

ADMINISTRATIVE AMENDMENT
 File #06AA-00597 Project # 1003807
 800 sq. ft. Fitness center.
 APPROVED BY Russell B. [Signature] DATE 15 May '06

SITE STATISTICS

BUILDING ADDITION:
 800 SF FITNESS ROOM
 SERVING THE RESIDENTS OF THE FACILITY.

1 SPACE PER 3 OCCUPANTS
 16 OCCUPANTS
 $16/3 = 5.3$ spaces

6 REQUIRED PARKING SPACES.

EXISTING PARKING REQUIRED
 AS STATED IN Z-80-135 APPROVED
 AMENDED SITE PLAN DATED OCT 1984.
 354 REQUIRED SPACES

$354+6=360$ REQUIRED PARKING SPACES

379 SPACES PROVIDED
 (INCLUDES 21 ACCESSIBLE SPACES)

SHEET TITLE

SITE PLAN

PROJECT

FITNESS ROOM ADDITION

LA VIDA LLENA
 10501 LAGRIMA DE ORO NE

DRAWING

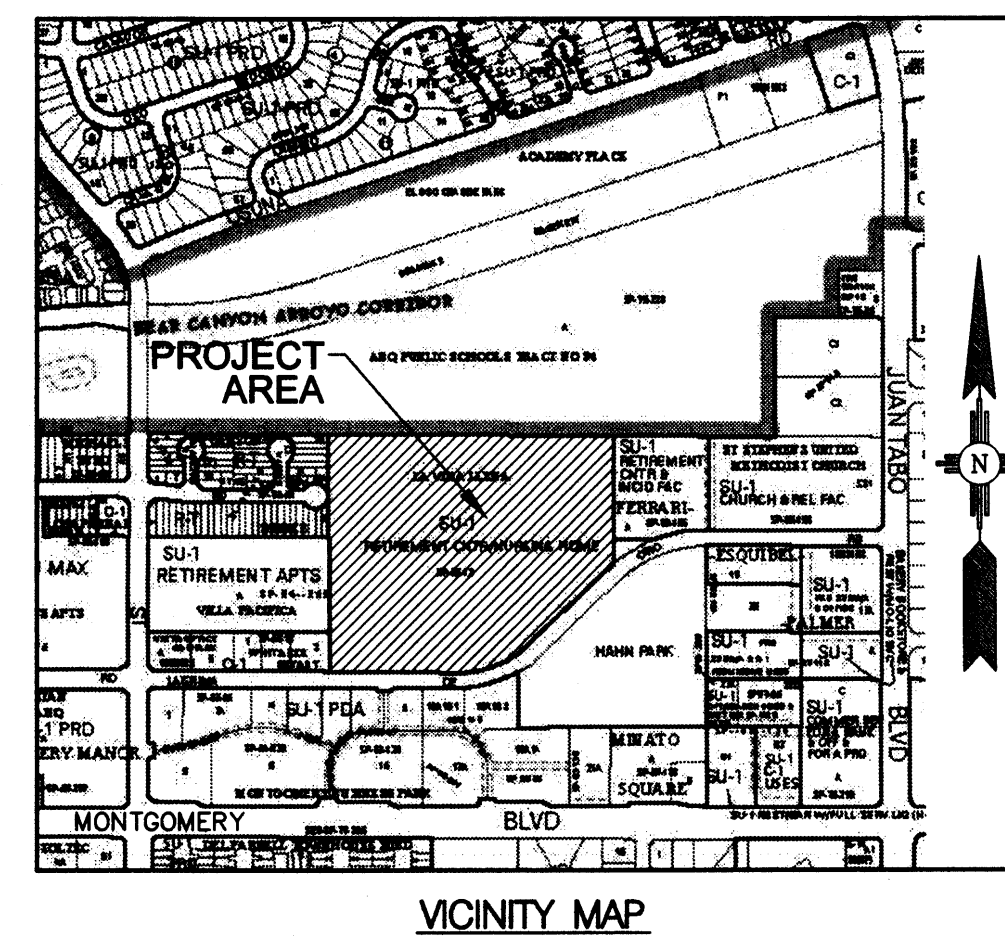
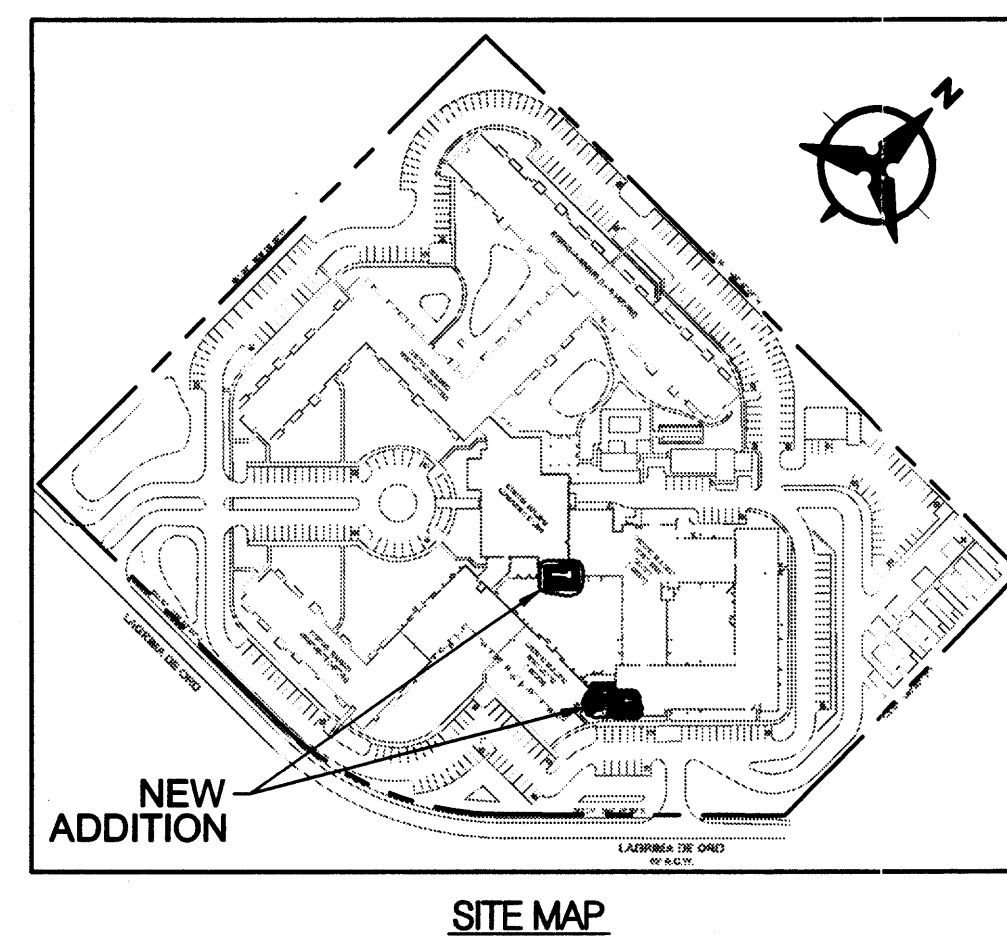
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ASCG
 INCORPORATED

ENGINEERS - ARCHITECTS - SURVEYORS - PLANNERS
 6501 AMERICAS PARKWAY NE, SUITE 400
 ALBUQUERQUE, NEW MEXICO 87110-5372
 PHONE 505.247.0284 • FAX 505.242.6846

PROJECT NO.: 20754
 DATE: APR 06
 CAD DWG FILE: LVL_Parking.dwg
 DRAWN BY: LMcD
 CHK'D BY:





- LEGEND**
- PROPERTY LINE
 - - - - -53.01- - - EXISTING CONTOURS
 - x.5301.15 EXISTING GROUND SPOT ELEVATION
 - ⊙ EXISTING ELECTRICAL POLE
 - ⊙ 65.23 PROPOSED SPOT ELEVATION
 - TO=TOP OF CURB, FL=FLOW LINE
 - TW=TOP OF WALL, BW=BOTTOM OF WALL
 - EX=EXISTING, TO=TOP OF GRADE
 - S=2.0% PROPOSED DIRECTION OF FLOW
 - WATER BLOCK
 - PROPOSED RETAINING WALL
 - -5.00- - - PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - PROPOSED CURB & GUTTER
 - EASEMENT
 - ⊙ EXISTING TREE
 - ⊙ PROPOSED LIGHTING
 - ⊙ SO PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - ⊙ EXISTING STORM DRAIN MANHOLE

NOTE: FINISHED FLOOR ELEVATION OF NEW ADDITIONS SHALL MATCH EXISTING BUILDING FINISHED FLOOR ELEVATION.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADES, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

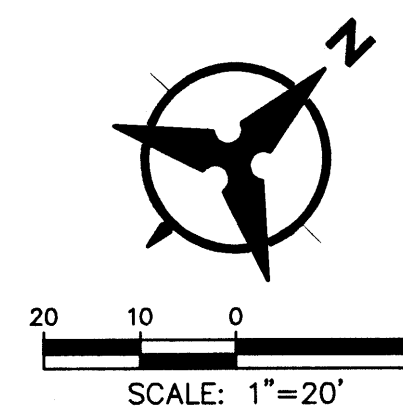
GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1" FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05" FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE MANAGEMENT PLAN

- I. INTRODUCTION**
The purpose of this submittal is to present a drainage and grading plan for the proposed addition to the La Vida Llena Retirement Community located in Northeast Albuquerque, see vicinity map on this sheet. The project will include a 438 SF Assisted Living Great Room, a 247 SF Private Dining Room, a 321 SF Elevator Area, and a 952 SF Rehab Gym Area. This addition is in previously developed area so this submittal will show that the addition will not adversely affect existing infrastructure. This submittal is in support of building permit approvals.
- II. SITE LOCATION**
The site is located within zone atlas map # F-21-Z. The site is North of Montgomery, south of Spain and in between Juan Tabo and Morris. In reference to the Federal Emergency Management Agency map #55001C0344G, there are no flood zones adjacent to the site.
- III. EXISTING HYDROLOGIC CONDITIONS**
The site is fully developed and has multiple previous drainage reports for various phases of the project. The first one was called the "La Vida Llena Retirement Center Drainage Report", completed by Bohannon Huston Inc. and approved August 24, 1981. This report divided the site into drainage basins and provided for future development by designing multiple on site detention ponds. Drainage from the site flows to Lagrima de Oro and then west to Morris.
- The previous drainage reports used the Rational Method and provided for a fully developed site. For the current addition the processes in the City of Albuquerque Development Process Manual, section 22.2 were used to calculate the existing and developed flows for the addition. Currently, under existing conditions this area being disturbed have a 100% discharge of 0.18 CFS. The associated land treatments for the existing conditions are 33% land treatment B, 33% land treatment C and 33% land treatment D. The required volume is 279 CF.
- IV. PROPOSED HYDROLOGIC CONDITIONS**
The proposed project includes the construction of a great room, private dining, elevator area and rehab gym with approximately 1900 SF roof area. The drainage with land treatment of 100% D is 0.23CFS and a volume of 418 CF.
- V. CONCLUSION**
The change in flow due to the addition is a 0.05 CFS increase and approximately 138 CF of volume and is small enough to be considered negligible. These flows were computed in accordance with section 22.2 of the Development Process Manual. With this submittal we are seeking building permit approval.

LA VIDA LLENA ADDITION									
Existing and Proposed Conditions Basin Data Table									
This table is based on the DPM Section 22.1, Zone: 4									
Basin ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages			Q(100) (cfs/sec)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
			A	B	C	D			
Existing	1899.45	0.04	0.0%	33.3%	33.3%	33.3%	0.18	-	279
Proposed	1899.45	0.04	0.0%	0.0%	0.0%	100.0%	0.23	-	418
CHANGE WITH ADDITION:							0.05	-	138

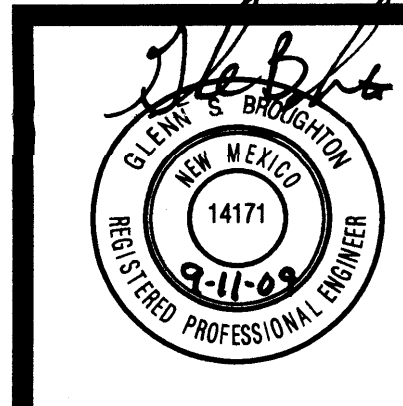


LAGRIMA DE ORO
60' R.O.W.

RECEIVED
SEP 11 2009
HYDROLOGY SECTION

Bohannon & Huston
Engineers & Architects
7800 Jefferson St. NE Albuquerque, NM 87109-4306
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Health Care Center Reposition - Phase I
La Vida Llena
10501 Lagrima de Oro, NE, Albuquerque NM 87111



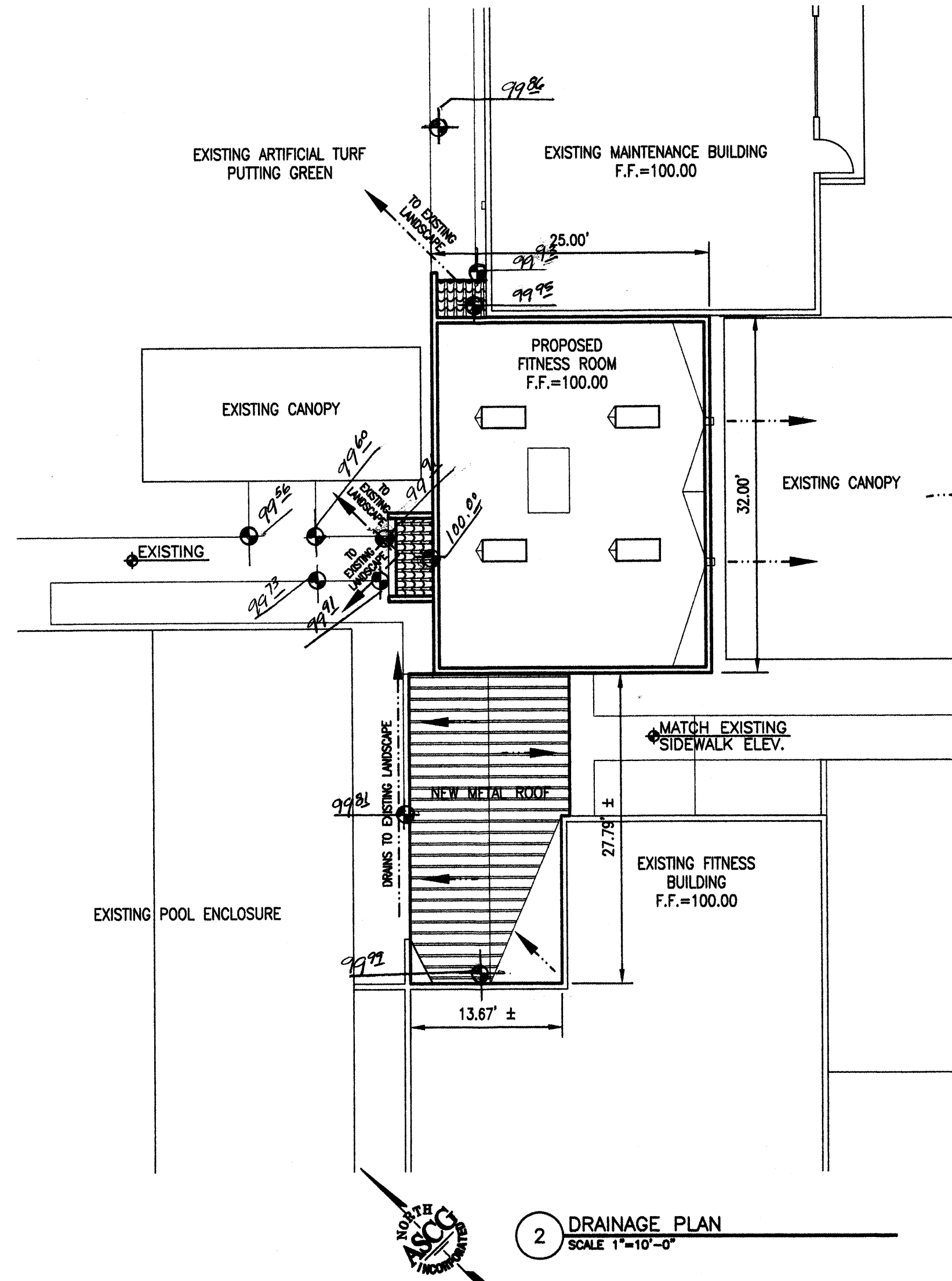
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DRAWN BY: BO
CHECKED BY: GSB
CAD FILE NAME: 20100193gp01.dwg
DATE OF ISSUE: 09/11/09

DRAWING DESCRIPTION

GRADING PLAN

DRAWING NUMBER

C0.1



Date _____



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See Calculations this sheet

The new addition does not require additional ponding.

Difference in runoff volume = 0.0018 ac-ft..76 cf.

PROPOSED CONSTRUCTION

DESIGNED
DRAWN BY

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		RECEIVED SEP 08 2006 HYDROLOGY SECTION													
TITLE: LA VIDA LLENA DRAINAGE PLAN -															
Design Review Committee	City Engineer Approval	Last Design Update	<table border="1"> <thead> <tr> <th>Mo./Day/Yr.</th> <th>Mo./Day/Yr.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Mo./Day/Yr.	Mo./Day/Yr.										
Mo./Day/Yr.	Mo./Day/Yr.														
City Project No. -	Zone Map No. F-21-Z	Sheet Of SHEET 2 OF 6													