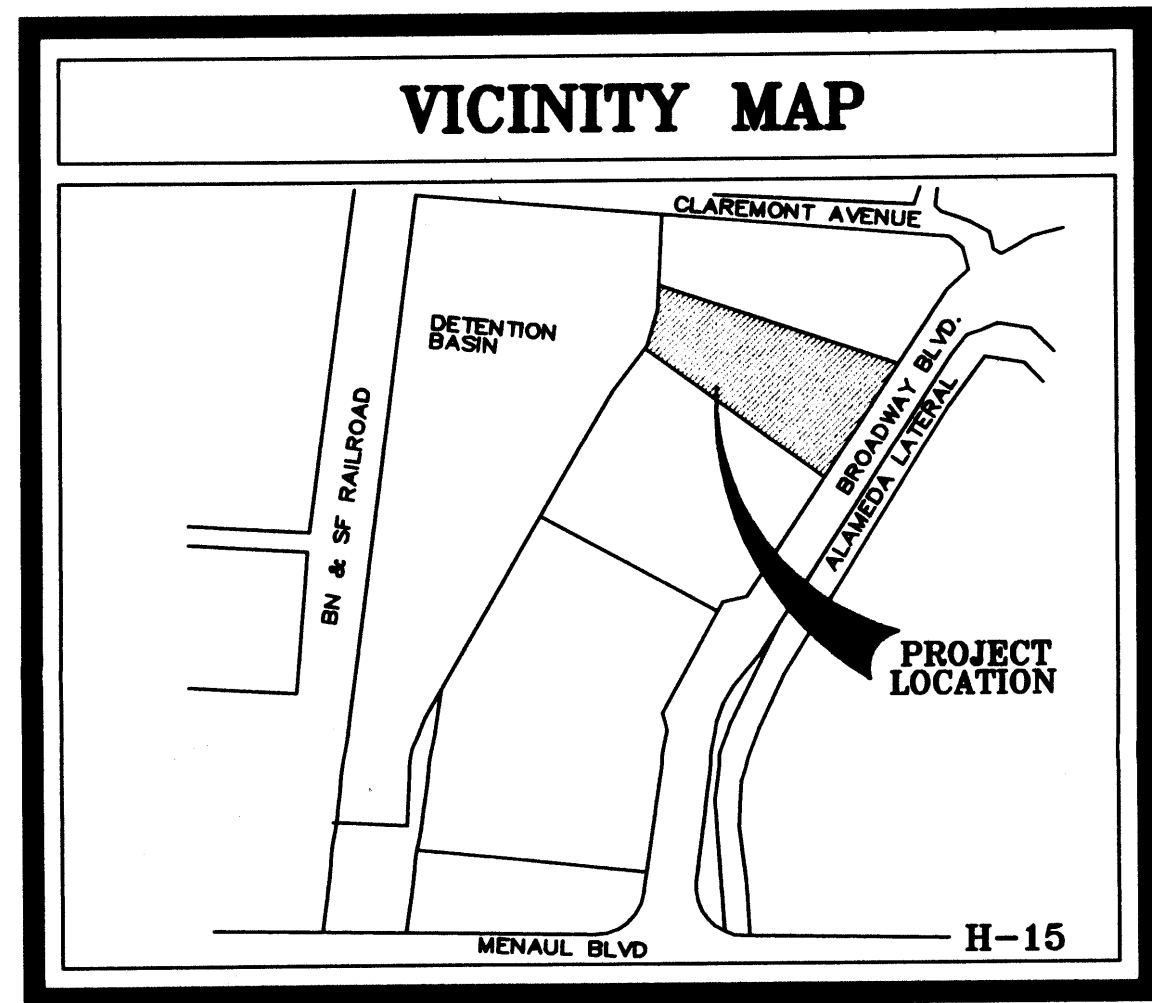


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PROJECT NUMBER:	
APPLICATION CASE NUMBER:	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION 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 SIGNOFF APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Joe Whittle WASTE MANAGEMENT	5-21-07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



PROJECT INFORMATION

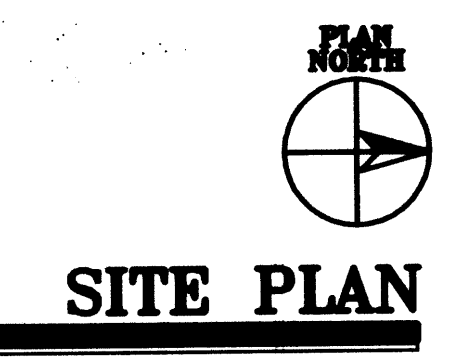
PROJECT: GATEWAY INDUSTRIAL PARK
OWNER: MECH-CON INVESTMENTS
 216 CLAREMONT NW
 ALBUQUERQUE, NM 87107
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
 1801 RIO GRANDE BLVD. NW
 ALBUQUERQUE NM, 87104
LEGAL DESCRIPTION: TRACT K-1
 LAND AT BROADWAY AND MENAUL
ZONING ATLAS MAP: H-15-Z
ZONING CLASSIFICATION: EXISTING: IP
 PROPOSED: NO CHANGE
APPLICABLE BUILDING CODE: 2006 IBC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: TYPE IIB FULLY SPRINKLED
OCCUPANCY GROUP: GROUP B & S-2
NUMBER OF FLOORS: ONE
GROSS SQUARE FOOTAGE: 16,325.56 WAREHOUSE (76%)
 5,155.44 OFFICE (24%)
 21,481.00 TOTAL SQ. SF.

ALLOWABLE AREA:
 GROUP S-2 TYPE IIB = 26,000 SQ. FT. + 300% SPRINKLER INCREASE = 104,000 SQ. FT.
TOTAL PARKING/PAVED AREA: 80,777 SQUARE FEET
OCCUPANT LOAD: OFFICE AREA: 5,155.44/100 = 51.55 OCCUPANTS
 WAREHOUSE AREA: 16,325.56/500 = 32.65 OCCUPANTS
 TOTAL = 84.2 OCCUPANTS

EXIT WIDTH REQUIRED: 85 x 2 = 17' = 1'-5"
EXIT WIDTH PROVIDED: 144'
NUMBER OF EXITS PROVIDED: THREE
BUILDING HEIGHT ABOVE GRADE: 32'
PARKING ANALYSIS:
 REQUIRED PARKING = 16,325.56 (WAREHOUSE)/2000 = 8.16 = 9 SPACES
 REQUIRED PARKING = 5,155.44 (OFFICE)/200 = 25.77 = 26 SPACES
 TOTAL PARKING REQUIRED = 35 SPACES
 TOTAL PARKING SPACES PROVIDED
 29 REGULAR + 4 H.C. + 4 SMALL CAR + 2 MOTORCYCLE = 39 PARKING SPACES

PARKING SPACES SIZES:
 REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.
 VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.
BICYCLE SPACES:
 REQUIRED PARKING - 39/20 = 1.95 BICYCLES (2 SPACES)
 TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES

AFD PLANS CHECKING CO.
 924-3511
 APPROVED/DISAPPROVED
 HYDRANTS ONLY
 5-21-07
 SIGNATURE & DATE

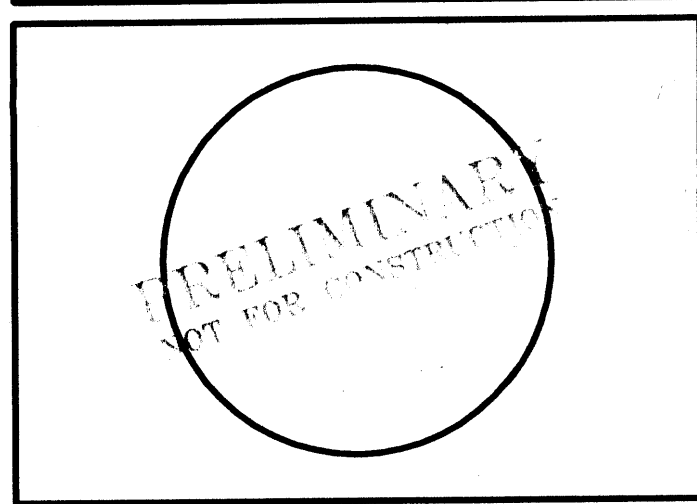


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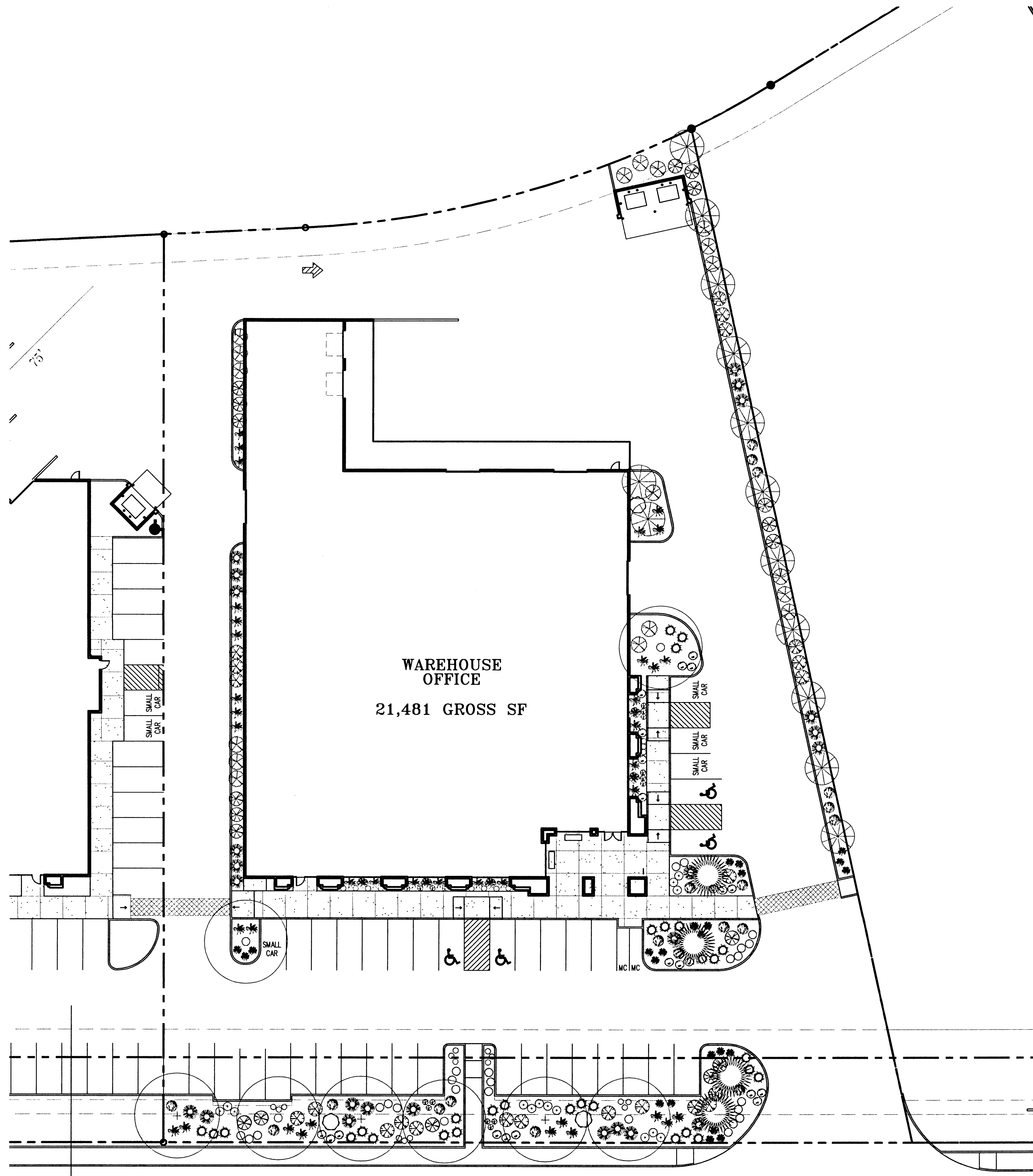
GATEWAY INDUSTRIAL PARK
BUILDING III
 BROADWAY BLVD. NE
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	EPC CONDITIONS DESCRIPTION

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

SHEET TITLE
PRELIMINARY SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER
C-101



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 edlarica</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> Winecups	1G	Low+	8SF X 22 = 176SF
26	⊗	<i>Calylophus</i> sp. 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 15% OF NET LOT AREA	8219sf	SF
PROPOSED LANDSCAPE	9051sf	SF
PERCENT OF NET LOT AREA	16	%

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

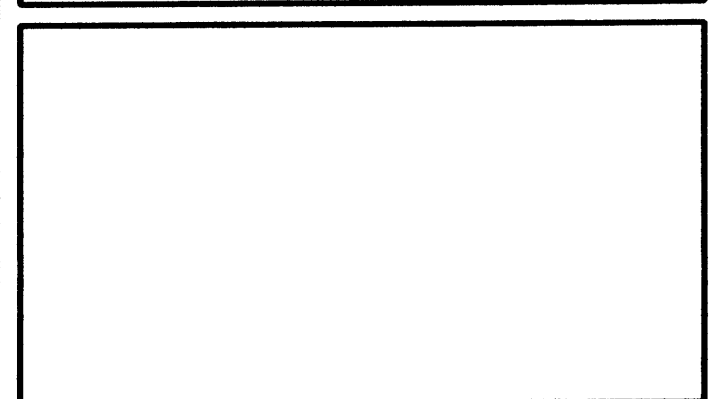


**CLAUDIO VIGIL
ARCHITECTS**

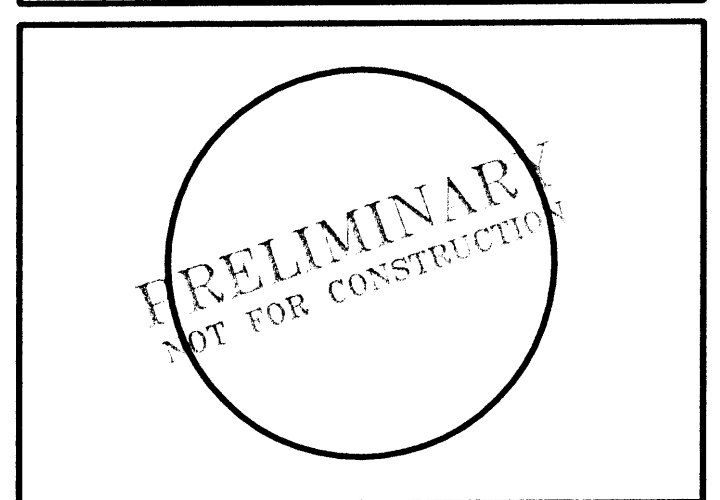
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**GATEWAY
INDUSTRIAL
PARK
BUILDING III**

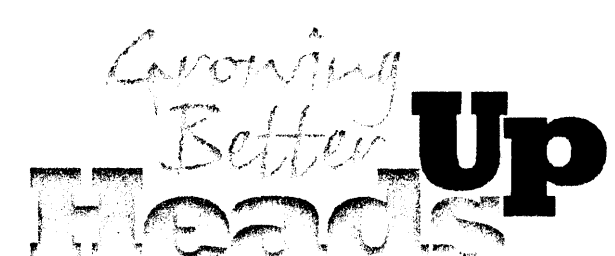
BROADWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	0605
DRAWING FILE:	
DRAWN BY:	LH
CHECK BY:	
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DATE:	SEPTEMBER 28, 2006

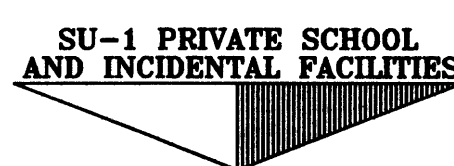
**SHEET TITLE
PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER
L-101

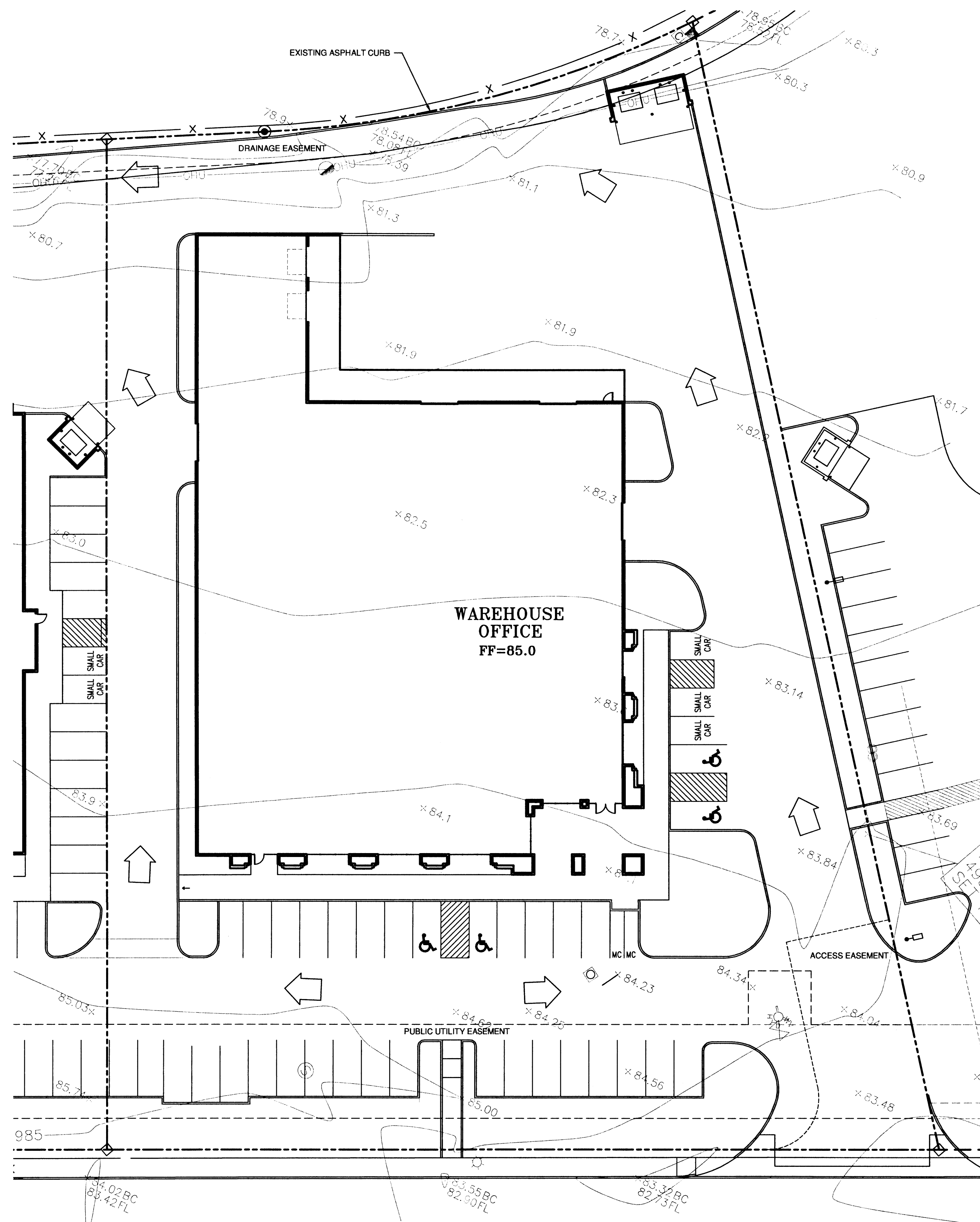


LANDSCAPE CONTRACTORS
www.headsuplandscape.com

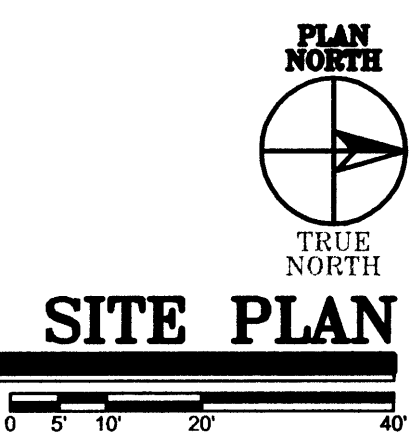
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)



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 ASPHALT DRAINAGE CHANNEL ALONG THE WEST PROPERTY LINE. THE PROPOSED RATE OF DISCHARGE IS 7.8 CFS (4.5 CFS/ACRE).

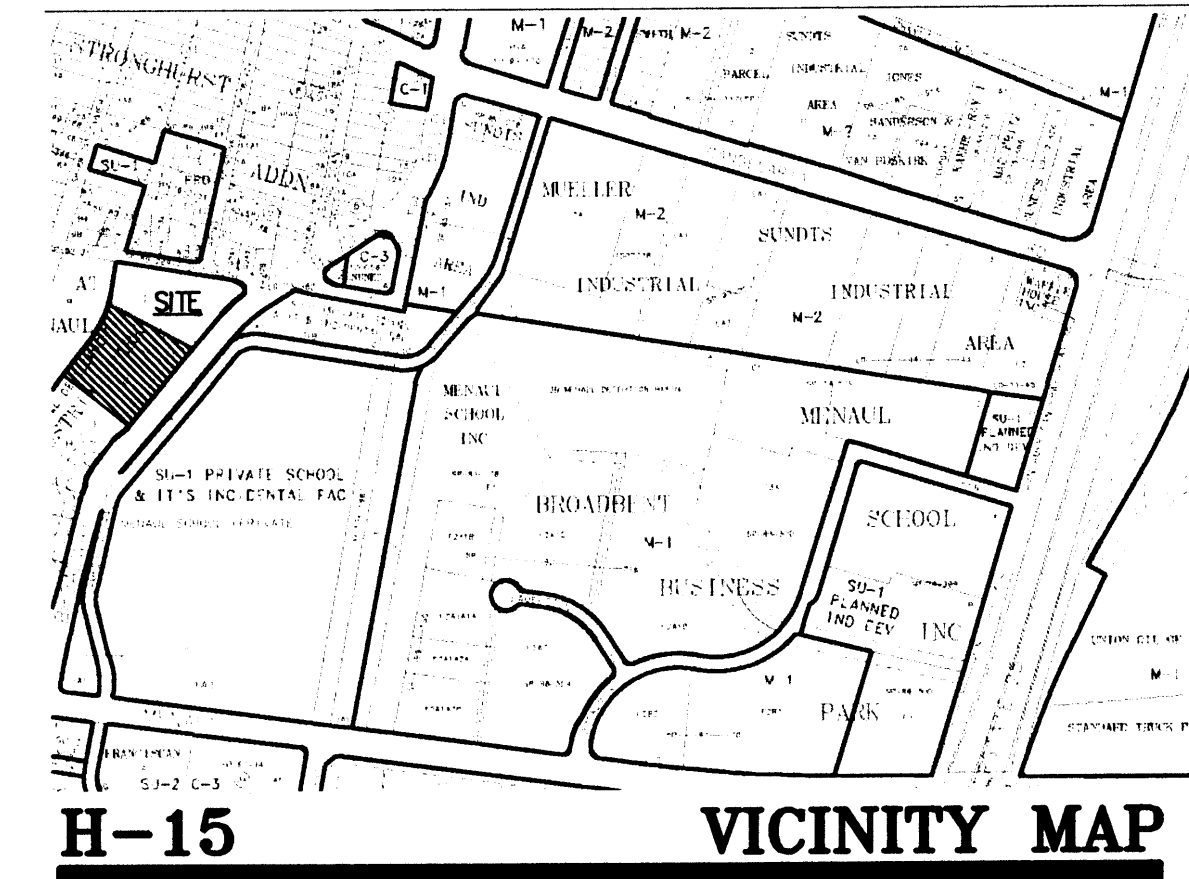
THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 2
TOTAL SITE AREA = 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: xxxxx 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

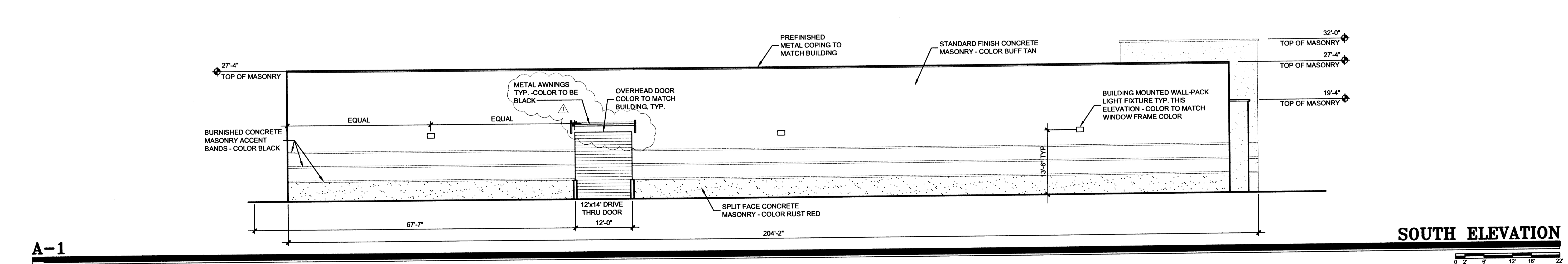
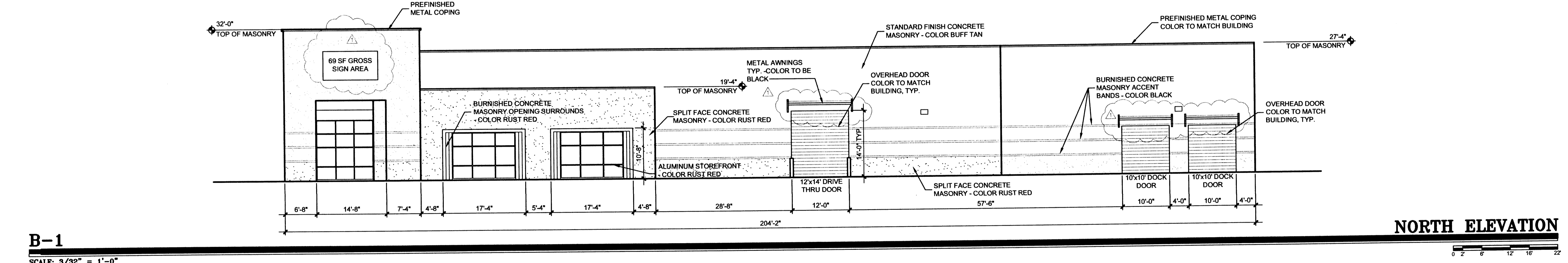
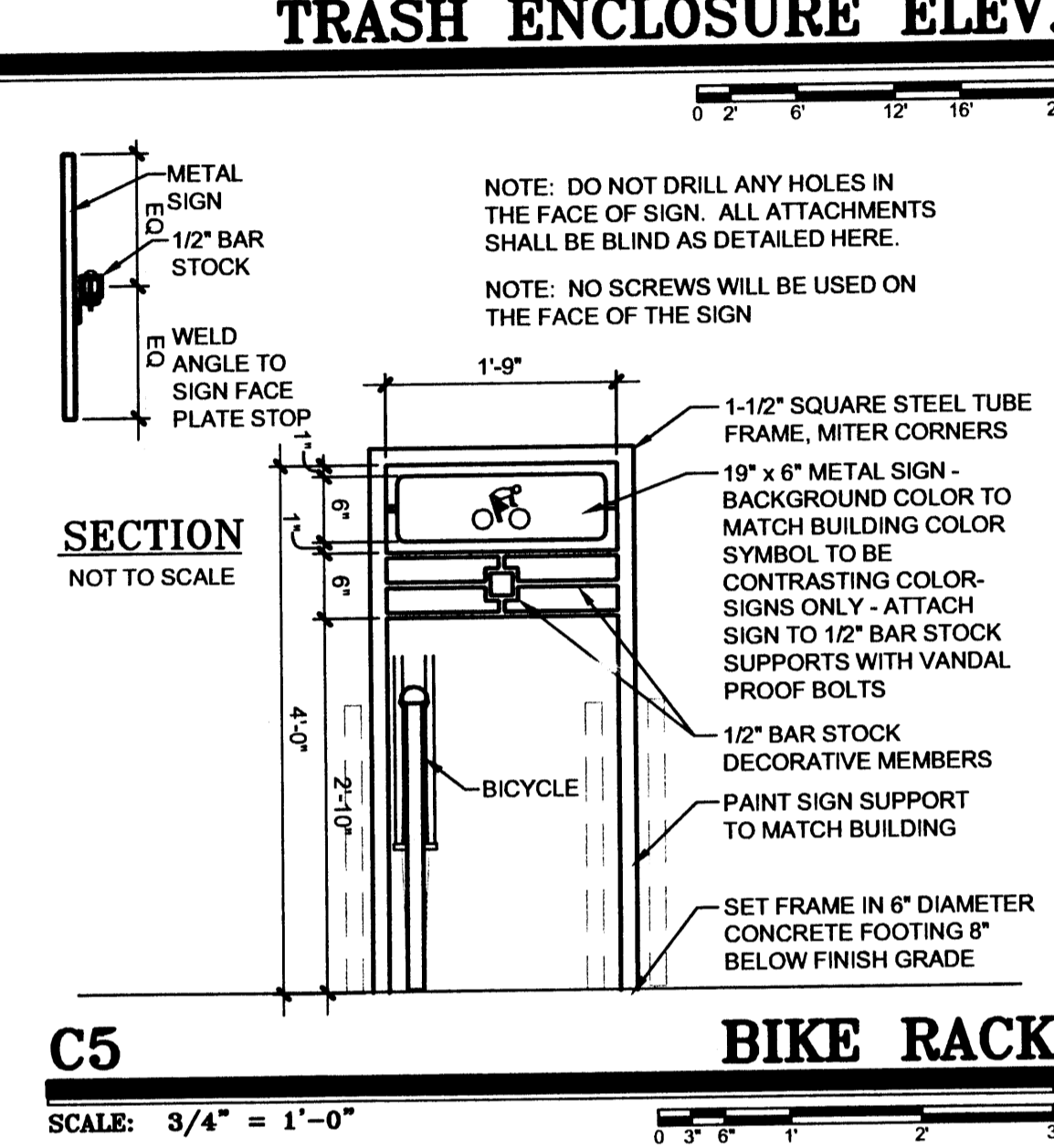
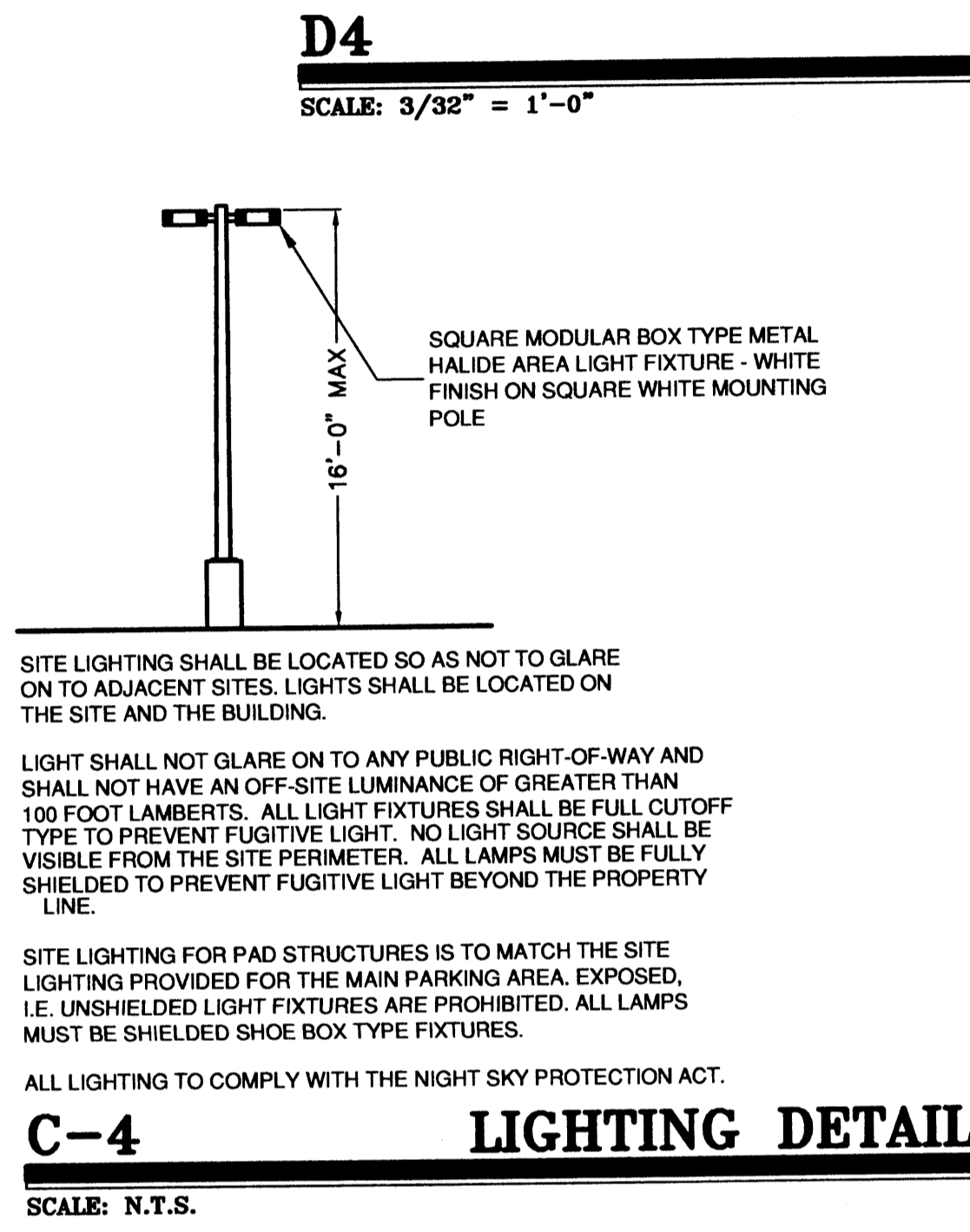
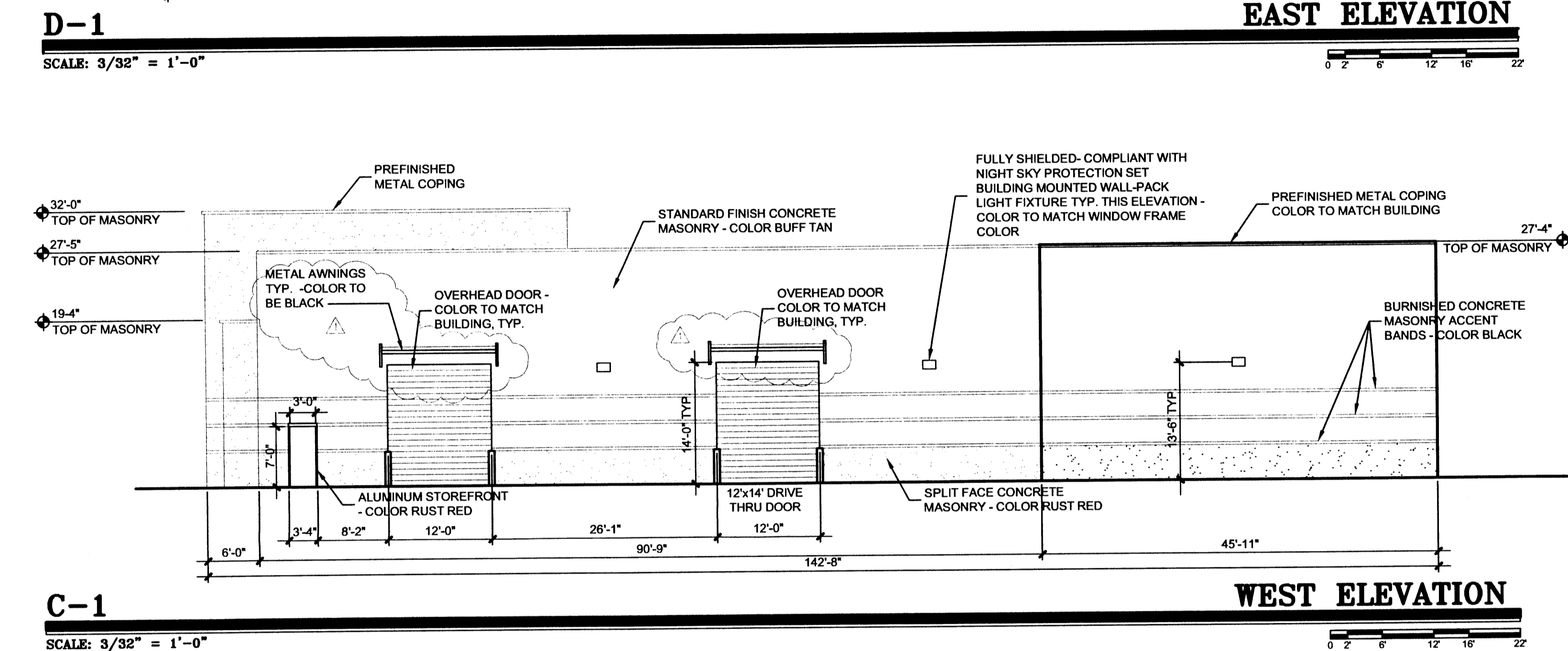
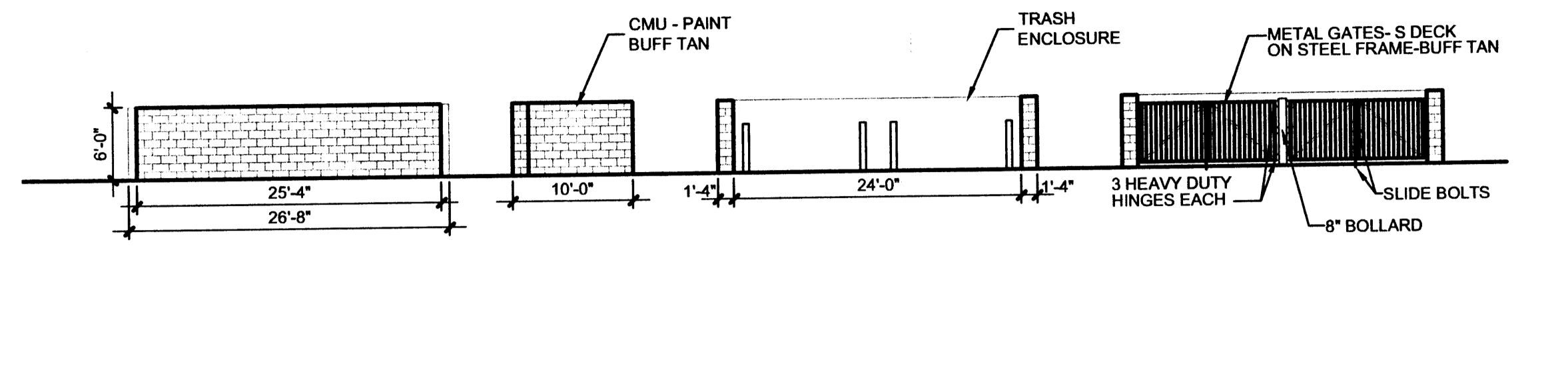
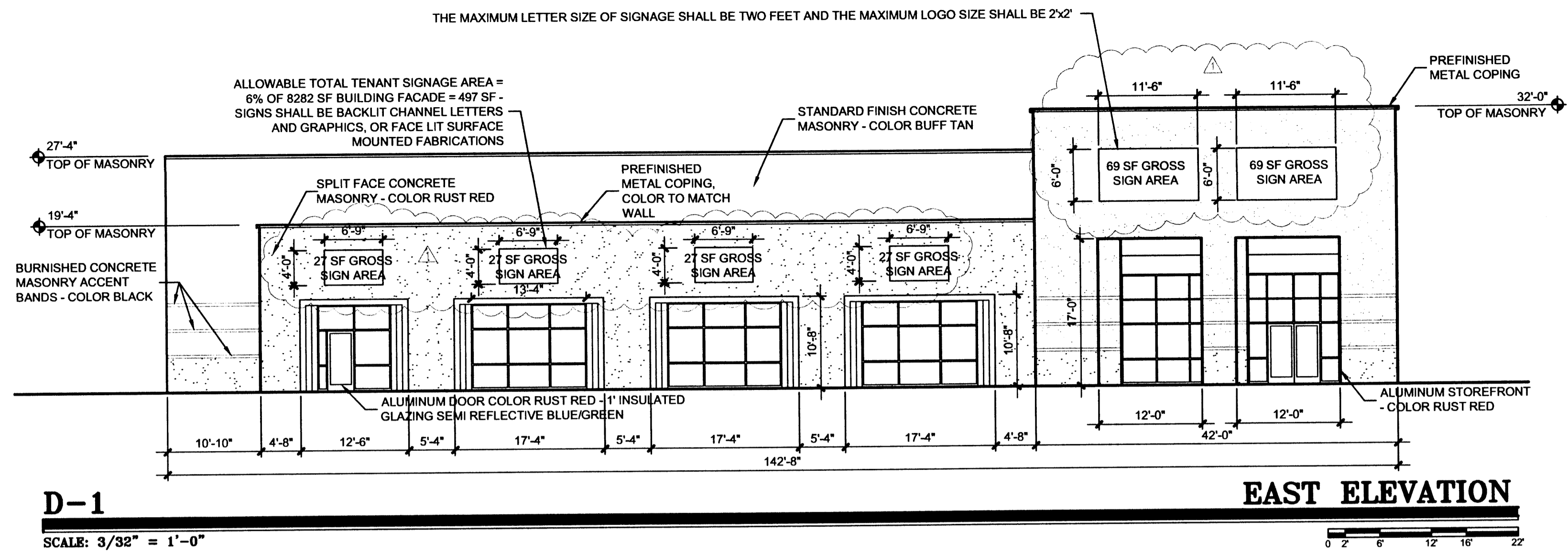
BROADWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06065
DRAWING FILE:
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DATE: SEPTEMBER 28, 2006

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C-102



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PRELIMINARY
NOT FOR CONSTRUCTION

GATEWAY INDUSTRIAL PARK BUILDING III

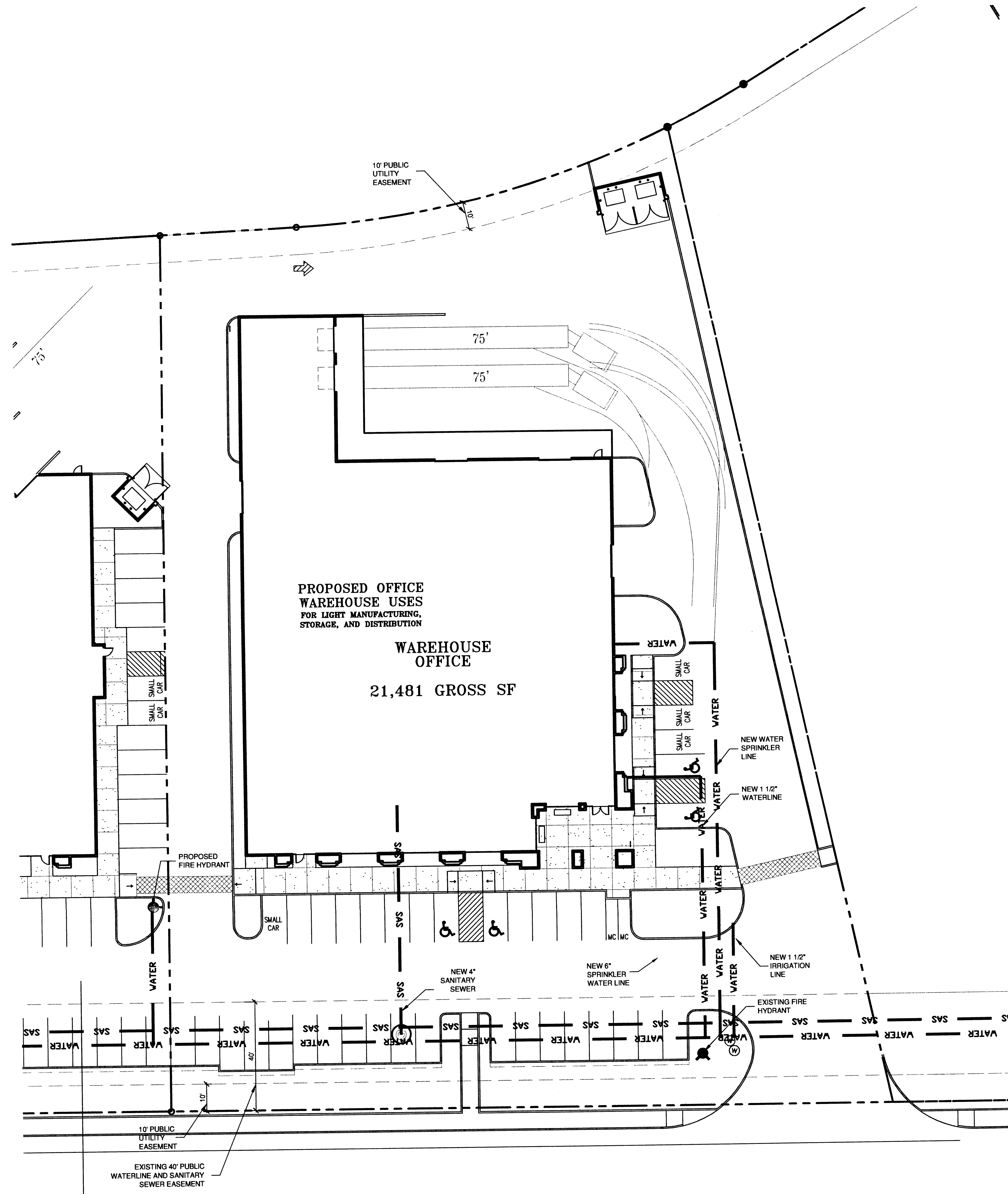
BROADWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
△	5.14.07	EPC CONDITIONS

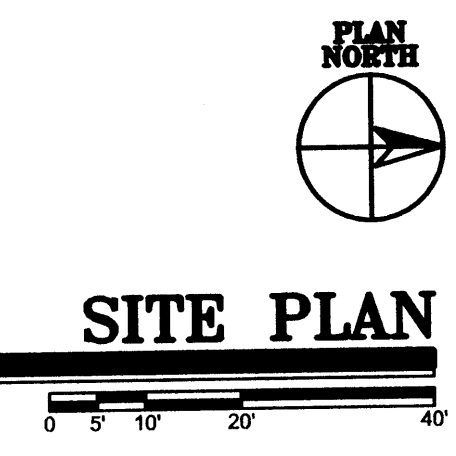
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DRAWING FILE:	06065-GTWY-A-201-EL
DRAWN BY:	JJF
CHECK BY:	-
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DATE:	OCTOBER 30, 2006

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201



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



SCALE: 1" = 20'-0"

SIGNATURE BLOCK

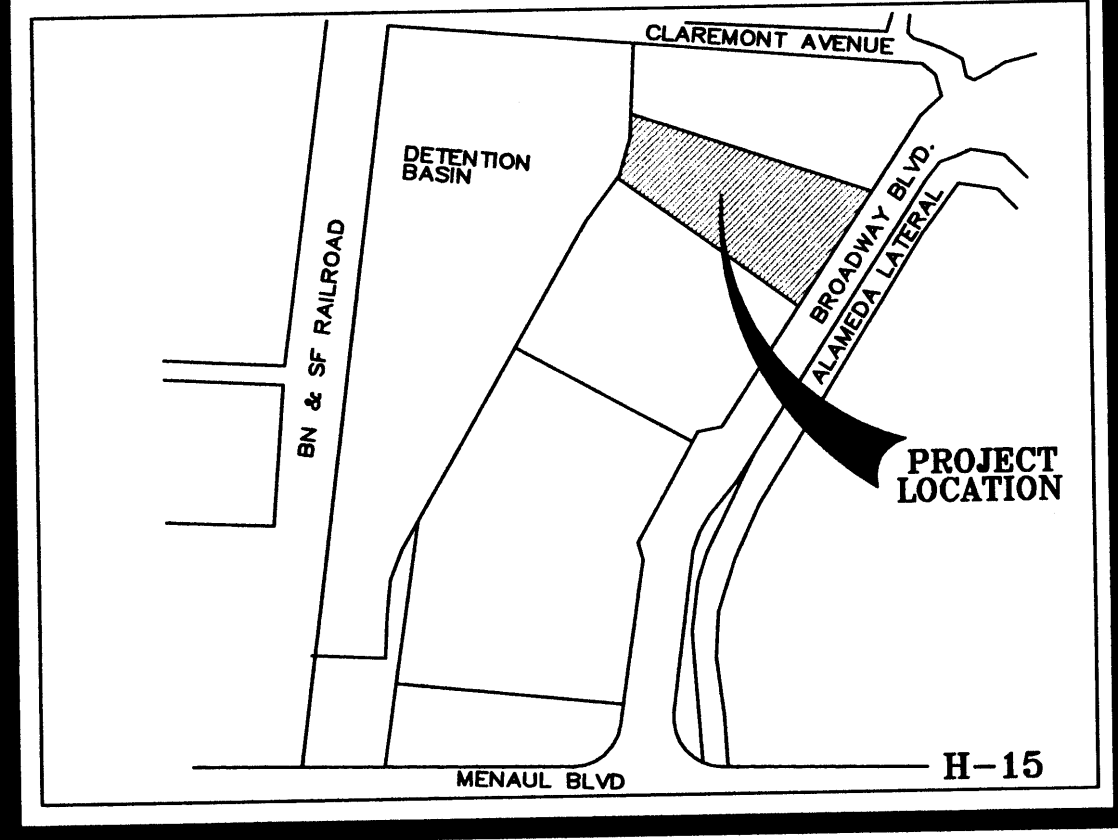
PROJECT NUMBER:
 APPLICATION CASE NUMBER:
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, 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 SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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

VICINITY MAP



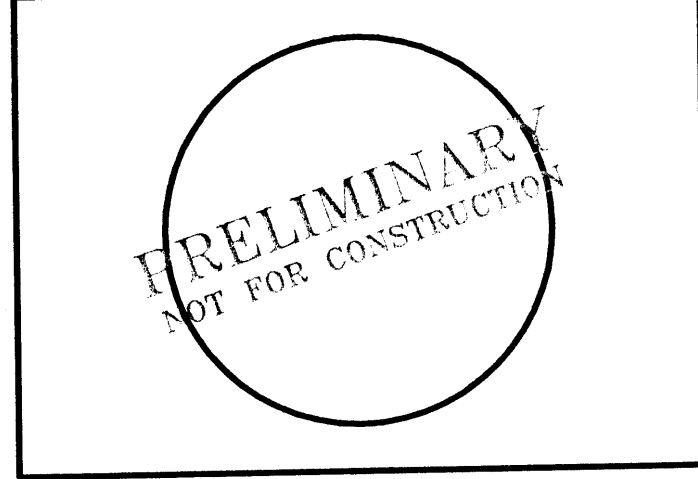
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GATEWAY INDUSTRIAL PARK BUILDING III
 PROJECT NAME
 PROJECT NAME
 PROJECT ADDRESS
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

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

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
C-101