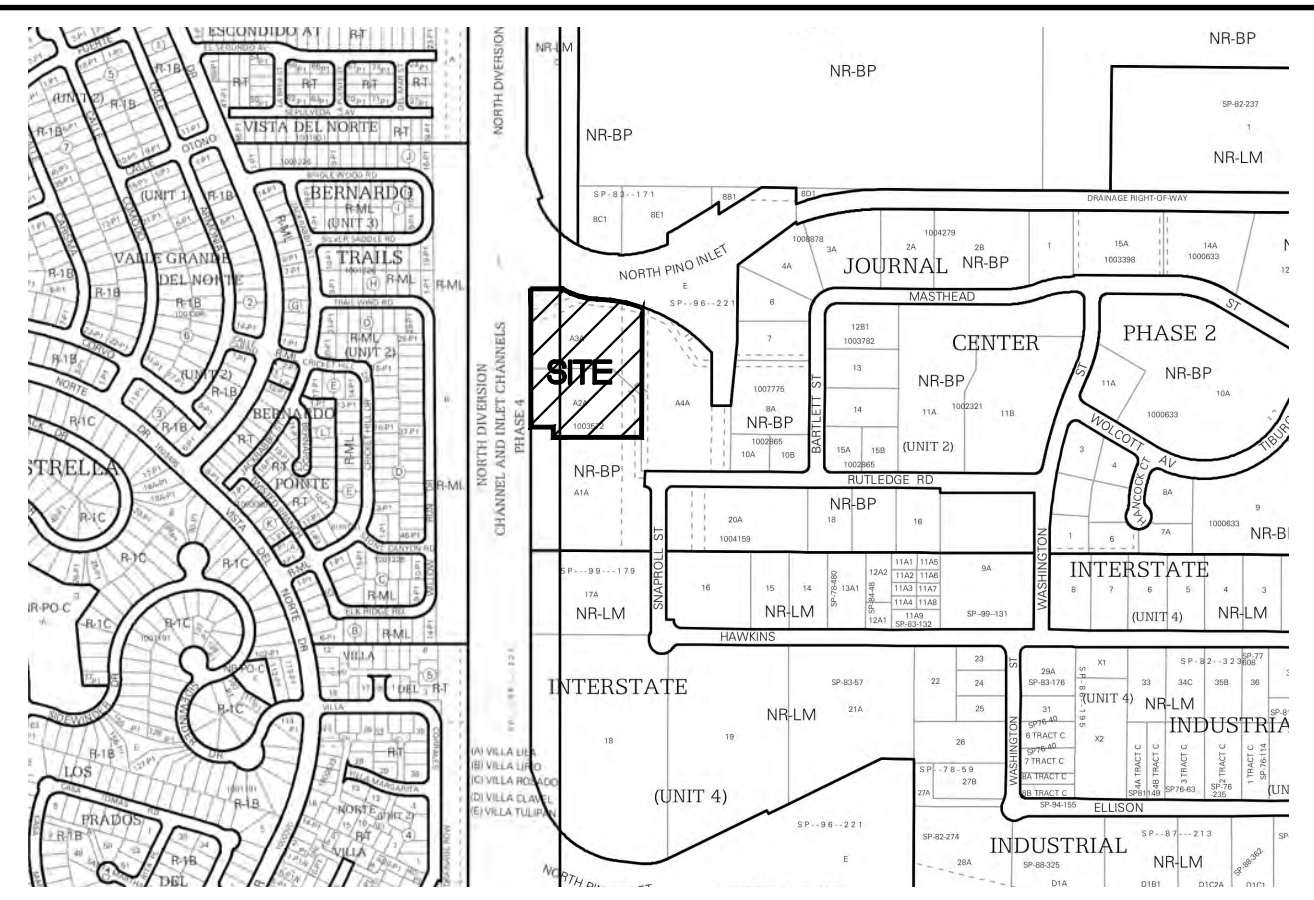


LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS
	WATER BLOCK
	SAWCUT LINE

- KEYED NOTES**
- 1' 7x7' TUBE STEEL THRU SIDEWALK FOR ROOF DRAIN (REF. ARCHITECTURAL SHEETS)
 - 2' ROOF DRAIN (REF. ARCHITECTURAL SHEETS)
 - 3' SAWCUT AND REMOVE EXISTING PAVING
 - 4' CONCRETE RUNDOWN TO BE CONSTRUCTED PER AMAFCA STANDARDS IN THE NORTH DIVERSION CHANNEL RIGHT-OF-WAY



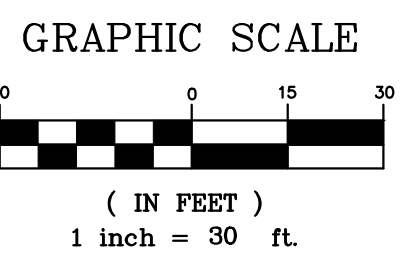
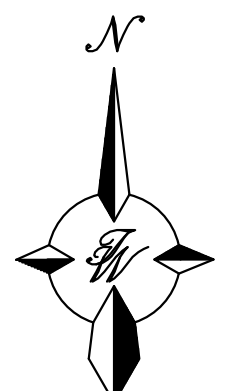
VICINITY MAP D-16Z, D-17Z



FLOOD MAP 35001C0136G

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.



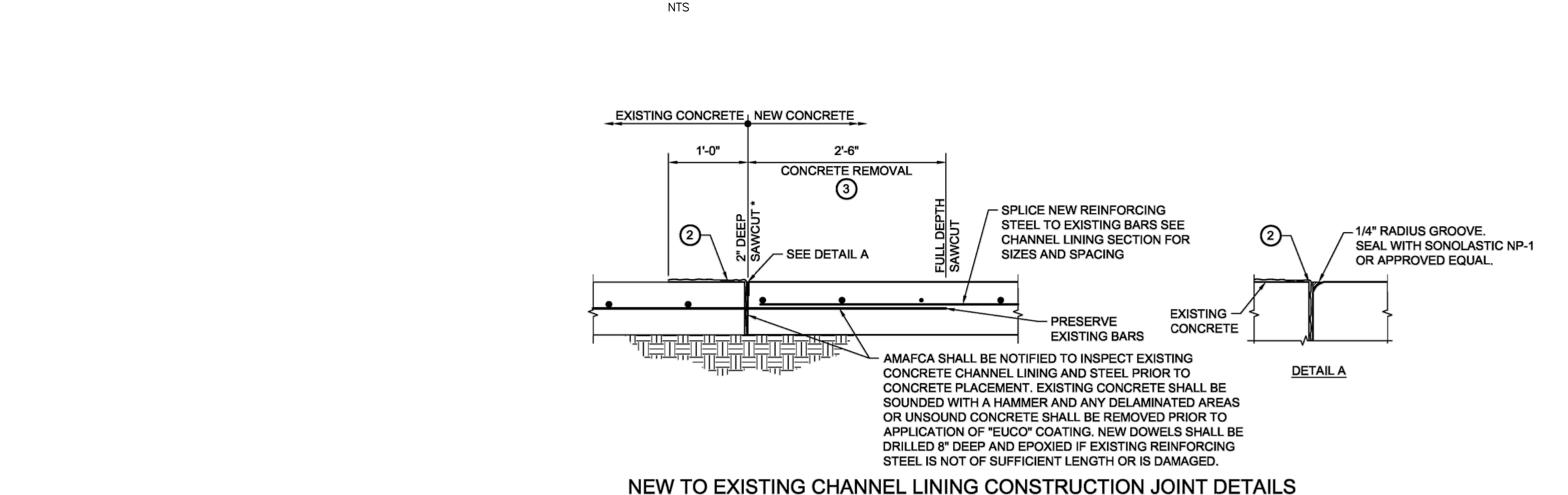
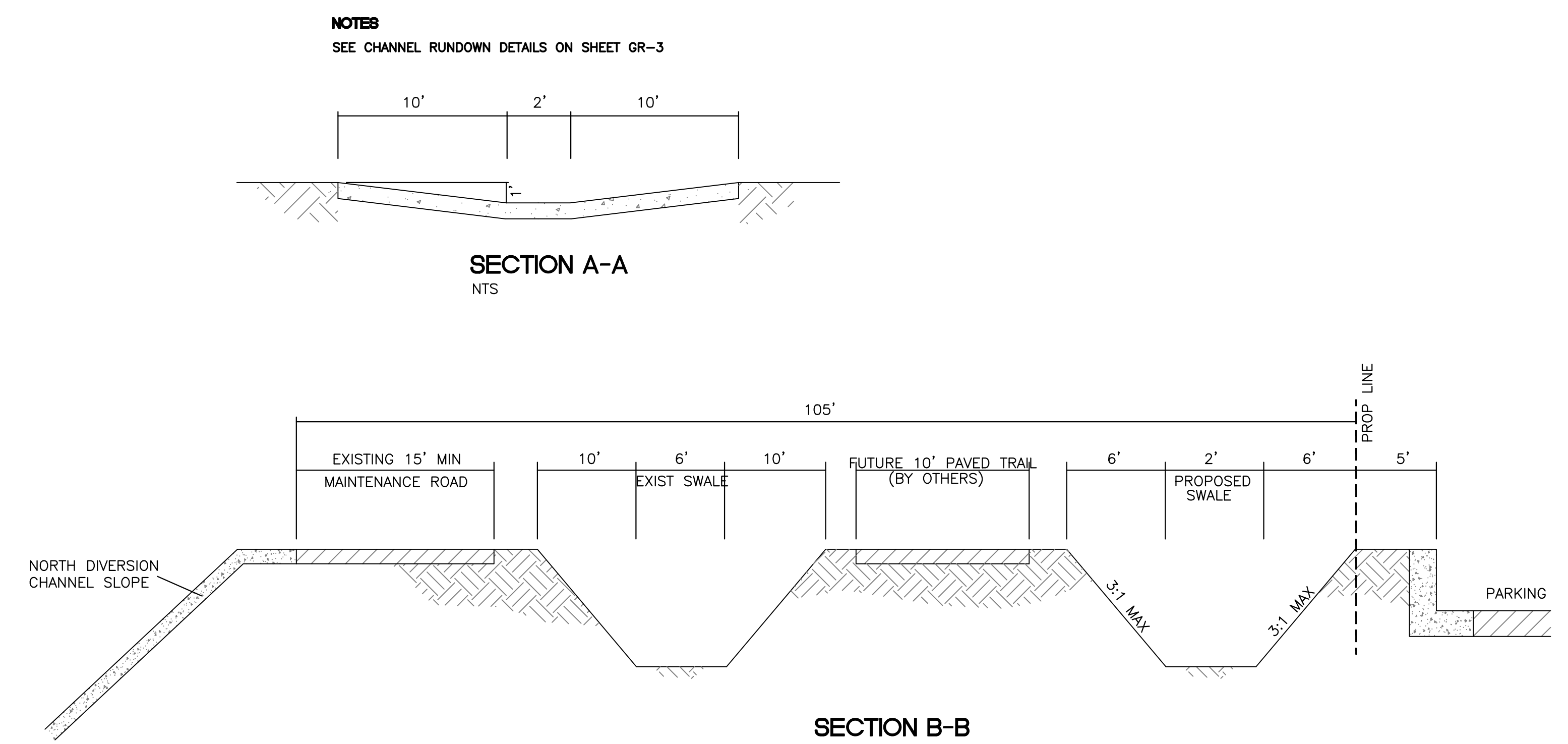
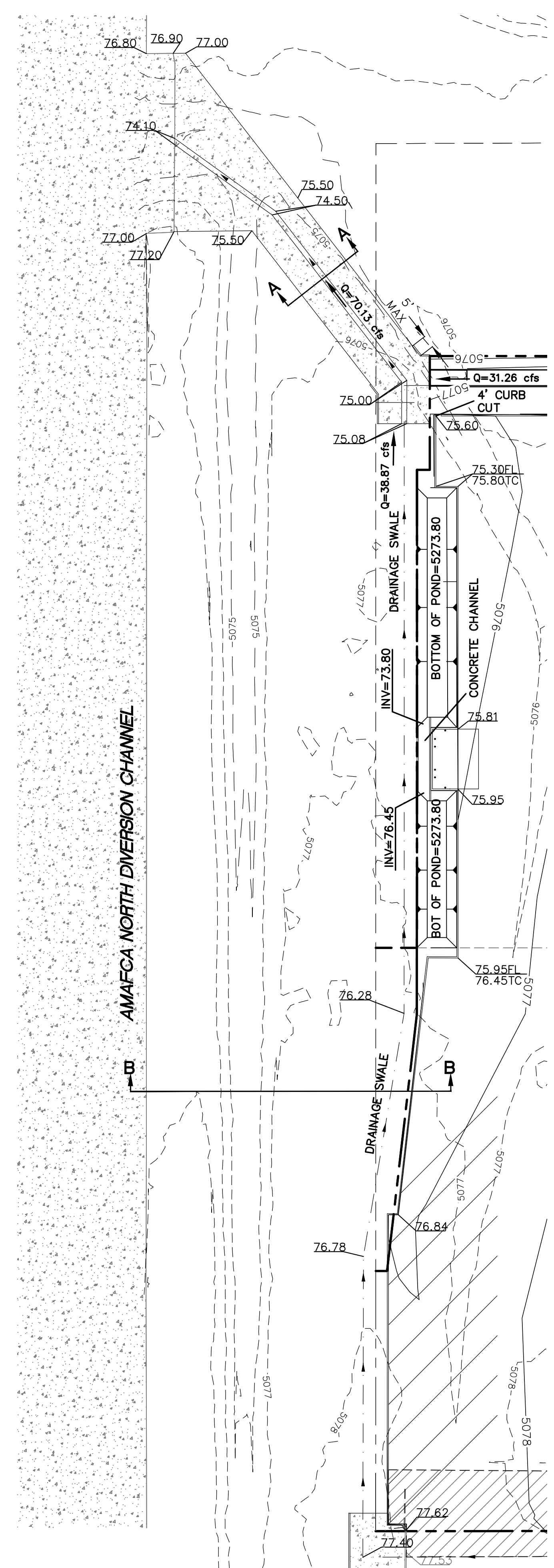
CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	ENGINEER'S SEAL	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
		RUTLEDGE SPEC BUILDING GRADING AND DRAINAGE PLAN	DATE 3-7-22
			DRAWING
			SHEET # GR-1
			JOB # 2021051

TIERRA WEST, LLC
 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tierrawestllc.com

RONALD R. BOHANNAN
 P.E. #7868

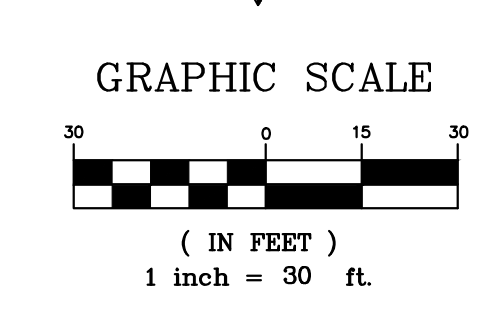
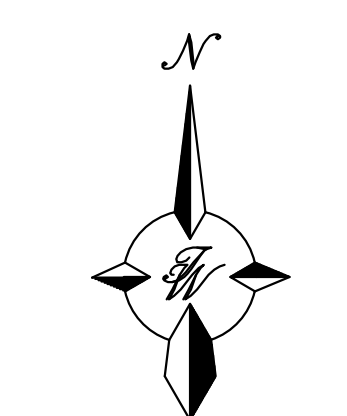


AMAFCA GENERAL NOTES

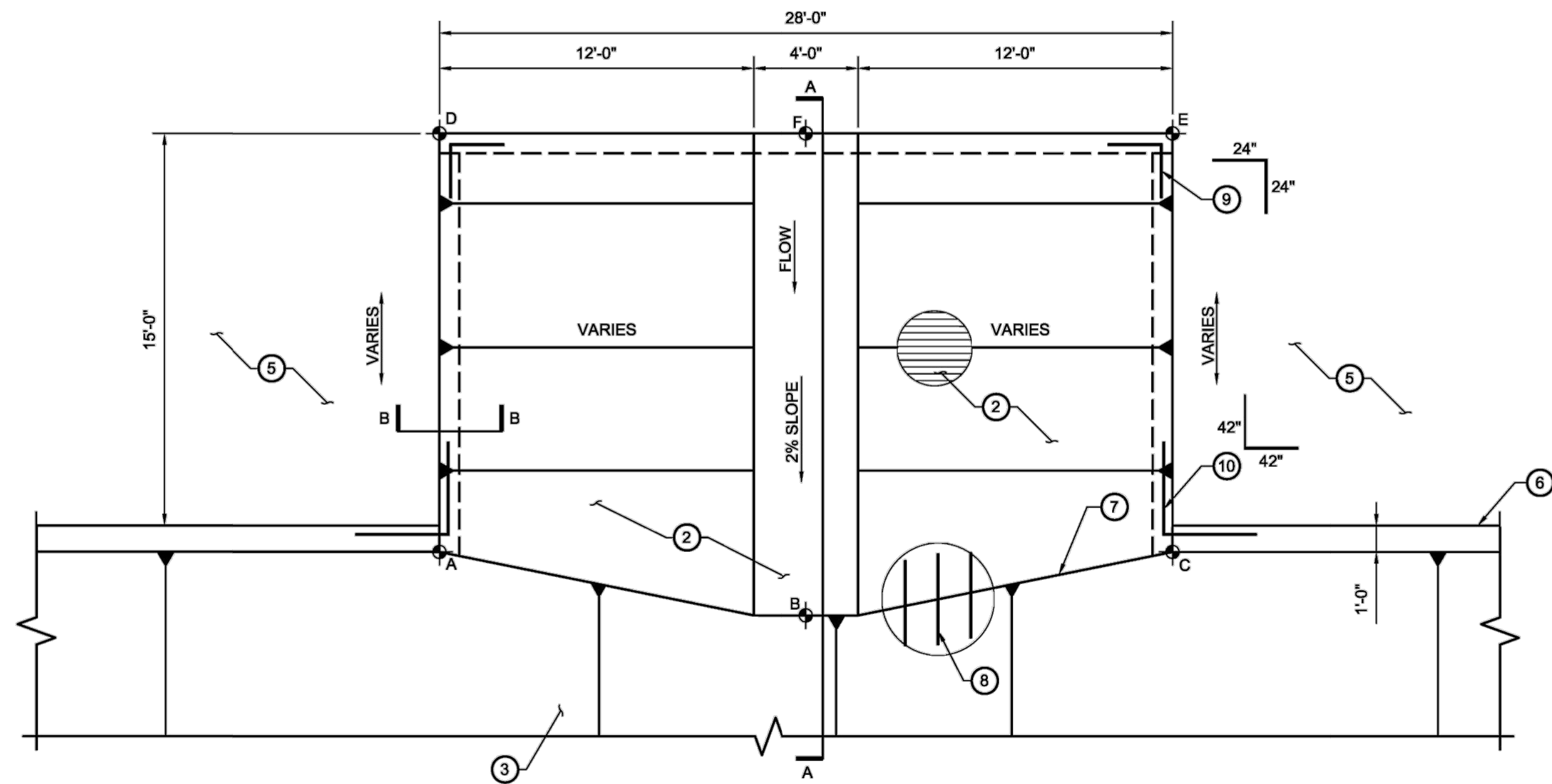
1. AMAFCA'S PROJECT MANAGER SHALL BE NOTIFIED 48 HOURS PRIOR TO START OF ANY WORK AND PRIOR TO FINAL INSPECTION OF THE WORK WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT. TELEPHONE NUMBER IS 884-2215.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA RIGHT-OF-WAY OR EASEMENT BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA.
4. CERTIFIED AS-BUILT PLANS MUST BE SUBMITTED TO AMAFCA FOR THE CONSTRUCTION WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT.
5. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000.00, NAMING AMAFCA AS ADDITIONAL INSURED, PRIOR TO STARTING WORK.
6. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
7. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE OWNER'S EXPENSE.
8. THE MAXIMUM WHEEL LOAD ALLOWED IN THE AMAFCA CHANNEL IS 12,000 POUNDS.
9. NO TRACKED VEHICLES WILL BE ALLOWED IN THE AMAFCA CHANNEL WITHOUT WRITTEN PERMISSION FROM AMAFCA.

APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY / EASEMENT:

(FOR AMAFCA)



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	CHANNEL SECTIONS	DATE 3-7-22
 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-2	JOB # 2021051



CONCRETE CHANNEL RUNDOWN PLAN
NO SCALE

RUNDOWN SPOT ELEVATION SCHEDULE

RUNDOWN LOCATION (STA.)	A	B	C	D	E	F

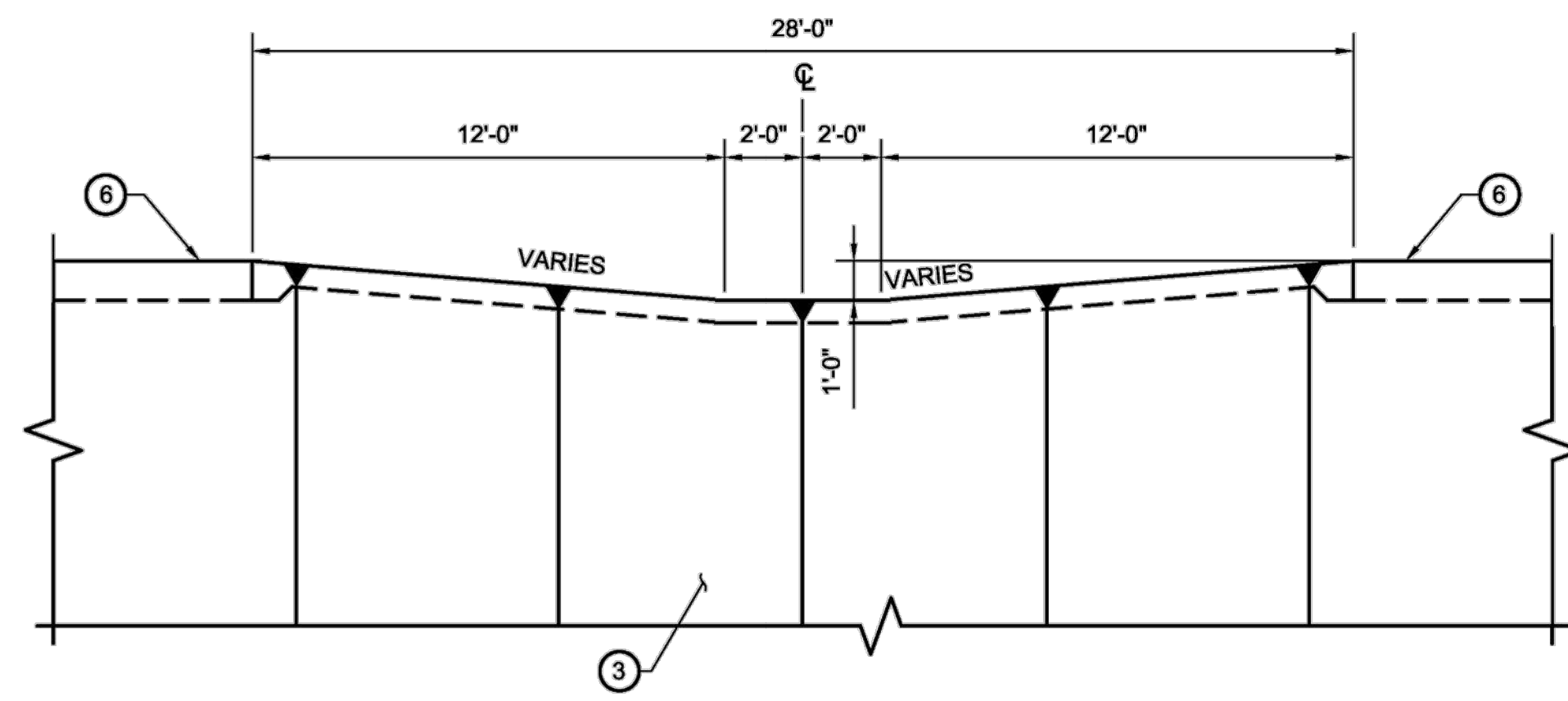
* NOTE: THE DOWNSTREAM SPOT ELEVATION "D" OR "E" SHALL BE 6" (MIN.) HIGHER THAN SPOT ELEVATION "F". THE UPSTREAM SPOT ELEVATION "D" OR "E" SHALL BE 3" (MIN.) HIGHER THAN SPOT ELEVATION "F".

KEYED NOTES

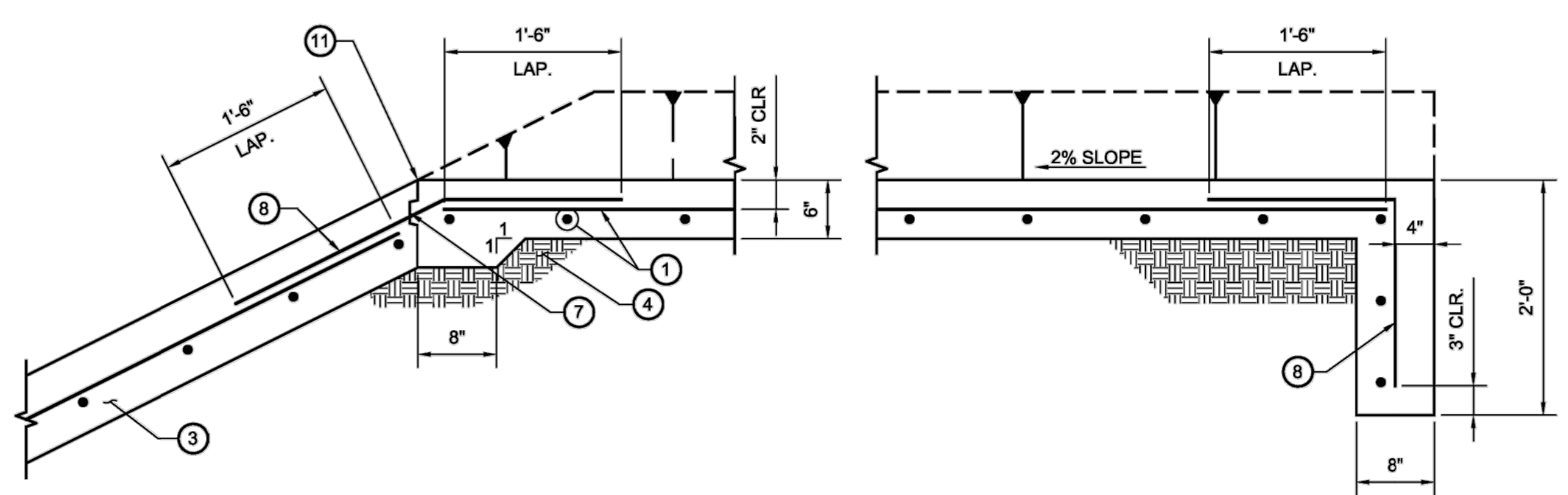
- RUNDOWNS SHALL BE CONSTRUCTED OF 6" THICK CONCRETE WITH #5 BARS AT 15" O.C. CONCRETE SHALL BE TINTED TO MATCH CHANNEL COLOR.
- EXPOSED CONCRETE SURFACE OF THE RUNDOWN SHALL BE FINISHED WITH A TINE FINISH TRANSVERSE TO RUNDOWN FLOW
- 8" CHANNEL LINING
- COMPACTED SUBGRADE - 95% MODIFIED PROCTOR, SAME CONDITIONING AS UNDER CHANNEL LINING
- MAINTENANCE ROAD
- CHANNEL SILL
- ALLOWABLE CONSTRUCTION JOINT WITH KEYWAY
- #5 DOWEL @ 15" O.C.
- #5 CORNER BAR, TYP.
- #8 CORNER BAR, TYP.
- TOOLED 1/4" RADIUS BOTH SIDES WITH NP-1 SEALANT OR APPROVED EQUAL
- #8 ON 6" SAND SHAIR

DESIGN DATA

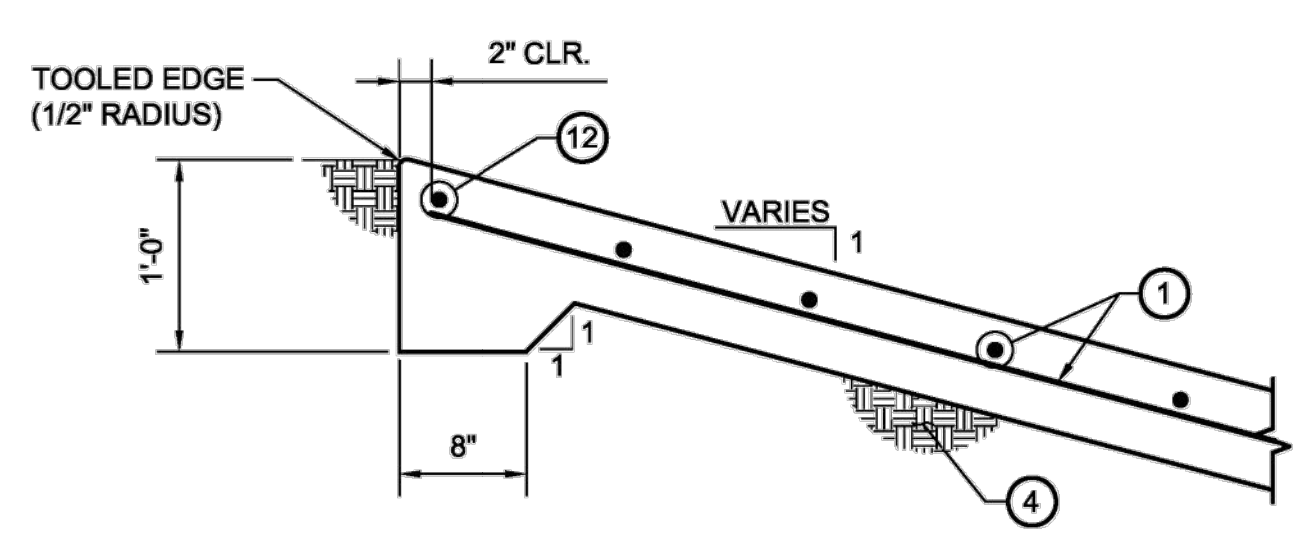
- | | |
|----------------------------------|--|
| A. CAST-IN-PLACE CONCRETE: | FC = 3000 PSI |
| B. REINFORCING STEEL: | ASTM A615 GRADE 60 |
| C. MOISTURE AND DENSITY CONTROL: | ASTM D-1557 ALL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS OF 8" MAXIMUM AND COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY. THE MOISTURE CONTENT SHALL BE OPTIMUM TO ±2 PERCENT. |



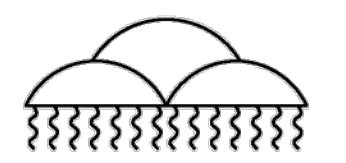
RUNDOWN ELEVATION
NO SCALE



RUNDOWN SECTION A-A
NO SCALE



RUNDOWN SECTION B-B
NO SCALE



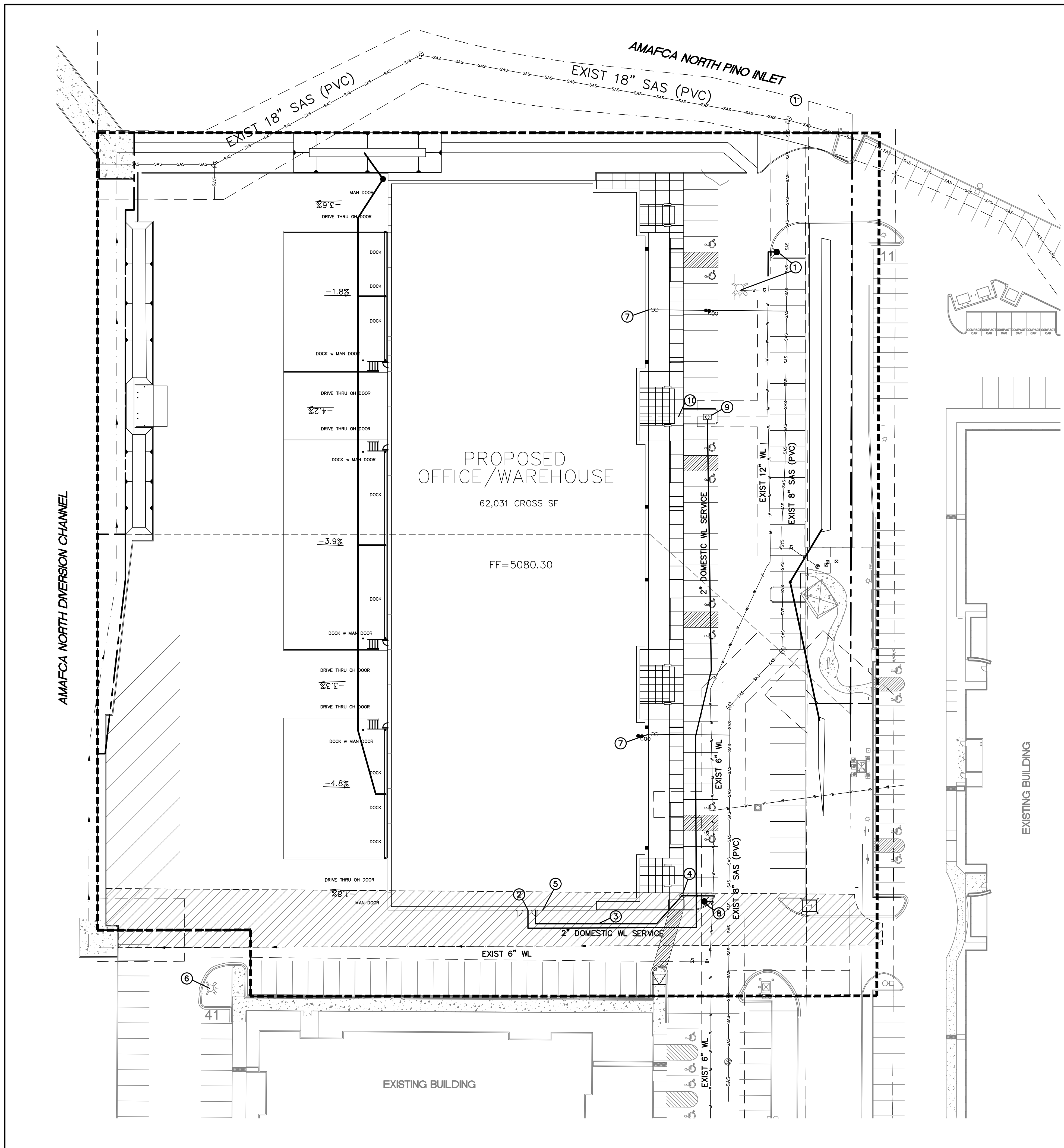
**ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY**

AMAFCA
STANDARD DETAILS

CHANNEL RUNDOWN
PLAN AND DETAILS

REV	DATE	DESCRIPTION	CHKD

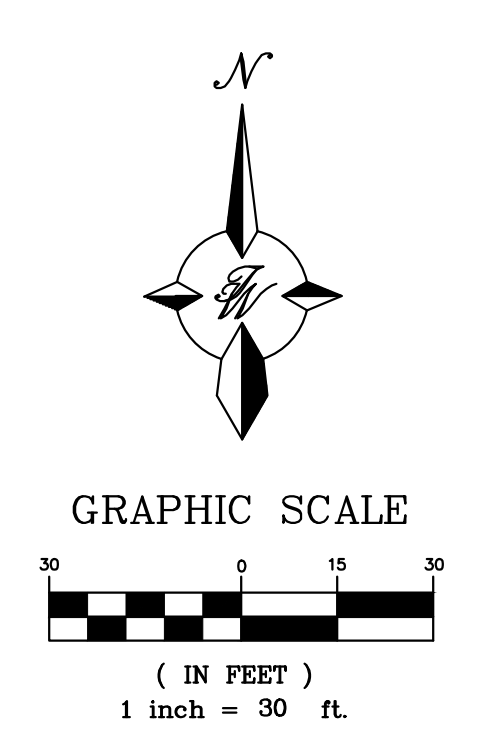
DRAWING NO.	108	MAP NO.	SHEET	OF
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LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROJECT LIMITS
	PROPOSED HYDRANT
8" SAS	SANITARY SEWER LINE
8" WL	WATERLINE
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS

- KEYED NOTES**
- 1 RELOCATE EXIST FIRE HYDRANT (PUBLIC) PER COA STD DWG 2340
 - 2 2" DOMESTIC WL SERVICE
 - 3 8" FIRELINE
 - 4 PIV
 - 5 FDC
 - 6 EXISTING FIRE HYDRANT (PUBLIC)
 - 7 EXISTING 4" SAS SERVICE W/CLEANOUTS
 - 8 NEW FIRE HYDRANT W/GATE VALVE (PUBLIC) PER COA STD DWG 2340
 - 9 EXISTING 2" WATER METER TO REMAIN
 - 10 REMOVE AND DISPOSE 36 LF EXISTING WL SERVICE

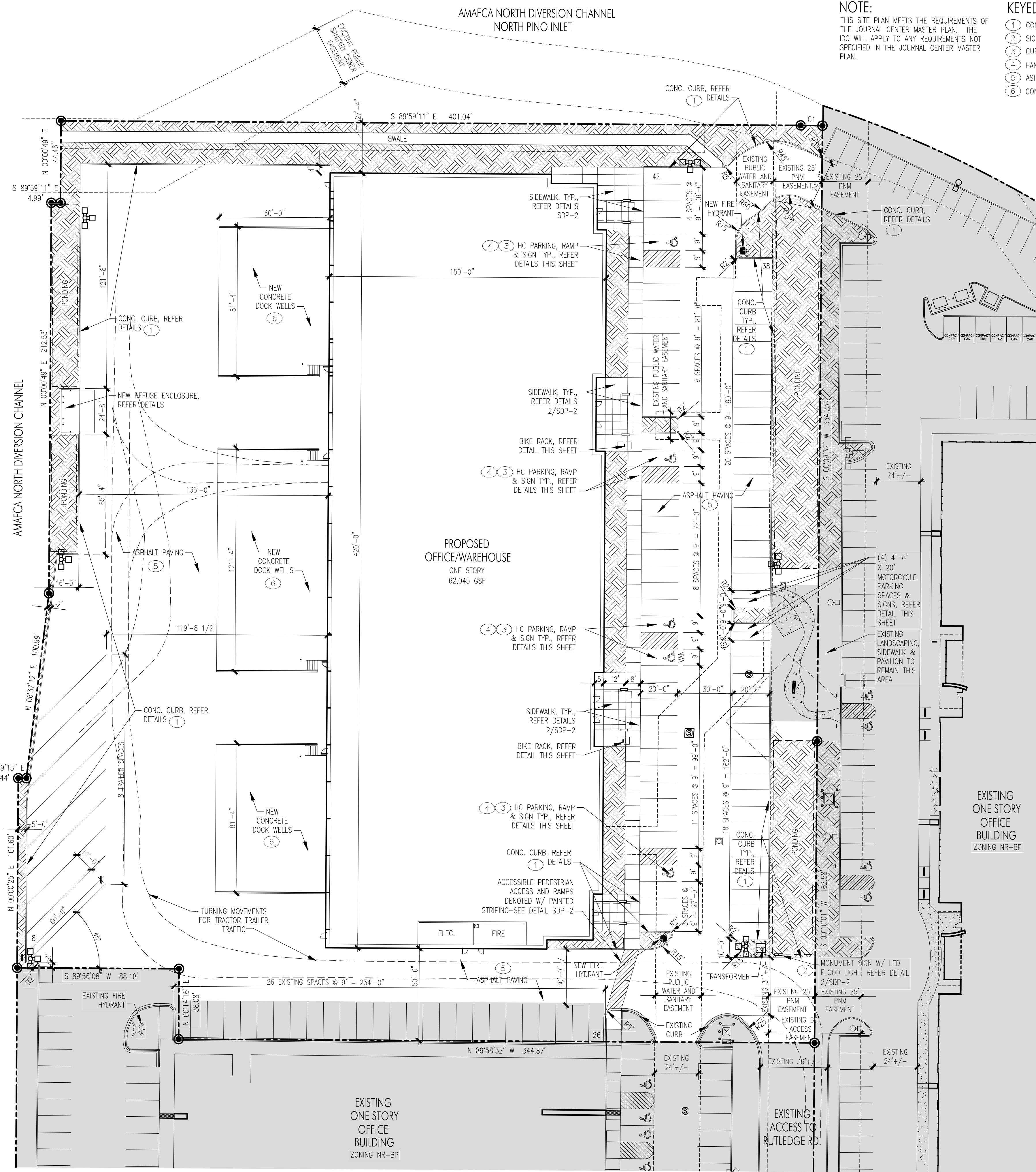


CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

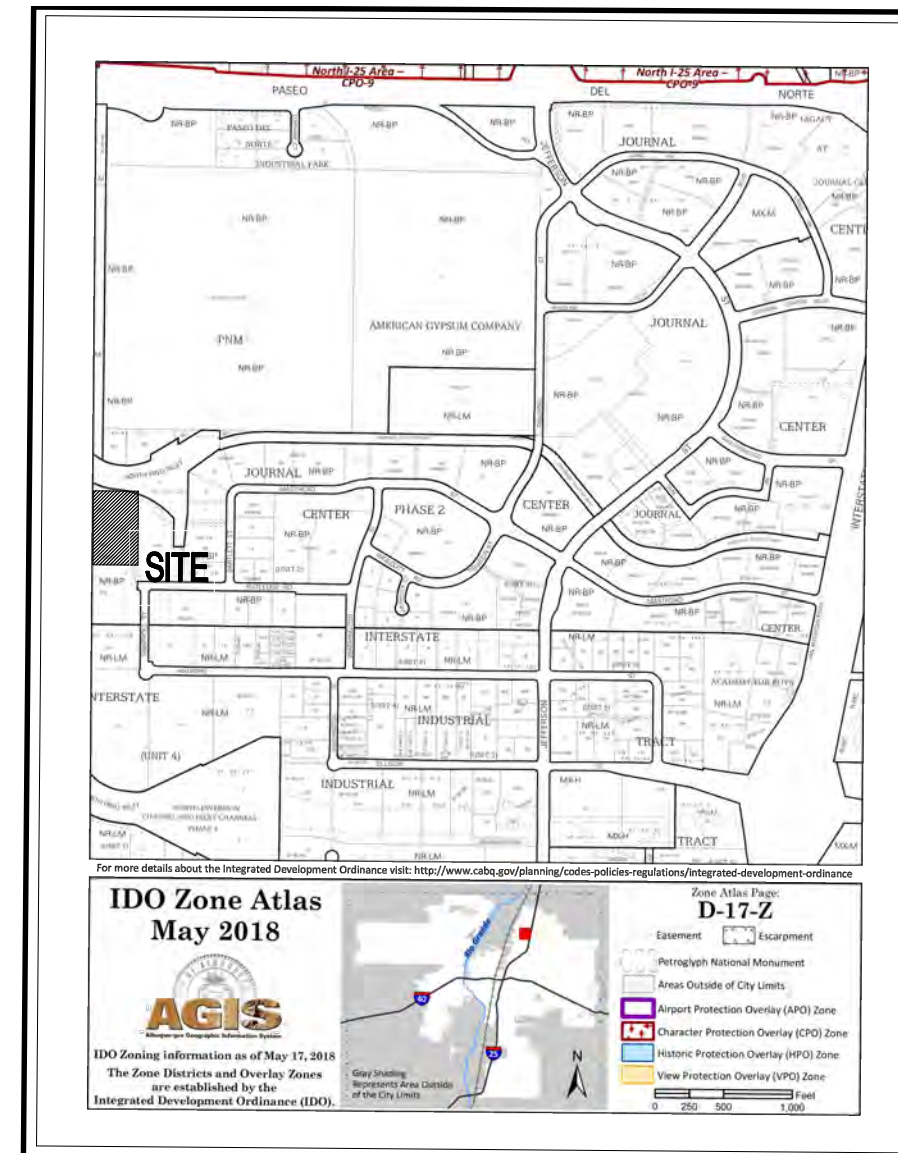
- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
 7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
 11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
 12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
 13. DURING MAINTENANCE OF THE PUBLIC WATER AND/OR PUBLIC SEWER MAINS THE EASTERN ROW OF PARKING SPACES MAY NEED TO BE CLEARED OF ALL VEHICLES
- INSPECTION NOTE**
- CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

	RUTLEDGE OFFICE/WAREHOUSE ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING CONCEPTUAL UTILITY PLAN	DATE 2-22-22
	SHEET # MU-1	DRAWING
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2021051



NOTE:
THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.

- KEYED NOTES**
- ① CONCRETE CURB, REFER DETAIL
 - ② SIGNAGE
 - ③ CURB RAMPS
 - ④ HANDICAPPED PARKING
 - ⑤ ASPHALT PAVING
 - ⑥ CONCRETE DOCK WELLS



PROJECT NO. PR-2021-006258
APPLICATION NO. SI-2022-00057-SITE PLAN

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG 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 FOR BUILDING PERMIT:

<u>Joanne Wolfenbarger</u> TRAFFIC ENGINEER (APR 25, 2022 09:46 MDT)	Apr 15, 2022	DATE
<u>Blaine Carter</u> ALBUQUERQUE TRANSPORTATION DIVISION	Apr 20, 2022	DATE
<u>Chad Lovelace</u> Cheryl Zengerfeldt (Apr 16, 2022 18:13 MDT)	Apr 16, 2022	DATE
<u>Ernest Amigo</u> PARKS & RECREATION DEPARTMENT	Apr 15, 2022	DATE
<u>Jeff Palmer</u> CITY ENGINEER/HYDROLOGY	Apr 15, 2022	DATE
<u>Jeff Palmer</u> CODE ENFORCEMENT	Apr 15, 2022	DATE
<u>Jeffrey</u> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Apr 20, 2022	DATE
<u>Jeffrey</u> DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	Apr 20, 2022	DATE

SEE NEXT SHEET

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

ENVIRONMENTAL HEALTH, IF NECESSARY DATE

BRUNACINI
ARCHITECTS

TATE FISHBURN
REGISTERED ARCHITECT
NO. 1990
202-16-22

ARCHITECT SEAL

ENGINEER SEAL

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: SNAPROLL & RUTLEDGE ROAD, NE ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 206,704 SF 4.7453 ACRES
BUILDING AREA: OFFICE 4,343 GSF, WAREHOUSE 57,702 GSF, 62,045 GSF
FAR: 30.0

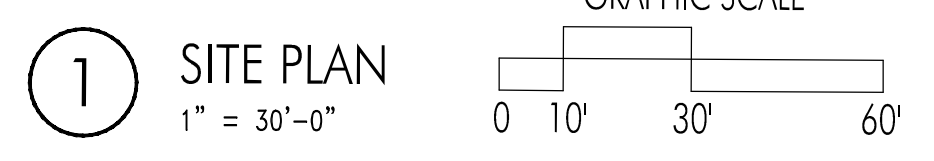
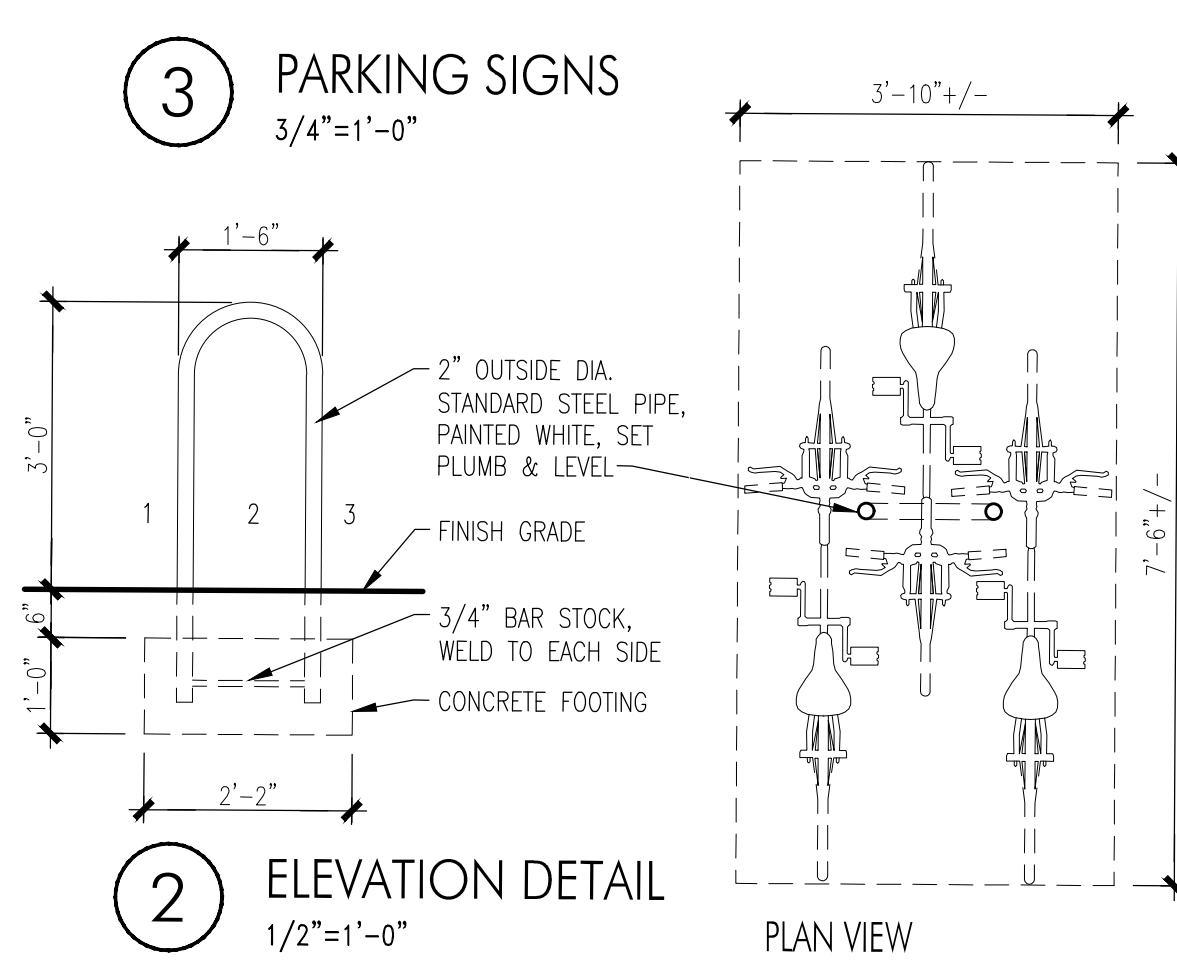
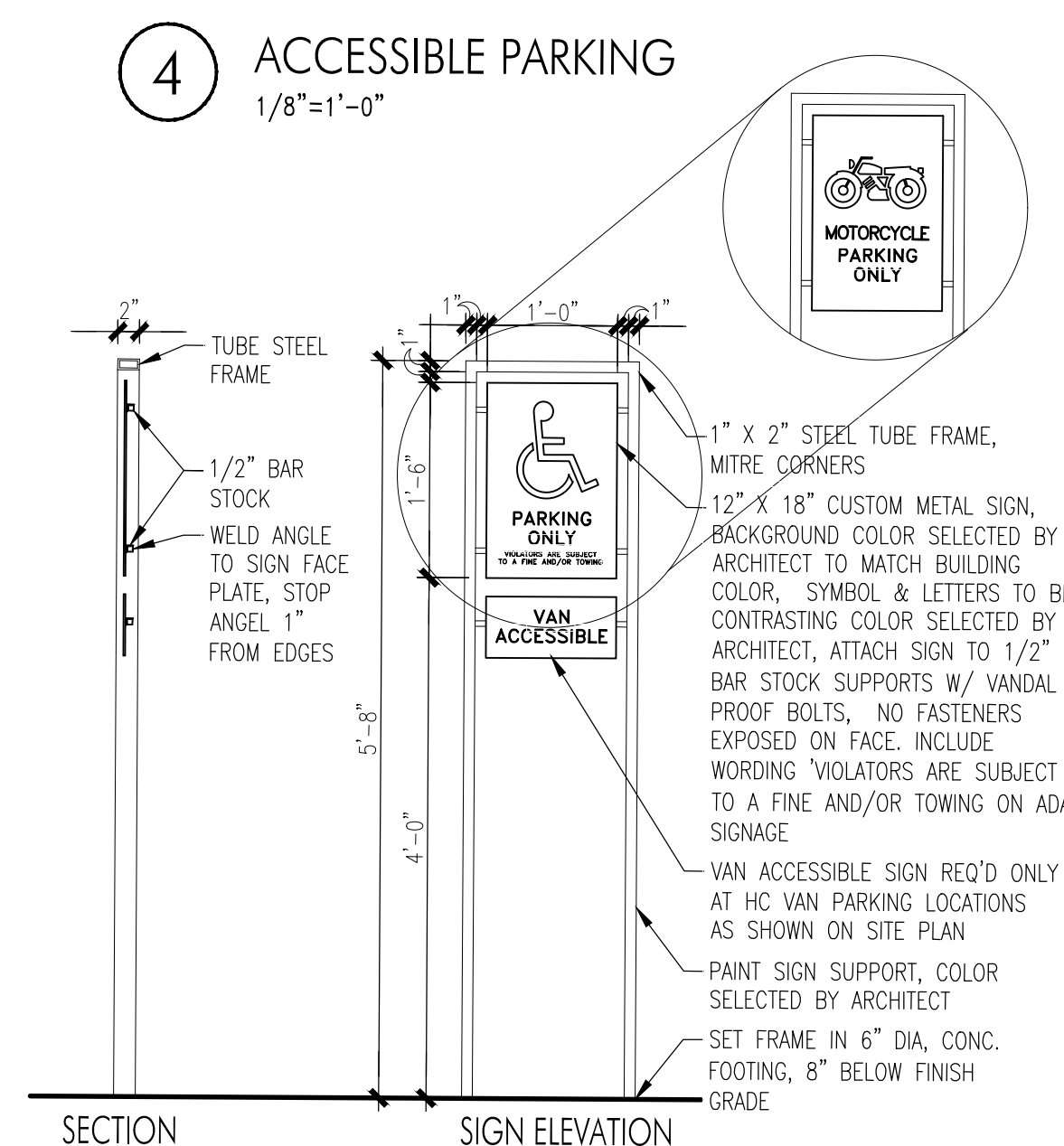
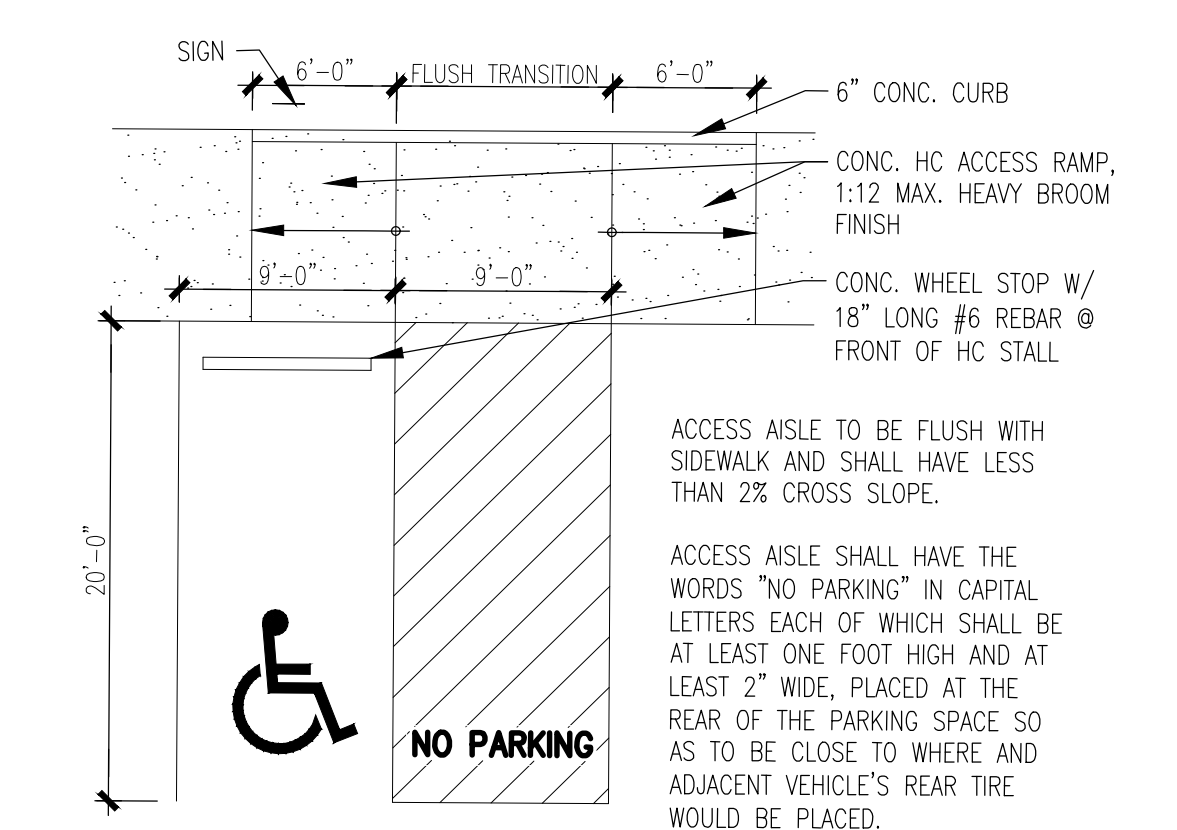
PARKING ANALYSIS:

OFF-STREET PARKING	OFFICE	4,343 GSF	1:300	= 15 SPACES
WAREHOUSE	20,000 GSF	1:1000 (1ST 20000SF)	= 20 SPACES	
	20,000 GSF	1:2000 (2ND 20000SF)	= 10 SPACES	
	7,702 GSF	1:4000 (REMAINDER)	= 5 SPACES	
REQUIRED	50 SPACES	PROVIDED	105 SPACES	
HANDICAP PARKING (101-150 PRVD)	= REQUIRED	5 SPACES TOTAL (1 VAN)	PROVIDED	5 SPACES TOTAL (1 VAN)
MOTORCYCLE PARKING (50 ROD PARKING SPACES)	= REQUIRED	2 SPACES	PROVIDED	4 SPACES
BICYCLE PARKING (10% ROD PARKING SPACES)	= REQUIRED	5 SPACES	PROVIDED	6 SPACES

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- [Hatched] PONDING AREA
- [Hatched] LANDSCAPED AREA
- [Hatched] EXISTING PARKING, DRIVES, CURBS AND LANDSCAPING TO REMAIN
- [Symbol] HANDICAP PARKING PAVEMENT MARKING
- [Symbol] FIRE HYDRANT
- [Symbol] 25' WHITE PARKING LOT POLE W/ (3) 100 WATT LED FIXTURE HEADS

- GENERAL NOTES**
- ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.



CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	0°51'22"	S 89°25'05" E	810.00'	12.10'	12.10'

NEW OFFICE/WAREHOUSE BUILDING
BRUNACINI DEVELOPMENT
SNAPROLL & RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

REVISIONS

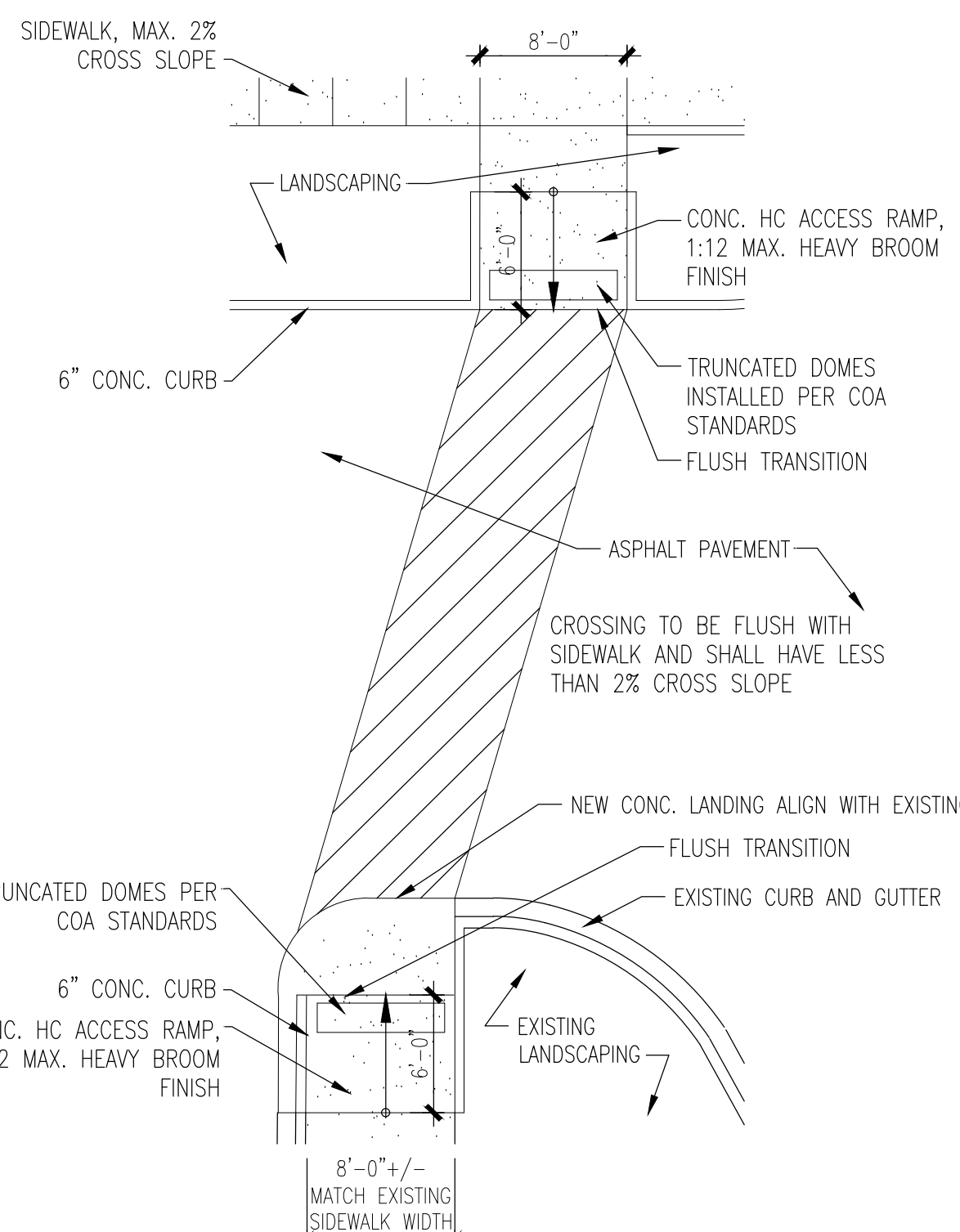
DATE: FEBRUARY 16, 2022

NORTH

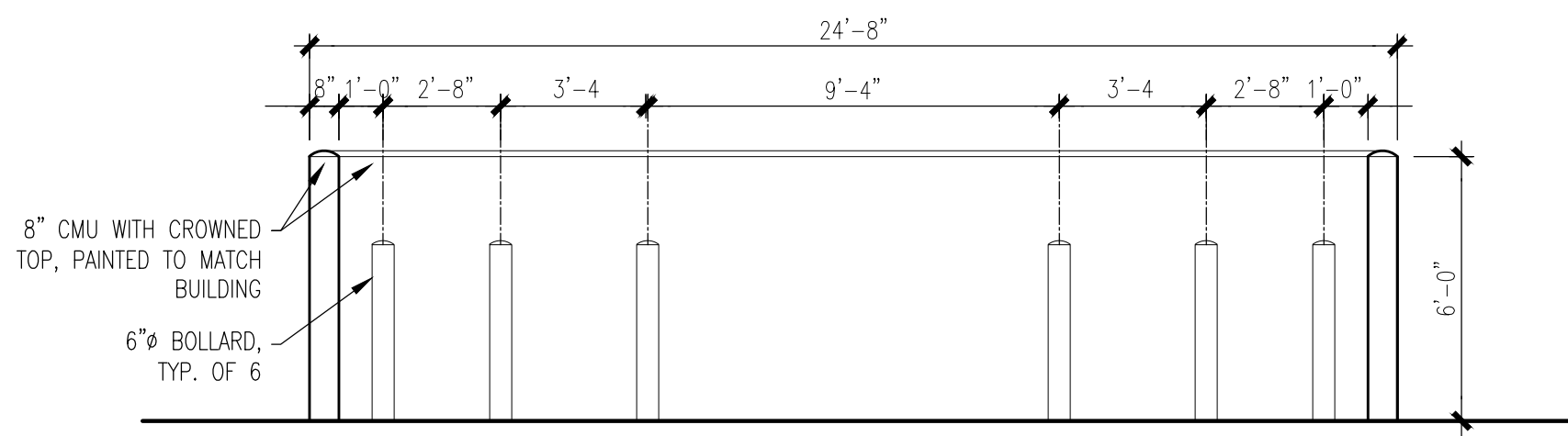
SCALE: 1"=30' OR AS NOTED

DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

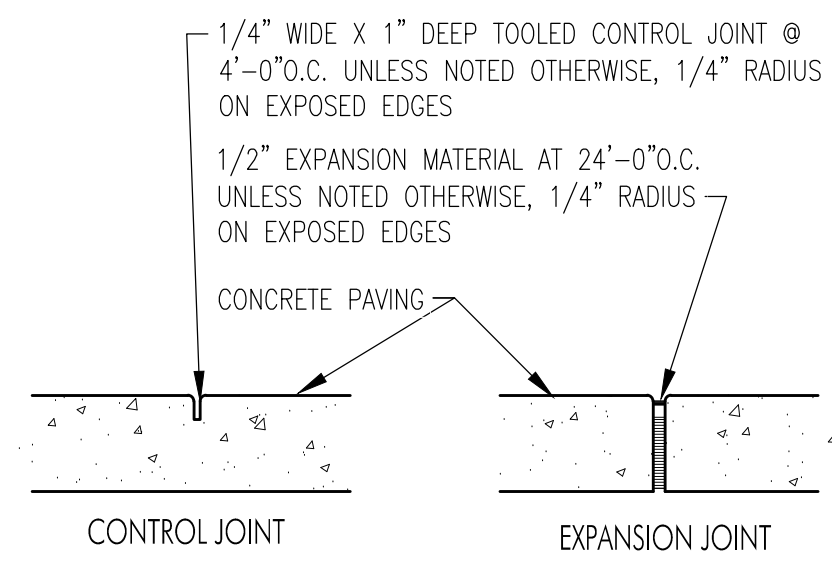
SHEET NUMBER: SDP-1



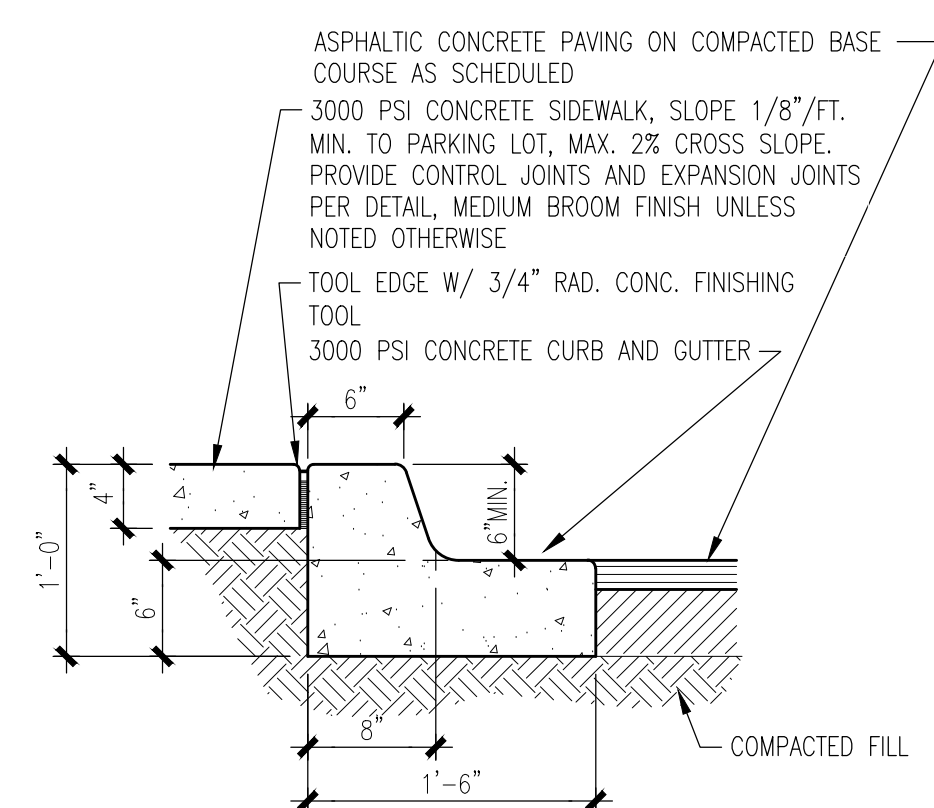
8 PEDESTRIAN PATH DETAIL
1/16"=1'-0"



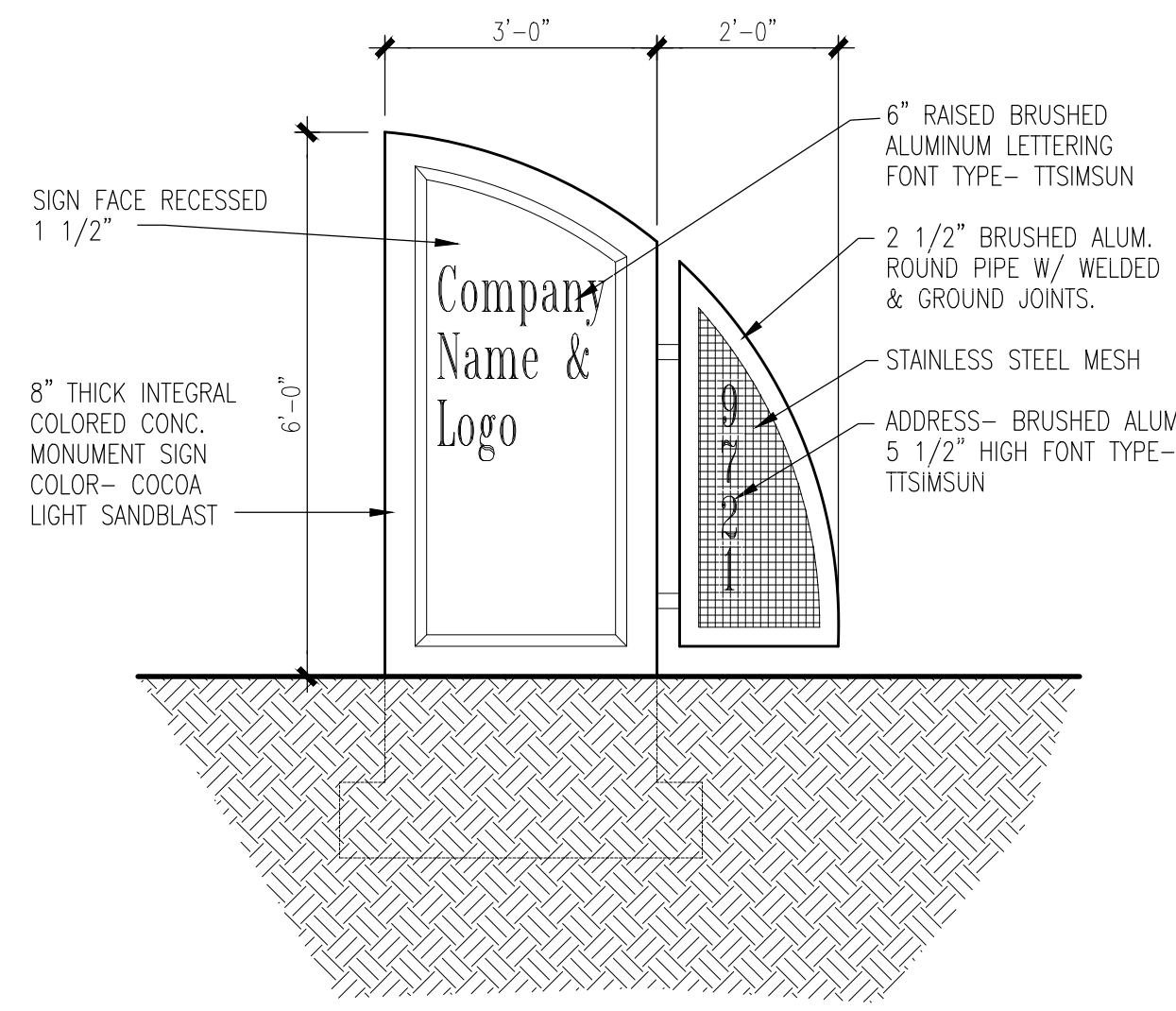
9 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



7 JOINT DETAIL
1 1/2"=1'-0"



6 CURB/SIDEWALK DETAIL
1"=1'-0"



5 MONUMENT SIGN
1/2"=1'-0"

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE JOURNAL CENTER 2 DESIGN GUIDELINES.

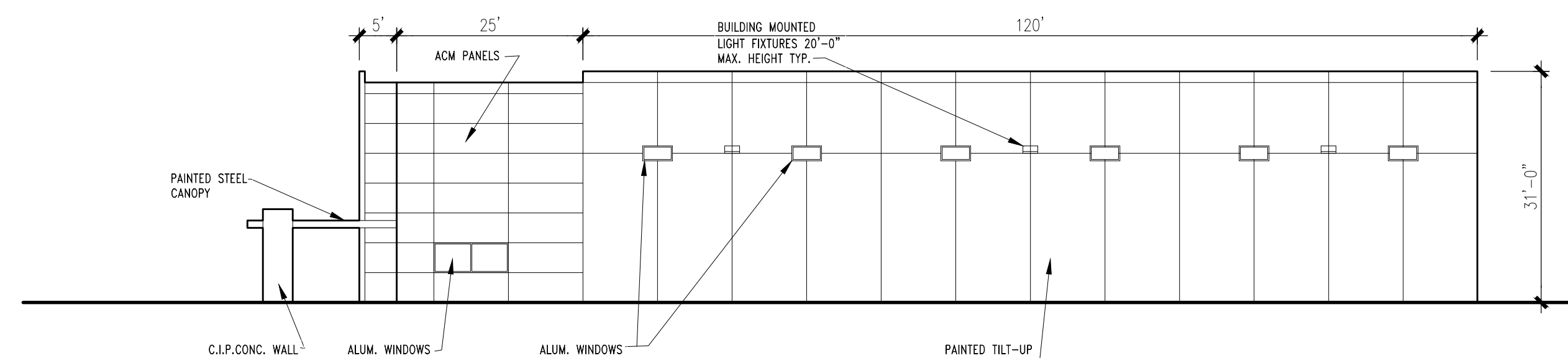
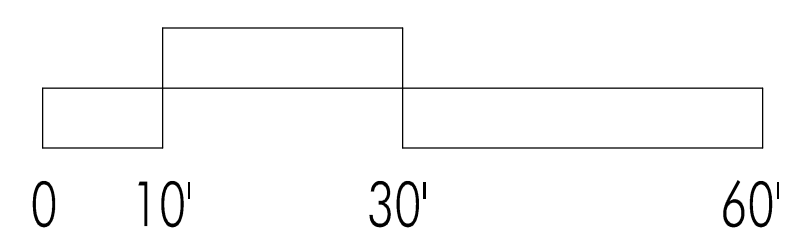
EXTERIOR FINISHES

- TILT-UP CONC. PANELS- COLOR - LIGHT GRAY
 - ALUMINUM COMPOSITE PANELS-COLOR- MEDIUM GRAY
 - METAL ACCENT COLOR- RED
 - ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
 - WINDOW GLAZING- 1" TINTED INSULATED TINT COLOR- SOLAR GRAY
 - OVERHEAD & HM DOORS- LIGHT GRAY
- ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
 ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.
 NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE JOURNAL CENTER 2 MASTERPLAN REGULATIONS.

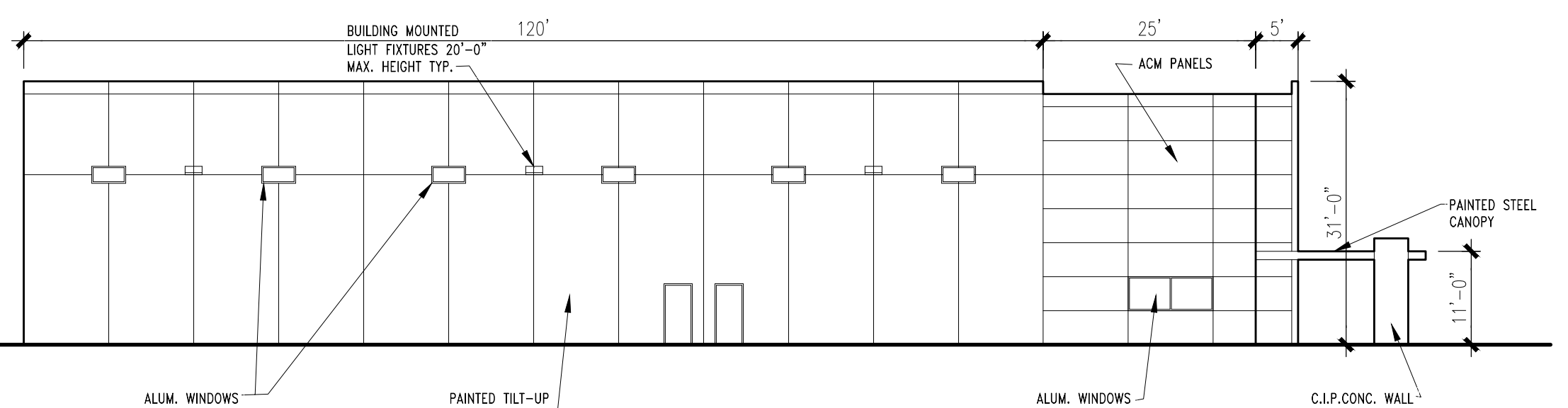
BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-12,810 S.F. SIGNAGE- 600 S.F. 600 / 12,810 = 4.7%

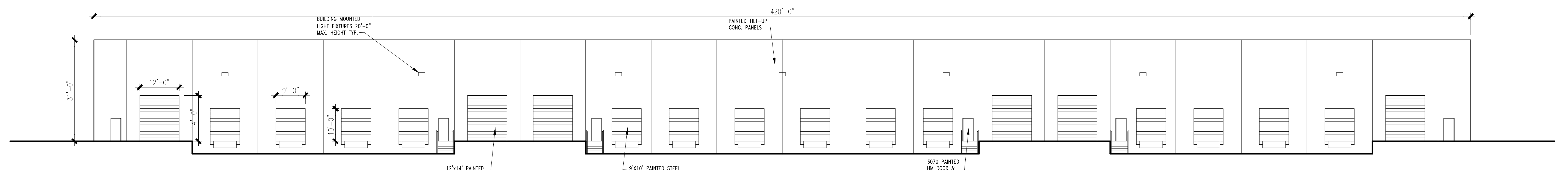
GRAPHIC SCALE



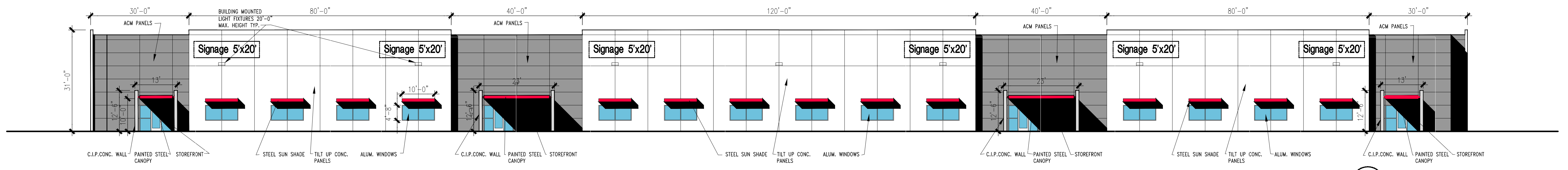
4 NORTH ELEVATION
1/16"=1'-0"



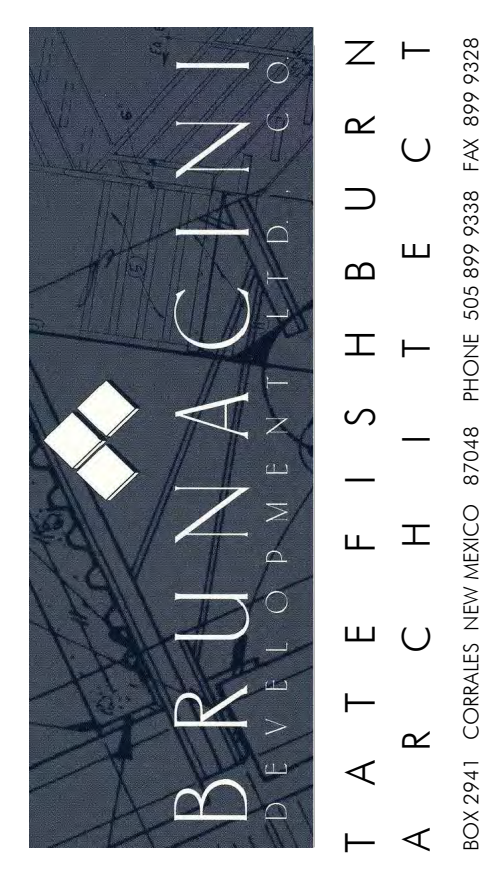
3 SOUTH ELEVATION
1/16"=1'-0"



2 WEST ELEVATION
1/16"=1'-0"

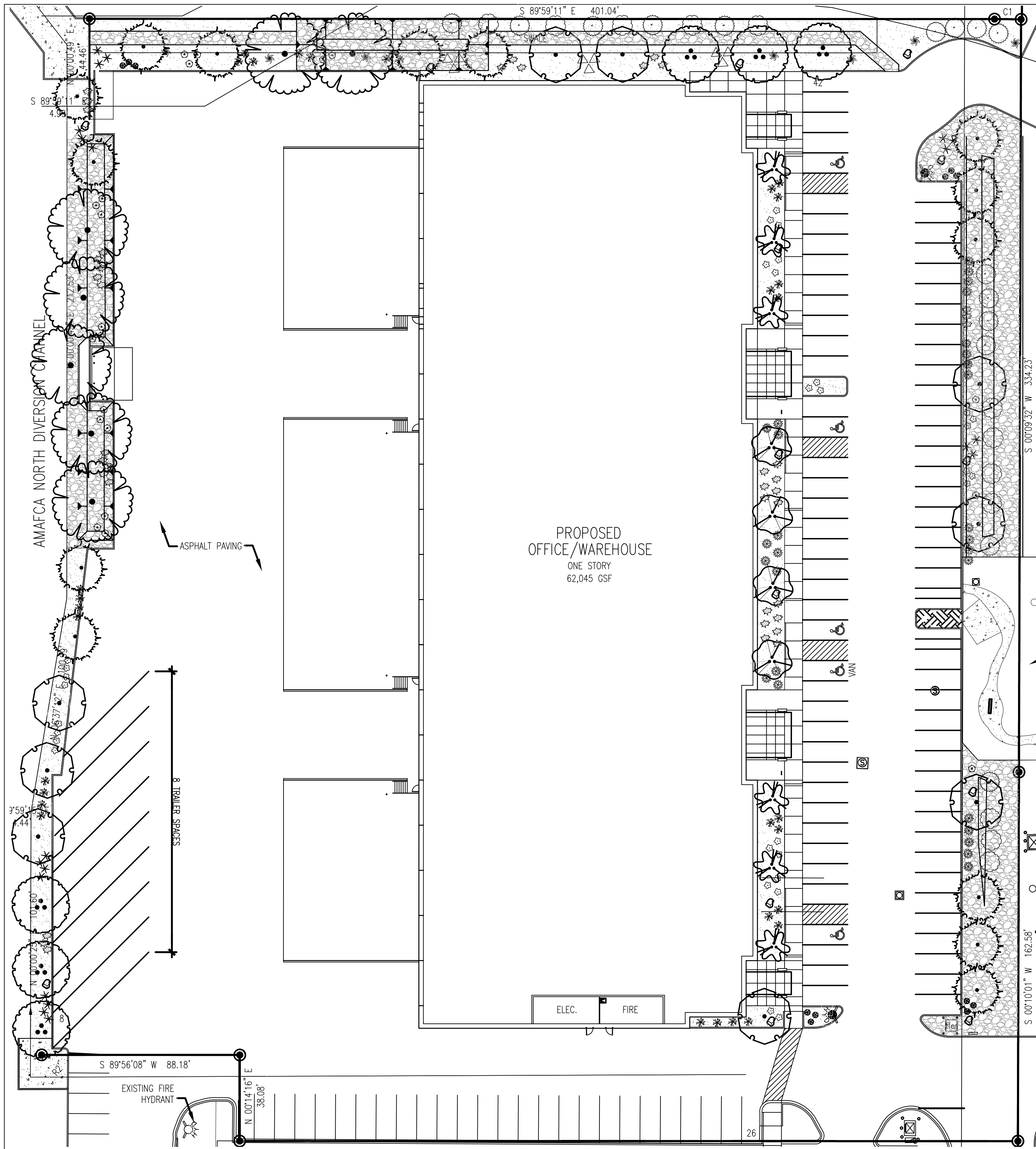


1 EAST ELEVATION
1/16"=1'-0"



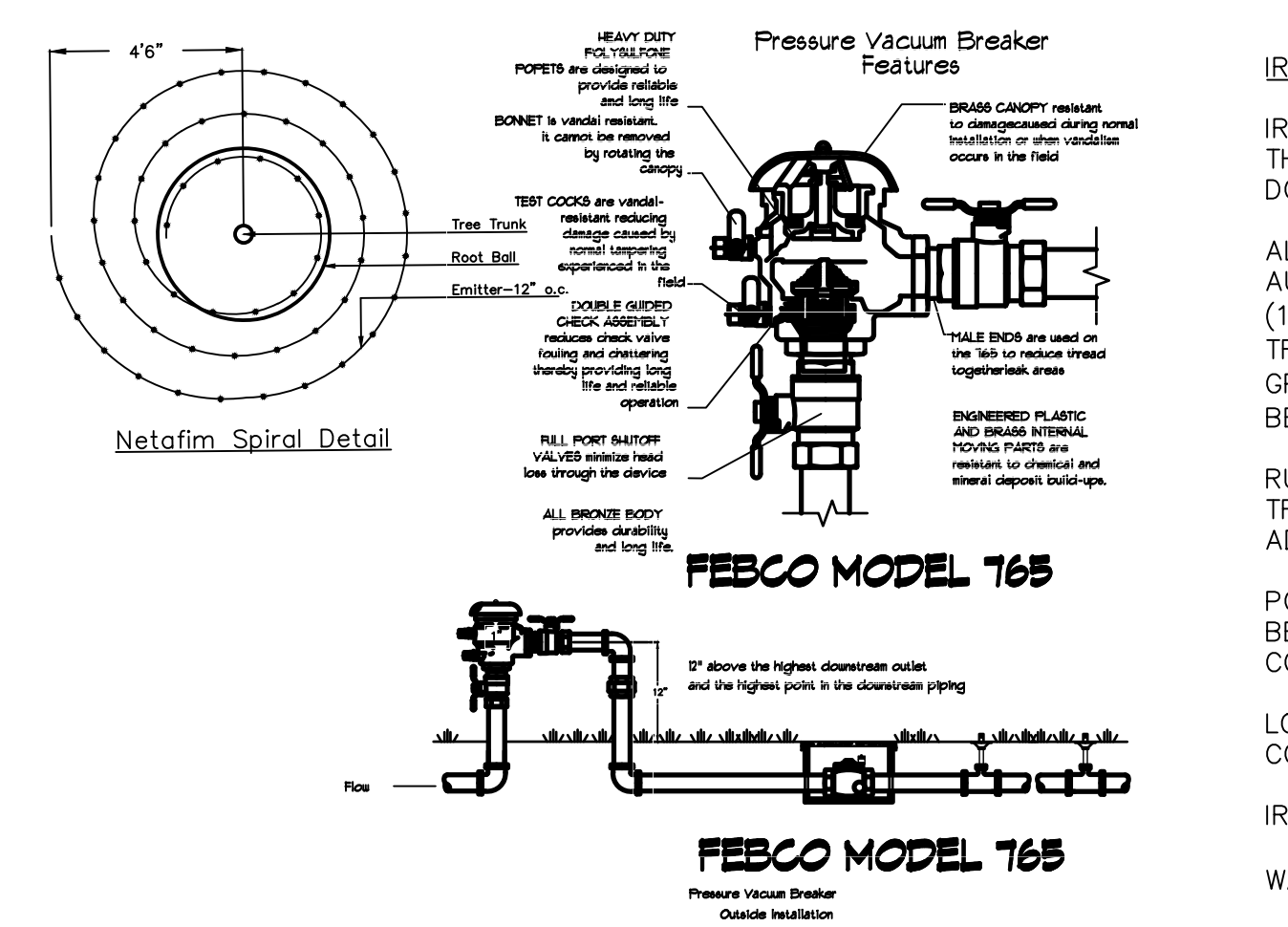
PROJECT
NEW OFFICE/WAREHOUSE BUILDING
BRUNACINI DEVELOPMENT
SNAPROLL & RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

REVISIONS
 DATE FEBRUARY 16, 2022
 SCALE
 1/16"=1'-0"
 OR AS NOTED
 DRAWING NAME
BUILDING ELEVATIONS
 SHEET NUMBER
SDP-2



LANDSCAPE CALCULATIONS

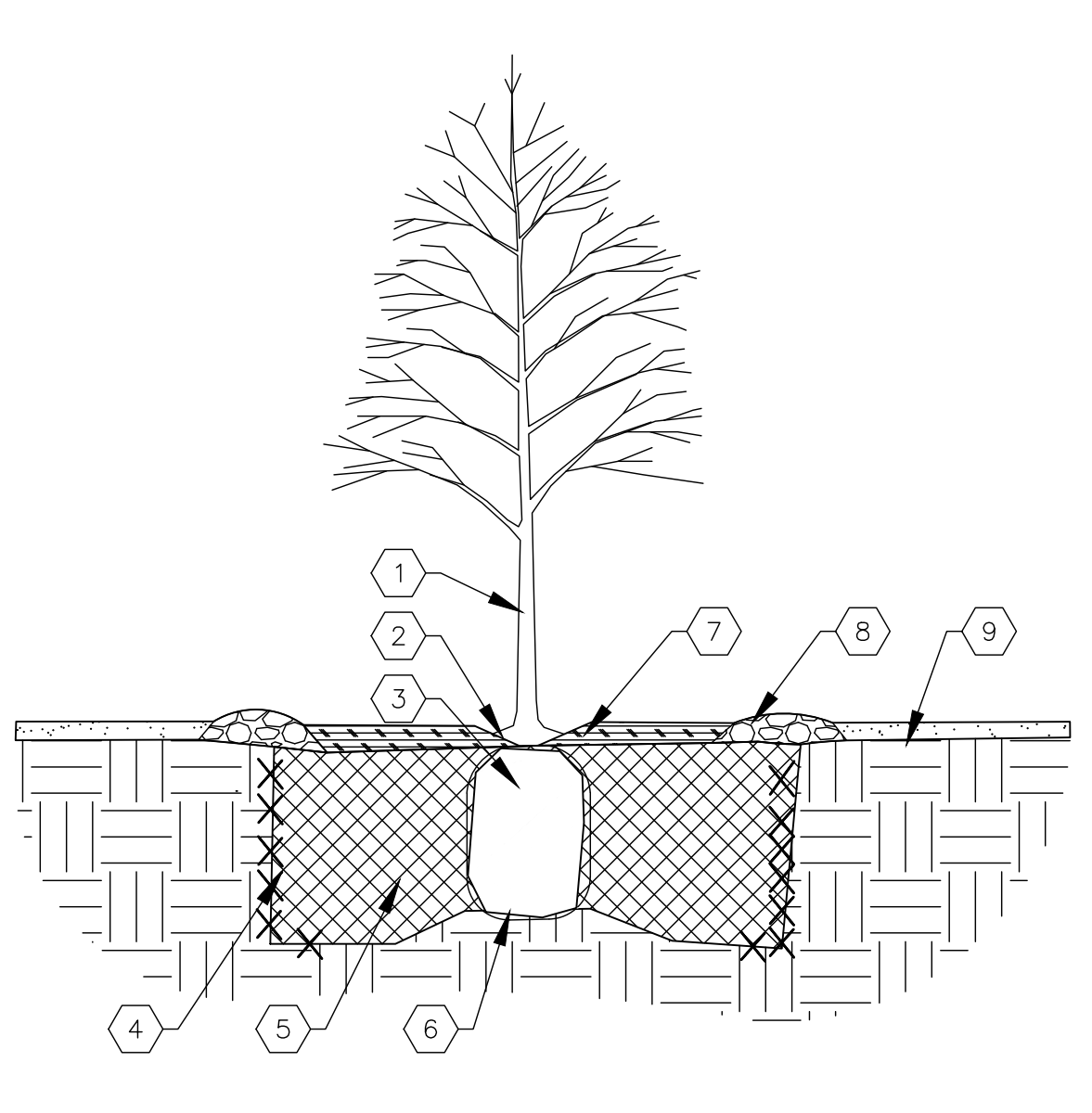
ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.74
TOTAL LOT AREA (SF)	206150
BUILDING AREA (SF)	62031
NET LOT AREA (SF)	144119
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	21708
LANDSCAPE PROVIDED (SF)	30494
VEGETATIVE COVER (% - REQ)	15.0
VEGETATIVE COVER (SF - REQ)	22871
VEGETATIVE COVER (SF - PROV.)	41325
REQ. TREES - 1ST AND 2ND STORY UNITS	35
PROVIDED UNIT TREES	46



SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2\"/>

01 SHRUB PLANTING
NTS
SHRUB PLANTING DETAIL



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURL AP EXCEPT FROM BOTTOM OF ROOT BALL.

02 TREE PLANTING
NTS
TREE PLANTING DETAIL

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (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\"/>

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 LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Trees							
6	2\"/>						

Other Materials

SYMB.	QTY	TYPE
14	EA	Boulders (2-3cf) To be placed at contractor's discretion
14689	SF	Landscape Gravel 4 with Filter Fabric 3/4\"/>

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

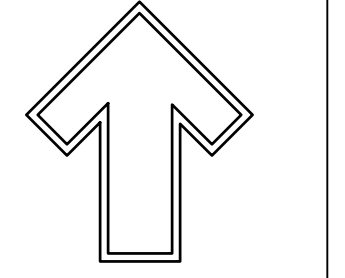
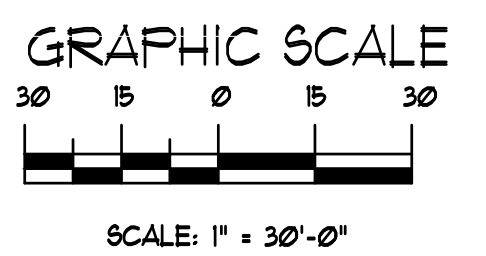
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

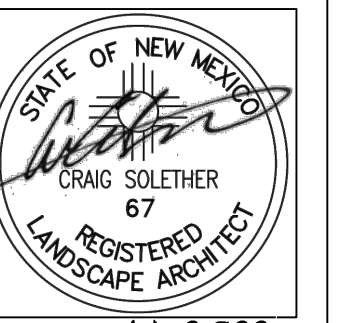
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3\"/>



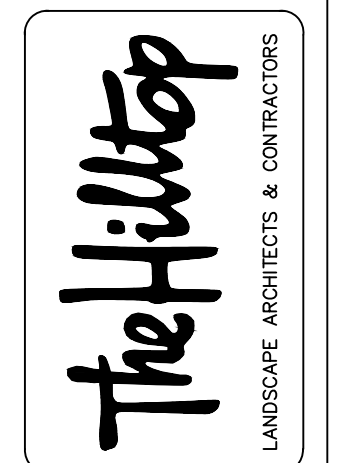
The Hilltop
13069 Edith NE
Albuquerque, NM 87113
Cell: 505-894-1454
Fax: 505-894-3600
jullian@hilltoplandscape.com



February 14, 2022

New Office
9721 Rutledge Rd NE
Albuquerque, NM
Landscape Design Development

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DRAWN BY: JJI
REVISION:
DATE: 02/15/2022

SHEET #
LS-101











PR-2021-006258_SI-2022-00057_Site_Plan_Aproved_3-9-22


Final Audit Report

2022-04-20

Created:	2022-04-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA73EyjL9yHIOUoesmbqDIclagV0qkX3d

"PR-2021-006258_SI-2022-00057_Site_Plan_Aproved_3-9-22" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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 Agreement completed.

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