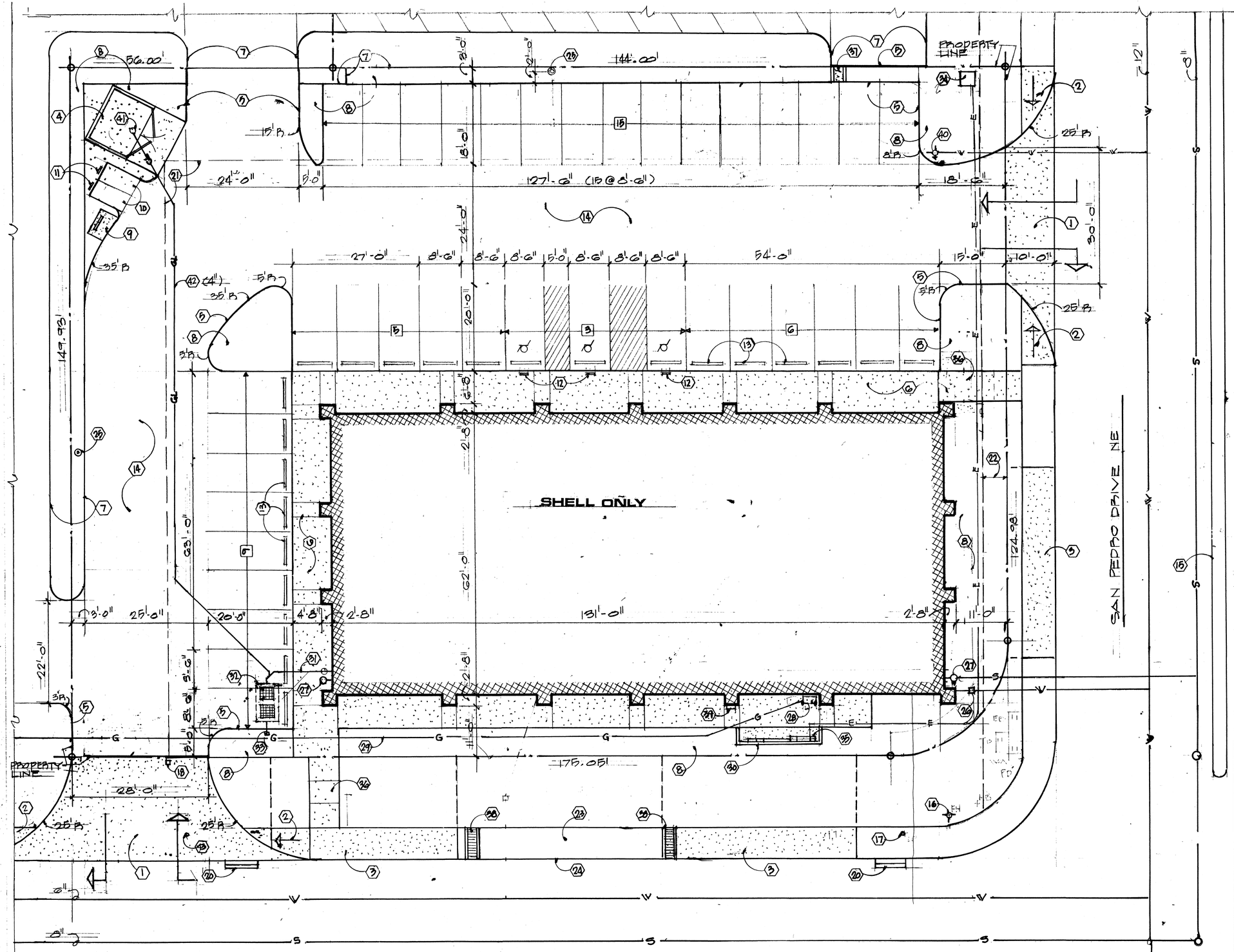
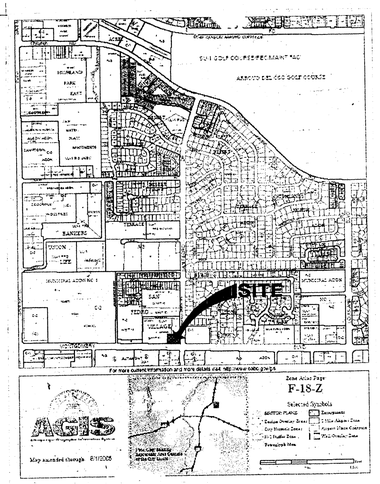




VICINITY PLAN:

SITE:

- **DESCRIPTION:** . A PORTION OF TRACT "A" GRANADA TERRACE ADDITION ALBUQUERQUE, NEW MEXICO
- **ADDRESS:** . 6125 MONTGOMERY BOULEVARD NE ALBUQUERQUE, NEW MEXICO
- **AREA:** . 29.986 SF: (0.6853 ACRES)
- **ZONED:** . C-1:
- **SEISMIC ZONE:** . 2B:
- **ZONE ATLAS:** . F-18-Z:

PROJECT:

- **OCCUPANCY:** . B,M,A-2: (MIXED OCCUPANCY
- **CONSTRUCTION:** . V-A: (11,500 SF ALLOWABLE)
- **AREA:** . 8,122 SF: (NLA: 7,342 SF)
- **PARKING:**
  - . REQUIRED: 7,342 / 200 = 36.71..... 37 SPACES:
    BUS DEDUCT:..... 3 SPACES:
    34 SPACES:
  - . PROVIDED:..... 38 SPACES: (3 HANDICAPPED)
- **LANDSCAPING:**
  - . REQUIRED: (29,986 - 8,122)(0.15) = 3,175 SF:
  - . PROVIDED:..... 3,337 SF:

LEGEND: (SITE PLAN)

NEW CONSTRUCTION:

CONCRETE:

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 3/27/07 Date

W — WATER SERVICE LINE:

S — SEWER SERVICE LINE:

G — NATURAL GAS SERVICE LINE:

E — ELECTRICAL SERVICE LINE:

T — TELEPHONE SERVICE LINE:

DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED)

Public infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

RECEIVED FEB 21 2007 HYDROLOGY SECTION

TCL

NOTES SHEET 2

STATE OF NEW MEXICO WILLIAM A. McCONNELL No. 289 REGISTERED ARCHITECT 2/21/07

REVISED: 11/06;

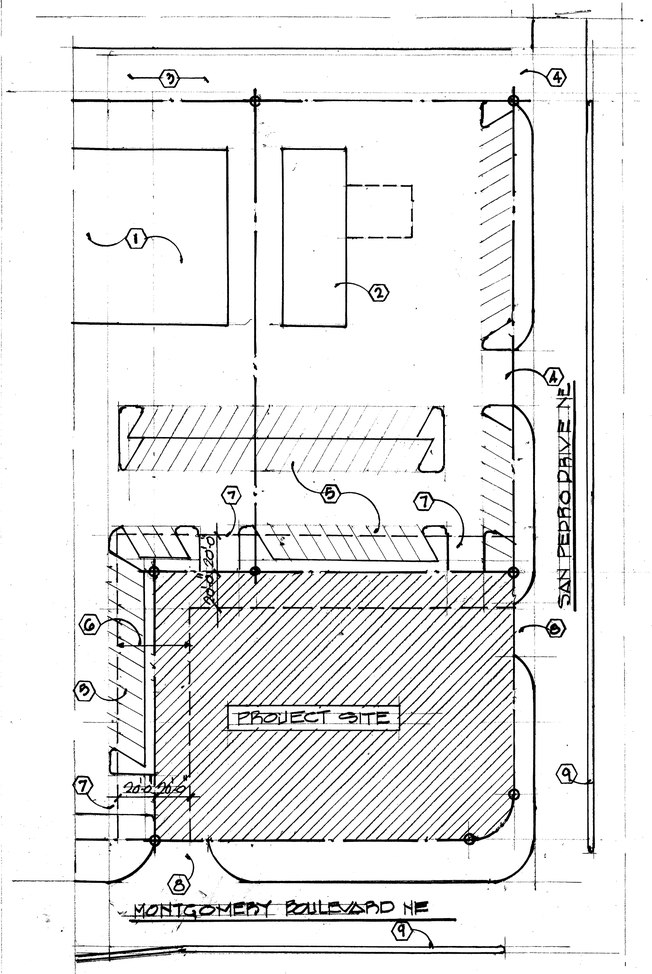
AUGUST 2006

• SITE PLAN:

SAN PEDRO PLAZA FACILITY
SHELL ONLY
ALBUQUERQUE NEW MEXICO

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO

1



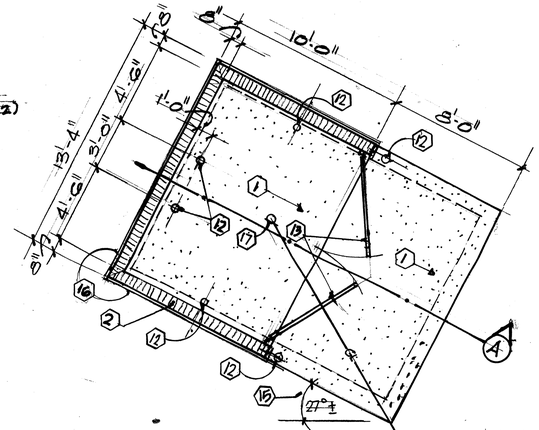
AREA SITE PLAN: (FOR ORIENTATION ONLY) 1"=40'-0"

NOTES: (AREA SITE PLAN)

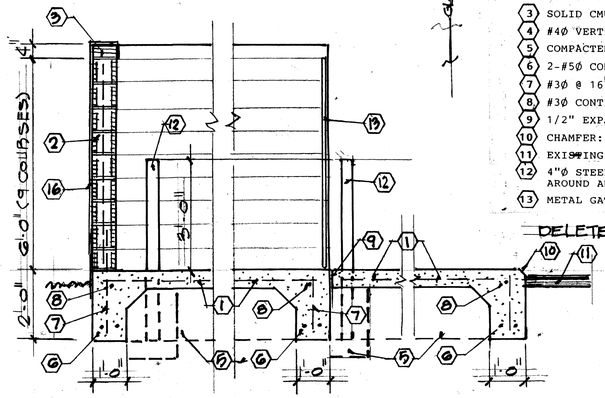
1. EXISTING COMMERCIAL FACILITY
2. EXISTING BANK:
3. EXISTING ALLEY:
4. EXISTING INGRESS / EGRESS DRIVE:
5. EXISTING PARKING:
6. EXISTING 40'-0" FREE FLOW TRAFFIC EASEMENT:
7. EXISTING DRIVE:
8. INGRESS / EGRESS DRIVE THIS PROJECT: (SEE **SITE PLAN**)
9. EXISTING MEDIAN:

NOTES: (SITE PLAN - SHEET 1)

1. NEW CONCRETE DRIVE: .REMOVE AND MODIFY EXISTING CONCRETE DRIVEPAD AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (C.O.A. STD. DWGS. 24.26 & 24.20)
2. PROVIDE HANDICAPPED RAMP ON SIDEWALK AT NEW CONCRETE DRIVE AS PER CITY OF ALBUQUERQUE REQUIREMENTS: ~~(C.O.A. STD. DWGS. 24.26 & 24.20)~~ (SLOPE 1/12)
3. REMOVE EXISTING CONCRETE DRIVEPAD AND PROVIDE CONCRETE TO MATCH EXISTING CONCRETE SIDEWALK AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (C.O.A. STD. DWG: ~~24.26 & 24.20~~ 24.30)
4. TRASH RECEPTACLE ENCLOSURE: (SEE **DETAIL 1/2**)
5. CONCRETE CURB: TYPICAL: (SEE **DETAILS 2/2**)
6. CONCRETE WALK: TYPICAL: (SEE **DETAIL 3/2**)
7. EXISTING CONCRETE CURB:
8. LANDSCAPE AREA: (SEE **LANDSCAPE PLAN, SHEET 3**)
9. BICYCLE RACK:
10. MOTORCYCLE PARKING SPACES: (8'-0" x 4'-0" EACH)
11. MOTORCYCLE PARKING SIGN AS PER CITY OF ALBUQUERQUE REQUIREMENTS:
12. HANDICAPPED PARKING SIGN AS PER CITY OF ALBUQUERQUE REQUIREMENTS:
13. PRECAST CONCRETE BUMPERS:
14. BITUMINOUS PAVING: (SEE **SPECIFICATIONS** AND **GRADING / DRAINAGE PLAN**)
15. EXISTING MEDIAN:
16. EXISTING FIRE HYDRANT:
17. EXISTING LIGHT POLE:
18. EXISTING TELEPHONE BOX: (**RELOCATE:** CONFIRM REQUIREMENTS WITH UTILITY COMPANY)
19. EXISTING WATER METER: (SEE **PLUMBING**)
20. EXISTING DRAINAGE INLET:
21. FREE FLOW TRAFFIC EASEMENT: (SEE **AREA SITE PLAN, SHEET 2**)
22. PUBLIC UTILITY EASEMENT: 5'-0":
23. EXISTING CONCRETE SIDEWALK:
24. EXISTING CURB AND GUTTER:
25. PARKING LIGHT FIXTURE: (SEE **DETAIL 4/2** AND **ELECTRICAL**)
26. WATER METER: (SEE **PLUMB ING**)
27. CLEANOUT: (SEE **PLUMBING**)
28. LOCATION OF FUTURE NATURAL GAS METERS: (SEE **PUMBING**)
29. NATURAL GAS LINE FROM EXISTING YARD LINE: (SEE **PLUMBING**)
30. SCREEN WALL: (SEE **DETAIL 1/12**)
31. GREASE LINE FROM BUILDING: (SEE **PLUMBING**)
32. PRECAST INTERCEPTOR: (SEE **PLUMBING**)
33. 4" SEWER LINE: STUB-OUT AND CAP FOR FUTURE CONNECTION:
34. ELECTRICAL TRANSFORMER: (SEE **ELECTRICAL**)
35. ELECTRICAL SERVICE, METERS, ETC: (SEE **ELECTRICAL**)
36. CONCRETE WALK: 4" CONCRETE WITH 6x6, W1.4 x W1.4 WWM ON COMPACTED EARTH / FILL: (6'-0" WIDE UNLESS NOTED OTHERWISE)
37. CONCRETE DRAINAGE TROUGH: (SEE **GRADING / DRAINAGE PLAN**)
38. SIDEWALK CULVERT: (SEE **"GRADING / DRAINAGE PLAN**)
39. • FIXED ALUMINUM LADDER: • O'KEEFE'S INC. MODEL 520-CH: WITH WALK-THROUGH ROOF OVER RAIL EXTENSIONS: (3'-6" MINIMUM ABOVE LANDING)
    • O'KEEFE'S MODEL DCL SAFETY CAGE REQUIRED ON LADDERS ABOVE 20'-0":
40. NEW FIRE HYDRANT THIS PROJECT: (AS PER ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS)
41. DRAIN:
42. GREASE LINE FROM TRASH RECEPTACLE ENCLOSURE: (SIZE AS NOTED)
43. EXISTING LIGHT POLE: (CONFIRM WITH COA REQUIREMENTS)



PLAN: 1/4"=1'-0"



SECTION (A) 1/2"=1'-0"

NOTES:

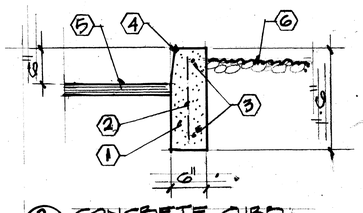
1. 6" CONCRETE SLAB WITH 6 x 6, W1.4 x W1.4 WWM ON COMPACTED EARTH / FILL: (4000PSI CONCRETE, SLOPE 1/8" PER FOOT TO DRAIN)
2. REINFORCED CMU WALL (MATCH BUILDING): #4Ø VERTICAL FULL HEIGHT AT CORNERS AND ENDS AND AT 4'-0" OC FOR LENGTH OC WALL: CORES GROUTED FULL: DUR-O-WALL REINFORCING AT EVERY OTERH COURSE: (16" OC)
3. SOLID CMU CAP:
4. #4Ø VERTICAL DOWEL @ 2'-0" OC. FROM FOOTING 16" INTO CMU WALL:
5. COMPACTED EARTH / FILL:
6. 2-#5Ø CONTINUOUS:
7. #3Ø @ 16" OC:
8. #3Ø CONTINUOUS:
9. 1/2" EXPANSION JOINT MATERIAL:
10. CHAMFER:
11. EXISTING CONCRETE DRIVE:
12. 4"Ø STEEL PIPE GROUTED FULL: EMBED 2'-0" IN CONCRETE WITH 6" COVER (MINIMUM) AROUND AND UNDER:
13. METAL GATES:

DELETED

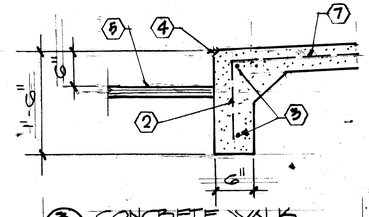
~~14. THIN BRICK VENEER: (SEE DETAIL 1/12 SIMILAR)~~

15. **NOTE:** DO NOT PLACE CONCRETE UNTIL LAYOUT IS APPROVED BY SOLID WASTE MANAGEMENT INSPECTOR:
16. STUCCO: (COLOR "1")
17. DRAIN:
18. GREASE LINE: (SEE **SITE PLAN**)

1/2 TRASH RECEPTACLE ENCLOSURE: AS SHOWN



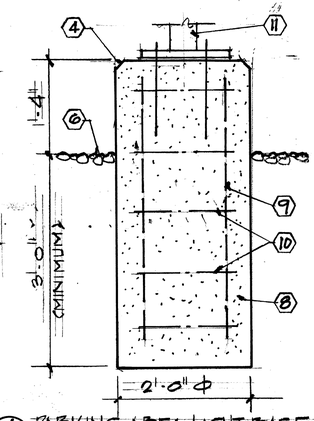
2/2 CONCRETE CURB



3/2 CONCRETE WALK

NOTES:

1. CONCRETE CURB:
2. #3Ø @ 2'-0" OC:
3. #4Ø AT TOP AND BOTTOM CONTINUOUS:
4. CHAMFER:
5. BITUMINOUS PAVING: (SEE **SPECIFICATIONS**)
6. LANDSCAPE AREA:
7. 4" CONCRETE WALK WITH 6x6, W1.4 x W1.4 WWM WITH INTEGRAL FOOTING: (SLOPE WALK FROM BUILDING: SEE **GRADING / DRAINAGE PLAN**)
8. CONCRETE PARKING AREA LIGHT BASE: CONFIRM ALL REQUIREMENTS WITH THE LIGHT FIXTURE MANUFACTURER: (SEE **ELECTRICAL**)
9. 6-#5Ø VERTICAL REINFORCING:
10. #3Ø TIES @ 10" OC (MAXIMUM)
11. PARKING AREA LIGHT FIXTURE: (SEE **ELECTRICAL**)



4/2 PARKING AREA LIGHT BASE

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FEB 21 2007
HYDROLOGY SECTION

TCL
NOTES

DETAILS: 1"=1'-0"

WILLIAM A. McCONNELL
No. 269
REGISTERED ARCHITECT
STATE OF NEW MEXICO
2/21/07

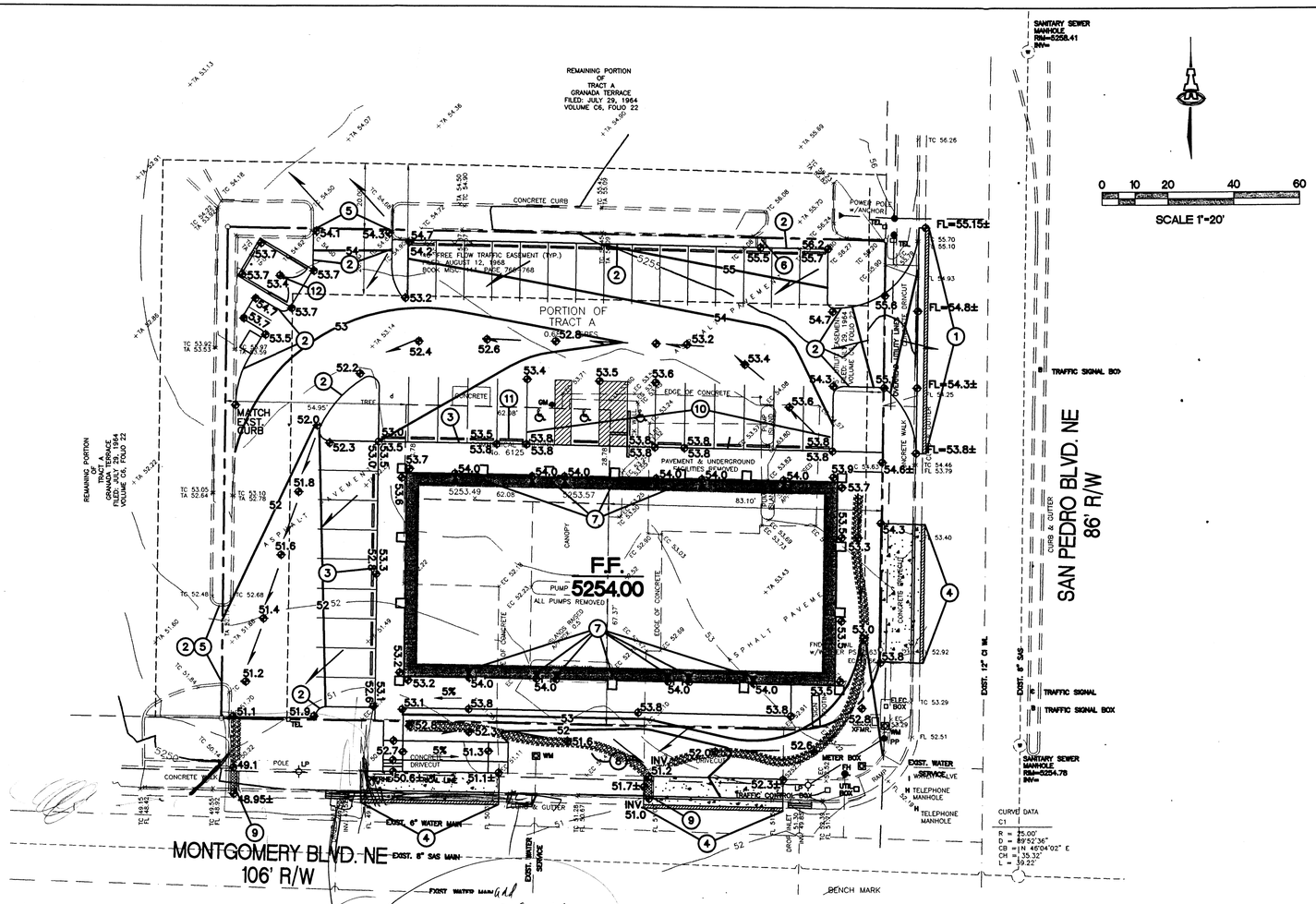
REVISED: 11/06:

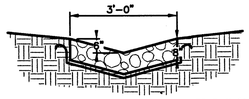
AUGUST 2006

- AREA SITE PLAN:
- DETAILS:

SAN PEDRO PLAZA FACILITY
SHELL ONLY
ALBUQUERQUE, NEW MEXICO

WILLIAM A. McCONNELL - ARCHITECT
ALBUQUERQUE NEW MEXICO





PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH COBBLE SWALE.

VARY COBBLE SIZE BETWEEN 2" AND 6" DIA. (AVG.=4")

COBBLE LINED SWALE

NTS

PROJECT DATA

PROJECT SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE A NEW 8120 SF COMMERCIAL BUILDING (APPROX) WITH ASSOCIATED ASPAHLT PAVED PARKING AND LANDSCAPING.

THE SITE IS LOCATED AT THE INTERSECTION OF MONTGOMERY BLVD. AND SAN PEDRO BLVE. NE. THE PROPERTIES TO THE NORTH AND WEST ARE DEVELOPED COMMERCIAL PROPERTIES. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY. THE EXISTING BUILDINGS / SITE FEATURES WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.

THE INTENT OF THIS PLAN IS TO SHOW:

* GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
* THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
* THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
* THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

ALL DEVELOPED DISCHARGE WILL BE DIRECTED TO THE SOUTHWEST CORNER OF THE PROPERTY WHERE IT WILL PASS TO MONTGROMERY BLVD. VIA THE PROPOSED ACCESS DRIVE AND THE PROPOSED SIDEWALK CULVERTS. FLOW WILL CONTINUE ALONG THE HISTORIC FLOWPATH WHERE IT ENTERS THE EXISTING MONTGOMERY STORM DRAIN SYSTEM.

LEGAL: PORTION OF TRACT A, GRANADA TERRACE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FLOODZONE: PER FIRM MAP 35001C0139E, THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

OFFSITE FLOW: NO OFF-SITE FLOW ENTERS THIS PROPERTY.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP IF REQUIRED BY THE CITY OF ALBUQUERQUE.

GENERAL NOTES

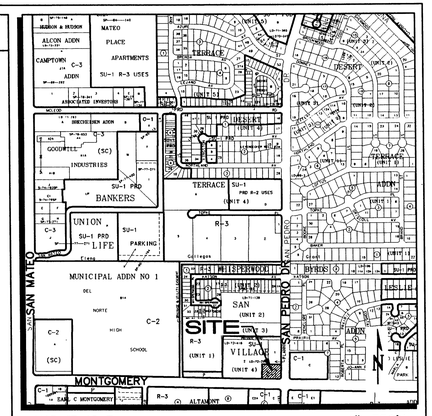
A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN AND DETAILS.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

C. AT ALL TRANSITIONS BETWEEN EXISTING AND PROPOSED, MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH TRANSITION. ALL SITE IMPROVEMENTS WITH ELEVATIONS SHOWN AS '±' SHALL BE FIELD ADJUSTED FOR SMOOTH TRANSITION TO EXISTING. MAINTAIN POSITIVE DRAINAGE – NO BIRDBATHS.

D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESS.

E. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.



MAP #F-18-Z 1"=750'±

VICINITY MAP

KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2426 AND 2441 (SIM.). SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH RIDING TRANSITION.
2. CONSTRUCT 6" CONCRETE HEADER CURB PER C.O.A. STD. DWG. 2415B AT ELEVATIONS SHOWN FOR ALL CURB LOCATIONS.
3. CONSTRUCT CONCRETE WALK WITH 6" TURNED DOWN EDGE AT ELEVATIONS SHOWN.
4. NEW STANDARD CURB AND GUTTER / PUBLIC WALK PER C.O.A. STD. DWGS. 2415A AND 2430, TO BE CONSTRUCTED THIS AREA TO REPLACE EXISTING CONCRETE DRIVECUTS. SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING FOR SMOOTH TRANSITION.
5. MATCH EXISTING CURB AND ASPHALT GRADES FOR SMOOTH TRANSITION. SAWCUT EXISTING AS NECESSARY TO PROVIDE BONDING EDGE.
6. PROVIDE 2'-0" FF CURB OPENING TO ACCEPT MINOR OFFSITE FLOWS IF OFFSITE AREA NOT MODIFIED TO CLOSE ABANDONED DRIVE AISLE.
7. PROPOSED ROOF DRAINS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
8. GRADE 3' WIDE X 8" THICK X 6" DEPRESSED COBBLE LINED SWALE (SLOPE = 1% MIN.) TO DIRECT CONCENTRATED FLOW FROM ROOF OUTLETS TO PROPOSED SIDEWALK CULVERT. SEE DETAIL THIS SHEET.
9. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT AT LOCATION / ELEVATIONS SHOWN TO PASS FLOW TO MONTGOMERY BLVD. N.E. CONSTRUCT PER C.O.A. STD. DTL. 2236. S.O.19 PERMIT REQUIRED (SEE S.O.19 NOTICE BELOW) FOR CONSTRUCTION WITHIN THE R.O.W.
10. ASPHALT PAVING THIS AREA (HC PARKING + SIX SPACES) TO BE CONSTRUCTED FLUSH WITH TOP OF WALK PER ELEVATIONS SHOWN.
11. TRANSITION ASPHALT FROM FLUSH WITH WALK TO 6" BELOW TC OVER THE PARKING SPACE.
12. INSTALL 6" DIA. AREA DRAIN AT LOW POINT OF DUMPSTER PAD. MAKE CONNECTION TO SANITARY SEWER LINE, SEE MECHANICAL FOR ADDITIONAL INFORMATION.

RECEIVED
FEB 02 2007
HYDROLOGY SECTION

Project Description	
Project File	c:\haestad\academic\fmw\1559.fm2
Worksheet	Sidewalk Culvert
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.020000	ft/ft
Depth	0.50	ft
Bottom Width	2.00	ft

Results		
Discharge	7.77	cfs
Flow Area	1.00	ft²
Wetted Perimeter	3.00	ft
Top Width	2.00	ft
Critical Depth	0.78	ft
Critical Slope	0.005766	ft/ft
Velocity	7.77	ft/s
Velocity Head	0.94	ft
Specific Energy	1.44	ft
Froude Number	1.94	
Flow is supercritical.		

EACH SIDEWALK CULVERT (TWO TOTAL) HAS THE CAPACITY TO PASS 7.8 CFS AT A DEPTH OF 6" (MAXIMUM 2.0 CFS WILL BE DIRECTED TO EACH CULVERT). ADDITIONAL AREA PROVIDED FOR CLOGGING FACTOR.

CALCULATIONS: SAN PEDRO CENTER : September 6, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 29853 SF = 0.7 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP: Precip. Zone 3	
Area a	= 0	SF	Area a	= 0	SF	Ea =	0.66
Area b	= 0	SF	Area b	= 1493	SF	Eb =	0.92
Area c	= 2985	SF	Area c	= 2985	SF	Ec =	1.29
Area d	= 26868	SF	Area d	= 25375	SF	Ed =	2.36
Total Area	= 29853	SF	Total Area	= 29853	SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (EaAa + EbAb + EcAc + EdAd) / (Aa + Ab + Ac + Ad)

Historic E =	2.25 in.	Developed E =	2.18 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360 =	5605 CF	Developed V360 =	5426 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 3

Qpa =	1.87	Qpc =	3.45
Qbb =	2.60	Qpd =	5.02
Historic Qp =	3.3 CFS	Developed Qp =	3.2 CFS

OVERALL DISCHARGE FROM SITE IS SLIGHTLY REDUCED FROM PREVIOUS DEVELOPMENT DUE TO MINOR INCREASE IN LANDSCAPED AREA.

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

— — — —	EXISTING CONTOUR
———	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
——→	FLOW ARROW
FF = 6881.0	FINISH FLOOR ELEVATION
▨	SIDEWALK CULVERT
TC 81.9 / FL 81.4	TOP OF CURB / FLOWLINE ELEVATION
——— · · ———	PROPOSED FLOODWALL
② ⊞	AREA DRAIN
INV=72.5	INVERT ELEVATION
—— 6" ——	DRAIN LINE WITH SIZE
▬▬	STORM DRAIN MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1559GRD.DWG Feb 02,2007

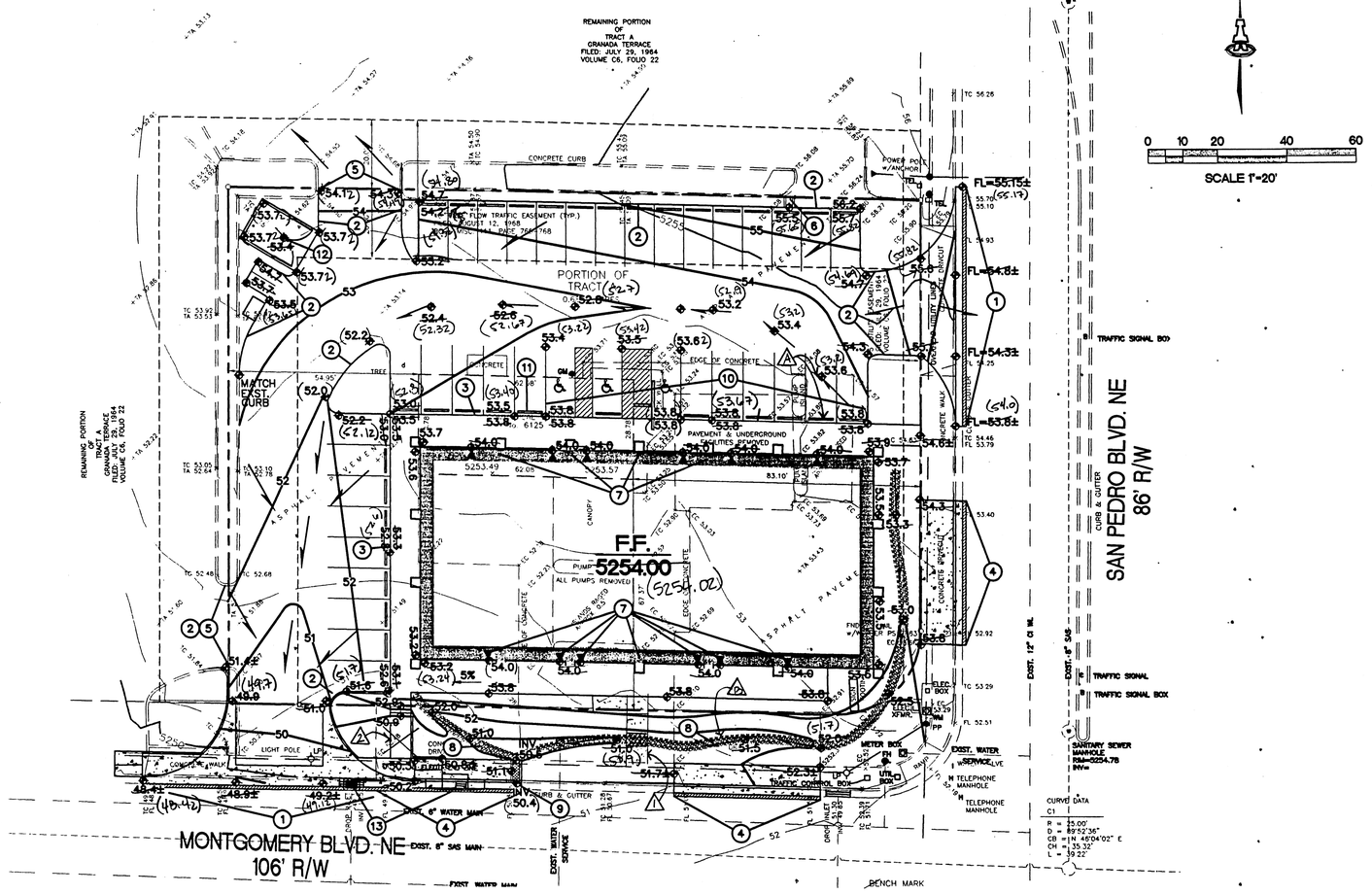
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 02.02.07

SAN PEDRO CENTER

Mohammed Salhoot

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
02.02.07				1559
Drawn By: BJB				C-1
Ckd By: FCA				



PROJECT DATA

PROJECT SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE A NEW 8120 SF COMMERCIAL BUILDING (APPROX) WITH ASSOCIATED ASPAHLT PAVED PARKING AND LANDSCAPING.

THE SITE IS LOCATED AT THE INTERSECTION OF MONTGOMERY BLVD. AND SAN PEDRO BLVE. NE. THE PROPERTIES TO THE NORTH AND WEST ARE DEVELOPED COMMERCIAL PROPERTIES. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY. THE EXISTING BUILDINGS / SITE FEATURES WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.

THE INTENT OF THIS PLAN IS TO SHOW:

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LEGAL: PORTION OF TRACT A, GRANADA TERRACE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FLOODZONE: PER FIRM MAP 35001C0139E, THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

OFFSITE FLOW: NO OFF-SITE FLOW ENTERS THIS PROPERTY.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP IF REQUIRED BY THE CITY OF ALBUQUERQUE.

GENERAL NOTES

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B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

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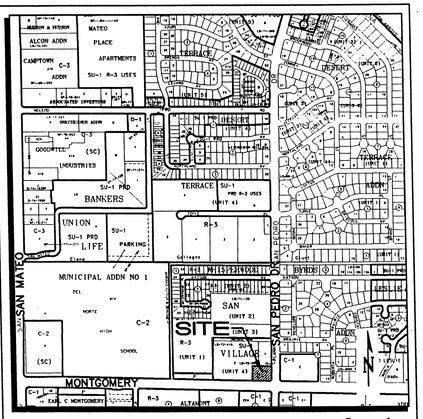

MAP #F-18-Z 1"=750'±

VICINITY MAP

KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2426 AND 2441 (SIM.). SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH RIDING TRANSITION.
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8. GRADE 3' WIDE X 8" THICK X 6" DEPRESSED COBBLE LINED SWALE (SLOPE = 1% MIN.) TO DIRECT CONCENTRATED FLOW FROM ROOF OUTLETS TO PROPOSED SIDEWALK CULVERT. SEE DETAIL THIS SHEET.
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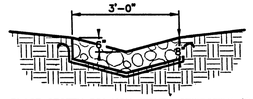

PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH COBBLE SWALE.

VARY COBBLE SIZE BETWEEN 2" AND 6" DIA. (AVG.=4")

COBBLE LINED SWALE

NTS

I, Fred C. Arfman, NMPE No. 7322 of the firm Isaacson & Arfman, P.A. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 02-28-07 with the following items to be addressed:

A Asphalt paving to be installed flush with walk per plan -or- additional as-built information provided to clearly indicate positive drainage.

B Cobble erosion protection to be installed per plan.

The record information edited onto the original design document has been obtained by David R. Vigil, NMPS #8911. I further certify that I or a member of my firm under my direct supervision have visited the project site on 11-16-07 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

1 Concrete ramp with covered sidewalk culvert constructed this area. OK

2 Walk connection to public not constructed this area. OK

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Fred C. Arfman 11-16-07

FRED C. ARFMAN, NMPE#7322 DATE

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

SIDEWALK CULVERT HAS THE CAPACITY TO PASS 7.8 CFS AT A DEPTH OF 6"

CALCULATIONS: SAN PEDRO CENTER : September 6, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE = 29853 SF = 0.7 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP: Precip. Zone 3	
Area a	0	SF	Area a	0	SF	Ea	0.66
Area b	0	SF	Area b	1492	SF	Eb	0.92
Area c	2985	SF	Area c	2985	SF	Ec	1.29
Area d	26868	SF	Area d	25375	SF	Ed	2.36
Total Area	29853	SF	Total Area	29853	SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (Ea·Aa + Eb·Ab + Ec·Ac + Ed·Ad) / (Aa + Ab + Ac + Ad)

Historic E	2.25 in	Developed E	2.18 in.

On-Site Volume of Runoff V360 = E*A / 12

Historic V360	5605 CF	Developed V360	5426 CF

On-Site Peak Discharge Rate Qp = Qpa·Aa + Qpb·Ab + Qpc·Ac + Qpd·Ad / 43,560

For Precipitation Zone 3

Qpa	1.87	Qpc	3.45
Qpb	2.60	Qpd	5.02

Historic Qp	3.3 CFS	Developed Qp	3.2 CFS

OVERALL DISCHARGE FROM SITE IS SLIGHTLY REDUCED FROM PREVIOUS DEVELOPMENT DUE TO MINOR INCREASE IN LANDSCAPED AREA.

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APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (78.3) / 78.3 — AS-BUILT INFORMATION / PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 — FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TC 81.9 / FL 81.4 — TOP OF CURB / FLOWLINE ELEVATION
- PROPOSED FLOODWALL
- AREA DRAIN
- INV=72.5 — INVERT ELEVATION
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- STORM DRAIN MANHOLE

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128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

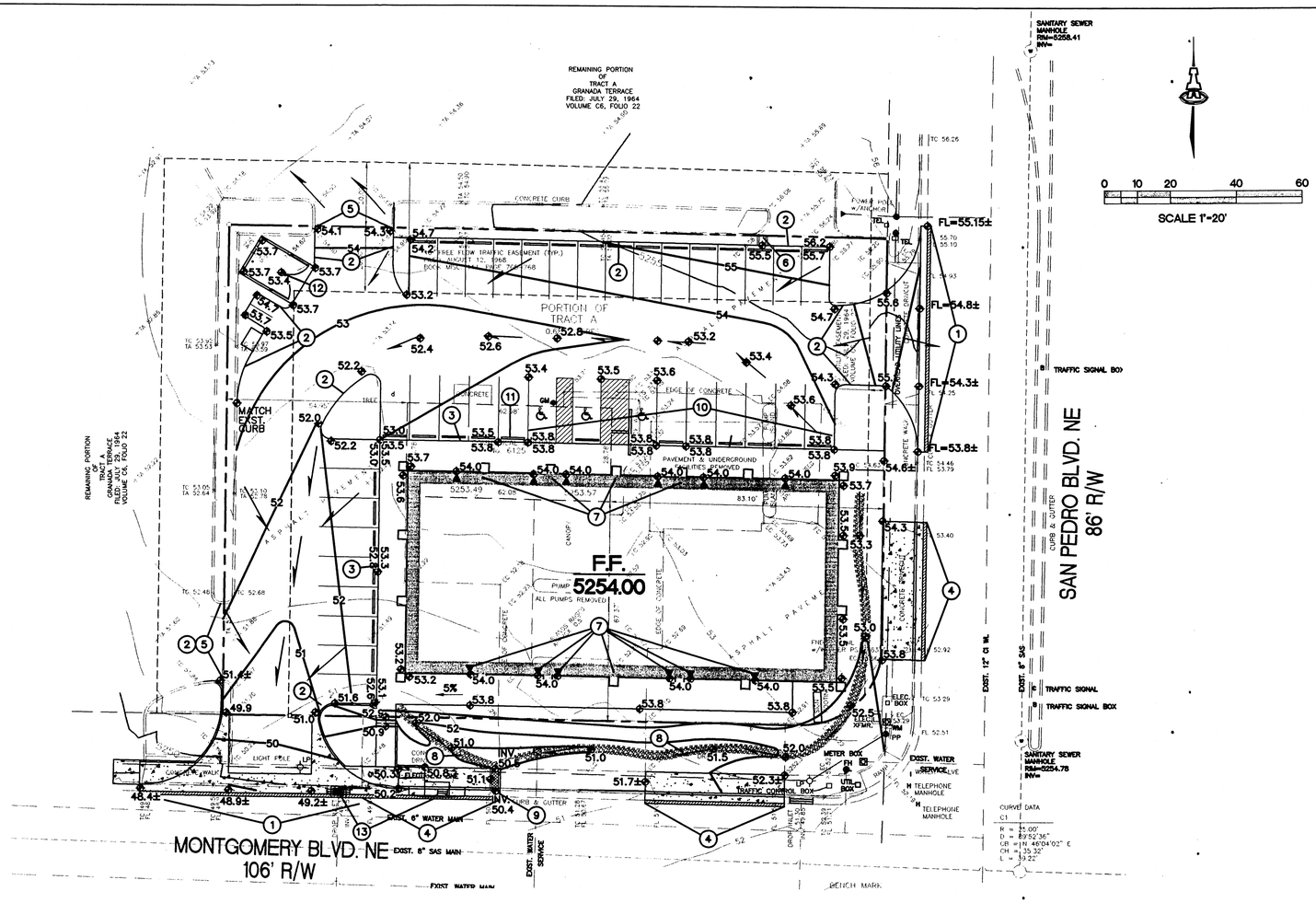
1559GRD.DWG Feb 28,2007

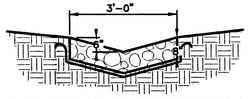
SAN PEDRO CENTER

Mohammed Salhoot

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
02.27.07				1559
Drawn By: BJB				C-1
Ckd By: FCA				





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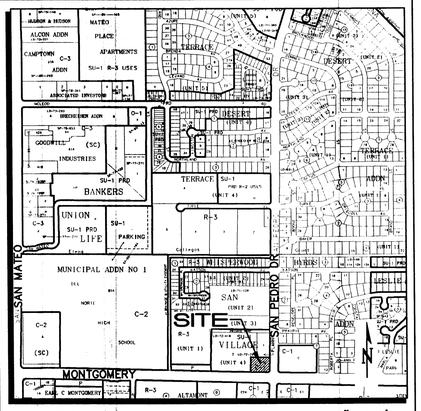

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Project Description	
Project File	c:\haestad\academic\fmw\1559.fm2
Worksheet	Sidewalk Culvert
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.020000	ft/ft
Depth	0.50	ft
Bottom Width	2.00	ft

Results		
Discharge	7.77	cfs
Flow Area	1.00	ft²
Wetted Perimeter	3.00	ft
Top Width	2.00	ft
Critical Depth	0.78	ft
Critical Slope	0.005766	ft/ft
Velocity	7.77	ft/s
Velocity Head	0.94	ft
Specific Energy	1.44	ft
Froude Number	1.94	
Flow is supercritical.		

SIDEWALK CULVERT HAS THE CAPACITY TO PASS 7.8 CFS AT A DEPTH OF 6"

CALCULATIONS: SAN PEDRO CENTER : September 6, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 29853 SF = 0.7 Ac

HISTORIC FLOWS:			DEVELOPED FLOWS:			EXCESS PRECIP:	
On-Site Historic Land Condition			On-Site Developed Land Condition			Precip Zone = 3	
Area a =	0	SF	Area a =	0	SF	Ea = 0.66	
Area b =	0	SF	Area b =	1493	SF	Eb = 0.92	
Area c =	2985	SF	Area c =	2985	SF	Ec = 1.29	
Area d =	26868	SF	Area d =	25375	SF	Ed = 2.36	
Total Area =	29853	SF	Total Area =	29853	SF		

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Weighted E = (EaAa + EbAb + EcAc + EdAd) / (Aa + Ab + Ac + Ad)

Historic E =	2.25 in	Developed E =	2.18 in

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360 =	5605 CF	Developed V360 =	5426 CF

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For Precipitation Zone = 3

Qpa =	1.87	Qpc =	3.45
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INSPECTOR		

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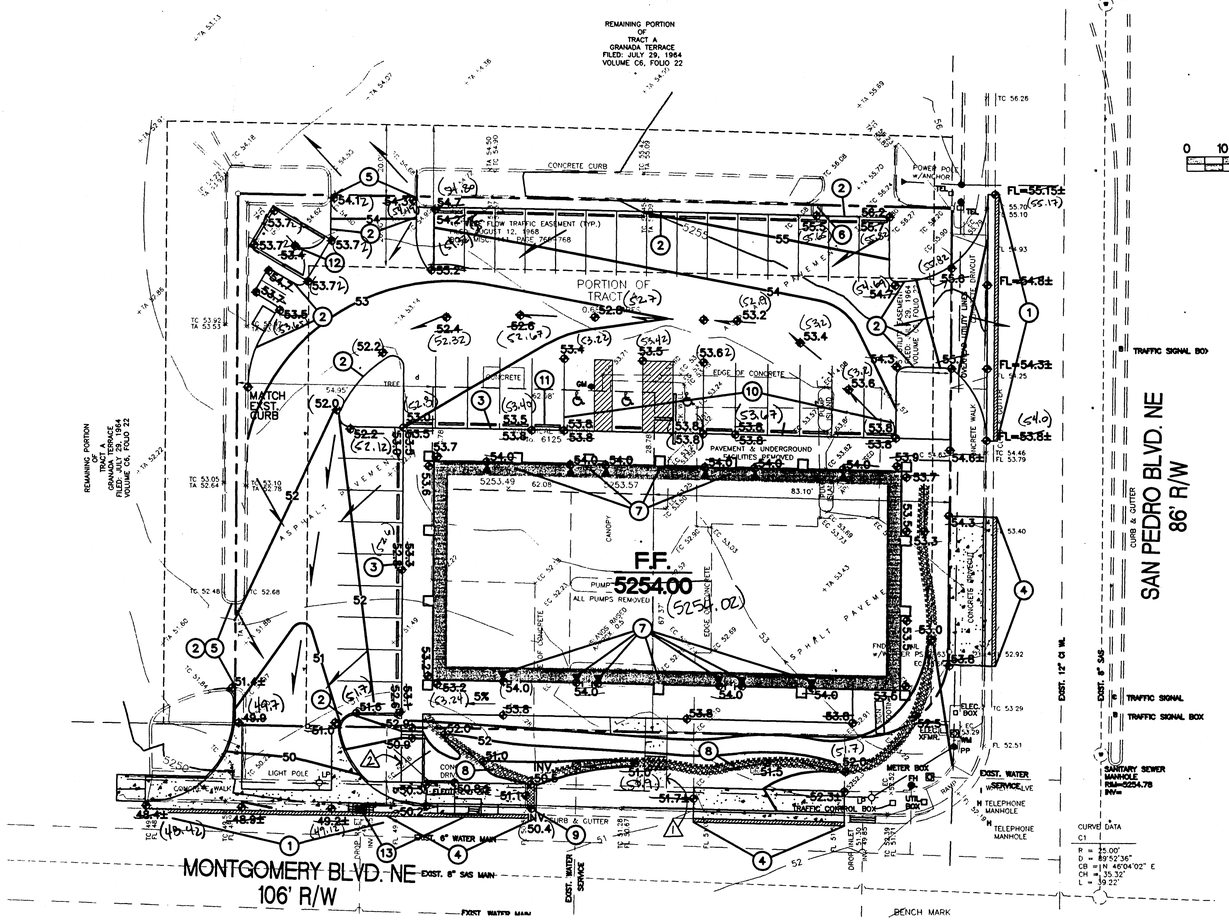
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1559GRD.DWG Feb 28,2007

SAN PEDRO CENTER

Mohammed Salhoot

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
02.27.07				1559
Drawn By: BJB				C-1
Ckd By: FCA				



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DRAINAGE PLAN CONCEPT:

ALL DEVELOPED DISCHARGE WILL BE DIRECTED TO THE SOUTHWEST CORNER OF THE PROPERTY WHERE IT WILL PASS TO MONTGOMERY BLVD. VIA THE PROPOSED ACCESS DRIVE AND THE PROPOSED SIDEWALK CULVERTS. FLOW WILL CONTINUE ALONG THE HISTORIC FLOWPATH WHERE IT ENTERS THE EXISTING MONTGOMERY STORM DRAIN SYSTEM.

LEGAL: PORTION OF TRACT A, GRANADA TERRACE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FLOODZONE: PER FIRM MAP 35001C0139E, THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

OFFSITE FLOW: NO OFF-SITE FLOW ENTERS THIS PROPERTY.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP IF REQUIRED BY THE CITY OF ALBUQUERQUE.

GENERAL NOTES

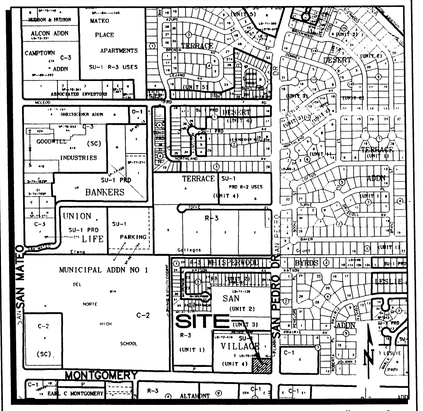
A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN AND DETAILS.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

C. AT ALL TRANSITIONS BETWEEN EXISTING AND PROPOSED, MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH TRANSITION. ALL SITE IMPROVEMENTS WITH ELEVATIONS SHOWN AS '±' SHALL BE FIELD ADJUSTED FOR SMOOTH TRANSITION TO EXISTING. MAINTAIN POSITIVE DRAINAGE – NO BIRDBATHS.

D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESS.

E. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

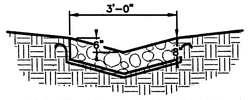


MAP #F-18-Z 1"=750'±

VICINITY MAP

KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2426 AND 2441 (SIM.). SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH RIDING TRANSITION.
2. CONSTRUCT 6" CONCRETE HEADER CURB PER C.O.A. STD. DWG. 2415B AT ELEVATIONS SHOWN FOR ALL CURB LOCATIONS.
3. CONSTRUCT CONCRETE WALK WITH 6" TURNED DOWN EDGE AT ELEVATIONS SHOWN.
4. NEW STANDARD CURB AND GUTTER / PUBLIC WALK PER C.O.A. STD. DWGS. 2415A AND 2430, TO BE CONSTRUCTED THIS AREA TO REPLACE EXISTING CONCRETE DRIVECUTS. SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING FOR SMOOTH TRANSITION.
5. MATCH EXISTING CURB AND ASPHALT GRADES FOR SMOOTH TRANSITION. SAWCUT EXISTING AS NECESSARY TO PROVIDE BONDING EDGE.
6. PROVIDE 2'-0" FF CURB OPENING TO ACCEPT MINOR OFFSITE FLOWS IF OFFSITE AREA NOT MODIFIED TO CLOSE ABANDONED DRIVE AISLE.
7. PROPOSED ROOF DRAINS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
8. GRADE 3' WIDE X 8" THICK X 6" DEPRESSED COBBLE LINED SWALE (SLOPE = 1% MIN.) TO DIRECT CONCENTRATED FLOW FROM ROOF OUTLETS TO PROPOSED SIDEWALK CULVERT. SEE DETAIL THIS SHEET.
9. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT AT LOCATION / ELEVATIONS SHOWN TO PASS FLOW TO MONTGOMERY BLVD. N.E. CONSTRUCT PER C.O.A. STD. DTL. 2236. S.O.19 PERMIT REQUIRED (SEE S.O.19 NOTICE BELOW) FOR CONSTRUCTION WITHIN THE R.O.W.
10. ASPHALT PAVING THIS AREA (HC PARKING + SIX SPACES) TO BE CONSTRUCTED FLUSH WITH TOP OF WALK PER ELEVATIONS SHOWN.
11. TRANSITION ASPHALT FROM FLUSH WITH WALK TO 6" BELOW TC OVER THE PARKING SPACE.
12. INSTALL 6" DIA. AREA DRAIN AT LOW POINT OF DUMPSTER PAD. MAKE CONNECTION TO SANITARY SEWER LINE. SEE MECHANICAL FOR ADDITIONAL INFORMATION.
13. MODIFY EXISTING STORM DRAIN INLET TO TYPE 'D' (PER C.O.A.DWG.2206), EXTEND NEW 18" RCP STORM DRAIN AND CONSTRUCT SINGLE TYPE 'A' INLET (PER C.O.A.DWG.2201) AT NEW CURB RETURN BY SEPARATE WORK ORDER.



PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH COBBLE SWALE.

VARY COBBLE SIZE BETWEEN 2" AND 6" DIA. (AVG.=4")

COBBLE LINED SWALE

NTS

I, Fred C. Arfman, NMPE No. 7322 of the firm Isaacson & Arfman, P.A. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 02-28-07.

The record information edited onto the original design document has been obtained by David R. Vigil, NMPS #8911. I further certify that I or a member of my firm under my direct supervision have visited the project site on 11-16-07 and 01-04-08 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT

1 **Concrete ramp with covered sidewalk culvert constructed this area. OK**

2 **Walk connection to public not constructed this area. OK**

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

FRED C. ARFMAN, NMPE#7322 DATE 01-04-08

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

CALCULATIONS: SAN PEDRO CENTER : September 6, 2006

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 29853 SF = 0.7 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition			EXCESS PRECIP: Precip. Zone 3	
Area a	0	SF	Area a	0	SF	Ea =	0.66
Area b	0	SF	Area b	1493	SF	Eb =	0.92
Area c	2985	SF	Area c	2985	SF	Ec =	1.29
Area d	26868	SF	Area d	25375	SF	Ed =	2.36
Total Area	29853	SF	Total Area	29853	SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (EaAa + EbAb + EcAc + EdAd) / (Aa + Ab + Ac + Ad)

Historic E	2.25 in	Developed E	2.18 in.

On-Site Volume of Runoff V360 = E*A / 12

Historic V360	5605 CF	Developed V360	5426 CF

On-Site Peak Discharge Rate Qp = (QpaAa + QpbAb + QpcAc + QpdAd) / 43,560

For Precipitation Zone 3

Qpa	1.87	Qpc	3.45
Qbb	2.60	Qpd	5.02
Historic Qp	3.3 CFS	Developed Qp	3.2 CFS

OVERALL DISCHARGE FROM SITE IS SLIGHTLY REDUCED FROM PREVIOUS DEVELOPMENT DUE TO MINOR INCREASE IN LANDSCAPED AREA.

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (78.3) / ◆78.3 PROPOSED SPOT ELEVATION (As-Built Information)
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TC 81.9 / FL 81.4 TOP OF CURB / FLOWLINE ELEVATION
- PROPOSED FLOODWALL
- ② ⊞ AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE

RECEIVED JAN 9 8 2008 LAND DEVELOPMENT SECTION

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 02-28-07

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1559ORD.DWG Feb 28,2007

SAN PEDRO CENTER

Mohammed Salhoot

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
02.27.07				1559
Drawn By: BJB				C-1
Ckd By: FCA				

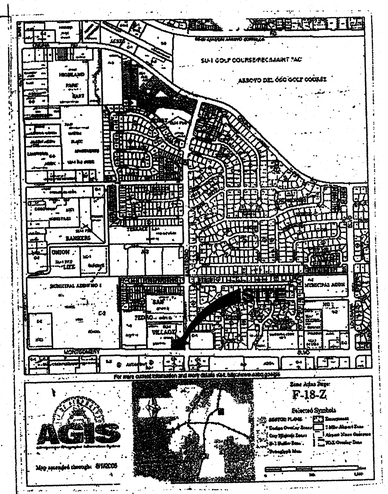
SHELL ONLY

MONTGOMERY BOULEVARD NE

SITE PLAN
(SEE NOTES ON SHEET 2)

1"=10'-0"

NORTH



VICINITY PLAN:

SITE:

- **DESCRIPTION:** . A PORTION OF TRACT "A" GRANADA TERRACE ADDITION ALBUQUERQUE, NEW MEXICO
- **ADDRESS:** . 6125 MONTGOMERY BOULEVARD NE ALBUQUERQUE, NEW MEXICO
- **AREA:** . 29,986 SF: (0.6853 ACRES)
- **ZONED:** . C-T:
- **SEISMIC ZONE:** . 2B:
- **ZONE ATLAS:** . F-18-Z:

PROJECT:

- **OCCUPANCY:** . B,M,A-2: (MIXED OCCUPANCY
- **CONSTRUCTION:** . V-A: (11,500 SF ALLOWABLE)
- **AREA:** . 8,122 SF: (NLA: 7,342 SF)
- **PARKING:**
  - . REQUIRED: 7,342 / 200 = 36.71..... 37 SPACES:
    BUS DEDUCT:..... 3 SPACES:
    34 SPACES:
  - . PROVIDED:..... 38 SPACES: (3 HANDICAPPED)
- **LANDSCAPING:**
  - . REQUIRED: (29,986 - 8,122)(0.15) = 3,175 SF:
  - . PROVIDED:..... 3,337 SF:

LEGEND: (SITE PLAN)

NEW CONSTRUCTION:

CONCRETE:

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 2/27/07 Date

W — WATER SERVICE LINE:

S — SEWER SERVICE LINE:

G — NATURAL GAS SERVICE LINE:

E — ELECTRICAL SERVICE LINE:

T — TELEPHONE SERVICE LINE:

DENOTES NUMBER OF PARKING SPACES PER ROW AS SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED)

Public infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

RECEIVED
FEB 21 2007
HYDROLOGY SECTION

2/21/07

TCL

NOTES SHEET 2.

STATE OF NEW MEXICO
WILLIAM A. McCONNELL
No. 8497
REGISTERED ARCHITECT

RECEIVED
FEB 20 2008
HYDROLOGY SECTION

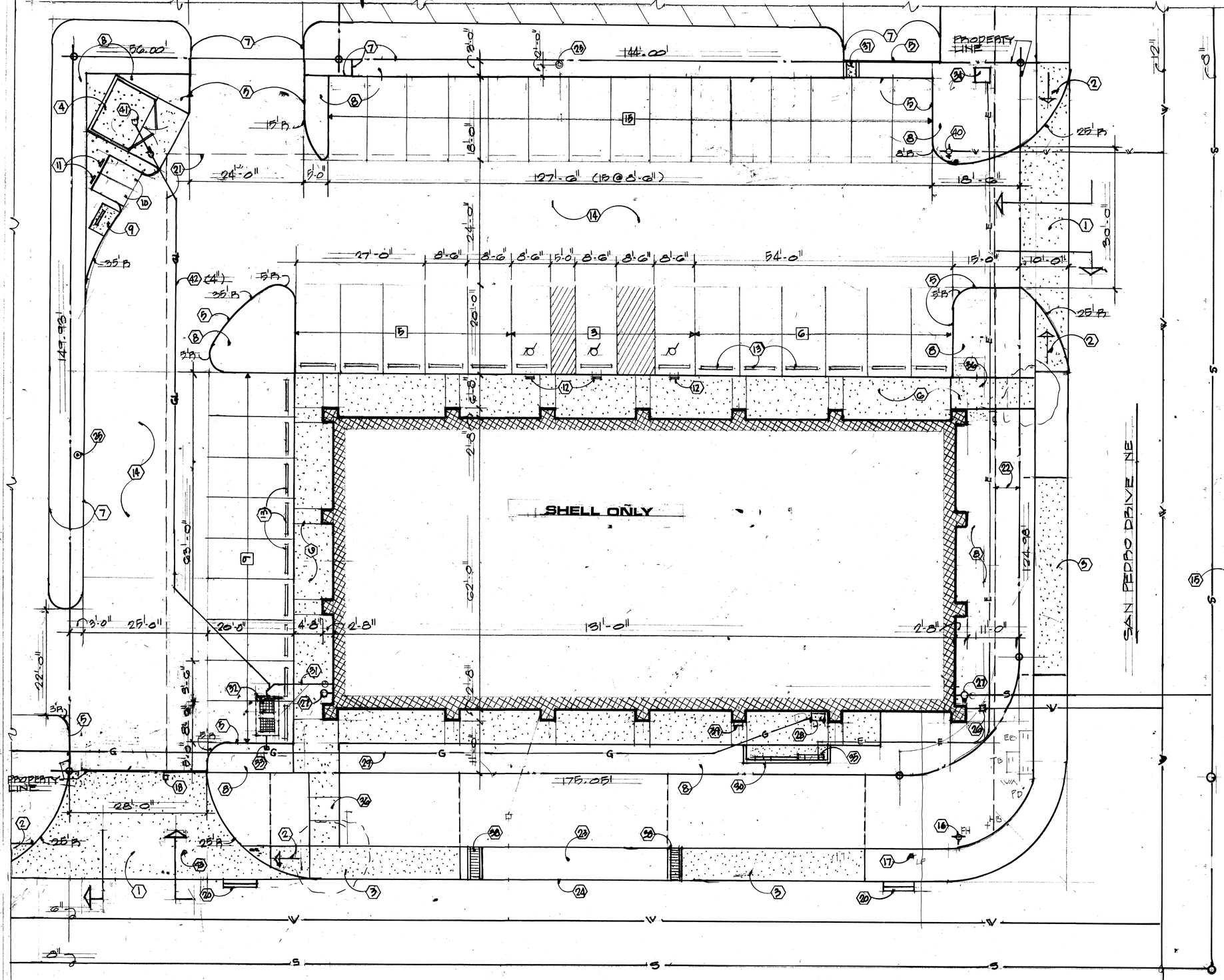
REVISED: 11/06/07

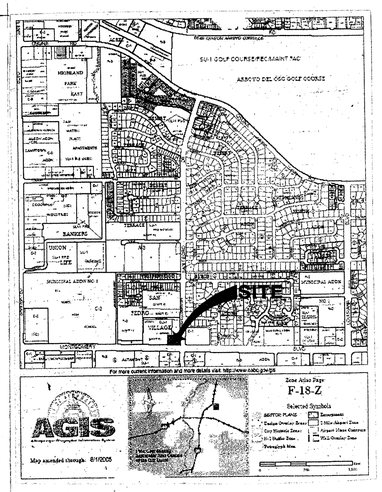
AUGUST 2006

SITE PLAN

FOOD PLAZA FACILITY
ONLY
ALBUQUERQUE
NEW MEXICO

WILLIAM A. McCONNELL - ARCHITECT
ALBUQUERQUE NEW MEXICO





VICINITY PLAN:

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- **ADDRESS:** . 6125 MONTGOMERY BOULEVARD NE ALBUQUERQUE, NEW MEXICO
- **AREA:** . 29,986 SF: (0.6853 ACRES)
- **ZONED:** . C-1:
- **SEISMIC ZONE:** . 2B:
- **ZONE ATLAS:** . F-18-Z:

PROJECT:

- **OCCUPANCY:** . B,M,A-2: (MIXED OCCUPANCY
- **CONSTRUCTION:** . V-A: (11,500 SF ALLOWABLE)
- **AREA:** . 8,122 SF: (NLA: 7,342 SF)
- **PARKING:**
  - . REQUIRED: 7,342 / 200 = 36.71..... 37 SPACES:
    BUS DEDUCT:..... 3 SPACES:
    34 SPACES:
  - . PROVIDED:..... 38 SPACES: (3 HANDICAPPED)
- **LANDSCAPING:**
  - . REQUIRED: (29,986 - 8,122)(0.15) = 3,175 SF:
  - . PROVIDED:..... 3,337 SF:

check for truncated domes & pavers horizontally laid out

LEGEND: (SITE PLAN)

NEW CONSTRUCTION:

CONCRETE:

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 2/21/07 Date

W — WATER SERVICE LINE:

S — SEWER SERVICE LINE:

G — NATURAL GAS SERVICE LINE:

E — ELECTRICAL SERVICE LINE:

T — TELEPHONE SERVICE LINE:

DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED)

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

RECEIVED NOV 21 2007 HYDROLOGY SECTION

RECEIVED FEB 21 2007 HYDROLOGY SECTION

2/21/07

TCL

NOTES SHEET 2

STATE OF NEW MEXICO WILLIAM A. McCONNELL No. 289 REGISTERED ARCHITECT

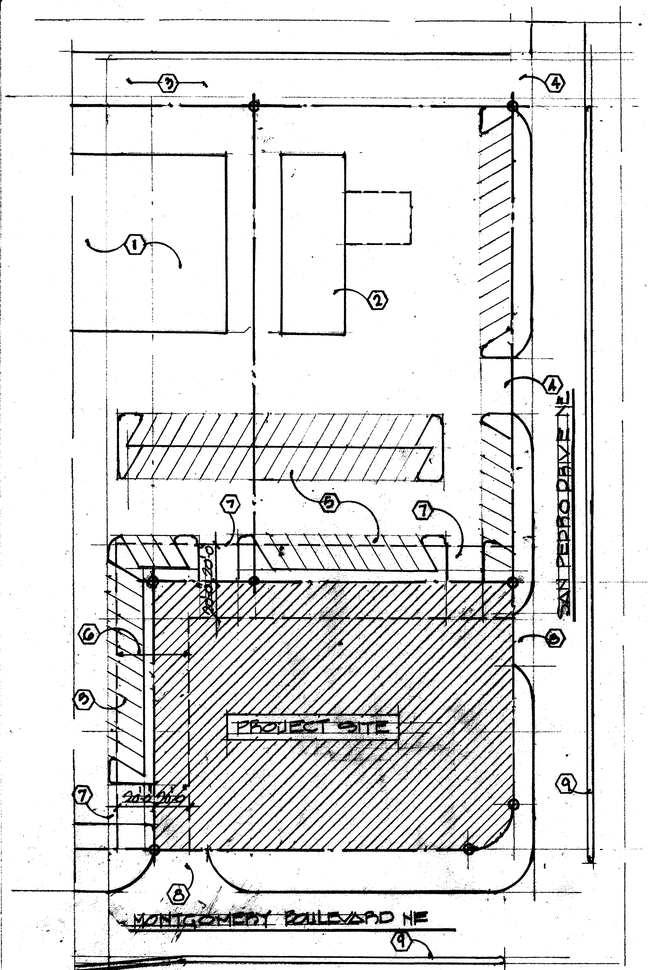
REVISED: 11/06;

AUGUST 2006

• SITE PLAN:

SAN PEDRO PLAZA FACILITY:
SHELL ONLY
ALBUQUERQUE • NEW MEXICO

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO



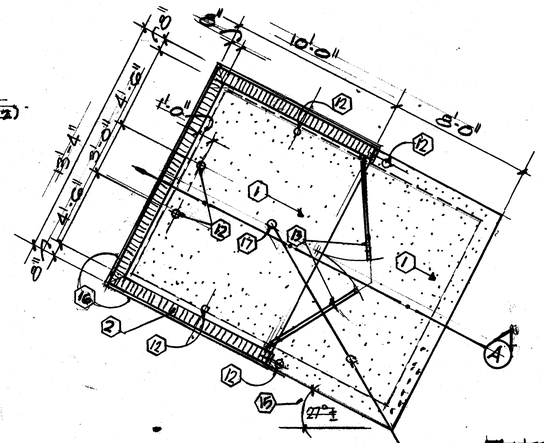
AREA SITE PLAN: (FOR ORIENTATION ONLY) 1"=40'-0"

NOTES: (AREA SITE PLAN)

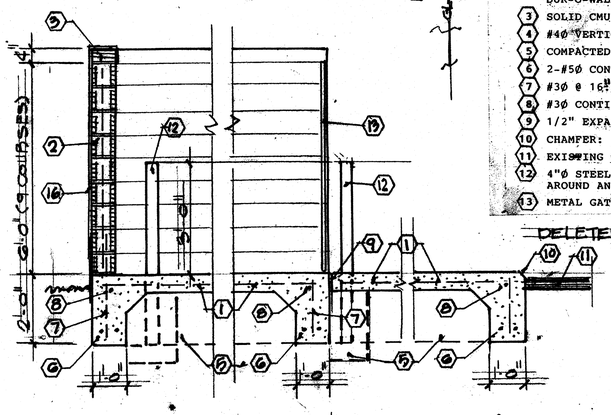
1. EXISTING COMMERCIAL FACILITY
2. EXISTING BANK:
3. EXISTING ALLEY:
4. EXISTING INGRESS / EGRESS DRIVE:
5. EXISTING PARKING:
6. EXISTING 40'-0" FREE FLOW TRAFFIC EASEMENT:
7. EXISTING DRIVE:
8. INGRESS / EGRESS DRIVE THIS PROJECT: (SEE **SITE PLAN**)
9. EXISTING MEDIAN:

NOTES: (SITE PLAN - SHEET 1)

1. NEW CONCRETE DRIVE: .REMOVE AND MODIFY EXISTING CONCRETE DRIVEPAD AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (C.O.A. STD. DWGS. 24.26 & 24.20)
2. PROVIDE HANDICAPPED RAMP ON SIDEWALK AT NEW CONCRETE DRIVE AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (~~C.O.A. STD. DWGS. 24.26 & 24.20~~) (SLOPE 1/12)
3. REMOVE EXISTING CONCRETE DRIVEPAD AND PROVIDE CONCRETE TO MATCH EXISTING CONCRETE SIDEWALK AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (C.O.A. STD. DWGS: ~~24.26 & 24.20~~ 2430)
4. TRASH RECEPTACLE ENCLOSURE: (SEE **DETAIL 1/2**)
5. CONCRETE CURB: TYPICAL: (SEE **DETAILS 2/2**)
6. CONCRETE WALK: TYPICAL: (SEE **DETAIL 3/2**)
7. EXISTING CONCRETE CURB:
8. LANDSCAPE AREA: (SEE **LANDSCAPE PLAN, SHEET 3**)
9. BICYCLE RACK:
10. MOTORCYCLE PARKING SPACES: (8'-0" x 4'-0" EACH)
11. MOTORCYCLE PARKING SIGN AS PER CITY OF ALBUQUERQUE REQUIREMENTS:
12. HANDICAPPED PARKING SIGN AS PER CITY OF ALBUQUERQUE REQUIREMENTS:
13. PRECAST CONCRETE BUMPERS:
14. BITUMINOUS PAVING: (SEE **SPECIFICATIONS** AND **GRADING / DRAINAGE PLAN**)
15. EXISTING MEDIAN:
16. EXISTING FIRE HYDRANT:
17. EXISTING LIGHT POLE:
18. EXISTING TELEPHONE BOX: ~~RELOCATE:~~ CONFIRM REQUIREMENTS WITH UTILITY COMPANY)
19. EXISTING WATER METER: (SEE **PLUMBING**)
20. EXISTING DRAINAGE INLET:
21. FREE FLOW TRAFFIC EASEMENT: (SEE **AREA SITE PLAN, SHEET 2**)
22. PUBLIC UTILITY EASEMENT: 5'-0":
23. EXISTING CONCRETE SIDEWALK:
24. EXISTING CURB AND GUTTER:
25. PARKING LIGHT FIXTURE: (SEE **DETAIL 4/2** AND **ELECTRICAL**)
26. WATER METER: (SEE **PLUMBING**)
27. CLEANOUT: (SEE **PLUMBING**)
28. LOCATION OF FUTURE NATURAL GAS METERS: (SEE **PUMBING**)
29. NATURAL GAS LINE FROM EXISTING YARD LINE: (SEE **PLUMBING**)
30. SCREEN WALL: (SEE **DETAIL 1/12**)
31. GREASE LINE FROM BUILDING: (SEE **PLUMBING**)
32. PRECAST INTERCEPTOR: (SEE **PLUMBING**)
33. 4" SEWER LINE: STUB-OUT AND CAP FOR FUTURE CONNECTION:
34. ELECTRICAL TRANSFORMER: (SEE **ELECTRICAL**)
35. ELECTRICAL SERVICE, METERS, ETC: (SEE **ELECTRICAL**)
36. CONCRETE WALK: 4" CONCRETE WITH 6x6, W1.4 x W1.4 WWM ON COMPACTED EARTH / FILL: (6'-0" WIDE UNLESS NOTED OTHERWISE)
37. CONCRETE DRAINAGE TROUGH: (SEE **GRADING / DRAINAGE PLAN**)
38. SIDEWALK CULVERT: (SEE **"GRADING / DRAINAGE PLAN**)
39. • FIXED ALUMINUM LADDER: • O'KEEFE'S INC. MODEL 520-CH: WITH WALK-THROUGH ROOF OVER RAIL EXTENSIONS: (3'-6" MINIMUM ABOVE LANDING)
    • O'KEEFE'S MODEL DCL SAFETY CAGE REQUIRED ON LADDERS ABOVE 20'-0":
40. NEW FIRE HYDRANT THIS PROJECT: (AS PER ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS)
41. DRAIN:
42. GREASE LINE FROM TRASH RECEPTACLE ENCLOSURE: (SIZE AS NOTED)
43. EXISTING LIGHT POLE: (CONFIRM WITH COA REQUIREMENTS)



PLAN: 1/4"=1'-0"

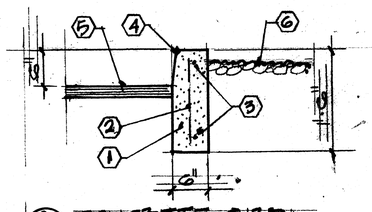


SECTION (A) 1/2"=1'-0"

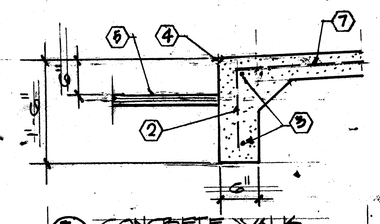
NOTES:

1. 6" CONCRETE SLAB WITH 6 x 6, W1.4 x W1.4 WWM ON COMPACTED EARTH / FILL: (4000PSI CONCRETE, SLOPE 1/8" PER FOOT TO DRAIN)
2. REINFORCED CMU WALL (MATCH BUILDING): #4Ø VERTICAL FULL HEIGHT AT CORNERS AND ENDS AND AT 4'-0" OC FOR LENGTH OC WALL: CORES GROUTED FULL: DUR-O-WALL REINFORCING AT EVERY OTERH COURSE: (16" OC)
3. SOLID CMU CAP:
4. #4Ø VERTICAL DOWEL @ 2'-0" OC. FROM FOOTING 16" INTO CMU WALL:
5. COMPACTED EARTH / FILL:
6. 2-#5Ø CONTINUOUS:
7. #3Ø @ 16" OC:
8. #3Ø CONTINUOUS:
9. 1/2" EXPANSION JOINT MATERIAL:
10. CHAMFER:
11. EXISTING CONCRETE DRIVE:
12. 4"Ø STEEL PIPE GROUTED FULL: EMBED 2'-0" IN CONCRETE WITH 6" COVER (MINIMUM) AROUND AND UNDER:
13. METAL GATES:
14. ~~THIN BRICK VENEER: (SEE DETAIL 1/12 SHEET 4)~~ DELETED
15. **NOTE:** DO NOT PLACE CONCRETE UNTIL LAYOUT IS APPROVED BY SOLID WASTE MANAGEMENT INSPECTOR:
16. STUCCO: (COLOR "1")
17. DRAIN:
18. GREASE LINE: (SEE **SITE PLAN**)

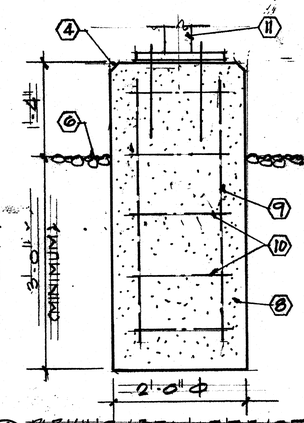
1/2 TRASH RECEPTACLE ENCLOSURE: AS SHOWN:



2/2 CONCRETE CURB



3/2 CONCRETE WALK



4/2 PARKING AREA LIGHT BASE

NOTES:

1. CONCRETE CURB:
2. #3Ø @ 2'-0" OC:
3. #4Ø AT TOP AND BOTTOM CONTINUOUS:
4. CHAMFER:
5. BITUMINOUS PAVING: (SEE **SPECIFICATIONS**)
6. LANDSCAPE AREA:
7. 4" CONCRETE WALK WITH 6x6, W1.4 x W1.4 WWM WITH INTEGRAL FOOTING: (SLOPE WALK FROM BUILDING: SEE **GRADING / DRAINAGE PLAN**)
8. CONCRETE PARKING AREA LIGHT BASE: CONFIRM ALL REQUIREMENTS WITH THE LIGHT FIXTURE MANUFACTURER: (SEE **ELECTRICAL**)
9. 6-#5Ø VERTICAL REINFORCING:
10. #3Ø TIES @ 10" OC (MAXIMUM)
11. PARKING AREA LIGHT FIXTURE: (SEE **ELECTRICAL**)

DETAILS: 1"=1'-0"

STATE OF NEW MEXICO
WILLIAM A. McCONNELL
No. 249
REGISTERED ARCHITECT

REVISED: 11/06:

AUGUST 2006

• AREA SITE PLAN:
• DETAILS:

SAN PEDRO PLAZA FACILITY
SHELL ONLY
ALBUQUERQUE

NEW MEXICO

WILLIAM A. McCONNELL ARCHITECT
ALBUQUERQUE
NEW MEXICO