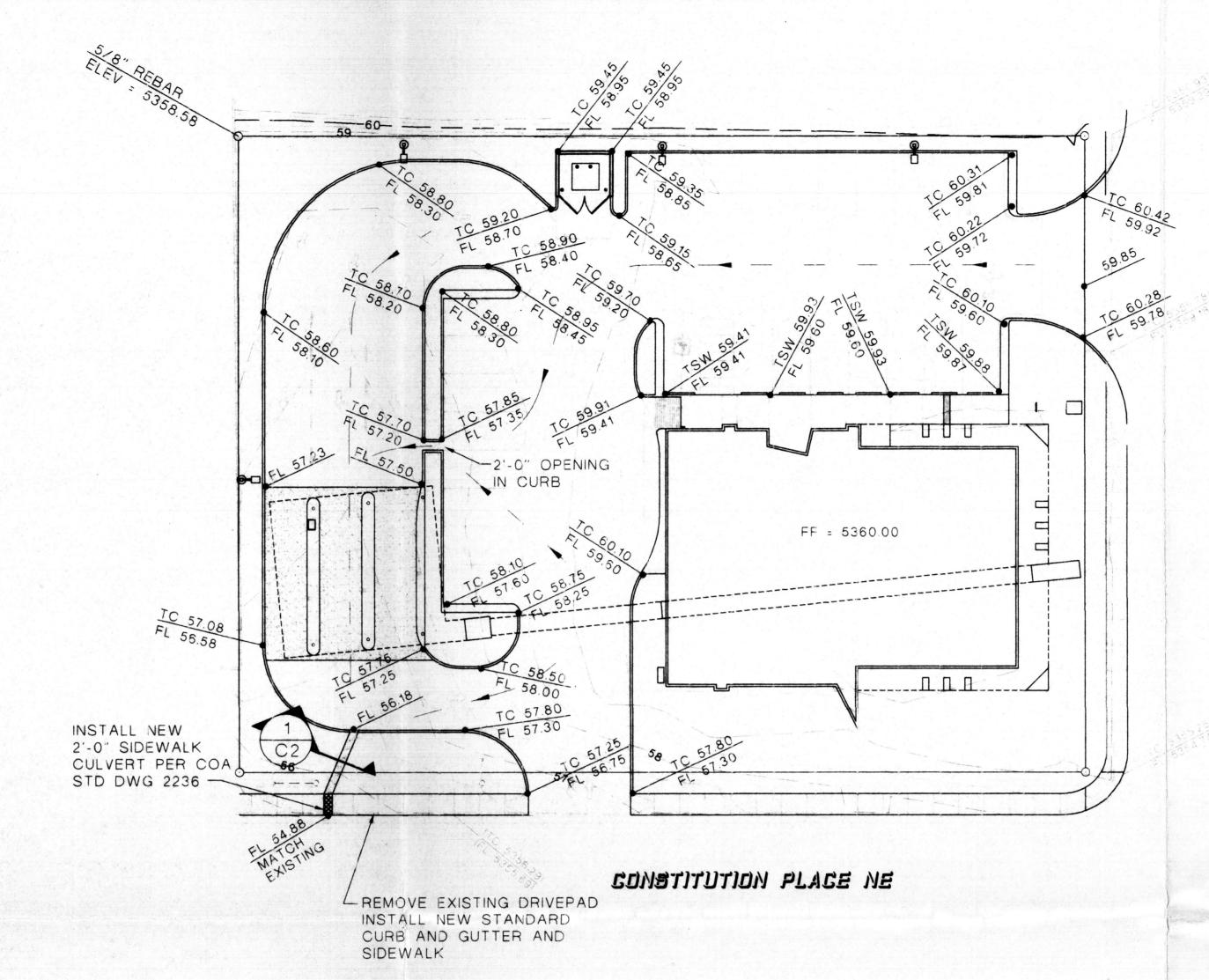


Design Narrative

THE SITE FOR THE FIRST FEDERAL BANK BUILDING IS CURRENTLY OCCUPIED BY A VACANT BUILDING AND ASPHALT PARKING LOT. THE EXISTING BUILDING WILL REMAIN, THE PARKING LOT WILL BE RESURFACED AND ADDED LANDSCAPING WILL BE INTRUDUCED TO THE SITE TO ACCOMMODATE THE 15% LANDSCAPING REQUIRED BY THE CITY OF ALBUQUERQUE.

THE SITE IS DESCRIBED AS THE SOUTHEAST CORNER OF TRACT A. REPLAT OF A PORTION OF THE EAST END ADDITION CONTAINING 0.69 ACRES. THE EXISTING SITE WAS GRADED TO DRAIN INTO CONSTITUTION PLACE N.W. WITH AN EXISTING 100YR FLOW OF 3.34 CFS. THE RUNOFF WILL BE DESCREASED TO 3.08 CFS WITH THE DEVELOPMENT OF THE PROPERTY. THERE ARE NO OFF-SITE FLOWS DRAINING INTO THE PROPERTY, AND THE PROPERTY IS NOT WITHIN A 100YR DESIGNATED FLOOD ZONE.



Legal Description

Southeast corner of Tract A, Replat of a protion of the East End Addition, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

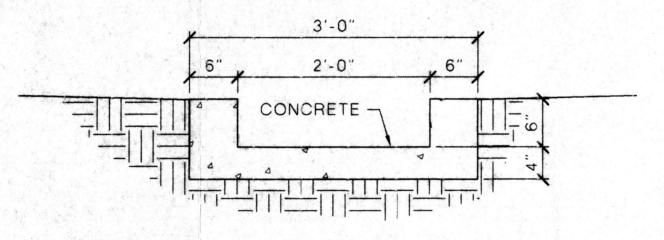
UPC Number 1019-058-521-209-420-16

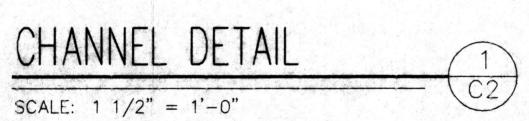
Drainage Calculations First Federal Bank - Hydrology Calculations

DPM - Section 22.2 Volume 2, January 1993

Precipitation Zone	3		The second secon	
100 Year Storm Depth, P (360)	2.6			
Treatment Area	A	В	T C	T D
Excess Precipitation Factors	0.66	0.92	1.29	2.36
Peak Discharge Factors	1.87	2.60	3.45	5.02
Land Treatment Area	Ac	res	Existing	Proposed
Type "D" (Roof)			0,64	0.53
Type "C" (Unpayed Poadway)		parantarian da santarian da sant Santarian da santarian da santar	0.00	0.00

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0,64	0.53
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.05	0.16
Type "A" (Undeveloped)		0.00	0.00
Total (Acres)	and the second	0.69	0.69
Excess Precipitation(in)		2.26	2.03
Volume (100), cf		5649.73	5074.74
Volume (10),cf		3785.32	3400.08
Q (100), cfs		3.34	3.08
Q (10), cfs		2.24	2.06





NOTICE TO CONTRACTOR

- 1. AN EXCAVATION/CONSTRUCTION FERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
- 3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL DESTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER CR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

Legend

	EXISTING CONTOUR
.	DIRECTION OF FLOW
\bullet (XX.XX)	EXISTING SPOT ELEVATION
• XX.XX	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE

TOP OF SIDEWALK

SO-19 FORM

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

TSW

- O ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PR OR TO
- S BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED:
- O IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURE AND GUTTER,
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND AFPROVED PRIOF TO FINAL ACCEPTANCE.

APPROVALS	ENGINEERS	DATE	
A.C.E. /DESIGN			
INSPECTOR			
A.C.E./FIELD			

Notes

SAWCUT ALL ASPHALT AT NEW CURB LINE AND NEW CONCRETE.

Benchmark

A.C.S. 1-J19 X = 408, 155.58Y=1,489,816.57Elevation = 5320.05 (NGVD 29)

Local Benchmark

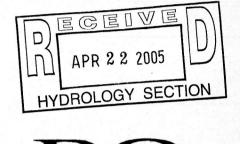
THE LOCAL BENCHMARK FOR THIS PROJECT IS THE NORTHWEST CORNER OF PROPERTY BEING A 5/8" REBAR

ELEV = 5358.58

Engineer's Statement

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location

MARTIN J. GARCIA, NMPE # 11767



ABQ Engineering, Inc.

· Engineers · Planners · Construction Services 6739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109 505-255-7802 FAX 505-255-7902

ABQ Project Number: 24160



Scale 1" = 20'

First Federal Bank

1301WYOMINGBLVD.NE ALBUQUERQUE, NEW MEXICO



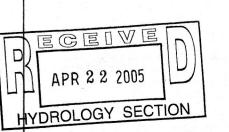
1600 rio grande nw albuquerque new mexico 87104 5 0 5 2 4 6 0 8 7 0 fax 505 246 0437

GRADING PLAN

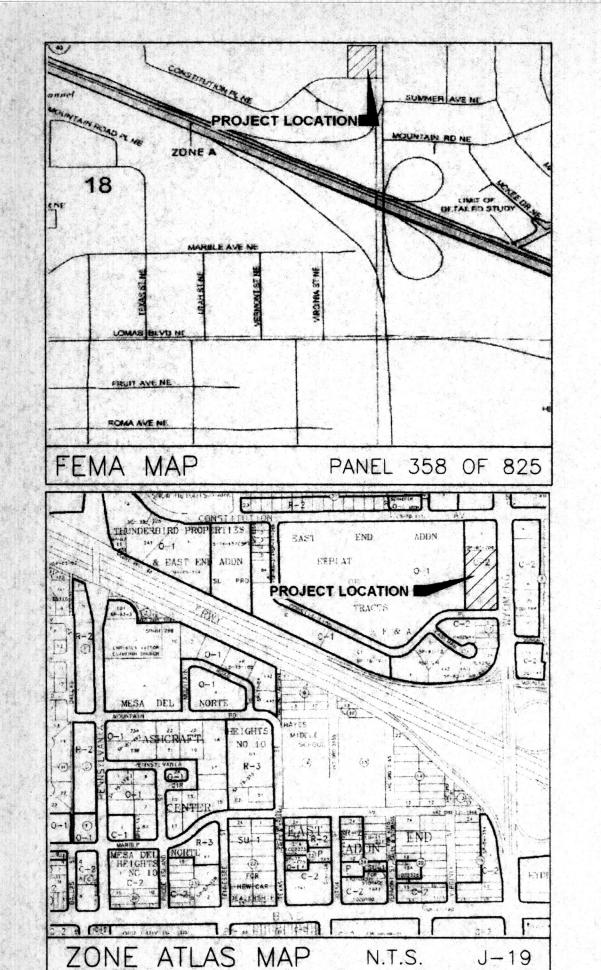
REVISIONS

ARCHITECT

ENGINEER



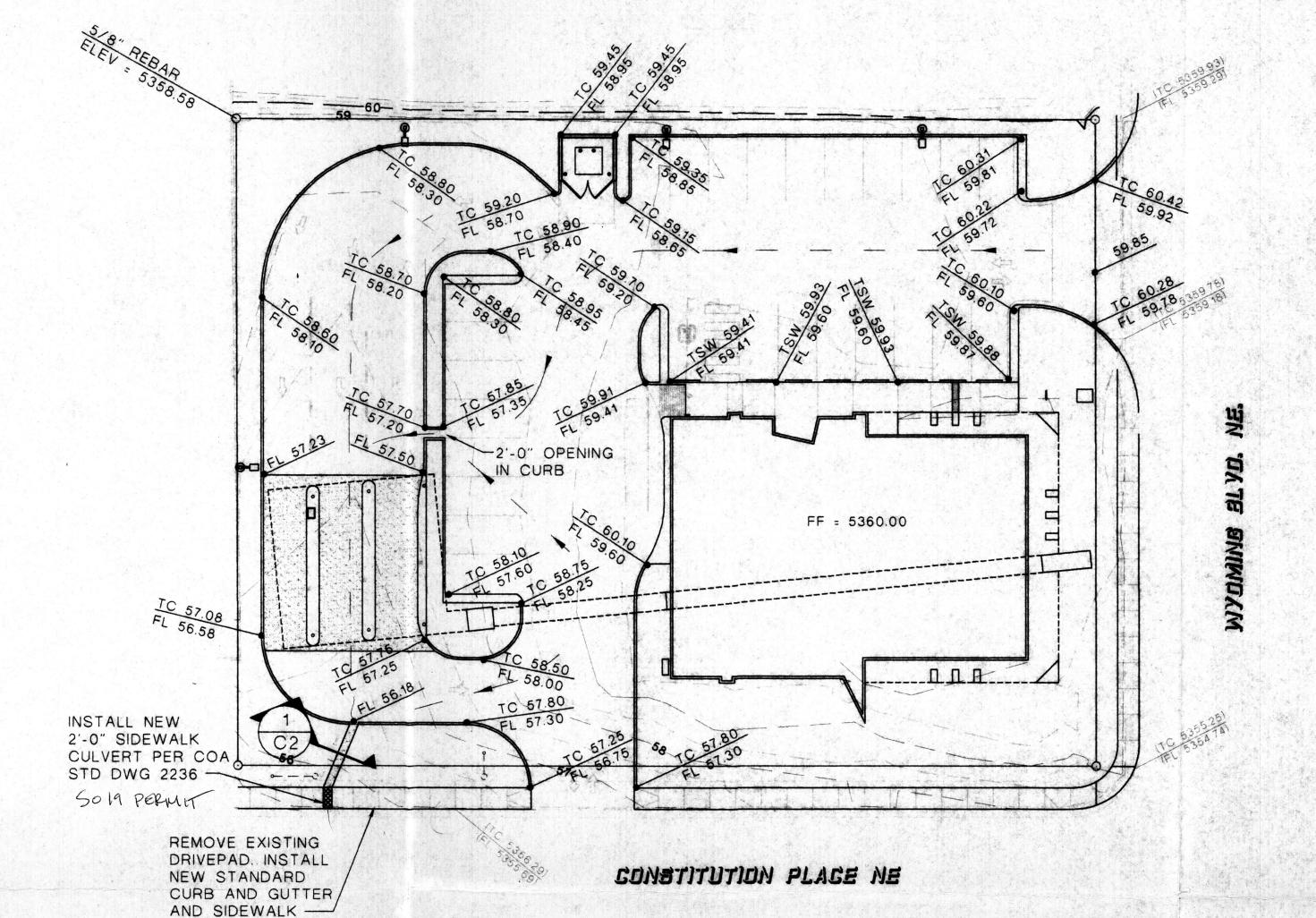
DATE 04-20-05



Design Narrative

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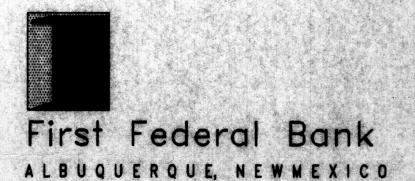
Notes

SAWCUT ALL ASPHALT AT NEW CURB LINE AND NEW CONCRETE.

ABQ

Engineering, Inc.

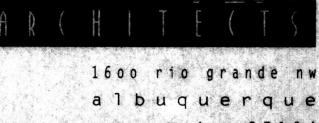
· Engineers · Planners · Construction Services 6739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109 505-255-7802 FAX 505-255-7902



ABQ Project Number: 24160

8801 Jefferson NE Albuquerque NM

Scale 1" = 20"



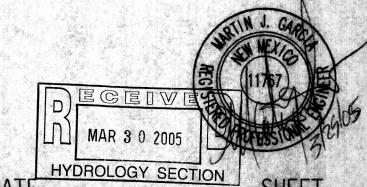
albuquerque new mexico 87104 505 246 0870 fax 505 246 0437

GRADING PLAN

REVISIONS

ARCHITECT

ENGINEER



3-29-05

Legal Description

Southeast corner of Tract A, Replat of a protion of the East End Addition, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

UPC Number 1019-058-521-209-420-16

Drainage Calculations First Federal Bank - Hydrology Calculations DPM - Section 22.2

Volume 2, January 1993

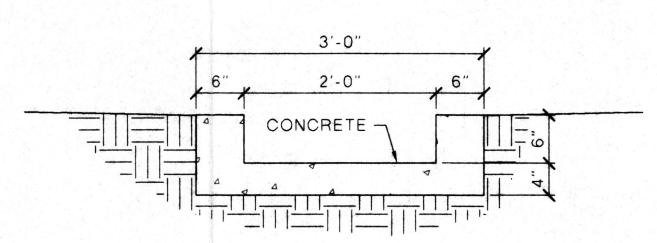
Precipitation Zone

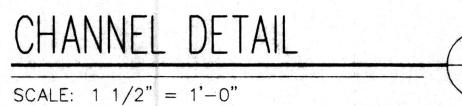
Treatment Area

100 Year Storm Depth, P (360)

Excess Precipitation Factors	0.66	0.92 🗸	1.29 🗸	2.36
Peak Discharge Factors	1.87~	2.60	3.45 ~	5.02
Land Treatment Area	Acre	es	Existing	Proposed
Type "D" (Roof)			0.64	0.53
Type "C" (Unpaved Roadway)			0.00	0.00
Type "B" (Irrigated Lawns)			0.05	0.16
Type "A" (Undeveloped)			0.00	0.00
Total (Acres)	744		0.69	0.69
Excess Precipitation(in)			2.26	2.03
Volume (100), cf			5649.73	5074.74
Volume (10), cf			3785.32	3400.08
Q (100), cfs			3.34	3.08
Q (10), cfs			2.24	2.06

2.6





Legend

EXISTING CONTOUR

DIRECTION OF FLOW \bullet (XX.XX) EXISTING SPOT ELEVATION •XX.XX PROPOSED SPOT ELEVATION

TOP OF CURB

FLOW LINE TOP OF SIDEWALK TSW

Benchmark

A.C.S. 1-J19 X=408,155.58 Y=1,489,816.57 Elevation = 5320.05 (NGVD 29)

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