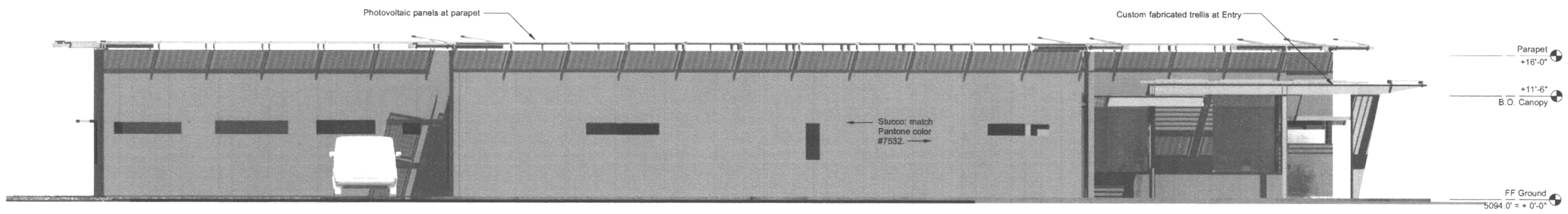


1 A3.0 South Elevation
Not to Scale

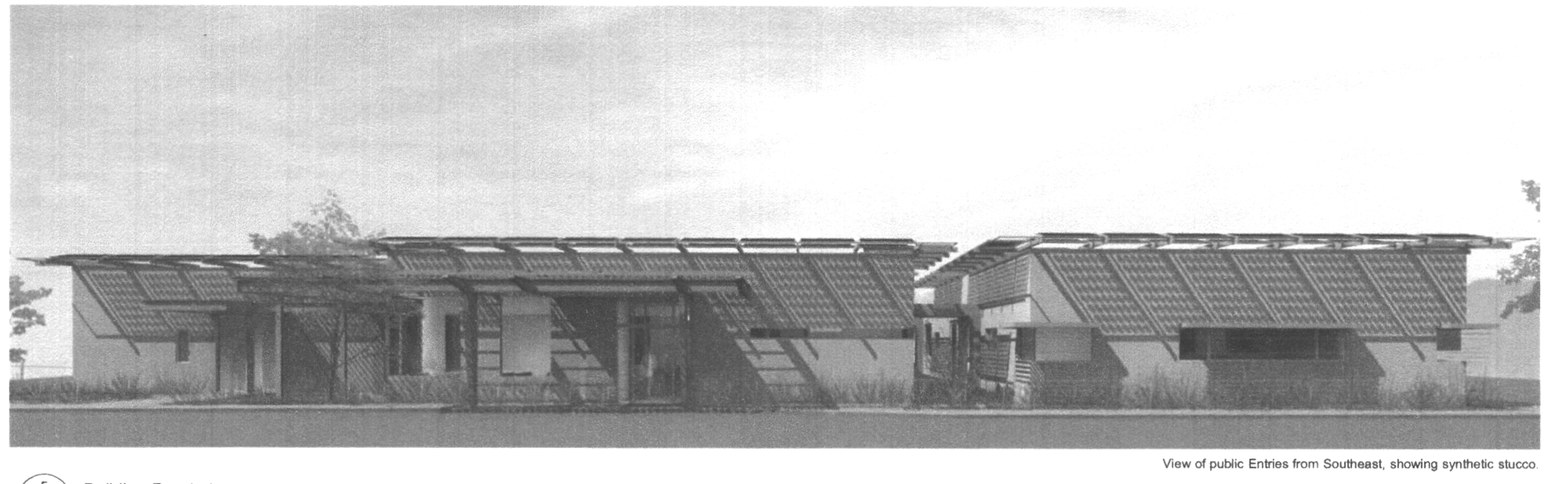
2 A3.0 East Elevation
Not to Scale



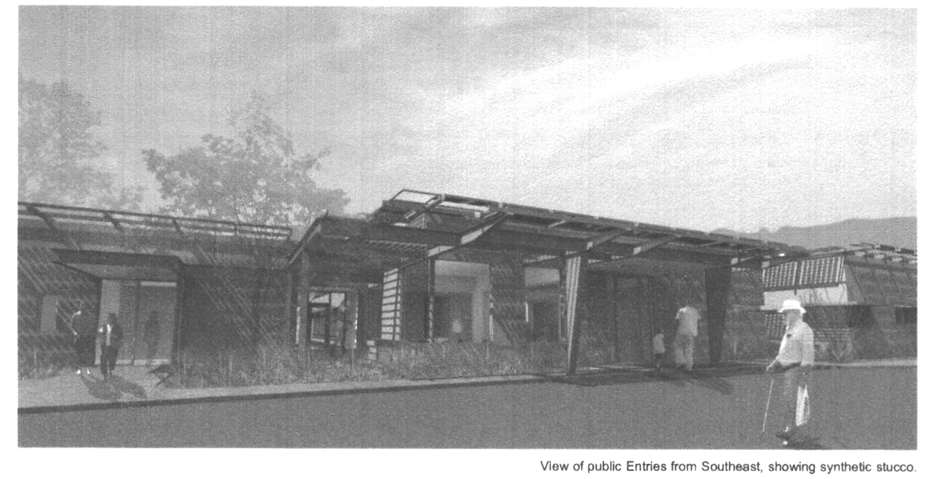
3 A3.0 North Elevation
Not to Scale



4 A3.0 West Elevation
Not to Scale



View of public Entries from Southeast, showing synthetic stucco.



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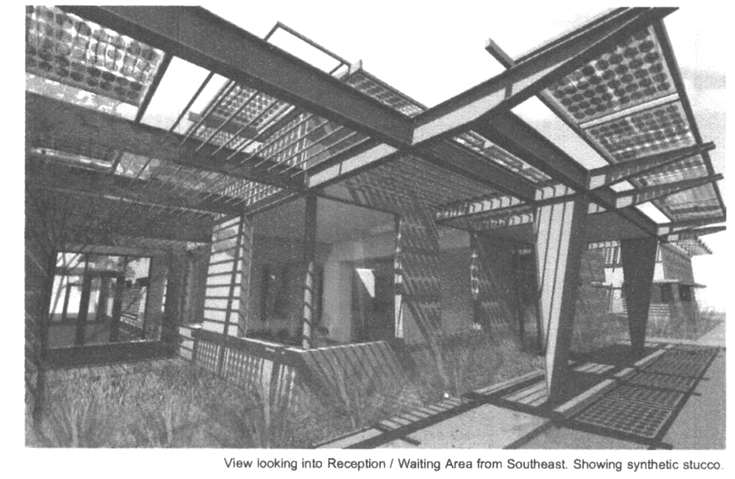

View looking into Reception / Waiting Area from Southeast. Showing synthetic stucco.

5 A3.0 Building Renderings
Not to Scale

dnca
218 girard se, albuquerque, nm 87106
ph (505) 255-4033 fx (505) 266-0251

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

Date	Issue
8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A3.0
Renderings

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

Monday, August 22, 2011

Steve Wentworth, Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113-2328

Re: Development Review Board for Site Plan

Project: Renal Medicine Associates Clinic
Address and Physical Description: 3821 Masthead Street NE (between Washington Street NE and Bartlett Street NE)
Legal Description: Lots 3 and 4, Journal Center 2, Phase 2

Dear Mr. Wentworth,

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Albuquerque, NM 87106
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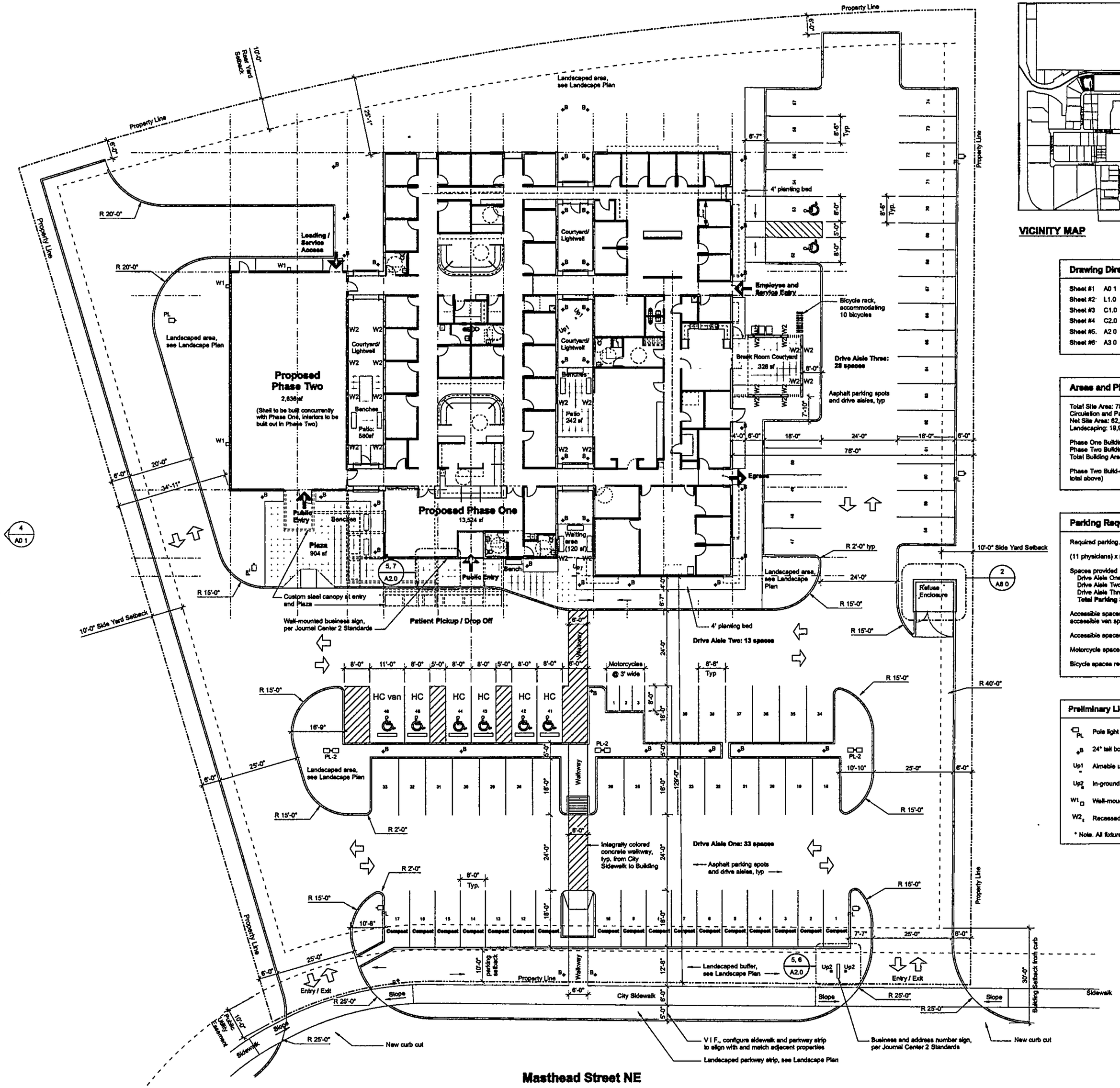

1 A0.1 Site Plan
Scale: 1/16" = 1'-0"
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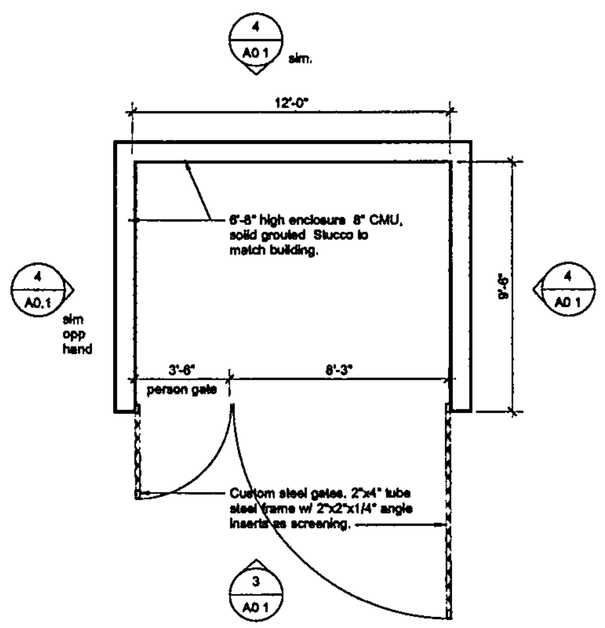

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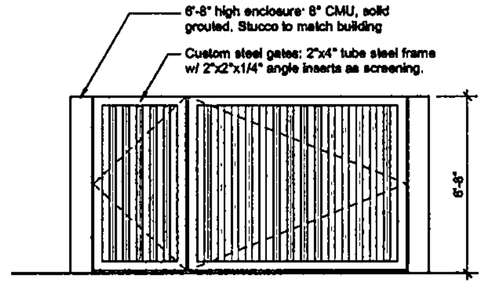
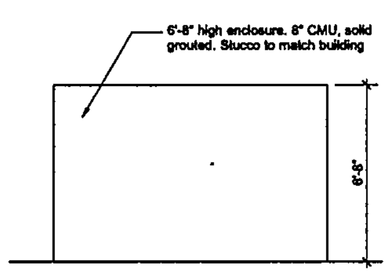
Scale. 1/4" = 1'-0"



3 A0.1 South Elevation: Refuse Enclosure
Scale. 1/4" = 1'-0"



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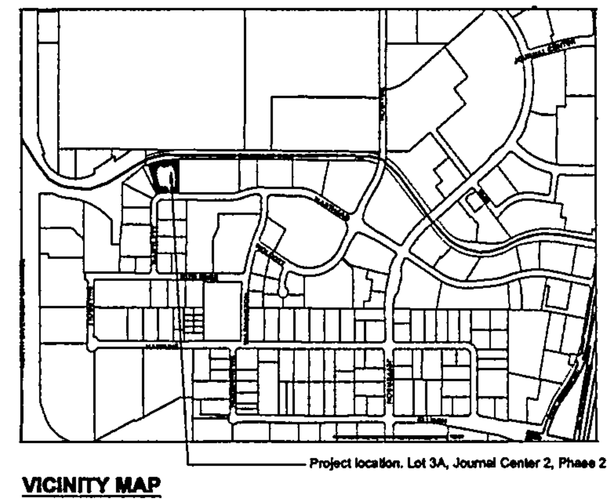

VICINITY MAP

Drawing Directory

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Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

Date	Issue
- 8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A0.1
Site Plan

PLANT LIST

Symbol	Botanical name	Common name	Installed Size	Mature Size	Water use
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	Pinus eldarica	Afghan Pine	8' HT	40' HT x 18' W	MEDIUM
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	Forestiera neomexicana	New Mexico Olive	15 GAL.	15' HT x 15' W	MEDIUM
	Yaupon holly	Ilex vomitoria	15 GAL.	15' HT x 15' W	MEDIUM
	Populus deltoides 'wislizeni'	Rio Grande Cottonwood	15 GAL.	50' HT x 60' W	MEDIUM+
	Quercus turbinella	Shrub Live Oak	15 GAL.	6-15' HT x 20'W	MEDIUM
	Chilopsis linearis	Desert willow	15 GAL.	20' x 25' W	LOW
	Crataegus sp.	Multistem Hawthorn (variety)	8' M.S.	8' M.S.	MEDIUM/ MEDIUM+
	SHRUBS - group 1 (parking lot medium)				
	Cotoneaster perneyi	parney cotoneaster	5 GAL.	5' HT x 5' W	LOW
	Miscanthus sinensus 'gracillimus'	Maidenhair grass	5 GAL.	5-7' HT x 3'4' W	MEDIUM+
	Panicum virgatum 'shenandoah'	Shenandoah switchgrass	3 GAL.	3-4' HT x 3-4' W	MEDIUM
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	Pennisetum alopecuroides 'hamelin'	Dwarf fountaingrass	1 GAL.	4-5' HT x 2' W	MEDIUM
	Salvia spp.	Salvia (variety)	1 GAL.	10-20" HT x 10-20" W	MEDIUM
	SHRUBS - group 3 (courtyard)				
	Liriope muscari	Lilyturf	1 GAL	18" HT x 18" W	MEDIUM
	Boxus sempervirens	Common Boxwood	1 GAL.	4' HT x 4' W	MEDIUM
	Thymus serphyllum	Creeping Thyme	1 GAL.	3" HT X 1' W	MEDIUM
	Mahonia repens	Creeping Mahonia	1 GAL.	18-24" HT X 3-4' W	MEDIUM
	Chasmanthium latifolium 'River Mist'	Variegated Northern Sea Oats	1 GAL.	3' HT X 3' W	MEDIUM
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Decorative boulders

Sitting boulders (courtyard)

7/8" gravel mulch (pervious surface)

Crusher fines (pervious surface)

native seeding (pervious surface)

LANDSCAPE NOTES

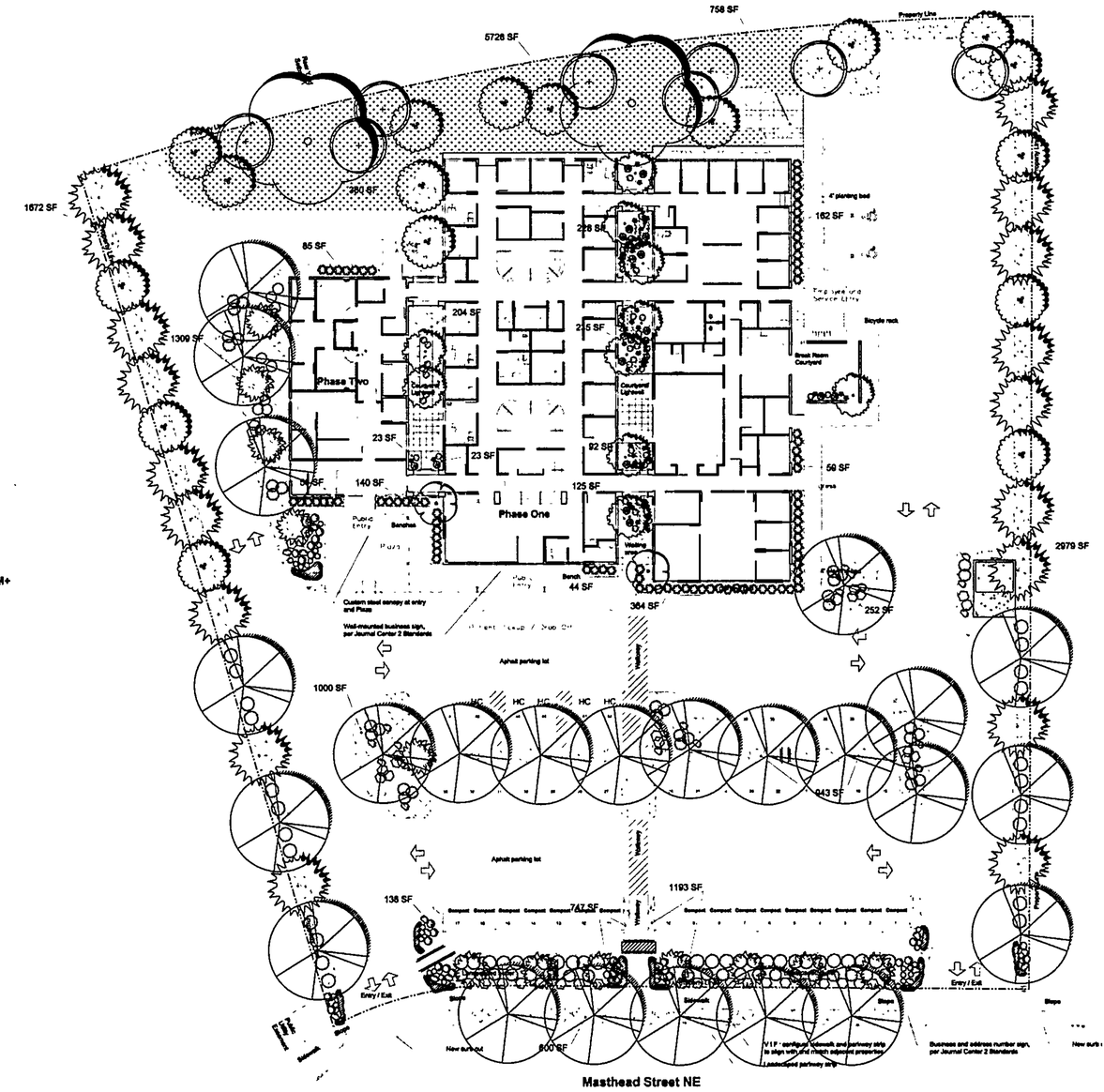
Plan is diagrammatic and approximate due to the scale of the drawing and not all individual shrubs or ground covers are shown. No planting area will be left uncovered or not top-dressed. All planting areas will be planted with trees shrubs, or groundcovers. At maturity, plants will provide a minimum coverage of 75% of the landscape area. All plant area shall be covered with a 3" layer of aggregate or mulch.

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION ORDINANCES:
Intent of plan is to conform to the landscape requirements of Journal center 2 as well as all city ordinances and codes relating to landscape requirements, including the Water Conservation and Water Waste Ordinance (C_ORD 18-1995).

DESCRIPTION OF IRRIGATION SYSTEM:
An automatic underground irrigation system will be designed and installed to serve all new plant materials. Trees and shrubs will be irrigated with a low-flow bubbler and/or drip emitter system. Native seeding on north end will be irrigated with pop-up rotors until established.

MAINTENANCE RESPONSIBILITY:
All responsibility for maintenance shall lie with the Owner/developer

DETAILS:
Backflow prevention and tree wells will be constructed following City of Albuquerque standard specifications details for public works construction. Please reference the following:
Backflow prevention detail--DWG. 2701
Tree well detail--DWG. 2714



AS.1 Scale: 1" = 20'

LANDSCAPE CALCULATIONS

Total Site = 78,463 s.f

Building Area = 16,160 s.f.

Net Site Area = 62,203 s.f.

Landscape Area Provided = 19,924 s.f.

(32% of Net Site Area)

218 girard s.e. albuquerque, nm 87106
ph (505) 255-4033 fx (505) 286-0251

Renal Medicine Associates Clinic

Journal Center
Albuquerque, New Mexico

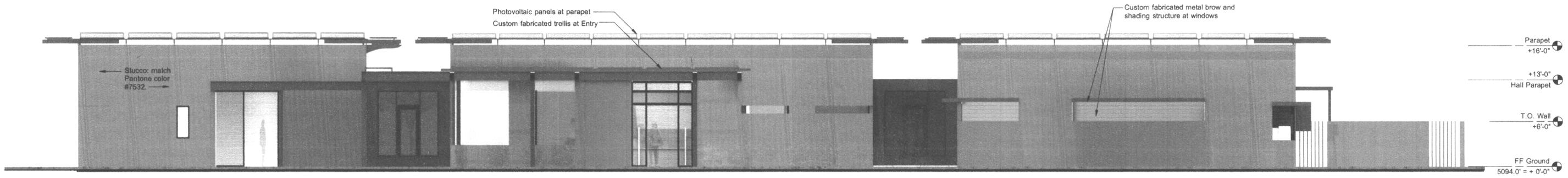
Date Issue

August 19th, 2011

100% Schematic Design

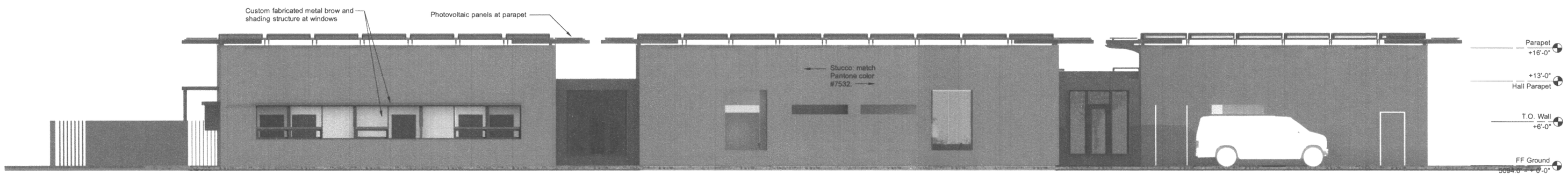
L1.0

Landscape Plan

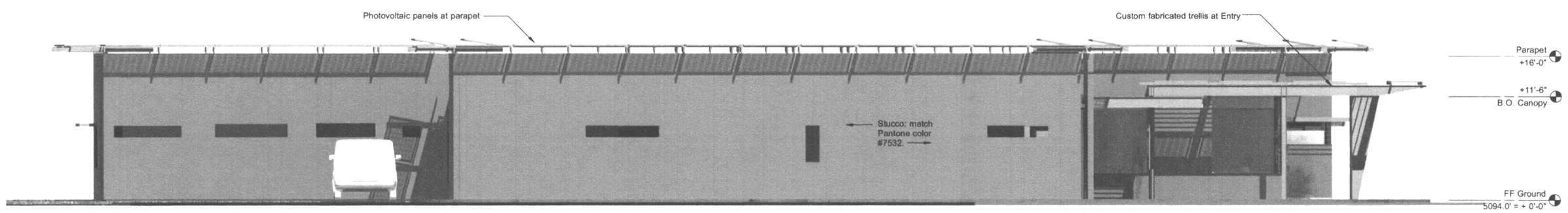


1 A3.0 South Elevation
Not to Scale

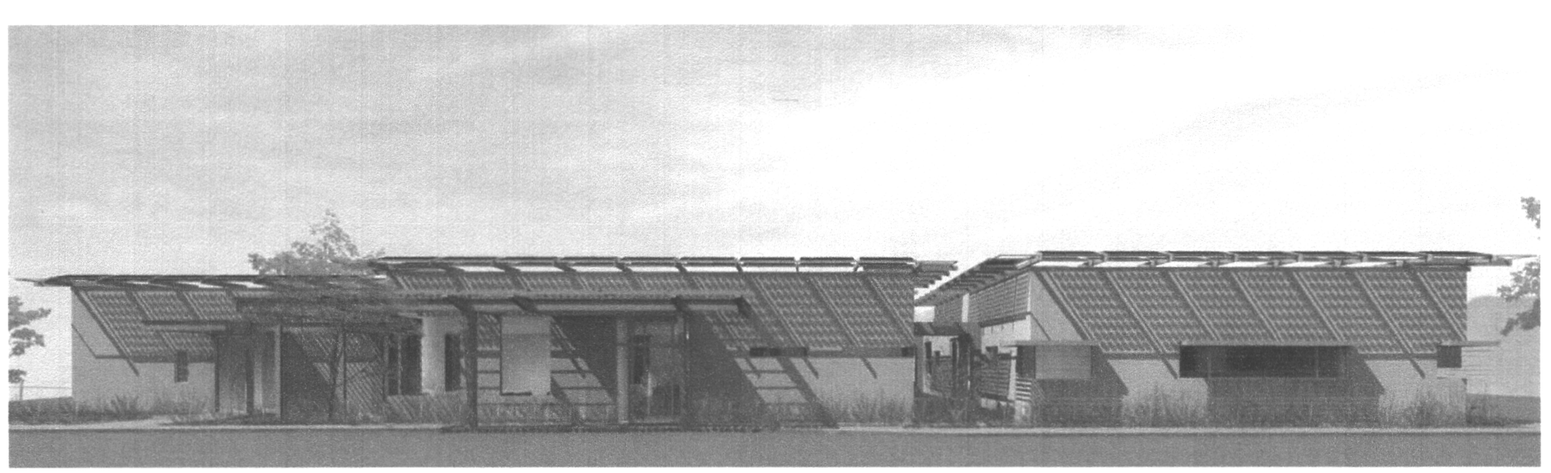
2 A3.0 East Elevation
Not to Scale



3 A3.0 North Elevation
Not to Scale

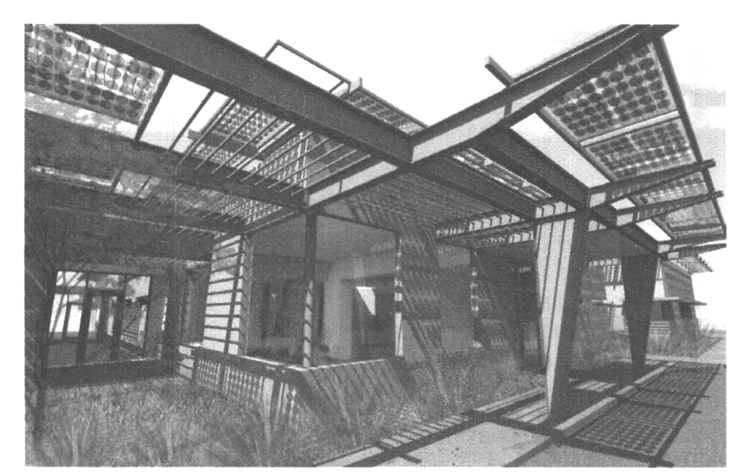


4 A3.0 West Elevation
Not to Scale



View of public Entries from Southeast, showing synthetic stucco.

View of public Entries from Southeast, showing synthetic stucco.



View looking into Reception / Waiting Area from Southeast. Showing synthetic stucco.

5 A3.0 Building Renderings
Not to Scale

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

dnca | 218 girard s.e. albuquerque, nm 87106
ph (505) 255-4033 fx (505) 266-0251

Date	Issue
8/19/11	DRB Submittal

August 19th, 2011

75% Design Development

A3.0
Renderings

A8.0

Drive Aisle Two: 13 spaces
Drive Aisle Three: 28 spaces
Total Parking Spaces: 74

Accessible spaces required. for 51 - 100 spaces, 4 required plus 1 accessible van space.

Accessible spaces provided = 7 regular + 1 van.

Motorcycle spaces required. 3 Provided: 3

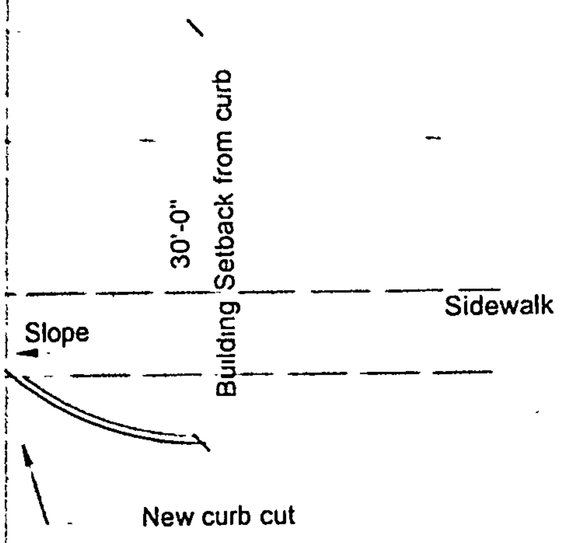
Bicycle spaces required: 1 per 20 parking spaces = 4 required. Provided: 10

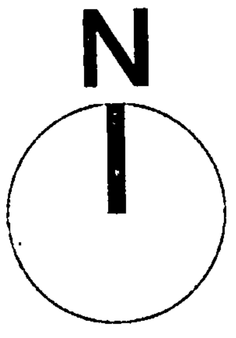
40'-0"

Preliminary Lighting Schedule *

PL	Pole light fixture for parking lot, 22' height
B	24" tall bollard fixture for pathway and landscape accent lighting
Up1	Aimable uplight for vegetation, lanscape accent lighting
Up2	In-ground uplight for signage
W1	Wall-mounted area light at loading and service area
W2	Recessed wall fixture, step light

* Note: All fixtures will comply with Night Lighting Ordinance





Renal Medicine Associates Clin

3821 Masthead Street NE (Journal Center Pha
Albuquerque, New Mexico

Date	Issue
8/19/11	DRB Submittal

Ramona
09.19.11 - Preapproval
Solid Waste Mgmt Dept

August 19th, 2011

75% Design Development

A0.1

Site Plan

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DNCA PHONE: (505) 255-4033
ADDRESS: 218 Girard Blvd. SE FAX: (505) 266-0251
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: devendra@mac.com

APPLICANT: ____ PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ____ ZIP ____ E-MAIL: ____
Proprietary interest in site: Architect for site plan **List all owners:** Renal Ventures of New Mexico

DESCRIPTION OF REQUEST: Sketch plat review and comment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 3 and 4 Block: ____ Unit: 2
Subdiv/Addn/TBKA: Journal Center Phase 2 - Unit 2
Existing Zoning: IP Proposed zoning: no change MRGCD Map No Map 28
Zone Atlas page(s): D-17 UPC Code: **Lot 3:** 101706311526330417
Lot 4: 101706310126430418

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 1 2 Total area of site (acres): 1.8
LOCATION OF PROPERTY BY STREETS: On or Near: Masthead Street NE
Between: Bartlett Street NE and Washington Street NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE ____ DATE 06/27/2011
(Print) Devendra N. Contractor Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - ____ - 70172	SP		$ Ø
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ Ø

Hearing date 7-13-11

6-28-11
Planner signature / date

Project # 1008878

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

✓ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Devendra N. Contractor
Applicant name (print)
06/27/2011
Applicant signature / date

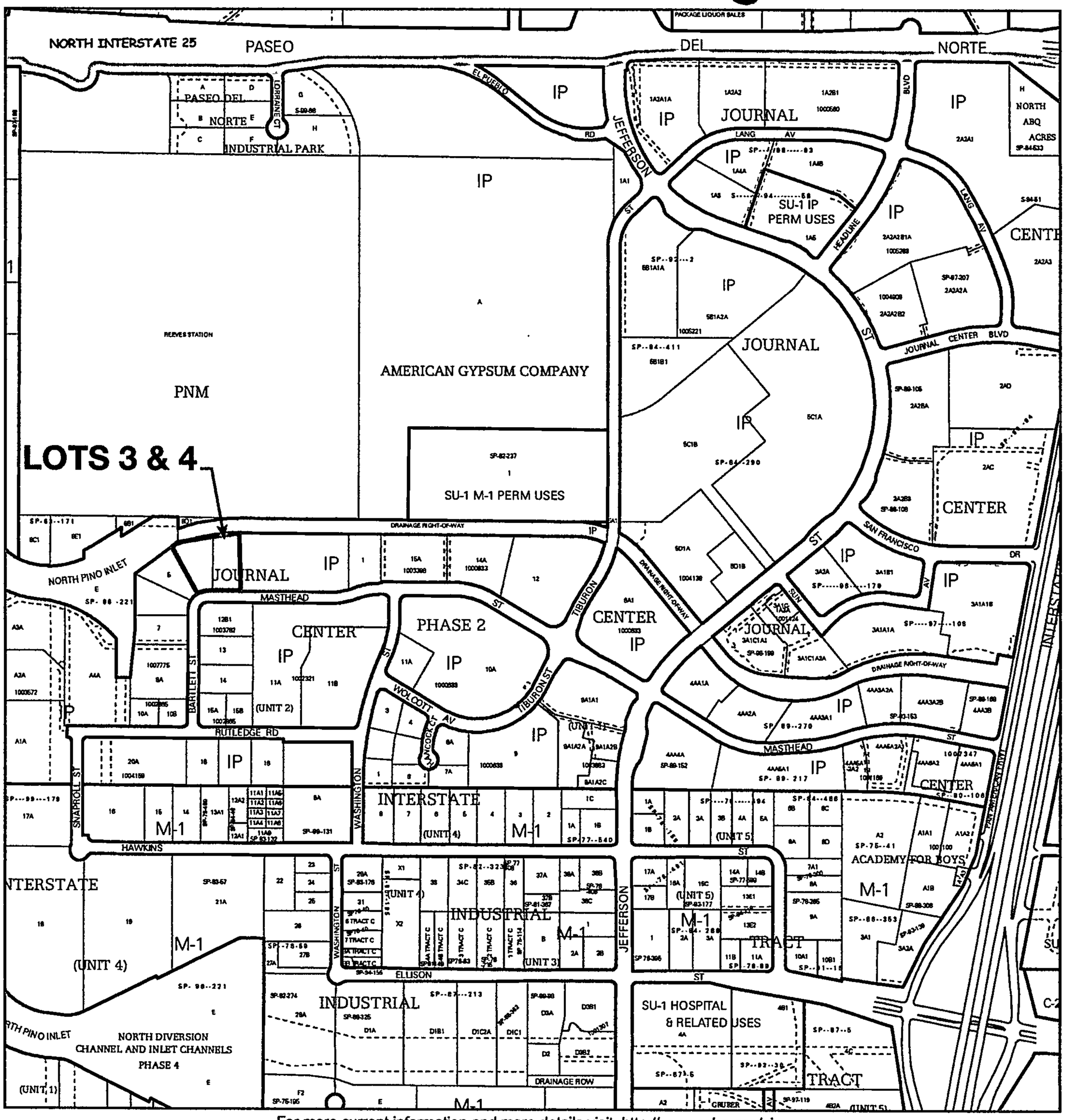
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
11DRB-70172

6-28-11
Planner signature / date

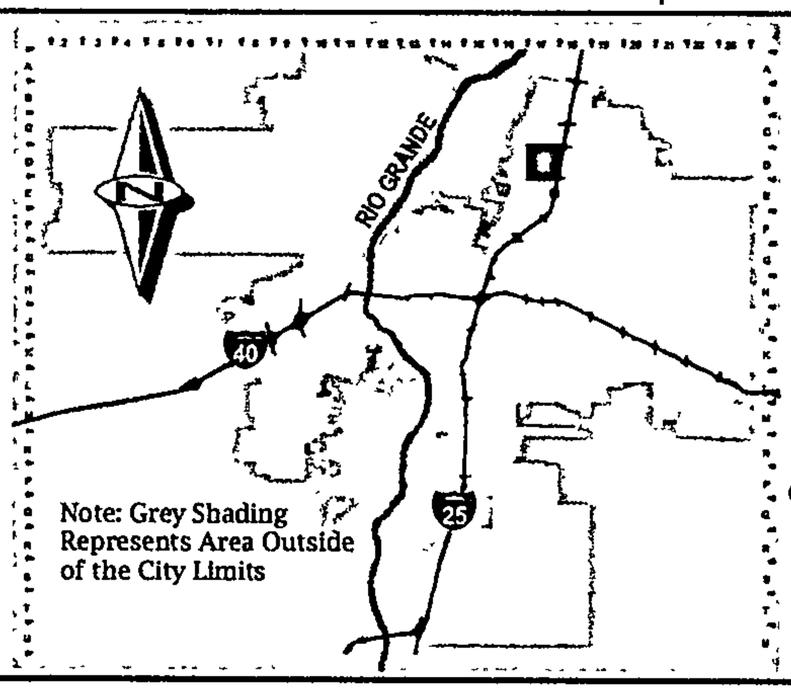
Project # 1008878



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

MEMO: **Sketch Plat Review**

June 27, 2011

City of Albuquerque - Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Dear Members of the Design Review Board,

Attached are the proposed preliminary site plan for a medical clinic located on Lots 3 and 4 of the Journal Center 2. We are in our Schematic Design phase and your input and preliminary City DRB comments at this early phase are greatly appreciated. We are currently developing elevations for the project and we do not expect the building mass to exceed 18'. Additional site information is located on the drawing.

We currently have a one-way entry and exit parking lot configuration. The Journal Center 2 Land Development Guidelines describe a 26' minimum entry configuration at a shared property line entry, please let us know if our proposed configuration is acceptable.

Many thanks,

Devendra N. Contractor, AIA

DNCA
218 Girard Blvd. NE
Albuquerque, NM 87106
(505) 255 - 4033
devendra@mac.com

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

TRANSMITTAL

TO: Design Review Board
City of Albuquerque - Planning Department 600 2nd St. NW Albuquerque, NM 87103

RE: **Preliminary Site Plan / Sketch Plat Review**

Date: June 27, 2011

ATTENTION: Design Review Board

We are Transmitting: ☒ Herewith ☐ Under Separate Cover

ISSUED FOR: ☒ Information ☐ Construction ☐ Approval
☐ Estimate ☐ Record ☒ Review

VIA: ☐ Mail ☐ Courier ☐ Overnight ☐ Fax ☒ By Hand

Quantity	Identification	Description	Notes
6	Site Plan drawings	Preliminary Site Plan / Sketch Plat	
1	Zone Atlas	Page D-17 w/site boundary outlined	
-	Letter	Briefly describing the project	

REMARKS:

Please see attached letter briefly describing the project for review.

CC: file

Devendra N. Contractor, AIA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2011
DRB Comments

ITEM # 11

PROJECT # 1008878 **APPLICATION # 11-70172**

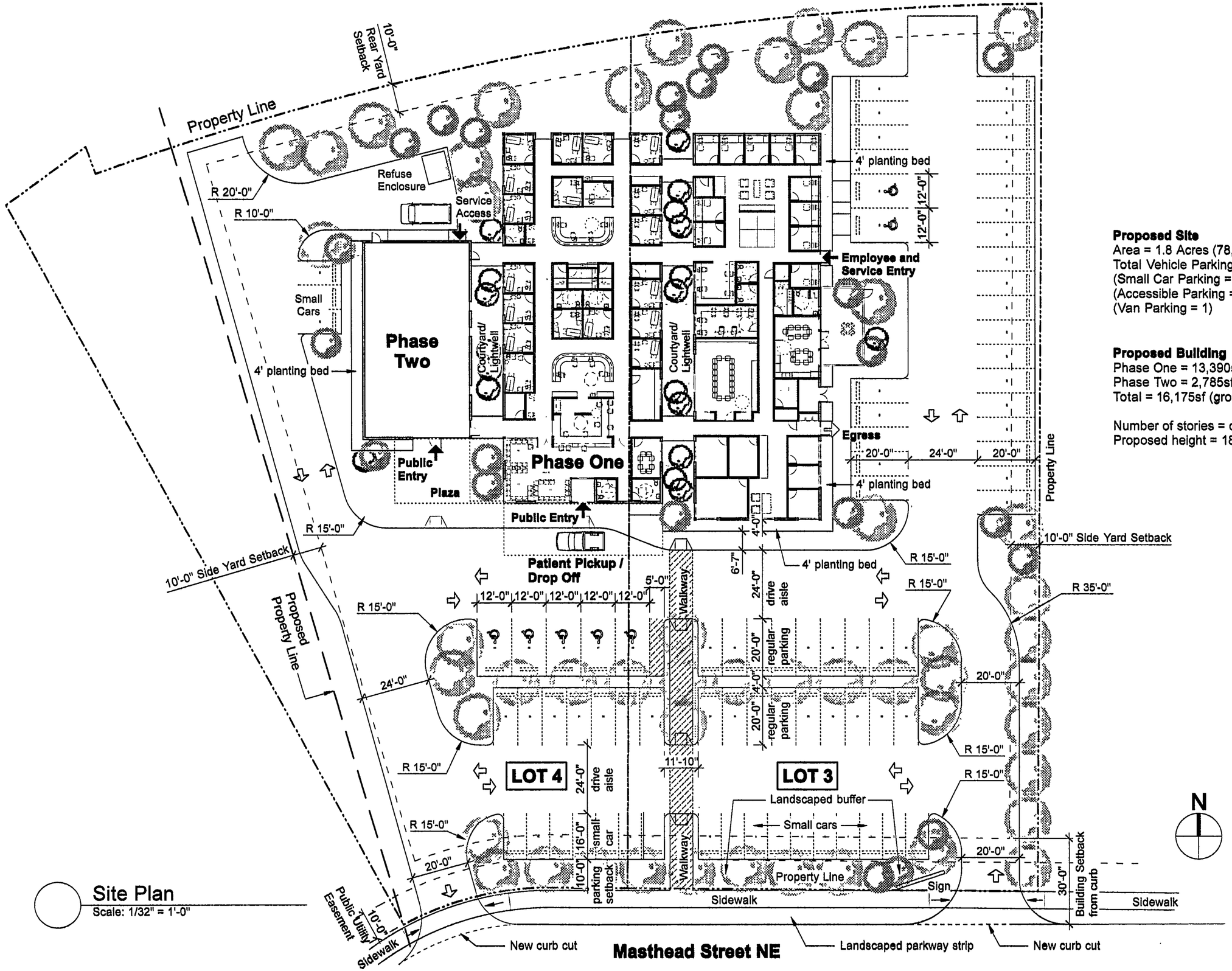
RE: Lots 3 and 4, Journal center Phase 2 Unit 2

The Journal Center Architectural Review Committee must review and approve site development plans prior to City approval; an advertised public hearing will be required by the Development Review Board. The proposed building will require a replat to create a single lot, and must include Lot 5 to absorb the 'sliver' along the west boundary.

Refer to Zoning code for Landscape requirements (minimum 6 foot buffer for rear and all sides). Parking requirements for a medical clinic is 5 spaces for each doctor.

Refer to comments from Transportation Development regarding driveways – one ways are generally not acceptable with new development without extenuating design constraints.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



Site Plan

Scale: 1/32" = 1'-0"

Proposed Site
Area = 1.8 Acres (78,408 sf)
Total Vehicle Parking = 79
(Small Car Parking = 20)
(Accessible Parking = 6)
(Van Parking = 1)

Proposed Building
Phase One = 13,390sf (gross)
Phase Two = 2,785sf (gross)
Total = 16,175sf (gross)

Number of stories = one
Proposed height = 18'-0"

dnca | 218 girard s.e. albuquerque nm, 87106 | ph (505)255-4033 fx (505)266-0251

Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date	Issue

June 27th, 2011
Schematic Design