



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-006258

Application No. SD-2022-00005

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 2/16/2022 HEARING DATE OF DEFERRAL: 02/2/2022

SUBMITTAL

DESCRIPTION: Please find the Declaration of Reciprocal Access Parking, Drainage, and Utility Easement document,

Landscape Plan, Signed Solid Waste Plan Sheet, Journal Center Architectural Review Committee, Site Development Plan

Revised building elevations and architectural renderings

CONTACT NAME: Vince Carrica

TELEPHONE: 505-858-3100 EMAIL: vcarrica@tierrawestllc.com

15

**DECLARATION OF RECIPROCAL ACCESS,
PARKING, DRAINAGE AND UTILITY EASEMENTS**

WHEREAS, **BRUNACINI DEVELOPMENT, LTD. CO.**, a New Mexico limited liability company ("BRUNACINI") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Tracts A, Journal Center, Phase 2, Unit 2, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 28th day of OCTOBER, 2004 in Book 2004 Page 343, as Document No. 2004151169.

("Property"); and

WHEREAS, BRUNACINI desires to provide for reciprocal access, parking, drainage and utility easements on the Property.

NOW, THEREFORE:

1. BRUNACINI intends to replat the Property into multiple tracts ("Tract(s)").
2. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements over, through and across the "Access Areas" (as hereinafter defined) located on each Tract for the purposes of access, ingress, egress and movement by vehicular and pedestrian traffic for the benefit of all Tracts.
3. The "Access Areas" are the portions of each Tract designated and used by the respective owners thereof from time to time for vehicular and pedestrian ingress and egress.
4. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements for the parking of vehicles for the benefit of all Tracts in areas designated for parking on each Tract ("Parking Areas").



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Mary Herrera

Bern. Co. DEC

R 13.00

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Page: 2 of 3
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5. The owner of each Tract may designate up to ten percent (10%) of the parking spaces within Parking Areas on said owner's Tract as reserved parking for the owner, tenant or other occupant of the improvements on said Tract.

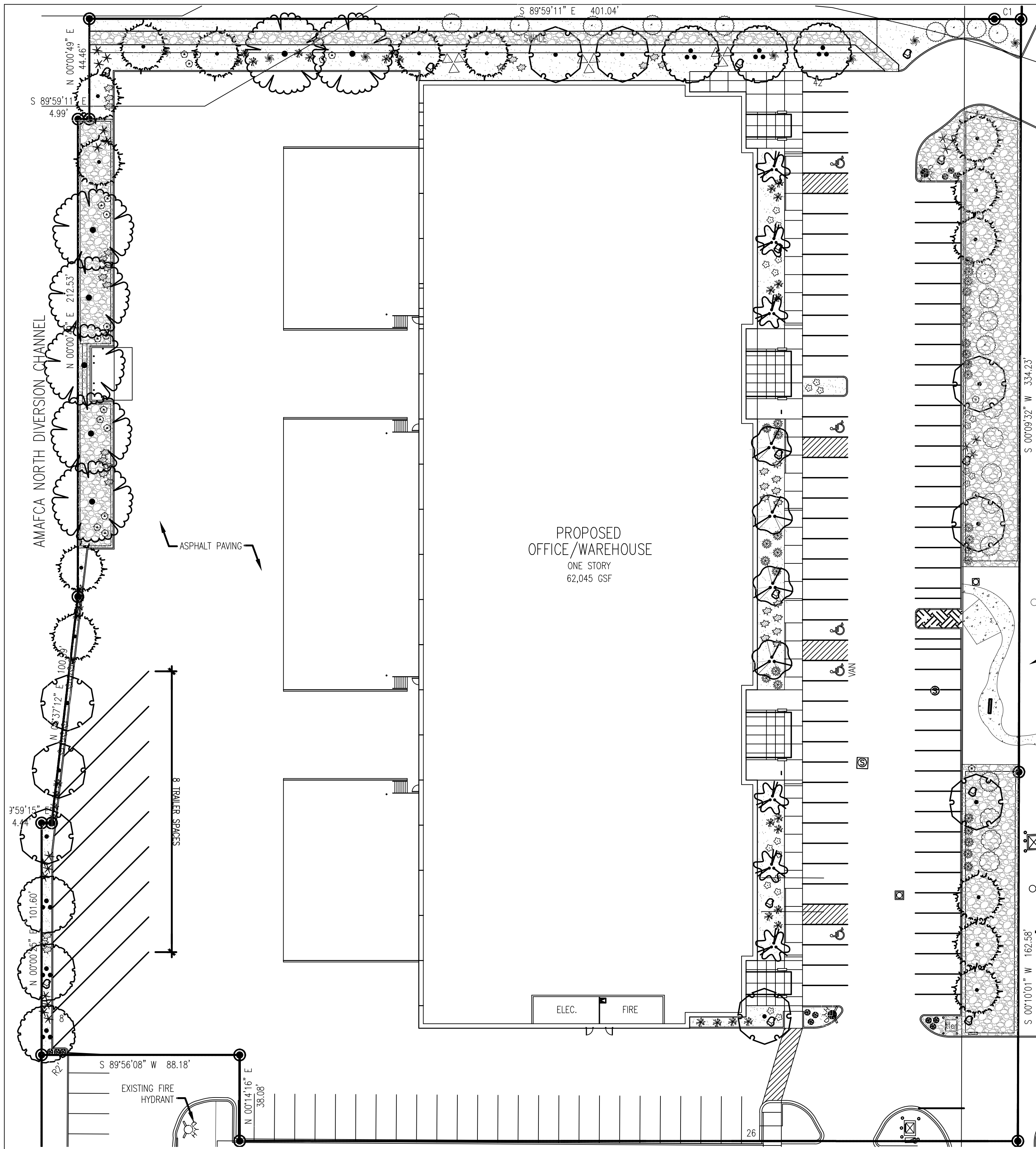
6. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements for drainage over, through and across the Access Areas and Parking Areas located on each Tract for the benefit of all Tracts.

7. BRUNACINI hereby declares that each Tract is subject to underground utility easements within the Access Areas and Parking Areas located on each Tract for the benefit of all Tracts.

8. The Access Areas and Parking Areas on each Tract may be relocated from time to time by the respective owners thereof provided the Access Areas and Parking Areas are reasonably accessible from all Tracts for ingress, egress and parking and for drainage for all Tracts.

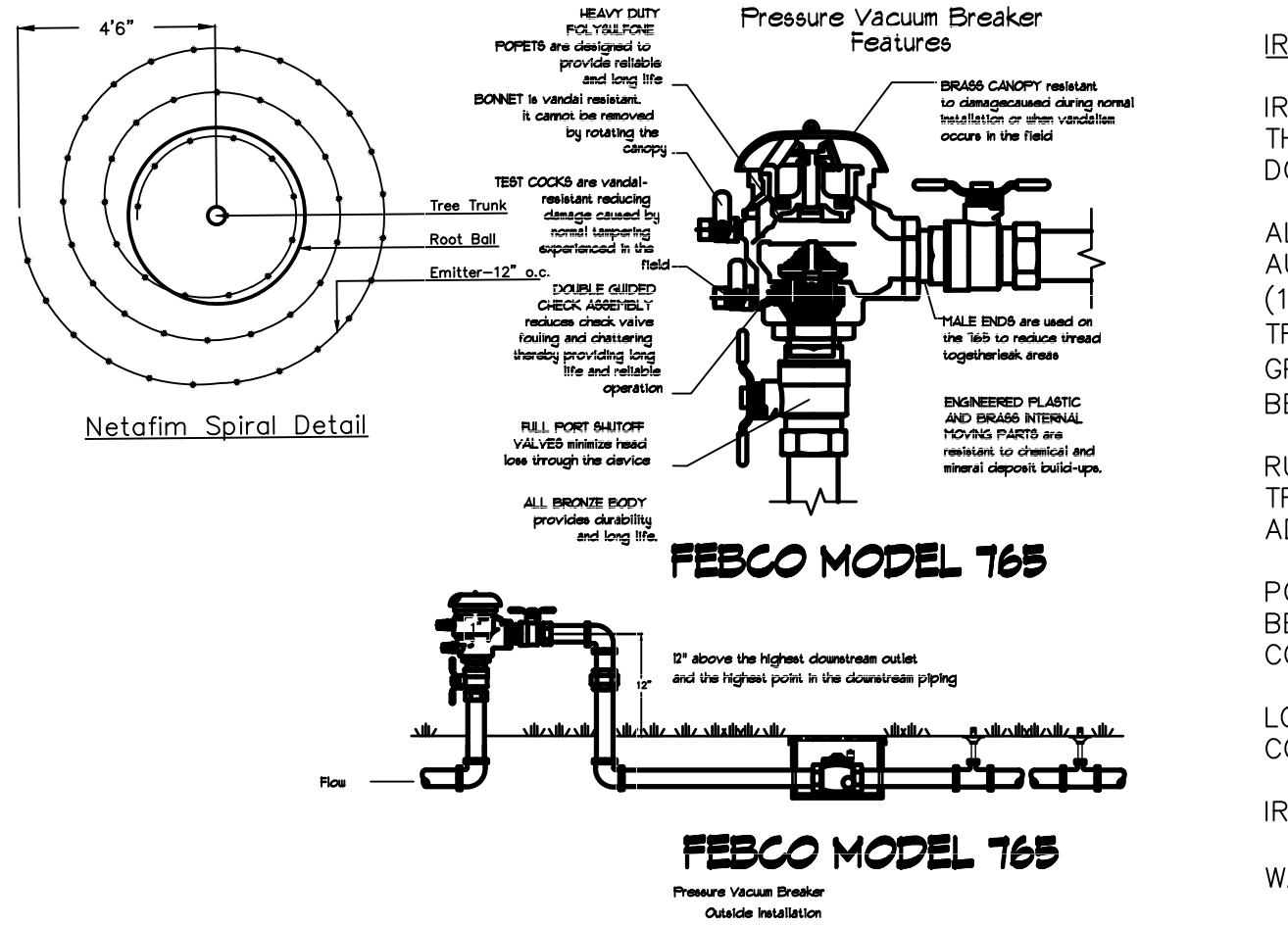
9. Except during construction, repairs, maintenance and replacements, the Access Areas and Parking Areas shall not be blocked, nor shall any barriers or other obstructions be placed within or adjoining the Access Areas or Parking Areas to prevent the reasonable ingress, egress, parking or drainage within said areas.

10. The owner of each Tract shall maintain the Access Areas and Parking Areas on said owner's Tract in good condition, with such maintenance to include, but not be limited to, lighting; signage; removal of snow, ice, rubbish and debris; and the surfacing, resurfacing and striping of said areas. The owner of a Tract benefitted by the drainage and/or utility easements created hereby, shall have the right to maintain, repair and replace drainage facilities and utility facilities on another owner's Tract, upon providing prior reasonable notice to the owner of said Tract, except in the event of an emergency when notice may be provided at the time of or after



LANDSCAPE CALCULATIONS

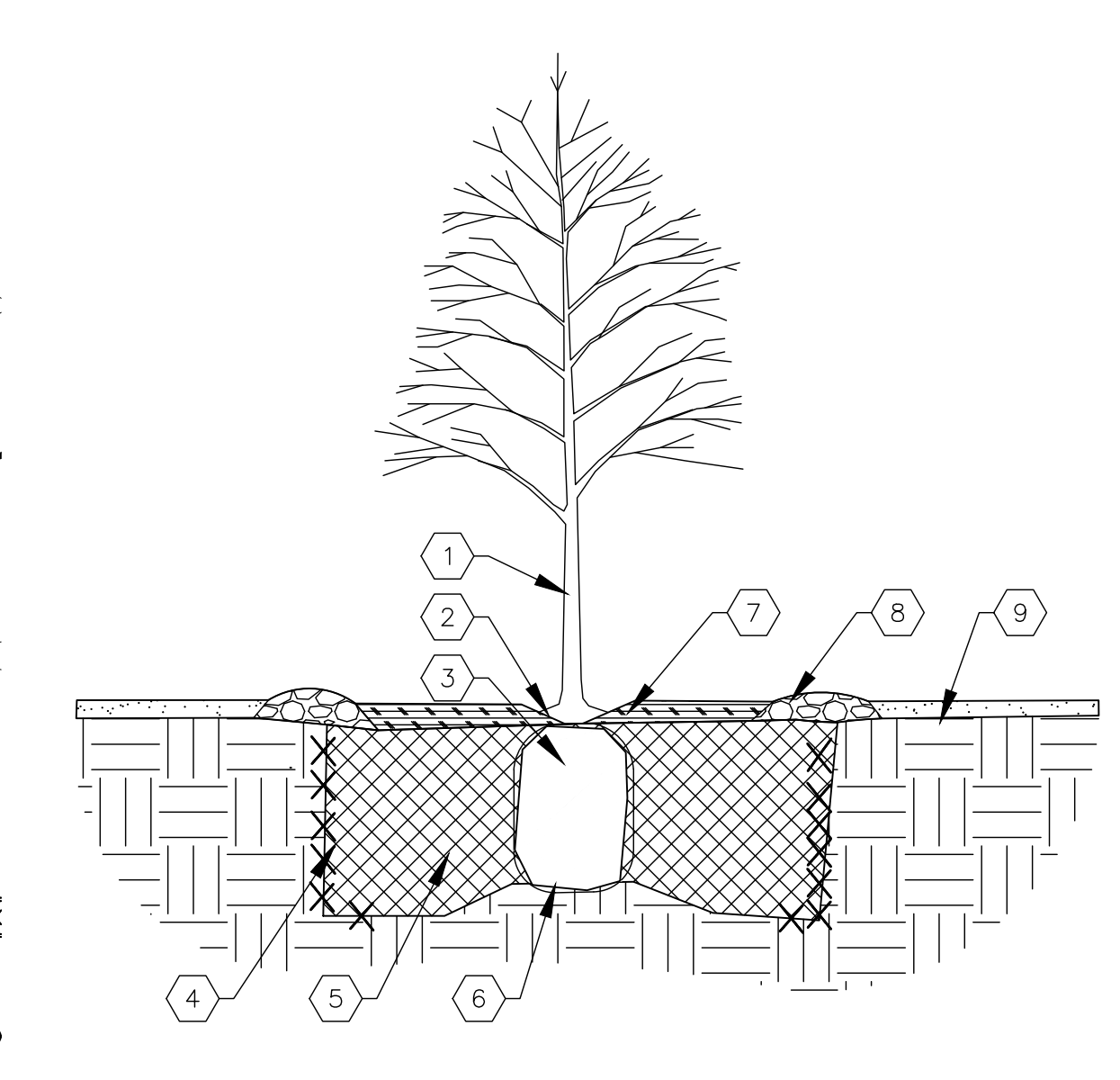
ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.74
TOTAL LOT AREA (SF)	206150
BUILDING AREA (SF)	62031
NET LOT AREA (SF)	144,119
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	21708
LANDSCAPE PROVIDED (SF)	25185
VEGETATIVE COVER (% - REQ)	15.0
VEGETATIVE COVER (SF - REQ)	19339
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" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIP LINE.
4. 2" HIGH X 8" WIDE BERRY.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING FIT.
8. MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

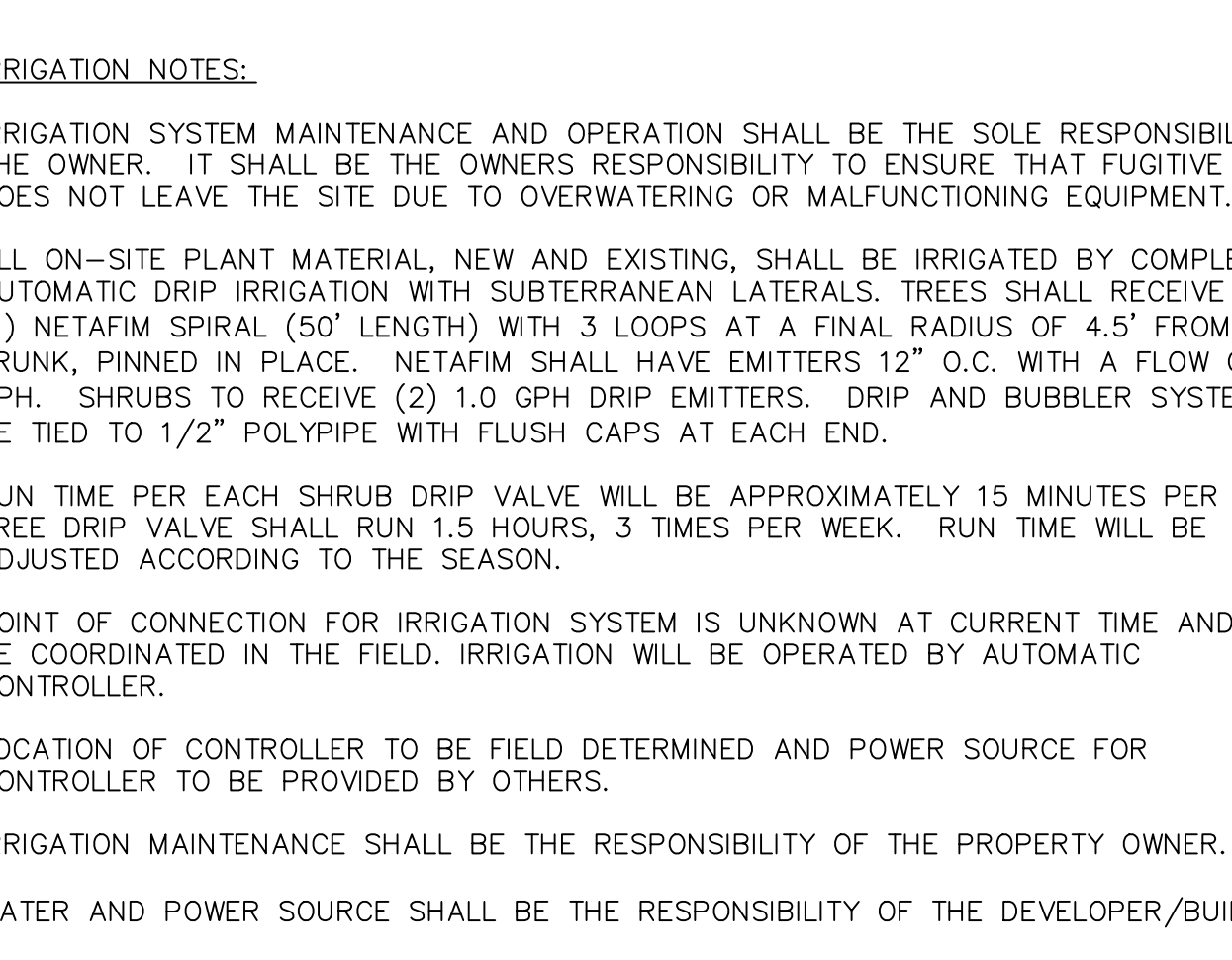
01 SHRUB PLANTING
NTS
SHRUB PLANTING DETAIL



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.
4. SCARIFY AND LOOSEN EDGES OF PLANTING FIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERRY AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN.

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" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

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 OWNER.

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" Cal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	5400	
4	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	2500	
1	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	14175	
14	6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	8750	
9	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	8100	
6	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	2400	
46							
Total Tree Coverage:							41325
Shrubs & Groundcovers							
31	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	279	
7	5 Gal	Curly-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	1575	
1	5 Gal	Sota <i>Dasyllirion wheeleri</i>	5' x 5'	RW	25	175	
20	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	180	
15	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1500	
9	5 Gal	Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	225	
28	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	1008	
32	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	4	128	
21	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	756	
39	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	624	
12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108	
221							
Total Shrub Coverage:							6558

Other Materials

SYMB.	QTY	TYPE
14	EA	Boulders (2-3cf) To be placed at contractor's discretion
12055	SF	Landscape Gravel A with Filter Fabric 3/4" Crushed Gray Gravel
13130	SF	Over-size Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap

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.

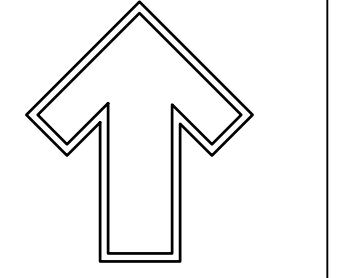
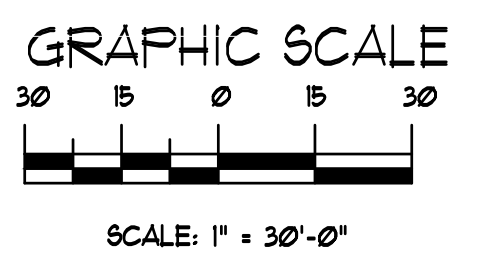
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

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.

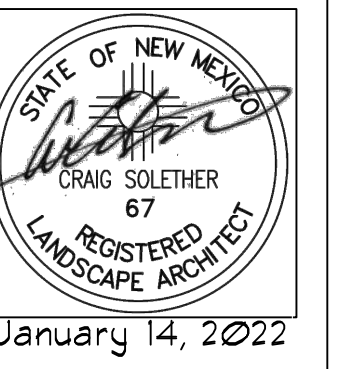
GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.



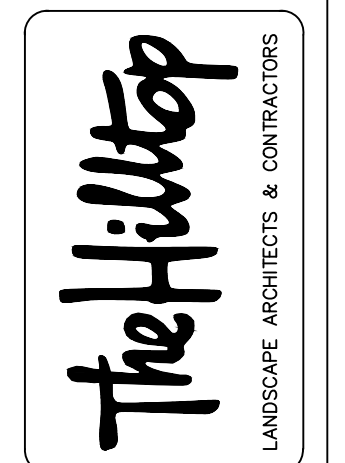
The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cell: 505.263.4444
Fax: 505.263.3600
jullian@hilltoplandscape.com



January 14, 2022

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

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DRAWN BY: JJI
REVISION:
DATE: 01/25/2022

SHEET #
LS-101



December 16, 2021

Mr. Angelo Brunacini
Brunacini Development Ltd.
P.O. Box 6363
Albuquerque, NM 87197

RE: Journal Center 2 ARC Design Review – Spec Building on Rutledge NE
Tracts A-2-A & A-3-A, Plat of Tracts A-1-A, A-2-A, A-3-A & A-4-A Journal Center Phase 2 Unit 2
North of the Intersection of Rutledge & Snaproll Streets NE
Albuquerque, New Mexico

Dear Mr. Brunacini:

The Journal Center Architectural Review Committee has reviewed and approved the Design Review package submitted by Tierra West on behalf of Brunacini Development Ltd. for the referenced property.

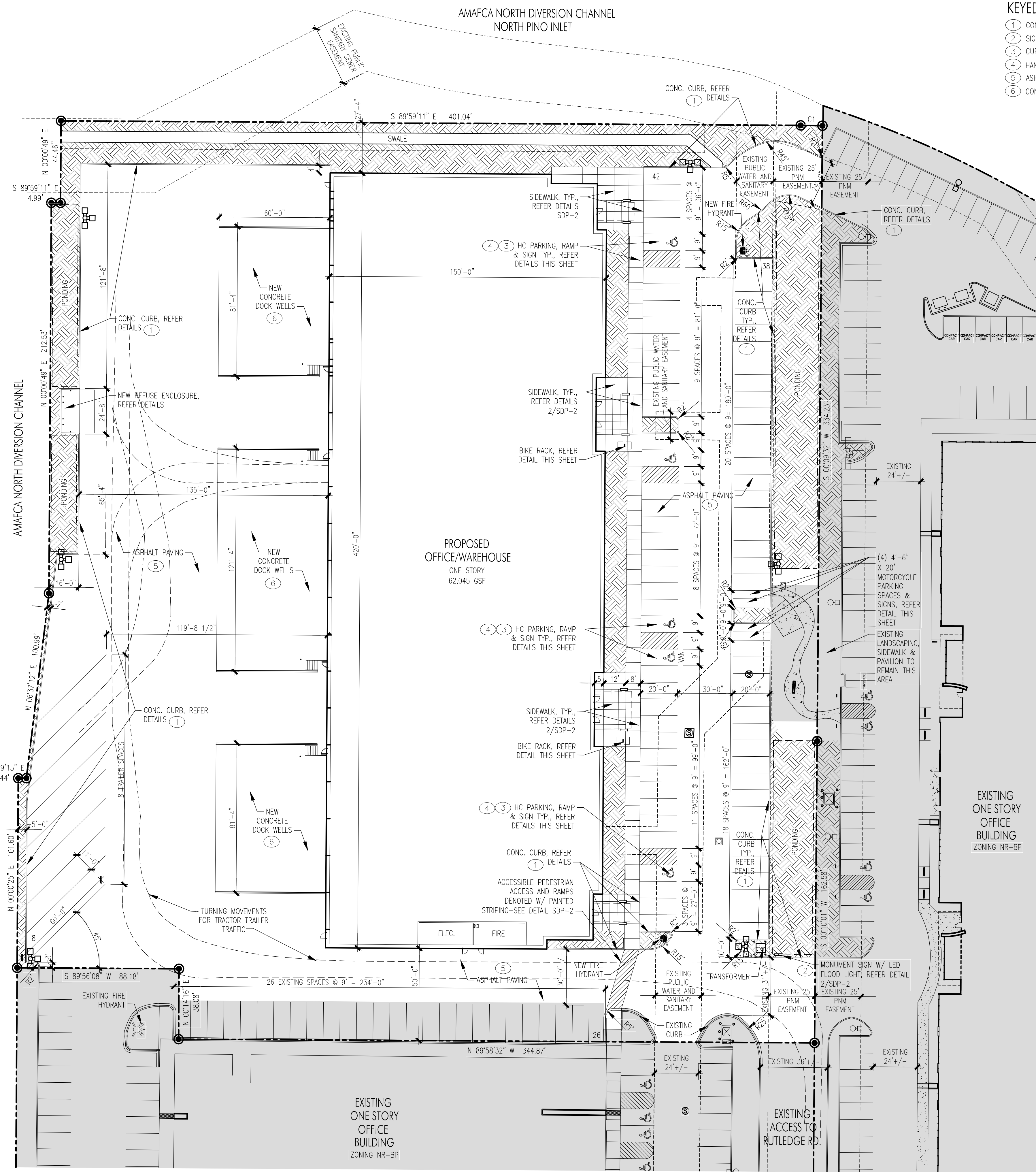
We understand this approval letter will be included with the Site Development Plan submittal for review by the Development Review Board in preparation for application for building permit.

Please do not hesitate to call our office if you have any questions as you move forward with the project.

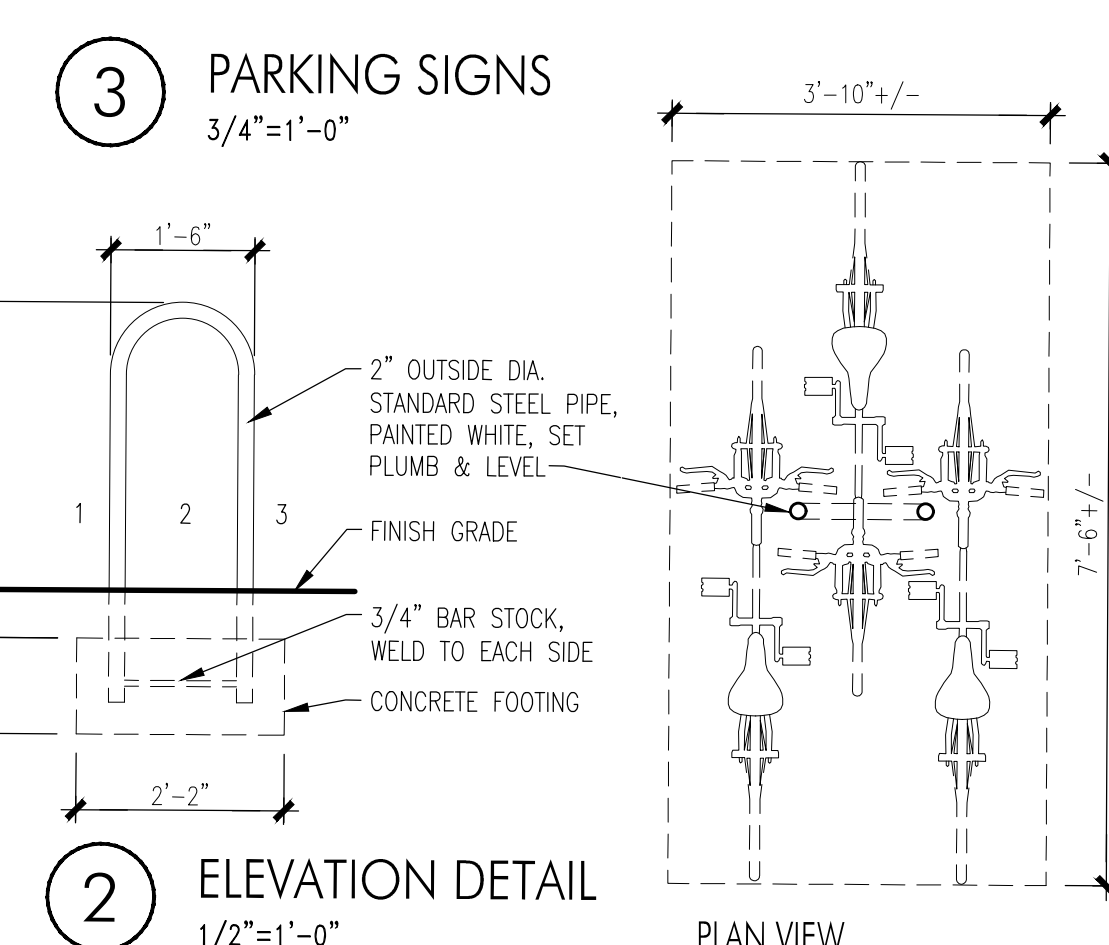
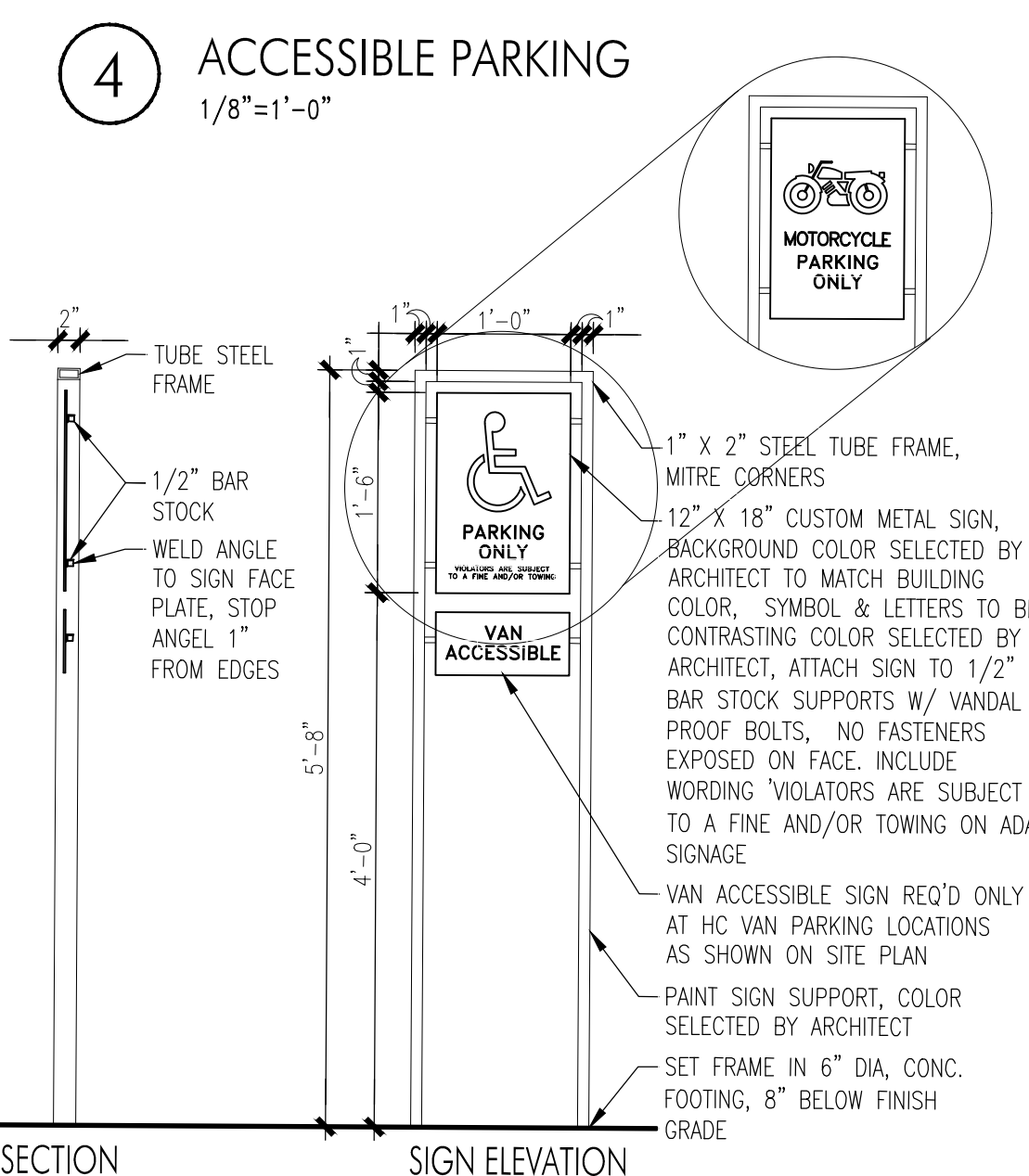
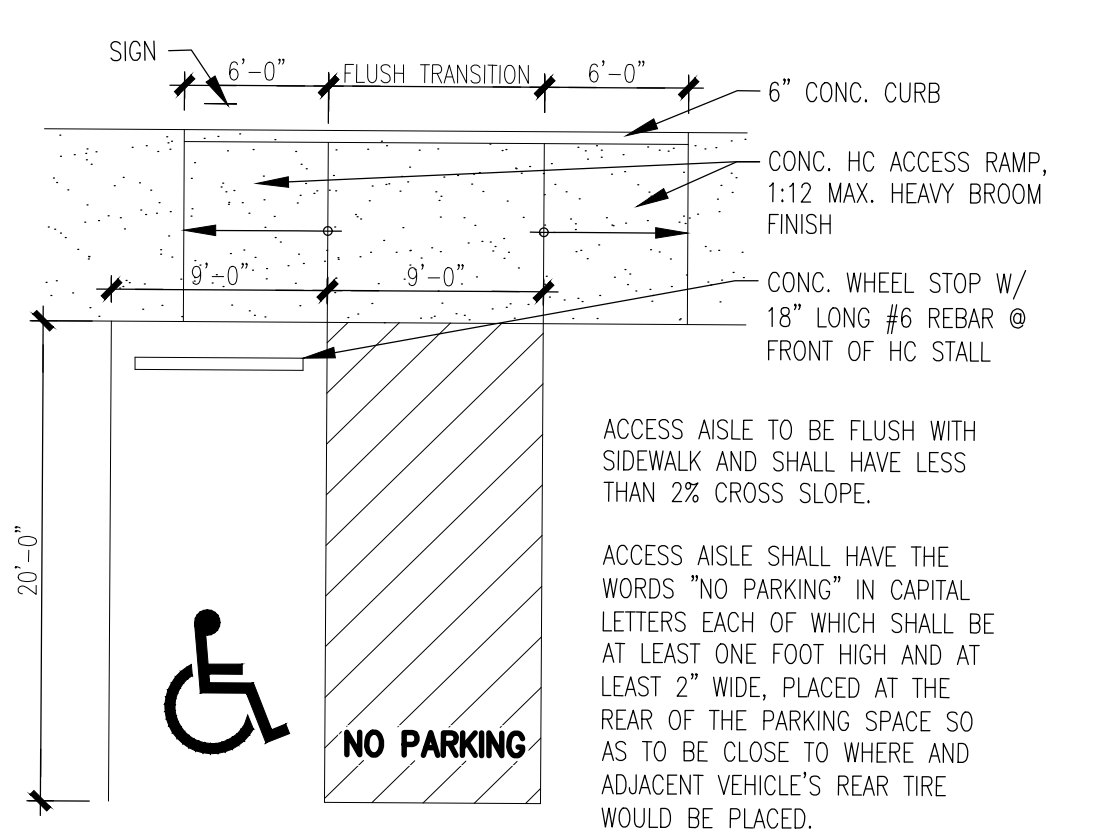
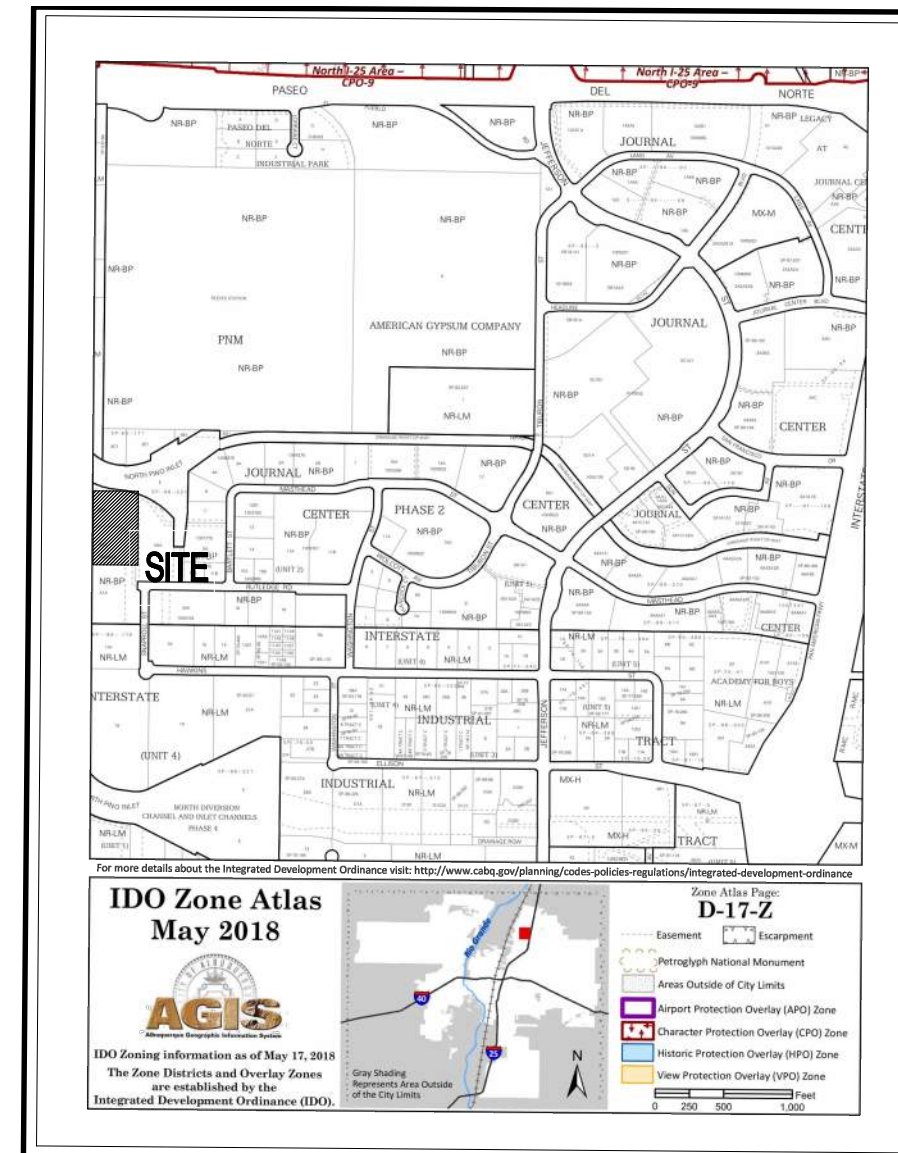
Sincerely,

Lowell A. Hare
President and CEO
Journal Center Corporation

CC: Vince Carrica, Tierra West, LLC



- KEYED NOTES**
- ① CONCRETE CURB, REFER DETAIL
 - ② SIGNAGE
 - ③ CURB RAMP
 - 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 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 FOR BUILDING PERMIT:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/VLIA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

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
		105 + 8 TRAILER SPACES =	113 TOTAL SPACES PROVIDED
HANDICAP PARKING (101-150 PRVD)		REQUIRED	5 SPACES TOTAL (1 VAN)
		PROVIDED	5 SPACES TOTAL (1 VAN)
MOTORCYCLE PARKING (50 RD PARKING SPACES)		REQUIRED	2 SPACES
		PROVIDED	4 SPACES
BICYCLE PARKING (10% RD 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'

BRUNACINI DEVELOPMENT

TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO

TATE FISHBURN ARCHITECT

ENGINEER SEAL

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

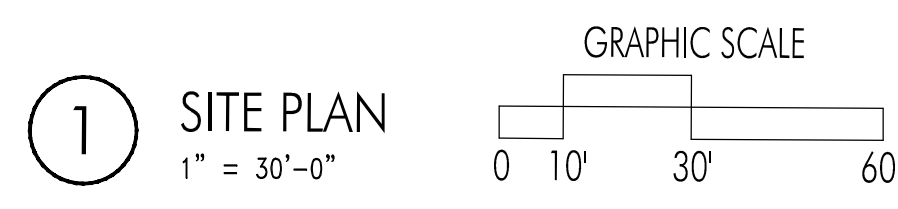
REVISIONS

DATE: FEBRUARY 16, 2022

SCALE: 1"=30' OR AS NOTED

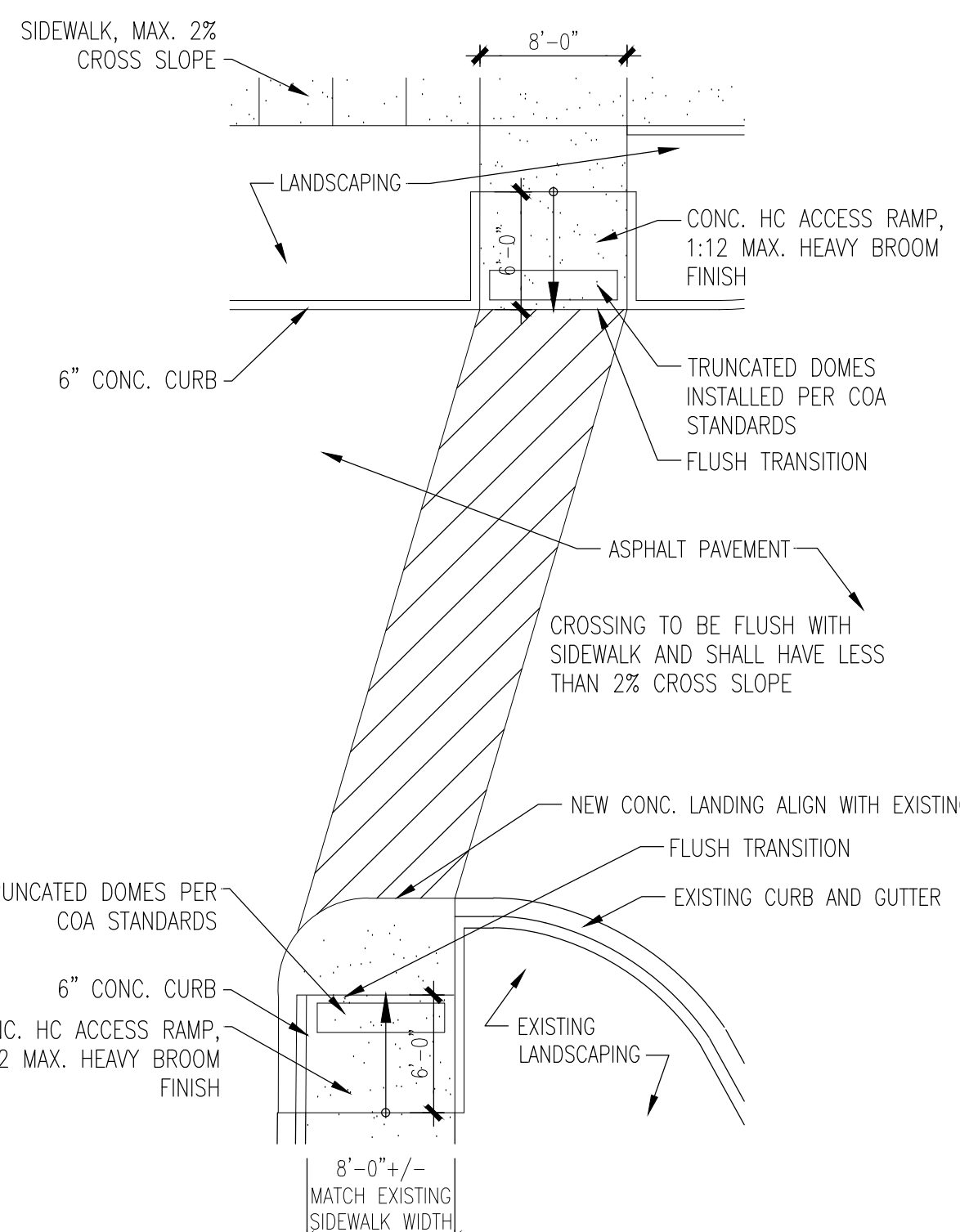
DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER: SDP-1

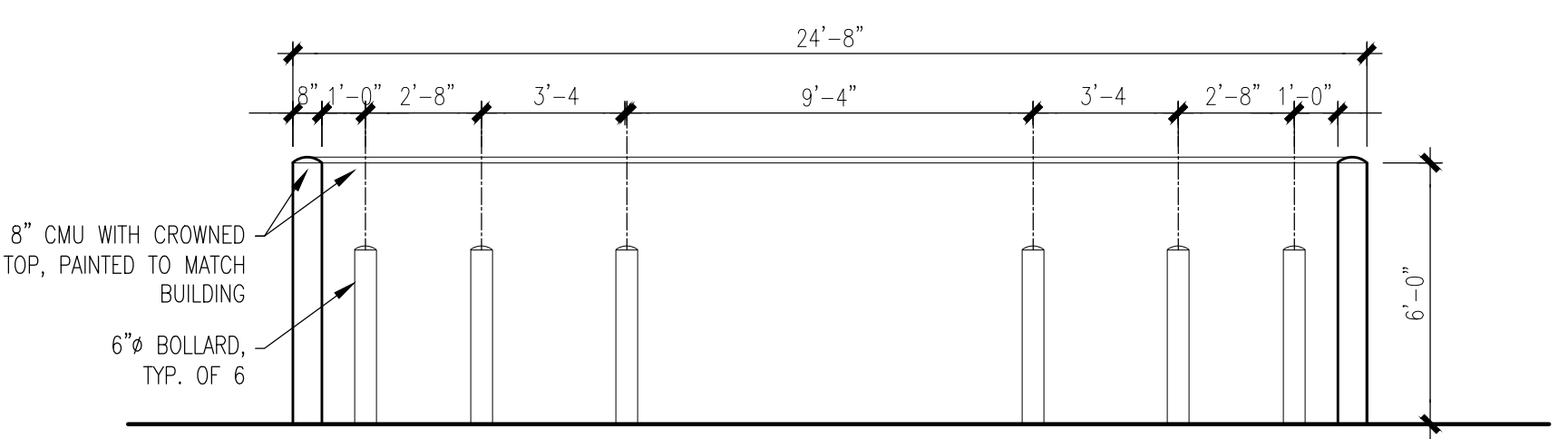


① SITE PLAN
 1" = 30'-0"

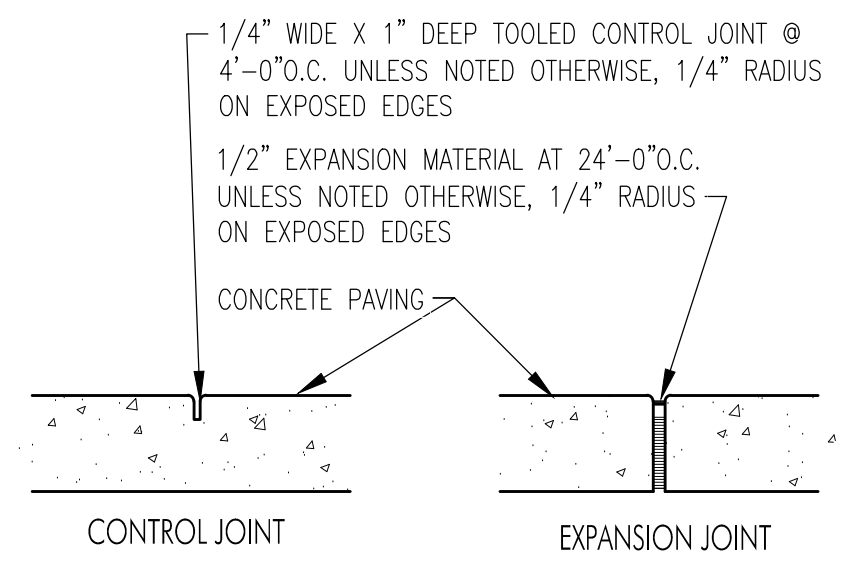
② ELEVATION DETAIL
 1/2" = 1'-0"



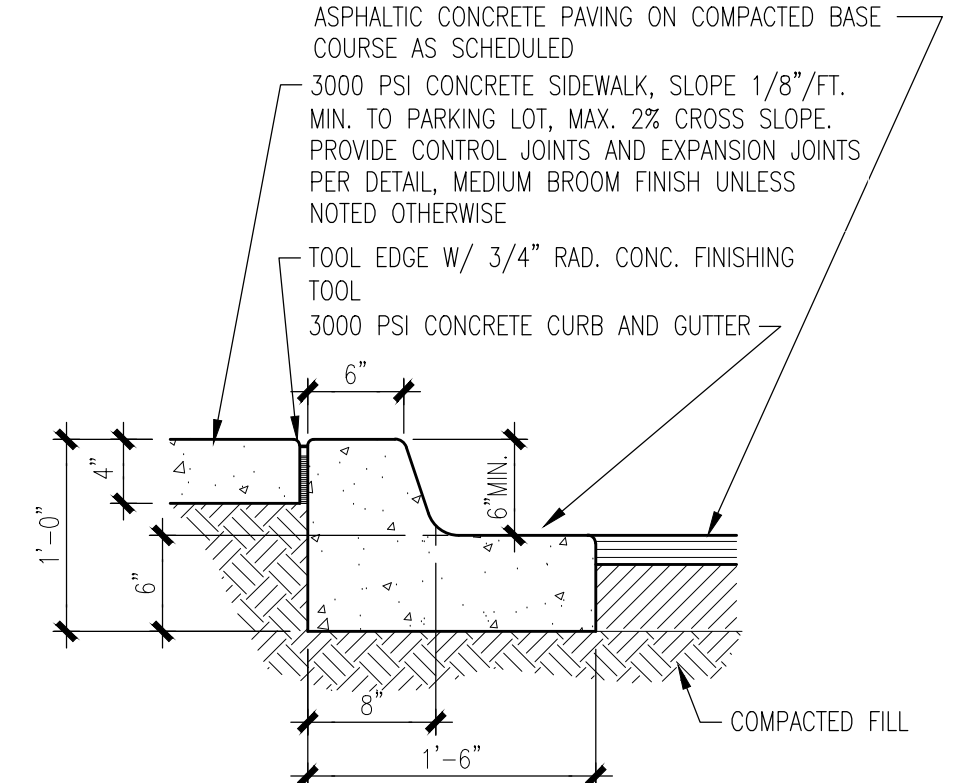
8 PEDESTRIAN PATH DETAIL
1/16"=1'-0"



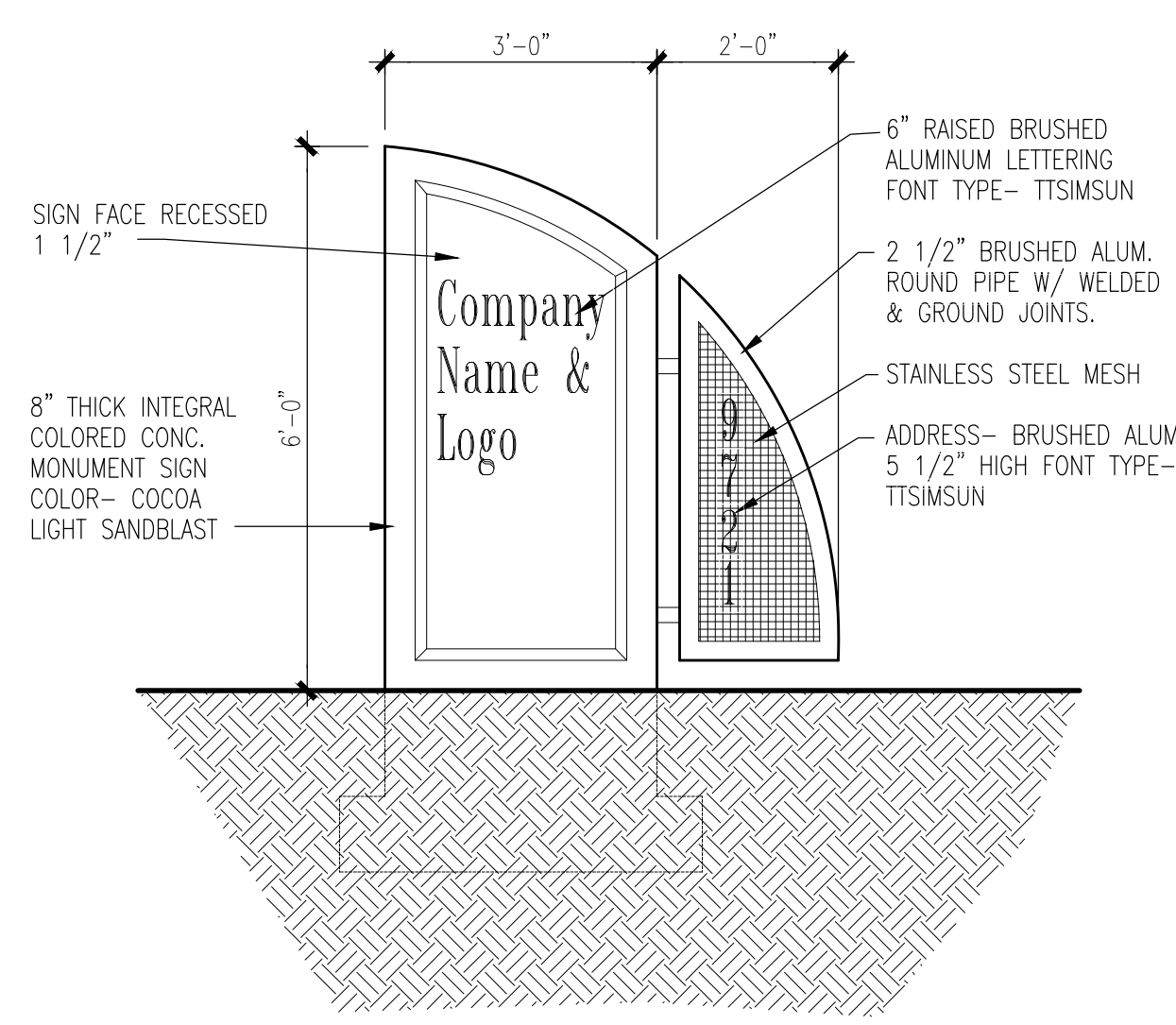
9 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



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.

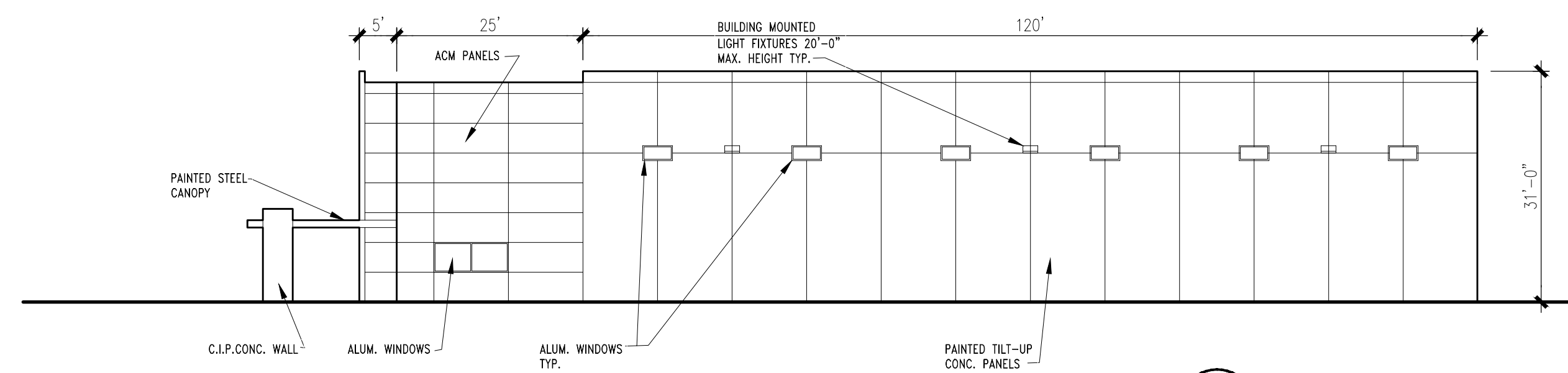
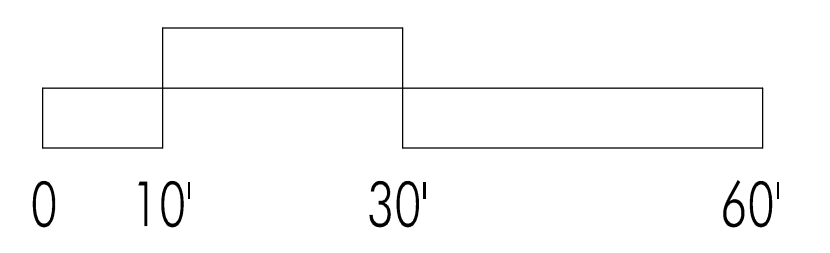
EXTERIOR FINISHES

- 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.

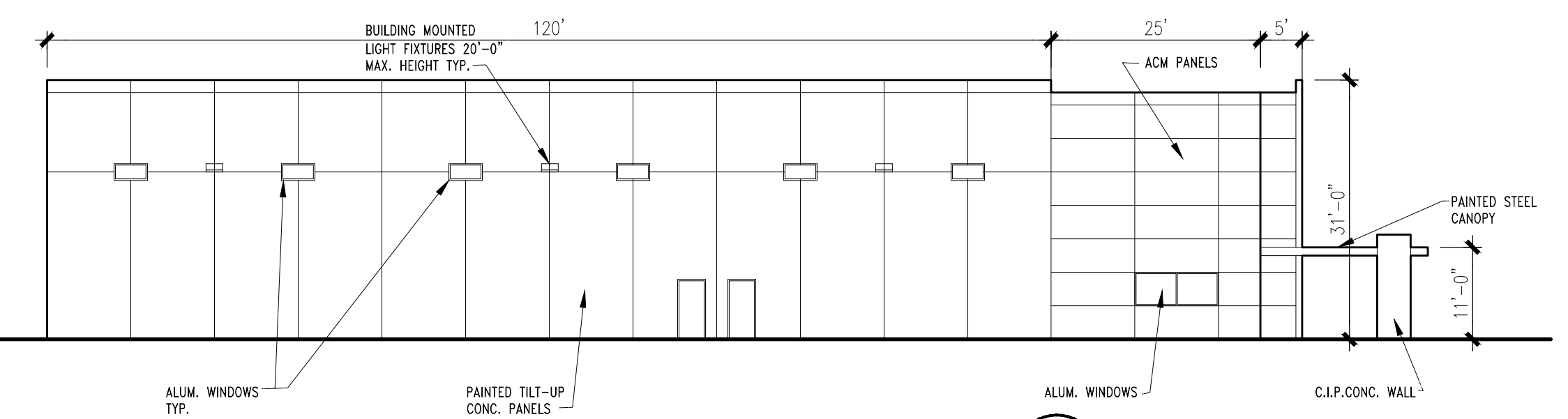
BUILDING SIGNAGE CALCS:

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

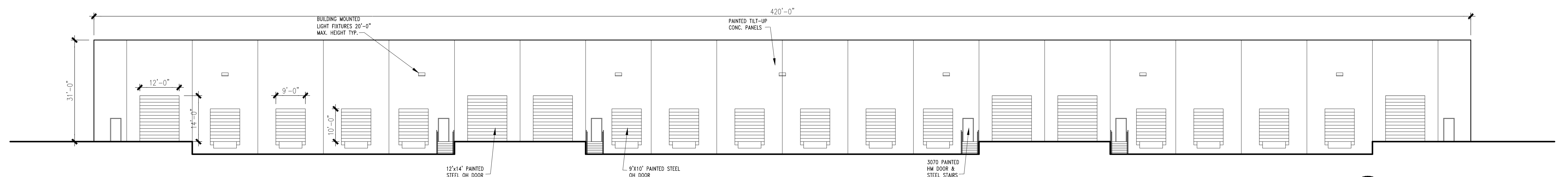
GRAPHIC SCALE



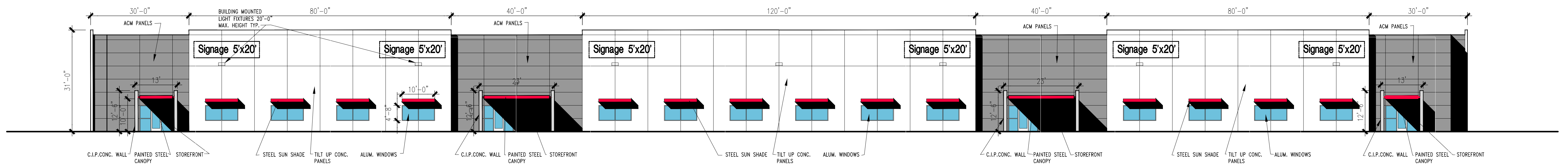
4 NORTH ELEVATION
1/16"=1'-0"



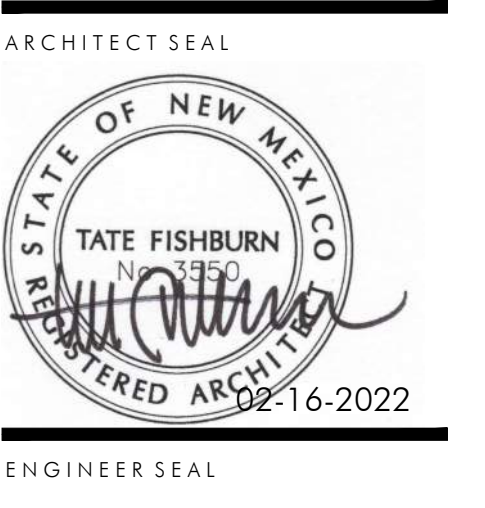
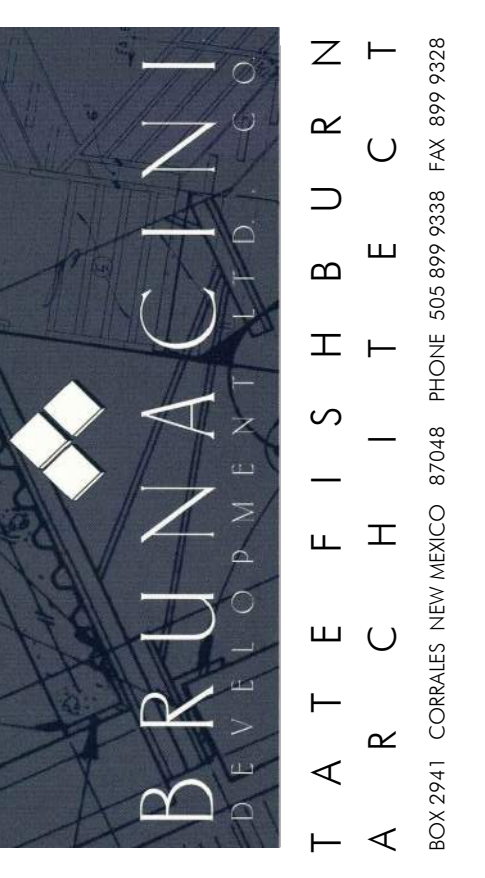
3 SOUTH ELEVATION
1/16"=1'-0"



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

February 8, 2022

Jay Rodenbeck
Senior Planner
City of Albuquerque Planning Department
600 N. 2nd Street Suite 300
Albuquerque NM 97102

Subject-Brunacini Warehouse- PR-2021-006258

Dear Jay,

This memo is in response to your 5th comment of your first review of the above project.

"The building facades must meet 5-11(E) of the IDO.

5-11(E) (2) (a)

1. Canopies and entries provide human scale
2. The two features provided are c. primary pedestrian entrances and d. shade elements over windows.
3. The additional feature are the wall plane projections.

Please refer to the submitted building elevations and the architectural rendering for visual reference. Let us know if you need any further clarification.

Sincerely,



Tate Fishburn
Registered Architect No. 3550