

This plan is consistent with the concepts of the original Journal Center Site Plan Approved by the Environmental Planning Commission on August 16th, 1980 (AX-79-13, z-79-80-2) and the IP Zone.

It conforms with the comments rendered by the Development Review Board on May 18, 2005 as reflected in DRB 1003572. *S. Watson* Planning Director Date

BUILDING CRITERIA

PROJECT: BRUNACINI OFFICE BUILDING JOURNAL CENTER BUILDING C 3721 RUTLEDGE STREET, N.E. ALBUQUERQUE, NEW MEXICO

OWNER: BRUNACINI DEVELOPMENT COMPANY 1400 MERIDIAN PLACE, N.W. ALBUQUERQUE, NEW MEXICO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT 4 JOURNAL CENTER PHASE 2, UNIT 2.

ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE

GROSS SQUARE FOOTAGE: FIRST FLOOR = 16,483 SQ. FT. SECOND FLOOR = 16,483 SQ. FT.

TOTAL GROSS SQUARE FOOTAGE: 32,966 SQUARE FEET

BUILDING HEIGHT ABOVE GRADE: 40'-0"

PARKING ANALYSIS:
OFFICE AREA - 24,764/200 = 123.82 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 24 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 124 PARKING SPACES (INCLUDES 6 HANDICAP ACCESSIBLE PARKING SPACES)

BICYCLE SPACES:
24 REQUIRED PARKING SPACES/20 = 62 BICYCLE SPACES
TOTAL BICYCLE SPACES REQUIRED = 7 BICYCLE SPACES
TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLE SPACES

TOTAL PARKING PAVED AREA: 69,686 SQ. FT.

PERCENTAGE OF SITE LANDSCAPED: 15.5 PERCENT

LANDSCAPE TO PARKING AREA RATIO: 1 TO 3.92

SIGNATURE BLOCK

PROJECT NUMBER: 1003572

APPLICATION NUMBER: 05-00495

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [] AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>S. Watson</i>	5-18-05
TRANSPORTATION DIVISION	DATE
<i>Roger A. Sloan</i>	5-18-05
UTILITIES DEPARTMENT	DATE
<i>Christine Sandorff</i>	5/18/05
PARKS & RECREATION DEPARTMENT	DATE
<i>Bradley L. Bigham</i>	5/18/05
CITY ENGINEER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Holton</i>	5-10-05
SOLID WASTE MANAGEMENT	DATE
<i>Susan Watson</i>	5/26/05
DISEASE PREVENTION, PLANNING DEPARTMENT	DATE
* ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

APRIL 11, 2005 SCALE: 1" = 20'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

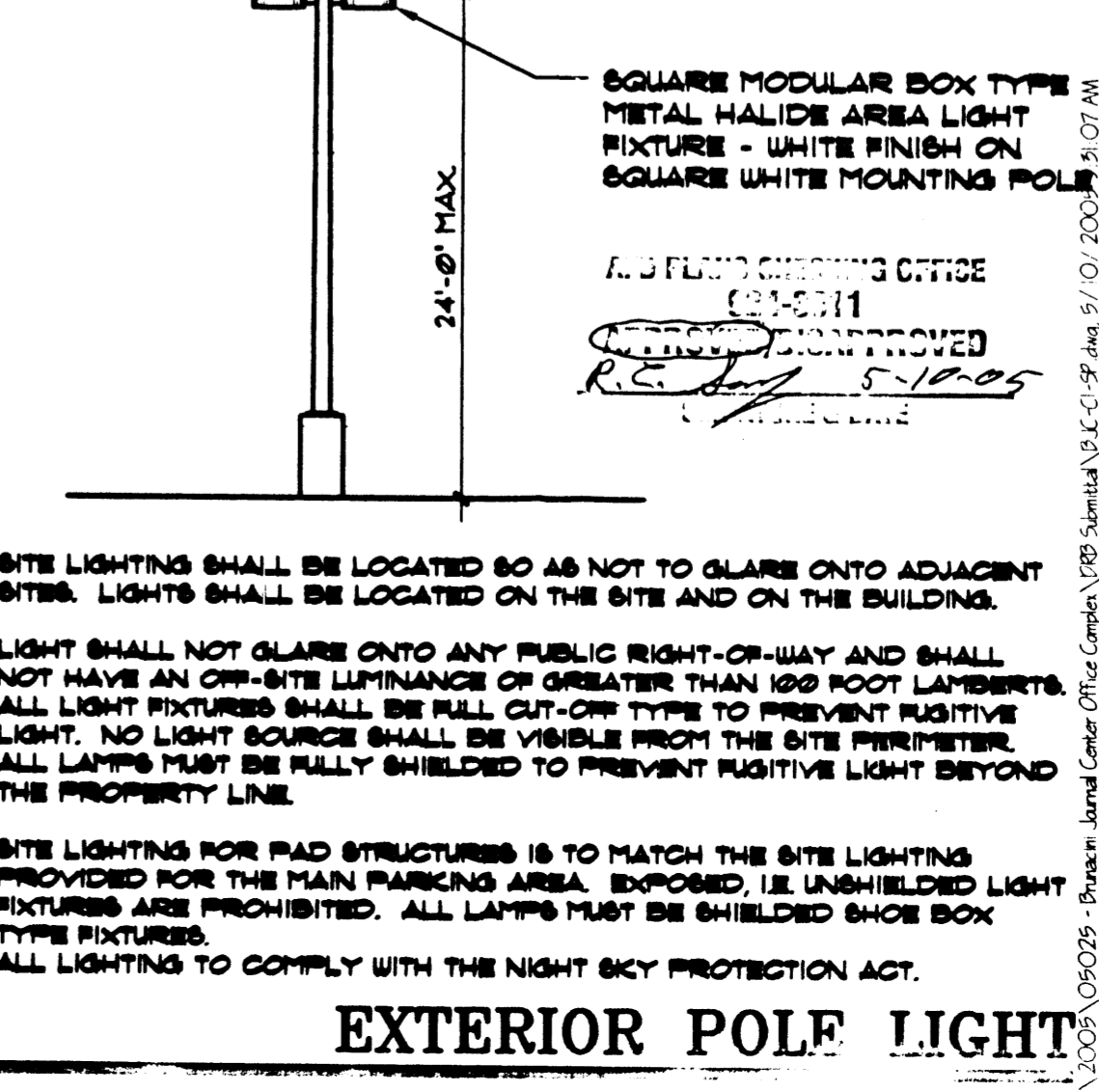
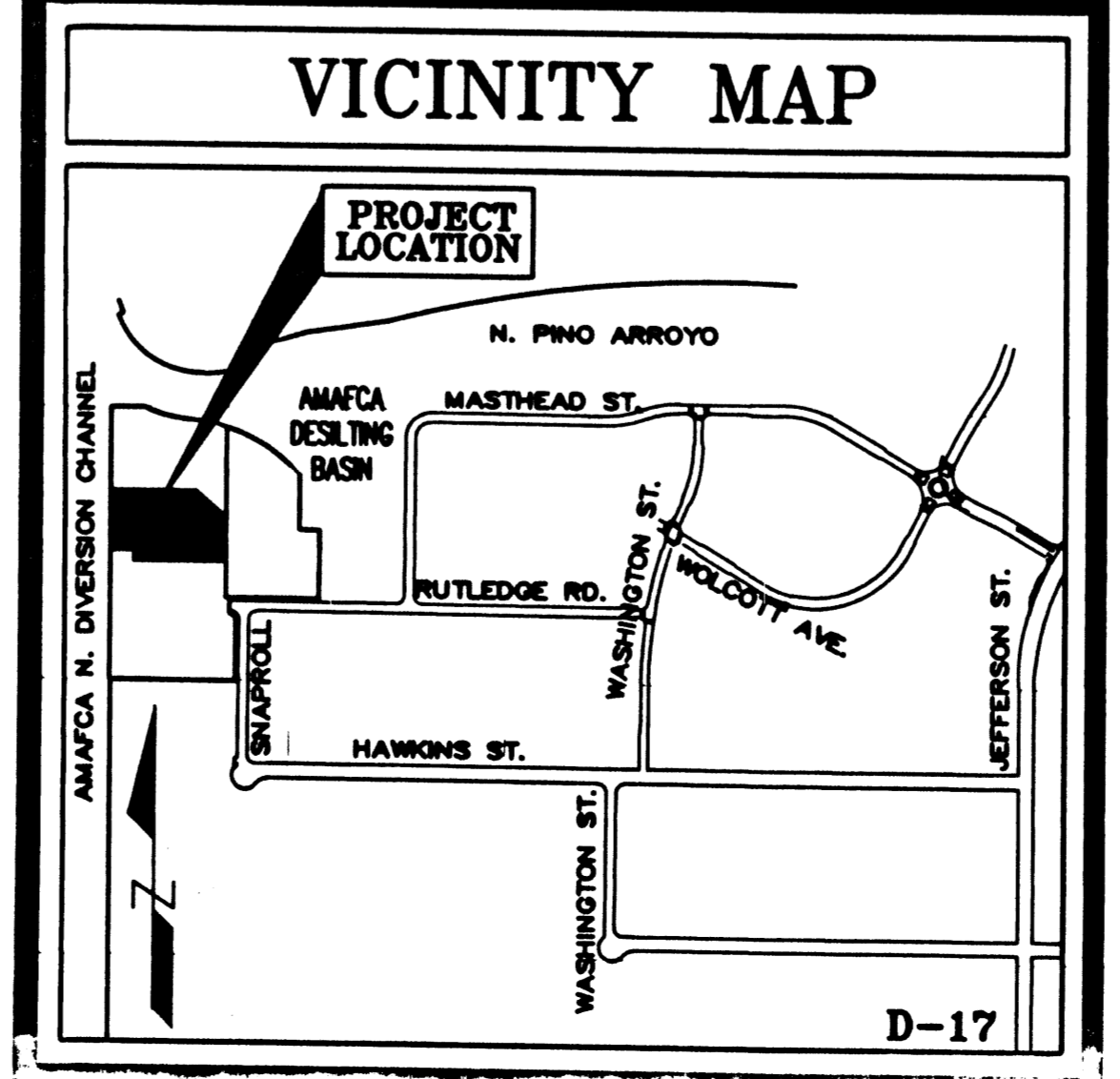
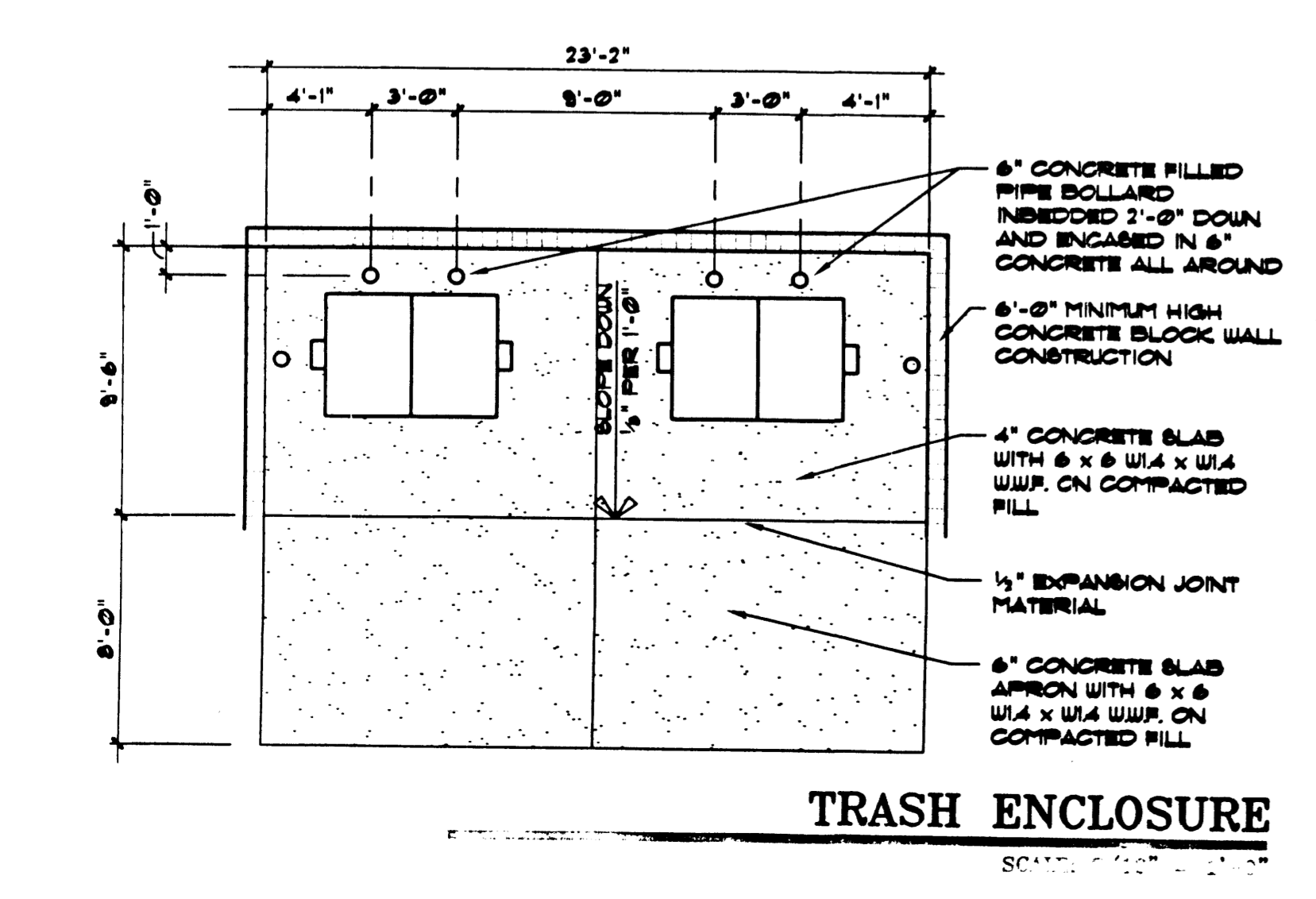
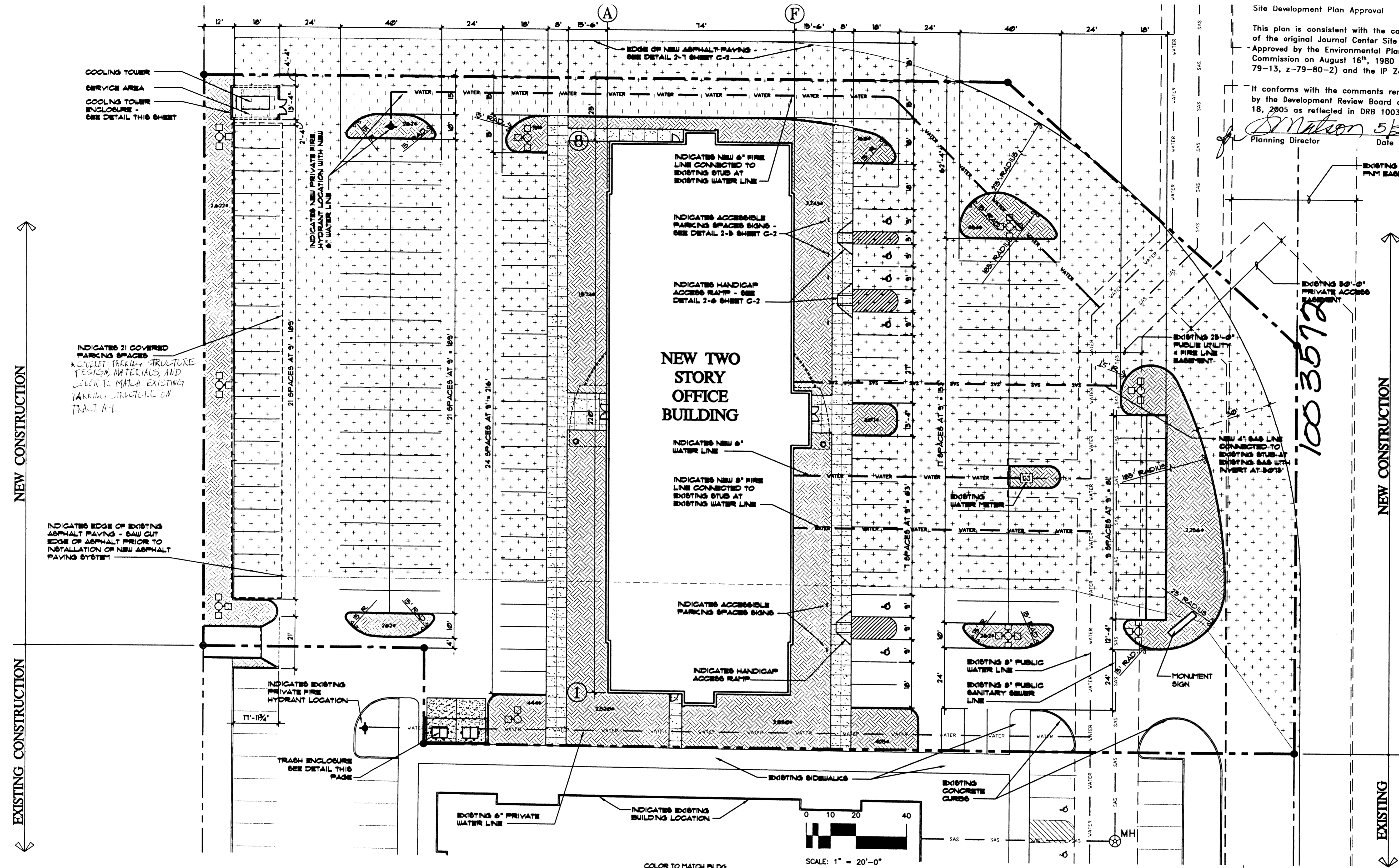
**BRUNACINI OFFICE BUILDING
JOURNAL CENTER BUILDING C
3721 RUTLEDGE STREET, N.E.
ALBUQUERQUE, NEW MEXICO**

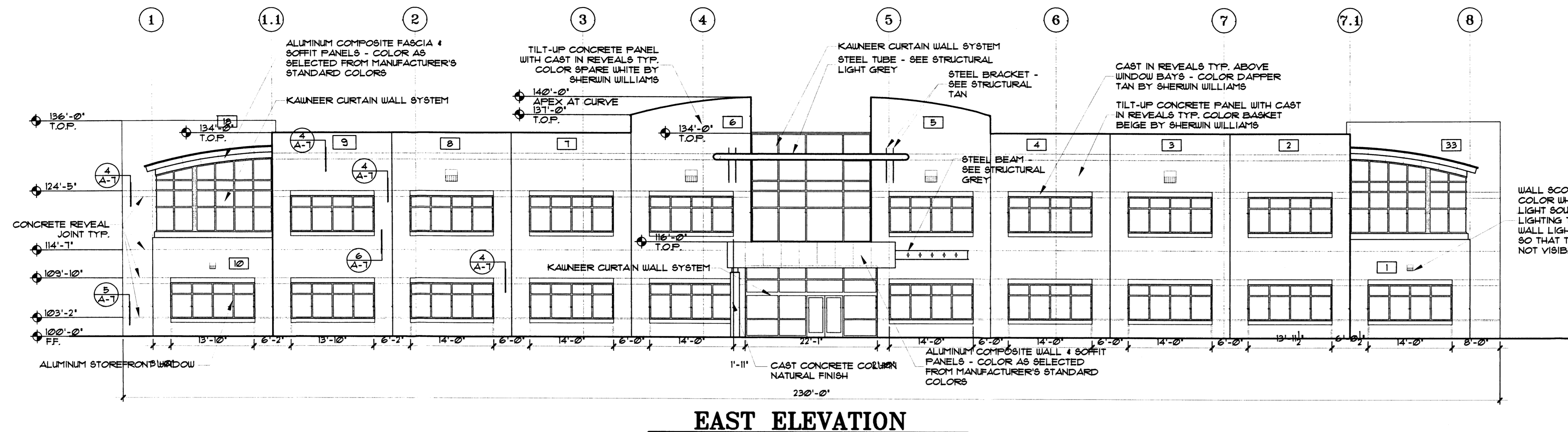
SHEET C-1

PROJECT NUMBER 05025

OWNERSHIP OF INSTRUMENTS OF SERVICE
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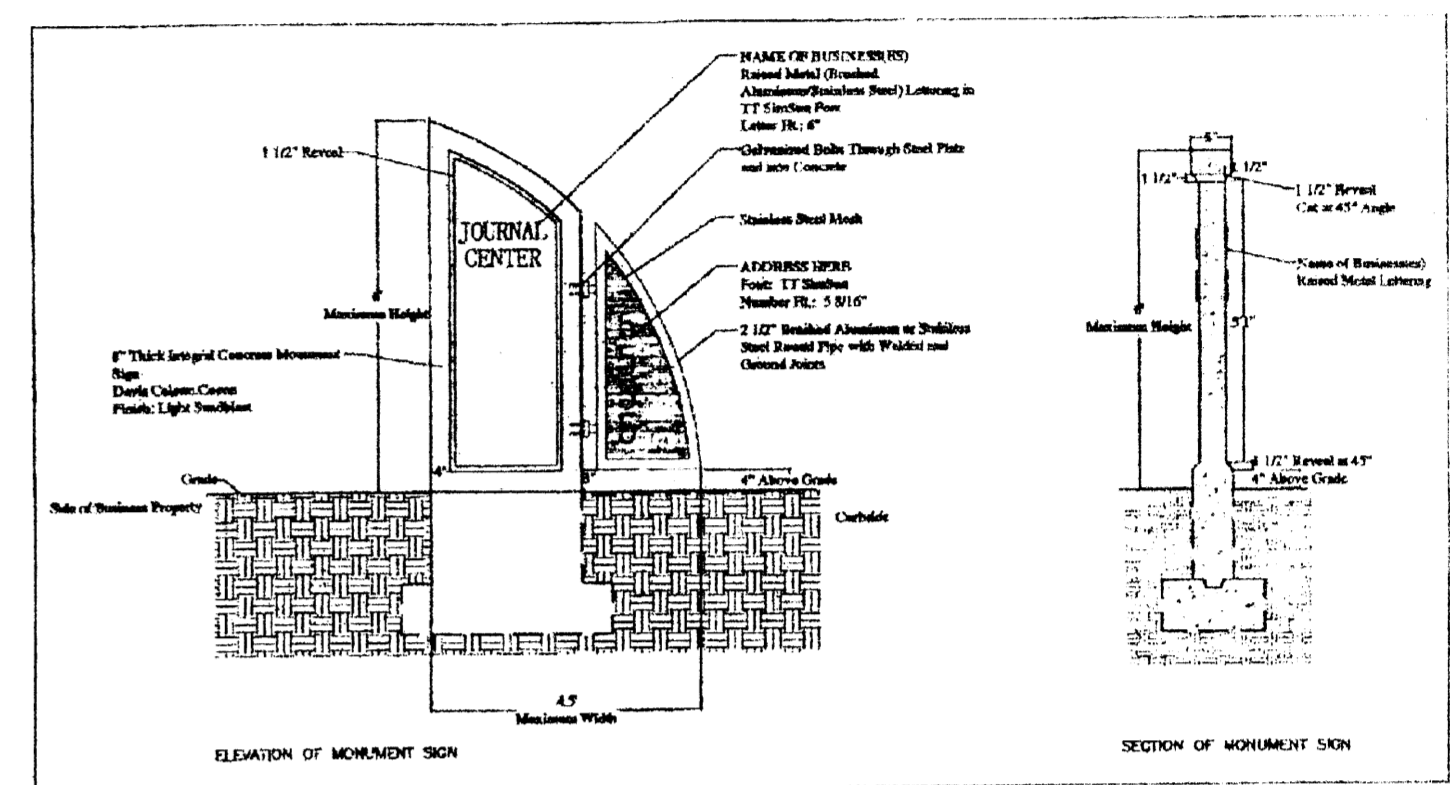
1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1133 Fax: 505/842-1222



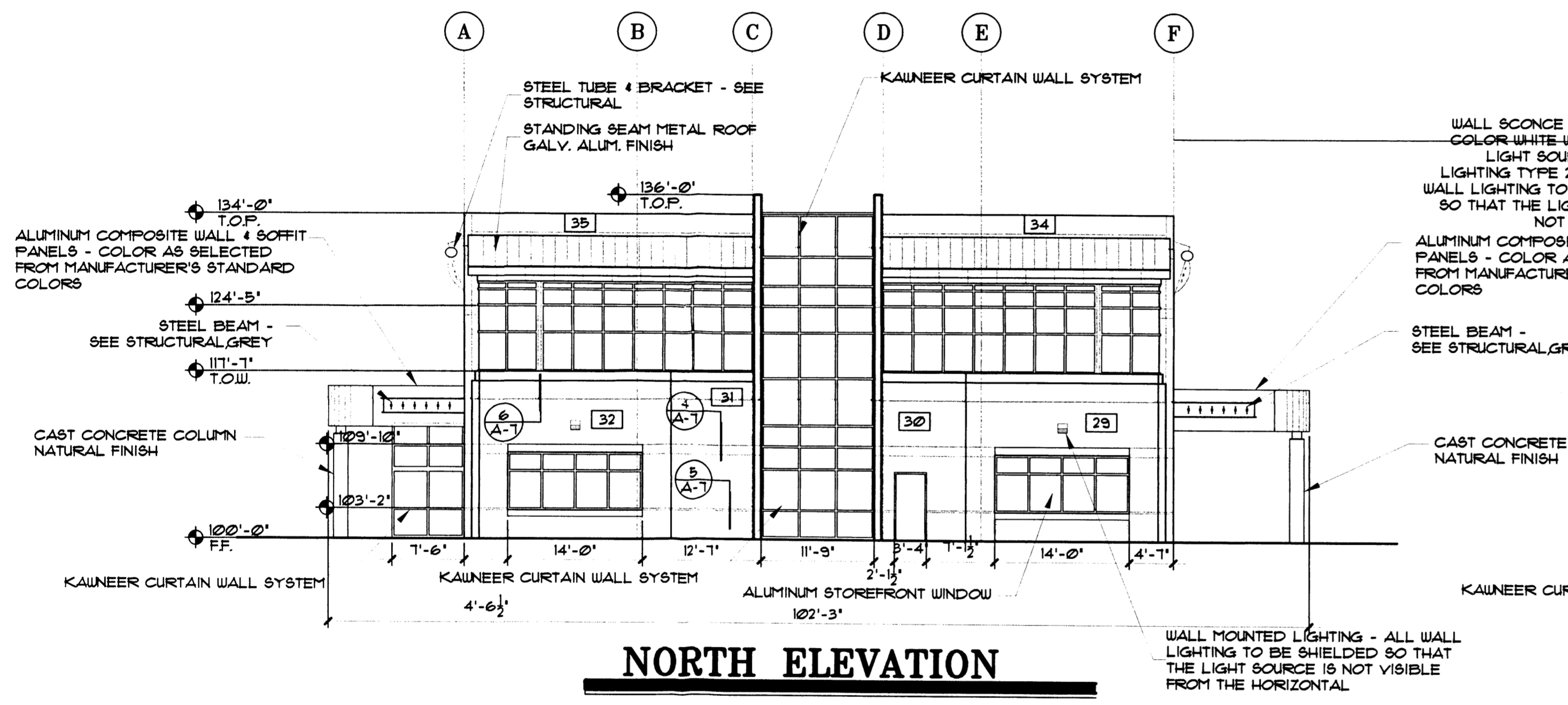


EAST ELEVATION

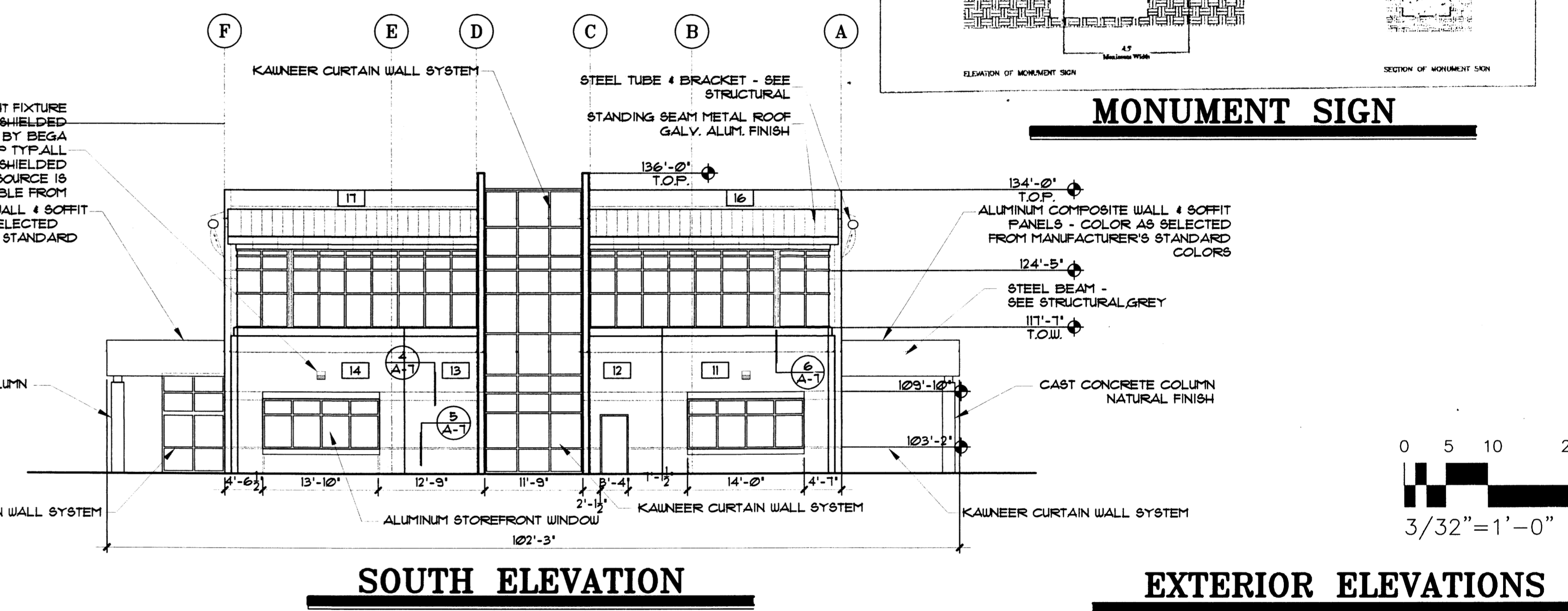
WALL SCONCE LIGHT FIXTURE
 COLOR WHITE WITH SHIELDED
 LIGHT SOURCE BY BEGA
 LIGHTING TYPE 245TP TYP ALL
 WALL LIGHTING TO BE SHIELDED
 SO THAT THE LIGHT SOURCE IS
 NOT VISIBLE FROM



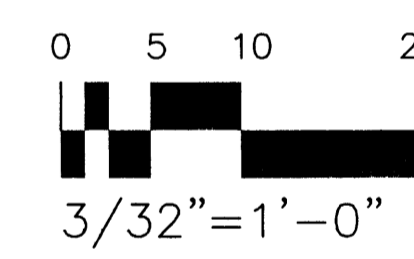
MONUMENT SIGN



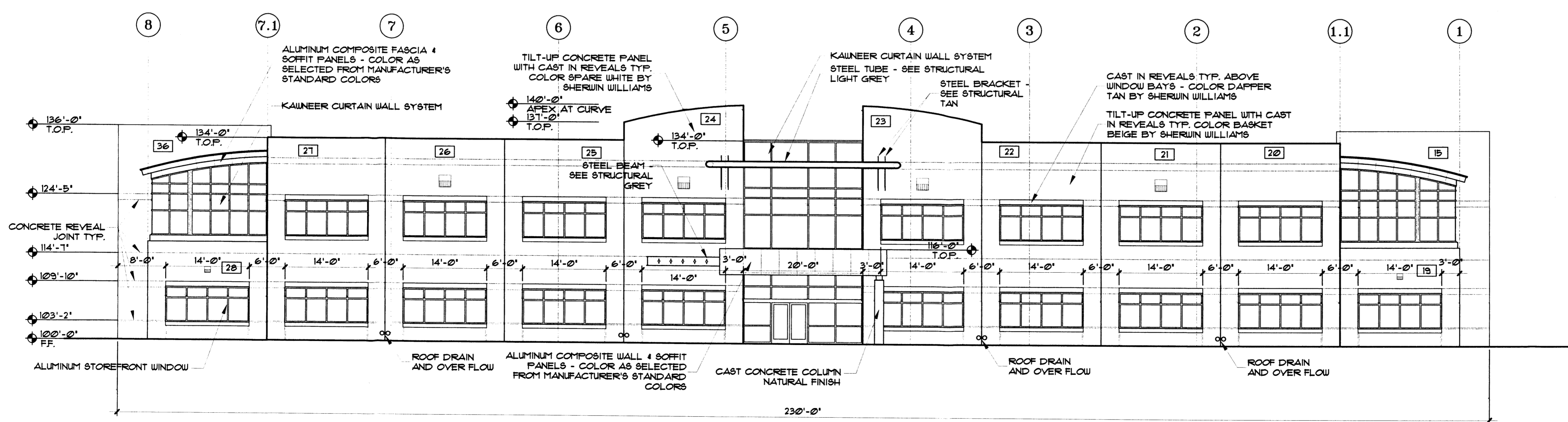
NORTH ELEVATION



SOUTH ELEVATION



EXTERIOR ELEVATIONS
 MAY 20, 2005 SCALE: 3/32" = 1'-0" (U.N.O)



WEST ELEVATION



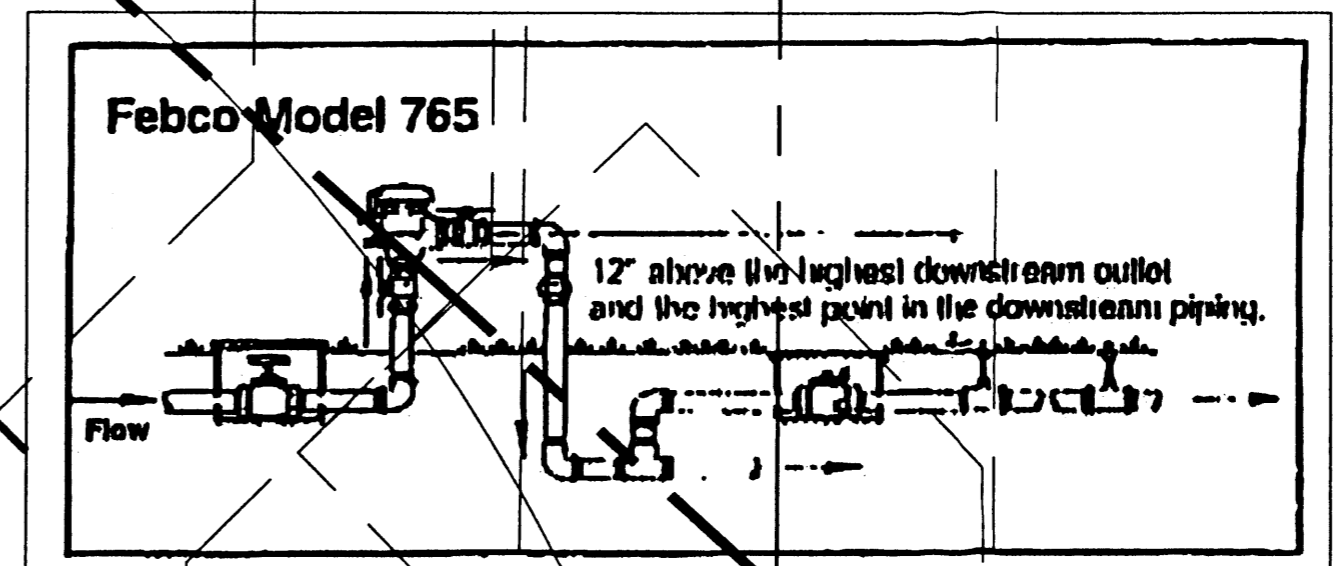
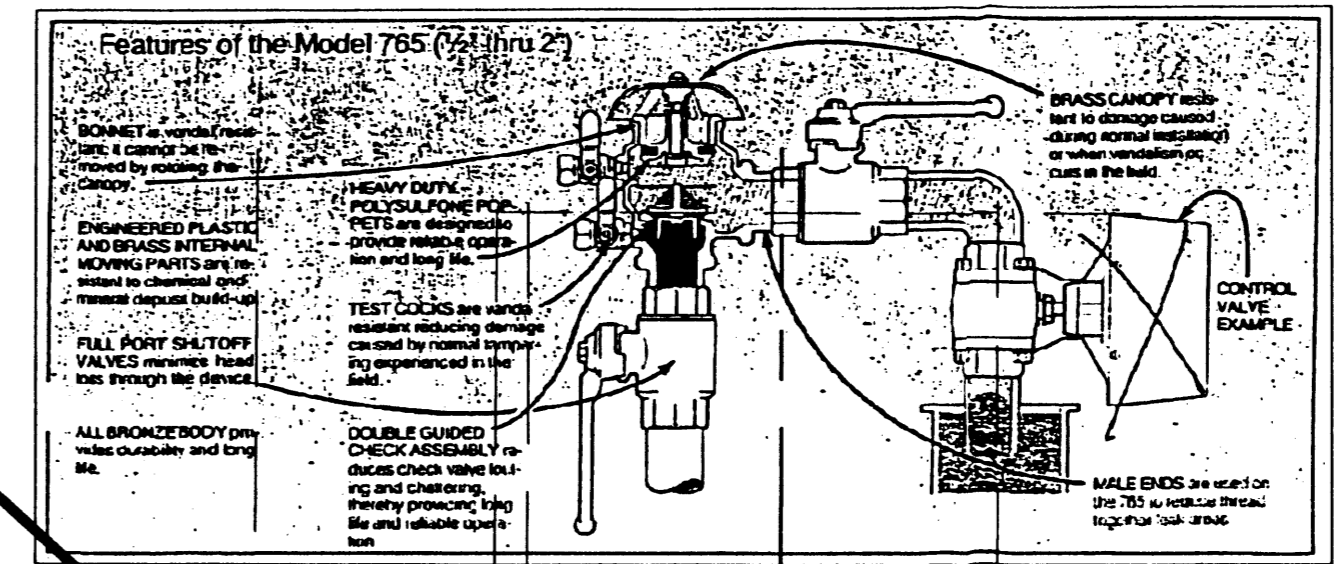
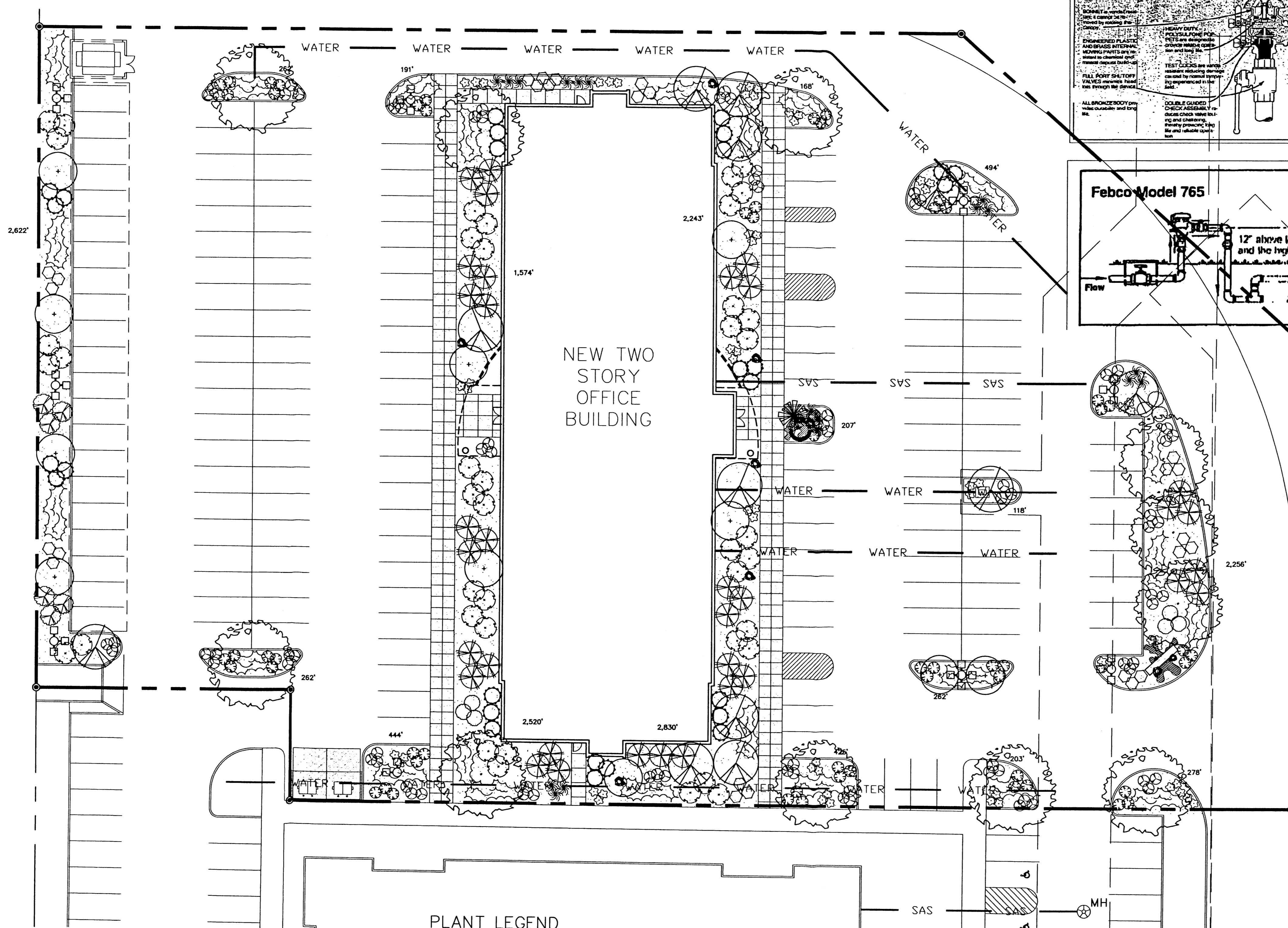
CLAUDIO VIGIL ARCHITECTS

BRUNACINI OFFICE BUILDING
JOURNAL CENTER BUILDING B
 7411 SNAPROLL N.E.
 ALBUQUERQUE, NEW MEXICO

SHEET
A-3
 PROJECT NUMBER
 05025

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 Phone: 505/842-1113 Fax: 505/842-1330



PLANT LEGEND

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> BERINDA ASH (H) 11
Fraxinus SPP.
2" Cal. REDBUD (M) 12
Cercis reniformis
2" Cal. THORNLESS HAWTHORN (H) 11
Crataegus SPP.
15 Gal. 225sf SOTOL 1
Dasylirion wheeleri
5 Gal. 36sf MUGO PINE (M) 1
Pinus mugo
5 Gal. 36sf SILVERBERRY (M) 34
Elaeagnus pungens
5 Gal. 100sf | <ul style="list-style-type: none"> CURLLEAF MTN MAHOGANY (L) 41
Carcopus ledifolius
5 Gal. 100SF THREE-LEAF SUMAC (L) 27
Rhus trilobata
5 Gal. 36sf FOUNTAIN GRASS (M) 18
Pennisetum spp.
5 Gal. 16sf APACHE PLUME (L) 9
Fallugia paradoxa
5 Gal. 25sf THREADGRASS (M) 61
Stipa tenuissima
2 Gal. 4sf AUTUMN SAGE (M) 26
Salvia greggii
2 Gal. 9sf | <ul style="list-style-type: none"> POWIS CASTLE SAGE (L) 6
Artemisia x powis castle
1 Gal. 9sf ENGLISH LAVENDER 57
Lavandula angustifolia
1 Gal. 25sf WILDFLOWER 81
1 Gal. 4sf GREYLEAF COTONEASTER 23
Cotoneaster buxifolius
5 Gal. 81sf SANTA ANA TAN GRAVEL WITH FILTER FABRIC OVERSIZED GRAVEL & 12 BOULDERS |
|---|--|--|

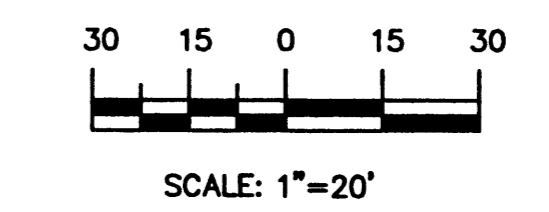
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	105913	square feet
TOTAL BUILDINGS AREA	16493	square feet
NET LOT AREA	89420	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	13413	square feet
TOTAL BED PROVIDED	16759	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	12569	square feet
TOTAL GROUNDCOVER PROVIDED	15676	square feet
TOTAL LANDSCAPE PROVIDED	16759	square feet

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

GRAPHIC SCALE



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



CLAUDIO VIGIL ARCHITECTS

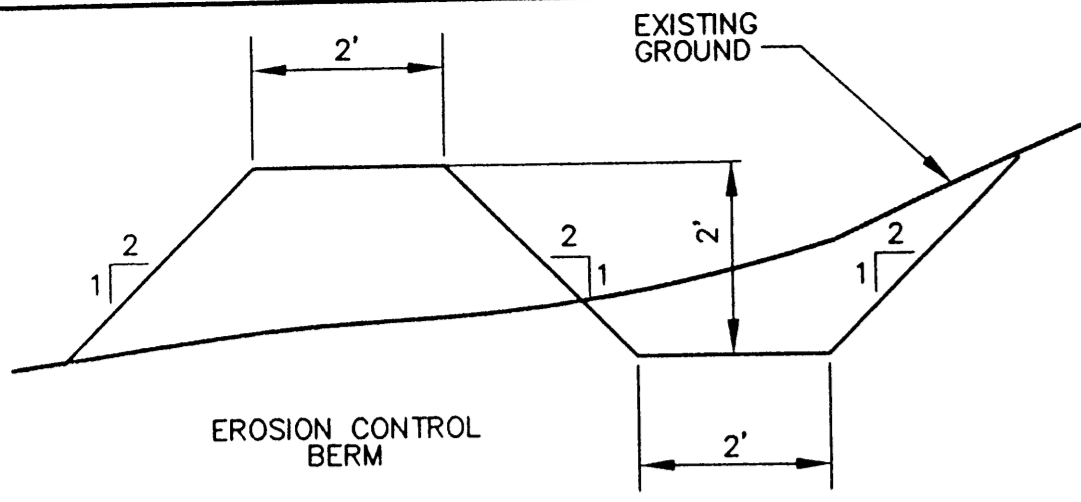
BRUNACINI OFFICE BUILDING
JOURNAL CENTER BUILDING B
3721 RUTLEDGE STREET, N.E.
ALBUQUERQUE, NEW MEXICO

SHEET
L-1
PROJECT NUMBER
PROJ#

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Phone: 505/842-1113 Fax: 505/842-1330

5-06-05REVISED SITE PLAN drr



NOTE: A BERM WITH THE DIMENSIONS SHOWN ABOVE SHALL BE BUILT ALONG THE WEST BOUNDARY AND SHALL BE MAINTAINED UNTIL THE ULTIMATE DRAINAGE SYSTEM IS FUNCTIONAL.

**SECTION A-A
EROSION CONTROL BERM**
NTS

GRADING NOTES:

- 1 ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1988 EDITION, AS AMENDED THROUGH UPDATE # 7.
- 2 A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 3 CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4 PAVING/ROADWAY GRADES SHALL BE ±0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- 5 PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN ±0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY ±0.02 FOOT.
- 6 MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- 7 THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- 9 THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 10 CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- 11 THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY.
- 12 THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- 13 ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.

DRAINAGE REPORT

Site Description
The project site, in Journal Center Phase 2 Unit 2, is located roughly west of the intersection of Masthead St. and Jefferson St. in northeast Albuquerque and specifically at the intersection of Rutledge Rd. and Snappell St. It is the second lot in a four-lot business park and is bounded on the north by proposed Tract A-3, on the east by proposed Tract A-4, on the south by developed Tract A-1 and on the west by the North Diversion Channel.

Legal Description
Tract A-2 Journal Center Phase 2 Unit 2

Flood Hazard Zones
The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D.

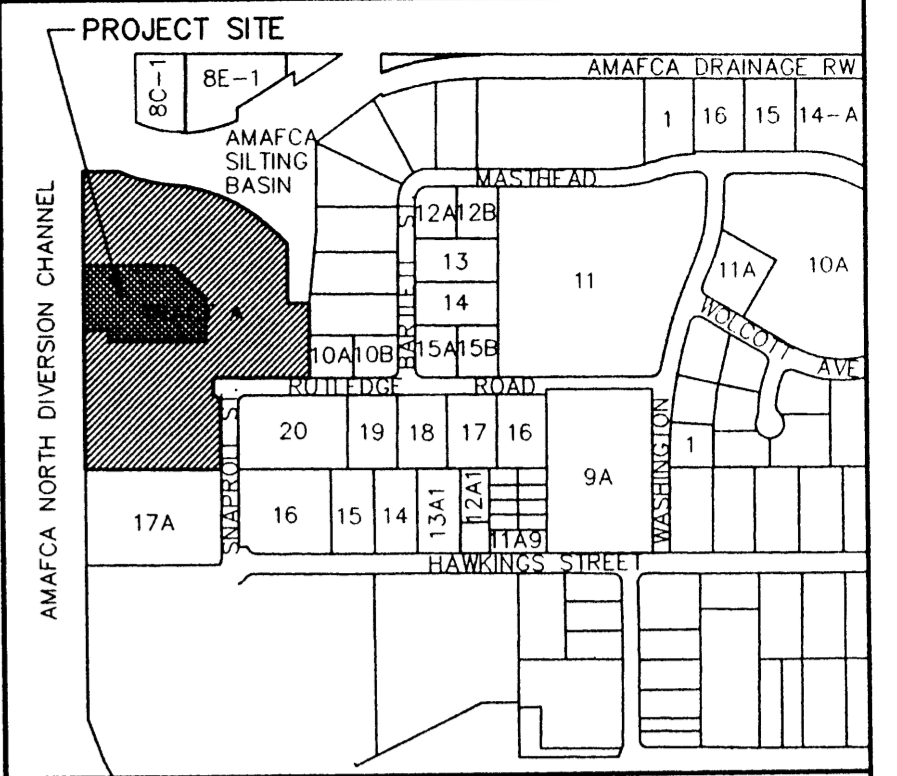
Existing Conditions
The site is entirely located in Basin A1 as shown on the "Journal Center-Phase 2 Unit II: Drainage Plan & Basin Map" by Bohannon Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannon Huston, Inc. plan.

Proposed Conditions
The site is located in Basins A1-a and A1-b as shown on the "Brunacini © Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. The boundaries of Basins A1-a and A1-b shift slightly due to minor overall site layout changes. This shift leaves the majority of Tract A-2 in Basin A1-b. Under developed conditions for Tract A-2, the site will accept flows from Basin 100 as shown on the approved "Brunacini © Journal Center Tract A-1 Grading Plan" by Wilson & Company dated 9 September 2004. Additional runoff from the site parking lot is designated as Basin 201. These combined flows will discharge through the Floatable and Sediment Control Outlet Structure to be constructed at the west end of the shared boundary between Tract A-1 and Tract A-2. Flows from Basin 202, located along the eastern side of the site, will be directed around the building to the northwest corner of the tract and discharged into Tract A-3.

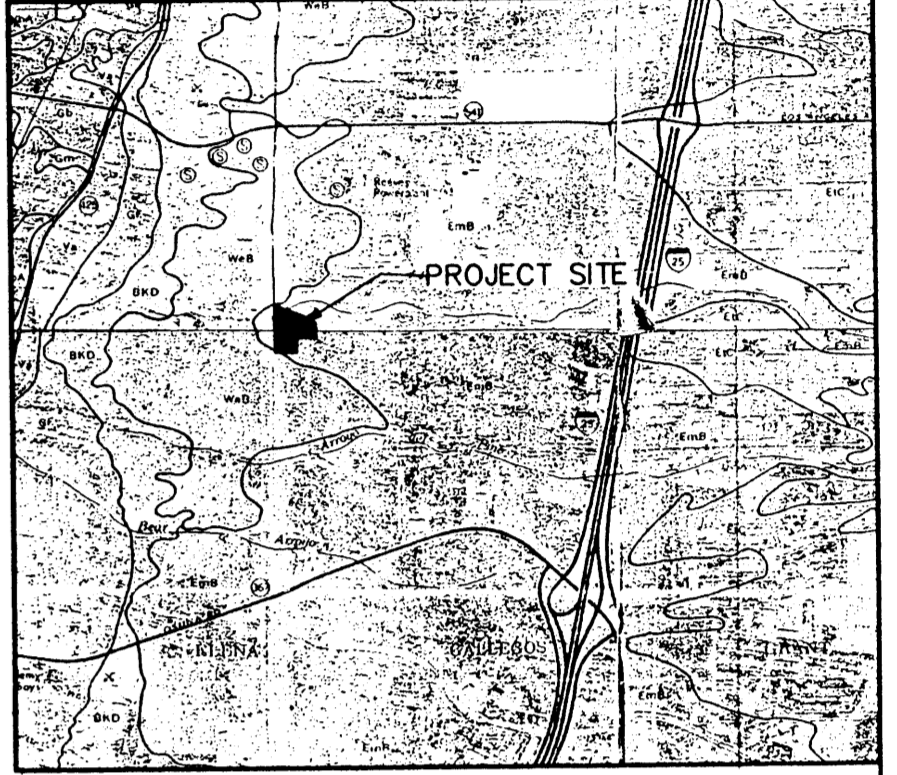
Developed Condition results are as follows:
1) Land Treatment - 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C.

The proposed development will maintain the Basin A1-b approximate discharge of 35 cfs through the proposed outlet structure into the North Diversion Channel and discharge approximately 11 cfs, a portion of the Basin A1-a ultimate discharge of approximately 33 cfs, to Tract A-3. A temporary Erosion Control Berm along the west property line of Tract A-3 will keep these flows onsite until development and ultimate discharge to the North Diversion Channel.

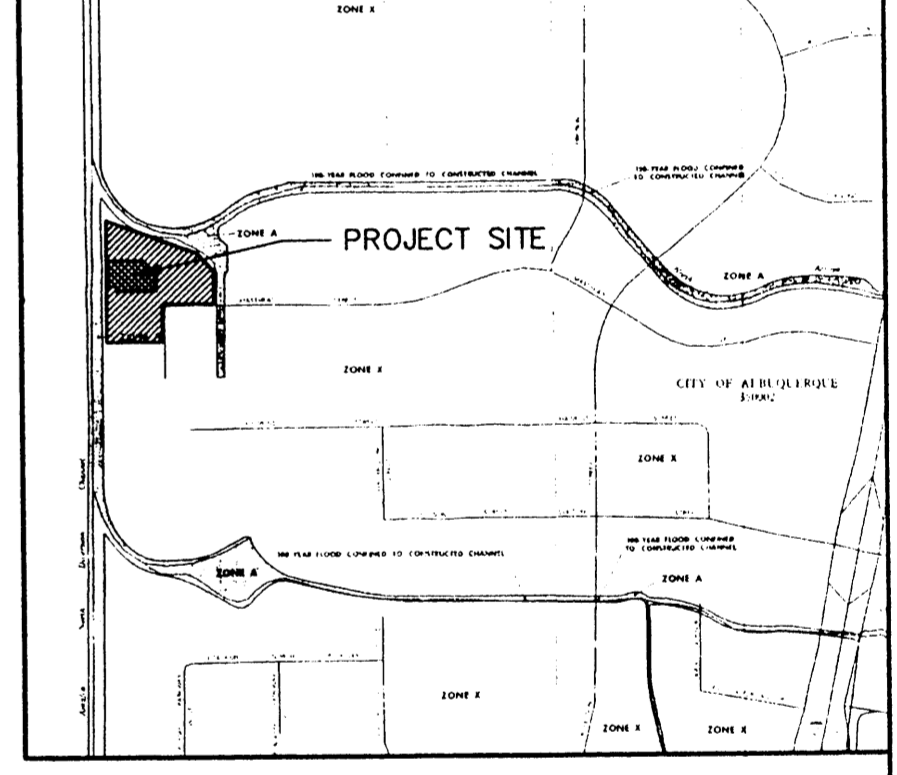
Conclusion
The development of this site is designed to substantially adhere to the "Brunacini © Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates discharge to the North Diversion Channel for the majority of the site with interim temporary retention for the rest on Tract A-3.



LOCATION MAP
ZONE ATLAS MAP NO. D-16 & D-17



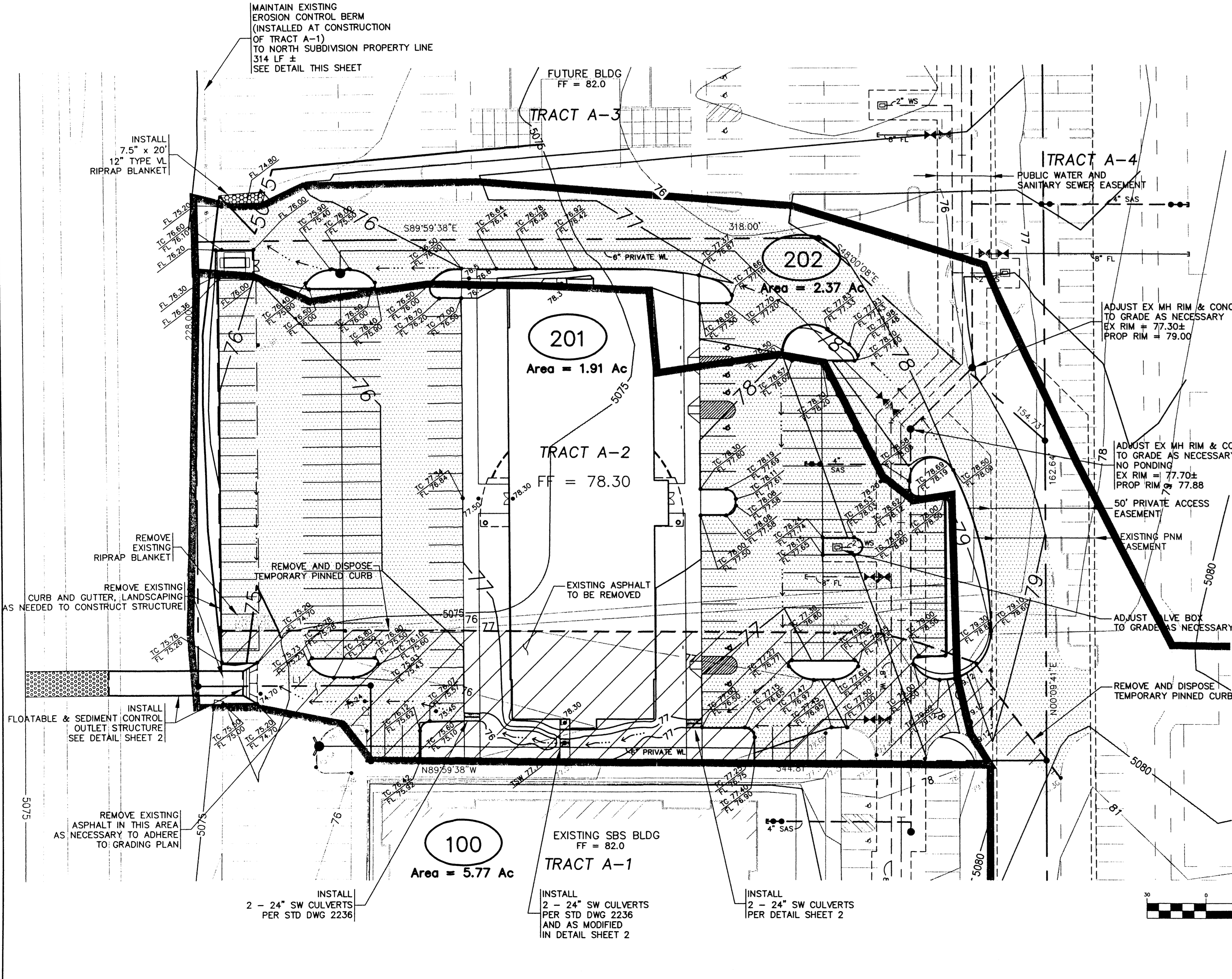
SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D

LINE DATA

ID	BEARING	DISTANCE
L1	N89°59'38"W	87.75'
L2	S00°00'22"W	38.16'



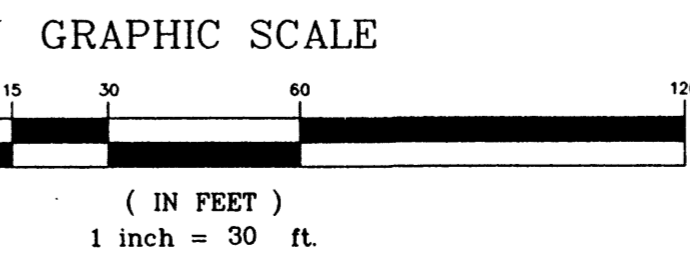
LEGAL DESCRIPTION
TRACT A-2, JOURNAL CENTER, PHASE 2, UNIT 2

BENCH MARK

NMS BRASS TABLET STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -00'12"15"
NGVD 1929 TRIG ELEVATION = 5074.0

LEGEND

- | | | | |
|--|---------------------------------|--|-------------------------------|
| | EXISTING INTERMEDIATE CONTOUR | | PROPOSED INTERMEDIATE CONTOUR |
| | EXISTING INDEX CONTOUR | | PROPOSED INDEX CONTOUR |
| | BASIN BOUNDARY LINE | | PROPOSED SPOT ELEVATION |
| | EXISTING SPOT ELEVATION | | PROPOSED SWALE FLOWLINE |
| | BASIN TAG | | PROPOSED PAVEMENT |
| | EXISTING PAVEMENT TO BE REMOVED | | |

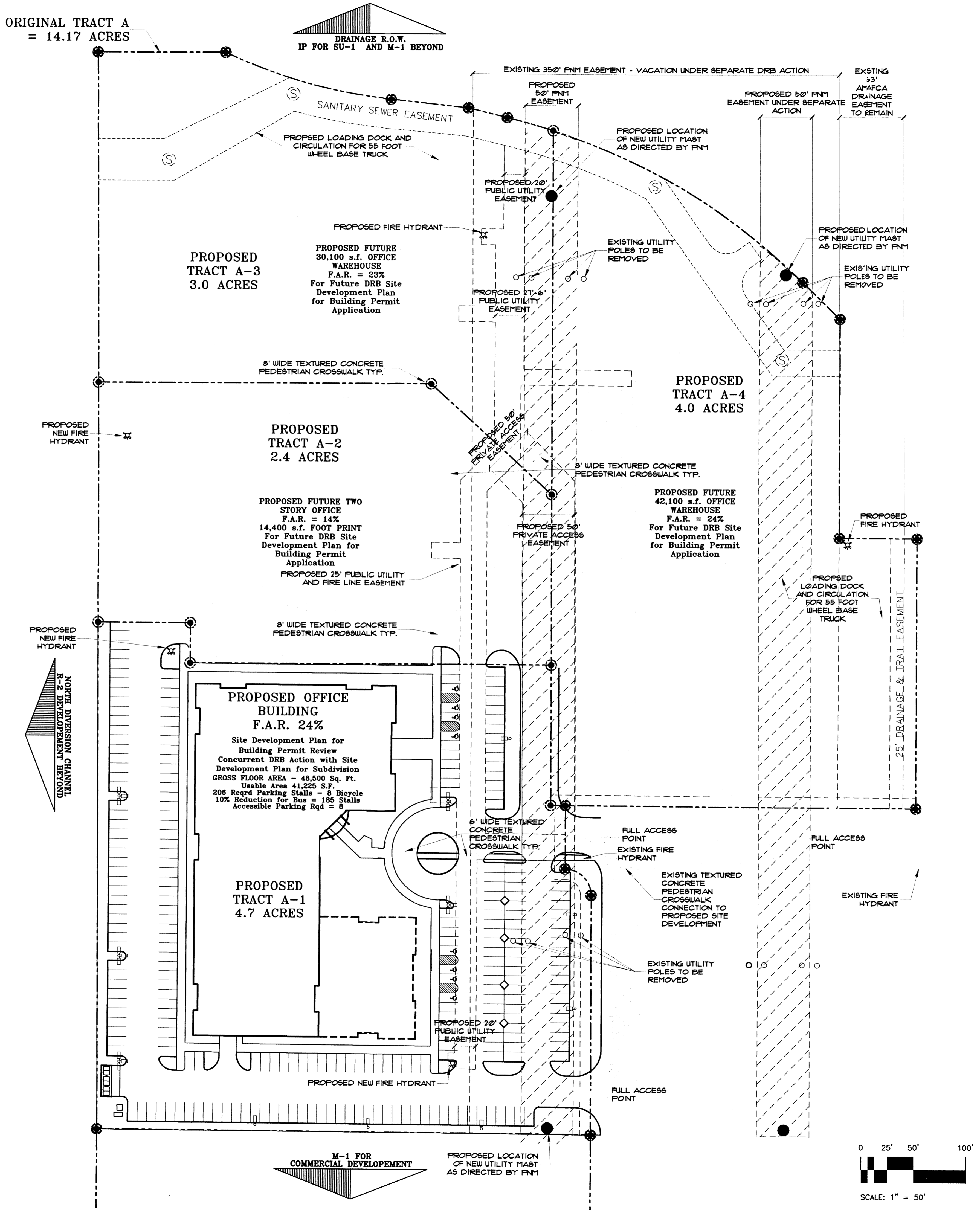
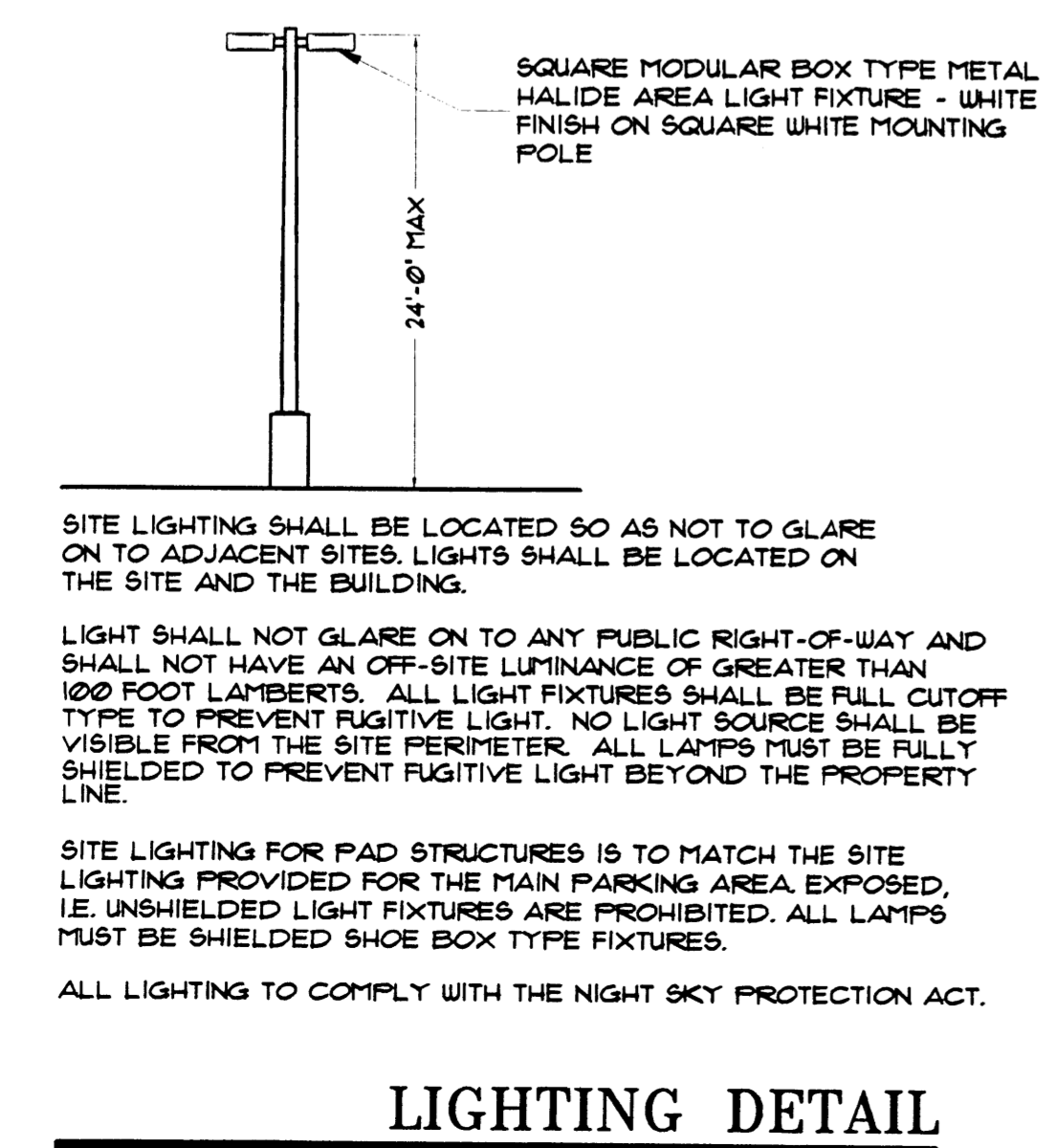
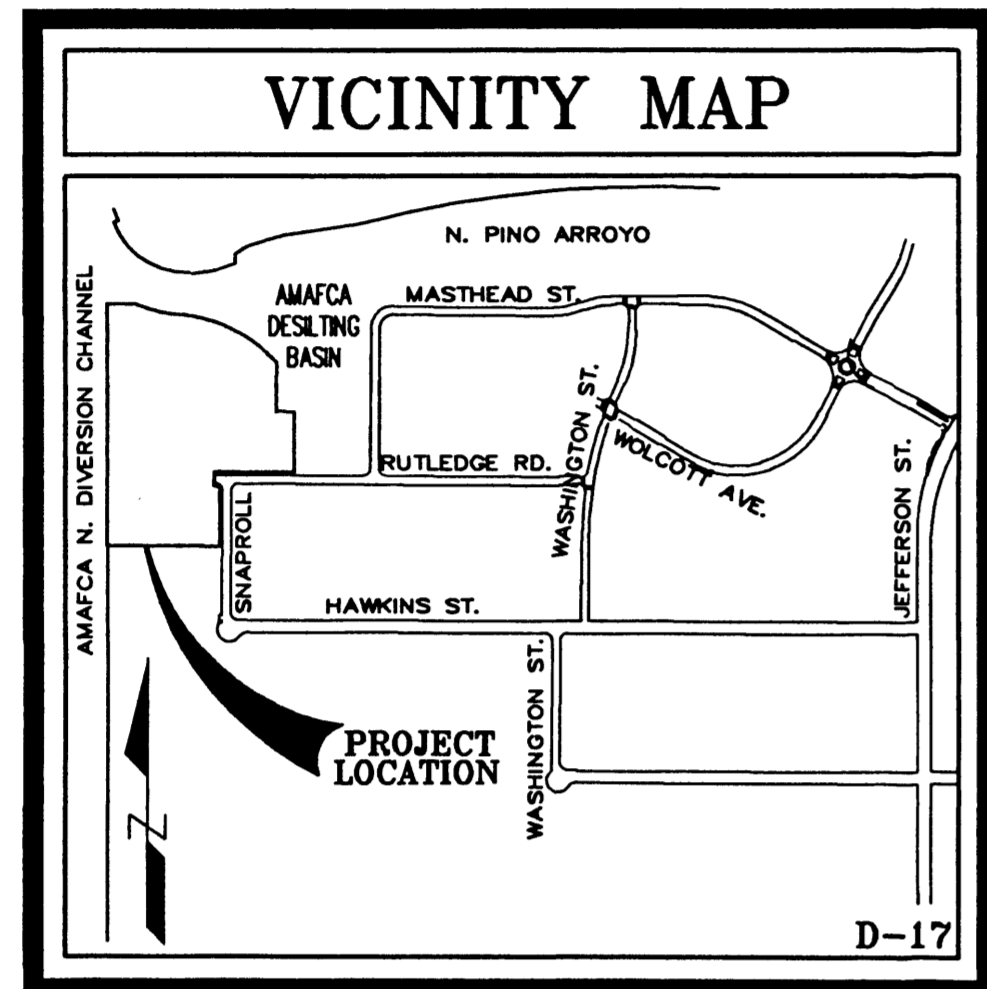
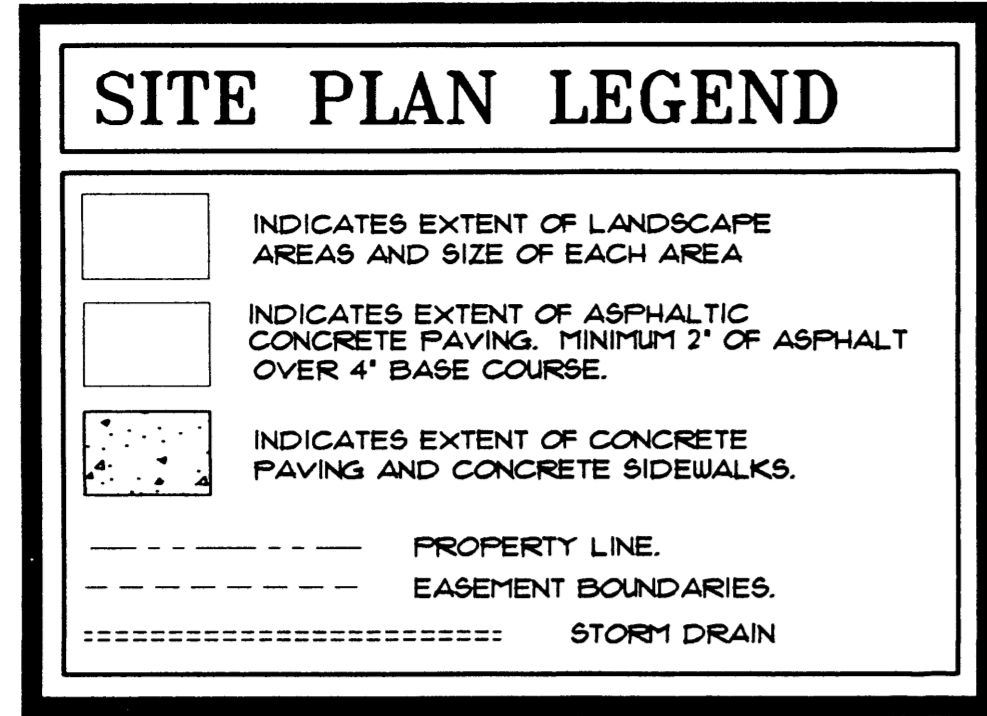


WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
**BRUNACINI © JOURNAL CENTER
TRACT A-2
GRADING PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
XXXX.XX	D-16 & D-17	1	2	

WCEA X5218043
MAY 2005



SIGNATURE BLOCK

PROJECT NUMBER: 1003572

APPLICATION NUMBER: 04DRB-0142

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	8-25-04	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		
<i>[Signature]</i>	8/25/04	DATE
PARKS & RECREATION DEPARTMENT		
<i>[Signature]</i>	8-25-04	DATE
UTILITIES DEVELOPMENT		
<i>[Signature]</i>	8/25/04	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA		
N/A		
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)		
N/A		
SOLID WASTE MANAGEMENT		
<i>[Signature]</i>	8/25/04	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		
PLNZ(10706) 12/16/03		

CRITERIA FOR EACH LOT

DESIGN CRITERIA FOR ALL LOTS DESCRIBED ON THIS SITE DEVELOPMENT PLAN SHALL FOLLOW THE SAME DESIGN CRITERIA OUTLINED IN THE CURRENT JOURNAL CENTER 2 LAND DEVELOPMENT DESIGN GUIDELINES AND AS FOLLOWS:

MAXIMUM BUILDING HEIGHT: 34'-0" for warehouse - 60' for office	NA
MINIMUM BUILDING SETBACK: 20' front from R.O.W. - 10' rear and sideyard	NA
MAXIMUM DWELLING UNITS:	NA
MAXIMUM FLOOR AREA RATIO:	.1 : 1 = 10%



CLAUDIO VIGIL ARCHITECTS

SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

SHEET
SDP1

PROJECT NUMBER
04080

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