1002630

DR. KARL HORN / PRESBYTERIAN EAR INSTITUTE

415 CEDAR STREET SE

ALBUQUERQUE, NEW MEXICO

DRB SUBMISSION

Project Team

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Index of Drawings

Drafting Legend

SECTION — 1/A4
ROOM NAME AND NUMBER — Office 100
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WALL TYPES — 5
DETAIL REFERENCE — 6/A7

Location Map

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

EPC PROJECT # 1002630
NUMBER 03EPC00068

Revisions

Set No.

Kevin Georges & Associates • Architecture and Planning • 127 Jefferson Street NE • Suite A • Albuquerque, New Mexico • 87108-1216 • (505)255-4975

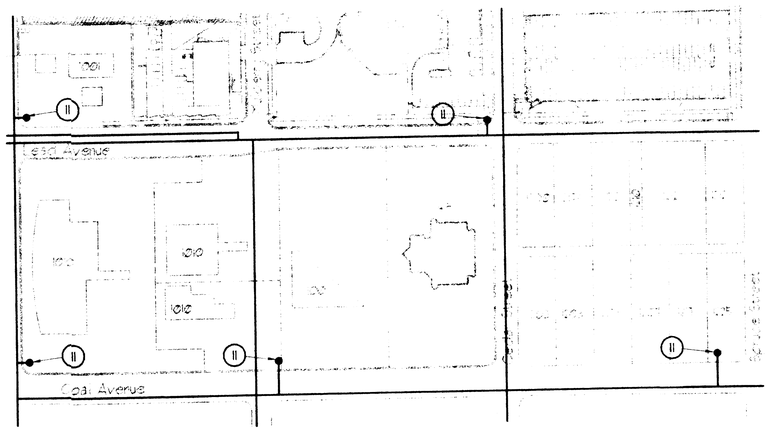
STATE OF NEW MEXICO
KEVIN E. GEORGES
NEW MEXICO
REGISTERED ARCHITECT

7.8.03

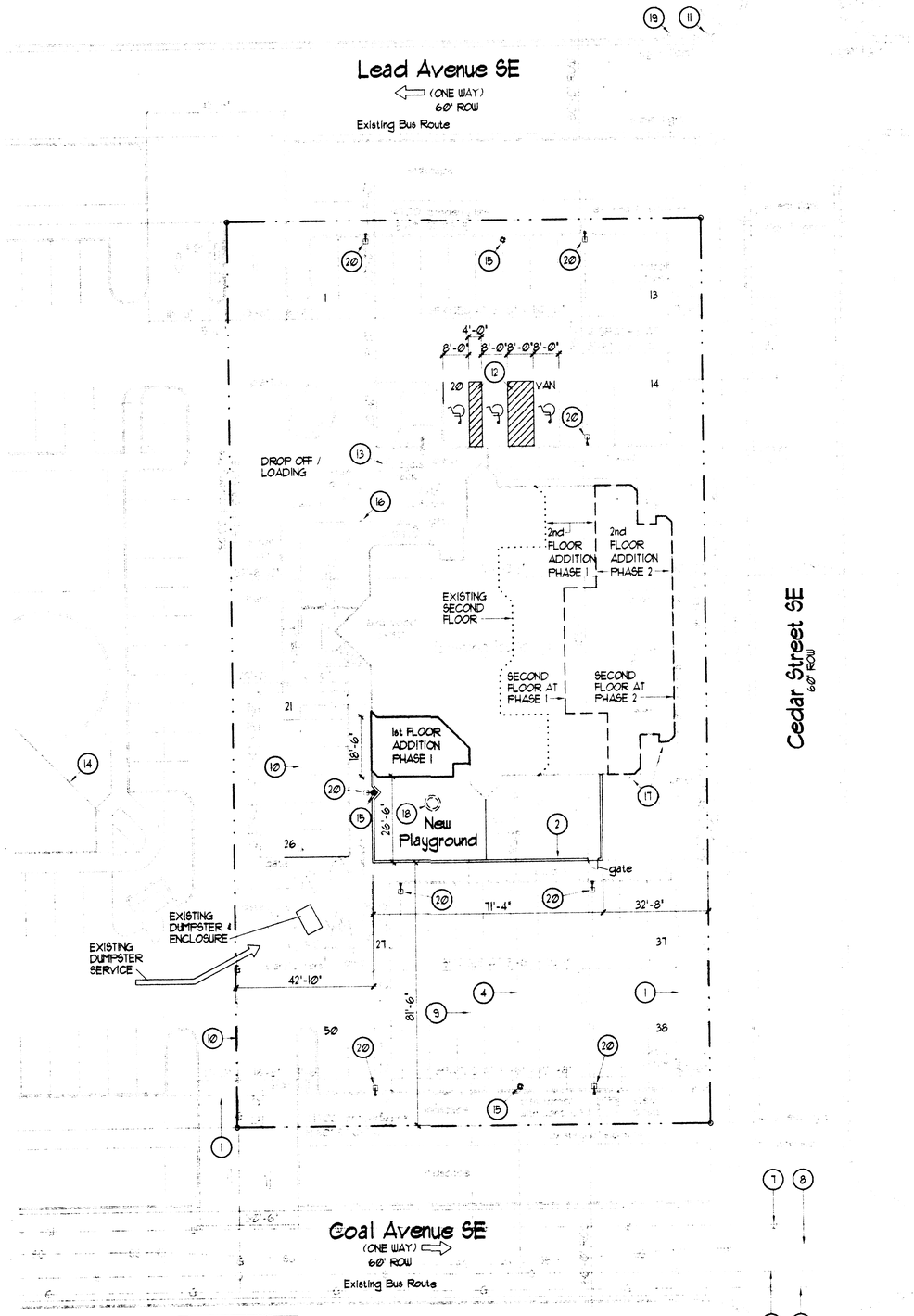
Design Criteria

A. ZONING DESIGN CRITERIA

1. LEGAL DESCRIPTION: ..... LOTS A1, BLOCK 25A, SUBDIVISION TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
2. LOT SIZE: ..... 41,160 SF (.945 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 ..... 27'-10"
     - 4. REAR ..... 32'-8½"
6. BUILDING SIZE:
   - A: 1ST FLOOR: 7,309 S.F. EXISTING + 492 S.F. ADDITION = 7,801 S.F.
   - B: 2ND FLOOR: 3,089 S.F. EXISTING + 2,735 S.F. ADDITION = 5,824 S.F. (PHASE 1); 1,911 S.F. ADDITION = 7,801 S.F. (PHASE 2)
   - C: TOTAL: 10,398 S.F. EXISTING + 5,204 S.F. ADDITION = 15,602 S.F.
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 (+2 FUTURE PHASE 2) X 5 SPACES. 25
     - 41
   - TOTAL PARKING PROVIDED:
     - 1. VAN ACCESSIBLE SPACES: (1 REQUIRED). 1
     - 2. STANDARD ACCESSIBLE SPACES: (2 REQUIRED). 2
     - 3. STANDARD PARKING SPACES: 47
     - TOTAL: 50
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 R.O.W. LANDSCAPING)
      - = 15 (41,160 S.F. - 7,801 S.F. - 6,561 S.F. = 4,020 S.F.
    - B: PROVIDED: ..... 12,322 S.F.
11. ZONE ATLAS PAGE NO.: K-15-Z



Fire Hydrant Plan - Existing
1"=100'



NOTE:
PROPERTY LINES ARE BASED ON PROPERTY LINE SURVEY.

Site Plan - New
1"=20'

Kevin Georges & Associates
Architecture & Planning
121 Jefferson Street NE - Suite A Albuquerque, New Mexico 87108-2116 505/256-4978

Keyed Notes C1:

1. 10' EXISTING PNM EASEMENT.
2. 5'-6½" - 7'-6½" (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" I.P. 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 DEPRESSED 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 T1.

PROJECT NUMBER: 1001630

APPLICATION NUMBER: 03EPC0068

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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE 7.3
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

General Notes:

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

DRB Submittal

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

Project Title

Drawn By EB Checked By WS

Proj. No. 200124 Date 7/8/03

STATE OF NEW MEXICO
KEVIN E. GEORGES
N.M. 1471
REGISTERED ARCHITECT
12.03

Revisions Architect Engineer

C1

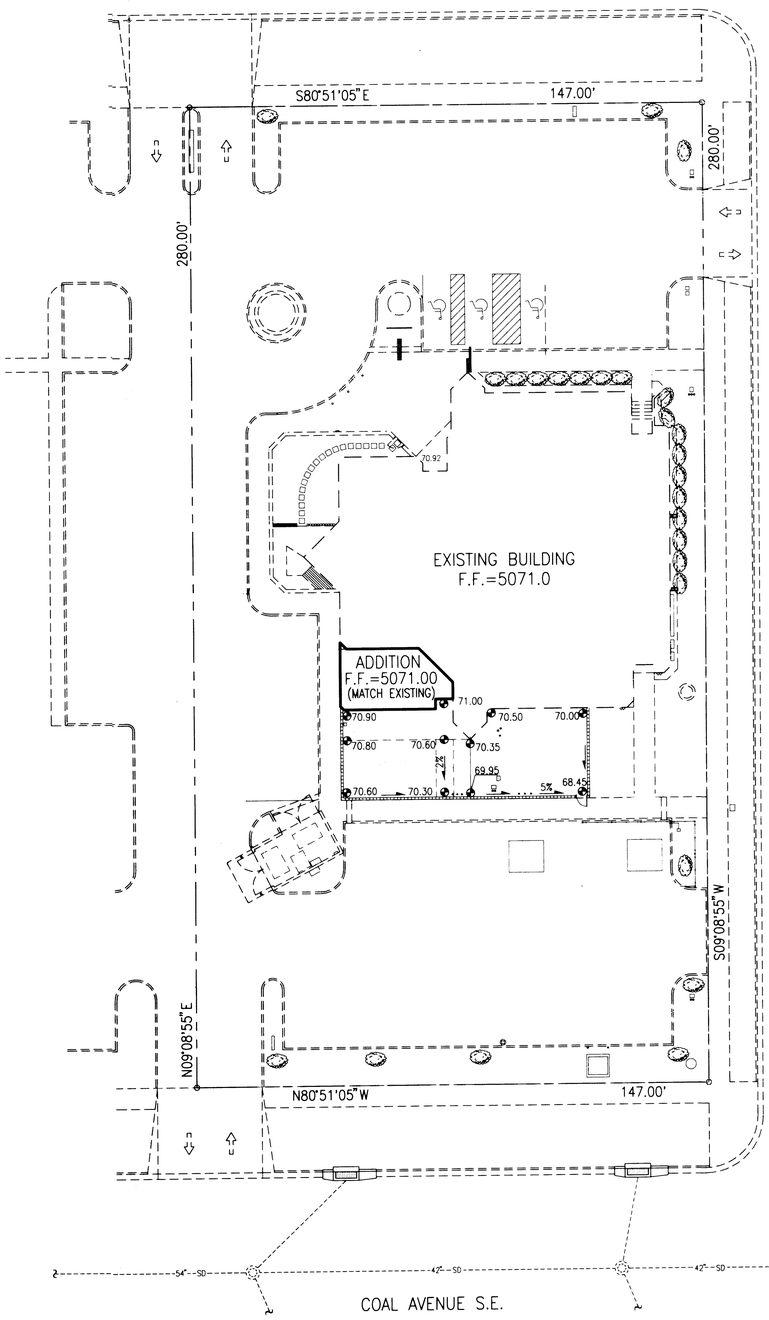
SITE PLAN - NEW

Sheet Title Sheet 2 of 6

SCALE: 1" = 20'

20' 0 40'

10' 20'



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

DRAINAGE PLAN

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/D030C).

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 - REPARED 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

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [0.78(0.15) + 2.12(0.79)]/0.94 = 1.91$ IN

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

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

B. PEAK DISCHARGE

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

$Q_P = Q_{100} = 2.28(0.15) + 4.70(0.79) = 4.1$ CFS

VII. DEVELOPED CONDITION

A. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [0.78(0.10) + 2.12(0.85)]/0.94 = 2.00$ IN

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

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

B. PEAK DISCHARGE

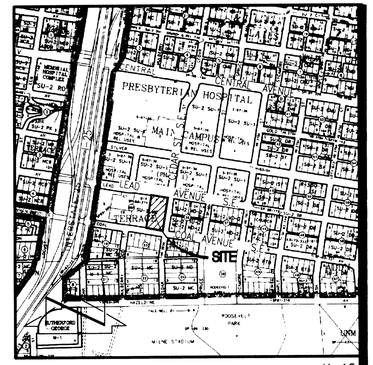
$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.10) + 4.70(0.85) = 4.2$ CFS

VIII. COMPARISON

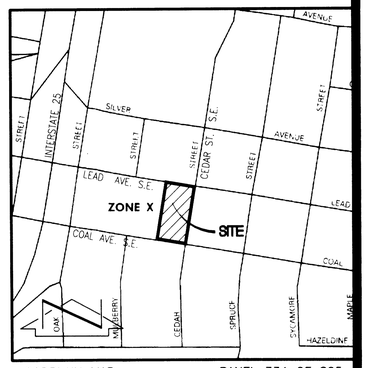
$\Delta V_{100} = 6820 - 6500 = 320$ CF (INCREASE)

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



VICINITY MAP K-15

SCALE: 1" = 750'±



FLOODPLAIN MAP PANEL 334 OF 825

SCALE: 1" = 500'±

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

2003.028.1 K15/D30C

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PROJECT BENCHMARK

A STANDARD NMSHC BRASS TABLET, STAMPED "STA I-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

70.5	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CURB
	PROPOSED CURB
TC	TOP OF CURB
FL	FLOWLINE
TA	TOP OF ASPHALT
	PROPOSED WALL
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	PROPOSED CONCRETE

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 4/28/03

Revisions Architect Engineer

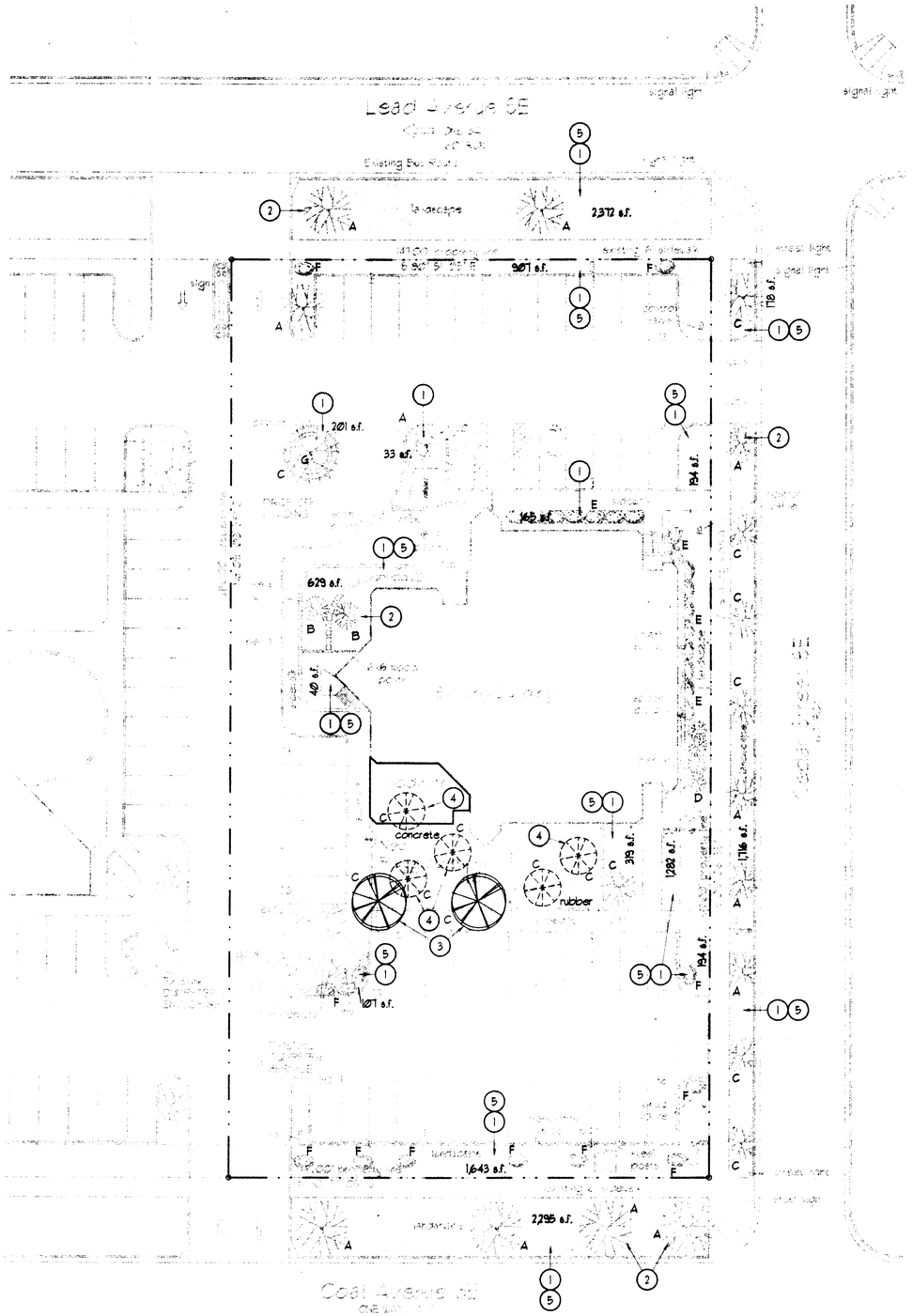
CONCEPTUAL GRADING AND DRAINAGE PLAN

Sheet C2

Sheet 5 of 6

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	PRUNUS CERASTIFERA	20' TALL	15' WIDE	H	8'
C	RAYWOOD ASH	FRAXINOS 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 JUNIPER	JONIPERUS SABINA	2' - 3' TALL	5' WIDE	M	GROUNDCOVER/ HEDGE
G	VIRGINIA CREEPER / HONEYSUCKLE	PARTHENOCISSUS QUINQUEFOLIA	6'	3' WIDE	H	GROUNDCOVER
H	CHINQUAPIN OAK	QUERCUS MUHLENBERGIA	35' TALL	25' WIDE	M	3'



0 20 40
1"=20'

Site Plan - New
1"=20'

NORTH

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Keyed Notes L1:

1. EXISTING LANDSCAPE AREA (PERVIOUS AREAS).
2. EXISTING PLANT TO REMAIN, SEE LEGEND, TYPICAL.
3. NEW PLANT, SEE LEGEND.
4. REMOVE EXISTING TREES.
5. EXISTING SOD.

Landscaping:

1. REQUIRED:
   15 (NET LOT AREA) x 15 (AREA OF LOT - AREA OF BUILDING COVERAGE - PUBLIC R.O.W. LANDSCAPING) = 15 (41,160 S.F. - 7,801 S.F. - 6,561 S.F. = 4,070 S.F.
2. PROVIDED: ..... 12,322 S.F.
3. TURF AREAS ARE EXISTING. NO NEW GRASS AREAS ARE PROVIDED.

General Notes:

1. ALL PLANT MATERIAL IS IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND IRRIGATION SYSTEM.
3. 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

Proj. No. 200124 Date 7/8/03

STATE OF NEW MEXICO REGISTERED LANDSCAPE ARCHITECT

7-2-03

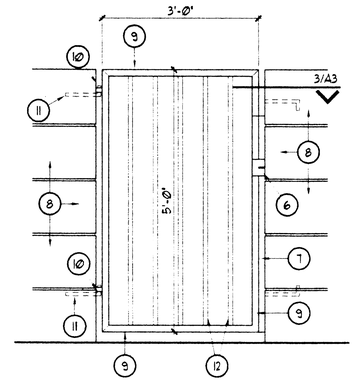
Revisions Architect Engineer

LANDSCAPE PLAN

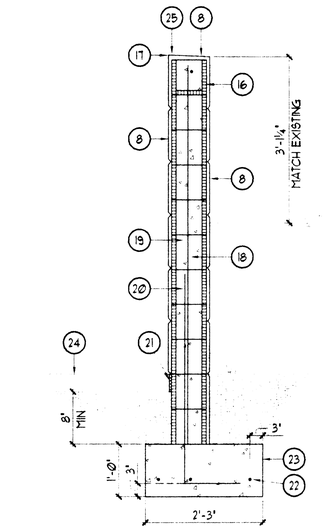
Sheet Title

L1

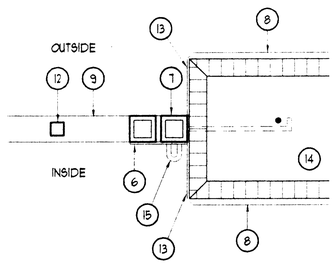
Sheet 4 of 6



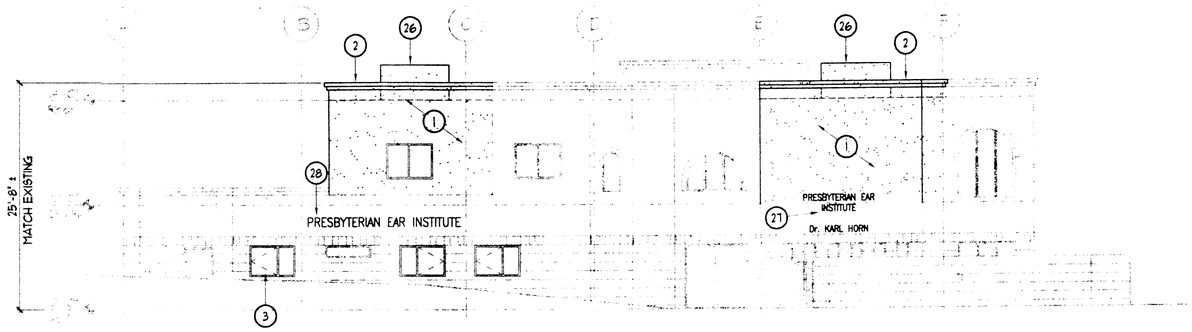
Elevation at Gate 1
3/4"=1'-Ø" PLAYGROUND A1



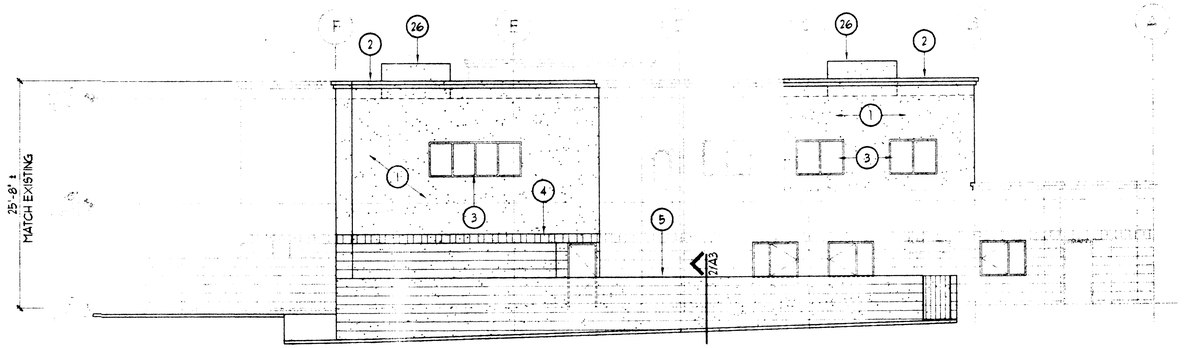
Section at Wall 2
3/4"=1'-Ø" PLAYGROUND A1



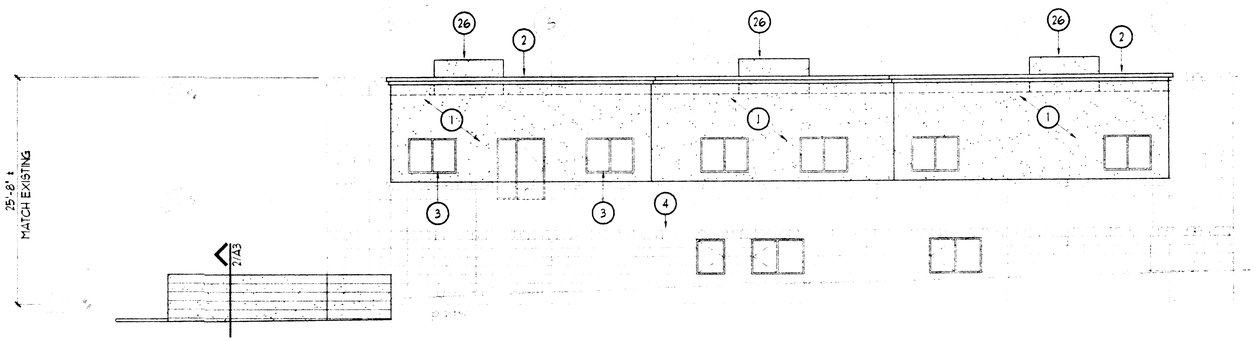
Section 1A
3"=1'-Ø" INSIDE A1



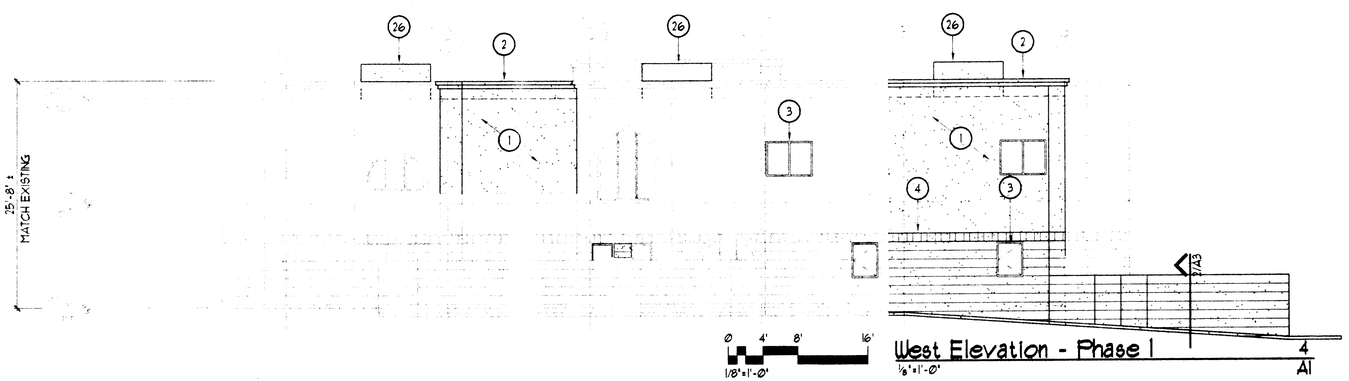
North Elevation - Phase 1 1
1/8"=1'-Ø" A1



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



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



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

Keyed Notes A1:

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

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DRB Submittal

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

Project Title

Drawn By JA Checked By KEG
Proj. No. 200124 Date 1/8/03

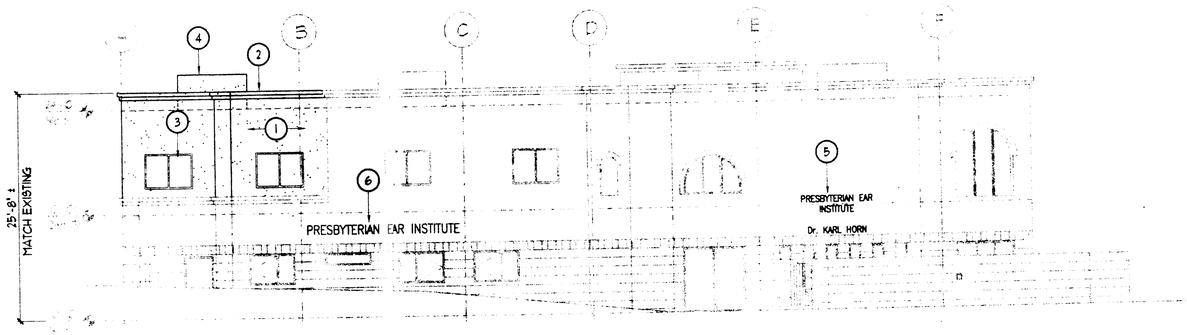
STATE OF NEW MEXICO KEVIN E. GEORGES NMCI 14371 REGISTERED ARCHITECT 12-03

Revisions Architect Engineer

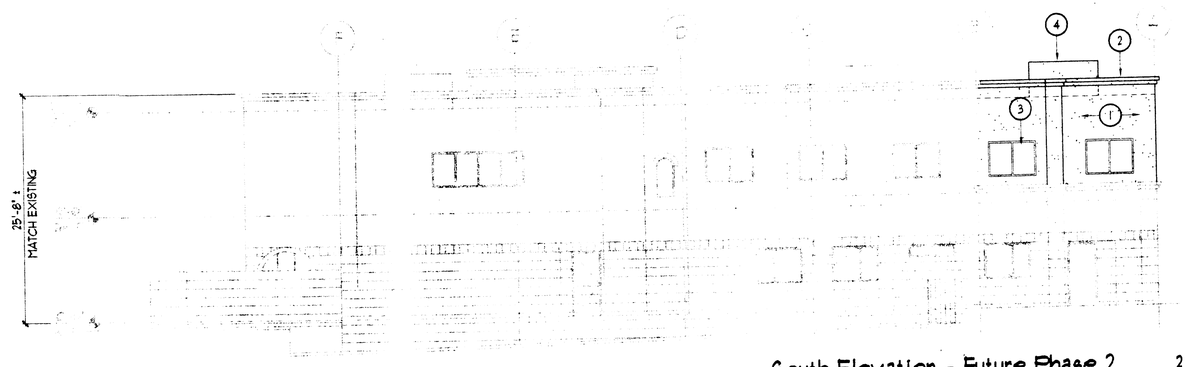
EXTERIOR ELEVATIONS - PHASE 1

A1

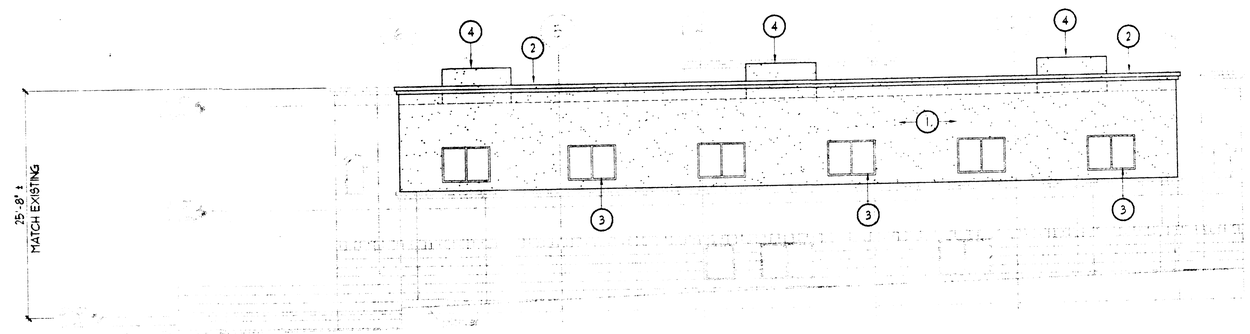
Sheet Title Sheet 5 of 6



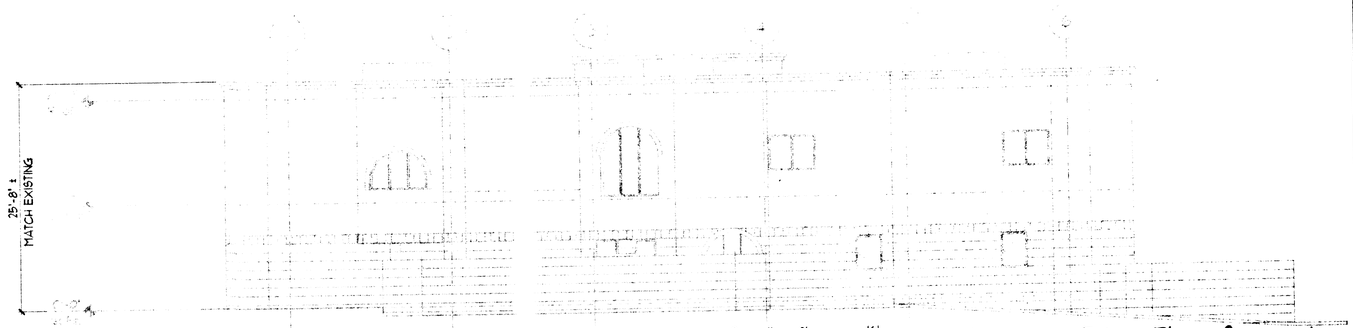
North Elevation - Future Phase 2 — 1/A2
1/8"=1'-0"



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



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



0 4' 8' 16'
1/8"=1'-0"

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

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Keyed Notes A2:

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. AIR CONDITIONING UNIT SCREENS. PLASTIC FINISH SYSTEM TO MATCH EXISTING COLOR AND TEXTURE (LIGHT TAN COLOR). LOCATIONS TO BE DETERMINED.
5. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (45 SF).
6. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (20 SF).

DRB Submittal

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

Project Title

Drawn By JA Checked By KEG

Proj. No. 200124 Date 7/8/03

STATE OF NEW MEXICO
KEVIN E. GEORGES
NO. 1471
REGISTERED ARCHITECT
12-03

Revisions — Architect — Engineer

A2

EXTERIOR ELEVATIONS - FUTURE PHASE 2

Sheet Title — Sheet 6 of 6

DRB Approved 7/16/03

DR. KARL HORN / PRESBYTERIAN EAR INSTITUTE

415 CEDAR STREET SE

ALBUQUERQUE, NEW MEXICO

DRB SUBMISSION

Project Team

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ALBUQUERQUE, NEW MEXICO 87109
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MECHANICAL ENGINEER: THE RESPONSE GROUP, INC.
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(505) 323-7629
CONTACT: MIKE DUNAVANT, PE

Index of Drawings

Drafting Legend

SECTION — 12/A4

ROOM NAME AND NUMBER — Office 100

NEW DOOR OPENING — 7

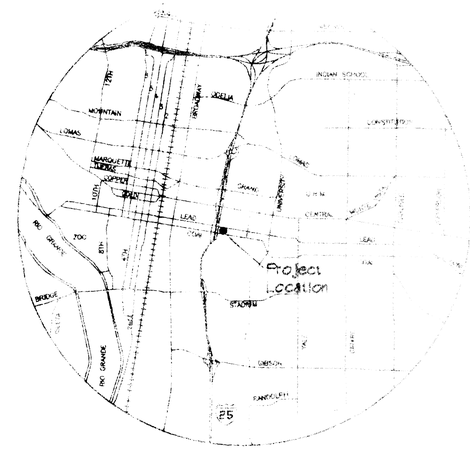
INTERIOR ELEVATIONS — 2/A6

KEYED NOTES — 2

WALL TYPES — 5

DETAIL REFERENCE — 6/A7

Location Map



EPC PROJECT # 1001630
NUMBER (IF EPC) 10068

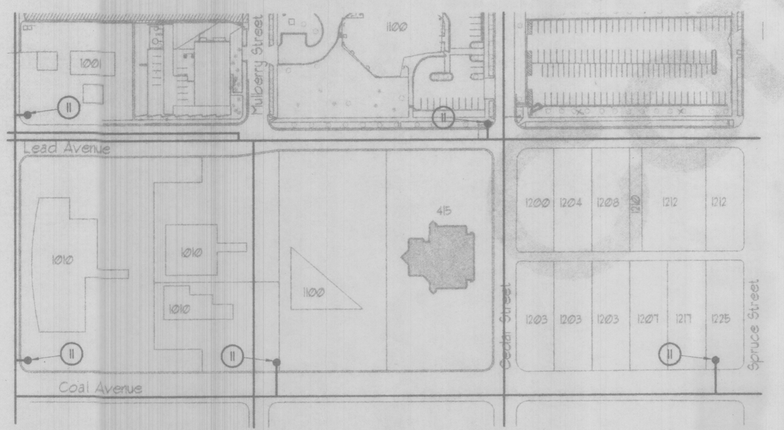
Revisions

Set No

Design Criteria

A. ZONING DESIGN CRITERIA

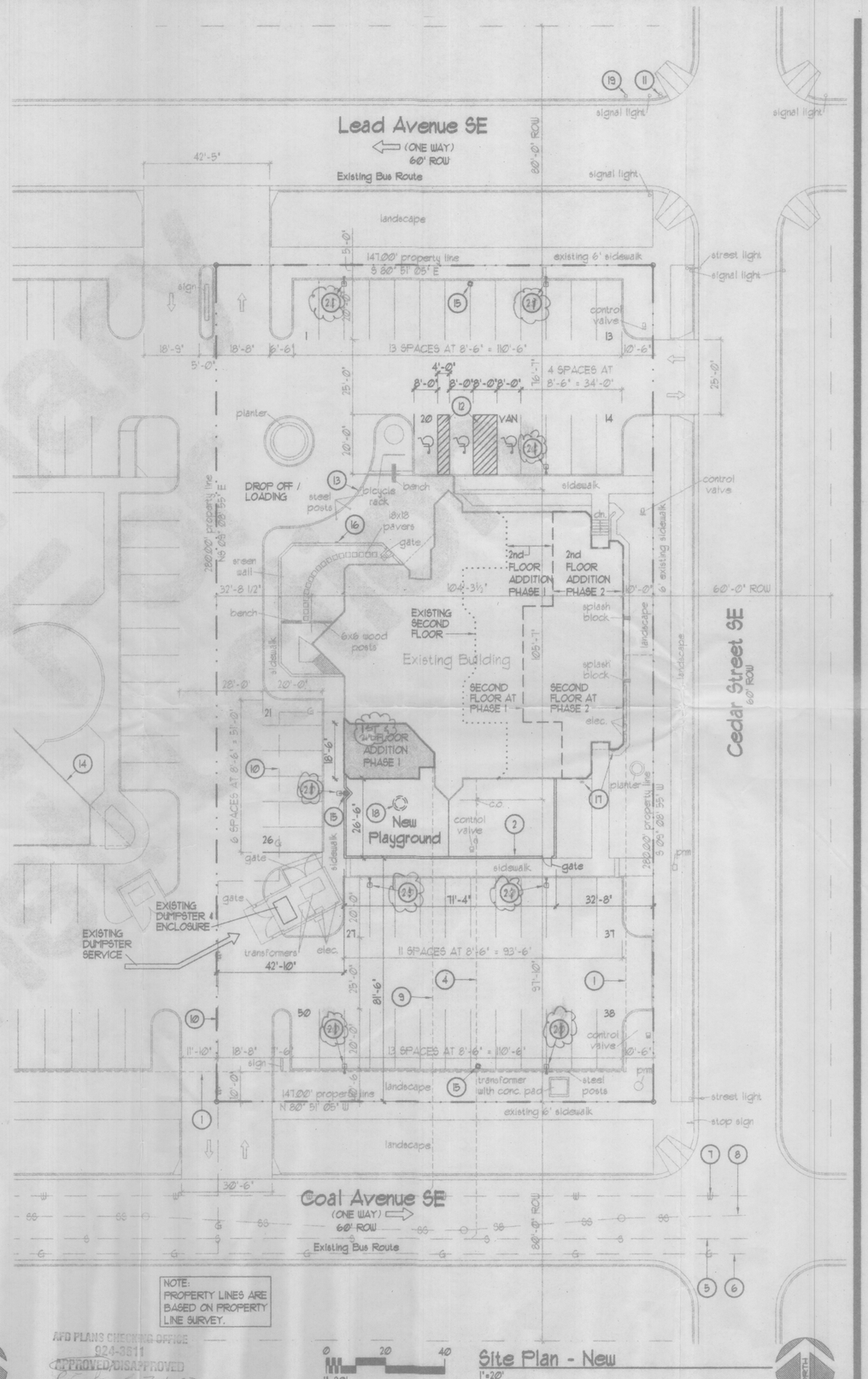
1. LEGAL DESCRIPTION: ..... LOTS A1, BLOCK 25A, SUBDIVISION TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
2. LOT SIZE: ..... 41,160 SF (.945 ACRES)
3. ZONING CLASSIFICATION: SU-2-MC
4. PERMITTED AND ACTUAL USE: ..... MEDICAL OFFICES, HEARING SCHOOL
5. SETBACK PROVIDED:
   - A: PROVIDED (EXISTING AND NEW)
     - 1. FRONT ..... 10'-0"
     - 2. NORTH SIDE ..... 76'-1"
     - 3. SOUTH SIDE ..... 37'-10"
     - 4. REAR ..... 32'-8½'
6. BUILDING SIZE:
   - A: 1ST FLOOR: 7,309 SF. EXISTING + 492 SF. ADDITION = 7,801 SF.
   - B: 2ND FLOOR: 3,089 SF. EXISTING + 2,735 SF. ADDITION = 5,824 SF. (PHASE 1) 1,971 SF. ADDITION = 7,801 SF. (PHASE 2)
   - C: TOTAL: 10,398 SF. EXISTING + 5,204 SF. ADDITION = 15,602 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 (+2 FUTURE PHASE 2) X 5 SPACES 25
     - 41
   - TOTAL PARKING PROVIDED:
     - 1. VAN ACCESSIBLE SPACES: (1 REQUIRED) 1
     - 2. STANDARD ACCESSIBLE SPACES: (2 REQUIRED) 2
     - 3. STANDARD PARKING SPACES: 47
     - TOTAL: 50
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 R.O.W. LANDSCAPING)
      - = .15 (41,160 S.F. - 7,801 S.F. - 6,561 S.F. = 4,000 S.F.
    - B: PROVIDED: ..... 12,372 S.F.
11. ZONE ATLAS PAGE NO.: K-15-Z



0 100 200
1"=100'

Fire Hydrant Plan - Existing

1"=100'



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 7-1-03

0 20 40
1"=20'

Site Plan - New

1"=20'

NORTH

Kevin Georges & Associates
Architecture & Planning
121 Jefferson Street NE • Suite A Albuquerque, New Mexico 87108-2116 505/256-9878

Keyed Notes C1:

1. Ø' EXISTING PNM EASEMENT.
2. 5'-6½ - 7'-6½ (VARIES) HIGH WALL. PLASTIC FINISH SYSTEM TO MATCH EXISTING IN DESIGN, TEXTURE AND COLOR. SEE ELEVATIONS AT SHEET A1.
3. NOT USED.
4. EXISTING 4" SANITARY SEWER LINE.
5. EXISTING 8" VCP SANITARY SEWER.
6. EXISTING 4" L.P. 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 DEPRESSED 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.)

NOTES: 20-30 FROM PREVIOUS EPC SUBMITTAL WERE REMOVED W/ ADDITION OF PROPOSED PROPERTY LINES SIGN, MOUNTING & REMOVAL OF EXISTING SIGN)

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 77.

PROJECT NUMBER: 1001630

APPLICATION NUMBER: 03EPC0068

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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Michael Holton SOLID WASTE MANAGEMENT	7-2-03 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

General Notes:

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

DRB Submittal

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

Project Title

Drawn By EB Checked By WS

Proj. No. 200124 Date 7/8/03

PLNG. DEPT. HYDROLOGY SECTION JUL 2003

STATE OF NEW MEXICO KEVIN E. GEORGES NO. 1429 REGISTERED ARCHITECT 12-03

Revisions Architect Engineer

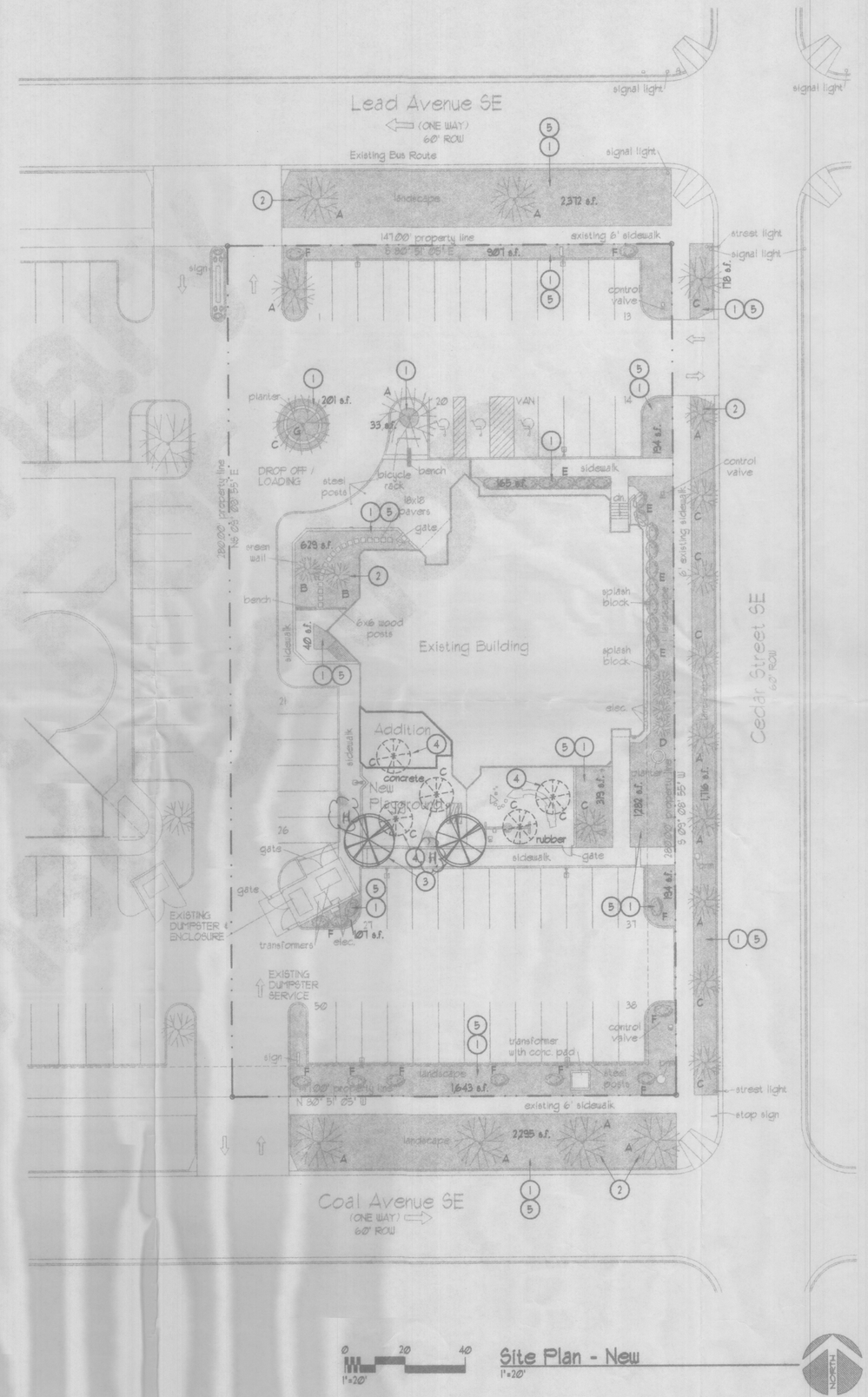
C1

SITE PLAN - NEW

Sheet Title Sheet 2 of 6

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	PRUNUS CERASTIFERA	20' TALL	15' WIDE	H	8"
C	RAYWOOD ASH	FRAXINOS 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 JUNIPER	JONIPERUS SABINA	2' - 3' TALL	5' WIDE	M	GROUNDCOVER/ HEDGE
G	VIRGINIA CREEPER / HONEYSUCKLE	PARTHENOCISSUS QUINQUEFOLIA	6'	3' WIDE	H	GROUNDCOVER
H	CHINQUAPIN OAK	QUERCUS MUHLENBERGIA	35' TALL	25' WIDE	M	3"



Kevin Georges & Associates
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Keyed Notes L1:

1. EXISTING LANDSCAPE AREA (PERVIOUS AREAS).
2. EXISTING PLANT TO REMAIN, SEE LEGEND, TYPICAL.
3. NEW PLANT, SEE LEGEND.
4. REMOVE EXISTING TREES.
5. EXISTING SOD.

Landscaping:

1. REQUIRED:
   15 (NET LOT AREA) = 15 (AREA OF LOT - AREA OF BUILDING COVERAGE - PUBLIC R.O.W. LANDSCAPING) = 15 (41,160 S.F. - 7,801 S.F. - 6,561 S.F. = 4,010 S.F.
2. PROVIDED: ..... 12,322 S.F.
3. TURF AREAS ARE EXISTING. NO NEW GRASS AREAS ARE PROVIDED.

General Notes:

1. ALL PLANT MATERIAL IS IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND IRRIGATION SYSTEM.
3. 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

Proj. No. 200124 Date 7/8/03

RECEIVED JUL 14 2003 HYDROLOGY SECTION

STATE OF NEW MEXICO ROBERT E. GEORGES 1327 REGISTERED LANDSCAPE ARCHITECT

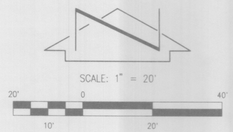
7-203

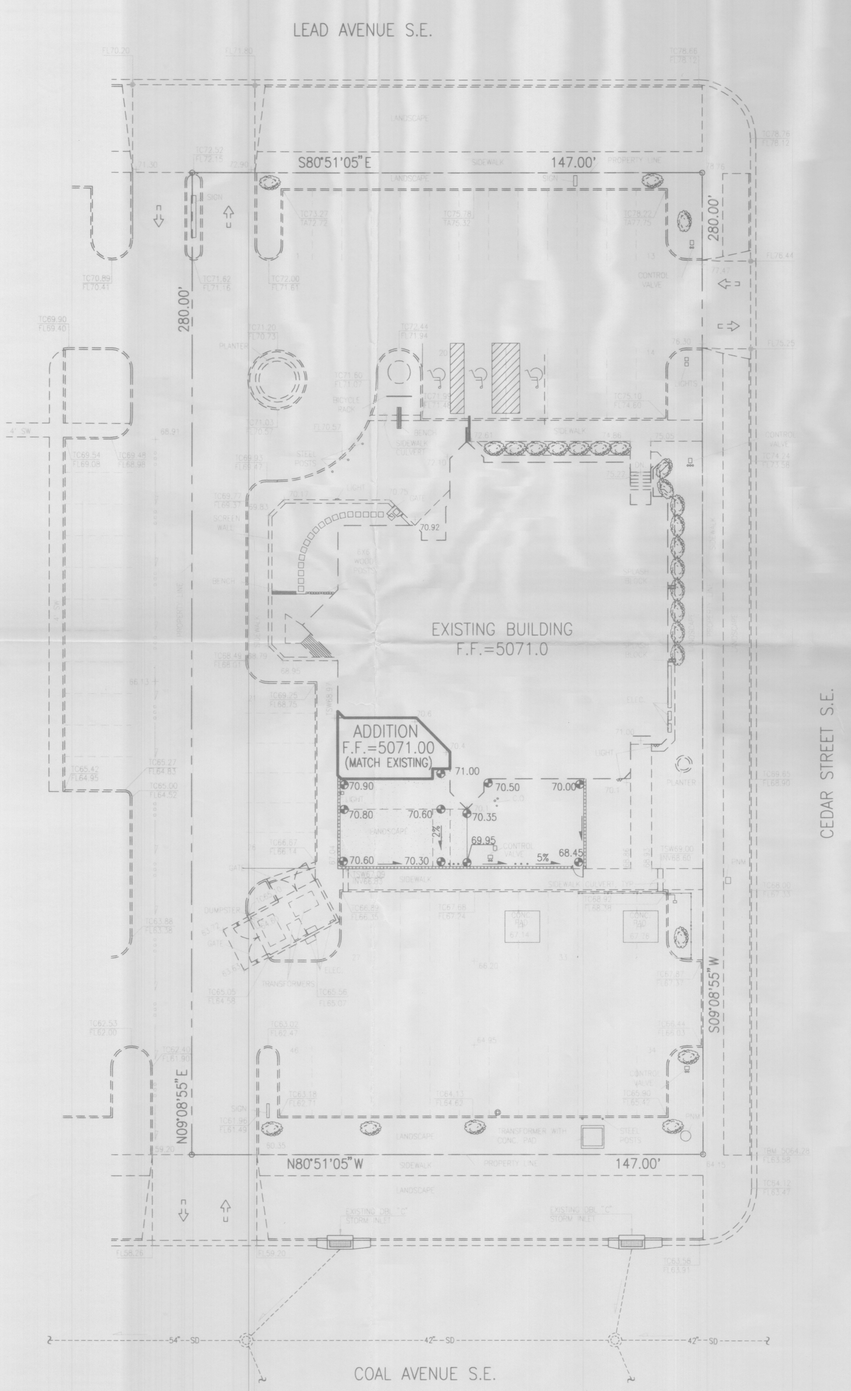
Revisions Architect Engineer

LANDSCAPE PLAN

L1

Sheet Title Sheet 4 of 6





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File Name: 3028TGDWG

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

DRAINAGE PLAN

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/D030).

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 - REPARED 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

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [0.78(0.15) + 2.12(0.79)]/0.94 = 1.91$ IN

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

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

B. PEAK DISCHARGE

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

$Q_P = Q_{100} = 2.28(0.15) + 4.70(0.79) = 4.1$ CFS

VII. DEVELOPED CONDITION

A. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_CE_DA_D)/A_T$

$E_W = [0.78(0.10) + 2.12(0.85)]/0.94 = 2.00$ IN

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

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

B. PEAK DISCHARGE

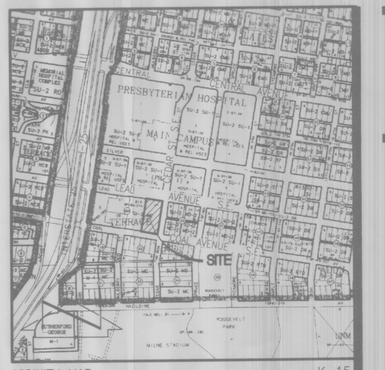
$Q_P = Q_{PA}A_A+Q_{PB}A_B+Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.10) + 4.70(0.85) = 4.2$ CFS

VIII. COMPARISON

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

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



VICINITY MAP K-15

SCALE: 1" = 750'±

FLOODPLAIN MAP PANEL 334 OF 825

SCALE: 1" = 500'±

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

04-21-2003

2003.028.1 K15/D30C

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PROJECT BENCHMARK

A STANDARD NMSHC BRASS TABLET, STAMPED "STA I-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

70.5	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CURB
	PROPOSED CURB
TC	TOP OF CURB
FL	FLOWLINE
TA	TOP OF ASPHALT
	PROPOSED WALL
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	PROPOSED CONCRETE

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

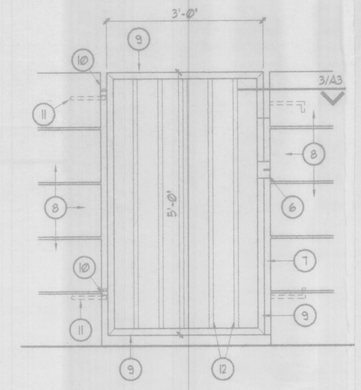
Drawn By SCH Checked By JCM

Proj. No. 2001.24 Date 4/22/03

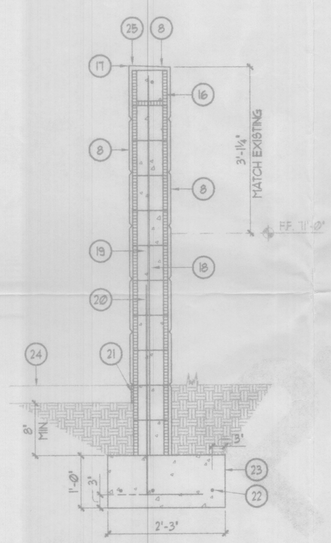
Revisions Architect Engineer

CONCEPTUAL GRADING AND DRAINAGE PLAN C2

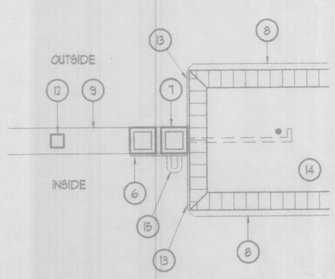
Sheet Title Sheet 3 of 6



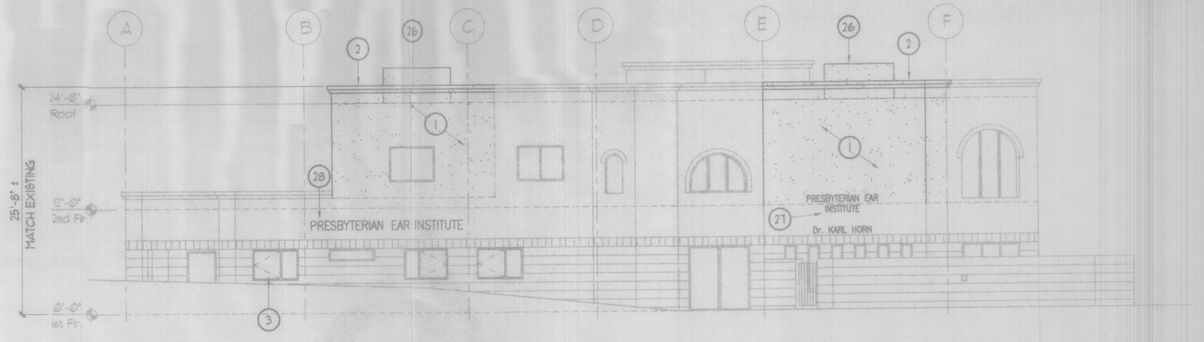
Elevation at Gate 1
3/4"=1'-0" PLAYGROUND A1



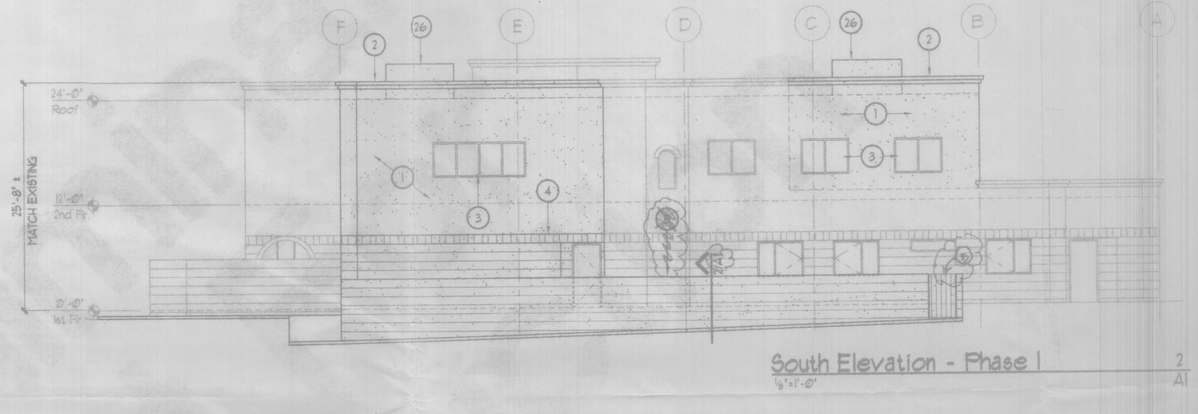
Section at Wall 2
3/4"=1'-0" PLAYGROUND A1



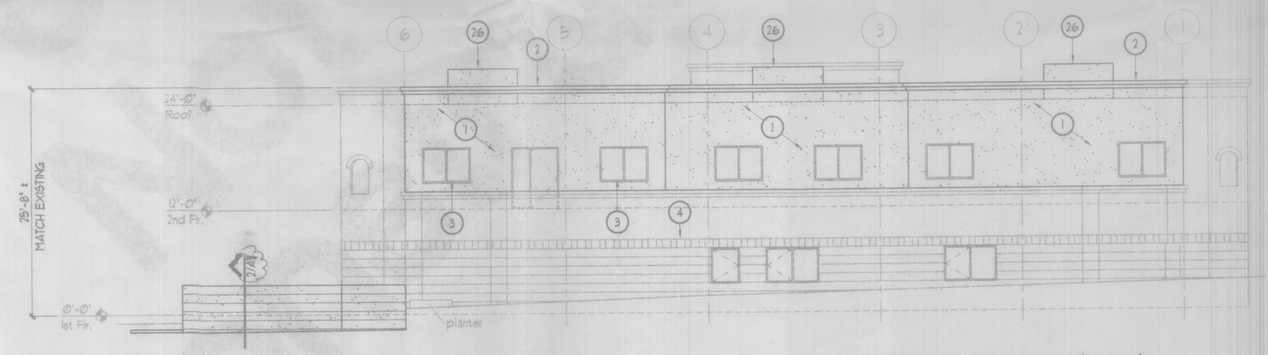
Section 1A
3"=1'-0" INSIDE A1



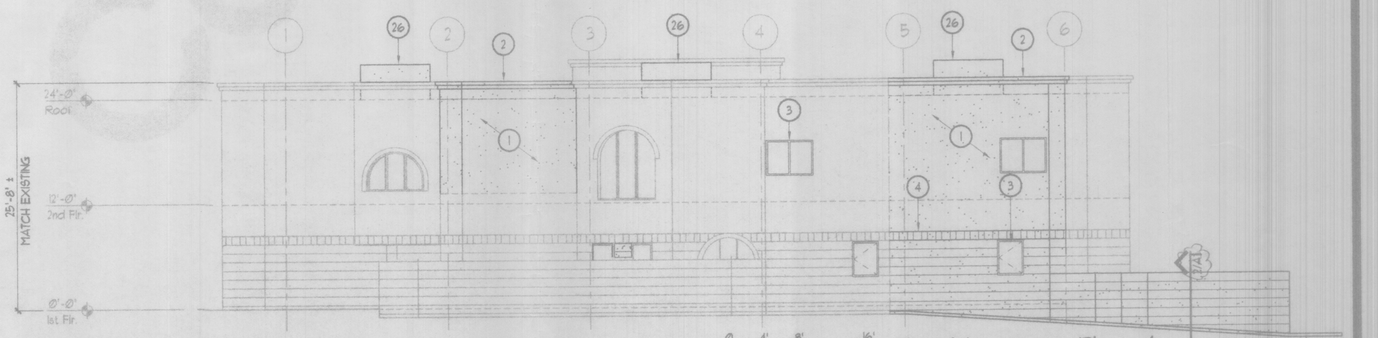
North Elevation - Phase 1 1
1/8"=1'-0" A1



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



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



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

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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"ø 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"ø 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 C.M.U.
14. 1 - #5, GROUT SOLID.
15. PADLOCK RING.
16. 8" C.M.U. U-BLOCK WITH 1 - #4, GROUT SOLID.
17. TOP OF FINISH TO MATCH EXISTING BOTTOM OF GROOVE LINE.
18. #5's AT 32" O.C., GROUT CELLS SOLID.
19. 8" CONCRETE BLOCK.
20. #5 DOWELS AT 32" O.C., ALTERNATE HOOKS.
21. 1/2" EXPANSION JOINT MATERIAL.
22. 3 - #4's CONT.
23. CONTINUOS 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.)

DRB Submittal

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

Project Title

Drawn By JA Checked By

Proj. No. 200124 Date 1/

DRB CASE NO. V/ JUL 14 2003 HYDROLOGY SECTION

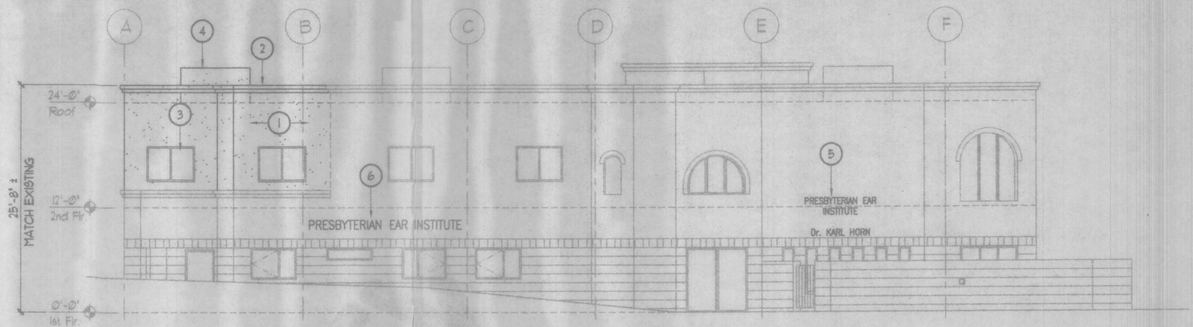
KEVIN M. GEORGES NMSA 1473 REGISTERED ARCHITECT 12-03

Revisions Architect Engineer

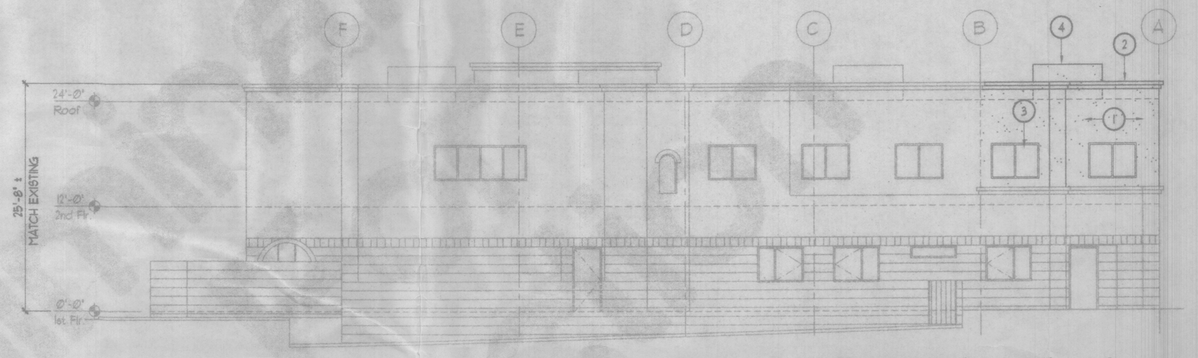
A1

EXTERIOR ELEVATIONS - PHASE 1

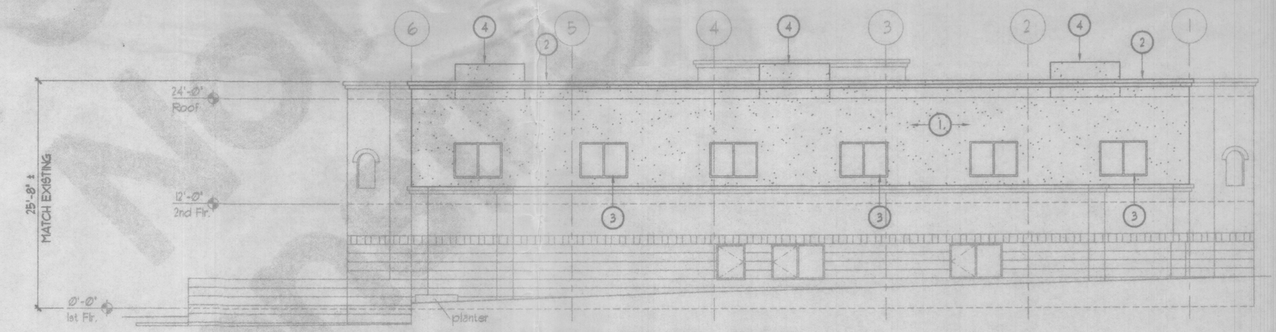
Sheet Title Sheet 5 of 6



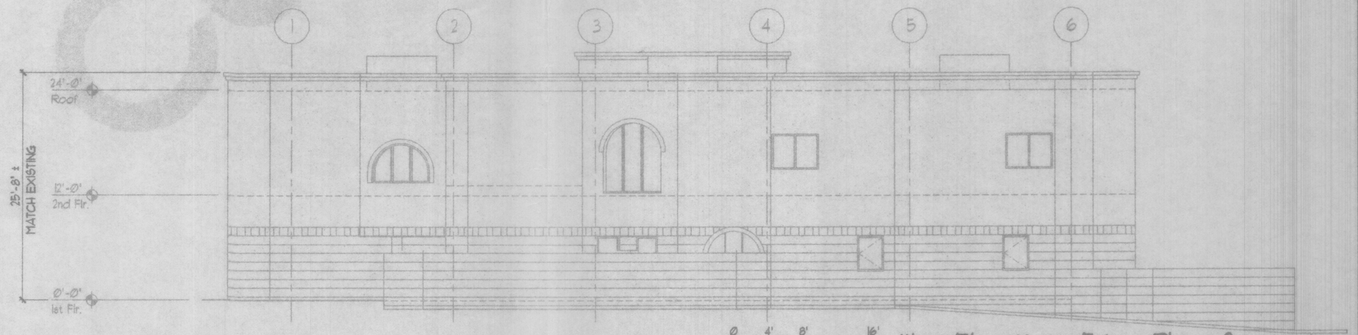
North Elevation - Future Phase 2 — 1/A2
1/8"=1'-0"



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



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



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

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Keyed Notes A2:

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. AIR CONDITIONING UNIT SCREENS. PLASTIC FINISH SYSTEM TO MATCH EXISTING COLOR AND TEXTURE (LIGHT TAN COLOR). LOCATIONS TO BE DETERMINED.
5. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (45 SF).
6. BUILDING SIGN - INDIVIDUALLY MOUNTED LETTERS (20 SF).

DRB Submittal

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Albuquerque, New Mexico

Project Title

Drawn By: JA Checked By: KEG

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

STATE OF NEW MEXICO — KEVIN E. GEORGES NO. 1471 — REGISTERED ARCHITECT — 7.8.03

Revisions — Architect — Engineer

EXTERIOR ELEVATIONS - FUTURE PHASE 2

A2

Sheet Title — Sheet 6 of 6