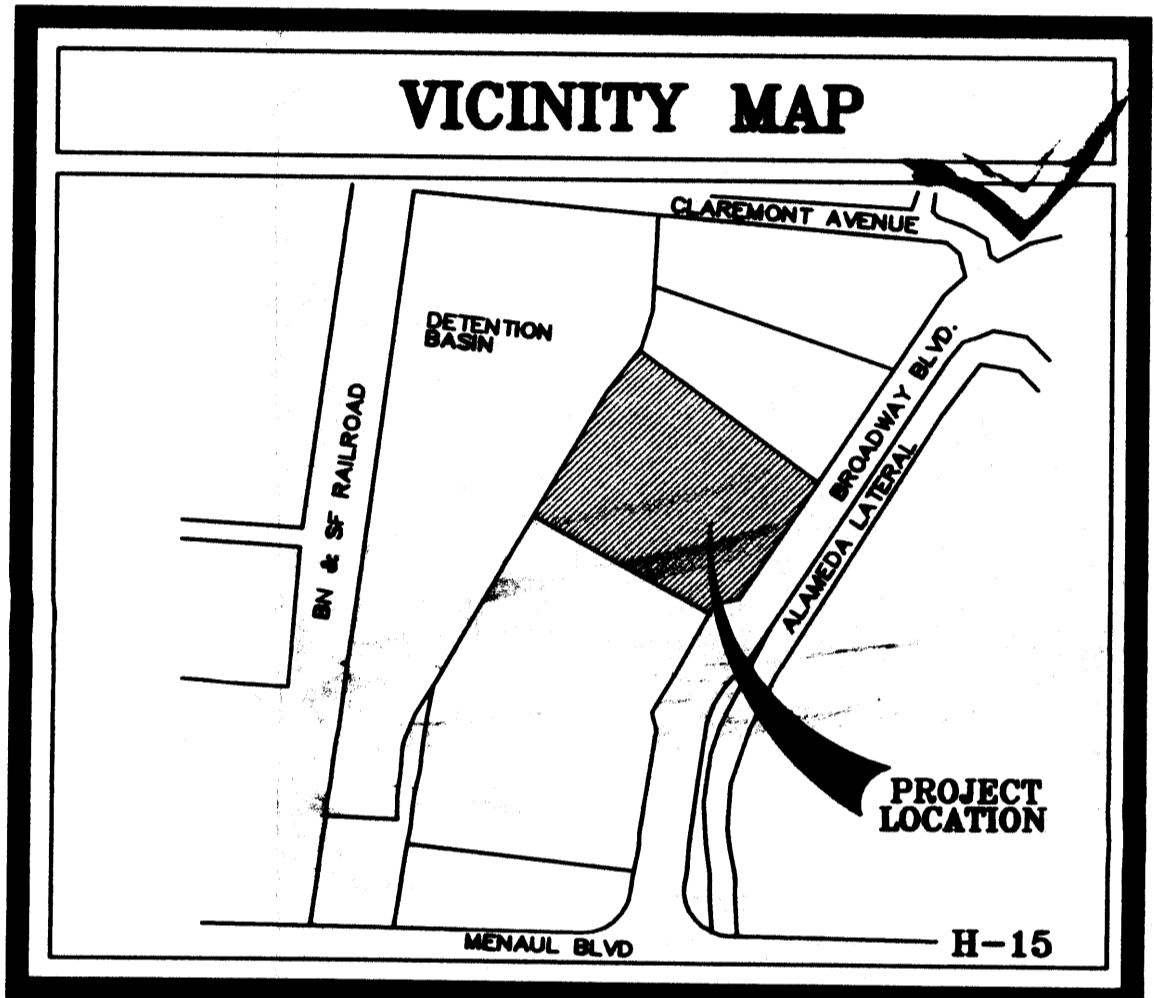


SIGNATURE BLOCK	
PROJECT NUMBER: 1005240	
APPLICATION CASE NUMBER: C7DR8-70007	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED <u>October 21, 2006</u> AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DBC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS	
DBR SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>[Signature]</i>	5-30-07
TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-30-07
WATER UTILITY DIVISION	DATE
<i>[Signature]</i>	5-30-07
PLANS & REGISTRATION DEPARTMENT	DATE
<i>[Signature]</i>	5-30-07
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	DATE
N/A	5-30-07
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i>	5-21-07
HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	5-30-07
PLANS & REGISTRATION DEPARTMENT	DATE



**PROJECT INFORMATION**

**PROJECT:** GATEWAY II INDUSTRIAL PARK  
**OWNER:** MECH-CON INVESTMENTS  
 216 CLAREMONT NW  
 ALBUQUERQUE, NM 87107  
**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS  
 1801 RIO GRANDE BLVD. NW  
 ALBUQUERQUE, NM, 87104

**LEGAL DESCRIPTION:** TRACT H-1  
 LAND AT BROADWAY AND MENAUL  
**ZONING ATLAS MAP:** H-15  
**ZONING CLASSIFICATION:** EXISTING: IP  
 PROPOSED: NO CHANGE  
**APPLICABLE BUILDING CODE:** 2005 IBC  
**BUILDING TYPE:** OFFICE/WAREHOUSE  
**CONSTRUCTION TYPE:** TYPE IIB 100% SPRINKLED  
**OCCUPANCY GROUP:** GROUP B, AND S-2  
**NUMBER OF FLOORS:** ONE  
 31,581.75 WAREHOUSE (75%)  
 10,527.25 OFFICE (25%)  
**GROSS SQUARE FOOTAGE:** 42,109 TOTAL SQ. FT.

**ALLOWABLE AREA:**  
 GROUP S-2 TYPE I-B = 28,000 SQ. FT. + 300% SPRINKLER INCREASE = 104,000 SQ. FT.

**TOTAL PARKING/PAVED AREA:**

**OCCUPANT LOAD:** OFFICE AREA: 10,527.25/100 = 105.27 OCCUPANTS  
 WAREHOUSE AREA: 31,581.75/500 = 63.16 OCCUPANTS  
 TOTAL = 168.43 OCCUPANTS

**EXIT WIDTH REQUIRED:** 168 x 2 = 33.8' = 3'-6"  
**EXIT WIDTH PROVIDED:** 36'  
**NUMBER OF EXITS PROVIDED:** ELEVEN  
**BUILDING HEIGHT ABOVE GRADE:** 32'

**PARKING ANALYSIS:**  
 REQUIRED PARKING = 31,581.75 (WAREHOUSE)/2000 = 15.79 = 16 SPACES  
 REQUIRED PARKING = 10,527.25 (OFFICE)/200 = 52.64 = 53 SPACES  
 TOTAL PARKING REQUIRED = 168 SPACES  
 TOTAL PARKING SPACES PROVIDED  
 57 REGULAR + 4 H.C. + 5 SMALL CAR + 4 MOTORCYCLE = 70 PARKING SPACES  
**PARKING SPACES SIZES:**  
 REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG  
 HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG  
 COMPACT PARKING SPACE = 8'-0" x 15'-0"

**BICYCLE SPACES:**  
 REQUIRED PARKING = 70/20 = 3.5 BICYCLES (4 SPACES)  
 TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES

**CLAUDIO VIGIL ARCHITECTS**

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

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**CONSULTANTS**

**PROFESSIONAL SEAL**

**FREELIMINARY NOT FOR CONSTRUCTION**

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

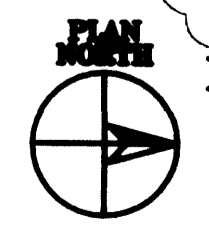
MARK	DATE	EPC CONDITIONS	DESCRIPTION
▲	5.14.07	EPC CONDITIONS	

PROJECT NUMBER: 0606  
 DRAWING FILE:  
 DRAWN BY:  
 CHECK BY:  
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006  
 DATE: OCTOBER 30, 2006

**PRELIMINARY SITE PLAN FOR BUILDING PERMIT**

SHEET NUMBER  
**C-101**

WFD PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 HYDRANT(S) ONLY  
*[Signature]*  
 SIGNATURE & DATE



**SITE PLAN**

SCALE: 1" = 20'-0"



MARK	DATE	DESCRIPTION

PROJECT NUMBER:	06065
DRAWING FILE:	
DRAWN BY:	JJF
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2006
DATE:	OCTOBER 30, 2006

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Coverage
<b>Trees</b>					
5	●	<i>Pistacia chinensis</i> Chinese Pistache	2"	Medium+	
9	●	<i>Robinia ambigua</i> 'Purple Robe' Purple Robe Locust	2"	Medium+	
4	●	<i>Pinus eldarica</i> Afghan Pine	10'	Medium	
<b>Shrubs/Groundcovers</b>					
6	○	<i>Buddleia davidii</i> Butterfly Bush	5G	Medium	36SF X 6 = 216SF
13	⊗	<i>Chamaebatiaria millefolium</i> Fernbush	5G	Low	25SF X 13= 325SF
45	○	<i>Callirhoe involucrata</i> Winecups	1G	Low+	8SF X 45 = 360SF
14	○	<i>Calyptophus sp.</i> Sundrops	1G	Low	6SF X 14= 84SF
8	⊗	<i>Chilopsis linearis</i> Desert Willow	5G	Medium	50SF X 8 = 400SF
19	●	<i>Achillea filipendulina</i> Moonshine Yarrow	1G	Medium	8SF X 19= 152SF
23	●	<i>Caryopteris clandonensis</i> Blue Mist	5G	Medium	32SF X 23= 736SF
7	⊗	<i>Artemisia tridentata</i> Big Sage	1G	Low+	18SF X 7= 126SF
42	⊗	<i>Rhus aromatica</i> 'Grow Low' Grow Low Sumac	5G	Low +	50SF X 42= 2100SF
16	○	<i>Lavandula angustifolia</i> English Lavender	1G	Low	12SF X 16= 192SF
21	⊗	<i>Perovskia atriplicifolia</i> Russian Sage	1G	Medium	25SF X 25 = 625SF
39	⊗	<i>Rosmarinus officinalis</i> 'Arp' Arp Rosemary	5G	Low +	30SF X 39 =1170SF
40	○	<i>Oenothera berlandieri</i> Mexican Evening Primrose	1G	Medium	25SF X 40= 1000SF
21	⊗	<i>Hymenoxys argentea</i> Perky Sue	1G	Low	2SF X 21= 42SF
<b>Ornamental Grasses</b>					
6	●	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switchgrass	5G	Medium	20SF X 6= 120SF
27	●	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5G	Medium	25SF X 27= 675SF

TOTAL GROUNDCOVER SF REQ. 75% OF 10492SF= 7869SF  
TOTAL GROUNDCOVER SF PROVIDED 8323SF (80%)

**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 10' FROM A TREE.

**SITE DATA**

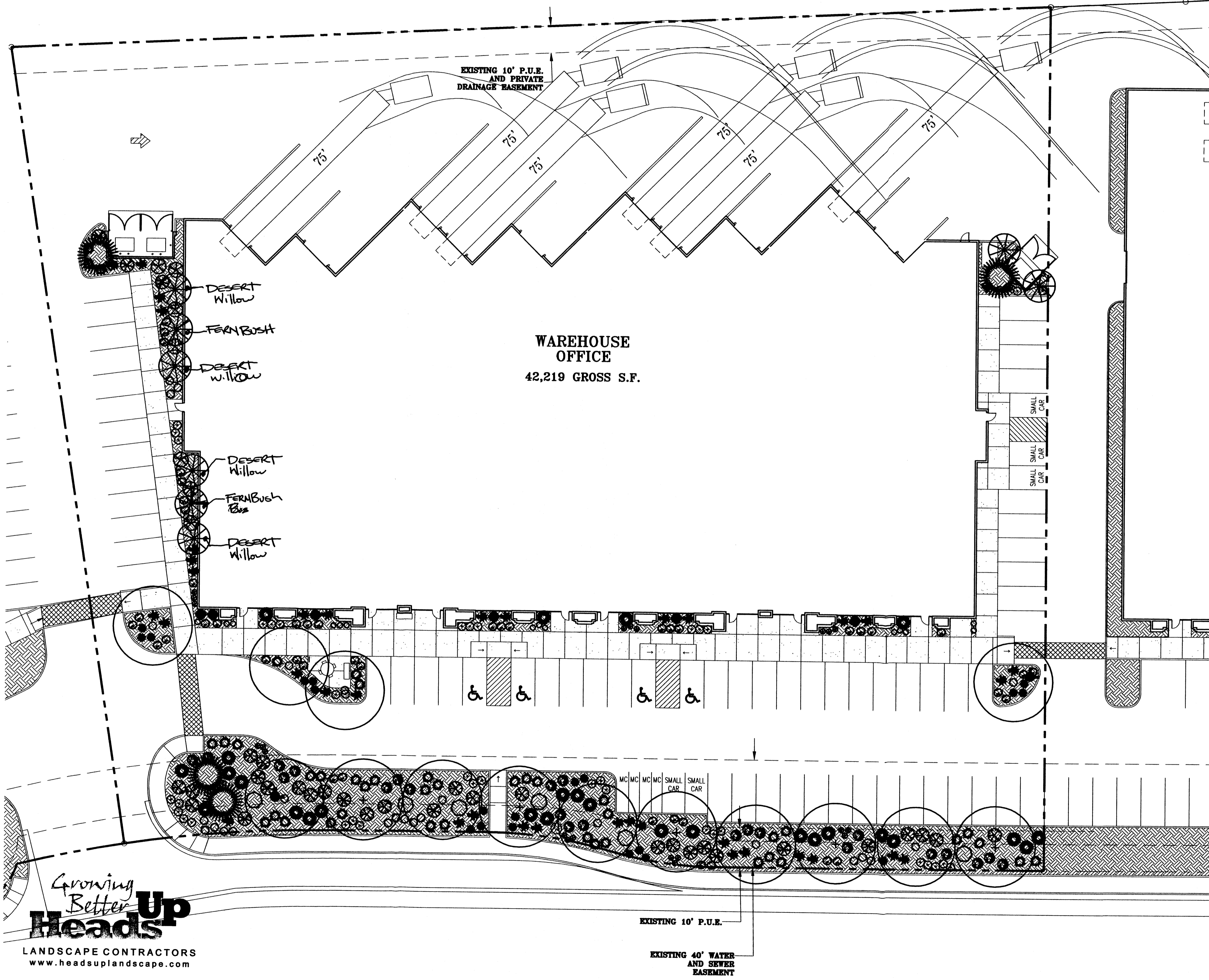
GROSS LOT AREA	112170	SF
LESS BUILDING(S)	42219	SF
NET LOT AREA	69951	SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA	10492	SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	10544	SF
	16	%

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET	12
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (49 SPACES/10)	5



**LANDSCAPE PLAN**



**Growing Better Up Heads**  
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"

**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 H-1 (PREVIOUSLY TRACTS H & I) 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 11.5 CFS (4.5 CFS/ACRE).

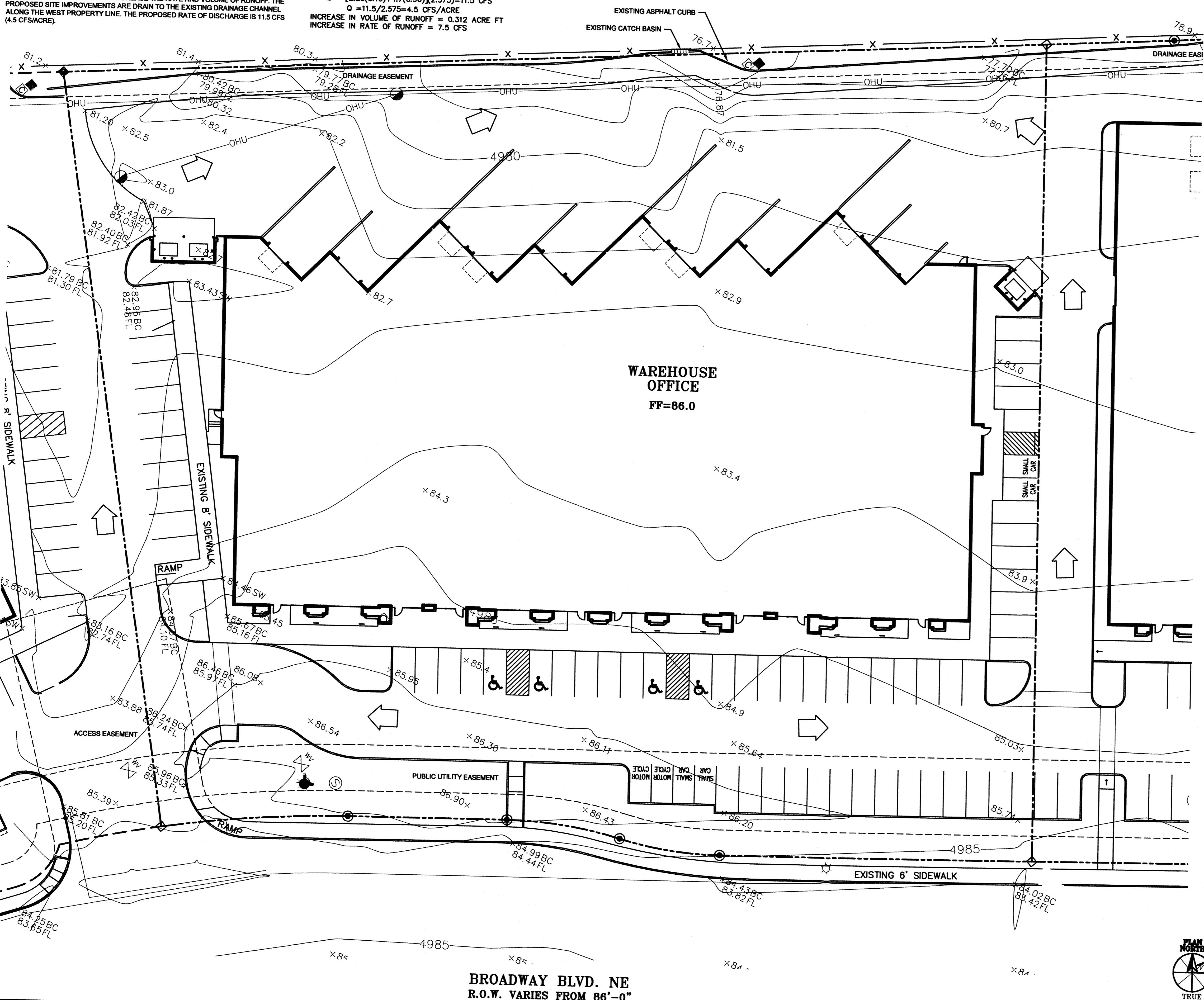
THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

**CALCULATIONS**  
 PRECIPITATION ZONE = 2  
 TOTAL SITE AREA = 2.575 ACRES

**EXISTING CONDITIONS**  
 LAND TREATMENT A=100%  
 E = 0.53(1.00) = 0.53 INCHES  
 V = 0.53(2.575) / 12 = 0.114 ACRE FEET  
 Q = 1.56(1.00) (2.275) = 4.0 CFS

**DEVELOPED CONDITIONS**  
 LAND TREATMENT B=10% D=90%  
 E = 0.78(0.10)+2.12(0.90) = 1.99 INCHES  
 V = 1.99 (2.575) / 12 = 0.426 ACRE FEET  
 Q = [2.28(0.10)+4.7(0.90)](2.575)=11.5 CFS

INCREASE IN VOLUME OF RUNOFF = 0.312 ACRE FT  
 INCREASE IN RATE OF RUNOFF = 7.5 CFS

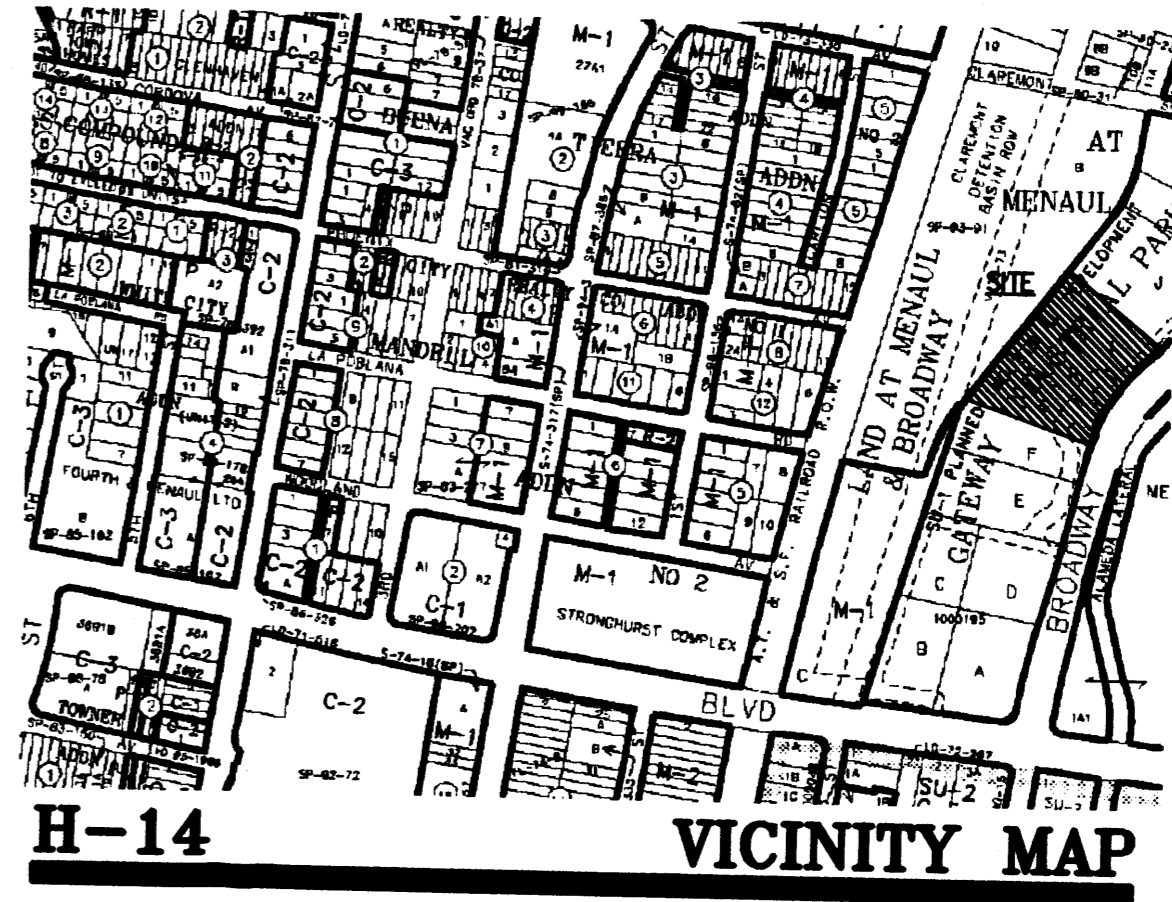


BROADWAY BLVD. NE  
 R.O.W. VARIES FROM 86'-0"

**SITE PLAN**

0 5 10 20 40

TRUE NORTH



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**PROFESSIONAL SEAL**

PRELIMINARY  
 NOT FOR CONSTRUCTION

**GATEWAY INDUSTRIAL PARK BUILDING II**  
 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, 2005

SHEET TITLE  
**PRELIMINARY GRADING PLAN**

SHEET NUMBER  
**C-102**



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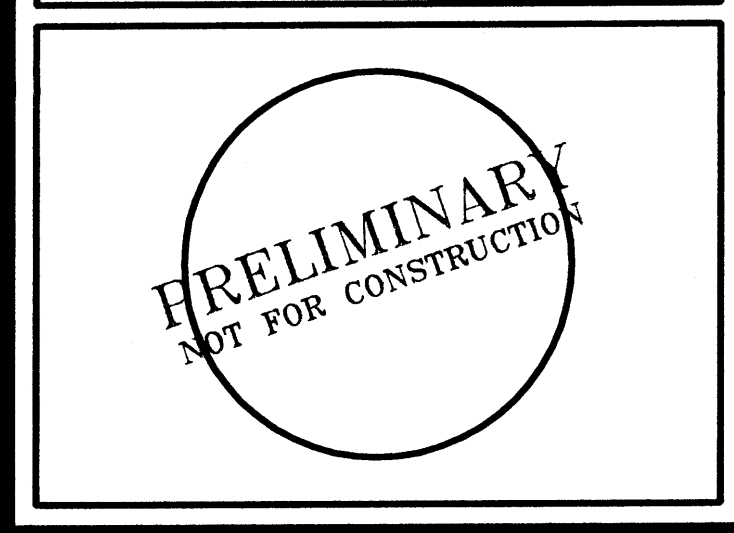
1801 Rio Grande Boulevard, N.W.  
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**CONSULTANTS**

Blank area for listing consultants.

**PROFESSIONAL SEAL**



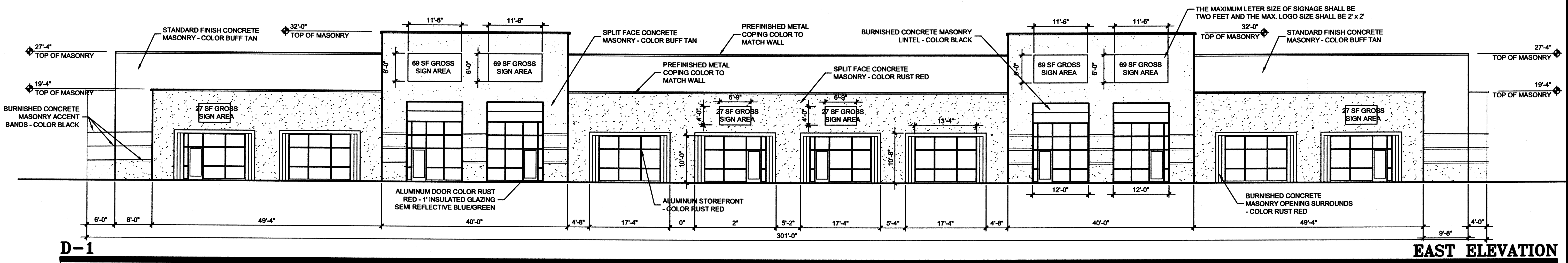
**GATEWAY INDUSTRIAL PARK BUILDING II**  
BROADWAY BLVD. NE  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
5.14.07	EPC	CONDITIONS

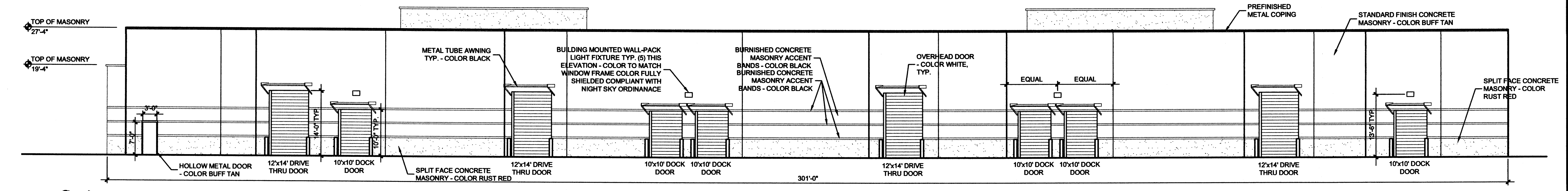
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DRAWING FILE:	06065-GTWY-A-201-EL
DRAWN BY:	JJF
CHECK BY:	
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DATE:	OCTOBER 30, 2006

SHEET TITLE  
**EXTERIOR ELEVATIONS**

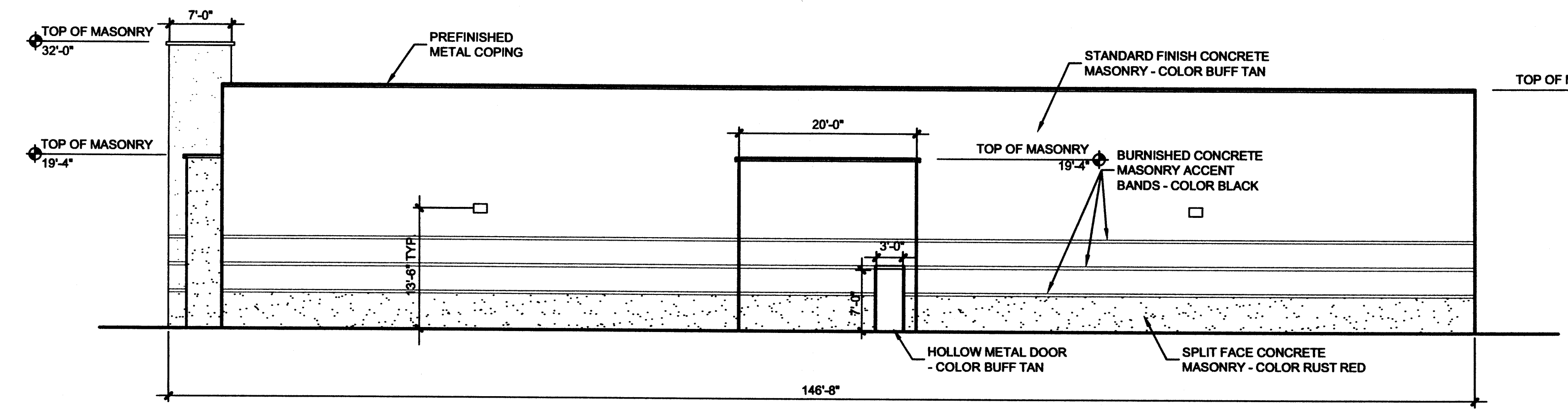
SHEET NUMBER  
**A-201**



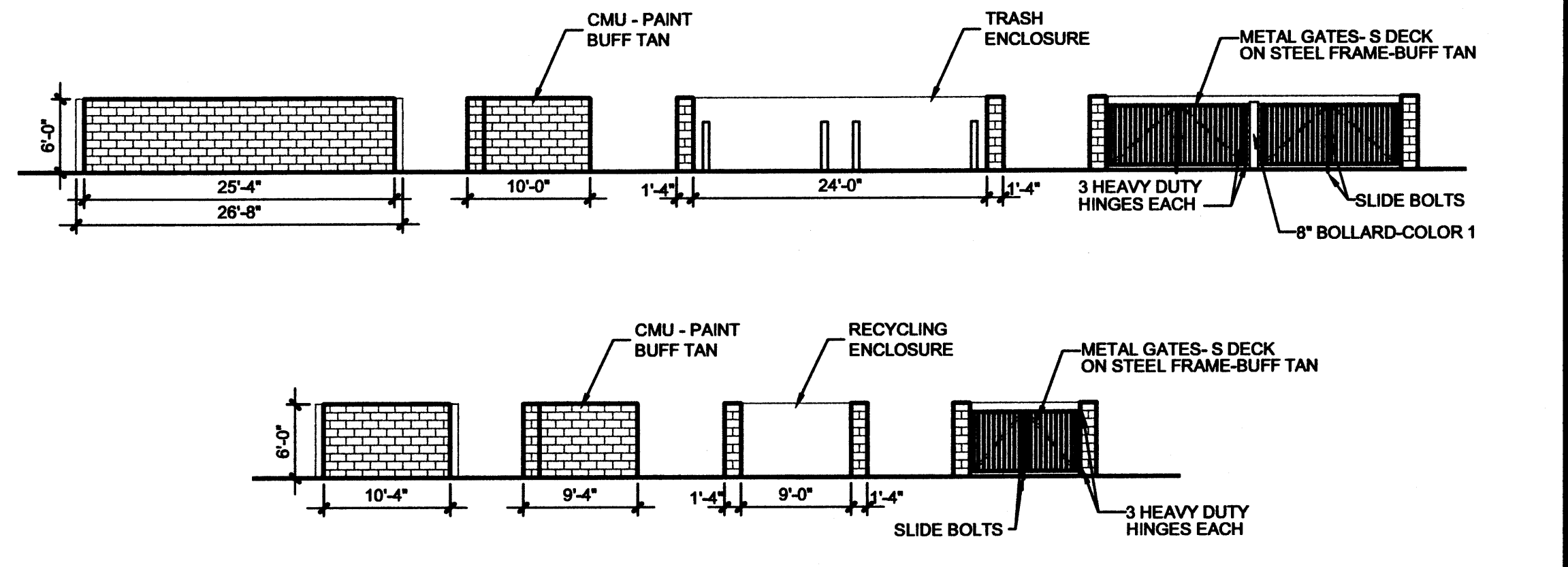
**D-1 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



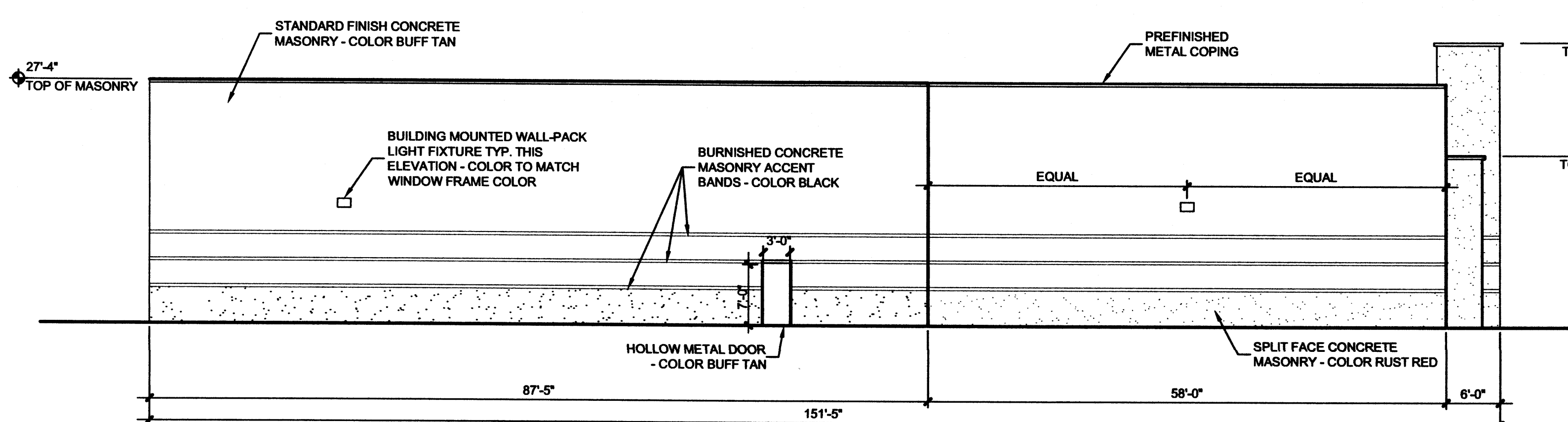
**C-1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



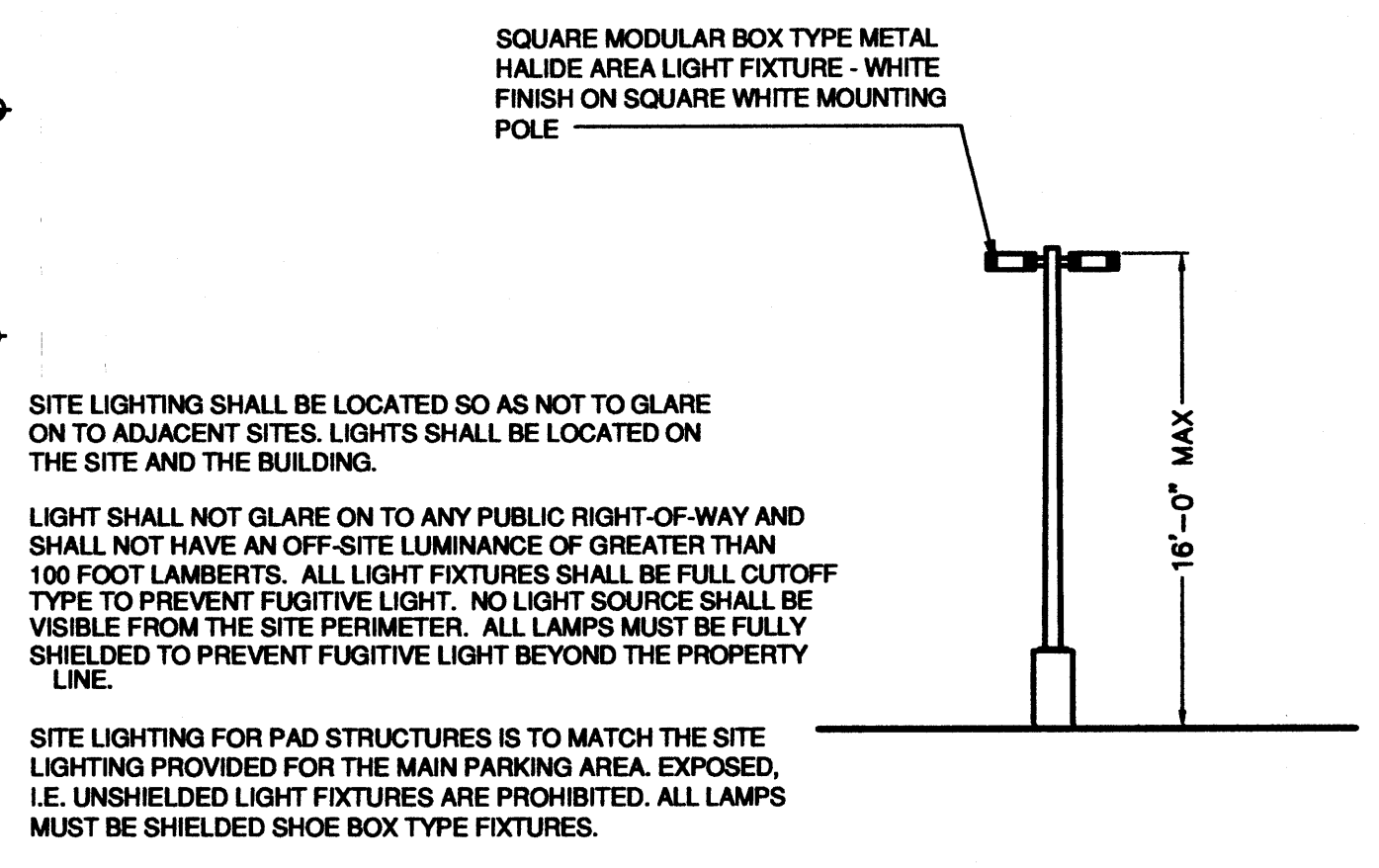
**B-1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



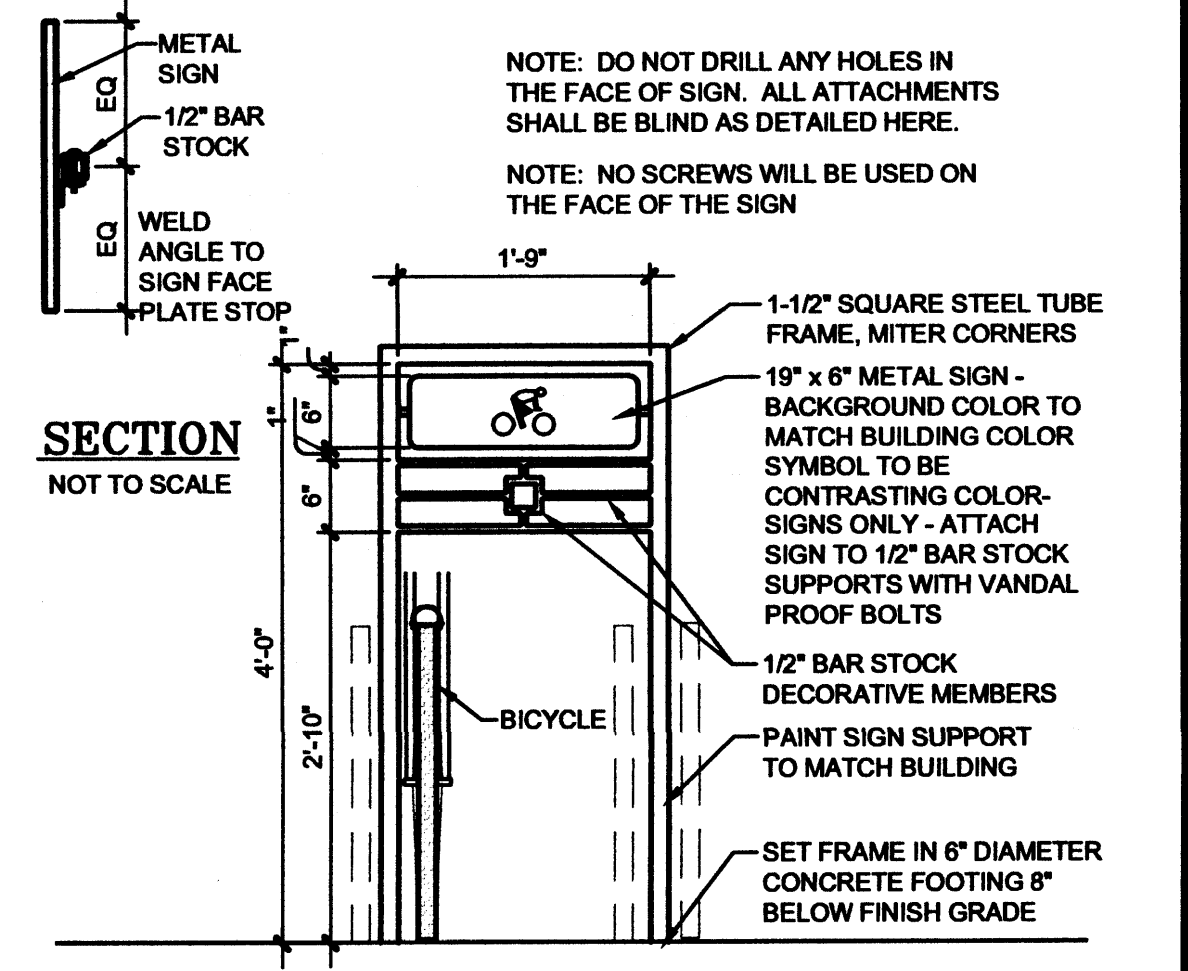
**B4 TRASH ENCLOSURE ELEV.**  
SCALE: 3/32" = 1'-0"



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



**A-4 LIGHTING DETAIL**  
SCALE: N.T.S.



**A-5 BIKE RACK**  
SCALE: 3/4" = 1'-0"

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.

NOTE: DO NOT DRILL ANY HOLES IN THE FACE OF SIGN. ALL ATTACHMENTS SHALL BE BLIND AS DETAILED HERE.  
NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN



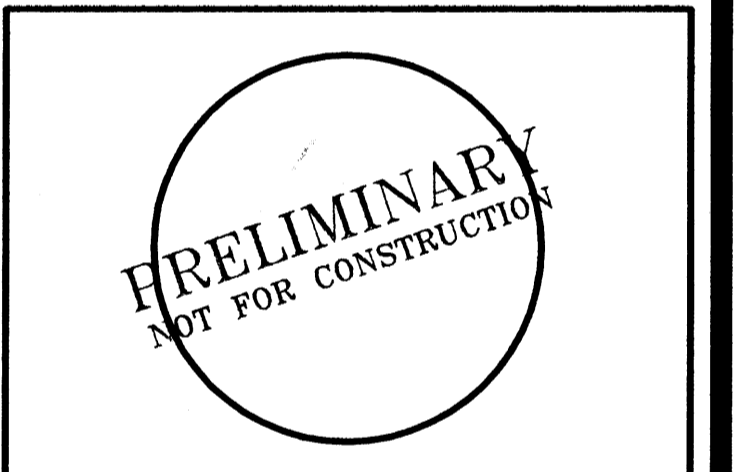
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**CONSULTANTS**

**PROFESSIONAL SEAL**



**GATEWAY INDUSTRIAL PARK  
BUILDING II**

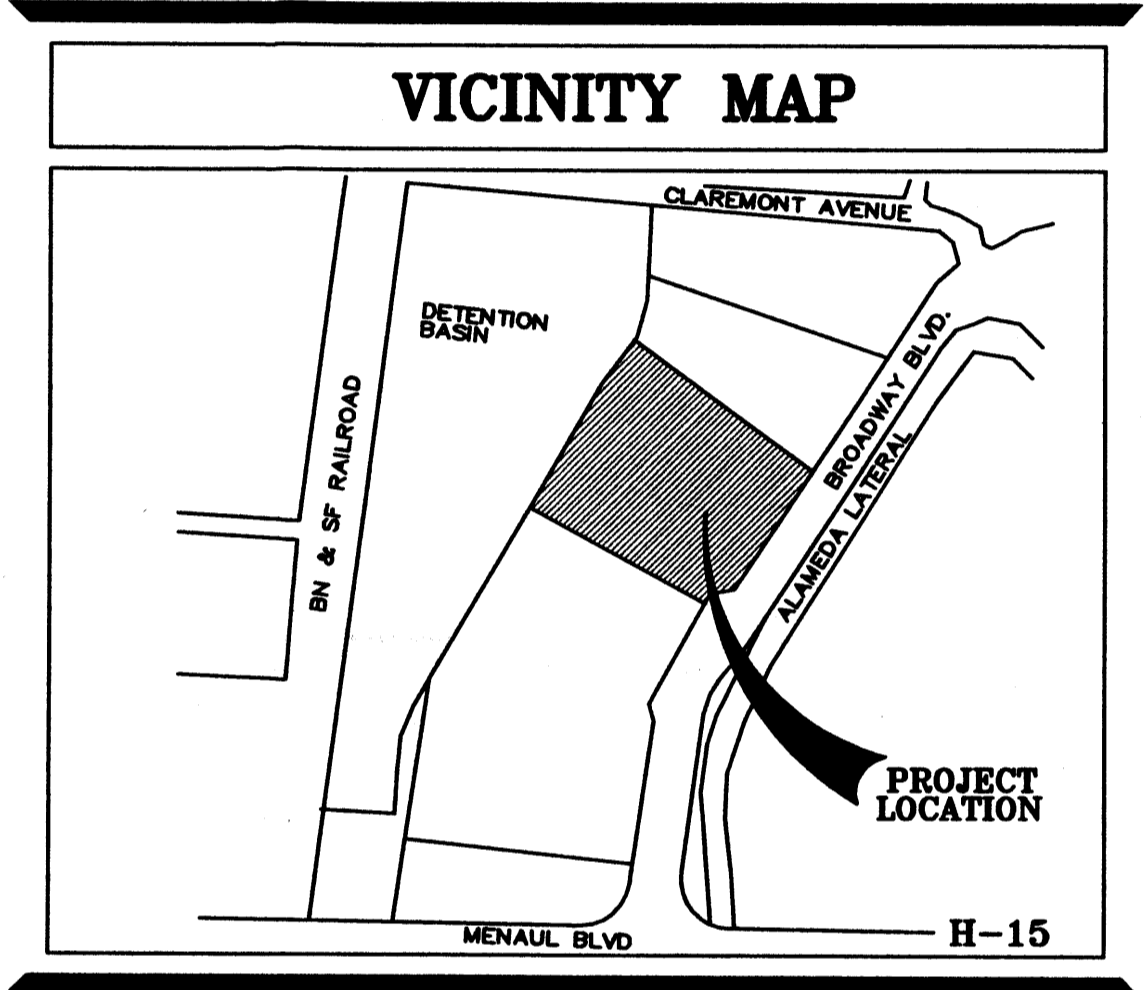
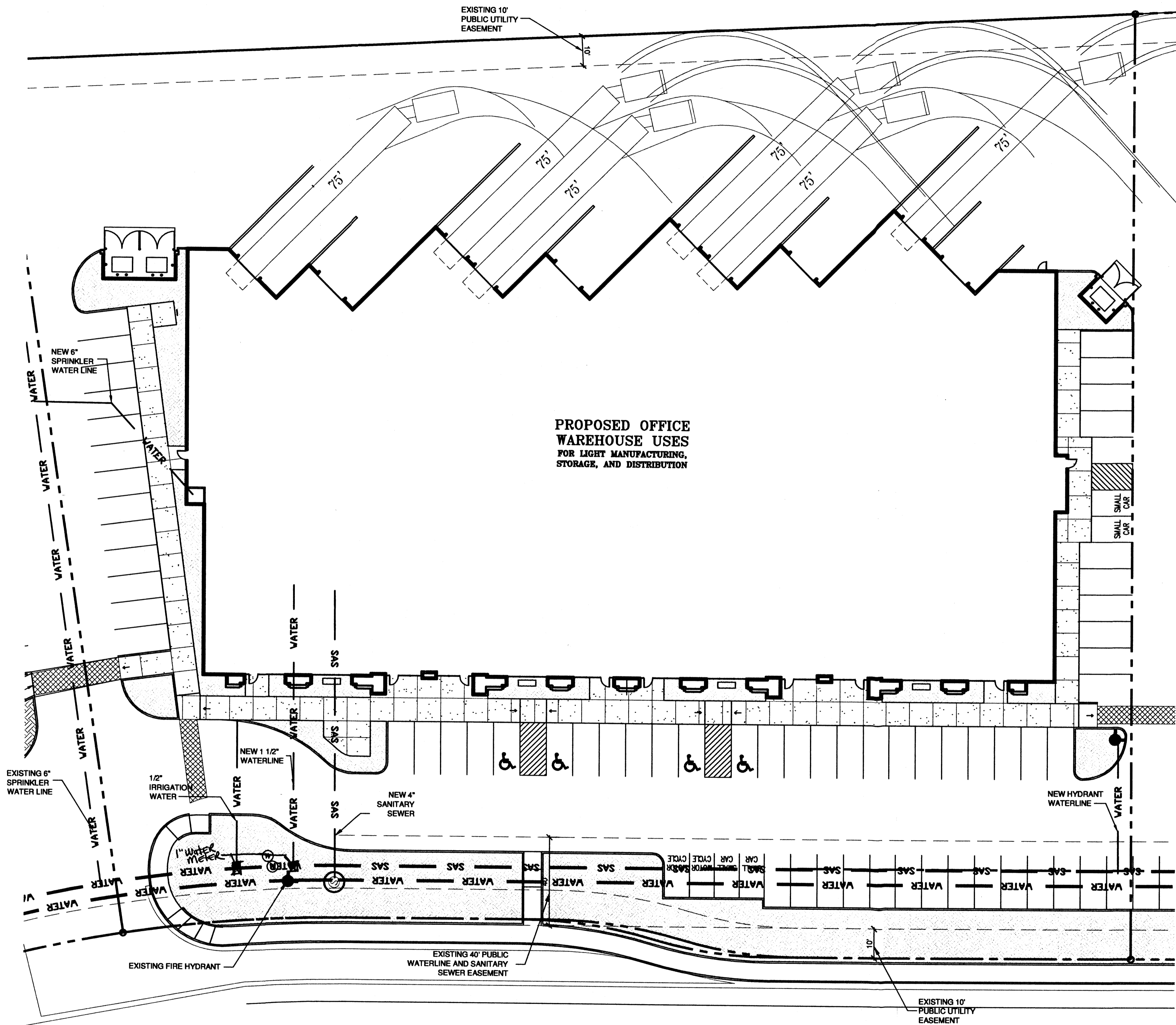
**BROADWAY BLVD. NE  
ALBUQUERQUE, NEW MEXICO**

MARK	DATE	DESCRIPTION
	5.14.07	EPC CONDITIONS

PROJECT NUMBER: 06065  
 DRAWING FILE:  
 DRAWN BY: JJF  
 CHECK BY:  
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006  
 DATE: OCTOBER 30, 2006

**SHEET TITLE  
CONCEPTUAL  
UTILITY PLAN**

**SHEET NUMBER  
C-101**



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

**SU-1 PRIVATE SCHOOL AND INCIDENTAL FACILITIES**



**SITE PLAN**

SCALE: 1" = 20'-0"

