

REVISIONS

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DRAWN BY DKM

REVIEWED BY
DATE 10-19-2012
PROJECT NO. 11-0116

DRAWING NAME
SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT

SHEET NO.
SDP-1
OF

PROJECT DATA

ADDRESS: 2820 RIDGECREST DRIVE SE, ALBUQUERQUE NEW MEXICO

LEGAL DESCRIPTION:
WESTERLY PORTION TRACT A, LANDS OF NEW DAY, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS A AND B, LANDS OF NEW DAY, INC., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2004 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 2004, IN VOLUME 2004C, PAGE 71.

ZONE ATLAS PAGE: M-18-Z

SITE AREA
TRACT A, 2.5 ACRES, 108,900 SQUARE FEET

LAND USE ZONING:
EXISTING - SU-1 FOR SHORT TERM SHELTER

DWELLING UNIT TYPES	GROSS HEATED AREA	QUANTITY
STUDIO APARTMENTS / 1 BATH	353 SF	5
STUDIO APARTMENTS / 1 BATH	458 SF	6
	TOTAL UNIT COUNT	11

BUILDING AREAS	GROSS HEATED AREA	UNHEATED AREA	TOTAL AREA
PROPOSED RESIDENTIAL	2,233 SF	861 SF	3,094 SF
PROPOSED LIFE SKILLS ACADEMY	3,703 SF	232 SF	3,935 SF
PROJECT TOTALS	5,936 SF	1,093 SF	7,029 SF

LANDSCAPING:
REFER TO SHEET SDP-3 FOR LANDSCAPE

SCREENING:
REFUSE CONTAINER SHALL BE SCREENED FROM VIEW THROUGH THE USE OF WALLS AT LEAST 8FT HIGH AND MEET COA STANDARDS. REFUSE ENCLOSURES SHALL BE FURTHER SCREENED THROUGH USE OF TREES AND SHRUBS

BUILDING HEIGHTS:
SEE SHEET SDP-5 FOR BUILDING HEIGHTS

BUILDING SETBACKS:
REFER TO SHEET SDP-1 FOR SETBACKS

OCCUPANCY:
STUDIO APARTMENTS - R-4 RESIDENTIAL CARE FACILITY
LIFE SKILLS ACADEMY - B OCCUPANCY

CONSTRUCTION TYPE:
TYPE V-B - WITH AUTOMATIC SPRINKLERS PER NFPA 13R

OFF STREET PARKING

EXISTING PARKING:	STANDARD SPACES	11 SPACES
HANDICAP ACCESSIBLE SPACES	2 SPACES	
TOTAL	13 SPACES	

NEW PARKING REQUIRED: (OFF STREET PARKING REGULATIONS COA ZONING CODE)
COMMUNITY RESIDENTIAL PROGRAM: 1 SPACE PLUS 1 SPACE PER FOUR CLIENTS
LIFE SKILLS ACADEMY (OFFICES): 1 SPACE PER 200 SF NET LEASABLE SPACE

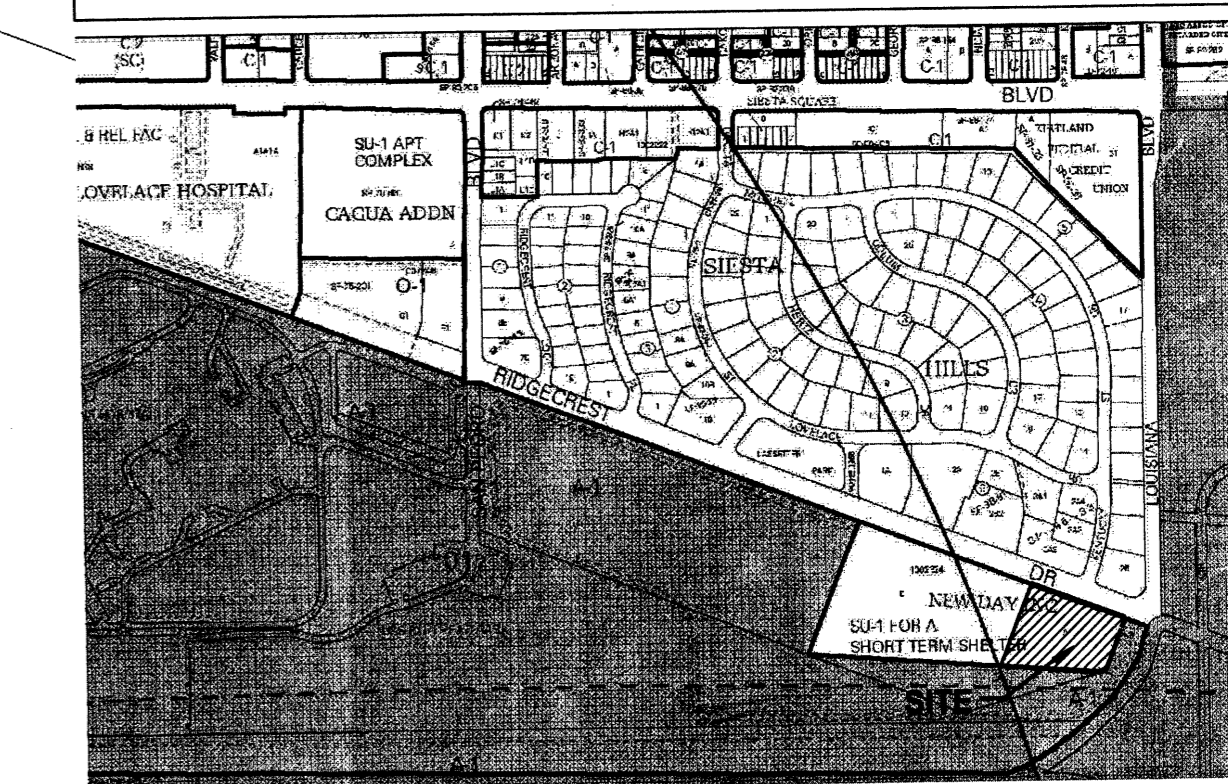
NEW PARKING PROVIDED:

RESIDENTIAL UNITS (CRP)	STANDARD SPACES	4 SPACES
LIFE SKILLS ACADEMY (OFFICE) <td>4 SPACES</td>	4 SPACES	
NOTE: LSA FACILITY IS ANCILLARY TO RESIDENTIAL USE. THE STAFF WORK AREAS INCLUDES TWO OFFICE SPACES LESS THAN 300 SF TOTAL AREA.	5 SPACES	
VISITOR SPACES	13 SPACES	
TOTAL	13 SPACES	

TOTAL PARKING PROVIDED (EXISTING + NEW)

STANDARD SPACES	24 SPACES
HC ACCESSIBLE SPACES: REQUIRED - 2 SPACES	PROVIDED - 2 SPACES
TOTAL	26 SPACES

MOTORCYCLE PARKING: REQUIRED - 2 SPACES PROVIDED - 2 SPACES
BICYCLE PARKING: REQUIRED - 6 SPACES PROVIDED - 6 SPACES



NORTH

VICINITY MAP

ZONING MAP M-18-Z

0 750' 1500'

PROJECT NUMBER: 1002024

APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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 APPROVAL:

<i>Allen Pater</i>	DATE	02-20-13
TRAFFIC ENGINEER, TRANSPORTATION DIVISION		
<i>Allen Pater</i>	DATE	02/13/13
UTILITIES DIVISION		
<i>Carl S. Dumont</i>	DATE	2-13-13
PARKS AND RECREATION DEPARTMENT		
<i>Ante C. Chem</i>	DATE	2-13-13
CITY ENGINEER		
<i>Joe Whorke</i>	DATE	2-1-13
SOLID WASTE MANAGEMENT		
<i>John Chab</i>	DATE	2-20-13
DRB CHAIRPERSON, PLANNING DEPARTMENT		

- ### GENERAL SHEET NOTES
- SITE LIGHTING SHALL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED LIGHT FIXTURES AT PARKING AREA. ALL POLE AND BUILDING MOUNTED FIXTURES SHALL HAVE CUT-OFF ANGLE OR SHIELDING SUCH THAT FIXTURE DOES NOT DIRECTLY SHINE ONTO ADJACENT PUBLIC R.O.W. OR RESIDENCES.
 - MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE SCREENED FROM VIEW TO GREATEST EXTENT POSSIBLE.
- ### SHEET KEYED NOTES
- EXISTING PROPERTY LINE
 - EXISTING PUBLIC SIDEWALK
 - EXISTING PUBLIC TRANSIT STOP. BUS ROUTES: #3 LOUISIANA AND #157 MONTANO, UPTOWN AND KIRTLAND
 - EXISTING HANDICAP ACCESSIBLE SIDEWALK RAMP
 - EXISTING CONCRETE CURB AND GUTTER
 - EXISTING VEHICULAR ACCESS (RIGHT IN/RIGHT OUT/LEFT IN/LEFT OUT)
 - EXISTING MONUMENT SIGN TO BE REMOVED
 - EXISTING FIRE HYDRANT
 - EXISTING WIRE FENCE
 - EXISTING ELECTRICAL POWER POLE
 - EXISTING HANDICAP PARKING SIGN
 - EXISTING HANDICAP ACCESSIBLE PARKING SPACE
 - EXISTING PARKING SPACES
 - EXISTING CONCRETE SIDEWALK
 - EXISTING ASPHALT PAVING
 - EXISTING CONCRETE VALLEY GUTTER
 - EXISTING LANDSCAPED YARD AND 6 FT HIGH CEDAR FENCE
 - EXISTING PORTABLE STORAGE BUILDING
 - EXISTING POLE MOUNTED SECURITY LIGHT FIXTURE
 - EXISTING LANDSCAPE AREA
 - REMOVE EXISTING REFUSE CONTAINER CONCRETE SLAB
 - REMOVE EXISTING CONCRETE CURB
 - CONCRETE PAVED MOTORCYCLE PARKING (2 SPACES)
 - MOTORCYCLE PARKING SIGN; SEE C4/SDP-2
 - REFUSE ENCLOSURE; SEE B4/SDP-2
 - 4" THICK CONCRETE SIDEWALK, WIDTH AS SHOWN, PER CITY OF ALBUQUERQUE DPM STANDARDS. COA STD DNG # 2420.
 - 4" THICK COMPACTED RECYCLED ASPHALT PARKING SURFACE
 - CONCRETE HEADER CURB PER CITY OF ALBUQUERQUE DPM STANDARDS CONNECT TO EXISTING CURB. COA DNG # 2415B
 - PATTERNED AND INTEGRALLY COLORED CONCRETE CROSSWALK PAVING. COA STD DNG # 2405A
 - PARKING STALL PER CITY OF ALBUQUERQUE DPM STANDARDS. PER CITY OF ALBUQUERQUE DPM STANDARDS. COA DNG # 2411
 - HANDICAP ACCESSIBLE SIDEWALK RAMP 1:12 SLOPE MAXIMUM.
 - BICYCLE RACK; SEE D4/SDP-2
 - 6FT HIGH WELDED WIRE FENCE WITH POWDER COATED FINISH. SEE A4/SDP-2
 - 3FT WIDE x 6FT HIGH WELDED WIRE GATE WITH POWDER COATED FINISH
 - EXTERIOR CONCRETE SLAB
 - POLE MOUNTED PARKING AREA LIGHT FIXTURE; SEE A2/SDP-2
 - RAISED PLANTING BEDS (FUTURE)
 - PRECAST CONCRETE PARKING BUMPER
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION

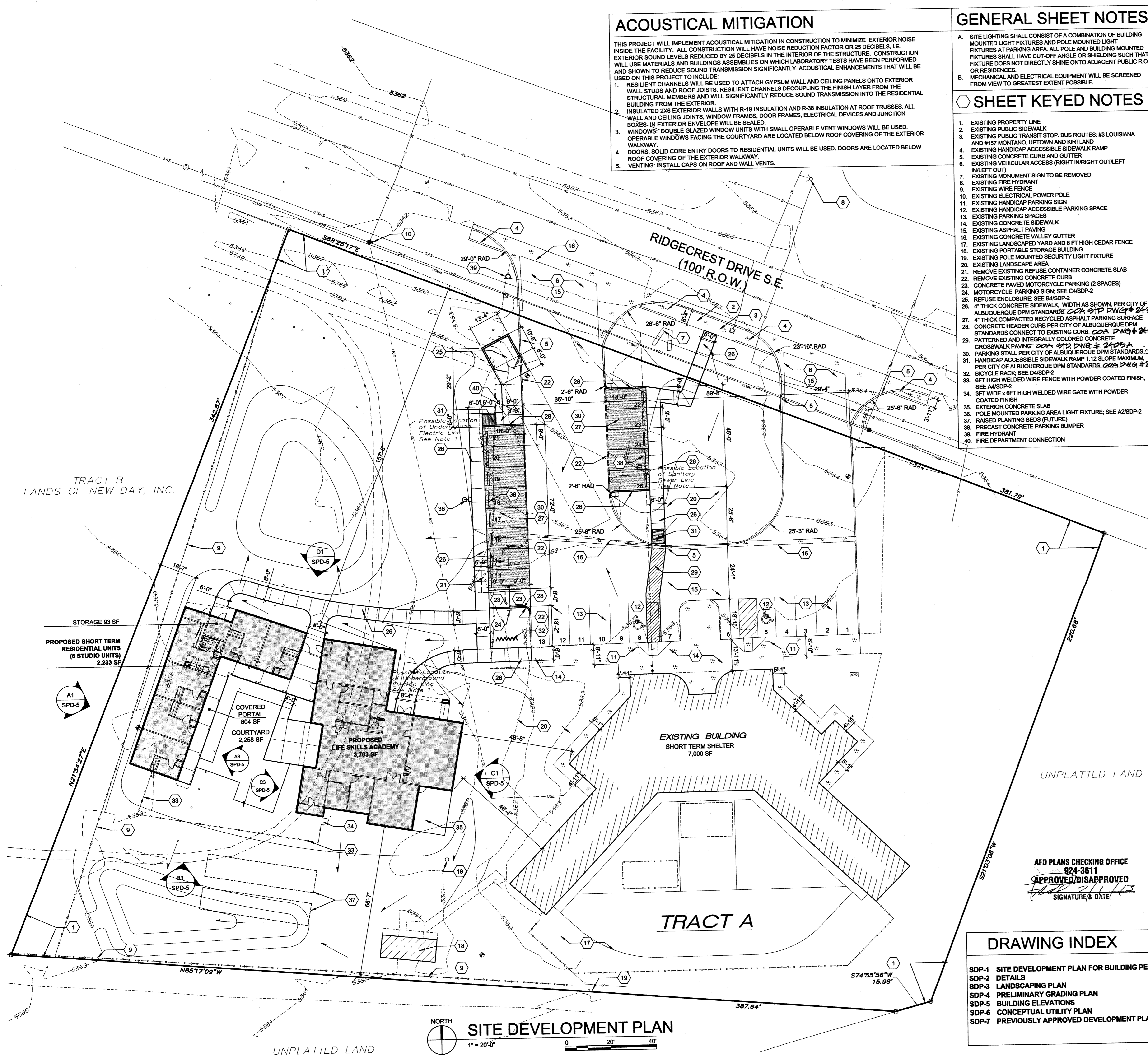
DRAWING INDEX

SDP-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SDP-2	DETAILS
SDP-3	LANDSCAPING PLAN
SDP-4	PRELIMINARY GRADING PLAN
SDP-5	BUILDING ELEVATIONS
SDP-6	CONCEPTUAL UTILITY PLAN
SDP-7	PREVIOUSLY APPROVED DEVELOPMENT PLAN

ACOUSTICAL MITIGATION

THIS PROJECT WILL IMPLEMENT ACOUSTICAL MITIGATION IN CONSTRUCTION TO MINIMIZE EXTERIOR NOISE INSIDE THE FACILITY. ALL CONSTRUCTION WILL HAVE NOISE REDUCTION FACTOR OR 25 DECIBELS, I.E. EXTERIOR SOUND LEVELS REDUCED BY 25 DECIBELS IN THE INTERIOR OF THE STRUCTURE. CONSTRUCTION WILL USE MATERIALS AND BUILDINGS ASSEMBLIES ON WHICH LABORATORY TESTS HAVE BEEN PERFORMED AND SHOWN TO REDUCE SOUND TRANSMISSION SIGNIFICANTLY. ACOUSTICAL ENHANCEMENTS THAT WILL BE USED ON THIS PROJECT TO INCLUDE:

- RESILIENT CHANNELS WILL BE USED TO ATTACH GYPSUM WALL AND CEILING PANELS ONTO EXTERIOR WALL STUDS AND ROOF JOISTS. RESILIENT CHANNELS DECOUPLING THE FINISH LAYER FROM THE STRUCTURAL MEMBERS AND WILL SIGNIFICANTLY REDUCE SOUND TRANSMISSION INTO THE RESIDENTIAL BUILDING FROM THE EXTERIOR.
- INSULATED 2X6 EXTERIOR WALLS WITH R-19 INSULATION AND R-38 INSULATION AT ROOF TRUSSES. ALL WALL AND CEILING JOINTS, WINDOW FRAMES, DOOR FRAMES, ELECTRICAL DEVICES AND JUNCTION BOXES IN EXTERIOR ENVELOPE WILL BE SEALED.
- WINDOWS: DOUBLE GLAZED WINDOW UNITS WITH SMALL OPERABLE VENT WINDOWS WILL BE USED. OPERABLE WINDOWS FACING THE COURTYARD ARE LOCATED BELOW ROOF COVERING OF THE EXTERIOR WALKWAY.
- DOORS: SOLID CORE ENTRY DOORS TO RESIDENTIAL UNITS WILL BE USED. DOORS ARE LOCATED BELOW ROOF COVERING OF THE EXTERIOR WALKWAY.
- VENTING: INSTALL CAPS ON ROOF AND WALL VENTS.



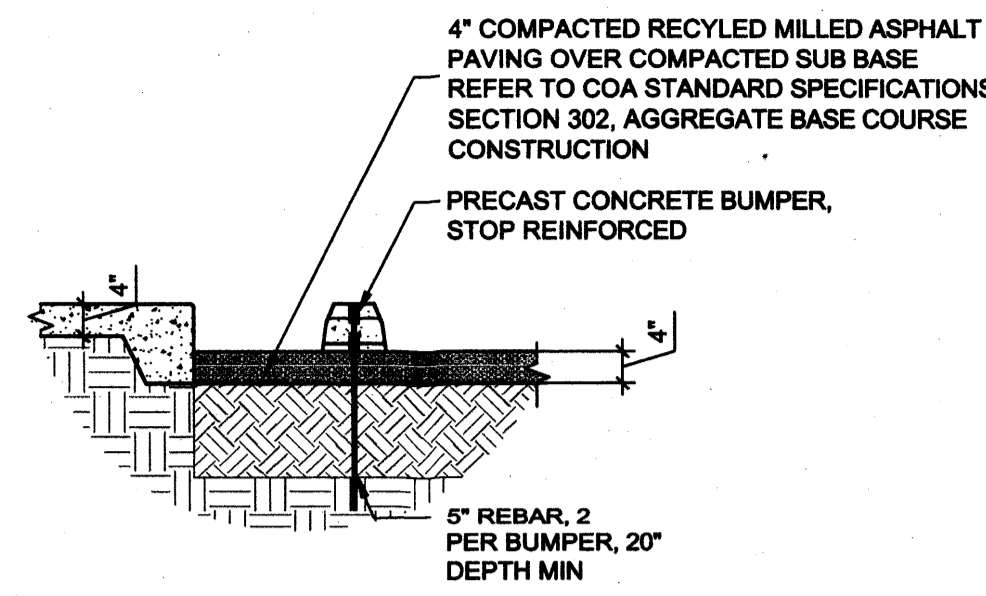
NORTH

SITE DEVELOPMENT PLAN

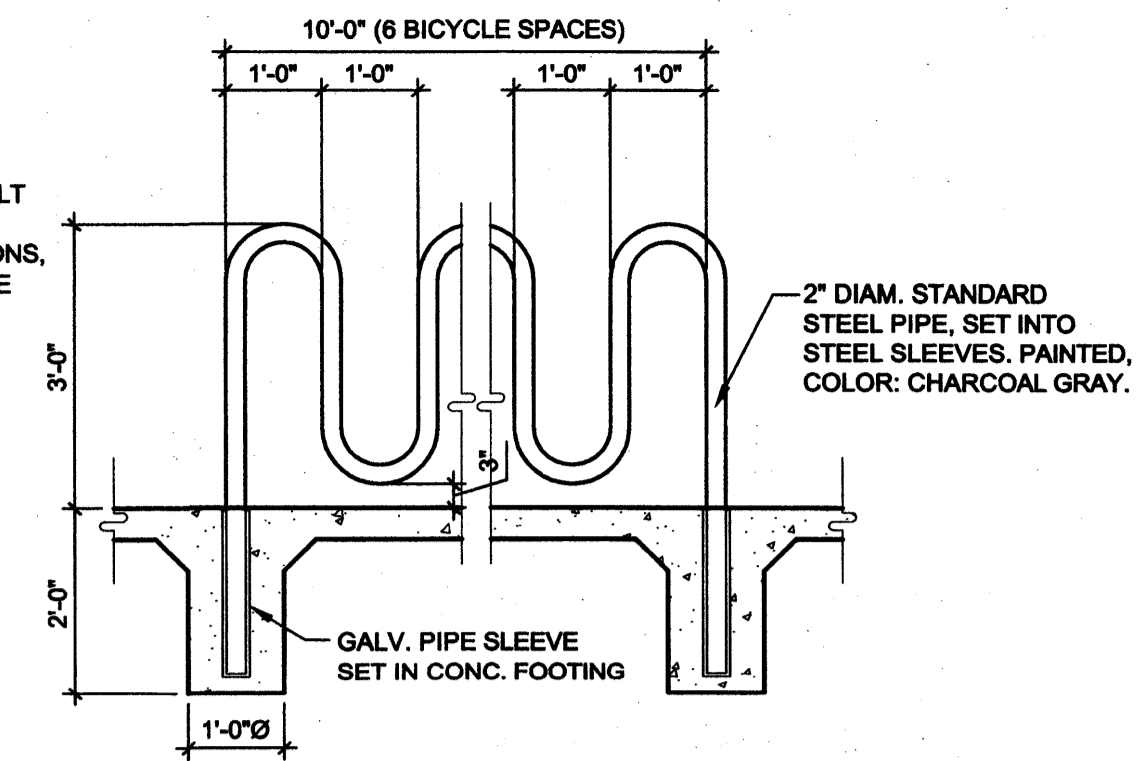
1" = 20'-0"

0 20' 40'

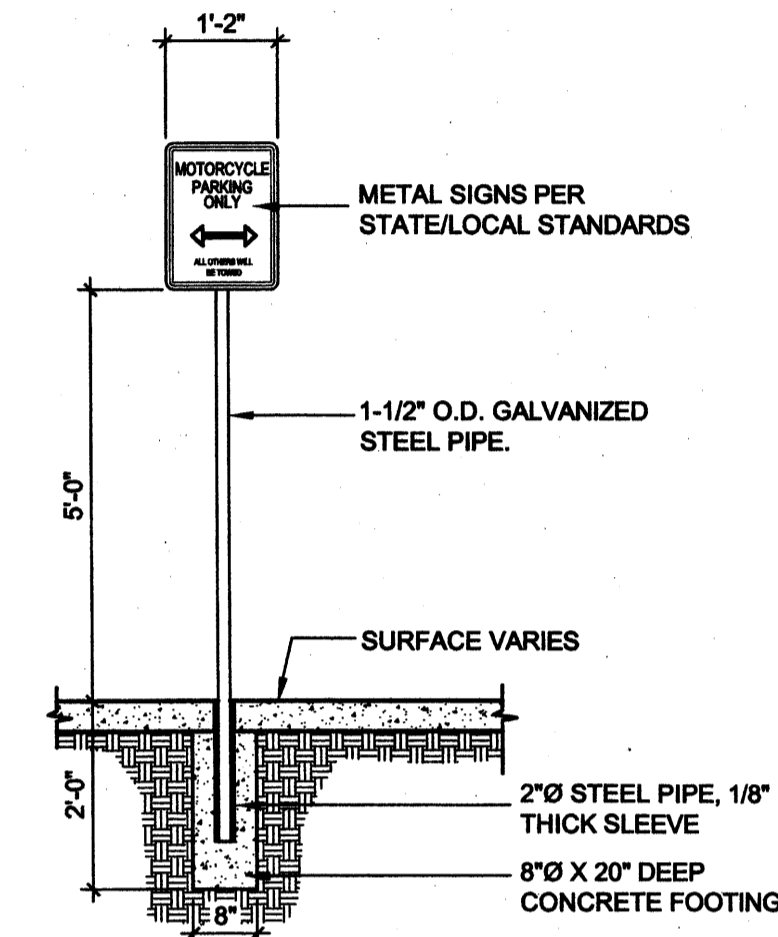
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
[Signature]
SIGNATURE & DATE



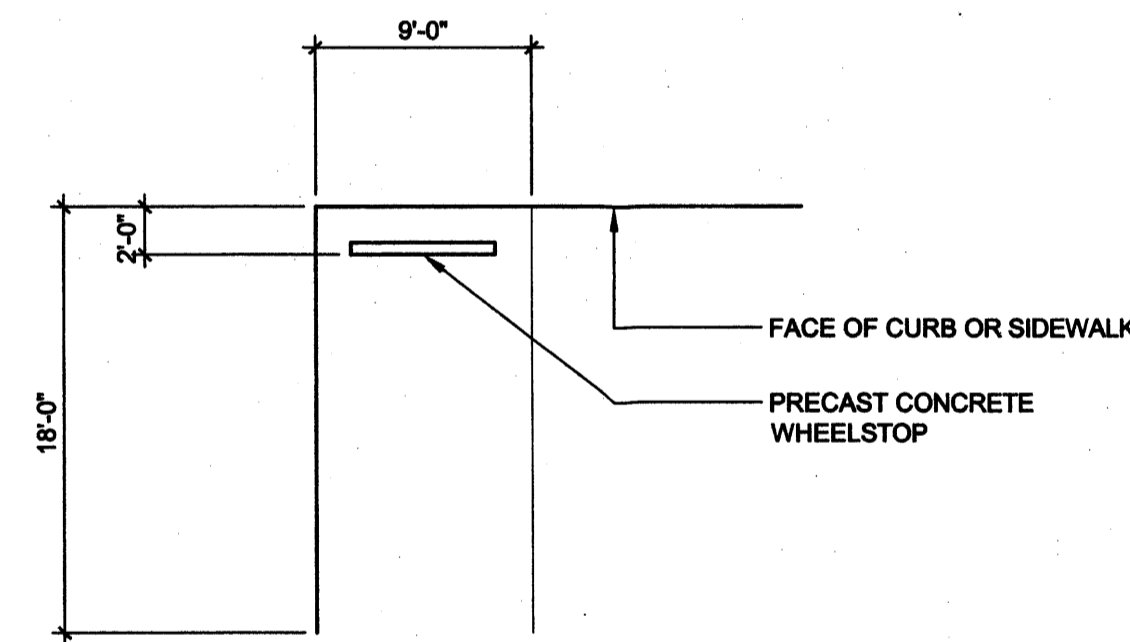
D3 PARKING STALL MILLED ASPHALT DETAIL
1/2" = 1'-0"



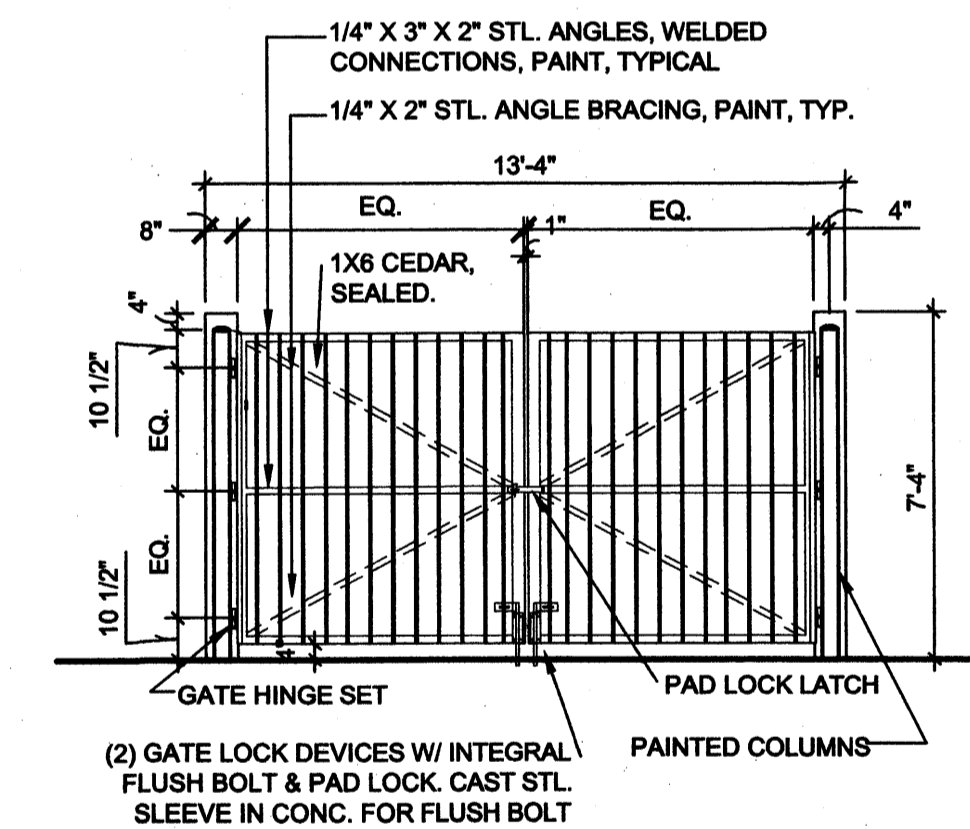
D4 BIKE RACK DETAIL
1/2" = 1'-0"



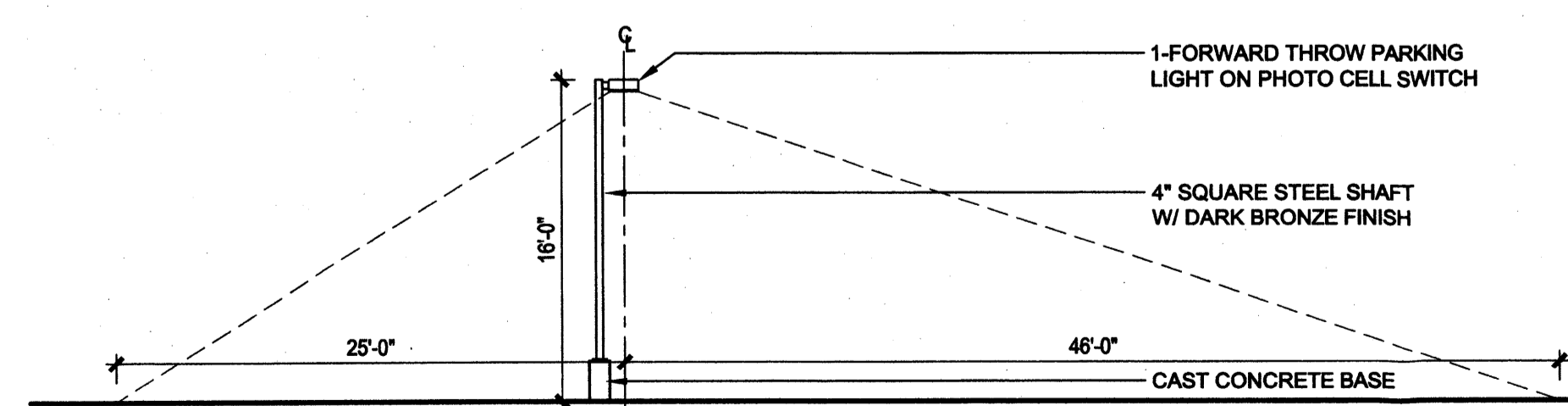
C4 MOTORCYCLE PARKING SIGN
1/2" = 1'-0"



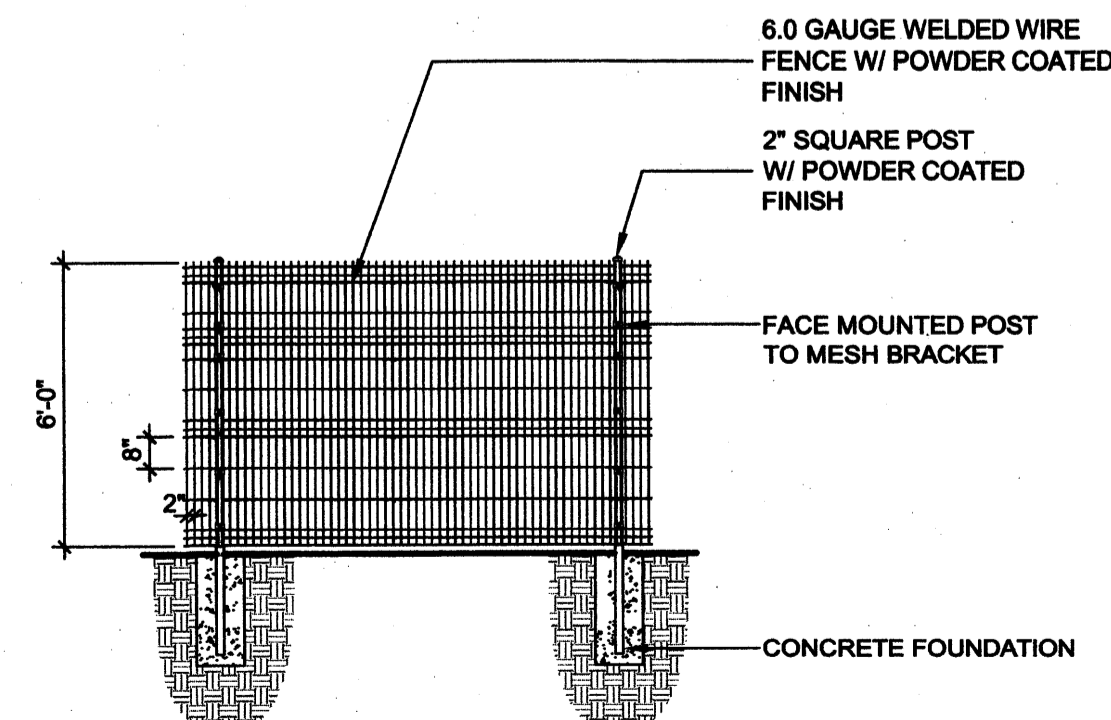
B3 TYPICAL PARKING STALL
1/8" = 1'-0"



B4 GATE AT REFUSE ENCLOSURE
1/4" = 1'-0"



A2 LIGHT POLE
1/8" = 1'-0"



A4 WELDED WIRE FENCE
1/4" = 1'-0"



**Dekker
Perich
Sabatini**

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fax 761-4222
dps@dpdesign.org

ARCHITECT

ENGINEER

**DRB
SUBMITAL**

PROJECT

**New Day Expansion
2820 Ridgecrest SE
Albuquerque, New Mexico 87108**

REVISIONS

DRAWN BY CM

REVIEWED BY MB

DATE 10-19-2012

PROJECT NO. 11-0116

DRAWING NAME
LANDSCAPE PLAN

SHEET NO.

SDP-3
OF

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 108,932 SF = 2.5 AC
NEW BUILDING AREA: 5,936 SF
EXISTING BUILDING AREA: 7,000 SF
NET LOT AREA: 95,996 SF = 2.2 AC
REQUIRED LANDSCAPE AREA: 15% OF NET LOT AREA = 14,399 SF
PROVIDED LANDSCAPE AREA: 80,502 SF - ROW AREA 8,027 SF = 72,475 SF = 75%

TREES/PARKING SPACES:
REQUIRED: 1 TREE/10 PARKING SPACES = 26 PARKING SPACES/10 = 3 TREES
PROVIDED: 15 TREES

STREET TREES:
REQUIRED: 12 TREES FOR 381' ROAD FRONTAGE
PROVIDED: 15 TREES (EXISTING AND PROPOSED)

GENERAL SHEET NOTES

A. FOR GRADING AND DRAINAGE INFORMATION, SEE CIVIL DRAWINGS. DO NOT RELY ON LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
B. FOR ADDITIONAL INFORMATION ON SITE ELEMENTS, SEE SITE PLAN.

PLANTING NOTES

- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- AFTER SUBSTANTIAL COMPLETION, THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PLANTING SCHEDULE APPLIES TO NEW PLANT MATERIAL ONLY. FINAL SPECIES AND LOCATIONS MAY VARY FROM THIS PLAN.
- LANDSCAPING SHALL HAVE ADEQUATE MAINTENANCE. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER NOTIFICATION.
- NO TURF IS BEING PROPOSED IN THIS PROJECT.
- LANDSCAPE AREAS SHALL BE COVERED WITH MULCH OR SEED. SEE PLANTING LEGEND.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
- MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
- LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING, AND RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- ALL PLANT MATERIAL MUST BE NURSERY GROWN, AND ALL PLANTS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
- ALL LINES SHOWN BETWEEN MULCH TYPES ARE FOR REFERENCE ONLY AND DO NOT INDICATE STEEL EDGING.
- NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED TOPSOIL BLEND AND/OR COMPOST.
- WHERE MULCH IS ADJACENT TO CONCRETE, FINISH GRADE OF MULCH TO BE APPROXIMATELY 1/2" BELOW TOP OF CONCRETE.
- IF CIVIL DRAWINGS SHOW AREAS OF DISTURBANCE BEYOND LANDSCAPE AREAS SHOWN HERE, THOSE AREAS SHALL BE TREATED WITH NATIVE SEEDING.
- NEW TREES SHALL BE LOCATED TO NOT CONFLICT WITH NEW POLE MOUNTED PARKING AREA LIGHTING.

IRRIGATION NOTES

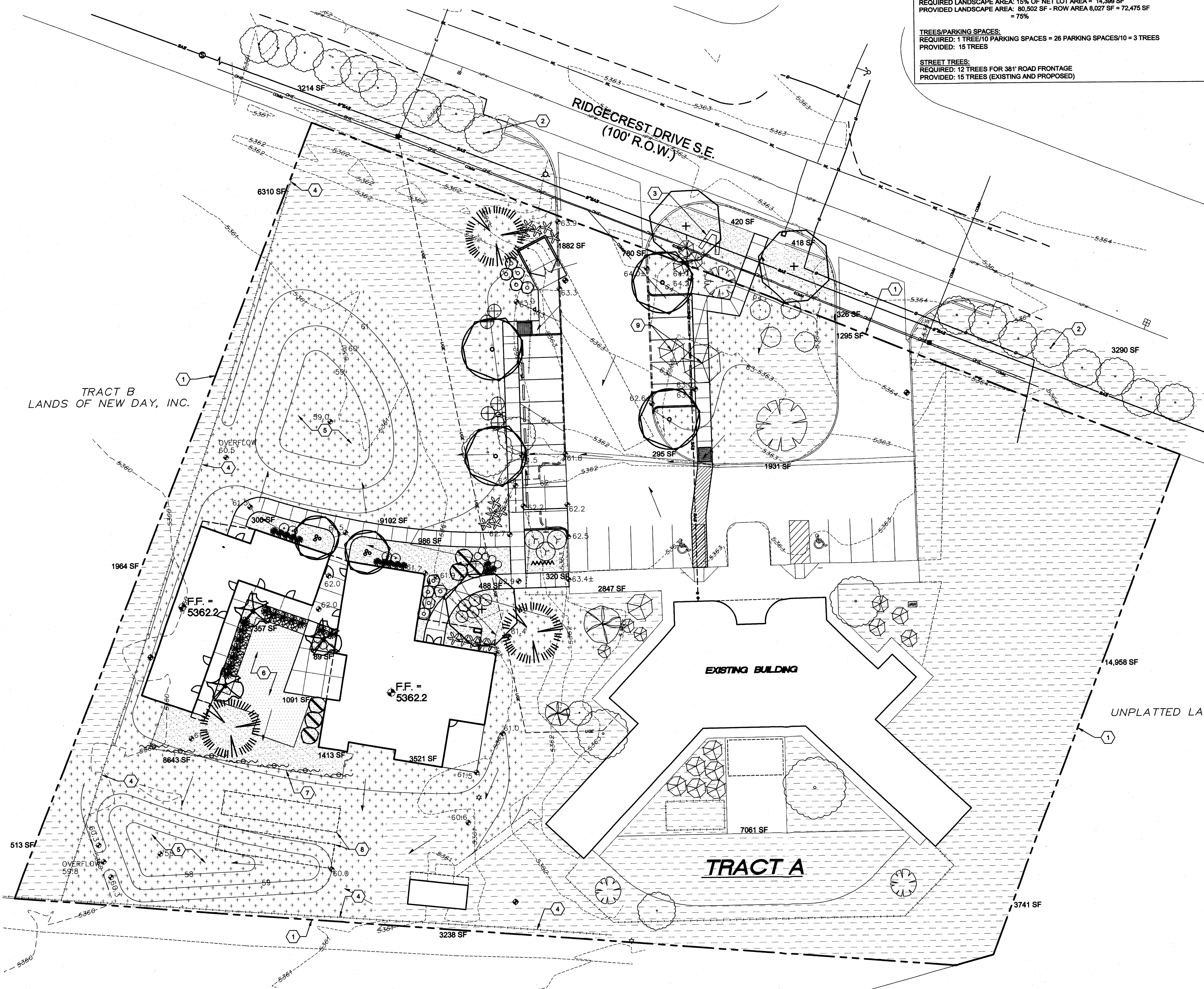
- THE IRRIGATION SYSTEM DESIGN SHALL COMPLY WITH ALL CITY WATER CONSERVATION LANDSCAPE AND WASTE WATER ORDINANCES.
- A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUND COVER PLANTING AREAS.
- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER AND MASTER VALVE. SEE COA STD DETAIL 2701.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH SEPARATE ZONES ACCORDING TO PLANT WATER REQUIREMENTS.
- EACH TREE SHALL RECEIVE THREE (3) - ONE (1) GPH EMITTERS, EACH SHRUB/PERENNIAL SHALL RECEIVE TWO (2) - TWO (2) GPH EMITTERS, EACH ACCENT PLANT SHALL RECEIVE TWO (2) - ONE (1) GPH EMITTER.
- THE MAINTENANCE OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

SHEET KEYED NOTES

- PROPERTY LINE
- EXISTING STREET TREES
- EXISTING MONUMENT SIGN
- EXISTING WIRE FENCE
- PONDING AREA, SEE CIVIL
- CRUSHER FINES COURTYARD
- WELDED WIRE FENCING, SEE SITE PLAN
- FUTURE RAISED PLANTING BEDS, SEE SITE PLAN
- REMOVE EXISTING TREE

PLANTING SCHEDULE

TREES		EST QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE/ WATER USE
	1	2	<i>Crataegus ambigua</i> / RUSSIAN HAWTHORNE	2" Cal.	20'x20'/ Medium
	2	3	<i>Forestiera neomexicana</i> / NEW MEXICO OLIVE	36" Box (2" Cal) multi-trunk	15'x15'/ Low
	3	3	<i>Pinus nigra</i> / AUSTRIAN PINE	10' Height	40'x25'/ Low
	4	4	<i>Pistachia chinensis</i> / CHINESE PISTACHE	2" Cal.	35'x30'/ Low
	5	3	<i>Quercus muhlenbergia</i> / CHINGUAPIN OAK	2" Cal.	30'x30'/ Medium
SHRUBS					
	1	5	<i>Buddleia davidii</i> 'Pink'/ PINK BUTTERFLY BUSH	5 Gal.	6'x6'/ Medium
	2	3	<i>Caesalpinia gilliesii</i> / BIRD OF PARADISE	5 Gal.	8'x10'/ Low
	3	4	<i>Caryopteris diandromensis</i> 'Dark Knight' DARK KNIGHT SPIREA	5 Gal.	4'x4'/ Medium
	4	10	<i>Chamaebatiaria millefolium</i> / FERNBUSH	5 Gal.	5'x5'/ Medium
	5	9	<i>Lavandula angustifolia</i> 'Hidcote' HIDCOTE BLUE LAVENDER	1 Gal.	2'x3'/ Medium
	6	7	<i>Lonicera sempervirens</i> / EVERGREEN HONEYSUCKLE	1 Gal.	5'x5'/ Medium
	7	6	<i>Pinus mugo</i> / MUGO PINE	5 Gal.	5'x8'/ Medium
	8	5	<i>Prunus besseyi</i> / WESTERN SAND CHERRY	5 Gal.	5'x5'/ Medium
ACCENTS					
	1	14	<i>Dasyliion texana</i> / SCOTCH	5 Gal.	4'x4'/ Low
	2	15	<i>Nolina microcarpa</i> / BEAR GRASS	5 Gal.	4'x5'/ Low
GRASSES					
	1	10	<i>Muhlenbergia capillaris</i> 'Regal Mist' REGAL MIST GRASS	1 Gal.	3'x3'/ Low
	2	13	<i>Muhlenbergia rigens</i> / DEER GRASS	5 Gal.	4'x3'/ Low
OTHER					
	1	4,792 SF	1" ROCK MULCH, 3" DEPTH OVER FILTER FABRIC, COLOR: BROWN		
	2	1,091 SF	CRUSHER FINES MULCH, 3" DEPTH OVER FILTER FABRIC, COLOR: BROWN		
	3	25,753 SF	NATIVE SEED, COA EASTSIDE MIX, NON-IRRIGATED		
	4	48,866 SF	EXISTING UNDISTURBED LANDSCAPE AREA		
	5		EXISTING TREES		
	6		EXISTING SHRUBS		



PROJECT SCOPE

THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP M-18. THE SITE IS BOUND TO THE EAST, SOUTH AND WEST BY UNDEVELOPED COMMERCIAL PROPERTY AND TO THE NORTH BY RIDGECREST DR. S.E.

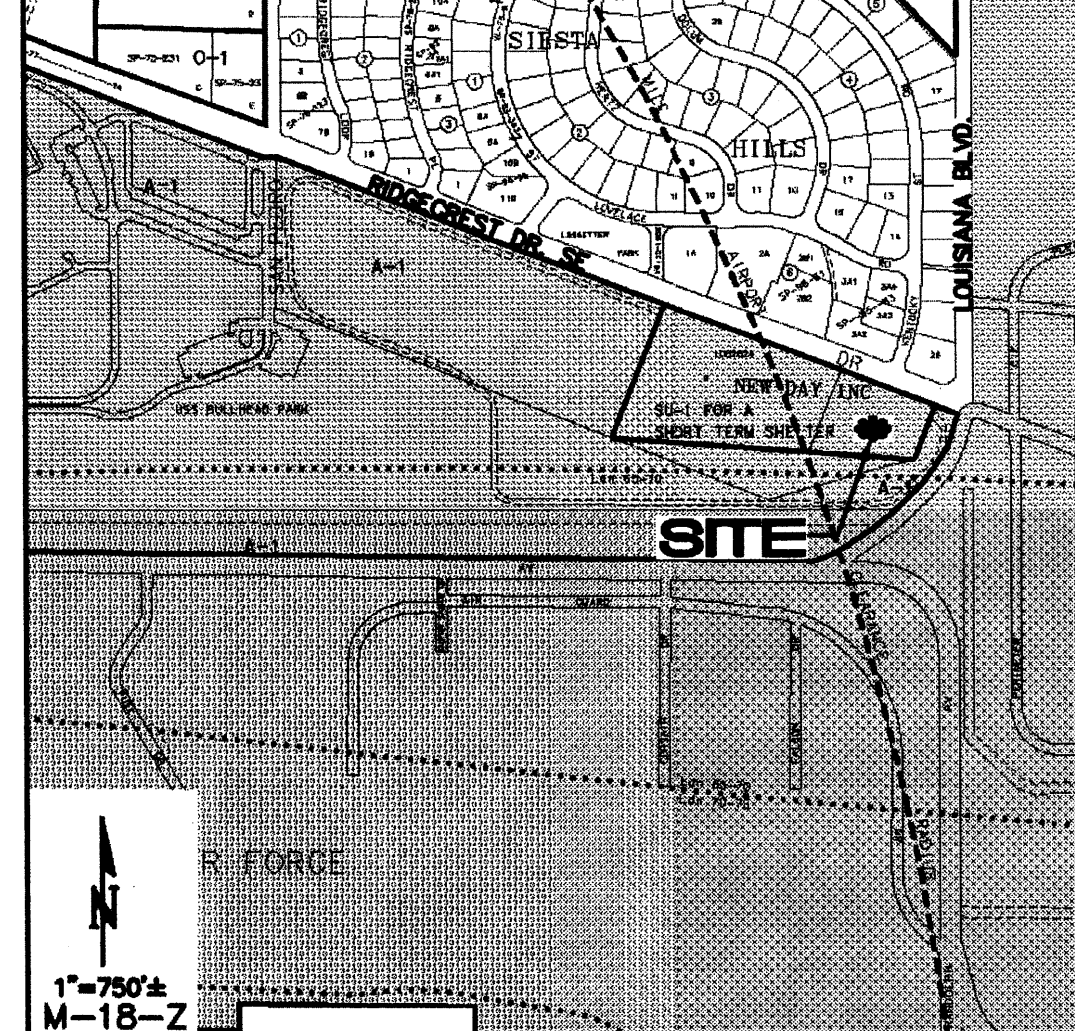
PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO NEW BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PEDESTRIAN WALKS, COURTYARD, PARKING, AND LANDSCAPING.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

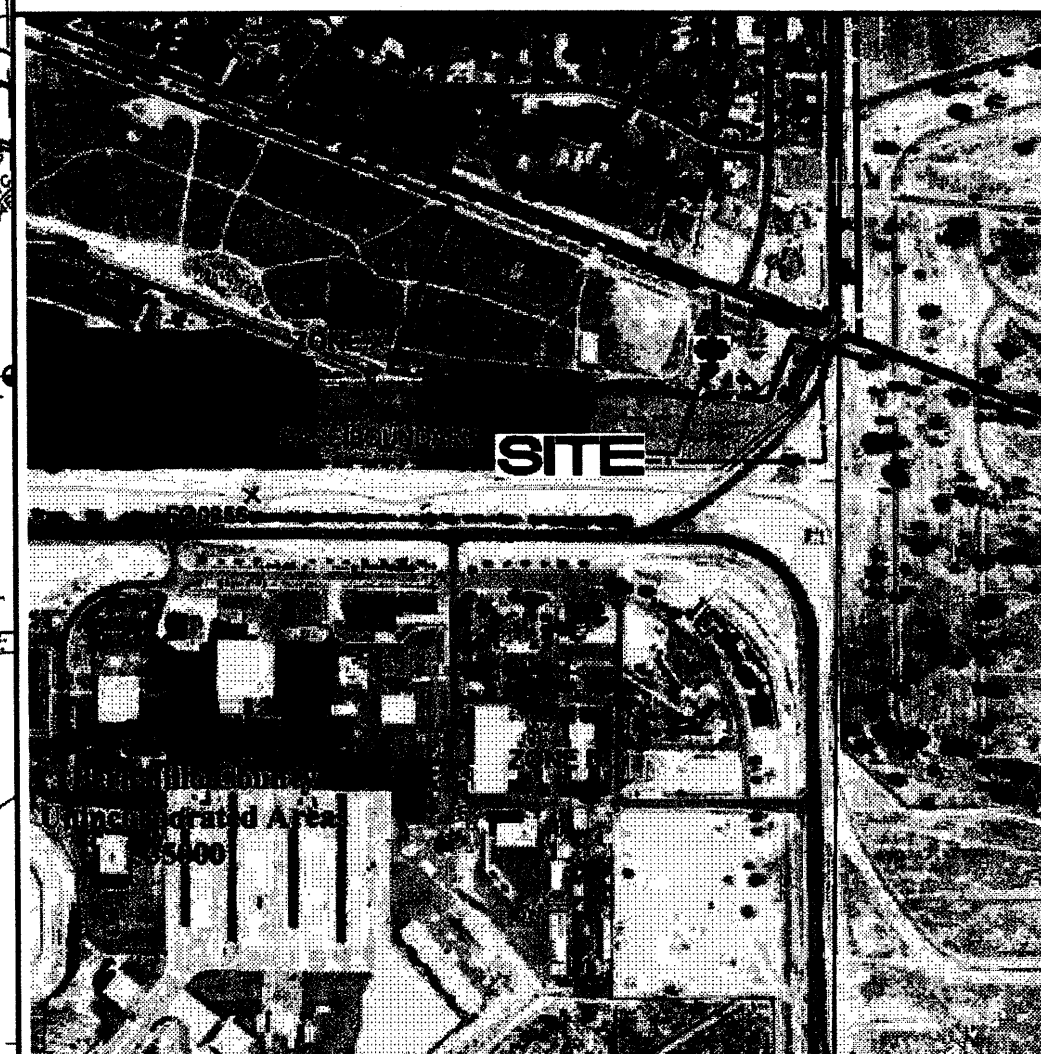
DRAINAGE PLAN CONCEPT:

FLOW FROM THE EXISTING FACILITY TO THE EAST WILL CONTINUE TO DISCHARGE THROUGH THE NORTHWEST PORTION OF THE PROPERTY. WATER HARVESTING / DESILTATION PONDS WILL BE CONSTRUCTED ON THE NORTH AND SOUTH SIDES OF THE PROPOSED BUILDING TO CONTROL RUNOFF TO HISTORIC LEVELS. PER THE INITIAL DRAINAGE AND GRADING PLAN PREPARED FOR THE EXISTING BUILDING / SITE. (CHAVEZ-GRIEVES CONSULTING ENGINEERS; FEB. 1996) KIRTLAND AFB ALLOWS CONTINUED USE OF THE EARTHEN POND AT SAN MATEO AND RANDOLPH ST. AT A RATE BASED ON UNDEVELOPED CONDITIONS: MAXIMUM SITE DISCHARGE = 3.00 CFS.

VICINITY MAP



FEMA MAP 35001C0362H



PROJECT DATA

LEGAL DESCRIPTION: WESTERLY PORTION TRACT A LANDS OF NEW DAY, INC., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

FLOOD ZONE: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 35001C0362H, MAP REVISED AUGUST 16, 2012.

ENGINEER: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ, NM 87108
PHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGG N.M.P.S.
SURV-TEK, INC., CONSULTING SURVEYORS
9384 VALLEY VIEW DRIVE N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE: 505-897-3366

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE SURVEY CONTROL MONUMENT TO 2" HAVING AN PUBLISHED ELEVATION OF 5337.430 FEET (NAVD 88).

ENGINEER



PRELIMINARY

PROJECT

**New Day Expansion
2820 Ridgecrest SE
Albuquerque, New Mexico 87108**

CALCULATIONS

CALCULATIONS: 1949 New Day Expansion : 9/25/12
Based on Drainage Design Criteria for City of Albuquerque
Section 22.2, DPM, Vol 2, dated Jan, 1993

ON-SITE CALCULATIONS: 100-YEAR, 6-HOUR STORM

AREA OF SITE: 108932 SF = 2.5

HISTORIC FLOWS:

Area	Treatment %	%
Area A	108932	100%
Area B	0	0%
Area C	0	0%
Area D	0	0%
Total Area	108932	100%

DEVELOPED FLOWS:

Area	Treatment %	%	EXCESS PRECIP:
Area A	10893	10%	Precip. Zont 3
Area B	25054	23%	E _A = 0.66
Area C	32680	30%	E _B = 0.92
Area D	40305	37%	E _C = 1.29
Total Area	108932	100%	E _D = 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = E_{AA} + E_{AB} + E_{AC} + E_{AD}
= 0.66 in. + 0.66 in. + 0.92 in. + 1.29 in. = 3.53 in.
Developed E = 1.54 in.

On-Site Volume of Runoff: V₃₆₀ = E_A / 12
= 0.66 in. / 12 = 0.055 ft
= 591 CF

On-Site Peak Discharge Rate: Q_p = Q_{AA} + Q_{AB} + Q_{AC} + Q_{AD} / For Precipitation Z 3
Q_{AA} = 1.87 CFS Q_{AB} = 3.45 CFS
Q_{AC} = 2.60 CFS Q_{AD} = 5.02 CFS
Historic C = 4.7 CFS Developed Q_p = 9.2 CFS

REVISIONS
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DRAWN BY

REVIEWED BY

DATE

PROJECT NO. 11-0116

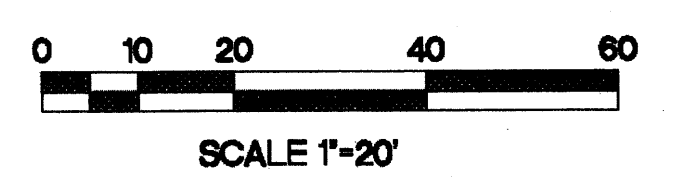
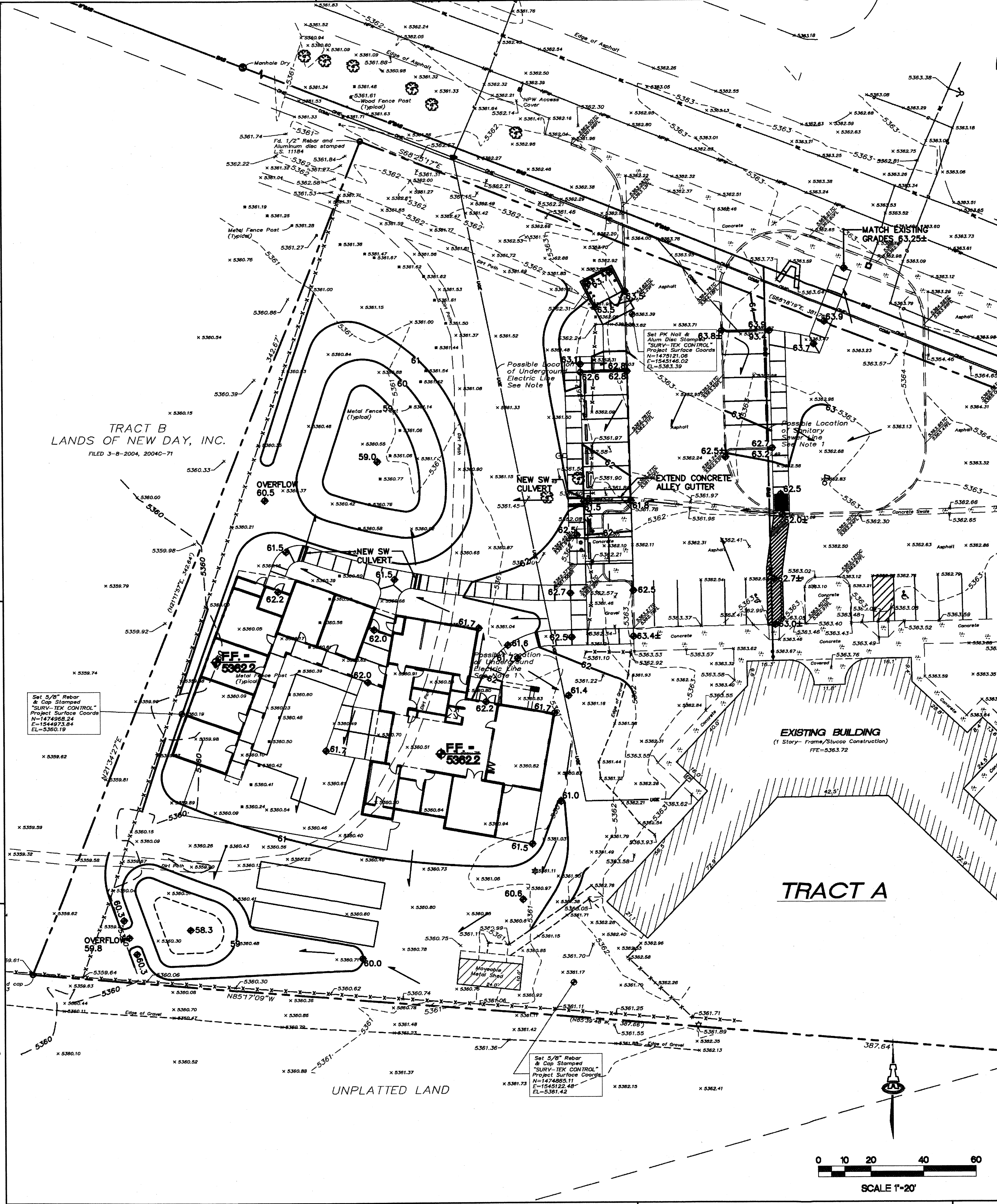
DRAWING NAME

**PRELIMINARY
GRADING AND
DRAINAGE
PLAN**

SHEET NO.

SDP-4

OF



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1949 CG-101.dwg Oct 19, 2012

GENERAL SHEET NOTES

A. TWO STUCCO COLORS SHALL BE USED ON BUILDING EXTERIOR:
 COLOR 1: LIGHT TAN FIELD COLOR
 COLOR 2: DARK BROWN ACCENT COLOR AT WALL AREAS SHOWN ON BUILDING ELEVATIONS WITH THIS SOLID TONE

SHEET KEYED NOTES

1. STUCCO FINISH
2. PREFINISHED METAL PARAPET CAP COLOR TO MATCH STUCCO
3. PREFINISHED METAL FASCIA COLOR TO MATCH STUCCO
4. DASH LINE INDICATES 13 SF SIGN AREA (1% OF NORTH FACADE AREA) 6" HIGH, PIN MOUNTED LETTERS (BRONZE COLOR) ON BUILDING WALL.

architecture
interiors
landscape
planning
engineering

**Dekker
Perich
Sabatini**

7801 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

**DRB
SUBMITAL**

PROJECT

**New Day Expansion
2820 Ridgcrest SE
Albuquerque, New Mexico 87108**

REVISIONS

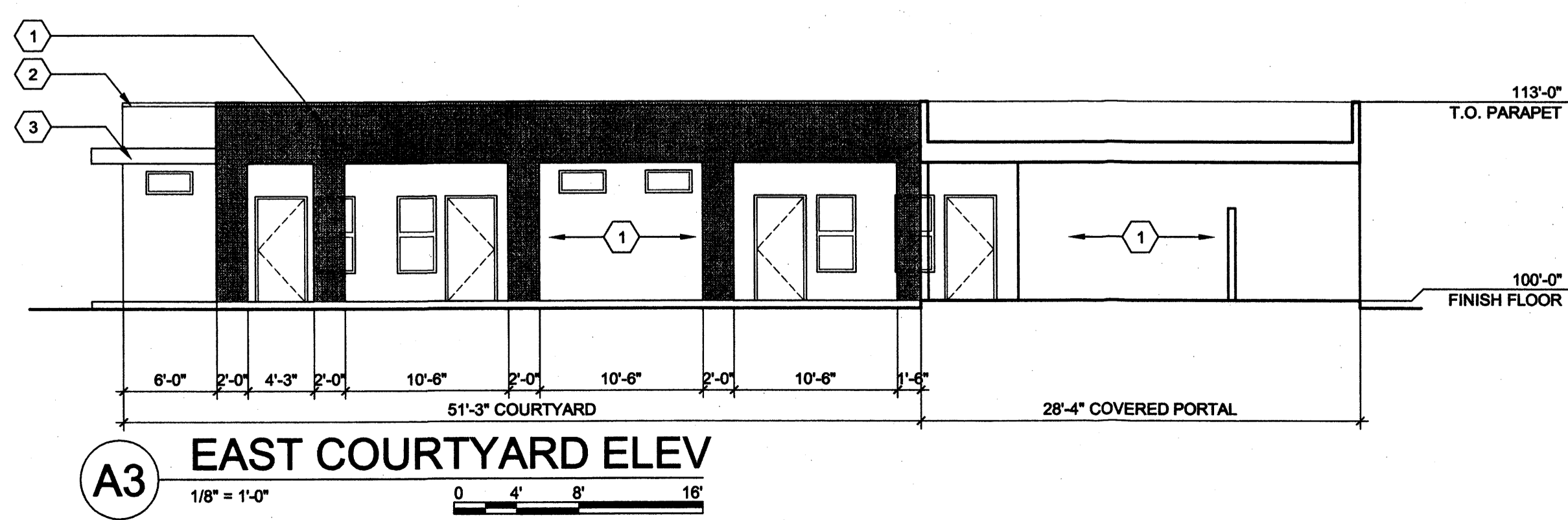
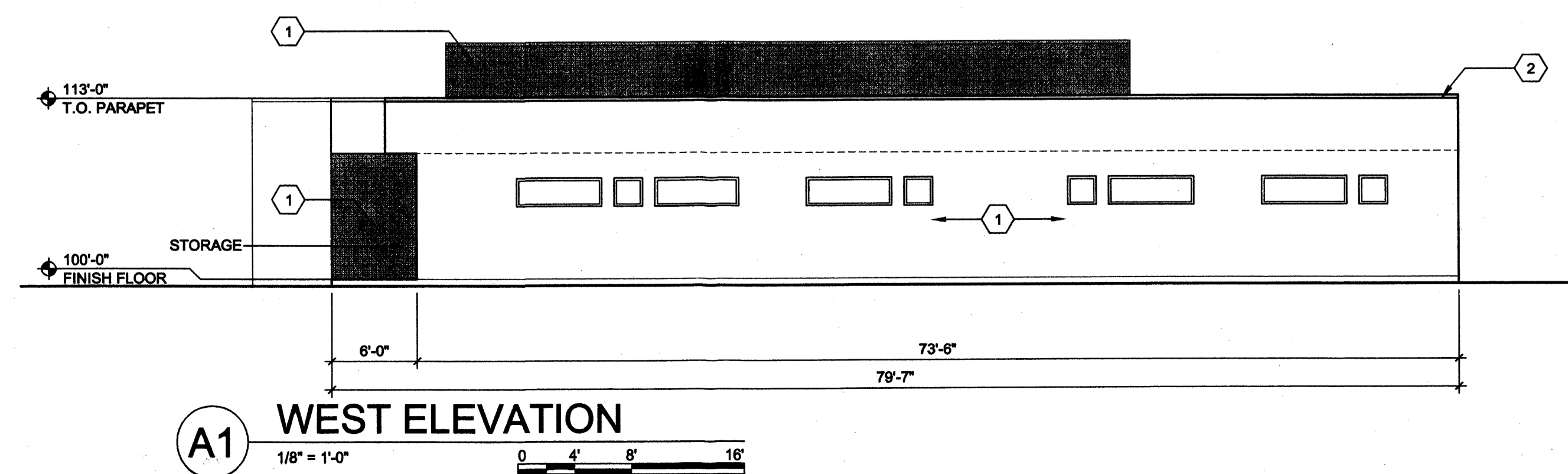
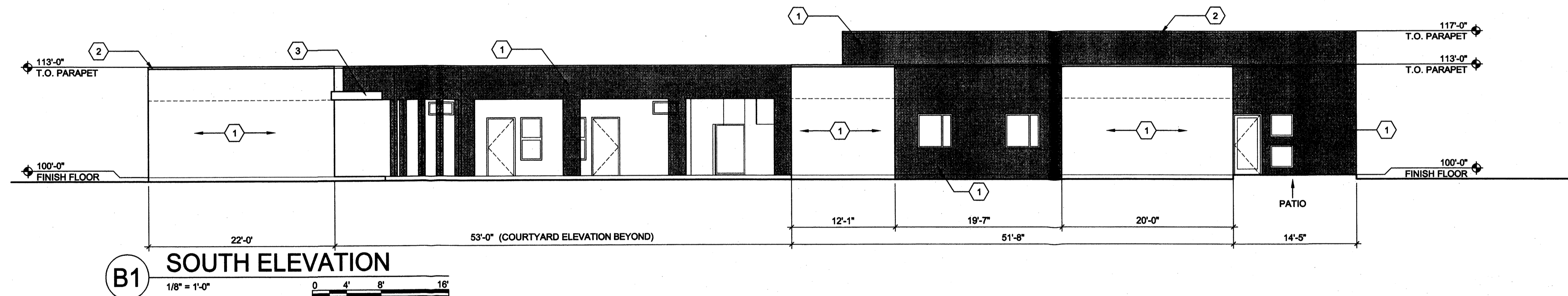
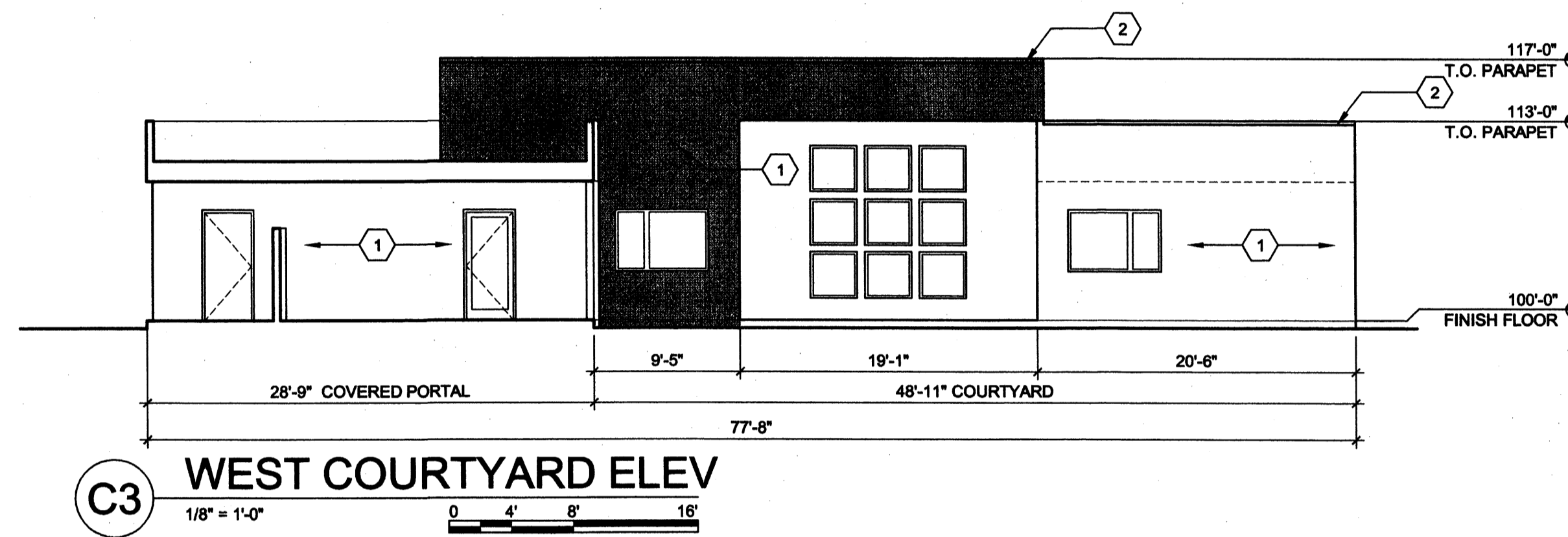
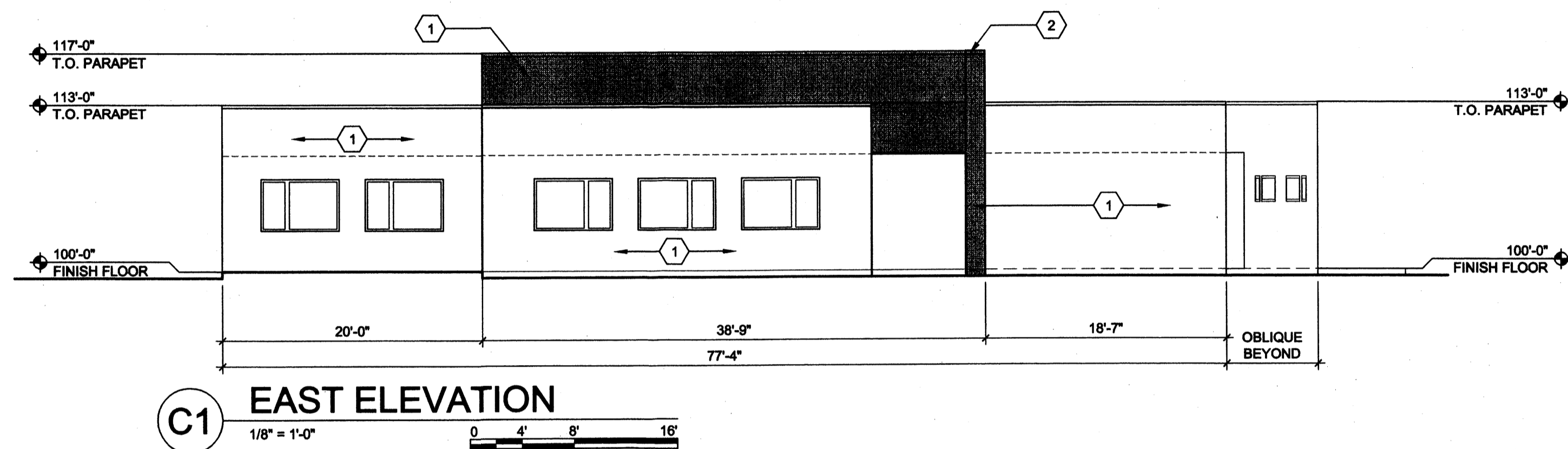
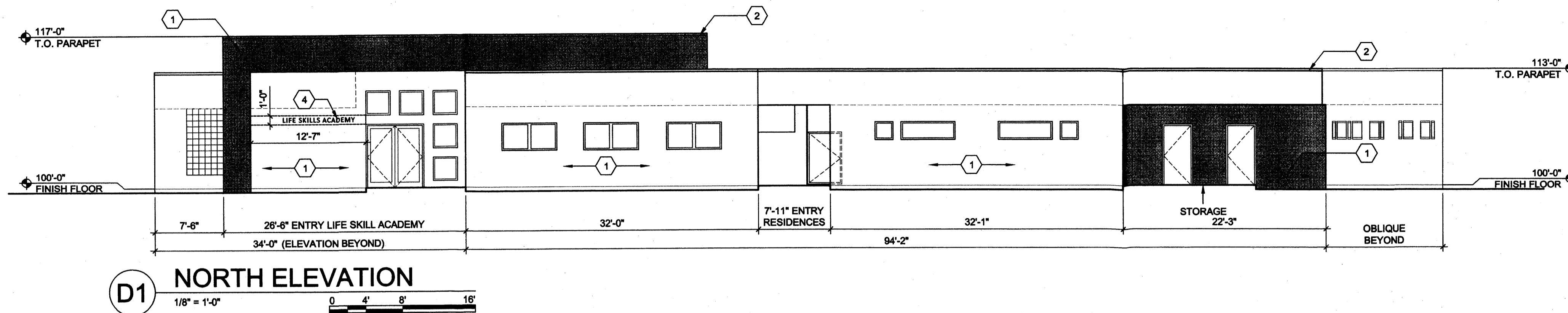
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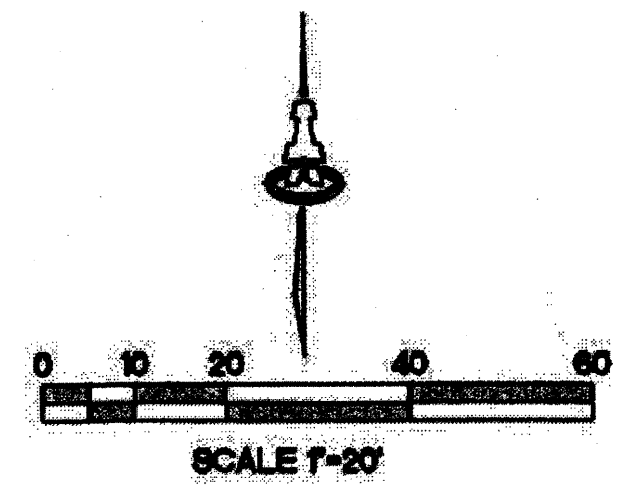
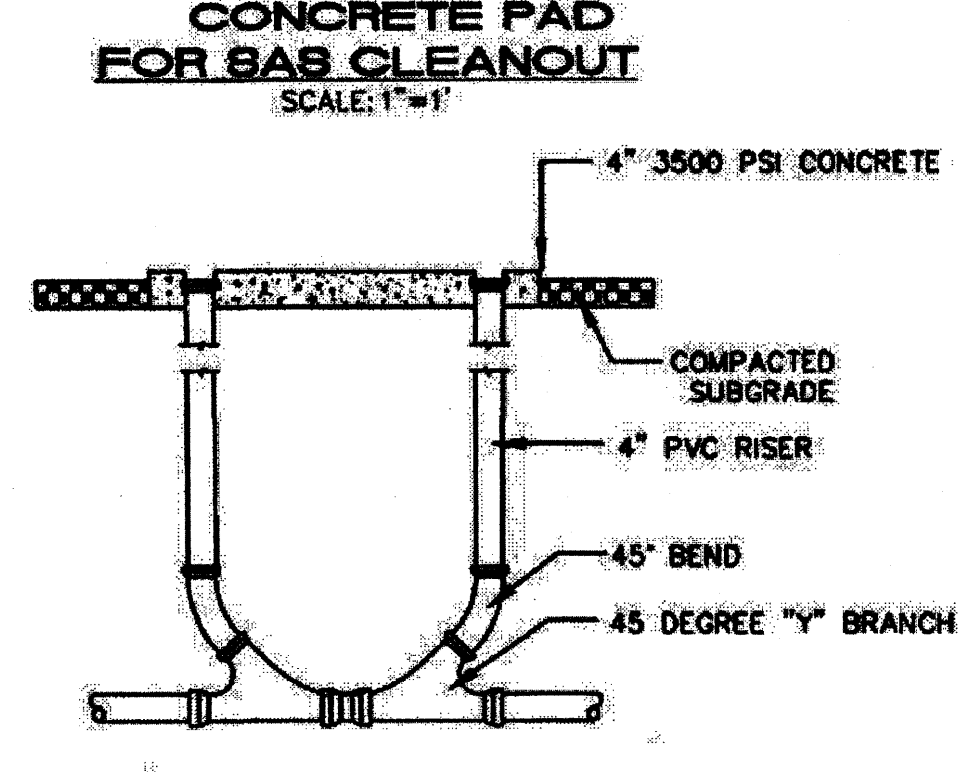
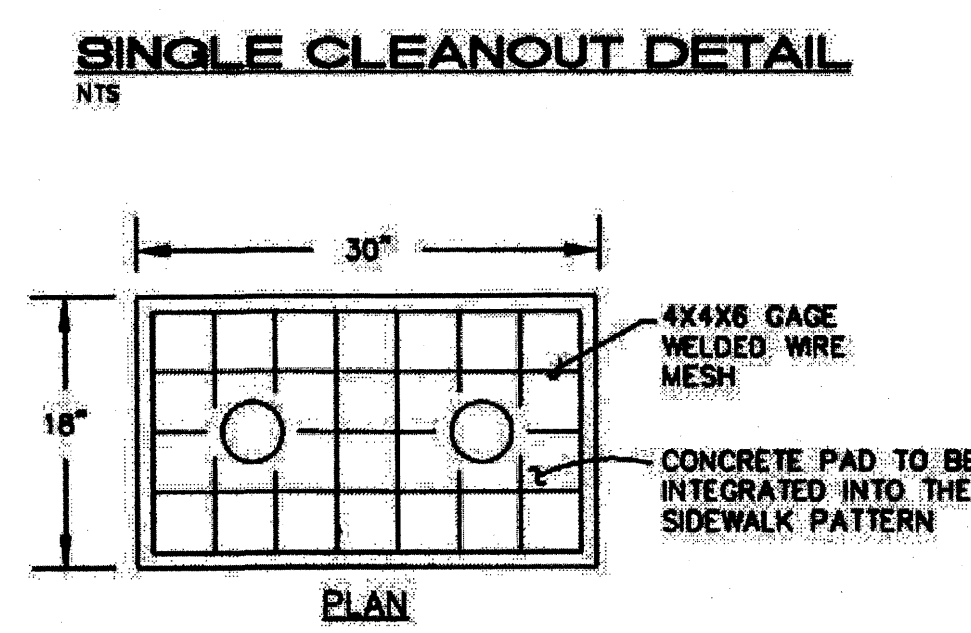
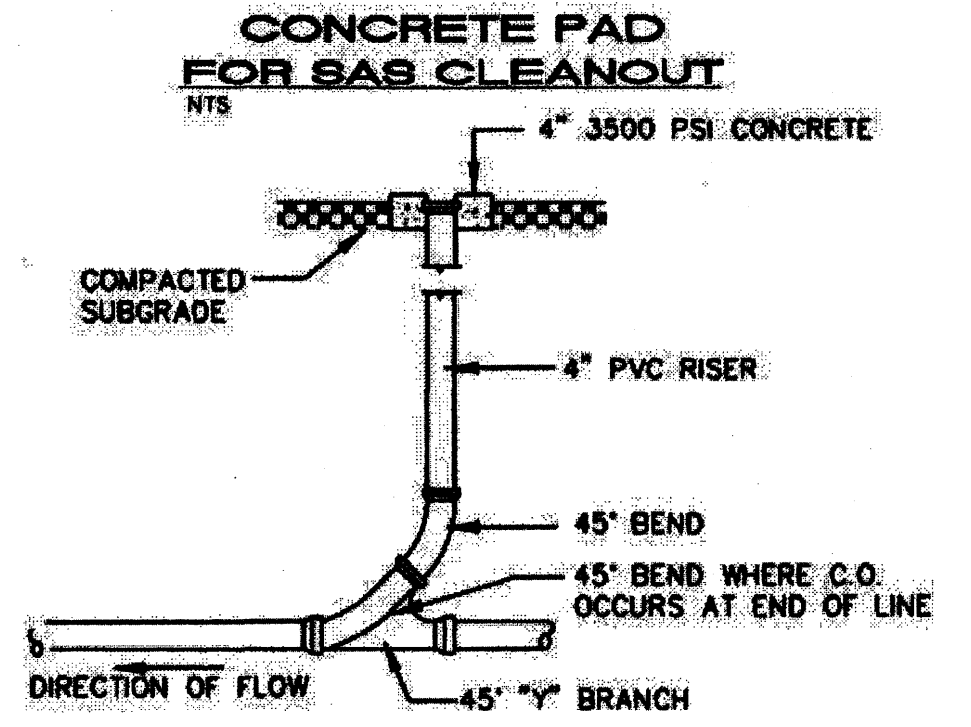
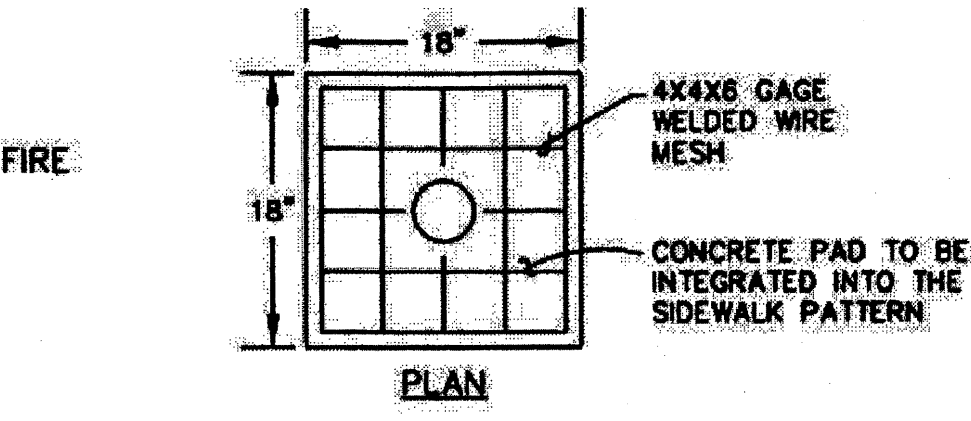
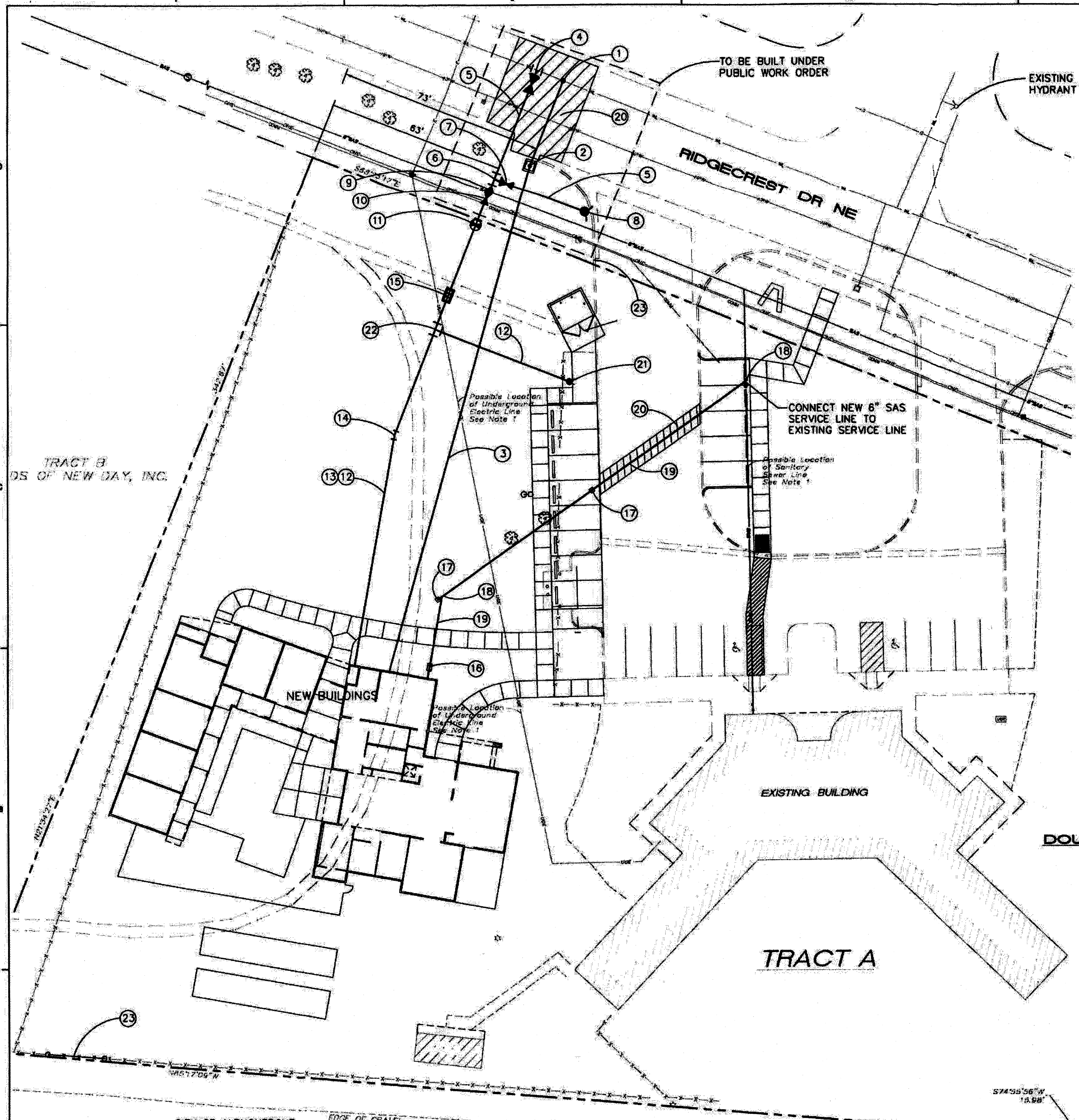
DRAWN BY DKM
 REVIEWED BY RAW
 DATE 10-19-2012
 PROJECT NO. 11-0116
 DRAWING NAME

**BUILDING
ELEVATIONS**

SHEET NO.

SDP-5
OF





GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
- BUILD SINGLE AND DOUBLE SEWER CLEANOUTS PER DETAILS ON THIS SHEET.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-501 FOR STORM DRAIN DESIGN.
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT SINGLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.

KEYED NOTES

- 2" SERVICE TAP PER COA STD. DWG. 2363.
- METER BOX FOR 1" METER PER COA STD. DWG. 2367.
- 2 1/2" WATER SERVICE LINE. COORDINATE WITH MECHANICAL PLUMBING PLAN FOR CONNECTION LOCATION.
- 12"x4" TAPPING SLEEVE WITH 4" TAPPING VALVE W/ BOX PER COA STD. DWG. 2326.
- 6" WATERLINE.
- 6" TEE.
- 6" GATE VALVE W/ BOX PER COA STD. 2326.
- FIRE HYDRANT PER COA STD. DWG. 2340.
- 6" x 4" REDUCER.
- 4" GATE VALVE W/ BOX PER COA STD. DWG. 2326.
- POST INDICATOR VALVE.
- 4" FIRE LINE.
- 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 4" WATERLINE.
- 4" 11 1/4" BEND
- FEBCO MODEL 860 REDUCED PRESSURE BACKFLOW PREVENTER WITH MODEL HB5000 HOTBOX OUTDOOR FREEZE PROTECTION OR ENGINEER APPROVED EQUAL.
- DOUBLE CLEAN OUT.
- SINGLE CLEAN OUT.
- 6" WYE.
- 6" SAS SERVICE AT 2% MIN. SLOPE.
- REMOVE AND REPLACE ASPHALT PAVING.
- FIRE DEPARTMENT CONNECTION (FDC).
- 4" TEE.
- REMOVE EXISTING FENCE AT ACCESS LANE, INSTALL EMERGENCY ACCESS RAIL GATE.

LEGEND

- WATER METER & BOX
- WATER SERVICE LINE
- SAS SERVICE LINE
- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- EXISTING WATERLINE
- EXISTING SEWER LINE

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1999 CD-101.dwg Dec 27, 2012

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Dekker Perich Sabatini

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Albuquerque, NM 87109
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ARCHITECT

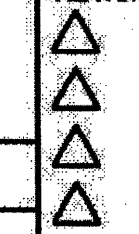
ENGINEER

PRELIMINARY
10/19/12

PROJECT

New Day Expansion
2820 Ridgcrest SE
Albuquerque, New Mexico 87108

REVISIONS



DRAWN BY

REVIEWED BY

DATE

PROJECT NO. 11-0118

DRAWING NAME

CONCEPTUAL UTILITY PLAN

SHEET NO.

SDP-6

CITY OF ALBUQUERQUE
SOCCER FIELDS
PARKING LOT
(CRUSHED ROCK SURFACE)

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
[Signature]
SIGNATURE & DATE

RIDGECREST DR

code information	
uniform building code (1991)	
fire zone:	N/A
occupancy type:	F-1 Congregate Residence
construction type:	5-n
MAX NO. OF STORIES: 3	
ACTUAL NO. OF STORIES: 1	
MULTI-STORY AREA: N/A	
ALLOWABLE AREA 6000 SF	
AREA INCREASE 50% SEPARATE ON TWO SIDES	
ALLOWABLE AREA 9000 SF	
TOTAL AREA 7000 SF	

February 13, 1996

Sound Mitigation Proposal (discussed and agreed to with Dan Warren)

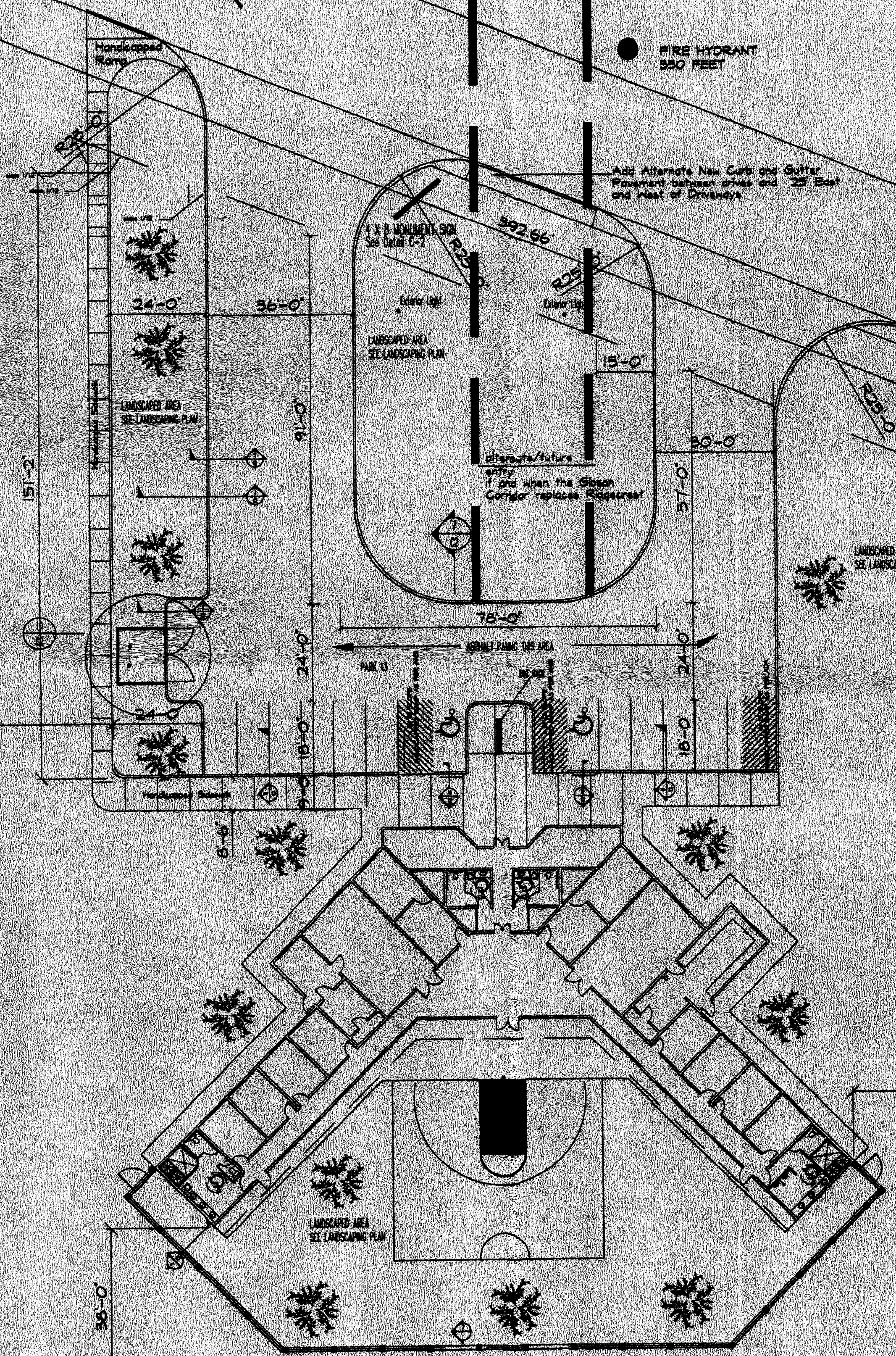
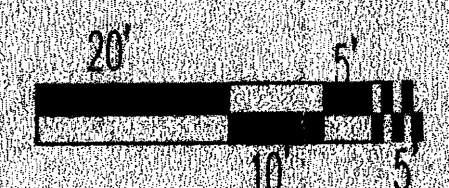
In order to be sure sound from the airport is minimized in the facility, we are proposing to double or triple the sound mitigation through a variety of building techniques. These are to enhance the standard 2 x 4's with 19 R insulation. Further, the options offered will also improve energy collection and storage and privacy.

Option A

1. 2 x 6 walls
2. 19 R insulation (30 R in ceiling)
3. 1" foam board
4. Double pane glass south windows permanently sealed
5. 5' to 6' sound wall on the southern perimeter
6. Solid core doors
7. Vapour - caps on roof venting
8. HVAC System - fully enclosed. Smaller windows on north side of building

This Line indicates 2.5 ACRES

SITE PLAN
SCALE 1" = 20'-0"



Kevin L. Dow	10-20-95
PLANNING	
Frank D. Ryan	10-24-91
Transp. Dept.	
David S. Stry	4-23-96
Public Eng. Serv.	
Robert W. Kern	4-23-96
Arch. Design	

area information	
FIRST FLOOR	7000 SF
SECOND FLOOR	N/A
TOTAL	7000 SF
parking data:	
SPACES REQUIRED AT WORK AREA	13
SPACES PROVIDED	13
HC SPACES PROVIDED	2
TOTAL	15

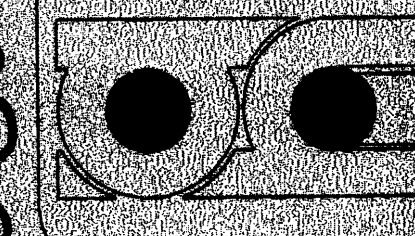
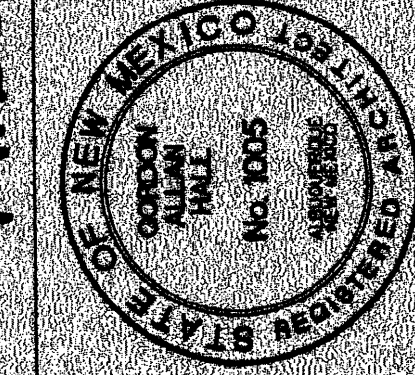
DRB-96-101
Proj# 1002624

New Day Shelters
Jeff Burrows Executive Director

FACILITY FOR ALBUQUERQUE
NEW DAY SHELTERS

DATE: MAR 10, 1996
REVISIONS: MAR 10, 1996
DRAWN BY: GORDON ALLAN HALL

GORDON ALLAN HALL
ARCHITECT
ARCHITECTURAL FIRM
10000 UNIVERSITY BLVD. N.E.
ALBUQUERQUE, NM 87111
TEL: 505-261-1111
FAX: 505-261-1112



2820 RIDGECREST DR. SE