

NOTE: FUTURE PHASES OF DEVELOPMENT OF THIS SITE SHALL BE REVIEWED AND APPROVED BY THE EPC PRIOR TO DELEGATION OF THESE FUTURE PHASES TO THE DRB.

APPROVED/DISAPPROVED HYDRANT(S) ONLY

8/15/03

SIGNATURE & DATE

SCALE: 1" = 30'

SIGNATURE BLOCK

PROJECT NO. 1001335 E.P.C. CASE NO. 08-01305
D.R.B. CASE NO. 08-01305

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON [DATE] AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

Richard Dault 8-29-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Christine Santoral 8/27/03
PARKS & RECREATION DEPARTMENT DATE

Roger [unclear] 8/29/03
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

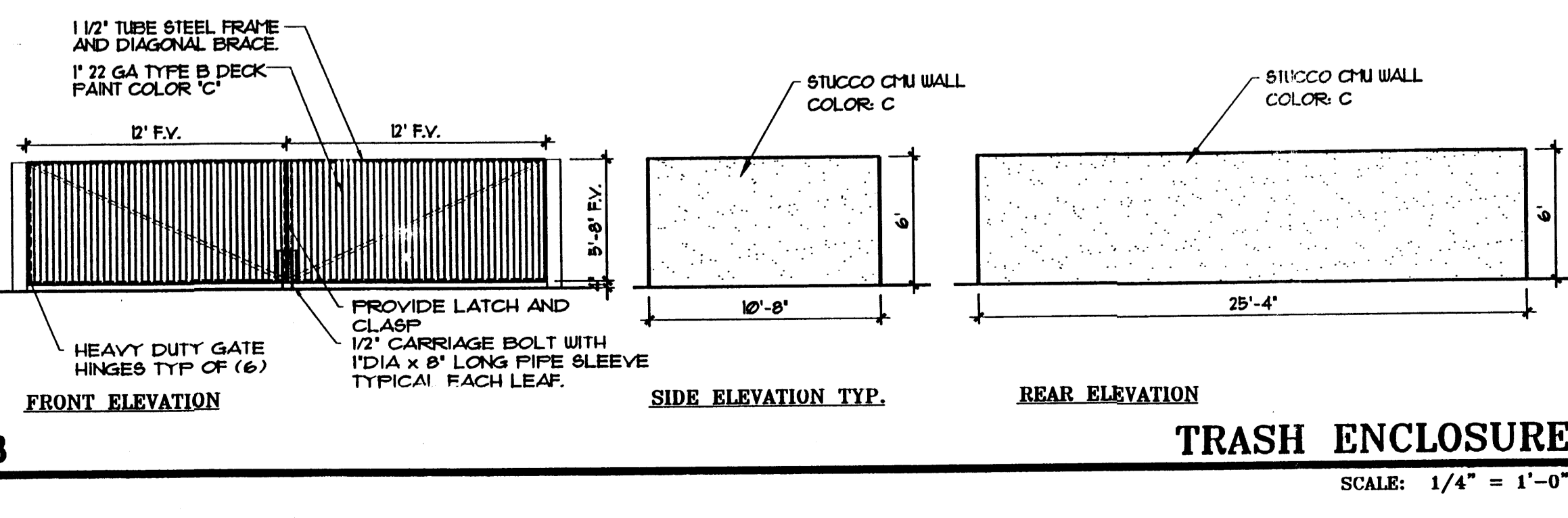
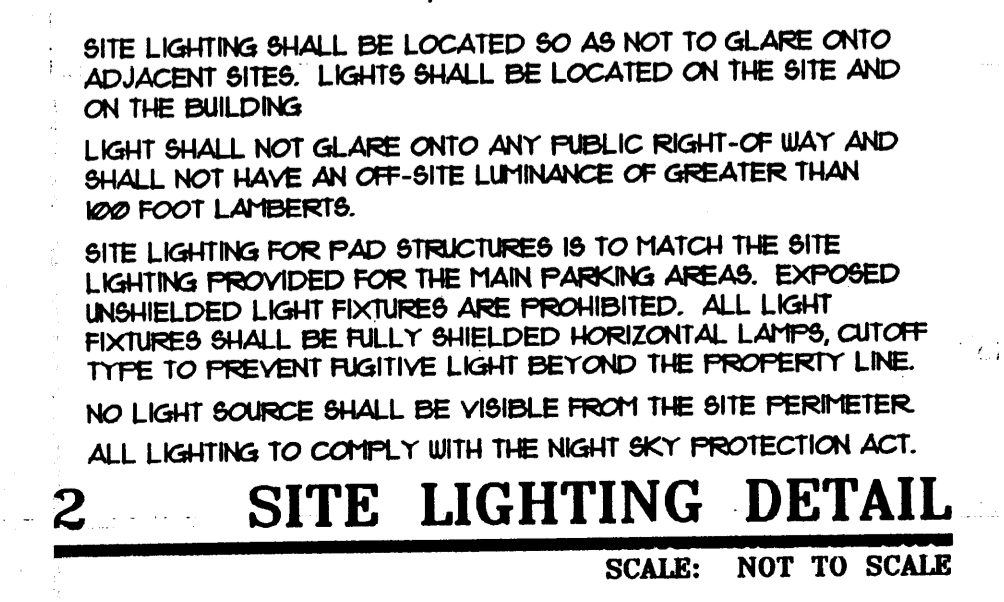
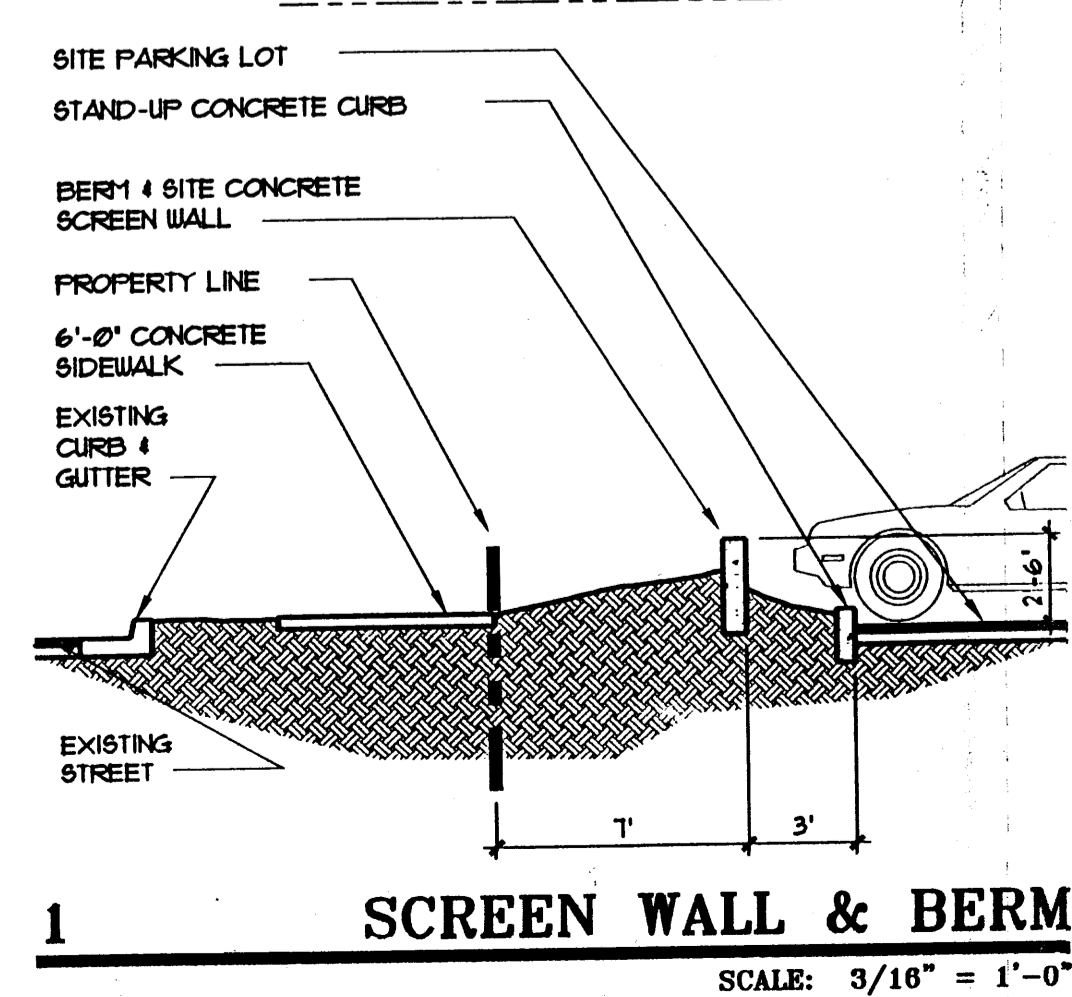
Bradley D. Bigham 8/29/03
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

Michael [unclear] 8-5-03
SOLID WASTE DEPARTMENT / REFUSE DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Sheran Matson 8/27/03
CITY PLANNER, ALBUQUERQUE DATE

PLN2(10700) 4/08



BUILDING CRITERIA

PROJECT: HEEL - PRODUCTION FACILITY

LEGAL DESCRIPTION: LOTS 3, 4, 5, AND 6 BLOCK 2 SANDIA RESEARCH PARK

ZONING CLASSIFICATION: EXISTING: SU-1 IP USES

ZONING ATLAS MAP: M-21

USE HISTORY: NONE

BUILDING TYPE: TYPE II-N (SPRINKLED OFFICE AND WAREHOUSE)

INSTRUCTION TYPE: TYPE II-N (SPRINKLED OFFICE AND WAREHOUSE)

GROSS SQUARE FOOTAGE:

OCCUPANCY GROUP	AREA	FUTURE
OFFICE 1ST FLOOR	B	1,014 SF = 25
OFFICE 2ND FLOOR	B	1,520 SF = 39
TOTAL OFFICE		2,534 SF = 64
WAREHOUSE	S-1	10,585 SF = 9
PRODUCTION	F-1	23,543 SF = 24
TOTAL		51,462 SF = 97

REQUIRED PARKING: 97 SPACES

PROVIDED PARKING: 123 SPACES (8 HANDICAP ACCESSIBLE)

PARKING SPACE SIZES:

REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.

AN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 5'-0" WIDE ACCESS STRIP.

BICYCLE RACKS 12/20 = 6 SPACES

TOTAL LOT AREA: 114,240 SQUARE FEET, 4.0 ACRES

NET LOT AREA: 124,290 SQUARE FEET

TOTAL PARKING/PAVED AREA: 56,821 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 19,630 SF.

TOTAL LANDSCAPE AREA PROVIDED: 25,063 SF.

LANDSCAPE TO PARKING AREA RATIO: 44 TO 1

Reid & Associates
DESIGN BUILDERS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE PLAN

AUGUST 5, 2003

1" = 30'-0"

CLAUDIO VIGIL ARCHITECTS

-Heel

PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

SHEET C-1

PROJECT NUMBER 02045

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**GRADING AND DRAINAGE PLAN
LOT 3-A, 4-A, 5-A & 6-A BLOCK 2
SANDIA RESEARCH PARK**

DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING THE GRADING AND DRAINAGE PLAN FOR LOTS 3-A, 4-A, 5-A, AND 6-A OF THE SANDIA RESEARCH PARK ARE CONTAINED HEREON:
1. VICINITY MAP
2. GRADING PLAN
3. CALCULATIONS

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE WEST SIDE OF BRITT STREET BETWEEN DEVELOPMENT ROAD AND RESEARCH ROAD. THE SITE IS UNDEVELOPED AND SLOPES FROM EAST TO WEST AT AN APPROXIMATE SLOPE OF 1.5%. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE WEST, AND THE STREETS TO THE NORTH, SOUTH AND EAST BLOCK FLOWS FROM THOSE DIRECTIONS. THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLIGIBLE.

THE PROPOSED DEVELOPMENT LIE WITHIN THE SANDIA RESEARCH PARK. THE MASTER DRAINAGE PLAN FOR THIS DEVELOPMENT ALLOWS FREE DISCHARGE OF RUNOFF FROM THE SITE. THE PROPOSED DEVELOPMENT WILL DISCHARGE RUNOFF TO DEVELOPMENT ROAD AND RESEARCH ROAD AT THE PROPOSED DRIVE ENTRANCES.

THE GRADING PLAN SHOWS:
• THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
• CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
• THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
• THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A NEW PHARMACEUTICAL MANUFACTURING FACILITY, WAREHOUSE AND OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. THE SANDIA PARK MASTER PLAN (M15/05) WAS PREPARED BY ANDREWS, ASBURY, & ROBERTS INC. A COPY OF THIS MASTER PLAN CAN BE FOUND IN DRAINAGE FILE M21/D12. LOTS 3 AND 4 FALL WITHIN BASIN C-3 OF THE MASTER PLAN AND LOTS 5 AND 6 FALL WITHIN BASIN D-1. THE MASTER PLAN FOR THE SANDIA RESEARCH PARK HAS ESTABLISHED FREE DISCHARGE FROM THE SITE.

THE PROPOSED SITE HAS BEEN DIVIDED INTO 5 SUBBASINS. BASINS 1, 2, & 3 DISCHARGE TO DEVELOPMENT ROAD TO THE NORTH AT A COMBINED RATE OF 5.64 CFS (3.7 CFS/ACRE). BASINS 4 & 5 DISCHARGE TO RESEARCH ROAD TO THE SOUTH AND A COMBINED RATE OF 10.89 CFS (4.41 CFS/ACRE).

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 3
TOTAL SITE AREA = 4.00 ACRES

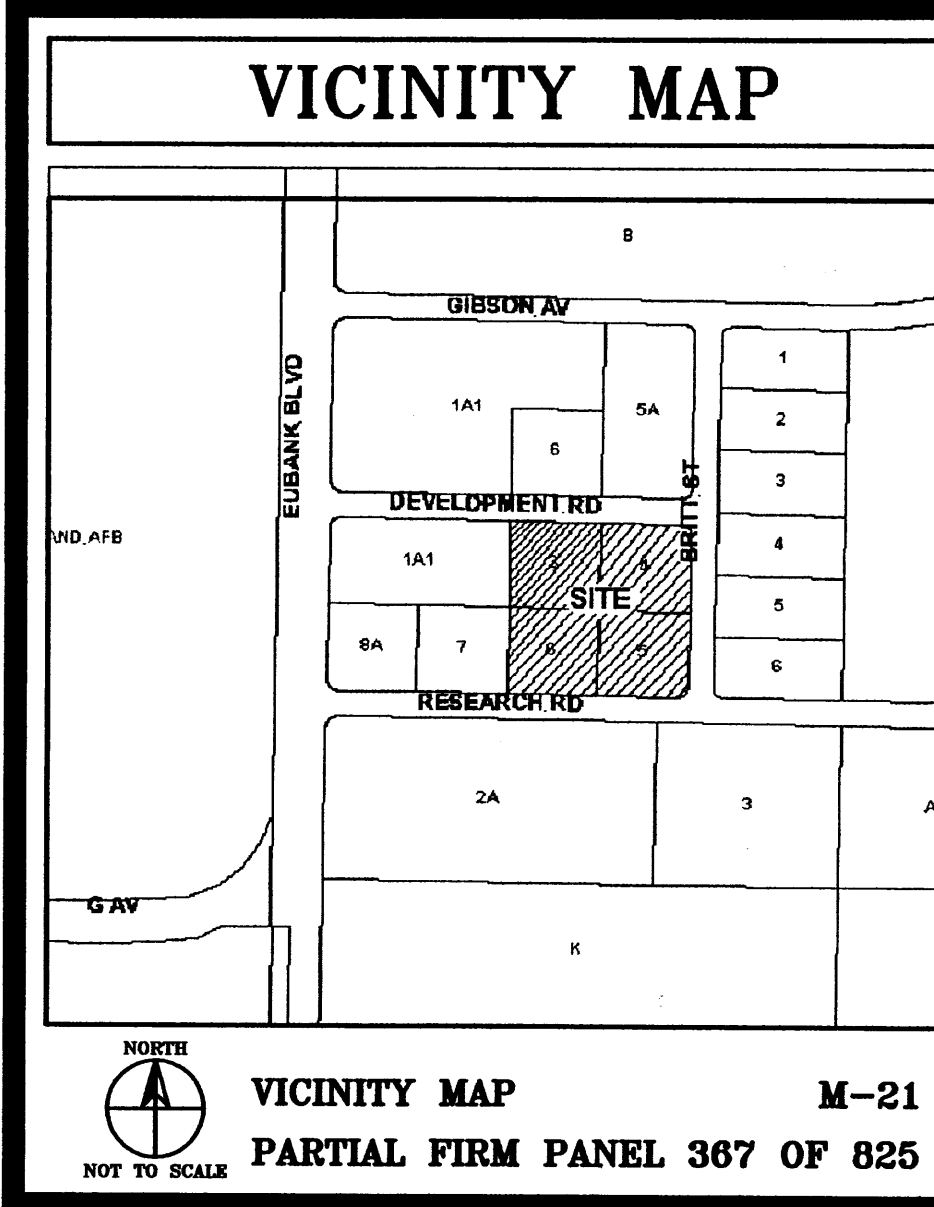
BASIN 1
TOTAL SITE AREA = 1.00 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(1.00) / 12 = 0.055 ACRE FEET
Q = 1.87(1.00) (1.00) = 1.87 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=74% C=0% D=26%
E = 0.912(0.74)+2.36(0.26) = 1.29 INCHES
V = 1.29 (1.00) / 12 = 0.107 ACRE FEET
Q = [2.60 (0.74)+5.02 (0.26)](1.00)=3.22 CFS
Q = 3.22/1.04=3.22 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.052 ACRE FT
INCREASE IN RATE OF RUNOFF = 1.36 CFS

BASIN 2
TOTAL SITE AREA = 0.25 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(0.25) / 12 = 0.014 ACRE FEET
Q = 1.87(1.00) (0.25) = 0.47 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=18% C=0% D=82%
E = 0.912(0.18)+2.36(0.82) = 2.12 INCHES
V = 2.10 (0.25) / 12 = 0.044 ACRE FEET
Q = [2.60 (0.18)+5.02 (0.82)](0.25)=1.16 CFS
Q = 1.16/0.25=4.64 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.030 ACRE FT
INCREASE IN RATE OF RUNOFF = 0.69 CFS

BASIN 3
TOTAL SITE AREA = 0.28 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(0.28) / 12 = 0.015 ACRE FEET
Q = 1.87(1.00) (0.28) = 0.52 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=22% C=0% D=78%
E = 0.912(0.22)+2.36(0.78) = 2.04 INCHES
V = 2.04 (0.28) / 12 = 0.048 ACRE FEET
Q = [2.60 (0.22)+5.02 (0.78)](0.21)=1.26 CFS
Q = 1.26/0.28=4.5 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.032 ACRE FT
INCREASE IN RATE OF RUNOFF = 0.73 CFS

BASIN 4
TOTAL SITE AREA = 1.18 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(1.18) / 12 = 0.071 ACRE FEET
Q = 1.87(1.00) (1.18) = 2.21 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=15% C=0% D=85%
E = 0.912(0.15)+2.36(0.85) = 2.14 INCHES
V = 2.14 (1.18) / 12 = 0.210 ACRE FEET
Q = [2.60 (0.15)+5.02 (0.85)](1.18)=5.49 CFS
Q = 5.49/1.18=4.7 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.145 ACRE FT
INCREASE IN RATE OF RUNOFF = 3.28 CFS

BASIN 5
TOTAL SITE AREA = 1.29 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(1.29) / 12 = 0.071 ACRE FEET
Q = 1.87(1.00) (1.29) = 2.42 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=35% C=0% D=65%
E = 0.912(0.35)+2.36(0.65) = 1.85 INCHES
V = 1.85(1.29) / 12 = 0.200 ACRE FEET
Q = [2.60 (0.35)+5.02 (0.65)](1.29)=5.40 CFS
Q = 5.40/1.29=4.2 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.129 ACRE FT
INCREASE IN RATE OF RUNOFF = 2.98 CFS



NOTICE TO CONTRACTOR

- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LOCAL LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THOSE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		



GRADING AND DRAINAGE PLAN
JULY 25, 2003 1"=30'-0"

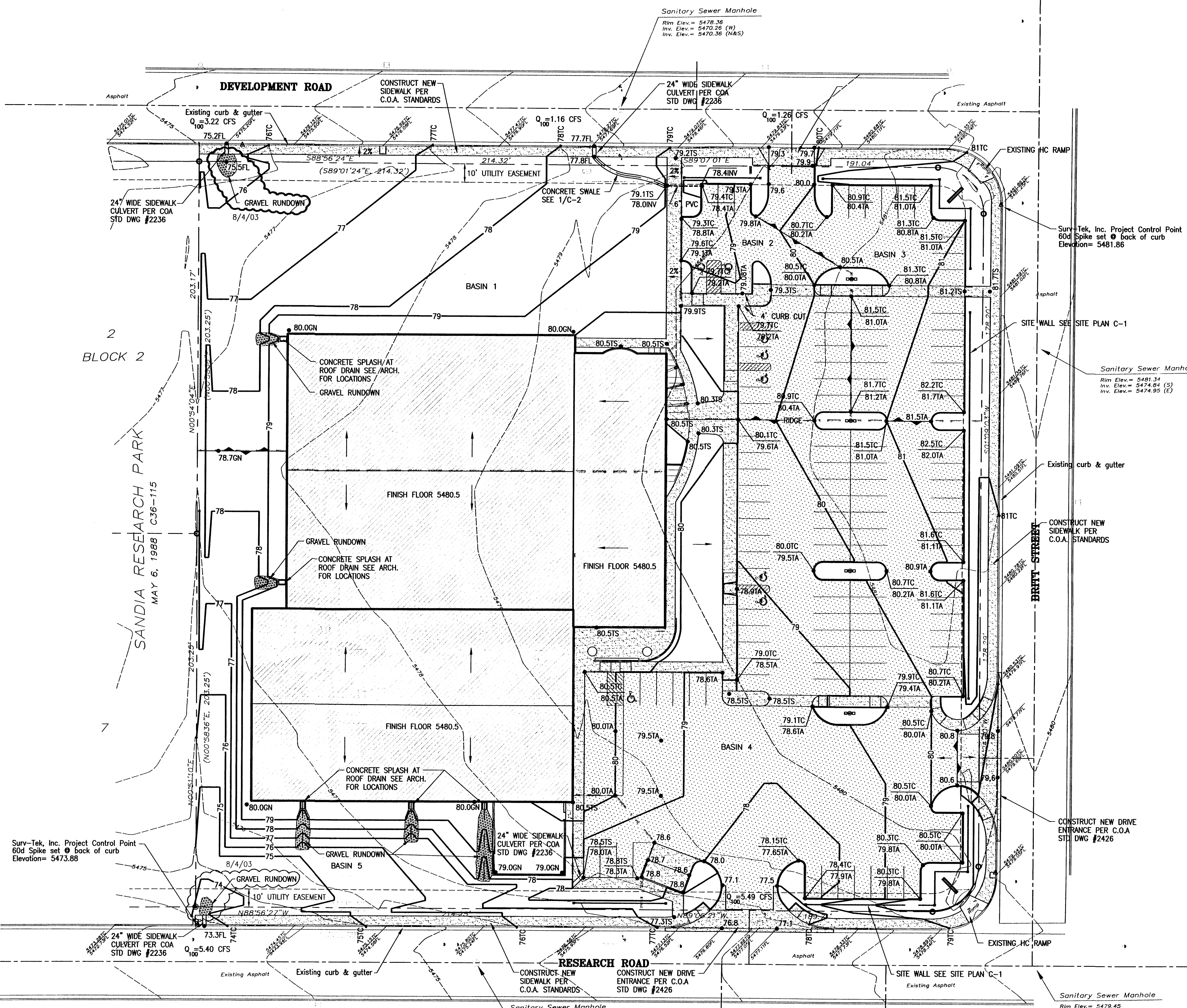
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-Heel
PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

SHEET C-2
PROJECT NUMBER 02045

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LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- VERIFIED ELEVATION
- AS BUILT ELEVATION
- BASIN BOUNDARY
- PROPERTY LINE
- GRAVEL
- ASPHALT PAVING
- CONCRETE
- EXISTING PAVING
- FL FLOW LINE
- GN GROUND
- INV INVERT
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TG TOP OF GRATE
- TS TOP OF CONCRETE SLAB
- TW TOP OF WALL
- TBM TEMPORARY BENCH MARK

SCALE: 1" = 30'

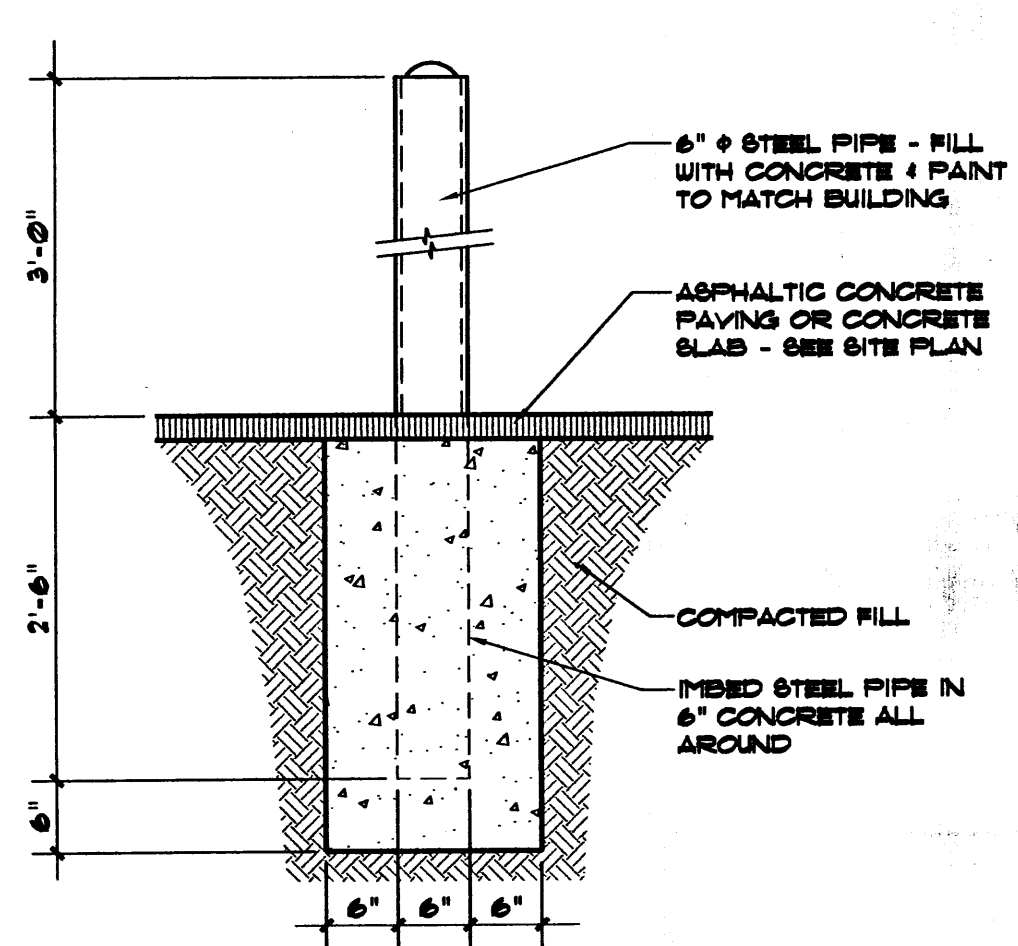
1 CONCRETE/GRAVEL SWALE
SCALE: 3/4" = 1'-0"

MEANDER FLOW LINE IN NATURAL STREAM BED FLOW FASHION COORDINATE WITH ARCHITECT

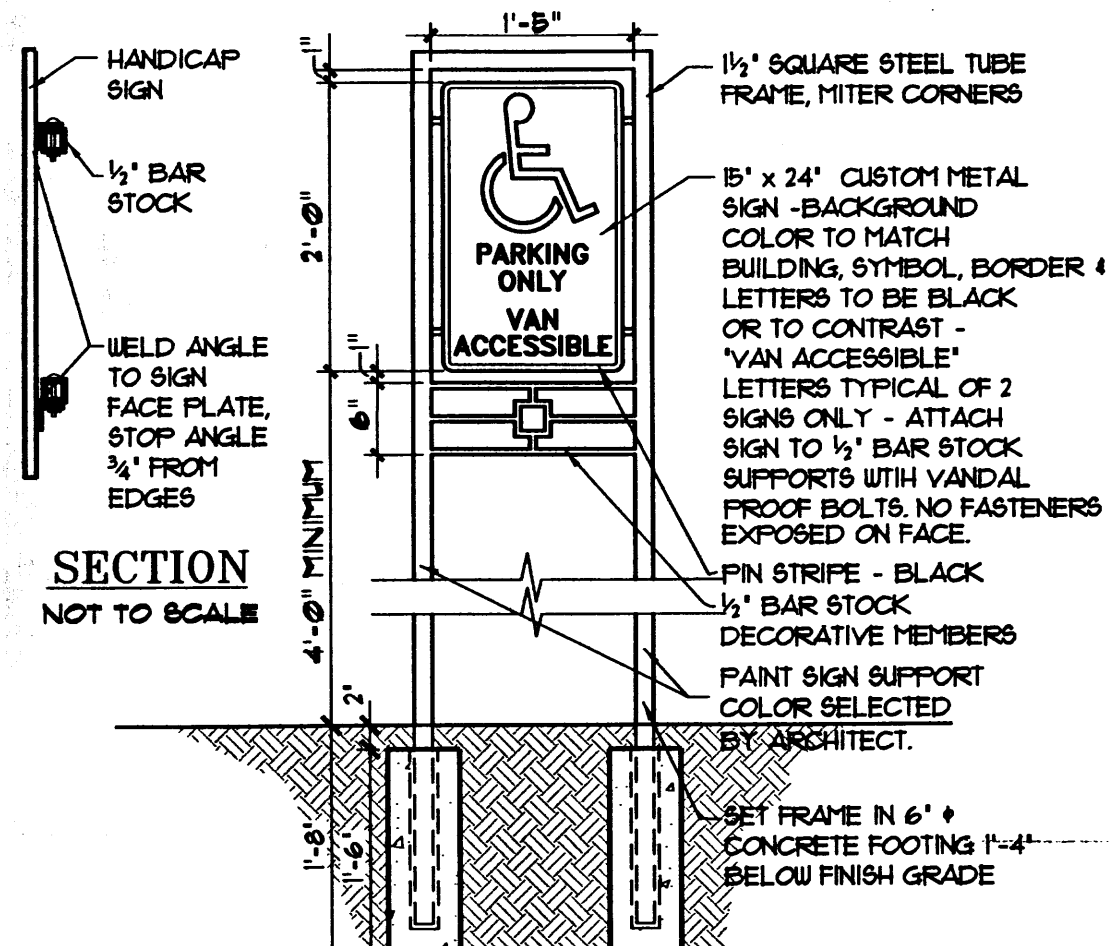
3000 PSI CONCRETE

3" TO 4" COBBLES SET IN CONCRETE

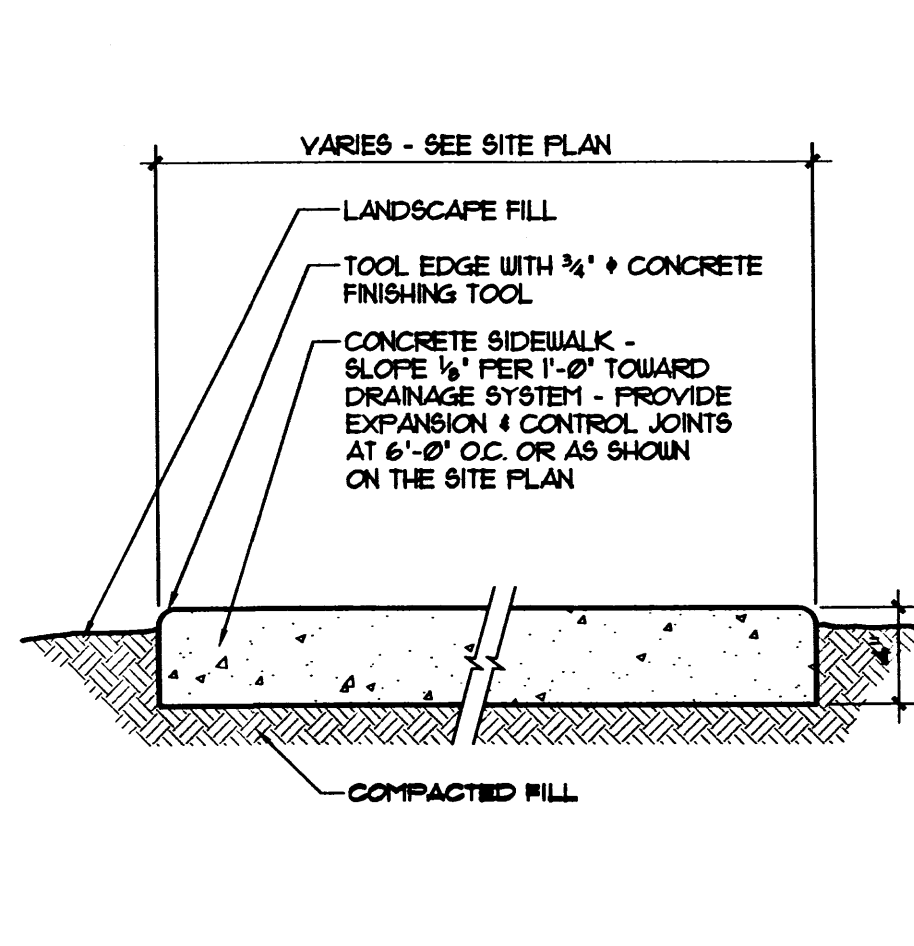
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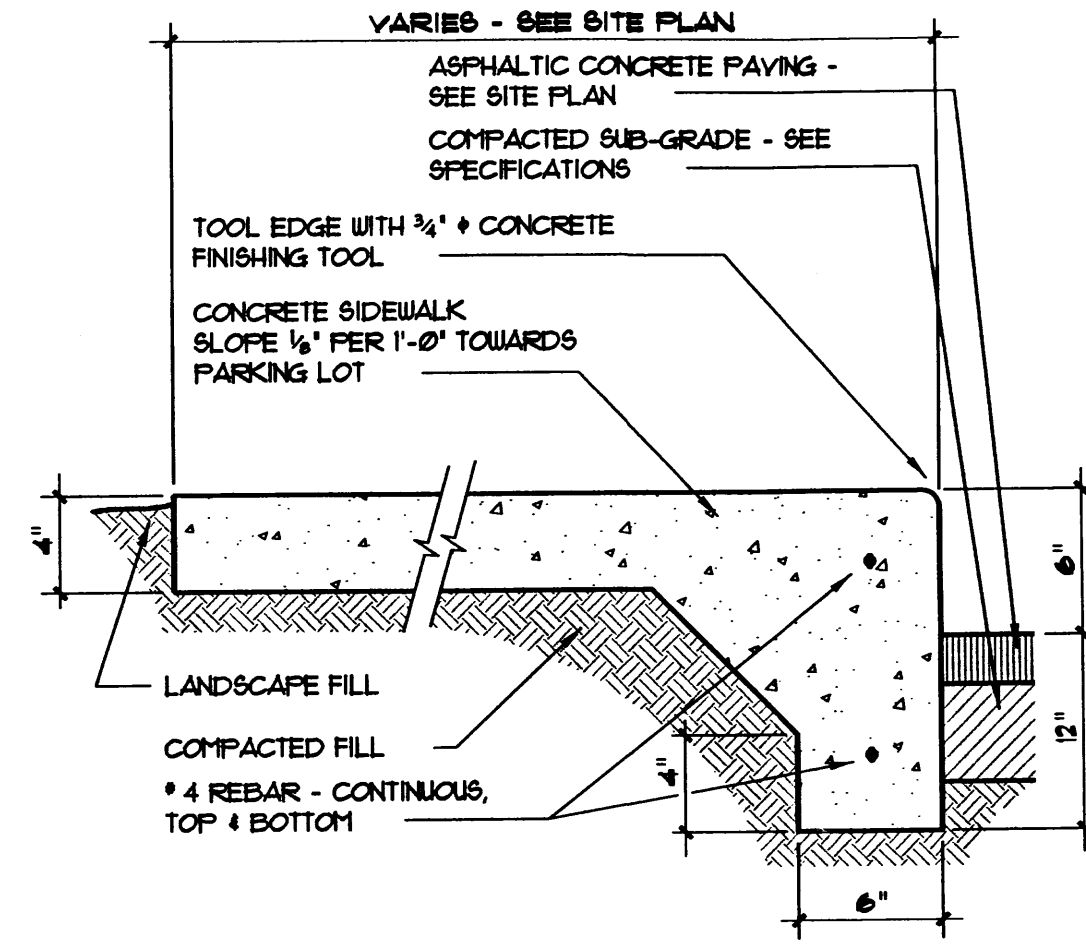
6 EXTERIOR BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



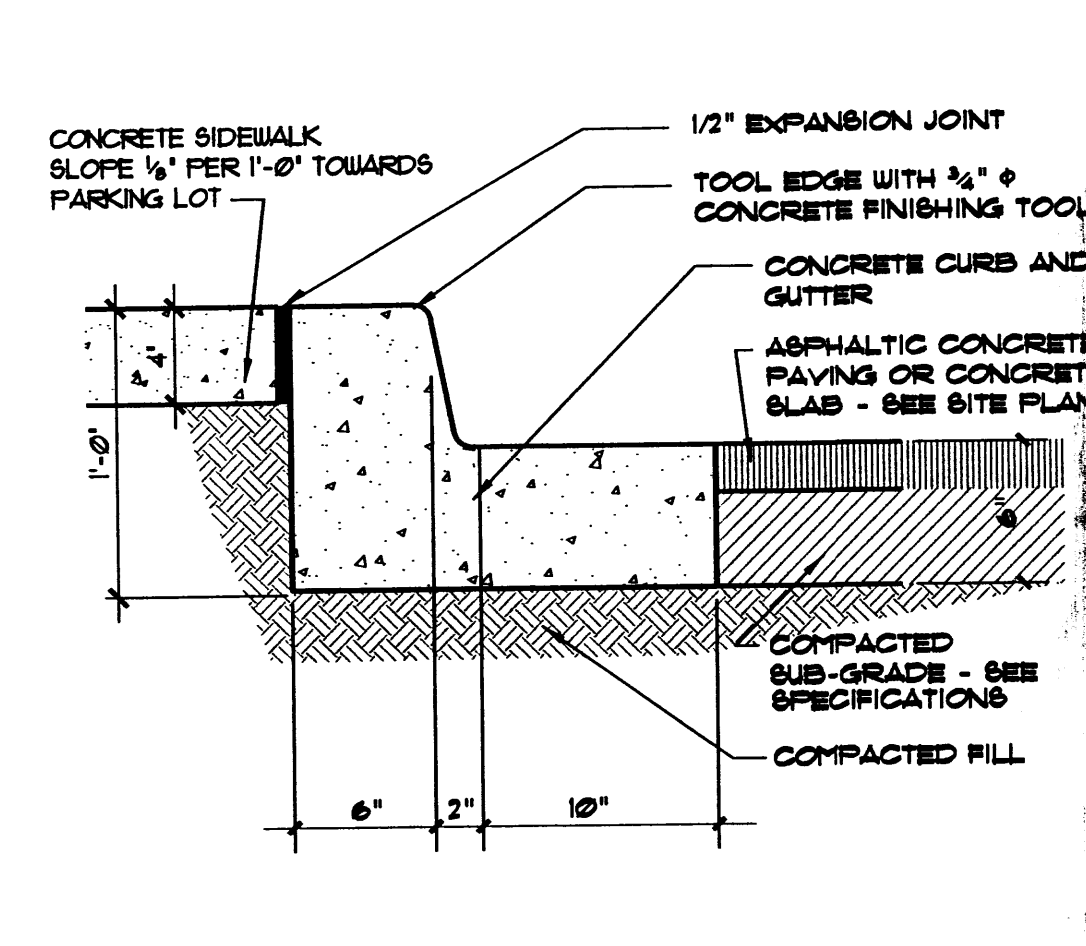
5 HANDICAP SIGN POST
SCALE: 3/4" = 1'-0"



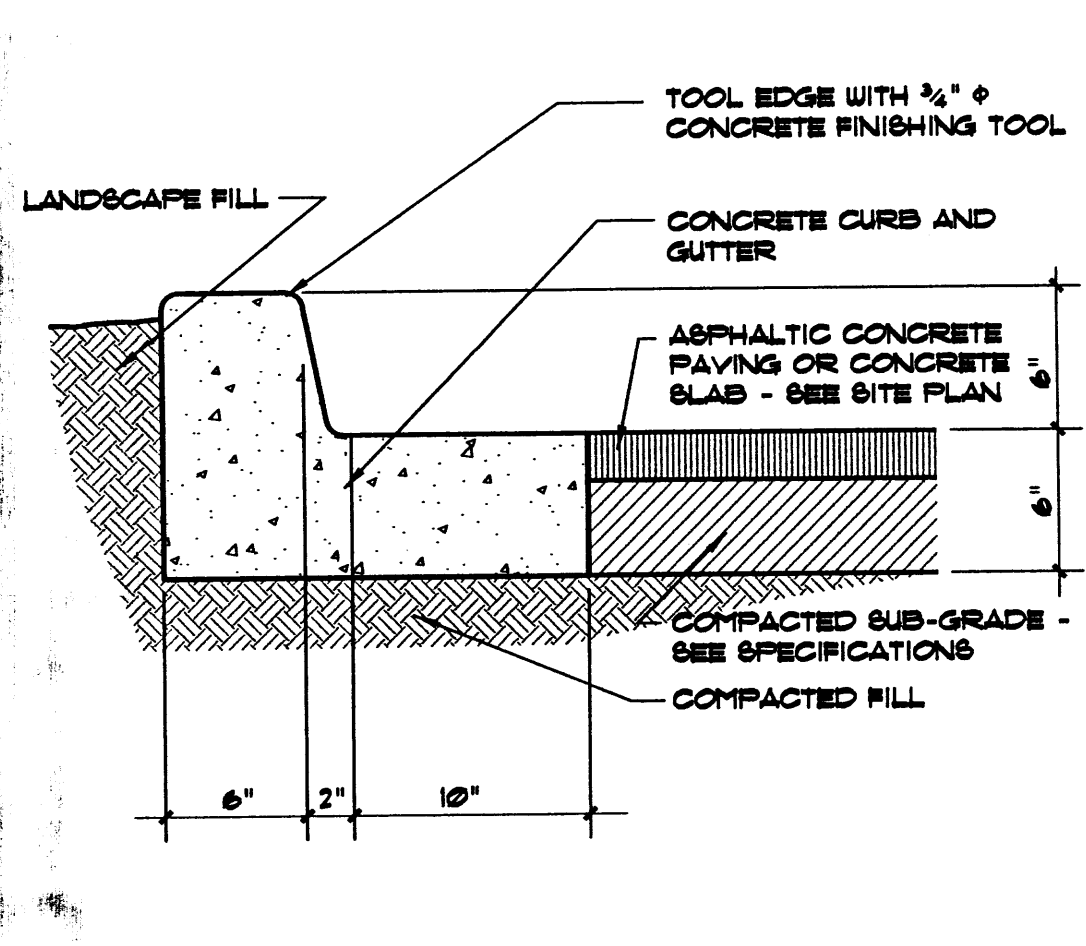
4 TYPICAL SIDEWALK
SCALE: 1-1/2" = 1'-0"



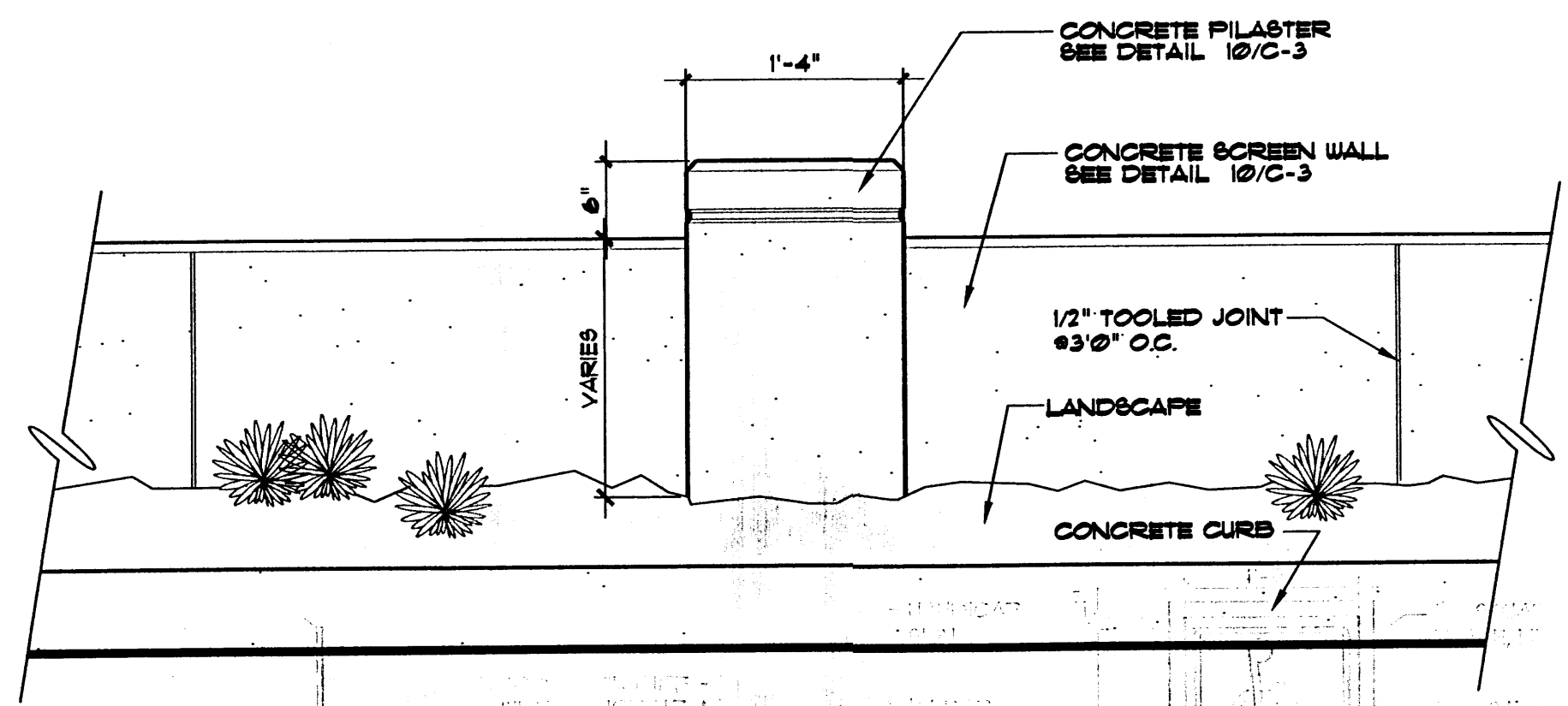
3 TURN-DOWN SIDEWALK
SCALE: 1-1/2" = 1'-0"



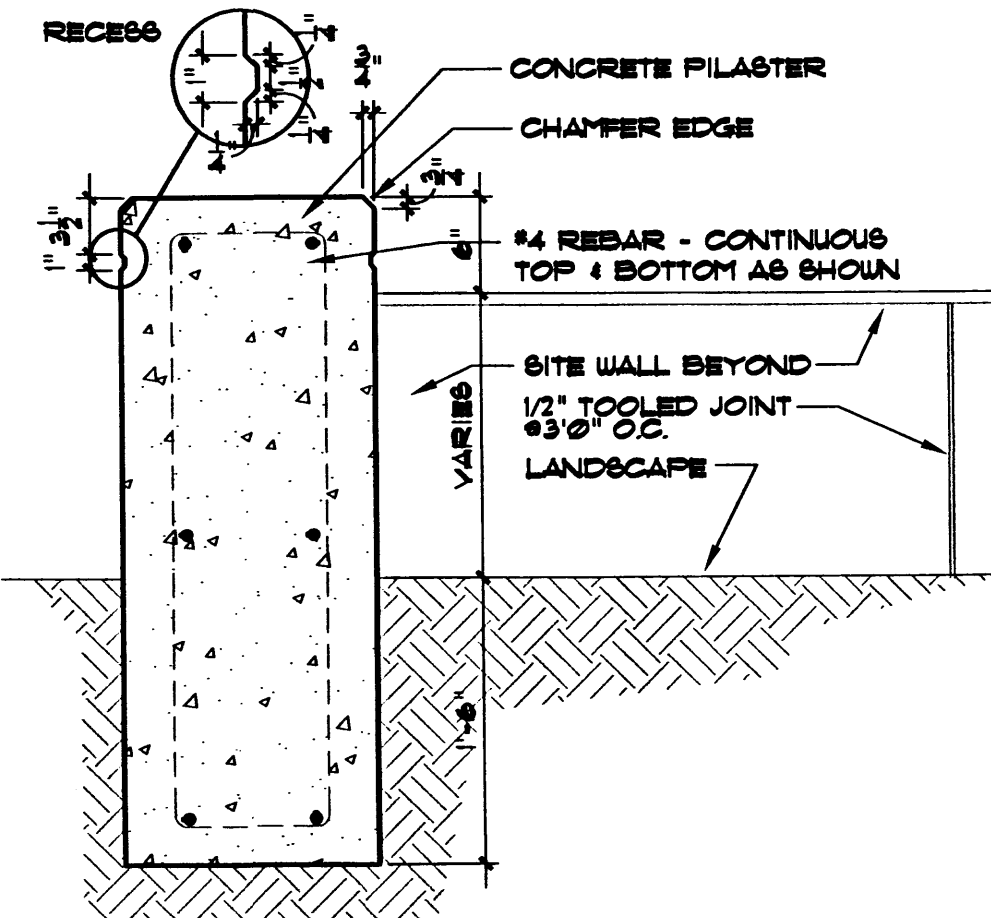
2 TYPICAL CURB & GUTTER
SCALE: 1-1/2" = 1'-0"



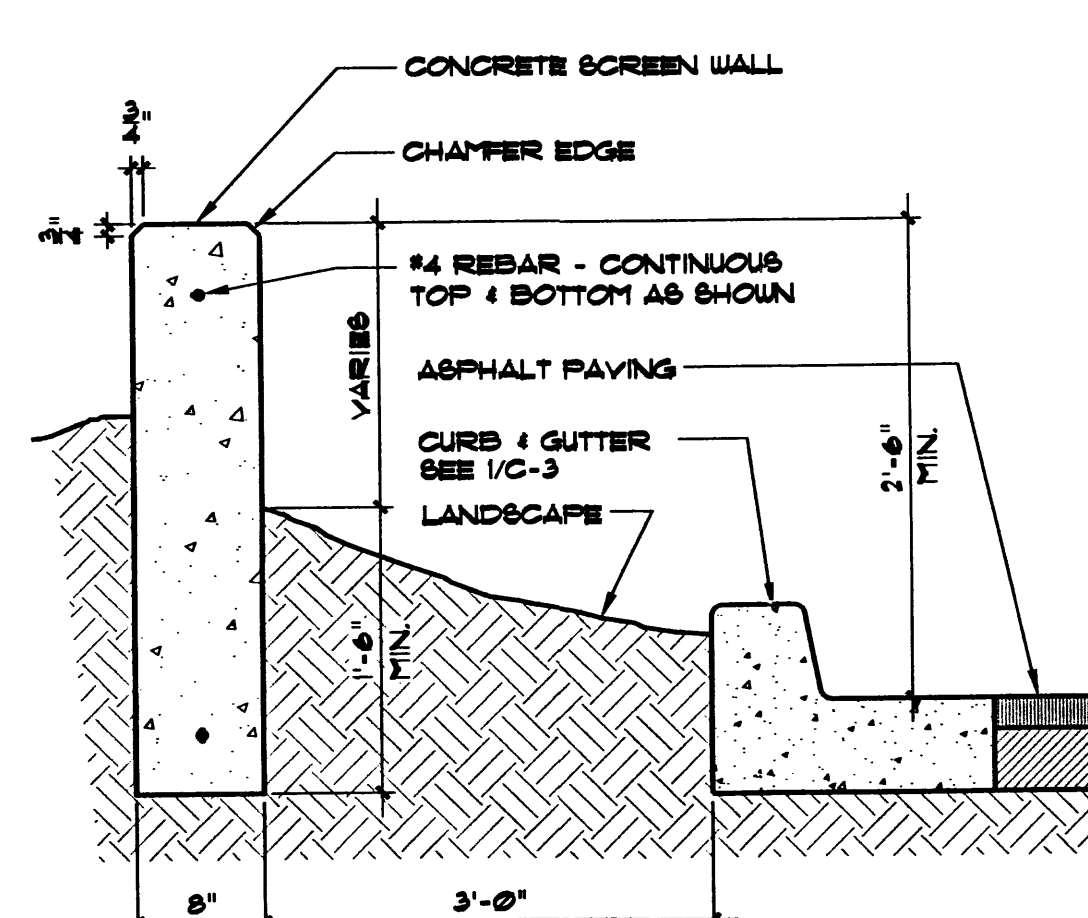
1 TYPICAL CURB & GUTTER
SCALE: 1-1/2" = 1'-0"



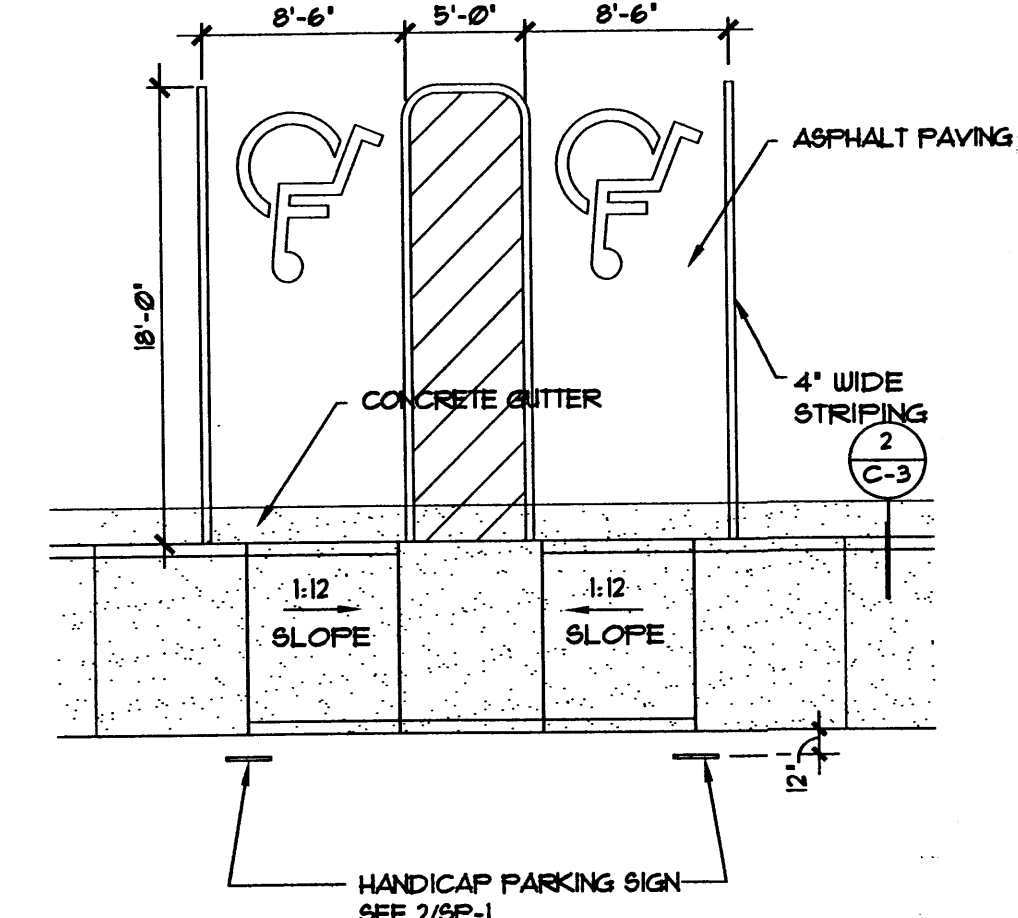
11 TYPICAL PILASTER
SCALE: 1" = 1'-0"



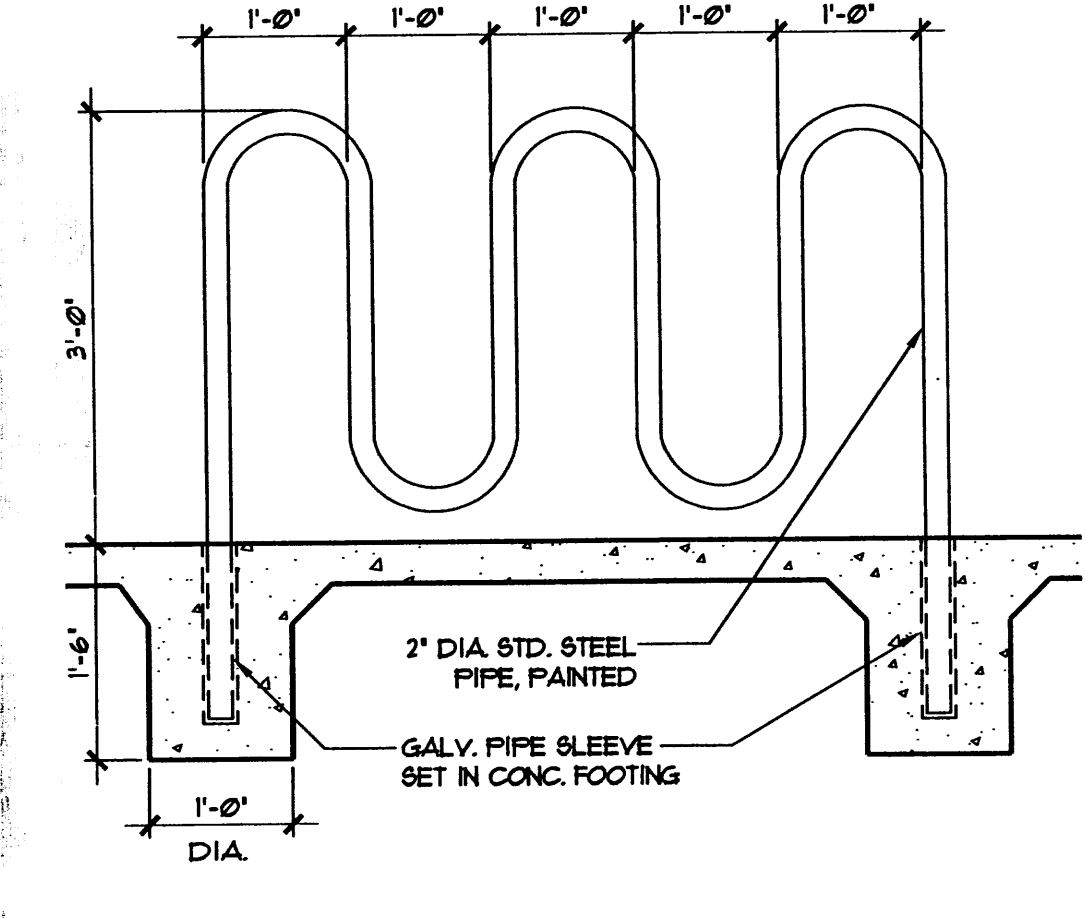
10 TYPICAL PILASTER
SCALE: 1" = 1'-0"



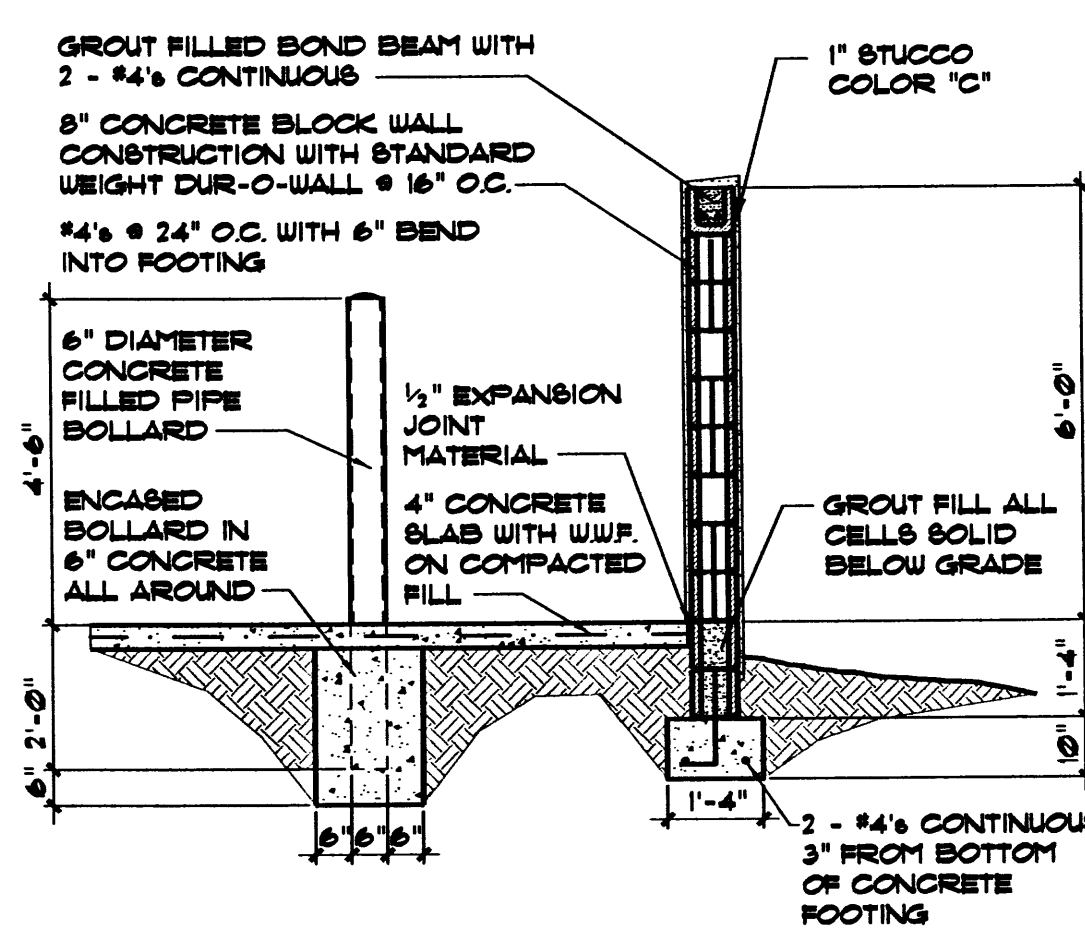
9 TYPICAL SCREEN WALL
SCALE: 1" = 1'-0"



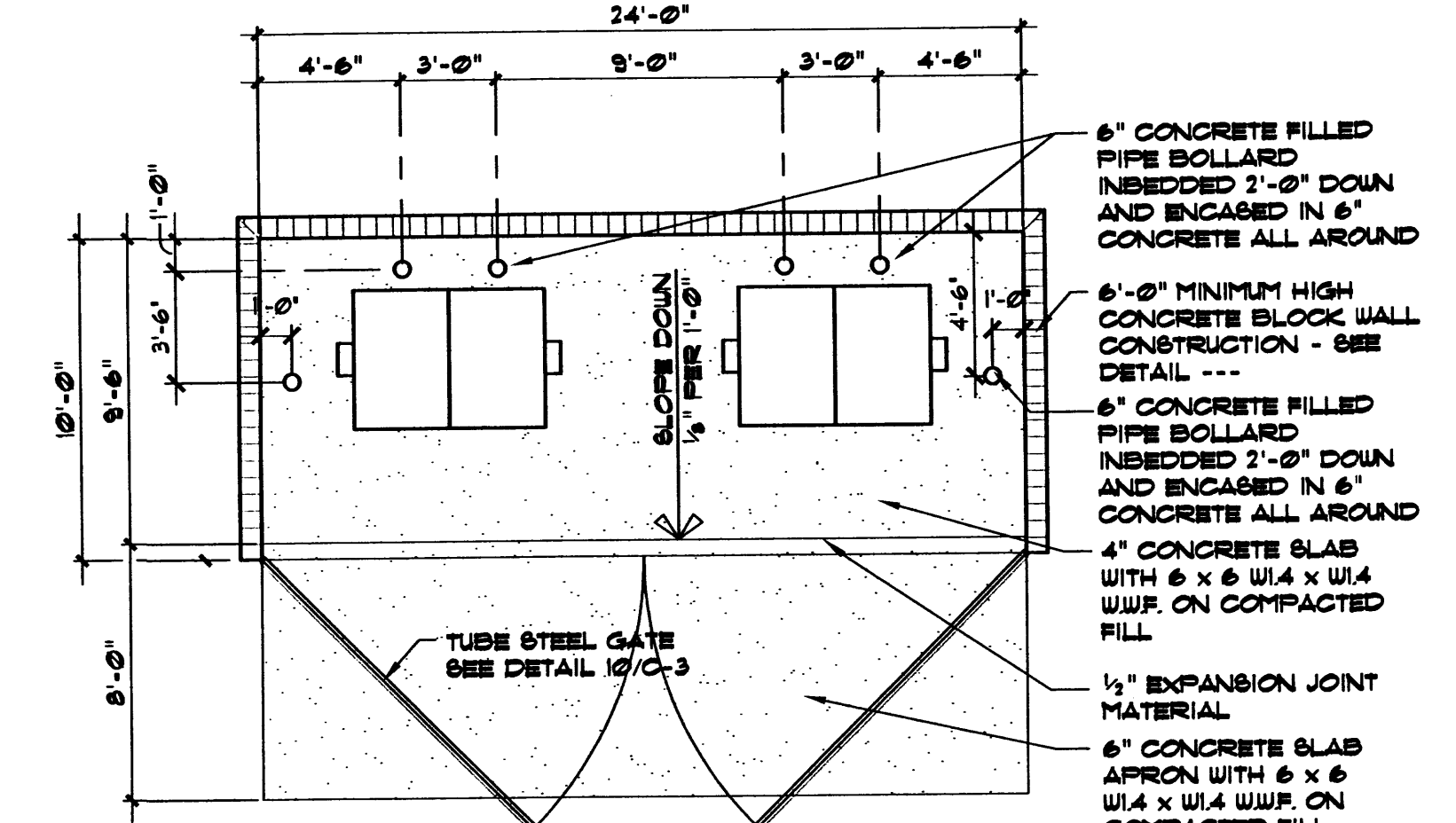
8 HANDICAP PARKING
SCALE: 1/8" = 1'-0"



7 BICYCLE RACK
SCALE: 3/4" = 1'-0"



13 TRASH ENCLOSURE WALL
SCALE: 3/8" = 1'-0"



12 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"



SITE DETAILS

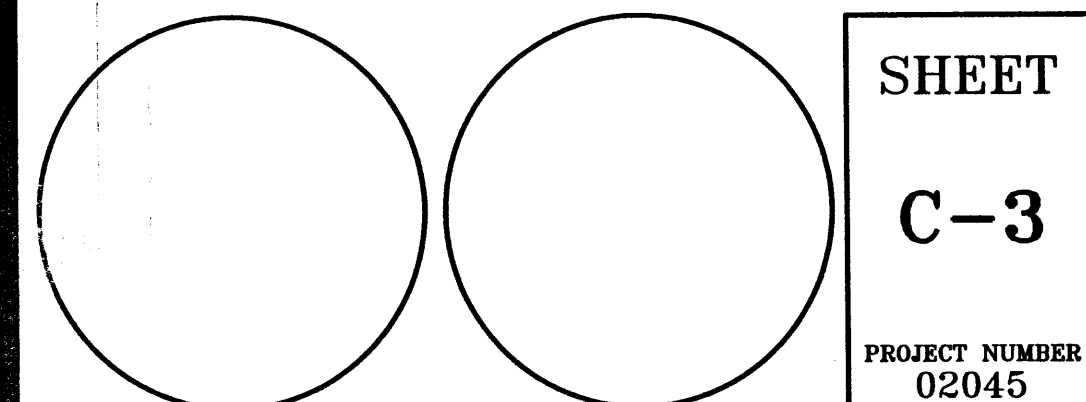
AUGUST 5, 2003

SCALE: AS NOTED



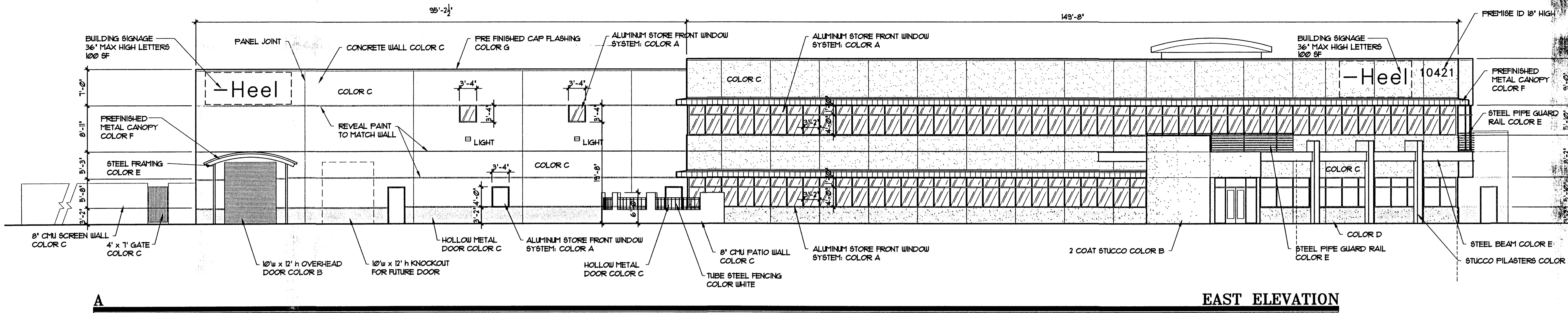
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PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

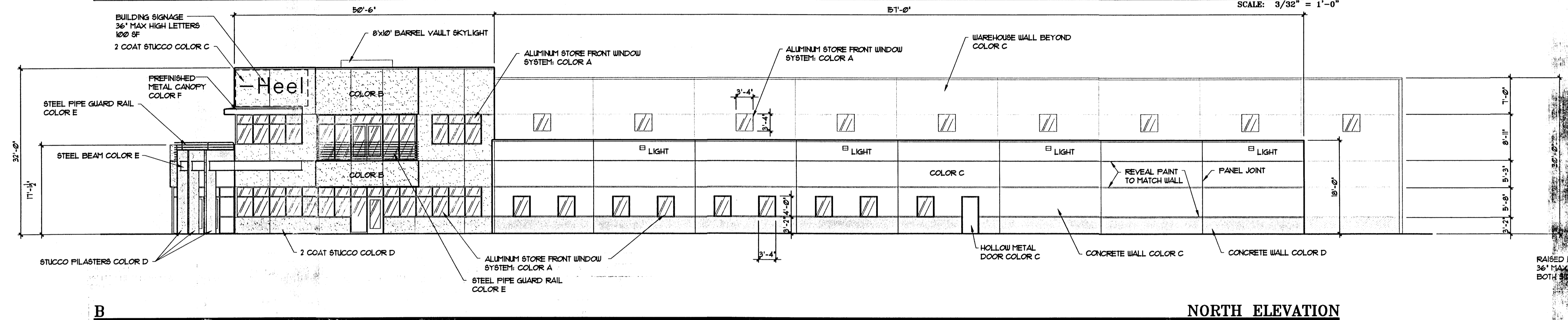


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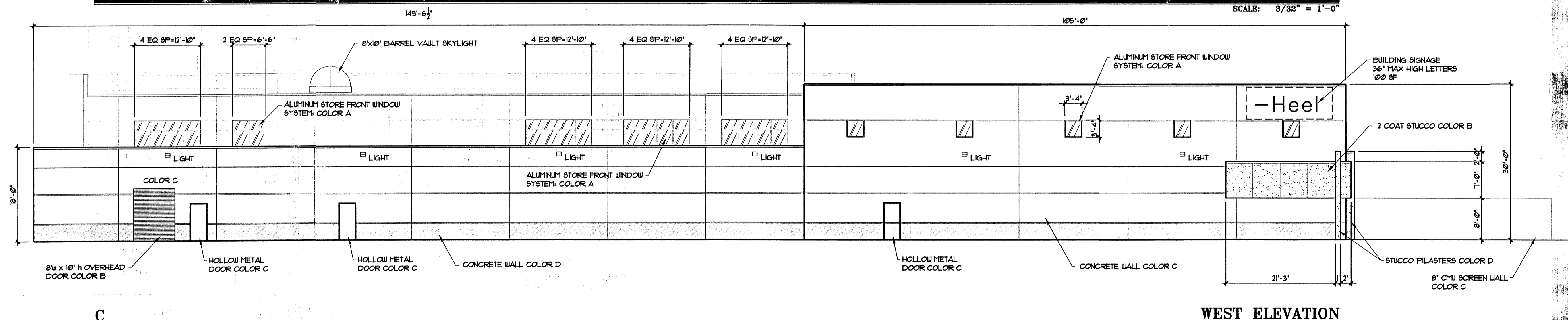
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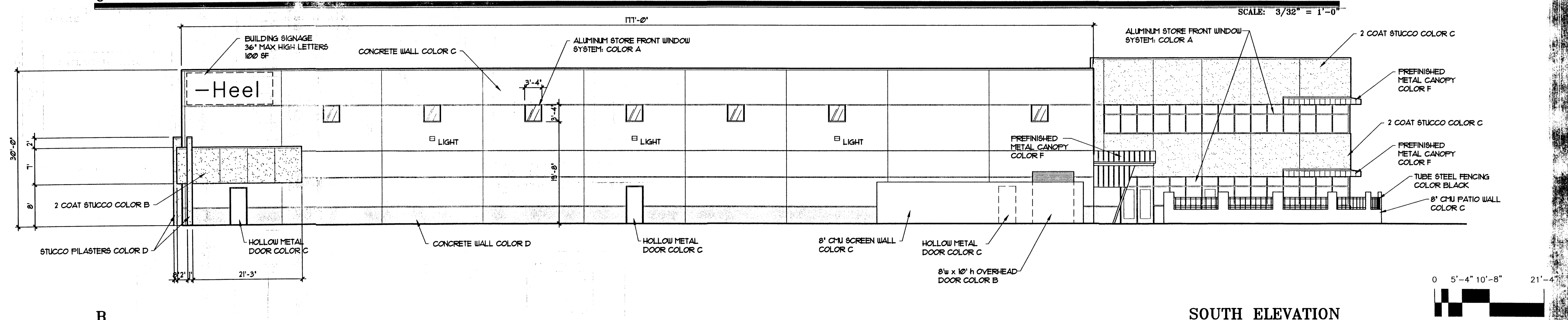
EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



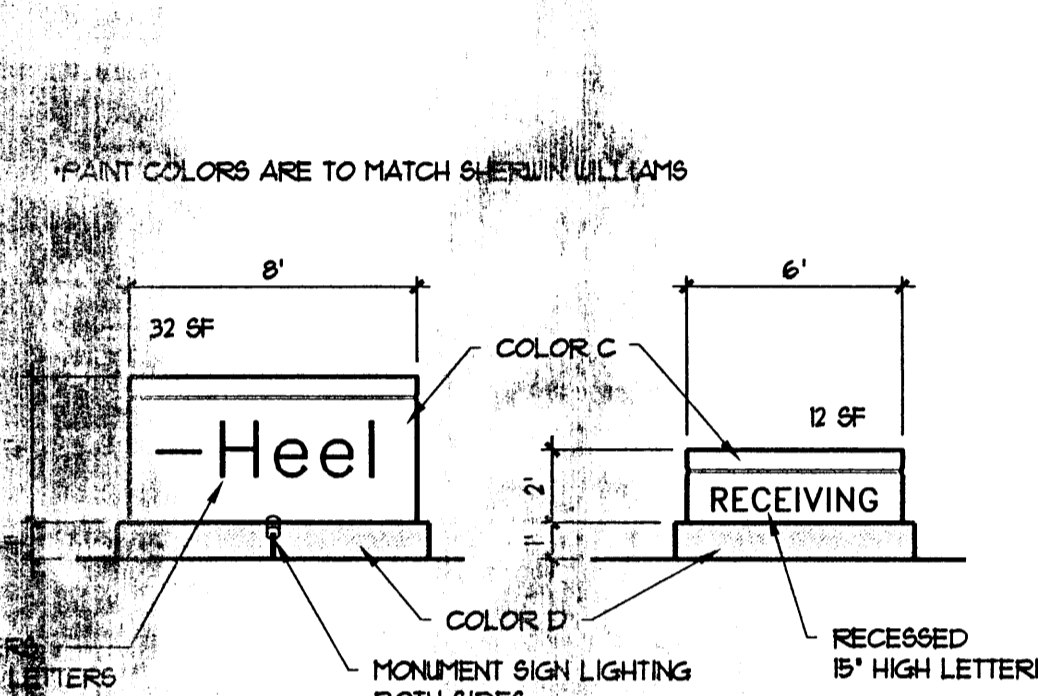
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- 1. SITE LIGHTING SHALL BE BUILDING MOUNTED AS SHOWN. NIGHT LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.
- 2. SIGNAGE MAY BE ILLUMINATED WITH BACK LIT CHANNLED LETTERS COLOR - HEEL CORPORATE COLOR GREEN.
- 3. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET OR ACCESS. SEE WEST ELEVATION FOR LOCATION.
- 4. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE INSTALLED ON THIS BUILDING. ANY FUTURE COMMUNICATIONS ANTENNA SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- 5. ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE WITH ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR. ALL ROOFTOP EQUIPMENT AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH THE TOP OF THE EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.

COLOR SELECTIONS

- COLOR A: ALUMINUM STOREFRONT - KAWNEER PERMAZIDE - CLEAR ANODIZED WITH VISTEON BLUE - REFLECTED GLAZING
- COLOR B: ACCENT COLOR - DIGNIFIED SW 6538 (BULE)
- COLOR C: FIELD - RICE GRAIN SW 6155 (LIGHT TAN)
- COLOR D: BASE - BURLAB SW 6131 (DARK TAN)
- COLOR E: EXPOSED STEEL ENTRY FRAMING - SNOWFALL SW 6000 (OFF WHITE)
- COLOR F: PRE-WEATHERED GALVALUM - 10' WIDE STANDING SEAM ROOFING SYSTEM AND TRIM
- COLOR G: CAP FLASHING - PAINTLOX - COLOR C



TYPE A **TYPE B**
MONUMENT SIGNS

REID & ASSOCIATES
DESIGN BUILDERS

EXTERIOR ELEVATIONS
AUGUST 5, 2003 3/32"=1'-0"

CLAUDIO VIGIL ARCHITECTS

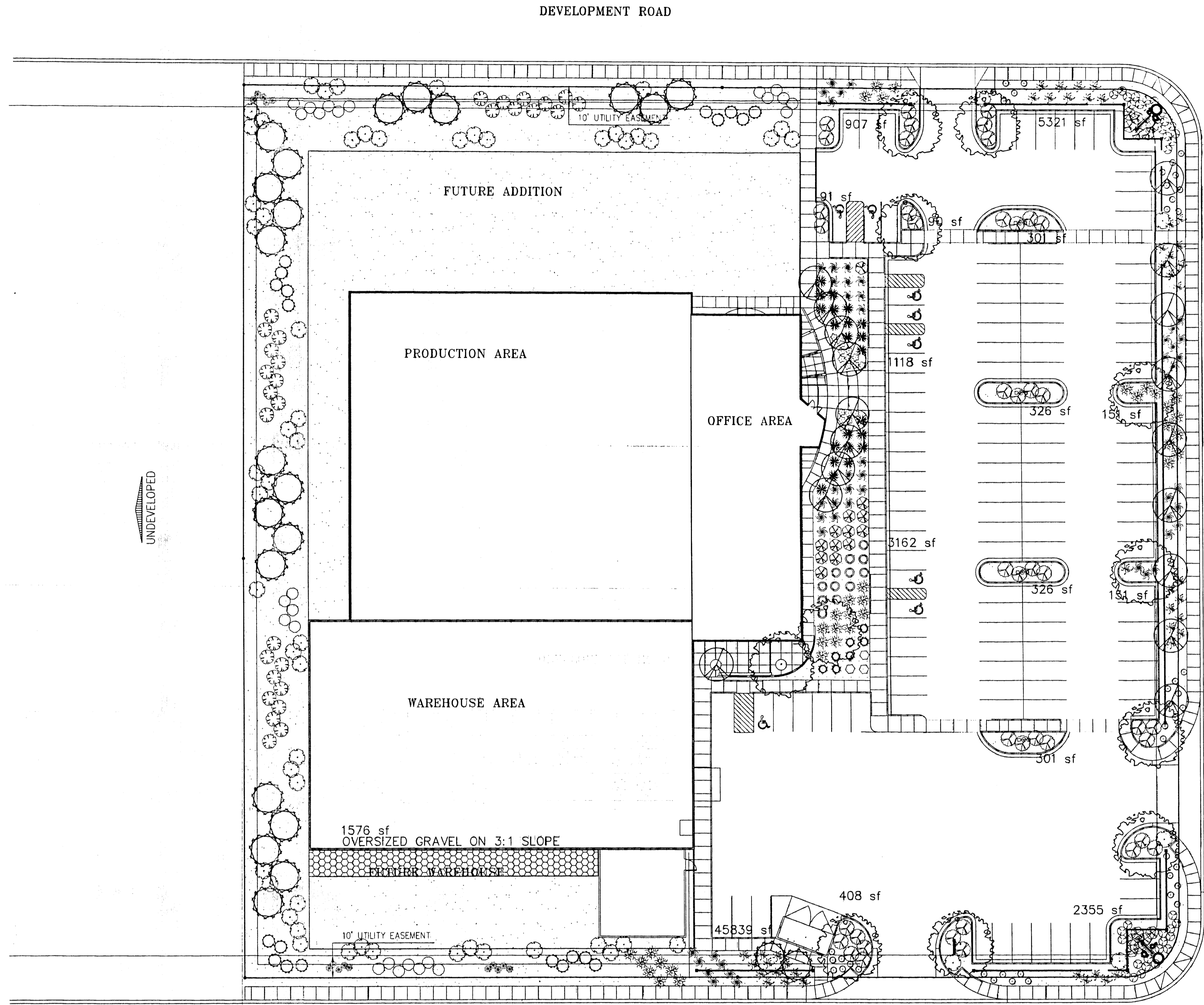
-Heel
PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

SHEET A-5
PROJECT NUMBER 02045

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PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 11
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- DESERT WILLOW (L) 23
Chilopsis linearis
5 Gal. 225 SF
- APACHE PLUME (L) 25
Fallugia paradoxa
1 Gal. 25sf
- BLUE MIST SPIREA (M) 15
Caryopteris clandonensis
5 Gal. 9sf
- RUSSIAN SAGE (M) 20
Perovskia atriplicifolia
1 Gal. 36SF
- RED YUCCA (L) 22
Hesperaloe parviflora
1 Gal. 9SF
- MAIDENGRASS (M) 36
Miscanthus sinensis
5 Gal. 16sf
- REGAL MIST (M) 52
Muhlenbergia ridgens
1 Gal. 16sf
- FOUNTAIN GRASS (M) 44
Pennisetum ssp.
1 Gal. 25SF
- INDIAN HAWTHORN (M) 25
Raphiolepis indica
5 Gal. 36SF
- FLOWERING PEAR (H) 18
Pyrus calleryana
15 Gal.
- MUGHO PINE (M) 2
Pinus mugho
15 gal. 9SF
- PLANAS/ SCOTCH BROOM (M) 7
Cytisus scoparius/
Genista hispanica
1 Gal. 9SF
- FRP-ROSEMARY (M) 12
Rosmarinus officinalis
12 Gal. 36sf
- PATENTILLA (M) 27
Patentilla fruticosa
2 Gal. 9SF
- AUTUMN SAGE (M) 3
Salvia greggii
2 Gal. 9sf
- CREeping ROSEMARY (L) 4
Rosmarinus officinalis
2 Gal. 100sf
- HONEYSUCKLE (M) 62
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (L) 30
Chrysothamnus nauseosus
1 Gal. 25sf
- THREADGRASS (M) 42
Stipa spp.
1 Gal. 9SF
- MILFLOWER 36
1 Gal. 4sf
- BOULDERS 6
- SANTA FE BROWN C.FINES WITH FILTER FABRIC

- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- OVERSIZED ORAVEL WITH FILTER FABRIC 1576



LANDSCAPE PLAN

JUL 26 2008 1"=30'-0"

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	174,405	square feet
TOTAL BUILDINGS AREA	51,143	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	123,262	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	18,489	square feet
TOTAL LANDSCAPE PROVIDED	62,423	square feet
TOTAL FUTURE BUILDING	23,838	square feet
TOTAL BED PROVIDED	38,585	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	28,938	square feet
TOTAL GROUND COVER PROVIDED	29,016	square feet

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 Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

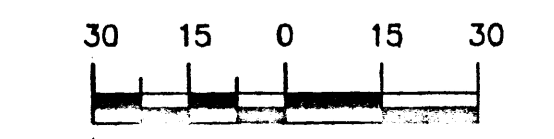
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

GRAPHIC SCALE



CLAUDIO VIGIL ARCHITECTS

— Heel —

PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

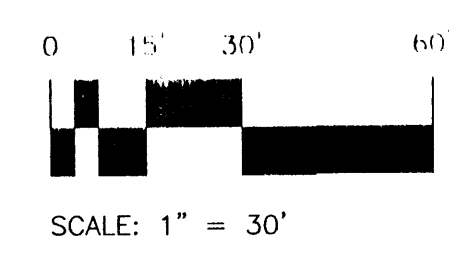
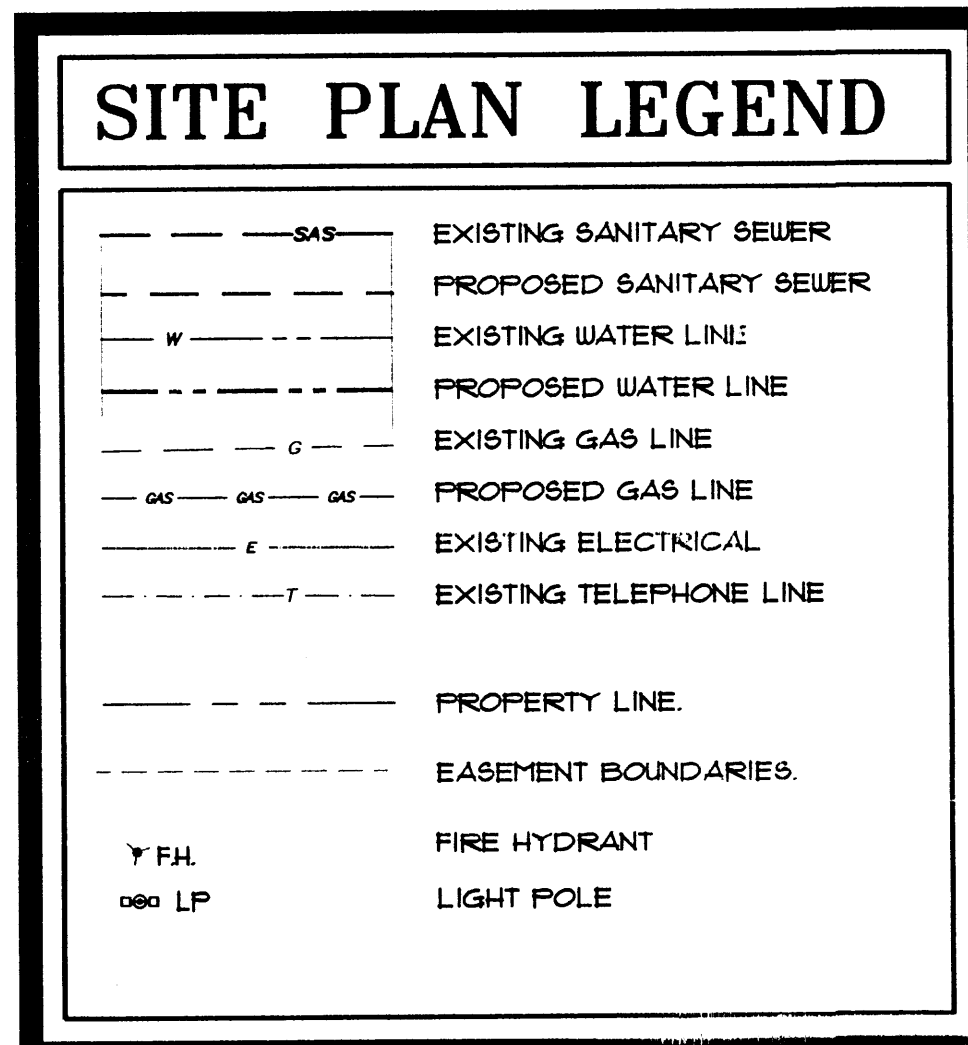
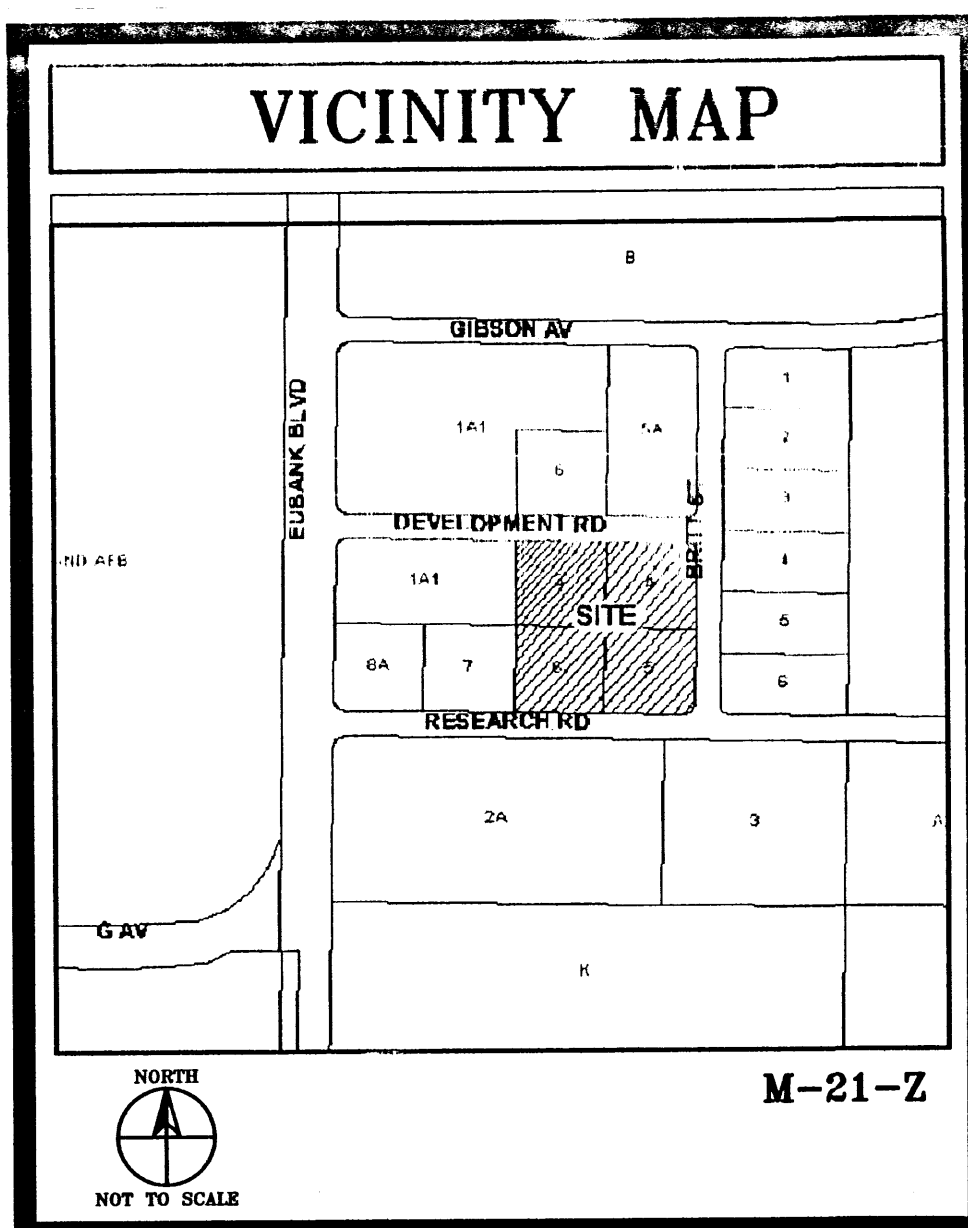
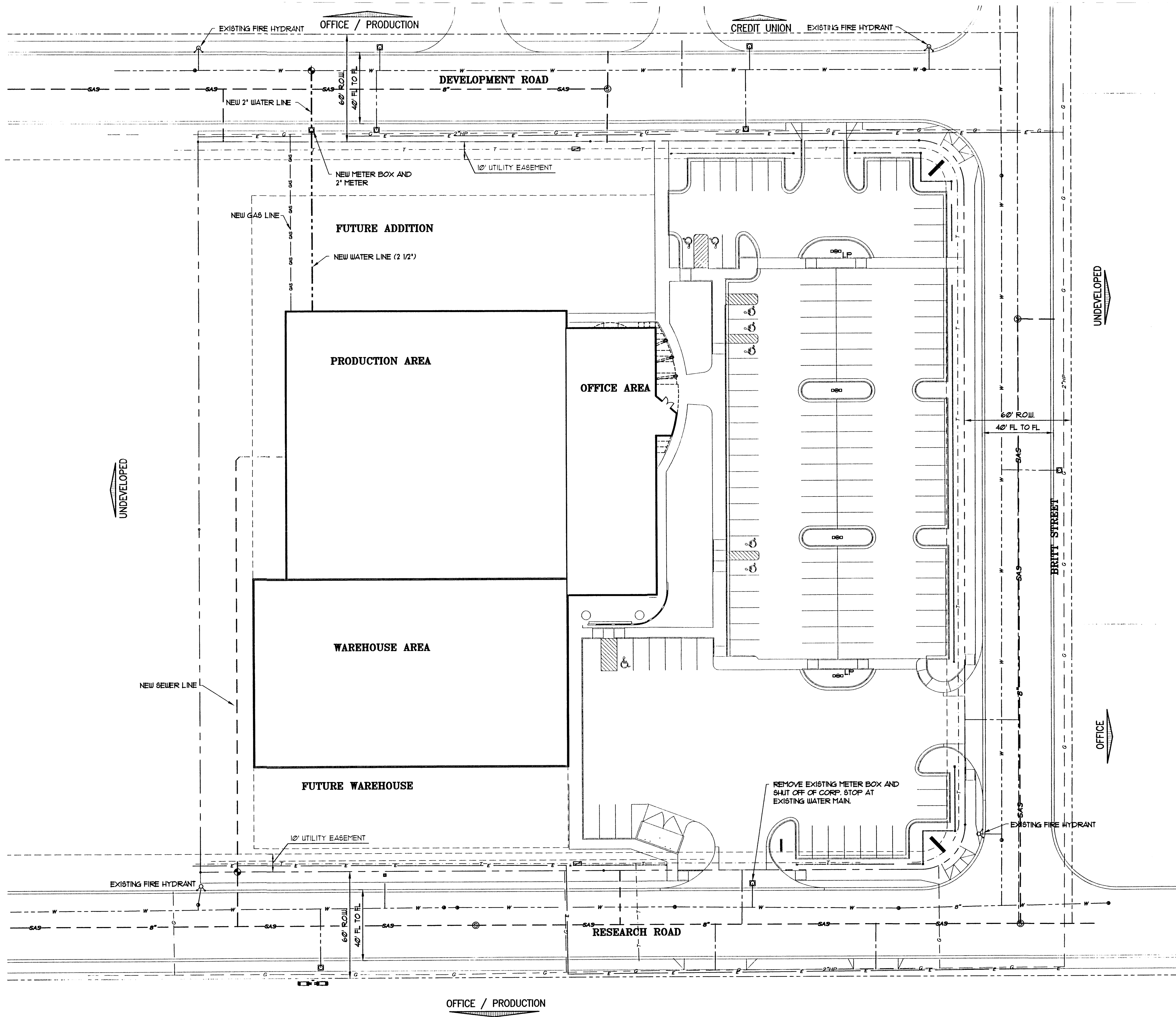
SHEET

L-1

PROJECT NUMBER
02045

OWNERSHIP OF INSTRUMENTS OF SERVICE
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1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



GENERAL NOTES

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UTILITY LINES, PIPELINES, OR OTHER UNDERGROUND UTILITIES IN, OR NEAR, THE CONSTRUCTION SITE WITH THE OWNER AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED TO THE ARCHITECT/ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONAL UNDERGROUND LINES MAY EXIST THAT HAVE NOT BEEN SHOWN.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE LOCATED, THE CONTRACTOR SHALL IMPOSE ALL PERTINENT FEES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONSTRUCTION SO THAT A RESOLUTION CAN BE DETERMINED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE AND BELOW THE GROUND. ANY DAMAGE TO EXISTING UTILITIES (AS DETERMINED ABOVE) BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION IN SERVICE WITH THE OWNER AND THE UTILITY COMPANY THREE WORKING DAYS PRIOR TO INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING AND NEW, IN THEIR CORRECT LOCATIONS, VERTICAL AND HORIZONTAL, ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.

REID & ASSOCIATES
DESIGN BUILDERS

SITE UTILITY PLAN

AUGUST 5, 2003 1"=30'-0"

CLAUDIO VIGIL ARCHITECTS

-Heel

PRODUCTION FACILITY
SANDIA RESEARCH PARK
ALBUQUERQUE, NEW MEXICO

SHEET

U-1

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