

PARKING REQUIRED:

OFFICE: 1 space/200 sf. of net leasable area on the ground floor and 1/300 sf in bldg. and all floors above ground floor.

Net leasable area of bldg: 1,720 sf
 Parking required @ 1 space/200 sf = 8.6 spaces
 (10% reduction due to proximity to transit route)
 revised parking required: 7.74 spaces
 parking provided = 8 spaces
 1 H accessible space provided

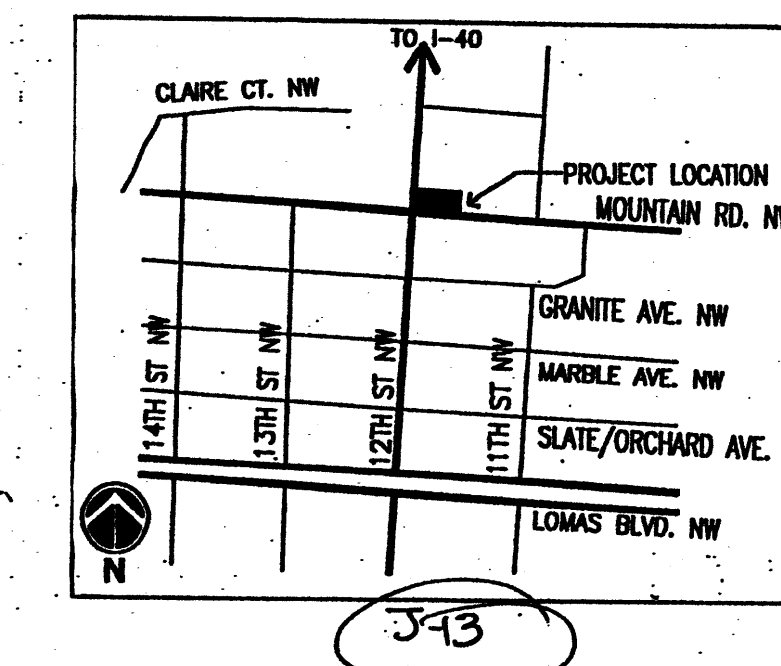
GENERAL SITE NOTES:

1. EXISTING SITE CONDITIONS ARE TO REMAIN AS IS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ALL UTILITY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
3. CONTRACTOR SHALL HAVE A DUMPSTER BOX MAINTAINED ON SITE THROUGHOUT CONSTRUCTION.
4. STAGING OF ALL MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
5. WATER AND SEWER CONNECTIONS SHALL BE TO EXISTING LINES IN 12TH STREET.
6. PROVIDE SINGLE DRIP IRRIGATION SYSTEM FOR ALL LANDSCAPING.
7. SEE CIVIL FOR ALL FINISHED GRADES, CURB HEIGHTS, ETC.

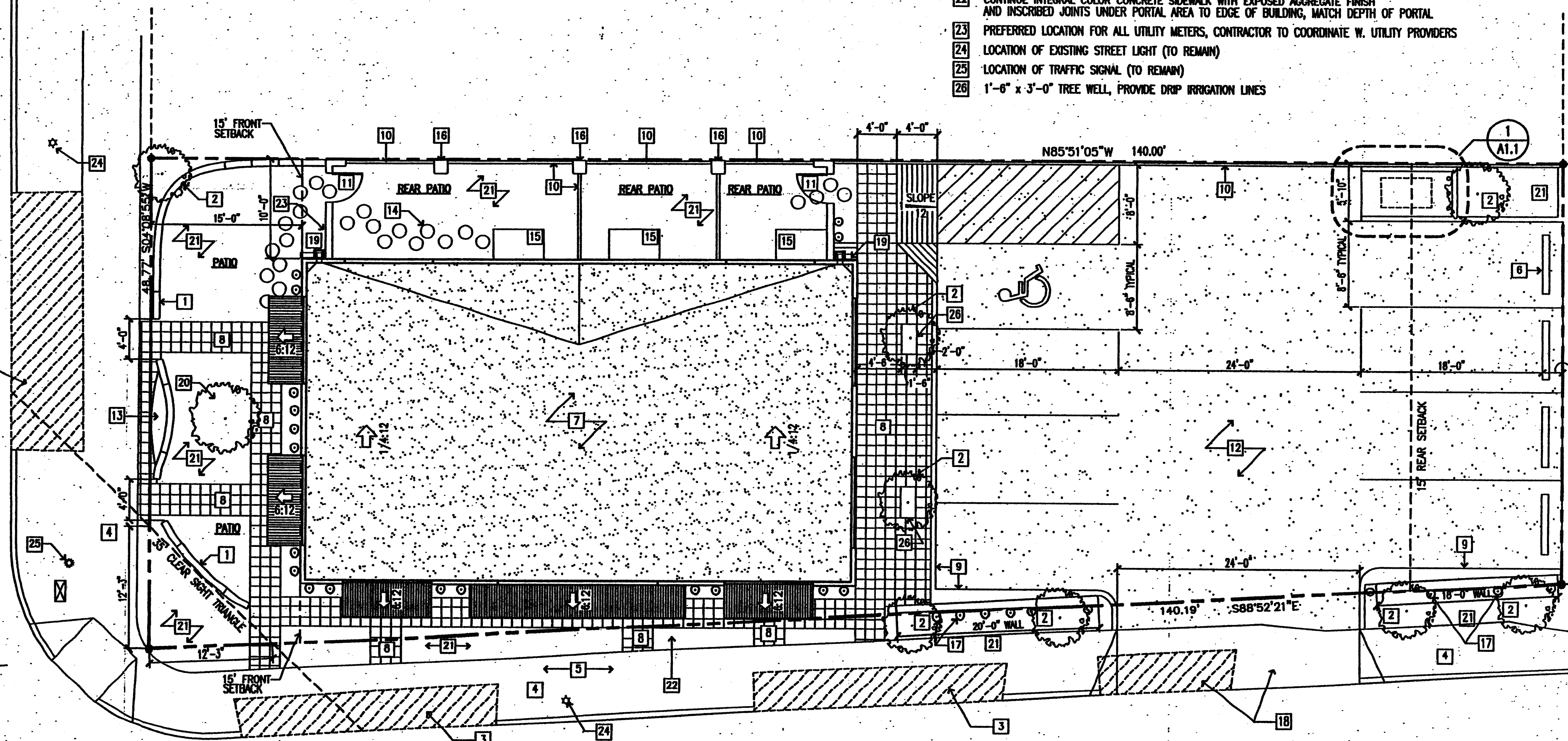
KEYED NOTES:

- 1 NEW STUCCOED 8"x8" CMU COURTYARD WALL RE: 4/A1.1, DETERMINE HEIGHT IN FIELD (36"x4")
- 2 NEW TREE ON DRIP IRRIGATION SYSTEM, SPECIES TO MATCH EXISTING STREET TREES ON 12TH
- 3 REMOVE EXISTING CONCRETE DRIVEWAY, REPLACE WITH NEW CONCRETE CURB AND SIDEWALK TO MATCH EXISTING IN COLOR AND FINISH PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS UPDATE 7, DRAWING 2430
- 4 EXISTING CONCRETE SIDEWALK TO REMAIN
- 5 CORRUGATED GALVALUM AWNING RE: 2/A5.0
- 6 CONCRETE WHEEL STOP
- 7 BUILT-UP ROOF OR SINGLE-PLY TORCH-DOWN ROOF, SLOPE TO DOWNSPOUTS
- 8 NEW CONCRETE SIDEWALK WITH EXPOSED AGGREGATE FINISH, INSCRIBED JOINTS SPACED AT 1'-0" O.C.
- 9 NEW 6" CONCRETE CURB
- 10 6' TALL CEDAR FENCE RE: 3/A1.1
- 11 6' TALL CEDAR GATE
- 12 RECYCLED ASPHALT PAVING
- 13 STUCCOED BANCO IN STUCCOED CMU WALL, SEATING SURFACE 18" ABOVE SIDEWALK
- 14 CONCRETE STEPPING STONES, DETERMINE EXACT LOCATIONS IN FIELD
- 15 CONCRETE PAD AT REAR DOORS, DROP 1" BELOW FINISH FLOOR LEVEL
- 16 STUCCOED CONCRETE BLOCK PILASTER RE: 5/A1.1
- 17 BOSTON MY PLANTS ON DRIP IRRIGATION SYSTEM
- 18 EXISTING DRIVEPAD TO BE REMOVED, CONSTRUCT NEW DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS UPDATE 7, DRAWING 2425
- 19 ROOF DRAIN, SCUPPER AND 6" GALV. METAL DOWNSPOUT, SEE CIVIL FOR DISCHARGE METHOD
- 20 NEW RIO GRANDE COTTONWOOD TREE ON DRIP IRRIGATION SYSTEM
- 21 "SUNBURST 1/4" FINES" GRAVEL, AVAILABLE AT BULLDOLOGY, OVER LANDSCAPING FABRIC
- 22 CONTINUE INTEGRAL COLOR CONCRETE SIDEWALK WITH EXPOSED AGGREGATE FINISH AND INSCRIBED JOINTS UNDER PORTAL AREA TO EDGE OF BUILDING, MATCH DEPTH OF PORTAL
- 23 PREFERRED LOCATION FOR ALL UTILITY METERS, CONTRACTOR TO COORDINATE W. UTILITY PROVIDERS
- 24 LOCATION OF EXISTING STREET LIGHT (TO REMAIN)
- 25 LOCATION OF TRAFFIC SIGNAL (TO REMAIN)
- 26 1'-6" x 3'-0" TREE WELL, PROVIDE DRIP IRRIGATION LINES

PROJECT LOCATION

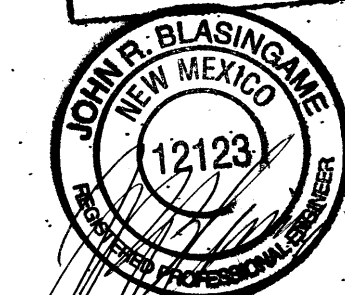
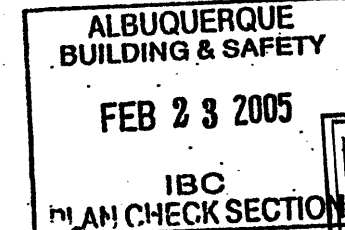
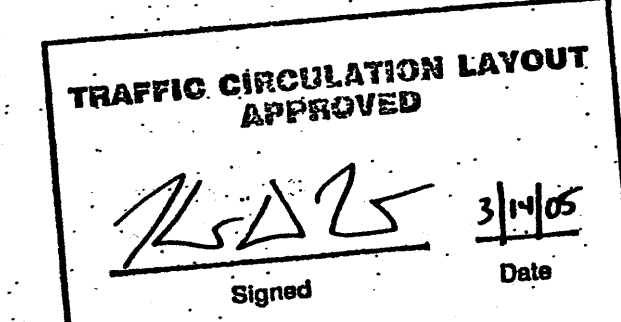


12 TH STREET N.W.
(URBAN ARTERIAL)

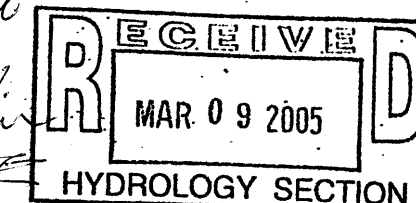


MOUNTAIN ROAD N.W.
(COLLECTOR STREET)

SITE PLAN/ROOF PLAN
 1/8"=1'-0"



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



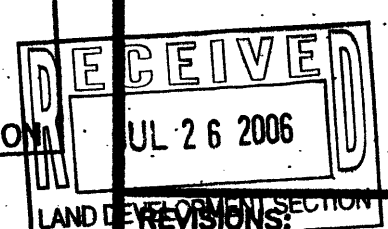
CISNEROS DESIGN STUDIO ARCHITECTS
 917-A Copper NW, Albuquerque, New Mexico 87102
 (PH) 505-842-6875
 (FAX) 505-842-6865

**12TH MOUNTAIN OFFICES
 ALBUQUERQUE, NEW MEXICO**

ARCHITECT:



ENGINEER:
 MAY 13 2005
 IBC
 PLAN CHECK SECTION



DATE ISSUED: 2-1-2005
 SHEET:

A1.0

PARKING REQUIRED

OFFICE: 1 SPACE PER 200 SF OF NET LEASEABLE AREA ON THE GROUND FLOOR AND ONE SPACE PER 300 SF IN BASEMENT AND ALL FLOORS ABOVE GROUND FLOOR.

RETAIL AND SERVICE USES: 1 SPACE PER 200 SF OF NET LEASEABLE AREA

NET LEASEABLE AREA OF BLDG (PER CABQ. DEF'N.): = 1,720 #
PARKING REQUIRED @ 1SPACE/200 SF: = 8.6 SPACES
(10% REDUCTION DUE TO PROXIMITY TO TRANSIT ROUTE)
REVISED PARKING REQUIRED: = 7.74 SPACES
PARKING PROVIDED: = 8 SPACES
1 HC ACCESSIBLE PARKING SPACE PROVIDED

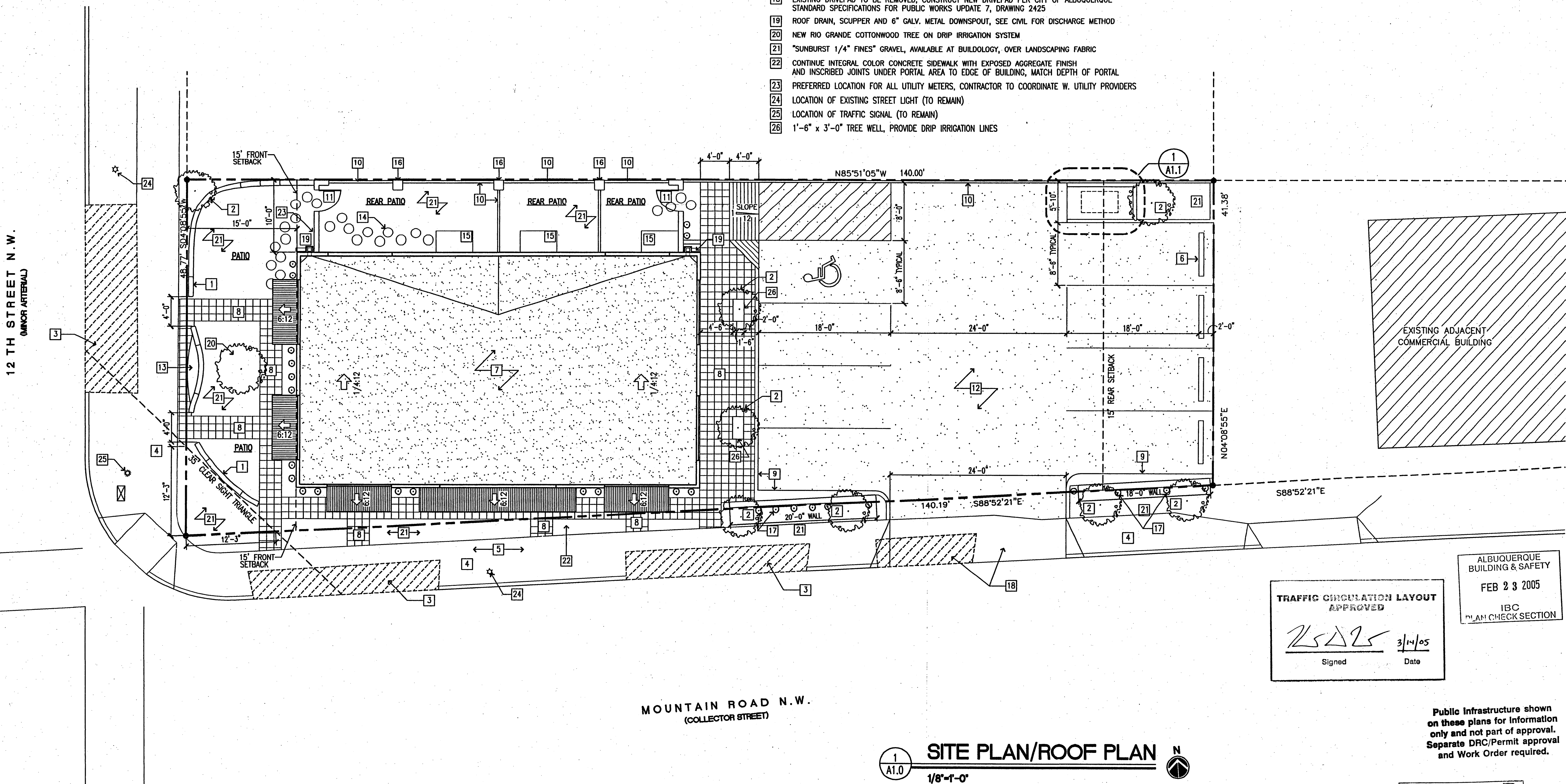
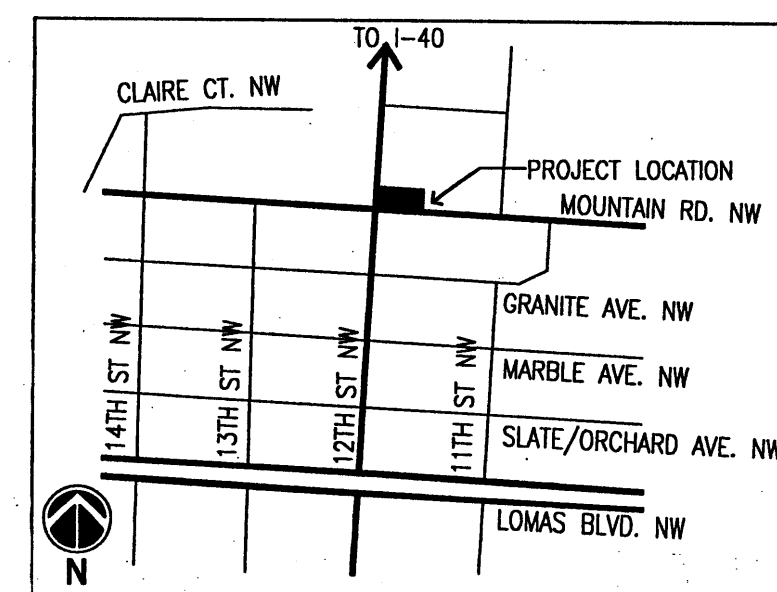
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- CONTRACTOR SHALL HAVE A DUMPSTER BOX MAINTAINED ON SITE THROUGHOUT CONSTRUCTION.
- STAGING OF ALL MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
- WATER AND SEWER CONNECTIONS SHALL BE TO EXISTING LINES IN 12TH STREET.
- PROVIDE SINGLE DRIP IRRIGATION SYSTEM FOR ALL LANDSCAPING.
- SEE CIVIL FOR ALL FINISHED GRADES, CURB HEIGHTS, ETC.

KEYED NOTES:

- NEW STUCCOED 8"x8" CMU COURTYARD WALL RE: 4/A1.1, DETERMINE HEIGHT IN FIELD (36"±)
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- LOCATION OF TRAFFIC SIGNAL (TO REMAIN)
- 1'-6" x 3'-0" TREE WELL, PROVIDE DRIP IRRIGATION LINES

PROJECT LOCATION



TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature] 3/14/05
Signed Date

ALBUQUERQUE
BUILDING & SAFETY
FEB 23 2005
IBC
PLAN CHECK SECTION

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

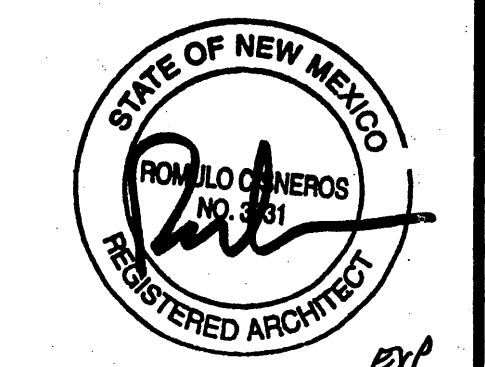
1
A1.0
SITE PLAN/ROOF PLAN
1/8"=1'-0"

REGISTERED
MAR 9 2005
HYDROLOGY SECTION

CISNEROS DESIGN STUDIO
ARCHITECTS
917-A Copper NW, Albuquerque, New Mexico 87102
(760) 505-842-6875
(760) 505-842-6885
CISNEROS DESIGN STUDIO, ARCHITECTS
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12TH MOUNTAIN OFFICES
ALBUQUERQUE, NEW MEXICO

ARCHITECT:



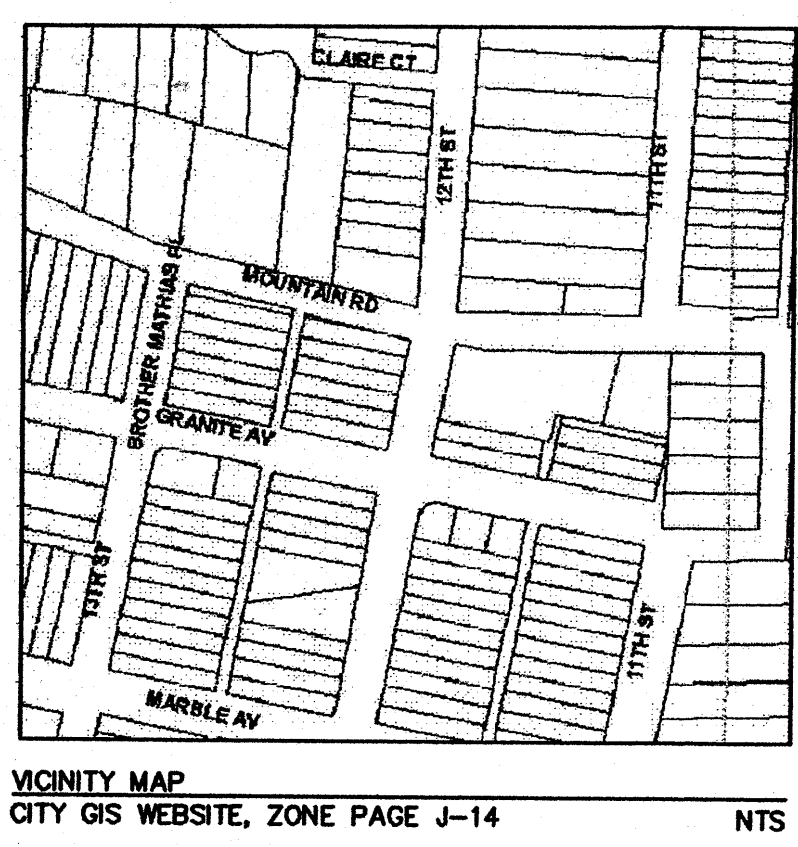
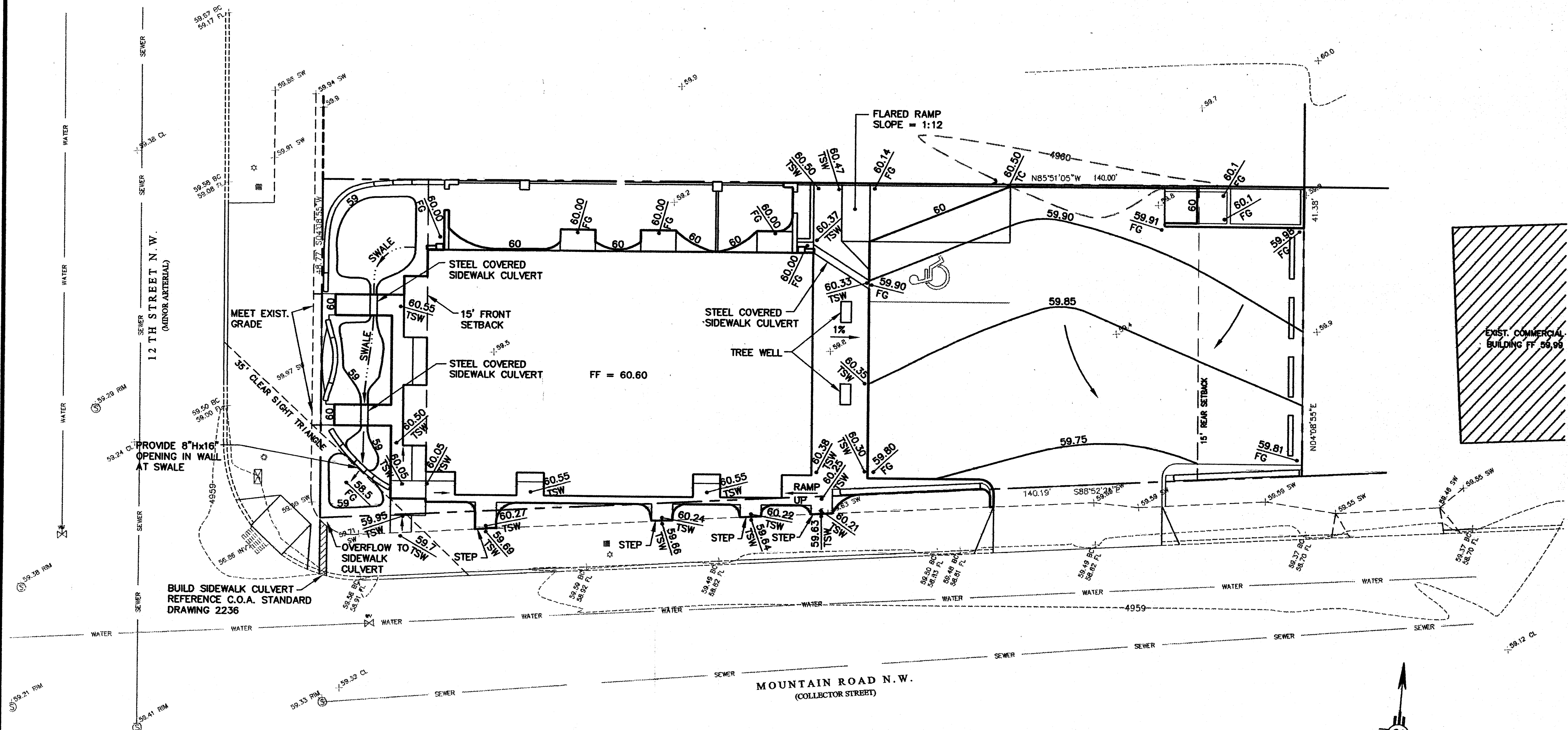
2/1/2005 EXP 12/31/05

ENGINEER:

REVISIONS:

DATE ISSUED: 2-1-2005
SHEET:

A1.0



LEGAL DESCRIPTION

EXISTING: LOTS 12-15, BLOCK 1, GRANT TRACT
 PROPOSED: LOTS 12-A, 13-A, 14-A AND 15-A, BLOCK 1, GRANT TRACT

BENCHMARK

THE BASIS OF ELEVATIONS FOR THE SURVEY IS ACS BENCHMARK 12-J14A, THE PUBLISHED ELEVATION OF WHICH IS 4957.76. SAID BENCHMARK IS LOCATED IN THE WEST/SOUTHWEST QUADRANT OF THE INTERSECTION OF 7TH STREET NW AND MOUNTAIN ROAD NW.

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION ONLY. SURVEY INFORMATION WAS PROVIDED ELECTRONICALLY BY SURVEYS SOUTHWEST, LTD. 07/30/2004.

CITY RIGHT-OF-WAY NOTE:

ALL WORK DONE IN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY REQUIRES AN SO19 PERMIT.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 280-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT (2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- 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 ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- SEE ARCHITECTURAL SITE PLAN FOR OTHER SITE RELATED ITEMS.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RESEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

DRAINAGE REPORT

1. INTRODUCTION

THE SUBJECT PROPERTY IS A SINGLE VACANT LOT LOCATED AT THE NORTHEAST CORNER OF 12TH STREET AND MOUNTAIN ROAD N.W. THE DEVELOPMENT PROPOSED IS A FOUR (4) UNIT COMMERCIAL OFFICE SPACE.

2. EXISTING CONDITIONS

THE SITE IS CURRENTLY A VACANT DIRT LOT. IT IS VERY FLAT WITH EXISTING RUNOFF PONDING ON SITE. THERE IS NO CLEAR DRAINAGE PATTERNS WITH RESPECT TO OFFSITE FLOW THOUGH IT APPEARS THAT RUNOFF FROM THE SITE ULTIMATELY OVERFLOWS INTO MOUNTAIN ROAD AT THE SOUTHEAST QUADRANT OF THE PROPERTY. BOTH 12TH STREET AND MOUNTAIN ROAD ARE DEVELOPED CITY STREETS WITH PAVING AND CURB AND GUTTER. THERE IS A DROP INLET IN THE FLOW LINE AT THE SAME NORTHEAST CORNER OF THE INTERSECTION OF THESE STREETS. THIS DROP INLET TAKES RUNOFF FROM THE EAST SIDE OF 12TH STREET. RUNOFF ON MOUNTAIN ROAD FLOWS GENERALLY TOWARD THIS DROP INLET TO THE WEST THOUGH THE ROAD IS RELATIVELY FLAT ADJACENT TO THE SITE. THIS ALLOWS WATER TO POND IN THE FLOW LINE OF THE STREET WITH OVERFLOW GOING TO THE INLET.

3. PROPOSED CONDITIONS

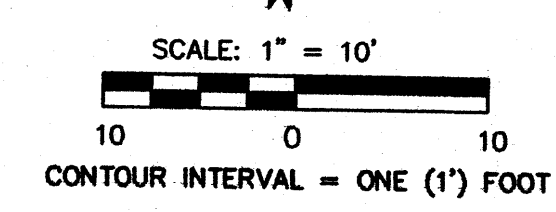
THE PROPOSED DEVELOPMENT IS TO CONSIST OF A NEW FOUR (4) UNIT COMMERCIAL OFFICE SPACE WITH RELATED PARKING, SIDEWALK ACCESS AND LANDSCAPED SPACES. THE BUILDING IS TO BE A SINGLE STORY FLAT ROOFED STRUCTURE. THE ROOF SLOPES TO THE NORTHEAST AND NORTHWEST CORNERS OF THE BUILDING AND THEN INTO DOWNSPOUTS. THE NORTHEAST DOWNSPOUT WILL SPILL RUNOFF THROUGH A SIDEWALK CULVERT INTO THE PARKING LOT AND THEN DIRECTED ALONG WITH THE PARKING LOT RUNOFF TO MOUNTAIN ROAD VIA THE DRIVEPAD. THIS WATER WILL THEN FLOW TO THE DROP INLET PREVIOUSLY NOTED. THE NORTHWEST DOWNSPOUT WILL SPILL AT GRADE AND THEN THROUGH LANDSCAPED AREAS IN FRONT OF THE BUILDING TOWARD THE NOTED INLET.

4. HYDROLOGY

THE HYDROLOGY CALCULATIONS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS IS SHOWN SEPARATELY ON THIS PLAN. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, JANUARY 1993, WAS USED TO CALCULATE THE 100-YEAR, 6-HOUR PEAK RATE OF DISCHARGE AND VOLUME FROM THE SITE. REVIEW OF THE CALCULATIONS SHOW THAT THE PROPOSED DEVELOPMENT WILL INCREASE THE PEAK FLOW FROM THE SITE A MINOR 0.15 CFS.

LEGEND

- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- PROPOSED SPOT ELEVATION
- DESCRIPTIONS FOR SPOT ELEVATIONS:
 FG : FINISHED GRADE
 TSW : TOP OF SIDEWALK
 TC : TOP OF CURB



CALCULATIONS

PRECIPITATION ZONE:		2	
P ₁₀₀ = P _{max}		2.25	IN
TOTAL AREA (A _T) =		0.1449	AC
LAND TREATMENT			
	EXISTING CONDITIONS	DEVELOPED CONDITIONS	
	AREA (AC)	AREA (AC)	%
TREATMENT A	0	0	0%
TREATMENT B	0	0.0300	21%
TREATMENT C	0.1449	0	0%
TREATMENT D	0	0.1149	79%
VOLUME			
E _w = (E _A A _A + E _B A _B + E _C A _C + E _D A _D)/A _T		1.13	IN
V ₁₀₀ = (E _w /12)A _T		596	CF
PEAK DISCHARGE			
Q _p = Q _{exA} + Q _{exB} + Q _{exC} + Q _{exD}		0.4550	CFS
COMPARISON			
VOLUME			
DELTA V ₁₀₀ =		376	CF
PEAK DISCHARGE			
DELTA Q ₁₀₀ =		0.1534	CFS
ZONE 2			
EXCESS PRECIPITATION, E (IN)		6 HR, 100 YR	
E _A = 0.53		IN	
E _B = 0.78		IN	
E _C = 1.13		IN	
E _D = 2.12		IN	
PEAK DISCHARGE (CFS/ACRE)		12 MINUTE T _c , 100 YR	
Q _{exA} = 1.56		CFS/AC	
Q _{exB} = 2.28		CFS/AC	
Q _{exC} = 3.14		CFS/AC	
Q _{exD} = 4.7		CFS/AC	

GRADING AND DRAINAGE PLAN

CISNEROS DESIGN STUDIO ARCHITECTS
 917-A Copper NW, Albuquerque, New Mexico 87102
 (PH) 505-842-8875
 (FAX) 505-842-8885
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**12TH MOUNTAIN OFFICES
 ALBUQUERQUE, NEW MEXICO**

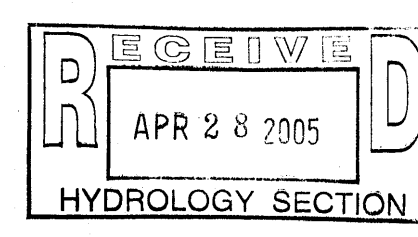
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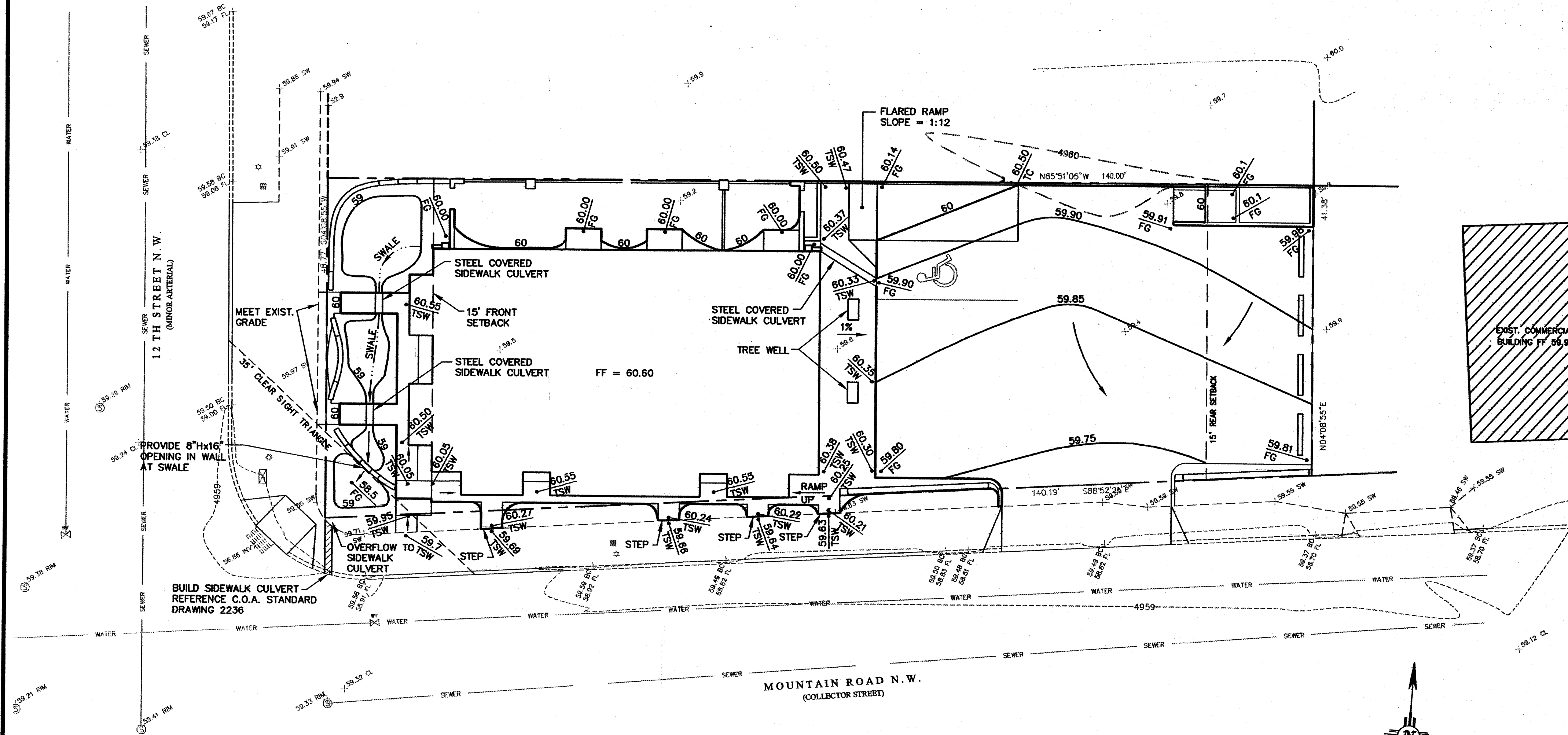
ENGINEER:

REVISIONS:

DATE ISSUED: 2-7-2005

SHEET: **C-1**





LEGEND

- 98 EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- PROPOSED SPOT ELEVATION

DESCRIPTIONS FOR SPOT ELEVATIONS:
 FG : FINISHED GRADE
 TSW : TOP OF SIDEWALK
 TC : TOP OF CURB

SCALE: 1" = 10'
 10 0 10
 CONTOUR INTERVAL = ONE (1') FOOT

DRAINAGE REPORT

1. INTRODUCTION

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2. EXISTING CONDITIONS

THE SITE IS CURRENTLY A VACANT DIRT LOT. IT IS VERY FLAT WITH EXISTING RUNOFF PONDING ON SITE. THERE IS NO CLEAR DRAINAGE PATTERNS WITH RESPECT TO OFFSITE FLOW THOUGH IT APPEARS THAT RUNOFF FROM THE SITE ULTIMATELY OVERFLOWS INTO MOUNTAIN ROAD AT THE SOUTHEAST QUADRANT OF THE PROPERTY. BOTH 12TH STREET AND MOUNTAIN ROAD ARE DEVELOPED CITY STREETS WITH PAVING AND CURB AND GUTTER. THERE IS A DROP INLET IN THE FLOW LINE AT THE SAME NORTHEAST CORNER OF THE INTERSECTION OF THESE STREETS. THIS DROP INLET TAKES RUNOFF FROM THE EAST SIDE OF 12TH STREET. RUNOFF ON MOUNTAIN ROAD FLOWS GENERALLY TOWARD THIS DROP INLET TO THE WEST THOUGH THE ROAD IS RELATIVELY FLAT ADJACENT TO THE SITE. THIS ALLOWS WATER TO POND IN THE FLOW LINE OF THE STREET WITH OVERFLOW GOING TO THE INLET.

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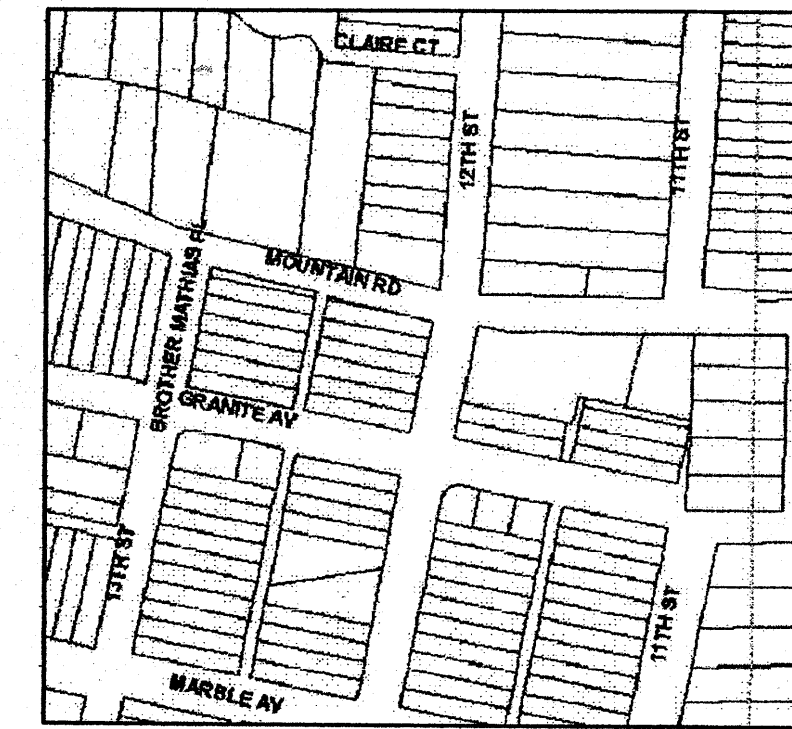
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CALCULATIONS

PRECIPITATION ZONE:		2			
$P_{100} = P_{60}$		2.25	IN		
TOTAL AREA (A_T) =		0.1449	AC		
EXISTING CONDITIONS				DEVELOPED CONDITIONS	
LAND TREATMENT		AREA (AC)	%	AREA (AC)	%
TREATMENT A		0	0%	0	0%
TREATMENT B		0	0%	0.0300	21%
TREATMENT C		0.1449	100%	0	0%
TREATMENT D		0	0%	0.1149	79%
VOLUME					
$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$		1.13	IN	1.84	IN
$V_{100} = (E_w / 12) A_T$		596	CF	971	CF
PEAK DISCHARGE					
$Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD}$		0.4550	CFS	0.6084	CFS
COMPARISON					
VOLUME					
DELTA V_{100} =				376	CF
PEAK DISCHARGE					
DELTA Q_{100} =				0.1534	CFS
ZONE 2					
EXCESS PRECIPITATION, E (IN)		6 HR, 100 YR			
E_A =		0.53	IN		
E_B =		0.78	IN		
E_C =		1.13	IN		
E_D =		2.12	IN		
PEAK DISCHARGE (CFS/ACRE)		12 MINUTE T_c , 100 YR			
Q_{pA} =		1.56	CFS/AC		
Q_{pB} =		2.28	CFS/AC		
Q_{pC} =		3.14	CFS/AC		
Q_{pD} =		4.7	CFS/AC		



VICINITY MAP
 CITY GIS WEBSITE, ZONE PAGE J-14

LEGAL DESCRIPTION

EXISTING: LOTS 12-15, BLOCK 1, GRANT TRACT

PROPOSED: LOTS 12-A, 13-A, 14-A AND 15-A, BLOCK 1, GRANT TRACT

BENCHMARK

THE BASIS OF ELEVATIONS FOR THE SURVEY IS ACS BENCHMARK 12-J14A, THE PUBLISHED ELEVATION OF WHICH IS 4957.76. SAID BENCHMARK IS LOCATED IN THE WEST/SOUTHWEST QUADRANT OF THE INTERSECTION OF 7TH STREET NW AND MOUNTAIN ROAD NW.

NOTE:

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CITY RIGHT-OF-WAY NOTE:

ALL WORK DONE IN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY REQUIRES AN SO19 PERMIT.

CONSTRUCTION NOTES:

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- SEE ARCHITECTURAL SITE PLAN FOR OTHER SITE RELATED ITEMS.

EROSION CONTROL MEASURES:

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- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RESEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

CISNEROS DESIGN STUDIO
ARCHITECTS

917-A Copper NW, Albuquerque, New Mexico 87102

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12TH MOUNTAIN OFFICES
ALBUQUERQUE, NEW MEXICO

ARCHITECT:

ENGINEER:



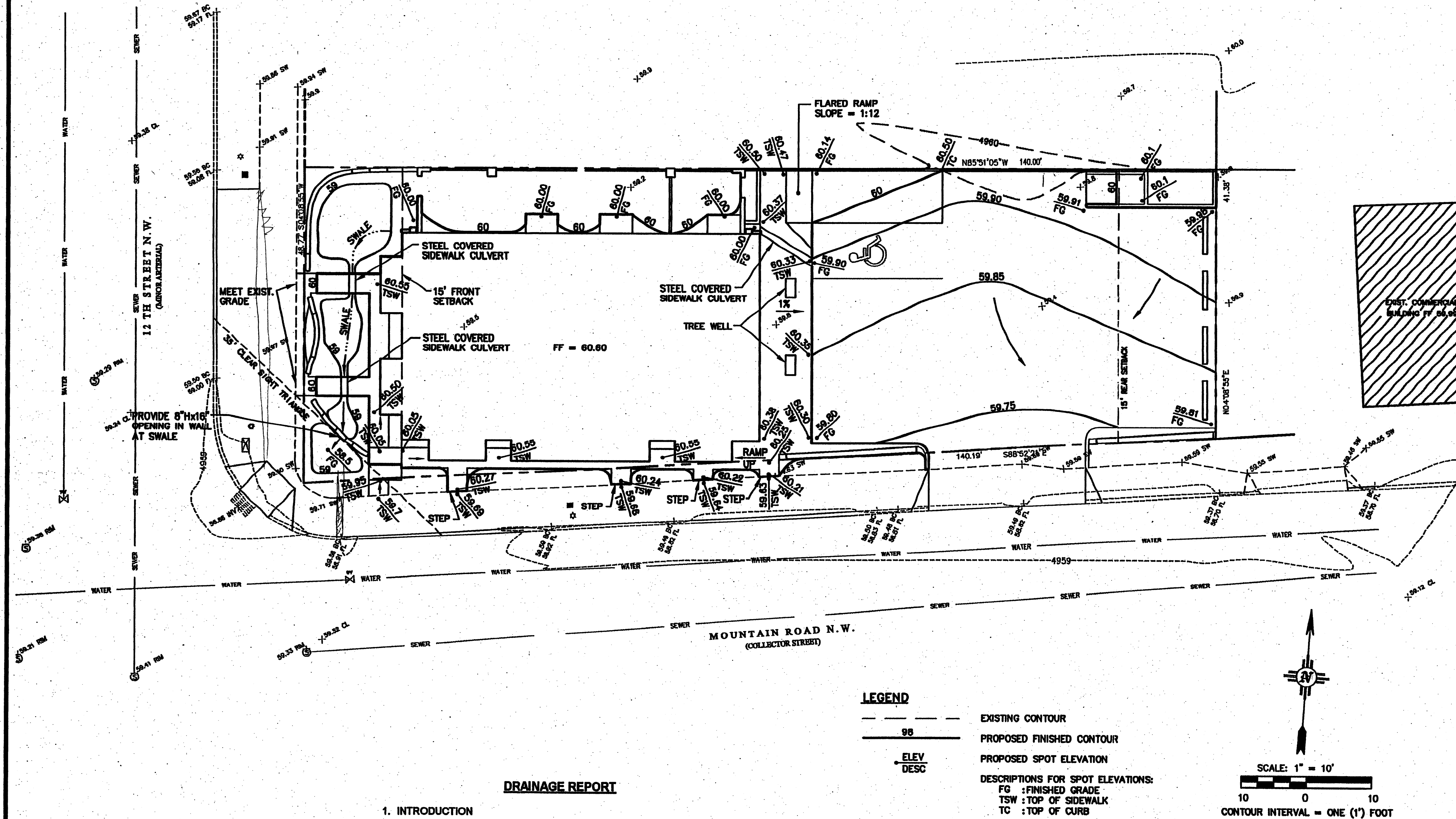
REVISIONS:

DATE ISSUED: 2-7-2005

SHEET:

C-1

GRADING AND DRAINAGE PLAN



DRAINAGE REPORT

1. INTRODUCTION

THE SUBJECT PROPERTY IS A SINGLE VACANT LOT LOCATED AT THE NORTHEAST CORNER OF 12TH STREET AND MOUNTAIN ROAD N.W. THE DEVELOPMENT PROPOSED IS A FOUR (4) UNIT COMMERCIAL OFFICE SPACE.

2. EXISTING CONDITIONS

THE SITE IS CURRENTLY A VACANT DIRT LOT. IT IS VERY FLAT WITH EXISTING RUNOFF PONDING ON SITE. THERE IS NO CLEAR DRAINAGE PATTERNS WITH RESPECT TO OFFSITE FLOW THOUGH IT APPEARS THAT RUNOFF FROM THE SITE ULTIMATELY OVERFLOWS INTO MOUNTAIN ROAD AT THE SOUTHEAST QUADRANT OF THE PROPERTY. BOTH 12TH STREET AND MOUNTAIN ROAD ARE DEVELOPED CITY STREETS WITH PAVING AND CURBS AND GUTTER. THERE IS A DROP INLET IN THE FLOW LINE AT THE SAME NORTHEAST CORNER OF THE INTERSECTION OF THESE STREETS. THIS DROP INLET TAKES RUNOFF FROM THE EAST SIDE OF 12TH STREET. RUNOFF ON MOUNTAIN ROAD FLOWS GENERALLY TOWARD THIS DROP INLET TO THE WEST THOUGH THE ROAD IS RELATIVELY FLAT ADJACENT TO THE SITE. THIS ALLOWS WATER TO POND IN THE FLOW LINE OF THE STREET WITH OVERFLOW GOING TO THE INLET.

3. PROPOSED CONDITIONS

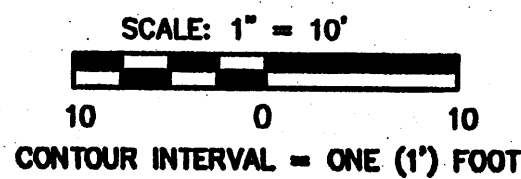
THE PROPOSED DEVELOPMENT IS TO CONSIST OF A NEW FOUR (4) UNIT COMMERCIAL OFFICE SPACE WITH RELATED PARKING, SIDEWALK ACCESS AND LANDSCAPED SPACES. THE BUILDING IS TO BE A SINGLE STORY FLAT ROOFED STRUCTURE. THE ROOF SLOPES TO THE NORTHEAST AND NORTHWEST CORNERS OF THE BUILDING AND THEN INTO DOWNSPOUTS. THE NORTHEAST DOWNSPOUT WILL SPILL RUNOFF THROUGH A SIDEWALK CULVERT INTO THE PARKING LOT AND THEN DIRECTED ALONG WITH THE PARKING LOT RUNOFF TO MOUNTAIN ROAD VIA THE DRIVEPAD. THIS WATER WILL THEN FLOW TO THE DROP INLET PREVIOUSLY NOTED. THE NORTHWEST DOWNSPOUT WILL SPILL AT GRADE AND THEN THROUGH LANDSCAPED AREAS IN FRONT OF THE BUILDING TOWARD THE NOTED INLET.

4. HYDROLOGY

THE HYDROLOGY CALCULATIONS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS IS SHOWN SEPARATELY ON THIS PLAN. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS OF SECTION 22.2. HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, JANUARY 1993, WAS USED TO CALCULATE THE 100-YEAR, 6-HOUR PEAK RATE OF DISCHARGE AND VOLUME FROM THE SITE. REVIEW OF THE CALCULATIONS SHOW THAT THE PROPOSED DEVELOPMENT WILL INCREASE THE PEAK FLOW FROM THE SITE A MINOR 0.15 CFS.

LEGEND

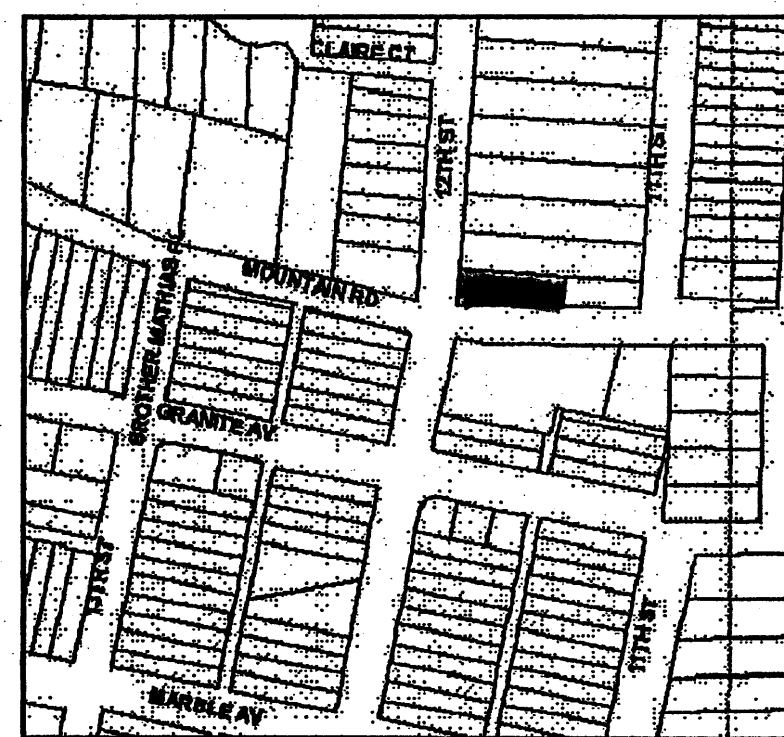
---	EXISTING CONTOUR
---	PROPOSED FINISHED CONTOUR
•	PROPOSED SPOT ELEVATION
•	DESC
FG	FINISHED GRADE
TSW	TOP OF SIDEWALK
TC	TOP OF CURB



CALCULATIONS

PRECIPITATION ZONE:		2	
$P_{100} = P_{60} =$	2.25	2.35	IN
TOTAL AREA (A_T) =	0.1449	AC	
LAND TREATMENT		EXISTING CONDITIONS	DEVELOPED CONDITIONS
		AREA (AC)	%
TREATMENT A		0	0%
TREATMENT B		0	0%
TREATMENT C	0.1449	100%	0.0300 21%
TREATMENT D		0	0%
			0.1149 79%
VOLUME			
$E_v = (E_{A1} + E_{A2} + E_{A3} + E_{A4})/A_T =$	1.13	IN	1.84 IN ✓
$V_{100} = (E_v/12)A_T =$	598	CF	971 CF ✓
PEAK DISCHARGE			
$Q_p = Q_{p1}A_1 + Q_{p2}A_2 + Q_{p3}A_3 + Q_{p4}A_4 =$	0.4550	CFS	0.6084 CFS ✓
COMPARISON			
VOLUME			
DELTA $V_{100} =$			376 CF ✓
PEAK DISCHARGE			
DELTA $Q_{100} =$			0.1534 CFS ✓
ZONE 2			
EXCESS PRECIPITATION, E (IN)		6 HR, 100 YR	
$E_A = 0.53$	✓	IN	
$E_B = 0.78$	✓	IN	
$E_C = 1.13$	✓	IN	
$E_D = 2.12$	✓	IN	
PEAK DISCHARGE (CFS/ACRE)		12 MINUTE T_c , 100 YR	
$Q_{100} = 1.58$	✓	CFS/AC	
$Q_{100} = 2.28$	✓	CFS/AC	
$Q_{100} = 3.14$	✓	CFS/AC	
$Q_{100} = 4.7$	✓	CFS/AC	

GRADING AND DRAINAGE PLAN



VICINITY MAP
CITY GIS WEBSITE, ZONE PAGE J-13
NTS

LEGAL DESCRIPTION

LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED ONE (1) PLAT OF LOTS 1-A AND 1-B, BLOCK 1, ROSEMONT PARK ADDITION.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THE SURVEY IS ACS BENCHMARK 1-J13, THE PUBLISHED ELEVATION OF WHICH IS 4859.28. SAID BENCHMARK IS LOCATED IN THE WEST/SOUTHWEST QUADRANT OF THE INTERSECTION OF 7TH STREET NW AND MOUNTAIN ROAD NW.

NOTE:

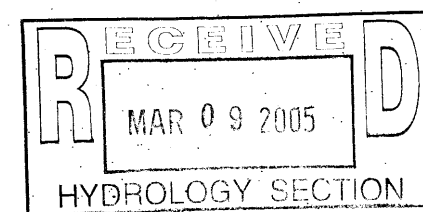
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CONSTRUCTION NOTES:

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CISNEROS DESIGN STUDIO
ARCHITECTS

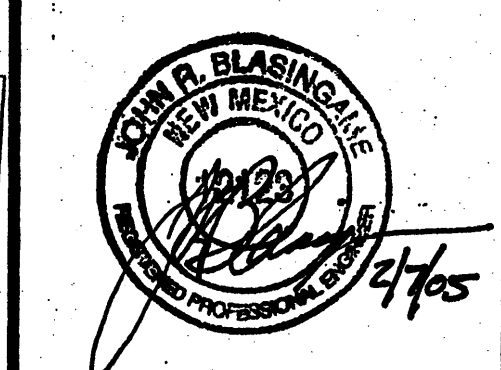
917-A Copper NW, Albuquerque, New Mexico 87102
(PH) 505-848-4876
(FAX) 505-848-4865

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12TH MOUNTAIN OFFICES
ALBUQUERQUE, NEW MEXICO

ARCHITECT:

ENGINEER:

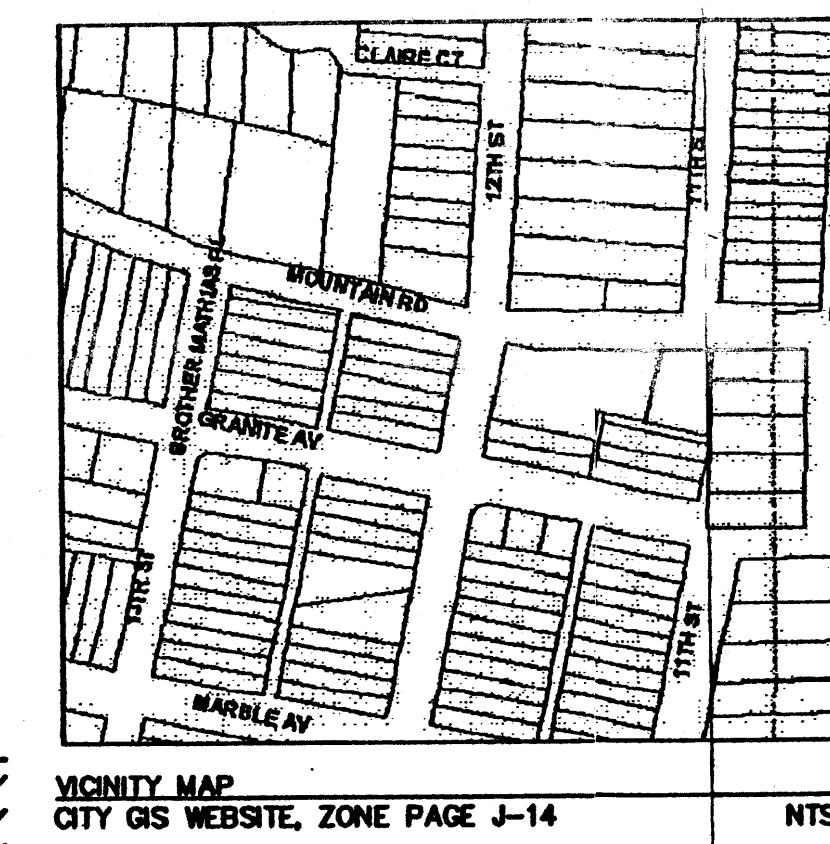
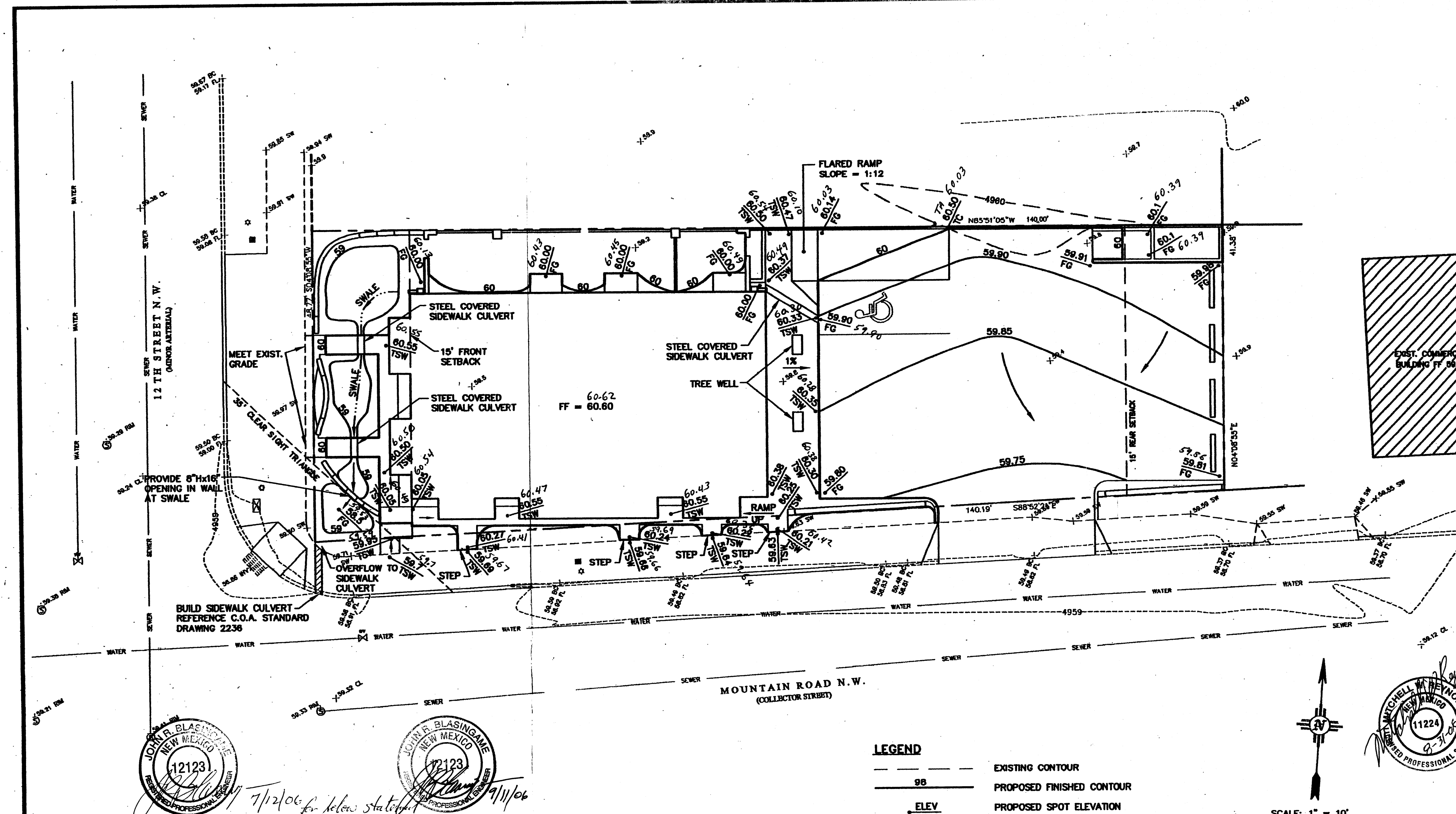


REVISIONS:

DATE ISSUED: 2-7-2005

SHEET:

C-1



LEGAL DESCRIPTION
 EXISTING: LOTS 12-15, BLOCK 1, GRANT TRACT
 PROPOSED: LOTS 12-A, 13-A, 14-A AND 15-A, BLOCK 1, GRANT TRACT

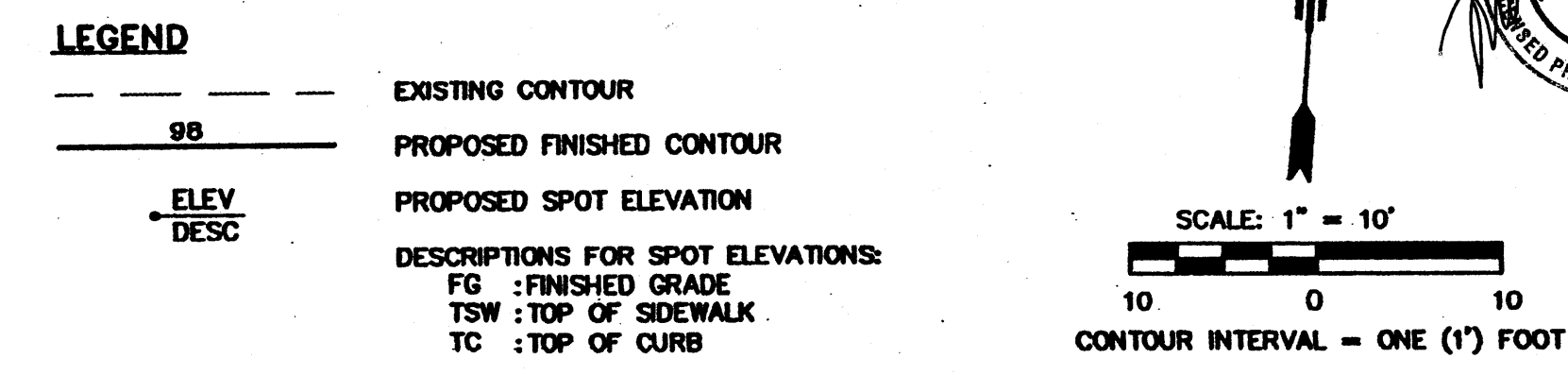
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CALCULATIONS

PRECIPITATION ZONE:		2	IN
P ₁₀₀ = P ₁₀₀		2.25	IN
TOTAL AREA (A _T) =		0.1449	AC
EXISTING CONDITIONS		DEVELOPED CONDITIONS	
TREATMENT A	AREA (AC)	0	0%
TREATMENT B	AREA (AC)	0.0360	21%
TREATMENT C	AREA (AC)	0	0%
TREATMENT D	AREA (AC)	0.1149	79%
VOLUME		0.1449	
E _W = (E _A A _A + E _B A _B + E _C A _C + E _D A _D) / A _T		1.13	IN
V ₁₀₀ = (E _W / 12) A _T		596	CF
PEAK DISCHARGE		0.1449	
Q _P = Q _{PA} A _A + Q _{PB} A _B + Q _{PC} A _C + Q _{PD} A _D		0.4550	CFS
COMPARISON		0.8084 CFS	
VOLUME		376 CF	
PEAK DISCHARGE		0.1534 CFS	
PEAK DISCHARGE (CFS/ACRE)		12 MINUTE T _c , 100 YR	
Q _{PA}	1.56	CFS/AC	
Q _{PB}	2.28	CFS/AC	
Q _{PC}	3.14	CFS/AC	
Q _{PD}	4.7	CFS/AC	

I, John Blasingame, NMPE #12123, of D&P Builders and Engineers, Inc. hereby state that this project, 12th Mountain Offices, has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated May 13, 2005 (COA). This record information has been obtained by me and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. I also state that I have personally visited this project on July 7, 2006.

The following items are deficient and are required for completion:

- Construct sidewalk culvert at SW corner of property. See above.
- Construct swales and basins at West side of property. See above.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. They are not to be used for any other purpose, and the user assumes all responsibility for its accuracy before using it for any other purpose.

John Blasingame - P.E. #12123, 7/12/06

DRAINAGE REPORT

1. INTRODUCTION
 THE SUBJECT PROPERTY IS A SINGLE VACANT LOT LOCATED AT THE NORTHEAST CORNER OF 12TH STREET AND MOUNTAIN ROAD N.W. THE DEVELOPMENT PROPOSED IS A FOUR (4) UNIT COMMERCIAL OFFICE SPACE.

2. EXISTING CONDITIONS
 THE SITE IS CURRENTLY A VACANT DIRT LOT. IT IS VERY FLAT WITH EXISTING RUNOFF PONDING ON SITE. THERE IS NO CLEAR DRAINAGE PATTERNS WITH RESPECT TO OFFSITE FLOW THOUGH IT APPEARS THAT RUNOFF FROM THE SITE ULTIMATELY OVERFLOWS INTO MOUNTAIN ROAD AT THE SOUTHEAST QUADRANT OF THE PROPERTY. BOTH 12TH STREET AND MOUNTAIN ROAD ARE DEVELOPED CITY STREETS WITH PAVING AND CURB AND GUTTER. THERE IS A DROP INLET IN THE FLOW LINE AT THE SAME NORTHEAST CORNER OF THE INTERSECTION OF THESE STREETS. THIS DROP INLET TAKES RUNOFF FROM THE EAST SIDE OF 12TH STREET. RUNOFF ON MOUNTAIN ROAD FLOWS GENERALLY TOWARD THIS DROP INLET TO THE WEST THOUGH THE ROAD IS RELATIVELY FLAT ADJACENT TO THE SITE. THIS ALLOWS WATER TO POND IN THE FLOW LINE OF THE STREET WITH OVERFLOW GOING TO THE INLET.

3. PROPOSED CONDITIONS
 THE PROPOSED DEVELOPMENT IS TO CONSIST OF A NEW FOUR (4) UNIT COMMERCIAL OFFICE SPACE WITH RELATED PARKING, SIDEWALK ACCESS AND LANDSCAPED SPACES. THE BUILDING IS TO BE A SINGLE STORY FLAT ROOFED STRUCTURE. THE ROOF SLOPES TO THE NORTHEAST AND NORTHWEST CORNERS OF THE BUILDING AND THEN INTO DOWNSPOUTS. THE NORTHEAST DOWNSPOUT WILL SPILL RUNOFF THROUGH A SIDEWALK CULVERT INTO THE PARKING LOT AND THEN DIRECTED ALONG WITH THE PARKING LOT RUNOFF TO MOUNTAIN ROAD VIA THE DRIVEPAD. THIS WATER WILL THEN FLOW TO THE DROP INLET PREVIOUSLY NOTED. THE NORTHWEST DOWNSPOUT WILL SPILL AT GRADE AND THEN THROUGH LANDSCAPED AREAS IN FRONT OF THE BUILDING TOWARD THE NOTED INLET.

4. HYDROLOGY
 THE HYDROLOGY CALCULATIONS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS IS SHOWN SEPARATELY ON THIS PLAN. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS OF SECTION 222, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, JANUARY 1993, WAS USED TO CALCULATE THE 100-YEAR, 6-HOUR PEAK RATE OF DISCHARGE AND VOLUME FROM THE SITE. REVIEW OF THE CALCULATIONS SHOW THAT THE PROPOSED DEVELOPMENT WILL INCREASE THE PEAK FLOW FROM THE SITE A MINOR 0.15 CFS.

GRADING AND DRAINAGE PLAN

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