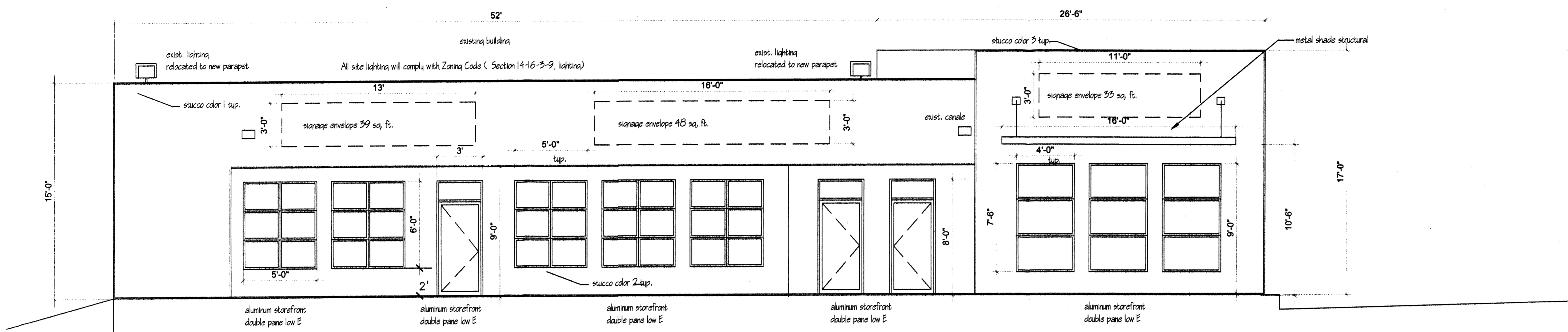




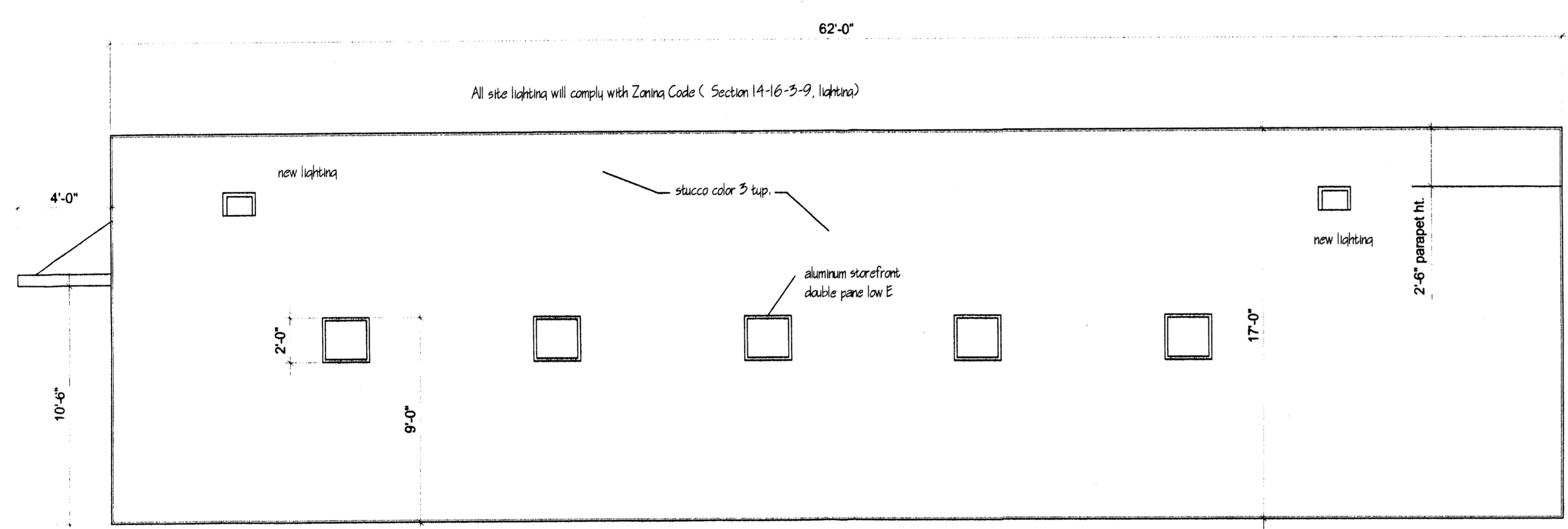
STUCCO COLORS TO BE  
SHADES OF TANS AND TAUPES  
WINDOW FRAMES TO BE A SANDSTONE  
COLOR

Signage Calculations:  
Total sq. ft. of front elevation = 1217 sq. ft.  
1/2 of 20% is 121 sq. ft.  
area 1 (39) + area 2 (48) + area 3  
(33) = 121



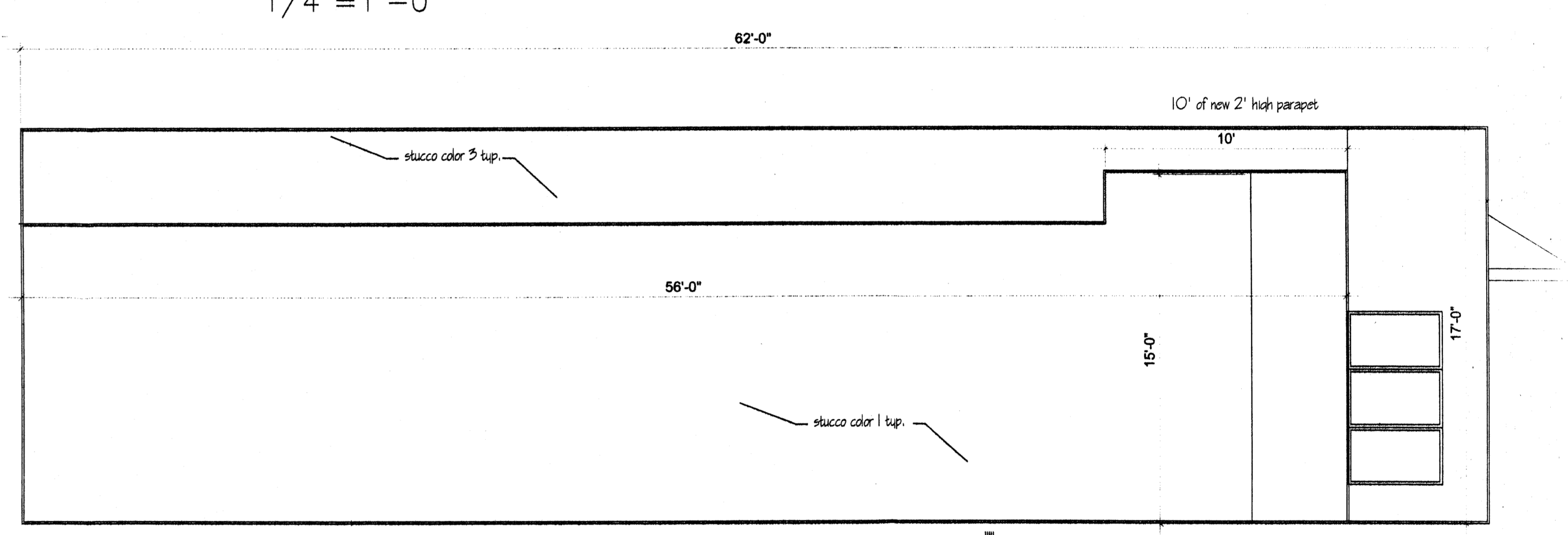
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



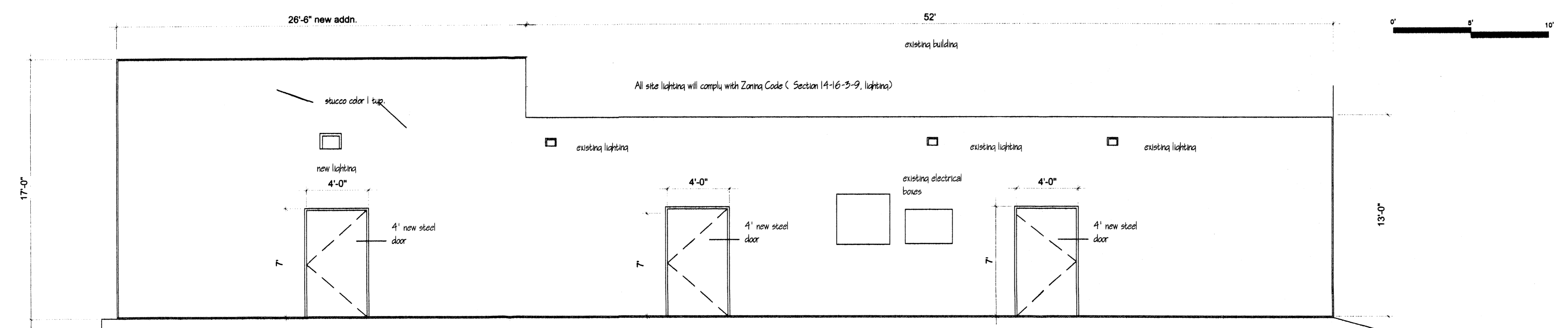
WEST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS

NORTH  
AUGUST 12, 2004

1/4" = 1'-0"



NORTH ELEVATION

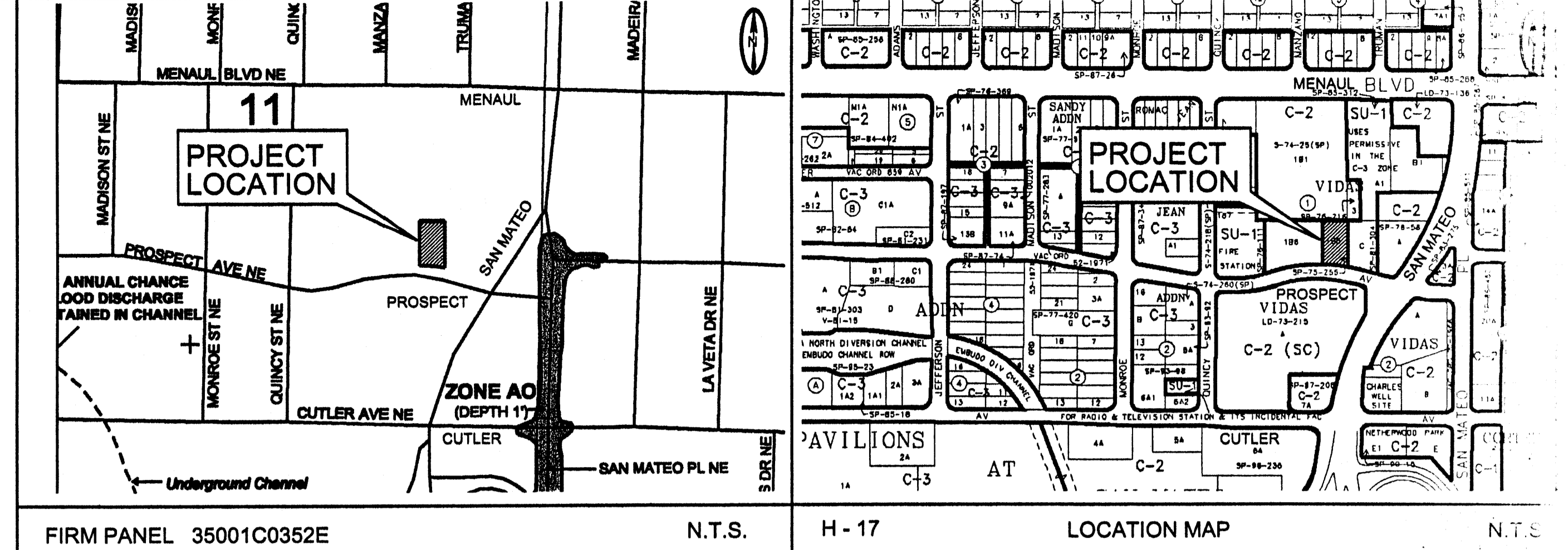
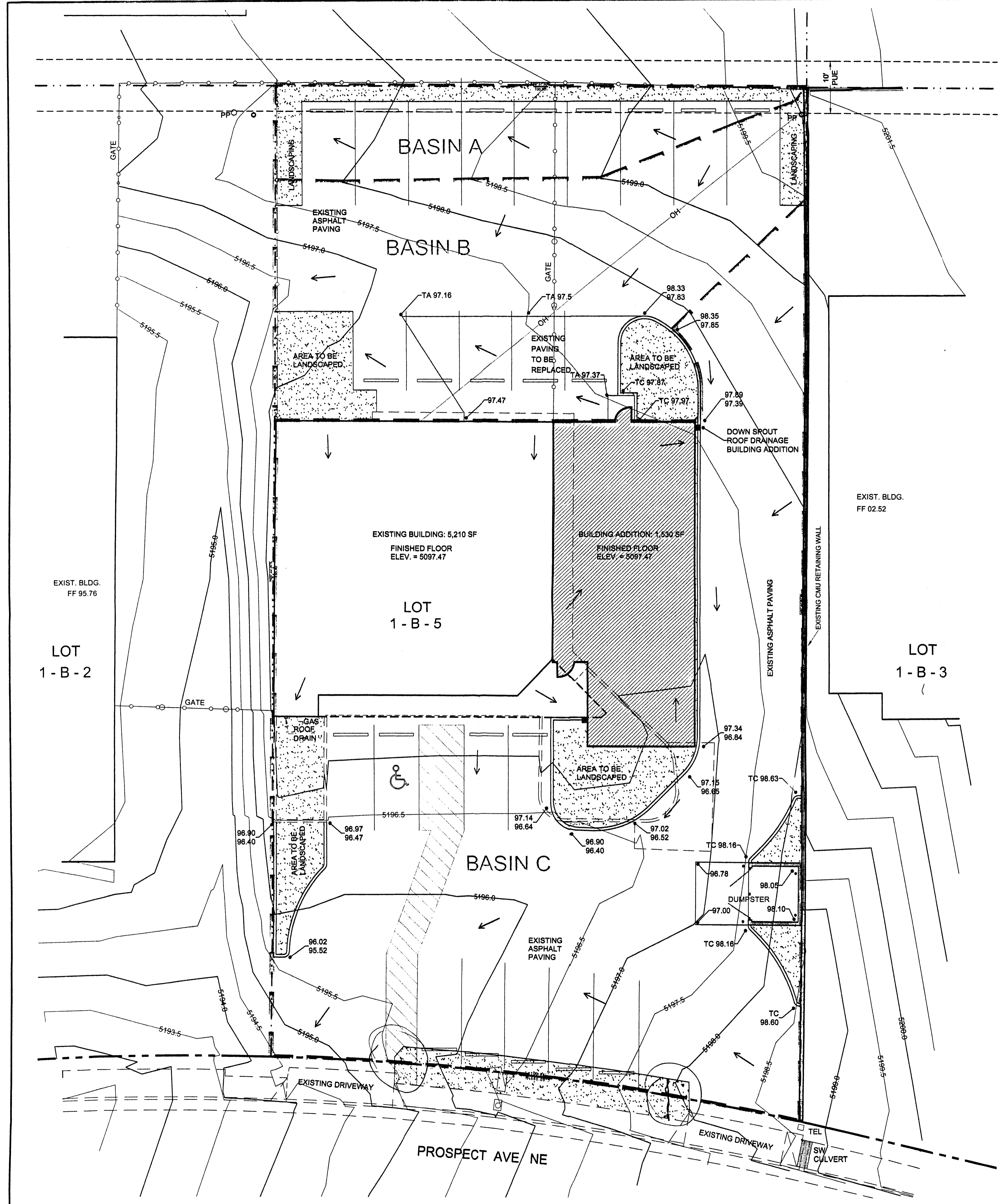
1/4" = 1'-0"

paula dal santo architect  
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 albuquerque, n.m. 87110  
 259.3955 fax 883.8264

OFFICE CENTER  
 5005 PROSPECT N.E.  
 ALBUQUERQUE, N.M. 87110

sheet A-1

PROSPECTELEV-2-05



**GRADING AND DRAINAGE PLAN:**

**SCOPE:**  
The project consists of a small addition to an existing building, and related minor site modifications. Pursuant to the City of Albuquerque Drainage Ordinance, the Drainage Plan shown hereon reports the existing drainage conditions of the site, shows the proposed improvements, and quantifies the effects of those improvements.

**EXISTING CONDITIONS:**  
The project site is located on the north side of Prospect, west of San Mateo. It is developed with an existing 2510 square-foot building, paved parking, and landscaping improvements. The property is bounded on the south by Prospect, and on its north, west, and east sides by fully developed commercial properties. Prospect is a paved City street with curb and gutter and sidewalk. Access to the site is taken by two existing driveways, which will remain in service. The original drainage concept for the existing improvements, prepared in 1975, provided that runoff from the site would be freely discharged to Prospect. The topography shown on this plan illustrates that with minor exceptions on the north side of the building, the original drainage concept for the property was essentially constructed. Storm water generated on the developed property adjacent to the site on its east side is contained or diverted directly to Prospect. As a result, the project site does not receive or convey runoff from upstream properties. According to FIRM PANEL 0352E, dated 11-19-03, the site is not encumbered by a designated Flood Hazard Zone.

**PROPOSED CONDITIONS:**  
Under this project, an addition of 1530 square-feet to the existing building will be constructed. The proposed addition will be attached to the existing building on its east side, replacing existing paving. Because the building addition replaces paving, it does not increase the impervious surface area of the site. The site development plan prepared to support the building addition specifies additional landscaping area which will have the effect of a small reduction in the total runoff generated by the site. As shown on the Grading and Drainage Plan, minor modifications to the grading of the existing parking lot will ensure that the historic drainage patterns of the property will be unchanged as a result of the building addition proposed. No public infrastructure construction is required to support the project. The project will begin construction in Winter, 2004, and be completed by Summer, 2005.

**CALCULATIONS:**  
The calculations shown hereon define the 100-year/6-hour design storm falling within the project area under historic and existing developed conditions. The hydrology is from the Arid Lands Hydrologic Model (AHYMO) for Albuquerque, update 1997.

ZONE 2 P6HOUR 2.35 P DAY 2.75		OFFICE CENTER PROJECT HYDROLOGY AHYMO							
EXISTING DEVELOPED CONDITIONS		LAND TREATMENT TYPE (ac)							
BASIN	AREA (ac)	A	B	C	D	E	Q (cfs)	VOL (ac-ft)	
A	0.0342	-0-	-0-	-0-	0.0342	2.11	0.017	0.0060	
B	0.0972	-0-	-0-	-0-	0.0972	2.11	0.047	0.0171	
C	0.3036	-0-	-0-	0.0186	0.2850	2.05	1.41	0.0520	
PROPOSED DEVELOPED CONDITIONS		LAND TREATMENT TYPE (ac)							
BASIN	AREA (ac)	A	B	C	D	E	Q (cfs)	VOL (ac-ft)	
A	0.0342	-0-	-0-	0.0092	0.0250	1.84	0.16	0.0053	
B	0.0972	-0-	-0-	0.0159	0.0813	1.95	0.45	0.0158	
C	0.3036	-0-	-0-	0.0240	0.2796	2.03	1.41	0.0516	

ITEM	LEGEND	
	EXISTING	PROPOSED
WATERLINE	--- 6"W ---	--- 8"W ---
SANITARY SEWER	--- 8"SAS ---	--- 8" SAS ---
STORM SEWER	--- 36"SD ---	--- 24" SD ---
FIRE HYDRANT	⊙	⊙
VALVE	⊕	⊕
WATER SERVICE (SINGLE)	⊠	⊠
WATER SERVICE (DOUBLE)	⊡	⊡
MANHOLE	⊙	⊙
SEWER SERVICE	⊠	⊠
POWER POLE (GUYED)	PP	PP
DROP INLET	⊠	⊠
OVERHEAD ELEC	OH	OH
UNDERGROUND ELEC. GAS, TEL, TV	UGT	UGT
TEL. PEDESTAL	TEL	TEL
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
DRAINAGE BASIN DIVIDE	---	---
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
SPOT ELEV.	X 16.7	X 87.26
CURB	---	---
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	TC 99.3	TC 99.31
CONTOUR	5166	66
SWALE	---	---
DIRECTION OF FLOW	---	---
WATER BLOCK	---	---

**PROJECT DATA**  
**LEGAL DESCRIPTION:**  
 LOT 1-B-5, BLOCK 1  
 VIDAS SUBDIVISION  
**PROPERTY ADDRESS:**  
 5005 PROSPECT AVE.  
**BENCHMARK:**  
 13 - H17: ACS ALUMINUM DISK  
 TOP OF CONC. TRAFFIC SIGNAL BASE  
 SSW CORNER SAN MATEO / CUTLER  
 ELEV. = 5207.161' MSL  
**MAPPING:**  
 TOPOGRAPHIC AND FIELD MEASUREMENTS  
 BY BRASHER & LORENZ, INC.  
 DATED NOVEMBER, 2004

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 Ph: 505-868-6088 Fax: 505-868-6188

**OFFICE CENTER GRADING AND DRAINAGE PLAN**  
 SHT: 1 OF 1  
 DRW: R.M. TR: DATE: 11/15/04  
 CKD: P.T.B. OK: SCALE: 1" = 10'  
 APP: ACAD FILE:  
 REV. NO. 01553-GD.DWG

