

### SIGNATURE BLOCK

PROJECT NUMBER:  
APPLICATION CASE NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) 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 SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

<b>BUILDING CRITERIA PROJECT</b>			
JOURNAL CENTER OFFICE BUILDING SNAPROLL & RUTLEDGE ALBUQUERQUE, NEW MEXICO			
<b>OWNER</b>			
BRUNACINI DEVELOPMENT LLC 7400 MERIDIAN PLACE ALBUQUERQUE, NEW MEXICO			
<b>ARCHITECT</b>			
CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO			
<b>LEGAL DESCRIPTION</b>			
TRACTS A-1-A, A-2-A AND A-3-A, JOURNAL CENTER, PHASE 2 UNIT 2, UPC			
<b>UNIFORM PROPERTY CODE</b>			
TRACT A-1-A, UPC NO. 101706310220830120 TRACT A-2-A, UPC NO. 101706300320730428 TRACT A-3-A, UPC NO. 101706300320630427			
<b>ZONING ATLAS MAP</b>			
D-16-Z			
<b>ZONING CLASSIFICATION</b>			
IP			
<b>BUILDING TYPE</b>			
OFFICE			
<b>CONSTRUCTION TYPE</b>			
TYPE II B CONSTRUCTION WITH 100% AUTOMATIC FIRE SPRINKLER SYSTEM			
<b>NUMBER OF FLOORS</b>			
LOT A-1-A: ONE LOT A-2-A & LOT A-3-A: THREE			
<b>BUILDING HEIGHT</b>			
ALLOWABLE HEIGHT	3 STORIES, 55 FEET		
LOT A-1-A: ACTUAL HEIGHT (EXISTING)	1 STORIES, 35'-6" FEET		
LOT A-2-A & A-3-A: ACTUAL HEIGHT	3 STORIES, 44'-6" FEET		
<b>GROSS SQUARE FOOTAGE</b>			
LOT A1A	EXISTING OFFICE 48,449 GSF		
LOT A2A/A3A	OFFICE 108,504 GSF		
<b>PARKING</b>			
SPECIFIC USE	PARKING REQUIREMENT	NET LEASABLE AREA	NUMBER REQUIRED
LOT A1A	TOTAL REQUIRED 203		
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	40,561 GSF	203
LOT A2A & A3A	TOTAL REQUIRED 362		
FIRST FLOOR OFFICE	1 SPACE/200 SF (FIRST FLOOR)	29,547 GSF	148
SECOND FLOOR OFFICE	1 SPACE/300 SF (FIRST FLOOR)	31,263 GSF	104
THIRD FLOOR OFFICE	1 SPACE/300 SF (FIRST FLOOR)	33,023 GSF	110
TOTAL REQUIRED 362			
TYPE OF SPACE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
LOT A1A (EXISTING)	TOTAL REQUIRED 203 269		
REGULAR CAR	144 261		
SMALL CAR	25% OF REQUIRED PARKING	51	13
HANDICAP SPACES	PER TABLE	8	8
MOTORCYCLE SPACES	PER TABLE	4	4
BICYCLE SPACES	1 SPACE/200 PARKING SPACES	1	2
LOT A2A & A3A	TOTAL REQUIRED 362 481		
REGULAR CAR	259 450		
SMALL CAR	25% OF REQUIRED PARKING	91	19
HANDICAP SPACES	PER TABLE	12	12
MOTORCYCLE SPACES	PER TABLE	7	7
BICYCLE SPACES	1 SPACE/200 PARKING SPACES	2	2
<b>SITE LIGHTING</b>			
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 25'-0" ABOVE PARKING LOT. SEE DETAIL D5/4c of 5			
<b>TOTAL LOT AREA</b>			
LOT A2A: TOTAL LOT 206,201 SF = 4.733 ACRES			
LOT A2A & A3A: TOTAL LOT 105,840 + 129,774 SF = 235,614 SF = 5.409 ACRES			
<b>NET LOT AREA</b>			
LOT A1A: TOTAL NET = 206,201 SF - 48,449 SF (BUILDING FOOTPRINT) = 157,752 SF			
LOT A2A & A3A: TOTAL NET = 235,614 SF - 36,168 SF (BUILDING FOOTPRINT) = 199,446 SF			
<b>TOTAL LANDSCAPE AREA REQUIRED</b>			
LOT A1A: TOTAL NET = 157,752 SF x 15% = 23,662 SF			
LOT A2A & A3A: TOTAL NET = 199,446 SF x 15% = 29,917 SF			
<b>TOTAL LANDSCAPE AREA PROVIDED</b>			
LOT A2A: TOTAL PROVIDED = 43,389 SF (EXISTING) + 1,890 SF (NEW)			
LOT A2A & A3A: TOTAL PROVIDED = 31,256 SF			

PROJECT #: 1008265  
DATE: 6-4-14  
APP#: 14-70183(SK)

**CLAUD ARCH**

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

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
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**CONSULTANTS**

**PROFESSIONAL SEAL**

DRB SUBMITTAL  
NOT FOR CONSTRUCTION

**BRUNACINI JOURNAL CENTER OFFICE**

SNAPROLL & RUTLEDGE  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

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DRAWN BY: EA  
CHECK BY: CAV  
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DATE: MAY 27, 2014

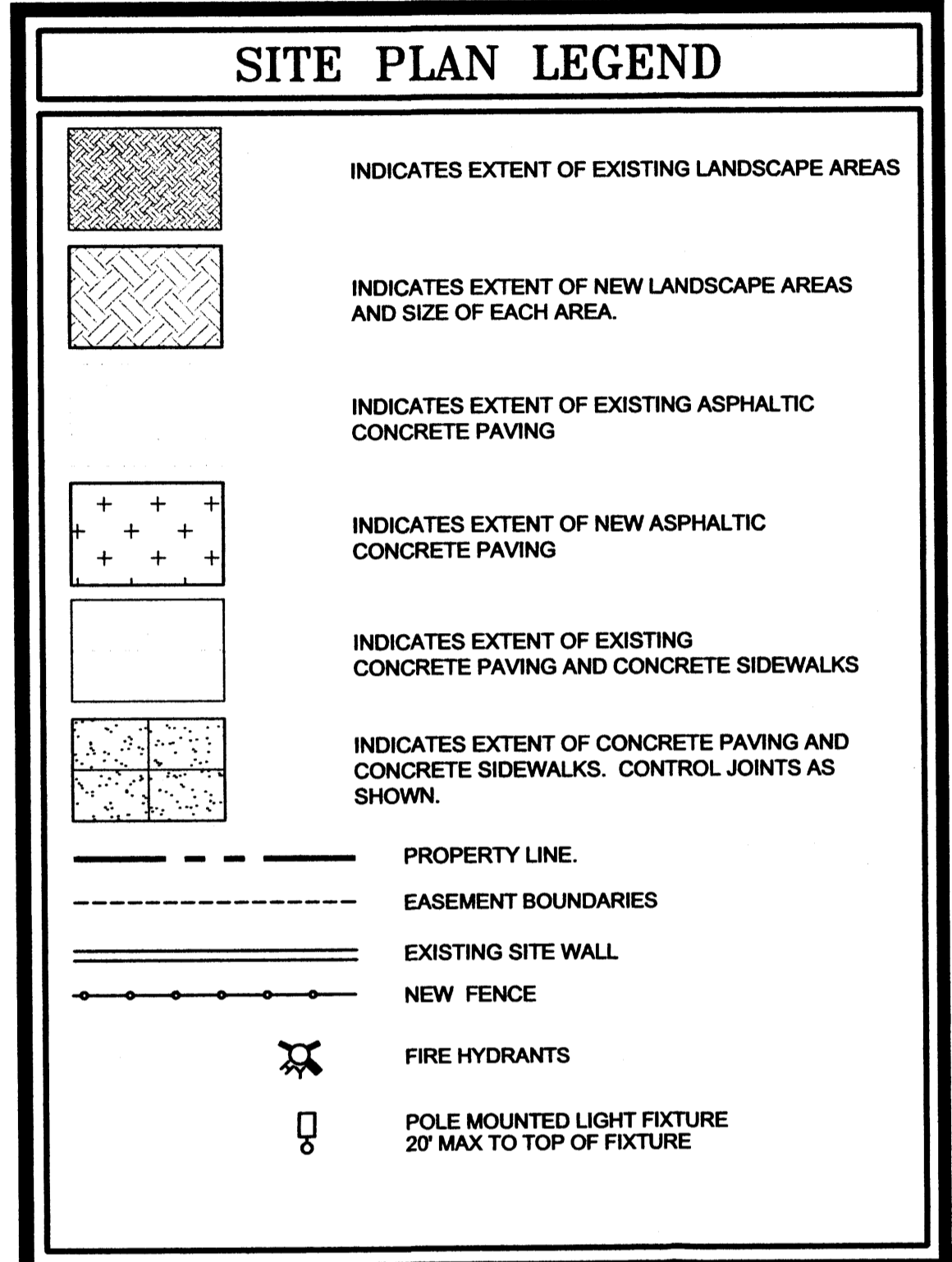
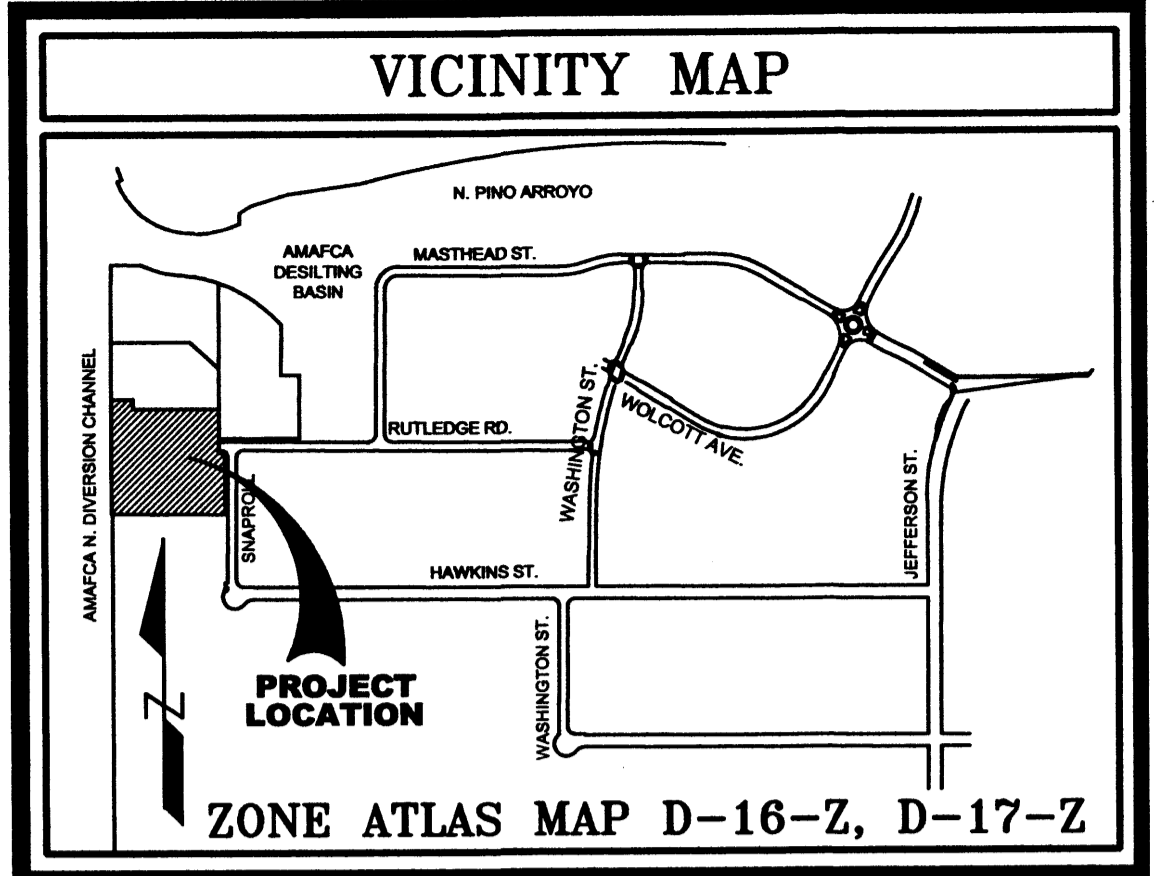
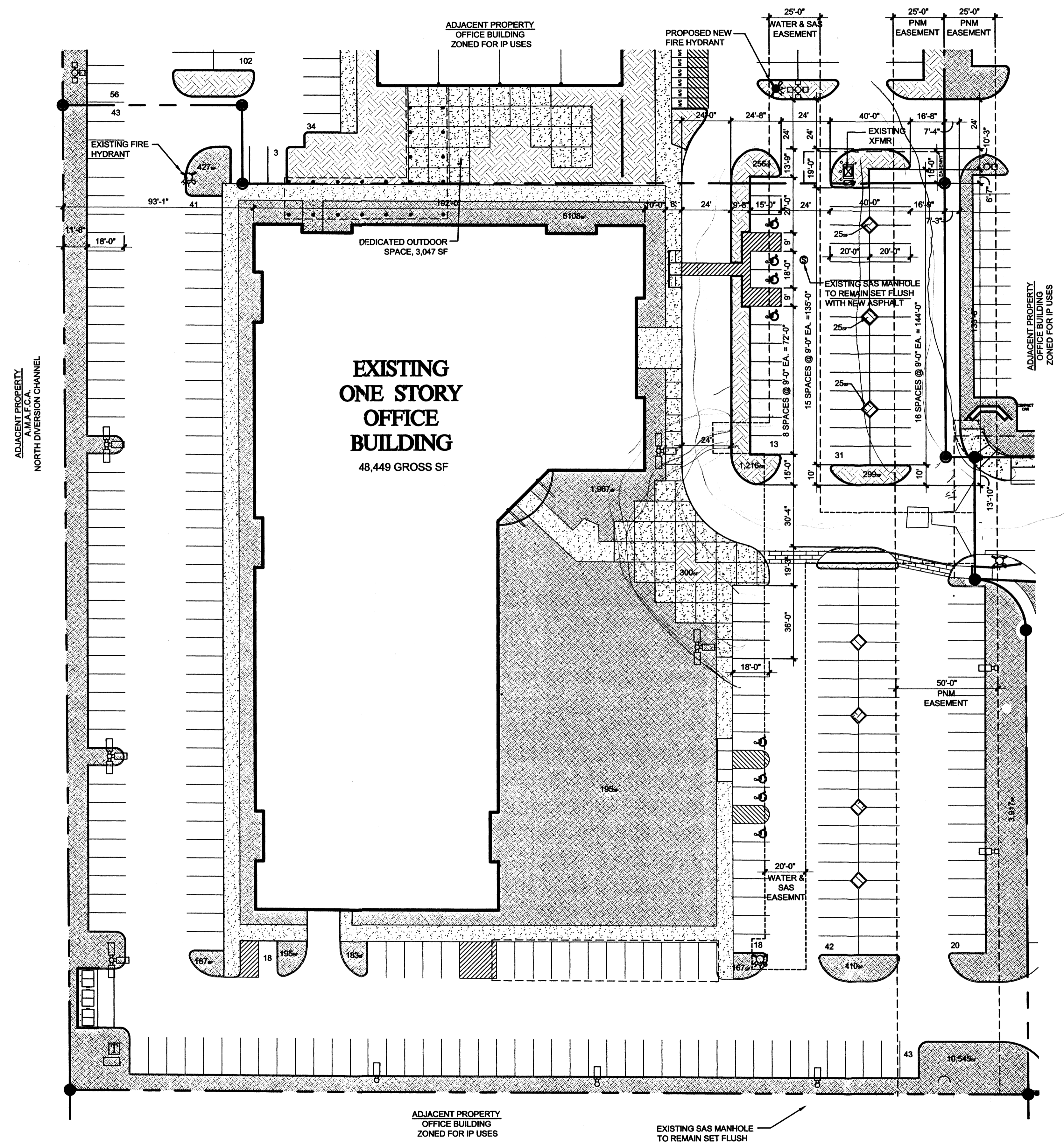
**SHEET TITLE**  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

**SHEET NUMBER**  
AS101

**A1** SCALE: 1" = 30'-0"

**SITE PLAN**





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WATER UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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**BRUNACINI JOURNAL CENTER OFFICE**

**SNAPROLL & RUTLEDGE ALBUQUERQUE, NEW MEXICO**

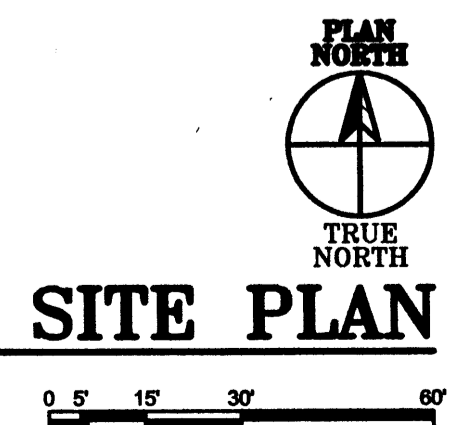
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DATE: MAY 27, 2014

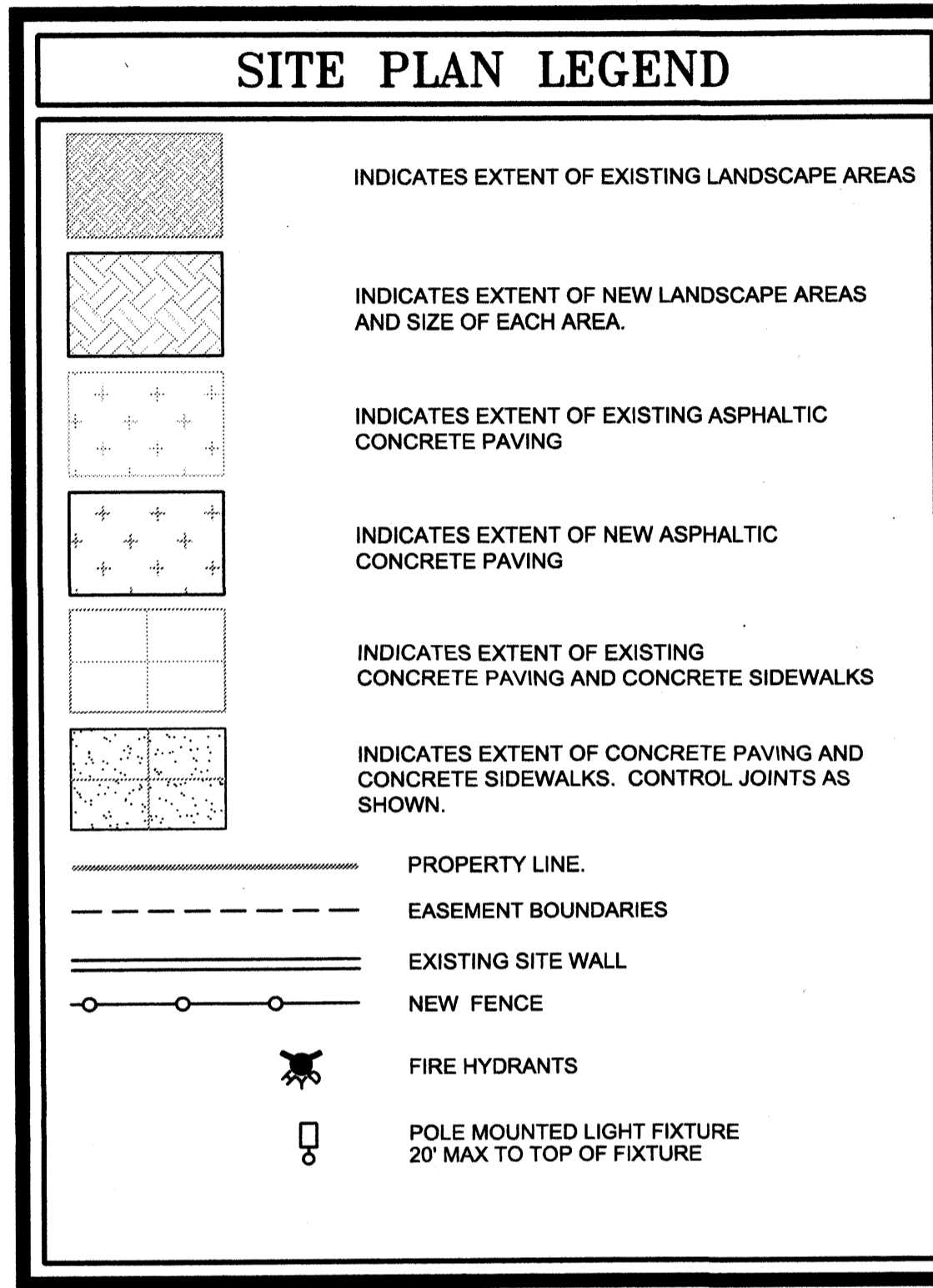
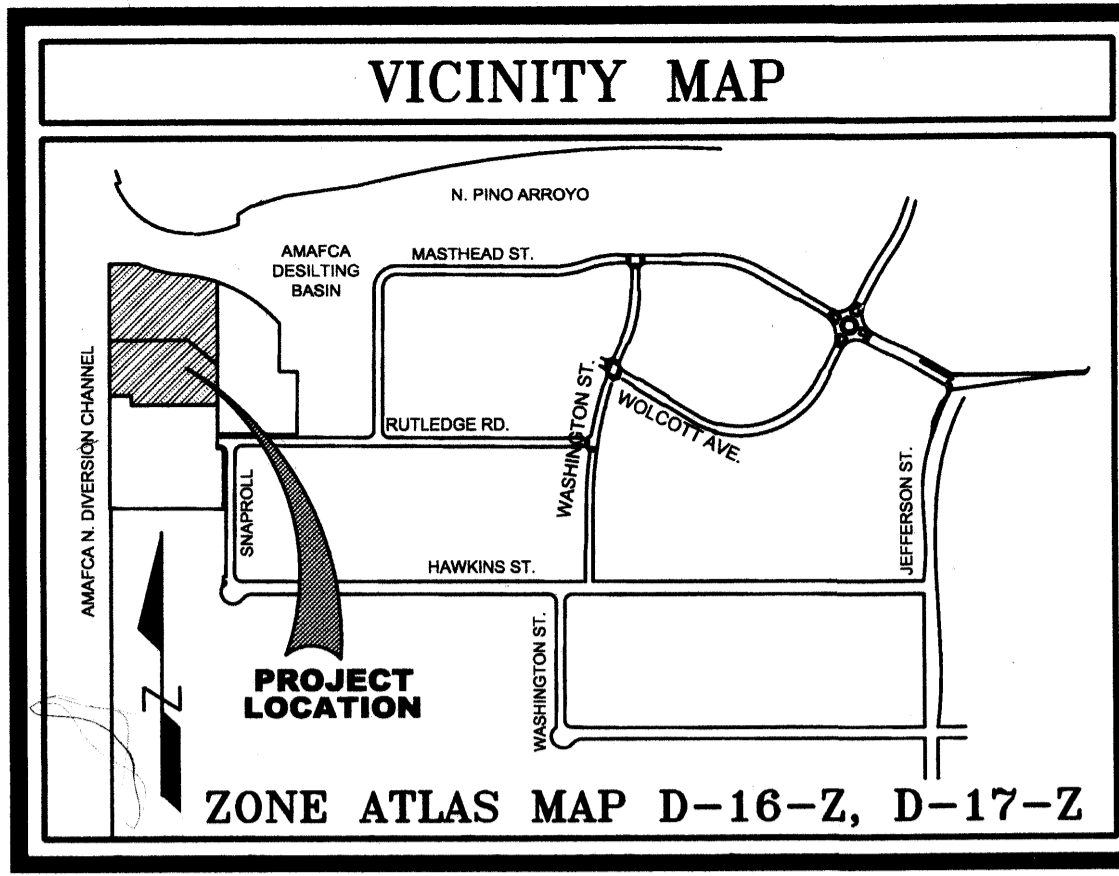
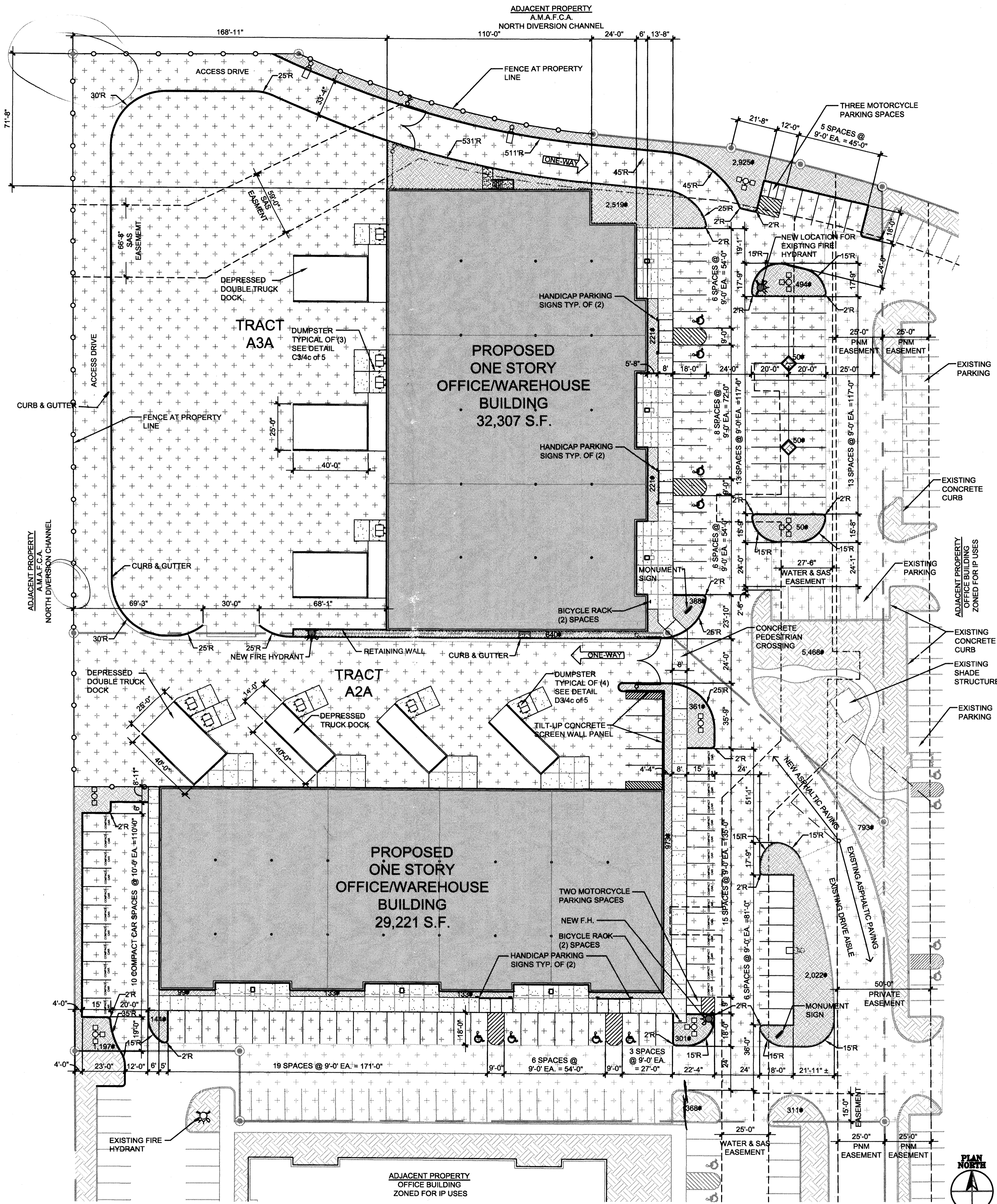
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SHEET NUMBER  
**AS102**

**A1** SCALE: 1" = 30'-0"







**SIGNATURE BLOCK**

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PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Joe Wharton</i> PRIVATE EASEMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**BUILDING CRITERIA**

**PROJECT**  
JOURNAL CENTER OFFICE WAREHOUSE  
SNAPROLL & RUTLEDGE  
ALBUQUERQUE, NEW MEXICO

**OWNER**  
BRUNACINI DEVELOPMENT LLC  
7400 MERIDIAN PLACE  
ALBUQUERQUE, NEW MEXICO

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

**LEGAL DESCRIPTION**  
TRACTS A-2-A AND A-3-A, PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A,  
JOURNAL CENTER, PHASE 2 UNIT 2, UPC

**UNIFORM PROPERTY CODE**  
TRACTS A-2-A, UPC NO. 101706300320730428  
TRACTS A-3-A, UPC NO. 101706300323630427

**ZONING ATLAS MAP**  
D-16-Z

**ZONING CLASSIFICATION**  
IP

**BUILDING TYPE**  
OFFICE WAREHOUSE

**CONSTRUCTION TYPE**  
TYPE II B CONSTRUCTION WITH 100% AUTOMATIC FIRE SPRINKLER SYSTEM

**NUMBER OF FLOORS**  
ONE

**BUILDING HEIGHT**  
ALLOWABLE HEIGHT 1 STORIES, 36 FEET  
ACTUAL HEIGHT 1 STORIES, 26 FEET

**GROSS SQUARE FOOTAGE**  
LOT A2A OFFICE/WAREHOUSE 29,221 GSF  
LOT A3A OFFICE/WAREHOUSE 32,307 GSF

PARKING SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
LOT A2A OFFICE	1 SPACE/200 SF (FIRST FLOOR)	7,620 GSF	38
LOT A2A WAREHOUSE	1 SPACE /2000 SF	21,601 GSF	11
TOTAL REQUIRED			49
LOT A3A OFFICE	1 SPACE/200 SF (FIRST FLOOR)	5,907 GSF	30
LOT A3A WAREHOUSE	1 SPACE /2000 SF	26,400 GSF	13
TOTAL REQUIRED			43

TYPE OF SPACE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
LOT A2A TOTAL REQUIRED		49	68
REGULAR CAR		34	38
SMALL CAR	25% OF REQUIRED PARKING	12	26
HANDICAP SPACES	PER TABLE	3	4
MOTORCYCLE SPACES	PER TABLE	2	2
BICYCLE SPACES	1 SPACE/200 PARKING SPACES	1	2
LOT A3A TOTAL REQUIRED		43	51
REGULAR CAR		39	47
HANDICAP SPACES	PER TABLE	4	4
MOTORCYCLE SPACES	PER TABLE	3	3
BICYCLE SPACES	1 SPACE/200 PARKING SPACES	1	2

**SITE LIGHTING**  
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 25'-0" ABOVE PARKING LOT. SEE DETAIL D54c of 5

**TOTAL LOT AREA**  
LOT A2A: TOTAL LOT 105,840 SF = 2.4298 ACRES  
LOT A3A: TOTAL LOT 129,774 SF = 2.9792 ACRES

**NET LOT AREA**  
LOT A2A: TOTAL NET = 105,840 SF - 56,005 SF (BUILDING + SERVICE YARD) = 49,835 SF  
LOT A3A: TOTAL NET = 129,774 SF - 84,792 SF (BUILDING + SERVICE YARD) = 44,982 SF

**TOTAL LANDSCAPE AREA REQUIRED**  
LOT A2A: TOTAL LOT - TOTAL NET = 105,840 SF - 56,005 SF = 49,835 SF x 15% = 7,475 SF  
LOT A3A: TOTAL LOT - TOTAL NET = 129,774 SF - 84,792 SF = 44,982 SF x 15% = 6,747 SF

**TOTAL LANDSCAPE AREA PROVIDED**  
LOT A2A: TOTAL PROVIDED = 7,475 SF (INCLUDES 1,452 SF OF EXISTING LANDSCAPE)  
LOT A3A: TOTAL PROVIDED = 12,818 SF (INCLUDES 5,468 SF OF EXISTING LANDSCAPE)

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**PROFESSIONAL SEAL**

DRB SUBMITTAL NOT FOR CONSTRUCTION

**BRUNACINI JOURNAL CENTER OFFICE WAREHOUSE**  
SNAPROLL & RUTLEDGE  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

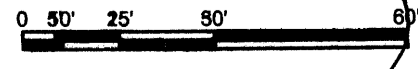
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DATE: MARCH 2, 2010

SHEET TITLE  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SHEET NUMBER  
**1 of 5**

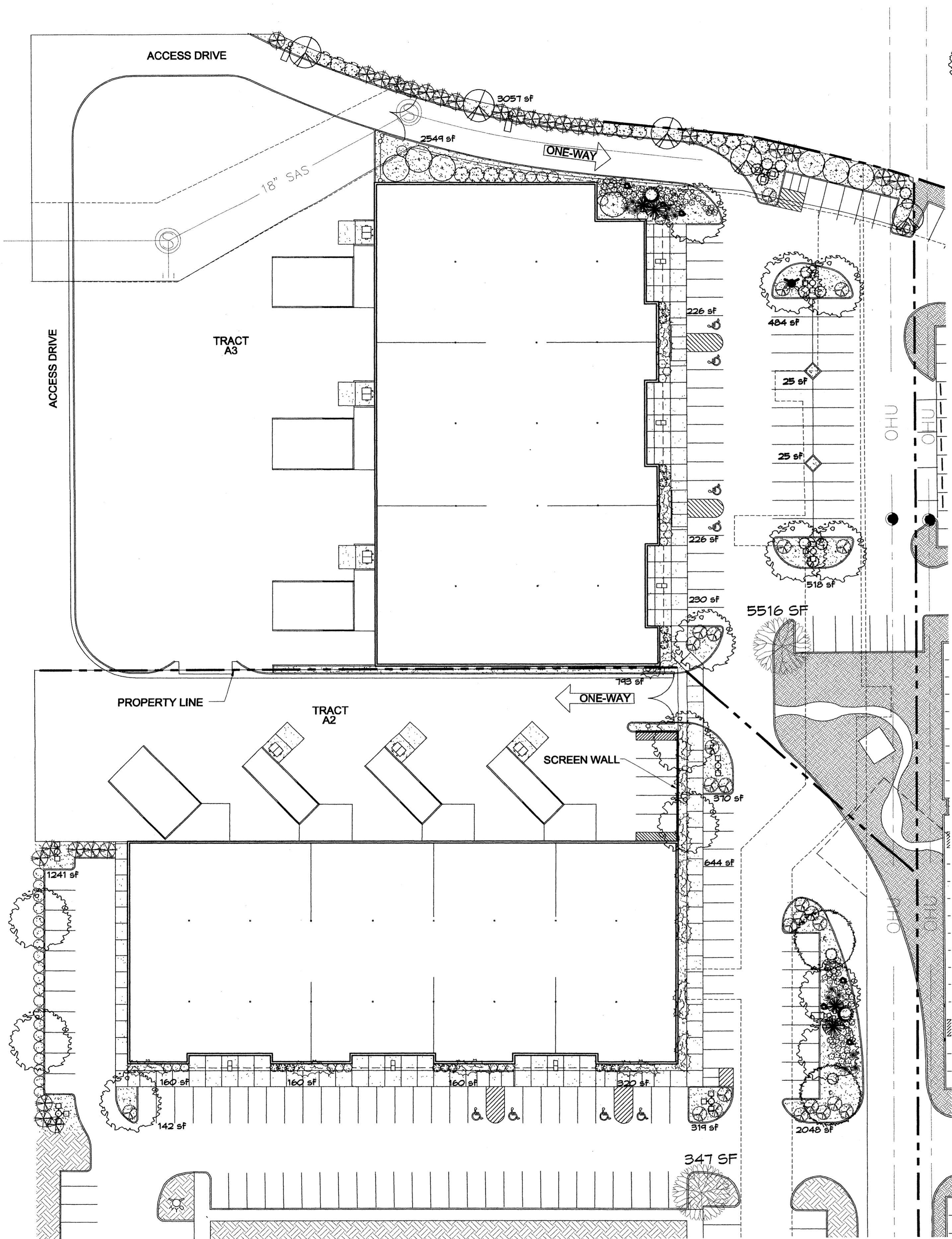
A1 SCALE: 1" = 30'-0"

**ENLARGED SITE PLAN**



PLANS CHECKING OFFICE  
024-2611  
APPROVED  
DATE 3/3/10  
20/10  
7775  
527  
3572





- ### PLANT LEGEND TRACT A2/A3
- PARKING LOT TREES**
- **MODESTO ASH 7/6**  
Fraxinus velutina  
2-1/2" Cal., 12-14" Inst./60" x 60" maturity  
Water (M+) Allergy (H) 0sf
- ACCENT TREES**
- **WESTERN CHITALPA 0/5**  
Chilopsis catalpa  
2-1/2" Cal., 12-14" Inst./30" x 30" maturity  
Water (M) Allergy (L) 0sf
- LARGE SHRUBS AND ACCENTS**
- **DESERT WILLOW 0/7**  
Chilopsis linearis  
3 Gal., 12-15" Inst./20" x 25" maturity  
Water (L+) Allergy (L) 225sf
  - **BLUE SOTOL 2/2**  
Dasylirion wheeleri  
15-3" Inst./5" x 5" maturity  
Water (L+) Allergy (L) 25sf
  - **MUGO PINE 1/1**  
Pinus mugo  
12-3" Inst./3" x 3" maturity  
Water (M) Allergy (L) 4sf
- SHRUBS AND GRASSES**
- **SILVERBERRY 8/20**  
Elaeagnus pungens  
5 Gal., 2-4" Inst./6" x 10" maturity  
Water (M) Allergy (L) 100sf
  - **PHOTINIA 0/15**  
Photinia fraseri  
5 Gal., 2-4" Inst./8" x 8" maturity  
Water (M+) Allergy (L) 64sf
  - **NANDINA 2/13**  
Nandina domestica  
5 Gal., 2-4" Inst./8" x 5" maturity  
Water (M+) Allergy (L) 25sf
  - **MAIDENGRASS 6/6**  
Miscanthus sinensis  
5 Gal., 18-3" Inst./5" x 5" maturity  
Water (M+) Allergy (L) 25sf
  - **OSTIA PLUM 20/10**  
Prunus x cistina  
5 Gal., 2-4" Inst./6" x 6" maturity  
Water (M+) Allergy (L) 25sf
  - **BLUE MIST SPIREA 4/6**  
Corydalis glandonensis  
5 Gal., 12-3" Inst./3" x 3" maturity  
Water (M) Allergy (L) 4sf
- SHRUBS AND GROUNDCOVERS**
- **GREYLEAF COTONEASTER 11/3**  
Cotoneaster glaucophyllus  
5 Gal., 24-4" Inst./2" x 4" maturity  
Water (M) Allergy (L) 81sf
  - **HONEYBUCKLE 11/9**  
Lonicera japonica 'Halliana'  
1 Gal., 6-15" Inst./3" x 12" maturity  
Water (M) Allergy (L) 144sf  
Unstaked-groundcover
  - **SCOTCH BROOM 9/9**  
Cytisus scoparius  
5 Gal., 18-3" Inst./4" x 4" maturity  
Water (M) Allergy (L) 16sf
  - **OREGON GRAPE 24/23**  
Mahonia aquifolium  
1 Gal., 12-3" Inst./2" x 3" maturity  
Water (M) Allergy (L) 4sf
  - **WILDFLOWER 12/13**  
1 Gal. 4sf

- HARDSCAPES**
- **SANTA ANA TAN GRAVEL WITH FILTER FABRIC MINIMUM 3" DEPTH**
  - **EXISTING LANDSCAPING**
  - **OVERSIZED GRAVEL & BOULDERS 3/3**
  - **EXISTING TREE**

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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 to 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .5 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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**

	A2	A3	
TOTAL LOT AREA	105912	104643	square feet
TOTAL BUILDINGS AREA	24221	32307	square feet
NET LOT AREA	76691	72336	square feet
LANDSCAPE REQUIREMENT	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	11503	10850	square feet
TOTAL BED PROVIDED	5564	8133	square feet
GROUNDCOVER REQ.	75%	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4173	6091	square feet
TOTAL GROUNDCOVER PROVIDED	4446 (80%)	7038 (86%)	square feet
TOTAL EXISTING BED	347	5516	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	0	square feet
TOTAL NATIVE SEED AREA	0	0	square feet
TOTAL LANDSCAPE PROVIDED	5911	13649	square feet

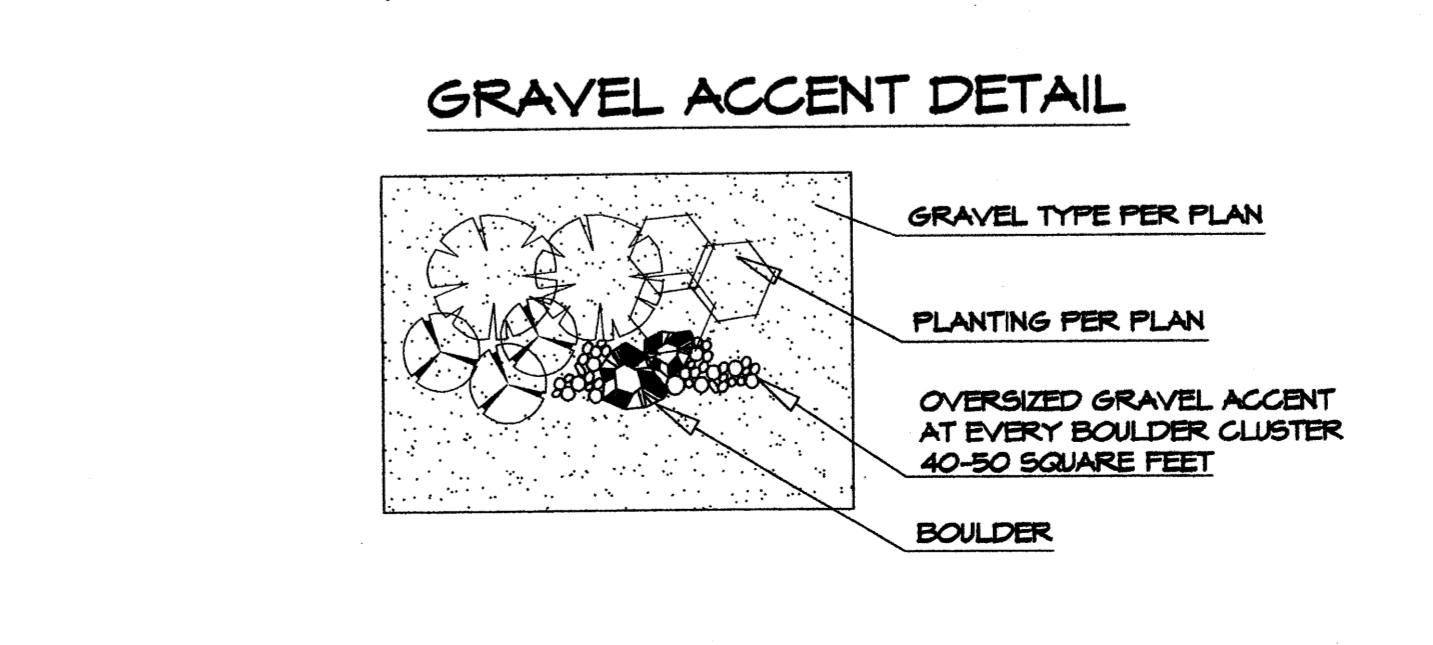
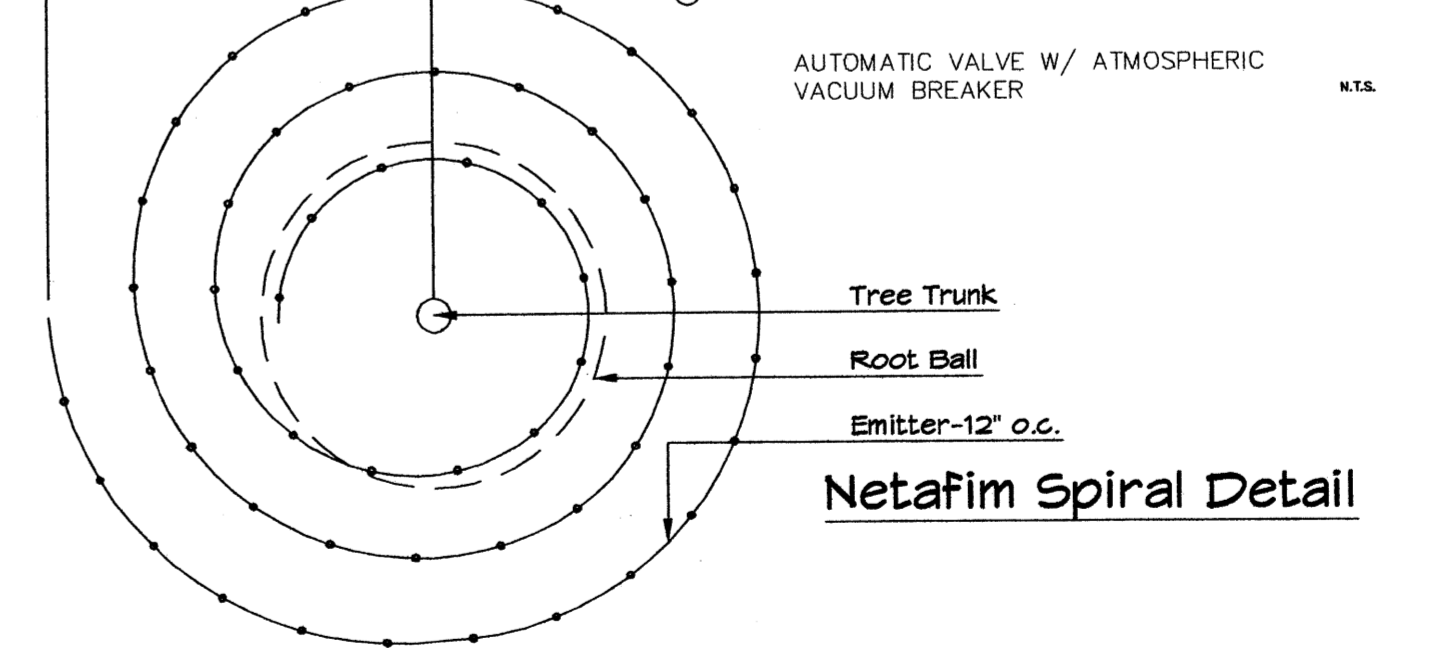
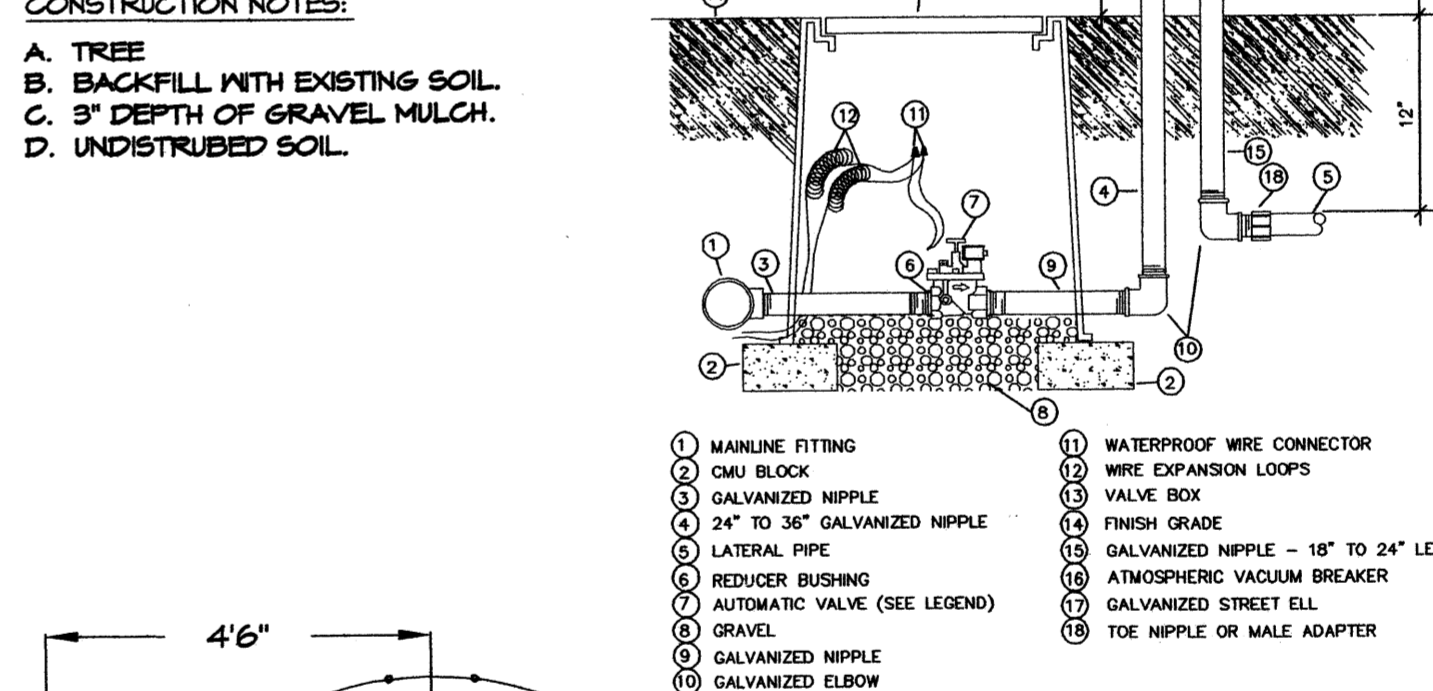
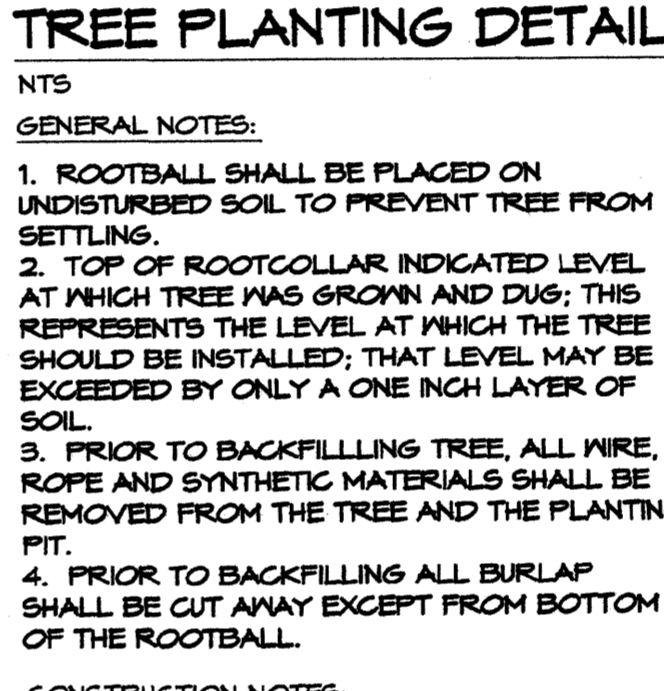
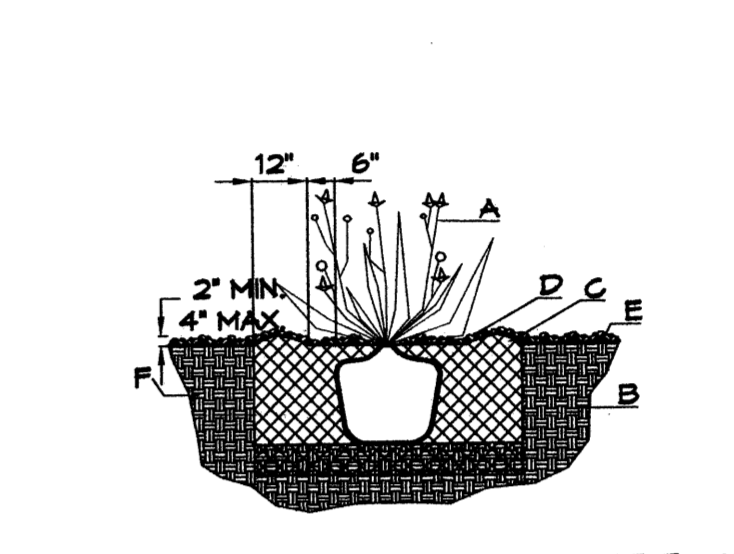
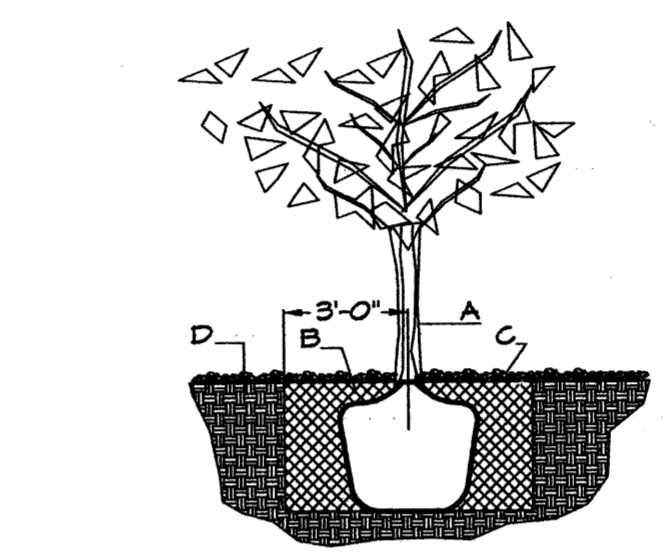
**PARKING LOT TREE REQUIREMENTS - Minimum 2' Caliper**  
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces

A2 Required 10 Provided 10 (1 EXISTING)

A3 Required 7 Provided 7 (1 EXISTING)

**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 in-field 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.



**CLAUDIO VIGIL ARCHITECTS**

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Fax: (505) 842-1330

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**CONSULTANTS**

**The Hilltop**

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

**PROFESSIONAL SEAL**

JAMES DE FLOREN  
REGISTERED LANDSCAPE ARCHITECT  
31310

**BRUNACINI JOURNAL CENTER**  
OFFICE BUILDING  
TRACTS A2 & A3  
9721 RUTLEDGE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
cmj	3-3-10	revised site plan and comments

PROJECT NUMBER: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_  
DRAWN BY: cmj  
CHECK BY: cmj  
COPYRIGHT: \_\_\_\_\_  
DATE: DECEMBER 8, 2009

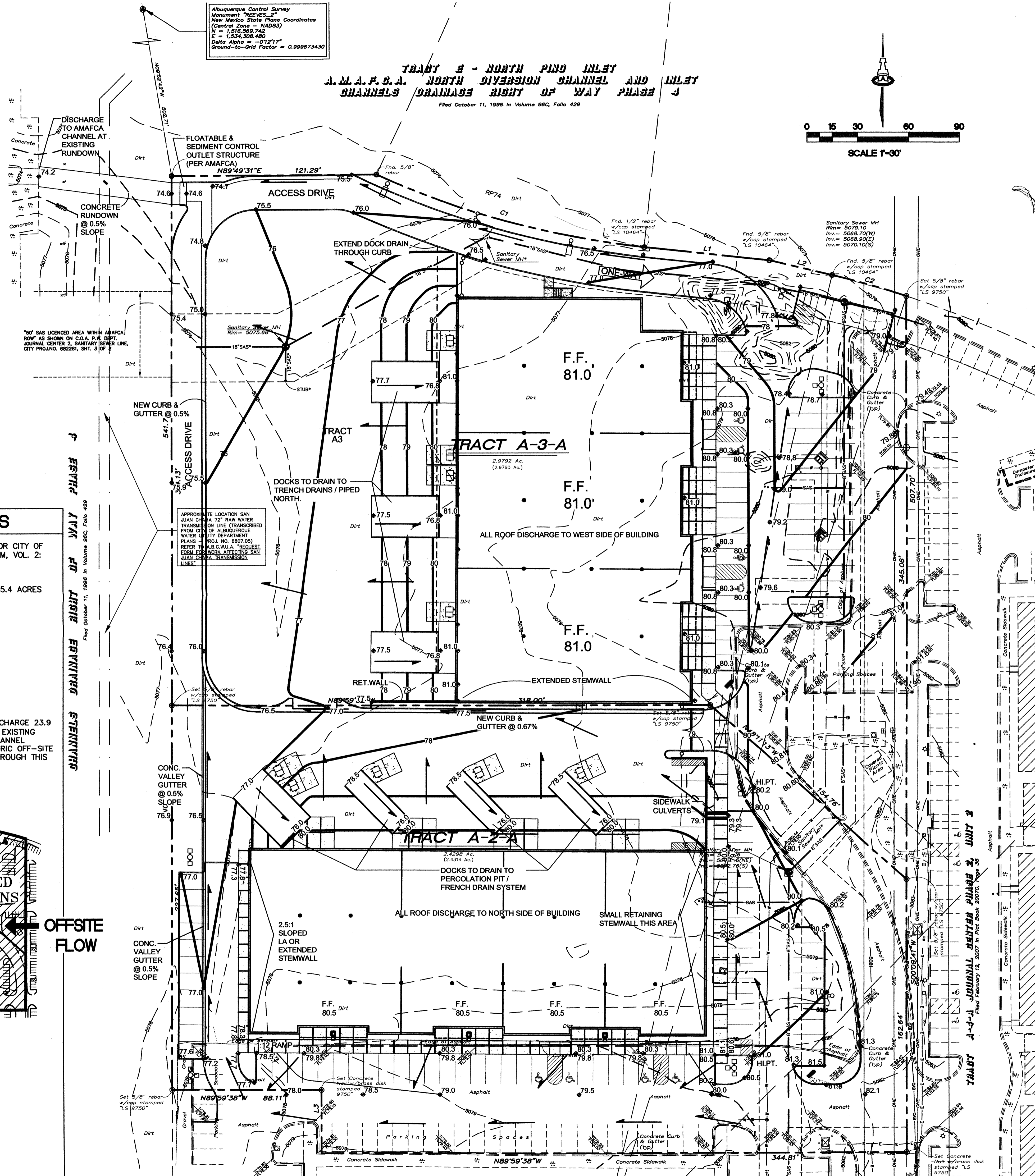
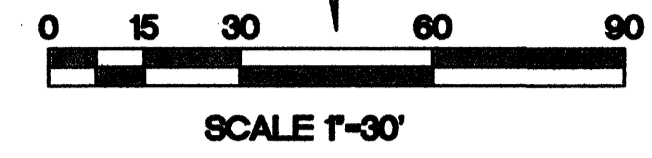
SHEET TITLE  
**LANDSCAPE PLAN**  
SHEET NUMBER  
**2 of 5**



Albuquerque Control Survey  
 Monument 765153.2"  
 New Mexico State Plane Coordinates  
 (Central Zone - 14063)  
 N = 1,516,588.742  
 E = 1,534,508.480  
 Delta Alpha = -0°21'17"  
 Ground-to-Grid Factor = 0.999673430

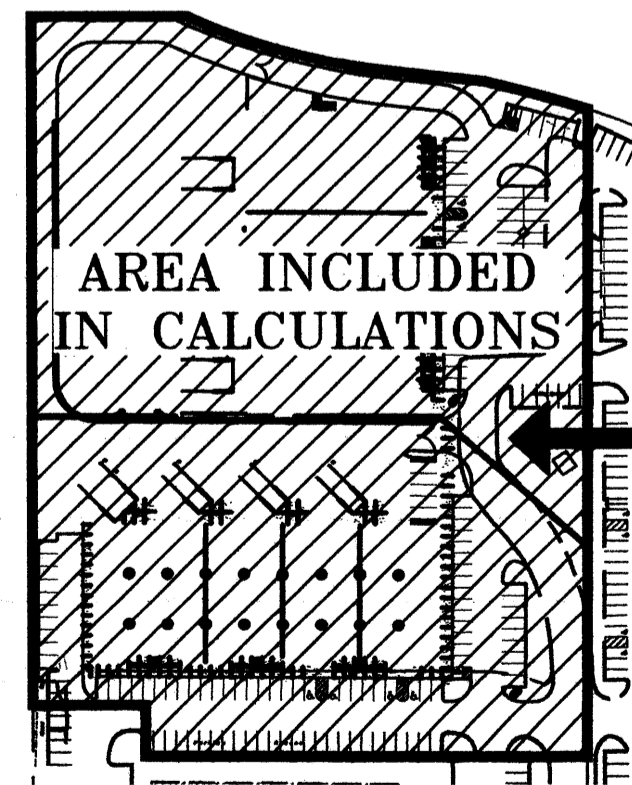
**TRACT E - NORTH PINO INLET  
 A.M.A.F.C.A. NORTH DIVERSION CHANNEL AND INLET  
 CHANNELS DRAINAGE RIGHT OF WAY PHASE 4**

Filed October 11, 1998 in Volume 96C, Folio 429



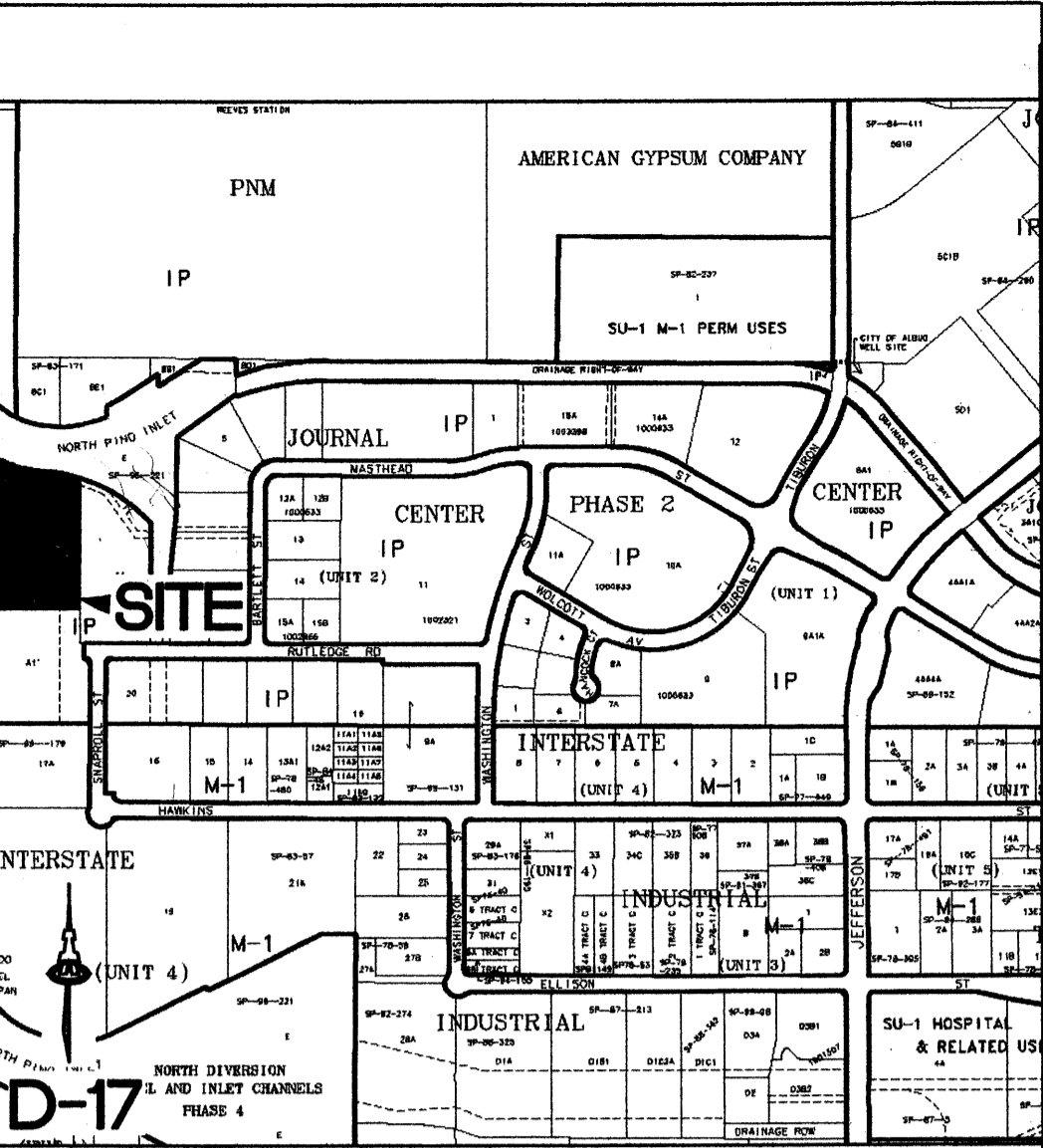
**CALCULATIONS**

BASED ON DRAINAGE DESIGN CRITERIA FOR CITY OF ALBUQUERQUE, SECTION 22.2 OF THE DPM, VOL. 2:  
 100 YEAR, 24 HOUR STORM EVENT  
 AREA OF PROPERTY TO BE DEVELOPED: 5.4 ACRES  
 EXISTING CONDITIONS:  
 100% TREATMENT C  
 HISTORIC VOLUME = 22,186 CF  
 HISTORIC Q=17.0 CFS  
 PROPOSED CONDITIONS:  
 5% TREATMENT B  
 10% TREATMENT C  
 85% TREATMENT D  
 DEVELOPED VOLUME = 38,364 CF  
 DEVELOPED Q = 23.9 CFS  
 THE OVERALL DEVELOPED AREA WILL DISCHARGE 23.9 CFS (AN INCREASE OF 6.9 CFS) TO THE EXISTING DRAINAGE CHANNEL AT THE EXISTING CHANNEL RUNDOWN. THIS IS IN ADDITION TO HISTORIC OFF-SITE FLOW WHICH WILL CONTINUE TO PASS THROUGH THIS PROPERTY FROM THE SOUTH AND EAST.



↑  
OFFSITE FLOW

←  
OFFSITE FLOW



**PROJECT INFORMATION**

PROPERTY OWNER: GA BRUNACINI DEVELOPMENT  
 ARCHITECT: CLAUDIO VIGIL ARCHITECTS  
 SURVEYOR: SURV-TEK CONSULTING SURVEYORS 505-897-3366  
 PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-17-Z. THE SITE CONSISTS OF TRACTS A2 AND A3 OF THE BRUNACINI JOURNAL CENTER PROPERTY. IT IS BOUND TO THE EAST AND NORTH BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY THE AMAFCA NORTH DIVERSION CHANNEL, AND TO THE SOUTH BY DEVELOPED STATE OF NM PROPERTY AND TO THE NORTH BY THE NORTH PINO DRAINAGE R.O.W.  
 PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO NEW COMMERCIAL / INDUSTRIAL BUILDINGS, SITE WALKS, PAVING AND ASSOCIATED LANDSCAPING.  
 LEGAL: TRACTS A-2-A AND A-3-A JOURNAL CENTER, PHASE 2, UNIT 2 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 ADDRESS: 9721 RUTLEDGE ST. NE  
 BENCHMARK: VERTICAL DATUM IS BASED ON CITY OF ALBUQUERQUE CONTROL STATION MONUMENT "13-D16", ELEVATION = 5,073.471 (NAVD 1988).  
 OFF-SITE DRAINAGE: OFF-SITE DRAINAGE WILL CONTINUE TO PASS THROUGH THE PROPERTY WHICH IS COVERED BY A BLANKET DRAINAGE EASEMENT.  
 FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #136, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE A.M.A.F.C.A. DIVERSION CHANNELS AT THE WEST AND NORTH BOUNDARIES ARE DESIGNATED AS ZONE 'A' (NO BASE FLOOD ELEVATIONS DETERMINED) CONFINED TO THE CONSTRUCTED CHANNEL.  
 DRAINAGE PLAN CONCEPT:  
 THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH ALL STORM WATER DIRECTED NORTH WITHIN THE PROPOSED PAVEMENT TO DISCHARGE TO THE ARROYO SYSTEM AT THE EXISTING ARROYO RUNDOWN.

**GENERAL NOTES**

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRAD, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDING AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS TO EXISTING SHALL BE SMOOTH AND LEVEL.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX (50 NON-WOVEN GEOTEXTILE (O.E.)). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (I.E. ROCK OR LANDLOK TRM 450 O.E.) INSTALLED. TYPICAL, NO SLOPE SHALL BE STEEPER THAN 2:1.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

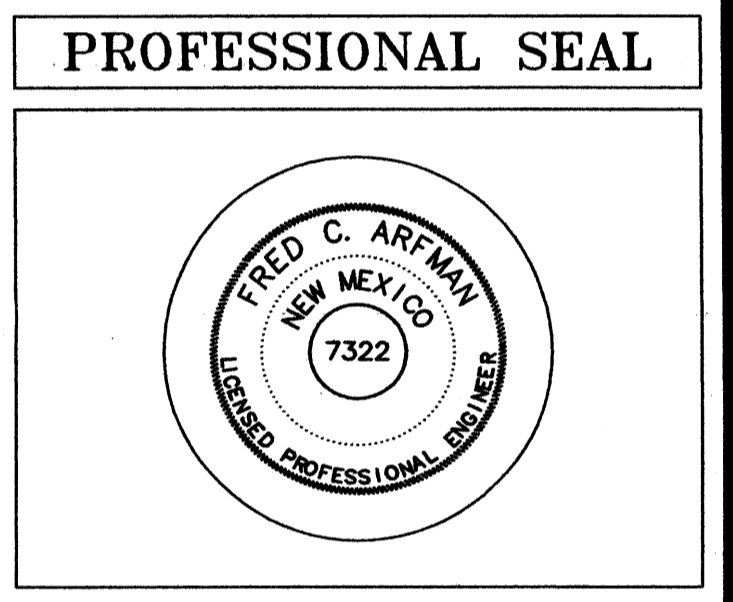


**CLAUDIO VIGIL  
 ARCHITECTS**

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

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
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**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632



**BRUNACINI  
 JOURNAL  
 CENTER**  
 OFFICE BUILDING  
 TRACTS A2 & A3  
 9721 RUTLEDGE STREET, N.E.  
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 09175  
 DRAWING FILE:  
 DRAWN BY: BJB  
 CHECK BY: FCA  
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2009  
 DATE: FEBRUARY 26, 2010

SHEET TITLE  
**PRELIMINARY  
 GRADING and DRAINAGE  
 PLAN**

SHEET NUMBER  
**3 OF 5**





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**CONSULTANTS**

**PROFESSIONAL SEAL**



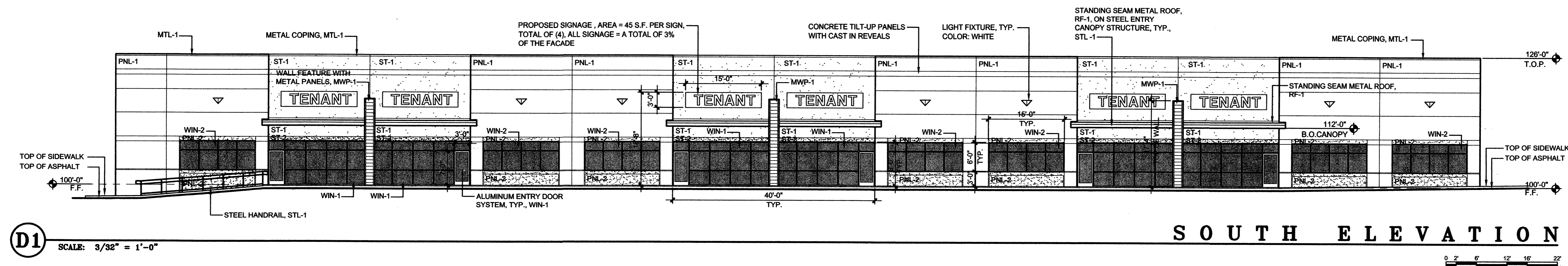
**BRUNACINI JOURNAL CENTER**  
OFFICE BUILDING  
TRACTS A2 & A3  
9721 RUTLEDGE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

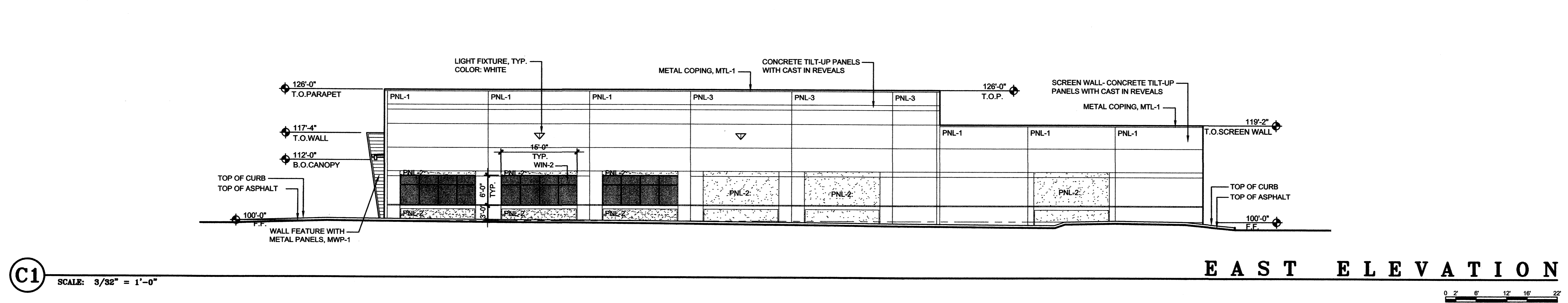
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DATE: MARCH 2, 2010

SHEET TITLE  
**PROPOSED EXTERIOR ELEVATIONS TRACT A2**

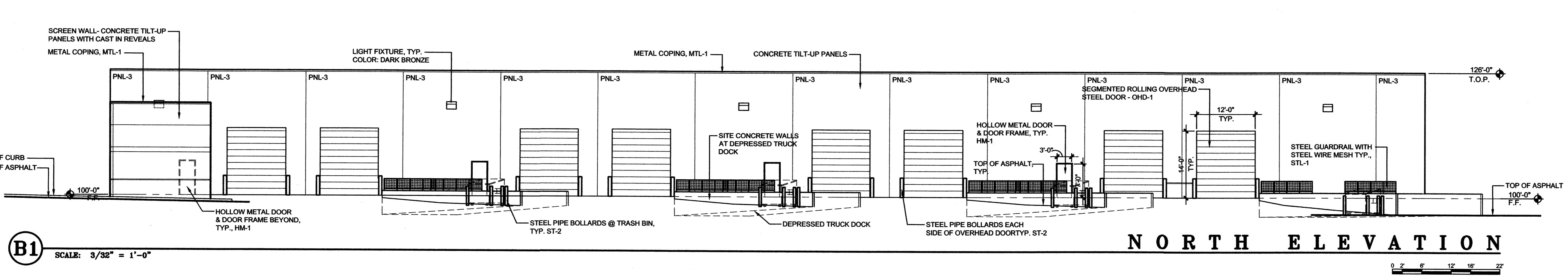
SHEET NUMBER  
**4a of 5**



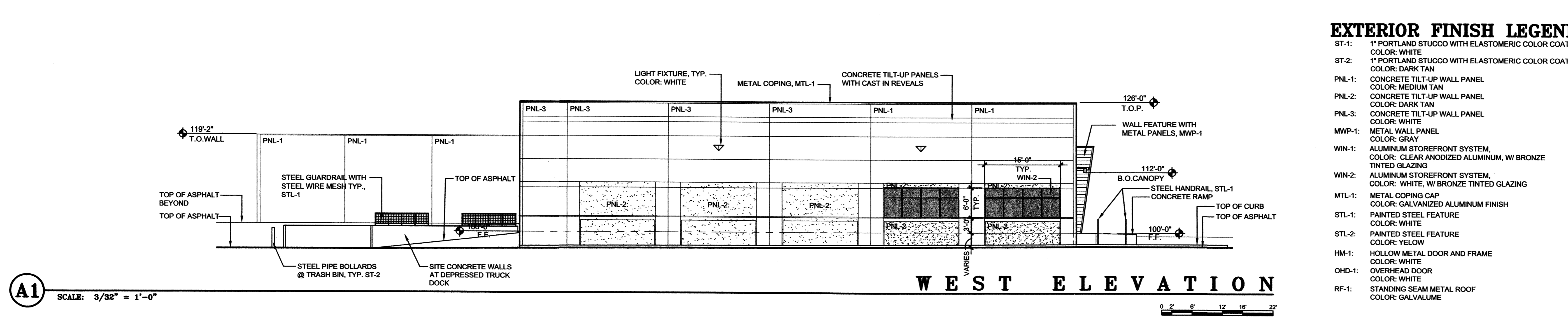
**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

**EXTERIOR FINISH LEGEND**

- ST-1: 1" PORTLAND STUCCO WITH ELASTOMERIC COLOR COAT COLOR: WHITE
- ST-2: 1" PORTLAND STUCCO WITH ELASTOMERIC COLOR COAT COLOR: DARK TAN
- PNL-1: CONCRETE TILT-UP WALL PANEL COLOR: MEDIUM TAN
- PNL-2: CONCRETE TILT-UP WALL PANEL COLOR: DARK TAN
- PNL-3: CONCRETE TILT-UP WALL PANEL COLOR: WHITE
- MWP-1: METAL WALL PANEL COLOR: GRAY
- WIN-1: ALUMINUM STOREFRONT SYSTEM, COLOR: CLEAR ANODIZED ALUMINUM, W/ BRONZE TINTED GLAZING
- WIN-2: ALUMINUM STOREFRONT SYSTEM, COLOR: WHITE, W/ BRONZE TINTED GLAZING
- MTL-1: METAL COPING CAP COLOR: GALVANIZED ALUMINUM FINISH
- STL-1: PAINTED STEEL FEATURE COLOR: WHITE
- STL-2: PAINTED STEEL FEATURE COLOR: YELLOW
- HM-1: HOLLOW METAL DOOR AND FRAME COLOR: WHITE
- OHD-1: OVERHEAD DOOR COLOR: WHITE
- RF-1: STANDING SEAM METAL ROOF COLOR: GALVALUME



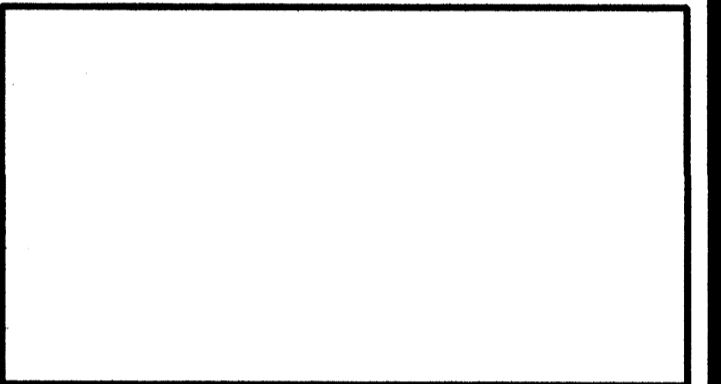


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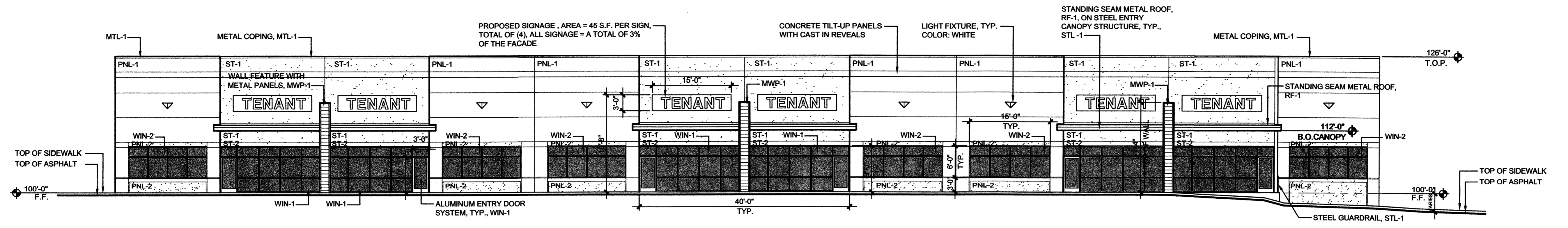
**BRUNACINI JOURNAL CENTER**  
OFFICE BUILDING  
TRACTS A2 & A3  
9721 RUTLEDGE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

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DRAWN BY: EA  
CHECK BY: CAV  
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2009  
DATE: MARCH 2, 2010

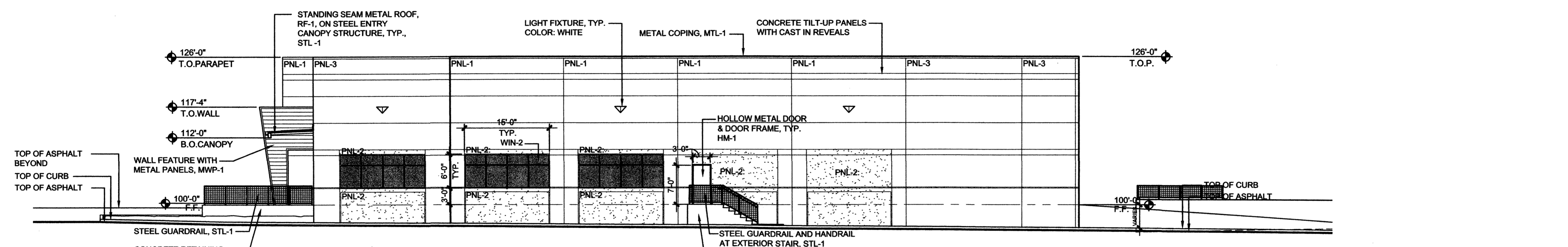
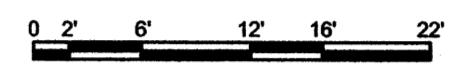
**SHEET TITLE**  
**PROPOSED EXTERIOR ELEVATIONS TRACT A3**

**SHEET NUMBER**  
**4b of 5**



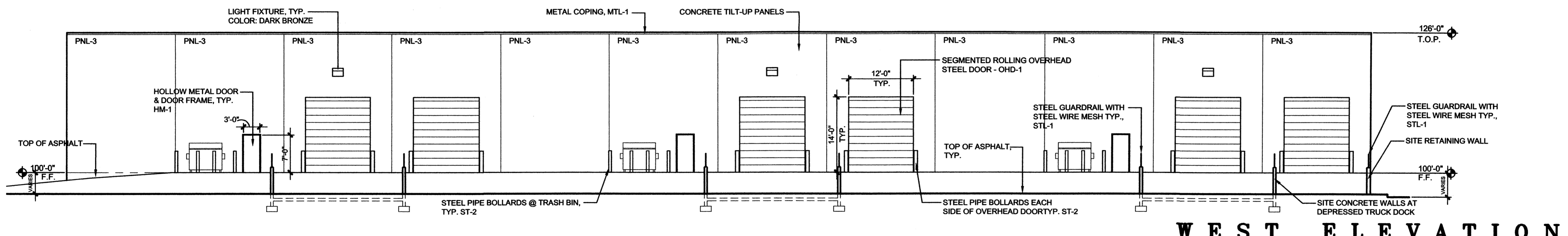
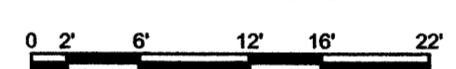
**EAST ELEVATION**

**D1** SCALE: 3/32" = 1'-0"



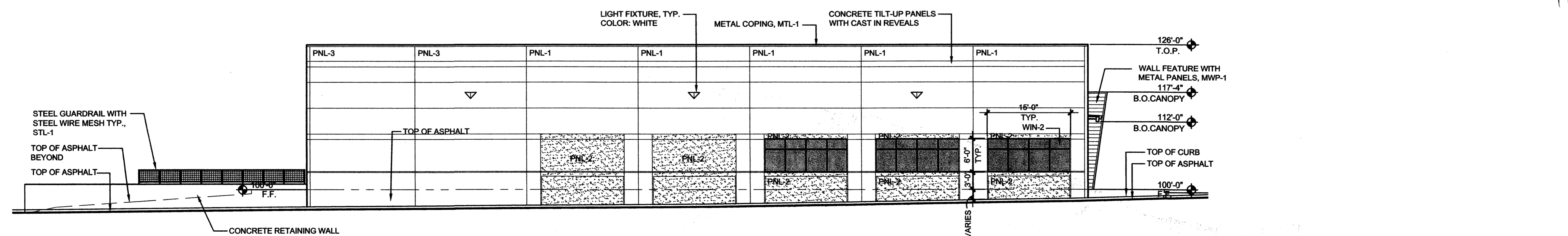
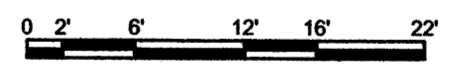
**NORTH ELEVATION**

**C1** SCALE: 3/32" = 1'-0"



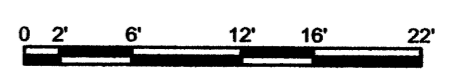
**WEST ELEVATION**

**B1** SCALE: 3/32" = 1'-0"

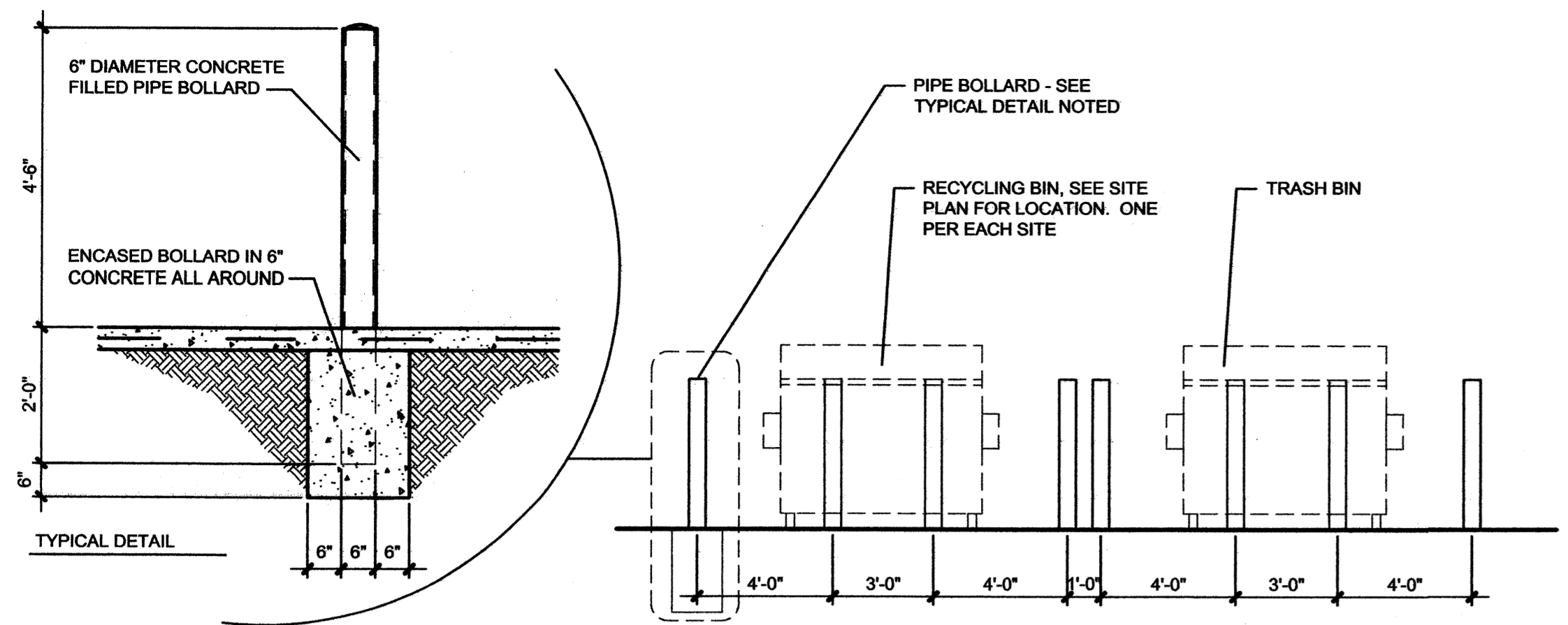


**SOUTH ELEVATION**

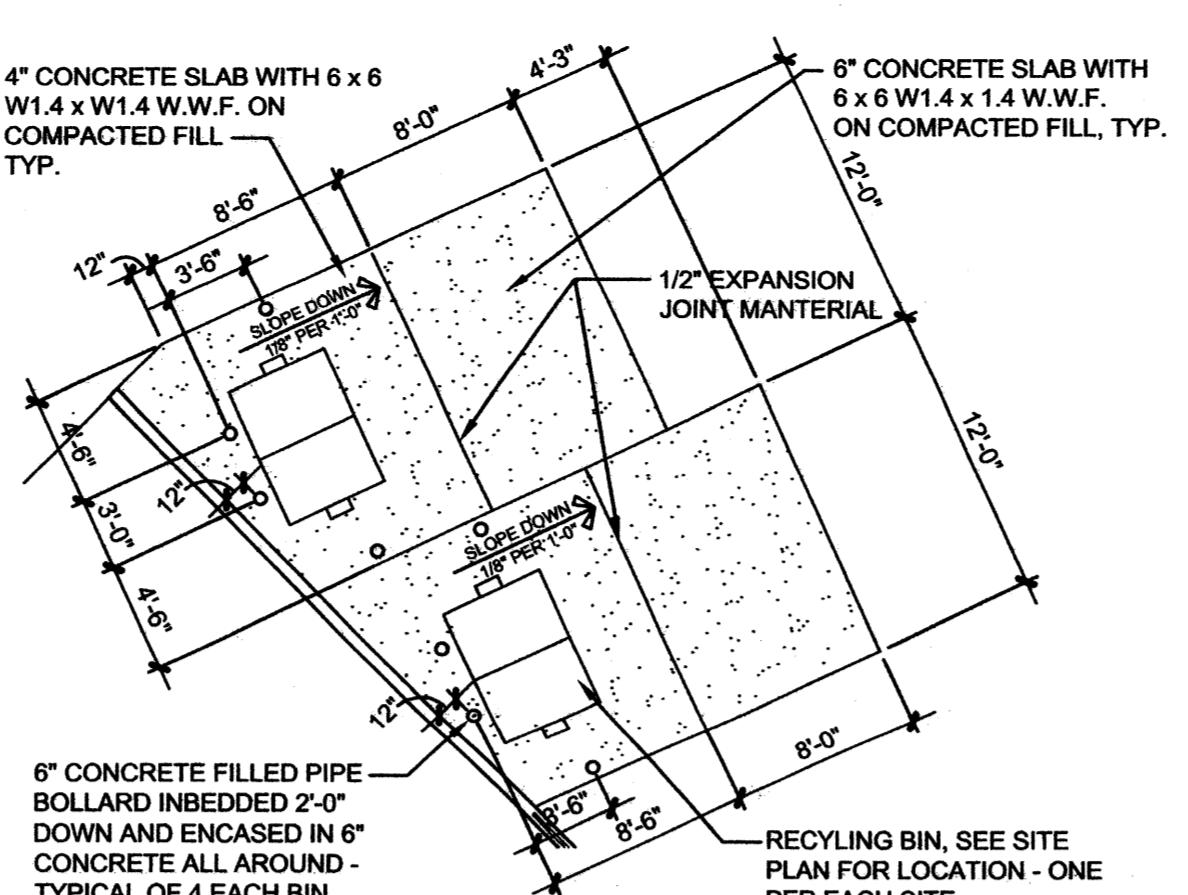
**A1** SCALE: 3/32" = 1'-0"



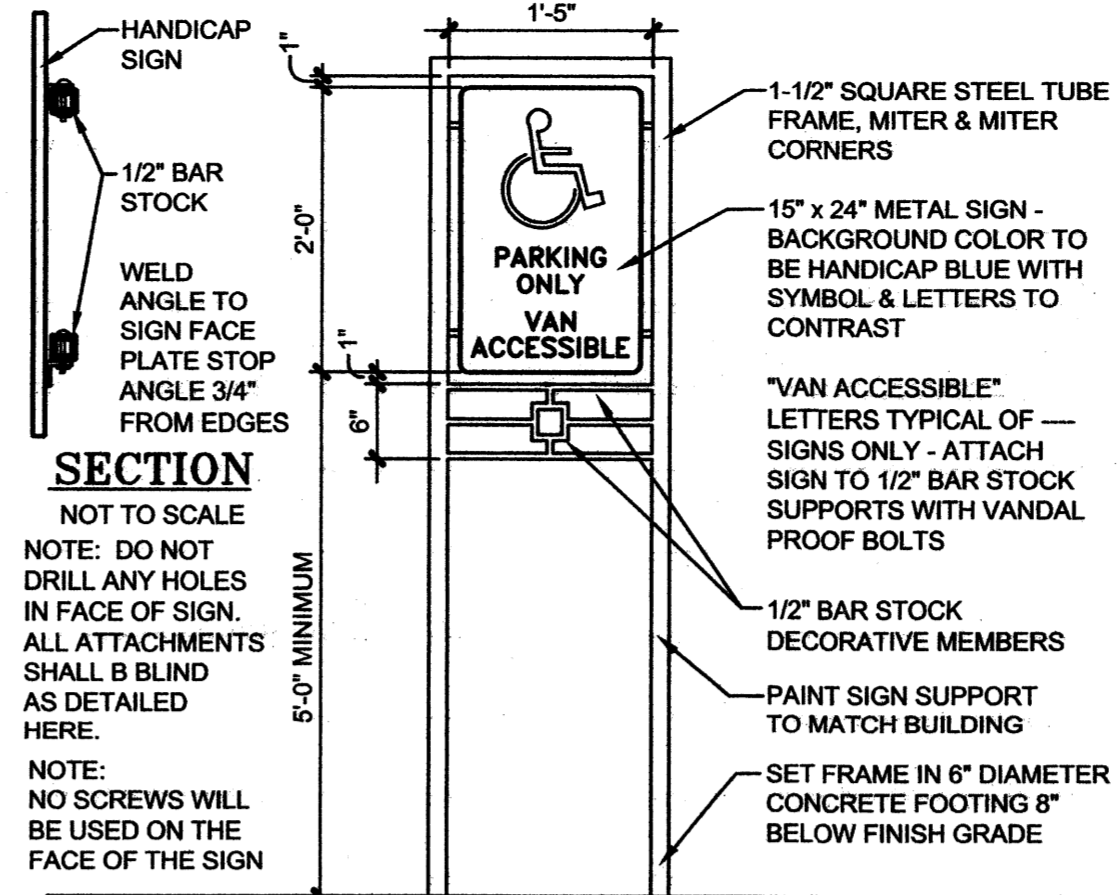




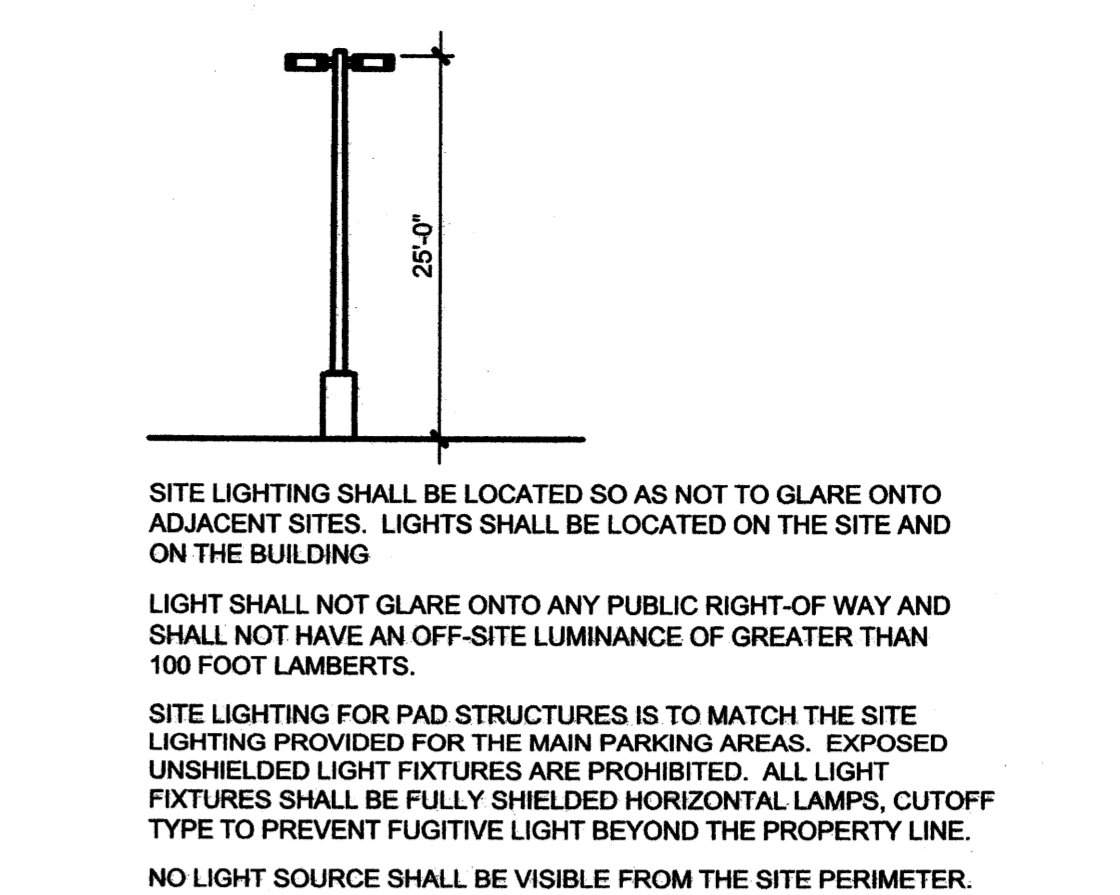
**D1 TRASH/RECYCLING BIN ELEVATIONS, TYP.**  
SCALE: 1/4" = 1'-0"



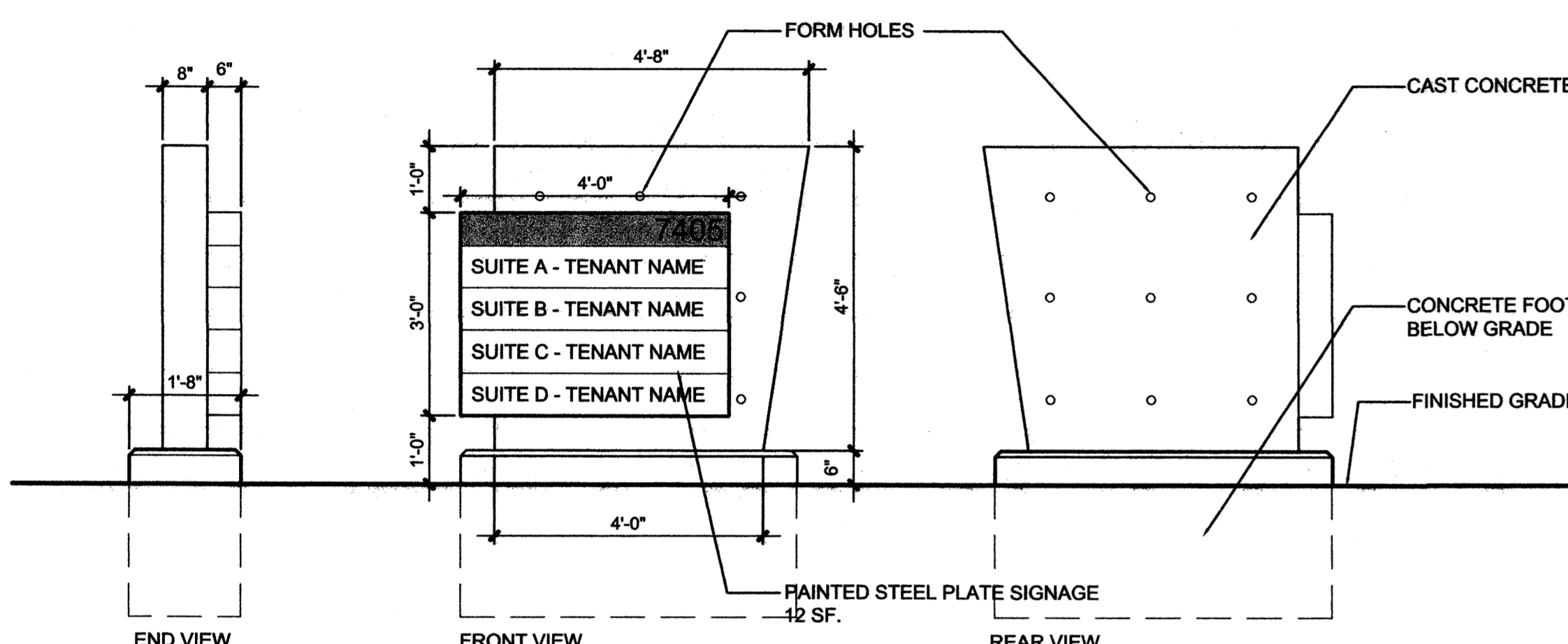
**D3 DUMPSTER LAYOUT**  
SCALE: 1/8" = 1'-0"



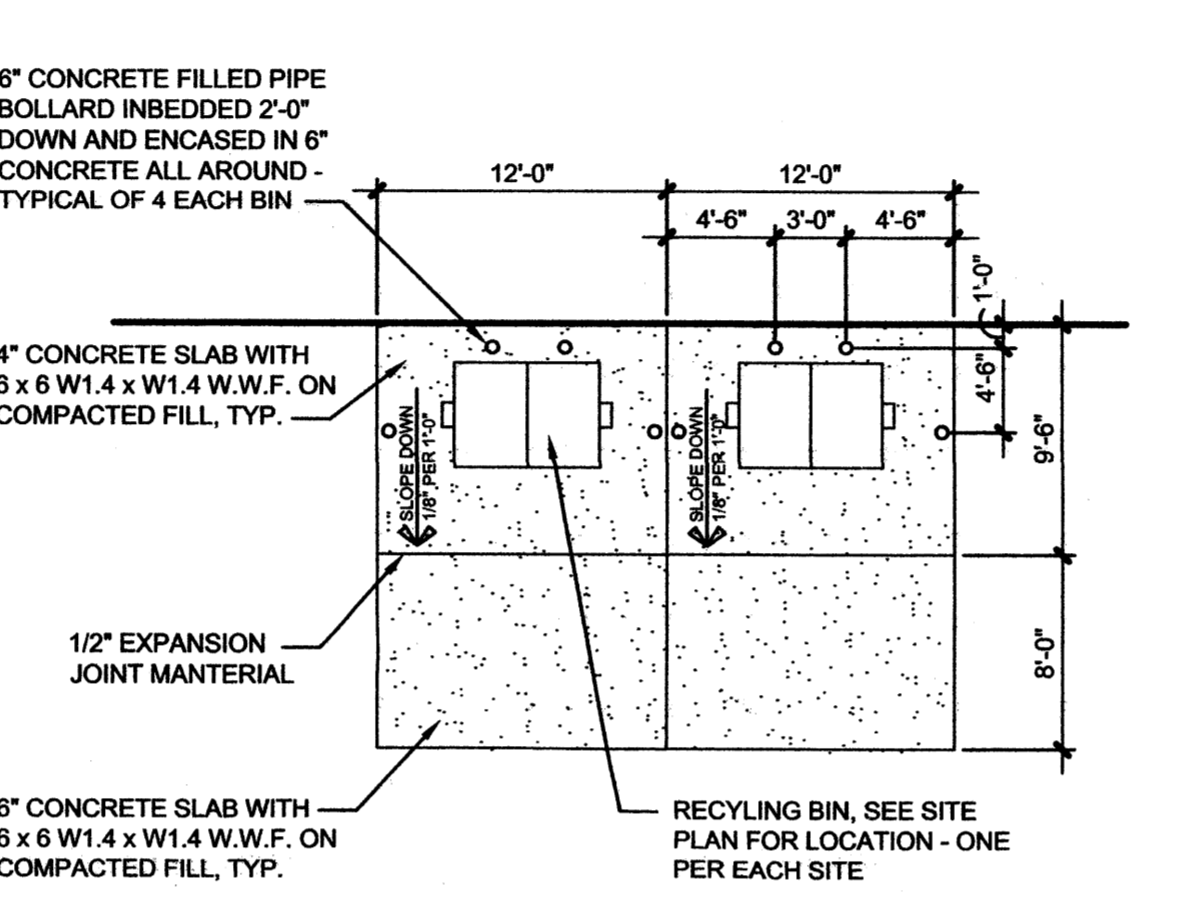
**D4 HANDICAP PARKING SIGN**  
SCALE: 3/4" = 1'-0"



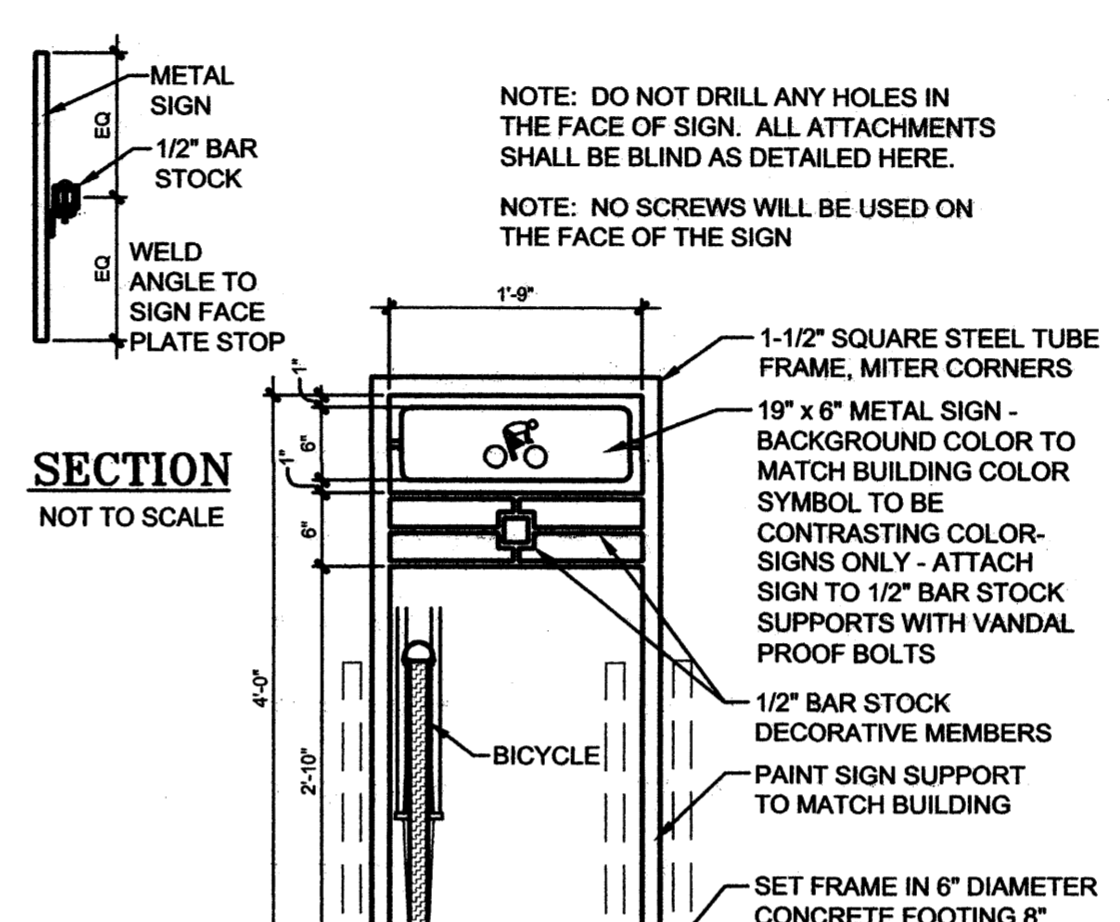
**D5 SITE LIGHTING DETAIL**  
SCALE: NOT TO SCALE



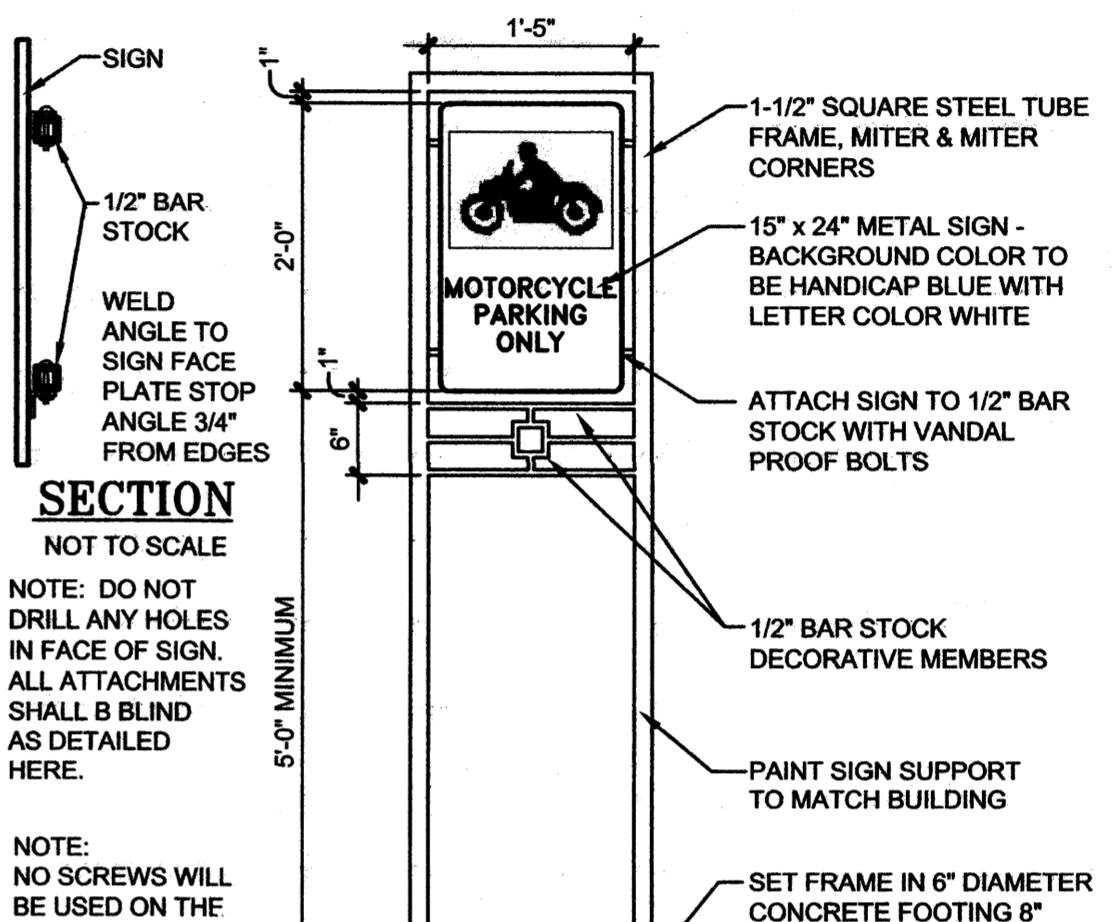
**C1 MONUMENT SIGN**  
SCALE: 1/2" = 1'-0"



**C3 DUMPSTER LAYOUT**  
SCALE: 1/8" = 1'-0"



**C4 BIKE RACK**  
SCALE: 3/4" = 1'-0"



**A5 MOTORCYCLE SIGN**  
SCALE: 3/4" = 1'-0"

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**OFFICE WAREHOUSE**  
**SNAPROLL & RUTLEDGE**  
**ALBUQUERQUE, NEW MEXICO**

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 09175  
DRAWING FILE: BJC-TRACTS-A2A3-ESP.DWG  
DRAWN BY: EA  
CHECK BY: CAV  
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2009  
DATE: MARCH 2, 2010

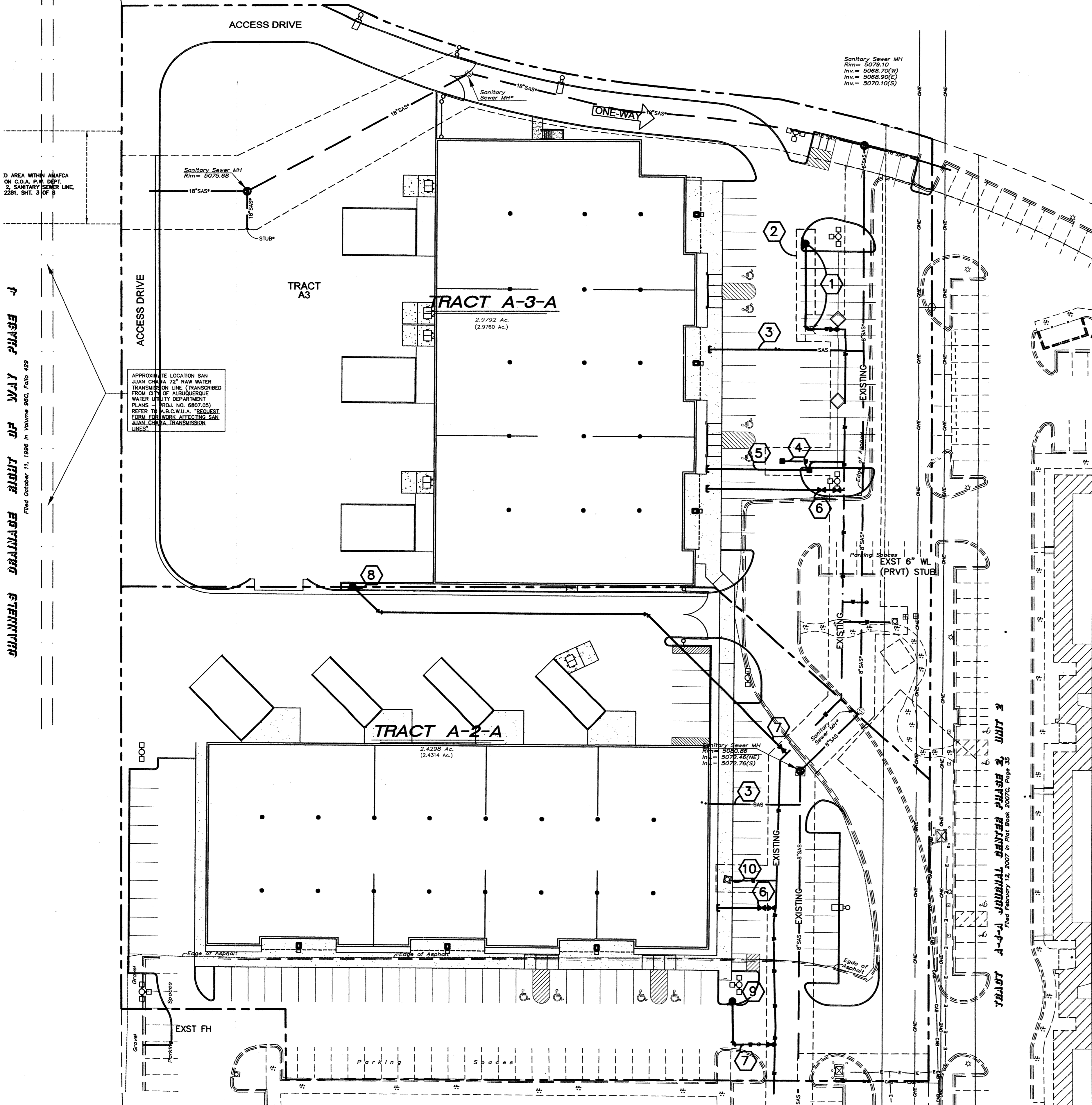
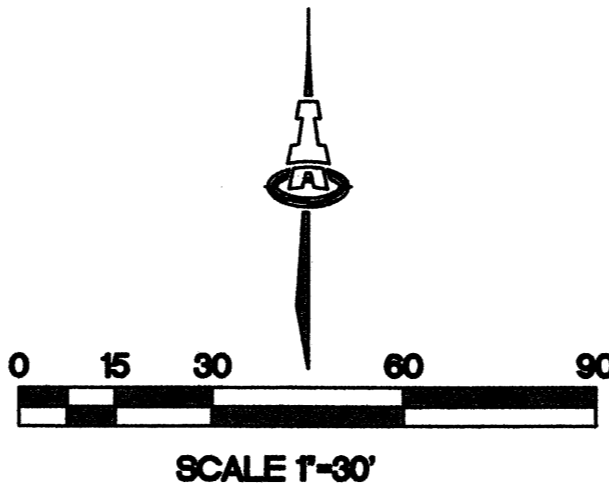
**SHEET TITLE**  
**SITE DEVELOPMENT**  
**PLAN FOR**  
**BUILDING PERMIT**

**SHEET NUMBER**  
**4c of 5**



Albuquerque Control Survey  
 Monument "TEES" 2"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD83)  
 N = 1,216,566.742  
 E = 1,534,308.480  
 Delta Alpha = -0'12"17"  
 Ground-to-Grid Factor = 0.999873430

**TRACT E - NORTH PINO INLET  
 A.M.A.P.C.A. NORTH DIVERSION CHANNEL AND INLET  
 CHANNELS DRAINAGE RIGHT OF WAY PHASE J**  
 Filed October 11, 1996 In Volume 96C, Folio 429



**RESTRAINED JOINT LENGTHS  
 FOR WATERLINE FITTINGS**

RESTRAINED JOINT LENGTHS, L<sub>T</sub>,  
 FOR HORIZONTAL BENDS, VALVES,  
 AND DEAD ENDS, (FT.)

SIZE	HORIZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L<sub>T</sub>,  
 FOR REDUCERS, (FT.)  
 MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH:  
 RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE		SMALL SIDE	
	SIZE	SMALL SIDE	SIZE	SMALL SIDE
12x10	25	30	10x6	44
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	215	8x4	43
10x8	24	30	8x4	24

RESTRAINED JOINT LENGTHS, L<sub>T</sub>,  
 FOR TEES, (FT.)  
 ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN		BRANCH
	SIZE	SMALL SIDE	
12x12x12	15	17	17
12x12x10	10	18	18
12x12x8	6	19	19
12x12x6	3	19	19
12x12x4	1	19	19
10x10x10	12	18	18
10x10x8	8	15	15
10x10x6	4	16	16
10x10x4	2	20	20
8x8x8	9	20	20
8x8x6	5	17	17
8x8x4	2	15	15
6x6x6	6	20	20
6x6x4	2	20	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:  
 DEPTH OF BURY: 3.0 FT. MINIMUM  
 FACTOR OF SAFETY: 1.25  
 MATERIAL: PVC PIPE  
 SOIL TYPE: GW/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

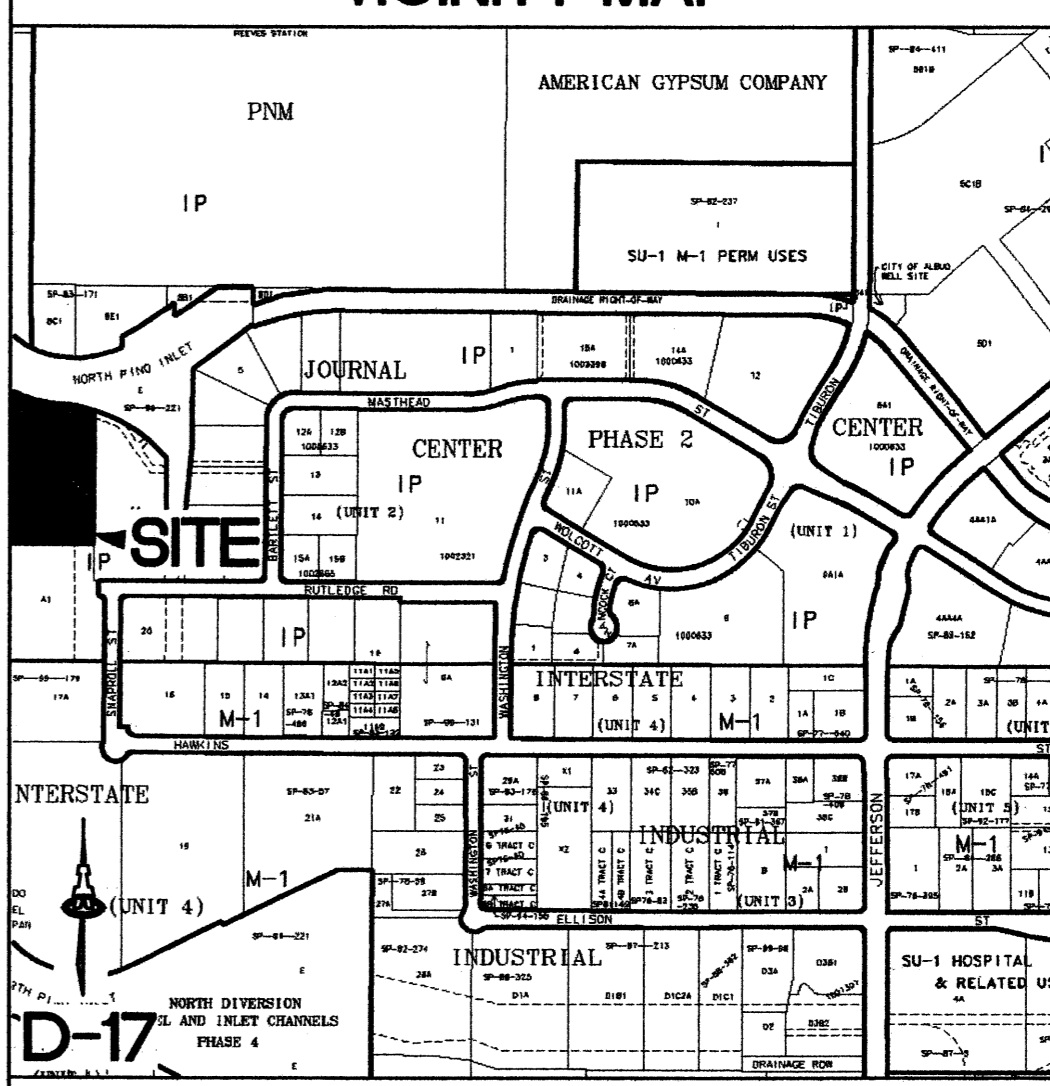
DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

- NOTES:**
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
  - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 5' OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
  - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

**WATER SHUT-OFF PLAN**

SHUT-OFF VALVE [752] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY ABCWUA PERSONNEL ARE ALLOWED TO OPERATE VALVES.

**VICINITY MAP**



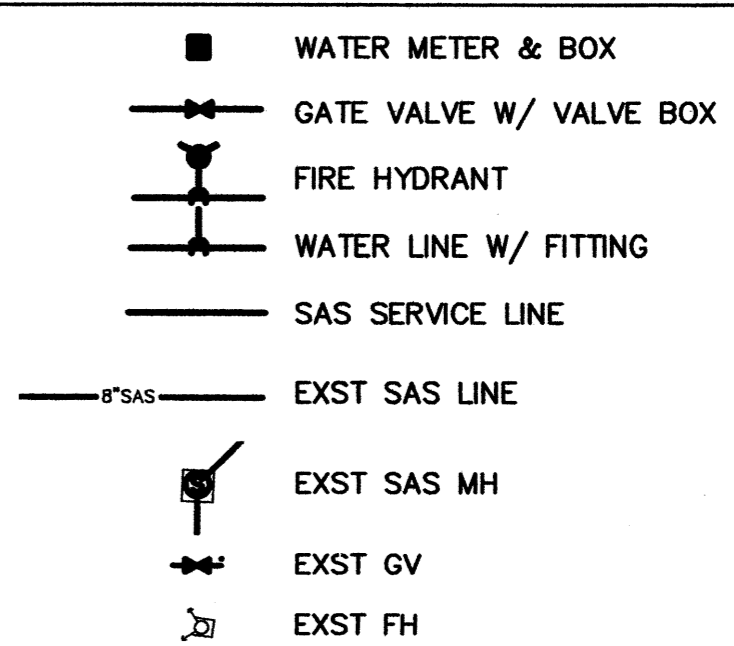
**GENERAL NOTES**

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.
- INSERT NEW GATE VALVES ON EXISTING WATERLINES PER COA STD DWG #2333.

**KEYED NOTES**

- REMOVE AND RELOCATE PUBLIC FIRE HYDRANT PER COA STD DWG #2340 FLANGE ELEV = XX.X
- 10' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA BY DOC
- EXTEND EXISTING 4" SAS SERVICE TO WITHIN 5' OF BUILDING PER COA STD DWG #2125
- REMOVE AND RELOCATE EXISTING WATER METER BOX PER COA STD DWG #2361 & #2367
- EXTEND 2" METERED WATER SERVICE LINE TO WITHIN 5' OF BUILDING PER COA STD DWG #2363
- INSTALL 8" PRIVATE GV, RING, & BOX PER COA STD DWG #2325 & #2328 AND EXTEND EXISTING 8" FIRELINE TO WITHIN 5' OF BUILDING
- EXTEND EXISTING 6" STUB TO NEW FIRE HYDRANTS
- PROPOSED FIRE HYDRANT (PRVT) PER COA STD DWG #2340 FLANGE ELEV = XX.X
- PROPOSED FIRE HYDRANT (PRVT) PER COA STD DWG #2340 FLANGE ELEV = XX.X
- EXISTING WATER METER BOX TO BE SET FLUSH WITH NEW SIDEWALK

**LEGEND**



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**SHEET NUMBER**  
 5 OF 5