

DRB  
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LOT 1-B-5 BLOCK 1 VIDAS SUBDIVISION  
 5005 PROSPECT NE  
 ALBUQUERQUE, NM

PARKING  
 EXISTING BUILDING 2510 SQ. FT.  
 PROPOSED ADDN. 1530 SQ.FT.  
 TOTAL SQ.FT.= 4040 SQ.FT./200 =20.2

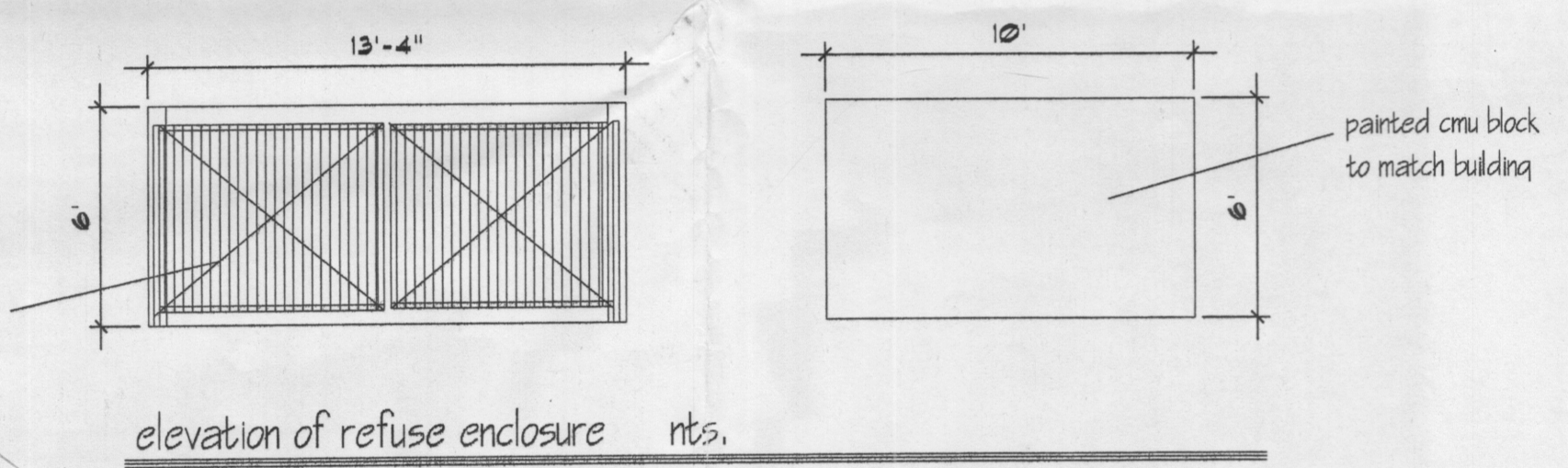
PARKING REQ. 21 SPACES  
 PARKING ACTUAL 23 SPACES

over 20 spaces 1/4 may be 8' x 15'  
 5 COMPACT CARS

REQ. HANDICAPPED SPACES 1 VAN SPACE

LANDSCAPE AREA TO HAVE CRUSHER FINE  
 WITH WEED BARRIER-DRIP IRRIGATION  
 IT WILL BE MAINTAIN BY OWNER  
 AND WILL COMPLY TO WATER CONSERVATION  
 ORDINANCE 6-1-1-1  
 PAULA DAL SANTO

SIGNAGE:  
 REQUESTING NO MORE THAN 75 SQ.FT. ON FREE-STANDING  
 STREET SIGN AND 25% OF THE AREA OF THE FACADE TO  
 WHICH IT IS APPLIED



**SITE & LANDSCAPE PLAN**  
 NORTH  
 AUGUST 12, 2004

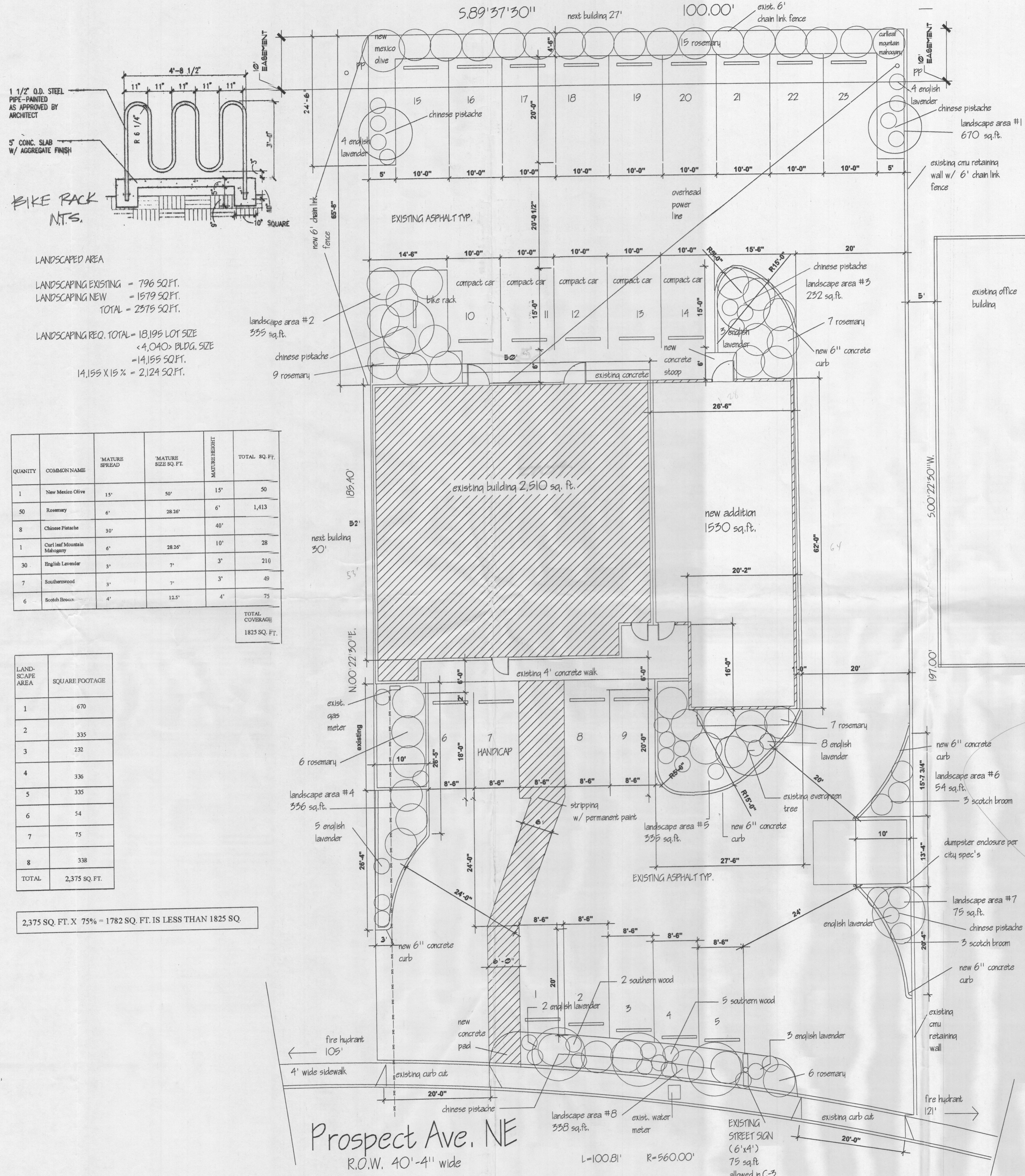
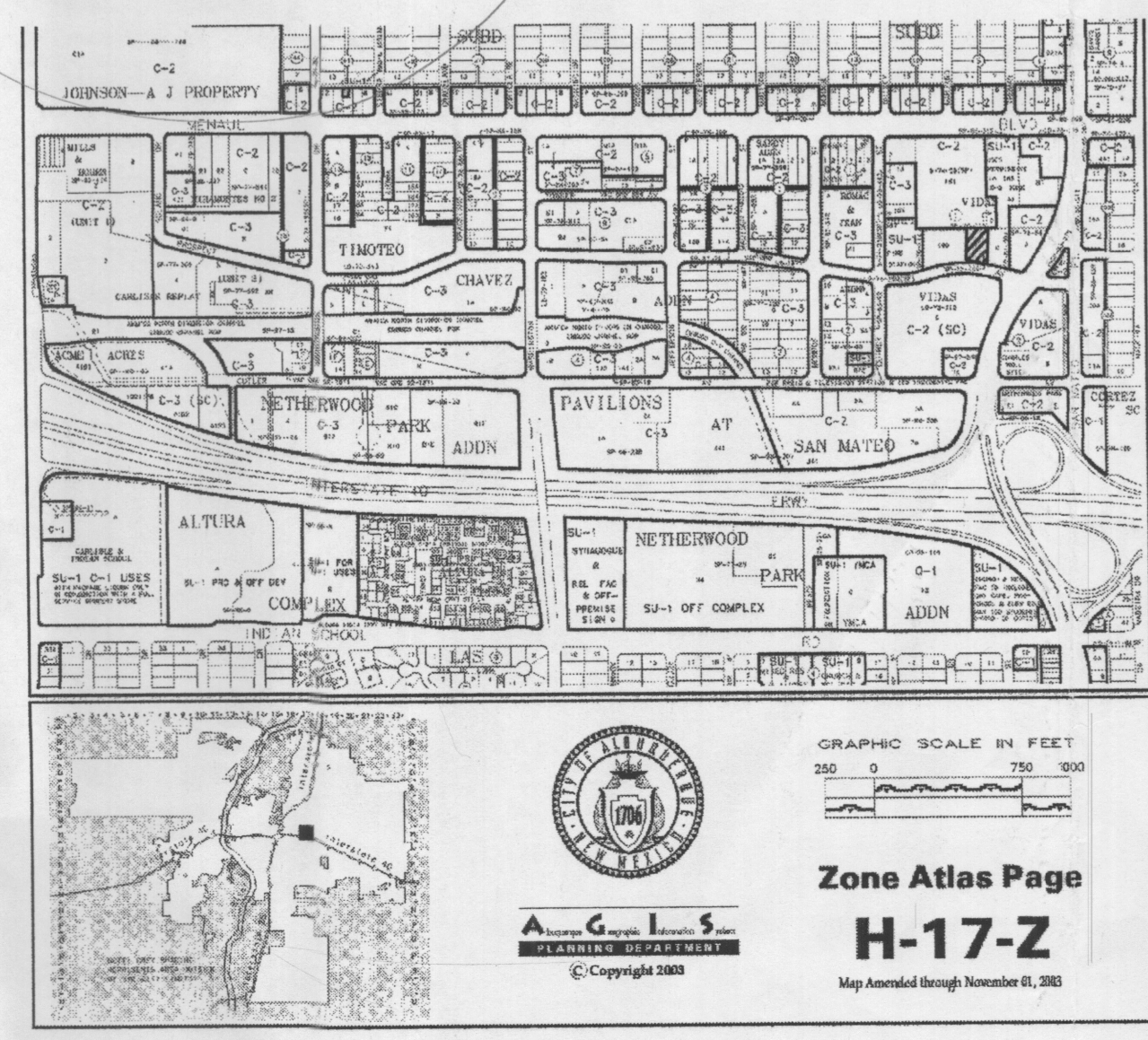
0 10' 20' 1"=10'

paula dal santo architect

4100 menaul n.e. suite 1d  
 albuquerque,n.m. 87110  
 259.3955 fax 883.8264

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

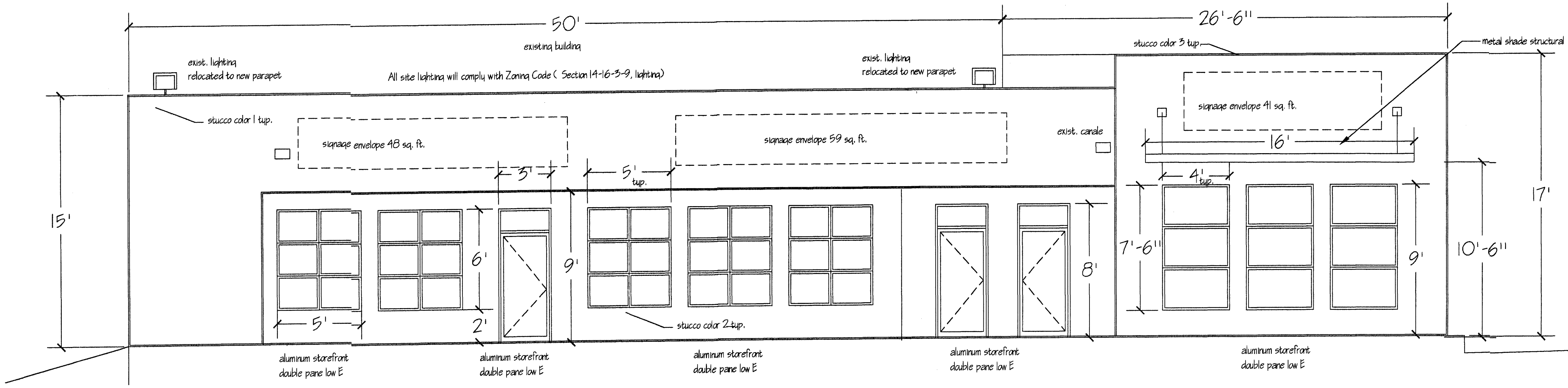
sheet S-1



| QUANTITY       | COMMON NAME                | MATURE SPREAD | MATURE SIZE SQ. FT. | MATURE HEIGHT | TOTAL SQ. FT. |
|----------------|----------------------------|---------------|---------------------|---------------|---------------|
| 1              | New Mexico Olive           | 15'           | 50'                 | 15'           | 50            |
| 50             | Rosemary                   | 6'            | 28.36'              | 6'            | 1,413         |
| 8              | Chinese Pistache           | 30'           |                     | 40'           |               |
| 1              | Cur leaf Mountain Mahogany | 6'            | 28.26'              | 10'           | 28            |
| 30             | English Lavender           | 3'            | 7'                  | 3'            | 210           |
| 7              | Southernwood               | 3'            | 7'                  | 3'            | 49            |
| 6              | Scotch Broom               | 4'            | 12.5'               | 4'            | 75            |
| TOTAL COVERAGE |                            |               |                     |               | 1825 SQ. FT.  |

| LANDSCAPE AREA | SQUARE FOOTAGE |
|----------------|----------------|
| 1              | 670            |
| 2              | 335            |
| 3              | 232            |
| 4              | 336            |
| 5              | 335            |
| 6              | 54             |
| 7              | 75             |
| 8              | 338            |
| TOTAL          | 2,375 SQ. FT.  |

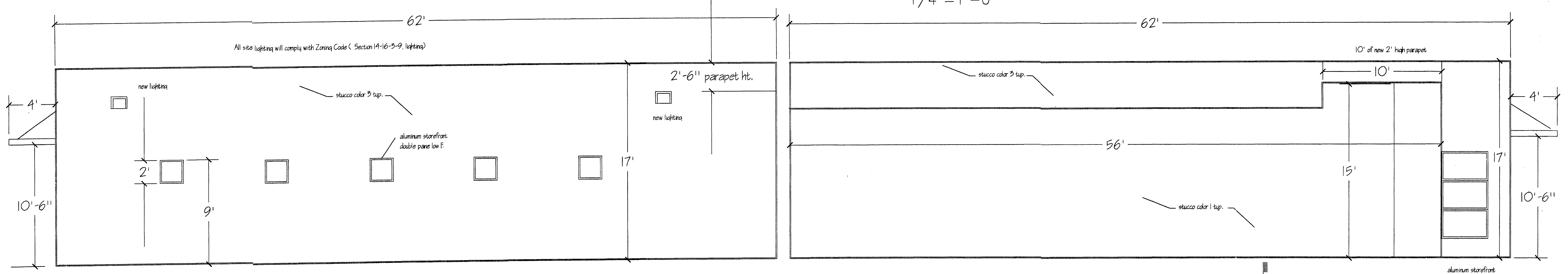
2,375 SQ. FT. X 75% = 1782 SQ. FT. IS LESS THAN 1825 SQ.



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

SOUTH ELEVATION

1/4" = 1'-0"



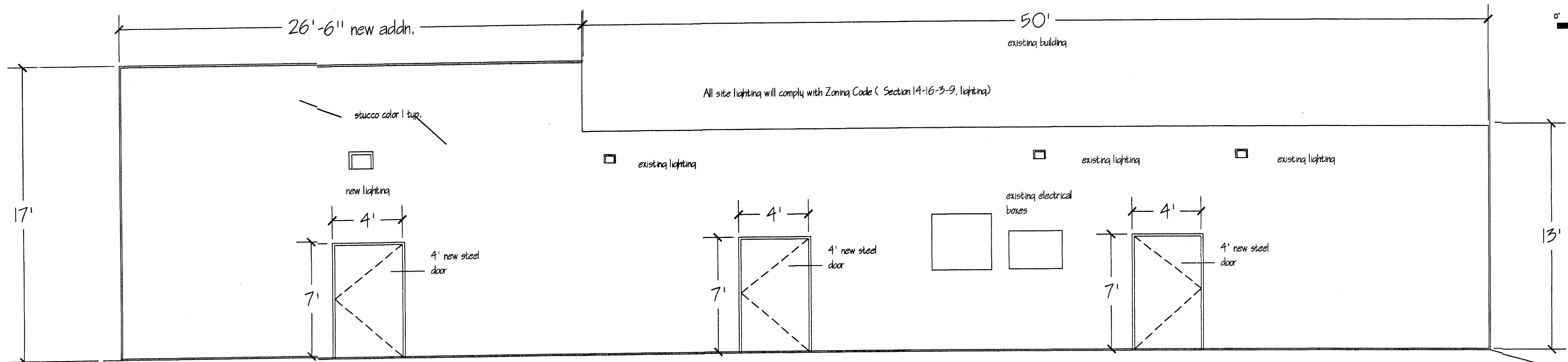
EAST ELEVATION

WEST ELEVATION

EXTERIOR ELEVATIONS

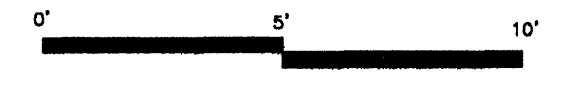
NORTH  
AUGUST 12, 2004

1/4" = 1'-0"



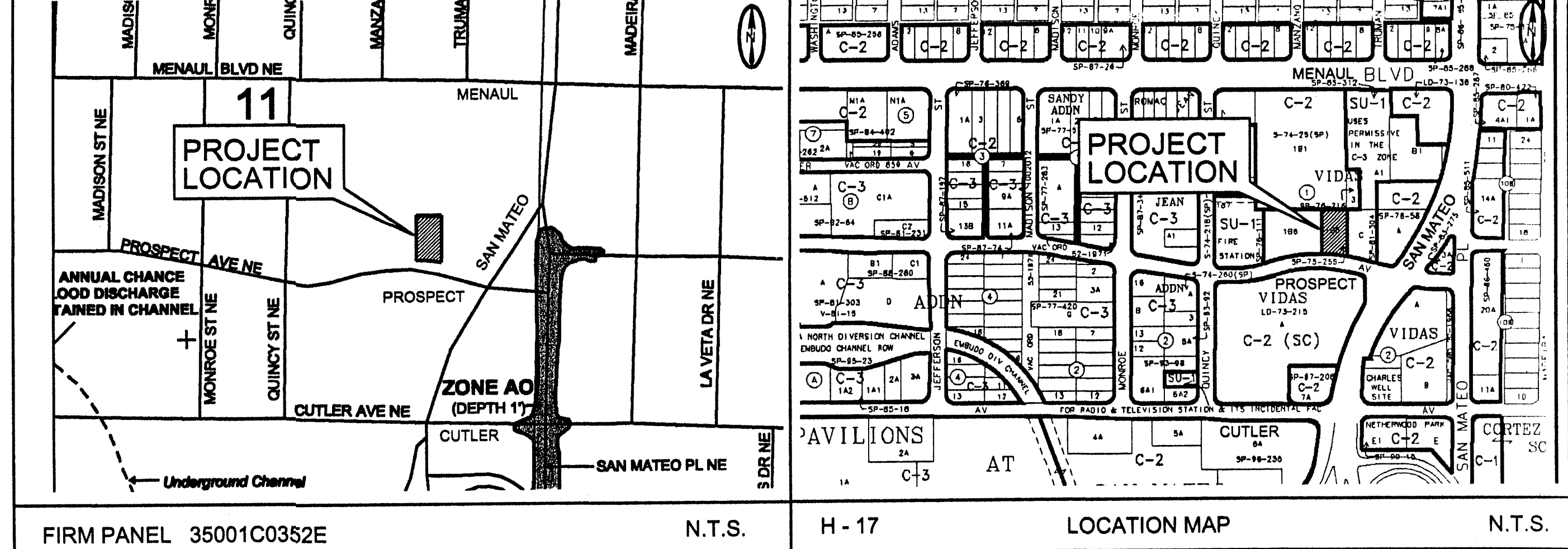
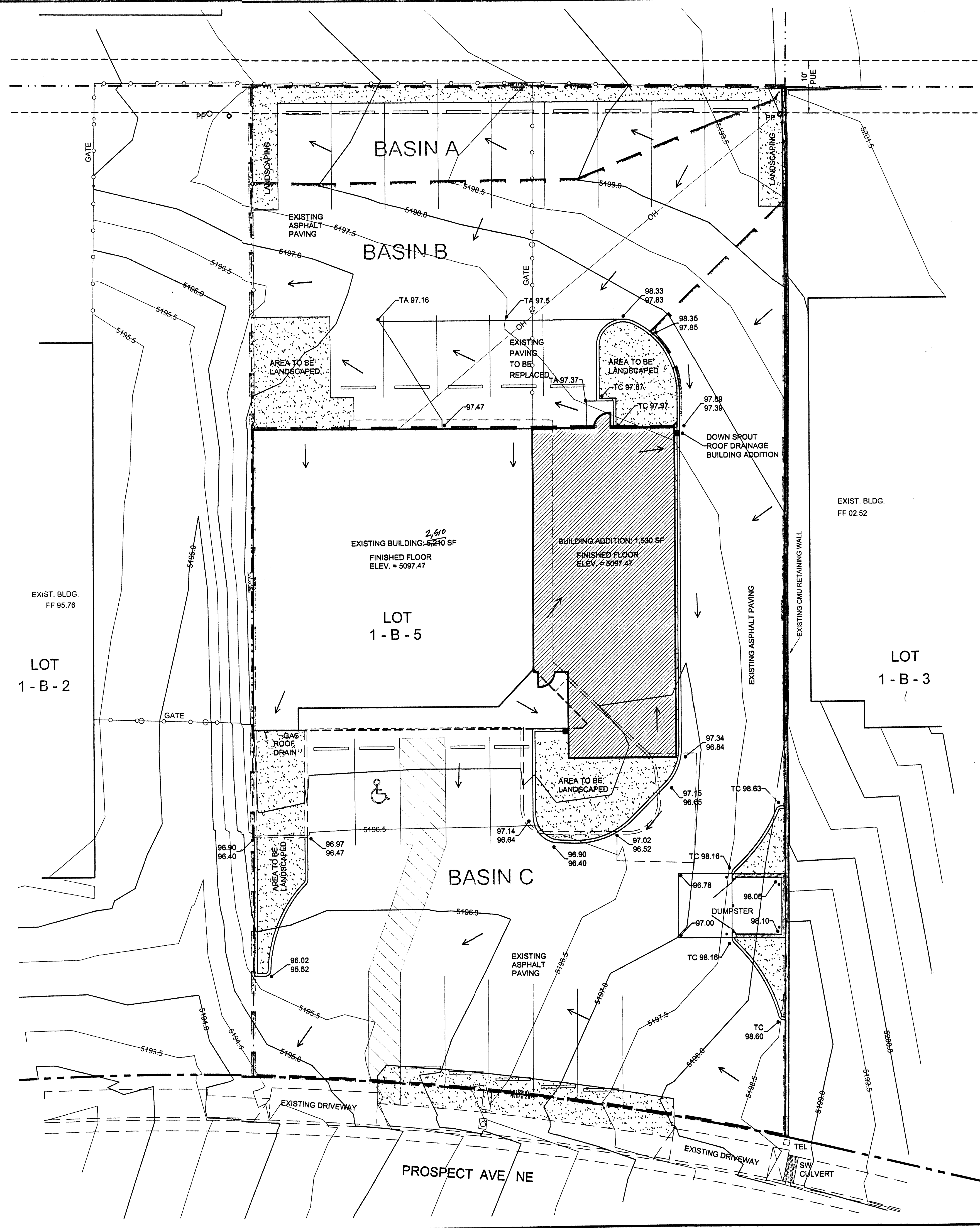
NORTH ELEVATION

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 sheet A-1

PROSPECT ELEV



**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<br>P6HOUR 2.35<br>P DAY 2.75 |           | OFFICE CENTER PROJECT HYDROLOGY<br>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     | 0.0342 | 2.11    | 0.017       | 0.0080 |
| B                                   | 0.0972    | -0                                       | -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   | 0.18    | 0.0053      |        |
| B                                   | 0.0972    | -0                                       | -0 | 0.0159 | 0.0813 | 1.85   | 0.45    | 0.0158      |        |
| C                                   | 0.3036    | -0                                       | -0 | 0.0240 | 0.2796 | 2.03   | 1.41    | 0.0516      |        |

**LEGEND**

| ITEM                           | 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)             | ●                 | ●                  |
| 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.                     | × 16.7            | × 16.7             |
| CURB                           | =====             | =====              |
| FLOWLINE ELEV.                 | FL 0.14           | FL 0.14            |
| TOP OF CURB ELEV.              | TC 99.3           | TC 99.31           |
| CONTOUR                        | --- 5186 ---      | --- 66 ---         |
| SWALE                          | -----             | -----              |
| DIRECTION OF FLOW              | →                 | →                  |
| WATER BLOCK                    | ~~~~~             | ~~~~~              |

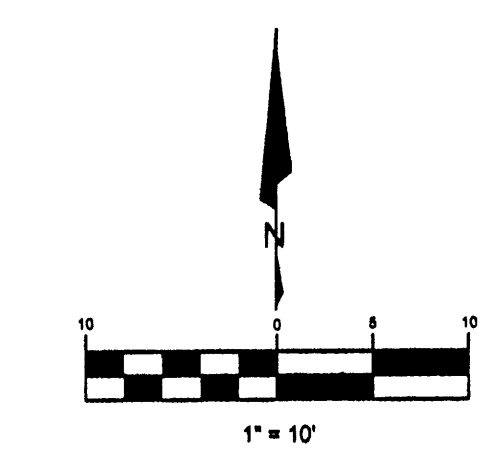
**PROJECT DATA**

**LEGAL DESCRIPTION:**  
LOT 1-B-5, BLOCK 1  
VIDAS SUBDIVISION

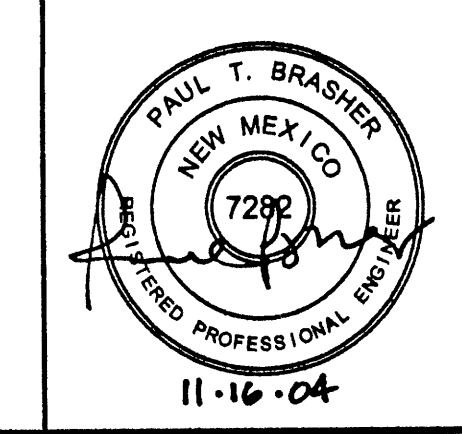
**PROPERTY ADDRESS:**  
5005 PROSPECT AVE.

**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: 505-888-8288 Fax: 505-888-8188



**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 |                 |