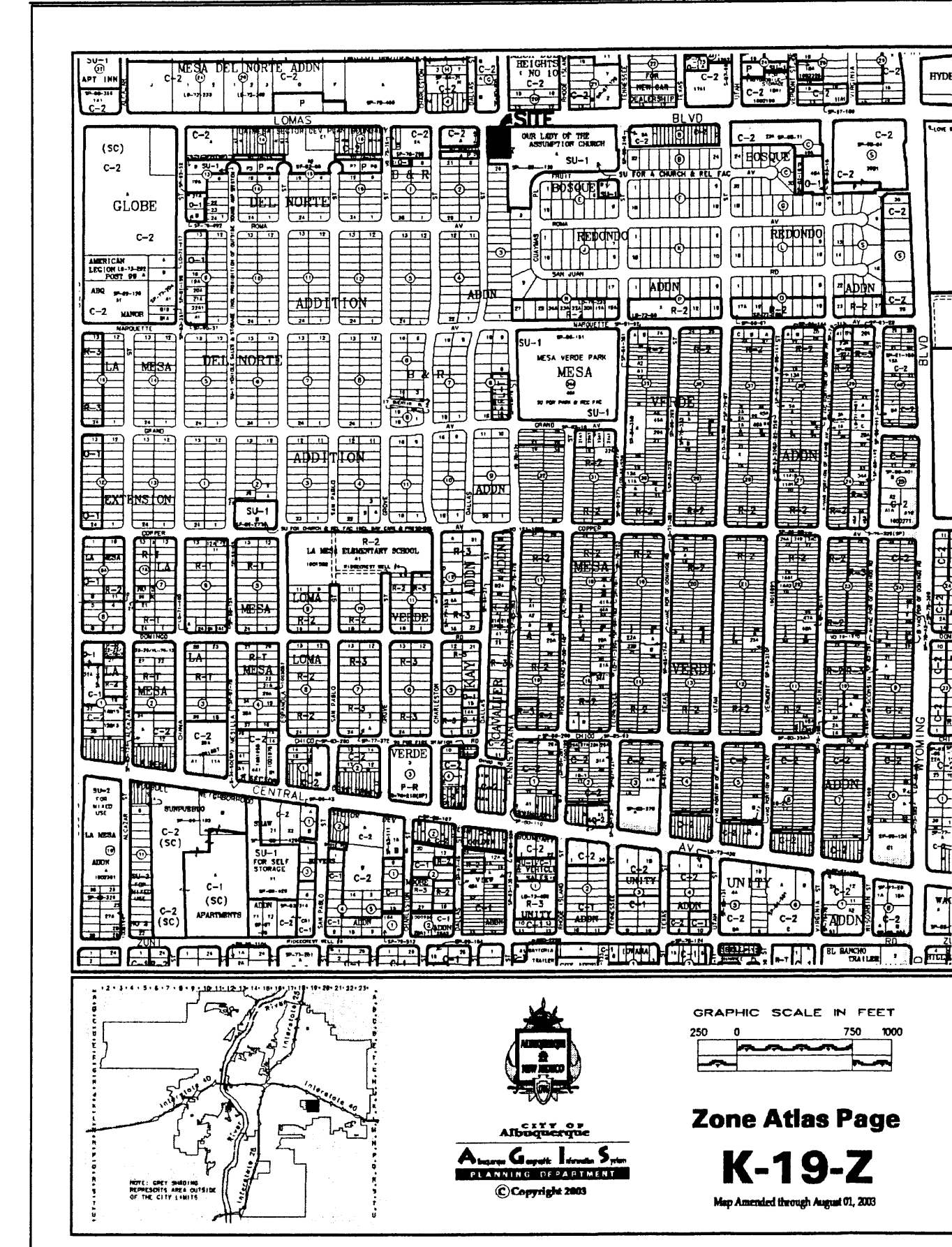


VICINITY MAP (K-19-Z)



LEGEND

- WV WATER VALVE
- WM WATER METER
- MH SANITARY SEWER MANHOLE
- SAS SANITARY SEWER DROP
- W WATER TAP
- IRR IRRIGATION CONTROL VALVE
- TS TRAFFIC SIGNAL / BOX
- PP POWER POLE
- ANCH ANCHOR
- LP LIGHT POLE
- TREE, CALIPER NOTED
- SPOT ELEVATION
UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO ASPHALT SURFACE
- EA EDGE OF ASPHALT
- EA EDGE OF ASPHALT
- TC TOP OF CURB / CONCRETE
- FL FLOWLINE
- BSW BACK OF SIDEWALK
- CHAIN LINK FENCE
- CONCRETE BLOCK WALL
- RR TIE LANDSC. RETAINER
- OVERHEAD POWER LINE
- EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- EXISTING CONTOURS @ 1 FT. INTERVALS
- PROPOSED CONTOURS @ 1.0' INTERVALS
- PROPOSED SPOT ELEVATION
- FLOW LINE
- PROPOSED RETAINER
- TC TOP OF CONCRETE
- FL FLOW LINE
- TSW TOP OF SIDEWALK
- RIM RIM OF MANHOLE

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

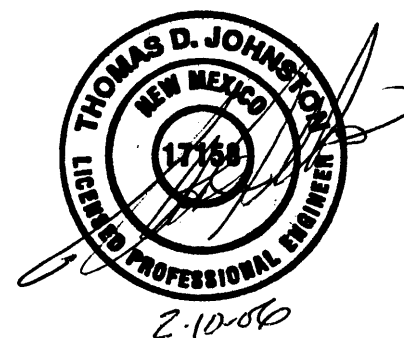
CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

DRAINAGE CERTIFICATE

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated April 11, 2005. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on February 9, 2006 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for final 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 of its accuracy before using it for any other purpose.

Thomas D. Johnston, NMPE 17158



7900 LOMAS BOULEVARD NE
(100' R.O.W.)

BENCH MARK

BENCH MARK IS ACS MONUMENT "1-40-6" LOCATED ON THE OVERPASS ON PENNSYLVANIA STREET, NE WITH INTERSTATE 40.
NGVD 1929 ELEVATION: 5330.03

OFFSITE FLOW INFORMATION

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS NEGLIGIBLE.

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO NORTH AND SOUTH PARKING LOTS VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

LEGAL DESCRIPTION / FLOOD NOTE

Lots numbered Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Tract lettered "A", in Block numbered Three (3) of the B & R ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 8, 1946, in Volume C1, folio 169.

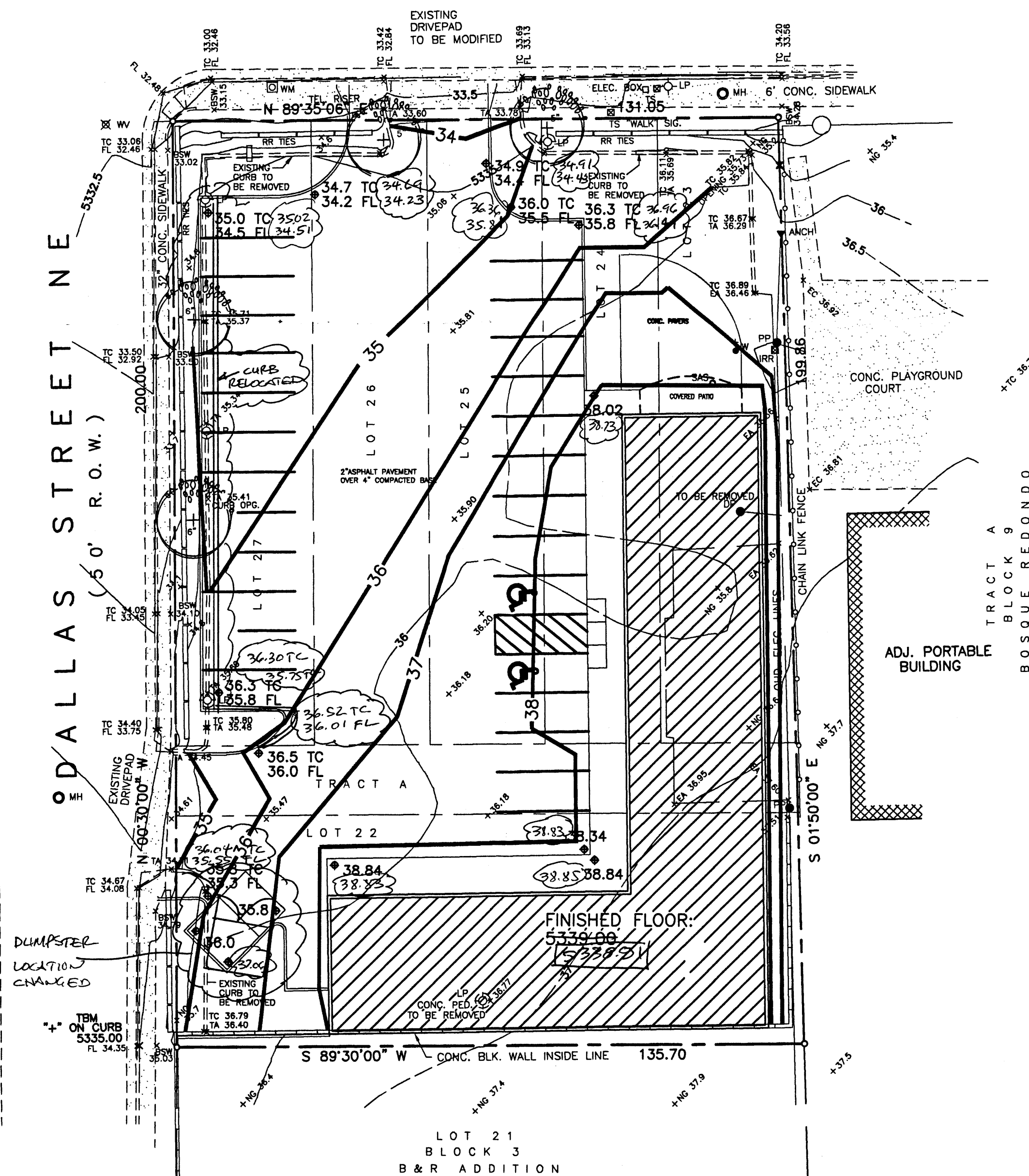
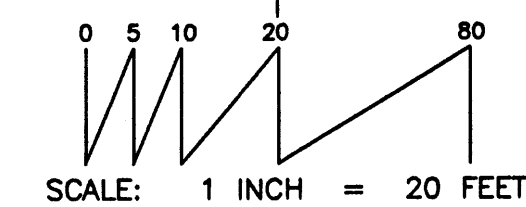
The above described property is located within Zone A0 (Depth 1'). Community Panel No. 350002 0358 E, dated November 19, 2003, and is located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only. Rights-of-way of adjoining Lomas Boulevard and Dallas Street lie within Zone A0, subject to 1'-ft. flood depths.

DRAINAGE CONCEPT:

THIS SITE CURRENTLY FREE DISCHARGES TO LOMAS BLVD., NE AND DALLAS STREET, NE, DEPENDING ON LOCATION WITHIN THE SITE. THE PROPOSED DRAINAGE CONCEPT IS TO CONTINUE TO FREE DISCHARGE DRAIN TO LOMAS AND DALLAS. THE NORTHERN 1/2 OF THE SITE WILL DISCHARGE TO LOMAS BLVD. NE VIA SHEET FLOW TO AN EXISTING DRIVE APRON OPENING. THE SOUTHERN 1/2 OF THE SITE WILL DRAIN TO DALLAS STREET NE VIA SURFACE DRAINAGE THROUGH AN EXISTING DRIVE APRON OPENING. BUILDING ROOF DRAINAGE WILL BE CONVEYED TO THE PARKING LOT VIA ROOF GUTTERS AND DRAINS. LOCATIONS OF ROOF DRAINS ARE IDENTIFIED WITHIN THE ARCHITECTURAL PLAN SET. ALL LANDSCAPE ISLANDS WILL BE RECESSED TO ACCOMMODATE RAINWATER HARVESTING DURING RAIN EVENTS.

NOTE:

SITE IS LOCATED WITHIN A ZONE (A0) DEPTH 1 FOOT FEMA FLOOD ZONE (SHEET FLOW). ALL PERIMETER BLOCK WALLS SHALL CONTAIN WEEP HOLES TO ALLOW CURRENT SHEET FLOW TO PASS THROUGH TO DISCHARGE INTO CITY OF ALBUQUERQUE RIGHT OF WAY SO AS NOT TO IMPEDE HISTORIC FLOWS FROM ADJACENT PROPERTIES. EVERY OTHER BLOCK AT THE BASE OF THE WALL SHALL BE TURNED SO AS TO ALLOW HISTORIC FLOWS TO PASS THROUGH.



DRAINAGE DATA

THIS SITE LIES WITHIN PRECIPITATION ZONE 3

Condition	Storm Return Period, Table 4 (Years)	Treatment Type	Treatment Area (sq. ft.)	Excess Precip. Table A-8 (in.)	Peak Runoff Table A-9 (cfs/ac)	Runoff Volume (cu. Ft.)	Runoff Rate (cfs)
EXISTING	100	A	0	0.66	1.87	0.0	0.00
		B	0	0.92	2.60	0.0	0.00
		C	2,761	1.29	3.45	296.8	0.22
		D	23,900	2.36	5.02	4,700.3	2.75
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	0	0.36	1.19	0.0	0.00
		C	2,761	0.62	2.00	142.7	0.13
		D	23,900	1.50	3.39	2,987.5	1.86
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	0	0.92	2.60	0.0	0.00
		C	5,408	1.29	3.45	581.4	0.43
		D	21,252	2.36	5.02	4,179.6	2.45
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	0	0.36	1.19	0.0	0.00
		C	5,408	0.62	2.00	279.4	0.25
		D	21,252	1.50	3.39	2,656.5	1.65
TOTAL (EXT)	100					4,997.1	3.0
	10					3,130.2	2.0
TOTAL (DEV)	100					4,760.9	2.9
	10					2,935.9	1.9

FLOW RATE DECREASES OF 0.1 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL DECREASE BY 236 CUBIC FEET FOR THE 100-YEAR STORM & 194.3 CUBIC FEET FOR THE 10-YEAR STORM.

NOTE: A NET DECREASE IN THE AMOUNT OF RUNOFF IS PREDICTED DUE TO THE ADDITION OF LANDSCAPE ISLANDS ON A SITE THAT DOES NOT CURRENTLY HAVE LANDSCAPING.

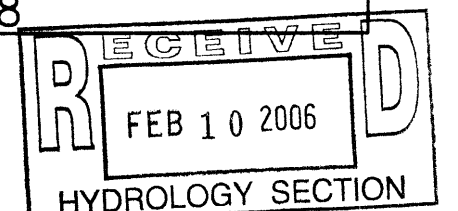
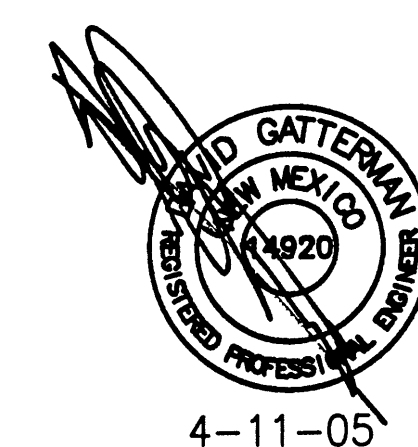
I, DAVID GATTERMAN, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON DECEMBER 18, 2004, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

DAVID GATTERMAN, NMPE NO. 14920

DRAINAGE AND GRADING PLAN
7900 LOMAS BOULEVARD, NE

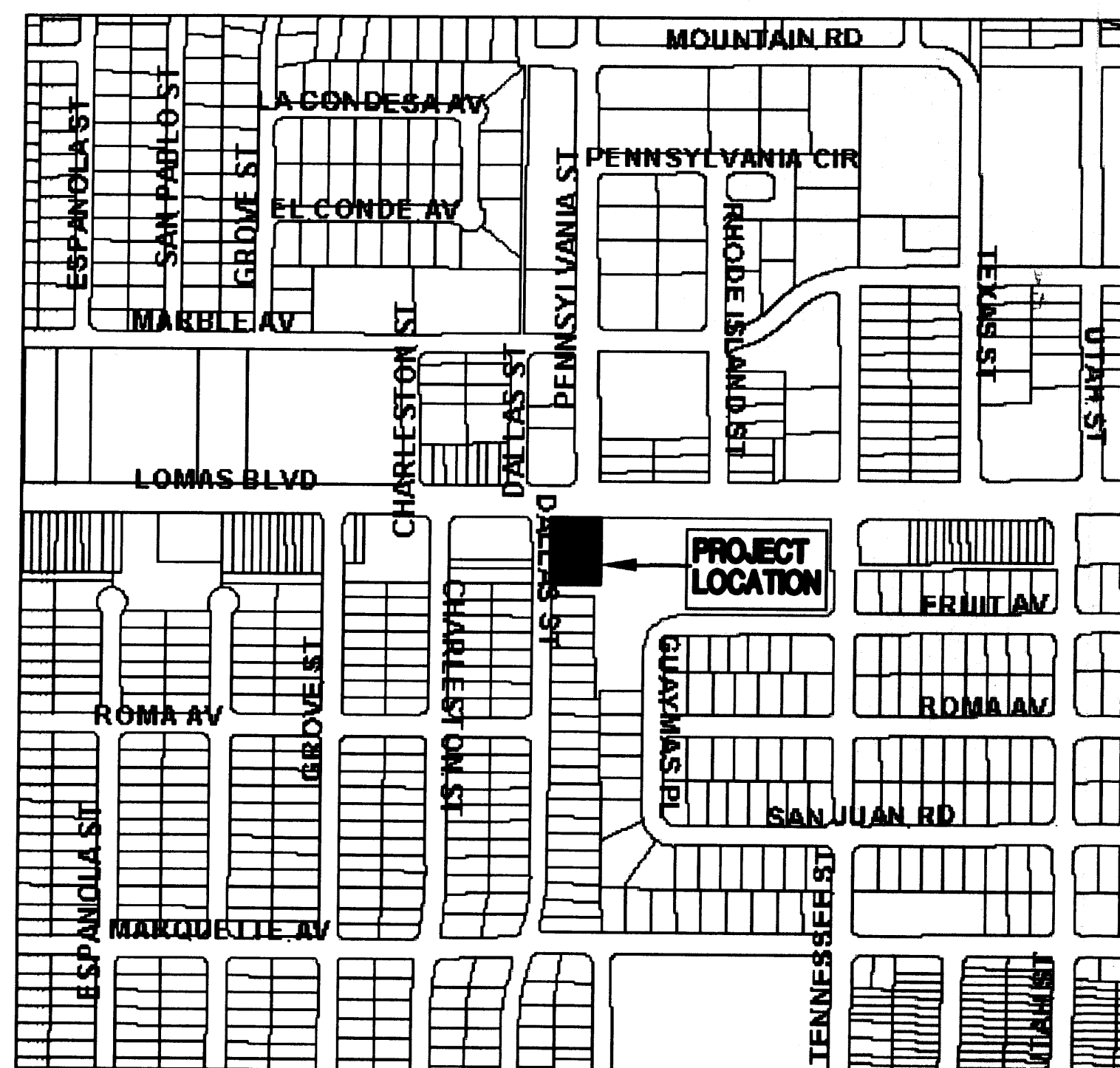
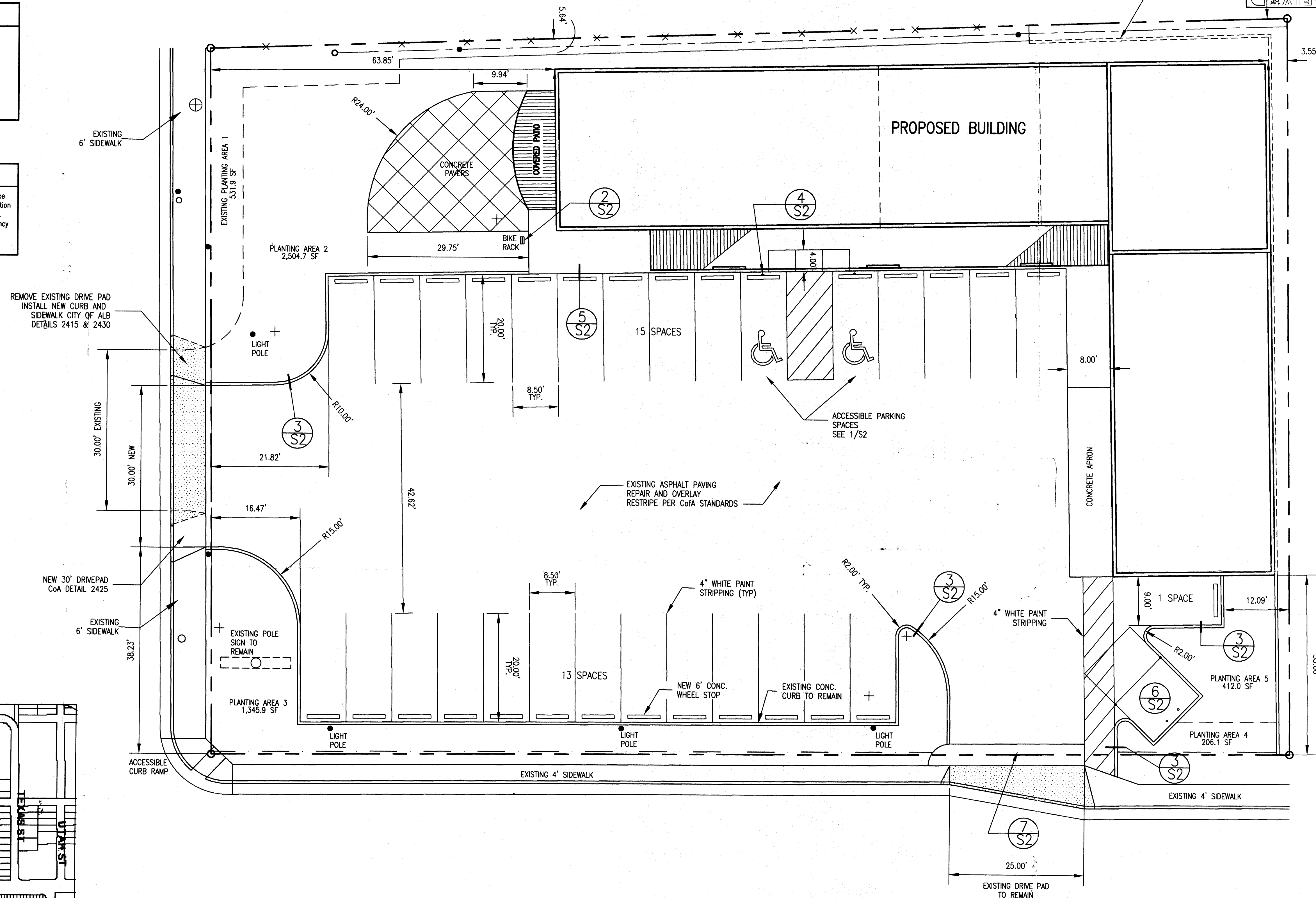
FOR: A TOUCH OF GLASS

TGC ENGINEERING, INC. (505)266-7256
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108
Fax: (505) 255-2887



LOWER FLOOR	5925 SF/200 SF =	30 SPACES
UPPER FLOOR	900 SF/300 SF =	3 SPACES
		<u>33</u>
LESS 10% BUS ROUTE CREDIT		<u>4 SPACES</u>
TOTAL REQUIRED		29 SPACES
TOTAL PROVIDED		29 SPACES

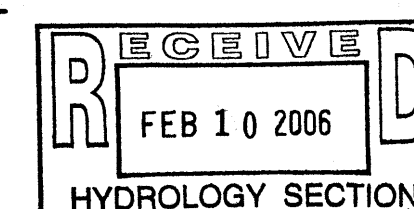
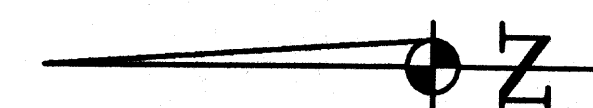
As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.



1 S1

TRAFFIC CIRCULATION PLAN

SCALE: 1" = 10'-0"



**TRAFFIC CIRCULATION LAYOUT
APPROVED**

KSDZ 12/14/04
Signed Date

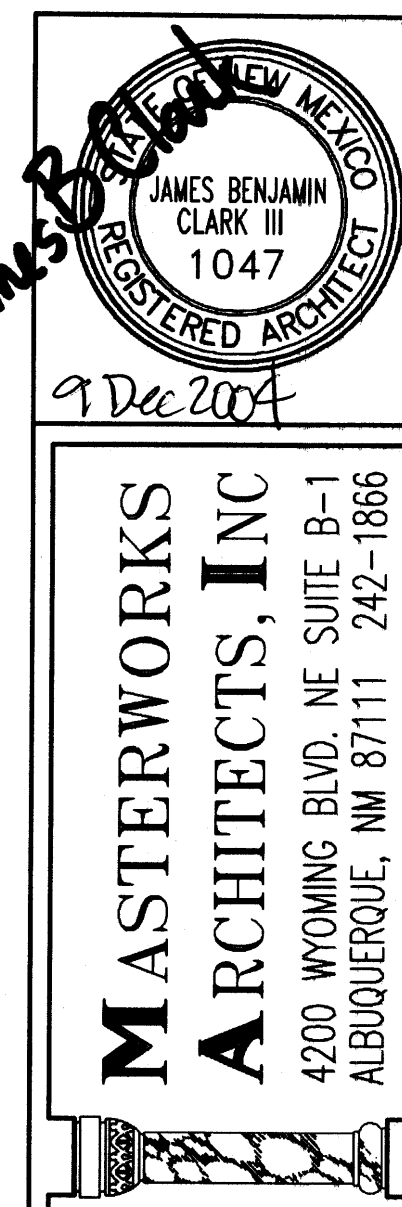
**Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.**

NEW OFFICE AND TENANT SPACES FOR
A TOUCH OF GLASS
7900 LOMAS RD NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT PLAN

SHEET

S1
OF 11



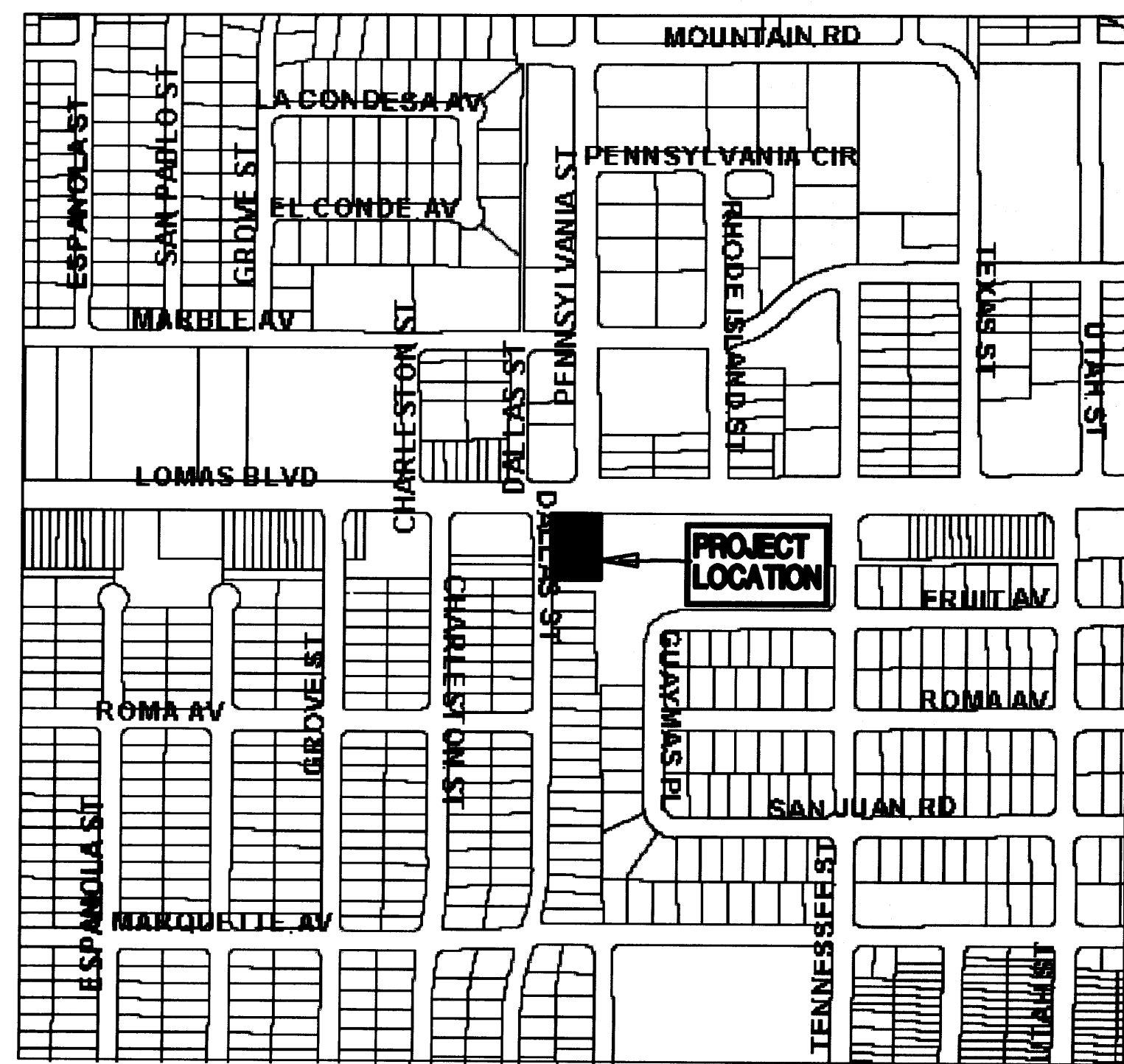
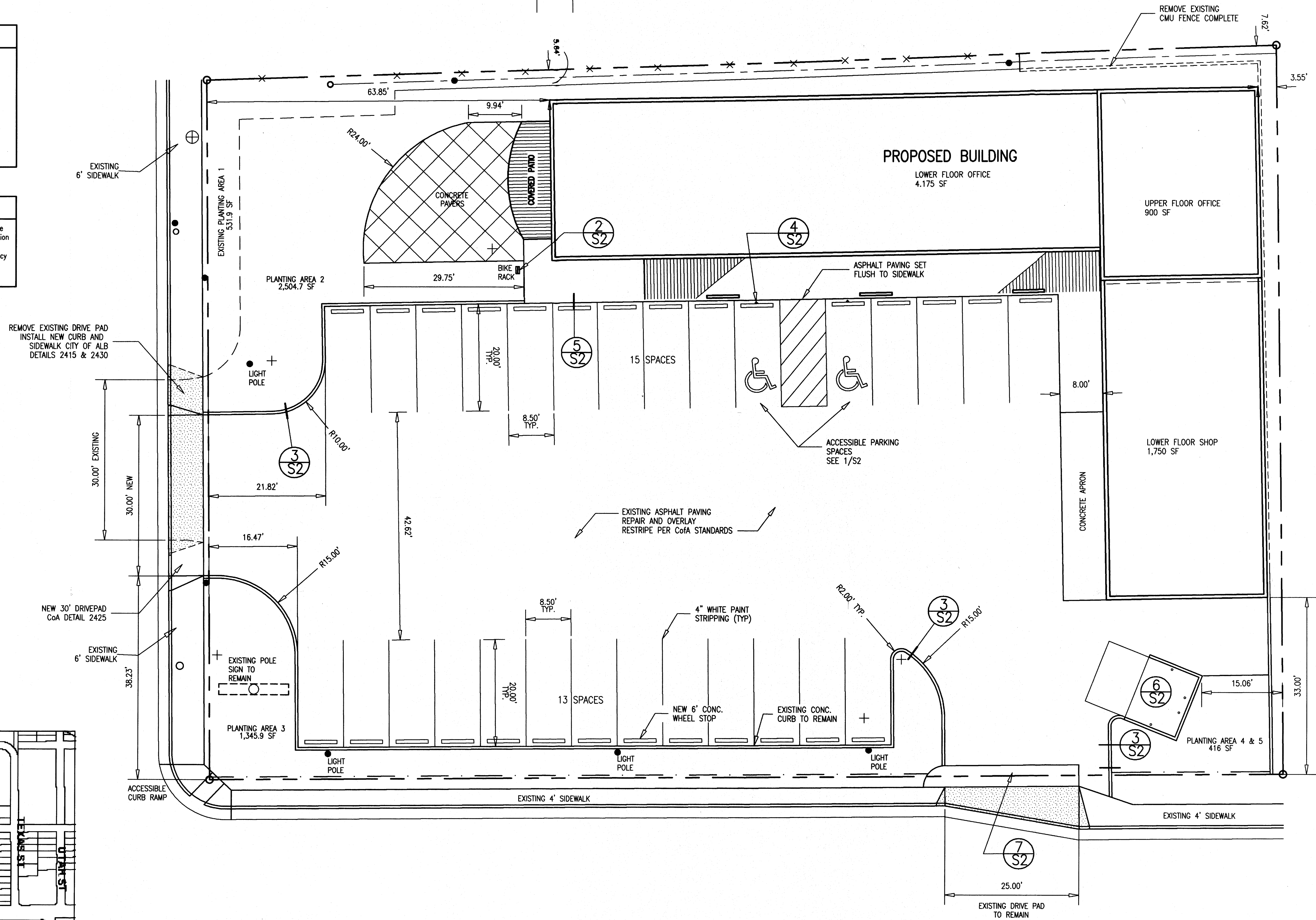
FILE # 0451 SITE
06 DEC 04

PARKING CALCULATIONS:

LOWER FLOOR		
OFFICE	4175 SF/200 SF =	21 SPACES
SHOP	1750 SF @ 1 SPACE/3 EMPLOYEES =	2 SPACES
UPPER FLOOR	900 SF/300 SF =	3 SPACES
LESS 10% BUS ROUTE CREDIT		26
TOTAL REQUIRED		23 SPACES
TOTAL PROVIDED		28 SPACES

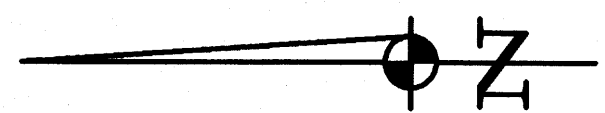
TRAFFIC CIRCULATION PLAN

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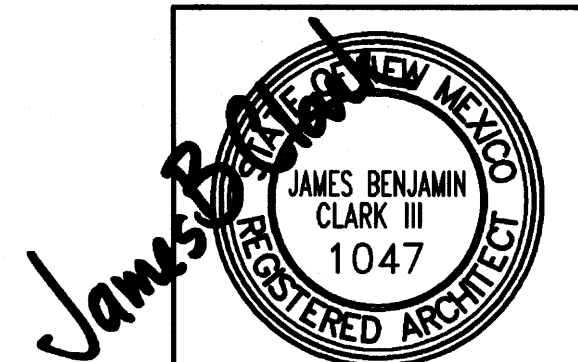
1 TRAFFIC CIRCULATION PLAN

SCALE: 1" = 10'-0"



2 VICINITY MAP

NO SCALE



MASTERWORKS ARCHITECTS, INC
4200 WYOMING BLVD, NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

FILE # 0451SITE
06 DEC 04
REV: 10 FEB 06

NEW OFFICE AND TENANT SPACES FOR
A TOUCH OF GLASS
7900 LOMAS RD NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION
LAYOUT PLAN

SHEET

S1
OF 1

