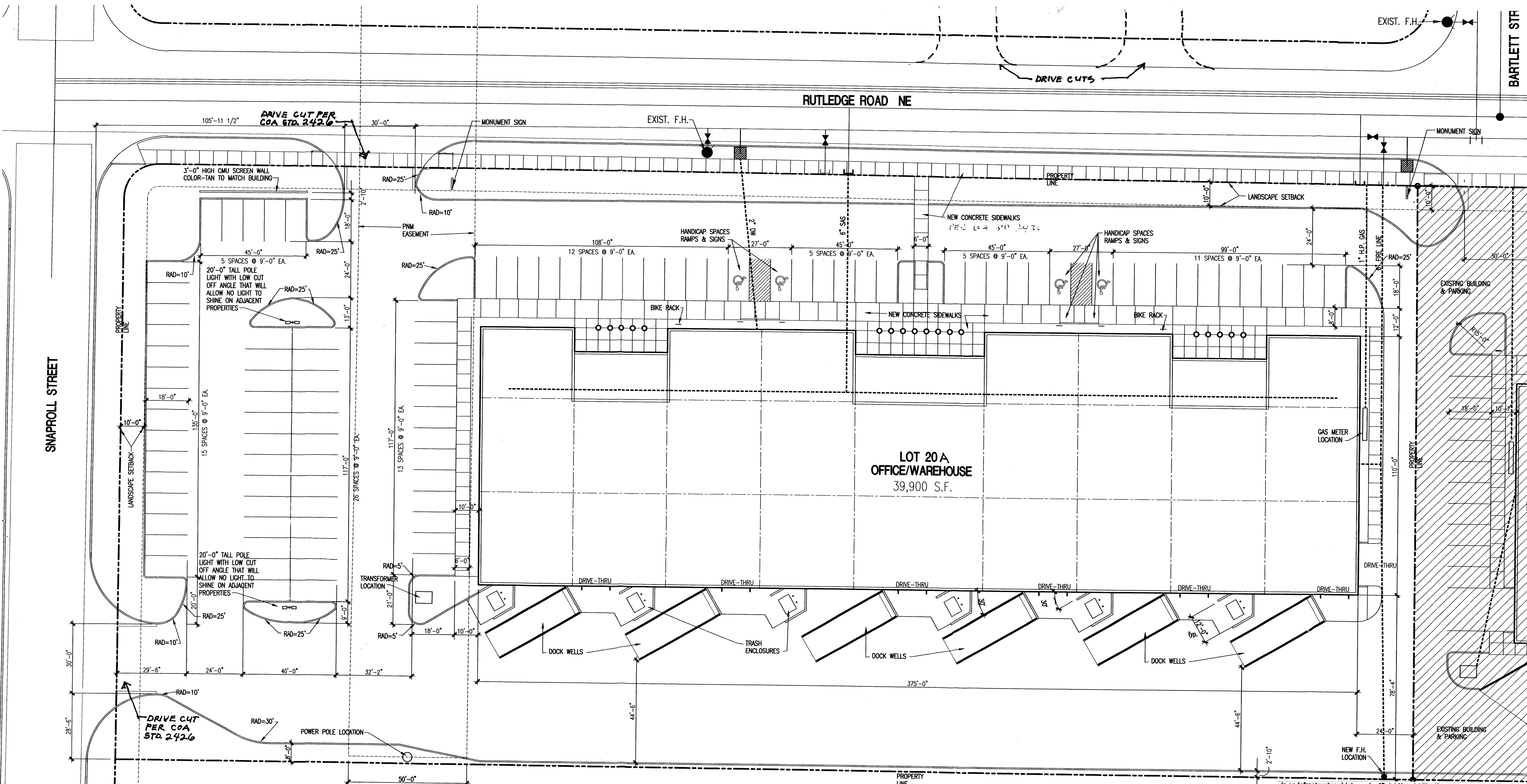


PROJECT # 1004159



**PROJECT INFORMATION**

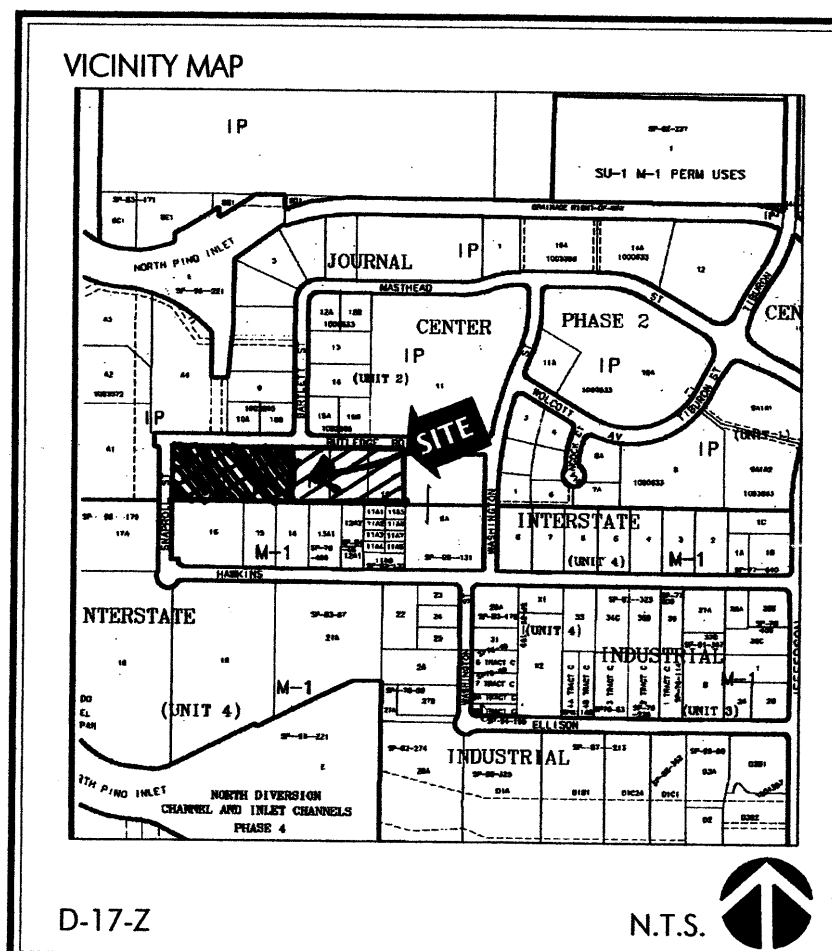
**PROJECT:** NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT  
**LOCATION:** 3700 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NM  
**OWNER:** BRUNACINI DEVELOPMENT  
**ARCHITECT:** TATE FISHBURN ARCHITECT  
**LEGAL DESCRIPTION:** LOT 20A JOURNAL CENTER 2  
**CURRENT ZONING CLASSIFICATION:** IP  
**TYPE CONSTRUCTION:** TYPE IIB SPRINKLERED  
**OCCUPANCY:** B & S2  
**ALLOWABLE AREA:** 36,000 SQ. FT.  
 TYPE IIB CONSTRUCTION & B OCCUPANCY = 23,000  
 TRIPLE FOR SPRINKLER = 69,000  
**GROSS BUILDING AREA:** 39,900 S.F.  
**OCCUPANT LOAD:**  
 WAREHOUSE - 29,925/500 = 60 OCCUPANTS  
 FUTURE OFFICE - 9,975/100 = 100 OCCUPANTS

**NOTE:** SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS AND POLE LIGHTS WITH CUT OFF ANGLE THAT WILL NOT ALLOW ANY LIGHT TO SPILL ONTO ADJACENT PROPERTIES.

**TOTAL LOT AREA:** 3.2 ACRES +/-  
**PARKING ANALYSIS:**  
 WAREHOUSE AREA = 29,925  
 OFFICE AREA = 9,975  
 REQUIRED WAREHOUSE = 29,925/2000 = 15  
 REQUIRED OFFICE = 9,975/200 = 50  
**TOTAL REQUIRED PARKING SPACES = 65 SPACES**  
**SPACES PROVIDED = 96 SPACES INCLUDING 4 HANDICAP**

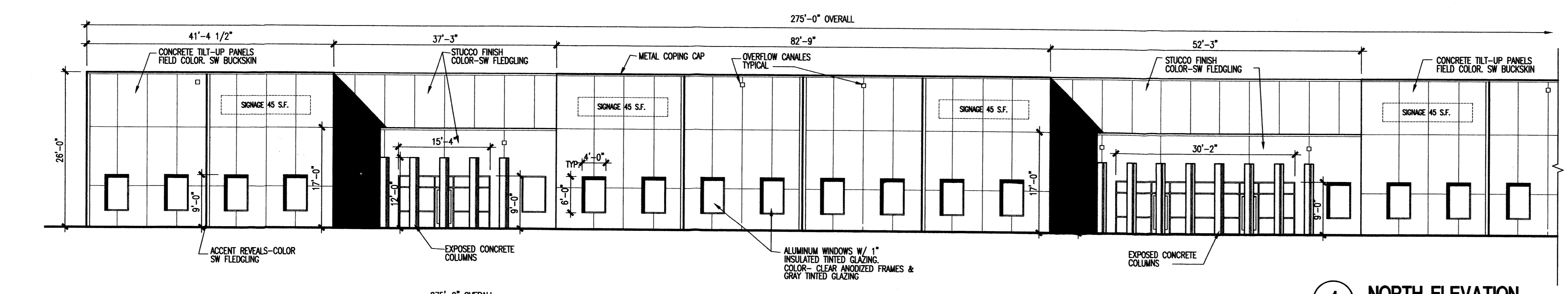
**RELATED CASE:** DRB-1002746  
 O3DRB-00996

**1 SITE PLAN**  
1"=20'-0"

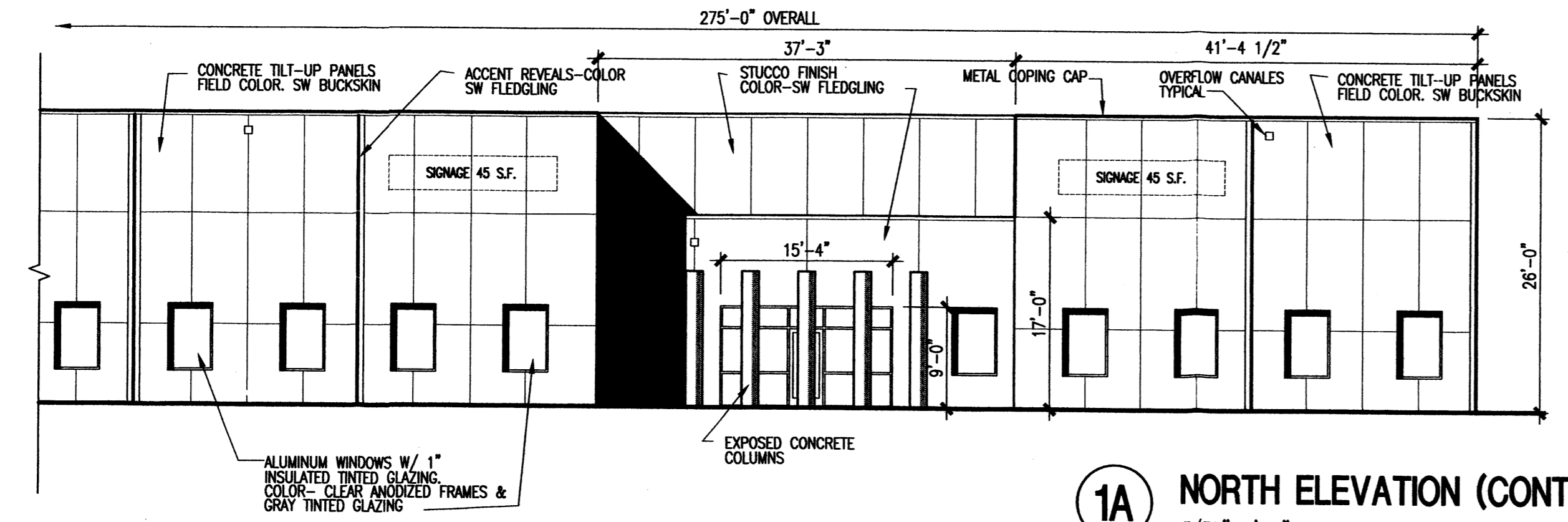


PROJECT NO. 1004159  
 APPLICATION NO. O3DRB-00736  
 THIS PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, Z-79-80-2) AND THE IP ZONE. IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 2005, AS REFLECTED IN DRB.

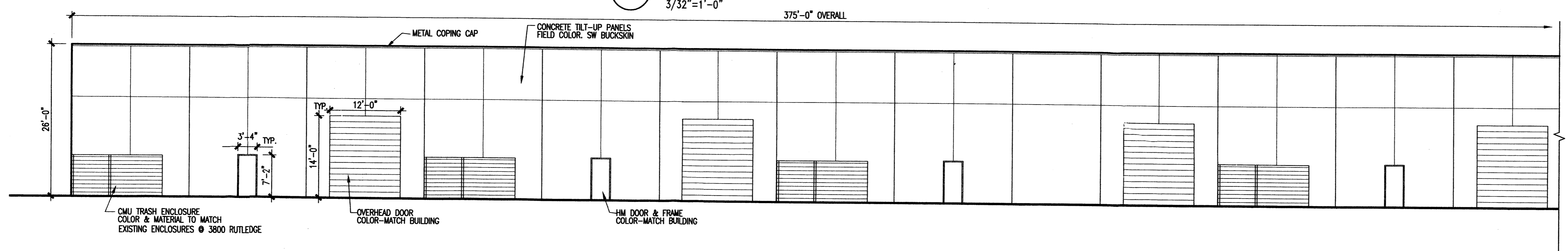
*APL* 6-11-05  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
*Christina Sandoval* 5/11/05  
 PUBLIC WORKS & RECREATION DEPARTMENT  
*Roger A. Khan* 5-11-05  
 WATER UTILITIES DIVISION  
*Bradley J. Dingham* 5/11/05  
 CITY ENGINEER, ENGINEERING DIVISION / AMAFCA  
*Michael Holton* 5-11-05  
 SOLID WASTE  
 APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.  
*M. Markon* 6/14/05  
 PLANNING DEPARTMENT



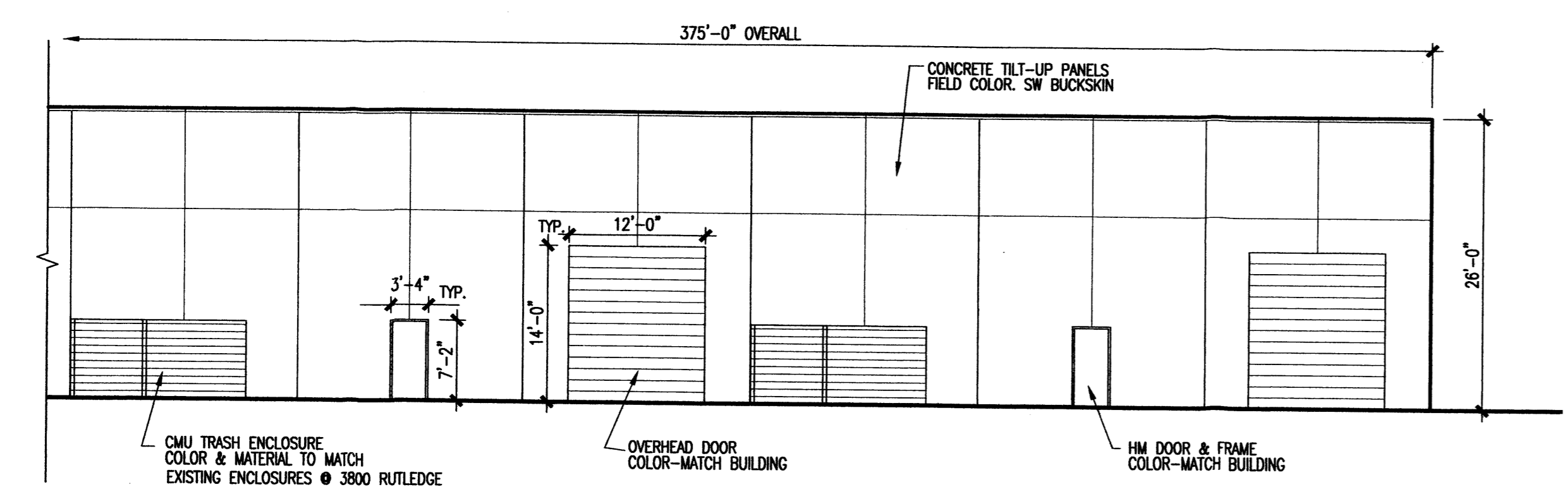
**1 NORTH ELEVATION**  
3/32"=1'-0"



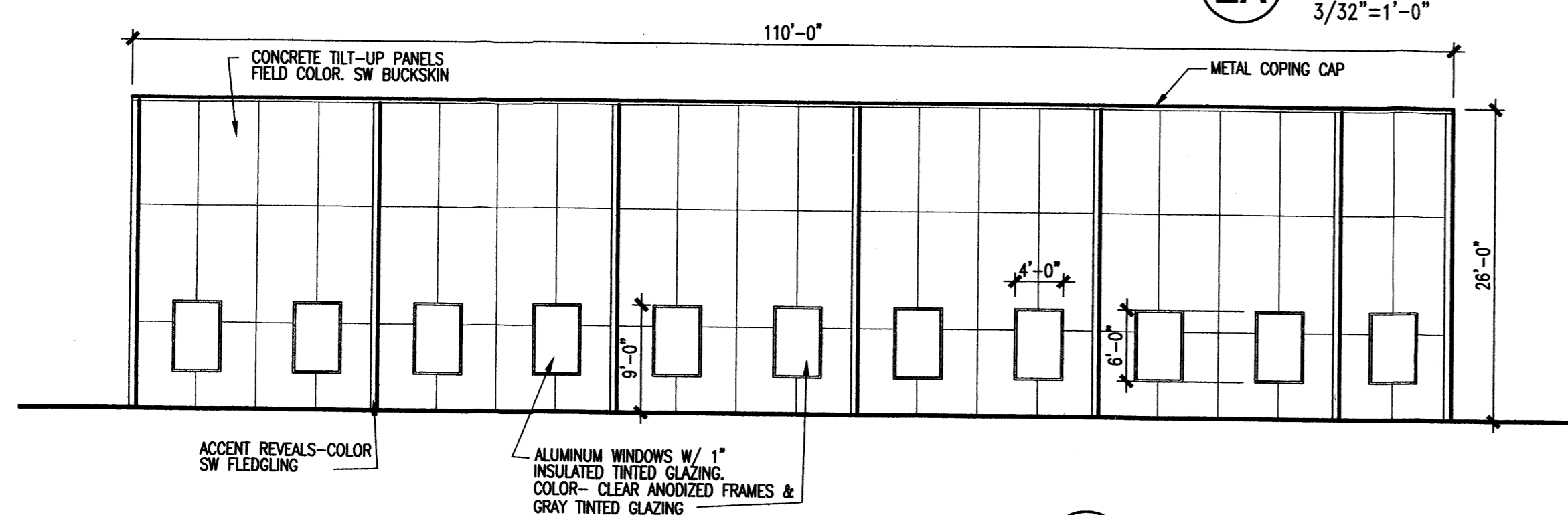
**1A NORTH ELEVATION (CONT)**  
3/32"=1'-0"



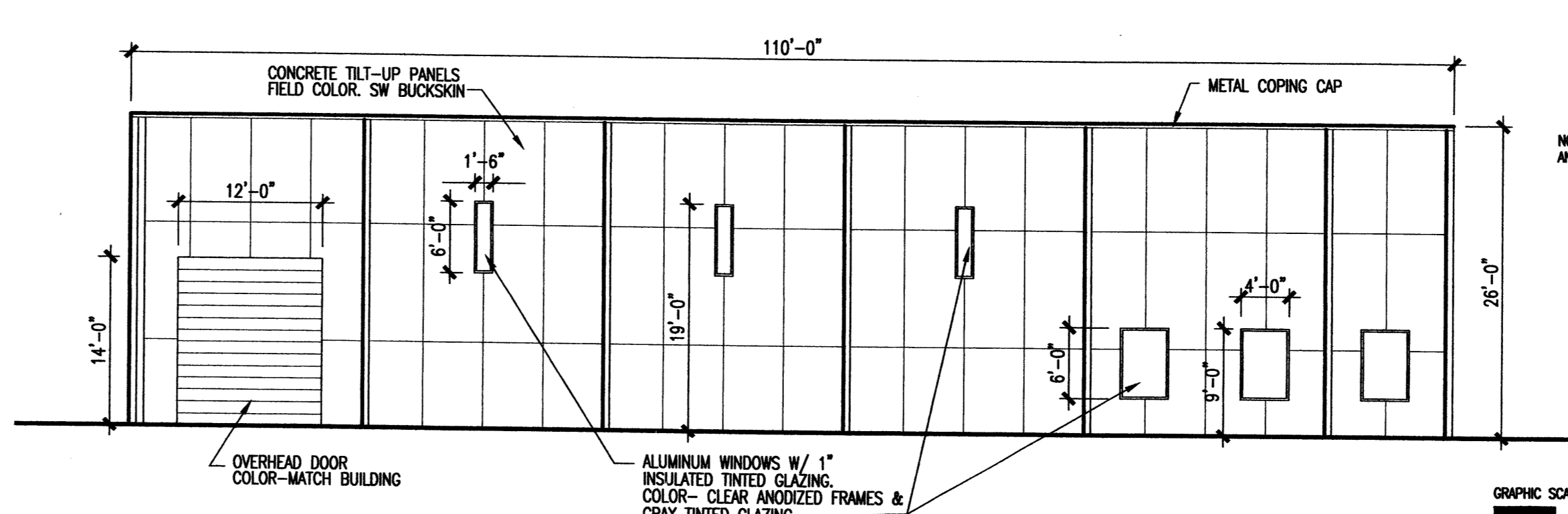
**2 SOUTH ELEVATION**  
3/32"=1'-0"



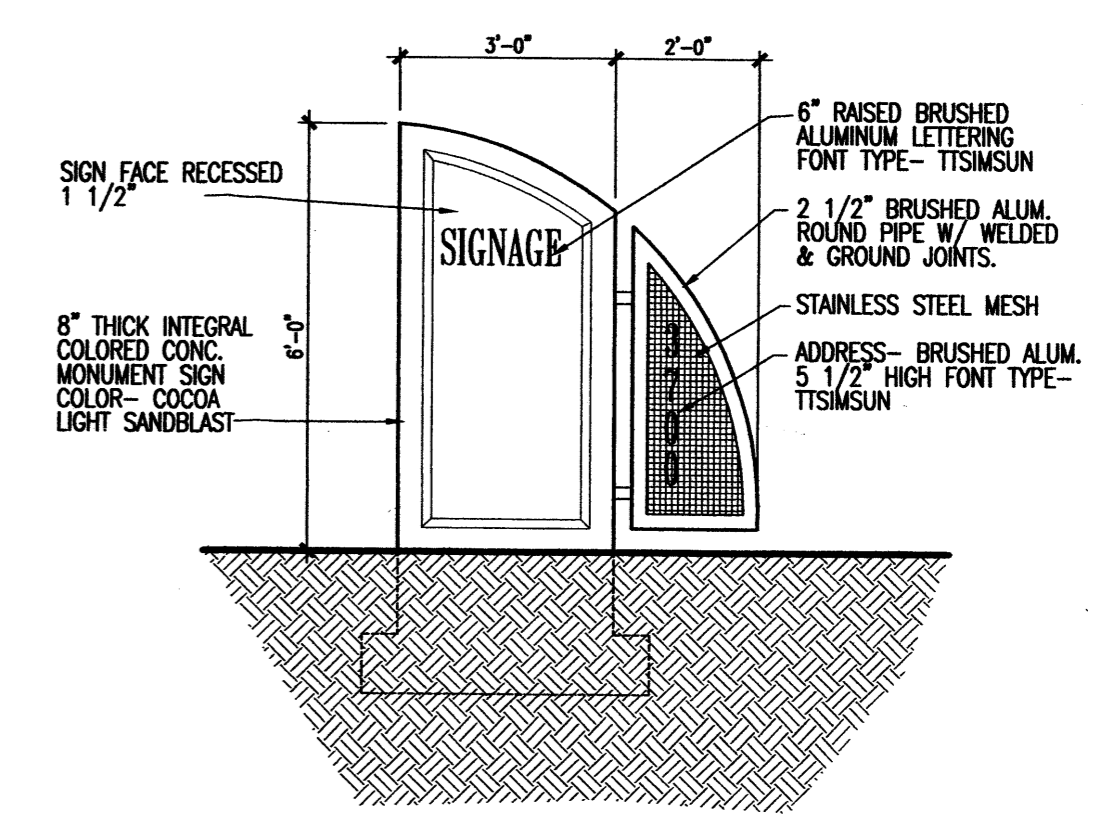
**2A SOUTH ELEVATION (CONT)**  
3/32"=1'-0"



**4 WEST ELEVATION**  
3/32"=1'-0"

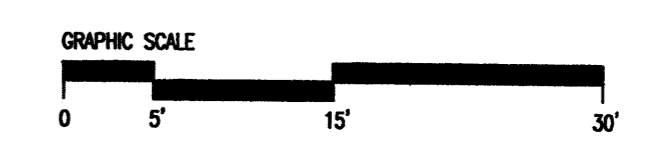


**3 EAST ELEVATION**  
3/32"=1'-0"



**5 MONUMENT SIGN ELEV.**  
1/2"=1'-0"

NOTE: BUILDING MOUNTED SIGNAGE SHALL BE LOCATED WITHIN AREAS NOTED ON ELEVATIONS AND SHALL BE INDIVIDUAL CHANNEL LETTERS.



NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.



**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.

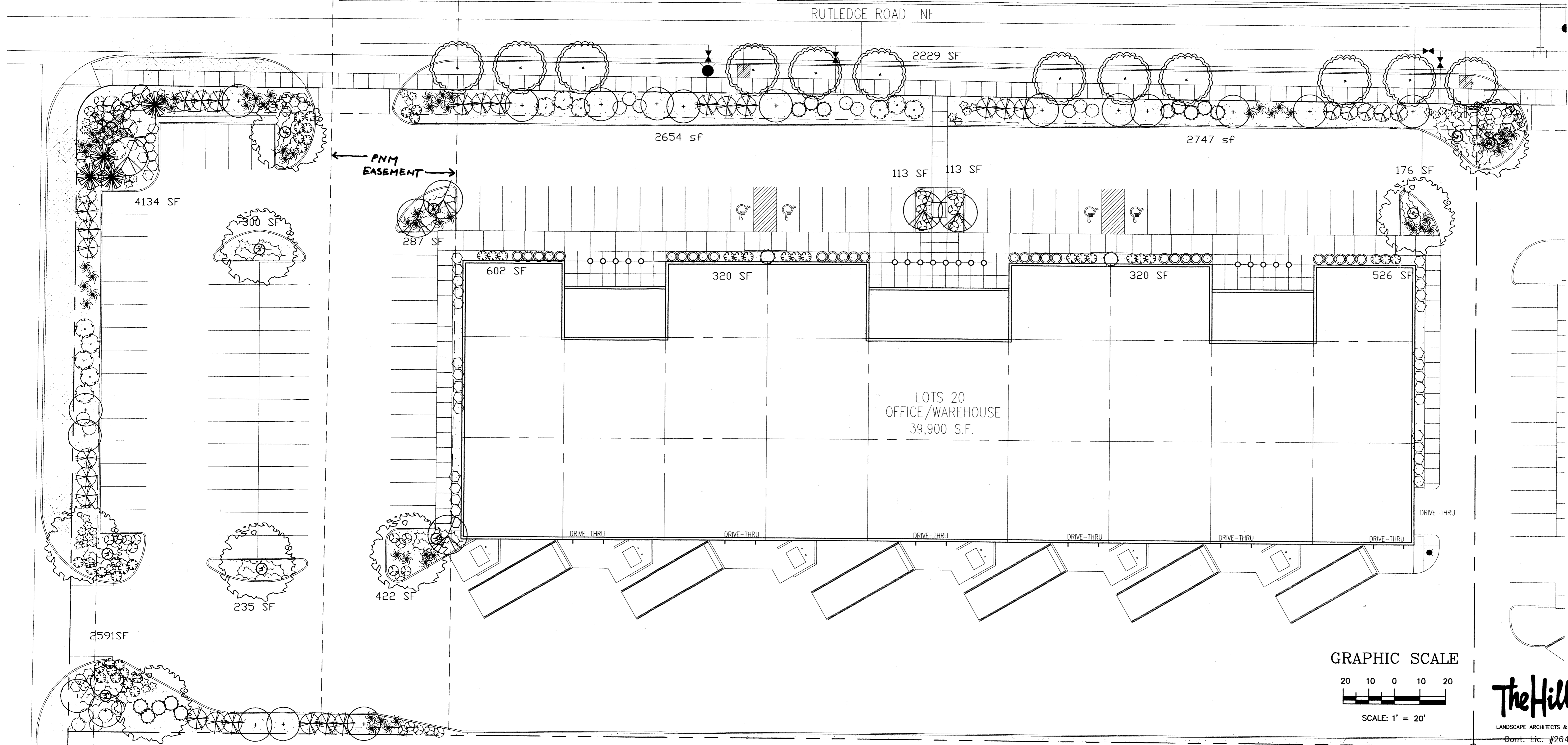
TIBURON INVESTMENT, LLC MUST BE CONTACTED TO COORDINATE CONNECTION OF COMMON AREA IRRIGATION LINE.

**LANDSCAPE CALCULATIONS**

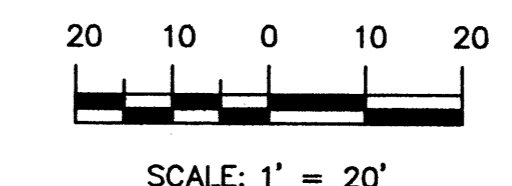
TOTAL LOT AREA	140276	square feet
TOTAL BUILDINGS AREA	-39900	square feet
OFFSITE AREA	-2619	square feet
NET LOT AREA	97757	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14664	square feet
TOTAL BED PROVIDED	17067	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	12800	square feet
TOTAL GROUND COVER PROVIDED	15841	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	<b>18.5%</b>	square feet

**PLANT LEGEND**

	EXISTING TREES		SILVERBERRY (M) 24 Elaeagnus pungens 5 Gal. 100sf		POWS CASTLE SAGE (L) 12 Artemisia x pows castle 1 Gal. 9sf
	BERINDA ASH (H) 12 Fraxinus SPP. 2" Cal.		CURLLEAF MTN MAHOGANY (L) 12 Cercocarpus ledifolius 5 Gal. 100SF		ENGLISH LAVENDER 51 Lavendula angustifolia 1 Gal. 25sf
	COMMON HACKBERRY 8 Celtis occidentalis 2" Cal.		THREE-LEAF SUMAC (L) 15 Rhus trilobata 5 Gal. 36sf		WILDFLOWER 32 1 Gal. 4sf
	REDBUD (M) 6 Cercis reniformis 2" Cal.		FOUNTAIN GRASS (M) 56 Pennisetum spp. 5 Gal. 16sf		GREYLEAF COTONEASTER 30 Cotoneaster buxifolius 5 Gal. 81sf
	THORNLESS HAWTHORN (H) 21 Crataegus SPP. 15 Gal. 225SF		APACHE PLUME (L) 15 Fallugia paradoxa 5 Gal. 25sf		EXISTING LANDSCAPING
	SOTOL 4		ROSEMARY (M) 30 Rosmarinus officinalis 2 Gal. 36sf		SANTA ANA TAN GRAVEL WITH FILTER FABRIC
			THREADGRASS (M) 36 Stipa tenuissima 2 Gal. 4sf		OVERSIZED GRAVEL & 6 BOULDERS
			AUTUMN SAGE (M) 60 Salvia greggii 2 Gal. 9sf		



**GRAPHIC SCALE**



**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458  
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Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

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PROJECT  
NEW OFFICE/WAREHOUSE  
FOR BRUNACINI DEVELOPMENT  
LOT 20- 3700 RUTLEDGE ROAD, N.E.  
ALBUQUERQUE, NEW MEXICO

REVISIONS  
4/21/05 rev. site plan GB

DATE JULY 13, 2004

NORTH SCALE  
1'-0"=20'-0"

DRAWING NAME  
LANDSCAPE PLAN

SHEET NUMBER

LS-1

ARCHITECT SEAL  
ENGINEER SEAL

TATE FISHBURN  
ARCHITECT



NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMP ACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- Ⓞ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY SIDEWALK OR PAVEMENT.
- Ⓞ BACKFILL COMP ACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- Ⓞ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- Ⓞ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- Ⓞ IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- Ⓞ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

DISCUSSION

**PHASE I**  
 PHASE I OF THE DEVELOPMENT OF THIS PROJECT, ON EXISTING PARCEL 16, INCLUDED THE BUILDING, ASSOCIATED 24-FOOT WIDE PAVED DRIVE WEST OF THE BUILDING, ASSOCIATED PAVED WEST OF THE BUILDING, PAVED SERVICE YARD SOUTH OF THE BUILDING, RETAINING WALL AT THE EAST PROPERTY LINE, THE CONCRETE/CRUSHER FINE CHANNEL AT THE WEST PROPERTY LINE, AND THE NEW SIDEWALK CULVERTS TO RUTLEDGE ROAD.

A CERTIFICATE OF OCCUPANCY FOR PHASE I WAS ISSUED ON DECEMBER 18, 2003

**PHASE II**

PHASE II OF THE DEVELOPMENT OF THIS PROJECT, ON EXISTING PARCELS 17 AND 18, INCLUDED THE CENTER BUILDING, ASSOCIATED 24-FOOT WIDE PAVED DRIVES EAST AND WEST OF THE BUILDING, ASSOCIATED PAVED PARKING EAST AND WEST OF THE BUILDING, AND PAVED SERVICE YARD SOUTH OF THE BUILDING.

A CERTIFICATE OF OCCUPANCY WAS ISSUED FOR THE PHASE II DEVELOPMENT ON MARCH 26, 2004.

**PHASE III**

IN THE ORIGINAL SITE DRAINAGE PLAN, PHASE III INCLUDED A BUILDING ON PARCEL 19 AS WELL AS ASSOCIATED PAVED PARKING, DRIVES, AND SOUTH SERVICE YARD AND WAS THE CONCLUSION TO THIS DEVELOPMENT. SINCE THE SITE MASTER DRAINAGE PLAN WAS COMPLETED, THE DEVELOPER HAS PURCHASED LOT 20 AND IS PROPOSING TO CONSTRUCT A 40,000 SQUARE FOOT BUILDING WITH ASSOCIATED PAVED PARKING ON BOTH LOT 19 AND 20 AS SHOWN ON THIS PLAN. THE DRAINAGE CONCEPT SHOWN ON THE ORIGINAL SITE MASTER DRAINAGE PLAN IS STILL FOLLOWED ON THIS PROPOSED PLAN EXCEPT THE CHANNEL ALONG THE WEST SIDE OF LOT 19 IS NO LONGER NEEDED. THE SIDEWALK CULVERTS ORIGINALLY PROPOSED ON RUTLEDGE WILL STILL BE USED TO DRAIN THE NORTHERN PORTION (BASIN A) OF THE PHASE III DEVELOPMENT. THE RUNOFF FROM PHASES I AND II HAVE BEEN DIVERTED THROUGH THE EXISTING DRIVEPAD ON THE WEST EDGE OF PHASE II, INTO RUTLEDGE AND INTO THE EXISTING STORM DRAIN SYSTEM NORTH OF THE CENTER OF THE PHASE III DEVELOPMENT. IN ADDITION TO THE PHASE I AND II RUNOFF DIRECTED TO THE EXISTING STORM DRAIN SYSTEM, THE RUNOFF FROM PHASE III BASIN A WILL DISCHARGE THROUGH TWO PROPOSED SIDEWALK CULVERTS INTO RUTLEDGE AND ULTIMATELY IN THE EXISTING STORM DRAIN SYSTEM. THIS PROPOSED GRADING PLAN ADDS A NEW SIDEWALK CULVERT IN THE NORTHWEST CORNER OF THE EXPANDED PARKING LOT THAT DRAINS THE WEST (BASIN C) PARKING LOT IN TO SNAPROLL ROAD TO THE WEST OF THE SITE IN ACCORDANCE WITH THE EXISTING MASTER DRAINAGE PLAN PREPARED BY BOHANNAN HUSTON. THE SOUTHERN PORTION OF THE BUILDING AND SOUTH ACCESS DRIVES, BASIN B WILL DRAIN WEST THROUGH THE SOUTHERN PORTION OF THE WEST PARKING LOT AND INTO SNAPROLL ROAD THROUGH THE PROPOSED DRIVEPAD NEAR THE SOUTHWEST CORNER OF THE SITE. THIS IS IN CONTRAST TO THE BOHANNAN HUSTON MASTER DRAINAGE PLAN AS IT WILL DIVERT AN ADDITIONAL 5.40 CFS INTO SNAPROLL ROAD. THIS DRAINAGE WILL ULTIMATELY BE CONVEYED THROUGH A DEVELOPMENT ON THE WEST SIDE OF SNAPROLL TO THE NORTH DIVERSION CHANNEL. SINCE THE DEVELOPER OF THE SITE WEST OF SNAPROLL THIS ADDITIONAL RUNOFF WILL PASS THROUGH IS THE SAME AS THE DEVELOPER OF THIS PROJECT, WE HAVE COORDINATED WITH WILSON AND COMPANY, THE DESIGNER OF THE ADJACENT SITE, AND THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT TO REDESIGN THEIR RUNOFFS INTO THE NORTH DIVERSION CHANNEL TO CONVEY THIS ADDITIONAL FLOW.

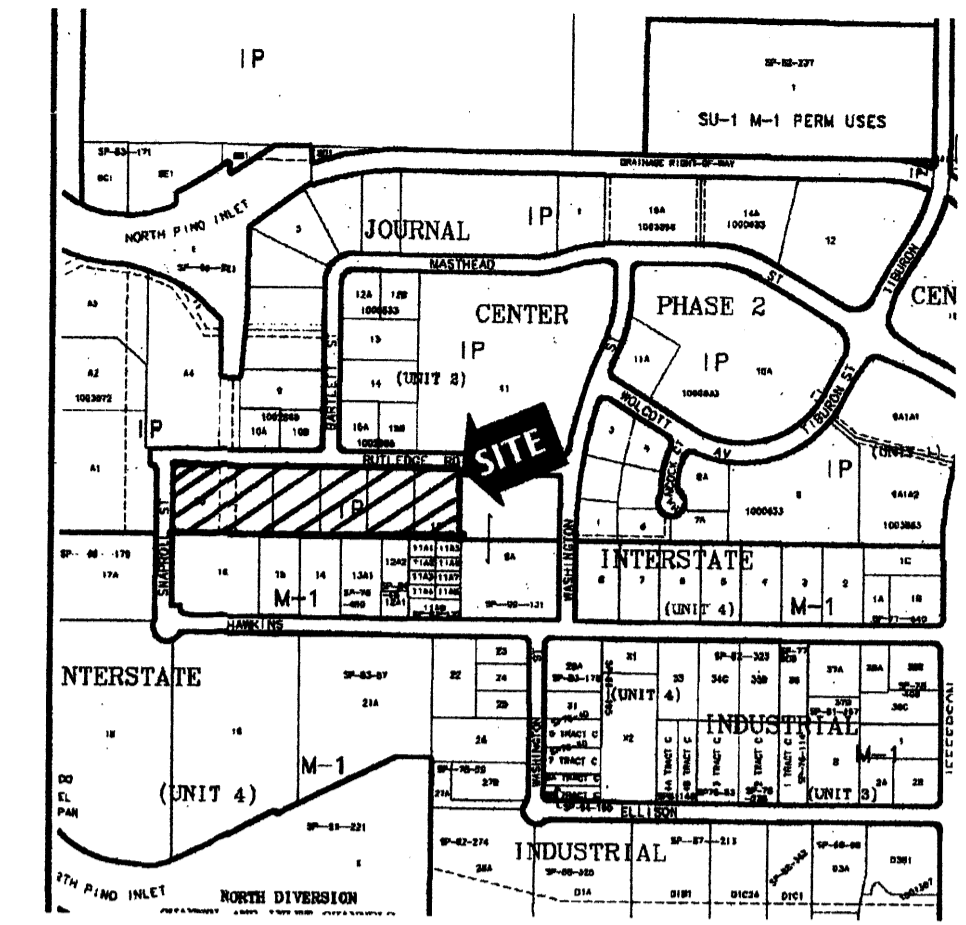
TABLE 1

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V(6-hr) (in)	V(6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
<b>EXISTING CONDITIONS</b>											
BASIN A	1.0652	100.00	10.00	0.00	0.00	0.61	0.05	2,351	0.05	2,351	1.90
BASIN B	1.1489	100.00	0.00	0.00	0.00	0.53	0.05	2,210	0.05	2,210	1.79
BASIN C	0.8814	100.00	0.00	0.00	0.00	0.53	0.04	1,696	0.04	1,696	1.37
<b>DEVELOPED CONDITIONS</b>											
BASIN A	1.0652	0.00	5.70	5.00	89.30	1.99	0.18	7,710	0.30	13,235	4.78
BASIN B	1.1489	0.00	0.00	0.00	100.00	2.12	0.20	8,841	0.36	15,514	5.40
BASIN C	0.8814	0.00	6.20	6.10	87.70	1.98	0.15	6,324	0.25	10,813	3.93
<b>EXCESS PRECIP.</b>		0.53	0.78	1.13	2.12						
<b>PEAK DISCHARGE</b>		1.56	2.28	3.14	4.7						

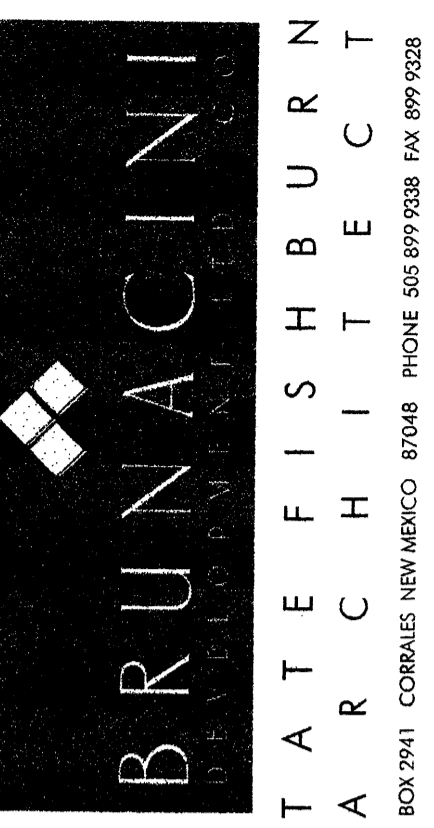
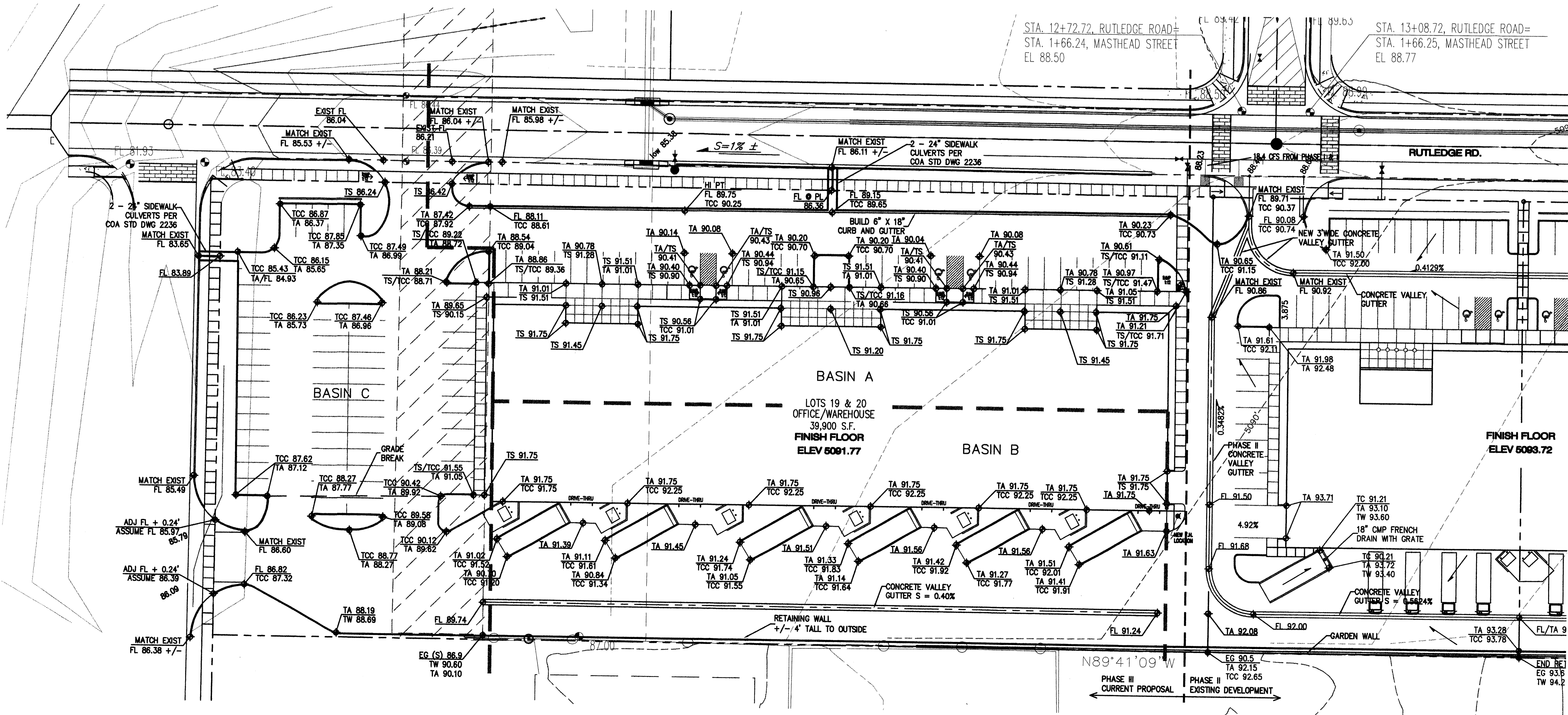
$WEIGHTED E (in) = (E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$   
 $V_{6hr} (acre-ft) = (WEIGHTED E)(AREA)/12$   
 $V_{10day} (acre-ft) = V_{6hr} + (AD)(P_{10day} - P_{6hr})/12$   
 $Q (cfs) = (Q_{max})(A_n) + (Q_{min})(A_s) + (Q_{avg})(A_c) + (Q_{avg})(A_o)$

ZONE = 2  
 $P_{6hr} (in) = 2.35$   
 $P_{10day} (in) = 2.75$   
 $P_{10day} (in) = 3.95$



LEGAL DESCRIPTION

LOTS 16-19, JOURNAL CENTER 2 (PHASE I, II, AND ORIGINAL III)  
 LOTS 19 AND 20, JOURNAL CENTER 2 (EXPANDED PHASE III)



ARCHITECT SEAL

ENGINEER SEAL



PROJECT

PHASE III - MODIFIED  
 SITE GRADING AND DRAINAGE PLAN  
 INDUSTRIAL PARK @ JOURNAL CENTER 2  
 LOTS 19 AND 20, JOURNAL CENTER 2  
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE MARCH 30, 2005

NORTH SCALE

1" = 30'

DRAWING NAME

GRADING PLAN

SHEET NUMBER

C-1