

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Coverage
Trees					
3	○	<i>Pistacia chinensis</i> Chinese Pistache	2"	Medium+	
5	○	<i>Robinia ambigua</i> 'Purple Robe' Purple Robe Locust	2"	Medium+	
4	⊙	<i>Pinus eldarica</i> Afghan Pine	10'	Medium	
Shrubs/Groundcovers					
3	⊙	<i>Buddleia davidii</i> Butterfly Bush	5G	Medium	36SF X 3 = 108SF
18	⊙	<i>Chamaebatiaria millefolium</i> Fernbush	5G	Low	25SF X 18 = 450SF
22	⊙	<i>Callirhoe involucrata</i> Wincepus	1G	Low+	8SF X 22 = 176SF
26	○	<i>Calyophus sp.</i> Sundrops	1G	Low	6SF X 26 = 156SF
13	⊙	<i>Chilopsis linearis</i> Desert Willow	5G	Medium	50SF X 13 = 650SF
23	⊙	<i>Achillea filipendulina</i> Moonshine Yarrow	1G	Medium	8SF X 23 = 184SF
19	⊙	<i>Caryopteris clandonensis</i> Blue Mist	5G	Medium	32SF X 19 = 608SF
18	⊙	<i>Artemisia tridentata</i> Big Sage	1G	Low+	18SF X 18 = 324SF
29	⊙	<i>Rhus aromatica</i> 'Grow Low' Grow Low Sumac	5G	Low +	50SF X 29 = 1450SF
24	○	<i>Lavandula angustifolia</i> English Lavender	1G	Low	12SF X 24 = 288SF
22	⊙	<i>Perovskia atriplicifolia</i> Russian Sage	1G	Medium	25SF X 22 = 550SF
38	⊙	<i>Rosmarinus officinalis</i> 'Arp' Arp Rosemary	5G	Low +	30SF X 38 = 1140SF
14	○	<i>Oenothera berlandieri</i> Mexican Evening Primrose	1G	Medium	25SF X 14 = 350SF
16	⊙	<i>Hymenoxys argentea</i> Perky Sue	1G	Low	2SF X 16 = 32SF
Ornamental Grasses					
5	⊙	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switchgrass	5G	Medium	20SF X 5 = 100SF
24	⊙	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5G	Medium	25SF X 24 = 600SF

TOTAL GROUNDCOVER REQ. 75% OF 8219SF = 6164SF
 TOTAL GROUNDCOVER SF PROVIDED (87%) 7166SF

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE
 LOW OR MEDIUM WATER USE PLANTS
 HIGH WATER USE TURF SHALL NOT BE USED

NOTE

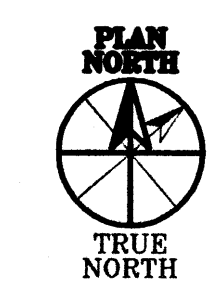
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH CRUSHER FINES AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

SITE DATA

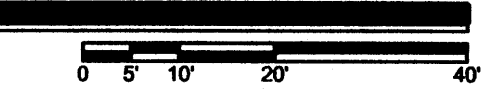
GROSS LOT AREA	76276sf	SF
LESS BUILDING(S)	21481sf	SF
NET LOT AREA	54795sf	SF

REQUIRED LANDSCAPE	8219sf	SF
15% OF NET LOT AREA	9051sf	SF
PROPOSED LANDSCAPE	16	%
PERCENT OF NET LOT AREA		

REQUIRED STREET TREES		
PROVIDED AT 30' O.C. SPACING ALONG STREET	8	
REQUIRED PARKING LOT TREES		
PROVIDED AT 1 PER 10 SPACES (37 SPACES/10)	4	



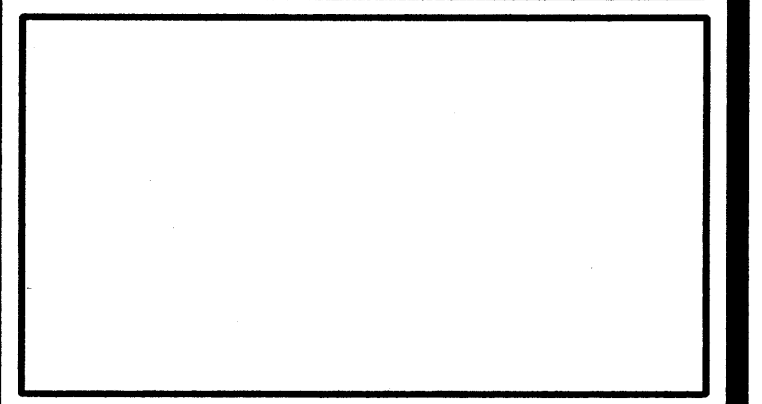
LANDSCAPE PLAN



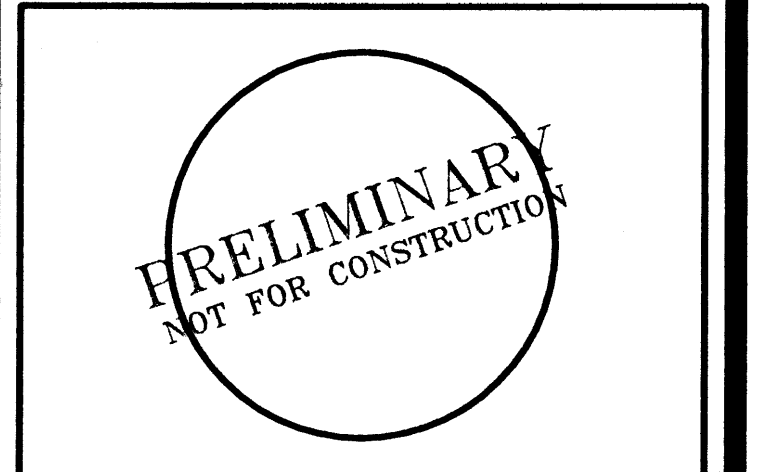
1801 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

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CONSULTANTS



PROFESSIONAL SEAL



GATEWAY INDUSTRIAL PARK
BUILDING III
 BROADWAY BLVD. NE
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

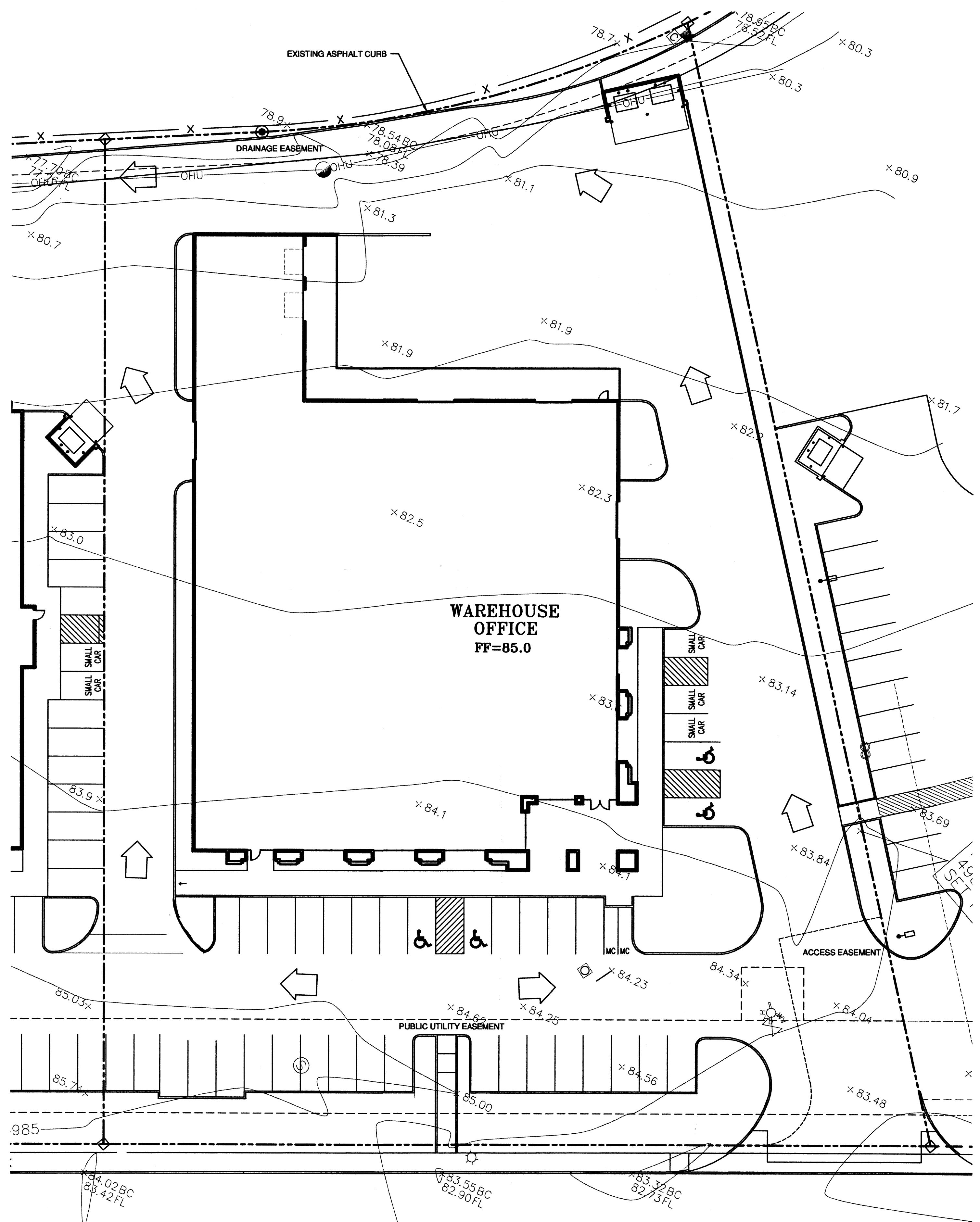
PROJECT NUMBER: 06065
 DRAWING FILE:
 DRAWN BY: LH
 CHECK BY:
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
 DATE: SEPTEMBER 28, 2006

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L-101

Growing Better Heads Up
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com
 PO Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)

SU-1 PRIVATE SCHOOL AND INCIDENTAL FACILITIES
 BROADWAY BLVD. NE
 R.O.W. VARIES FROM 86'-0"



BROADWAY BLVD. NE
R.O.W. VARIES FROM 86'-0"



DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED WEST OF BROADWAY BOULEVARD NORTH OF THE MENAUL BOULEVARD. 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. THE EXISTING STREET BLOCKS THE FLOWS FROM THE NORTH AND EAST THE LAND TO THE SOUTH SLOPE TO THE EXISTING ASPHALT DRAINAGE CHANNEL ALONG THE WEST PROPERTY LINE. THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLIGIBLE.

THE PROPOSED DEVELOPMENT LIE WITHIN GATEWAY INDUSTRIAL PARK TRACT K-1 (PREVIOUSLY TRACTS J & K) A CONCEPTUAL MASTER DRAINAGE PLAN FOR THIS SITE WAS PREPARED BY MARK GOODWIN & ASSOCIATES. THE MASTER DRAINAGE PLAN ESTABLISHED UNRESTRICTED DISCHARGE OF DEVELOPED FLOWS INTO THE ADJACENT CITY DETENTION POND TO THE WEST.

THE PROPOSED IMPROVEMENTS CONSIST OF A NEW OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE PROPOSED SITE IMPROVEMENTS ARE DRAIN TO THE EXISTING DRAINAGE CHANNEL ALONG THE WEST PROPERTY LINE. THE PROPOSED RATE OF DISCHARGE IS 7.8 CFS (4.5 CFS/ACRE).

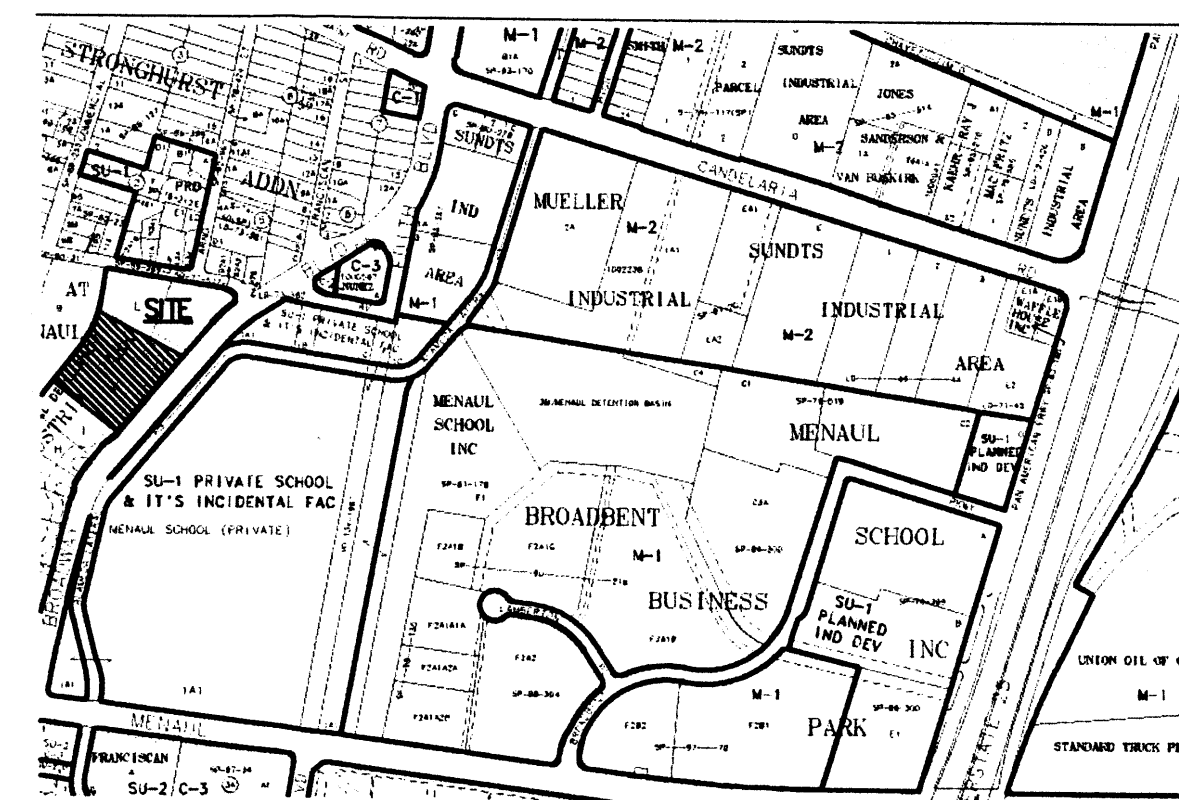
THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 8-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 2
TOTAL SITE AREA = 1.750 ACRES

EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.53(1.00) = 0.53 INCHES
V = 0.53(1.750) / 12 = 0.077 ACRE FEET
Q = 1.56(1.00) (1.750) = 2.7 CFS

DEVELOPED CONDITIONS
LAND TREATMENT B=10% D=90%
E = 0.78(0.10)+2.12(0.90)= 1.99 INCHES
V = 1.99 (1.750) / 12 = 0.290 ACRE FEET
Q = [2.28(0.10)+4.7(0.90)](1.750)=7.8 CFS
Q = 7.8/1.75=4.5 CFS/ACRE

INCREASE IN VOLUME OF RUNOFF = 0.212 ACRE FT
INCREASE IN RATE OF RUNOFF = 5.1 CFS



H-15 VICINITY MAP

PROJECT: GATEWAY INDUSTRIAL PARKS BUILDING III
ADDRESS: 1801 BROADWAY BLVD., N.W.
LEGAL DESCRIPTION: TRACT K-1 GATEWAY INDUSTRIAL PARK

CLAUDIO VIGIL ARCHITECTS

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

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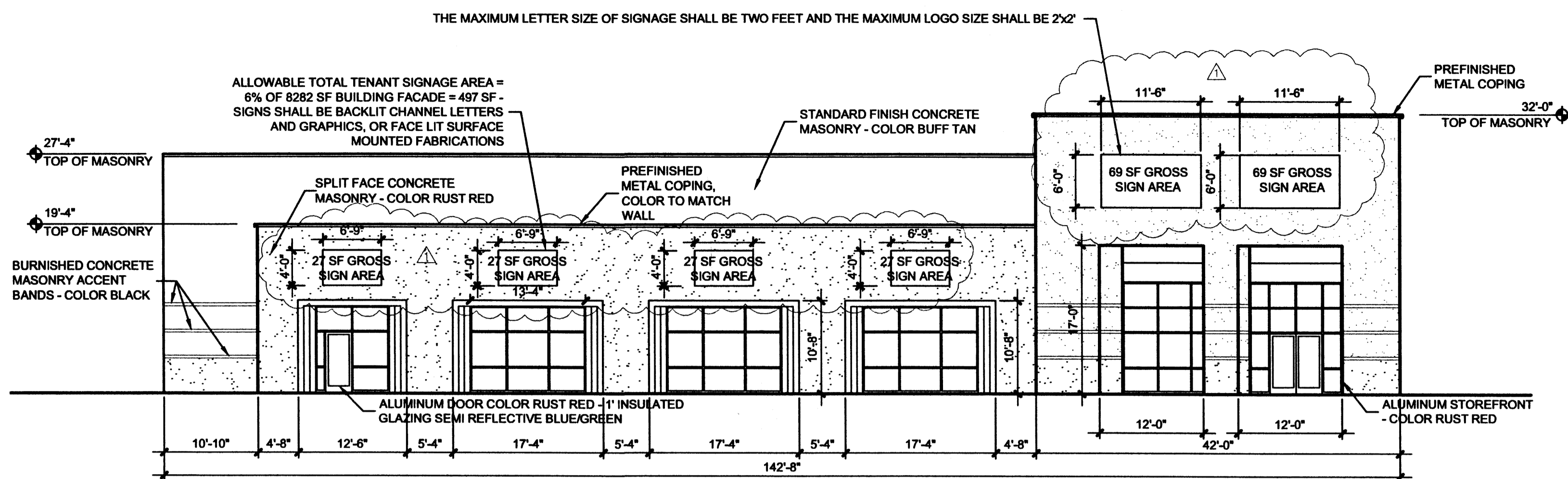
GATEWAY INDUSTRIAL PARK BUILDING III
BROADWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06065
DRAWING FILE: LH
DRAWN BY: LH
CHECK BY: CLAUDIO VIGIL ARCHITECTS 2005
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: SEPTEMBER 28, 2006

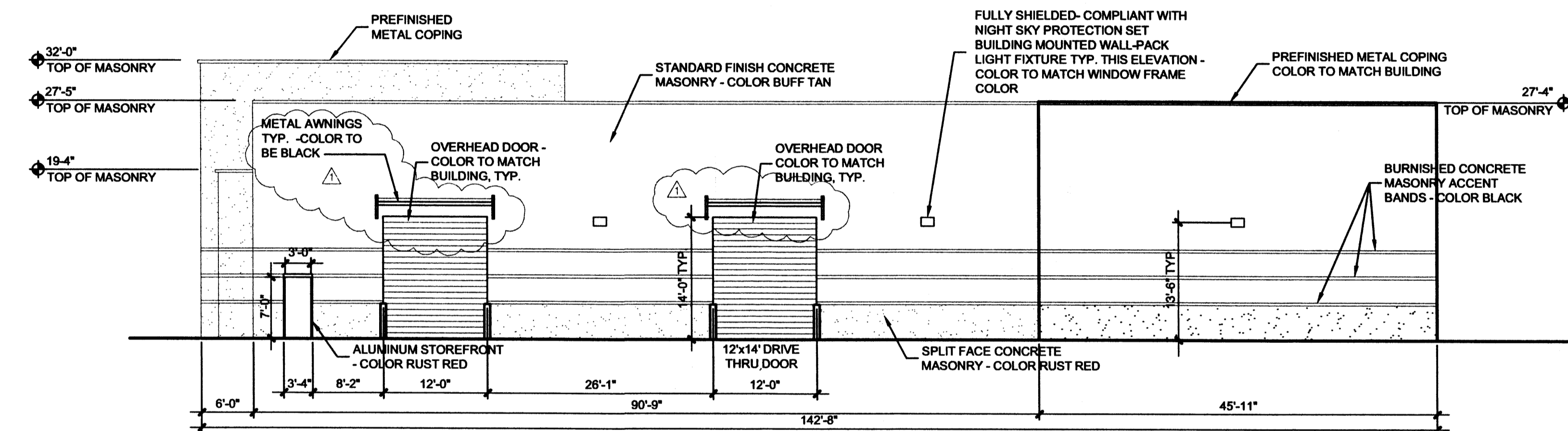
SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C-102



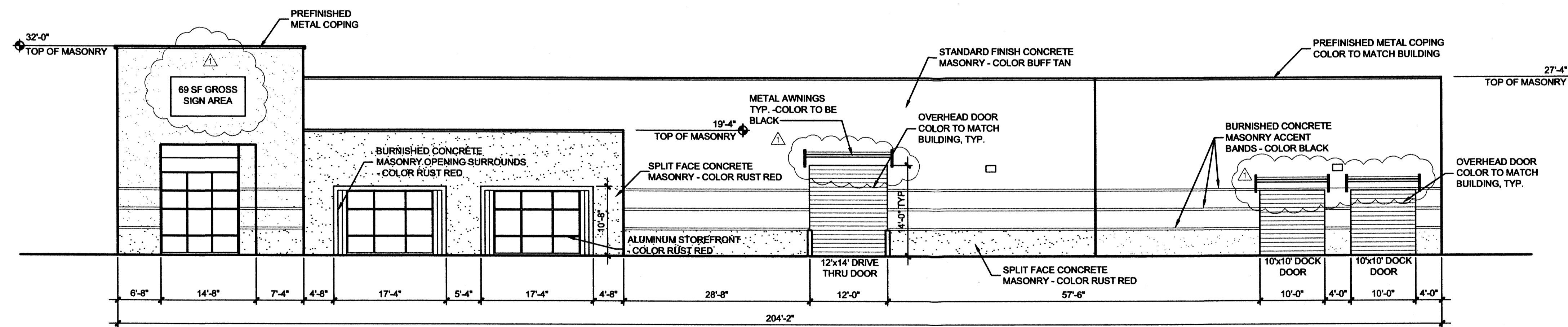
D-1 EAST ELEVATION

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



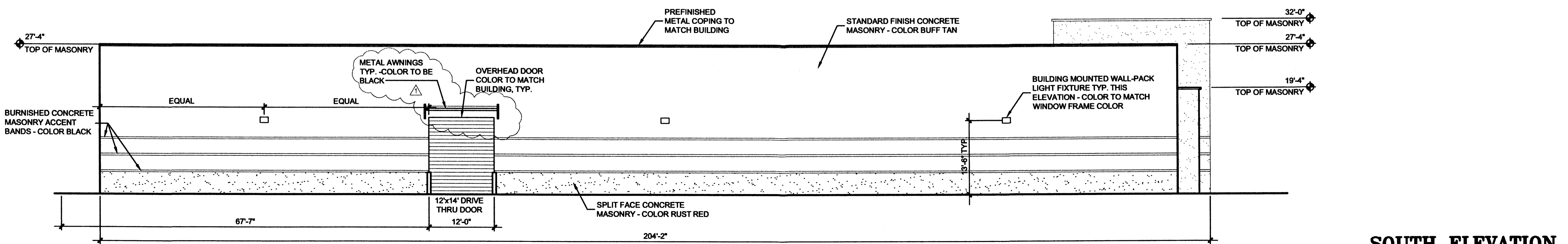
C-1 WEST ELEVATION

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



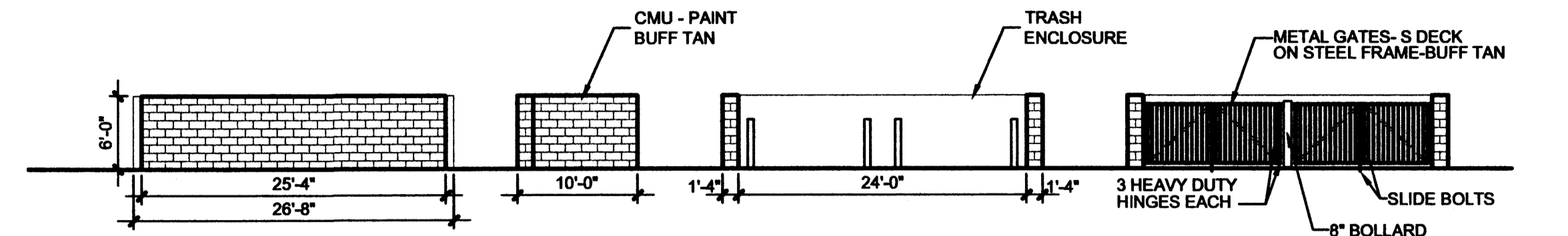
B-1 NORTH ELEVATION

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



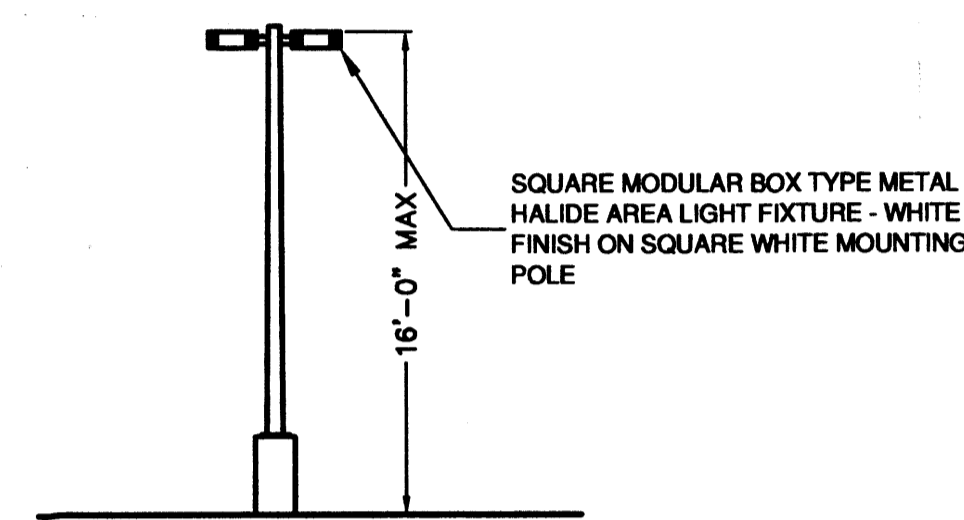
A-1 SOUTH ELEVATION

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



D4 TRASH ENCLOSURE ELEV.

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



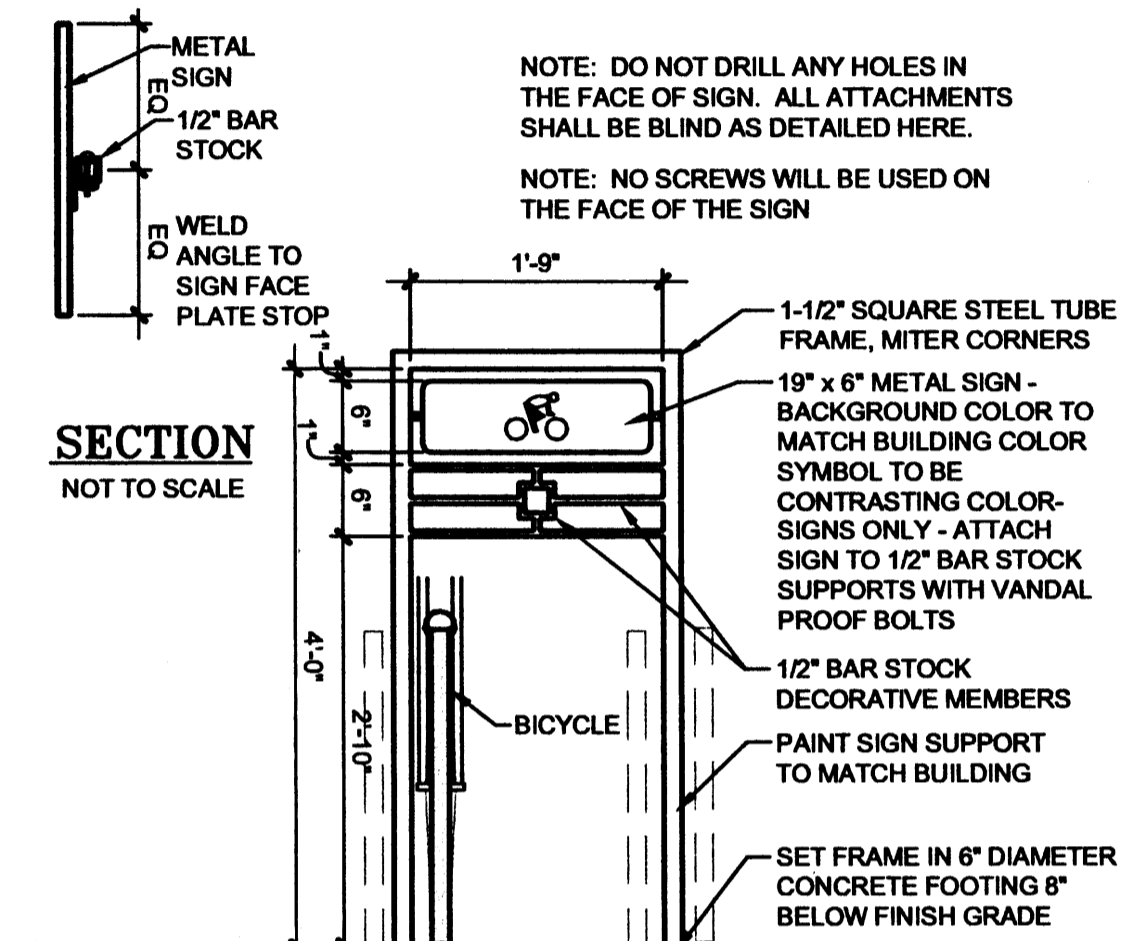
C-4 LIGHTING DETAIL
SCALE: N.T.S.

SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT 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.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



C5 BIKE RACK

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

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PRELIMINARY NOT FOR CONSTRUCTION

GATEWAY INDUSTRIAL PARK BUILDING III
BROADWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
5.14.07	EPC CONDITIONS	

PROJECT NUMBER: 06180
DRAWING FILE: 06065-GTWY-A-201-EL
DRAWN BY: JVF
CHECK BY:
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DATE: OCTOBER 30, 2006

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201



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Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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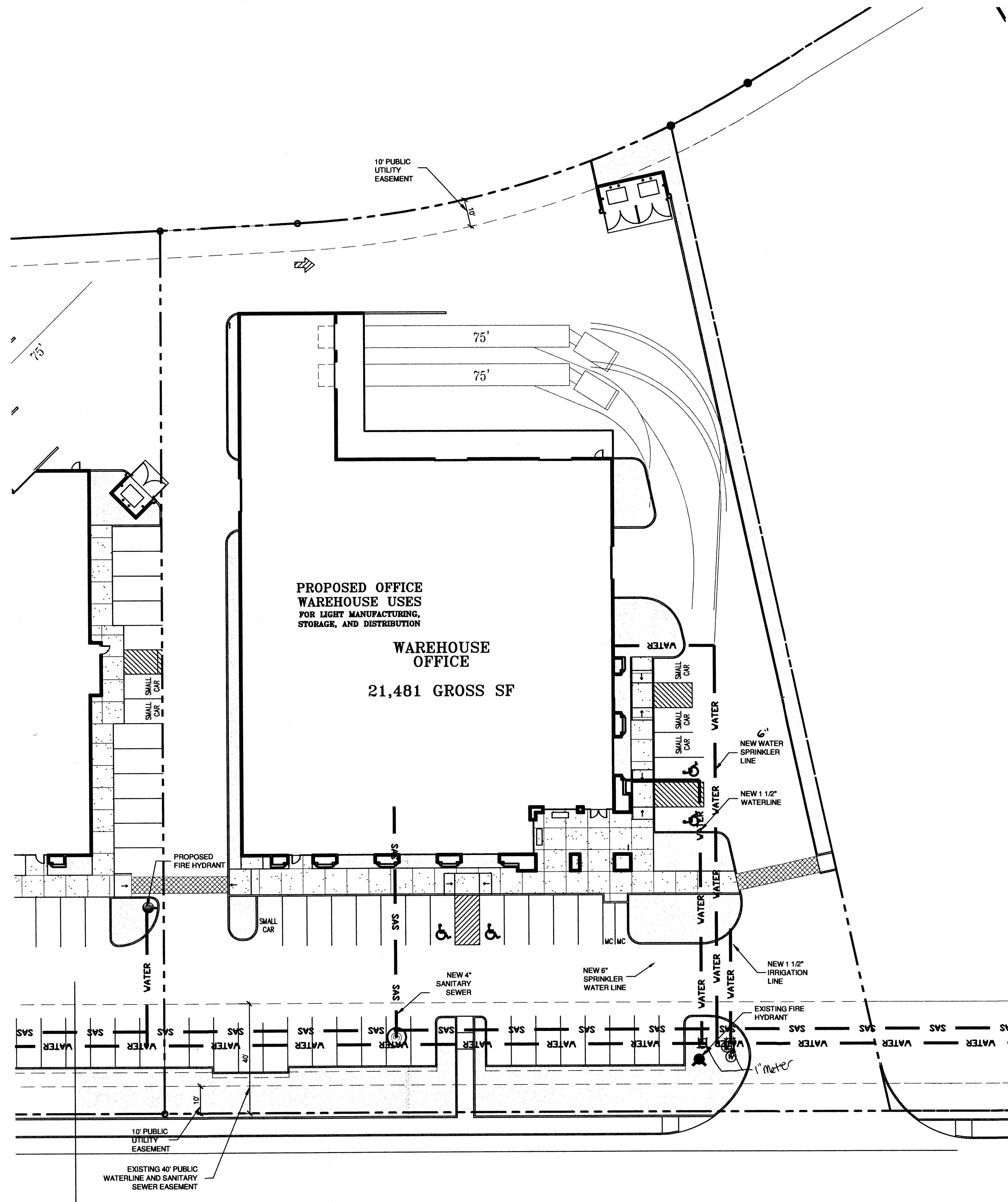
GATEWAY INDUSTRIAL PARK BUILDING III
PROJECT NAME
PROJECT NAME
PROJECT ADDRESS
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06180
DRAWING FILE:
DRAWN BY: J.J.F.
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: OCTOBER 30, 2006

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
C-101



SITE PLAN LEGEND

INDICATES EXTENT OF LANDSCAPE AREA

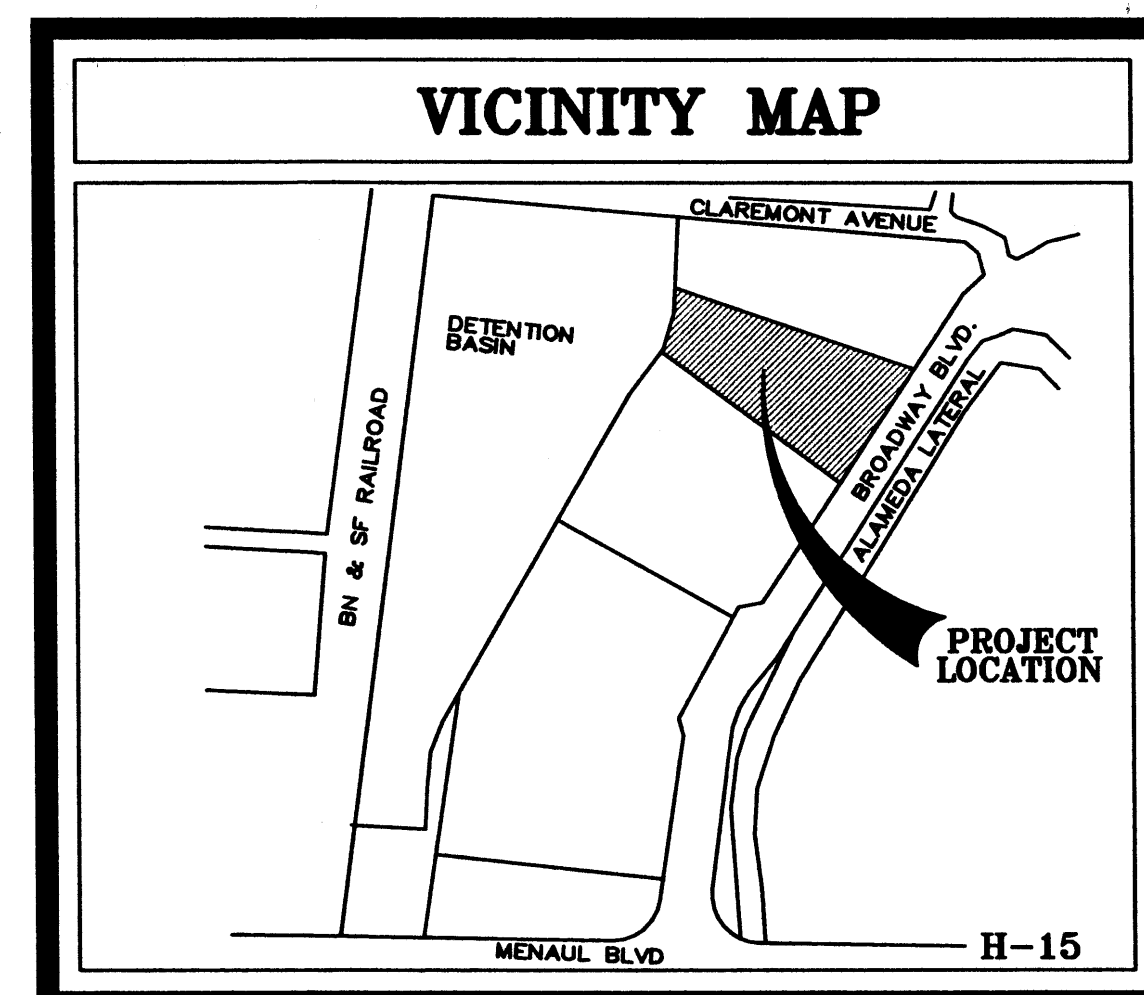
INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.

INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.

PROPERTY LINE.

EASEMENT BOUNDARIES

STORM DRAIN



SU-1 PRIVATE SCHOOL AND INCIDENTAL FACILITIES
BROADWAY BLVD. NE
R.O.W. VARIES FROM 86'-0"

PLAN NORTH

SITE PLAN