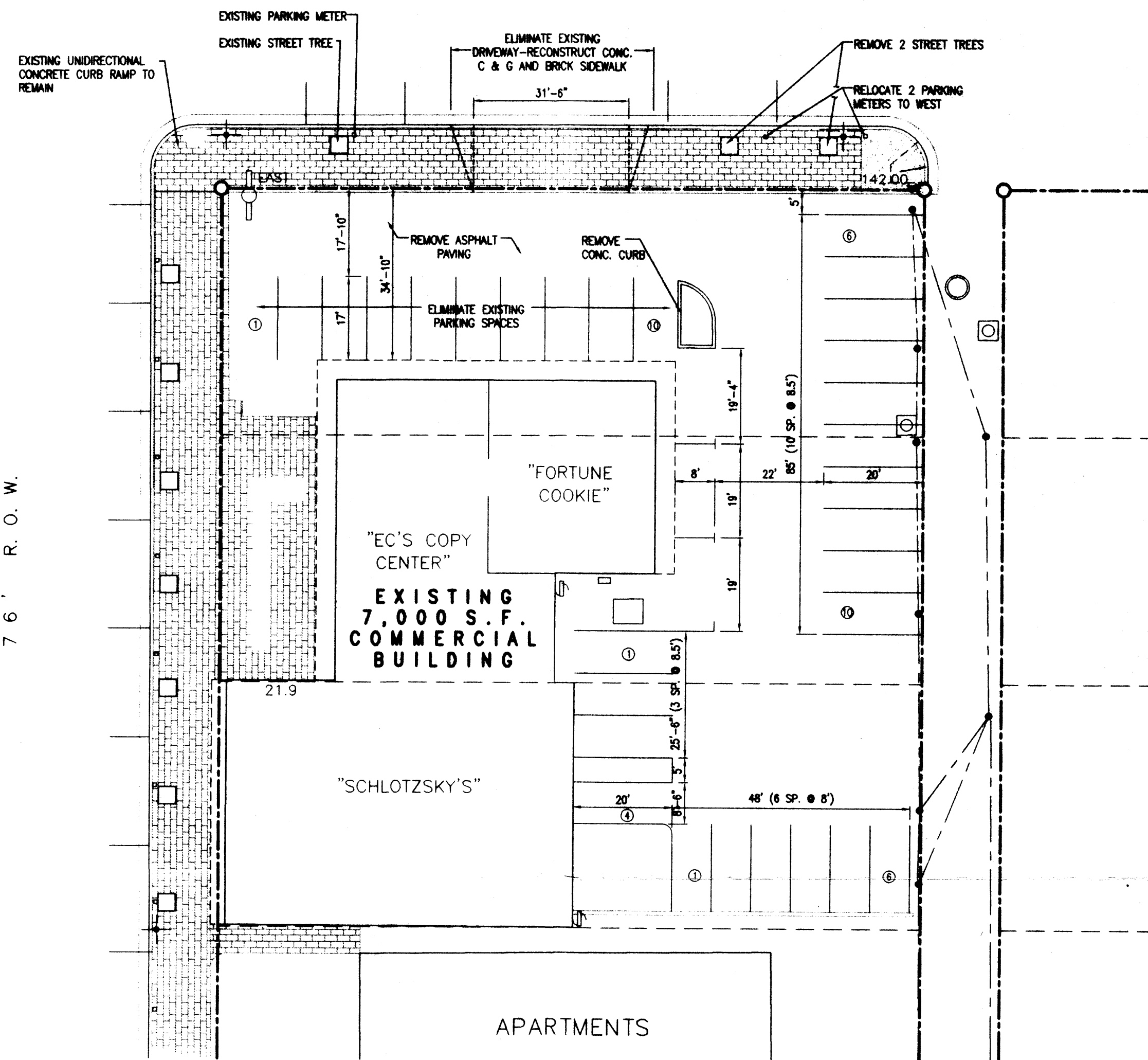


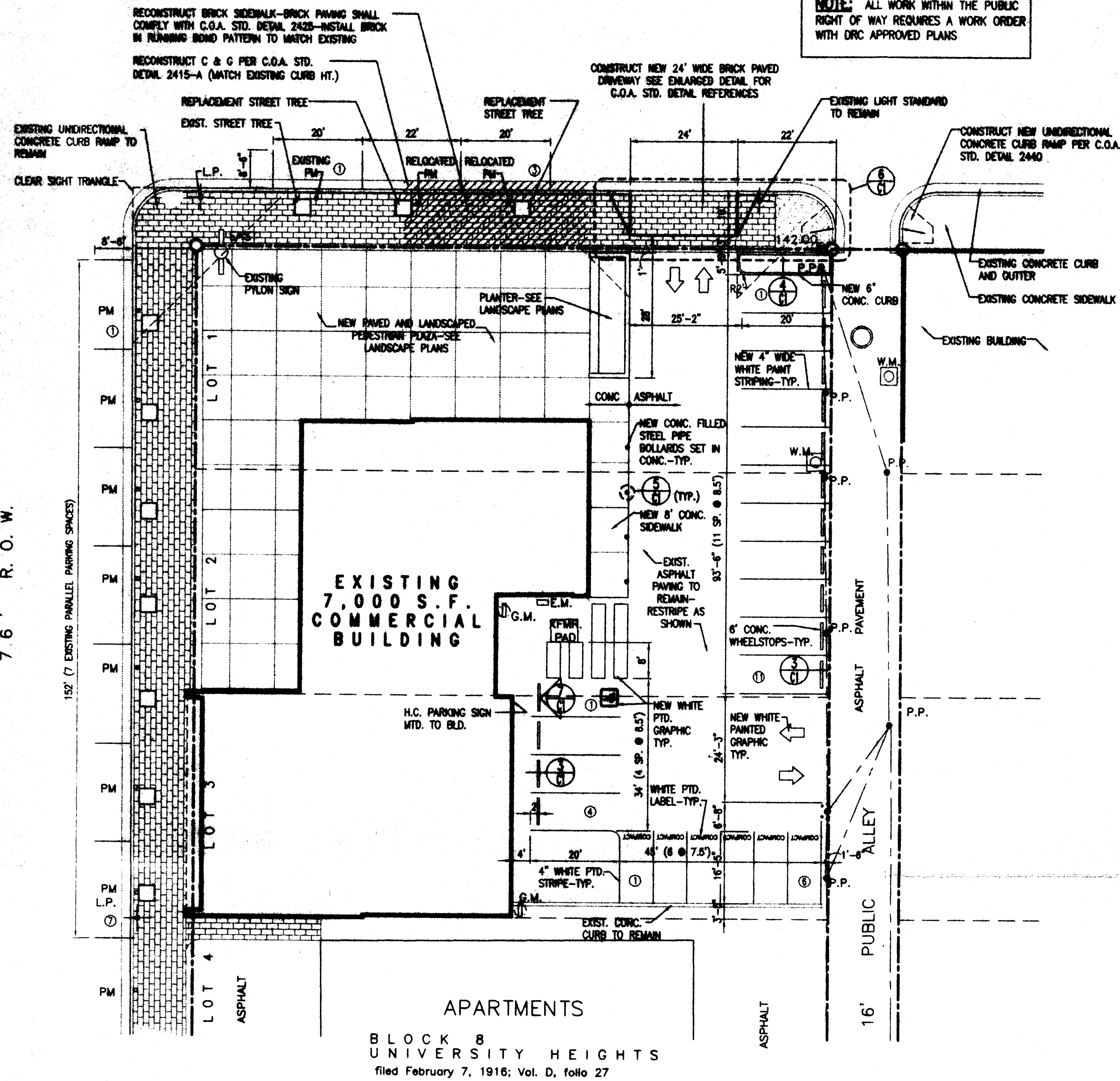
CENTRAL AVENUE
100' R.O.W.

HARVARD DRIVE
76' R.O.W.



EXISTING/DEMO SITE PLAN
1" = 20'-0"

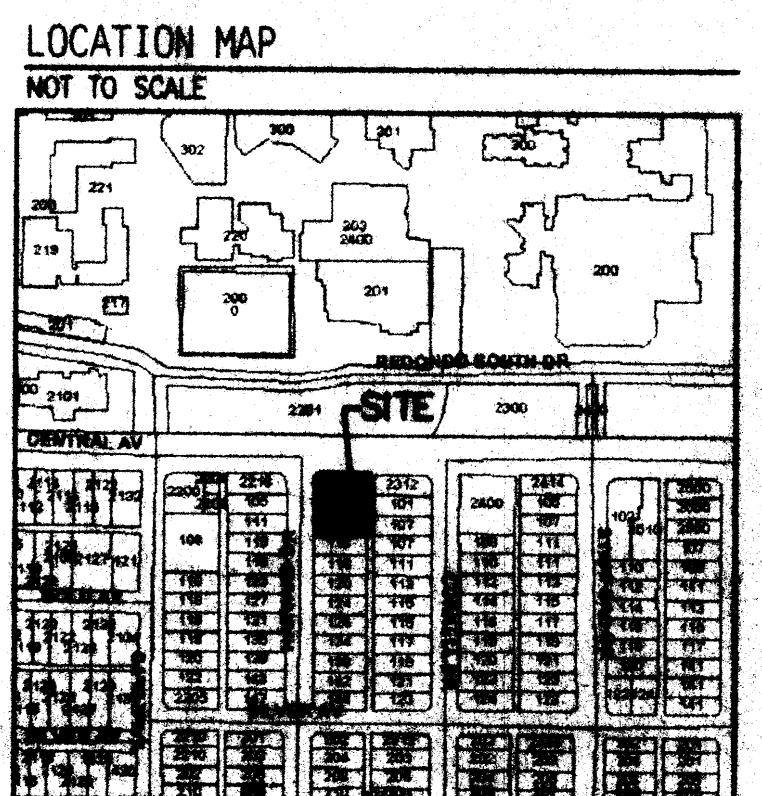
CENTRAL AVENUE
100' R.O.W.



TCL SITE PLAN
1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 4/17/04

PROJECT DATA:
LOCATION: 2300 CENTRAL AVENUE SE
ALBUQUERQUE, NM
ZONE ATLAS PAGE: K16
LEGAL DESCRIPTION: LOTS 1, 2, AND 3 OF
BLOCK 8 OF UNIVERSITY HEIGHTS SUBDIVISION
UPC NUMBER: 101005704429732716
ZONING: SU 2 - UC
PROJECT: BUILDING RENOVATION AND
PARKING LOT REMODEL
SITE AREA: 21,342 S.F. (0.48 AC)
GROSS BUILDING AREA (EXISTING): 7,000 S.F.
EXTERIOR PATIO/PLAZA AREA: 4,500 S.F.
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-M
SEISMIC ZONE: 2B
APPLICABLE CODE: '97 UBC, UPC, UMC, UFC-'98 NEC
REQUIRED PARKING: 21 SPACES
UNIV. HIGH. UC ZONE: 1 SP. REQ'D. / EA. 300 S.F.
(10% REDUCTION FOR BUS ROUTE) 23.3-23.3 = 21
PROVIDED PARKING: 21 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE



NOTE: THESE DRAWINGS ARE FOR EXTERIOR BUILDING
SHELL RENOVATION ONLY. PLANS AND WORK FOR
TENANT FINISHES AT EACH SUITE WILL BE PERFORMED
UNDER SEPARATE PERMIT(S).

2300 CENTRAL AVENUE SE
ALBUQUERQUE, NM
BUILDING RENOVATION

JIS
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

TCL SITE PLAN
EXISTING/DEMO SITE PLAN
SITE DETAILS
REVISIONS:

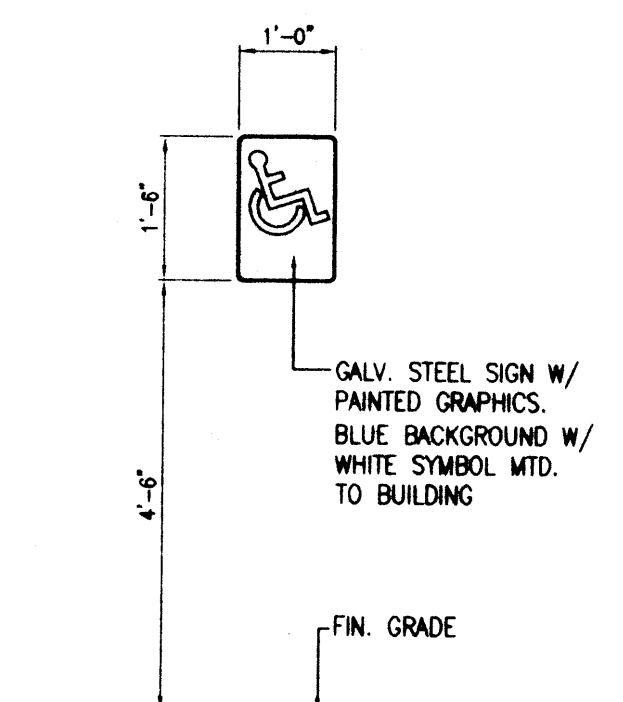
RECEIVED
APR 15 2004
HYDROLOGY SECTION

ARCHITECT:
[Signature]
NO. 3076
4-13-04
REGISTERED ARCHITECT

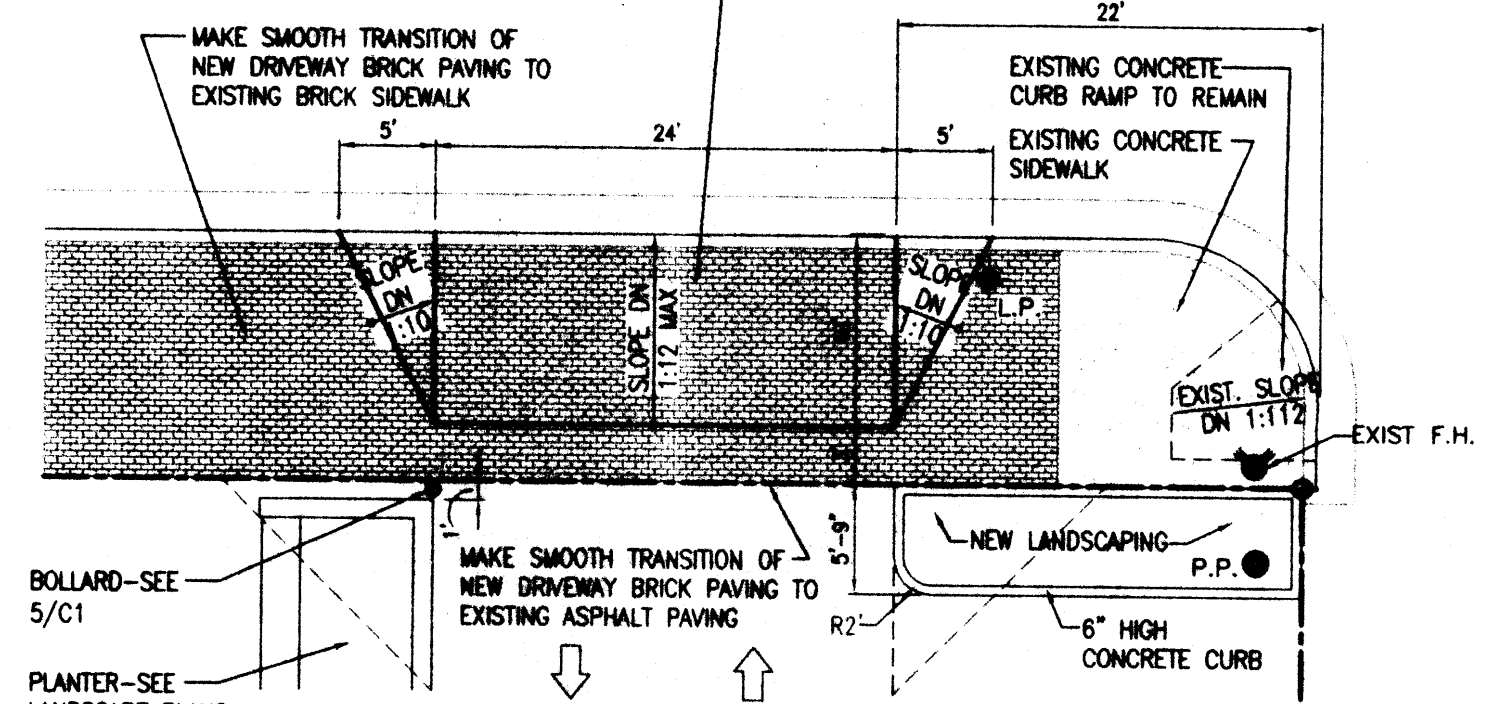
ENGINEER:

DATE:
4-13-04

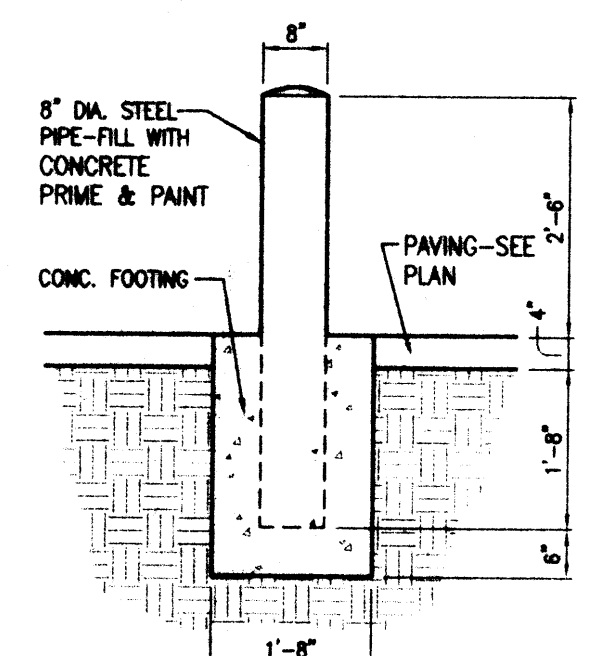
SHEET:
C1



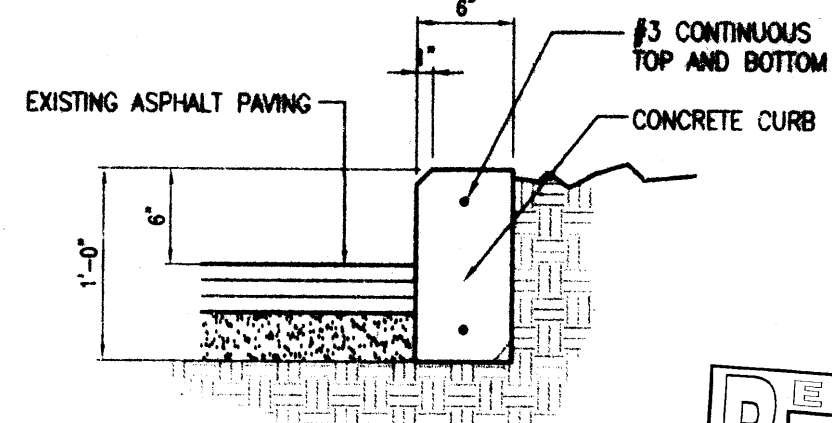
H.C. PARKING SIGN
1/2" = 1'-0"



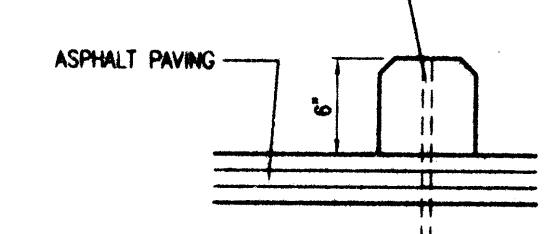
ENLARGED DRIVEWAY PLAN
1" = 10'-0"



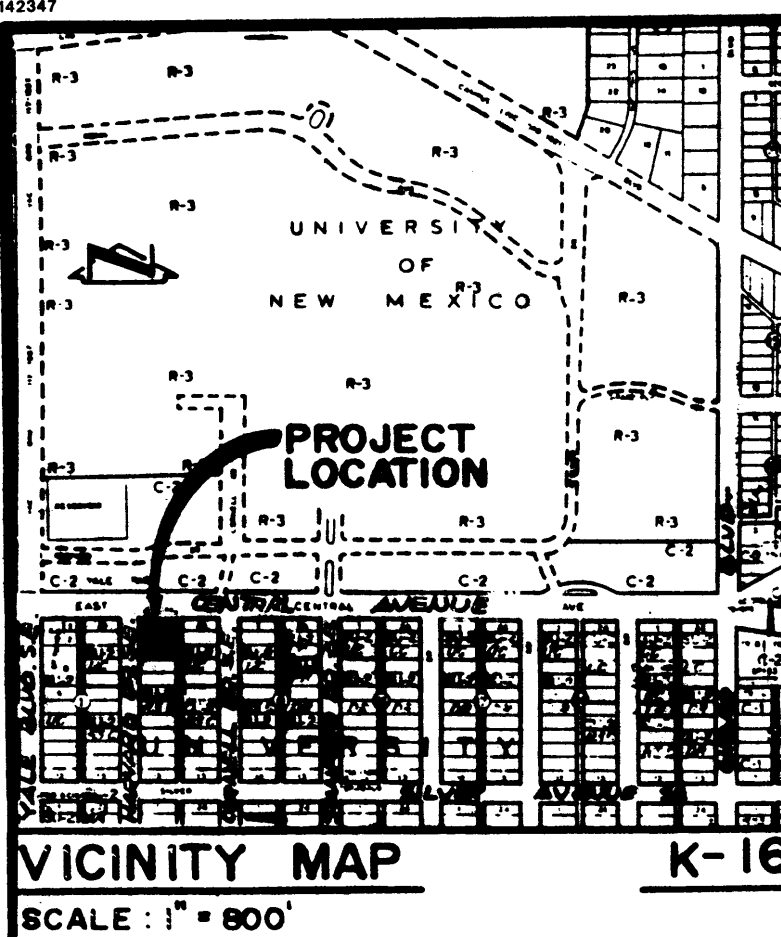
STEEL PIPE BOLLARD
1" = 1'-0"



WHEEL STOP
1" = 1'-0"



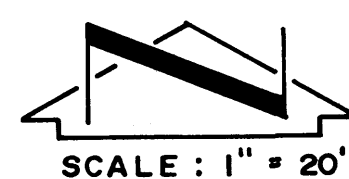
WHEEL STOP
1" = 1'-0"



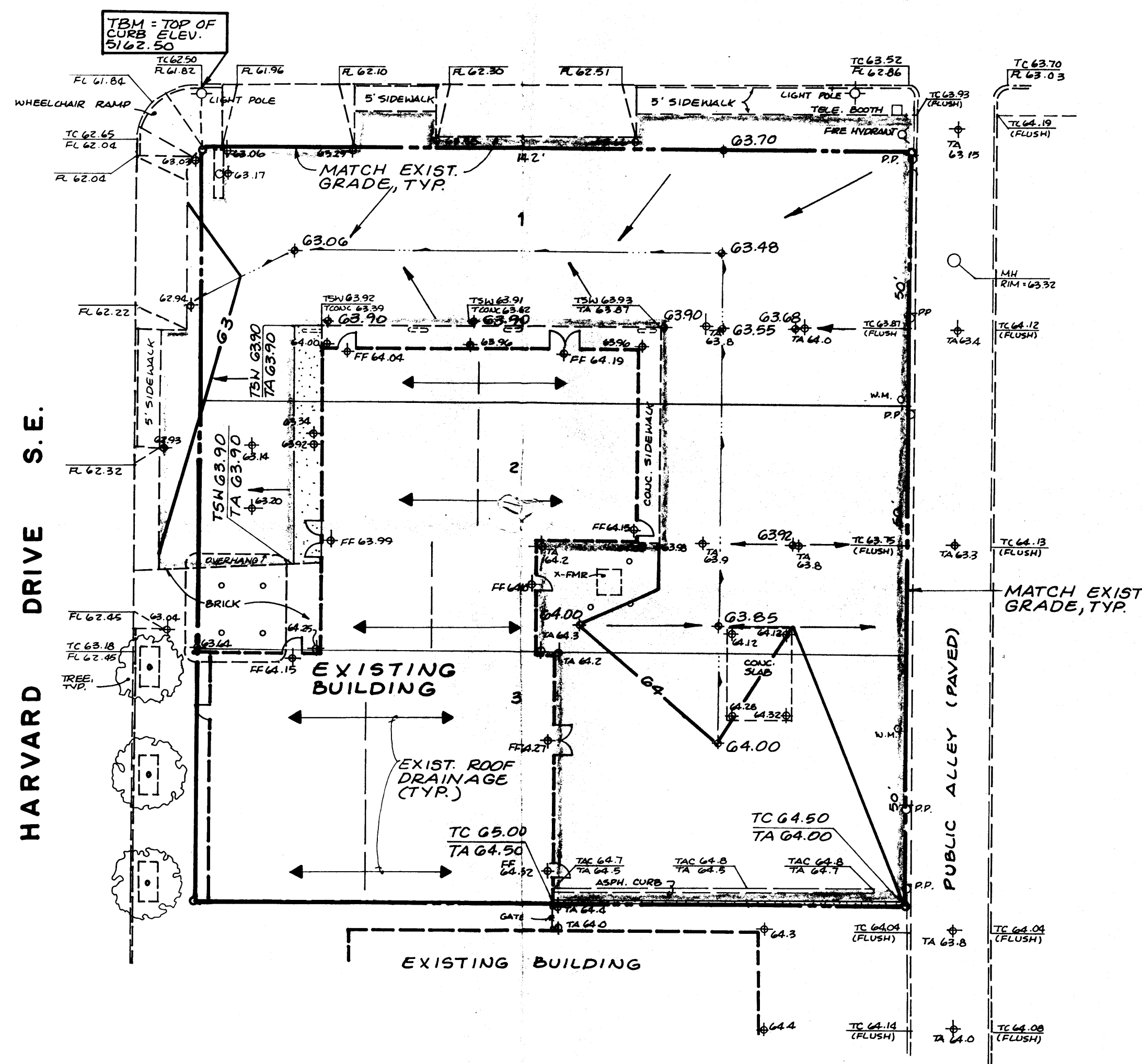
PROJECT BENCHMARK
 STA. 15 A STANDARD ACS BRASS TABLET STAMPED "6-K16 1974 ACS". STATION IS SET IN A CONCRETE CYLINDER BLOCK IN THE GROUND. STA. 15 IS LOCATED AT THE INTERSECTION OF CENTRAL AVE. & YALE BLVD. S.E. STA. 15 IS LOCATED AT THE EAST MEDIAN OF THE INTERSECTION, CLOSE TO THE NOSE.
 ELEVATION = 5161.699 FEET (M.S.L.D.)
T.B.M.
 TOP OF CURB ELEVATION LOCATED 12 FEET ± NORTH OF THE NORTH WEST PROPERTY CORNER AS SHOWN ON THE DRAWING BELOW.
 ELEVATION = 5162.50 FEET (M.S.L.D.)
LEGAL DESCRIPTION
 LOTS 1, 2 & 3, BLOCK 8, UNIVERSITY HEIGHTS ADDITION

LEGEND

- ◆ EXISTING SPOT ELEVATION
- ◆ PROPOSED SPOT ELEVATION
- G4 — PROPOSED CONTOUR
- PROPOSED FLOW PATTERN
- EXISTING FLOW LINE
- PROPOSED FLOW LINE
- NEW CONCRETE
- NEW ASPHALT PAVING
- TA TOP OF ASPHAT
- TC TOP OF CURB
- TSH TOP OF SIDEWALK



CENTRAL AVENUE S.E.



DRAINAGE PLAN

The following items concerning the 2300 Central Avenue S.E. Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, the site is located at the southeast corner of the intersection of Central Avenue and Harvard Drive S.E. The site is presently developed and exists as Lots 1, 2, and 3, Block 8, of the University Heights Addition.

As stated above, this is an existing site which is already fully developed. The surrounding area is also predominantly developed making this a modification to an existing site within an infill area. The purpose of the project is to reconstruct the existing paving on the site to promote positive drainage and to repair/replace sections of deteriorated paving. In order to best accomplish this task, the entire paving on the site will be removed and replaced. The Paving Site Plan which precedes this plan addresses the removal and replacement of the paving.

The Grading Plan shows 1) existing grades indicated by spot elevations, 2) proposed grades indicated by spot elevations and contours at 1'± intervals, 3) the limit and character of the existing improvements, 4) the limit and character of the proposed improvements, and 5) continuity between existing and proposed grades. As shown by these plans, the project consists of the removal and replacement of existing paving. At present, the site discharges its runoff to Harvard Drive S.E. and Central Avenue S.E. Under the regrading of the paved areas, developed runoff will continue to discharge to these adjacent public rights-of-way. This proposed modification to the site will not affect the impervious nature of the site.

The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The peak discharge of runoff has been calculated using the Rational Method while the SCS Method has been used to quantify the volume of runoff generated. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, coupled with the Mayor's Emergency Rule adopted January 14, 1986. Due to the fact that the surface characteristics of the site will not be changed by the proposed project, the existing and developed conditions are identical. Consequently, there is no change in the quantities or rate of runoff generated by this site.

Offsite flows do not appear to impact this site due to its proximity to improved public rights-of-way. The property to the south, an existing apartment building, appears to discharge to both the alley and Harvard Drive S.E.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
 Plate 31: Cu - Out and Fill Land
 Hydrologic Soil Group: A
 Permeable CN = 54 (DPM Plate 22.2 C-2
 Pasture or Range Land: fair condition)

Time of Concentration/Time to Peak

$T_c = 0.0078 L^{0.77} / S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10 \text{ min.}$

Point Rainfall

$P_6 = 2.26 \text{ in.}$ (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$

where C varies
 $i = P_6 (6.48) T_c^{-0.51} = 4.78 \text{ in/hr}$
 $P_6 = 2.26 \text{ in.}$ (DPM Plate 22.2D-1)
 $T_c = 10 \text{ min. (minimum)}$
 $A = \text{area, acres}$

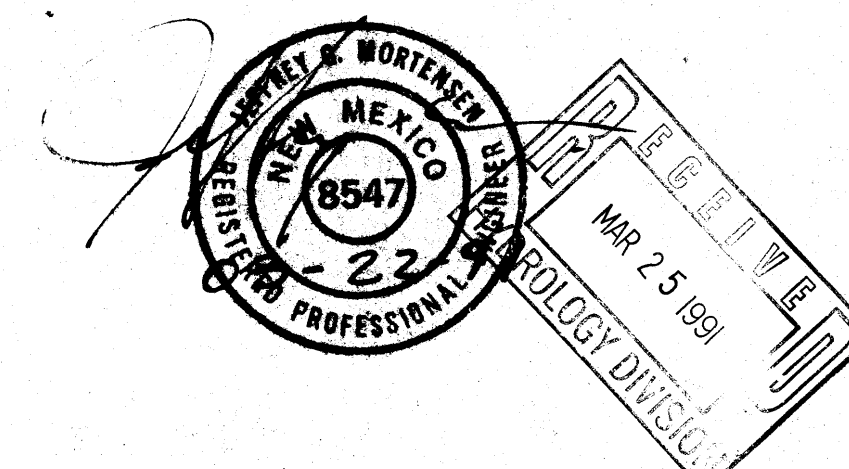
SCS Method

Volume: $V = 3630(DRO)A$

Where DRO = Direct runoff in inches
 $A = \text{area, acres}$

Existing and Developed Conditions

Atotal = 21,300 sf = 0.49 Ac
 Roof area = 6,700 sf (0.31)
 Paved area = 14,600 sf (0.69)
 Landscaped area = -0- sf (-0-)
 $C = 0.93$ (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = 0.93(4.78)(0.49) = 2.2 \text{ cfs}$
 $\% \text{ impervious} = 100 \%$
 Composite CN = 98 (DPM Plate 22.2 C-2)
 DRO = 2.1 in (DPM Plate 22.2 C-4)
 $V_{100} = 3630 (DRO)A = 3735 \text{ cf}$



DESIGNED BY	J.G.M.	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	S.G.H.					910201
APPROVED BY	J.G.M.					DATE
						03-1991
						SHEET
						2 OF 2