

PROJECT INFORMATION

PROJECT: BRUNACINI JOURNAL WEST BUILDING A
NEW OFFICE BUILDING.

LOCATION: 3721 RUTLEDGE ST NE
ALBUQUERQUE, NEW MEXICO

OWNER: GA BRUNACINI DEVELOPMENT
7400 MERIDIAN PLACE N.W., SUITE D
ALBUQUERQUE, NEW MEXICO 87121

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TR A-4 PLAT OF TRACTS A-1, A-2, A-3, & A-4
JO ASE 2 UNIT 2 CONT 4

ZONING ATLAS MAP: D17

ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE

BUILDING FUNCTION: OFFICE BUILDING

CONSTRUCTION TYPE: TYPE II-B CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM.

OCCUPANCY TYPE: B (OFFICE)

ALLOWABLE AREA:
GROUP B OCCUPANCIES, TYPE II-B CONSTRUCTION.
 $A_a = A_b \left[\frac{A_1}{100} + \frac{A_2}{100} \right] = 23,000 + \frac{23,000 \times 300}{100} = 92,000$ S.F.
TOTAL ALLOWABLE AREA = 92,000 S.F.

TOTAL BUILDING AREA: 48,187.51 SQUARE FEET

BUILDING HEIGHT: 24'-0" A.F.F.

OCCUPANCY LOAD: OFFICE = 48,187.51 S.F. / 100 = 482
TOTAL = 482

TOTAL LOT AREA: 175,473.79 SQUARE FEET, 2.518 ACRES

NET LOT AREA: 175,473.79 - 48,187.51 = 127,286.28 S.F.

TOTAL PARKING/PAVED AREA: 93,117.28 S.F.

TOTAL LANDSCAPE AREA REQUIRED: 19,063 S.F.

TOTAL LANDSCAPE AREA PROVIDED: 34,169 S.F.

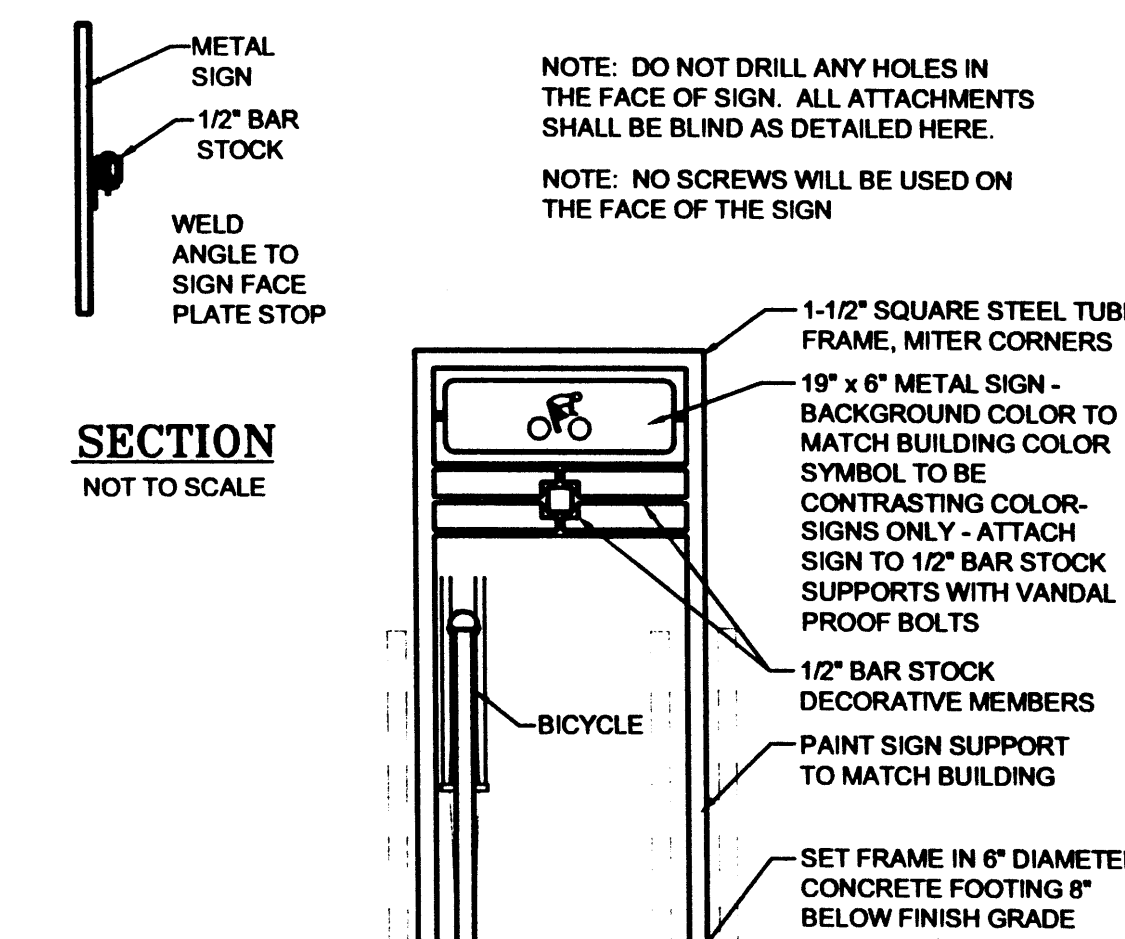
LANDSCAPE TO PARKING AREA RATIO: 1 TO 2.72

PARKING ANALYSIS: OFFICE AREA (100%) - 48,187.51/200 = 241 SPACES
TOTAL = 241 SPACES

TOTAL PARKING SPACES PROVIDED
170 REGULAR + 8 H.C. + 59 SMALL CAR + 4 MOTORCYCLE = 241 PARKING SPACES

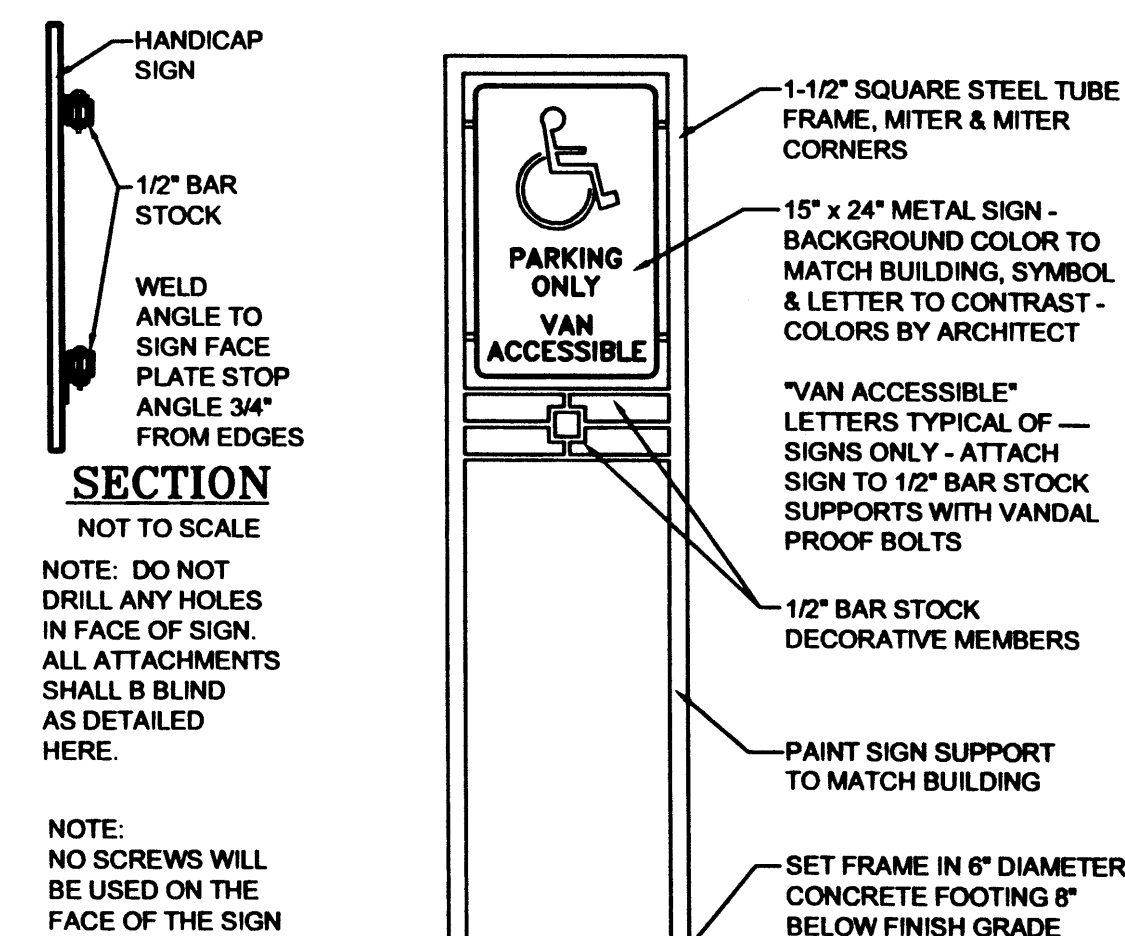
PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
8'-6" x 18'-0" WITH A 2'-0" OVERHANG
HANDICAP PARKING SPACE = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG
COMPACT PARKING SPACE = 9'-0" x 13'-6" WITH A 1'-6" OVERHANG
8'-6" x 13'-6" WITH A 1'-6" OVERHANG

BICYCLE SPACES:
REQUIRED PARKING - 24/220 = 12.1 BICYCLES (13 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 16 BICYCLE SPACES



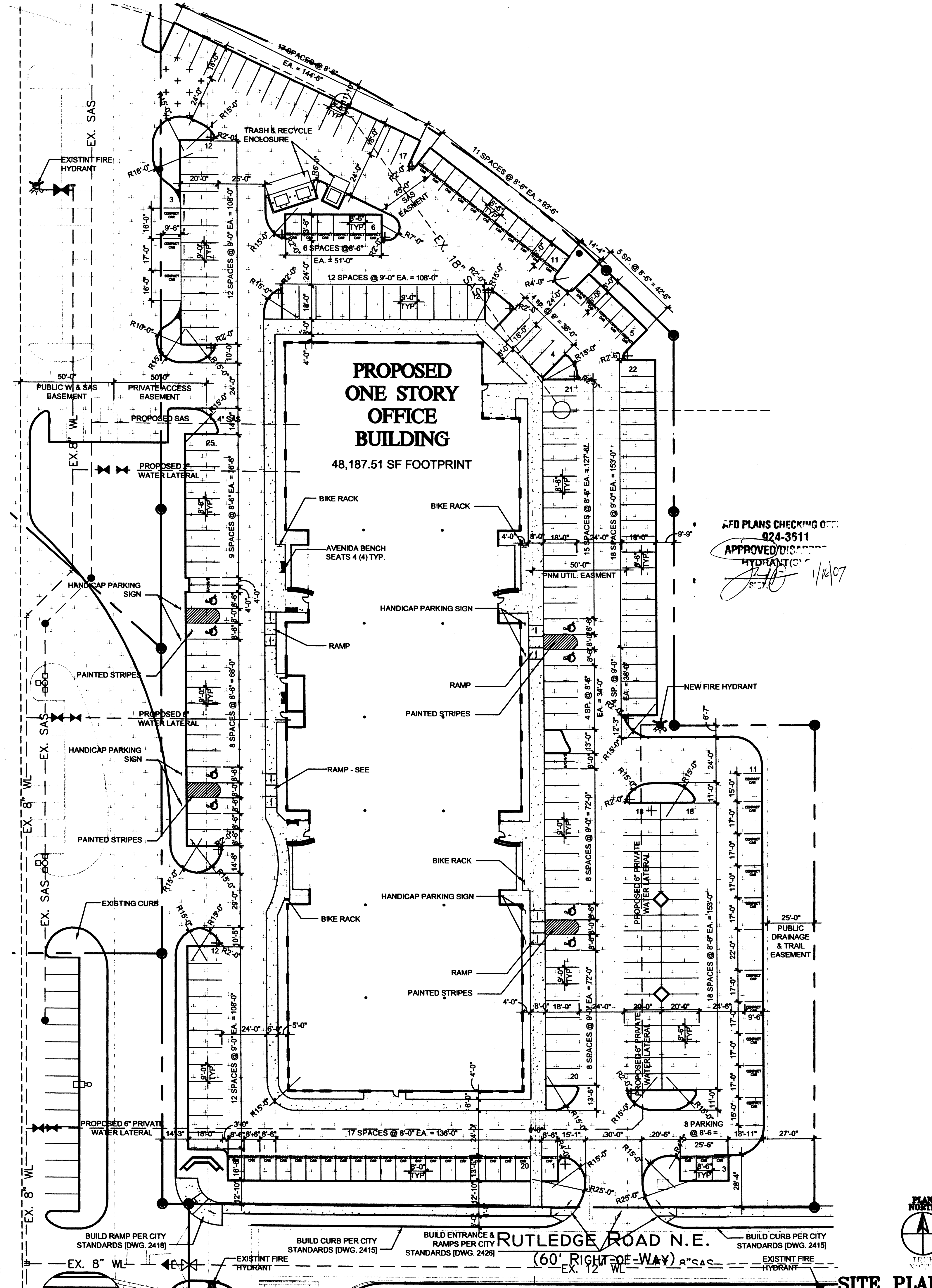
B1 BIKE RACK

SCALE: 3/4" = 1'-0"



A1 HANDICAP PARKING SIGN

SCALE: 3/4" = 1'-0"



SIGNATURE BLOCK

PROJECT NUMBER: 1003572
APPLICATION CASE NUMBER: 06028-01626

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 SIGNOFF APPROVAL:

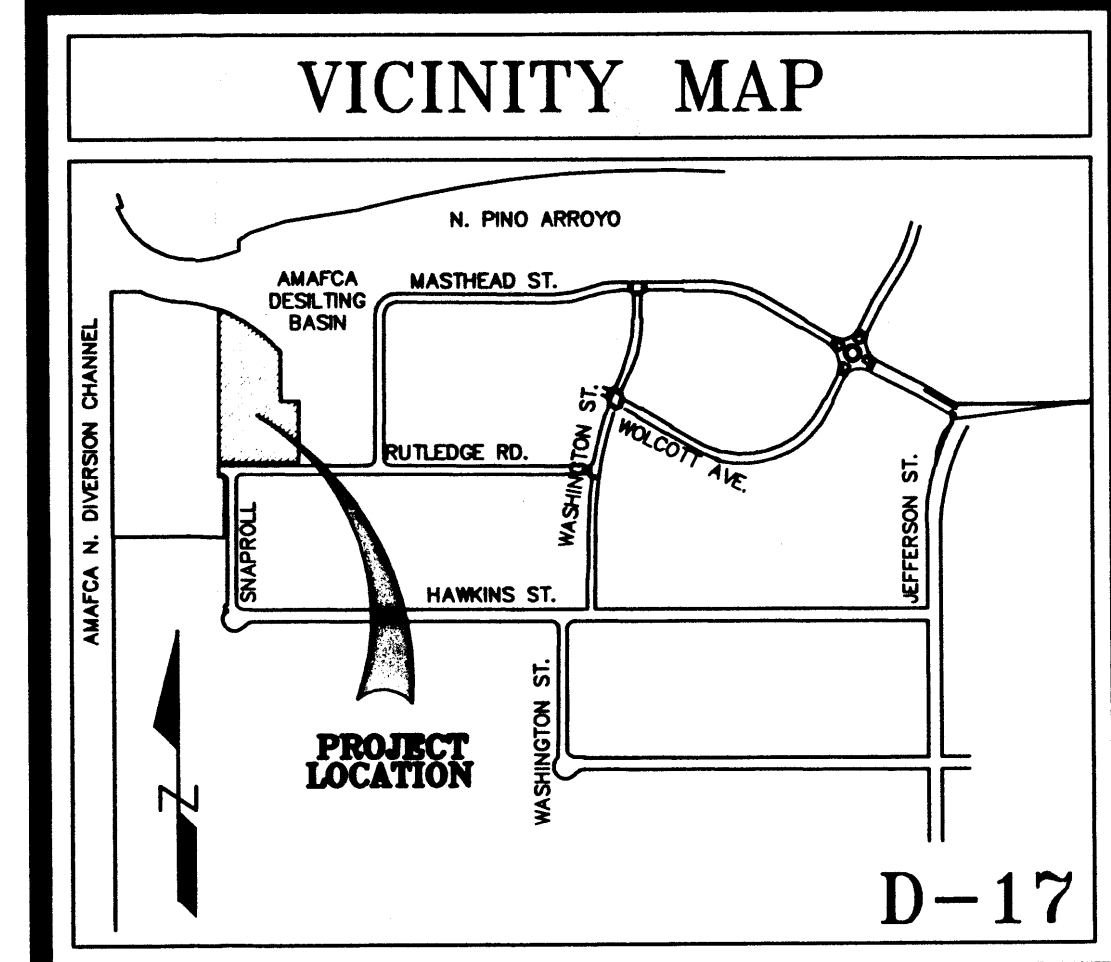
| | | |
|---|---------|------|
| TRANSPORTATION DIVISION | 1-17-07 | DATE |
| WATER UTILITIES DEVELOPMENT | 1-17-07 | DATE |
| PARKS & RECREATION DEPARTMENT | 1/17/07 | DATE |
| CITY ENGINEER, ENGINEERING DIVISION / AMAPCA | 1/17/07 | DATE |
| ENVIRONMENTAL HEALTH DEPARTMENT (conditional) | | DATE |
| SOLID WASTE MANAGEMENT | 1/16/07 | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | 2/9/07 | DATE |

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 |
| MINIMUM BUILDING SETBACK: | 20' front from R.O.W. - 10' rear and sideyard |
| MAXIMUM DWELLING UNITS: | NA |
| MAXIMUM FLOOR AREA RATIO: | 0.7 : 1 = 70% |

- NOTES:**
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CERTIFICATE OF OCCUPANCY.
 - "AN AS-BUILT COPY OF THE APPROVED TCL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY THE TRANSPORTATION DEVELOPMENT (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED." PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY C.O.
 - OVERHEAD DOCK DOORS MUST BE INSTALLED ON THE INTERIOR SIDE. THE RETRACTING EQUIPMENT MUST NOT APPEAR ON THE EXTERIOR.
 - SITE LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT CANDLETS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.



SITE PLAN LEGEND

| | |
|----------|---|
| [Symbol] | INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA |
| [Symbol] | INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE. |
| [Symbol] | INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. |
| [Symbol] | PROPERTY LINE. |
| [Symbol] | EASEMENT BOUNDARIES |
| [Symbol] | FIRE HYDRANTS |

CLAUDIO VIGIL ARCHITECTS

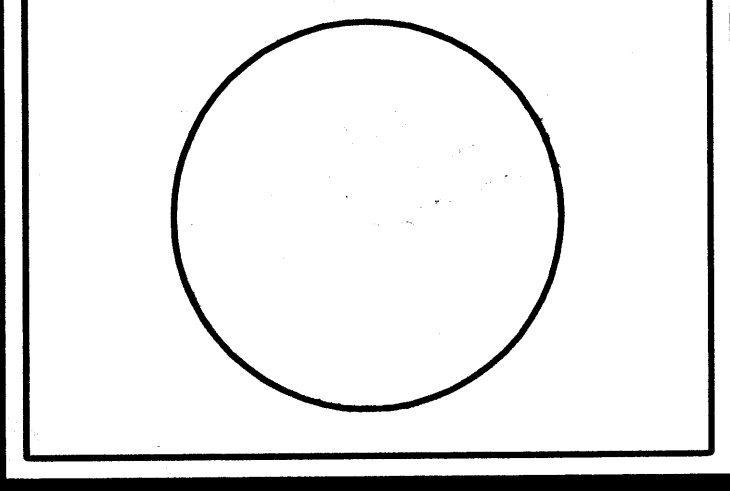
1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specification plans, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

PROFESSIONAL SEAL



BRUNACINI JOURNAL WEST BUILDING "A"

NEW OFFICE BUILDING

3721 RULEDGE ST. NE
ALBUQUERQUE, NEW MEXICO

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

PROJECT NUMBER: 06150
DRAWING FILE: 06150-DRB/JC BLDG B - SP
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: OCTOBER 18, 2006

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER
SP-101

PROJECT NO. 1003572

GRADING NOTES:

- 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, 1998 EDITION, AS AMENDED THROUGH UPDATE # 7.
- 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.
- 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.
- PAVING/ROADWAY GRADES SHALL BE ±0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- 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.
- 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.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- 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 Snoproll St. It is Tract A-4 in a four tract business park and is bounded on the north and northeast by Tract E, A.M.A.F.C.A North Diversion Channel and Inlet Channel R/W, on the east by Lots 9 and 10 of Journal Center, Phase 2, Unit 2, on the south by Rutledge Road, and on the west by Tracts A-1, A-2, and A-3 of Journal Center, Phase 2, Unit 2.

Legal Description
Tract A-4 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 2: 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 proposed development of Tract A-4 will continue to adhere to the general drainage patterns established on the approved "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004, and further defined by the approved grading plans for Tract A-1, dated 11 September 2004, and Tract A-2, dated 28 June 2005.

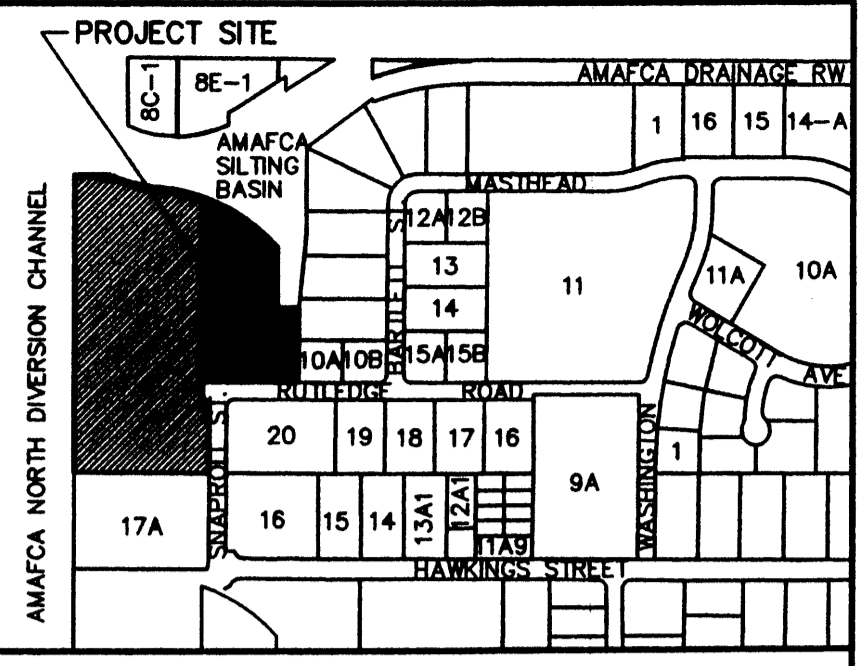
Tract A-4 drains via Basin 301 and via Basin 202, previously defined in Tract A-2, design and hereon minimally modified by design constraints. Basins 202, 301, and the undesignated basin of Tract A-3 constitute Basin A1-a of the above referenced approved grading plan dated 24 August 2004, with an ultimate discharge of approximately 33 cfs into the North Diversion Channel.

Temporary interim retention ponding in Tract A-3 will be utilized to hold flows generated by developed conditions of Tract A-4. Under developed conditions, a discharge of 14.5 cfs from Basin 301 and 8 cfs from modified Basin 202 will pond in Tract A-3. A temporary Erosion Control Berm along the Tract A-3 west property line will keep these flows onsite until development of Tract A-3 and the ultimate discharge to the North Diversion Channel.

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

The future development of Tract A-3 will construct the necessary outlet structure to the North Diversion Channel located at the NW corner of Tract A-3. This outlet will discharge the Basin A1-a volume of 33 cfs, comprised of 14.5 cfs from Basin 301, 8 cfs from Basin 202, and the allowable 10.5 cfs from the undesignated basin of Tract A-3.

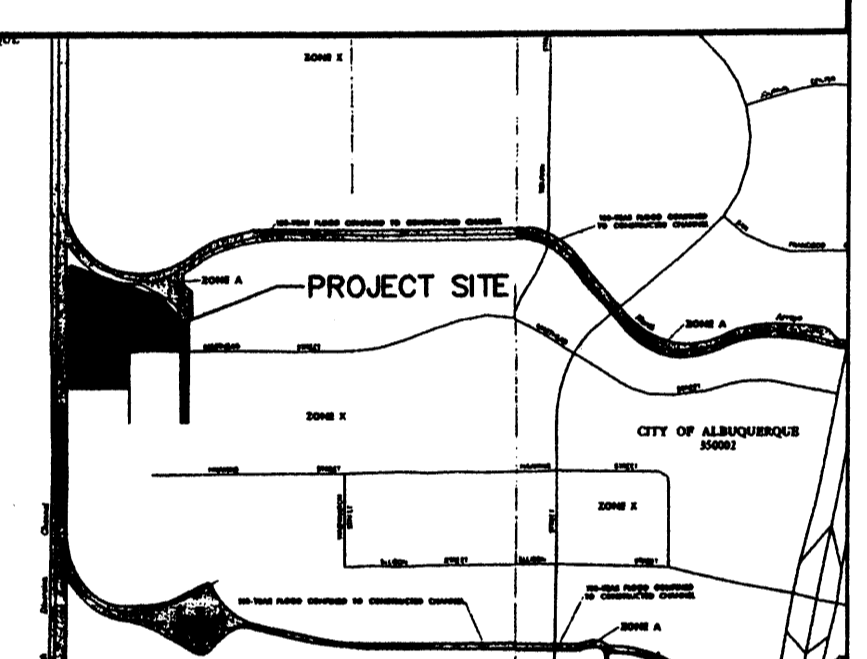
Conclusion
The development of this site is designed to substantially adhere to the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates discharge to the North Diversion Channel for the majority of the site with interim temporary retention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



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



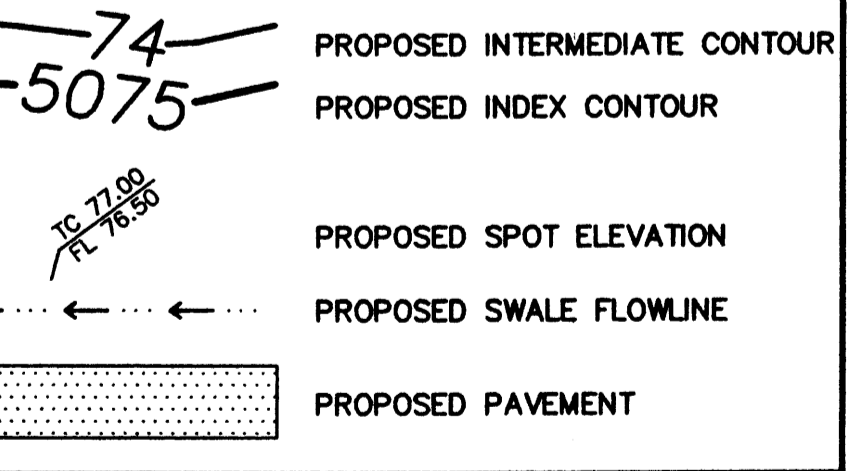
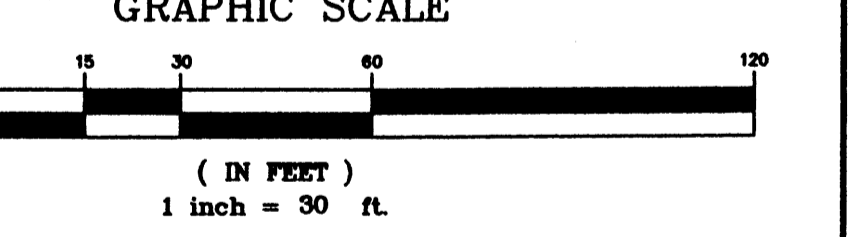
SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



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

BENCH MARK
MGS BRASS TABLET STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (MAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -001215"
MGSD 1929 TRIG ELEVATION = 5074.0

LEGAL DESCRIPTION
TRACT A-4, JOURNAL CENTER, PHASE 2, UNIT 2



| TC | FL |
|----|---------------|
| 1 | 81.67 81.17 |
| 2 | - 81.18 |
| 3 | 81.69 81.19 |

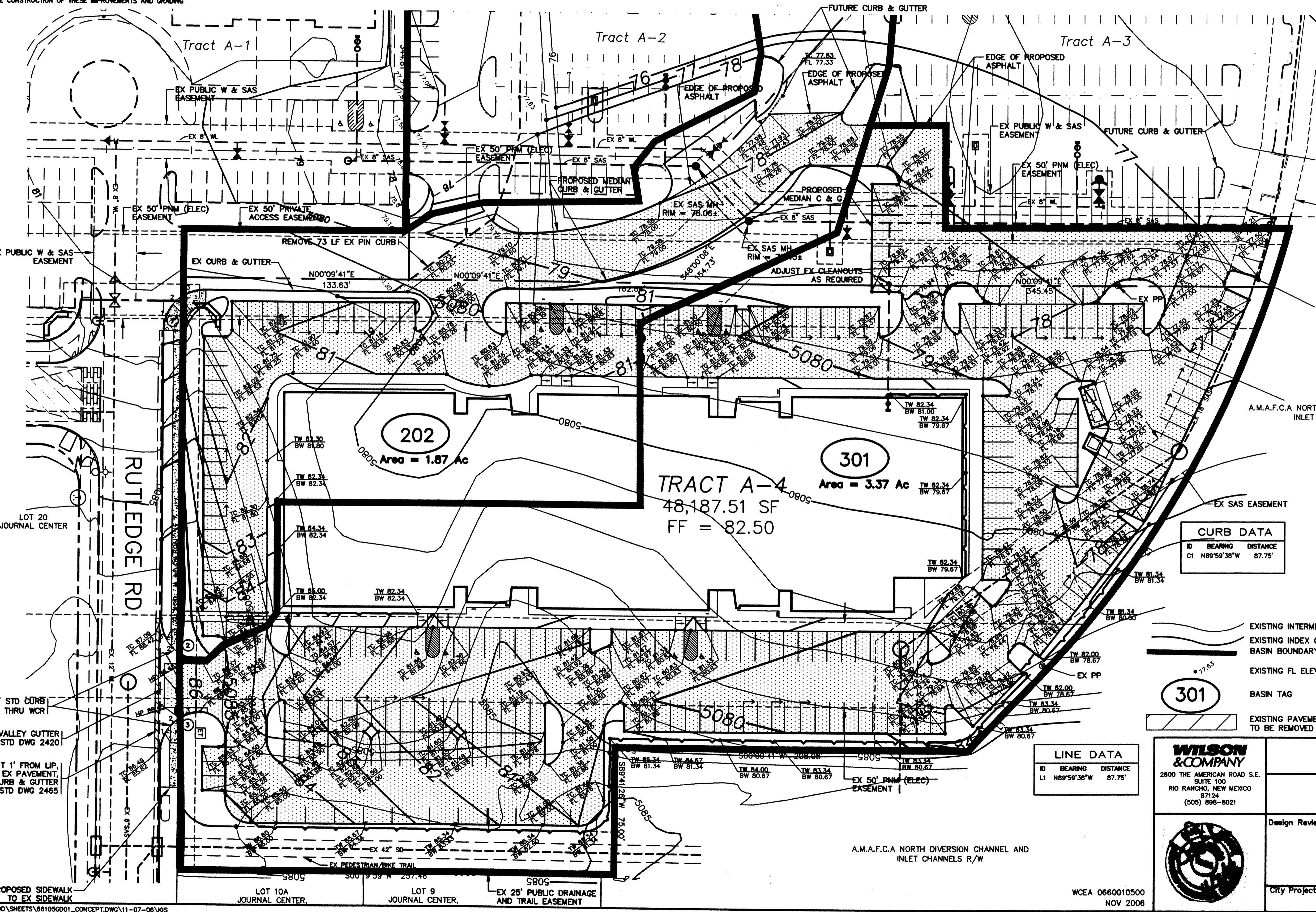
Δ = 78°50'35"
L = 34.40'
R = 25.00'

| TC | FL |
|----|---------------|
| 1 | 86.79 86.29 |
| 2 | - 86.44 |
| 3 | 87.10 86.43 |

Δ = 88°18'04"
L = 38.52'
R = 25.00'

| TC | FL |
|----|---------------|
| 1 | 86.73 86.06 |
| 2 | - 86.30 |
| 3 | 86.81 86.31 |

Δ = 78°50'35"
L = 34.40'
R = 25.00'



CURB DATA

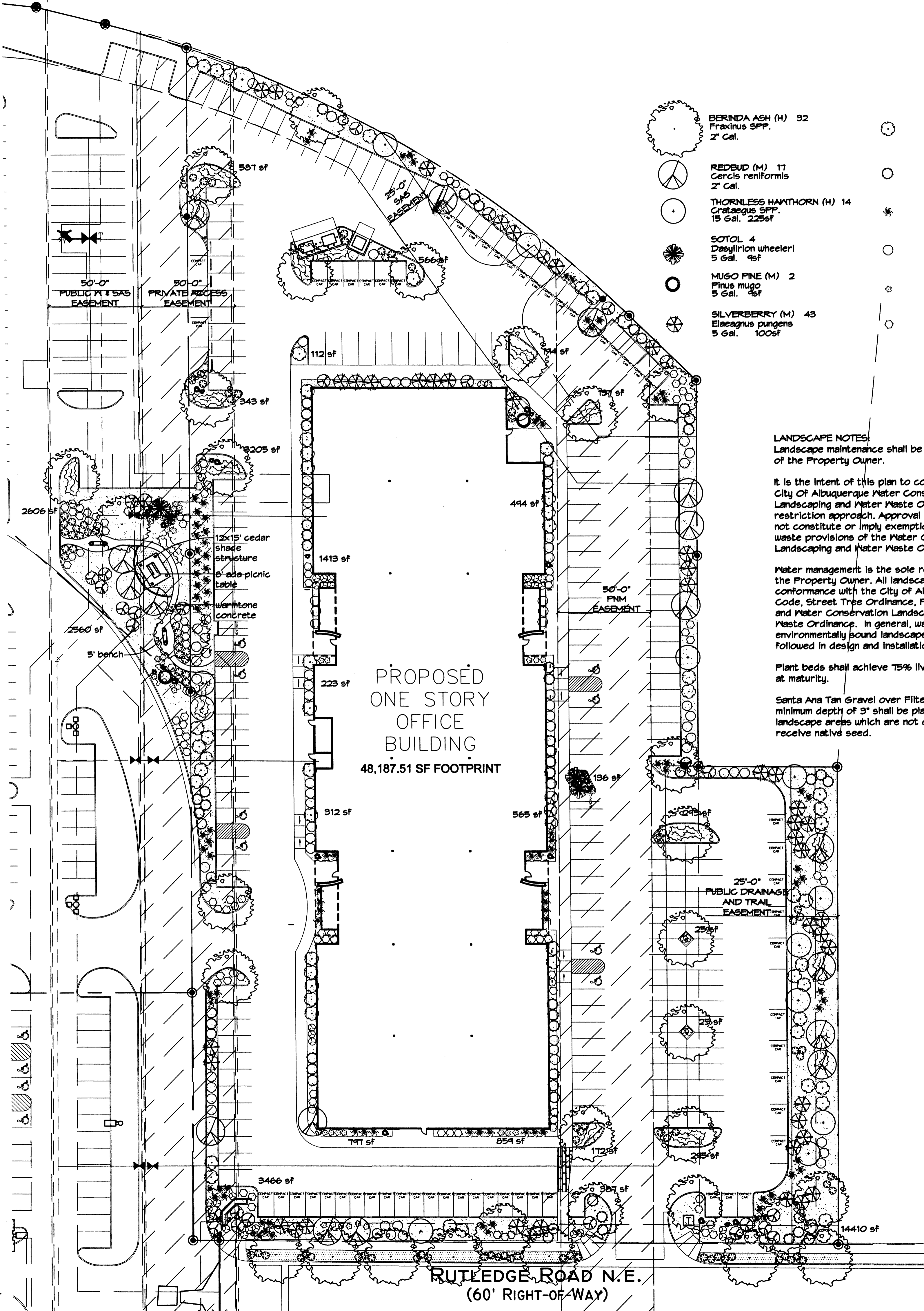
| ID | BEARING | DISTANCE |
|----|-------------|----------|
| C1 | N89°59'38"W | 87.75' |

LINE DATA

| ID | BEARING | DISTANCE |
|----|-------------|----------|
| L1 | N89°59'38"W | 87.75' |



| | | | |
|---|------------------------|--|-------------|
| CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP | | BRUNACINI @ JOURNAL CENTER TRACT A-4 CONCEPTUAL GRADING PLAN | |
| Design Review Committee | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr. |
| City Project No. | Zone Map No. | Sheet | Of |
| | D-16 & D-17 | 1 | 1 |



PLANT LEGEND

- BERNIDA ASH (H) 32
Fraxinus SPP.
2' Cal.
- REDBUD (M) 17
Cercis reniformis
2' Cal.
- THORNLESS HAWTHORN (H) 14
Crataegus SPP.
15 Gal. 225sf
- SOTOL 4
Dasylirion wheeleri
5 Gal. 4sf
- MUGO PINE (M) 2
Pinus mugo
5 Gal. 4sf
- SILVERBERRY (M) 43
Elaeagnus pungens
5 Gal. 100sf
- CURLLEAF MTN MAHOGANY (L) 58
Cercocarpus ledifolius
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 60
Rhus trilobata
5 Gal. 36sf
- FOUNTAIN GRASS (M) 104
Fennisetum spp.
5 Gal. 16sf
- APACHE PLUME (L) 64
Fallugia paradoxa
5 Gal. 25sf
- THREADGRASS (M) 35
Stipa tenuissima
2 Gal. 4sf
- AUTUMN SAGE (M) 108
Salvia greggii
2 Gal. 4sf
- POWIS CASTLE SAGE (L) 32
Artemisia x powis castle
1 Gal. 25sf
- ENGLISH LAVENDER 91
Lavendula angustifolia
1 Gal. 4sf
- WILDFLOWER 35
1 Gal. 4sf
- GREYLEAF GONONEASTER 51
Colomesaster bunifolia
EACH SYMBOL REPRESENTS 3 PLANTS
5 Gal. 21sf

- SANTA ANA TAN GRAVEL WITH FILTER FABRIC MINIMUM 3" DEPTH
- GREY CRUSHER FINES WITH FILTER FABRIC
- OVERSIZED GRAVEL # 37 BOULDERS
- WARMTONE CONCRETE MONCURB

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 with a minimum depth of 3" 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.

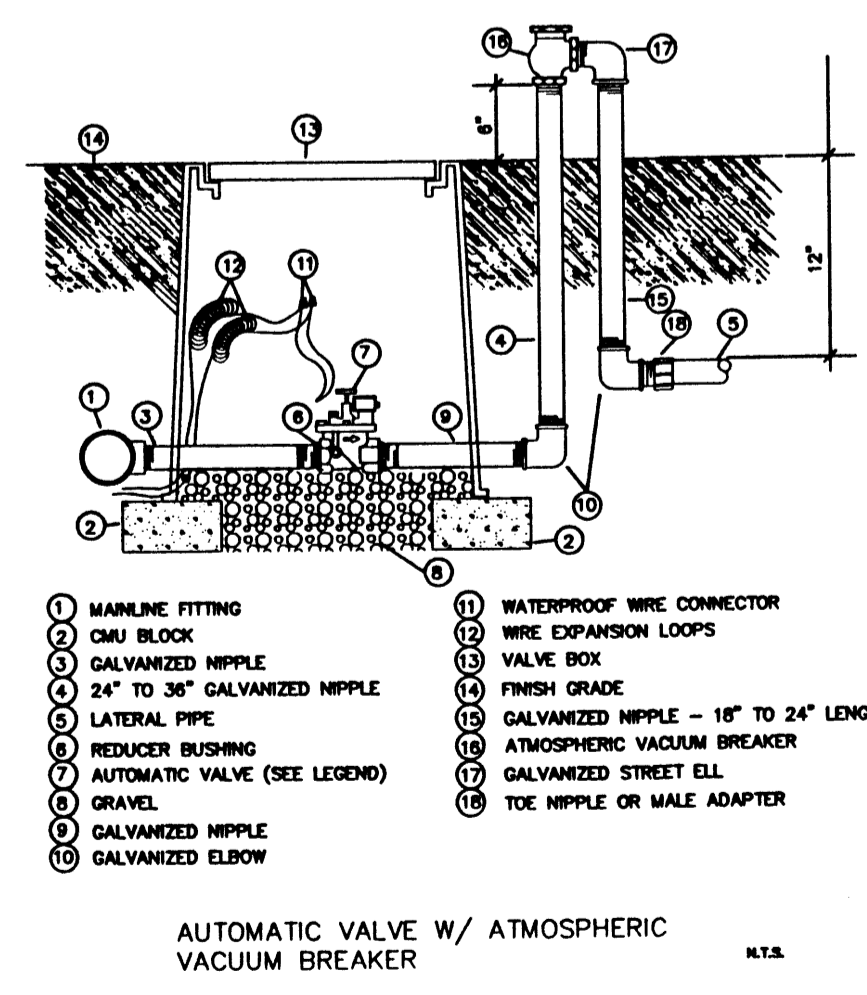
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

| | | |
|-------------------------------|---------------|-------------|
| TOTAL LOT AREA | 175275 | square feet |
| TOTAL BUILDINGS AREA | 48187 | square feet |
| NET LOT AREA | 127088 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 19063 | square feet |
| TOTAL BED PROVIDED | 34169 | square feet |
| GROUNDCOVER REQ. | 75% | square feet |
| TOTAL GROUNDCOVER REQUIREMENT | 25627 | square feet |
| TOTAL GROUNDCOVER PROVIDED | 25783 (75.4%) | square feet |
| TOTAL LANDSCAPE PROVIDED | 34169 (19.5%) | square feet |

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:
1 Shade tree per 10 spaces
Required # 25 Provided # 37



- 1 MAINLINE FITTING
- 2 GRI BLOCK
- 3 GALVANIZED NIPPLE
- 4 24" TO 36" GALVANIZED NIPPLE
- 5 LATERAL PIPE
- 6 REDUCER BRUSHING
- 7 AUTOMATIC VALVE (SEE LEGEND)
- 8 GALVANIZED NIPPLE
- 9 GALVANIZED ELBOW
- 10 WATERPROOF WIRE CONNECTOR
- 11 WIRE EXPANSION LOOPS
- 12 VALVE BOX
- 13 FINISH GRADE
- 14 GALVANIZED NIPPLE - 18" TO 24" LENGTH
- 15 ATMOSPHERIC VACUUM BREAKER
- 16 GALVANIZED STREET ELL
- 17 TEE NIPPLE OR MALE ADAPTER

CLAUDIO VIGIL ARCHITECTS

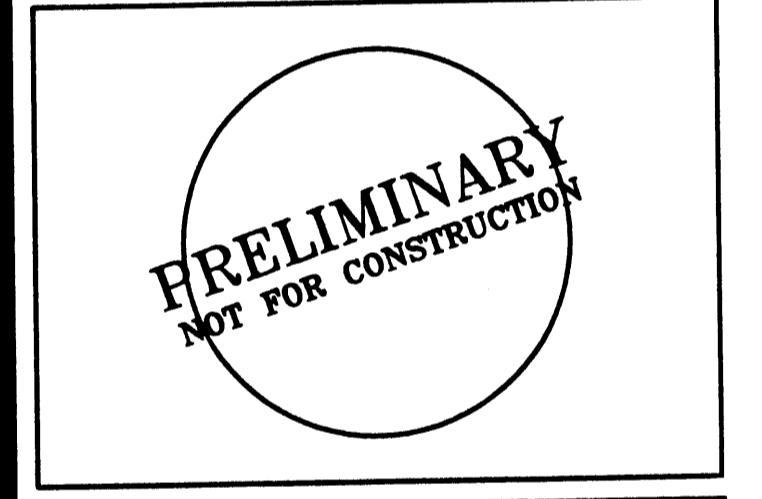
1801 Rio Grande Boulevard, N.W.
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Phone: (505) 842-1113
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CONSULTANTS

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PROFESSIONAL SEAL



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

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|-----------------|-----------------|
| PROJECT NUMBER: | 06150 |
| DRAWING FILE: | |
| DRAWN BY: | RMM |
| CHECK BY: | JD |
| DATE: | AUGUST 11, 2006 |

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'



CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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PROFESSIONAL SEAL



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NEW OFFICE BUILDING
3721 RULEDGE ST. NE
ALBUQUERQUE, NEW MEXICO

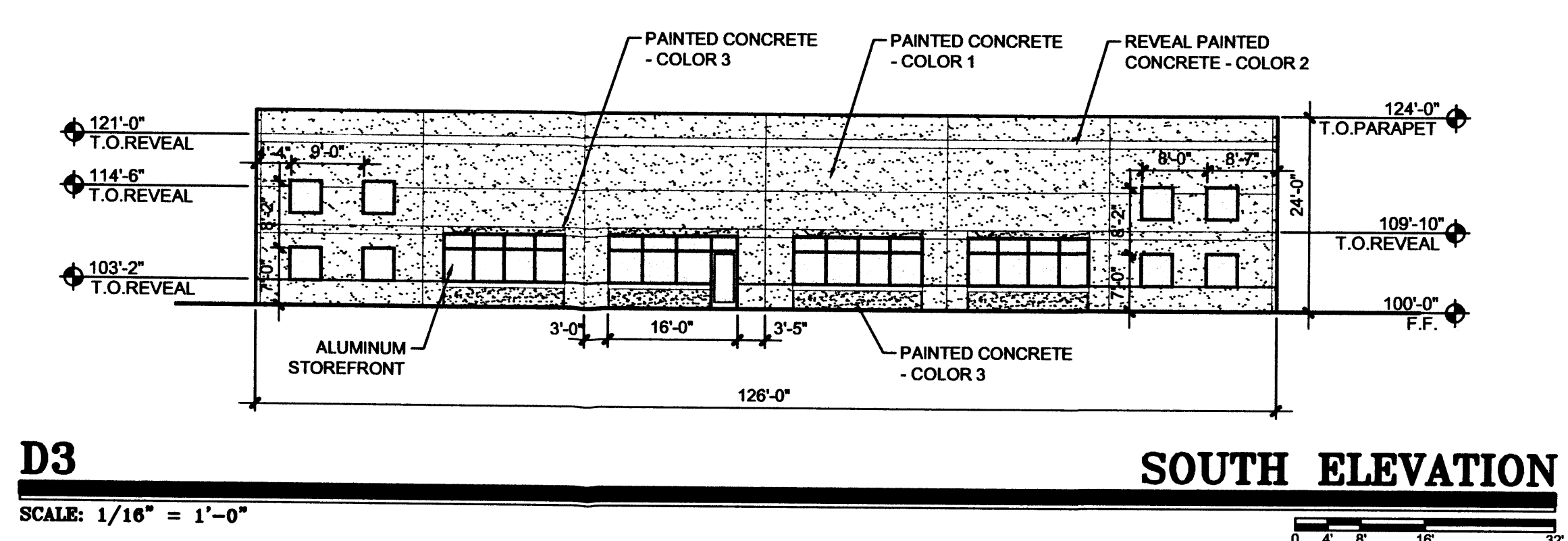
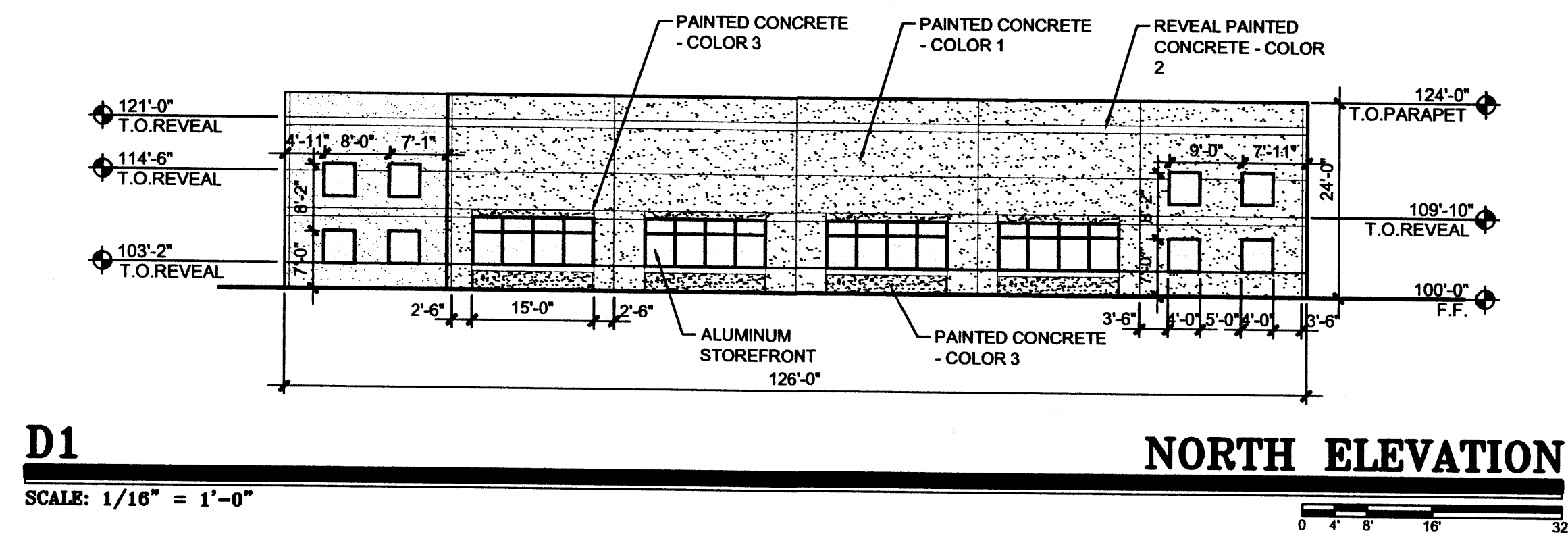
| MARK | DATE | DESCRIPTION |
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PROJECT NUMBER: 06150
DRAWING FILE: 06150B.JC BLDG B
DRAWN BY: LH
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DATE: OCTOBER 18, 2006

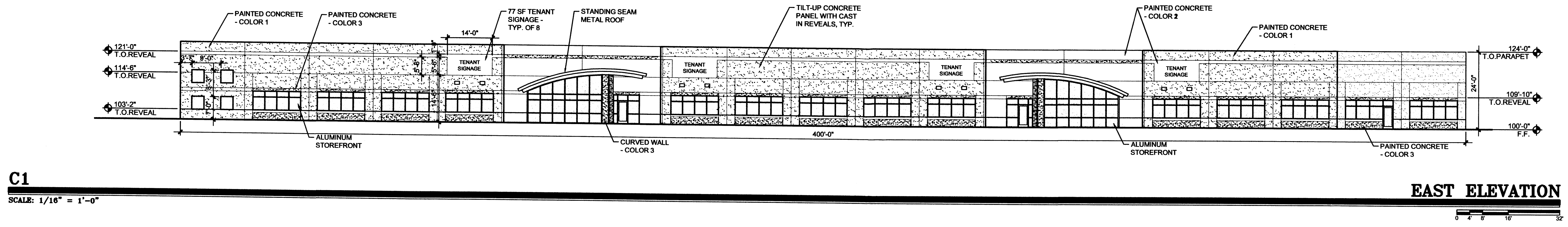
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

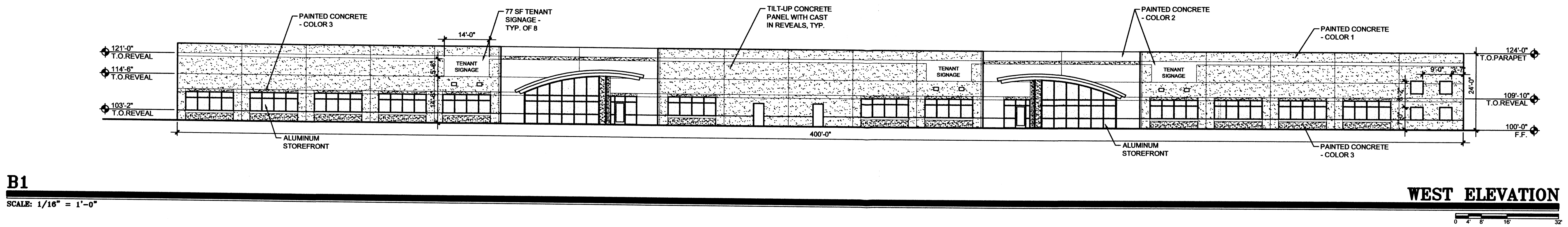
| MATERIAL | COLOR |
|----------------------|--|
| CONCRETE PANEL: | COLOR 1: RIVER ROCKS [DE6061] [BROWNISH, GREY] BRAND: DUNN EDWARDS PAINT COLOR 2: THICK FOG [DE6058] [TAN] BRAND: DUNN EDWARDS PAINT COLOR 3: HARDWARE [SW6172] [LIGHT GREEN] BRAND: DUNN EDWARDS PAINT |
| ALUMINUM STOREFRONT: | KAWNEER VG 451T, COLOR CLASSIC COPPER |
| PAINTED METAL DOORS: | COLOR TO BE DETERMINED BY ARCHITECT |
| GLAZING: | GREEN SEMI-REFLECTIVE - EQUAL TO VERSALUX FLOAT GLASS GREEN 2000 T BY VISTEON |
| METAL ROOF: | GALVALUME |



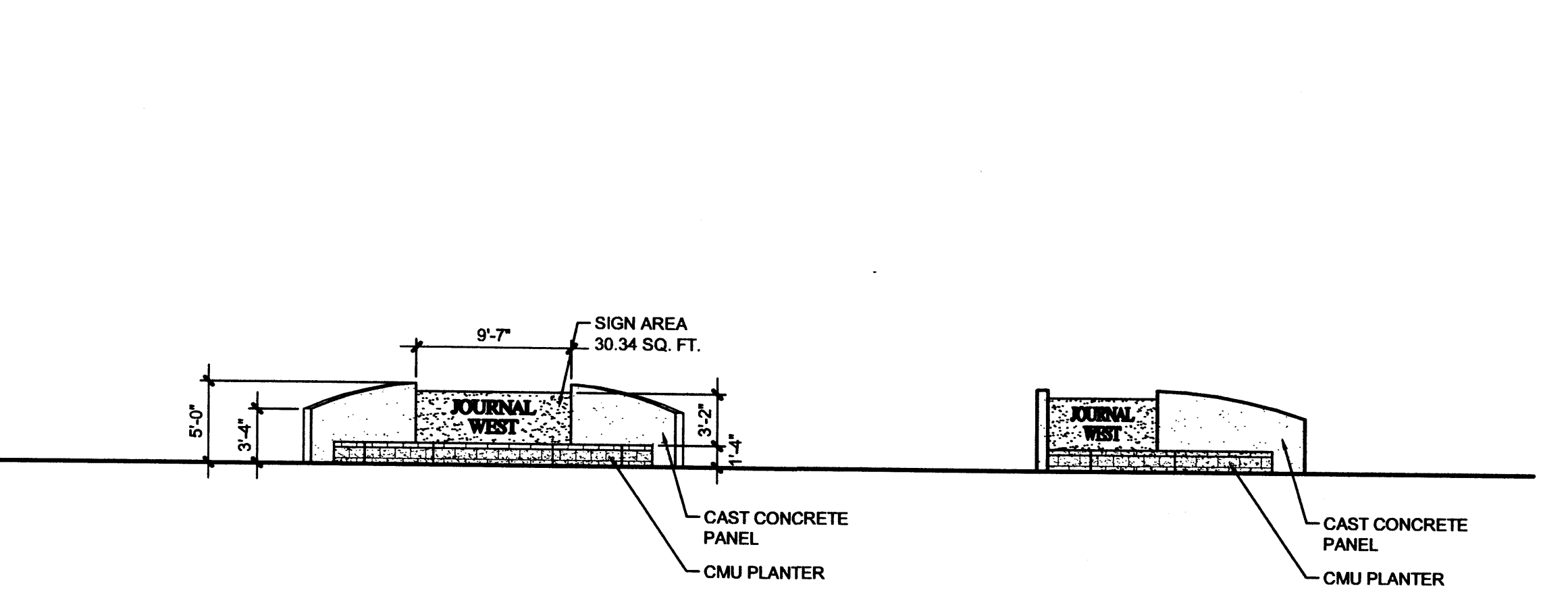
D5 COLORS LEGEND



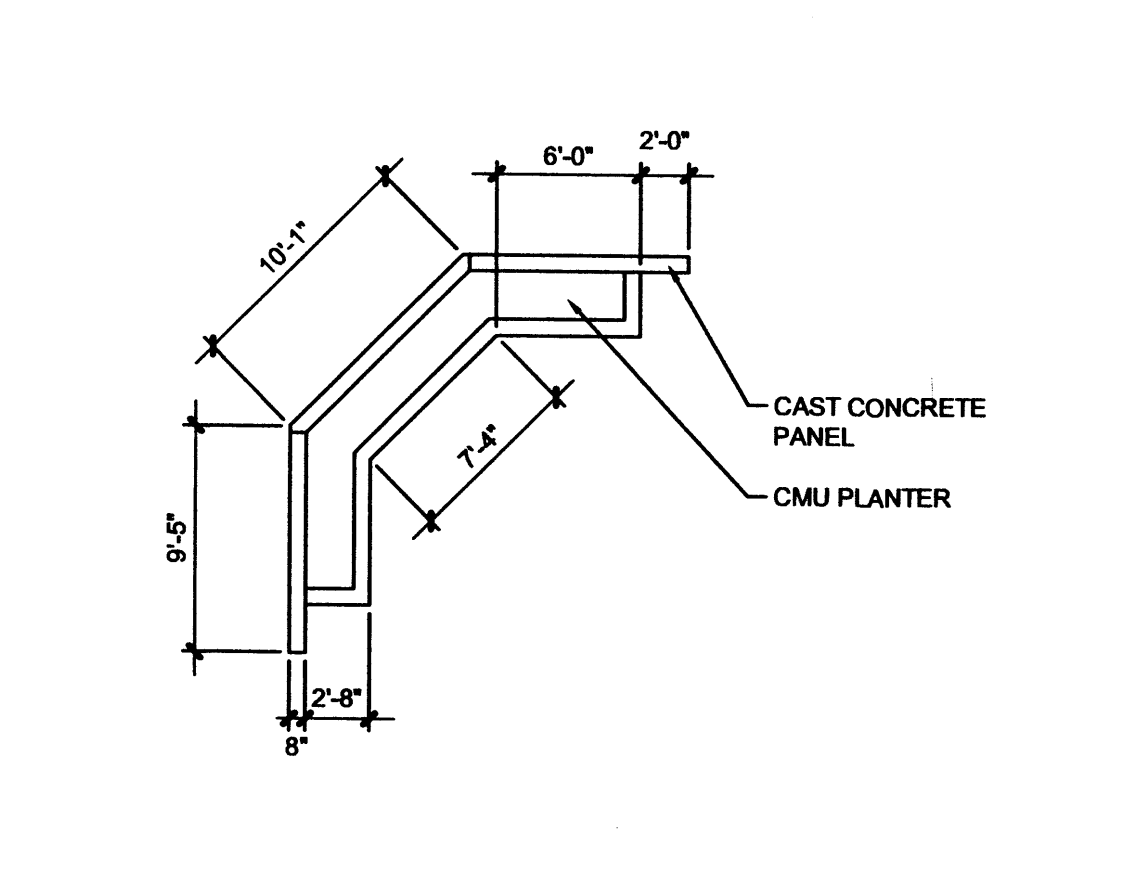
C1 EAST ELEVATION



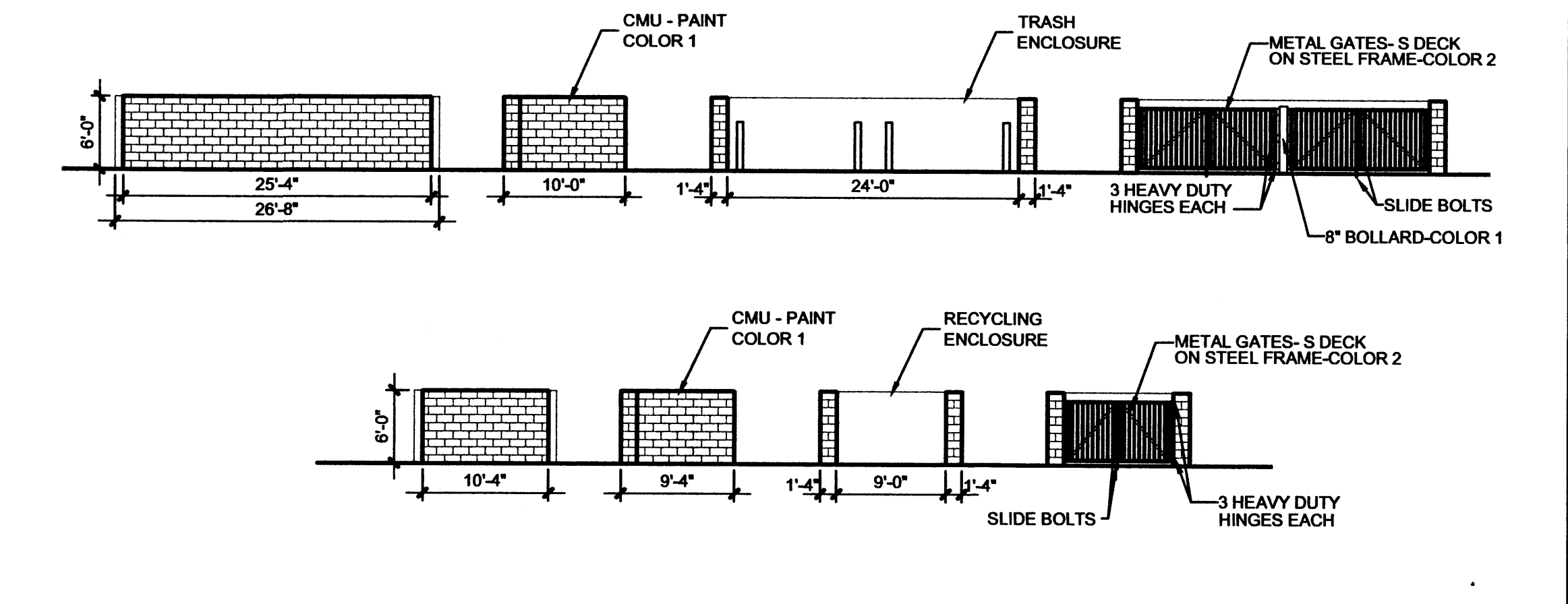
B1 WEST ELEVATION



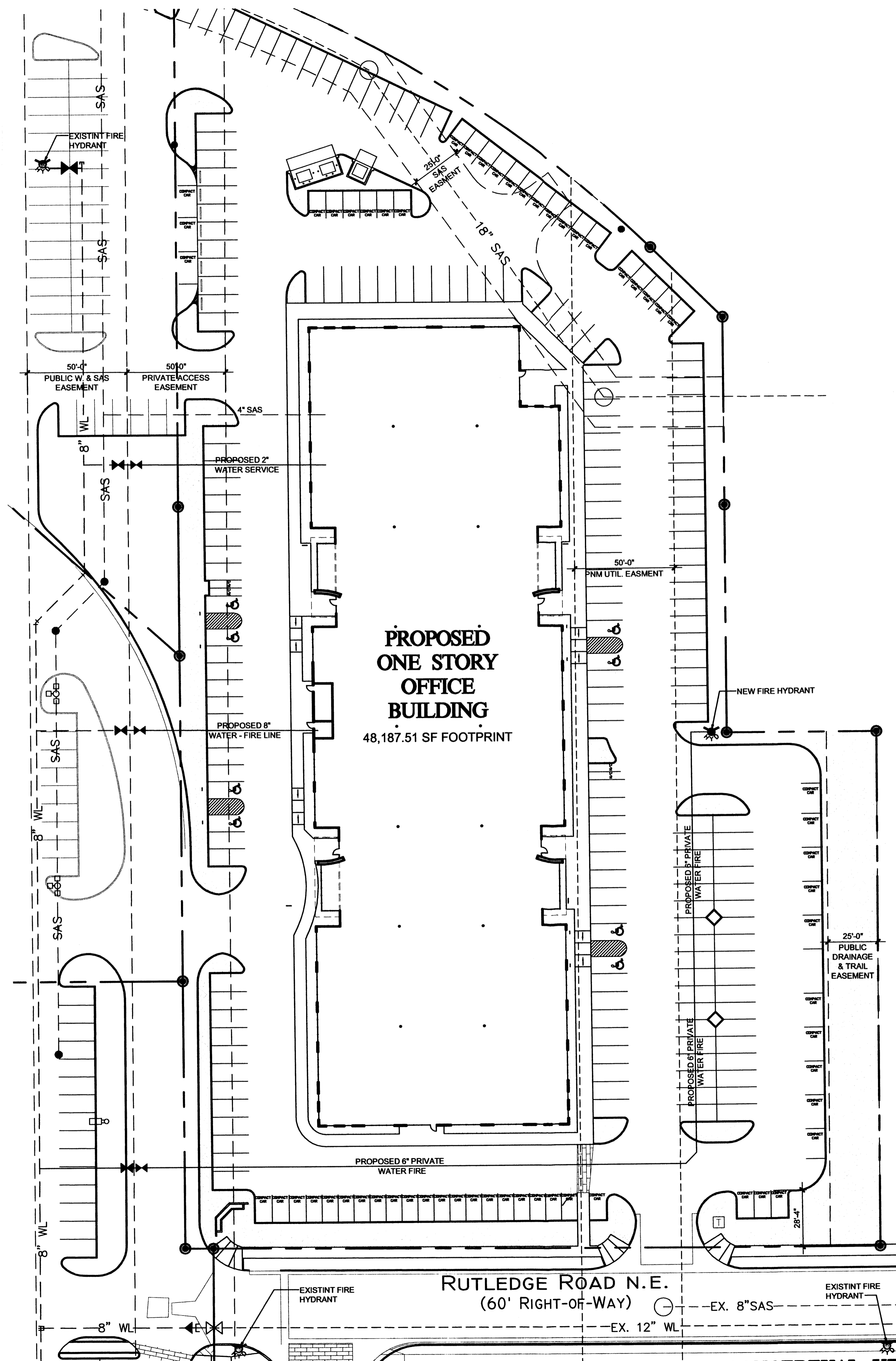
A1 ENTRANCE SIGN



A3 ENTRANCE SIGN



A3 TRASH AND RECYCLING ENCLOSURE ELEV.



PROJECT INFORMATION

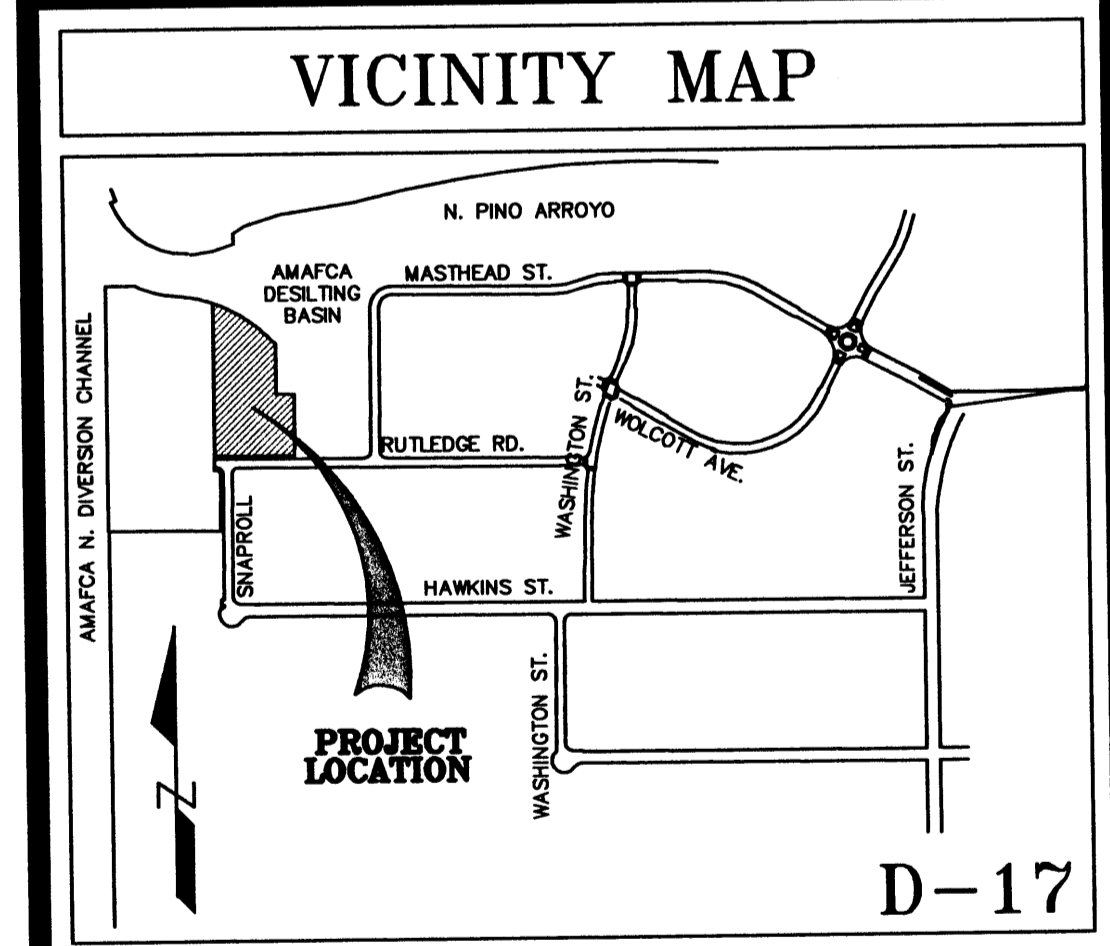
PROJECT: BRUNACINI JOURNAL WEST BUILDING A
NEW OFFICE BUILDING.
LOCATION: 3721 RUTLEDGE ST NE
ALBUQUERQUE, NEW MEXICO
OWNER: GA BRUNACINI DEVELOPMENT
7400 MERIDIAN PLACE N.W., SUITE D
ALBUQUERQUE, NEW MEXICO 87121
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, N.W.,
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TR A-4 PLAT OF TRACTS A-1, A-2, A-3, & A-4
JO ASE 2 UNIT 2 CONT 4
D17
ZONING MAP: IP, INDUSTRIAL PARK ZONE
ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE
BUILDING FUNCTION: OFFICE BUILDING
CONSTRUCTION TYPE: TYPE II-B CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM.

OCCUPANCY TYPE: B (OFFICE)
ALLOWABLE AREA: GROUP B OCCUPANCIES, TYPE II-B CONSTRUCTION,
 $A_a = A_1 + \frac{A_1 \cdot L_1}{100} = 23,000 + \frac{23,000 \times 300}{100} = 92,000 \text{ S.F.}$
TOTAL ALLOWABLE AREA = 92,000 S.F.
TOTAL BUILDING AREA: 48,187.51 SQUARE FEET
BUILDING HEIGHT: 24'-0" A.F.F.
OCCUPANCY LOAD: OFFICE = 48,187.51 S.F. / 100 = 482
TOTAL = 482

TOTAL LOT AREA: 175,473.79 SQUARE FEET, 2.518 ACRES
NET LOT AREA: 175,473.79 - 48,187.51 = 127,286.28 S.F.
TOTAL PARKING/PAVED AREA: 93,117.28 S.F.
TOTAL LANDSCAPE AREA REQUIRED: 19,063 S.F.
TOTAL LANDSCAPE AREA PROVIDED: 34,169 S.F.
LANDSCAPE TO PARKING AREA RATIO: 1 to 2.72
PARKING ANALYSIS: OFFICE AREA (100%) - 48,187.51/200 = 241 SPACES
TOTAL = 241 SPACES

TOTAL PARKING SPACES PROVIDED
170 REGULAR + 8 H.C. + 59 SMALL CAR + 4 MOTORCYCLE = 241 PARKING SPACES
PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
8'-6" x 18'-0" WITH A 2'-0" OVERHANG
HANDICAP PARKING SPACE = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG
COMPACT PARKING SPACE = 8'-0" x 13'-6" WITH A 1'-6" OVERHANG
8'-6" x 13'-6" WITH A 1'-6" OVERHANG
BICYCLE SPACES:
REQUIRED PARKING - 242/20 = 12.1 BICYCLES (13 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 16 BICYCLE SPACES



SITE PLAN LEGEND

| | |
|--|---|
| | INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA |
| | INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE. |
| | INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. |
| | PROPERTY LINE. |
| | EASEMENT BOUNDARIES |
| | FIRE HYDRANTS |



1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS



BRUNACINI JOURNAL WEST BUILDING "A"
NEW OFFICE BUILDING
3721 RUTLEDGE ST. NE
ALBUQUERQUE, NEW MEXICO

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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PROJECT NUMBER: 06150
DRAWING FILE: 06150-DRB/BJC BLDG B - UMP
DRAWN BY: LH
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DATE: OCTOBER 18, 2006

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
A-301

