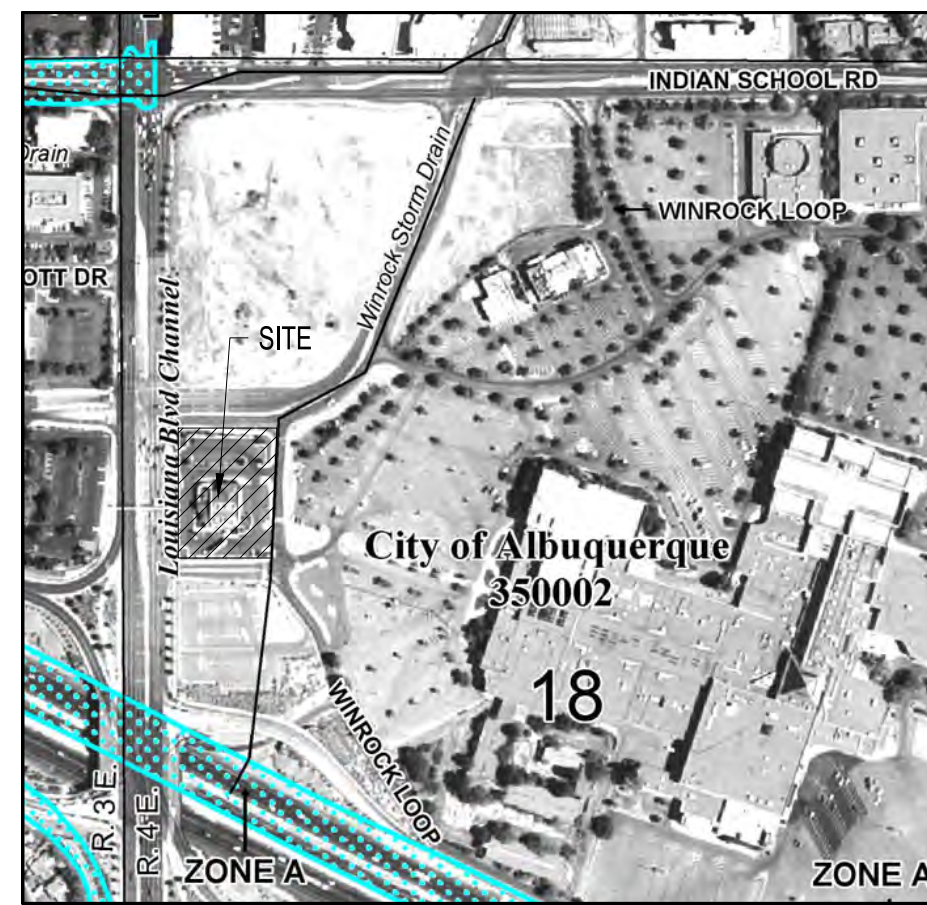


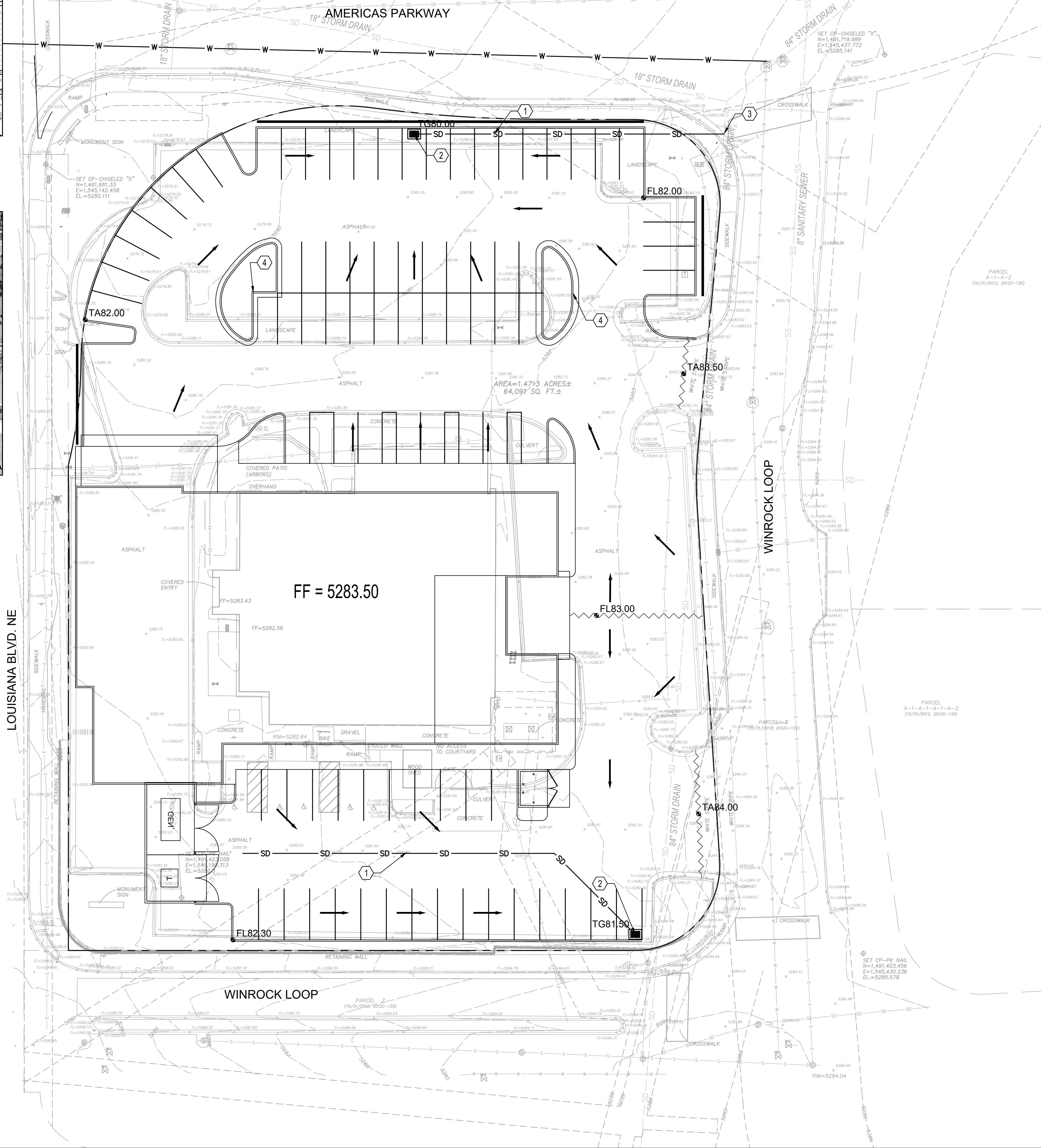
VICINITY MAP: F-16-Z
NOT TO SCALE



FEMA MAP: 35001C0352H
AUGUST 16, 2012

PresNOW Uptown
Basin Data Table
This table is based on the DPM Article 6-2, Zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	Weighted Curve #	SW Quality (CF)
			A	B	C	D							
EXISTING													
EX - B1	64091	1.47	0.0%	0.0%	9.0%	91.0%	4.37	6.43	2.45	13063	15056	97	N/A
TOTAL	64091	1.47	-	-	-	-	-	6.43	-	13063	15056	-	0
PROPOSED													
PROP - B1	64091	1.47	0.0%	0.0%	11.0%	89.0%	4.34	6.39	2.42	12904	14853	97	1236
TOTAL	64091	1.47	-	-	-	-	-	6.39	-	12904	14853	-	1236



GRADING KEYNOTES

1. INSTALL NEW STORM DRAIN.
 2. INSTALL NEW STORM DRAIN INLET.
 3. CONNECT TO EXISTING STORM DRAIN.
 4. INSTALL CURB OPENING, DEPRESS LANDSCAPING ISLAND.
- *NOTE: ROOF DRAINS TO CONNECT TO NEW ONSITE STORM DRAIN SYSTEM

DRAINAGE NARRATIVE

INTRODUCTION:
THE PRESNOW UPTOWN IS LOCATED ON THE SOUTHEAST CORNER OF LOUISIANA BOULEVARD AND AMERICAS PARKWAY IN THE ALBUQUERQUE UPTOWN DISTRICT. THE SITE IS THE FORMER LOCATION OF MACARONI GRILL. FOR THE PURPOSE OF THIS SUBMITTAL, THE ENTIRE SITE WAS ANALYZED AS ONE BASIN. FUTURE SUBMITTALS WILL FURTHER DELINEATE BASINS, AND PROVIDE INLET / STORM DRAIN CALCULATIONS.

EXISTING CONDITIONS:
THE PROPOSED SITE IS CURRENTLY DEVELOPED. APPROXIMATELY HALF OF THE SITE SLOPE SOUTH AND EAST TO AN EXISTING INLET IN THE SOUTHEAST CORNER OF THE EXISTING PARKING LOT. THIS INLET CONNECTS TO THE EXISTING 84" STORM DRAIN EAST OF THE SITE. THE NORTHERN HALF OF THE SITE SLOPES NORTH AND WEST TO AN EXISTING INLET IN THE NORTHWEST CORNER OF THE EXISTING PARKING LOT. THIS INLET ALSO CONNECTS TO THE EXISTING 84" STORM DRAIN EAST OF THE SITE. THIS 84" STORM DRAIN IS WITHIN A PUBLIC EASEMENT THAT SKIRTS THE SITE AND DISCHARGES INTO THE ARROYO WITHIN INTERSTATE 40. EXISTING RUNOFF FLOWRATE IS APPROXIMATELY 6.43 CFS.

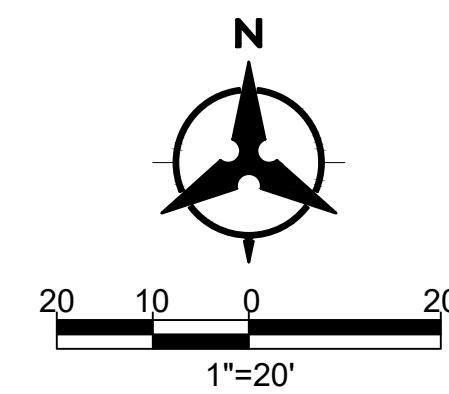
PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS WILL MIMIC EXISTING CONDITIONS. THE PROPOSED SITE WILL HAVE TWO MAIN DISCHARGE LOCATIONS SIMILAR TO EXISTING CONDITIONS. THE NORTHERN PORTION OF THE SITE WILL DISCHARGE INTO A NEW STORM DRAIN INLET THAT CONNECTS TO THE EXISTING STORM DRAIN EAST OF THE SITE. THE SOUTHERN PORTION OF THE SITE WILL DISCHARGE INTO A NEW STORM DRAIN INLET IN THE SOUTHWEST CORNER OF THE SITE THAT CONNECTS TO THE EXISTING 84" STORM DRAIN. BUILDING ROOF DRAINAGE WILL DISCHARGE BELOW GRADE AND CONNECT TO THE NEW ONSITE STORM DRAIN SYSTEM. THE PROPOSED RUNOFF FLOWRATE IS APPROXIMATELY 6.39 CFS. ESSENTIALLY THE SAME AS EXISTING CONDITIONS.

LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED FOR STORMWATER QUALITY HARVESTING PURPOSES. THE REMAINING VOLUME THAT ISN'T CAPTURED BY THESE AREAS WILL BE PAID FOR VIA CASH IN LIEU.

CONCLUSION:
BASED ON THE INFORMATION PROVIDED ABOVE, THE PROPOSED RUNOFF FLOWRATES ARE SLIGHTLY SMALLER THAN EXISTING CONDITIONS AND MAINTAIN EXISTING HISTORIC DISCHARGE LOCATIONS. THEREFORE, WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND REQUEST SITE PLAN FOR BUILDING PERMIT APPROVAL.

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- - - 4925 --- EXISTING INDEX CONTOUR
- - - 4924 --- EXISTING INTERMEDIATE CONTOUR
- XX.XX EXISTING GROUND SPOT ELEVATION
- 4925 PROPOSED INDEX CONTOUR
- 4924 PROPOSED INTERMEDIATE CONTOUR
- XX.XX PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- ~ ~ ~ WATER BLOCK/GRADE BREAK



REVISIONS

- △
- △
- △
- △

DRAWN BY	
REVIEWED BY	
DATE	12/11/2020
PROJECT NO.	20-0161.001
DRAWING NAME	CONCEPTUAL GRADING PLAN

GENERAL SHEET NOTES

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLIN-RELATED REGULATIONS, AND STREET TREE REGULATIONS.
- THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION. THE PROPERTY OWNER ACKNOWLEDGES THAT APPROVED LANDSCAPING AND TREES IN THE RIGHT-OF-WAY MAY BE REMOVED WITHOUT COMPENSATION.
- LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR ALL PLANT MATERIALS.
- WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL ACHIEVE 75% VEGETATIVE COVERAGE AT MATURITY. GROUND LEVEL PLANTS SHALL ACHIEVE 30% VEGETATIVE COVERAGE AT MATURITY.
- TREES ARE NOT REQUIRED TO BE STAKED, BUT TREES THAT BLOW OVER, SETTLE OR TIP WILL BE REQUIRED TO BE REPLACED OR RESET BY THE CONTRACTOR AT NO COST TO THE OWNER.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- LANDSCAPE MULCH AREAS ADJACENT TO SIDEWALKS SHALL BE A MAXIMUM OF 1/2" BELOW ADJACENT SIDEWALK GRADE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYED NOTES

- EXISTING TREE TO REMAIN. SEE A4/LP101.
- EXISTING MARQUEE SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING PUBLIC INFRASTRUCTURE TO RETAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING RETAINING WALL AND GUARDRAIL.
- PROPOSED PARKING SCREENING WALL.
- EXISTING UTILITY EASEMENT
- CLEAR SIGHT TRIANGLE. SEE NOTE O.

LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN. SEE A4/LP101.
- EXISTING EVERGREEN TREES TO REMAIN. SEE A4/LP101.
- PROPERTY LINE

PARKING SCREENING NOTES

- PARKING SCREENING ALONG WINROCK LOOP ROAD NORTH:
ACCOMPLISHED WITH 3'-4" CMU WALLS IN FRONT OF PARKING
- PARKING BUFFER ALONG LOUISIANA BOULEVARD:
ACCOMPLISHED WITH THE EXISTING 8'-0" RETAINING WALL FROM SOUTH AND LANDSCAPE BUFFER ON NORTHWEST CORNER.

LANDSCAPE CALCULATIONS

GROSS LOT AREA = 1.47 AC = 64,091 SF
 AREA OF LOT COVERED BY BUILDINGS = 17,100 SF
 NET LOT AREA = 46,991 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA = 4,699 SF (10% OF NET LOT AREA)
 PROVIDED LANDSCAPE AREA = 5,896 SF (12.5% OF NET LOT AREA)

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 6 PARKING SPACES
 TOTAL NUMBER OF PARKING = 99 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 17 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 10 TREES (including existing trees to remain)
 REQUIRED STREET TREES = 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE
 STREET TREES =
 LOUISIANANA BOULEVARD FRONTAGE = 268'
 REQUIRED / PROVIDED STREET TREES = 9 / 1
 AMERICAS PARKWAY FRONTAGE = 193'
 REQUIRED / PROVIDED STREET TREES = 6 / 3

EXISTING TREE CREDITS
 • 2 EXISTING PINES AT 8" CALIPER = 4 TREES
 • 1 TREE AT 12" CALIPER = 4 TREES
 • 1 TREE AT 4" CALIPER = 1 TREE
 • TOTAL NUMBER OF EXISTING TREES CREDITED = 9 TREES

REQUIRED VEGETATIVE COVERAGE
 TOTAL VEGETATIVE COVER REQUIRED = 3,524 SF (75% OF LANDSCAPE AREA)
 TOTAL VEGETATIVE COVER PROVIDED = 8,620 SF (146% OF LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 1,249 SF (25% OF LANDSCAPE AREA)
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 1,316 SF (28% OF LANDSCAPE AREA)

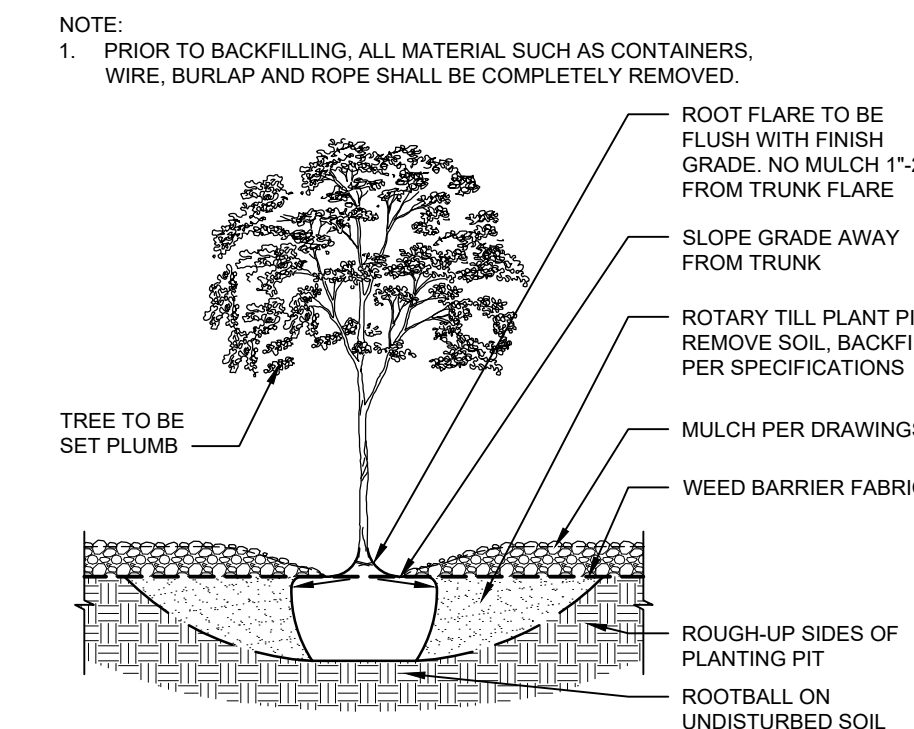
ROCK MULCH COVERAGE
 TOTAL ROCK MULCH COVER ALLOWED = 3,524 SF (75% OF LANDSCAPE AREA)
 TOTAL ROCK MULCH COVER PROVIDED = 2,968 SF (46% OF LANDSCAPE AREA)

PLANT SCHEDULE

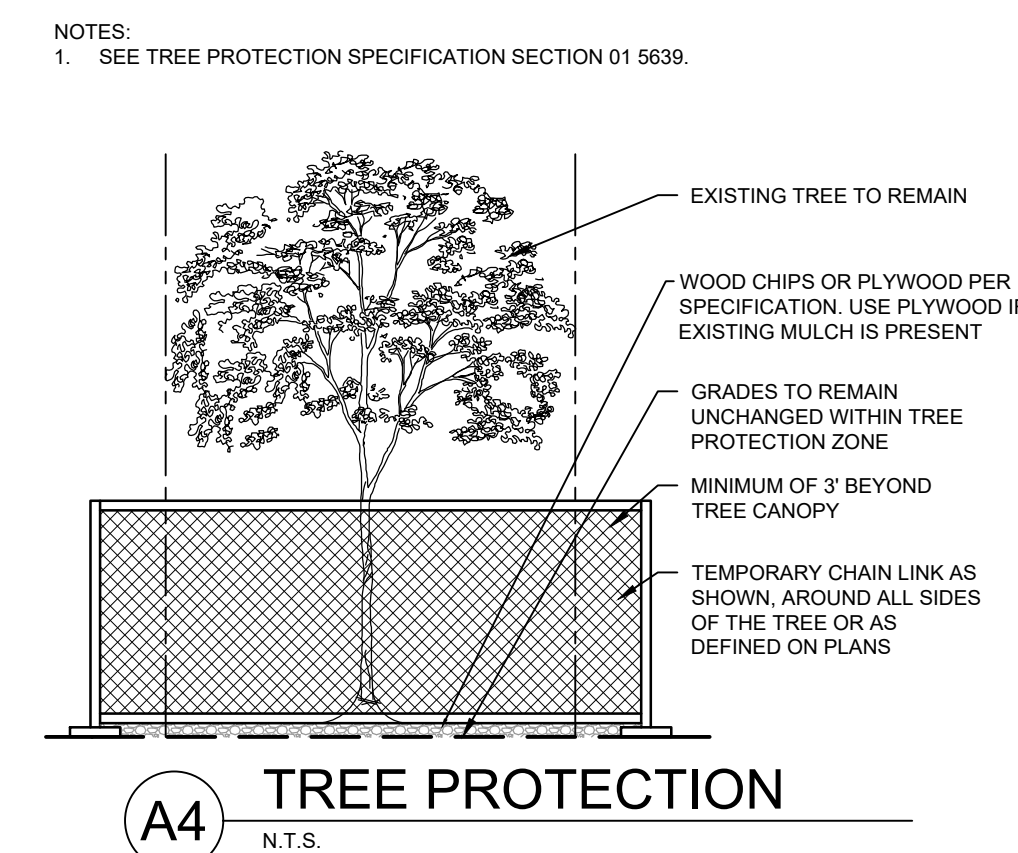
TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	DESERT WILLOW
	6	FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE ASH
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	10	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
	25	CISTUS X PURPUREUS	PURPLE ROCK ROSE
	4	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET
	40	PRUNUS BESSEYI	SAND CHERRY
	19	SALVIA GREGGII 'ULTRA VIOLET'	ULTRA VIOLET SAGE
ACCENT/GRASSES	QTY	BOTANICAL NAME	COMMON NAME
	20	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
	18	DASYLIRION WHEELERI	DESERT SPOON
	3	NOLINA MICROCARPA	BEARGRASS
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
	26	NEPETA 'WALKER'S LOW'	WALKERS LOW CATMINT

LEGEND

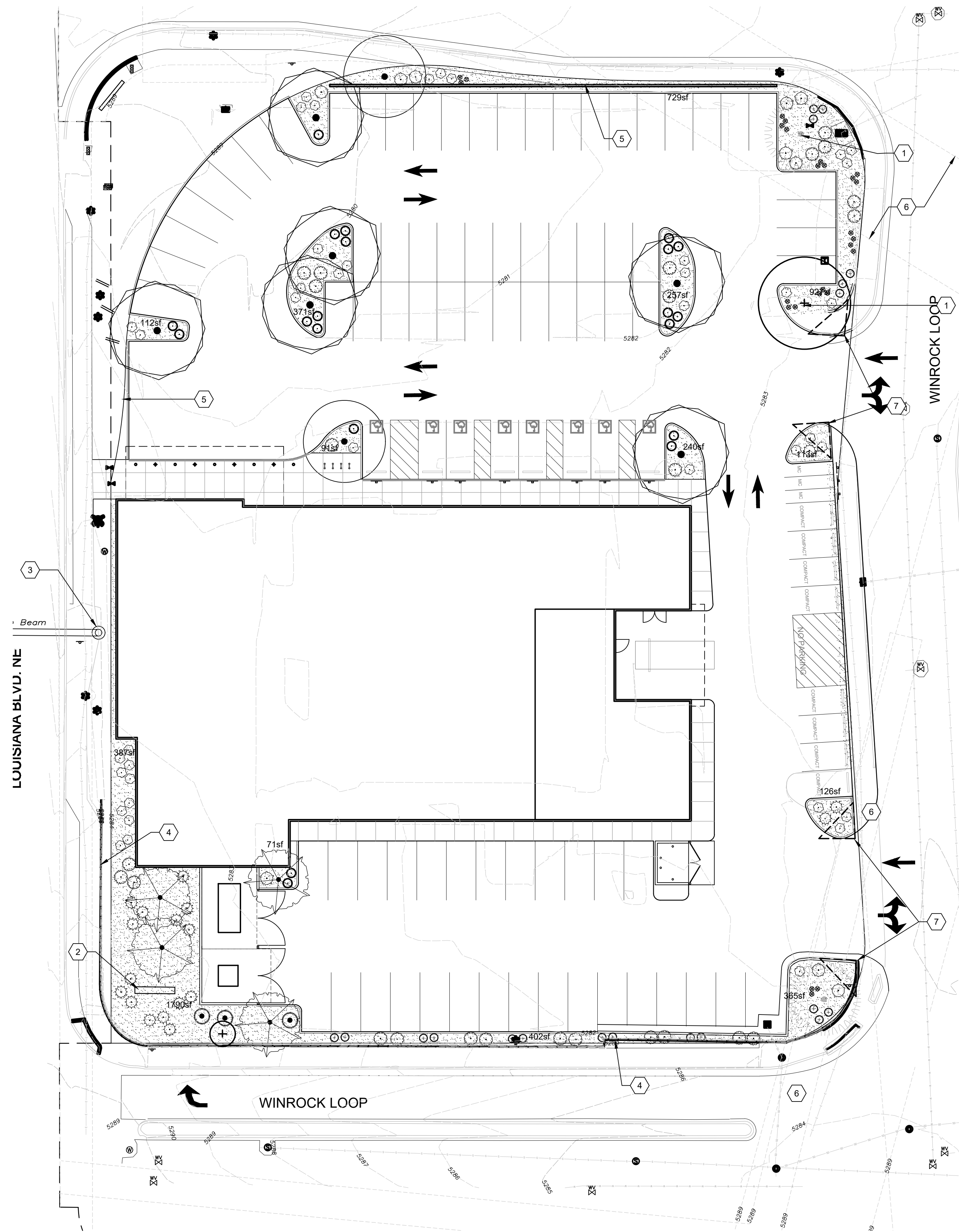
- 3" DEPTH ROCK MULCH WITH FILTER FABRIC
- 3" DEPTH ORGANIC MULCH WITH FILTER FABRIC



B4 TREE IN PLANTING BED
3/4" = 1'-0"



A4 TREE PROTECTION
N.T.S.



A1 LANDSCAPE PLAN
1" = 20'-0"

A.C.S. MONUMENT "20_116"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE - N.A.D. 1983)
 N=1493154.978 US SURVEY FEET
 E=1545048.21 US SURVEY FEET
 PUBLISHED: 01-208322 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99961580
 DELTA ALPHA ANGLE=-0°11'00.11"

GENERAL SHEET NOTES

1. ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
2. ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

PROJECT DATA

BUILDING AREA: 18,000 SQ. FT.
 CONSTRUCTION TYPE: IIB
 OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

FIRE FLOW: IFC TABLE 6105.1(2)
 MEDICAL OFFICE 2,750/2 = 1,375 GPM

FIRE HYDRANTS: REQUIRED 1 PROVIDED 1 (500' SPACING)
 MEDICAL OFFICE =

PARKING CALCULATIONS

MEDICAL OFFICE	REQUIRED	PROVIDED
20,600 S.F. @ 3 SPACES PER 1,000 S.F. =	62 SPACES	95 SPACES
ACCESSIBLE PARKING 51-100 SPACES 6 ACCESSIBLE, 2 VAN ACCESSIBLE	4 REQUIRED	8 PROVIDED
MOTORCYCLE SPACES 51-100 SPACES	3 REQUIRED	3 PROVIDED
BICYCLE PARKING 10% OF REQUIRED OFF-STREET PARKING	7 REQUIRED	8 PROVIDED

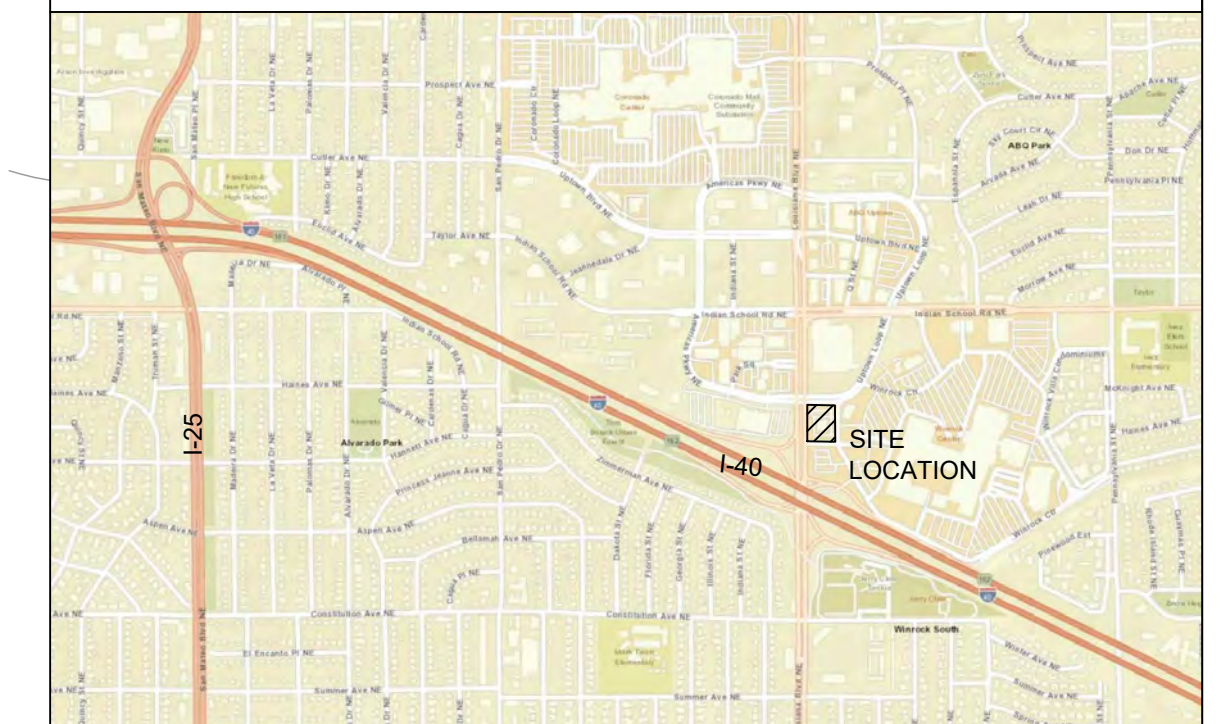
SHEET KEYED NOTES

1. EXISTING 6' WIDE PUBLIC SIDEWALK.
2. NEW 3' HIGH SITE WALL TO SCREEN THE HEADLIGHTS OF PARKED VEHICLES.
3. AMBULANCE/LOADING AREA
4. CANOPY OVERHEAD
5. PATIENT PICK-UP / DROP-OFF
6. DUMPSTER ENCLOSURE. SEE DETAIL D5/AS501
7. BIKE RACK (8 SPACES). SEE DETAIL A4/AS501
8. 8' HIGH CMU SCREEN WALL. SEE DETAIL A3/AS501
9. BUILDING MOUNTED SIGN (TYPE A). SEE ELEVATIONS AND DETAIL D1/AS501
10. HC PARKING. SEE DETAIL D4/AS501
11. NEW CONCRETE SIDEWALK.
12. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
13. EXISTING BIKE LANE
14. GRAY LINE INDICATES FLUSH CONCRETE SIDEWALK. SEE DETAIL D3/AS501
15. EXISTING DRIVEWAY
16. HC PARKING SIGN. SEE B4/AS501
17. MOTORCYCLE PARKING ONLY SIGN. SEE B4/AS501
18. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
19. 8" CONCRETE CURB AND GUTTER. SEE A2/AS501
20. 8" CONCRETE PARKING BUMPER. CONFIRM EXACT LOCATION WITH PHS AMBULANCE REQUIREMENTS. SEE C1/AS501
21. REQUIRED EQUIPMENT CLEARANCE
22. LABEL "MC" AT THE BACK OF MOTORCYCLE SPACES AND "COMPACT" AT THE BACK OF COMPACT SPACES.

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE AREA
	POLE LIGHT (20' MAX HEIGHT), SEE DETAIL A5/AS501
	SIDEWALK RAMP (ARROW POINTS DOWN)
	FIRE HYDRANT
	MOTORCYCLE SPACE, 4' X 8' MINIMUM, UNLESS NOTED OTHERWISE
	COMPACT CAR SPACE, 7.5' X 15' MINIMUM, UNLESS NOTED OTHERWISE
	EMERGENCY BACK-UP GENERATOR
	ELECTRICAL TRANSFORMER

KEYPLAN



NORTH
 VICINITY MAP
 ZONE ATLAS PAGE:

**DEKKER
 PERICH
 SABATINI**

ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

PROJECT

PresNow 24/7
 SITE DEVELOPMENT PLAN
 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM

REVISIONS

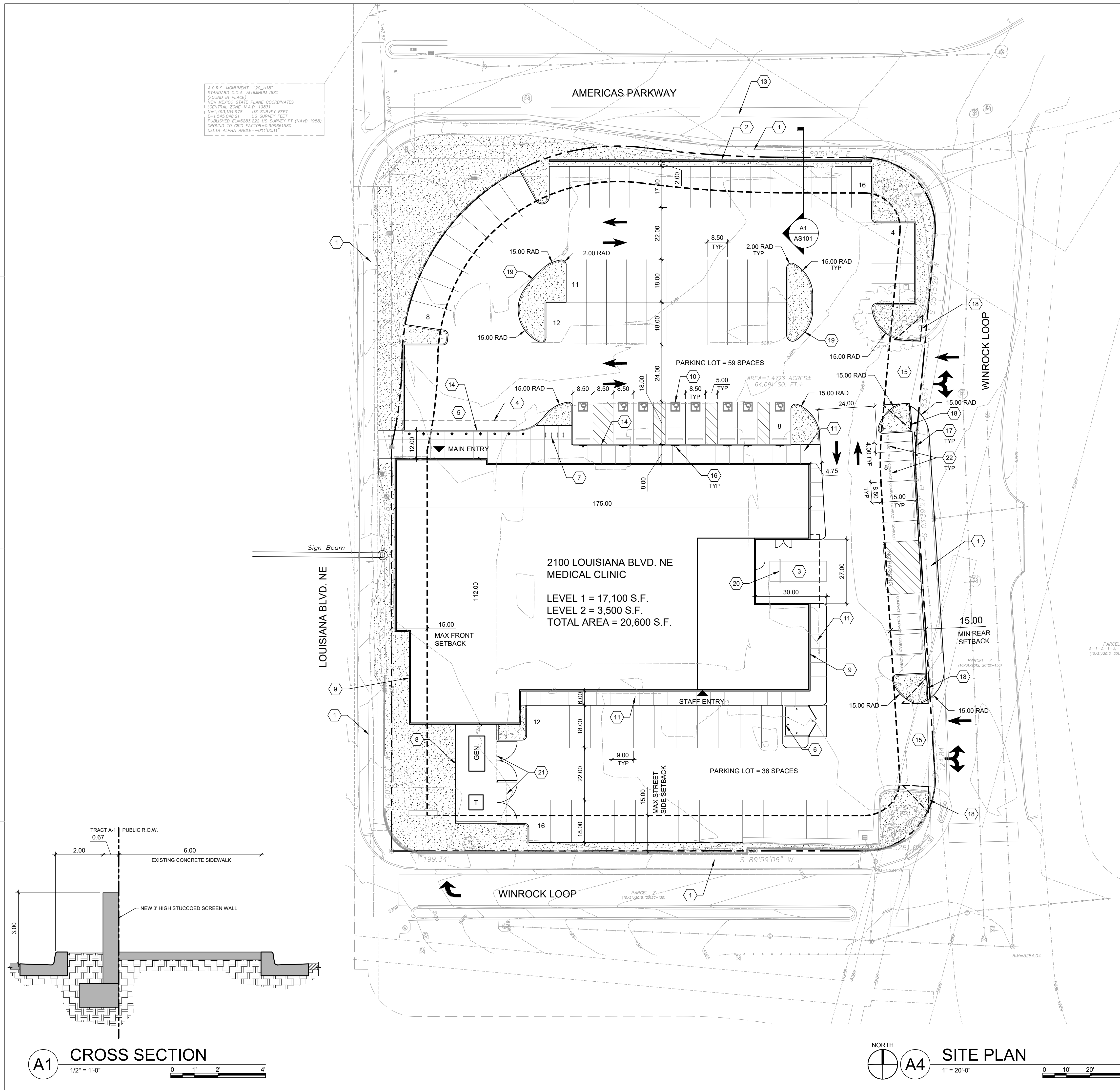
	12/10/2020	MINOR AMENDMENT

DRAWN BY: A. SANTI
 REVIEWED BY:
 DATE: 12/11/2020
 PROJECT NO.: 20-0161.001
 DRAWING NAME:

ARCHITECTURAL
 SITE PLAN

SHEET NO.

AS101
 OF

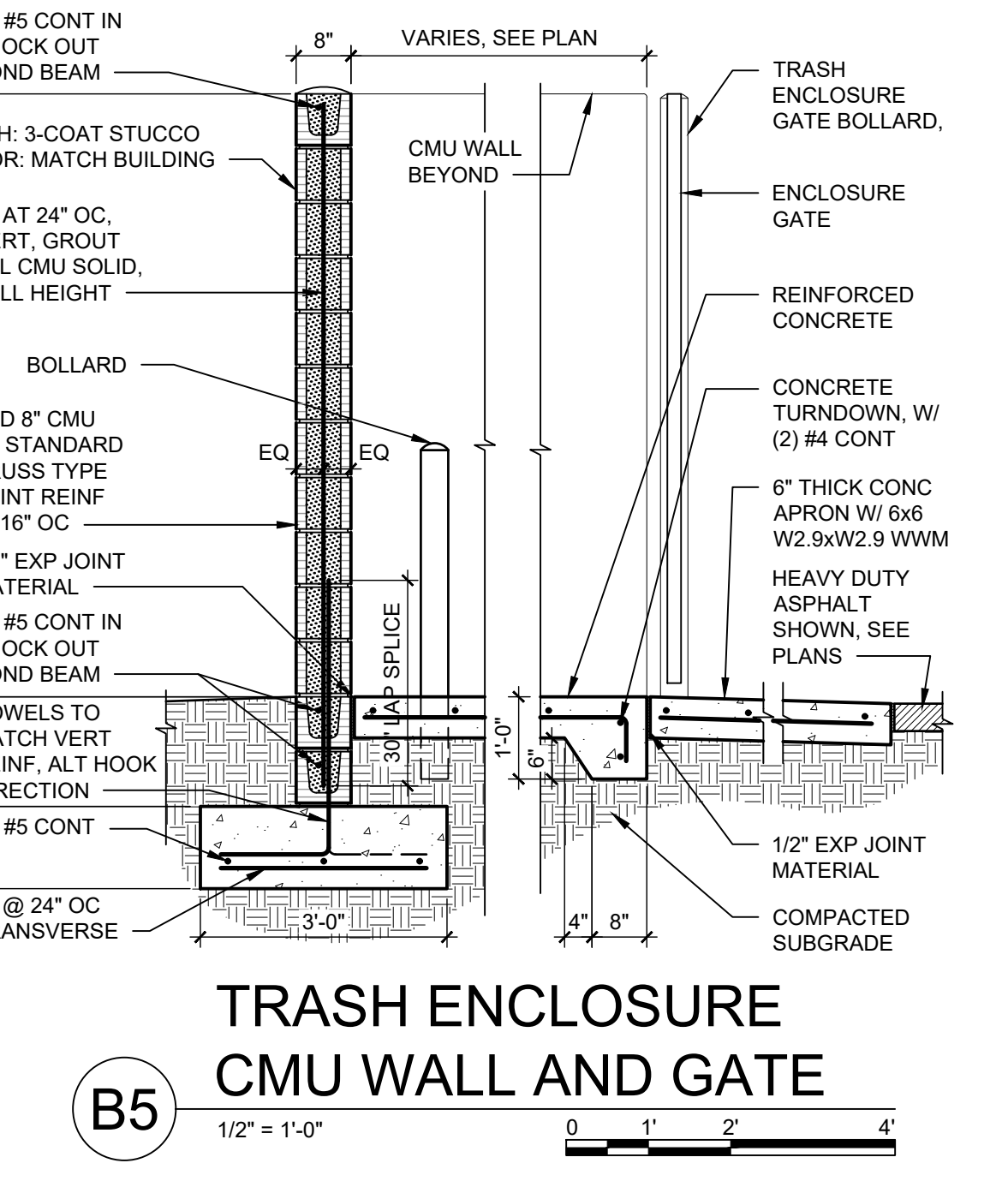
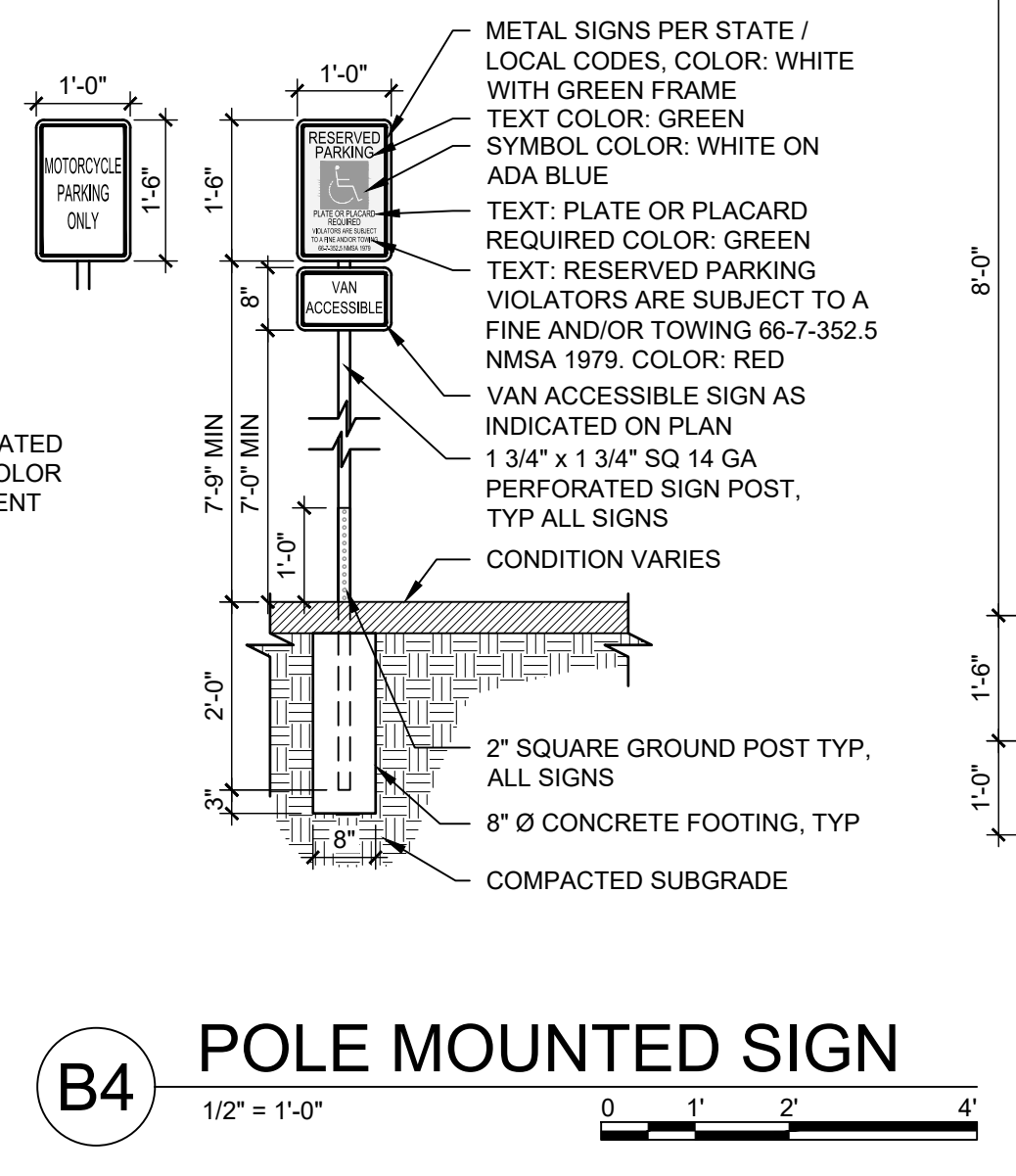
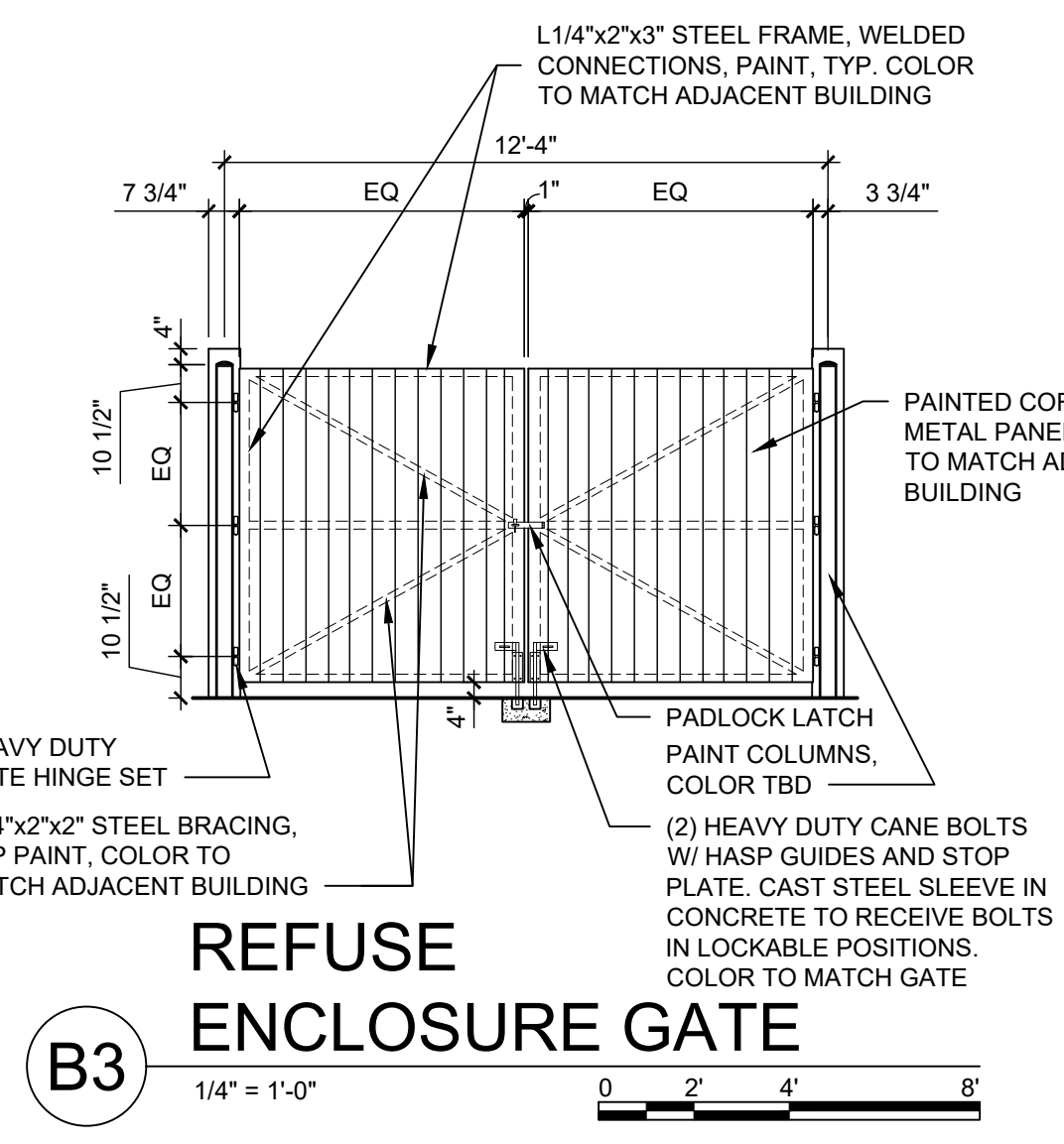
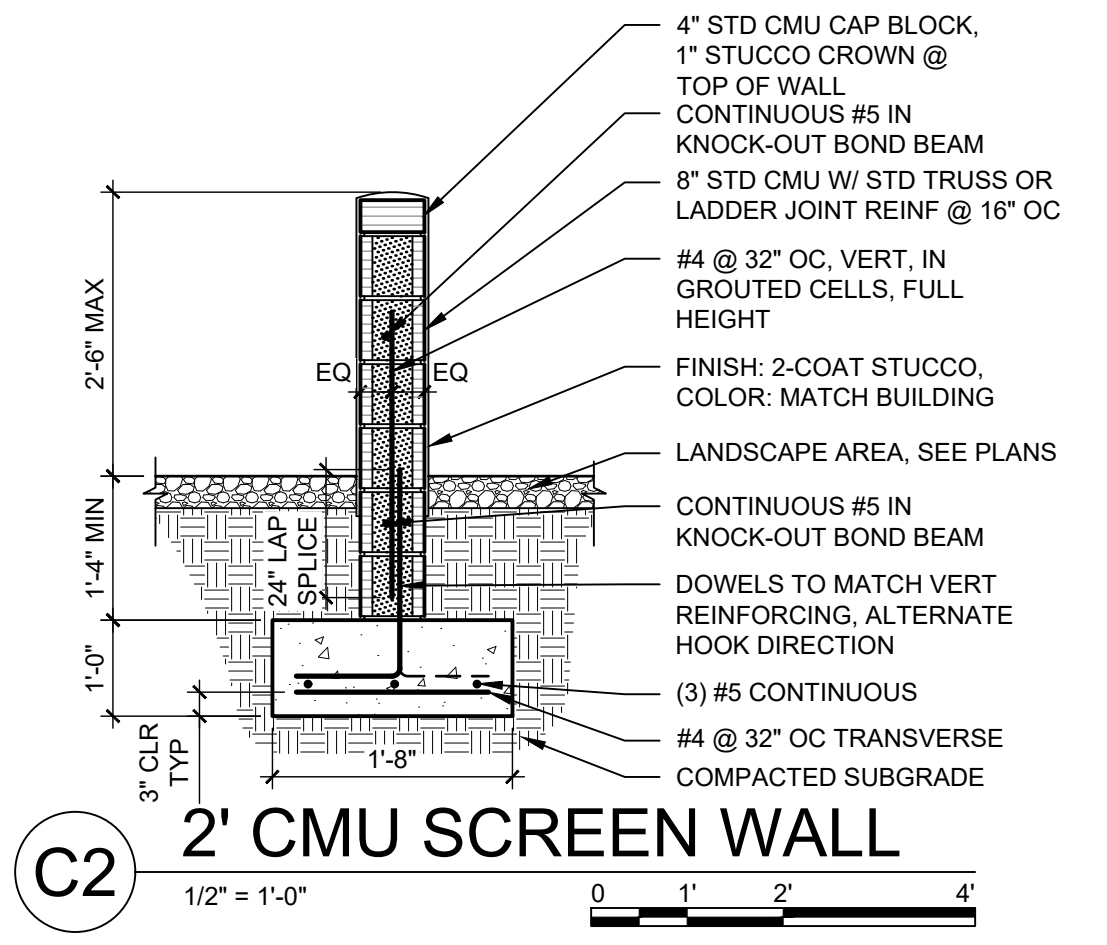
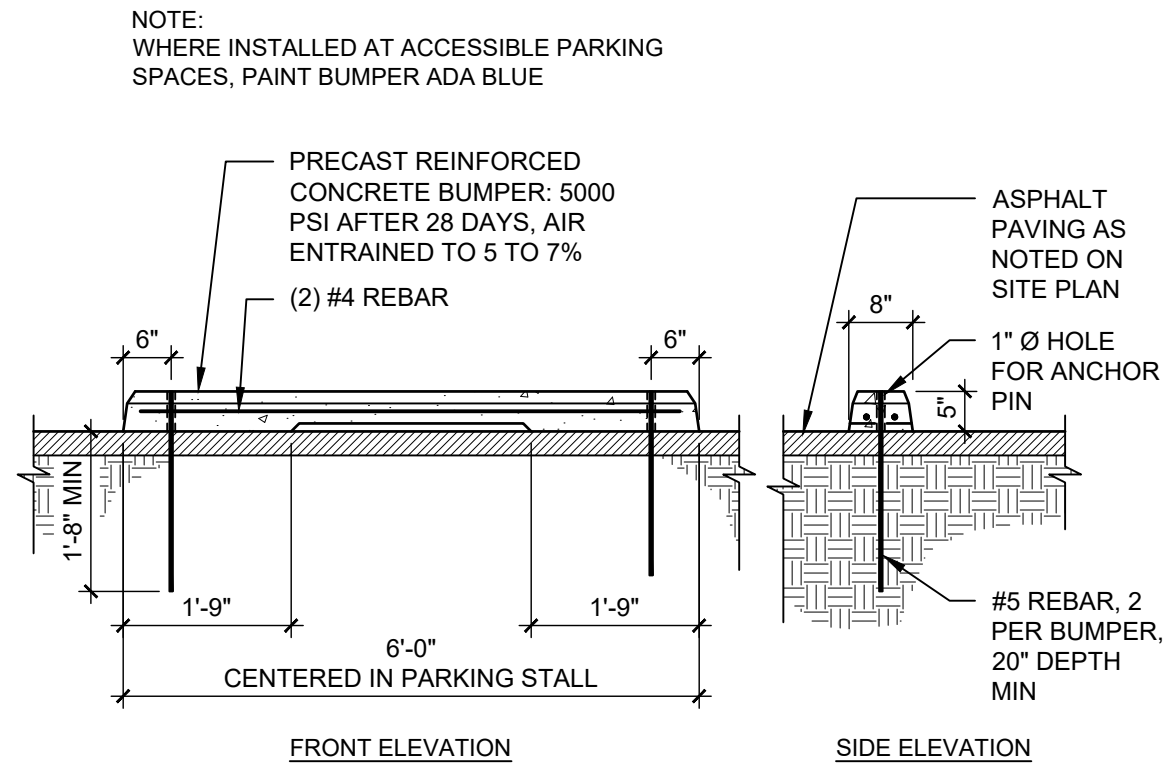
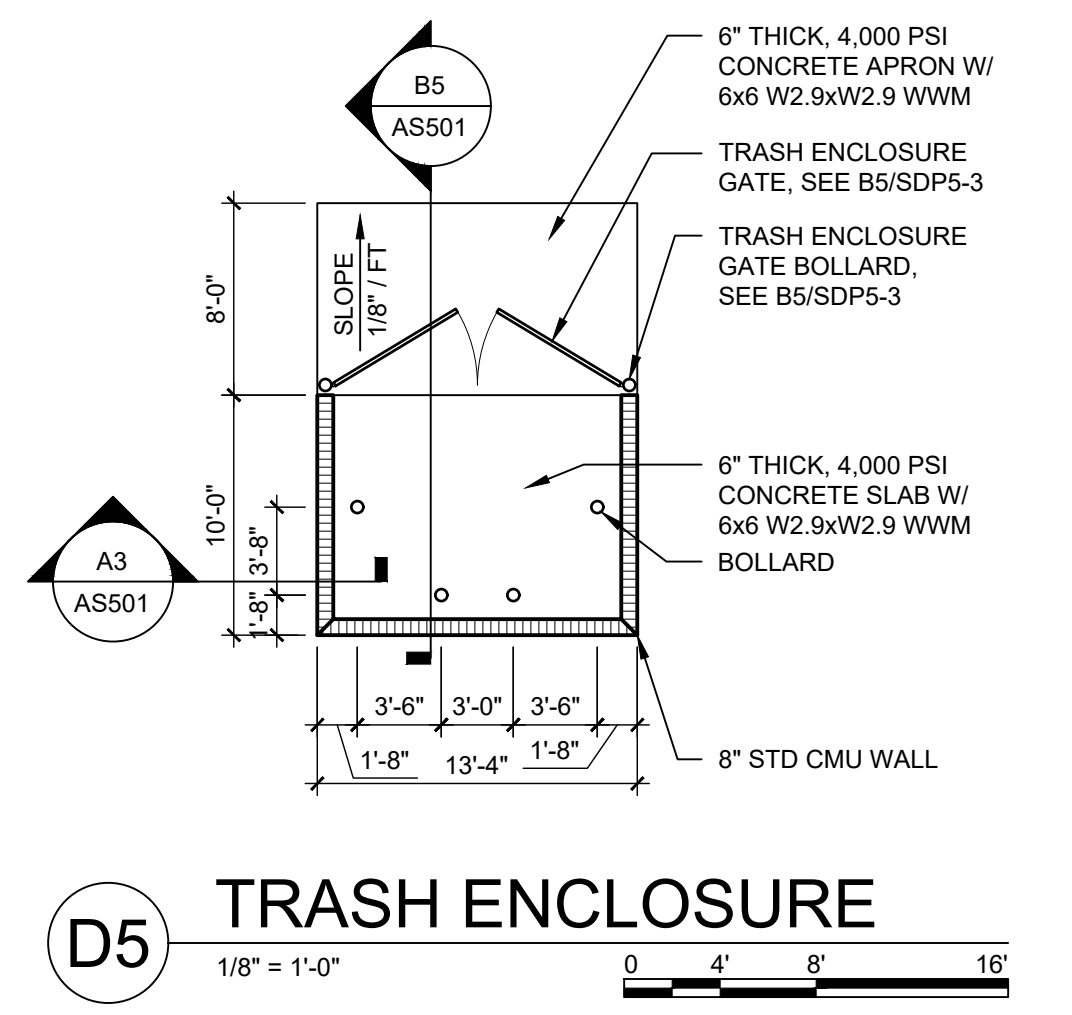
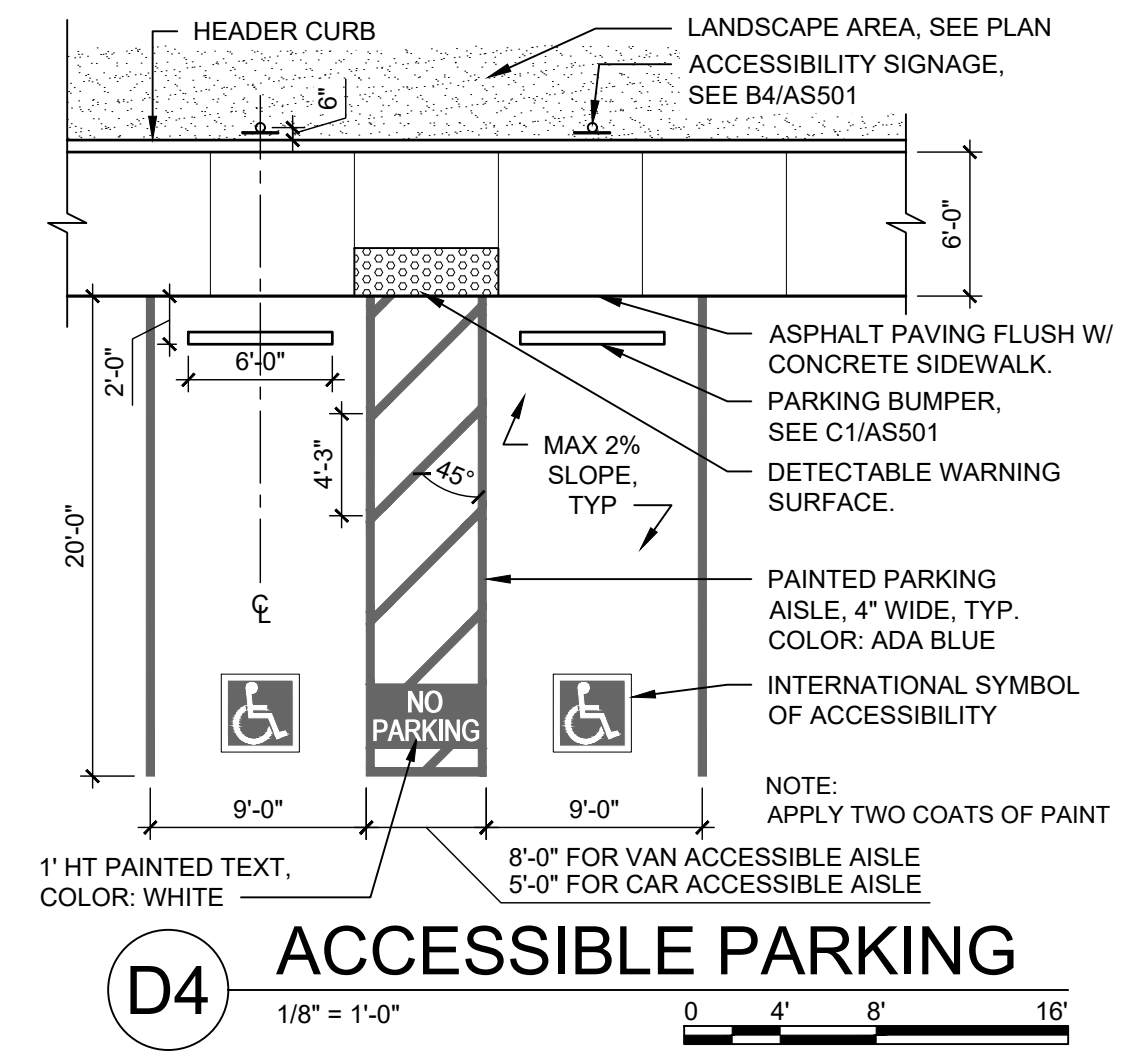
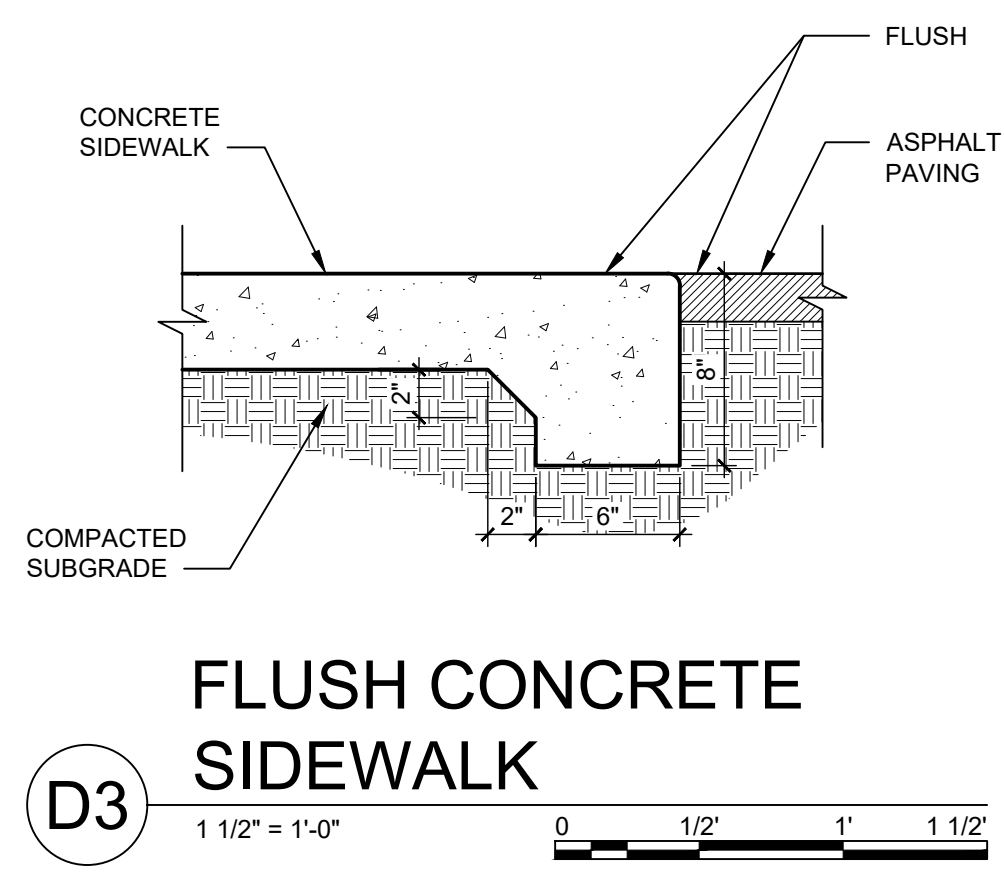


PRES Now

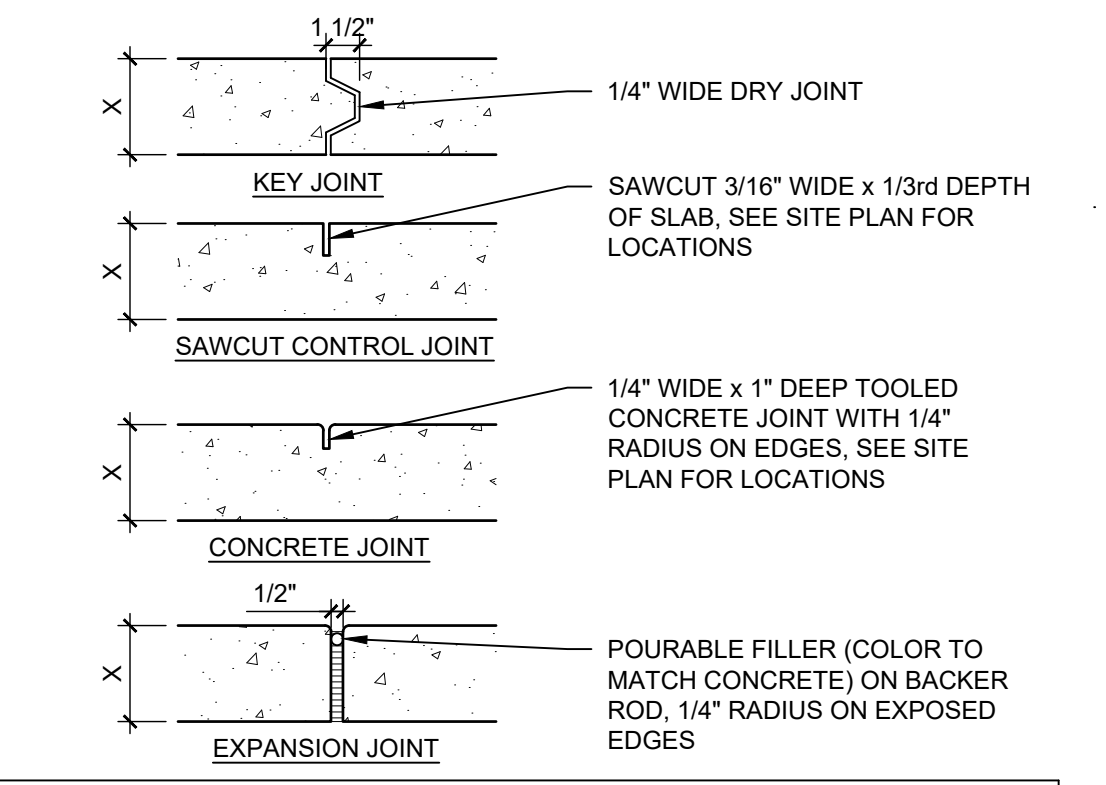
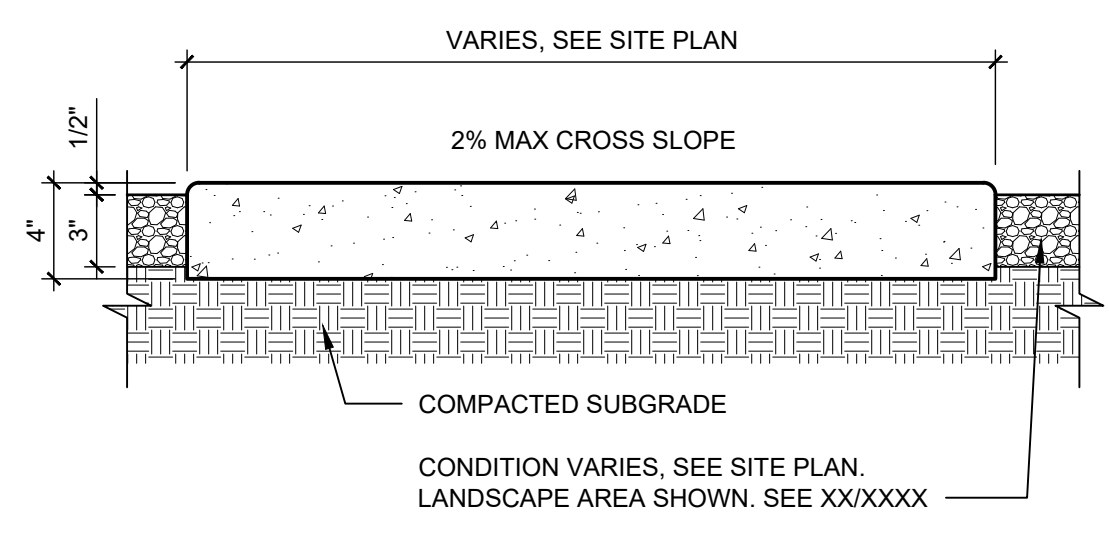
24/7 Urgent and Emergency Care

A DIMENSIONAL LETTERS
SCALE: 1/2"=1'
ILLUM. F.24 CHANNEL LETTERS
SCALE: 1/2"=1' QUANTITY: 2
Sign ID: F1.1
111 SQ. FT.
Sign ID: F1.2

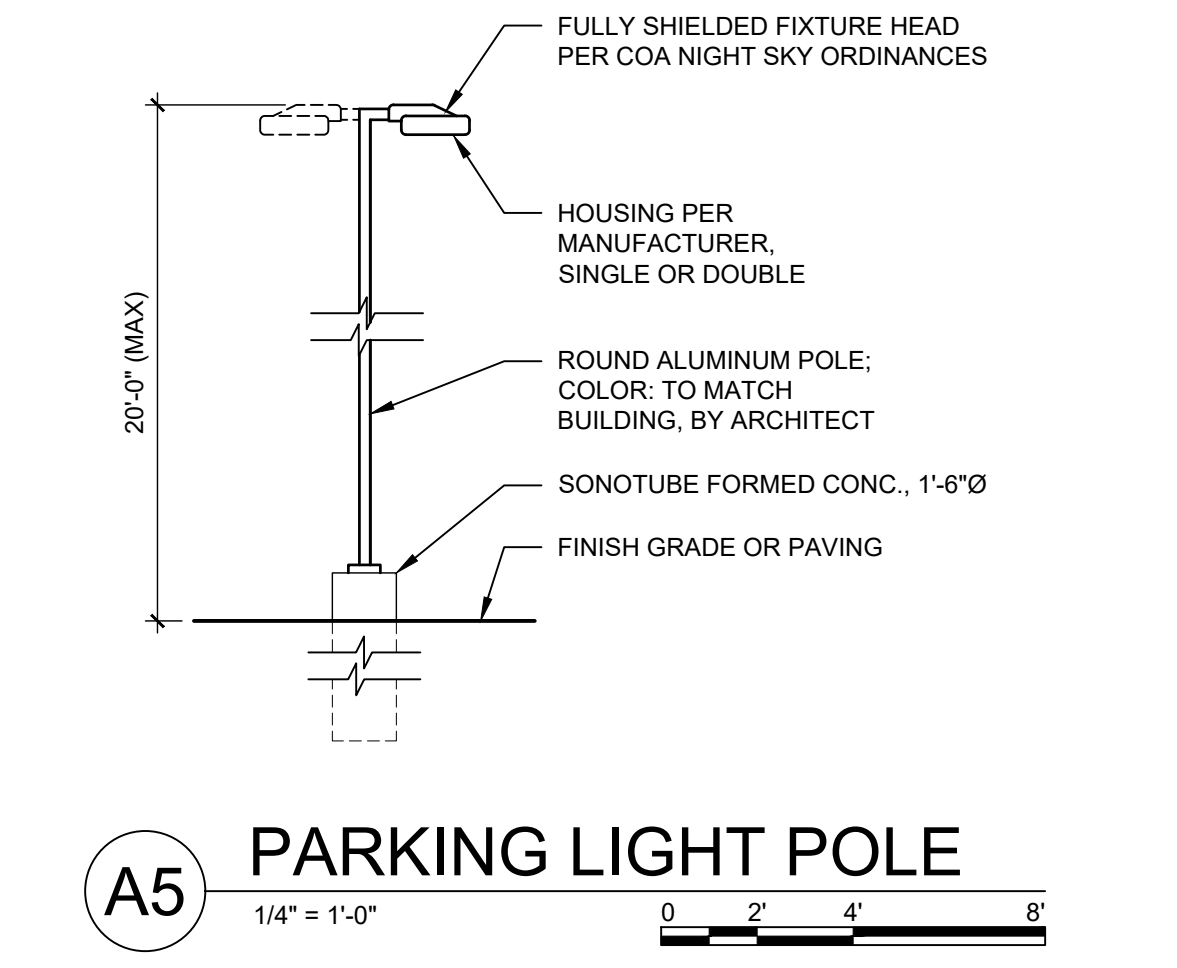
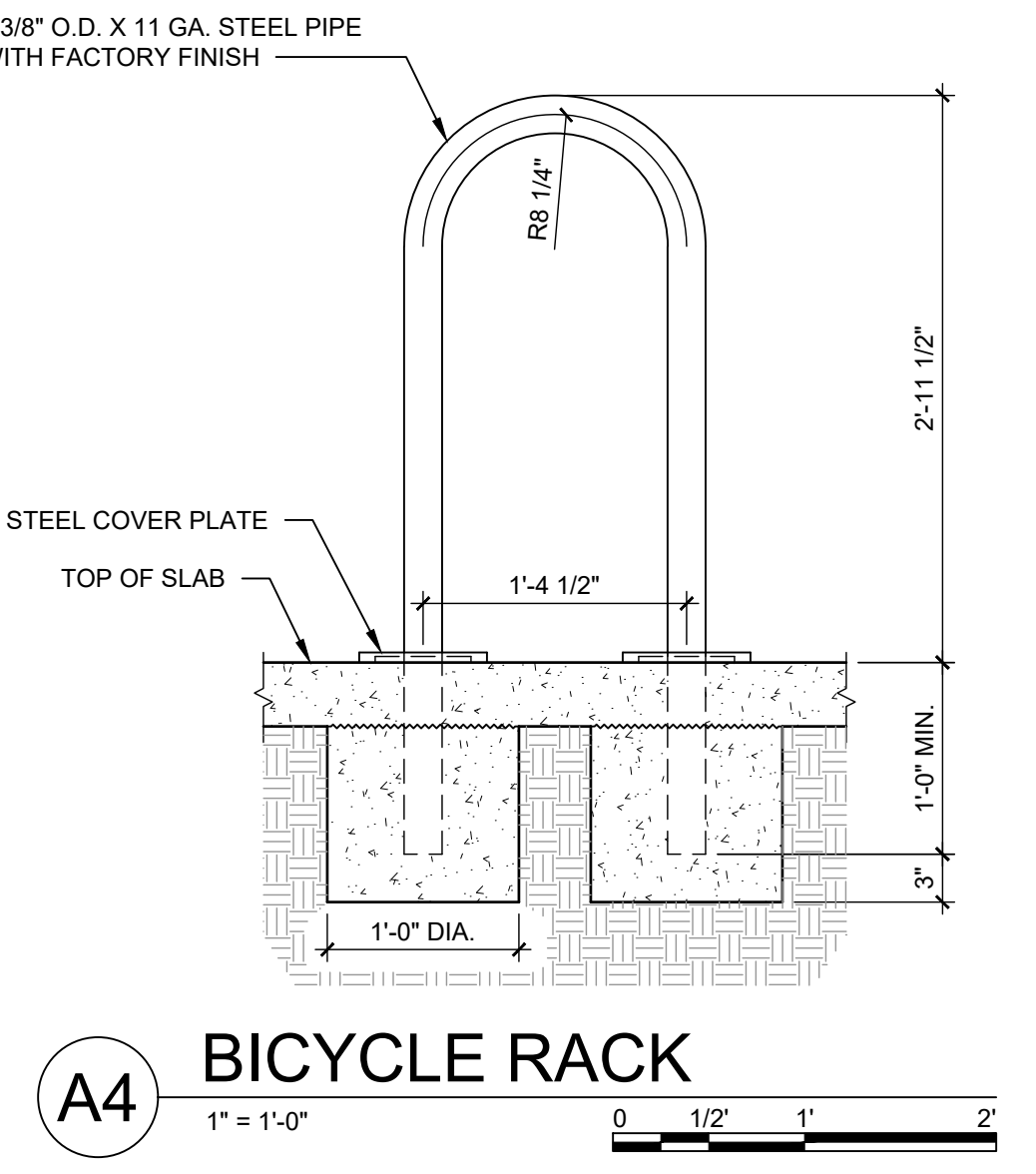
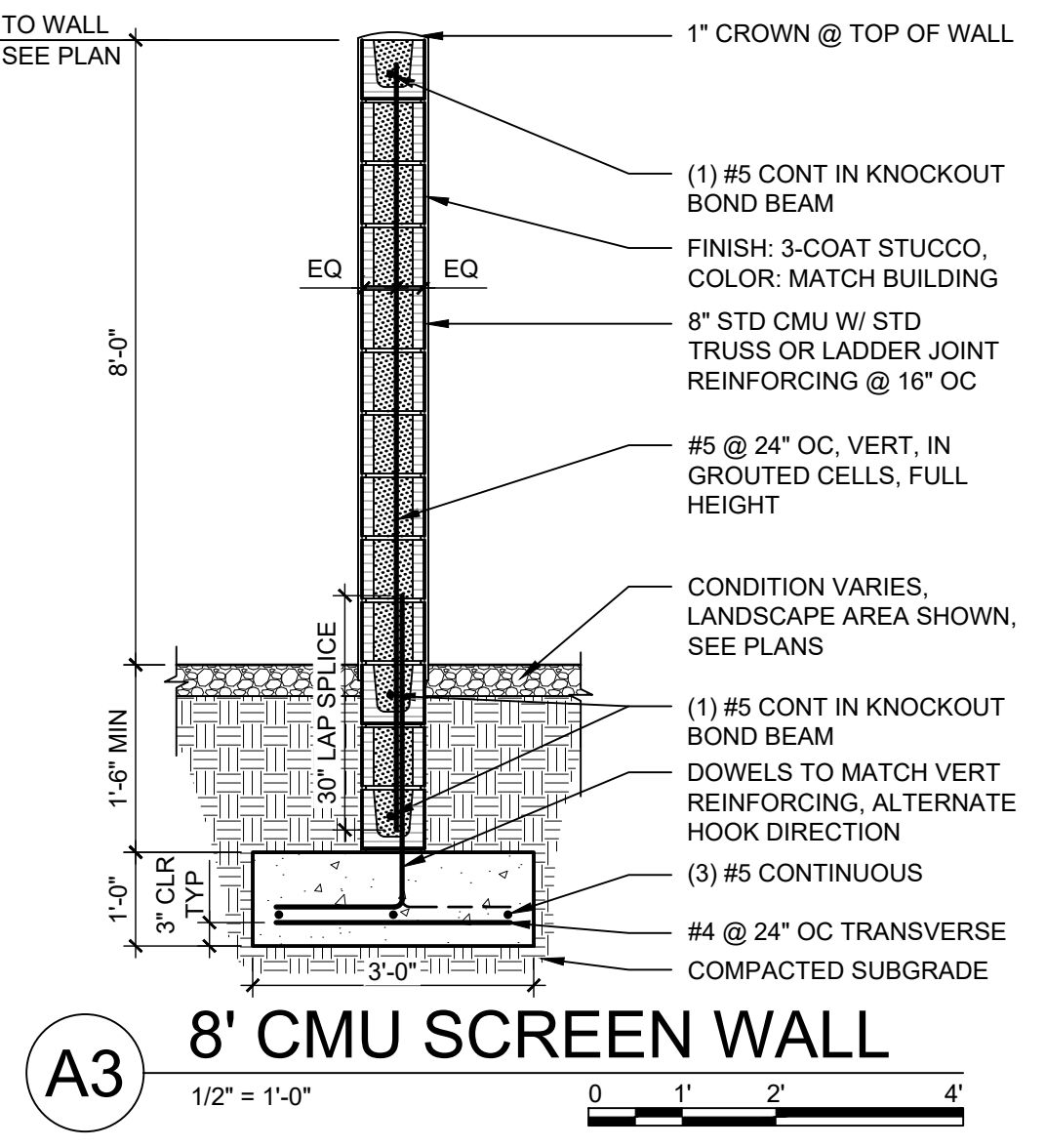
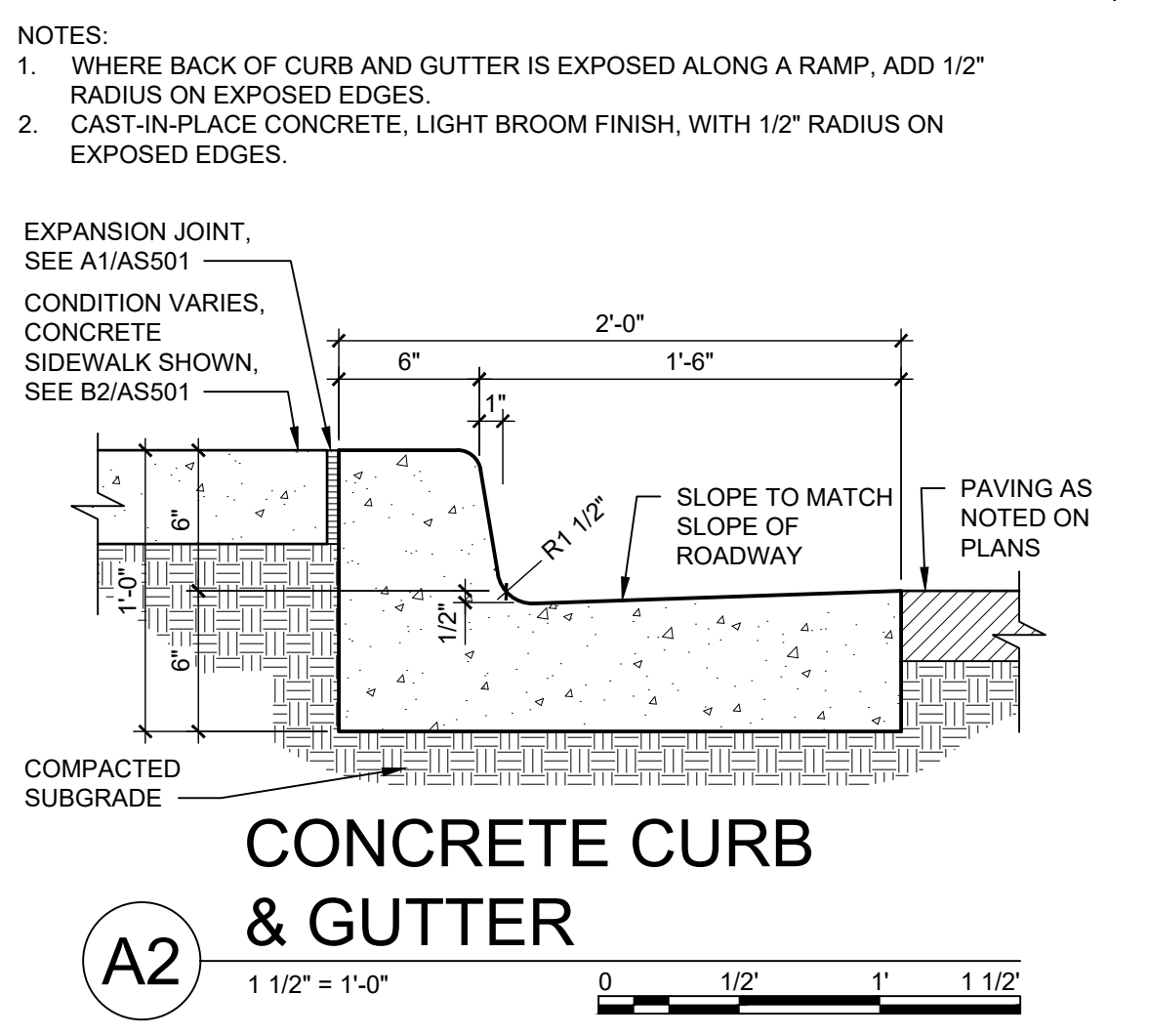
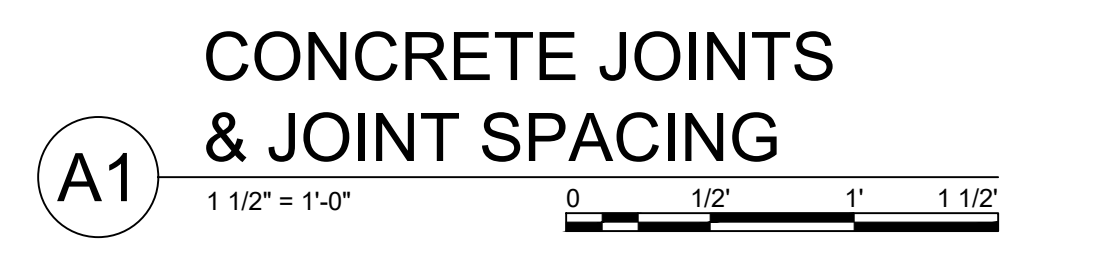
Illumination: Internal
Style: Front Lit Illuminated
Light Source: LED Modules
Light Source Color: 6500K White
Primary Power Source Input Required: 277V
Circuit Required: 20 Amp Dedicated
Timer or Dash to Dash (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: TBD



NOTES:
1. SEE SITE PLANS AND A1/AS501 FOR JOINING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

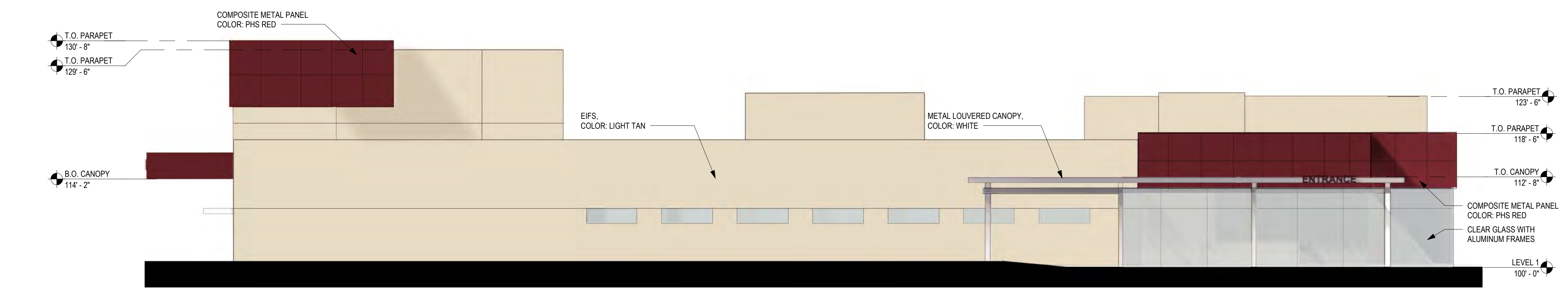


SITE DETAILS

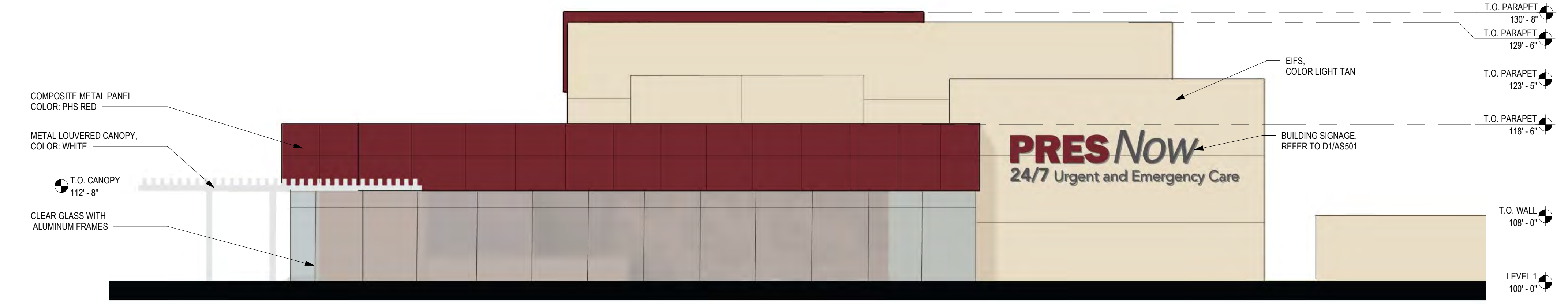
AS501

- △
- △
- △
- △
- △

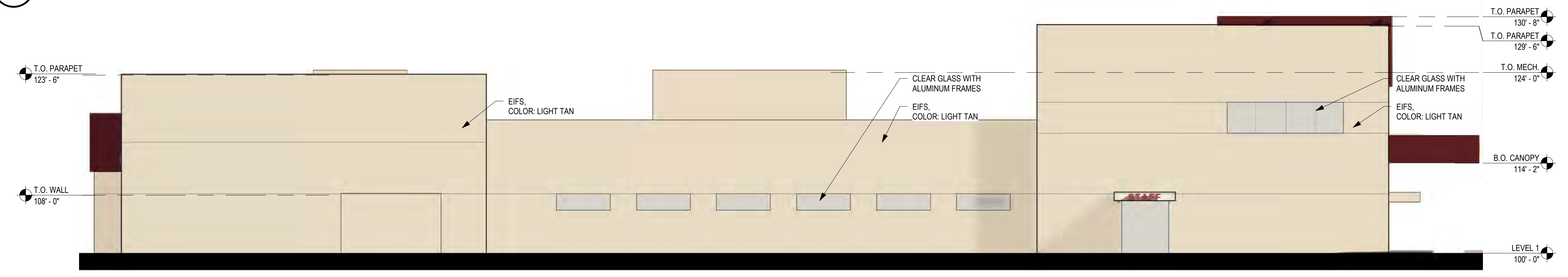
DRAWN BY	J. MEDRANO
REVIEWED BY	J. MEDRANO
DATE	12/11/2020
PROJECT NO.	20-0161.001



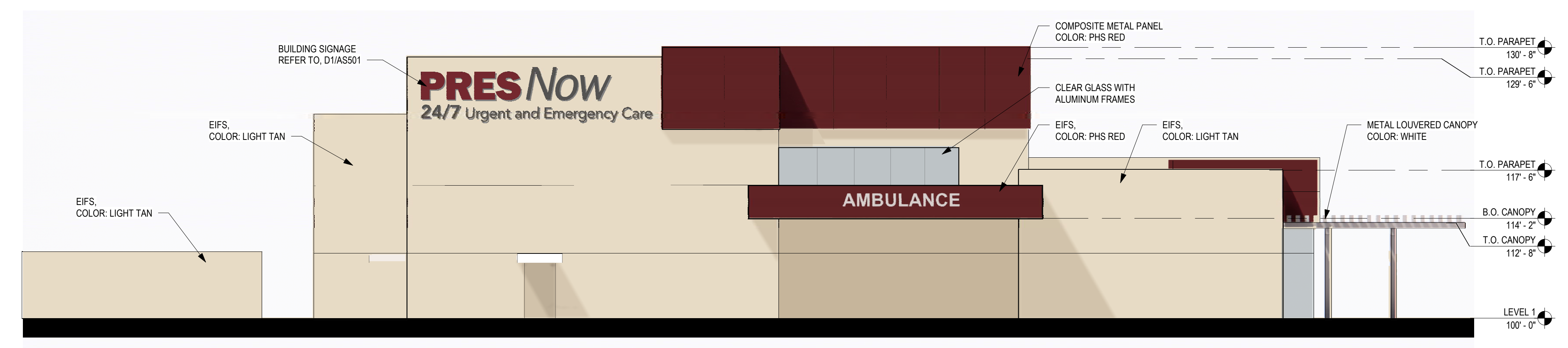
D2 NORTH ELEVATION
1/8" = 1'-0"



C2 WEST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



A2 EAST ELEVATION
1/8" = 1'-0"