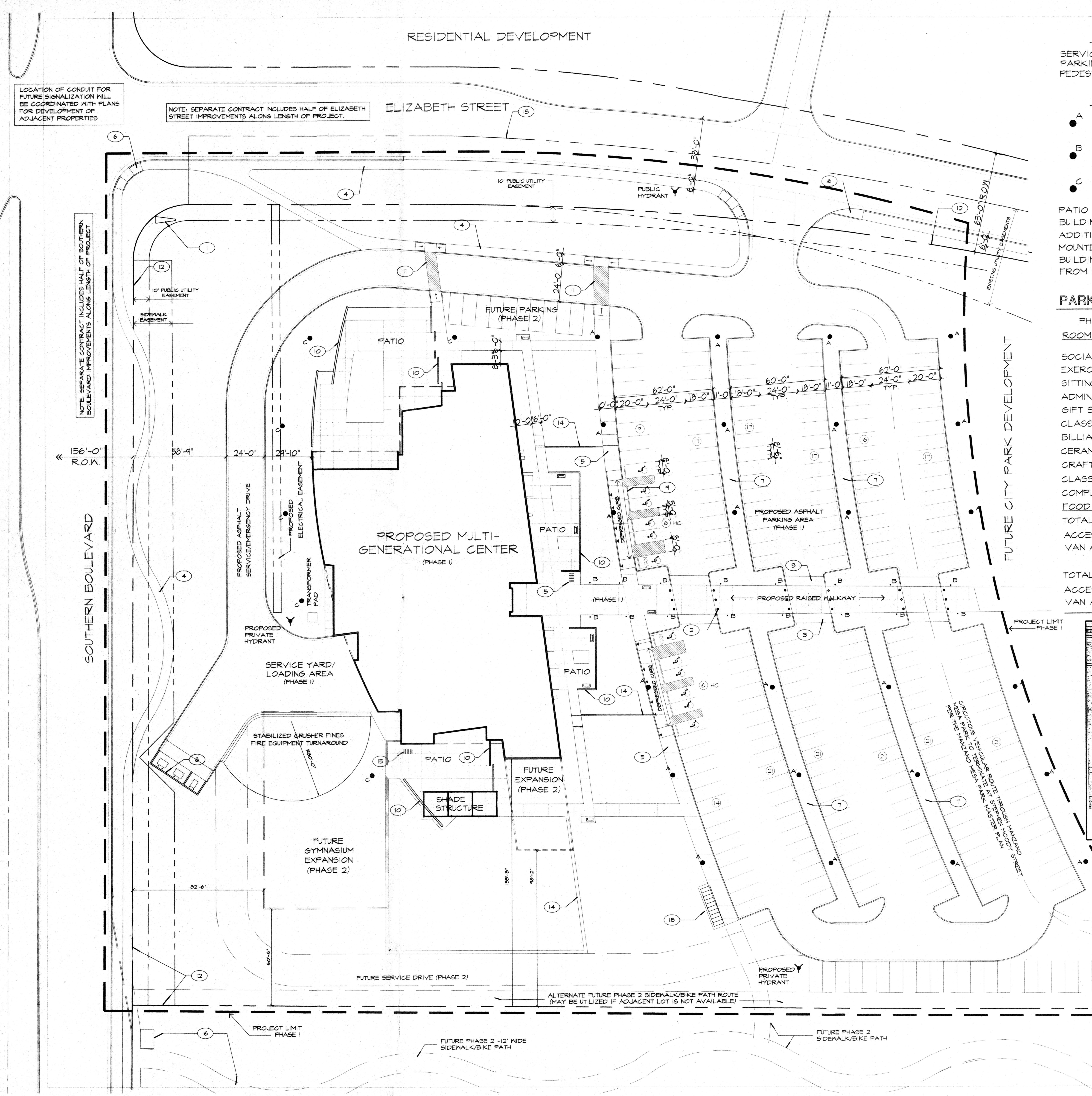


PROPOSED LIGHTING LEVELS

SERVICE ROAD	0.5 FOOTCANDLES
PARKING LOTS AND ENTRY	1.0 FOOTCANDLES
PEDESTRIAN ROUTES	0.5-1.0 FOOTCANDLES

LIGHTING LEGEND

- A — FOUR "CUTOFF" LUMINAIRES 400W HPS 20' HIGH STANDARD DESIGN POLE-MOUNTED
- B — "CUTOFF" LUMINAIRE 150W METAL HALIDE 12' HIGH CUSTOM DESIGN POLE-MOUNTED
- C — "CUTOFF" LUMINAIRES 150W METAL HALIDE 12' HIGH STANDARD DESIGN POLE-MOUNTED

PATIO AND AMPITHEATER AREAS WILL BE LIT FROM BUILDING SOFFITS AND STEP LIGHTS IN LOW WALLS. ADDITIONAL LIGHTING TO BE PROVIDED BY BUILDING-MOUNTED DOWNLIGHTS WITH NO FORWARD THROW. BUILDING SIGN AT ELIZABETH STREET WILL BE LIT FROM STANCHION-MOUNTED LUMINAIRE.

KEYED NOTES

1. BUILDING SIGN
2. BOLLARDS, TYP.
3. SPEED CONTROL RAMP UP TO WALKWAY LEVEL
4. 6' WIDE CONCRETE SIDEWALK (PEDESTRIAN)
5. 10' WIDE CONCRETE SIDEWALK
6. CURB RAMPS PER COA STANDARD, TYP. AT ALL CROSSWALKS
7. PLANTING BED
8. REFUSE CONTAINER ENCLOSURES
9. WHEEL STOPS AT ALL ACCESSIBLE PARKING SPACES, TYP.
10. PAINTED CONCRETE LOW WALL
11. PAINTED PEDESTRIAN CROSSING
12. PROPERTY LINE
13. CENTERLINE RIGHT-OF-WAY
14. MOW STRIP
15. BICYCLE LOOPS
16. POTENTIAL FUTURE BUS SHELTER & ACCESSIBLE ROUTE
17. CATCH BASIN, TYP., SEE SITE DRAINAGE PLAN
18. BIKE LOCKERS

NOTE: ALL PHASE 2 PEDESTRIAN AND VEHICULAR LINKAGES WITH MANZANO MESA PARK WILL BE DESIGNED IN ACCORDANCE WITH THE APPROVED PARK MASTER PLAN, COORDINATED WITH ADJACENT PARK DEVELOPMENTS & REVIEWED BY DRB PRIOR TO IMPLEMENTATION.

PARKING CALCULATIONS

PHASE I

ROOM & AREA		PARKING REQ'D.
SOCIAL HALL	3,214 NSF	53.6
EXERCISE	1,622.5 NSF	10.8
SITTING RM	1,303.6 NSF	21.7
ADMIN.	1087.9 NSF	5.4
GIFT SHOP	249.6 NSF	1.2
CLASSRM 104	893.3 NSF	22.3
BILLIARDS	1,663 NSF	27.7
CERAMICS	858 NSF	14
CRAFTS	1197 NSF	12
CLASSRM 115	956.5 NSF	23.9
COMPUTER	1747 NSF	43.7
FOOD PREP	797.3 NSF	1
TOTAL REQUIRED PHASE I		223.8
ACCESSIBLE SPACES		8
VAN ACCESSIBLE SPACES		1
TOTAL PROVIDED PHASE I		224
ACCESSIBLE SPACES		11
VAN ACCESSIBLE SPACES		2

PHASE 2

ROOM & AREA		PARKING REQ'D.
GYM	7,892 NSF	132
ADULT CARE	1,334 NSF	5
TOTAL REQUIRED PHASE II (NO DISCOUNT)		137
ACCESSIBLE SPACES		4
VAN ACCESSIBLE SPACES		1

TOTAL REQUIRED PHASE I & II (NO DISCOUNT)	361
ACCESSIBLE SPACES	12
VAN ACCESSIBLE SPACES	2
TOTAL REQUIRED PHASE I & II WITH 15% TRANSIT DISCOUNT FOR BUS STOP & SHELTER	307

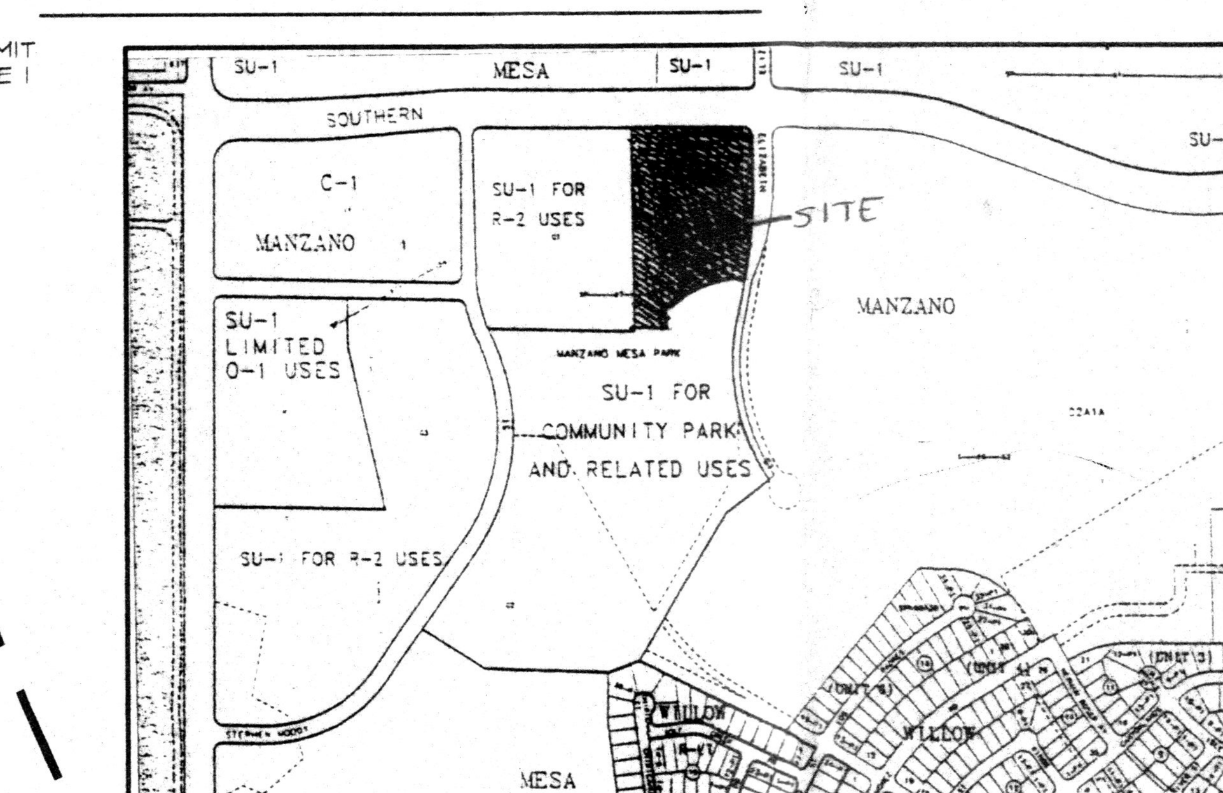
BIKE RACK SLOTS TO BE PROVIDED: 1 PER 20 PARKING SPACES

TOTAL REQUIRED PHASE I: 12
TOTAL PROVIDED PHASE I
12 LOOPS + 10 LOCKERS

BUILDING SIGN DETAIL

BUILDING & SITE AREAS

PHASE I STRUCTURE	26,669 GSF
PHASE 2 STRUCTURE	12,271 GSF
TOTAL PHASE I + PHASE 2	38,940 GSF
PHASE I SITE AREA	6.52 ACRES



VICINITY MAP L-21-Z

B.P. 11/3/00
Project # 1000879
Application # 00450-00000-01426
Z-99-101

APPROVALS

Planning Director	Date 11/9/00
Transportation Development	Date 11-01-00
City Engineer/AMAFCA	Date 11/1/00
Utility Development	Date 11/1/00
Adrienne E. Candelaria — Parks and Recreation Department	Date 11/1/00
Solid Waste	Date 11-02-00

Luther Clayton - will reaccess at time of bldg. permit

Kells + Craig Architects, Inc. AIA
400 Gold S.W.
Suite 880
Albuquerque, New Mexico 87102
(505) 243-2724

CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER

SITE MASTER PLAN

0 5' 15' 30' 60' 1" = 30'-0"
NORTH

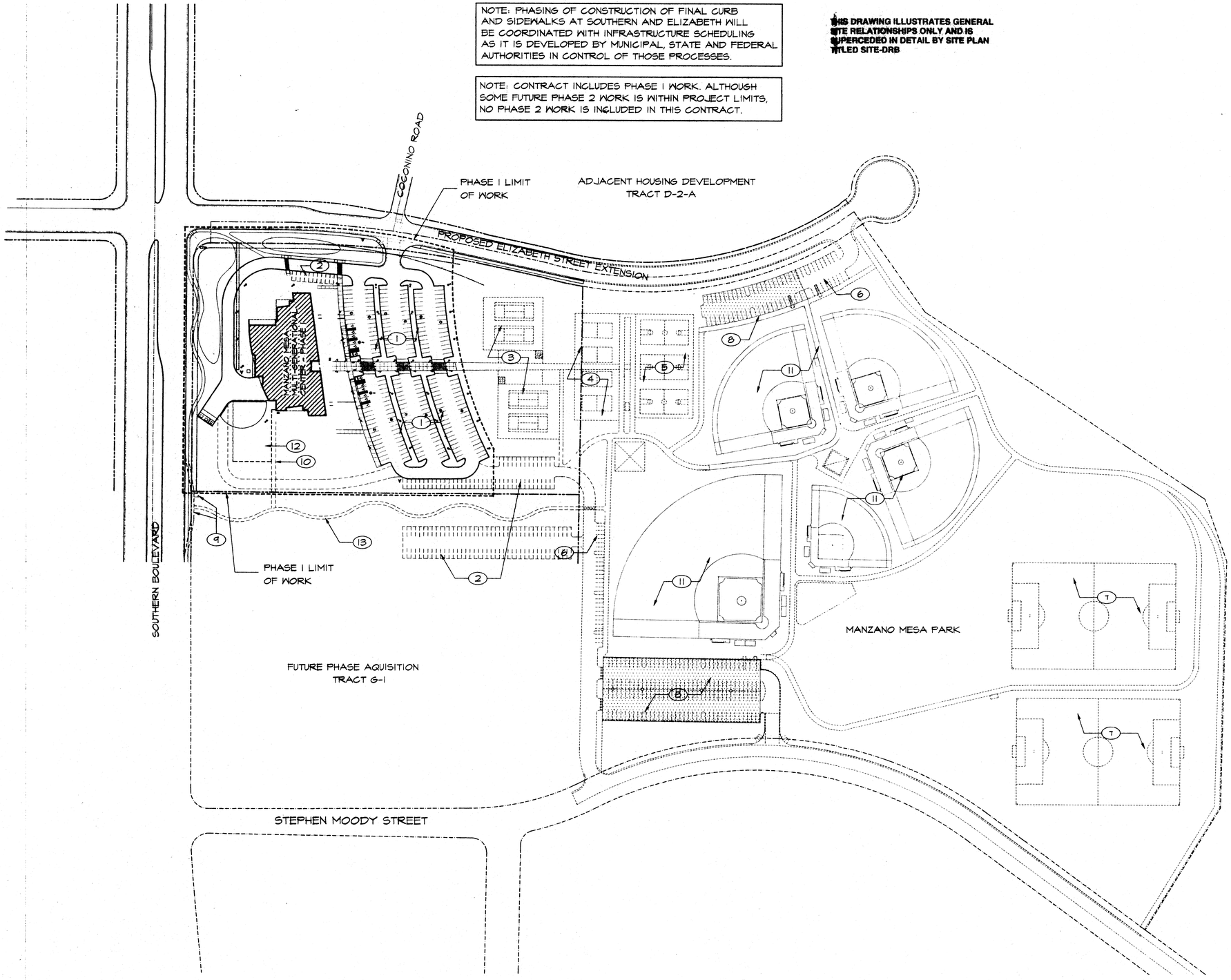
November 1, 2000

City Project No.	Zone Map No.	Sheet
5751.91	L-21-Z	SITE-DRB

NOTE: PHASING OF CONSTRUCTION OF FINAL CURB AND SIDEWALKS AT SOUTHERN AND ELIZABETH WILL BE COORDINATED WITH INFRASTRUCTURE SCHEDULING AS IT IS DEVELOPED BY MUNICIPAL, STATE AND FEDERAL AUTHORITIES IN CONTROL OF THOSE PROCESSES.

NOTE: CONTRACT INCLUDES PHASE I WORK. ALTHOUGH SOME FUTURE PHASE 2 WORK IS WITHIN PROJECT LIMITS, NO PHASE 2 WORK IS INCLUDED IN THIS CONTRACT.

THIS DRAWING ILLUSTRATES GENERAL SITE RELATIONSHIPS ONLY AND IS SUPERCEDED IN DETAIL BY SITE PLAN TITLED SITE-DRB



KEYED NOTES

1. PROPOSED PHASE I PARKING
2. FUTURE PHASE 2 PARKING (NIC).
3. FUTURE TENNIS COURTS
4. FUTURE SAND VOLLEYBALL COURTS
5. FUTURE BASKETBALL COURTS
6. FUTURE PARKING
7. FUTURE SOCCER FIELDS
8. EXISTING GRAVEL PARKING LOT
9. POSSIBLE FUTURE BUS SHELTER AND TURNOUT.
10. PHASE 2 CONC. SIDEWALK (NIC)
11. EXISTING BASEBALL FIELDS
12. PHASE 2 GYMNASIUM ADDITION (NIC).
13. FUTURE PEDESTRIAN WALKWAY/BIKE PATH ON ADJACENT SITE.

OVERALL SITE PLAN

1" = 100'-0"

NORTH

SURVEY INFORMATION
FIELD NOTES BY STEPHEN JAMES TOLER, NO. 11599 FROM SURVEYING CONTROL, INC. DATE

BENCH MARK
C.O.A. BENCHMARK "6-L21"
FROM THE INTERSECTION OF EUBANK AND STEVEN MOODY GO DIRECTLY EAST 292'
ELEVATION = 5471.78'
GROUND COORDINATES: NORTHING = 1,481,746.33
EASTING = 418,123.51
GRID COORDINATES: NORTHING = 1,481,220.09
EASTING = 417,975.01
GROUND TO GRID FACTOR: 0.99964435

AS BUILT INFORMATION
CONTRACTOR DATE:
WORK STAKED BY DATE:
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY DATE:
DRAWING CORRECTED BY DATE:

MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

ARCHITECTS STAMP

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: SK DATE: 9/29/00	
		DRAWN BY: KKL, DF DATE: 9/29/00	
		CHECKED BY: JS DATE: 9/29/00	

Kells + Craig
400 Gold S.W.
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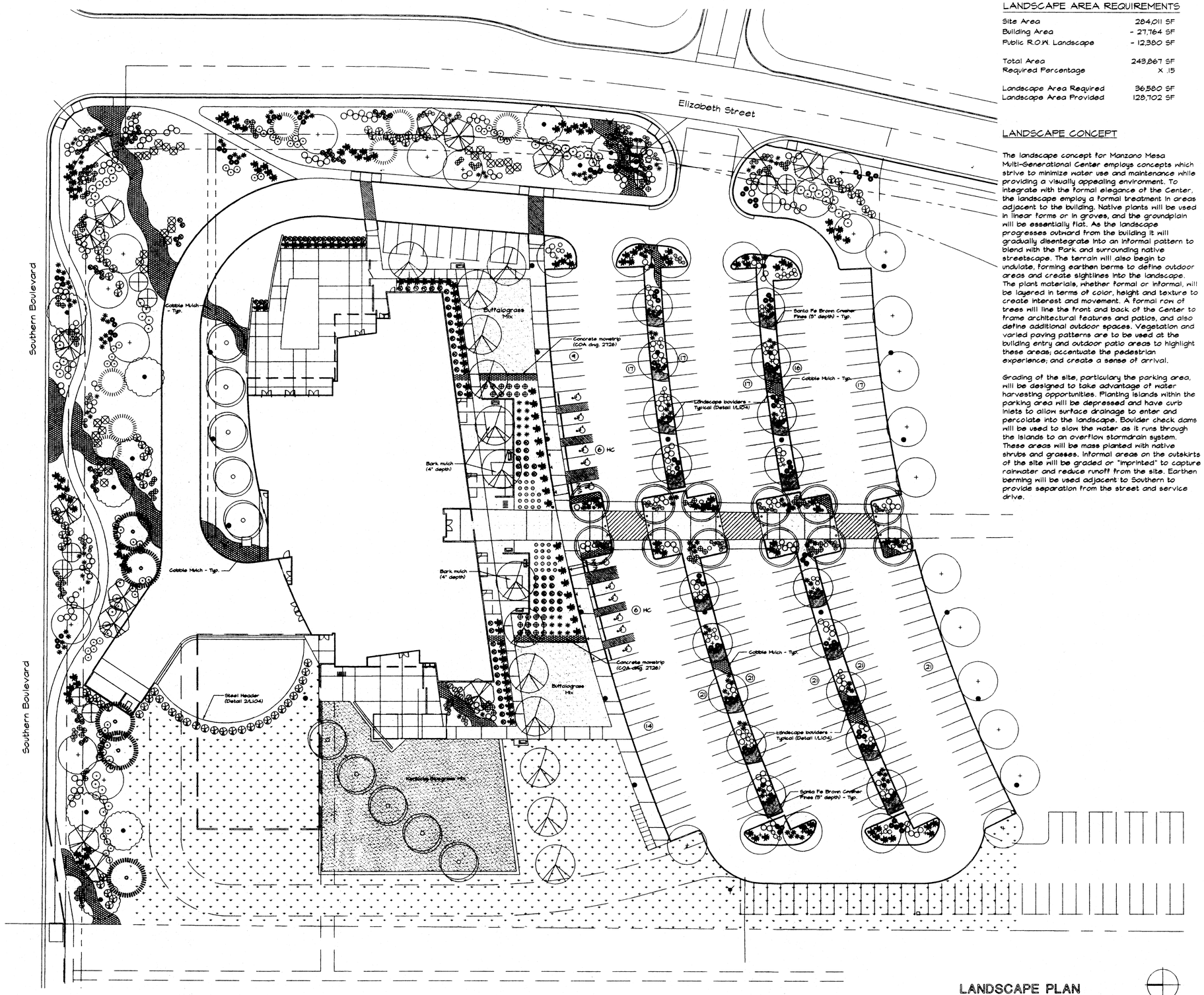
Architects, Inc. AIA
(505) 243-2724

CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER

Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet
5751.91	L-21-Z	SITE2-DRB



LANDSCAPE AREA REQUIREMENTS

Site Area	284,011 SF
Building Area	- 27,764 SF
Public R.O.W. Landscape	- 12,380 SF
Total Area	243,867 SF
Required Percentage	X .15
Landscape Area Required	36580 SF
Landscape Area Provided	128,702 SF

LANDSCAPE CONCEPT

The landscape concept for Manzano Mesa Multi-Generational Center employs concepts which strive to minimize water use and maintenance while providing a visually appealing environment. To integrate with the formal elegance of the Center, the landscape employ a formal treatment in areas adjacent to the building. Native plants will be used in linear forms or in groves, and the groundplain will be essentially flat. As the landscape progresses outward from the building it will gradually disentegrate into an informal pattern to blend with the Park and surrounding native streetscape. The terrain will also begin to undulate, forming earthen berms to define outdoor areas and create sightlines into the landscape. The plant materials, whether formal or informal, will be layered in terms of color, height and texture to create interest and movement. A formal row of trees will line the front and back of the Center to frame architectural features and patios, and also define additional outdoor spaces. Vegetation and varied paving patterns are to be used at the building entry and outdoor patio areas to highlight these areas; accentuate the pedestrian experience; and create a sense of arrival.

Grading of the site, particulary the parking area, will be designed to take advantage of water harvesting opportunities. Planting islands within the parking area will be depressed and have curb inlets to allow surface drainage to enter and percolate into the landscape. Boulder check dams will be used to slow the water as it runs through the islands to an overflow stormdrain system. These areas will be mass planted with native shrubs and grasses. Informal areas on the outskirts of the site will be graded or "imprinted" to capture rainwater and reduce runoff from the site. Earthen berming will be used adjacent to Southern to provide separation from the street and service drive.

GENERAL

The design and provision of landscape features for the Manzano Mesa Multi-Generational Center will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in the design and installation.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Southern Boulevard
Required 17
Provided 21

PLANT PALETTE

EVERGREEN TREES (6' MIN. HEIGHT)
Austrian Pine, Pinon Pine

DECIDUOUS CANOPY TREES (2" MIN. CALIPER)
Modesto Ash, Skyline Honeylocust, Chinese Pistache

ACCENT TREES (1-1/2" MIN. CALIPER)
Bradford Pear, Chitalpa, Flowering Locust, New Mexico Olive

SHRUBS & GROUNDCOVERS (1 & 5 GALLON)
Juniper species, Potentilla, Chamisa, Artemesia species, Red Yucca, Apache Plume, Dalea species, Barberry, Penstemon species, Cotoneaster species, Cherry Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca species, Virginia Creeper, Dwarf Fountain Grass, Rosemary, Santolina, Dwarf Coyotebush, Evening Primrose

TURF GRASSES

Buffalo/Blue Grama Grass

Kentucky Bluegrass

NATIVE SEED MIX
Graded areas not proposed for development under Phase I of this project shall be revegetated utilizing the following mix:

Blue Grama, Sideoats Grama, Galleta, Indian Ricegrass, Needle & Thread, Bush Penstemon, Blanketflower, Rocky Mountain Zinnia, Showy Penstemon, Winterfat

MULCHES
Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

BOULDERS
2'-3' Moss Rock Boulders

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be utilized to irrigate lawn areas and tree, shrub and groundcover planting areas. The control system shall be tied into the central controller located within the adjacent park development.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system shall be the responsibility of the City of Albuquerque Park Management Division.

LANDSCAPE PLAN

1" = 30'-0"

0 5' 15' 30' 60'

NORTH

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
11599	STEPHEN JAMES TOLER.	
	FROM SURVEYING	
	CONTROL, INC.	

BENCH MARK
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RECORDED BY DATE:
NO.

ARCHITECTS STAMP

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: DATE:	
		DRAWN BY: DATE: 1/5/00	
		CHECKED BY: DATE:	

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Kells + Craig
400 Gold S.W.
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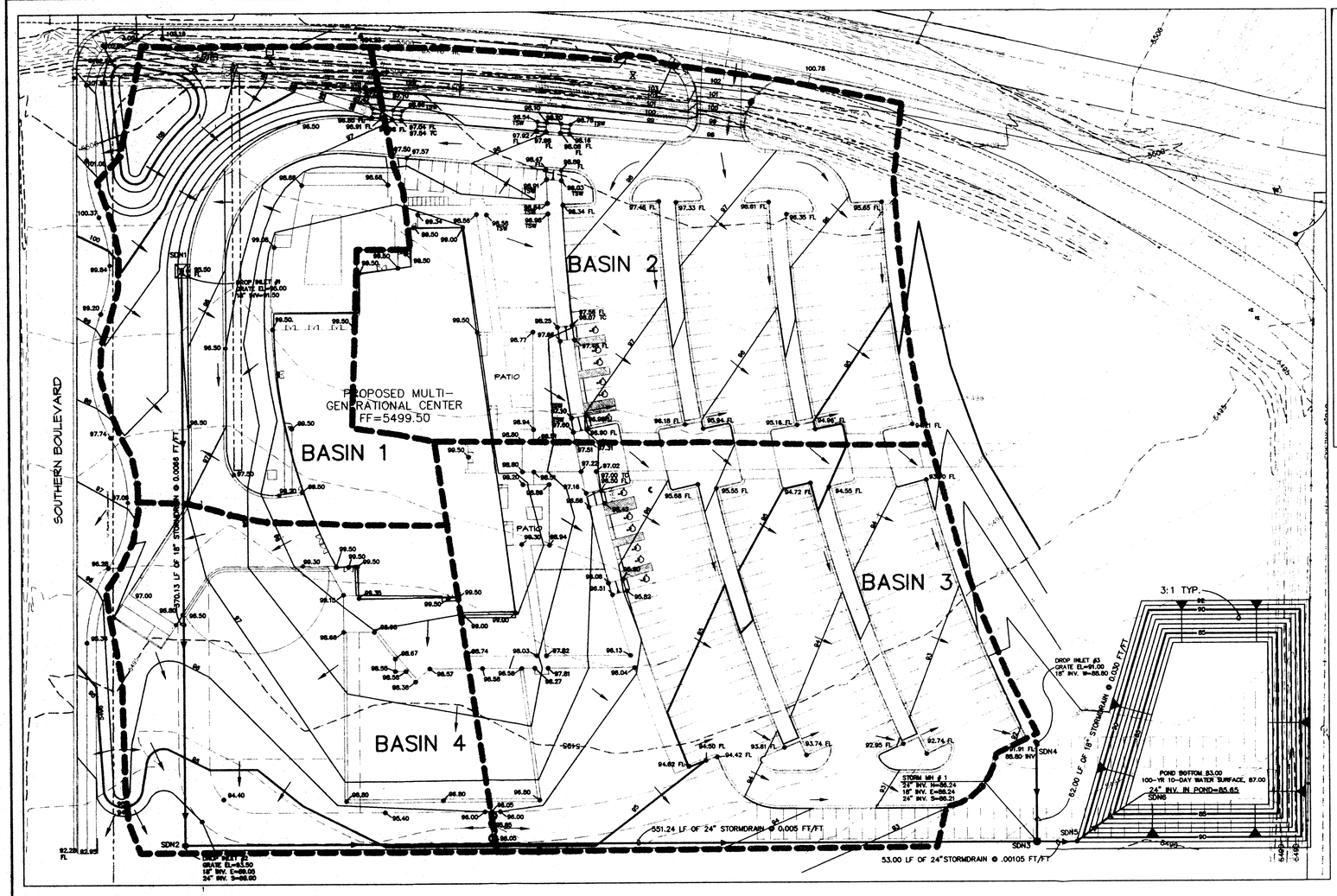
Albuquerque, New Mexico 87102
Architects, Inc. AIA
(505) 243-2724

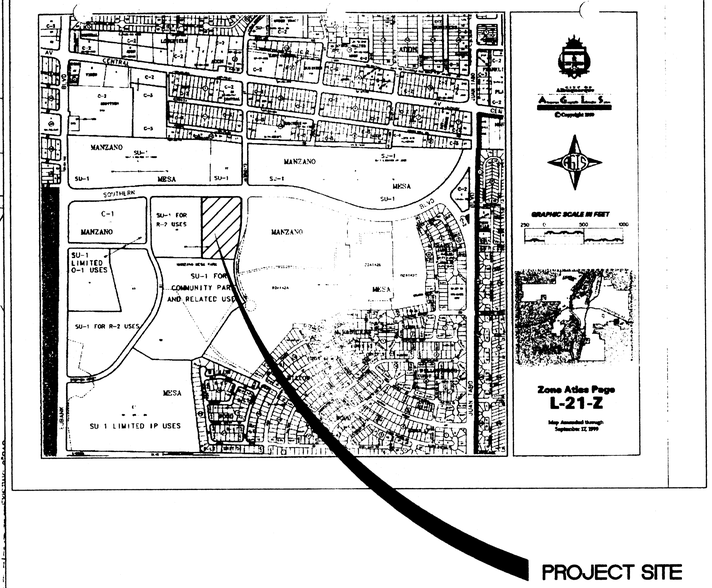
CITY OF ALBUQUERQUE
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER

Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet
5751.01	L-21-Z	L-DRB





PROJECT SITE

N

LEGEND

BASIN BOUNDRY

FLOW ARROW

40' 20' 0 40' 80'

SCALE: 1" = 40'

ONSITE BASIN HYDROLOGY – EXISTING CONDITIONS							
BASIN	AREA (ACRES)	LAND USE AREA (ACRES)				EXISTING VOLUME 100-YR (AC-FT)	EXISTING Q100-YR (CFS)
		A	B	C	D		
1	1.5923	1.5923	0	0	0	0	3.00
2	1.7404	1.7404	0	0	0	0	3.35
3	1.9756	1.9756	0	0	0	0	3.81
4	1.1166	1.1166	0	0	0	0	2.10
TOTAL SITE	6.42	6.42	0	0	0	0.35	12.26

ONSITE BASIN HYDROLOGY – DEVELOPED CONDITIONS						
BASIN	AREA (ACRES)	LAND USE AREA (ACRES)				DEVELOPED VOLUME 10-YR (AC-FT)
		A	B	C	D	
1	1.5923	0	0.7931	0	0.7992	–
2	1.7404	0	0.7197	0	1.0383	–
3	1.9756	0	0.5650	0	1.4106	–
4	1.1166	0	0.5559	0	0.5607	–
TOTAL SITE	6.42	0	2.31	0	4.11	0.44

BASIN	AREA (ACRES)	DEVELOPED Q 10-YR (CFS)	DEVELOPED VOLUME 100-YR (AC-FT)	DEVELOPED Q 100-YR (CFS)	DEVELOPED VOLUME 100-YR 10 DAY (AC-FT)
1	1.5923	3.65	–	6.07	–
2	1.7404	3.67	–	7.05	–
3	1.9756	3.62	–	8.81	–
4	1.1166	2.56	–	4.26	–
TOTAL SITE	6.42	10.94	0.81	24.22	1.31

MULTI-GENERATIONAL CENTER DRAINAGE ANALYSIS

GENERAL

Smith Engineering Company (SEC) has been retained by Kells & Craig Architect Inc. to develop the drainage and grading plan for the Multi-Generational Center. The Center is on a 6.52 acres tract of land located on the southeast side of Albuquerque, New Mexico. The site borders Southern Avenue on north, a future extension of Elizabeth Street on the east and is a 1200 feet east of Eubank Boulevard.

SITE LOCATION AND DESCRIPTION

The project area is located in Bernalillo County on the southeast side of the City of Albuquerque, New Mexico. The local climate is considered semi-desert and is hot and dry. Albuquerque receives less than 8 inches of rain per year. The project is located on the east mesa area near Kirtland Airforce Base. The area presently receives runoff from local upstream basins. The majority of the floods that effect the area come from thunderstorms that occurs in the months of July, August and September. The summer thunderstorms originate from the Gulf of Mexico. Less intense winter rainfall come from frontal activity that originates in the Pacific Ocean.

HYDROLOGIC ANALYSIS

The City of Albuquerque's Development Process Manual (DPM) Section 22.2 was used to compute the 100-year 6-hour peak flows and runoff volumes for the onsite basins. Precipitation Zone 3 along with Tables A-8, A-10 and A-11 were used for these calculations. The site was divided into four basins based on developed runoff patterns. The existing conditions flows were computed for comparison purposes only. The Rational Method was used to compute the peak flows for this analysis. The 100-year, 10-day storm was used to size the temporary pond.

A. Existing Conditions

The Multi-Generational Center is located in the north end of Manzano Mesa Park, which is zoned SU-1 for Park. The south end of the Park has been developed with five baseball diamonds, parking lots and the 45 acre-foot Manzano Mesa Detention Pond. The existing north end of the Park, where the Center is located, is undeveloped grass land overlying the sandy to gravely loam. The average slope of the existing grade is about 2% east to west. The Flood Insurance Rate Map (FIRM Panel # 35002 037C, Oct. 14, 1983) for the area delineates an existing 100-year flood plain (Zone AO) crossing the middle of the Manzano Mesa Park to the south of the Mult-Generational Center site. In April 1996 SEC completed a Conditional Letter of Map Revision (CLOMR) that proposes the elimination of this flood plain as a result of the proposed Juan Tabo Detention Basin and the existing Juan Tabo Storm Drain System located upstream. Land treatment 'A' was used to compute the existing conditions peak flow and runoff volumes. The results are summarized in the attached tables. The average 100-year peak flow is 12.26 cfs for the site.

B. Developed Conditions

The developed project site be constructed in one phase. There are provisions in the design to accommodate for future expansion of the facility. The Center is 27,764 sq. ft. building, with patios and sidewalks. The paved parking lot provides 226 parking spaces. The building, parking lot, sidewalks, patio, and service road total 170,320 sq. ft. of land treatment 'D' The remaining portion of the site is being landscaped. A small portion of the site drains to Southern Blvd. and Elizabeth Street. The site has been divided into four drainage basins. Basin 2 and 3 collect runoff by sheet flow in the parking lot. The parking lot, in each basin, is further divided into three sections by the landscape medians. The runoff is concentrated at the north curb and gutter of the medians and flows west to a 2' wide curb cut at the west end the each basin. The curb cuts discharge flow to the south. That runoff is eventually discharged to a swale at the south side of the site. The runoff in the swale then flows west to Drop Inlet # 3 and discharges to a 24" storm drain. Basin 1 collects flows via sheetflow to the service road. The flows are discharged to Drop Inlet #1 at the service road. Flows are carried through an 18" storm drain line west to Drop Inlet # 2. Basin 4 collects runoff by sheet flow to the service road and from Basin I, via the 18" stormdrain. Basin 4 discbages to Drop Inlet # 2, at the northwest end of the basin. The 24" storm drain, carries the runoff from Basins 1 and 4 and flows south to Manhole # 1 and into the temporary retention basin. Flow from Basin 3 move into Inlet #3 and then to the temporary retention pond. The pond will have a capacity of 1.31 acre-feet and a 100-year 10-day water depth of 5'. The pond is a temporary retention basin until the system can connect to the storm drain system in the park. This system will be constructed with the next phase of the park. This drainage concept is consistent with the concept provided in the analysis report for the South Eubank Storm Drain and Detention Basin prepared November, 1995.

SEC PROJ. NO. 199207

Smith Engineering Company
A Full Service Engineering Company
6400 Uptown Boulevard, N.E. Suite 500E Albuquerque, New Mexico 87110

Kells + Craig
Architects, Inc. AIA
400 Gold S.W.
Suite 880
Albuquerque, New Mexico 87102
(505) 243-2724

CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER
HYDROLOGY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.

City Project No. 5751.91 | Zone Map No. L-21-Z | Sheet C2 11

AS BUILT INFORMATION	DATE:
CONTRACTOR	
WORK STAKED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:

MICRO-FILM INFORMATION

RECORDED BY	DATE:
NO.	

BENCH MARK

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GROUND TO GRID FACTOR: 0.99984485

SURVEY INFORMATION
FIELD NOTES

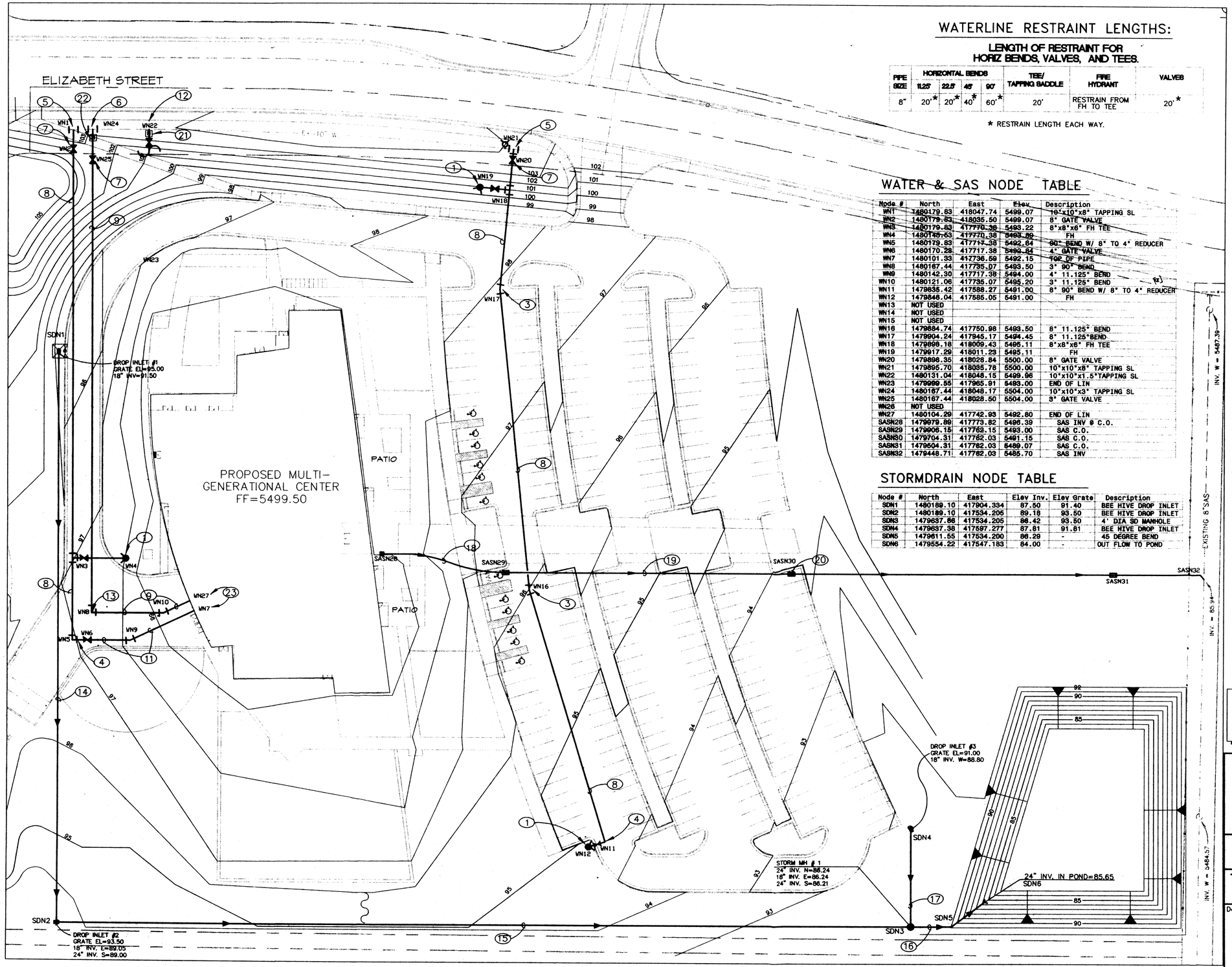
NO.	BY	DATE
11599	STEPHEN JAMES TOLER, FROM SURVEYING CONTROL, INC.	

ENGINEERS STAMP

REVISIONS/REMARKS BY

NO.	DATE

DESIGNED BY: JAB DATE: 9/29/00
DRAWN BY: JAB DATE: 9/29/00
CHECKED BY: PJC DATE: 9/29/00



WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR HORIZ BENDS, VALVES, AND TEES.

PIPE SIZE	HORIZONTAL BENDS 11.25°	22.5°	45°	90°	TEE/ TAPPING SADDLE	FIRE HYDRANT	VALVES
8"	20'*	20'*	40'*	60'*	20'	RESTRAIN FROM FH TO TEE	20'*

* RESTRAIN LENGTH EACH WAY.

WATER & SAS NODE TABLE

Node #	North	East	Elev.	Description
WN1	1480179.83	418047.74	5499.07	10"x10"x8" TAPPING SL
WN2	1480179.83	418035.50	5499.07	8" GATE VALVE
WN3	1480179.83	417770.38	5493.22	8"x8"x6" FH TEE
WN4	1480145.63	417770.38	5498.89	FH
WN5	1480179.83	417717.38	5492.84	90° BEND W/ 8" TO 4" REDUCER
WN6	1480170.28	417717.38	5492.84	4" GATE VALVE
WN7	1480101.33	417736.59	5492.15	TOP OF PIPE
WN8	1480167.44	417735.07	5493.50	3" 90° BEND
WN9	1480142.30	417717.38	5494.00	4" 11.125° BEND
WN10	1480121.06	417735.07	5495.20	3" 11.125° BEND
WN11	1479835.42	417588.27	5491.00	8" 90° BEND W/ 8" TO 4" REDUCER
WN12	1479848.04	417585.05	5491.00	FH
WN13	NOT USED			
WN14	NOT USED			
WN15	NOT USED			
WN16	1479884.74	417750.98	5493.50	8" 11.125° BEND
WN17	1479904.24	417945.17	5494.45	8" 11.125°BEND
WN18	1479898.18	418009.43	5496.11	8"x8"x6" FH TEE
WN19	1479917.29	418011.23	5495.11	FH
WN20	1479898.35	418028.84	5500.00	8" GATE VALVE
WN21	1479895.70	418035.76	5500.00	10"x10"x6" TAPPING SL
WN22	1480131.04	418048.15	5499.86	10"x10"x1.5"TAPPING SL
WN23	1479898.55	417965.91	5493.00	END OF LIN
WN24	1480167.44	418048.17	5504.00	10"x10"x3" TAPPING SL
WN25	1480167.44	418028.50	5504.00	3" GATE VALVE
WN26	NOT USED			
WN27	1480104.29	417742.93	5492.80	END OF LIN
SASN28	1479879.89	417773.82	5496.39	SAS INV @ C.O.
SASN29	1479906.15	417762.15	5493.00	SAS C.O.
SASN30	1479704.31	417762.03	5491.15	SAS C.O.
SASN31	1479504.31	417762.03	5489.07	SAS C.O.
SASN32	1479448.71	417762.03	5485.70	SAS INV

STORMDRAIN NODE TABLE

Node #	North	East	Elev Inv.	Elev Grate	Description
SDN1	1480189.10	417904.334	87.50	91.40	BEE HIVE DROP INLET
SDN2	1480189.10	417534.205	89.18	93.50	BEE HIVE DROP INLET
SDN3	1479637.86	417534.205	86.42	93.50	4' DIA SD MANHOLE
SDN4	1479637.38	417597.277	87.81	91.81	BEE HIVE DROP INLET
SDN5	1479611.55	417534.200	86.29	-	45 DEGREE BEND
SDN6	1479554.22	417547.183	84.00	-	OUT FLOW TO POND

KEYED NOTES:

1 INSTALL 1-FIRE HYDRANT PER C.O.A. STD. DWG 2340 SEE WATER & SAS DATA TABLES THIS SHEET FOR COORDINATES

2 NOT USED

3 INSTALL 1-8" 11 1/4° BEND W/JOINT RESTRAINTS SEE TABLE THIS SHEET FOR COORDINATES AND RESTRAINED LENGTHS.

4 INSTALL 1-8" 90° BEND W/ 8" TO 4" REDUCER AND JOINT RESTRAINTS, SEE TABLES THIS SHEET FOR COORDINATES AND RESTRAINED LENGTHS

5 10" X 8" TAPPING SADDLE W/JOINT RESTRAINTS SEE TABLE THIS SHEET FOR COORDINATES SEE TABLE THIS PAGE FOR RESTRAINED LENGTHS.

6 10" X 3" TAPPING SADDLE, FOR WATER SERVICE LINE W/WATER PIT PER C.O.A. STD DWG 2370 SEE TABLE THIS SHEET FOR COORDINATES

7 INSTALL 8" GATE VALVE W/TYPE 'B' VALVE BOX & JOINT RESTRAINTS PER C.O.A. STD DWG 2326 SEE TABLE THIS SHEET FOR COORDINATES

8 INSTALL 8" PVC WATER LINE W JOINT RESTRAINT SEE TABLE THIS PAGE FOR RESTRAINED LENGTHS. SEE TABLE THIS SHEET FOR COORDINATES

9 INSTALL 3" WATER SERVICE LINE W JOINT RESTRAINT SEE TABLE THIS PAGE FOR RESTRAINED LENGTHS. SEE TABLE THIS SHEET FOR COORDINATES

10 INSTALL 8" X 8" X 4" TEE W/ 4" GATE VALVE, TYPE VALVE BOX , AND JOINT RESTRAINTS. SEE TABLE THIS PAGE FOR \RESTRAINED LENGTHS. SEE TABLE THIS SHEET FOR COORDINATES

11 INSTALL 4" SPRINKLER FIRE LINE W/JOINT RESTRAINT SEE TABLE THIS PAGE FOR RESTRAINED LENGTHS. SEE TABLE THIS SHEET FOR COORDINATES

12 INSTALL 1½" WATER SERVICE LATERAL FOR IRRIGATION PER C.O.A. STD DWG 2363. 2388A. SEE TABLE THIS SHEET FOR COORDINATES

13 INSTALL 1-3" 90° BEND W/JOINT RESTRAINTS SEE TABLE THIS SHEET FOR COORDINATES SEE TABLE THIS PAGE FOR RESTRAINED LENGTHS.

14 INSTALL 370.12 LF OF 18" STORMDRAIN ⊙ 0.0066 FT/FT

15 INSTALL 551.30 LF OF 24" STORMDRAIN ⊙ 0.005 FT/FT

16 INSTALL 53.00 LF OF 24" STORMDRAIN ⊙ 0.0015 FT/FT

17 INSTALL 62.00 LF OF 18" STORMDRAIN ⊙ 0.0030 FT/FT

18 INSTALL 86.09 LF OF 6" SANITARY SEWER ⊙ 0.0407 FT/FT

19 INSTALL 452.50 LF OF 6" SANITARY SEWER ⊙ 0.0161 FT/FT

20 INSTALL CLEANOUTS EVERY 200'

21 INSTALL 1.5" WATER METER W/ METER BOX PER C.O.A. STD DWG 2363 & 2367 COORDINATE WITH SHEET L101

22 INSTALL 2" WATER METER W/ METER BOX PER C.O.A. STD DWG 2363 & 2367

23 COORDINATE WITH SHEET P2.2

N

15' 0 30' 60'
SCALE: 1" = 30'

SEC PROJ. NO. 199207

Smith Engineering Company
A Full Service Engineering Company
6480 Uptown Boulevard, N.E. Suite 200E Albuquerque, New Mexico 87110

AS BUILT INFORMATION
CONTRACTOR — DATE:
WORK STAKED BY — DATE:
INSPECTOR'S APPROVAL — DATE:
FIELD VERIFICATION BY — DATE:
DRAWING CORRECTED BY — DATE:

BENCH MARK
C.O.A. BENCHMARK "S-L21"
FROM THE INTERSECTION OF EUBANK AND STEVEN MOODY GO DIRECTLY EAST 292'
ELEVATION = 5471.78'
GROUND COORDINATES: NORTHING = 1,481,746.33 EASTING = 418,123.51

MICRO-FILM INFORMATION
GRID COORDINATES: NORTHING = 1,481,220.09 EASTING = 417,975.01
RECORDED BY — DATE
NO.
GROUND TO GRID FACTOR: 0.99984485

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
11599	STEPHEN JAMES TOLER, FROM SURVEYING CONTROL, INC.	

ENGINEERS STAMP

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: JAB	DATE: 9/29/00
		DRAWN BY: JAB	DATE: 9/29/00
		CHECKED BY: PJC	DATE: 9/29/00

Kells + Craig Architects, Inc. AIA
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CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER
UTILITY PLAN

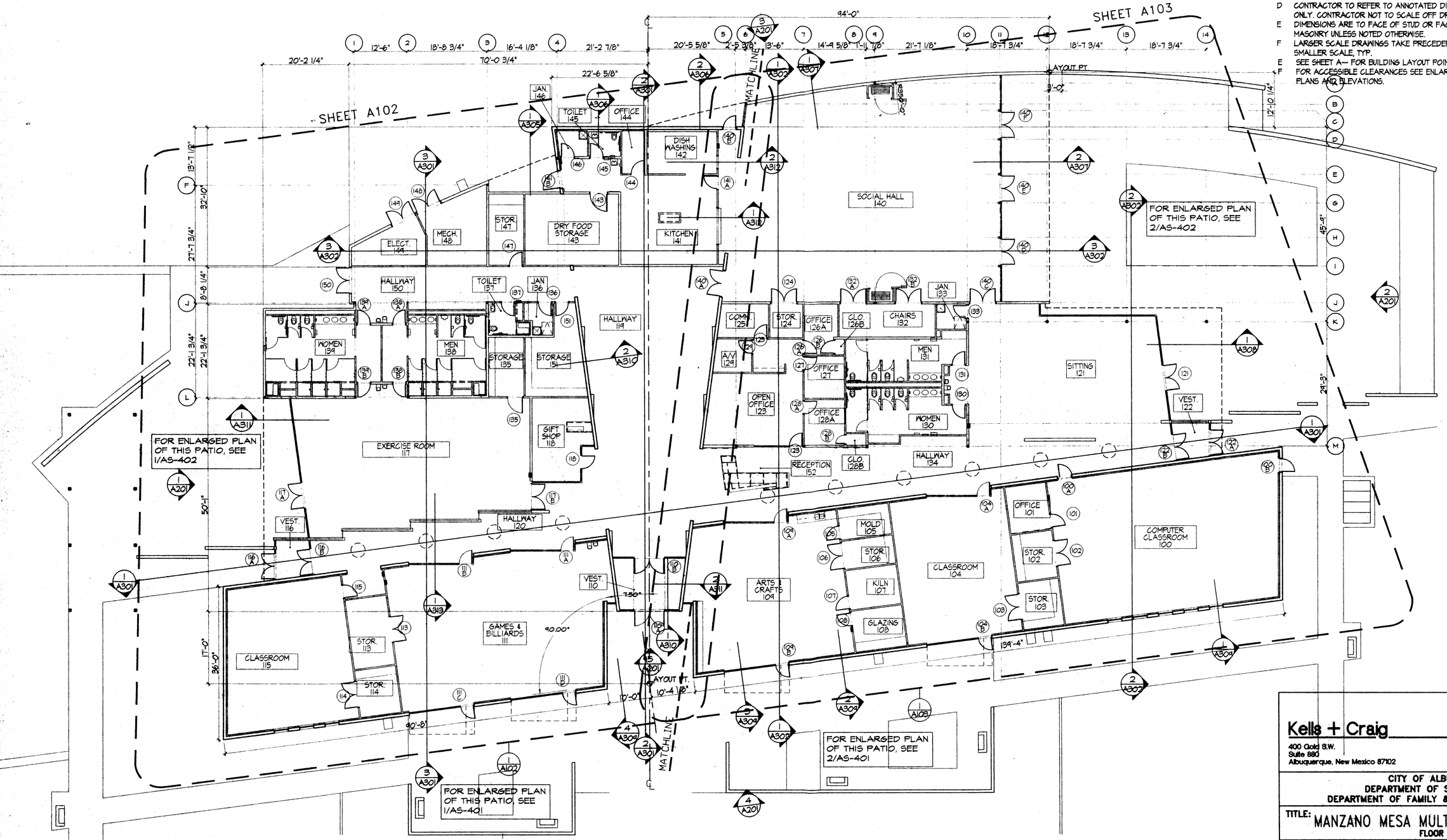
Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.

City Project No. 5751.91 | Zone Map No. L-21-Z | Sheet C6 11

Z:\Civ_Jobs\199207\Option2\C6_water-sewer.dwg Tue Oct 31 11:12:31 2000 Martha Chavez

GENERAL NOTES

A CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS.
B CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS.
C CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
D CONTRACTOR TO REFER TO ANNOTATED DIMENSIONS ONLY. CONTRACTOR NOT TO SCALE OFF DRAWINGS.
E DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
F LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE, TYP.
E SEE SHEET A— FOR BUILDING LAYOUT POINTS.
F FOR ACCESSIBLE CLEARANCES SEE ENLARGED PLANS AND ELEVATIONS.



NORTH

1/A101 **FLOOR PLAN**

3/32" = 1'-0"

AS BUILT INFORMATION	
CONTRACTOR	DATE:
WORK STAKED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:

BENCH MARK	
C.O.A. BENCHMARK "16-L21"	
FROM THE INTERSECTION OF EUBANK AND STEVEN MOODY	
GO DIRECTLY EAST 292'	
ELEVATION = 5471.78'	
GROUND COORDINATES:	NORTHING = 1,481,746.33
	EASTING = 418,123.51

MICRO-FILM INFORMATION	
GRID COORDINATES:	NORTHING = 1,481,220.09
	EASTING = 417,975.01
GROUND TO GRID FACTOR: 0.99964485	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE
11599	STEPHEN JAMES TOLER,	
	FROM SURVEYING	
	CONTROL, INC.	

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: SK	DATE: 9/29/00
		DRAWN BY: KKL, DF	DATE: 9/29/00
		CHECKED BY: JS	DATE: 9/29/00

ARCHITECTS STAMP

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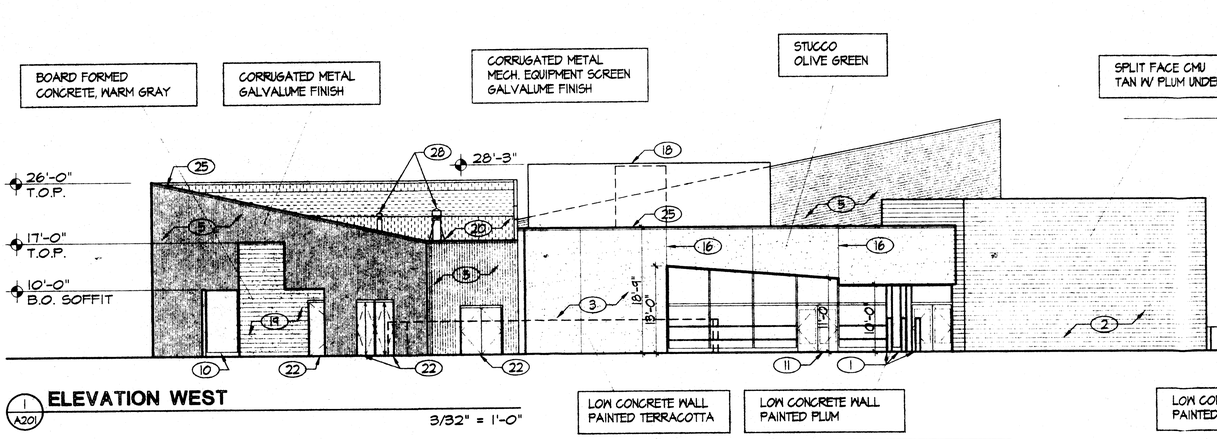
CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER
FLOOR PLAN

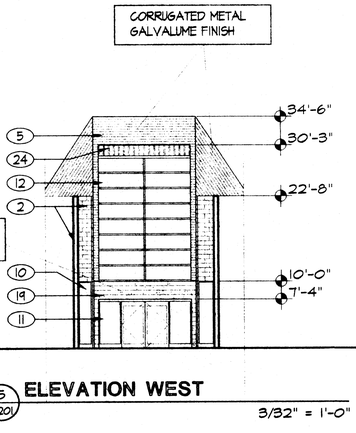
Design Review Committee	City Engineer Approval	Last Design Update	MO/DAY/YR	MO/DAY/YR

City Project No.	Zone Map No.	Sheet
5751.91	L-21-Z	A101



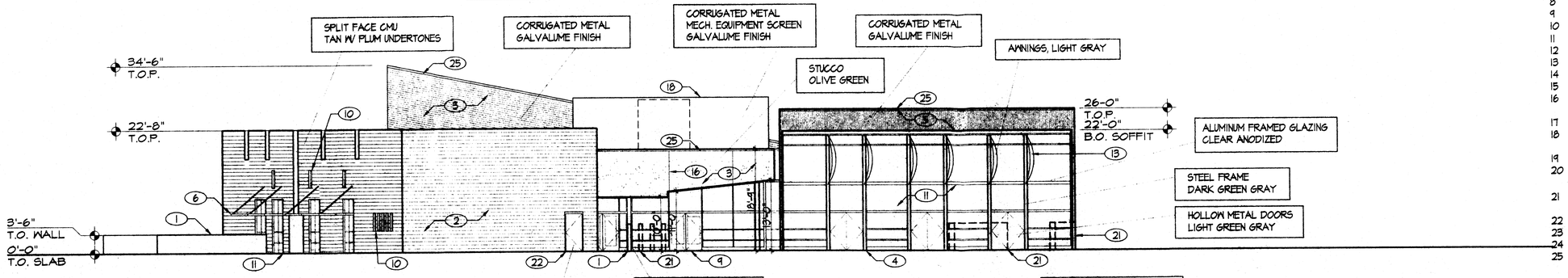
1/A201 **ELEVATION WEST**

3/32" = 1'-0"



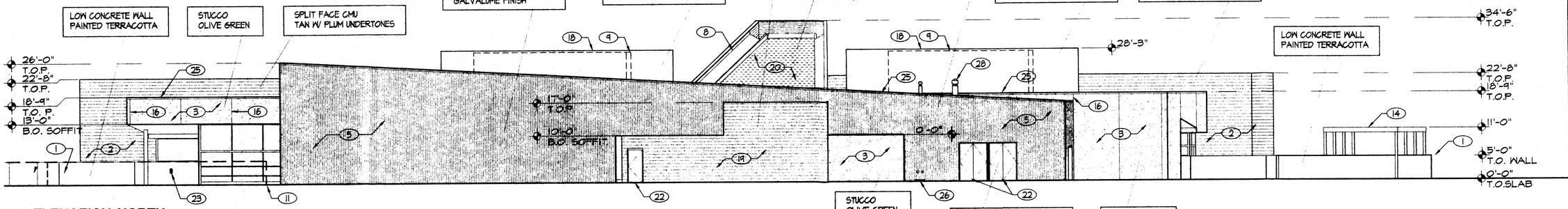
5/A201 **ELEVATION WEST**

3/32" = 1'-0"



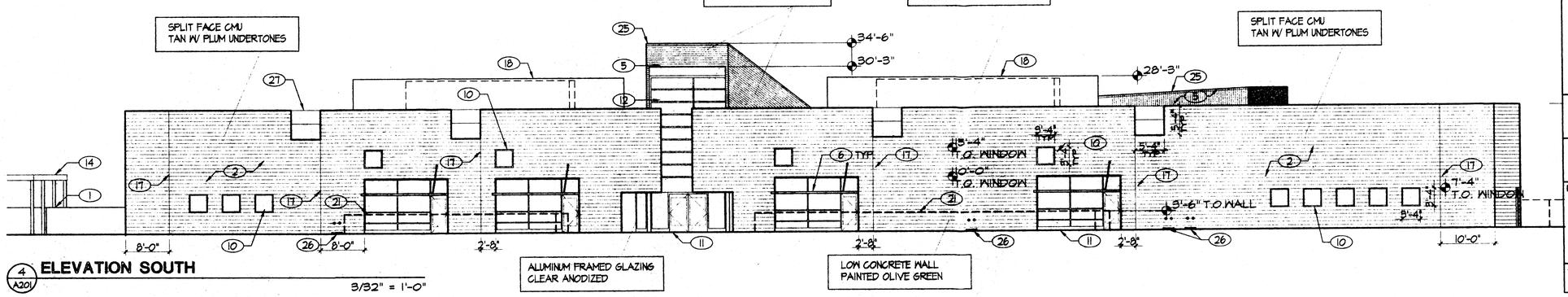
2/A201 **ELEVATION EAST**

3/32" = 1'-0"



3/A201 **ELEVATION NORTH**

3/32" = 1'-0"



4/A201 **ELEVATION SOUTH**

3/32" = 1'-0"

GENERAL NOTES

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E DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
F LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE, TYP.

KEYED NOTES

1 SITE WALL OF PAINTED CONCRETE.
2 SPLIT FACE CONCRETE MASONRY UNITS.
3 STUCCO SYSTEM. SEE SPECS.
4 CUSTOM FABRICATED STRUCTURAL STEEL COLUMNS. SEE STRUCTURAL SHEETS.
5 CORRUGATED METAL GALVALUME FINISH PANELS. MAINTAIN ORIENTATION OF CORRUGATIONS AS INDICATED ON ELEVATIONS, TYP. PROVIDE BLOCKING AS REQ'D. BY MFR. FOR MOUNTING OF PANELS.
6 METAL CANOPY. SEE SHEET A/510.
7 NOT USED
8 LEAN-TO SKYLIGHT. SEE 5/A502.
9 MECHANICAL EQUIP. SEE ROOF PLANS & MECH. DWG'S.
10 ALUMINUM FRAME FIXED WINDOW.
11 ALUMINUM FRAME STOREFRONT GLAZING SYSTEM.
12 ALUMINUM FRAMED GLAZED CURTAIN WALL SYSTEM.
13 CUSTOM FABRIC SUN SCREENS. SEE 2/A307.
14 STEEL SHADE STRUCTURE. SEE SHEET A5501.
15 NOT USED
16 STUCCO CONTROL JOINT PER MANUFACTURER'S RECOMMENDATIONS.
17 CMU CONTROL JOINT.
18 CORRUGATED METAL EQUIPMENT ROOF TOP EQUIPMENT SCREEN WITH GALVALUME FINISH.
19 BOARD FORMED, INTEGRALLY COLORED CONCRETE.
20 T.P.O. ROOFING SYSTEM, SEE ROOF DETAILS, SPEC'S, AND COLOR SCHEDULE.
21 SITE WALL OF PAINTED CONCRETE, DASHED FOR CLARITY.
22 HOLLOW METAL DOOR AND FRAME.
23 RECESSED WALL LIGHT FIXTURE. SEE SITE PLAN.
24 EXPOSED METAL DECK. PAINTED. SEE SPECS.
25 METAL COPING, TYP. WHERE SHOWN. GALVALUME FINISH AT CORRUGATED METAL WALLS, PAINTED FINISH AT STUCCO WALLS (SEE COLOR SCHEDULE IN SPEC'S.)
26 ROOF DRAIN AND OVERFLOW OUTLETS W/ SPLASH BLOCKS. SEE PLUMBING SHEETS.
27 LINE OF PARAPET BEYOND.
28 FLUE. SEE MECHANICAL SHEETS.

AS BUILT INFORMATION
CONTRACTOR — DATE:
WORK STAKED BY — DATE:
INSPECTOR'S APPROVAL — DATE:
FIELD VERIFICATION BY — DATE:
DRAWING CORRECTED BY — DATE:

MICRO-FILM INFORMATION
RECORDED BY — DATE:
NO.

BENCH MARK
C.O.A. BENCHMARK "B-L21"
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GROUND TO GRID FACTOR: 0.99964485

SURVEY INFORMATION
FIELD NOTES BY: STEPHEN JAMES TOLER, FROM SURVEYING CONTROL, INC. — NO. 11599 — DATE

ARCHITECTS STAMP

NO.	DATE	REVISIONS/REMARKS	BY
		DESIGNED BY: SK	DATE: 9/29/00
		DRAWN BY: KKL, DF	DATE: 9/29/00
		CHECKED BY: JS	DATE: 9/29/00

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CITY OF ALBUQUERQUE
DEPARTMENT OF SENIOR AFFAIRS
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

TITLE: MANZANO MESA MULTI-GENERATIONAL CENTER
EXTERIOR ELEVATIONS

Design Review Committee	City Engineer Approval	Last Design Update	MO/DAY/YR	MO/DAY/YR

City Project No. 5751.91 | Zone Map No. L-21-Z | Sheet ELEV-DRB