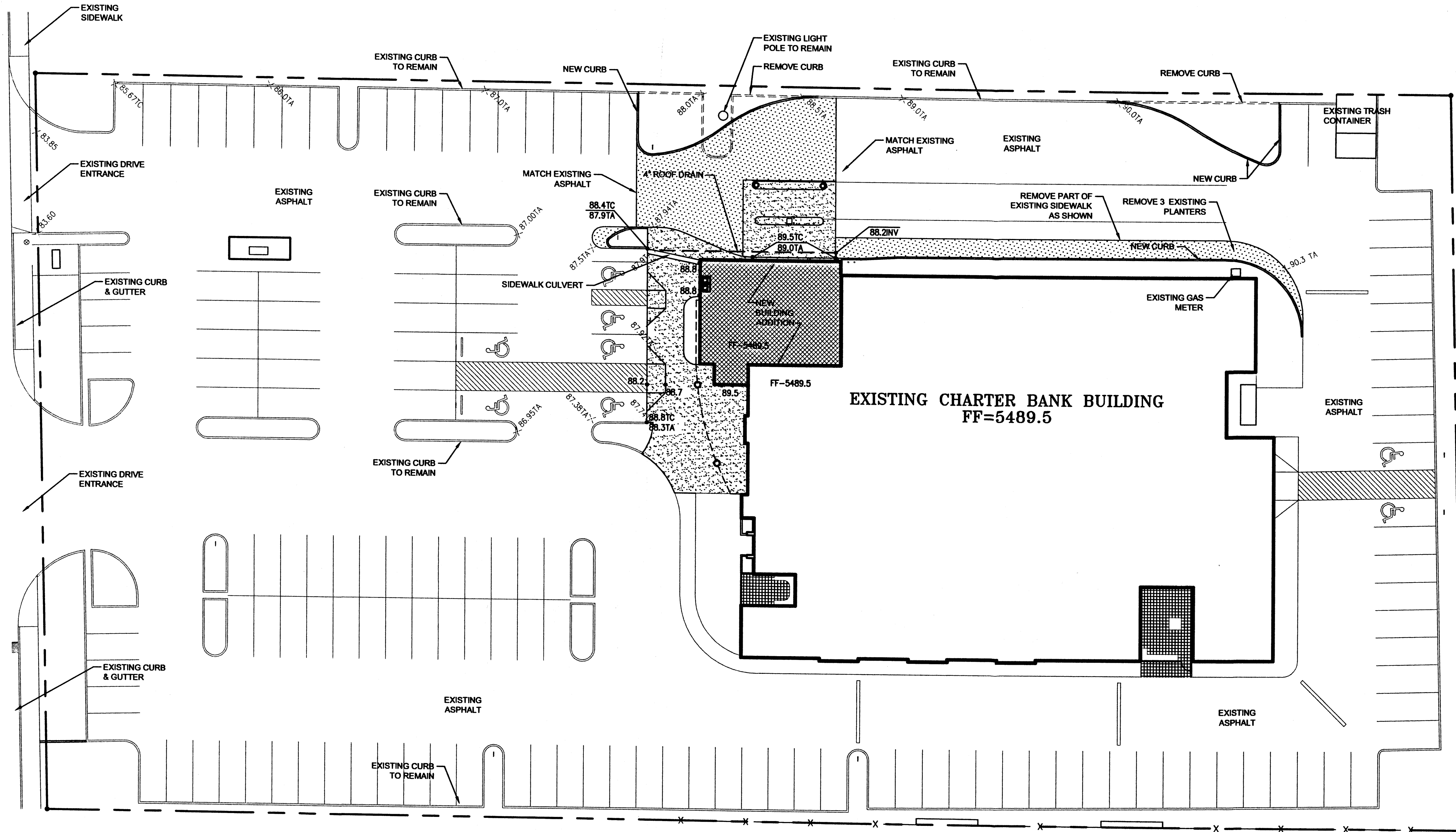


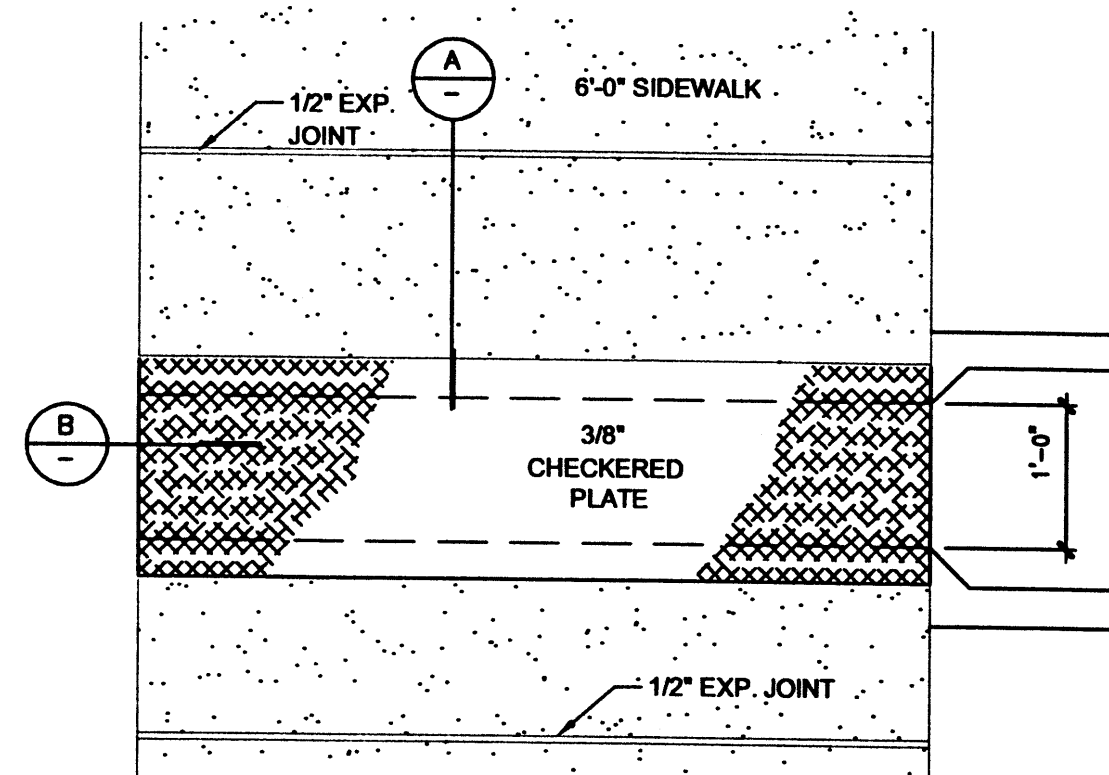
EUBANK BOULEVARD



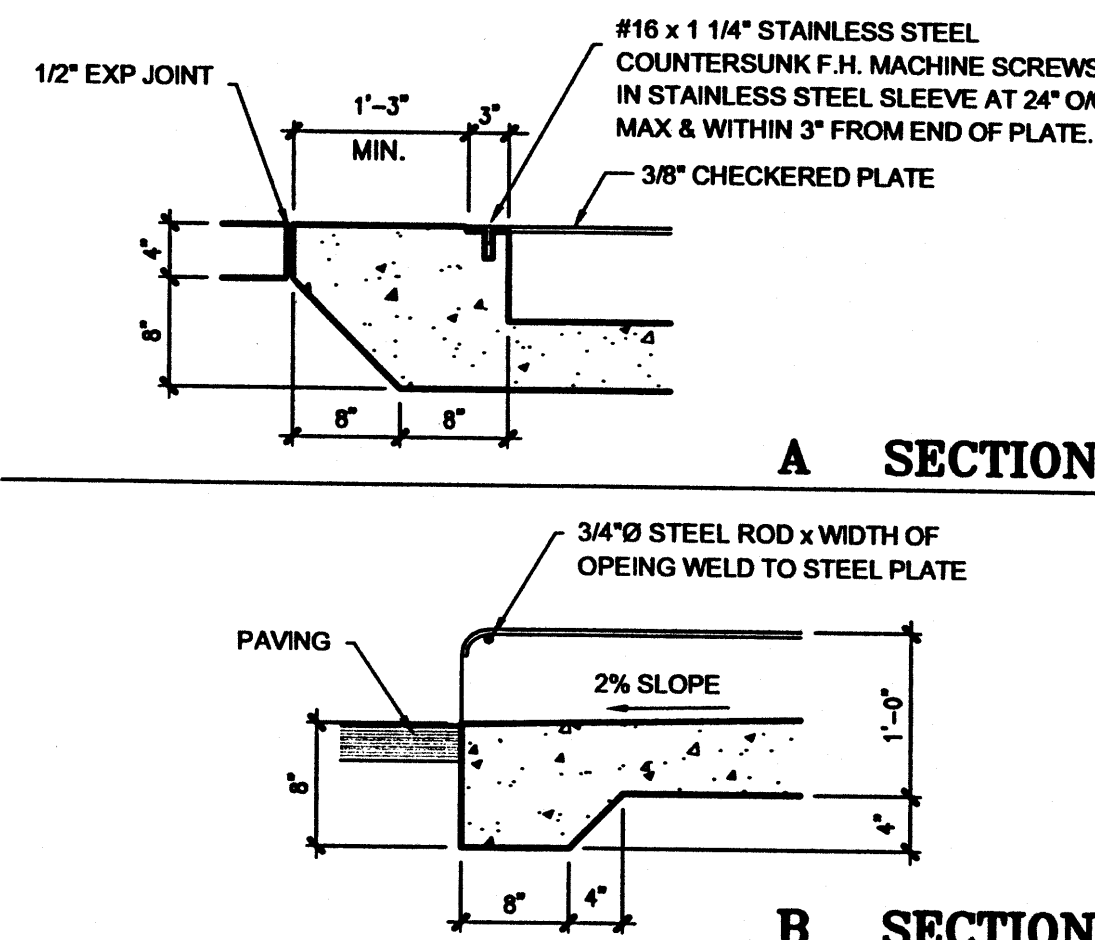
GRADING PLAN

B1

SCALE: 1" = 20'



PLAN



SIDWALK CULVERT

A1

SCALE: NOT TO SCALE

FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMP TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

CONSTRUCTION NOTES

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
6. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
7. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE EAST SIDE OF EUBANK BOULEVARD SOUTH OF THE MENAUL BOULEVARD. THE SITE IS DEVELOPED. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE LANDS SURROUNDING THE SITE ARE DEVELOPED AND ACCEPTS OFFSITE FLOWS.

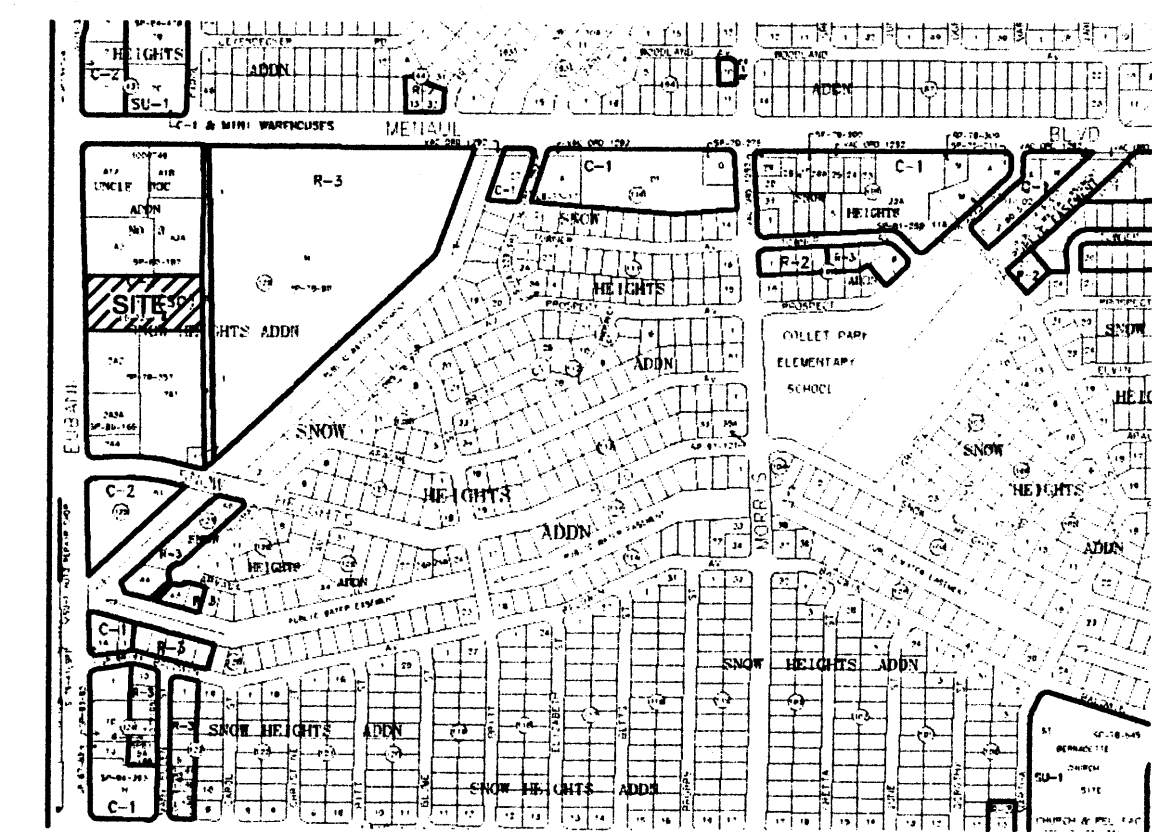
THE PREVIOUS DRAINAGE PLAN PREPARED BY ISACSON AND ARFMAN ESTABLISHED FREE DISCHARGE OF STORM WATER FROM THE SITE.

THE PROPOSED IMPROVEMENTS CONSIST OF AN ADDITION TO THE EXISTING OFFICE BUILDING WITH MINOR REVISIONS TO THE EXISTING PARKING AND LANDSCAPING. THE PREVIOUS DRAINAGE PLAN ASSUMED THE SITE TO BE FULLY DEVELOPED (90% IMPERVIOUS AREA). THE EXISTING RATE OF DISCHARGE IS 14.8 CFS (5.0 CFS/ACRE).

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 4 AREA = 2.50 ACRES
REVISED CALCULATIONS PER DPM
LAND TREATMENT B=10% D=90%
E = 0.1(1.08)+0.9(2.48) = 2.32 INCHES
V = 2.32 (2.50) / 12 = 0.502 ACRE FEET (21,074 CF)
Q = [2.92(0.10)+5.25(0.9)](2.50)=12.54 CFS
Q = 12.46/2.50=5.02 CFS/ACRE

EXISTING CONDITIONS (PREVIOUS DRAINAGE PLAN)
LAND TREATMENT B=10% D=90%
C = 0.90 P₁₀₀=2.5 INCHES I₁₀₀=5.88 CFS
V = 0.9(2.50)(108,909)(0.0833) = 20,412 CUBIC FEET
Q = 0.90(5.88) (2.50) = 13.23 CFS



H-21-Z

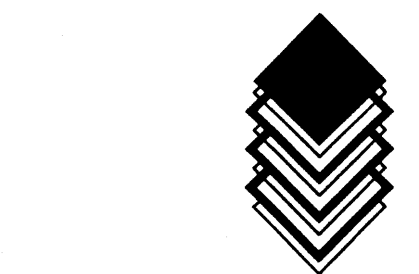
VICINITY MAP

PROJECT
CHARTER BANK ADDITION
ADDRESS:
2130 EUBANK BLVD.

LEGAL DESCRIPTION:
LOT 1A, BLOCK 129 SNOW HEIGHTS
BENCH MARK:
CITY OF ALBUQUERQUE BRASS CAP 1-H21
ELEVATION 5492.85 FT

LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- PROPERTY LINE
- FLOW LINE
- GROUND
- INVERT
- TA
- TC
- TS
- TW
- TBM
- GRAVEL
- ASPHALT PAVING
- CONCRETE



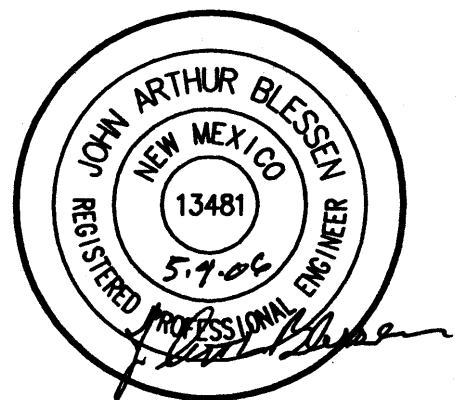
CLAUDIO VIGIL
ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS

PROFESSIONAL SEAL



CHARTER BANK

ADDITION AND
TENANT IMPROVEMENT
2130 EUBANK, NE
ALBUQUERQUE, NEW MEXICO

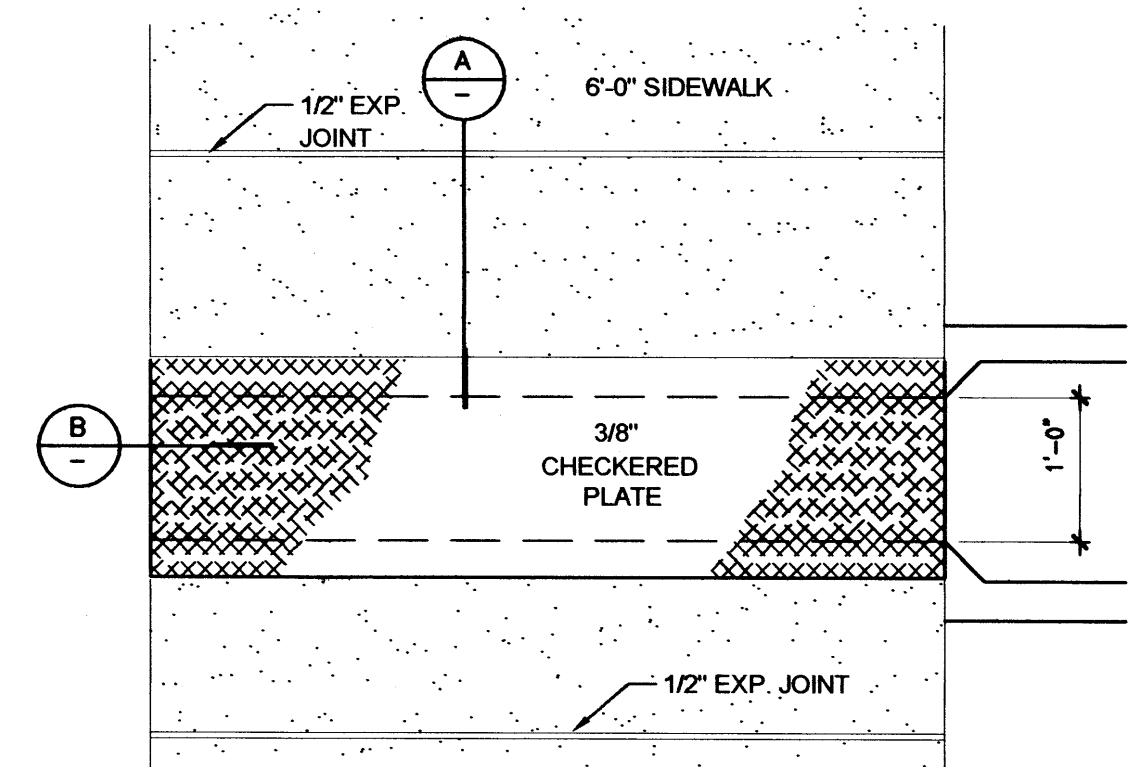
MARK	DATE	DESCRIPTION

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DRAWING FILE: 2130 CHARTERBANK-COLOREDRAWING
DRAWN BY: jab
CHECK BY: jab
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: MAY 4, 2006

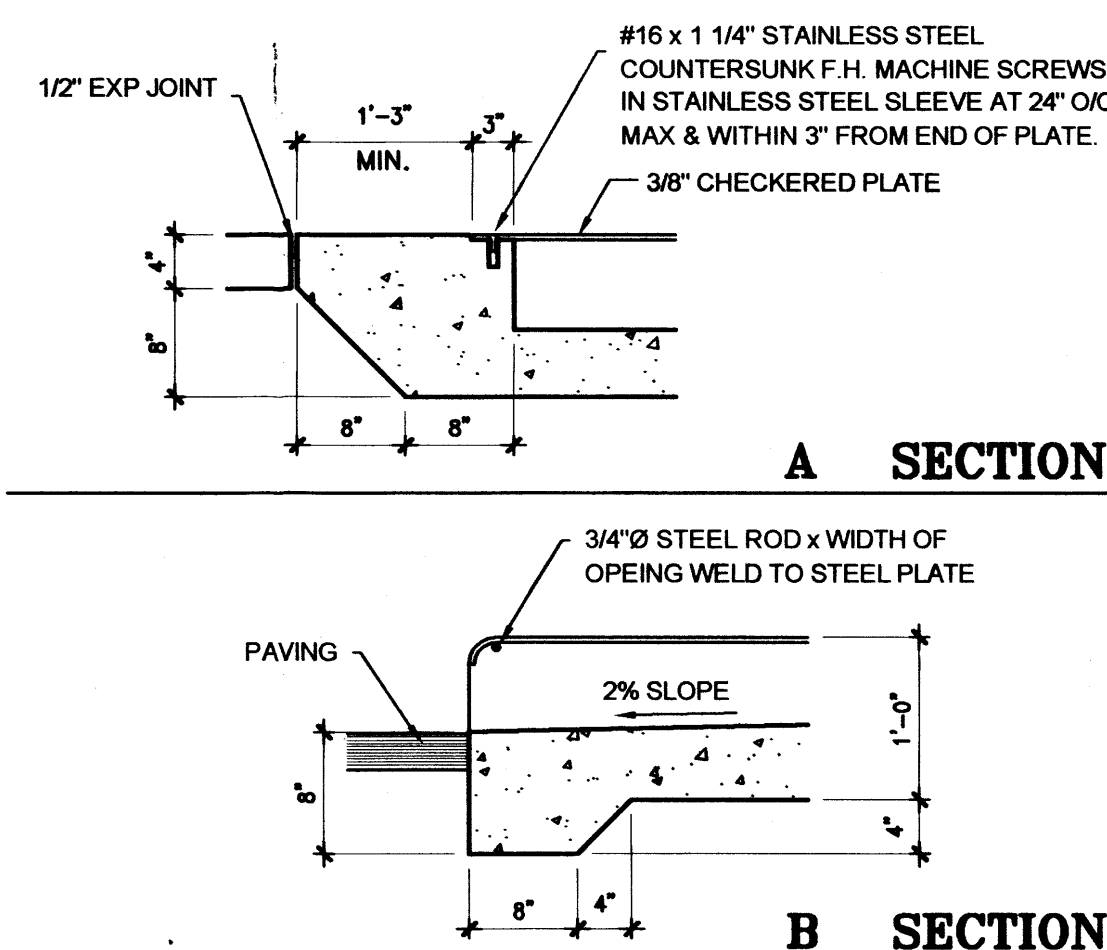
SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-102

SCALE: 1" = 20'



SCALE: NOT TO SCALE



FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

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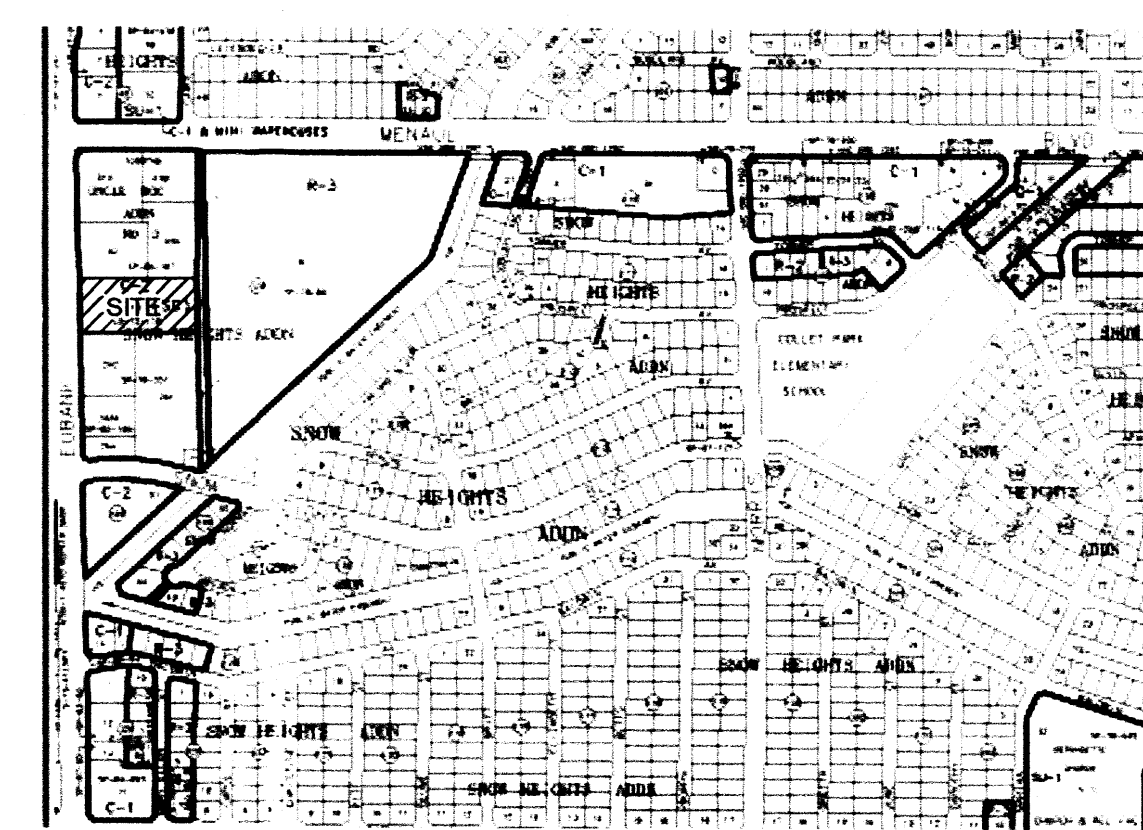
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EXISTING CHARTER BANK BUILDING
FF=5489.5

GRADING PLAN

0 5 10 20 40



H-21-Z

VICINITY MAP

PROJECT
CHARTER BANK ADDITION
ADDRESS:
2130 EUBANK BLVD.

LEGAL DESCRIPTION:
LOT 1A, BLOCK 129 SNOW HEIGHTS
BENCH MARK:
CITY OF ALBUQUERQUE BRASS CAP 1-H21
ELEVATION 5492.85 FT

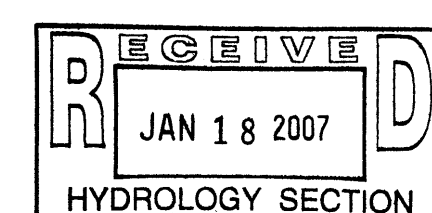
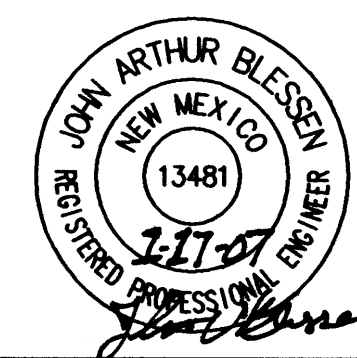
LEGEND:

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- PROPERTY LINE
- FLOW LINE
- GROUND
- INVERT
- TOP OF ASPHALT
- TOP OF CURB
- TOP OF GRATE
- TOP OF CONCRETE SLAB
- TOP OF WALL
- TEMPORARY BENCH MARK
- GRAVEL
- ASPHALT PAVING
- CONCRETE

I, JOHN ARTHUR BLESSIN, NMPE 13481, OF THE FIRM J ARTHUR BLESSIN ENGINEERING, HEREBY CERTIFY THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN WITH REVISION DATE 6/16/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTS HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION 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.

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 OR ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

John Arthur Blessin, PE
NM PE# 13481



CONSTRUCTION NOTES

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DRAINAGE PLAN

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THE PROPOSED IMPROVEMENTS CONSIST OF AN ADDITION TO THE EXISTING OFFICE BUILDING WITH MINOR REVISIONS TO THE EXISTING PARKING AND LANDSCAPING. THE PREVIOUS DRAINAGE PLAN ASSUMED THE SITE TO BE FULLY DEVELOPED (90% IMPERVIOUS AREA). THE EXISTING RATE OF DISCHARGE IS 13.23 CFS (5.3 CFS/ACRE).

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 4 AREA = 2.50 ACRES (108,873 SF)
REVISED CALCULATIONS PER DPM
LAND TREATMENT B=10% D=90%
E = 0.1(1.08)+0.9(2.46) = 2.32 INCHES
V = 2.32 (2.50) / 12 = 0.502 ACRE FEET (21,074 CF)
Q = [2.92(0.10)+5.25(0.9)](2.50) = 12.54 CFS
Q = 12.46/2.50 = 5.02 CFS/ACRE

EXISTING CONDITIONS (PREVIOUS DRAINAGE PLAN)
LAND TREATMENT B=10% D=90%
C = 0.90 P₁₀₀ = 2.5 INCHES I₁₀₀ = 5.88 CFS
V = 0.9(2.50)(108,909)(0.0833) = 20,412 CUBIC FEET
Q = 0.90(5.88) (2.50) = 13.23 CFS

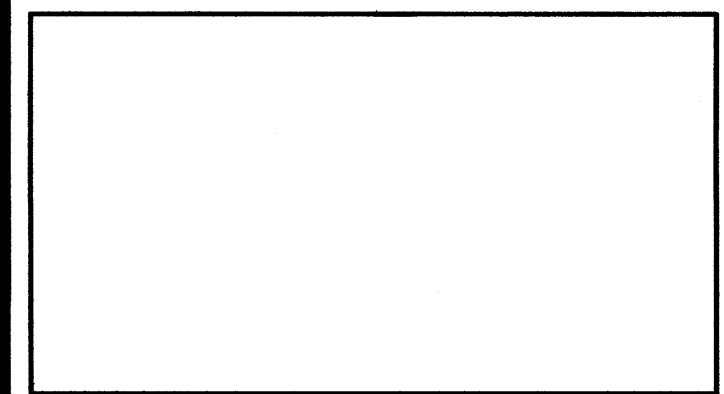


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CONSULTANTS



PROFESSIONAL SEAL



CHARTER BANK

ADDITION AND
TENANT IMPROVEMENT
2130 EUBANK, NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	COMMENTS
1	6/16/06	

PROJECT NUMBER: 05285
DRAWING FILE: 0505 CHARTERBANK C-102.DWG
DRAWN BY: jab
CHECK BY: jab
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: MAY 4, 2006

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-102



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Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330**

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CONSULTANTS

PROFESSIONAL SEAL

CHARTER BANK

**ADDITION AND
TENANT IMPROVEMENT**
2130 EUBANK, NE
ALBUQUERQUE, NEW MEXICO

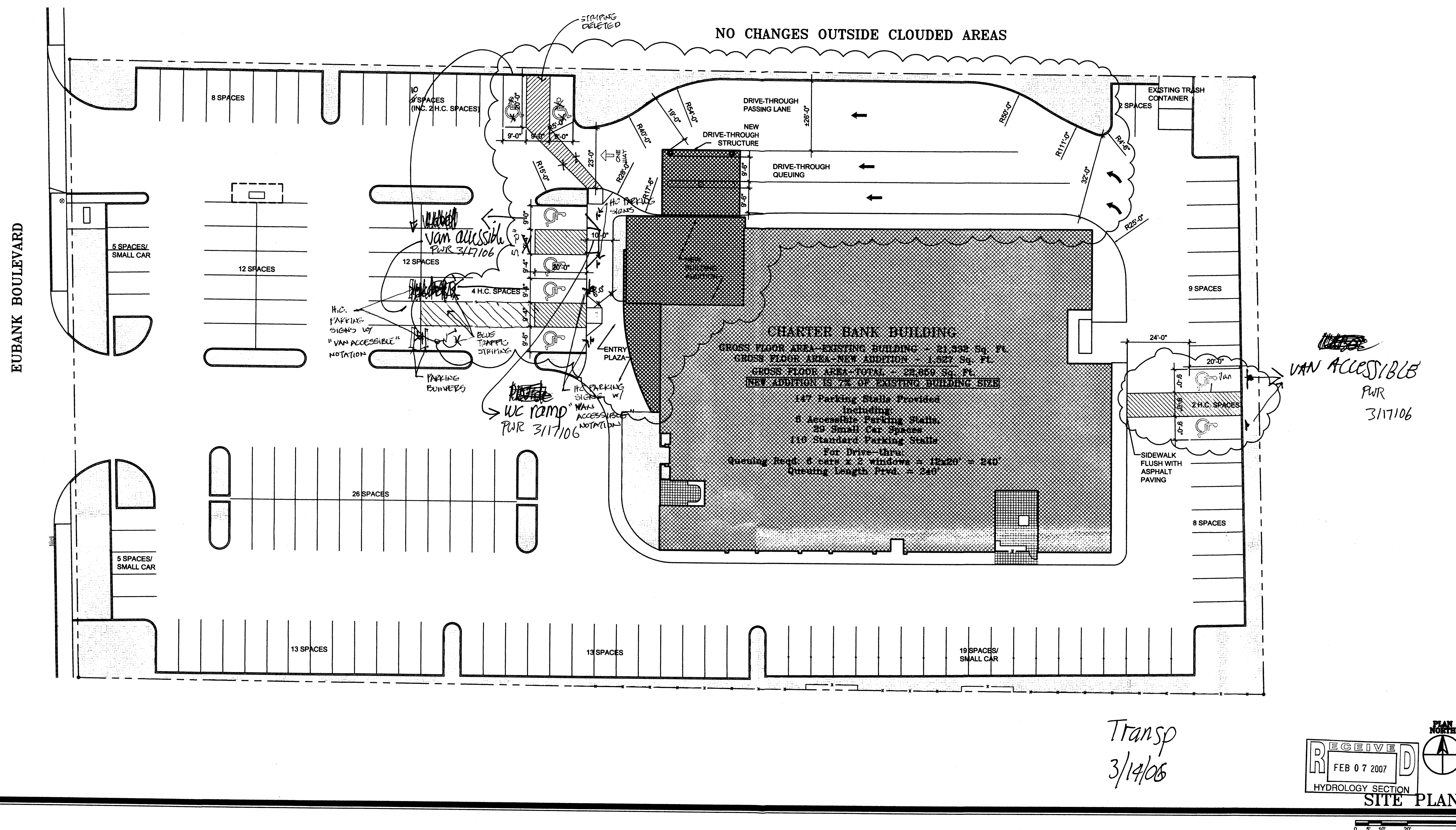
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CHECK BY:	GL
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DATE:	MARCH 6, 2006

SHEET TITLE

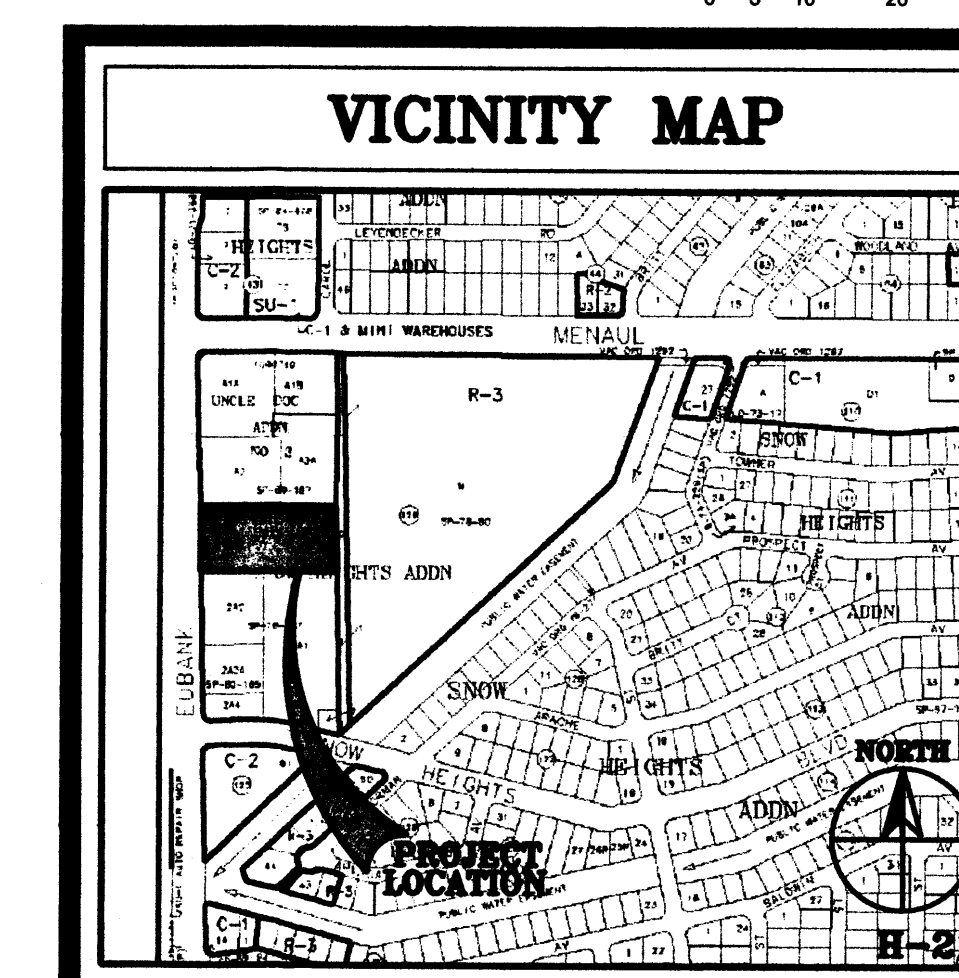
SITE DEVELOPMENT PLAN

SHEET NUMBER
A-101



B1

SCALE: 1"=20'-0"



APPROVED BY Kussell Burt DATE 28 Apr '06



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**ADDITION AND
INTERIOR REMODEL
2130 EUBANK, NE
ALBUQUERQUE, NEW MEXICO**

PROJECT NUMBER:	05285
DRAWING FILE: 20060325-CHARTER BANK 1/FREDERICKS CHARTERBANK-A101-SP-2363	
DRAWN BY:	GL
CHECK BY:	GL
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2005
DATE:	MARCH 16, 2006

SHEET NUMBER
A-101



SITE PLAN

SCALE: 1" = 20'

