

DR. KARL HORN / PRESBYTERIAN EAR INSTITUTE

415 CEDAR STREET SE

ALBUQUERQUE, NEW MEXICO

DRB SUBMISSION

Project Team

OWNER: PRESBYTERIAN HEALTHCARE SERVICES
P.O. BOX 26666
ALBUQUERQUE, NEW MEXICO 87125-6666
(505) 841-1403
CONTACT: ERIC CORNISH

PROJECT ARCHITECT: KEVIN GEORGES & ASSOCIATES, PA
121 JEFFERSON STREET NE - SUITE A
ALBUQUERQUE, NEW MEXICO 87108-1216
(505) 255-4975
CONTACT: WILLIAM SANTIANA

CIVIL ENGINEER: JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 345-4250
CONTACT: JEFF MORTENSEN

STRUCTURAL ENGINEER: McCORMACK ENGINEERING
2920 CARLISLE NE
ALBUQUERQUE, NEW MEXICO 87110
(505) 881-0910
CONTACT: DON McCORMACK

ELECTRICAL ENGINEER: THE RESPONSE GROUP, INC.
1930 MENAUL NE - SUITE 214
ALBUQUERQUE, NEW MEXICO 87112
(505) 323-1629
CONTACT: TOM HUGHES

MECHANICAL ENGINEER: THE RESPONSE GROUP, INC.
1930 MENAUL NE - SUITE 214
ALBUQUERQUE, NEW MEXICO 87112
(505) 323-1629
CONTACT: MIKE DUNAVANT, PE

Index of Drawings

COVER SHEET


CIVIL


C1 SITE PLAN
C2 CONCEPTUAL GRADING AND DRAINAGE PLAN
L1 LANDSCAPE PLAN


ARCHITECTURAL


A1 EXTERIOR ELEVATIONS - PHASE I
A2 EXTERIOR ELEVATIONS - FUTURE PHASE 2


Drafting Legend


SECTION  1/A4


ROOM NAME AND NUMBER  Office 100

NEW DOOR OPENING  1

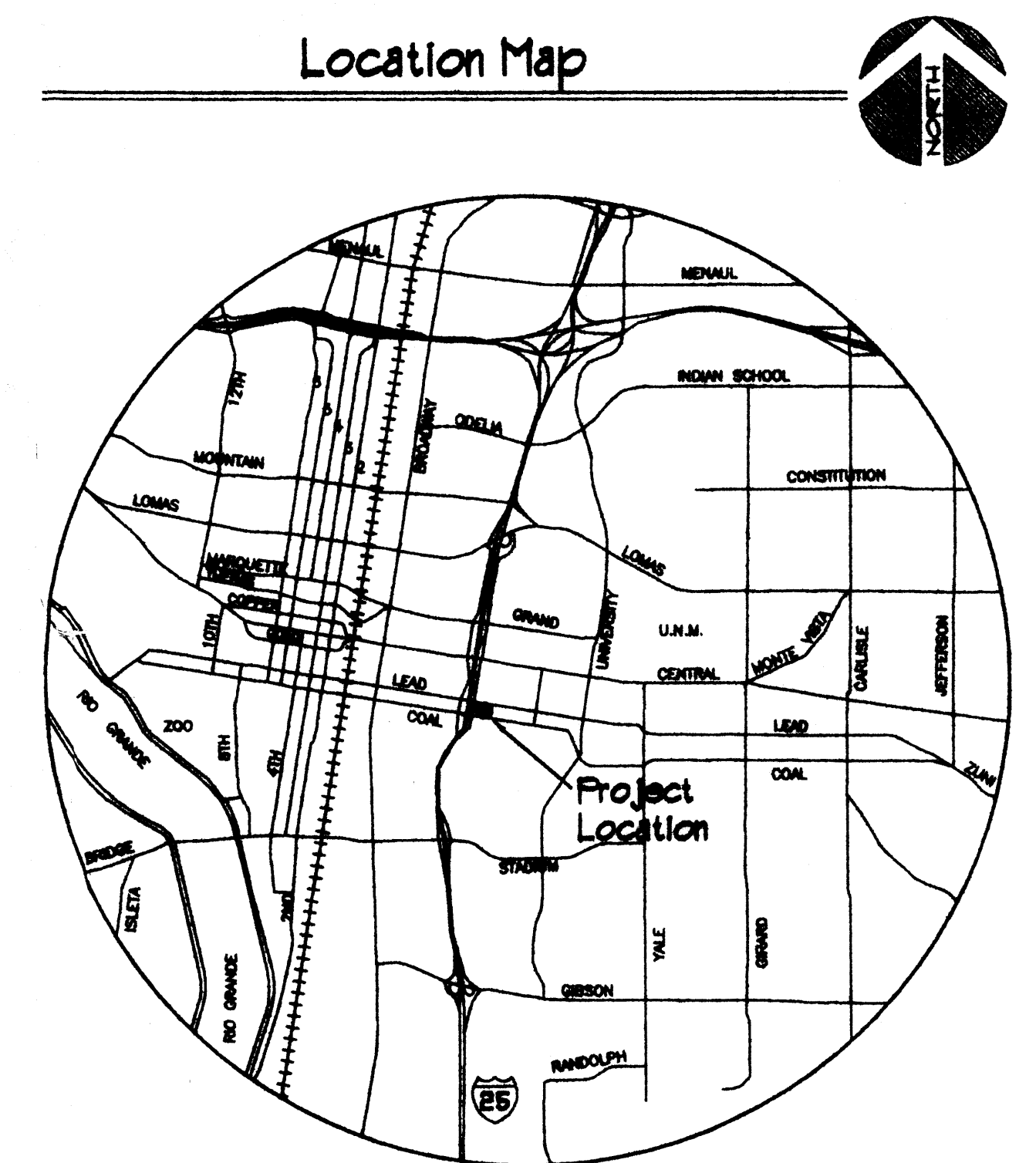
INTERIOR ELEVATIONS  2/A6

KEYED NOTES  8

WALL TYPES  5

DETAIL REFERENCE  6/A1

Location Map

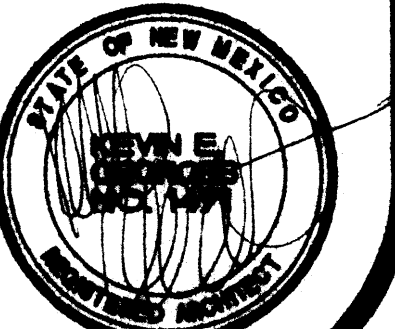


Proj. No. 200124 Date: 7/8/03

Revisions

EPC PROJECT # 1007630
NUMBER 03EPC0066

Set No.



Keyed Notes C1:

1. 10' EXISTING PAV EASEMENT.
2. 5'-6" - 7'-6" (VARIES) HIGH WALL, PLASTIC FINISH SYSTEM TO MATCH EXISTING IN DESIGN, TEXTURE AND COLOR. SEE ELEVATIONS AT SHEET/A3.
3. NOT USED.
4. EXISTING 4" SANITARY SEWER LINE.
5. EXISTING 8" VCP SANITARY SEWER.
6. EXISTING 4" IP GAS LINE.
7. EXISTING 6" WATER LINE.
8. EXISTING STORM SEWER.
9. EXISTING 2" WATER LINE.
10. EXISTING 2" GAS LINE.
11. EXISTING FIRE HYDRANT.
12. NEW STRIPING FOR VAN AND ACCESSIBLE PARKING.
13. EXISTING DEPRESSIONED CURB FOR ACCESSIBILITY.
14. EXISTING 2 STORY MEDICAL OFFICE BUILDING.
15. REMOVE EXISTING 40' HIGH LIGHT FIXTURES AND POLES.
16. EXISTING RECESSED WALL LIGHT.
17. EXISTING WALL MOUNTED FLOOD LIGHTS 10' HIGH.
18. DEMOLISH EXISTING PLANTER.
19. EXISTING BUS STOP.
20. NEW PARKING LOT LIGHT FIXTURES AND POLES, 16' HIGH MAXIMUM TO COMPLY WITH 14-16-3-9, CITY OF ALBUQUERQUE ZONING CODE (DARK BRONZE, TO MATCH EXISTING).

Phasing Notes:

THE SITE DEVELOPMENT PLAN FOR EACH PHASE OF CONSTRUCTION WILL BECOME VOID TWO YEARS AFTER EPC APPROVAL UNLESS A BUILDING PERMIT FOR THAT PHASE HAS BEEN ISSUED, AS PER THE REQUIREMENTS OF THE UNIVERSITY NEIGHBORHOOD SECTOR DEVELOPMENT PLAN, PAGE 11.

PROJECT NUMBER	1002630
APPLICATION NUMBER	02EPC068
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.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>[Signature]</i> TRAFFIC ENGINEERING TRANSPORTATION DIVISION	7/16/03 DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT	7/16/03 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	7/16/03 DATE
<i>[Signature]</i> CITY ENGINEER	7/16/03 DATE
NA	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i> SOLID WASTE MANAGEMENT	7-2-03 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	7/16/03 DATE

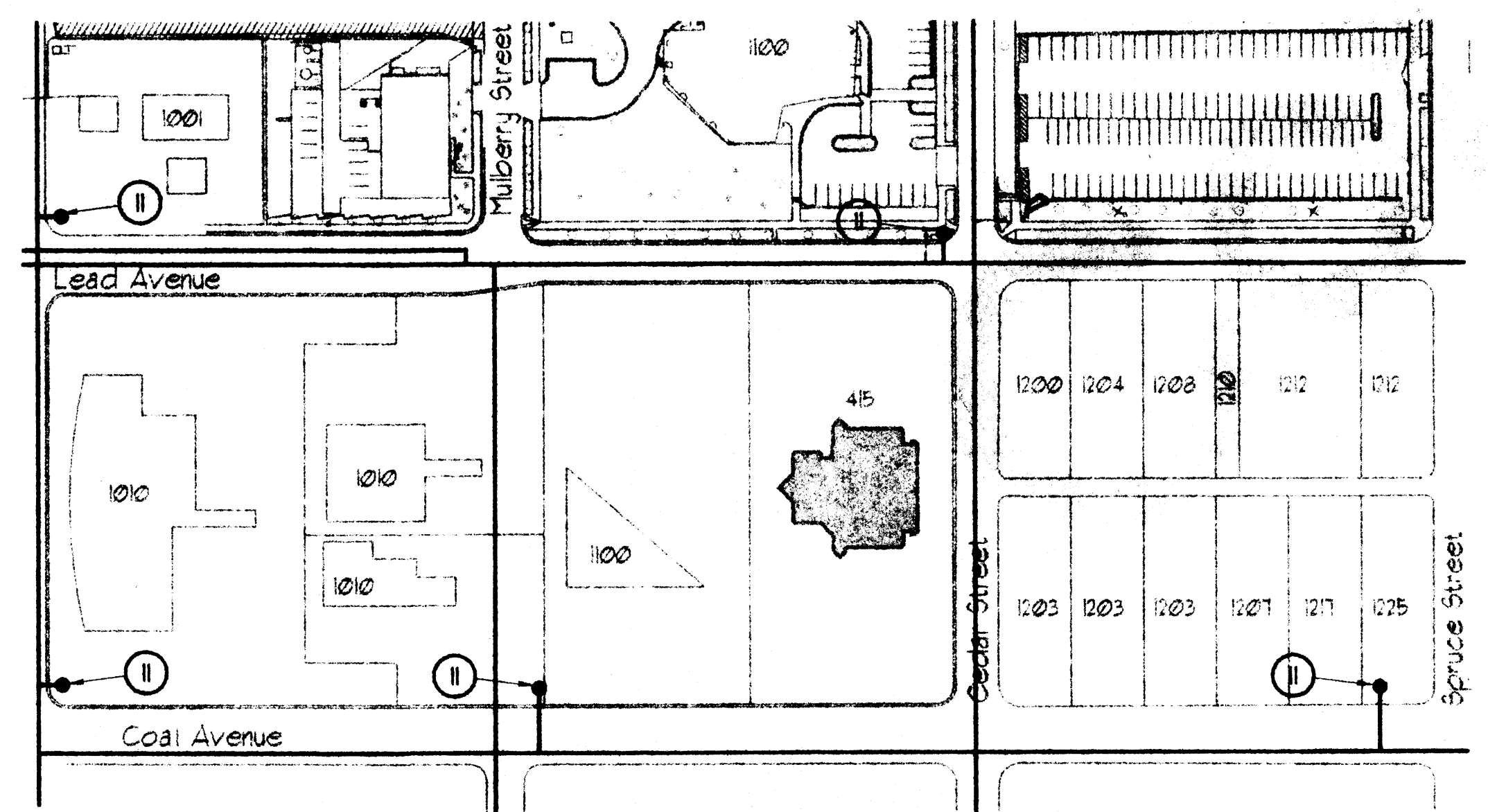
General Notes:

1. ALL PARKING IS EXISTING, UNCHANGED, AND ASPHALT.
DRB Submittal

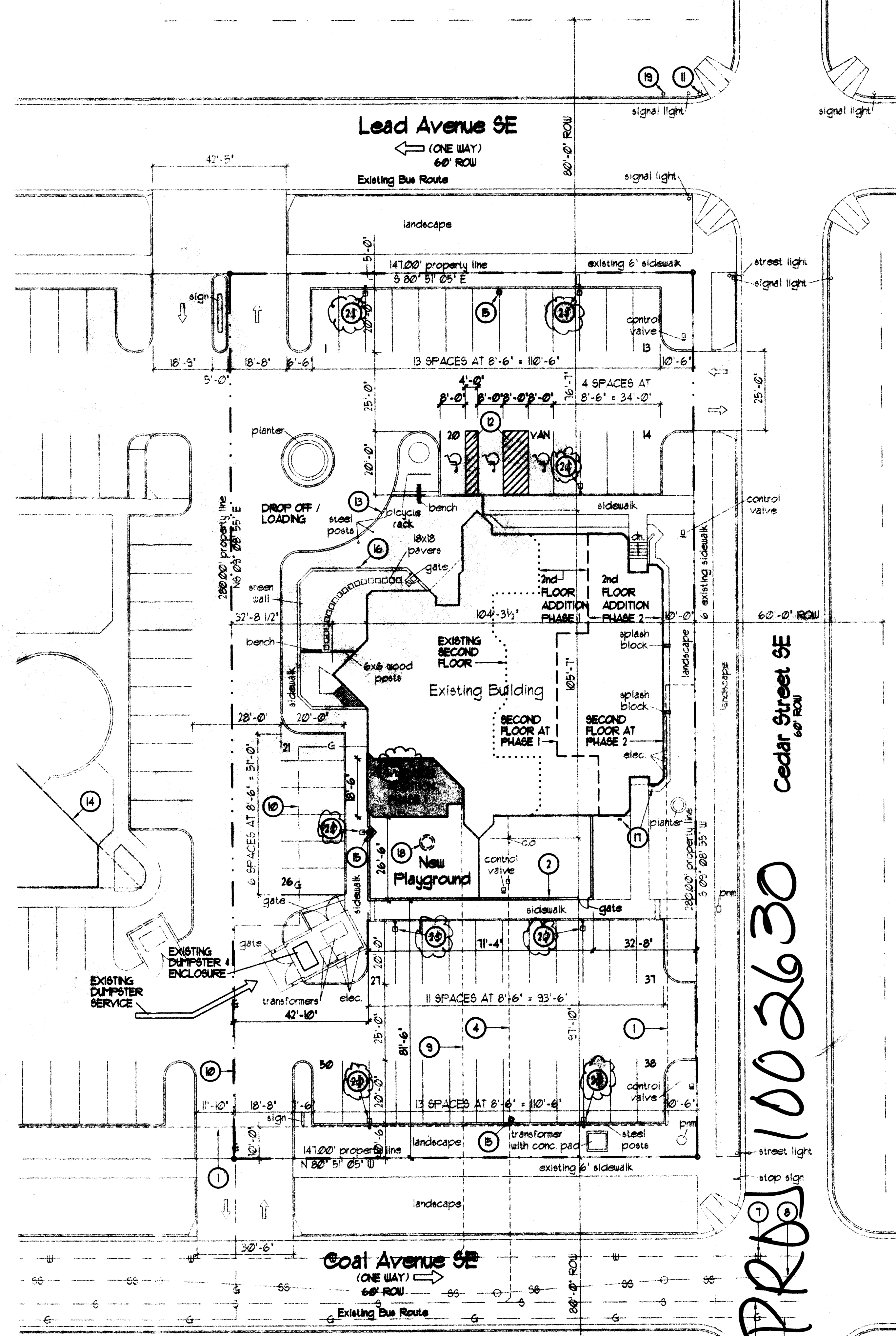
Project Title			
Drawn By	EB	Checked By	US
No.	200224	Date	7/8/03
©2003 KEVIN GEORGES & ASSOCIATES, PA			
Revisions	Architect	Engineer	

Design Criteria

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION:	LOTS A1, BLOCK 25A, SUBDIVISION TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
2. LOT SIZE:	4160 SF (0.346 ACRES)
3. ZONING CLASSIFICATION:	SU-2-MC
4. PERMITTED AND ACTUAL USE:	MEDICAL OFFICES, HEARING SCHOOL
5. SETBACK PROVIDED:	
A. PROVIDED (EXISTING AND NEW)	
1. FRONT	10'-0"
2. NORTH SIDE	16'-1"
3. SOUTH SIDE	31'-10"
4. REAR	32'-8 1/2"
6. BUILDING SIZE:	
A. 1ST FLOOR:	1309 SF. EXISTING + 492 SF. ADDITION = 1801 SF.
B. 2ND FLOOR:	3009 SF. EXISTING + 2135 SF. ADDITION = 5144 SF. (PHASE 1) 1911 SF. ADDITION = 1801 SF. (PHASE 2)
C. TOTAL:	10398 SF. EXISTING + 5204 SF. ADDITION = 15602 SF.
7. HEIGHT (EXISTING AND NEW):	25'-8" ± AT PERIMETER 28'-0" ± AT MECHANICAL PENTHOUSE
8. PARKING REQUIREMENTS:	
A. HEARING SCHOOL -	1 SPACE FOR EACH EMPLOYEE..... 20
MEDICAL OFFICES -	3 DOCTORS (4 FUTURE PHASE 2) X 5 SPACES..... 25
TOTAL PARKING PROVIDED:	
1. VAN ACCESSIBLE SPACES: (1 REQUIRED)	1
2. STANDARD ACCESSIBLE SPACES: (2 REQUIRED)	2
3. STANDARD PARKING SPACES:	41
TOTAL:	50 / 20 = 3
9. BICYCLE SPACES:	
A. REQUIRED:	50 / 20 = 3
B. PROVIDED: (EXISTING)	9
10. LANDSCAPING:	
A. REQUIRED:	15 (NET LOT AREA) - 15 (AREA OF LOT - AREA OF BUILDING COVERAGE - PUBLIC ROW) LANDSCAPING = 15 (4160 SF. - 1801 SF. - 6361 SF. = 4020 SF. PROVIDED: 12,322 SF.
B. PROVIDED:	12,322 SF.
11. ZONE ATLAS PAGE NO.:	K-15-2



Fire Hydrant Plan - Existing
Scale: 1"=100'



Site Plan - New
Scale: 1"=20'

AED PLANS CHECKING OFFICE
924-3511
APPROVED/DISAPPROVED
[Signature] 7-1-03
SIGNATURE & DATE

PROJ 1002630

PLS. DATE - 1/4/85

SOUTH ELEVATION (COAL AVE. FACADE)

NORTH ELEVATION (LEAD AVE. FACADE)

EAST ELEVATION (CEDAR ST. FACADE)

WEST ELEVATION

SITE PLAN

VICINITY MAP

KEYED NOTES

1. ALL BRICK OR CEMENTITIOUS EXTERIOR WALLS
2. WINDOW
3. SKYLIGHT
4. PROPOSED 10' WIDE POWER AND TELEPHONE CASING
5. DECIDUOUS TREE: LONDON PLANE (PLATANUS ACERIFOLIA) 2 1/2" CAL
6. BLUE GRASS SOO GROUND COVER
7. TYPICAL EVERGREEN SHRUB, (5 GALLON MIN.) TAM JUNIPER (JUNIPERUS TAMARISCIFOLIA)
8. BOSTON IVY (PARTENOISSUS TRICUSPIDATA) 2 GAL.
9. ORNAMENTAL SHADE TREE: PURPLE LEAF PLUM (PLONUS C. 'KRAUTER VESUVIUS') 1 1/2" CALIPER
10. CURB CUT
11. EXISTING SIDEWALK
12. LAY DOWN CURB
13. BICYCLE RACK
14. ASPHALT PAVING
15. CONCRETE SIDEWALK
16. BRICK PAVERS ON SAND
17. 60" HIGH BRICK ENTRANCE SIGN. SEE SIGN ELEVATIONS.
18. FLASHER BRICK COURSE
19. COPPER METAL COPING
20. HUNG BOND COURSE
21. AD-LOCK DENTAL COURSE
22. SOLDIER COURSE
23. EXISTING FIRE HYDRANT
24. BRICK REFUSE ENCLOSURE
25. BOLLARD LIGHTS
26. GATE
27. MECHANICAL LOUVERS
28. CANTILEVERED CONCRETE FOOTING AT LINE OF PROPOSED BASEMENT
29. PROPERTY LINE
30. ANNUALS
31. EXISTING CURB AND GUTTER
32. LOW WALL
33. DECIDUOUS TREE: MODESTO ASH (FRAXINUS V. 'MODESTO') 2 1/2" CALIPER
34. REMOVE EXISTING TREE

NOTE

THE BUILDING SQUARE FOOTAGE ON THE APPLICATION WAS LISTED AS: SECOND FLOOR 2,145
FIRST FLOOR 7,355
9,500

THE EPC HEARING ALLOWED AN INCREASE TO SIX DOCTORS (MAX). THEREFORE, THE SECOND FLOOR HAS BEEN INCREASED 601 SQ. FT. TO ALLOW FOR THE SIX DOCTORS' OFFICES. THE FIRST FLOOR HAS BEEN INCREASED 21 SQ. FT. TO ALLOW FOR LARGER STAIRWELLS AS REQUIRED BY THE ALBUQUERQUE BUILDING CODE

GENERAL INFORMATION

PROPOSED USE: MEDICAL OFFICES
SITE LOCATION: EASTERN HALF OF EXISTING BLOCK 25 OF THE HERMAGE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE ZONE: SU 2-MC (MIXED COMMERCIAL)
SITE AREA: 44,520 S.F. (1.02 ACRES)

BUILDING AREA: SECOND FLOOR - 2,747 U.S.F.
FIRST FLOOR - 7,376 U.S.F.
TOTAL - 10,123 U.S.F.

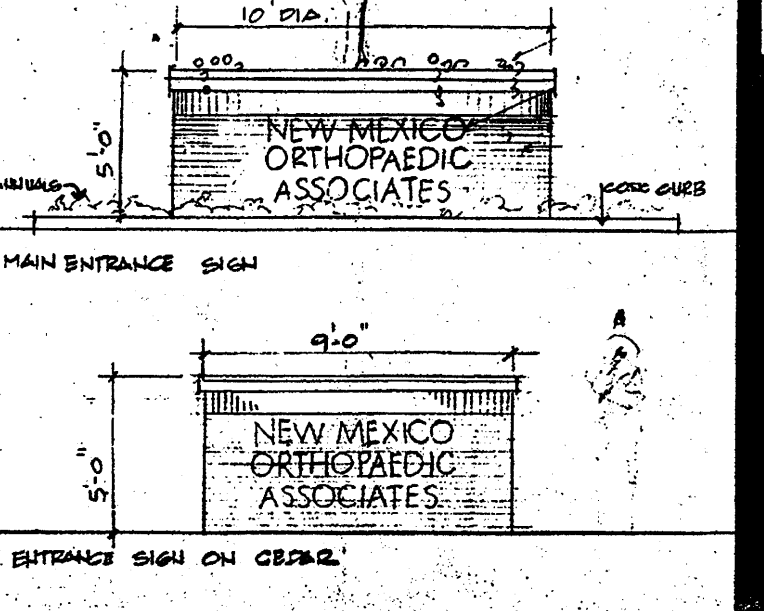
PARKING: REQUIRED - 6 DOCTORS x 5 SPACES = 30 TOTAL SPACES
PROVIDED - 3 HANDICAP (12 x 20) + 27 REGULAR (3.5 x 20) = 81 TOTAL SPACES

BICYCLE RACKS: REQUIRED - 1
PROVIDED - 1

LANDSCAPING: TOTAL PARKING AREA - 23,500 S.F.
LANDSCAPING REQUIRED - 23,500 x 7% = 1645 S.F.
LANDSCAPING PROVIDED - 3,100 S.F.

BUILDING COLOR: EARTH TONE BRICK OR CEMENTITIOUS
BUILDING SET BACK: PROVIDED - 10'-0"

SIGNAGE



APPROVAL Z-78-177-2

I CERTIFY THAT THIS AREA IS ZONED SU 2-MC (MIXED COMMERCIAL) AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON FEB 21, 85

APPROVED AS TO REQUIREMENTS
PLANNING DIRECTOR
DATE 4-4-85

TRAFFIC ENGINEER
DATE 3-26-85

CITY ENGINEER
DATE 3-26-85

DATE 3-26-85
DATE 3-26-85
DATE 3-26-85

VOLD

SITE DEVELOPMENT PLAN FOR THE NEW MEXICO ORTHOPAEDIC ASSOCIATES

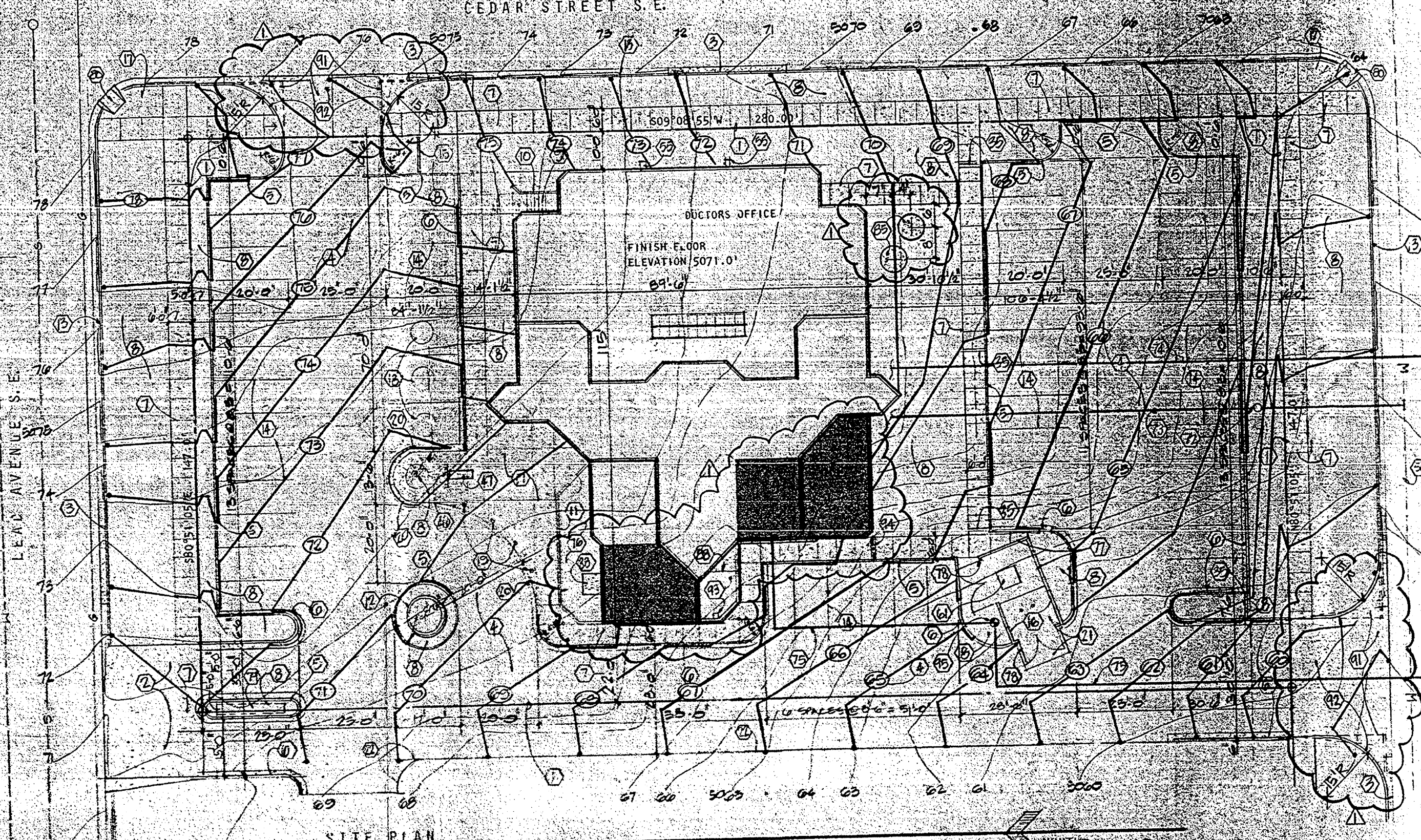
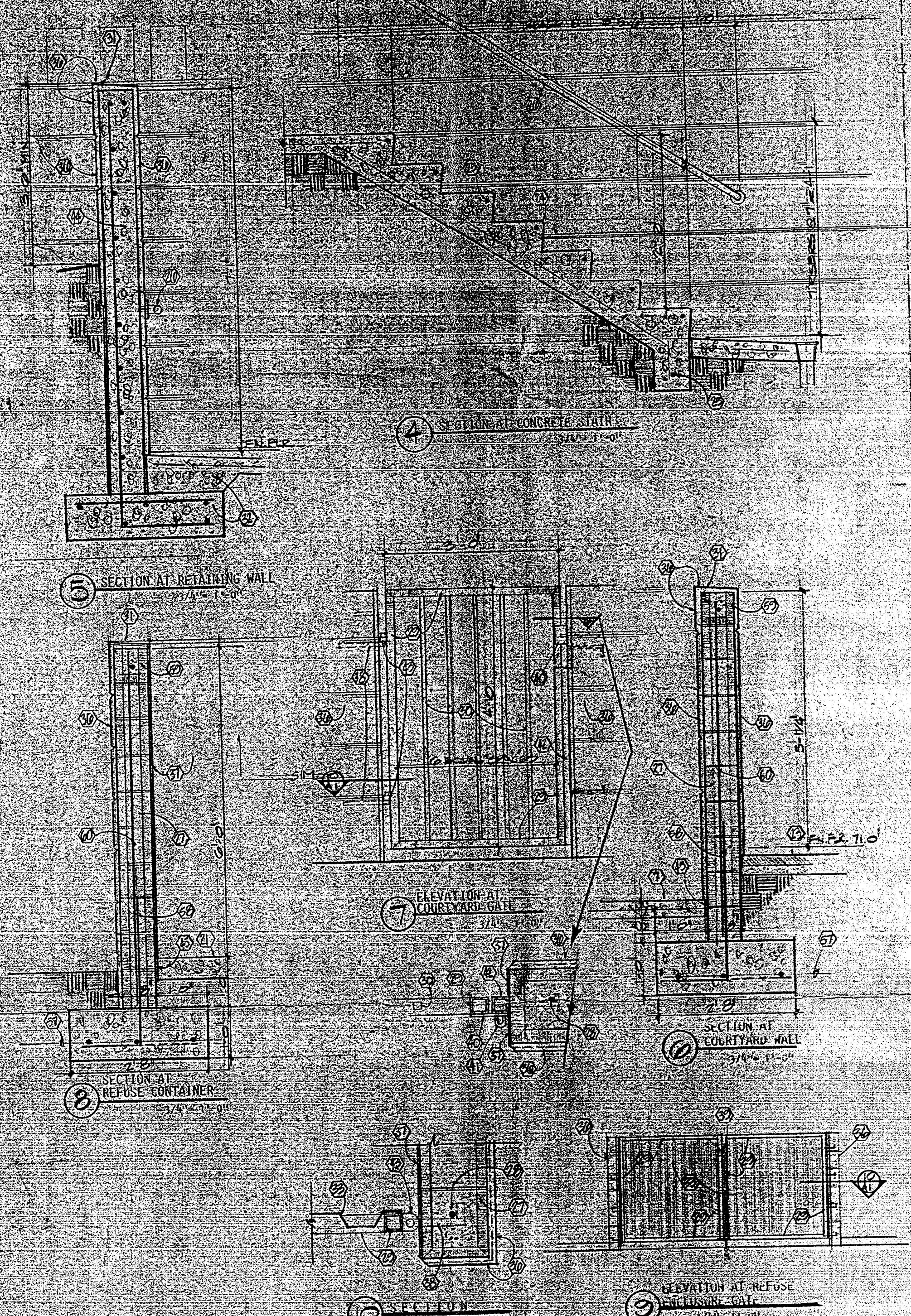
STEVENS MALLORY PEARL & CAMPBELL, P.A. ARCHITECTS 115 AMHERST ST. ALBUQUERQUE, NEW MEXICO 87105

CHECKED

DRAWN

DATE

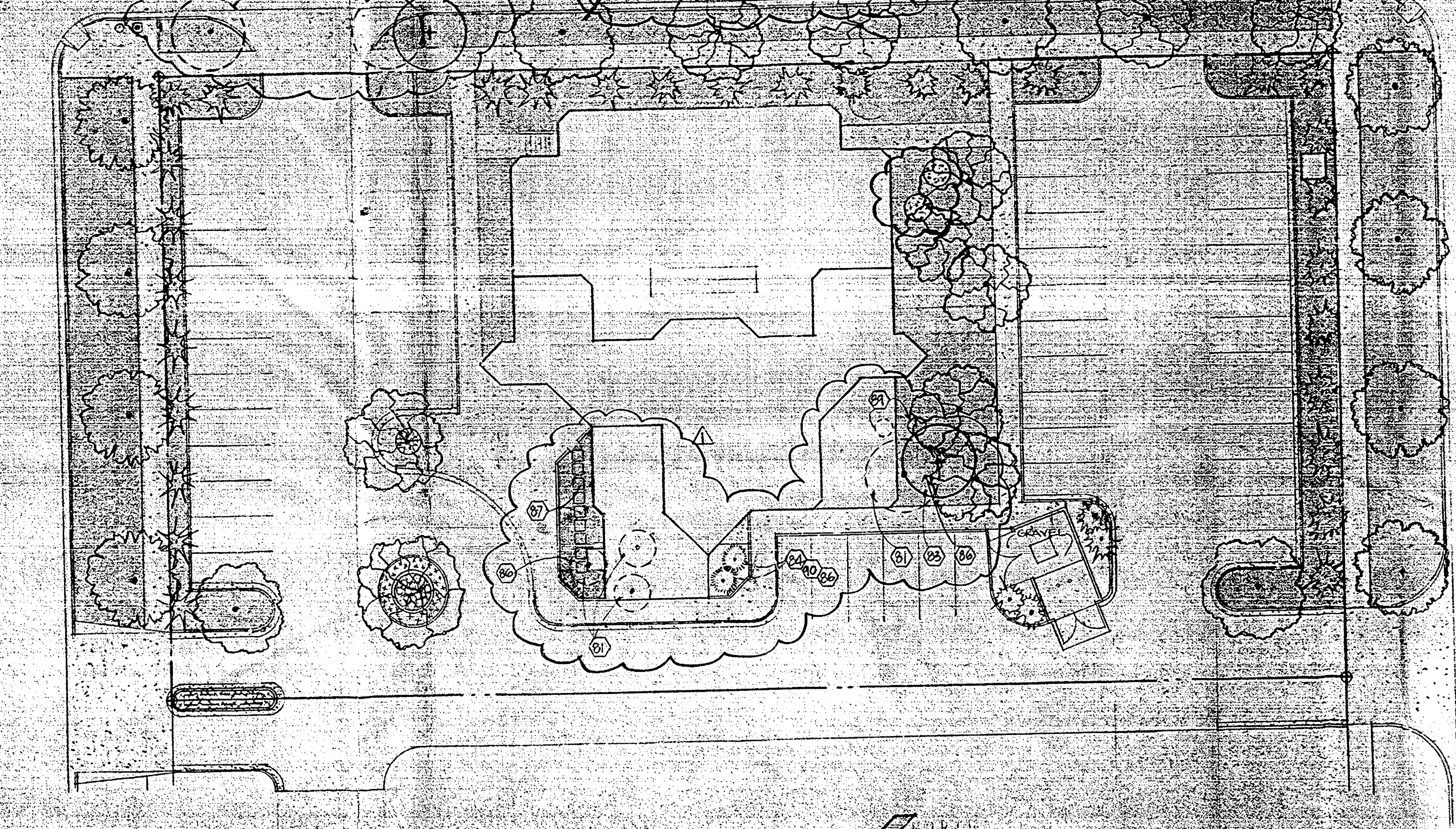
OF



DESIGN DATA

ZONE ATLAS	585			
PROPERTY ZONE	585			
SETBACK GROUP	8-2			
OCCUPANCY GROUP	8-2			
TYPE OF CONSTRUCTION	1-4	EXISTING	NEW	TOTAL
SQUARE FOOTAGE (BUILDING)	56,290	2,297	848	57,135
	7,857	7,351	1,039	8,415
	10,314	10,233	1,383	11,956
SQUARE FOOTAGE (LAND)	41,590	5.7	1.02	ACRES
NET LOT AREA	335,395	S.F.		
PARKING REQUIRED	34	SPACES		
PARKING PROVIDED	35	SPACES		
SCAPE PARKING AREA	1,016	SQ. FT.		
LANDSCAPED AREA REQUIRED (152)	5,309	SQ. FT.		
LANDSCAPED AREA PROVIDED (181)	6,351	SQ. FT.		

LEGAL DESCRIPTION
 EASTERN HALF OF EXISTING BLOCK 25 OF THE TERRACE SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



- KEYED NOTES**
- PROPERTY LINE
 - NEW CONCRETE CURB CUT
 - NEW CONCRETE CURB, MATCH EXISTING
 - ASPHALTIC CONCRETE PAVING
 - CONCRETE CURB, SEE 17
 - CONCRETE CURB AND GUTTER (CITY OF ALBUQUERQUE TYPE 1 MEDIAN)
 - CONCRETE WALK WITH 6 X 6 W.L. X W.L. W.M.F., EXPANSION JOINTS AT 20'-0" O.C. AND BUMP JOINTS AT 5'-0" O.C.
 - PLANTING AREA
 - CONCRETE STAIRS
 - RETAINING WALL
 - COURTYARD WALL
 - IDENTIFICATION SIGN/PLATE
 - EXISTING CURB
 - PAINTED PARKING STRIP
 - METAL IDENTIFICATION SIGN
 - REFUSE ENCLOSURE
 - CONCRETE SLAB WITH 6 X 6 W.L. X W.L. W.M.F.
 - PAINTED HANDICAP PARKING SYMBOL
 - LIGHT BOLLARDS - SEE ELECTRICAL
 - RIP DOWN CURB
 - CITY OF ALBUQUERQUE REFUSE DEPARTMENT STANDARD CONCRETE PAD WITH GUARD POSTS W/6" DIA. TUBULAR ENDS
 - THICKEN EDGE OF ASPHALT
 - DELETED
 - ROUND RASSING TYPICAL
 - 1" X 2" CONTINUOUS, TYPICAL
 - 1 1/2" Ø PIPE HANDRAIL
 - 8" CONCRETE BLOCK
 - 1" - 2" GROUT SOLID
 - 2" X 2" TUBE FRAME ALL AROUND
 - 1" X 1" STEEL BARS, WELD TO TUBE FRAME
 - SCRE TOP
 - SEE STRUCTURAL FOR REINFORCING AND SIZE
 - METAL DECKING, WELD TO TUBE FRAME
 - 2 - 2 X 4 CORNERS
 - TRENCH COVERS, SEE FINISHING AND DRAINAGE PLAN
 - PLASTIC FINISH SYSTEM ON 1" RIGID INSULATION WITH 1/2" DEEP W/ GROOVES AT 1'-0" O.C.
 - PLASTIC FINISH SYSTEM AND BUCKING IN C.M.U.
 - 3/4" Ø ANCHOR BOLTS PER JAMB AT REFUSE AND TRANSFORMER GATES, 2 PER JAMB AT COURTYARD GATE.
 - CAME BOLT
 - 1/4" PLATE STRIKE WELD TO GATE FRAME
 - 1" Ø ANCHOR BOLT
 - 2" X 2" TUBE WITH 2 - 1/2" Ø ANCHORS
 - 3/8" THICK PLATE DRILLED TO RECEIVE 3/4" ANCHOR BOLTS, WELD TO TUBE FRAME
 - CONCRETE RETAINING WALL, SEE STRUCTURAL FOR REINFORCING
 - 1/2" EXPANSION JOINT, INTERFERE
 - BIKE RACK
 - METAL BENCH
 - EXISTING 8" O.C.P. SANITARY SEWER
 - EXISTING 8" O.C.P. GAS LINE
 - EXISTING 6" WATER LINE
 - NEW 8" O.C.P. WATER W/ 1" IE
 - NEW 2" GAS LINE
 - NEW 2" WATER LINE
 - FOR CONTINUATION OF PIPING, SEE SHEET P-1
 - PRE-CAST CONCRETE SPLASHBLOCK
 - DELETED
 - 3 - 4" CONT.
 - 5 DOWNELS AT 22" O.C., ALTERNATE HOOKS
 - 8" C.M.U. U-BLOCK, 1 1/2" H.A. GROUT, 1" ID
 - 1/2" X 8" 3/4" Ø GROUT CELLS, 5" ID
 - TRANSFORMER ON CONCRETE PAD, SEE ELECTRICAL
 - 2 - 4" X 4" LINE
 - CONTINUOUS 2 X 8
 - DAMP PROOFING
 - 8" X 8" BRICK, 1" MORTAR, 1" H.A. GROUT, 1" ID
 - 1/2" X 8" 3/4" Ø GROUT CELLS, 5" ID
 - 15" VERTICAL AT 16" O.C.
 - 3 - 5" S
 - 1/4" X 16"
 - 5/8" X 10" ANCHOR BOLTS AT 2'-0" O.C.
 - WATER METERS (NEW)
 - 2" WATER LINE (NEW)
 - 4" S.S. LINE (NEW)
 - 2" GAS LINE (NEW), ADD ALT. HO. 1
 - SPIRINKLER R.O. GRASS 500
 - TRANSFORMER ENCLOSURE, SEE P-1
 - METAL SIGN
 - 3" SIGN - BY OTHERS
 - HANDICAP RAMP AS PER CITY OF ALB. STANDARDS

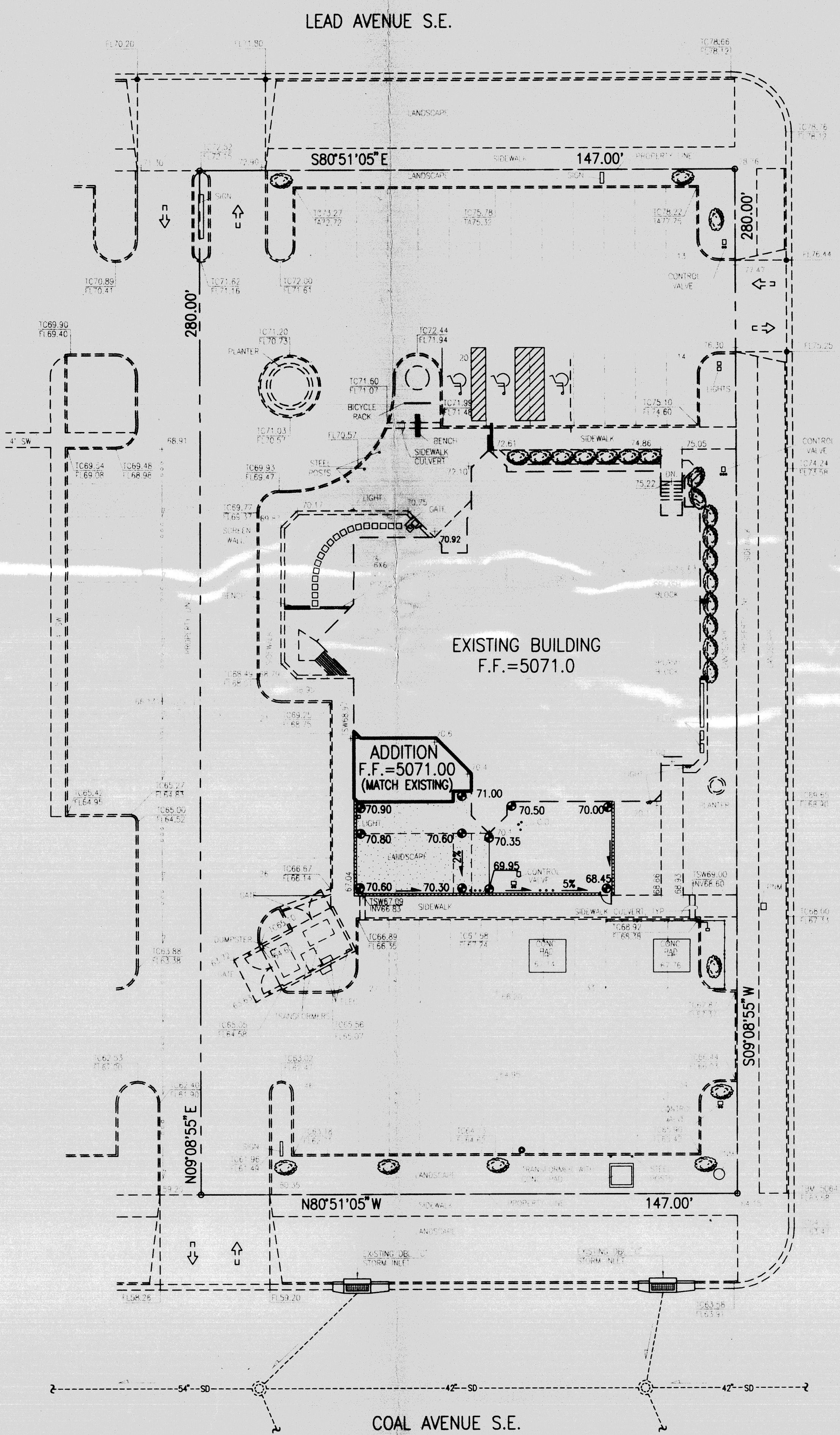
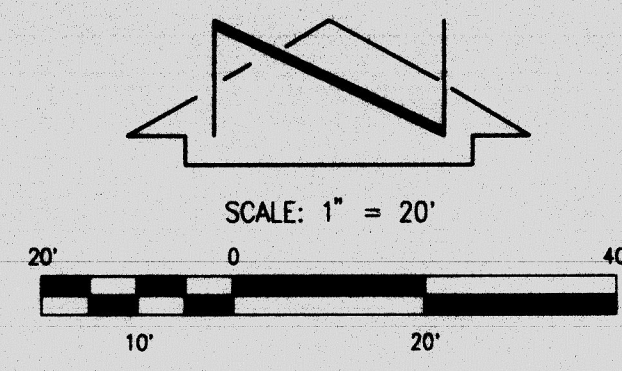
- KEYED NOTES CONTINUED**
- REMOVE EXISTING TREE
 - NEW 1" CALIFORNIA LONDON PLANE TREE
 - NEW 1" CALIFORNIA HOUSTON OAK
 - NEW PLUM TREES
 - 6" DIAMETER CONCRETE PAD WITH TURNED DOWN EDGE WITH CONCRETE TABLE AND BENCHES
 - FOOTING LANDSCAPE IRRIGATION AS REQUIRED IN THIS AREA
 - REINSTALL EXISTING CONCRETE PAVERS
 - NEW 4" CONCRETE STOOD
 - RELOCATE CONCRETE PLANTER TO THE SOUTH AS INDICATED
 - BACK FILL 3" DEEP
 - REMOVE CONCRETE SIGN, GUTTER AND DRIVE PAD
 - NEW CONCRETE CURB, RETURN AND DRIVE ENTRANCE
 - PROVIDE AREA DRAIN PIPER THROUGH WALL AT TOP OF SIDEWALK
 - REGRADE AREA TO SLOPE GENTLY TO THE WEST
 - RUN ROOF DRAIN LINE BELOW SIDEWALK TO FACE OF CURB, PATCH SIDEWALK
 - GAS METER AND REGULATOR LOCATION ADJUST, W/ 1"

GENERAL NOTES

- PARKING LOT LIGHTING SHALL BE RETROFITTED WITH HOUSE SHIELDS TO PROTECT CITY STREETS OVER IN TO ADJACENT PROPERTIES
- ENERGY CONSERVATION WILL BE PROVIDED FOR THE BUILDING ADDITIONS IN ACCORDANCE WITH UBC 1989 EDITION CHAPTER 51 ENERGY CONSERVATION IN NEW BUILDING CONSTRUCTION AND ASHRAE 90.1

THIS IS AN APPROVED PLAN ON FILE, ALTHOUGH ADDITIONS PROPOSED WERE NOT CONSTRUCTED.

STEVENS MALLORY PEARL CAMPBELL, P.A. ARCHITECTS 415 SAN ANTONIO ST. ALBUQUERQUE, NEW MEXICO 87102
 DRAWN BY: DATE: CHECKED BY: DATE:



I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE LOWER SOUTHEAST HEIGHTS BY PRESBYTERIAN HOSPITAL REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA. AT PRESENT THE SITE IS DEVELOPED AS A MEDICAL OFFICE BUILDING WITH THE SURROUNDING AREA ALSO DEVELOPED. IT IS PROPOSED TO CONSTRUCT A SMALL BUILDING ADDITION AND PLAYGROUND AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING WITHIN AN AREA THAT IS CURRENTLY LANDSCAPED. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PREVIOUSLY APPROVED PLAN FOR THIS SITE DATED 2/28/85 BY CHAVES-GRIEVES (HYDROLOGY FILE NO. K15/D30C).

THIS SUBMITTAL IS MADE IN SUPPORT OF SITE PLAN APPROVAL FOR BUILDING PERMIT (EPC & DRB).

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF CEDAR STREET SE AND LEAD AVENUE SE. THE CURRENT LEGAL DESCRIPTION IS TRACT A-1, BLOCK 25A, TERRACE ADDITION, AS SHOWN BY PANEL 334 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996. THIS SITE DOES NOT LIE WITHIN OR ADJACENT TO, NOR ADVERSELY IMPACTS A DESIGNATED FLOOD HAZARD ZONE. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MODEST BUILDING ADDITION. THE SITE WILL CONTINUE TO DRAIN FROM NORTHEAST TO SOUTHWEST INTO COAL AVENUE SE.

III. BACKGROUND DOCUMENTS & RESEARCH

A. DRAINAGE REPORT FOR NEW MEXICO ORTHOPAEDICS - PREPARED BY CHAVES-GRIEVES, 2/28/85. THE REFERENCED 1985 ALLOWS FOR THE FREE DISCHARGE OF DEVELOPED RUNOFF FROM THIS SITE TO COAL AVENUE SE.

IV. EXISTING CONDITIONS

AT PRESENT, THE SITE IS DEVELOPED. EXISTING CONDITIONS ARE ILLUSTRATED BY THE GRADING PLAN. AT PRESENT, THE SITE DRAINS FROM NORTHEAST TO SOUTHWEST. RUNOFF GENERATED BY THIS SITE DISCHARGES INTO COAL AVENUE SE VIA AN EXISTING DRIVEPAD. THE SITE IS BOUNDED ON THE NORTH BY LEAD AVENUE SE, ON THE EAST BY CEDAR STREET SE AND ON THE SOUTH BY COAL AVENUE SE, ALL DEVELOPED CITY STREETS. LEAD AVENUE SE AND CEDAR STREET SE ARE BOTH TOPOGRAPHICALLY HIGHER THAN THE SITE. COAL AVENUE SE AND THE DEVELOPED PROPERTY TO THE WEST ARE BOTH TOPOGRAPHICALLY LOWER THAN THE SITE. THE DEVELOPED NATURE OF LEAD AND CEDAR AND THE FACT THAT COAL AND THE ADJOINER TO THE WEST ARE TOPOGRAPHICALLY LOWER ELIMINATE THE POSSIBILITY FOR OFFSITE FLOWS. A PUBLIC STORM DRAIN LIES WITHIN COAL AVENUE SE DRAINING FROM EAST TO WEST.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A MODEST BUILDING WITH PLAYGROUND IMPROVEMENTS WITHIN AN EXISTING LANDSCAPED AREA. THE RUNOFF FROM THESE PROPOSED IMPROVEMENTS WILL DRAIN ONTO THE SOUTH PARKING LOT OF THE SITE. FROM THAT POINT, THE RUNOFF WILL DRAIN TO THE WEST AND DISCHARGE FROM THE SITE TO COAL AVENUE SE VIA AN EXISTING DRIVEPAD. THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 3.) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 4.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED IMPROVEMENTS WILL BE LIMITED TO A SMALL AREA SITUATED AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING. THE PROPOSED IMPROVEMENTS WILL DRAIN SOUTH ONTO THE EXISTING PARKING LOT ON THE SOUTH SIDE OF THE EXISTING BUILDING. THE EXISTING DRAINAGE PATTERNS DESCRIBED IN THE SECTIONS ABOVE WILL NOT BE ALTERED AND THAT THE PROPOSED GRADING WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM CONDITIONS.

VII. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THIS PROJECT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY THE RESULTS PRESENTED HEREON, THERE WILL BE A MODEST INCREASE IN PEAK DISCHARGE AND RUNOFF VOLUME ASSOCIATED WITH THE PROPOSED CONSTRUCTION.

VIII. CONCLUSION

THE FREE DISCHARGE OF RUNOFF FROM THIS SITE TO COAL AVENUE SE IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

1. MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA
2. FREE DISCHARGE HAD ALREADY BEEN ESTABLISHED FOR THIS SITE
3. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PREVIOUSLY APPROVED DRAINAGE SUBMITTAL REFERENCED ABOVE. MODEST INCREASE IN RUNOFF VOLUME AND PEAK DISCHARGE
4. MODEST INCREASE IN DEVELOPED RUNOFF
5. NO ADVERSE IMPACT ON DOWNSTREAM CAPACITY OR DOWNSTREAM PROPERTIES
6. PRECEDENT ESTABLISHED BY PRIOR SUBMITTALS
7. THE EXISTING AND APPROVED DRAINAGE PATTERNS (STATUS QUO) WILL NOT BE ALTERED AND HENCE MAINTAINED

CALCULATIONS

- I. PRECIPITATION ZONE = 2
- II. $P_{6.100} = P_{360} = 2.35$
- III. TOTAL AREA (A_T) = 41160 SF/0.94 AC
- IV. EXISTING LAND TREATMENT
- | TREATMENT | AREA (SF/AC) | % |
|-----------|--------------|----|
| B | 6645/0.15 | 16 |
| D | 34520/0.79 | 84 |
- V. DEVELOPED LAND TREATMENT
- | TREATMENT | AREA (SF/AC) | % |
|-----------|--------------|----|
| B | 4350/0.10 | 10 |
| D | 36810/0.85 | 90 |

VI. EXISTING CONDITION

A. VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = [0.78(0.15) + 2.12(0.79)] / 0.94 = 1.91 \text{ IN}$$

$$V_{100,6-HR} = (E_w / 12) A_T$$

$$V_{100,6-HR} = (1.91 / 12) 0.94 = 0.1493 \text{ AC-FT} = 6500 \text{ CF}$$

B. PEAK DISCHARGE

$$Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_p = Q_{100} = 2.28(0.15) + 4.70(0.79) = 4.1 \text{ CFS}$$

VII. DEVELOPED CONDITION

A. VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = [0.78(0.10) + 2.12(0.85)] / 0.94 = 2.00 \text{ IN}$$

$$V_{100,6-HR} = (E_w / 12) A_T$$

$$V_{100,6-HR} = (2.00 / 12) 0.94 = 0.1567 \text{ AC-FT} = 6820 \text{ CF}$$

B. PEAK DISCHARGE

$$Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

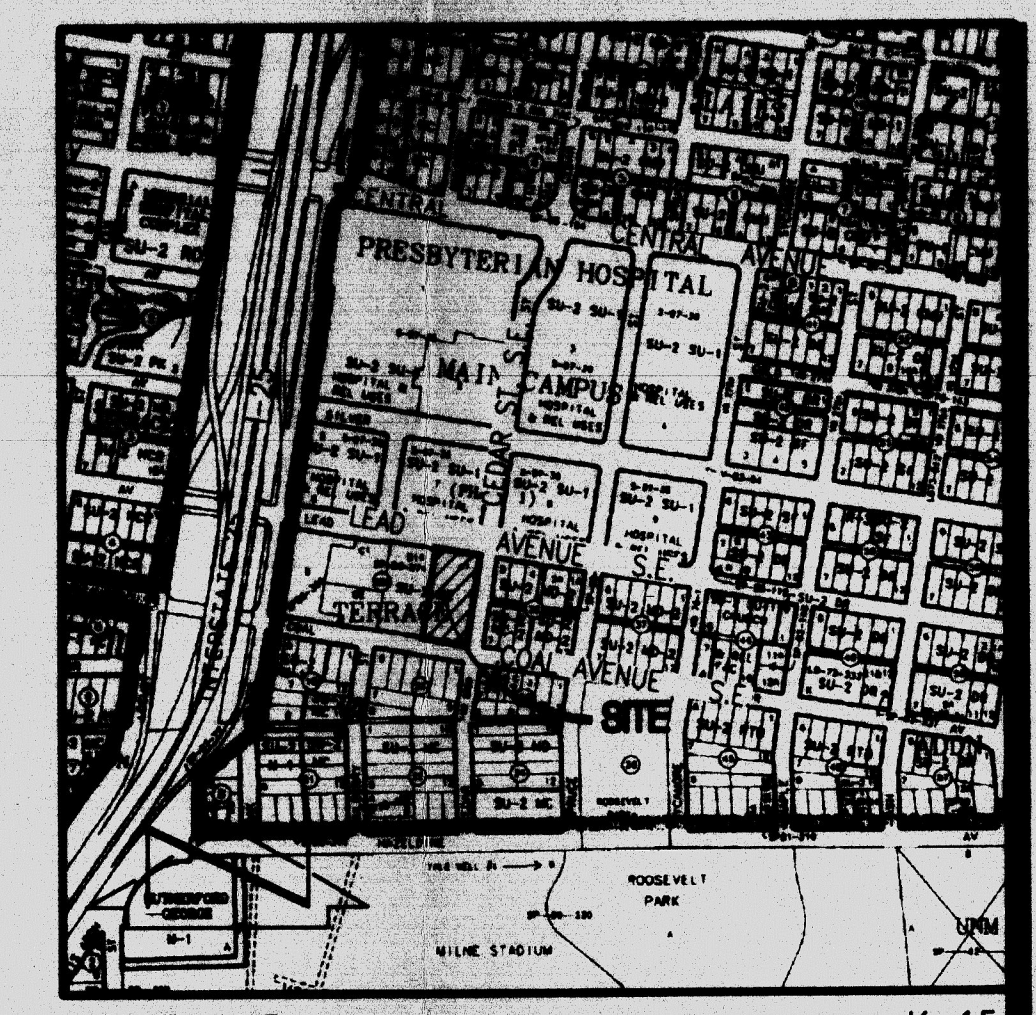
$$Q_p = Q_{100} = 2.28(0.10) + 4.70(0.85) = 4.2 \text{ CFS}$$

VIII. COMPARISON

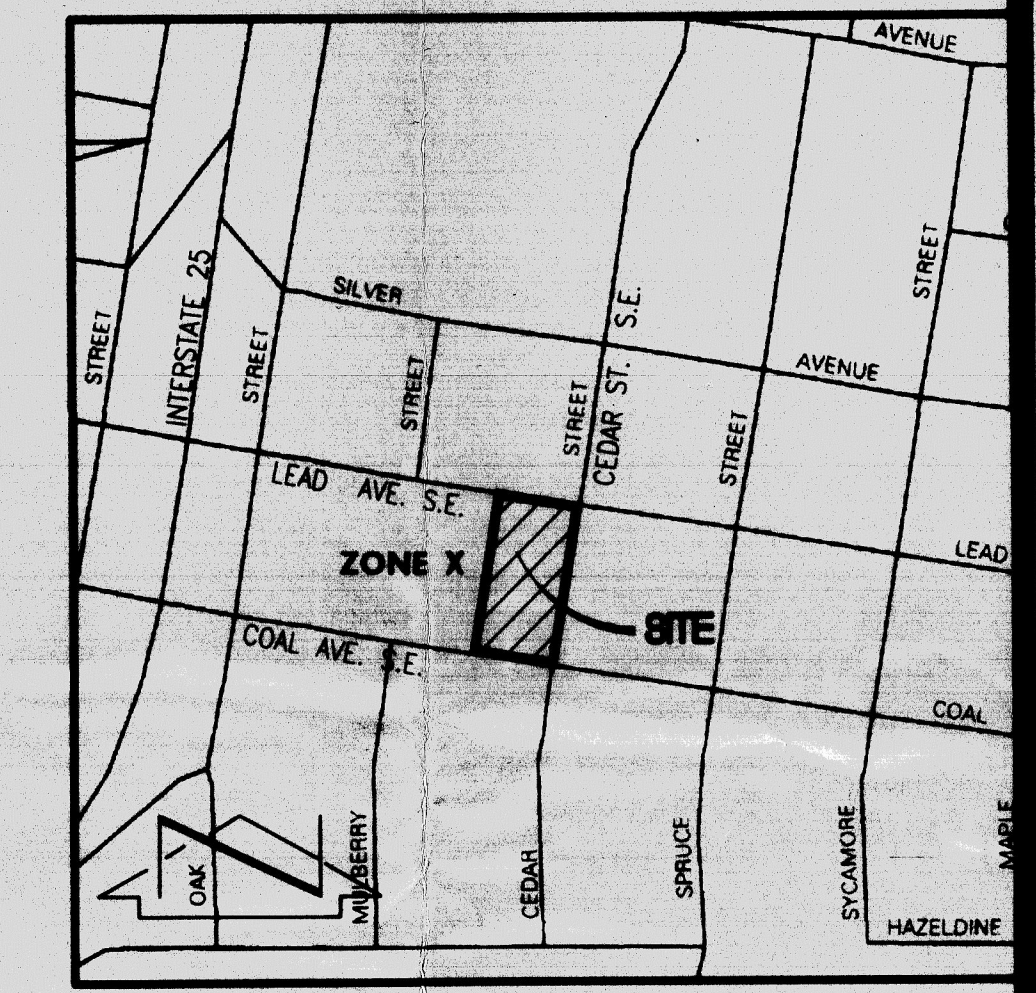
$$\Delta V_{100} = 6820 - 6500 = 320 \text{ CF (INCREASE)}$$

$$\Delta Q_{100} = 4.2 - 4.1 = 0.1 \text{ CFS (INCREASE)}$$

DRAINAGE PLAN



VICINITY MAP
SCALE: 1" = 750'



FLOODPLAIN MAP
SCALE: 1" = 500'

PANEL 334 OF 825

PROJECT BENCHMARK

A STANDARD NMSHC BRASS TABLET, STAMPED "STA 1-25-27", SET IN TOP OF A CONCRETE POST LOCATED ABOUT 1 FT. SOUTH OF THE SE CORNER OF AN ELECTRIC PULL BOX, FLUSH WITH THE GROUND. STA IS APPROXIMATELY 101.5' FEET SOUTH OF THE CENTERLINE OF LEAD AVENUE AND 67 FEET WEST OF THE CENTERLINE OF OAK STREET SE. ELEVATION = 5067.45 FEET (NGVD 1929)

T.B.M.
PROPERTY LINE SCRIBE CHISELED IN THE TOP OF CURB LOCATED AT THE NNW CURB RETURN OF COAL/CEDAR INTERSECTION ELEV: 5064.28 FEET (NGVD 1929)

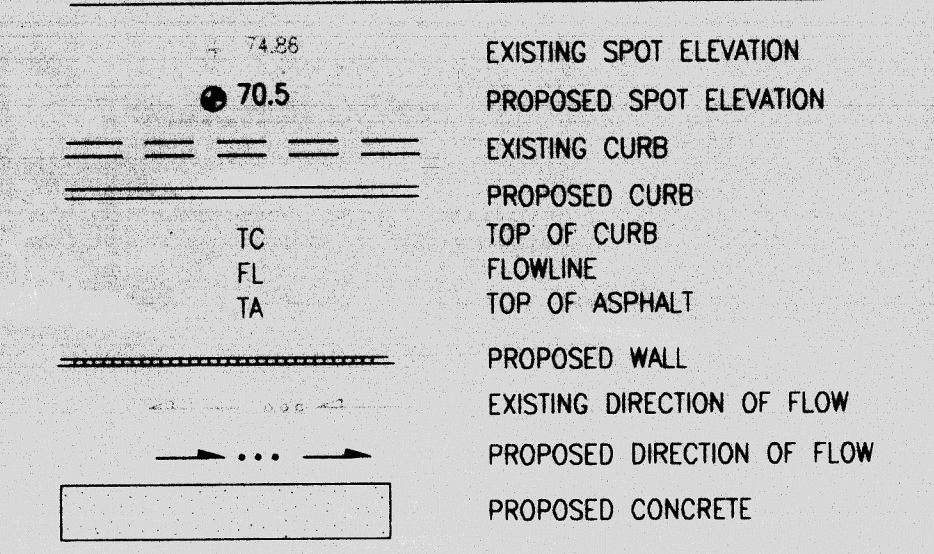
LEGAL DESCRIPTION

TRACT A-1, BLOCK 25A TERRACE ADDITION

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

LEGEND



NOTE:
THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY INFORMATION SHOWN IS BASED UPON PLAT OF RECORD.

Conceptual Grading and Drainage Plan

Dr. Karl Horn / Presbyterian Ear Institute
415 Cedar Street SE
Albuquerque, New Mexico
Presbyterian Project No. MRXXX

Project Title

Drawn By: SGH Checked By: JGM

Proj. No. 2001.24 Date 4/20/03

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Revisions Architect Engineer

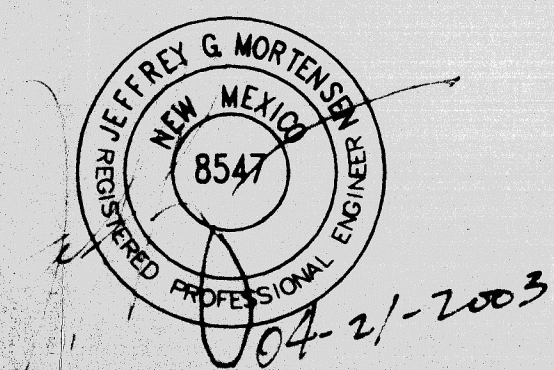
CONCEPTUAL GRADING AND DRAINAGE PLAN C2

Sheet Title Sheet 3 of 6

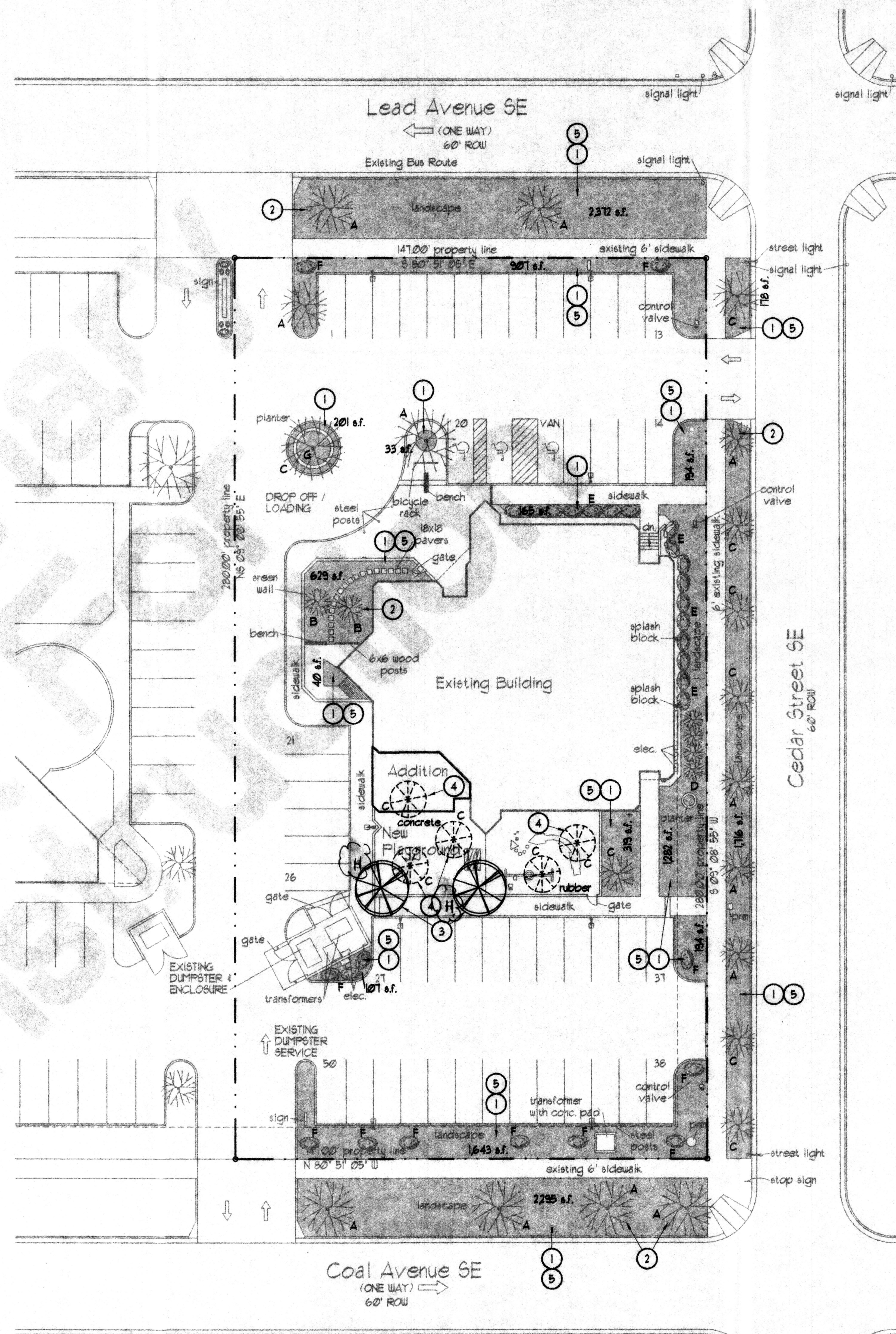
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Plot Date: 04-21-2003
Plot Time: 1:03 pm



2003.028.1
K15/D30C
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX: 505 345-4254 E-MAIL: jma@ncscwp.com



PLANTING LEGEND						
KEY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	WATER USAGE	SIZE
A	SYCAMORE	PLATANUS WRIGHT II	30' TALL	25' - 30' WIDE	H	10' - 15'
B	PURPLE LEAF PLUM	FRUNUS CERASTIFERA	20' TALL	15' WIDE	H	8'
C	RAYWOOD ASH	FRAXINUS OXYCARPA	35' TALL	25' WIDE	H	12'
D	ARIZONA CYPRESS	CUPRESSUS ARIZONICA	20' TALL	10' WIDE	M	6'
E	PYRACANTHA	PYRACANTHA LELANDI	5'-10' TALL	5' - 6' WIDE	M	3'
F	BROADMOOR JUNIFER	JONIFERUS SABINA	2' - 3' TALL	5' WIDE	M	GROUNDCOVER/ HEDGE
G	VIRGINIA CREEPER / HONEYSUCKLE	PARTHENOCISSUS QUINQUEFOLIA	6'	3' WIDE	H	GROUNDCOVER
H	CHINQUAPIN OAK	QUERCUS MUILENBERGIA	35' TALL	25' WIDE	M	3'



- Keyed Notes LI:**
- EXISTING LANDSCAPE AREA (PREVIOUS AREAS).
 - EXISTING PLANT TO REMAIN, SEE LEGEND, TYPICAL.
 - NEW PLANT, SEE LEGEND.
 - REMOVE EXISTING TREES.
 - EXISTING GOD.

Landscaping:

1. REQUIRED:
 15 (NET LOT AREA) - 15 (AREA OF LOT - AREA OF BUILDING COVERAGE - PUBLIC ROW LANDSCAPING) = 15 (41,600 SF. - 1,801 SF. - 6,561 SF.) = 4,020 SF.

2. PROVIDED: 12,322 SF.

3. TURF AREAS ARE EXISTING. NO NEW GRASS AREAS ARE PROVIDED.

- General Notes:**
- ALL PLANT MATERIAL IS IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 - THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND IRRIGATION SYSTEM.
 - ALL NEW LANDSCAPING AND ITS IRRIGATION WILL COMPLY WITH THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (ORD. 18-1995).

DRB Submittal

Dr. Karl Horn / Presbyterian Ear Institute
415 Cedar Street SE
Albuquerque, New Mexico

Project Title

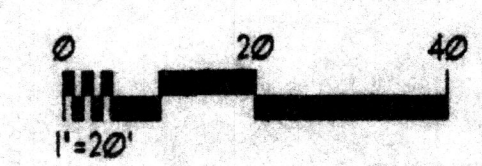
Drawn By EB Checked By WS

No. 200124 Date 1/8/03

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Revisions

Architect Engineer

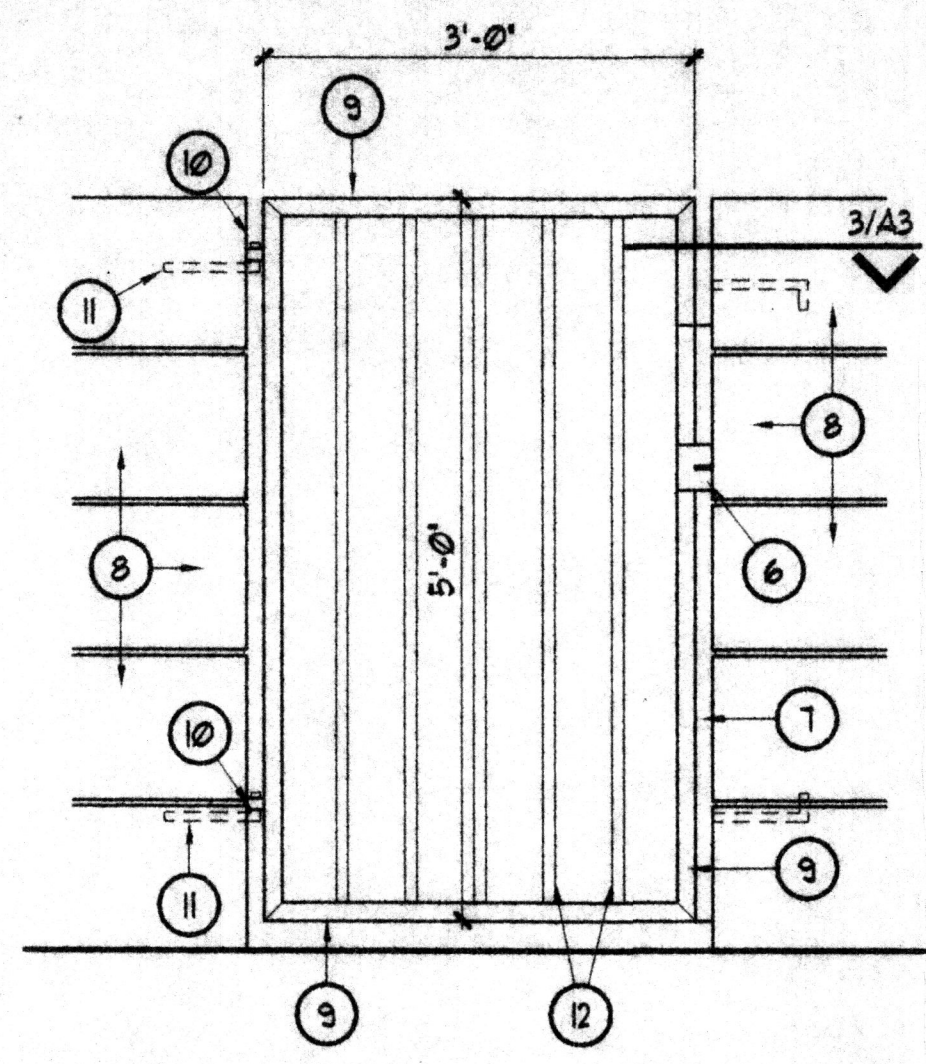


Site Plan - New
1"=20'

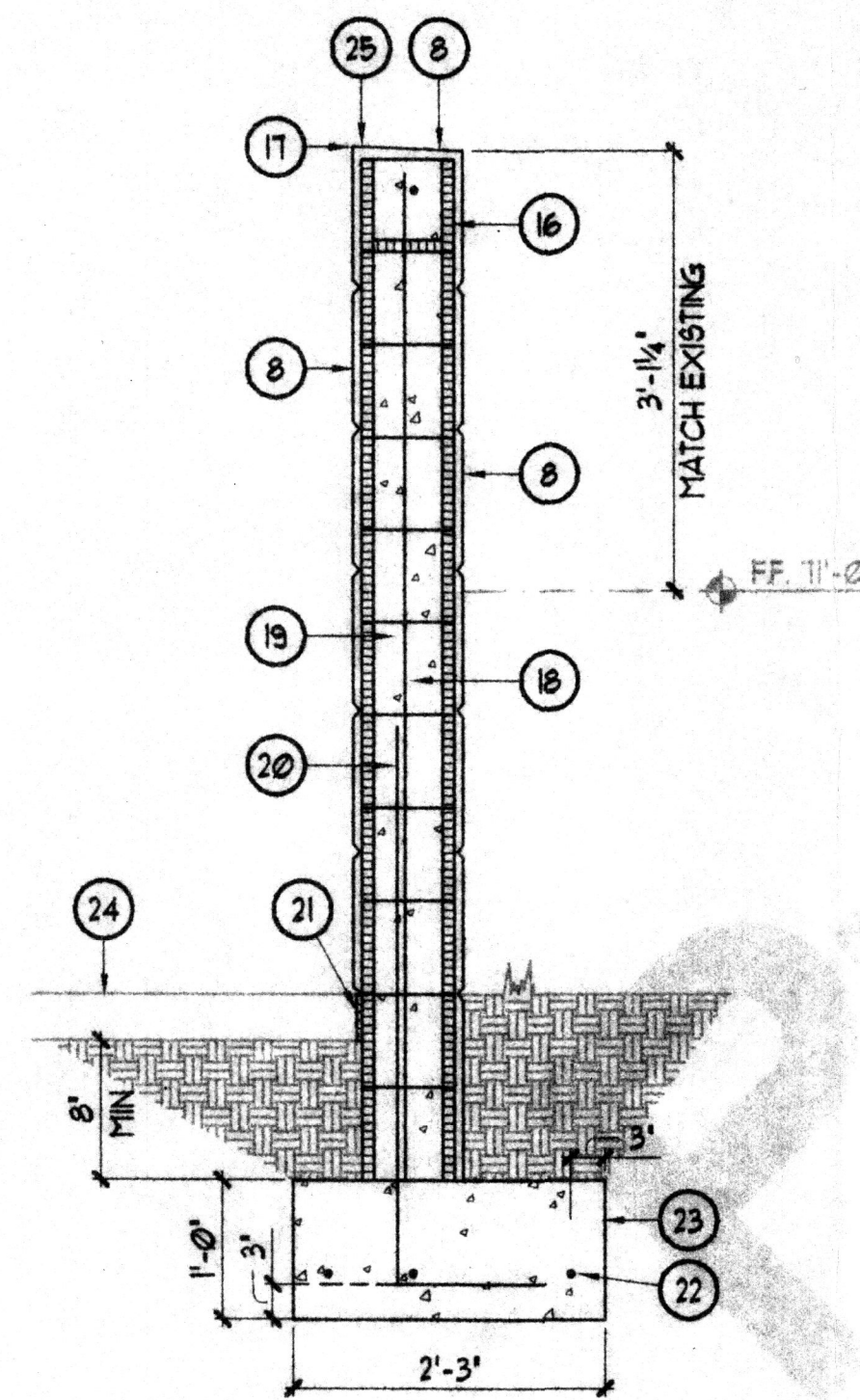


Keyed Notes A1:

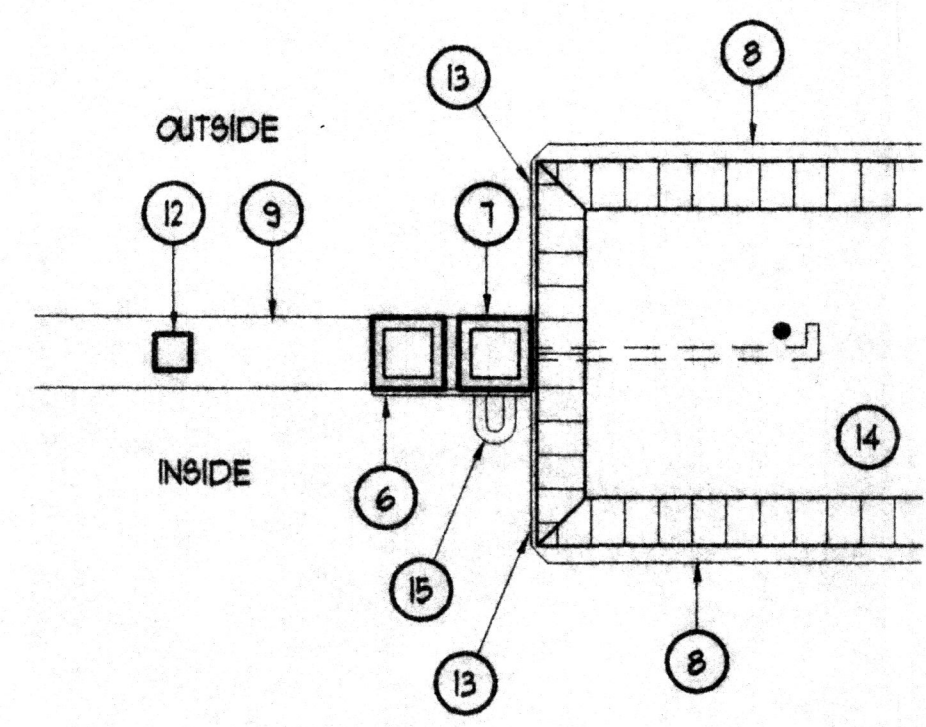
1. PLASTIC FINISH SYSTEM ON 1" INSULATION BOARD, TO MATCH EXISTING COLOR, TEXTURE AND DESIGN (LIGHT TAN COLOR).
2. PLASTIC FINISH SYSTEM COPING DETAIL TO MATCH EXISTING (LIGHT TAN COLOR).
3. TINTED INSULATED WINDOWS IN BRONZE ALUMINUM FRAMES, TO MATCH EXISTING (TYPICAL).
4. PLASTIC FINISH FRIEZE DETAIL TO MATCH EXISTING (LIGHT TAN COLOR).
5. STEEL GATE, SEE 1/A3, PAINTED TO MATCH PLASTIC FINISH SYSTEM.
6. 1/4" PLATE STRIKE WELDED TO GATE FRAME.
7. 2" x 2" TUBE WITH 2-1/2" ANCHORS.
8. PLASTIC FINISH SYSTEM WITH 1" RIGID INSULATION WITH 1/2" DEEP "V" GROOVES AT 1'-0" O.C. (MATCH EXISTING) (LIGHT TAN COLOR).
9. 2" x 2" TUBE FRAME ALL AROUND.
10. 3/4" THICK PLATE DRILLED TO RECEIVE 3/4" ANCHOR BOLTS. WELD TO TUBE FRAME.
11. 3/4" ANCHOR BOLTS, 2 PER JAMB AT PLAYGROUND GATE.
12. 1" x 1" STEEL BARS, WELD TO TUBE FRAME.
13. PLASTIC FINISH SYSTEM AND BACKING ON CMU.
14. 1 - 5, GROUT SOLID.
15. PADLOCK RING.
16. 8" CMU U-BLOCK WITH 1 - #4, GROUT SOLID.
17. TOP OF FINISH TO MATCH EXISTING BOTTOM OF GROOVE LINE.
18. #5 @ 32" O.C. GROUT CELLS SOLID.
19. 8" CONCRETE BLOCK.
20. #5 DOUELS AT 32" O.C. ALTERNATE HOOKS.
21. 1/2" EXPANSION JOINT MATERIAL.
22. 3 - #4'S CONT.
23. CONTINUOUS CONCRETE FOOTING.
24. EXISTING CONCRETE WALK.
25. SLOPE TOP.
26. AIR CONDITIONING UNIT SCREENS. PLASTIC FINISH SYSTEM TO MATCH EXISTING COLOR AND TEXTURE (LIGHT TAN COLOR). LOCATIONS TO BE DETERMINED.
27. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (45 SF).
28. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (20 SF).



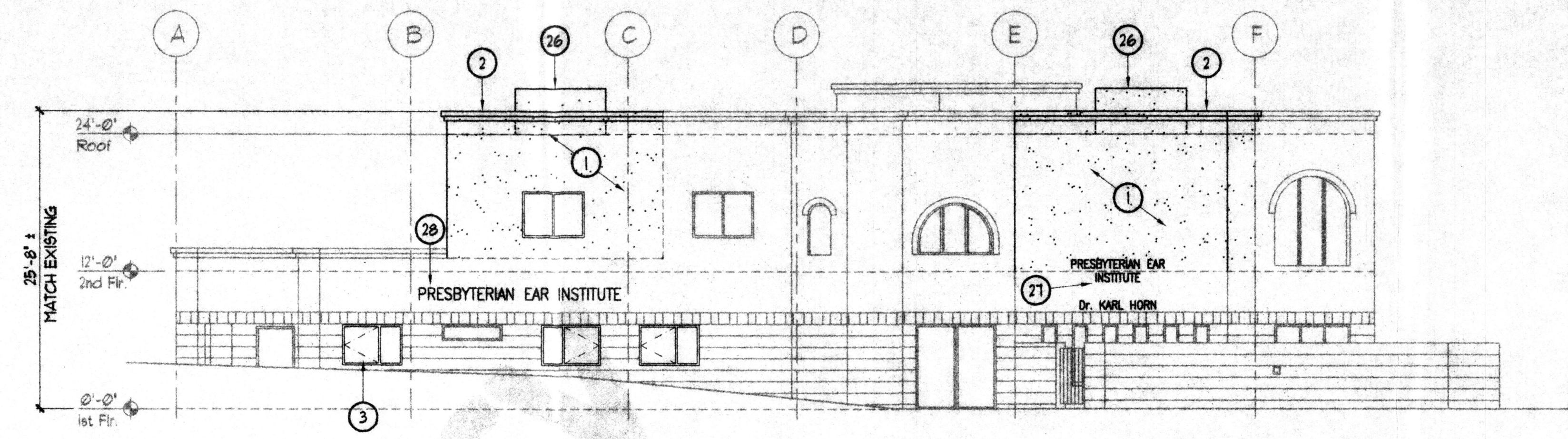
Elevation at Gate
 3/4"=1'-0" PLAYGROUND A1



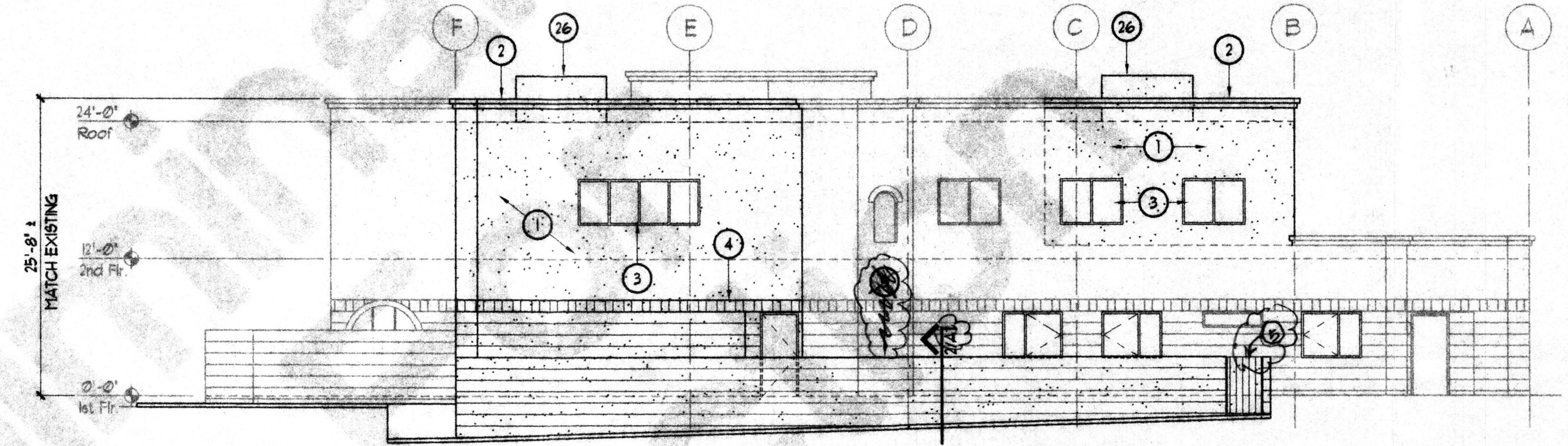
Section at Wall
 3/4"=1'-0" PLAYGROUND 2 A1



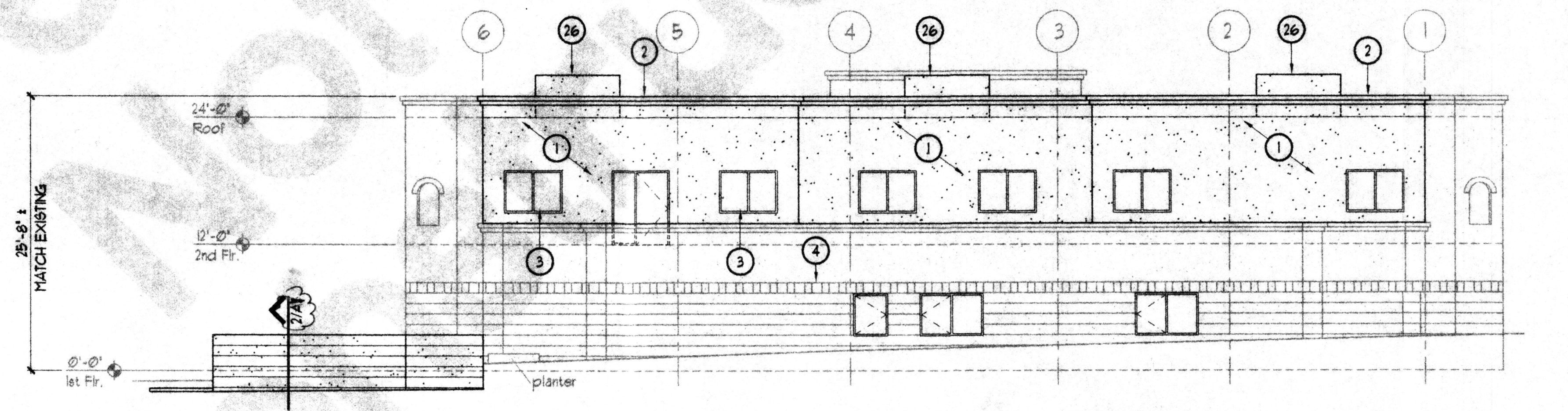
Section
 3'-0"=1'-0" INSIDE 1A A1



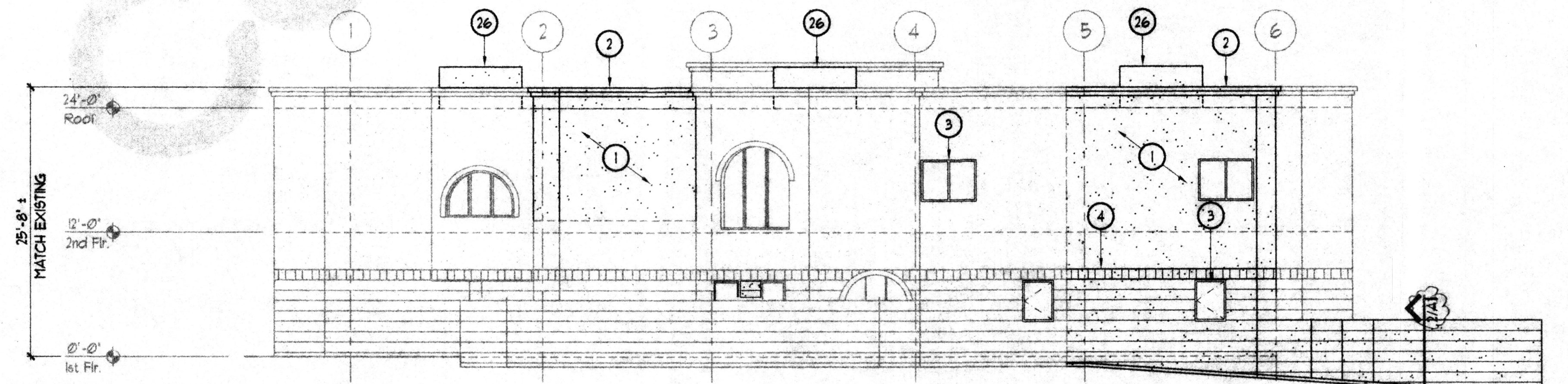
North Elevation - Phase I
 1/8"=1'-0" 1 A1



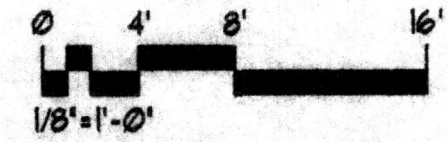
South Elevation - Phase I
 1/8"=1'-0" 2 A1



East Elevation - Phase I
 1/8"=1'-0" 3 A1



West Elevation - Phase I
 1/8"=1'-0" 4 A1



DRB Submittal

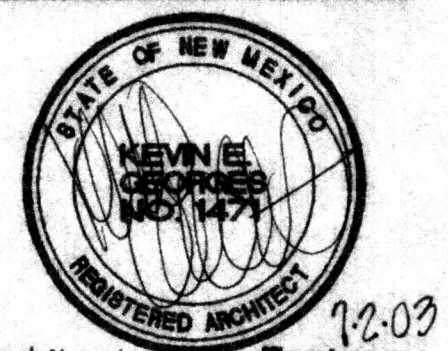
Dr. Karl Horn / Presbyterian Ear Institute
 415 Cedar Street SE
 Albuquerque, New Mexico

Project Title

Drawn By JA Checked KEG

Proj. No. 200124 Date 7/8/03

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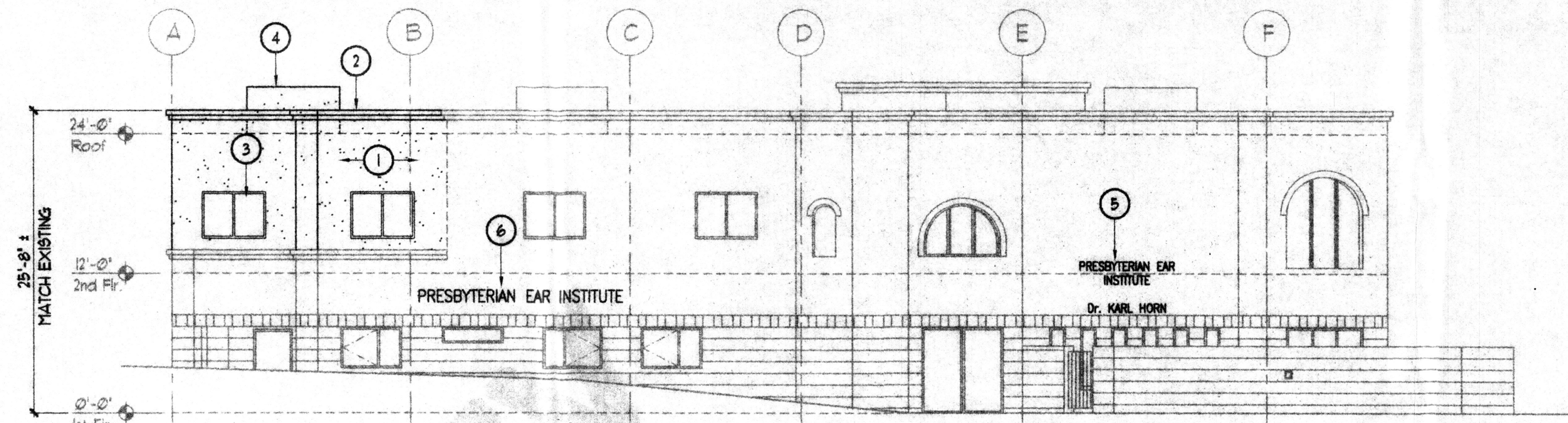
EXTERIOR ELEVATIONS - PHASE I

Sheet Title Sheet 5 of 6

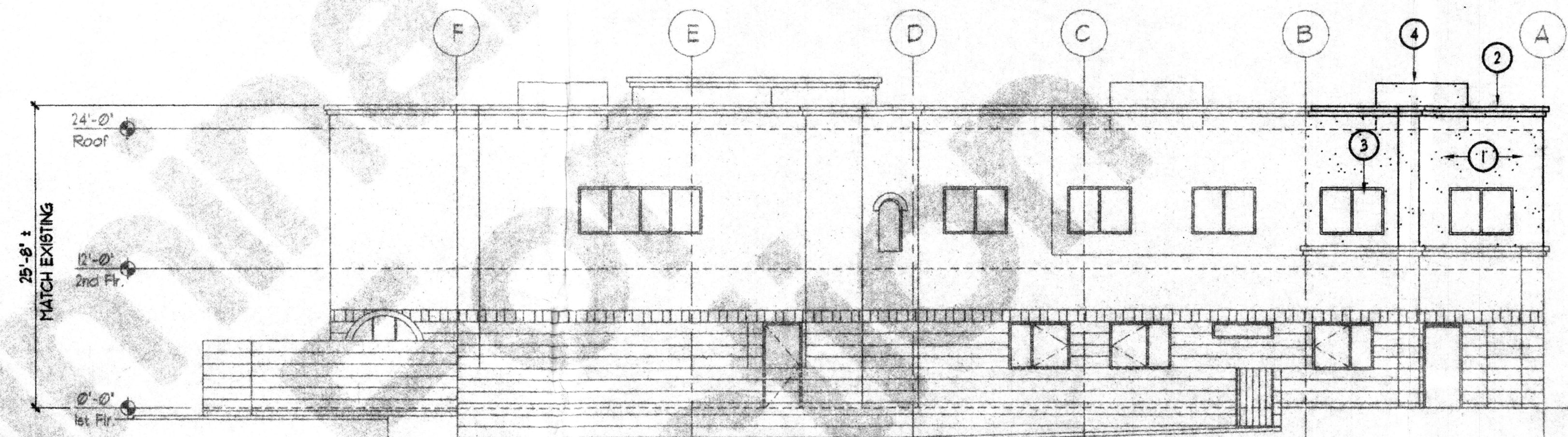
A1

Keyed Notes A2:

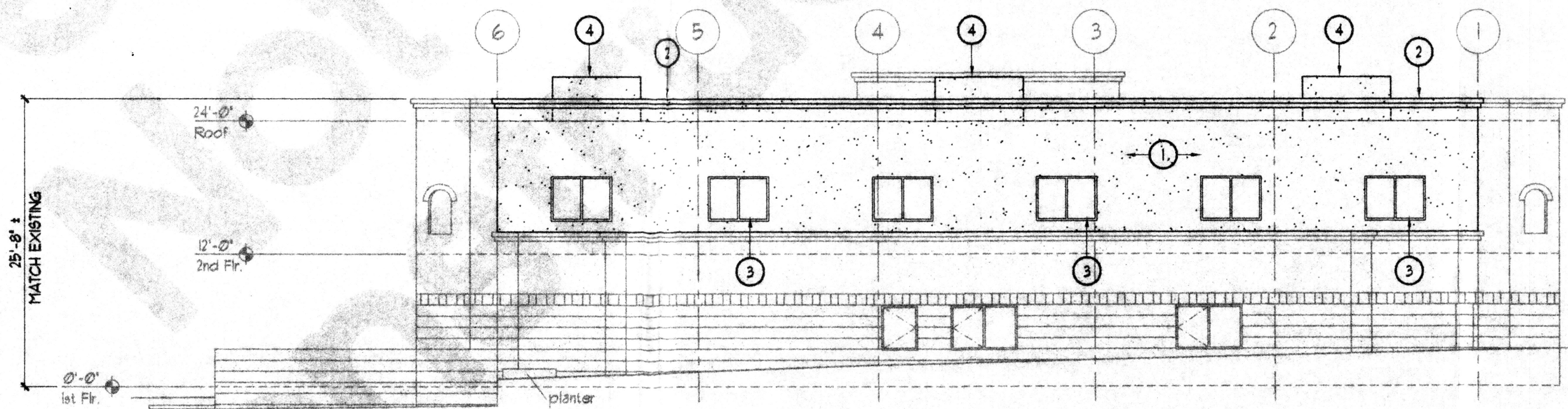
1. PLASTIC FINISH SYSTEM ON 1" INSULATION BOARD, TO MATCH EXISTING COLOR, TEXTURE AND DESIGN (LIGHT TAN COLOR).
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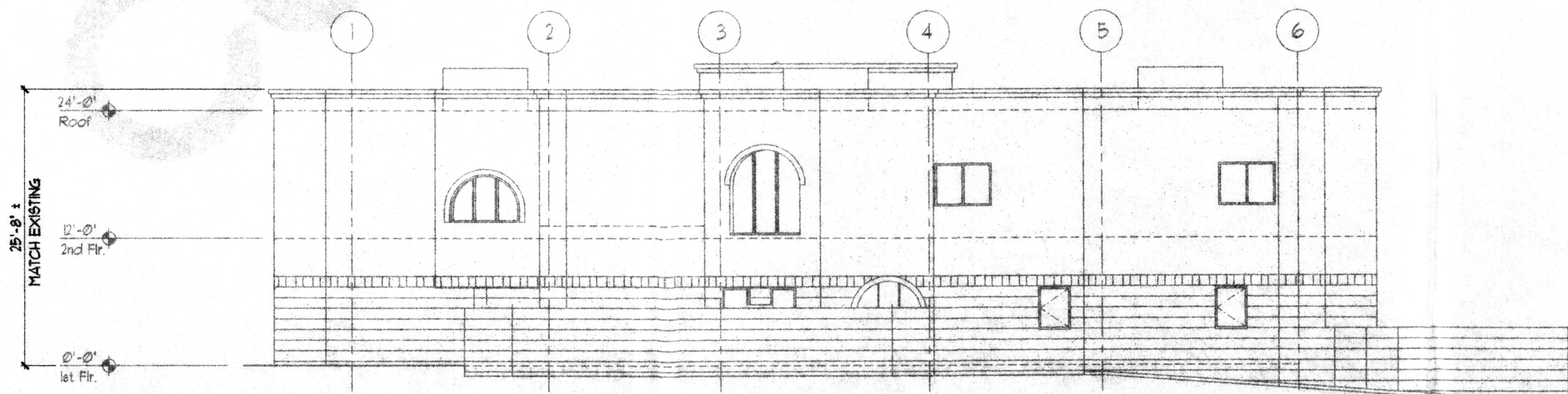
North Elevation - Future Phase 2 1
 1/8"=1'-0" A2



South Elevation - Future Phase 2 2
 1/8"=1'-0" A2



East Elevation - Future Phase 2 3
 1/8"=1'-0" A2



West Elevation - Future Phase 2 4
 1/8"=1'-0" A2

DRB Submittal

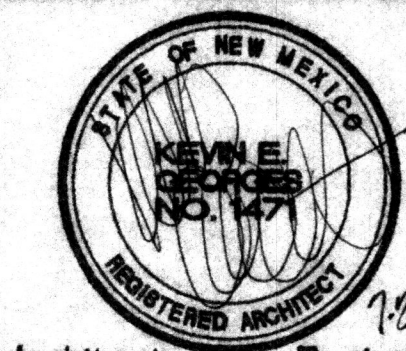
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 415 Cedar Street SE
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EXTERIOR ELEVATIONS - FUTURE PHASE 2

Sheet Title Sheet 6 of 6

A2