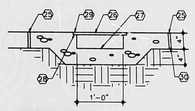
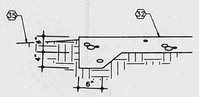


TRENCH DRAIN 1
1"=1'-0"



TYPICAL SIDEWALK EDGE 2
1"=1'-0"

FIRST INTERSTATE BANK
FOURTH & GRIEGOS

Drainage Plan

The following items concern the First Interstate Bank Drainage Plan and are contained hereon.

Zone Atlas: G-14-Z
Legal Description: Parcel A, Blk 3 of Gardner Addtion.

Location and Existing Conditions

The site is bounded on the north by Griegos Road, the south by Bellrose Avenue, the west by Fourth Street, and the east by developed property consisting of commercial property at Griegos Road and residential property at Bellrose Avenue. the site is developed as commercial property with a bank building and drive up teller building, with support paved parking, paved driveways, pedestrian walkways and landscaped areas. Runoff from the site is accommodated by two drainage basins. Runoff from the Bank building, adjacent landscaping, walkways paved parking and drives is drained to the bordering streets where it is intercepted by the storm drain system at Fourth Street and Griegos Road, and Bellrose Avenue. A second drainage basin occurs at the teller drive up building where runoff from the building and adjacent landscaped areas, is collected in an existing retention pond.

Proposed Conditions

Proposed development of the site includes an addition to the existing Bank building displacing landscaped area, and erection of a canopy over the drive through stalls at the teller drive up building. Runoff from existing conditions will be maintained. Additional runoff from the Bank addition is proposed to be directed to Fourth Street. Runoff from the canopy will be directed to Bellrose Avenue consistent with the runoff displaced by the canopy at the drive through stalls.

CALCULATIONS

1. **Ground Cover Information**

   From SCS Bernalillo County Soil Survey
   Plate: 20, 0b, 61a Loam
   Hydrologic Soil Group: B
   Existing Pervious CN=0.92 (DPM Plate 22.2 C-2)
   Commercial and Business Areas (85% impervious)
   Developed Pervious CN=0.92

2. **Time of Concentration/Time to Peak**

   $Tc=0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)
   Tp=Tc+10 min.

3. **Point Rainfall**

   P_6=2.2 in. (DPM Plate 22.2 D-1)

4. **Rational Method**

   Discharge: Q=CIA
   where C varies
   $i=P_6\ (6.84)\ Tc^{-0.51}=2.3$ in/hr
   P_6=2.2 in (DPM Plate 22.2D-1)
   Tc=10 min (minimum)
   A=area, acres

5. **SCS Method**

   Volume: V=3630 (DRO) A
   where DRO=Direct Runoff in inches
   A=area, acres

6. **Existing Conditions**

	BASIN 1		BASIN 2	
Area	SF	Ac	SF	Ac
Roof Area	4,264.0	0.098(.115)	211.0	0.005(.177)
Paved Area	29,353.0	0.673(.791)	---	--------
Landscaped Area	3,509.0	0.080(0.094)	982.0	0.022(.823)
Total Area		0.851		0.027
C (weighted average per Emergency Rule,1-14-86)		0.86		0.42
Q(100)=CIA		1.68 cfs		0.021 cfs
A(impervious)	33,617 sf		211 sf	
% impervious	90.6		21.5	
Composite CN (DPM Plate 22.2 C-3)		0.98		0.92
DRO(DPM Plate 22.2 C-4)	1.85 in		1.45 in	
V(100)=3630(DRO)A	5715 cf		142 cf (water ponded at site)	

7. **Proposed Conditions**

	BASIN 1		BASIN 2	
Area	SF	Ac	SF	Ac
Roof Area	7,063.0	0.162(0.19)		
Paved Area	28,129.0	0.645(0.76)		
Landscaped Area	1,934.0	0.044(0.05)		No Change
Total Area		0.851		
C (weighted Average per Emergency Rule, 1-14-6)		0.88		
Q(100)=CIA		1.71 cfs		
A(impervious)	35,192 sf			
% impervious	94.8			
Composite CN		0.98		
DRO		2.0 in		
V(100)=3630(DRO)A		6178 cf		

8. **Comparison**

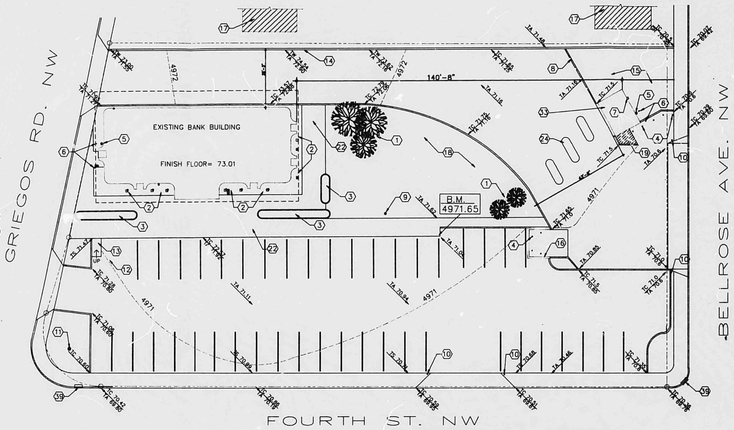
	BASIN 1	BASIN 2
Q(100)	0.03 cfs	No Change
V(")	463 cf	No Change

Construction Notes

1. Two (2) working days prior to any excavation, Contractor must contact line locating service, phone 765-1234, for location of existing lines.
2. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all potential obstructions. Should a conflict exist, the Contractor shall notify the Architect so that the conflict can be resolved with a minimum amount of delay.
3. All work on this project shall be performed in accordance with applicable Federal, State and Local laws, rules and regulations concerning construction safety and health.
4. All construction within public right-if-way shall be performed in accordance with applicable City of Albuquerque Standards and Procedures.

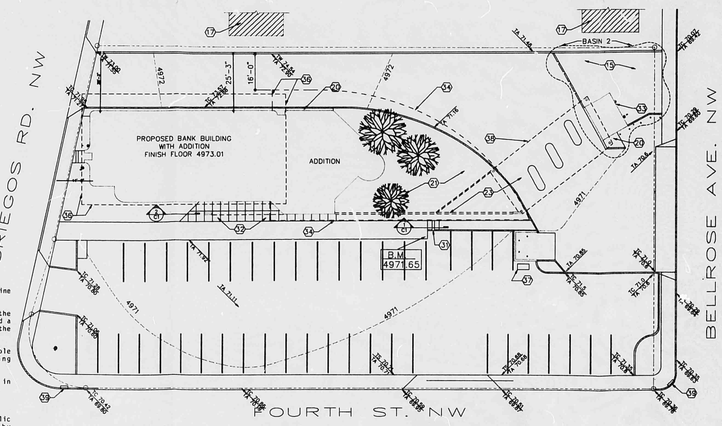
Erosion Control Measures

1. The Contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary beams at the property lines and wetting the soil to keep it from blowing.
2. The Contractor shall promptly clean up any excavated material within the public right-of-way so that the material is not susceptible to being washed down the street.



NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED

EXISTING + DEMOLITION SITE PLAN
1" = 20'-0"



REMODEL SITE PLAN
1" = 20'-0"

KEYNOTES

1. EXISTING PINE TREES (8" TO 12" DIA.) TO BE REMOVED.
2. SEE EXISTING/DEMOLITION PLAN SHEET A1 FOR DESCRIPTION OF EXISTING CONSTRUCTION IMMEDIATELY AROUND BUILDING TO BE RELOCATED OR REMOVED.
3. EXISTING CONCRETE PLANTER TO BE REMOVED.
4. EXISTING PIPE BOLLARD, TO REMAIN, TYP. AS SHOWN.
5. EXISTING GAS METER TO REMAIN.
6. EXISTING CLEANOUT TO REMAIN.
7. EXISTING COLLECTOR HEAD AND DOWNSPOUT.
8. EXISTING 12" CURB CUT, TYPICAL OF 4.
9. EXISTING LIGHT POLE TO BE REMOVED. (BY POWER COMPANY)
10. EXISTING 3' HIGH ENTRANCE/EXIT SIGN.
11. EXISTING "1ST INTERSTATE" SIGN, APPROX. 12' HIGH, MOUNTED ON 16" OD PIPE COLUMN.
12. EXISTING HANDICAPPED PARKING SPACE.
13. EXISTING HANDICAP RAMP AND SIGN
14. EXISTING CONCRETE RETAINING WALL, TO REMAIN.
15. EXISTING SITE WATER RETENTION POND, TO REMAIN.
16. EXISTING MASONRY WALL AND REFUSE BIN, TO REMAIN.
17. EXISTING ADJACENT BUILDING.
18. EXISTING EVERGREEN SHRUBBERY, TO REMAIN.
19. REMOVE EXISTING CONCRETE SLAB FOR INSTALLATION OF NEW CANOPY STRUCTURE.
20. NEW 4" CONCRETE SLAB, REPAIR ADJOINING PAVING AS REQUIRED FOR A LIKE-NEW APPEARANCE.
21. NEW LANDSCAPING, INSTALLED BY OTHERS.
22. EXISTING CONC SIDEWALK - SEE A1 FOR EXTENT OF REMOVAL
23. NEW CANOPY STRUCTURE. SEE ARCHITECTURAL AND STRUCTURAL SHEETS.
24. EXISTING AUTO-TELLER ISLANDS, TO REMAIN.
25. SAW-CUT EXISTING CONCRETE SIDEWALK FOR NEW TRENCH DRAIN.
26. 3/16" STEEL TREAD PLATE, PRIME AND PAINT ALL SURFACES PRIOR TO INSTALLATION.
27. NEW CAST-IN-PLACE CONCRETE TRENCH DRAIN.
28. RECESS CONCRETE SURFACE FOR TREAD PLATE TO FIT FLUSH WITH SURFACE.
29. SET TREAD PLATE INTO SLAB RECESS.
30. 1/2" EXPANSION JOINT.
31. SAWCUT EXISTING CURB TO DEPTH AND WIDTH OF TRENCH DRAIN. REPAIR CUT AS REQUIRED FOR A LIKE-NEW APPEARANCE.
32. NEW CONCRETE SLAB, TOOL JOINTS 4' O/C, BOTH WAYS.
33. EXISTING DRIVE-UP TELLER BUILDING
34. APPROXIMATE LOCATION OF CONTRACTOR'S TEMPORARY CONSTRUCTION ENCLOSURE.
35. FINISH GRADE.
36. EXISTING ROOF OVERHANG
37. LOCATION OF RELOCATED BICYCLE RACK
38. NEW DRIVE-UP CANOPY
39. STORM DRAIN INLET AT CURB.

LEGEND

5.00	EXISTING SPOT ELEVATION
5.00	NEW SPOT ELEVATION
TC	TOP OF CURB
TA	TOP OF ASPHALT
TS	TOP OF SLAB
TW	TOP OF WALL
GR	FINISH GRADE
B.M.	BENCH MARK

jnr
JAMES N. ROYLAND PARTNERS, INC.
ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS

REGISTERED PROFESSIONAL ENGINEER — STATE OF NEW MEXICO — JAMES N. ROYLAND — NEW MEXICO

Date 11/11/88	Revisions 11/30/88
Drawn by dh/dcr	
Checked by	

Project Name Project No. 21788
First Interstate Bank addition and remodel
4624 4TH STREET NW, ALBUQUERQUE, NEW MEXICO

Sheet Title: SITE PLAN
Sheet No. C1

G-14/D045

REF 21 DATE 2-24-93 OF 1-93
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PLANS/PLATS ON FILE

FILE DESC/ G-14/D045

PLANS/PLATS 1

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CITY OF ALBUQUERQUE

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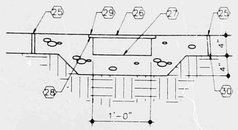
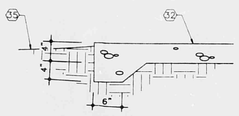


TRENCH DRAIN (1)
1"=1'-0"



TYPICAL SIDEWALK EDGE (2)
1"=1'-0"

FIRST INTERSTATE BANK
FOURTH & GRIEGOS

Drainage Plan

The following items concern the First Interstate Bank Drainage Plan and are contained hereon.

Zone Atlas: G-14-Z
Legal Description: Parcel A, Blk 3 of Gardner Addition.

Location and Existing Conditions

The site is bounded on the north by Griegos Road, the south by Bellrose Avenue, the west by Fourth Street, and the east by developed property consisting of commercial property at Griegos Road and residential property at Bellrose Avenue. the site is devaloped as commercial property with a bank building and drive up teller building, with support paved parking, paved driveways, pedestrian walkways and landscaped areas. Runoff from the site is accommodated by two drainage basins. Runoff from the Bank building, adjacent landscaping, walkways paved parking and drives is drained to the bordering streets where it is intercepted by the storm drain system at Fourth Street and Griegos Road, and Bellrose Avenue. A second drainage basin occurs at the teller drive up building where runoff from the building and adjacent landscaped areas, is collected in an existing retention pond.

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CALCULATIONS

1. **Ground Cover Information**

   From SCS Bernalillo County Soil Survey
   Plate: 20, Gb, Gila Loam
   Hydrologic Soil Group: B
   Existing Pervious CN=0.92 (DPM Plate 22.2 C-2)
   Commercial and Business Areas (85% Impervious)
   Developed Pervious CN=0.92

2. **Time of Concentration/Time to Peak**

   $Tc=0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)
   Tp=Tc=10 min.

3. **Point Rainfall**

   P_6=2.2 in. (DPM Plate 22.2 D-1)

4. **Rational Method**

   Discharge: Q=CiA
   where C varies
   $i=P_6\ (6.84)\ Tc^{-0.51}$=2.3 in/hr
   P_6=2.2 in (DPM Plate 22.2D-1)
   Tc=10 min (minimum)
   A=area, acres

5. **SCS Method**

   Volume: V=3630 (DRO) A
   where DRO=Direct Runoff in inches
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6. **Existing Conditions**

Area	BASIN 1 SF	BASIN 1 Ac	BASIN 2 SF	BASIN 2 Ac
Roof Area	4,264.0	0.098(.115)	211.0	0.005(.177)
Paved Area	29,353.0	0.673(.791)	---	---
Landscaped Area	3,509.0	0.080(0.094)	982.0	0.022(.823)
Total Area		0.851		0.027
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Q(100)=CiA		1.68 cfs		0.021 cfs
A(impervious)	33,617 sf		211 sf	
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DRO(DPM Plate 22.2 C-4)		1.85 in		1.45 in
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Area	BASIN 1 SF	BASIN 1 Ac	BASIN 2 SF	BASIN 2 Ac
Roof Area	7,063.0	0.162(0.19)		
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Total Area		0.851		
C (weighted Average per Emergency Rule, 1-14-6)		0.88		
Q(100)=CiA		1.71 cfs		
A(impervious)	35,192 sf			
% impervious	94.8			
Composite CA		0.98		
DRO		2.0 in		
V(100)=3630(DRO)A		6178 cf		

8. **Comparison**

	BASIN 1	BASIN 2
Q(100)	0.03 cfs	No Change
V(100)	463 cf	No Change

Construction Notes

1. Two (2) working days prior to any excavation, Contractor must contact line locating service, phone 765-1234, for location of existing lines.
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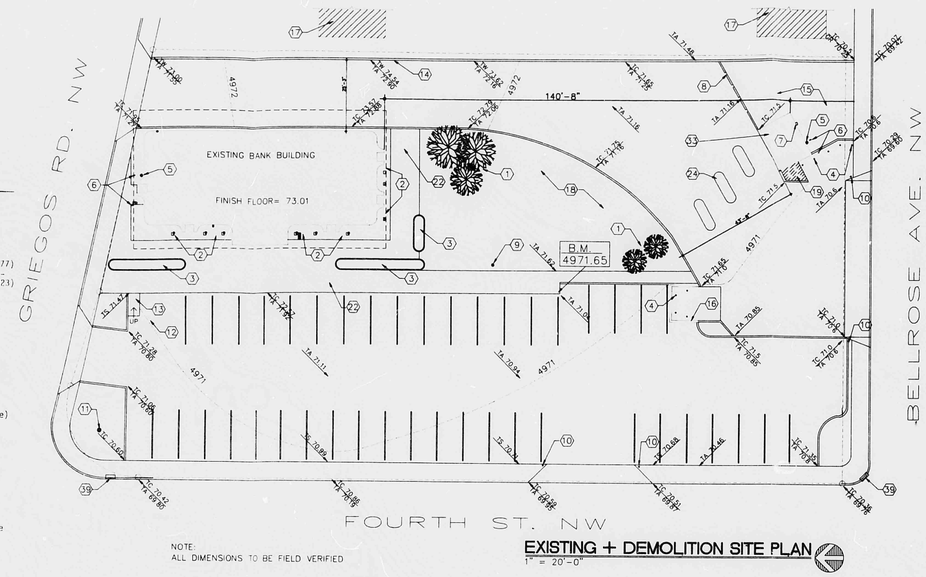

NOTE:
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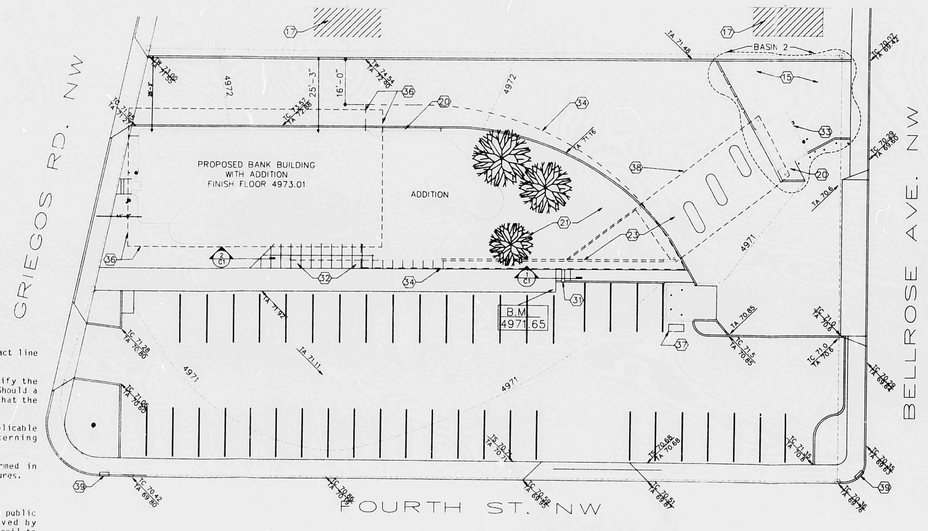
EXISTING + DEMOLITION SITE PLAN
1" = 20'-0"



REMODEL SITE PLAN
1" = 20'-0"

KEYNOTES

1. EXISTING PINE TREES (8" TO 12" DIA.) TO BE REMOVED.
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18. EXISTING EVERGREEN SHRUBBERY, TO REMAIN.
19. REMOVE EXISTING CONCRETE SLAB FOR INSTALLATION OF NEW CANOPY STRUCTURE.
20. NEW 4" CONCRETE SLAB, REPAIR ADJOINING PAVING AS REQUIRED FOR A LIKE-NEW APPEARANCE.
21. NEW LANDSCAPING, INSTALLED BY OTHERS.
22. EXISTING CONC SIDEWALK – SEE A1 FOR EXTENT OF REMOVAL
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38. NEW DRIVE-UP CANOPY
39. STORM DRAIN INLET AT CURB.

LEGEND

0.00	EXISTING SPOT ELEVATION
0.00	NEW SPOT ELEVATION
TC	TOP OF CURB
TA	TOP OF ASPHALT
TS	TOP OF SLAB
TW	TOP OF WALL
GR	FINISH GRADE
B.M.	BENCH MARK

jnr
JAMES N. ROWLAND PARTNERS, INC.
ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 5949 JAMES N. ROWLAND

Date 11/11/88
Drawn by djh/dcr
Checked by

Revisions 11/30/88

Project Name Project No. 21788
First Interstate Bank addition and remodel
4624 4TH STREET NW, ALBUQUERQUE, NEW MEXICO

Sheet Title: SITE PLAN
Sheet No. C1

G-14/D045

THIS PLAN SHOT TWICE
ONCE ON LIGHT AND
ONCE ON DARK.

CITY OF ALBUQUERQUE
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CITY OF ALBUQUERQUE

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