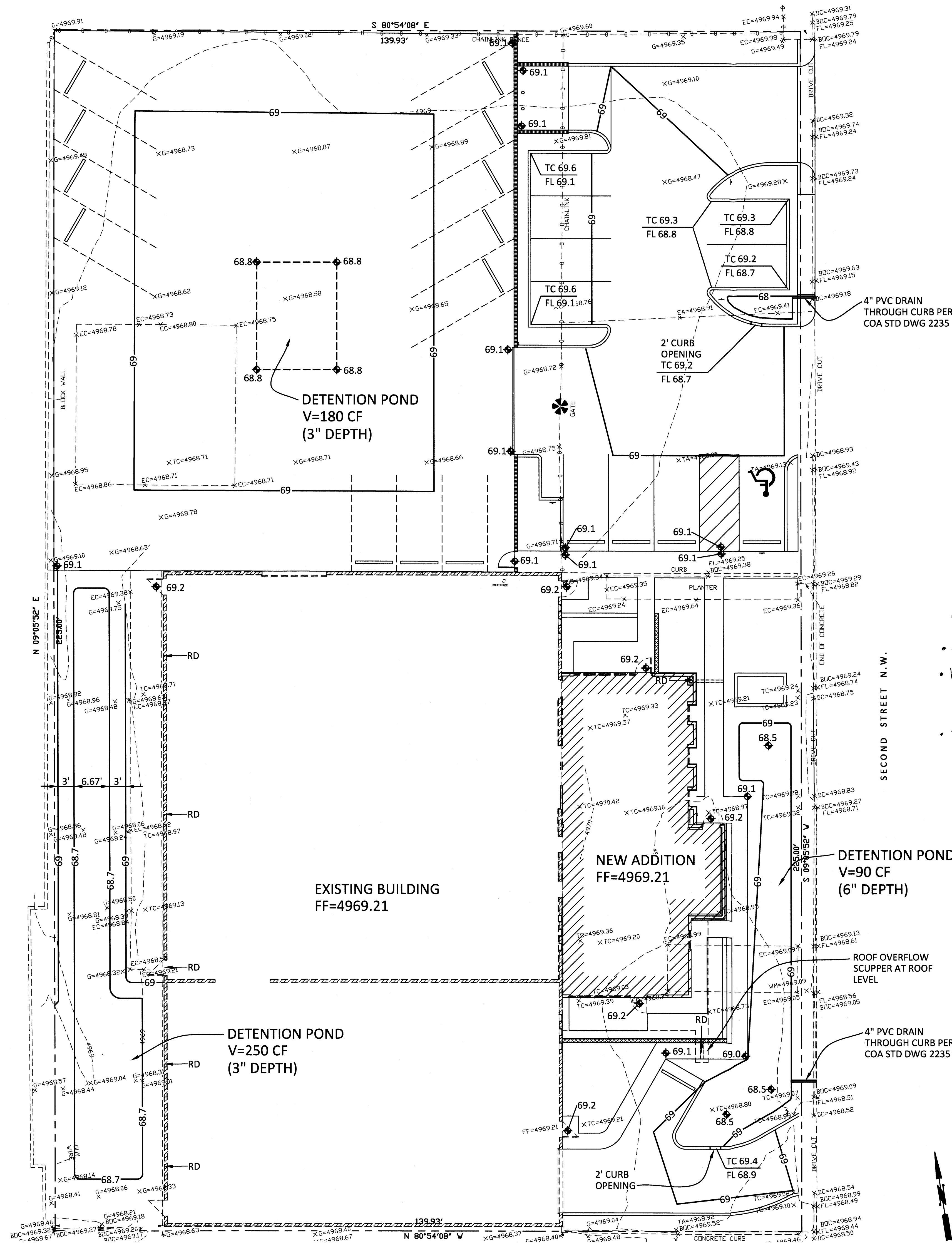




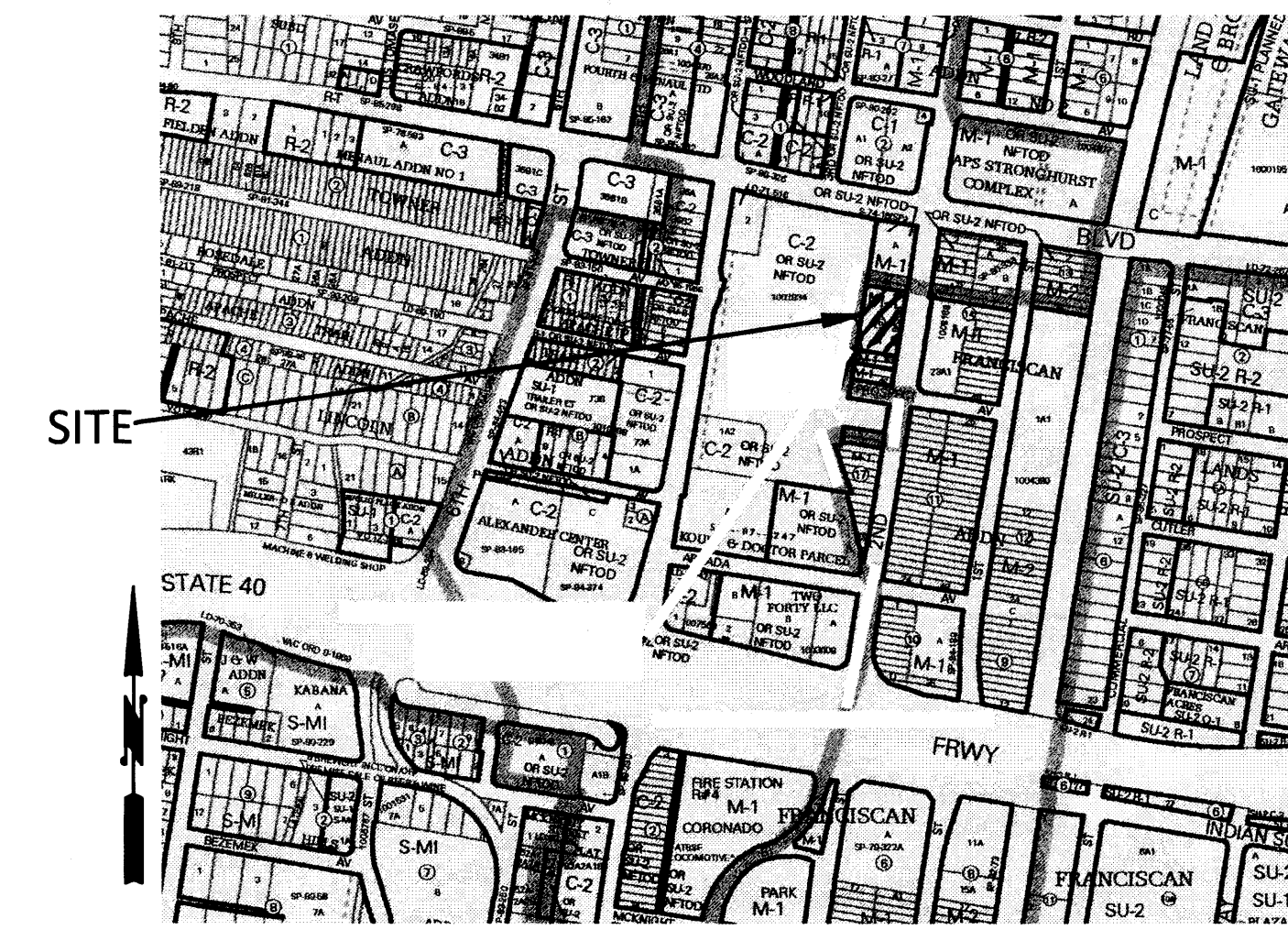
Conditions for CO.:

- Provide First Flush calculations (Flag vs provided)
- Label the areas that are gravel vs asphalt
- The 4" PVC drains need to be completed through SO-19, Jason Rodriguez will need to be contacted for approval.

GRADING AND DRAINAGE PLAN

1" = 10'

0 10' 20'



VICINITY MAP H-14-Z NOT TO SCALE

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- EXISTING BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN

DRAINAGE ANALYSIS

ADDRESS: 2415 2nd Street NW, Albuquerque, NM

LEGAL DESCRIPTION: TRACT A-1, LANDS OF COMFORT AIR SYSTEMS, INC

SITE AREA: 31,484 SF (0.723 acre)

BENCHMARK: City of Albuquerque Station 'A-438' being a brass cap with ELEV= 4975.35 (NAVD 1988)

SURVEYOR: The Survey Office dated April, 2016

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0332G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is an existing commercial building with asphalt and gravel parking areas and minimal landscaping. The site is fairly flat, but slopes down to the east and discharges to 2nd Street NW.

PROPOSED IMPROVEMENTS: The proposed 1,510 SF addition to the east side of the building includes updating the landscaping and the circulation/parking on the east side of the building. These minor improvements are proposed as part of an overall building renovation project.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention of the first flush volume.

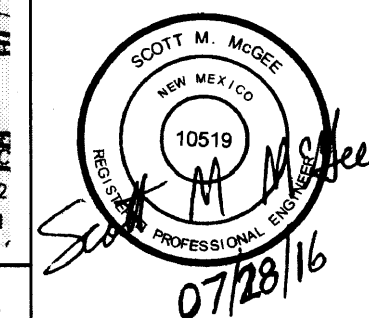
Existing land treatment: 9% B, 26% C and 65% D Precipitation Zone: 4
 $Q = [(0.9)(2.28)+(0.26)(3.14)+(0.65)(4.70)](0.723) = 2.9 \text{ CFS}$

Proposed land treatment: 8% B, 35% C and 57% D
 $Q = [(0.08)(2.28)+(0.35)(3.14)+(0.57)(4.70)](0.723) = 2.9 \text{ CFS}$
First flush V= (17,910)(0.34/12)= 507 CF

The proposed retention pond areas will combine to contain the first flush volume. Site runoff will not increase due to the proposed addition and renovation of existing landscaping areas.



FREDDIE P. MONTOYA ARCHITECT
IN CONJUNCTION WITH
CASA DESIGN STUDIO
CASA DESIGN STUDIO (DESIGNER)
CONTACT NUMBER:
505.908.0066 C



Perez Collision Center
Addition and Renovation
2415 SECOND STREET NW ALBUQUERQUE, NEW MEXICO

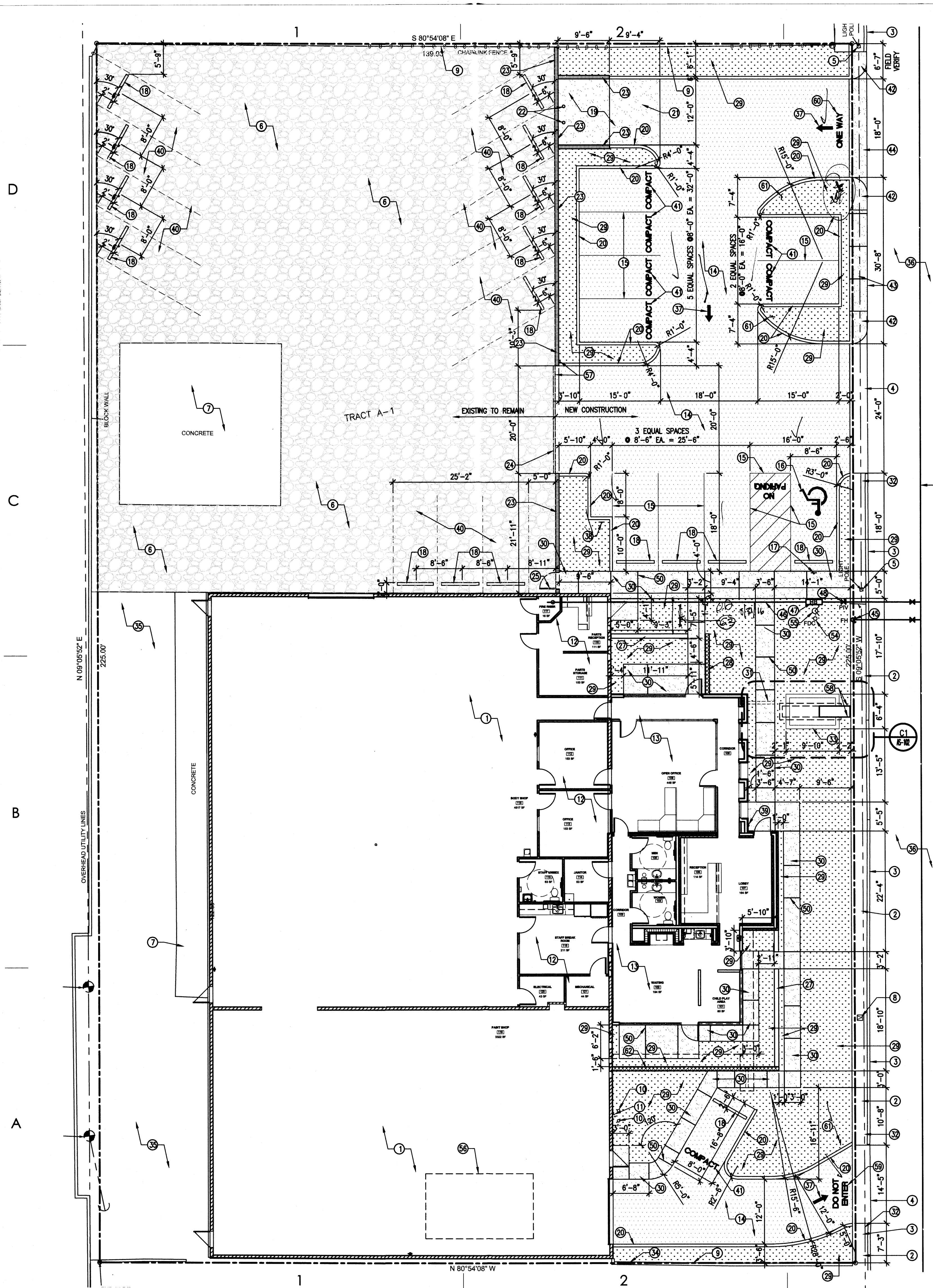
REVISIONS		
REVISION	DATE	DESCRIPTION

DRAWN BY: CB
CHECK BY: SMM
DATE: JULY 28, 2016

SHEET NAME:
GRADING PLAN

SHEET NUMBER:

C101



GENERAL NOTES

- SLOPES REQUIREMENT: 1) PARKING LOTS REQUIRE A SLOPE BETWEEN 1% MIN. AND 8% MAX. 2) PARKING AREA ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN. TO 2% MAX. 3) HANDICAP PARKING 1% MIN. TO 6% MAX.
- ALL SIDEWALK AND CURB CUTS MUST BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1988 - SECTION 2400 STANDARD DETAILS FOR PAVING DRAWING NUMBER 2415A - CURB CUT DETAILS, 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.
- MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDING NEEDS TO BE MAINTAINED.

KEYED NOTES

- EXISTING BUILDING TO REMAIN. REFERENCE DEMOLITION FLOOR PLAN.
- EXISTING CONCRETE SIDEWALK TO REMAIN. REFERENCE GENERAL NOTE E THIS SHEET.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN. REFERENCE GENERAL NOTE E THIS SHEET.
- EXISTING CONCRETE CURB CUT TO REMAIN. REFERENCE GENERAL NOTE E THIS SHEET.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING DIRT/ GRAVEL PARKING AREA TO REMAIN. ADD GRAVEL AS NEEDED FOR CITY OF ALBUQUERQUE REQUIRED GRAVEL SURFACE.
- EXISTING CONCRETE PAD TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- EXISTING CHAINLINK FENCE TO REMAIN.
- EXISTING STEEL BOLLARDS TO REMAIN.
- EXISTING WATER SPOUT TO REMAIN.
- EXISTING BUILDING RENOVATION AREA.
- NEW ADDITION.
- NEW ASPHALT PAVING.
- NEW 4" TRAFFIC GRADE PAINTED PARKING STRIPING.
- NEW ACCESSIBLE PARKING SYMBOL WITH TRAFFIC GRADE PAINT.
- NEW VAN ACCESSIBLE PARKING SIGN.
- NEW CONCRETE PARKING BUMPER.
- NEW REFUSE ENCLOSURE. REFERENCE SITE DETAILS.
- NEW 6" CONCRETE CURB.
- NEW CONCRETE APRON.
- NEW STEEL BOLLARD.
- NEW 2'-8" HIGH 6" CMU WALL. SEE SECTION A4/AS-501.
- NEW 20" WIDE X 6" HIGH ROLLING GATE.
- NEW CHAINLINK MAN GATE.
- NEW 2" TRAFFIC GRADE PAINTED LETTERING TO READ "NO PARKING".
- NEW 5'-8" HIGH CMU WALL. SEE SECTION B5/AS-501.
- NEW 7'-8" HIGH CMU WALL. SEE SECTION A5/AS-501.
- NEW PLANTER/ LANDSCAPING AREA.
- NEW 4" CONCRETE PAVING.
- NEW ROOF DRAIN BELOW CONCRETE PAVING.
- EXISTING CONCRETE RAMP, SIDEWALK, CURB AND GUTTER TO MEET COA STANDARD DRAWINGS. CONSTRUCT NEW IF COA STANDARDS ARE NOT MET. REFERENCE GENERAL NOTE E THIS SHEET.
- NEW BUILDING SIGN. REFERENCE SHEET A-202 FOR DETAILING.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING DIRT/ GRAVEL AREA TO REMAIN.
- EXISTING 2ND STREET ASPHALT PAVING TO REMAIN.
- NEW 4" TRAFFIC GRADE PAINTED ARROW.
- NEW MOTORCYCLE PARKING SIGN.
- NEW KNOX BOX LOCATION.
- PARKING SPACE (GRAVEL SURFACE PER COA REQUIREMENT).
- NEW 2" TRAFFIC GRADE PAINTED LETTERING TO READ "COMPACT".
- NEW CONCRETE RAMP TO MEET COA STANDARD DRAWINGS. REFERENCE GENERAL NOTE E THIS SHEET.
- NEW CONCRETE SIDEWALK, CURB AND GUTTER TO MEET COA STANDARD DRAWINGS. CONSTRUCT NEW IF COA STANDARDS ARE NOT MET. REFERENCE GENERAL NOTE E THIS SHEET.
- NEW CONCRETE CURB CUT TO MEET COA STANDARD DRAWINGS. CONSTRUCT NEW IF COA STANDARDS ARE NOT MET. REFERENCE GENERAL NOTE E THIS SHEET.
- NEW PUBLIC FIRE HYDRANT (4" OR 6"W). BUILDING FIRE TO BE SIZED BY SPRINKLER CONTRACTOR.
- NEW HOT BOX.
- NEW REMOTE STANDPIPE.
- EXISTING WATER AT 2ND STREET.
- CONTROL OR EXPANSION JOINT.
- EMPTY ADJACENT LOT.
- NOT USED.
- NOT USED.
- NEW FIRE DEPARTMENT CONNECTION (FDC).
- NEW REMOTE STANDPIPE.
- PAINT BOOTH, FULLY SPRINKLED BY OWNER.
- KNOX BOX WITH SECURITY ACCESS KEY OR WILL PROVIDE KNOX PADLOCK FOR AFTER HOURS FIRE DEPARTMENT ACCESS.
- 10' X 2' W PREMISE I.D. (ADDRESS NUMBERS).
- NEW 2" TRAFFIC GRADE PAINTED LETTERING TO READ "DO NOT ENTER".
- NEW 2" TRAFFIC GRADE PAINTED LETTERING TO READ "ONE WAY".
- NEW TRAFFIC SIGN TO READ "ONE WAY DO NOT ENTER".
- NEW 9'-0" HIGH CMU WALL. SEE SECTION B4/AS-501.

SITE INFORMATION

ADDRESS: 2415 2ND STREET NW, ALBUQUERQUE, NM 87102
LEGAL DESCRIPTION: TRACT A-1, LANDS OF COMFORT AIR SYSTEMS, INC.
TYPE OF DEVELOPMENT: PAINT AND BODY SHOP

DEVELOPMENT SIZE:
NEW BUILDING AREAS- EXISTING TO REMAIN- 7,744 SQ. FT.
EXISTING TO BE RENOVATED- 1,083 SQ. FT.
NEW ADDITION- 1,510 SQ. FT.
TOTAL- 10,337 SQ. FT.

LOT SIZE:
NET LOT AREA- 20,215 SQ. FT.
TOTAL BUILDING AREA- 10,337 SQ. FT.
TOTAL LOT AREA- 30,552 SQ. FT.

PARKING SUMMARY

NOTE: PARKING CALCULATIONS PERFORMED IN ACCORDANCE WITH 2014 NEW MEXICO ADMINISTRATIVE CODE, IBC 2009, ALBUQUERQUE CODE OF ORDINANCES AND ALBUQUERQUE DEVELOPMENT PROCESS MANUAL 2015.

PARKING SPACE: A STANDARD SPACE IS 8'-0" X 18'-0", COMPACT OR "C" SIZE IS SMALLER THAN THE STANDARD BUT MEETS THE MINIMUM REQUIREMENTS. COMPACT SPACE MAY TAKE UP A 1/3 OF THE TOTAL PARKING COUNT AND BE AT LEAST 8'-0" IN WIDTH AND 15'-0" IN LENGTH (14.16.1.5).

MANUFACTURING/ WAREHOUSE (1 PARKING SPACE PER 2,000 SQUARE FEET):
7,744 SQUARE FEET / 2,000 = 3.872 OR 4 SPACES REQUIRED

OFFICE:
NEW AREA 1,510 SQ.FT., EXISTING AREA TO RENOVATE: 1,083 SQ.FT.
1,510+1,083= 2,593 SQUARE FEET
2,593 SQUARE FEET / 200 = 12.965 OR 13 SPACES

PARKING SPACES REQUIRED = 16 SPACES

PARKING REDUCTIONS
10% BUS ROUTE -1 SPACE

TOTAL PARKING SPACES REQUIRED = 15 SPACES

TOTAL STANDARD SPACES REQUIRED = 15 SPACES

TOTAL HANDICAP (VAN ACCESSIBLE) SPACES REQUIRED = 1 SPACE

TOTAL STANDARD SPACES PROVIDED = 16 SPACES (4 AT PAVED PARKING LOT AND 12 AT GRAVEL AREA AS NOTED ON THIS SHEET).

TOTAL COMPACT SPACES PROVIDED = 7 SPACES

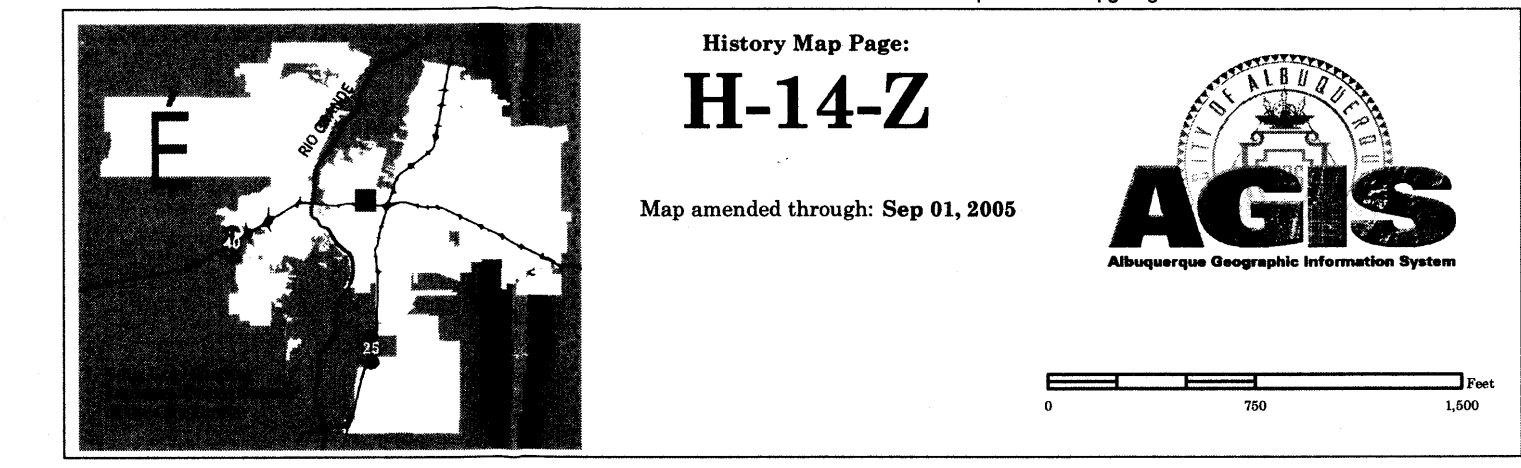
TOTAL HANDICAP (VAN ACCESSIBLE) SPACES PROVIDED = 1 SPACE

TOTAL MOTORCYCLE PARKING SPACES REQUIRED: 1 SPACE

TOTAL MOTORCYCLE PARKING SPACES PROVIDED: 1 SPACE

EXECUTIVE SUMMARY

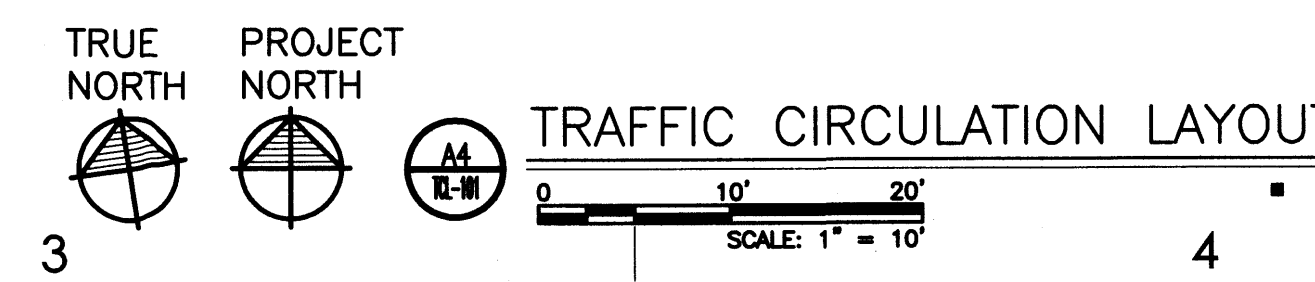
- GENERAL PROJECT LOCATION: SOUTHEAST AREA OF NORTH VALLEY ON SECOND STREET HALF A BLOCK SOUTH OF MENAUL BLVD. ON WEST SIDE OF THE STREET.
- DEVELOPMENT CONCEPT FOR THE SITE: ADD 1,510 SQ.FT. OF LOBBY, RECEPTION, WAITING ROOM, CHILD PLAY AREA, TOILETS AND OPEN OFFICE. RENOVATE 1,083 SQ.FT. OF EXISTING WAREHOUSE TYPE BUILDING TO (2) OFFICES. (1) TOILET, JANITOR, PARTS DELIVERY RECEPTION AND STORAGE. STAFF BREAK ROOM, ELECTRICAL AND MECHANICAL ROOM. EXISTING 7,744 OF EXISTING WAREHOUSE TYPE BUILDING TO BE BODY REPAIR AND PAINT SHOP AREAS. COMPLETELY REPAVE FOR CUSTOMER PARKING AND FOR LANDSCAPING EAST SIDE OF LOT AND USE WEST SIDE OF LOT AS CLIENT AND EMPLOYEE PARKING.
- TRAFFIC CIRCULATION CONCEPT FOR THE SITE: CUSTOMER/ DELIVERIES PARKING AT NORTHEAST CORNER OF LOT, NORTHWEST CORNER TO BE USED BY EMPLOYEES FOR PERSONAL PARKING AND PARKING FOR CLIENTS. AUTOMOBILES TO BE REPAIRED AND PAINTED TO BE BROUGHT INTO BODY REPAIR AND PAINT SHOPS AT THE EXISTING EXTERIOR NORTH WALL AT WEST END, DRIVEN TO SOUTH PORTION THROUGH EXISTING WALL OPENING TO PAINT SHOP AREA AND EVENTUALLY PARKED AT SOUTHEAST LOT PARKING SPACE FOR CLIENT DELIVERY/ PICK UP AND DRIVE OFF TO SECOND STREET TO THE EAST.
- IMPACT ON THE ADJACENT SITES: VISUALLY ENHANCE AND RAISE PROPERTY VALUE DUE TO HIGH END MODERN ARCHITECTURE AND SITE IMPROVEMENTS INCLUDING NEW PAVING, LANDSCAPING, AND LIGHTING. WILL IMPROVE BUSINESS ON WEST SIDE OF SECOND STREET IN THAT PEREZ COLLISION CENTER WILL BE MOVED FROM THEIR 2200 SECOND STREET LOCATION ON THE EAST SIDE OF STREET NEARLY DIRECTLY ACROSS THE STREET TO THE WEST SIDE OF STREET. TRAFFIC FROM THEIR BUSINESS WILL MOVE TO WEST SIDE OF SECOND STREET.



TRAFFIC CIRCULATION LAYOUT
APPROVED
Paul
Signed
8/31/16
Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

RECEIVED
AUG 25 2016
LAND DEVELOPMENT SECTION



FREDDIE P. MONTOYA ARCHITECT
IN CONJUNCTION WITH
CASA DESIGN STUDIO
CASA DESIGN STUDIO (DESIGNER)
CONTACT NUMBER:
505.908.0066 C

PROFESSIONAL STAMP
STATE OF NEW MEXICO
FREDDIE P. MONTOYA
No. 2676
REGISTERED ARCHITECT

NEW MEXICO

PEREZ COLLISION CENTER
ADDITION AND RENOVATION

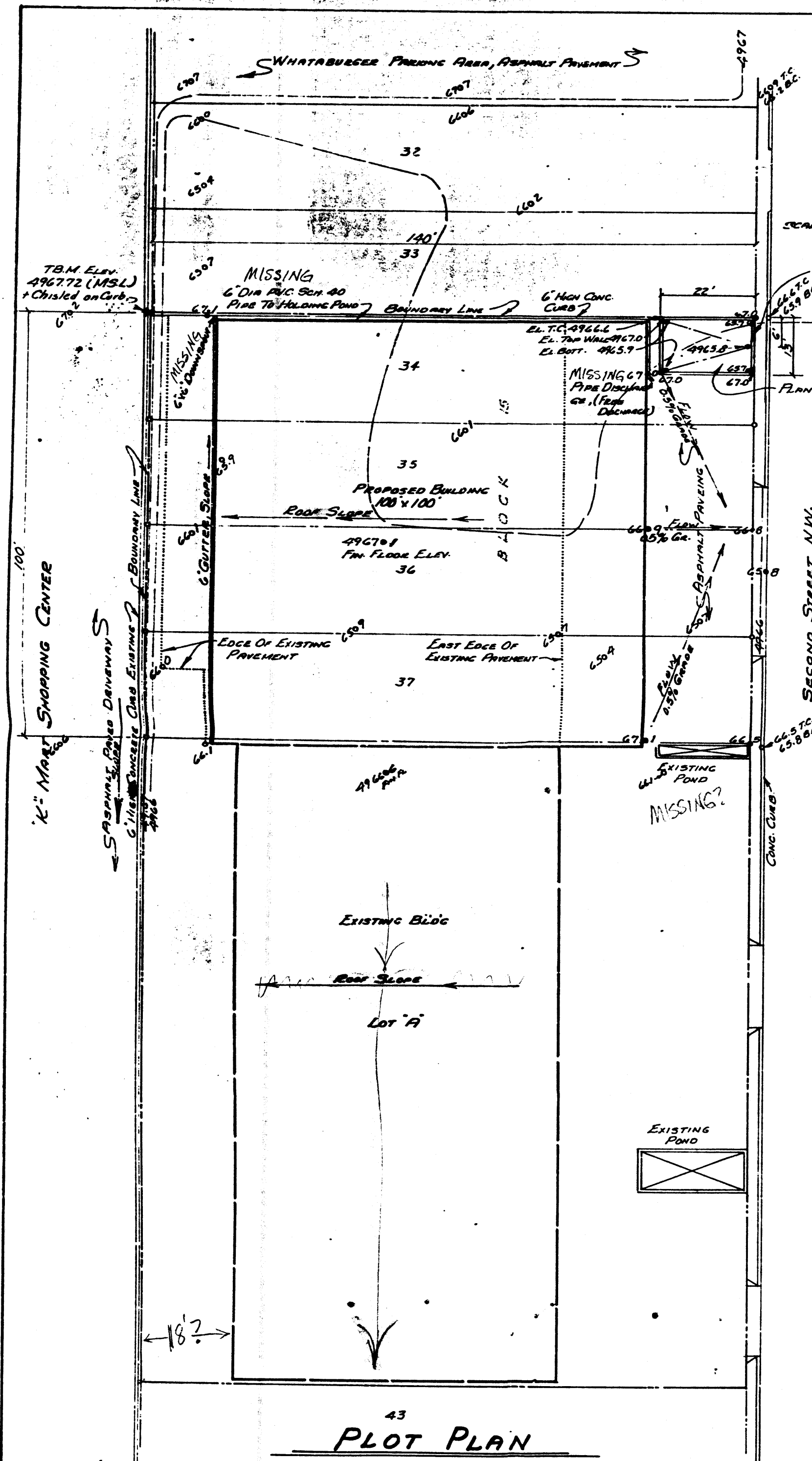
REVISIONS

REVISION	DATE	DESCRIPTION

DRAWN BY: WA
CHECK BY: FM
DATE: AUGUST 24, 2016

SHEET NAME:
TRAFFIC
CIRCULATION
LAYOUT

SHEET NUMBER:
TCL-101



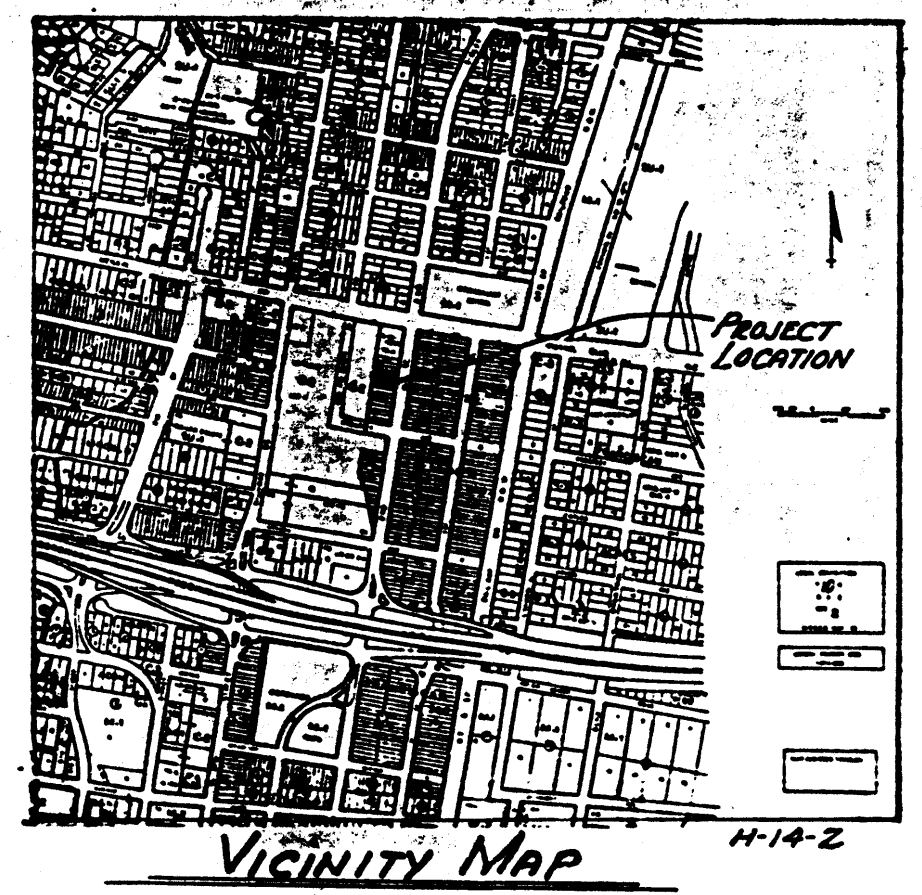
BENCH MARK DATA
 B.M. Sta. N.M. 47-13, Elev. 4962.312 (SLO 1929)
 Station is on the center of Second St. metal strip
 just south of the intersection of Second St. and
 Manual St. Station Mark is a standard M.H.S.M.C.
 brass tablet, stamped "STA. N.M. 47-13".

LEGAL DESCRIPTION
 LOTS 34, 35, 36 & 37 in Block No. 15 of the
 replat of the Franciscan Addition to the City of
 Albuquerque, Bernalillo County, New Mexico, said
 replat was filed in the Bernalillo County Clerk's
 office on December 17, 1934.

LEGEND
 --- Existing Ground Surface contours
 --- Contours of Finished Grades
 --- Direction of flow
 --- Boundary Lines
 --- Proposed Building Lines
 --- Existing Building Lines
 --- Concrete Curbs, Existing & Proposed.
 66.00 Spot Elevations in Existing Surface
 66.20 Spot Elevations on Finish Surface

Recommendations
 I recommend direct drainage into 2nd Street
 for the following reasons:
 (1) The area is located in an infill area which is highly
 developed.
 (2) The proposed development does not produce an
 appreciable increase in run-off. According to my
 calculations only an additional run-off of 0.39 c.f.s.
 would result, for 10 minutes from the 100 year flood,
 into 2nd Street.
 (3) There are two sets of storm drains down stream
 from this area on either side of 2nd Street. One set
 at about 300 feet and the other at about 900 feet.
 (4) The flood plane or the area that would flood from
 the projected 100yr. flood is located immediately
 to the south or down stream from this area, about
 1,000 ft. The run-off from the area proposed for develop-
 ment would run into the storm drains and exit before
 the peak flows from the 100yr projected flood ever
 reached the flood plane.

CALCULATIONS
 1. Ground Cover Information (From the U.S.C.S. Bernalillo Co.
 Soil Survey Plate 30, Gk.) Glendale Loam
 2. Existing Conditions
 (a) Total Area = 100' x 140' = 14,000 Sq. Ft.
 (b) Imp. Area = 90' x 100' = 9,000 Sq. Ft.
 (c) Perv. Area = 5,000 Sq. Ft.
 3. Developed Conditions
 (a) Imp. Area = 13,150 Sq. Ft.
 (b) Pervious Area = 850 Sq. Ft.
COMPUTATIONS OF RUN-OFF (By Rational Method)
 1. Discharge $Q_{max} = C \cdot I \cdot A$, where C Varies, I = 5.18"/Hr.
 from D.P.M. Chart, A = Area in Acres.
 2. Volume, $V_{max} = C \cdot P \cdot A \cdot (\frac{1}{2})$, where C Varies, P = 2.45" (D.P.M. Plate
 22.2, D-1), A = Area in Sq. Ft.
A. Existing Conditions:
 (a) $Q_1 = 1.00(5.18) \times 0.21 = 1.07 \text{ c.f.s.}$
 (b) $V_1 = 1.00 \times 2.45 \times 9,000 \times \frac{1}{2} = 979 \text{ Cu. Ft.}$
 (c) $Q_2 = 0.39 \times 5.18 \times 0.11 = 0.20 \text{ c.f.s.}$
 (d) $V_2 = 0.39 \times 2.45 \times 5,000 \times \frac{1}{2} = 179 \text{ Cu. Ft.}$
 $Q_1 + Q_2 = 1.27 \text{ c.f.s.} = \text{Total Flow}$
 $V_1 + V_2 = 1,093 \text{ Cu. Ft.} = \text{Total Run-Off}$
B. Developed Conditions:
 (a) $Q_1 = 1.00(5.18) \times 0.32 = 1.66 \text{ c.f.s.}$
 (b) $V_1 = 1.00(2.45) \times 14,000 \times \frac{1}{2} = 1,429 \text{ Cu. Ft.}$
Difference in Existing Conditions and Developed Conditions
 (a) $Q_2 - Q_1 = 1.66 - 1.27 = 0.39 \text{ c.f.s.}$
 (b) $V_2 - V_1 = 1,429 - 1,093 = 336 \text{ Cu. Ft.}$
Overflow Weir Capacity $Q = 3.33 L.H.^{3/2}$
 $Q = 3.33 \times 12 \times 0.3^{3/2} = 6.57 \text{ c.f.s.}$



PREPARED
 OCT 26 1984
 HYDROLOGY SECTION

NOTES:
 There are no off site flows with this
 property.
 This area is not located in a
 flood plane.

THE FOLLOWING ITEMS ARE CONTAINED HEREIN:
 (1) Drainage Plan
 (2) Calculations
 (3) Vicinity Map
 (4) Legal Description
 (5) Bench Mark Data
 (6) Legend.

DRAINAGE PLAN FOR WAREHOUSE A1
 COMFORT AIR SYSTEMS INC.
 2415 2nd St. N.W.
 ALBUQUERQUE, N.M. 87102
 PETE SISNEROS OWNER
 OCT. 22, 1984
 REVISED ON 10-26-1984
 Thomas Moring, N.M.P.E. & L.S. No. 3348