



**EXISTING PLANT LEGEND**

**Trees**

Symbol	Common Name
C	Cottonwood
F	Flowering Pear
A	Ash
E	Elm
D	Desert Willow
P	Pine

**Shrubs/Groundcovers**

4 Wing Saltbush
Chenille
Apache Plume

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht/ Sp.	Landscaping Coverage	Water Use	Drip Emitters	Allergenic Potential
1	(Symbol)	Gleditsia Shademaster Honey Locust	2' Cal	50/45'		Medium+	6-2 gph	Low
3	(Symbol)	Pyrus Chanticleer Flowering Pear	2' Cal	25/15'		Medium+	6-2 gph	Low
<b>Shrubs/Groundcovers</b>								
4	(Symbol)	Vauquelinia Rosewood	1-Gal	12/10'	100 sf=400 sf	Low+	2-1 gph	Low
4	(Symbol)	Rhus trilobata 3 Leaf Sumac	1-Gal	6/6'	36 sf=144 sf	Low	2-1 gph	Low
8	(Symbol)	Falkugia Apache Plume	1-Gal	6/7'	49 sf=392 sf	Low	2-1 gph	Low
36	(Symbol)	Raphiolepis India Hawthorn	1-Gal	3/4'	20 sf=720 sf	Medium	2-2 gph	Low
17	(Symbol)	Prunus besseyi Sand Cherry	1-Gal	2/6'	25 sf=425 sf	Medium	2-2 gph	Low
<b>Grasses</b>								
14	(Symbol)	Calamagrostis Karl Foerster Grass	1-Gal	3/2'	10 sf=140 sf	Medium	2-2 gph	Low

Total landscape coverage = 2,221 sf

**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

**MATERIALS LEGEND**

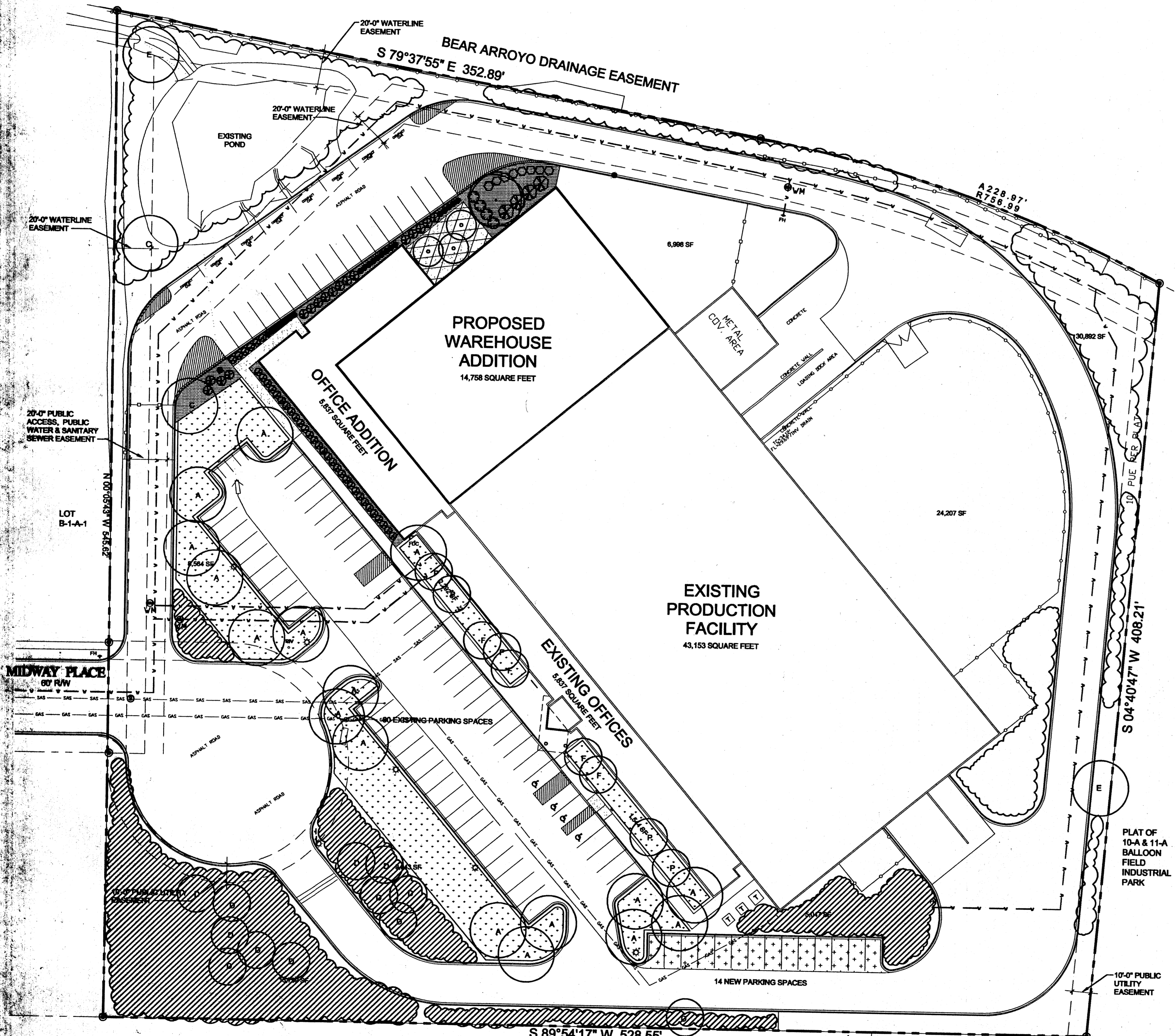
- PROPOSED 3/4" GRAY CRUSHED GRAVEL
- EXISTING LAWN LANDSCAPE (12,750 SF)
- EXISTING ESTABLISHED NATIVE GRAVEL LANDSCAPE (24,064 SF)
- EXISTING ESTABLISHED NATIVE LANDSCAPE (30,892 SF)

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.  
PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10  
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.  
NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.  
STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-5-2.  
LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.  
LANDSCAPE AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS AND PLANTINGS BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

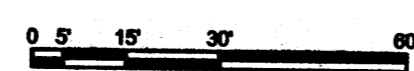
**SITE DATA**

GROSS LOT AREA (6.1604 ACRES)	268,248 SF
LESS BUILDING(S)	69,586 SF
NET LOT AREA	198,753 SF
REQUIRED LANDSCAPE	29,814 SF
15% OF NET LOT AREA	29,814 SF
EXISTING LANDSCAPE	67,879 SF
PROPOSED LANDSCAPE	3,292 SF
TOTAL PROPOSED LANDSCAPE	71,171 SF
PERCENT OF NET LOT AREA	35%
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
EXISTING HIGH WATER USE TURF	12,750 SF
PERCENT OF LANDSCAPE AREA	18%
REQUIRED STREET TREES	3
1 PER 30 L.F. OF STREET FRONTAGE	3
EXISTING STREET TREES	3
REQUIRED PARKING LOT TREES	10
1 PER 10 SPACES	10
99 SPACES/10	10
PROVIDED PARKING LOT TREES	10
REQUIRED LANDSCAPE COVERAGE	53,355 SF MIN.
75% LIVE VEGETATIVE MATERIAL	12,750 SF
(71,171 SF LANDSCAPE X 75%)	53,355 SF
EXISTING LAWN LANDSCAPE	12,750 SF
EXISTING GRAVEL/SHRUBS LANDSCAPE	24,064 SF
EXISTING NATIVE LANDSCAPE	30,892 SF
PROPOSED GROUND COVER COVERAGE	2,221 SF
TOTAL GROUND COVER COVERAGE	69,927 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	98%



**MASTER LANDSCAPE PLAN**

L1 SCALE: 1" = 30'-0"

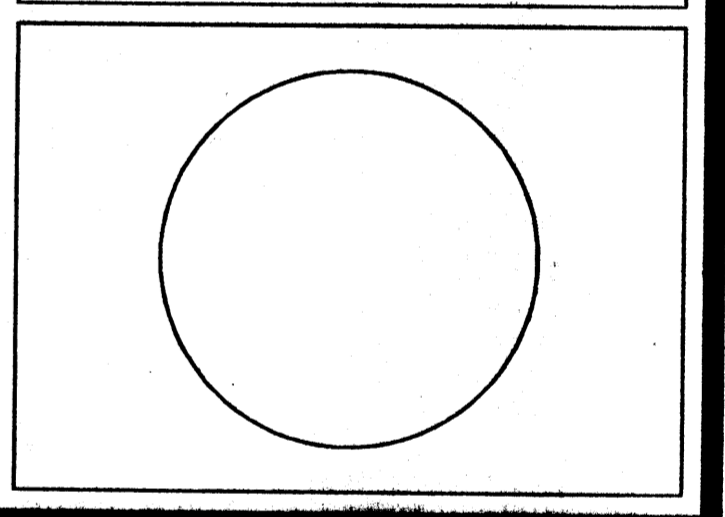


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**ARRAY TECHNOLOGIES**  
OFFICE WAREHOUSE ADDITION & RENOVATION  
3901 MIDWAY PLACE, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 13030  
DRAWING FILE: ARRAY-TECH-C101-MSP2  
DRAWN BY: JC  
CHECK BY: JB  
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DATE: MAY 8, 2013

SHEET TITLE  
**MASTER LANDSCAPE PLAN**

SHEET NUMBER  
**L101**

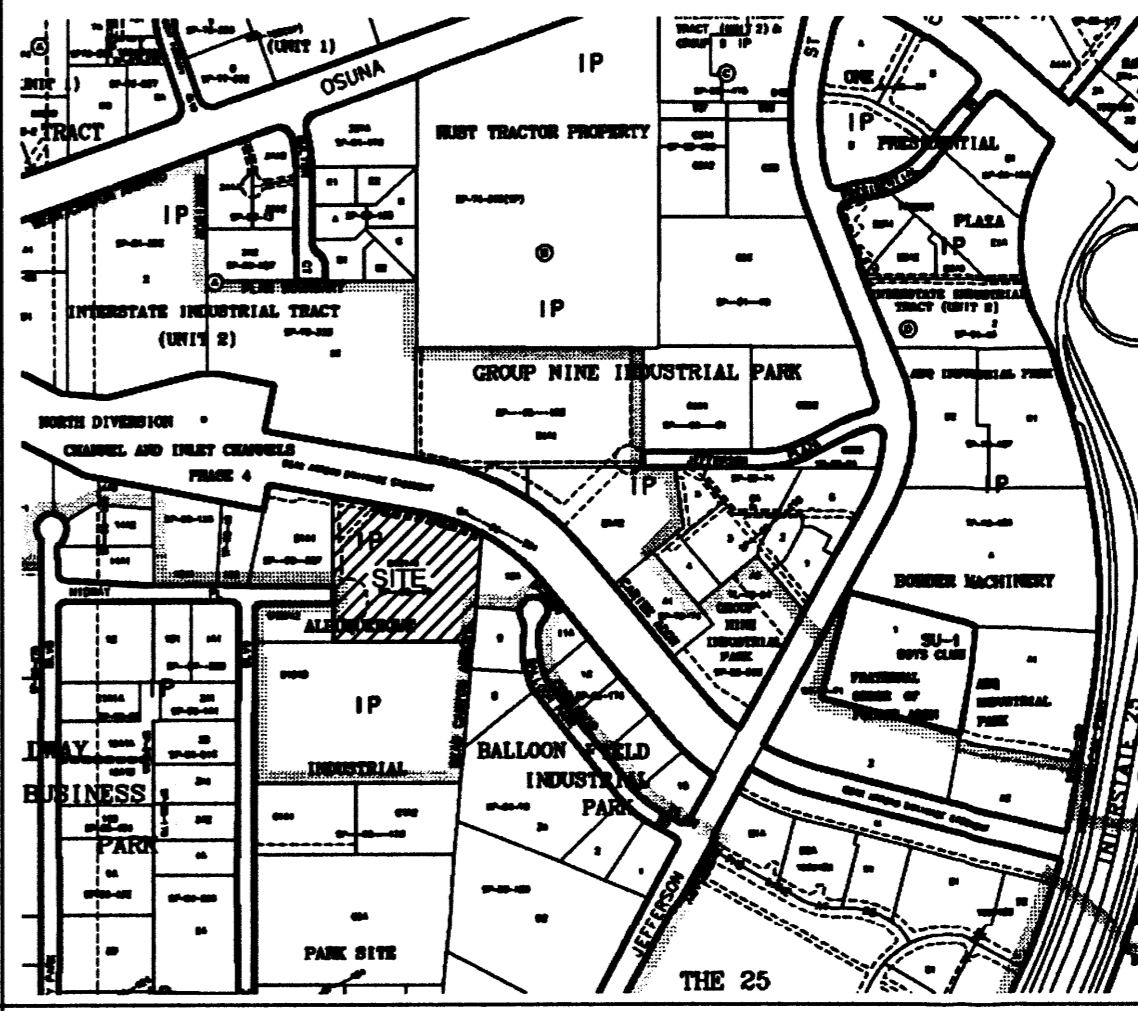
growing better  
**Up Heads**  
LANDSCAPE CONTRACTORS  
www.headsuplandscape.com  
PO Box 10597  
Albuquerque, NM 87184  
505.898.9615  
505.898.2105 (fax)  
design@hulic.com

- LEGEND:**
- 93.1 EXISTING SPOT ELEVATION
  - 51.00 NEW SPOT ELEVATION
  - 51 EXISTING CONTOUR
  - 51 NEW CONTOUR
  - SWALE
  - ✓ VERIFIED ELEVATION
  - 64.0 AS BUILT ELEVATION
  - BASIN BOUNDARY
  - - - PROPERTY LINE
  - FL GND
  - 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
  - GRAVEL
  - ASPHALT PAVING
  - CONCRETE

**KEYNOTES**

- EXISTING CULVERT

**VINICITY MAP E-17**



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**LEGAL DESCRIPTION:**  
TRACT B-1-B-1A-1A-1 ALBUQUERQUE INDUSTRIAL PARK  
ADDRESS: 3901 MIDWAY PLACE NE, ALBUQUERQUE, NM  
**BENCH MARK:**  
ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT '12\_E17', PUBLISHED ELEVATION (FEET) = 5118.702'  
**FLOOD HAZARD:**  
AS SHOWN ON PANEL 138 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

**CONSTRUCTION NOTES**

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
- THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), 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.
- THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

**FACILITY ACCESSIBILITY**

ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998. WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

**TRAFFIC CONTROL**

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

**PRELIMINARY DRAINAGE REPORT**

BASIN A-1 TO REMAIN UNCHANGED.  $Q_{100} = 1.4$  CFS TO EXISTING POND B EXISTING POND DISCHARGE RATE 0.3 CFS. POND VOL = 1,077 CF AT 5128.6

BASIN A-2 TO REMAIN UNCHANGED.  $Q_{100} = 1.8$  CFS TO MIDWAY PLACE

BASINS B-1, B-2, B-3, AND C-1  $Q_{100} = 21.1$  CFS TO EXISTING POND A EXISTING POND DISCHARGE RATE 10.6 CFS POND VOL = 16,000 CF AT 5128.0 REQUIRED POND VOL = 11,670 CF

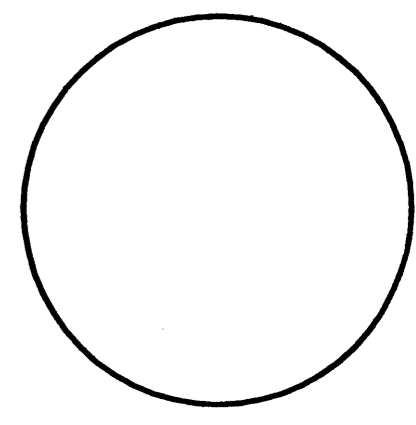
PRECIPITATION ZONE = 2  
BASINS B-1, B-2, B-3, AND C-1 AREA = 5.13 ACRES

**HISTORIC CONDITIONS**  
LAND TREATMENT A=100%  
E = 0.53(1.00) = 0.53 INCHES  
V = 0.53(5.13) / 12 = 0.227 ACRE FEET  
Q = 1.56(1.00) (5.13) = 8.0 CFS

**DEVELOPED CONDITIONS**  
LAND TREATMENT B=6% C=27% D=66%  
E = 0.78(0.06)+1.13(0.27)+2.12(0.66) = 1.76 INCHES  
V = 1.76 (5.13) / 12 = 0.754 ACRE FEET  
Q = [2.28 (0.06)+3.14(0.27)+4.70(0.66)](5.13) = 21.1 CFS

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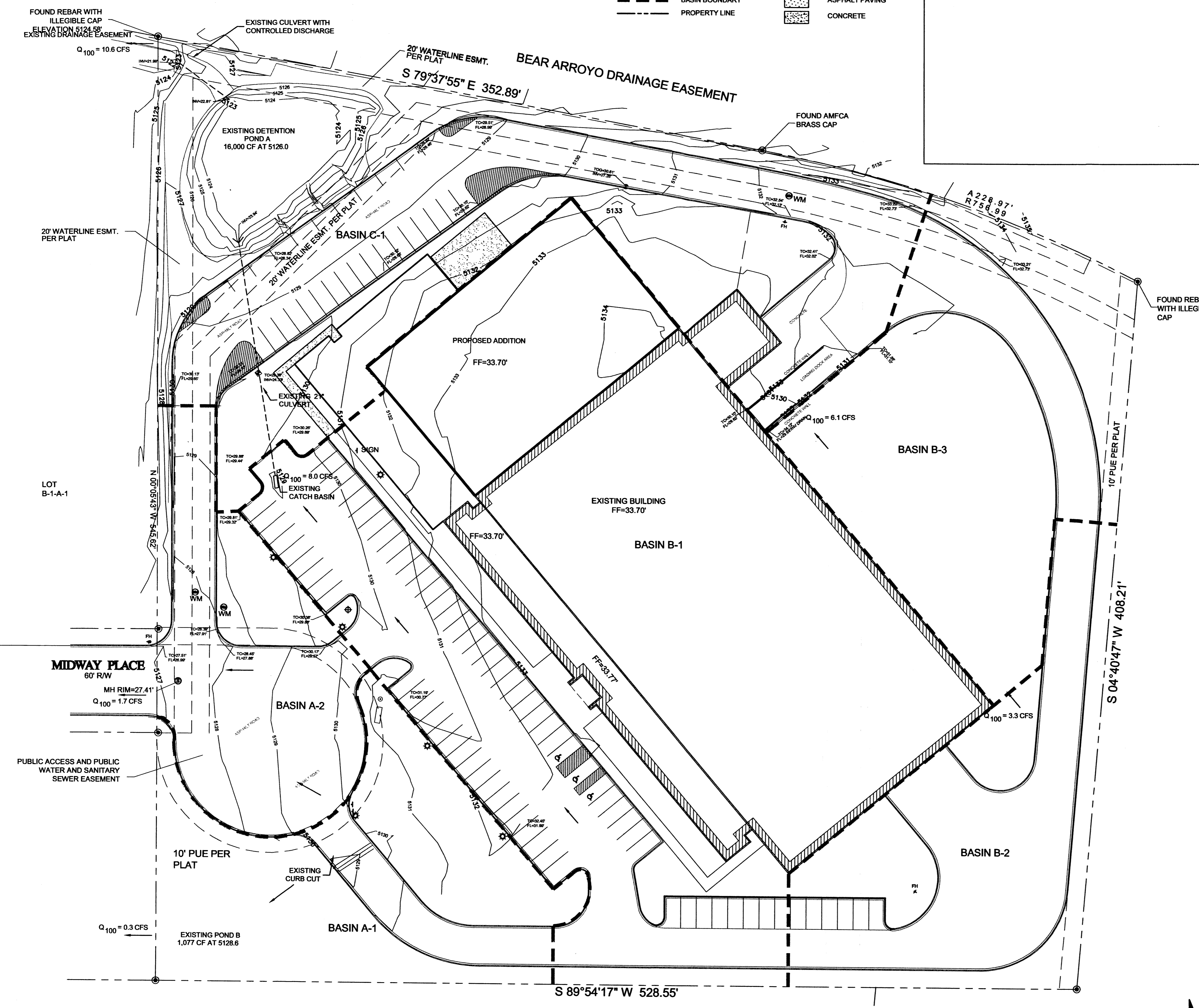
**ARRAY TECHNOLOGIES**  
OFFICE WAREHOUSE  
ADDITION &  
RENOVATION  
3901 MIDWAY PLACE, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

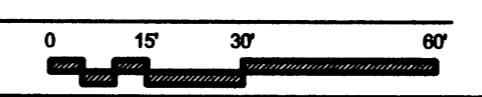
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DRAWING FILE: ARRAY-TECH-C102-GRD  
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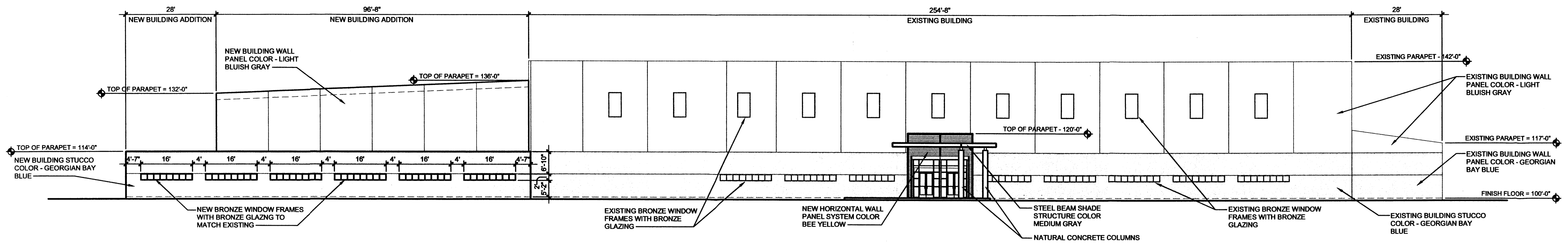
SHEET TITLE  
**DRB GRADING PLAN**

SHEET NUMBER  
**C102**



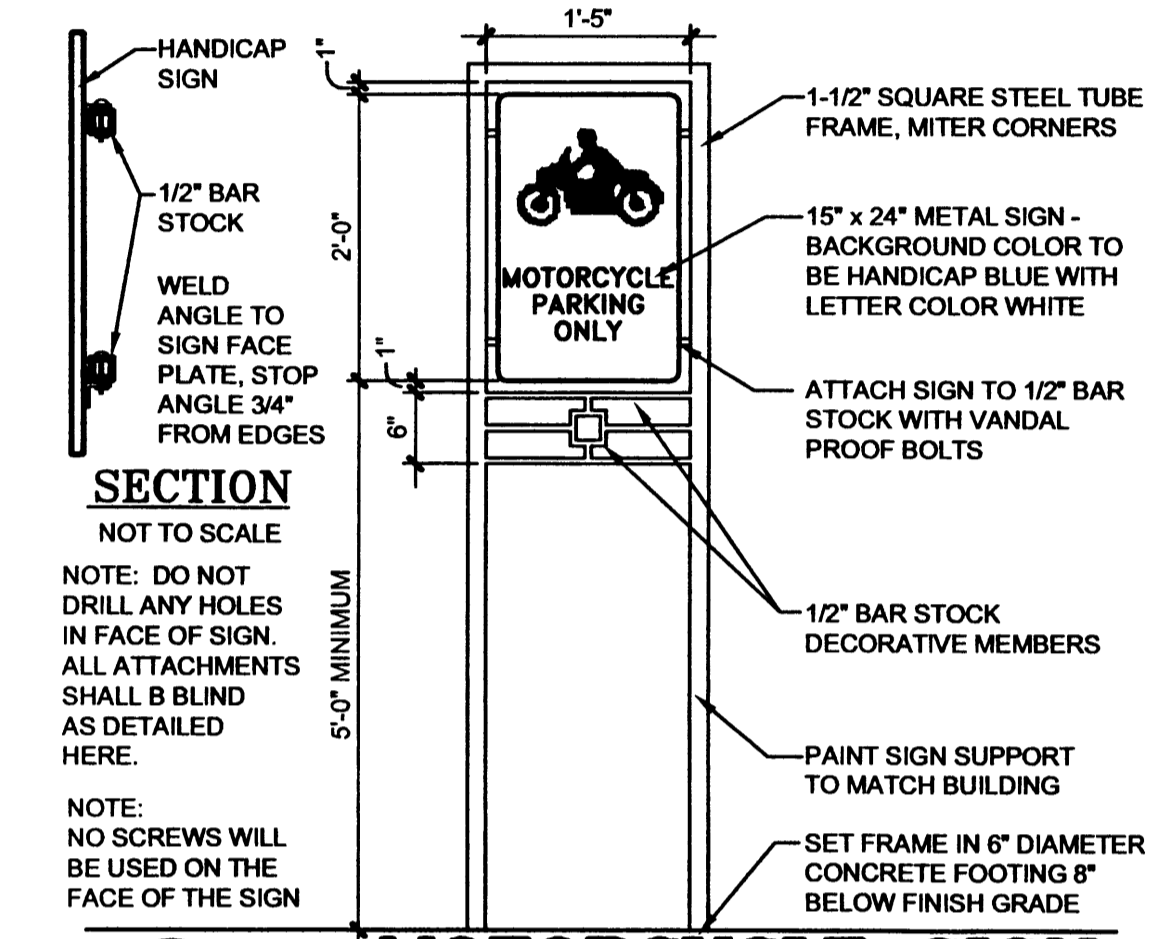
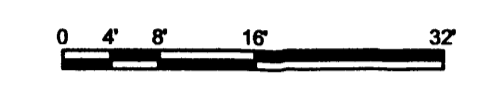
**A1 SITE GRADING PLAN**  
1"=30'-0"





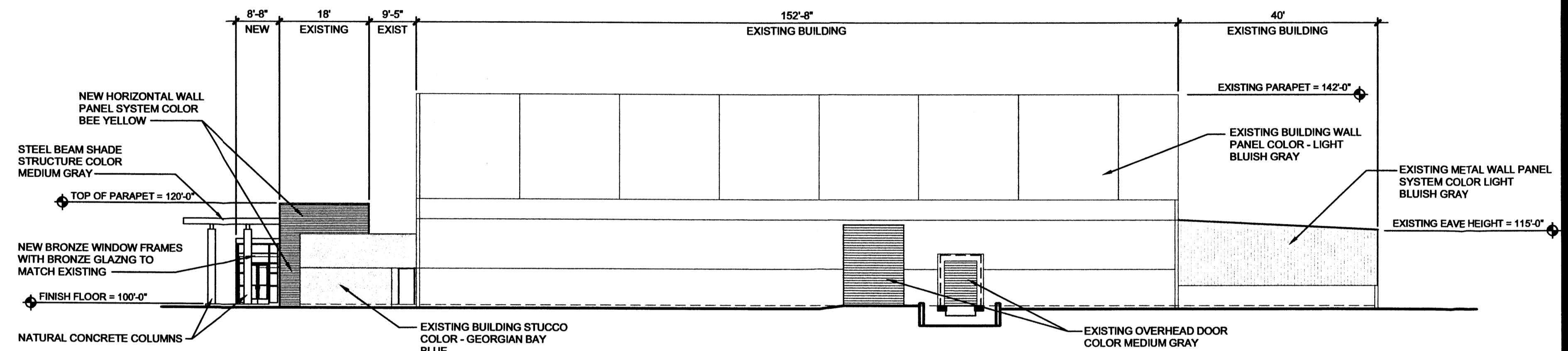
**SOUTHWEST ELEVATION**

**D1** SCALE: 1/16" = 1'-0"



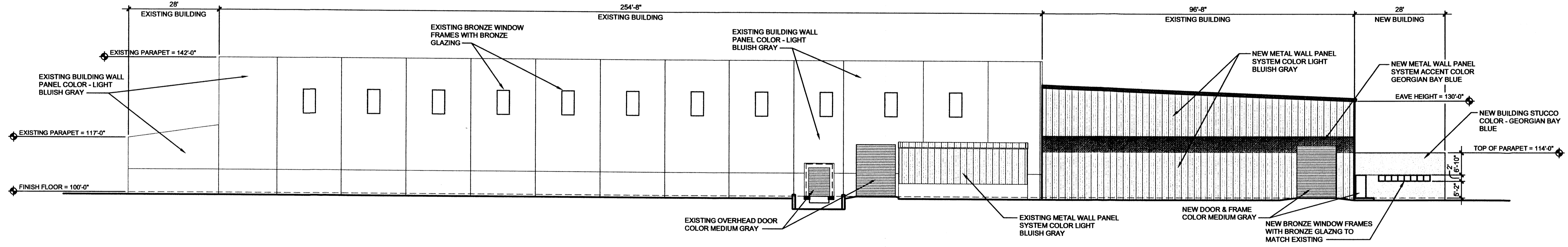
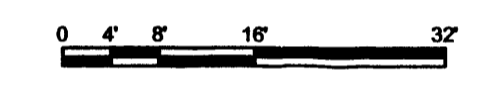
**MOTORCYCLE SIGN**

**C1** SCALE: 3/4" = 1'-0"



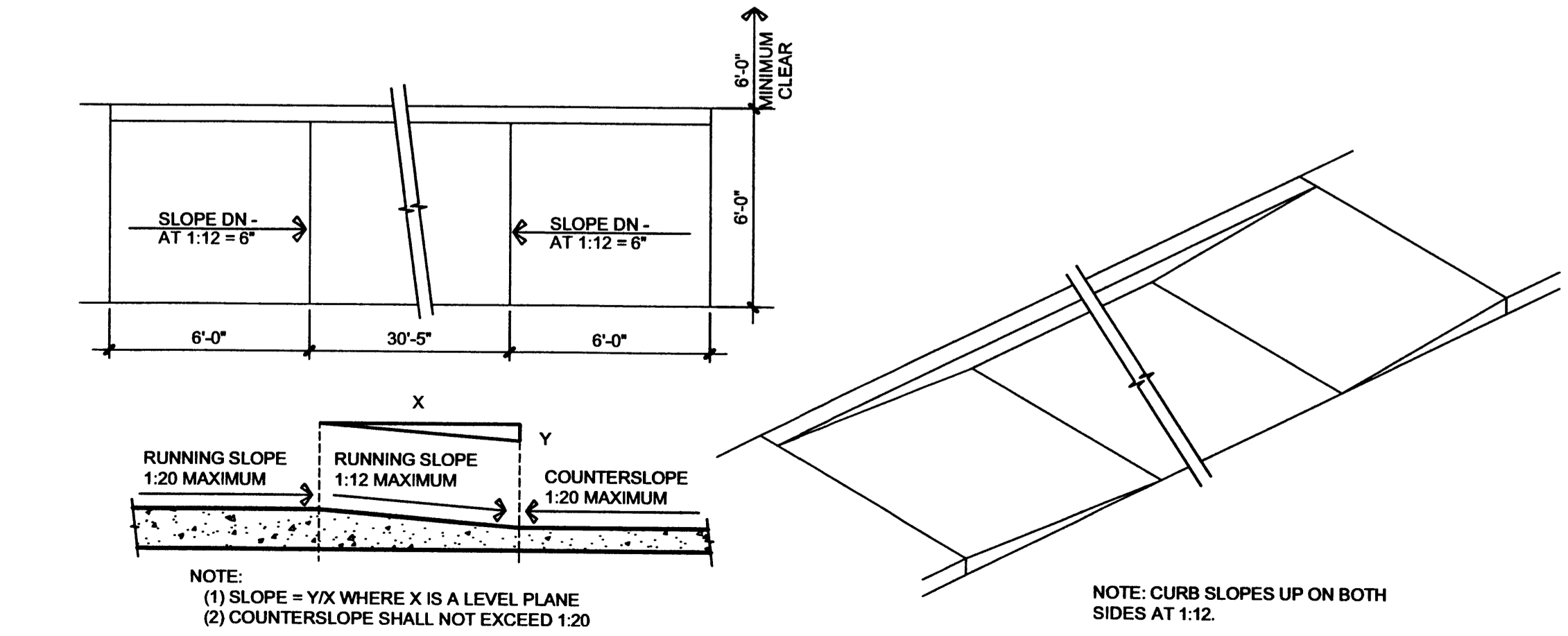
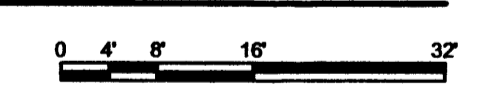
**SOUTHEAST ELEVATION**

**C3** SCALE: 1/16" = 1'-0"



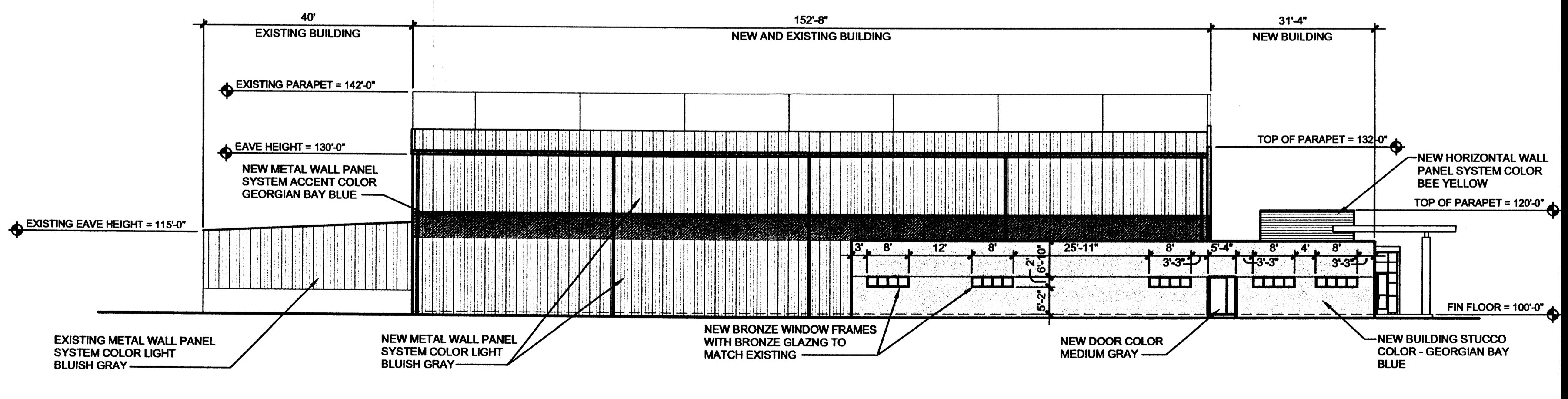
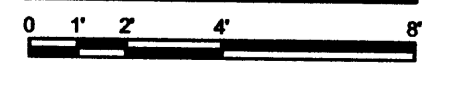
**NORTHEAST ELEVATION**

**B1** SCALE: 1/16" = 1'-0"



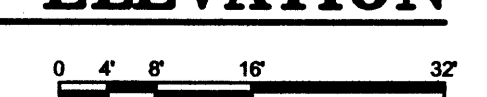
**ACCESSIBLE CURB CUT ACCESS RAMP**

**A1** SCALE: 1/4" = 1'-0"



**NORTHWEST ELEVATION**

**A3** SCALE: 1/16" = 1'-0"



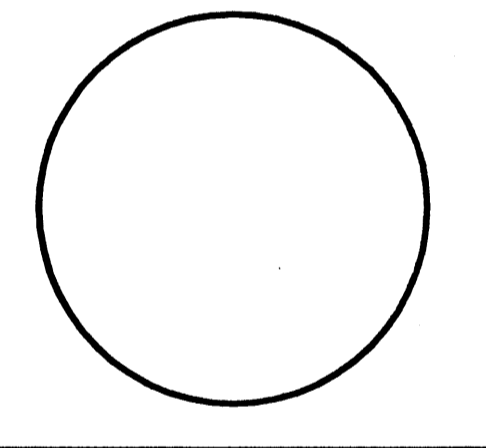
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**ARRAY TECHNOLOGIES**

**ARRAY TECHNOLOGIES OFFICE WAREHOUSE ADDITION & RENOVATION**  
3901 MIDWAY PLACE, N.E.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 13030  
DRAWING FILE: ARRAY-TECHA201-ELV  
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DATE: MAY 13, 2013

**SHEET TITLE**  
**EXTERIOR ELEVATIONS**

**SHEET NUMBER**  
**A201**