

ADA SITE NOTES

- SIGNAGE (NMBC 1110.1 AND ANSI 502.7)
 - A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
 - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
 - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
 - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010).
 - VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
 - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
 - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
 - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
- PAVEMENT MARKINGS (NMBC 1110.3)
 - PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 - PARKING SPACE LINES BE PAINTED BLUE
 - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
 - ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

WRITTEN PROJECT SUMMARY

The proposed project is single story thirty bed assisted living home to be built in a single phase. The building will be approximately 14,800 square feet and the parking lot and associated features will be completed within this phase. The existing zoning is SU-2/0-1. All elements of the site plan and building elevations comply with the design guidelines of La Cueva Sector Development Plan.

NOTES:

- THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE AND OF THE LA CUEVA SECTOR DEVELOPMENT PLAN GENERAL REGULATIONS.
- MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE FULLY-SHIELDED AND EQUIPPED WITH AUTOMATIC TIMING DEVICES.
- FIXTURES WITHIN COMMERCIAL OR OFFICE ZONES SHALL REMAIN OFF BETWEEN 11:00 P.M. AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, EQUIPMENT YARDS AND PARKING LOTS.

PROJECT DATA LEGAL DESCRIPTION: LOT 13, TRACT 2, BLOCK 3, UNIT 3 NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	PUBLIC OPEN SPACE CALCULATIONS (BR-3): PLAZA OF 4% OF BLDG FOOTPRINT: 14,800 SF x 4% = 592 S.F. REQUIRED PROVIDED: 699 S.F. 19'x40'-6"	FAÇADE PROJECTION & RECESION CALCULATION CALCULATION: FRONT (WEST) REQUIRED: 125'-10" x 20% = 25'-2" PROVIDED: 46'-2"
DRAWING INDEX 1 A001 SITE PLAN 2 L001 LANDSCAPE PLAN 3 L002 LANDSCAPE PLAN 4 C001 GRADING & DRAINAGE PLAN 5 C002 UTILITY PLAN 6 A111 BUILDING ELEVATIONS 7 A211 ARCHITECTURAL DETAILS 8 A311 VIEW ANALYSIS	EXTERIOR SEATING CALCULATIONS: 1 SEAT PER 25' LF OF FAÇADE 199'-5" LF/25 = 8 SEATS REQUIRED (24" EACH) 15 SEATS PROVIDED (36' LF)	CALCULATION: BACK (EAST) REQUIRED: 199'-5" x 20% = 39'-11" PROVIDED: 49'-6" 3/4"
ZONING: SU-2 / 0-1	PARKING REQUIREMENTS: PARKING REQUIRED (1 Per 2 Beds) 15 30 BEDS PROVIDED	
AREAS: TRACT AREA: 38,698 SQ. FT. (8884 ACRES) BUILDING FOOTPRINT: 14,800 SF F.A.R.: .38	PARKING PROVIDED: ADA PARKING REQUIRED 1 ADA PARKING PROVIDED 1 BICYCLE PARKING REQUIRED (1:20 AUTOS) 2 BICYCLE PARKING PROVIDED 2 MOTORCYCLE PARKING REQUIRED 1 MOTORCYCLE PARKING PROVIDED 1	
PROPOSED USE: 30 BED ASSISTED LIVING HOME		

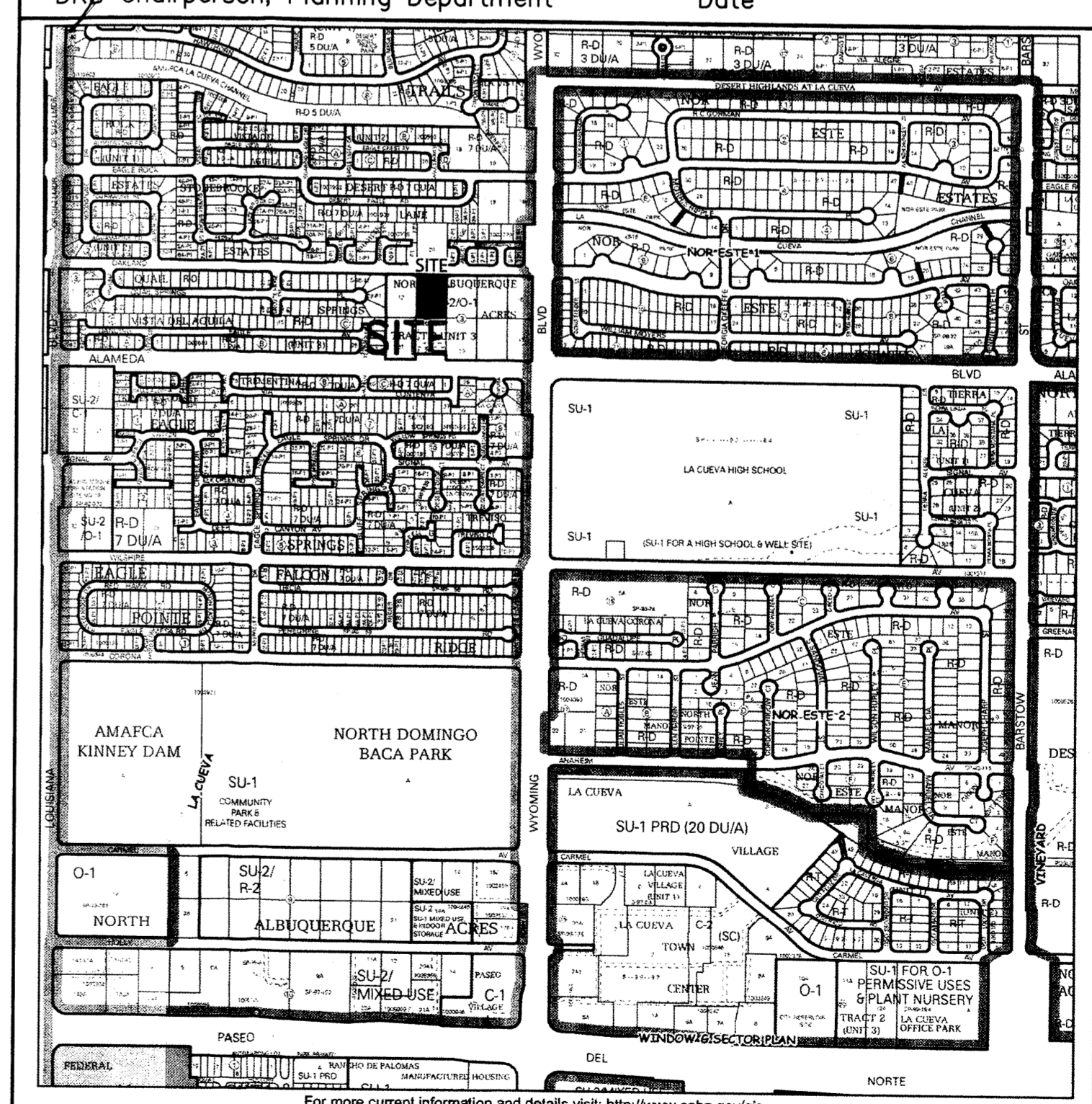
PROJECT NUMBER: 1010273
Application Number: _____

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.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	02-11-15
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	02/11/15
ABCWUA	Date
<i>[Signature]</i>	2-11-15
Parks and Recreation Department	Date
<i>[Signature]</i>	2-11-15
City Engineer	Date
<i>[Signature]</i>	2-16-15
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	10-20-14
Solid Waste Management	Date
<i>[Signature]</i>	2-26-15
DRB Chairperson, Planning Department	Date



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
[Signature]
SIGNATURE & DATE

AGIS
Albuquerque Geographic Information System
Map amended through: 6/7/2013

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Plat Overlay Zones
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zones

peter butterflyfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901
 STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 NO. 3850
 10/20/14
 DRAWING NAME
 REVISIONS
 30-Bed Assited Living Home
 Lot 13, Tract 2, Block 3, Unit 3
 North Albuquerque Acres, Albuquerque NM
 1010273
 SHEET NO.
 A001

PLANT SCHEDULE

EVERGREEN TREES

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
10	Juniperus scopulorum / Rocky Mountain Juniper female	min 10'	Low +	

ORNAMENTAL TREES

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
5	Cercis reniformis / Oklahoma Red Bud	2" B&B	Medium	
6	Forestiera neomexicana / New Mexican Privet	24" box	Medium	

SHADE TREES

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
4	Celtis occidentalis / Common Hackberry	2" B&B	Medium	
5	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	

SHRUBS

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
20	Artemisia filifolia / Sand Sagebrush	5 gal	RW	25sf = 500sf
23	Cytisus scoparius x 'Lena' / Lena Broom	1 gal	Low+	30sf = 690sf
21	Ericameria laricifolia / Turpentine Bush	5 gal	Low+	30sf = 630sf
17	Fallugia paradoxa / Apache Plume	5 gal	Low	35sf = 595sf
22	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal	Low+	30sf = 660sf
36	Salvia greggii / Autumn Sage	5 gal	Low+	15sf = 540sf
18	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	40sf = 720sf
9	Viburnum x burkwoodii / Burkwood Viburnum	5 gal	Medium	20sf = 180sf

DESERT ACCENT

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
9	Yucca baccata / Banana Yucca	5 gal	RW	35sf = 315sf

GROUNDCOVERS

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
26	Baccharis x 'Starn Thompson' / Starn Coyote Brush	5 gal	Low+	30sf = 780sf
21	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper female	5 gal	Low	30sf = 630sf
66	Santolina virens / Green Lavender Cotton	1 gal	Low+	15sf = 990sf

ORNAMENTAL GRASSES

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
8	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Medium	15sf = 120sf
5	Muhlenbergia rigens / Deer Grass	5 gal	Low+	25sf = 125sf

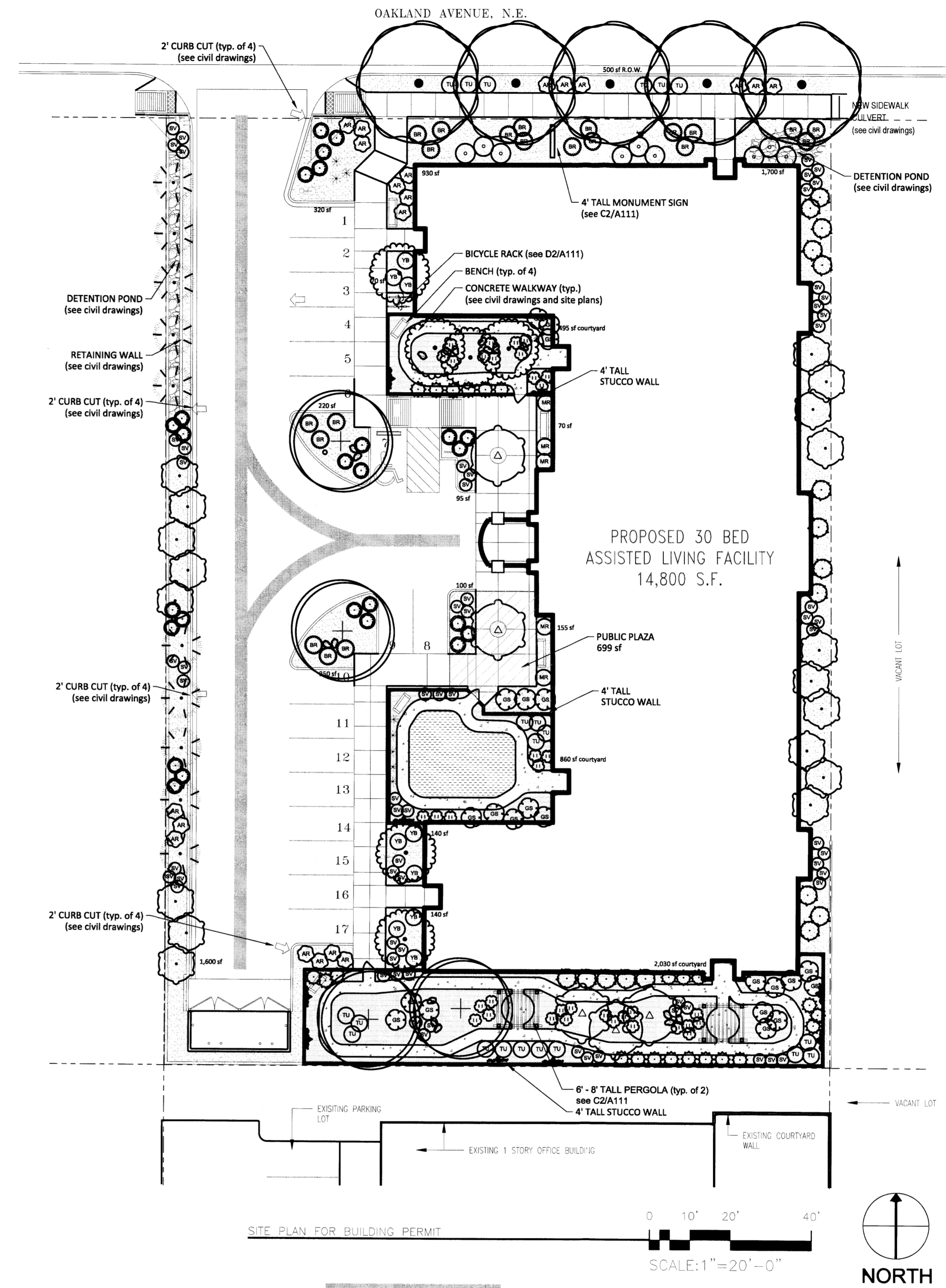
VINE/ESPALIER

QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
9	Campsis radicans / Trumpet Vine	5 gal	Medium	30sf = 270sf

COVERAGE TOTAL
7,745sf

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	CRUSHER FINES AT 3" DEPTH OVER FILTER FABRIC
	1/2" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	2" - 4" COBBLE AT 4" DEPTH bottom of detention ponds
	IRRIGATED TURF (PARK BLEND) use pressure regulated heads
	MOSSROCK BOULDER (17)



SITE DATA:

LEGAL DESCRIPTION: Lot 13, Tract 2, Block 3, Unit 3
 NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE

ZONING	.....SU - 2 / 0 - 1
TRACT AREA	.....38,698 sf
BUILDING FOOTPRINT	.....14,800 sf
NET LOT AREA	.....23,898 sf

REQUIRED LANDSCAPE (15% of NET LOT AREA).....3,585 sf

PROPOSED LANDSCAPE	.....9,200 sf *
percent of NET LOT AREA	.....38.5 %
proposed turf area	.....480 sf
percentage of proposed landscape	.....5.2%

*turf areas are calculated separately

REQUIRED STREET TREES	.....5
provided at 25' o.c. spacing	.....5
REQUIRED PARKING LOT TREES	.....2
1 tree per 10 spaces//17 parking spaces total	
provided parking lot trees	.....2

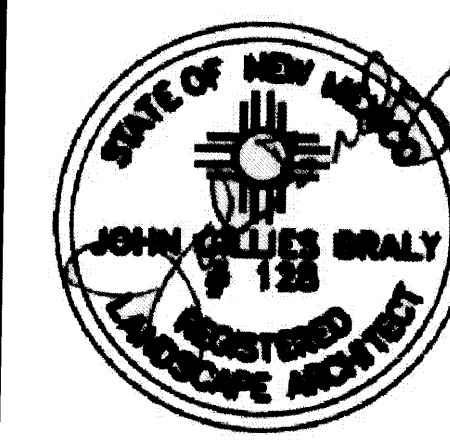
REQUIRED LANDSCAPE COVERAGE = 75%

minimum of 75% of proposed landscape shall be comprised of live plant coverage; measured at full maturity	
COVERAGE REQUIRED	.....6,900 sf
6,900 sf = 75% of 9,200 sf	
COVERAGE PROVIDED	.....7,745 sf
7,745 sf = 84 % of 9,200 sf	

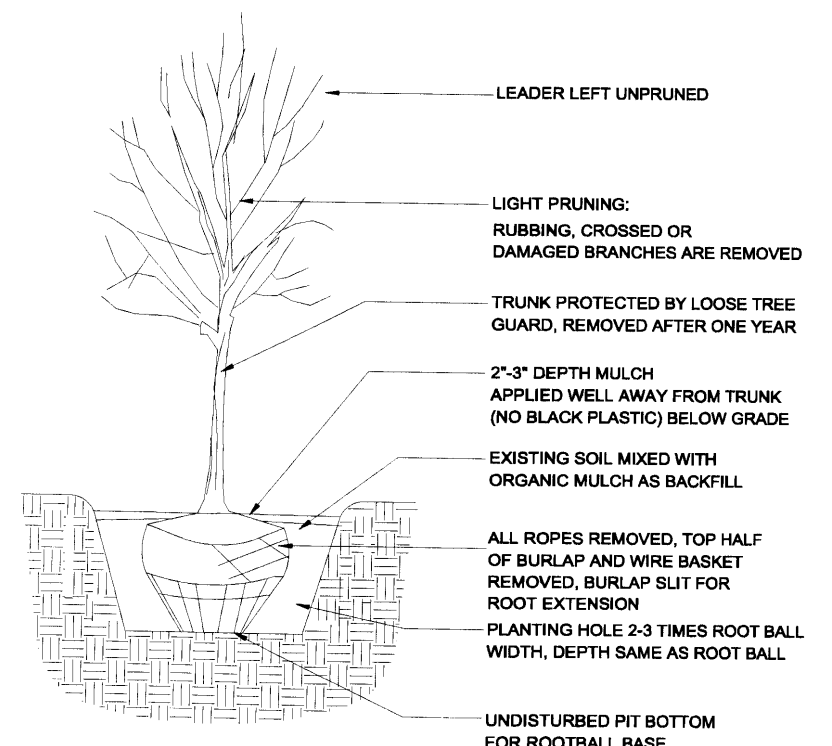
- GENERAL NOTES:**
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. PLANTS ARE SHOWN AT MATURITY.
 3. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND LA CUEVA SECTOR PLAN REQUIREMENTS.
 5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
 6. COORDINATE WITH CIVIL FOR THE PLACEMENT OF CURB CUTS TO FACILITATE RUN OFF TOWARDS PLANTING AREAS. ADDITIONAL 2" - 4" COBBLE MAY BE PLACED AT THE CURB CUTS TO PREVENT GRAVEL DISPLACEMENT.
 7. LANDSCAPE AREAS SHALL BE AT GRADE WITH THE PARKING AREAS.

- PLANTINGS RESTRICTIONS:**
1. A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 2. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE A HIGH WATER USE TURF.
 3. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
 4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE.
 5. STREET TREES ARE PLACED AT A MAXIMUM OF 25 FEET ON CENTER ALONG OAKLAND AVENUE NE.
 6. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

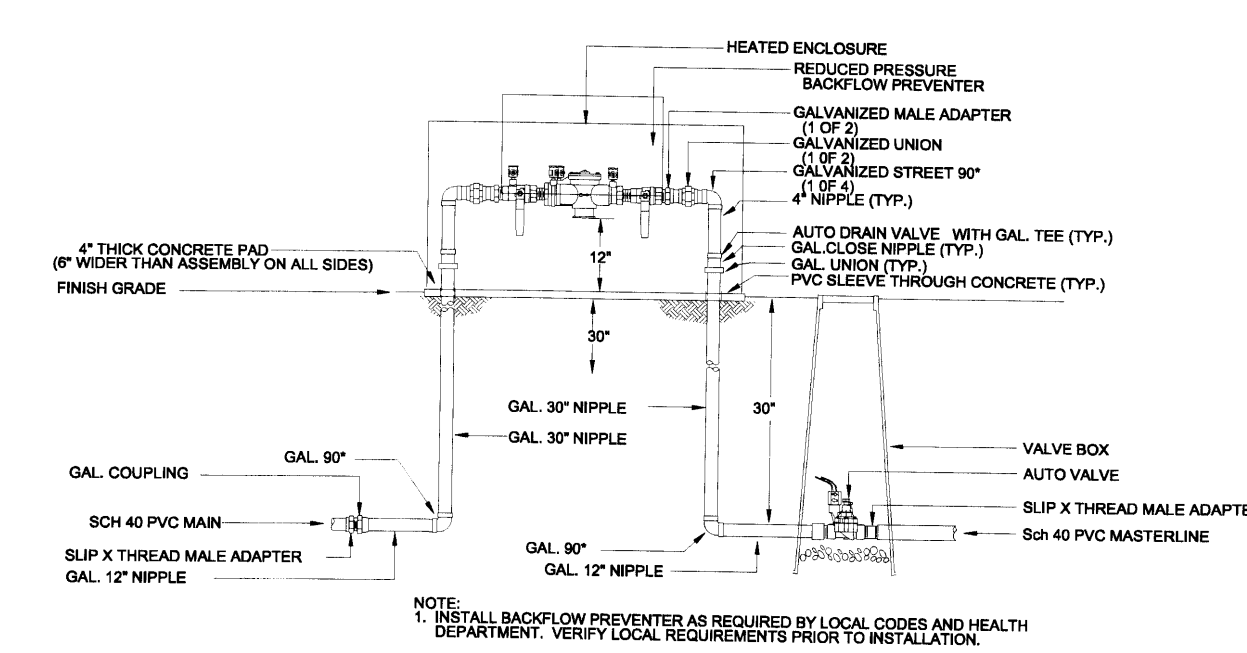
- IRRIGATION NOTES:**
1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS.
 2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE PIPE ROUTING, IF SHOWN ON THE PLAN, IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
 4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
 5. USE SIX 2 GPH DRIP EMITTERS PER EACH TREE WITH DEEP WATERING TUBES AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. OAKLAND AVENUE R.O.W. SHALL BE IRRIGATED BY BUBBLERS PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS. USE TWO 0.5 GPM BUBBLERS PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB. OAKLAND AVENUE R.O.W. PLANTINGS SHALL BE ON A SEPARATE IRRIGATION ZONE THAN THE REST OF THE PLANTINGS.
 6. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR TO PLACE ALL IRRIGATION SLEEVES PRIOR INSTALLATION OF HARDSCAPE. IRRIGATION SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE ENCLOSED.



30-Bed Assisted Living Home
 Lot 13, Tract 2, Block 3, Unit 3
 North Albuquerque Acres, Albuquerque NM

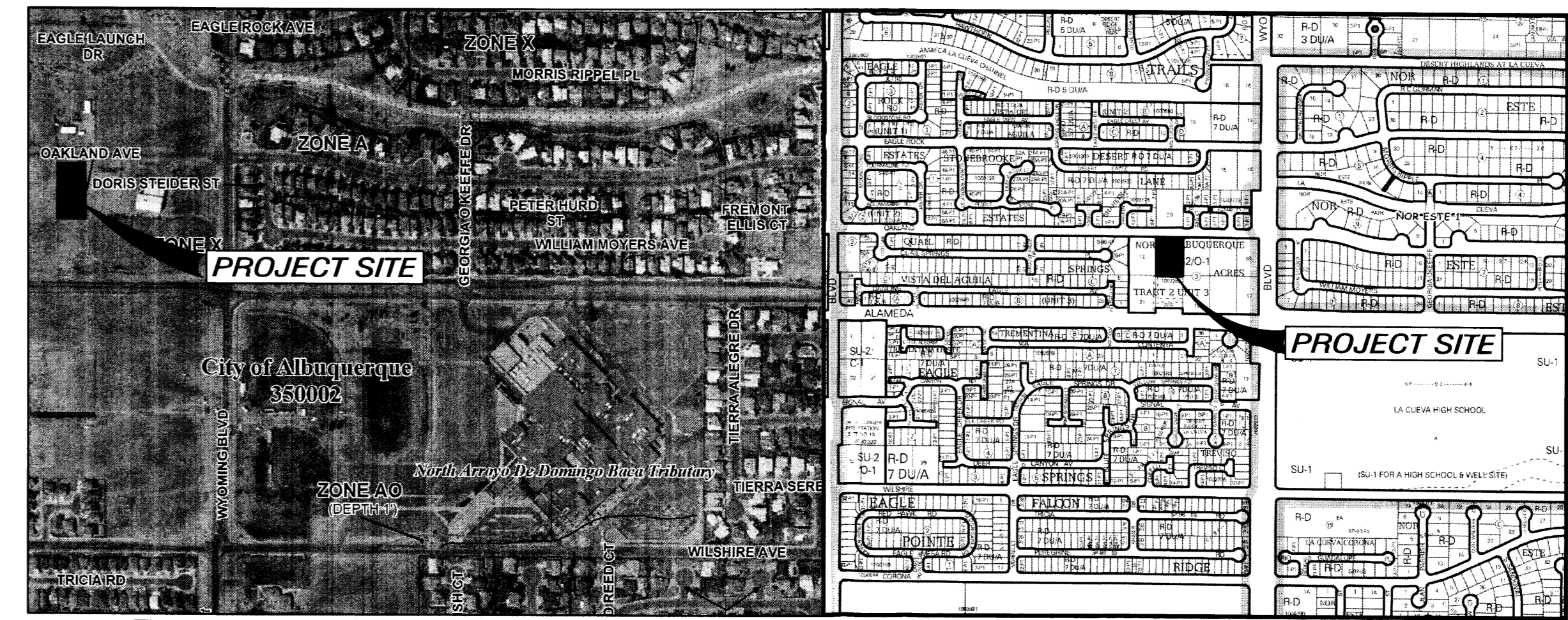
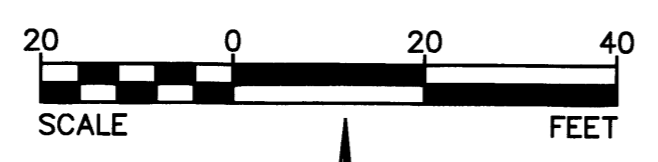
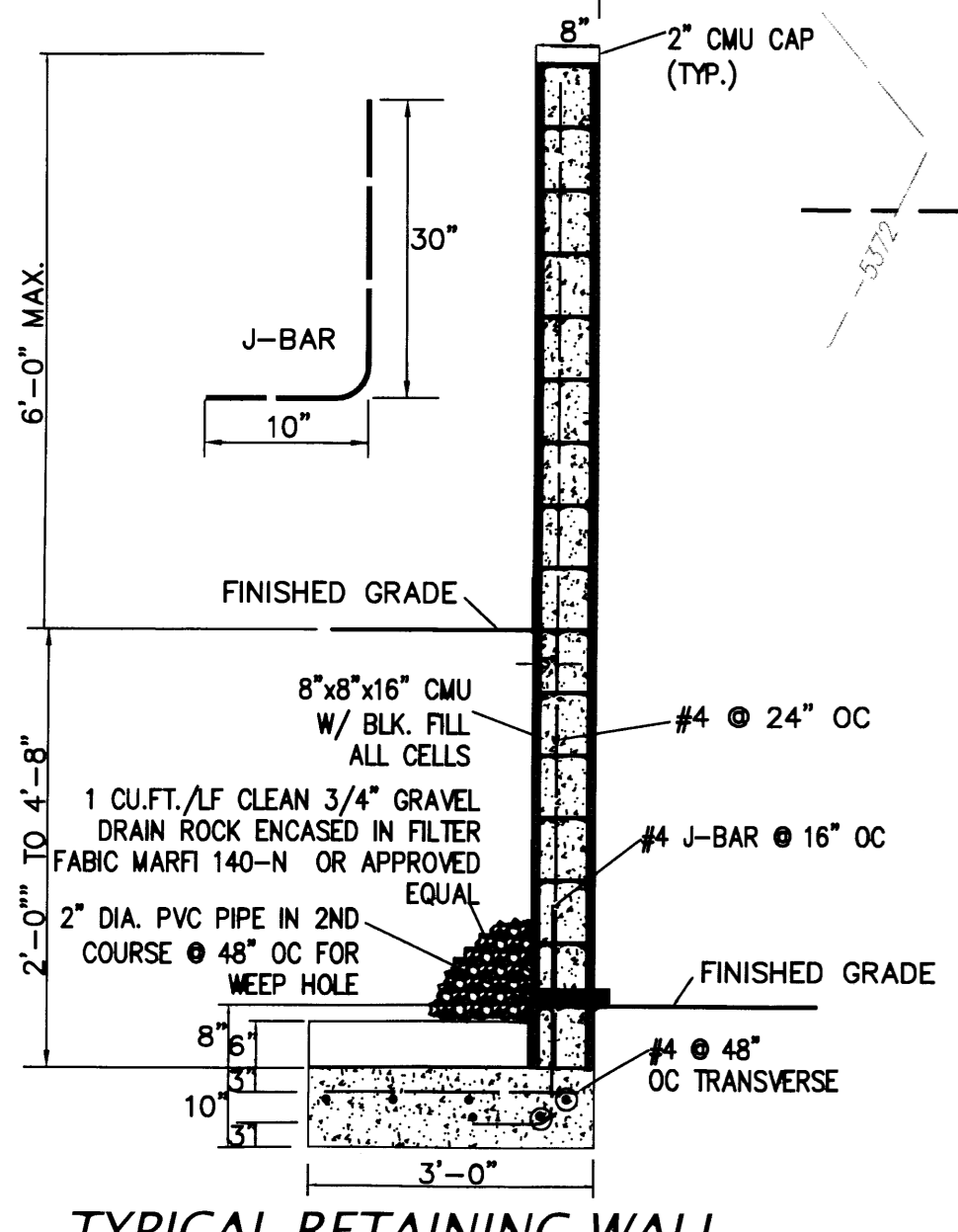
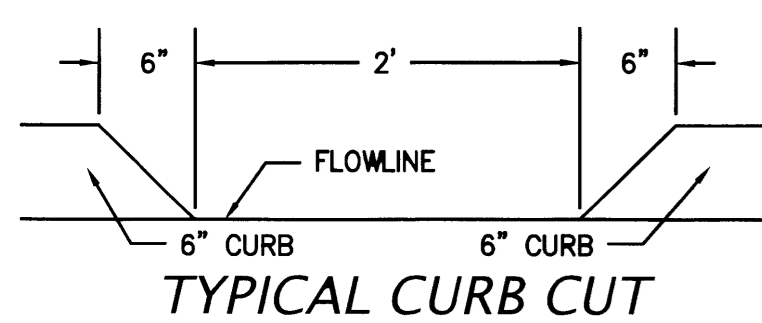
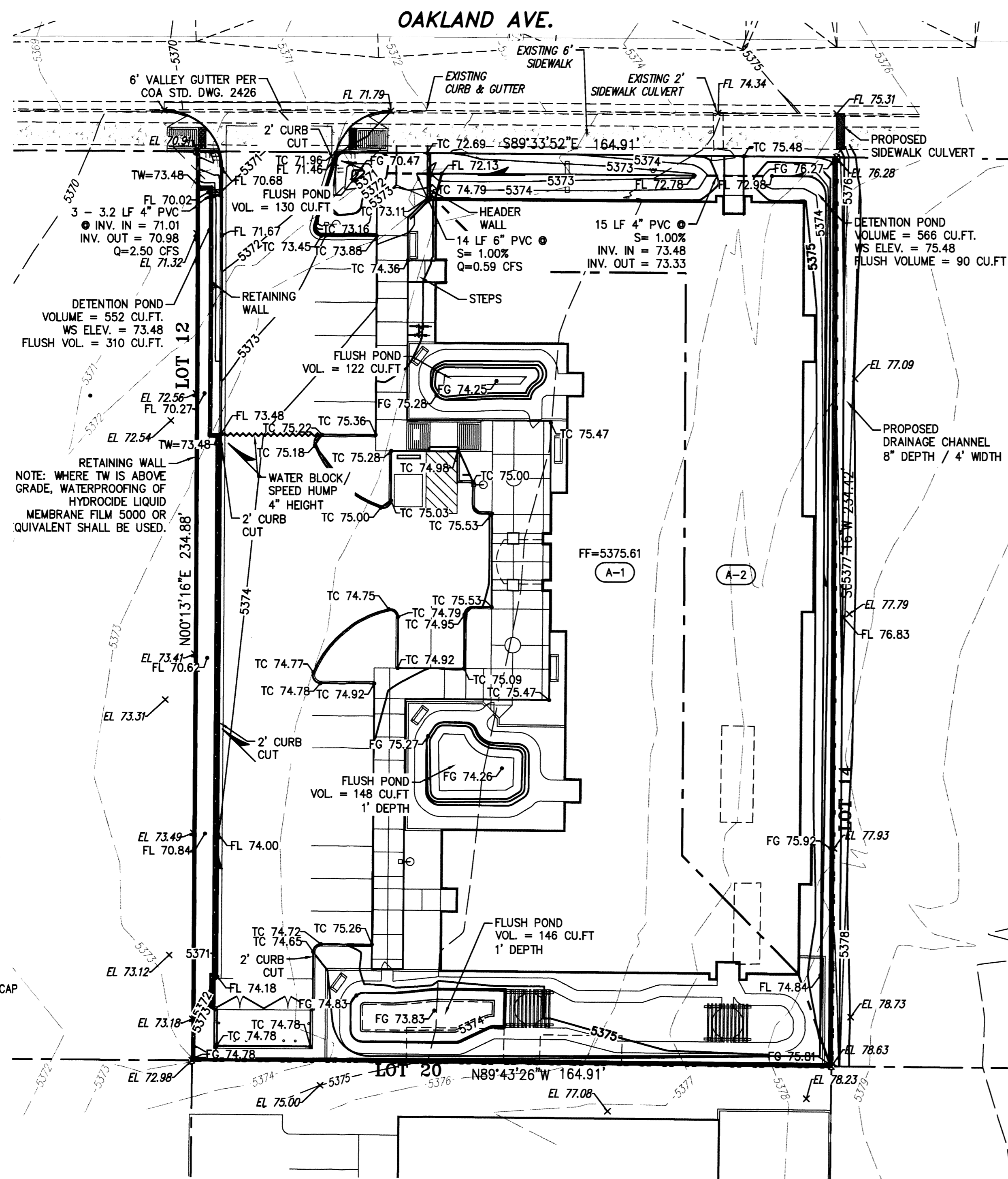


1 TREE PLANTING DETAIL
 SEE GENERAL NOTE 7.



2 RP BACKFLOW/MASTER VALVE DETAIL

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FIRM MAP NO. 35001C0141G

VICINITY MAP C-19-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
 THE PROPOSED SITE IS 0.72 ACRES LOCATED ON THE SOUTH SIDE OF OAKLAND AVENUE WEST OF WYOMING BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS CURRENTLY DEVELOPED AS A BASEBALL FIELD WITH ASSOCIATED STRUCTURES. THE ADJACENT PROPERTY TO THE WEST IS UNDEVELOPED. THE PROPERTIES TO THE SOUTH AND EAST ARE DEVELOPED AS A CHURCH. THE PROPOSED DEVELOPMENT WILL BE AN ASSISTED CARE FACILITY.

FLOODPLAIN STATUS
 THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION
 THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE & REPORTS
 THE SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THERE ARE TWO PREVIOUSLY APPROVED DRAINAGE PLANS ADJACENT TO THE SITE. THE SITE TO THE EAST, DRG.#C19D005 DATED 4/12/1985, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO OAKLAND AVENUE VIA POND DISCHARGE PIPE. THE SITE TO THE SOUTH, DRG.#C19D0051, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO ALAMEDA BLVD. THEREFORE, THERE ARE NO OFFSITE FLOWS THAT WERE TO HAVE IMPACTED THE SITE. THIS SITE DRAINS TO THE EXISTING CURB AND GUTTER IN OAKLAND AVENUE VIA SURFACE FLOW AND A SIDEWALK CULVERT.

DEVELOPED CONDITION
 THE DETENTION POND AND DISCHARGE WAS NOT CONSTRUCTED AS REQUIRED ON LOT 14. THEREFORE, AN ADDITIONAL SIDEWALK CULVERT WILL BE INSTALLED ADJACENT TO THE PROPERTY LINE TO ACCOMMODATE THE 4.41 CFS AS QUANTIFIED IN PREVIOUS PLAN. THE SITE WILL BE DEVELOPED WITH A SINGLE STRUCTURE WITH ALL OF THE SITE RUNOFF ROUTED TO THE EXISTING CURB AND GUTTER. RUNOFF WILL BE ROUTED THROUGH THE TWO DETENTION PONDS THAT WILL DISCHARGE THROUGH INLET CONTROL PIPES. THE POND ROUTING DECREASES THE PEAK DISCHARGE TO BELOW THE RATE OF 3.47 CFS AS PRESCRIBED IN THE NAADMP. THE RUNOFF FROM SITE WILL BE ROUTED THROUGH THE PONDS ALONG EAST AND WEST PROPERTY LINES THEN DISCHARGED INTO OAKLAND AVENUE. OAKLAND AVENUE WILL CONVEY FLOW ALONG THE CURB TO INLETS LOCATED WEST OF THE SITE IN OAKLAND AVENUE. THE LACK OF INCREASE TO THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE NO ADDITIONAL IMPACT ON DOWNSTREAM FACILITIES.

FIRST FLUSH
 THERE ARE FOUR FLUSH PONDS ADJACENT TO THE BUILDING. IN ADDITION, THE DETENTION PONDS WILL HAVE ADDITIONAL DEPTH BELOW OUTFALL TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS:
 IMPERVIOUS AREA = 33,341 FT²
 REQUIRED FLUSH VOLUME = 33,341 FT² * 0.34/12 FT. = 945 CU.FT.
 PROVIDED FLUSH VOLUME = 310 CU.FT. + 146 CU.FT. + 148 CU.FT. + 122 CU.FT. + 130 CU.FT. + 90 CU.FT. = 946 CU.FT.

HYDROLOGIC DATA - EXISTING

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (acft)
		A	B	C	D			
A	0.89	0	34	16	50	3.91	3.47	0.125

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (acft)
		A	B	C	D			
A-1	0.63	0	0	5	95	4.89	3.04	0.120
A-2	0.26	0	0	36	64	4.46	1.18	0.044
A*	0.89	0	0	14	86	3.45	3.06	0.163

* INDICATES DISCHARGE AFTER POND ROUTINGS

NOTES
 THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

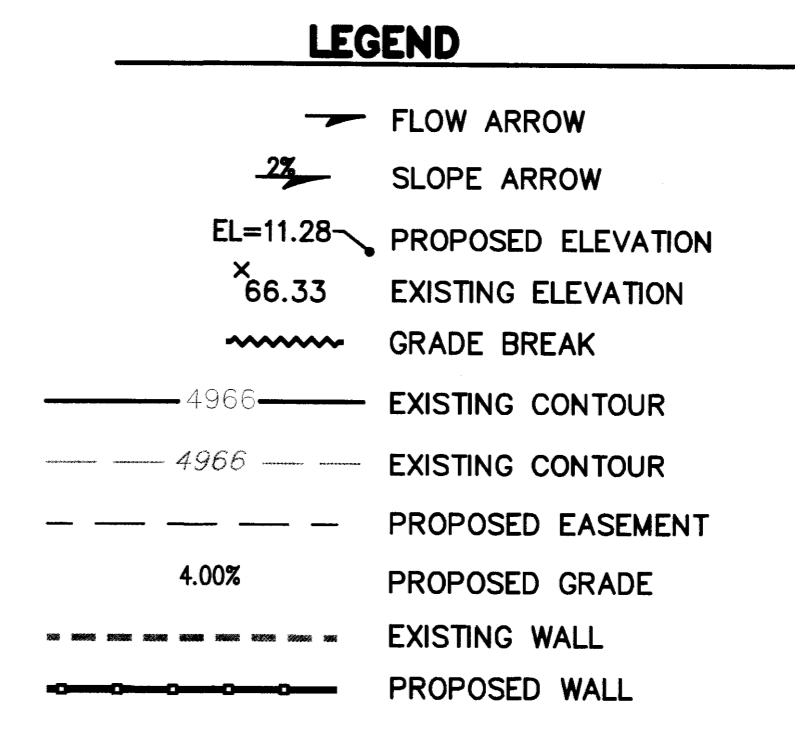
GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

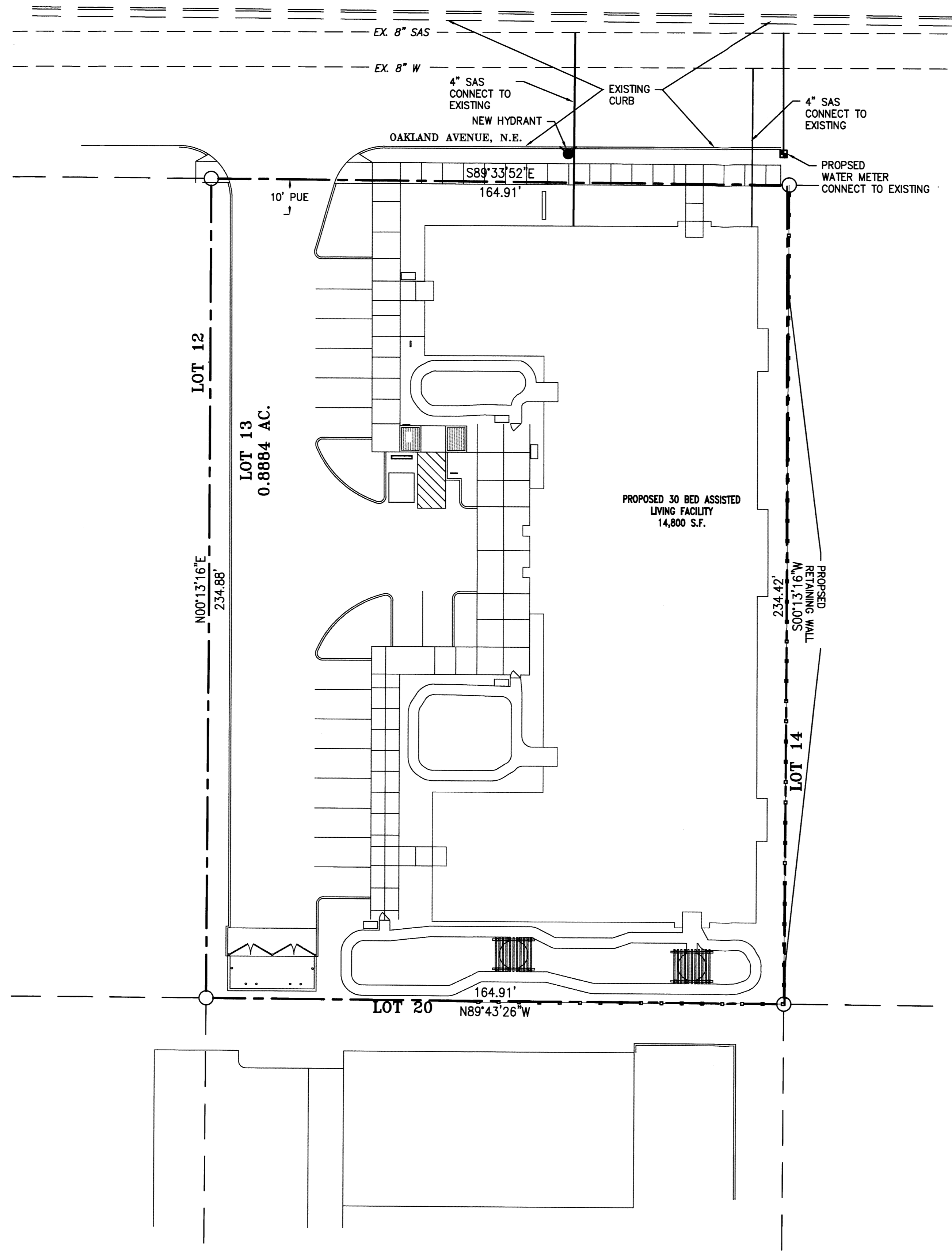
EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGAL DESCRIPTION
 LOT 13, TRACT 2, BLOCK 3 UNIT 3
 WITHIN NORTH ALBUQUERQUE ACRES
 IN PROJECTED SECTION 17 TOWNSHIP 11 NORTH RANGE 4 EAST
 ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

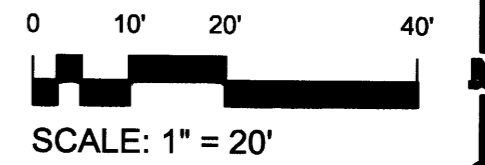


CONCEPTUAL GRADING
 30-Bed Assisted Living Home
 Lot 13, Tract 2, Block 3, Unit 3
 North Albuquerque Acres, Albuquerque NM
 C001



NOTES

1. PER UTILITY COMPANIES, NO ONSITE EASEMENTS ARE REQUIRED.
2. GROUND MOUNTED EQUIPMENT SHALL BE DESIGNED AND LOCATED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING TRANSFORMERS AND UTILITY PADS WILL ALLOW 10 FEET OF CLEARANCE AT FRONT AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES.
3. ONLY SERVICE CONNECTIONS AND FIRE LINE INSTALLATION ARE NECESSARY. NO ONSITE UTILITY IMPROVEMENTS ARE REQUIRED.

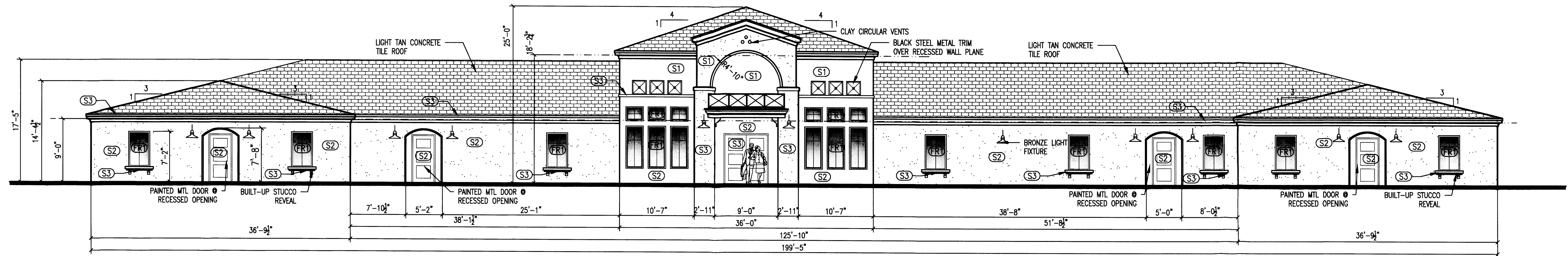


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DRAWING NAME
CONCEPTUAL UTILITY

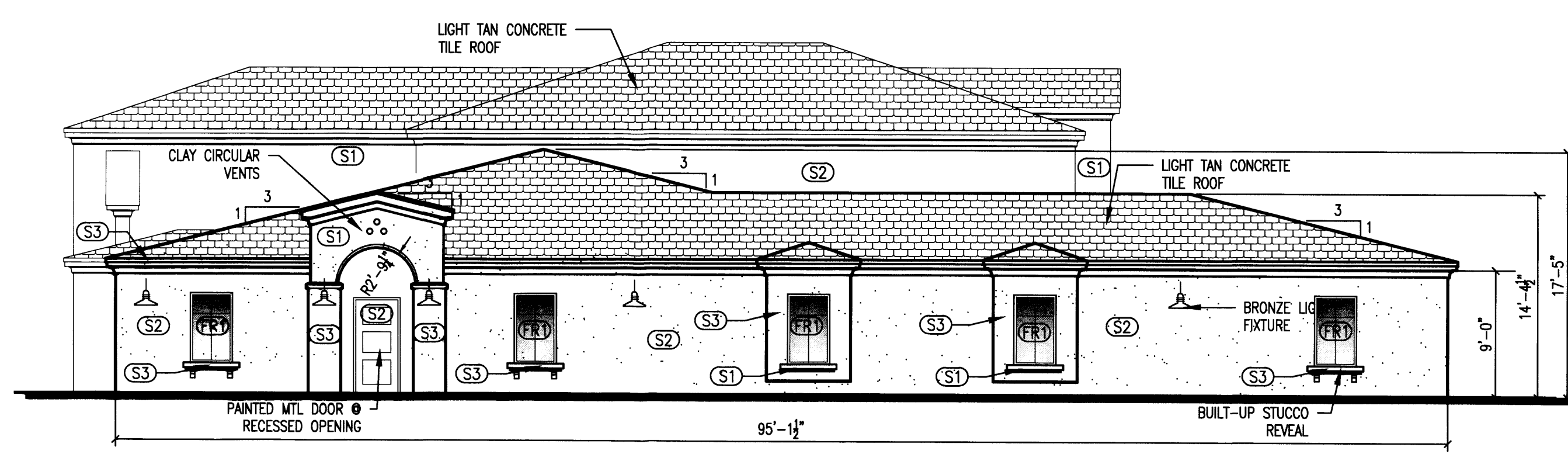
REVISIONS

10/24/14

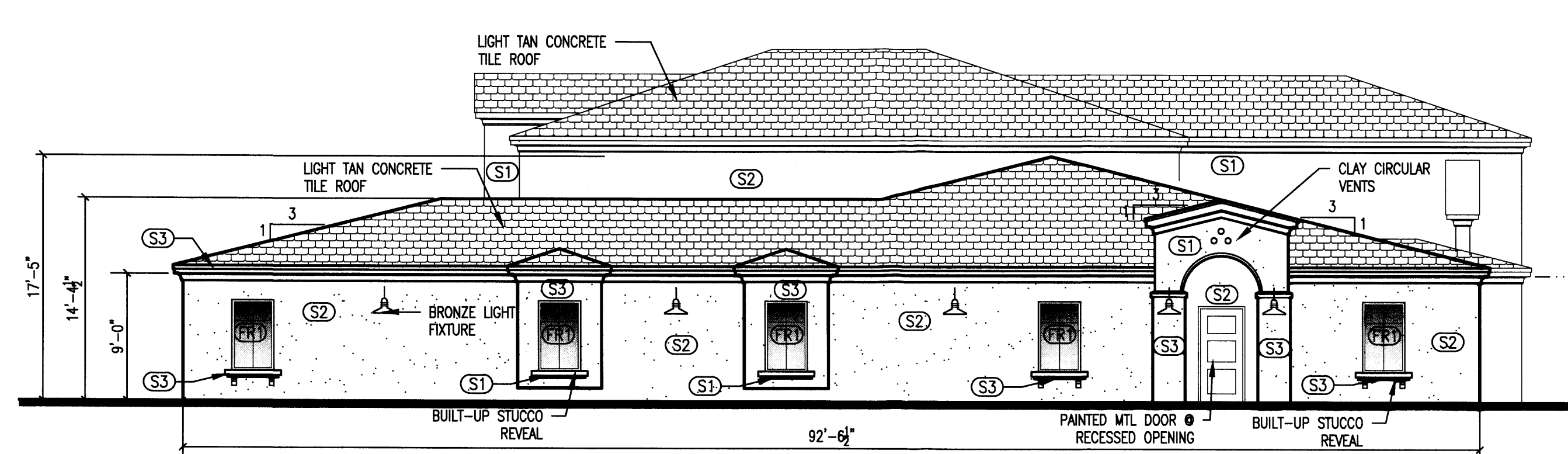


FACADE PROJECTION/RECESSION CALCULATION
 REQUIRED: 125'-10" x 20% = 25'-2"
 PROVIDED: 46'-2"

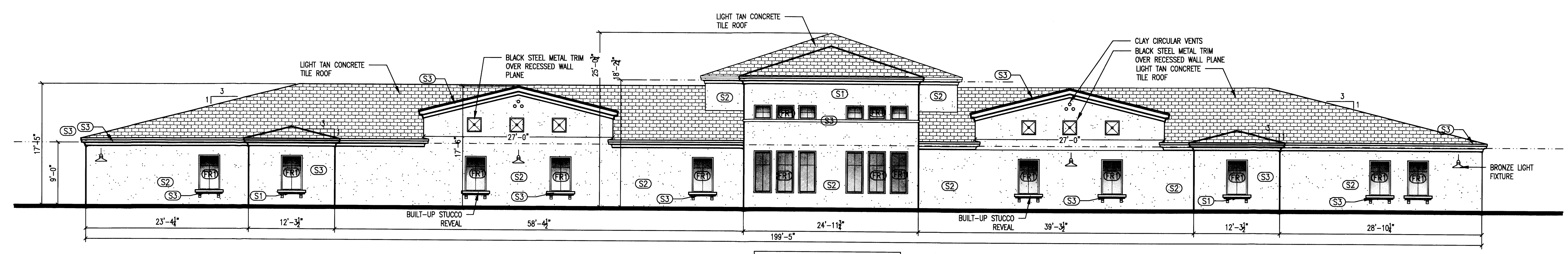
WEST ELEVATION (FRONT)
 1/8" = 1'-0"



NORTH ELEVATION (SIDE)
 1/8" = 1'-0"



SOUTH ELEVATION (SIDE)
 1/8" = 1'-0"

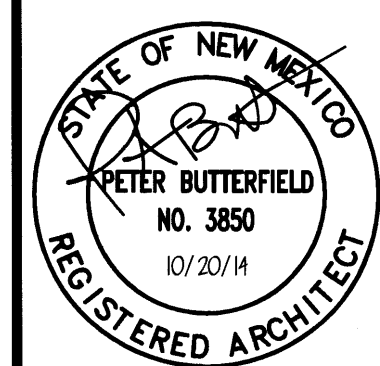


FACADE PROJECTION/RECESSION CALCULATION
 REQUIRED: 199'-5" x 20% = 39'-11"
 PROVIDED: 49'-6 3/4"

EAST ELEVATION (BACK)
 1/8" = 1'-0"

COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
NOTES:				
(S2)	STUCCO FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
NOTES: BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES				
(S3)	STUCCO FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN
NOTES: TRELLIS BASE				
(FR)	DOOR/WINDOW FRAMES	BRONZE ALUMINUM		
NOTES:				
(S3)	FASCIA/PARAPET	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN

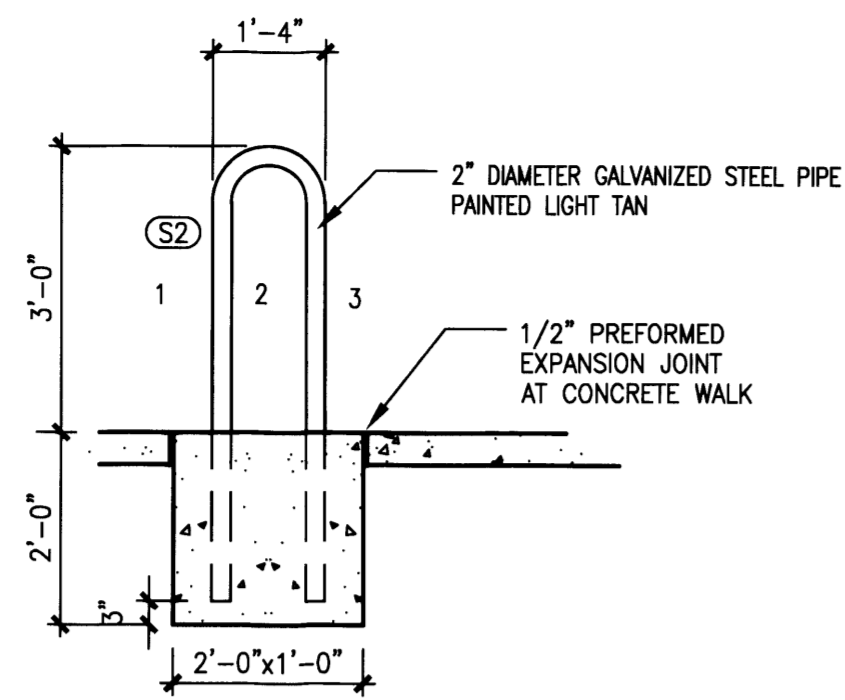
peter butterfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



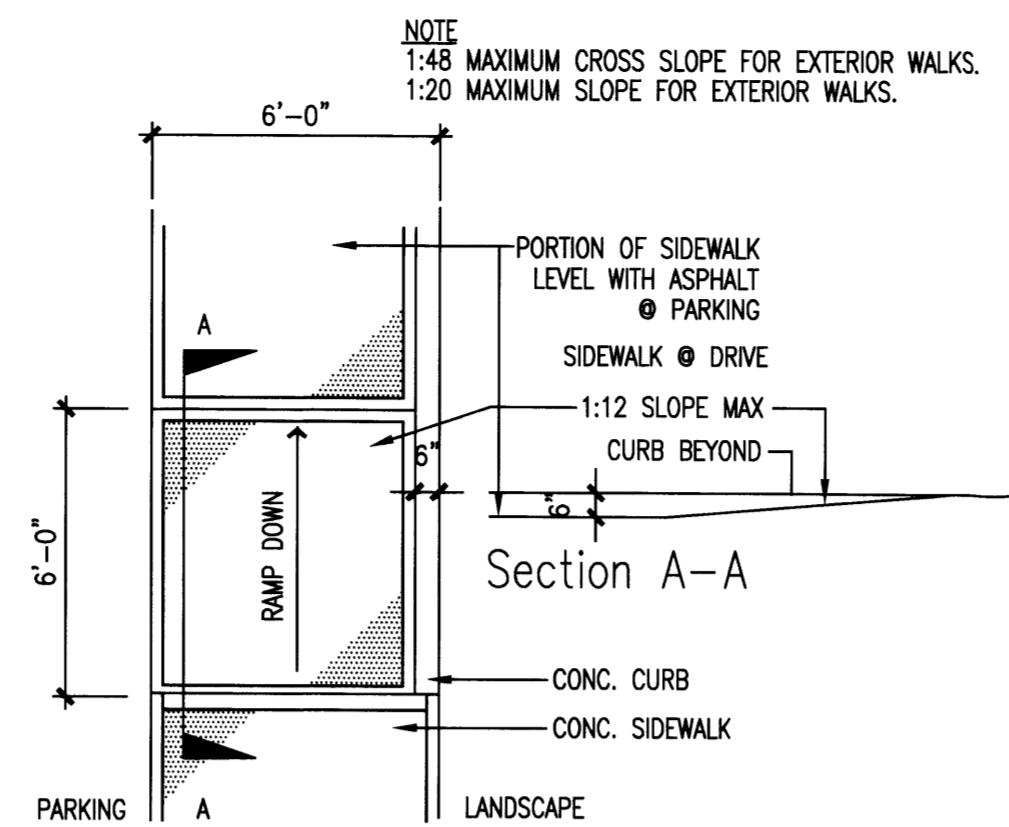
DRAWING NAME
 REVISIONS

30-Bed Assisted Living Home
 Lot 13, Block 3 Unit 3, Tract 2
 North Albuquerque Acres, Albuquerque NM
 A111

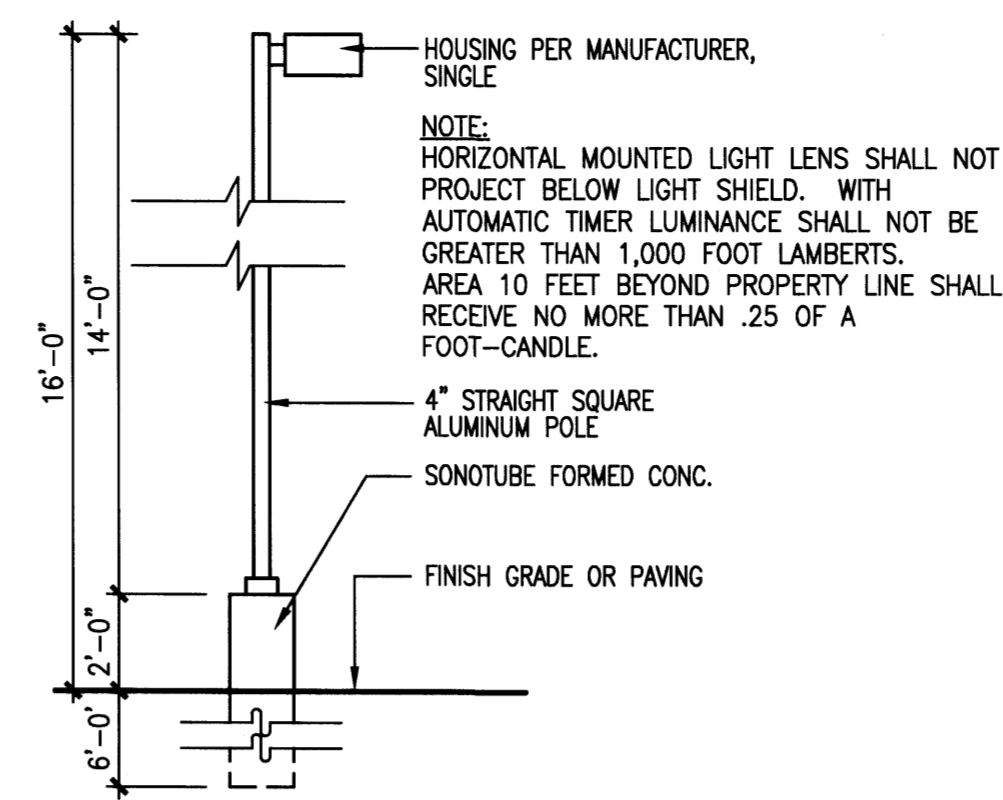
SHEET NO.



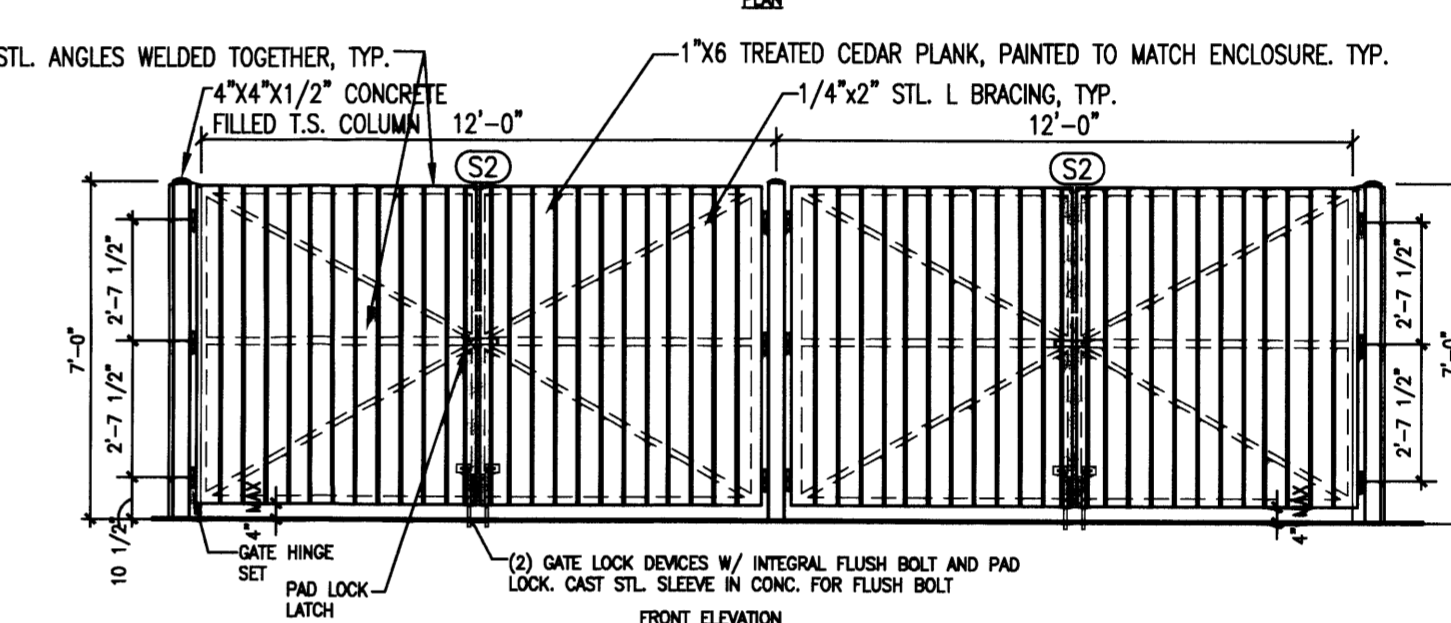
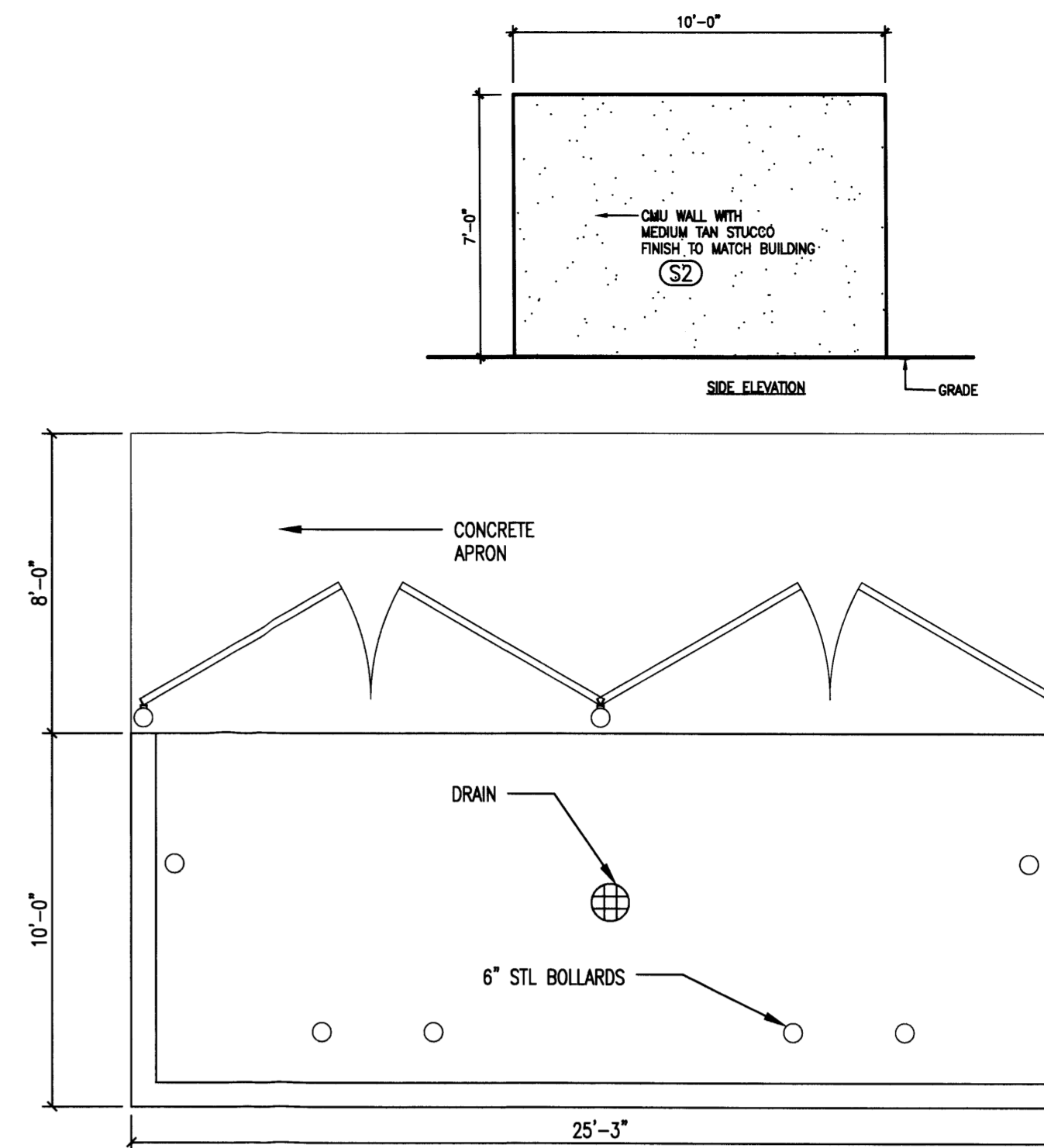
D2 BICYCLE RACK
1/2"=1'-0"



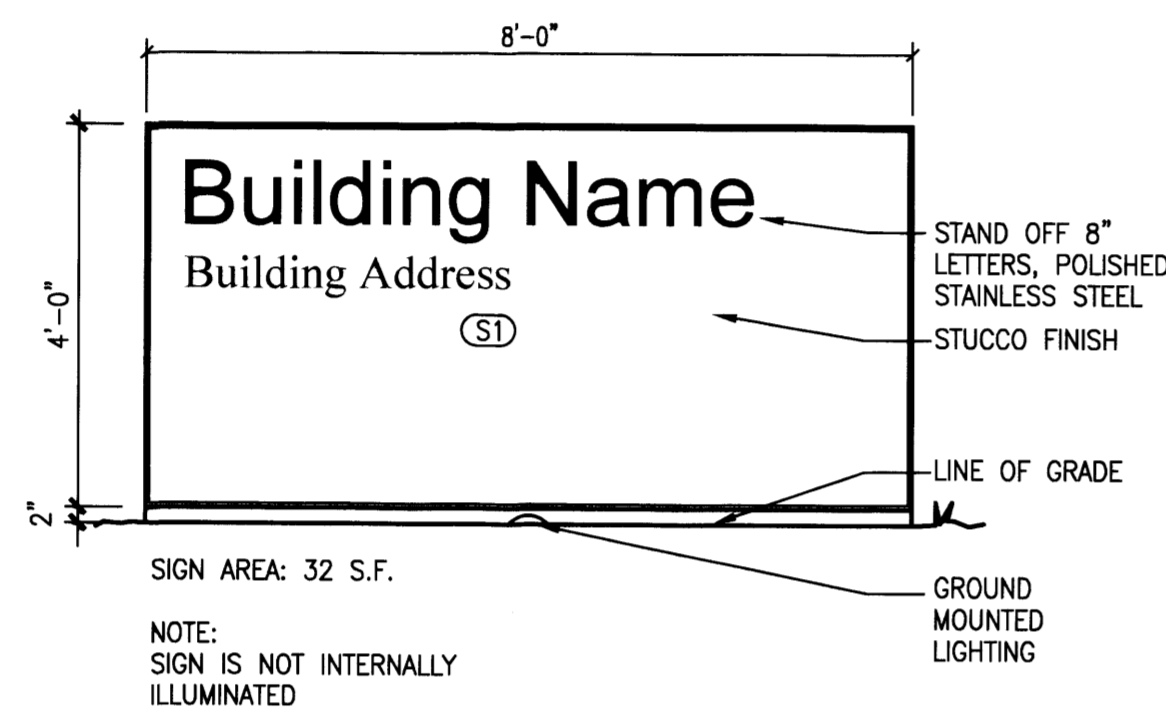
D3 RAMP @ SIDEWALK
1/4"=1'-0"



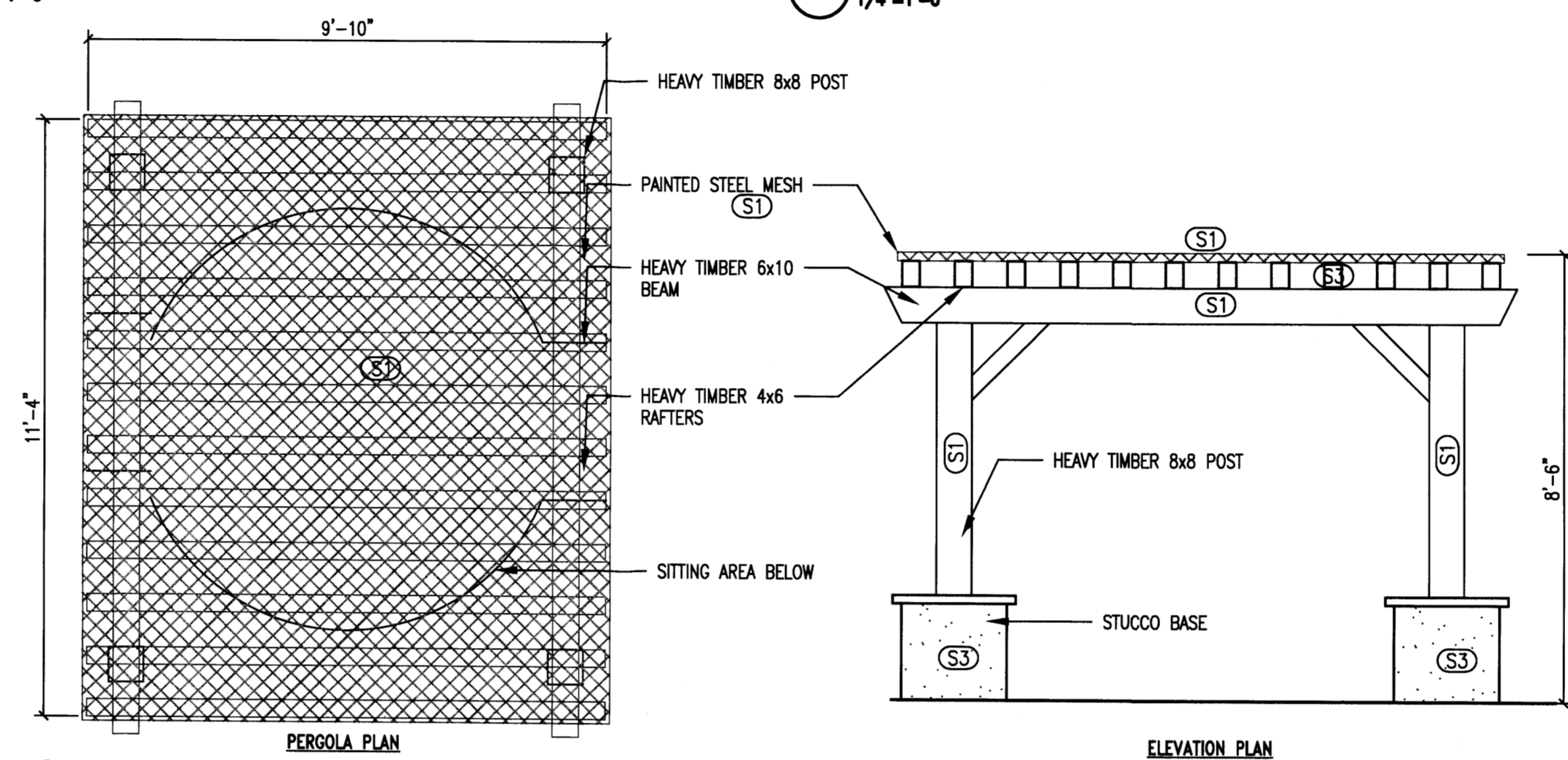
D4 LIGHT POLE DETAIL
1/4"=1'-0"



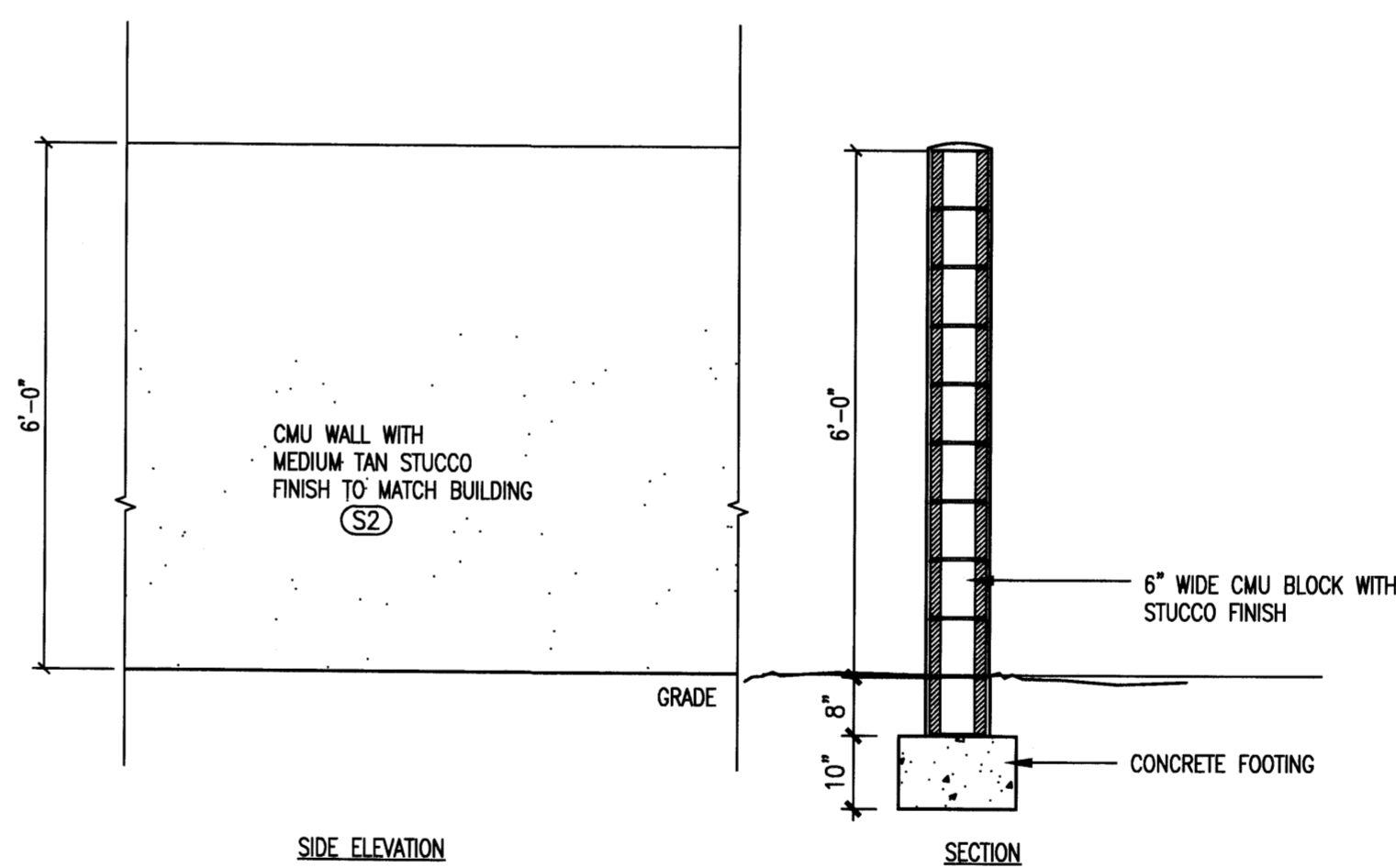
C5 REFURE ENCLOSURE
3/8"=1'-0"



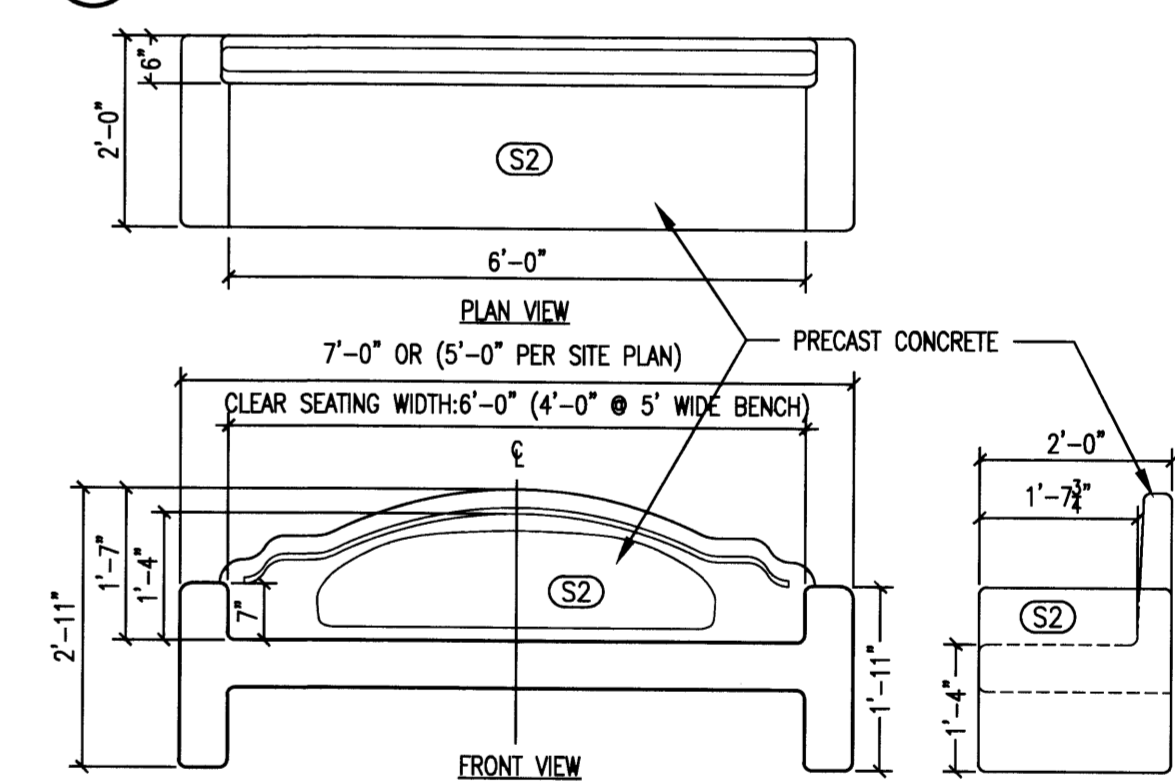
C2 MONUMENT SIGN
1/2"=1'-0"



C3 PERGOLA SHADE STRUCTURE
3/8"=1'-0"

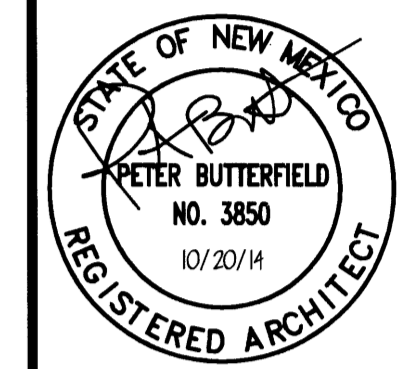


B4 COURTYARD WALL DETAIL
1/2"=1'-0"



B5 EXTERIOR BENCH DETAIL
1/2"=1'-0"

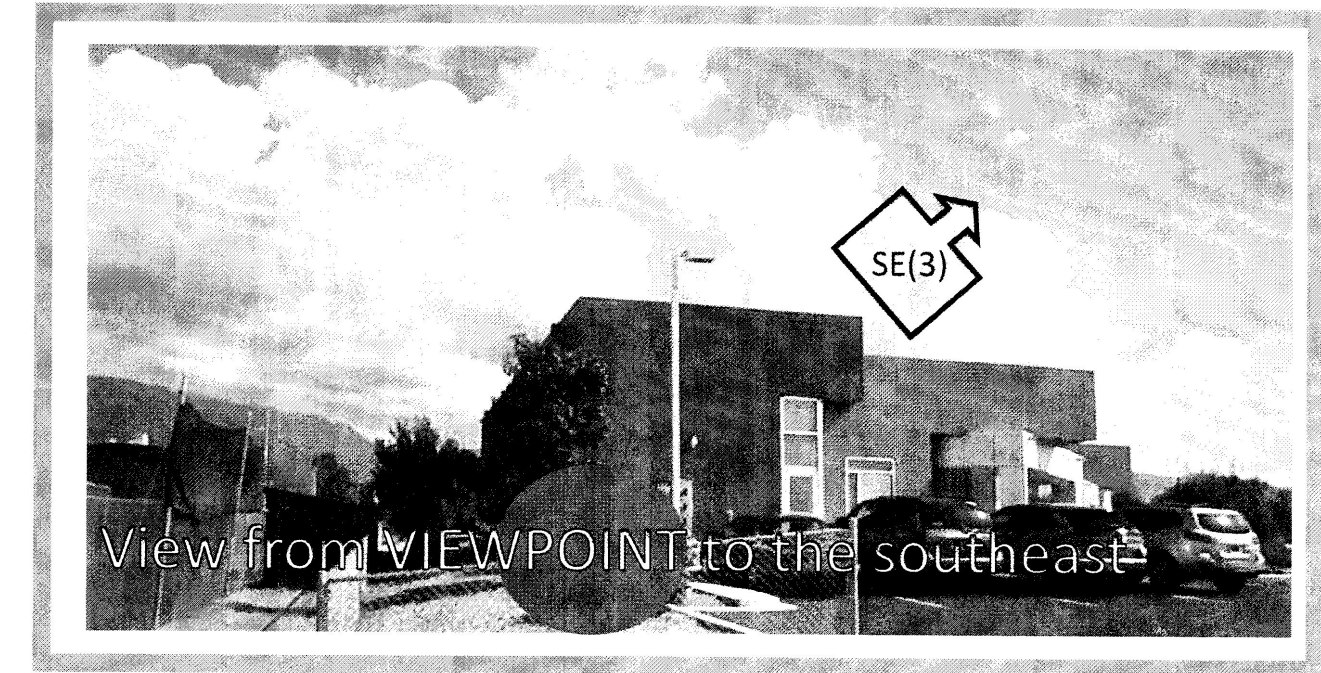
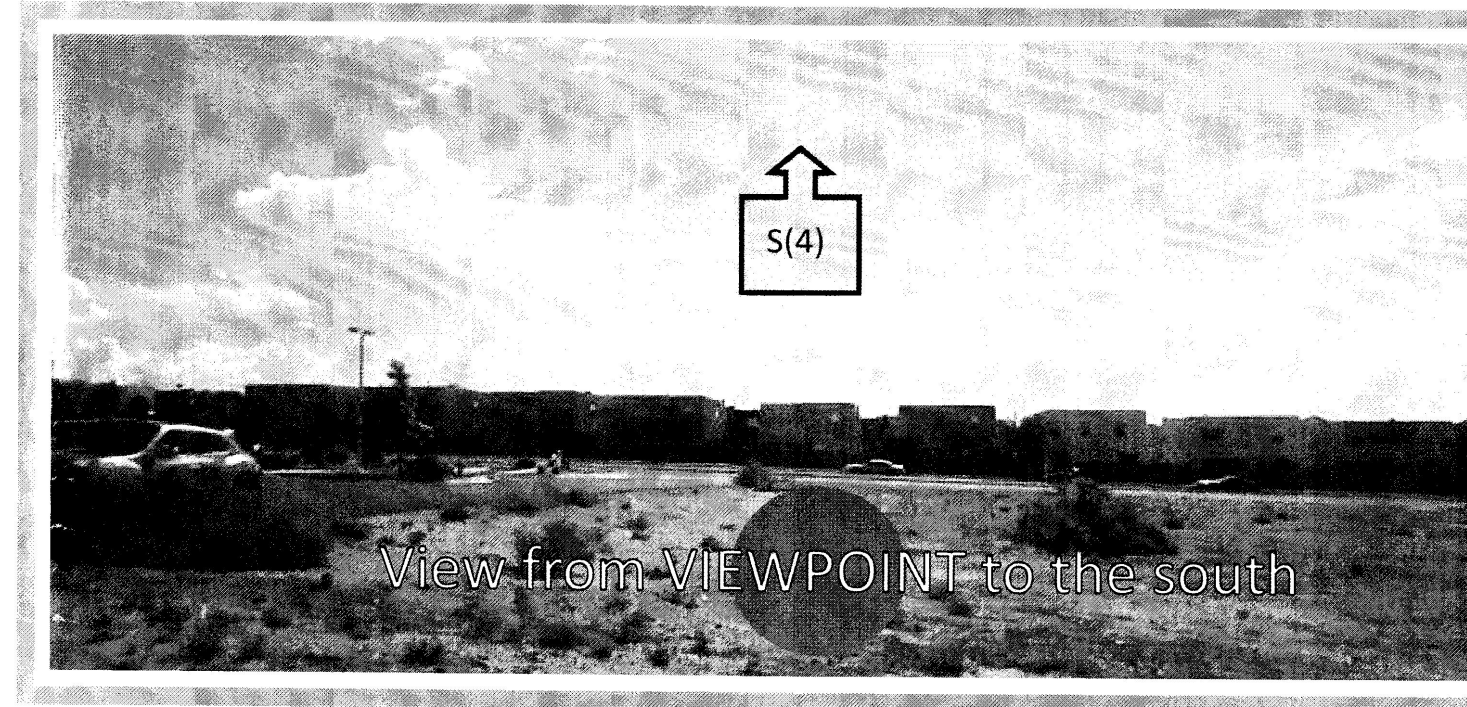
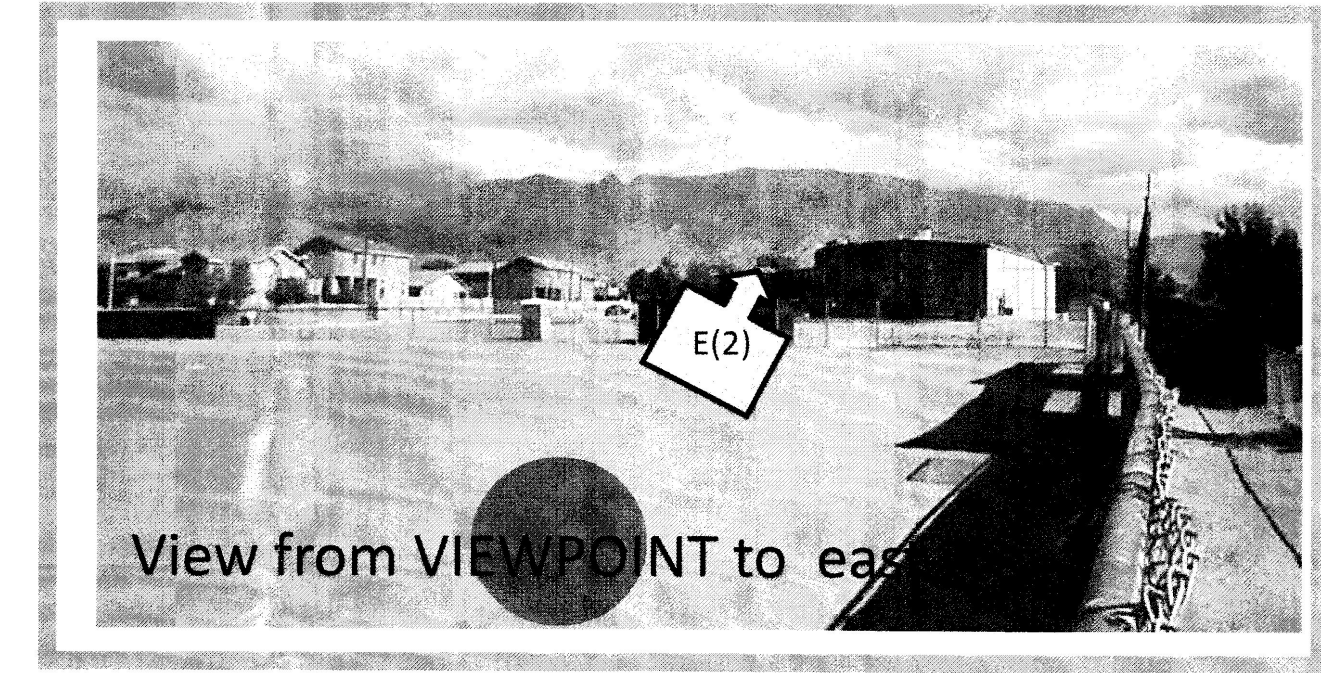
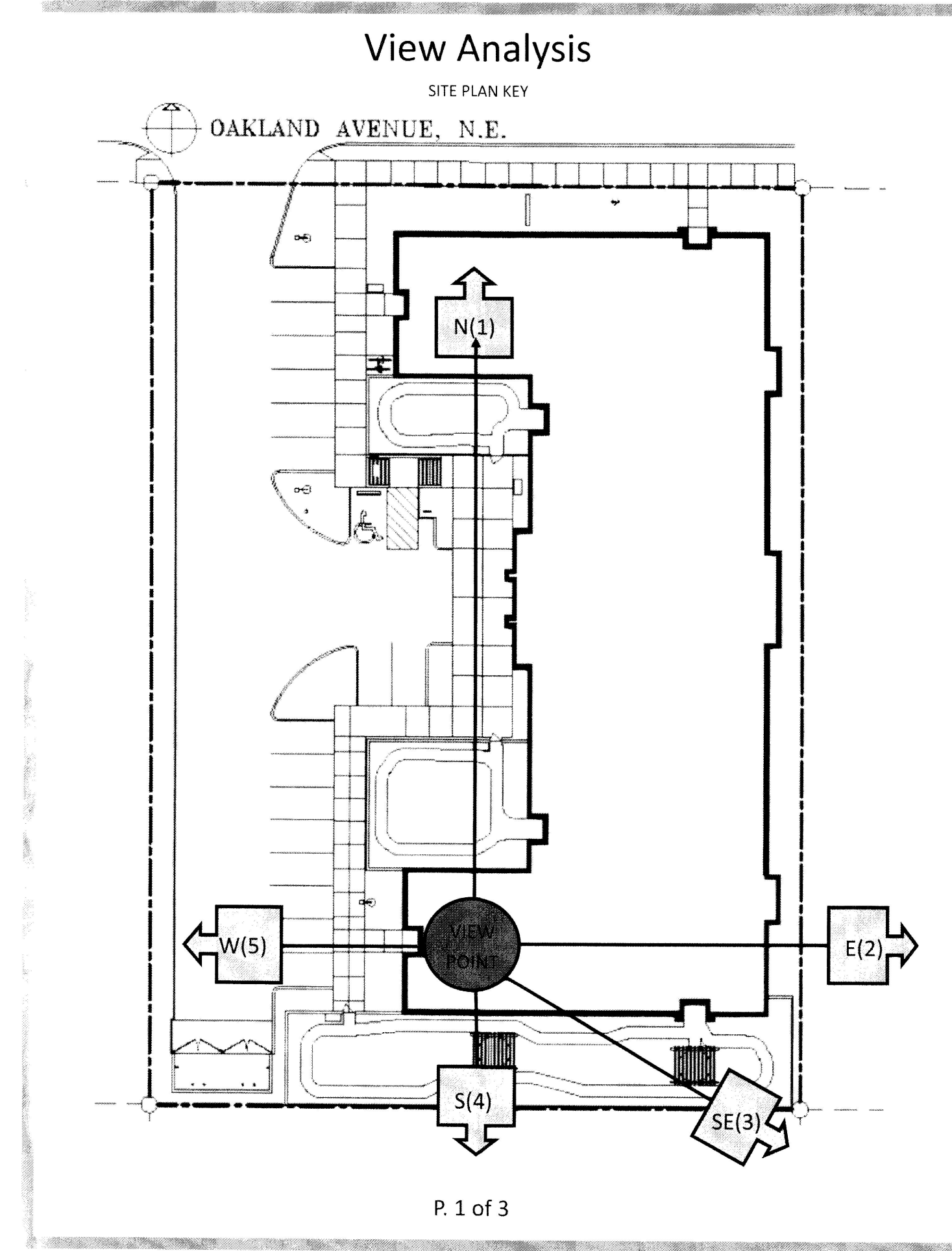
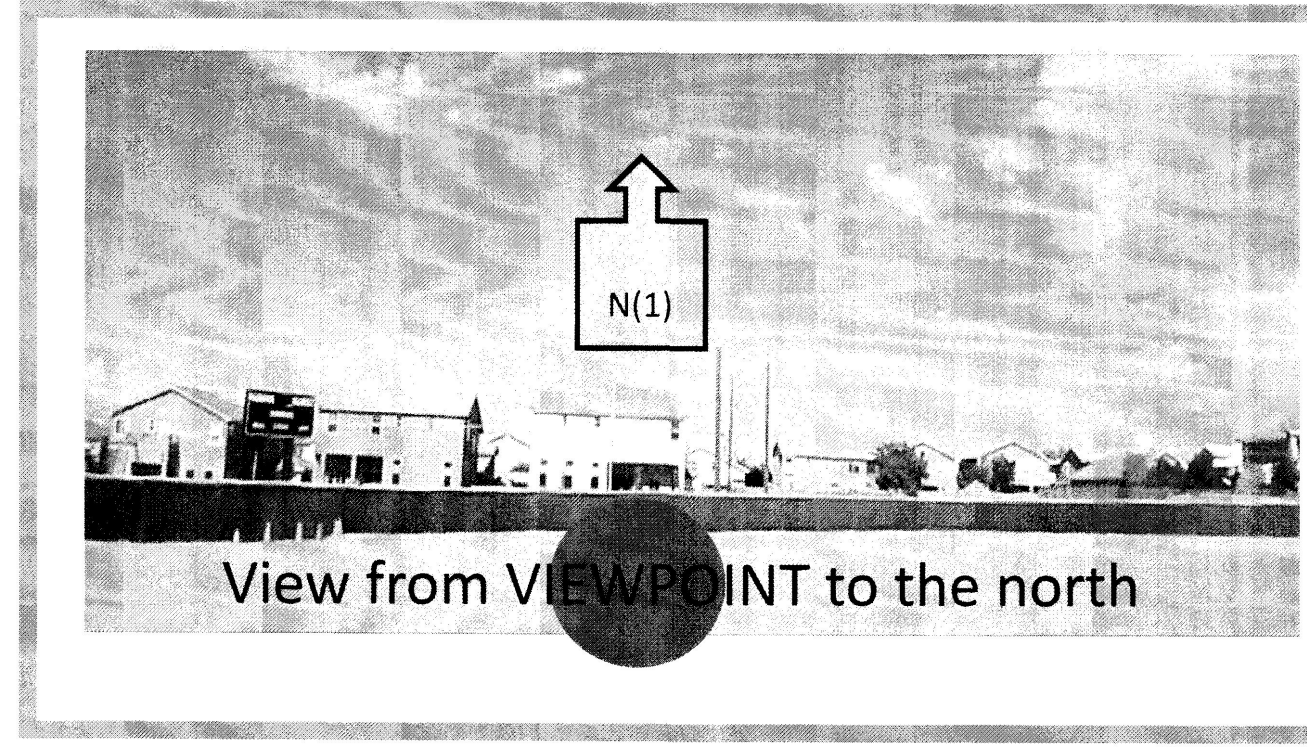
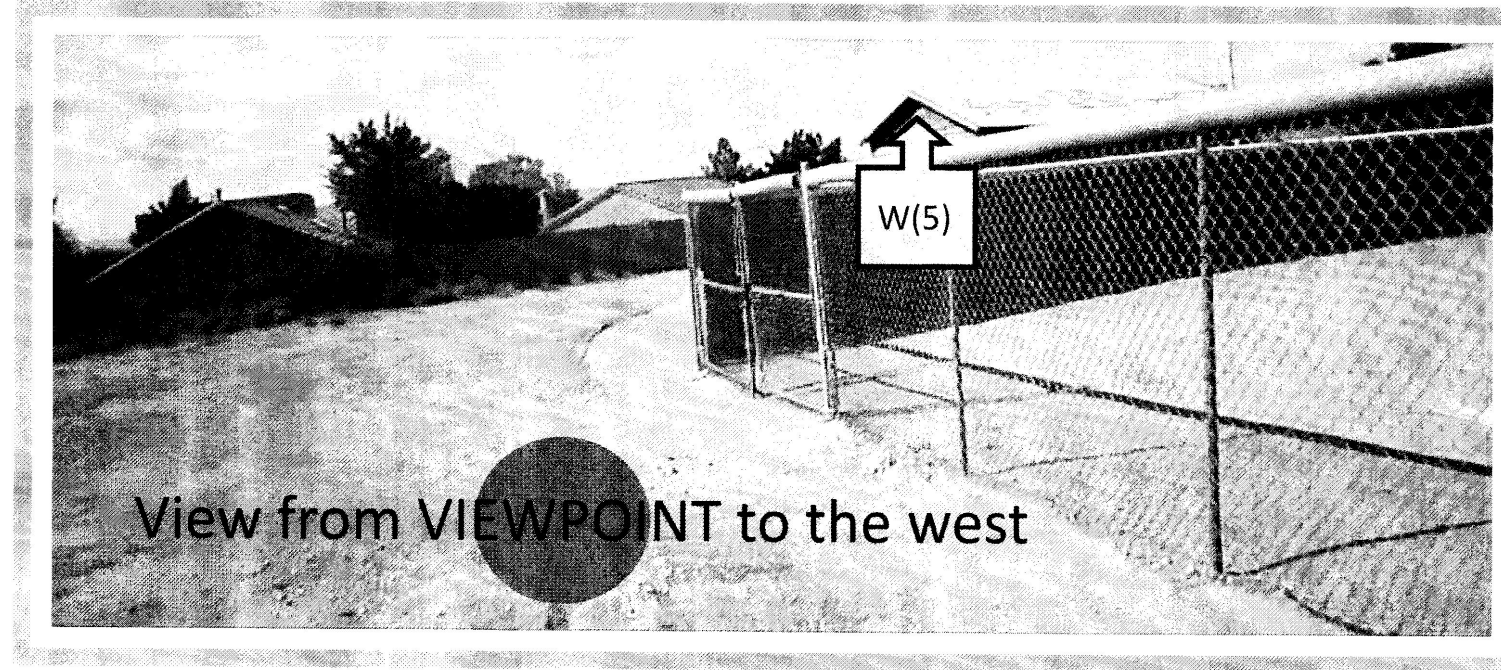
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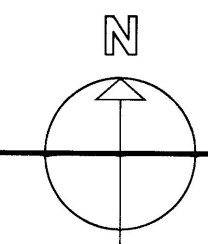
DRAWING NAME
REVISIONS

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Albuquerque NM 87111 (ph) 505.332.9323 (fax) 212.0901

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VIEW ANALYSIS



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 REVISIONS
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30-Bed Assisted Living Home
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SHEET NO.
 A311