

# Project Standards



## **JOURNAL CENTER STANDARDS**

JOURNAL CENTER, a Planned Business Industrial Park Development, and a project of Journal Center Corporation, has a planning concept designed to integrate commercial office uses with light industrial uses within a "Park" atmosphere. A major emphasis is placed upon open space, landscaped areas, architectural unity and an integrated use of signage.

Planning of structures within Journal Center shall conform to the Project Development Plan and Standards latest revision; Sign Standards; Landscape Standards; as well as all other applicable Building Codes and Regulations of the City of Albuquerque.

It is the intent to create a business community within a campus-like atmosphere integrating architecture and nature.

### **Architectural Review Committee**

The Architectural Review Committee has been assigned the sole responsibility for review and approval of all plans and specifications for initial construction or alteration of existing improvements, including landscaping.

The Architectural Review Committee is also responsible for making sure that all properties within Journal Center are continually maintained.

Approval must be obtained prior to the initiation of any type of site preparation or construction. The Architectural Review Committee will expedite written approval, and in the case of disapproval, will make every reasonable effort to assist in suggesting the adjustments necessary to bring plans and specification into compliance with established criteria and covenants.

The Architectural Review Committee will also inspect work in progress and make sure that plans are being implemented as approved, including timely completion.

Any type of original improvement or later changes or additions which alter the initial improvement must have prior approval by The Architectural Review Committee.

Every application presented to The Architectural Review Committee is given a careful, professional review, with special consideration for the individual site requirements and preferences of the applicant.

Approval of plans and specifications is based on many factors. One of the most important elements to be considered is whether the site dimensions are adequate to accommodate proposed improvements and required parking and screening.

Another consideration is to determine if the external design will be harmonious with neighboring structures, sites, and land uses.

Finished grades and elevations must also be compatible with neighboring sites particularly with regard to drainage and views.

Any matter requiring review and approval by The Architectural Review Committee, including original construction or alterations and additions, should be submitted directly to The Architectural Review Committee.

No buildings or improvements shall be constructed, erected, placed, altered, contained or permitted on any building site until the Site Plans, architectural renderings, sample materials, and all other Plans and Specifications have been approved by The Architectural Review Committee.

## **Minimum Setback Lines (See Appendix A)**

The standards for building setbacks shall be as provided in the Development Plan and Standards. All building setbacks shall be measured from the face of the curb.

### **A. Front Yard Setback**

1. Arterial street, 86' right of way  
Minimum building setback of forty (40) feet from the face of the street curb line.
2. Local street, 60' right of way  
Minimum building setback of thirty (30) feet from the face of the street curb line.
3. Freeway Frontage Road  
Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands.
4. Paseo del Norte  
Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. Public lands will be landscaped and maintained by Owner/Lessee.

### **B. Side Yard Setback**

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply, except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by this ordinance may be placed in street-side, side yard setback areas.

### **C. Rear Yard Setback**

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

### **D. Parking Lot Setbacks**

1. Arterial Street, Eighty-Six (86) Foot Right of Way  
Minimum parking setback of thirty (30) feet from the face of the street curb line.
2. Local Street, Sixty (60) Foot Right of Way  
Minimum parking setback of twenty (20) feet from the face of the street curb line.
3. Freeway Frontage Road  
Minimum parking setback of forty (40) feet from the street property line.
4. Paseo del Norte  
Minimum parking setback of forty (40) feet from the street property line. (See Appendix E).

## **Building Heights (See Appendix B)**

A variety of building height limitations has been established because of the different land uses allowed. (See the Development Plan and Standards)

## **FIRST STAGE**

1. BASIC COVENANTS/STANDARDS
2. SCHEMATIC SITE PLAN SHOWING
  - a. Location of Building
  - b. Egress and Ingress
  - c. Signage (Building and Site)
  - d. Parking and Circulation
  - e. Landscape

## **SECOND STAGE**

1. DESIGN DEVELOPMENT PLANS
  - a. Exact Location of Building
  - b. Service Areas (Trash, Loading Docks, Etc.)
  - c. Utility Locations
  - d. Exact Egress and Ingress
  - e. Signage
  - f. Parking and Circulation
  - g. Landscape
  - h. Building Elevations
  - i. Building Materials
  - j. Building Colors
  - k. Pedestrian Circulation on Site
  - l. Mechanical Screening

## **FINAL APPROVAL**

## **APPLYING FOR COMMITTEE APPROVAL**

Any matter requiring review and approval by The Architectural Review Committee, including original construction or alterations and additions, should be submitted directly to the Committee. Three (3) complete copies of all plans and specifications or related data should be provided to:

JOURNAL CENTER CORPORATION  
7777 Jefferson St. NE  
P.O. Drawer J  
Albuquerque, New Mexico 87103

**JOURNAL CENTER**  
**Design Review and Plan Submittal Information**

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## 1.0 DESIGN REVIEW AND PLAN SUBMITTAL INFORMATION

In order to insure every development within Journal Center that the Development Plan and Standards are observed and maintained, the practice of design review has been established by Journal Center Corporation. This review is intended to coordinate the design and construction of the buildings, landscaping and signage.

### 1.1 Design Review Procedure

- a. The Plan submittal as outlined below should be sent to:

Journal Center Corporation  
P.O. Drawer J  
Albuquerque, New Mexico 87103

or deliver to our office location:

Journal Center Corporation  
7777 Jefferson St. NE  
Albuquerque, New Mexico 87109

- b. Submit required drawings at stages and in quantities as outlined in the following text.

1. Site planning
2. Building plans
3. Landscape plans
4. Sign plans
5. Other requirements

## 2.0 DESIGN REVIEW REQUIREMENTS

### 2.1 Site Planning

Submit three (3) sets of complete site plans indicating location of the following items:

- a. Setbacks
- b. Building location
- c. Parking areas
- d. Parking spaces provided
- e. Building area
- f. Sign locations (Building and Site)
- g. Driveways
- h. Landscape areas
- i. Satellite Dish
- j. Any other pertinent information

### 2.2 Building Plan Submissions

- a. Submit three (3) sets of preliminary drawings.
- b. Submit three (3) sets of architectural working drawings.
- c. All architectural drawings are to be prepared and signed by a licensed architect.
- d. All submissions shall include, but not be limited to, the following:

1. Plot Plan
  - a. Setbacks

- b. Landscape areas
  - c. Parking areas
  - d. Number of parking spaces
  - e. Driveways
  - f. Building location
  - g. Sign locations (Building and Site)
  - h. Any other information pertinent to the development
2. Floor Plans
    - a. Areas
    - b. Decks and plazas
    - c. Typical floor plans
    - d. Roof plan (showing location of all equipment)
3. Elevations and Sections
    - a. Heights
    - b. Materials
    - c. Colors
    - d. Finishes
    - e. Sign locations and sizes

### 2.3 Landscape Plans

- a. Submit complete landscape drawings concurrent with working drawing submission. Submit three (3) sets of drawings.
- b. All landscape plans to be prepared and signed by a licensed landscape architect, or under the direction of and signed by a licensed architect.
- c. Plans shall include, but not limited to, the following:
  1. Trees
    - a. Property line trees
    - b. Setback trees
    - c. Street trees
    - d. Parking lot trees
    - e. Accent trees
  2. Ground Cover
  3. Shrubs
  4. Walkways
  5. Plazas or decks
  6. Walks, trellises, fences
  7. Slope stabilization
  8. Land - berming and mounding
  9. Grading
  10. Material Lists
    - a. Size
    - b. Quantity
    - c. Specifications

### 2.4 Signing Submissions



For temporary and permanent signing, submit ~~three~~ (3) copies each of the following:

1. Graphic layout
2. Size
3. Location
4. Construction/details and materials
5. Color

## **2.5 Additional Approvals**

Other site improvements as directed by Journal Center Corporation, or the Planning Department of the City of Albuquerque.

## **3.0 APPROVAL**

A letter of Design Review Approval from Journal Center Corporation must be obtained prior to submitting for building permits.

## **Exterior Illumination (See Appendix B)**

Light standard heights for parking areas should not exceed 35'.

The pattern of light pooling from each fixture should be carefully considered to avoid glare or light throw intrusion into adjacent properties.

Exterior sides of any building fronting streets should be landscape lighted to enhance the identity of the building and the appealing ambiance of the total community.

All illumination plans, whether for decoration or safety and security measures, must be approved by The Architectural Review Committee.

## **Sign Standards**

All signs must have the written advance approval of The Architectural Review Committee before installation.

Temporary construction and/or leasing signs must also have prior written Architectural Review Committee approval and must be promptly removed when construction or leasing is complete.

All signs should be designed to reflect the tasteful, established image of the "Park". For this reason, no brashly colored, moving or flashing signs will be approved.

Signs should identify only the name and business of the occupant of those offering the premises for sale or lease.

Signs should be comparable in size and shape to signs on other buildings in the area and should not detract from adjacent property above the roof lines.

## **Screening (See Appendix C)**

Areas utilized as parking, storage and loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties.

Loading areas shall be screened from view, or, at a minimum, have the view from streets adjacent to said loading areas broken up by the use of landscaping and/or fencing materials. Other than entry drives, streetside loading will be allowed only if the loading dock is at least seventy (70) feet from the street right of way, whichever is greater, and screened as required in accordance with the Development Plan and Standards.

## **Mechanical Equipment**

Mechanical Equipment, whether on roof areas or on grade, shall be fully screened. Screen shall be compatible with materials and design of the building.

## **Satellite Dish**

Satellite dishes, whether on roof areas or on grade, shall be fully screened. When units are on Grade A combinations of opaque walls and landscaping will be used.

## **Storage Areas (See Appendix D)**

No exterior storage will be allowed in the support Commercial or the Office/Commercial/Research

& Development Land Use Areas. For Industrial Land Uses, all outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but not be opaque above that point. Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.

No storage shall be permitted between a frontage street and the building lines.

### **Refuse Collection Areas**

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.

No refuse collection area shall be permitted between a frontage street and the building line.

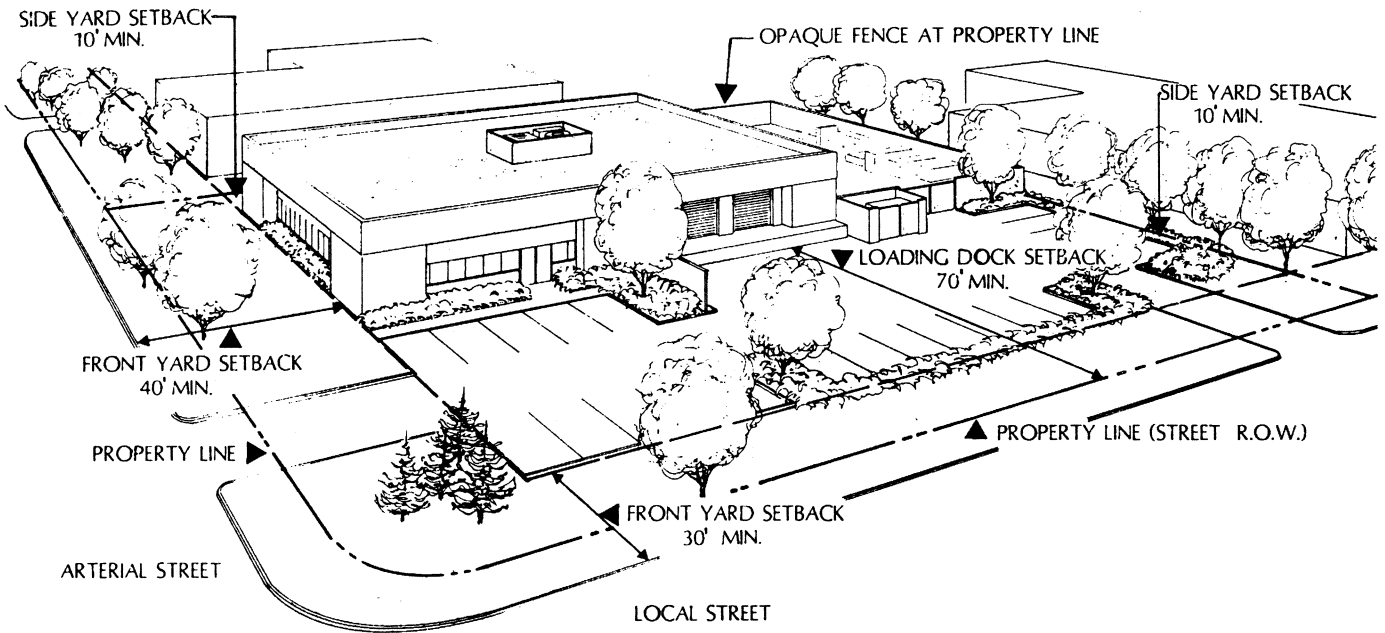
### **Site Drainage**

An engineer's report comparing the historical and developed conditions and recommending adequate methods of detention and drainage shall be submitted by each Owner to The Architectural Review Committee for approval as part of the Plans and Specifications for any Building. If required, detention shall be accomplished by providing ponding areas for storage of storm water on rooftops, in parking areas, in landscaped areas, in graded drainage swales, and by such other methods, including Storm Drainage Easements, as may be approved by The Architectural Review Committee.

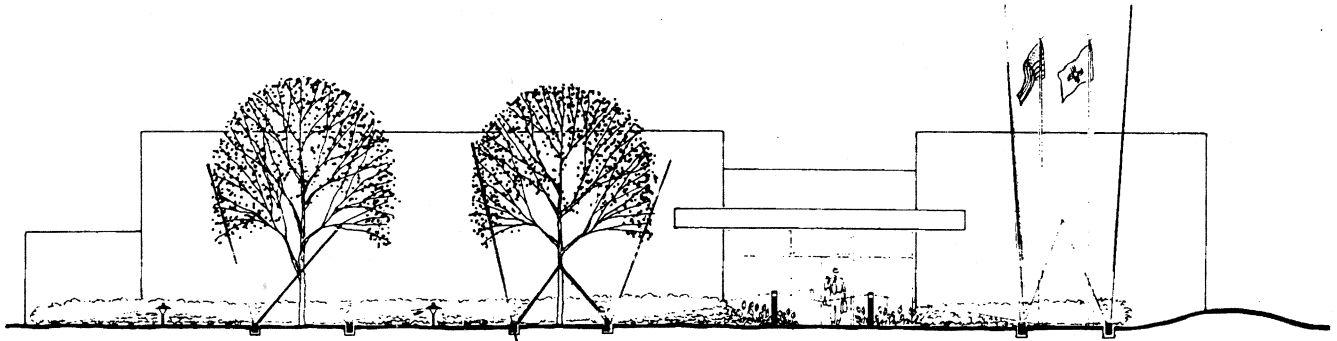
### **Landscaping (See Appendix E)**

All Building Sites shall be landscaped and irrigated only in accordance with a plan submitted to and approved in writing as part of the Plans and Specifications by The Architectural Review Committee prior to any development of the Building Site. Such landscaping plan shall include and provide:

1. Drawings and specifications with respect to lawns, shrubs, decorative plantings, trees and plants in the size, type and location.
2. All landscaping shall be undertaken and completed in accordance with such approved plan and said plan may not be altered, amended or revised without submitting the revised landscaping plan for prior approval by The Architectural Review Committee.



## Appendix A Minimum Setback Lines

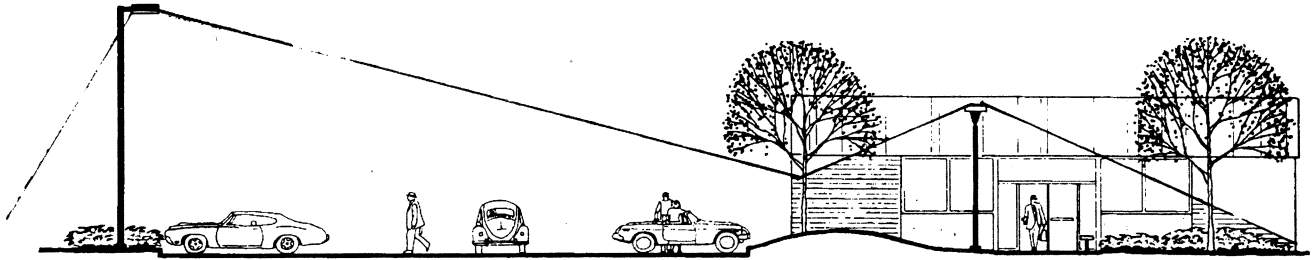


SPREAD LIGHTING FIXTURES  
TO ACCENT LANDSCAPE

UPLIGHTING FIXTURES TO  
HIGHLIGHT TREES AND WALLS

BOLLARD LIGHT FIXTURES  
FOR WALLS

UPLIGHTING FIXTURES  
TO FEATURE FLAGS

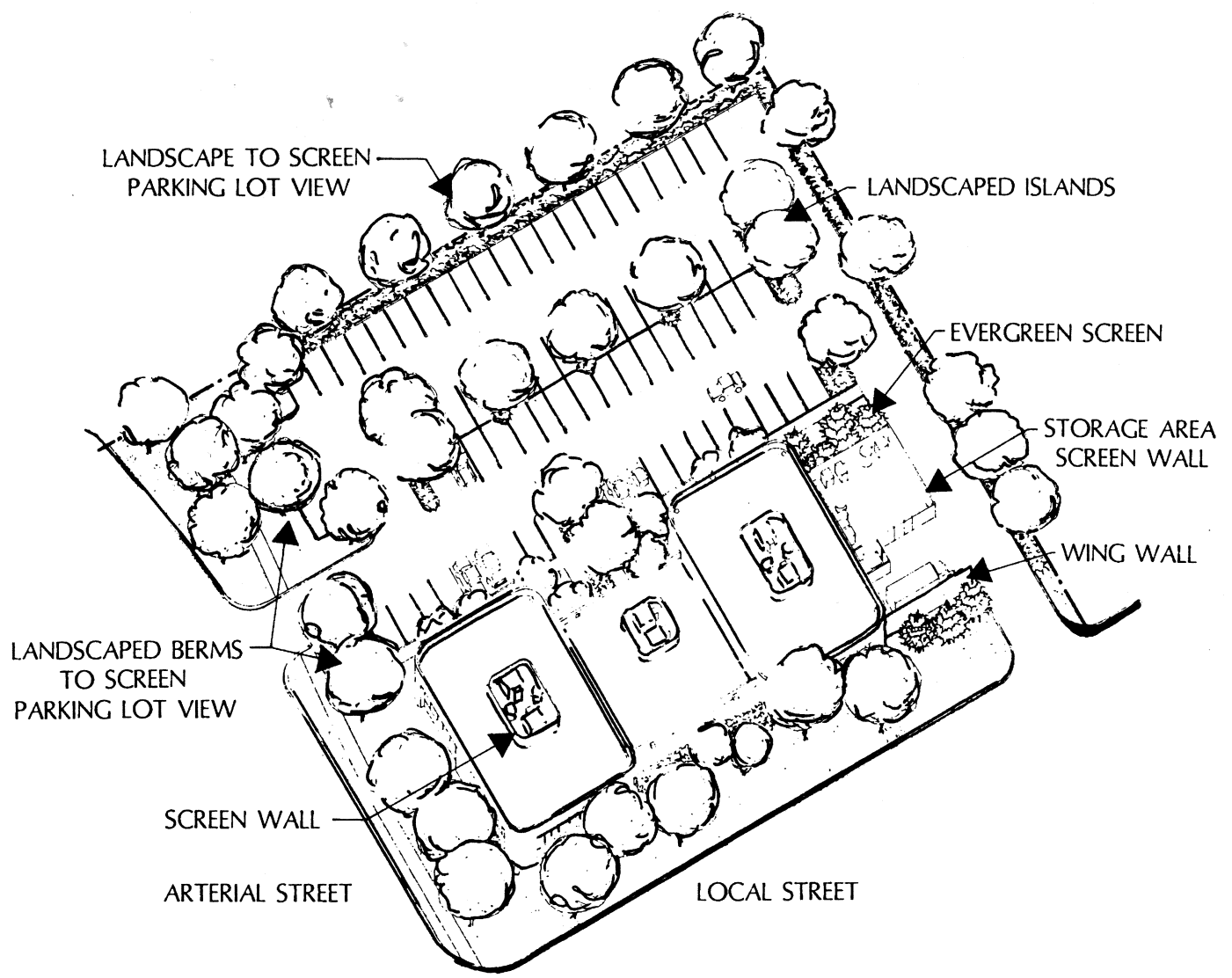
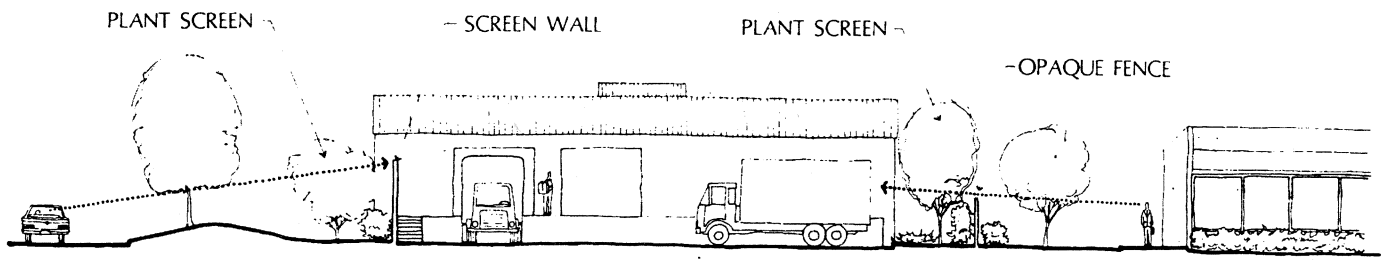


25' TO 35' LIGHTING FIXTURES FOR  
PARKING LOTS AND ROADWAYS

8' TO 15' LIGHTING FIXTURES FOR  
WALKWAYS AND ENTRY PLAZAS

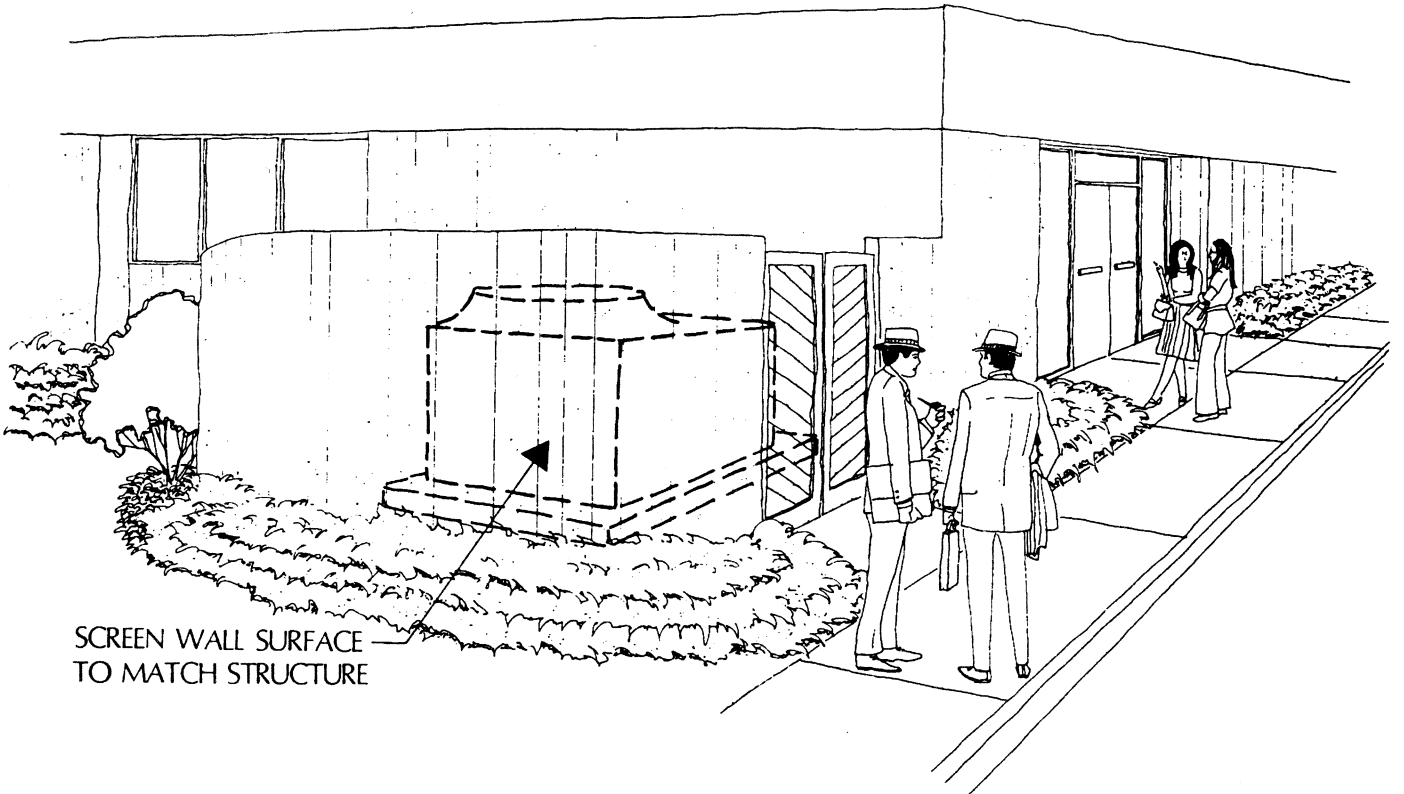
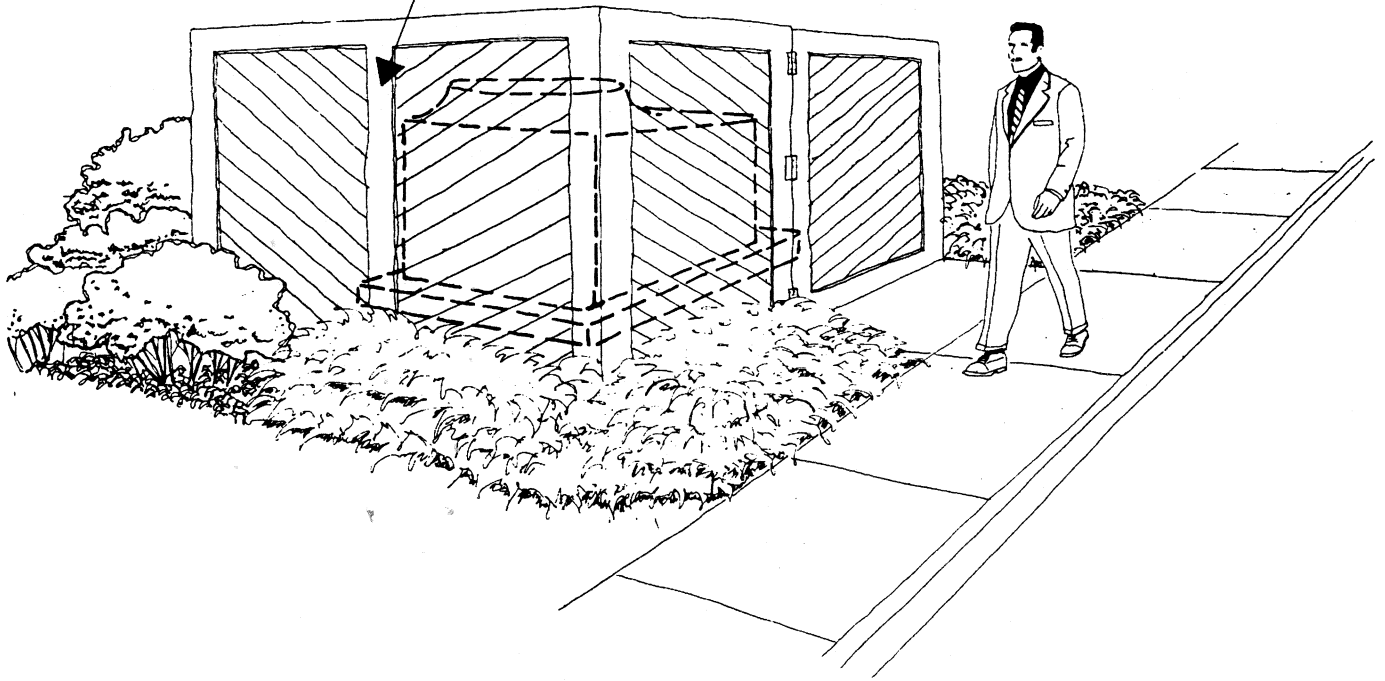
## Appendix B

### Exterior Illumination



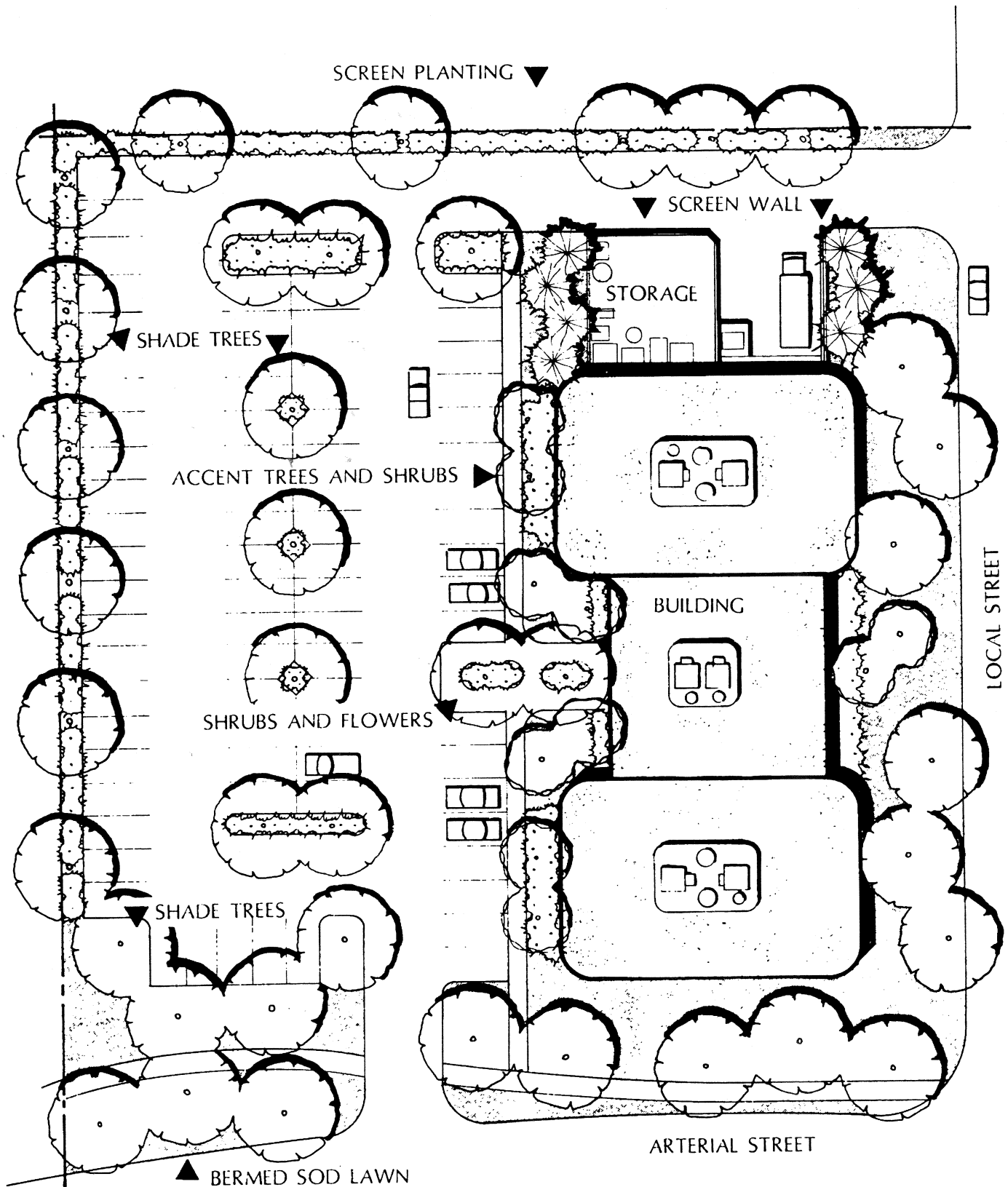
# Appendix C Screening

FREESTANDING MECHANICAL EQUIPMENT SCREEN



SCREEN WALL SURFACE  
TO MATCH STRUCTURE

## Appendix D Storage Area



LANDSCAPE PLAN