

UTILITY LEGEND

- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- CENTERLINE MONUMENT
- ⊙ WATER METER
- WV WATER VALVE
- ⊛ FIRE HYDRANT
- Ⓣ TELEPHONE MANHOLE

PAVEMENT LEGEND

- CONCRETE
- ▨ COLORED CONCRETE
- CONCRETE PAVERS
- ASPHALT PAVEMENT
- LANDSCAPE PLANTER AREAS (NO HATCH)

GENERAL NOTES

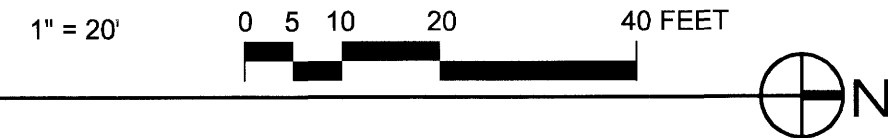
- [A] CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS OF EXISTING SEWER STUBS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR CONNECTION OF NEW WASTE SYSTEM.
- [B] ALL WATER METERS & WATER SERVICE SYSTEMS SHALL BE INSTALLED AS PER C.O.A. UTILITY DEVELOPMENT STANDARDS & REQUIREMENTS.
- [C] ALL SEWER, WATER & GAS PIPING SYSTEMS SHALL BE INSTALLED AS PER '97 MECHANICAL CODE REQUIREMENTS.
- [D] P.N.M. SHALL PROVIDE PRIMARY ELECTRIC SERVICE & TRANSFORMER AS WELL AS GAS PIPE TO BUILDING SERVICE METERS.

KEYED NOTES

- [1] EXISTING VACANT WATER METER BOX WITH 1-1/2" SERVICE CAPACITY. PROVIDE ONE CITY WATER METER.
- [2] FIND EXISTING 6" SEWER STUB INSIDE LOT LINE. SEE C.O.A. AS-BUILT DATABASE FOR COMPLETE INVERT INFORMATION.
- [3] This note left open
- [4] EXTEND 1 1/2" WATER SERVICE MAIN TO RISER & PROVIDE GATE VALVE INSIDE BUILDING SUITE. SEE TENANT FLOOR PLANS FOR RISER & GATE VALVE LOCATION.
- [5] CONNECT NEW SEWER SYSTEM TO EXISTING 6" STUB.
- [6] PROVIDE DOUBLE CLEANOUT AT SEWERLINE EXIT FROM BUILDING. SET AT FINISH GRADE WITH 8" MIN. CONCRETE APRON.
- [7] GAS METER LOCATION PROVIDE 2 METERS, ONE SYSTEM FOR EACH OF TWO SUITES. EXTEND GAS PIPE THROUGH WALL AT METER AND ROUTE WITHIN WALL FRAME OR CLOSET TO ROOFTOP. LOCATE DISTRIBUTION PIPE LINES INSIDE OF MECHANICAL SCREEN BOUNDARY. GAS PIPE SIZE AS PER MECHANICAL CONTRACTOR.
- [8] ELECTRIC & TELEPHONE EXTERIOR EQUIPMENT LOCATION. EXTEND ALL DISTRIBUTION CONDUIT BELOW SLAB TO INTERIOR SUITE PANELS.

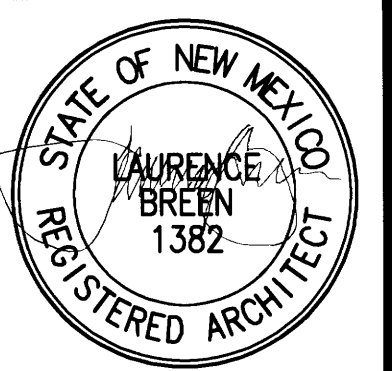
SITE UTILITIES PLAN

SCALE: 1" = 20'



Planning

Little & Dranttel Office Building
 Journal Center 2, Lot 11a
 7430 Washington St. NE
 ALBUQUERQUE, NM 87109



SHEET TITLE:
SITE UTILITIES PLAN

JOB NUMBER:
0348

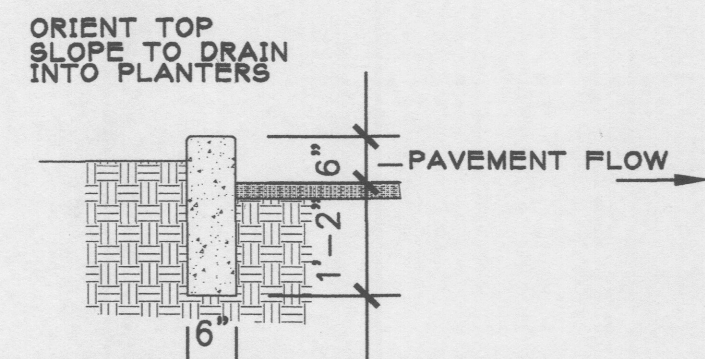
DATE:
5/12/04

REVISIONS	DATE
A.R.C. PHASE 1	3/26/04
A.R.C. PHASE 2	4/28/04
DRB	5/12/04

SHEET:
UT-1.1
29 OF 30

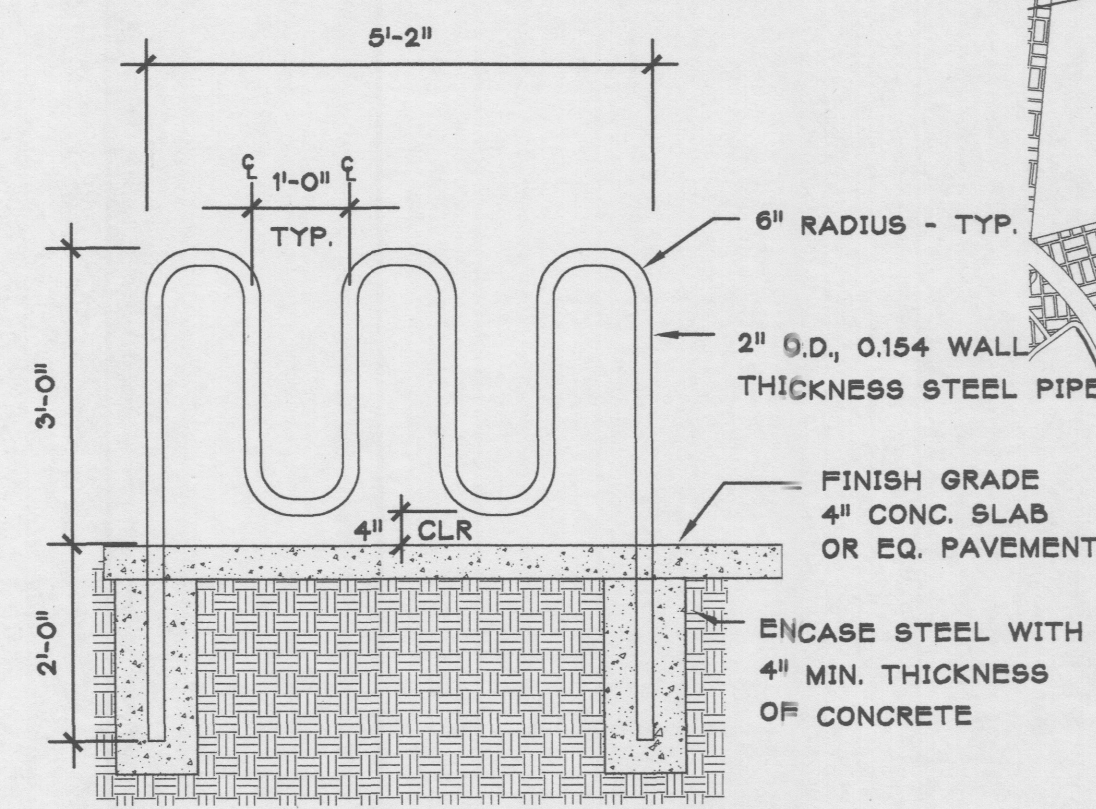
DORMAN and BREEN
 LAURENCE BREEN A.I.A.
 SANTA FE, NM 505-982-9196

R+B
 RICHARD DORMAN F.A.I.A.
 ALBUQUERQUE, NM 505-299-5940



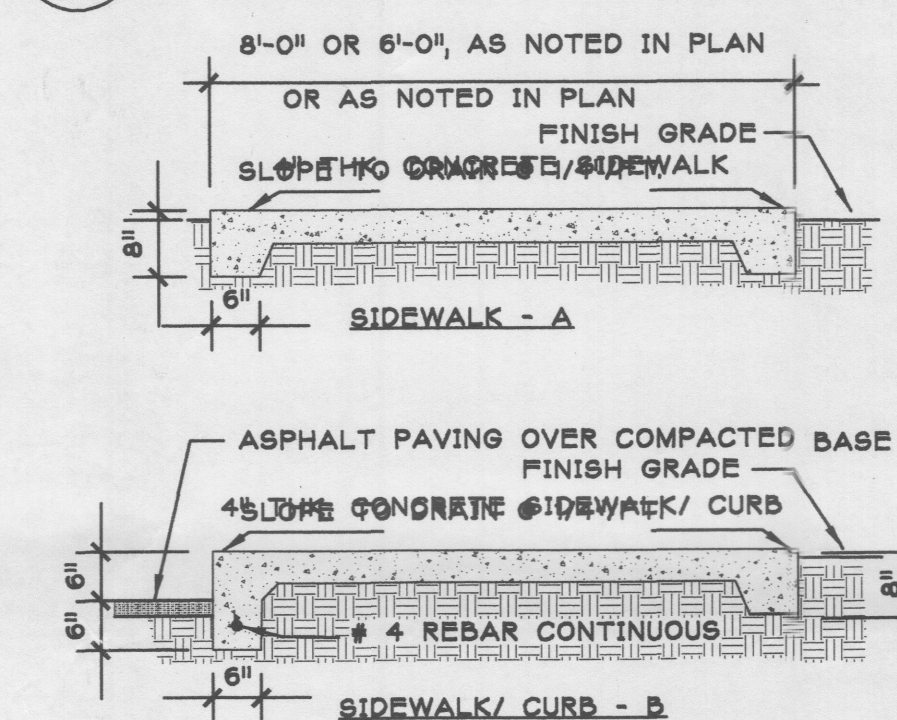
PROVIDE CONTROL JTS @ 6' O.C. TYPICAL IN 4000 PSI CONCRETE MINIMUM

D TYP. CONC. CURB
SCALE: 1/2" = 1'-0"



THIS RACK HAS A CAPACITY OF FIVE BICYCLES
FINISH ALL STEEL PIPE W/ PRIMER & 2 COATS ENAMEL COLOR TO MATCH BUILDING

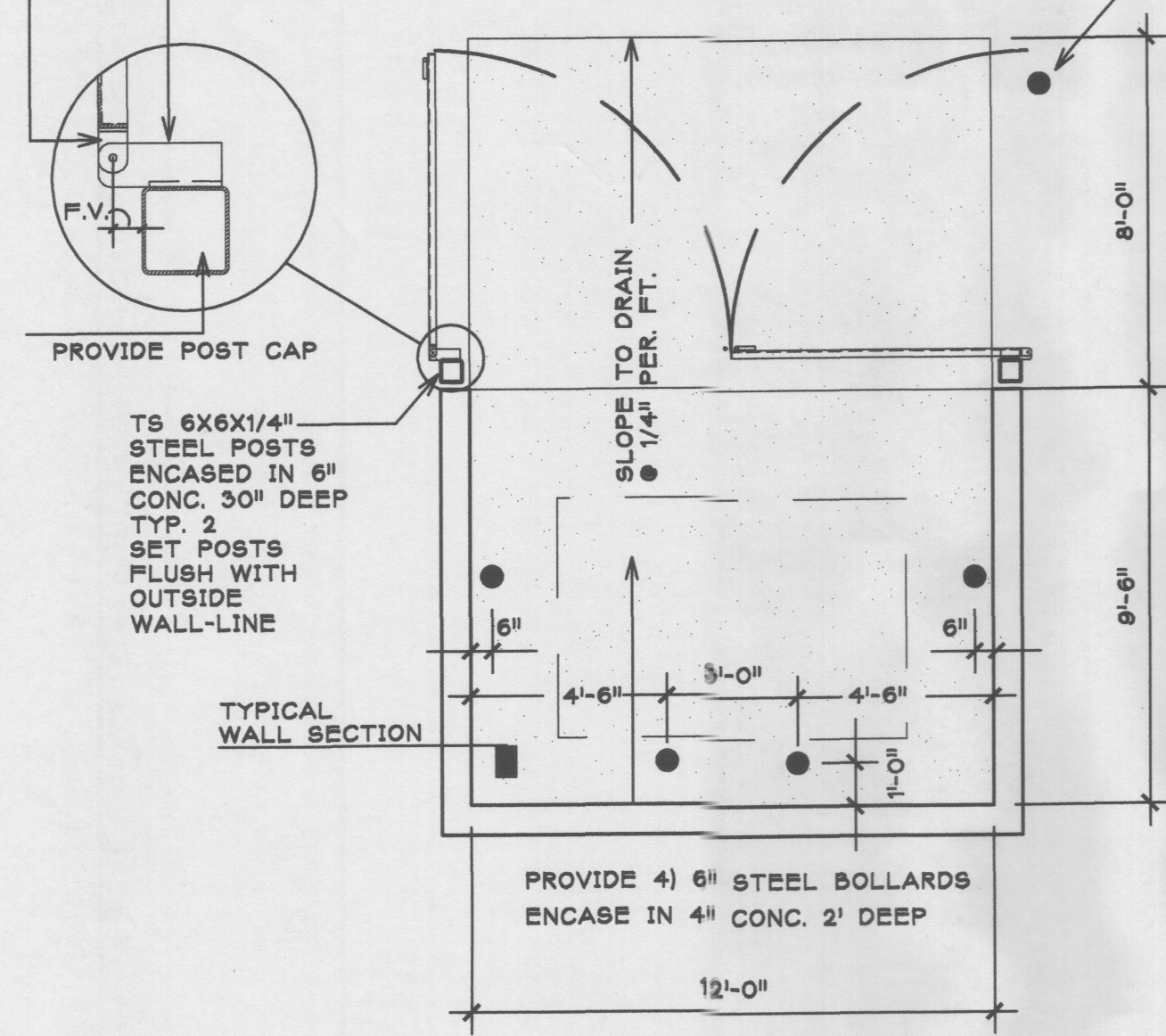
C BIKE RACK
SCALE: 1/2" = 1'-0"



NOTE: PROVIDE TROWELED CONTROL JOINTS @ 5' o.c. MIN. ** PROVIDE TROWELED EXPANSION JOINTS @ 20' o.c. MIN. FILLET ALL EDGES 1/2" R. TYP. PROVIDE 6X6-10/10 WWM CONT. REINFORCEMENT. PROVIDE 4000 P.S.I. CONCRETE. ** SEE SITE PLAN FOR SPECIFIC JOINT LAYOUTS @ BUILDING

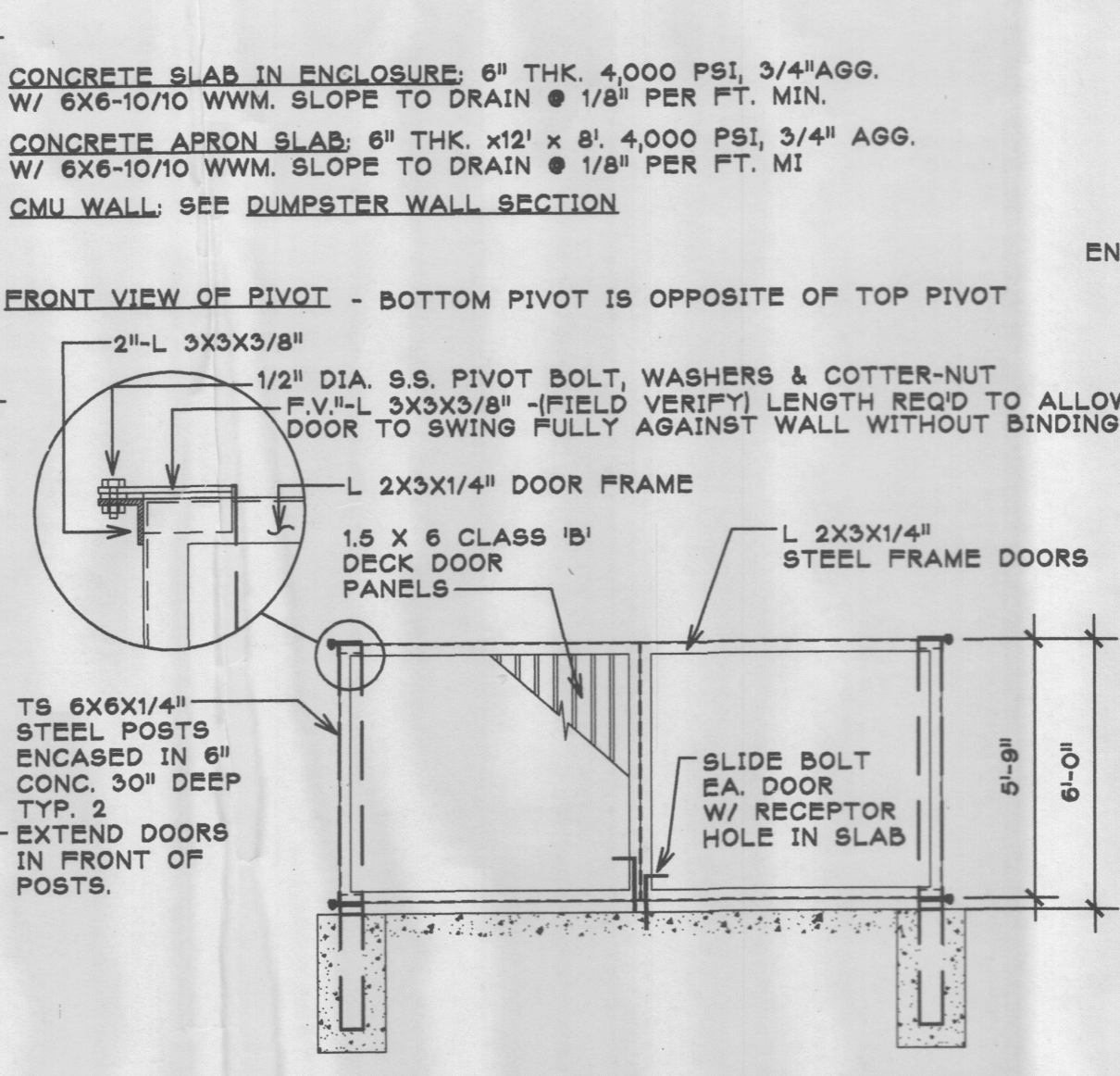
B SIDEWALKS
SCALE: 1/2" = 1'-0"

TOP VIEW OF PIVOT PROVIDE 5TH BOLLARD TO PREVENT GATE FROM SWINGING INTO ADJACENT CAR PARKING STALL.
2"-L 3X3X3/8" F.V.-L 3X3X3/8" (FIELD VERIFY) LENGTH REQ'D TO ALLOW DOOR TO SWING FULLY AGAINST WALL WITHOUT BINDING.

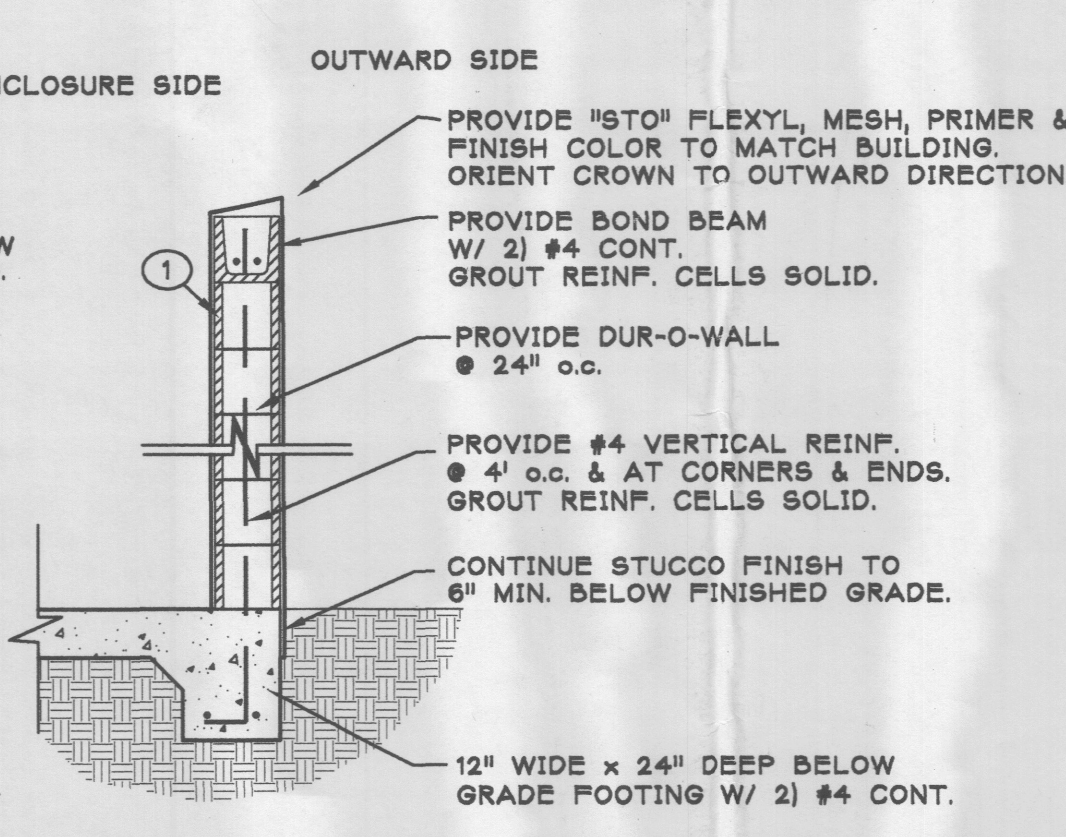


PLAN VIEW
SCALE 1/4" = 1'-0"

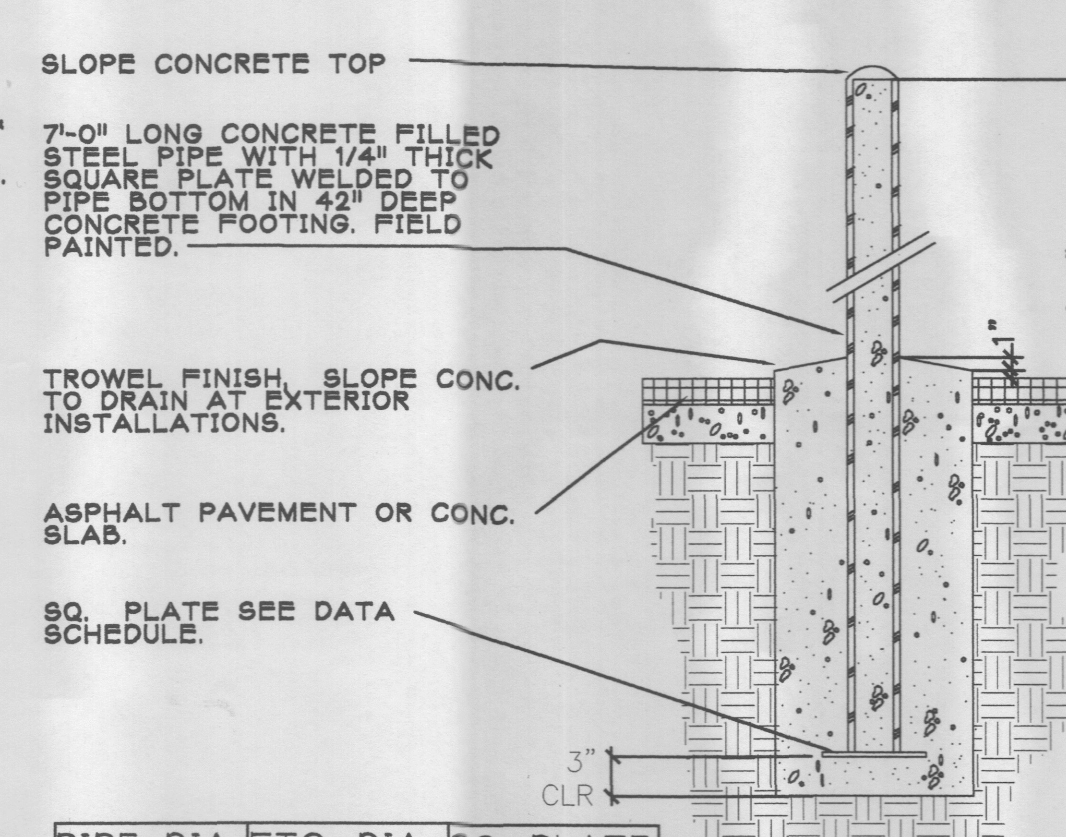
A TRASH DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



FRONT VIEW OF GATES
SCALE 1/4" = 1'-0"

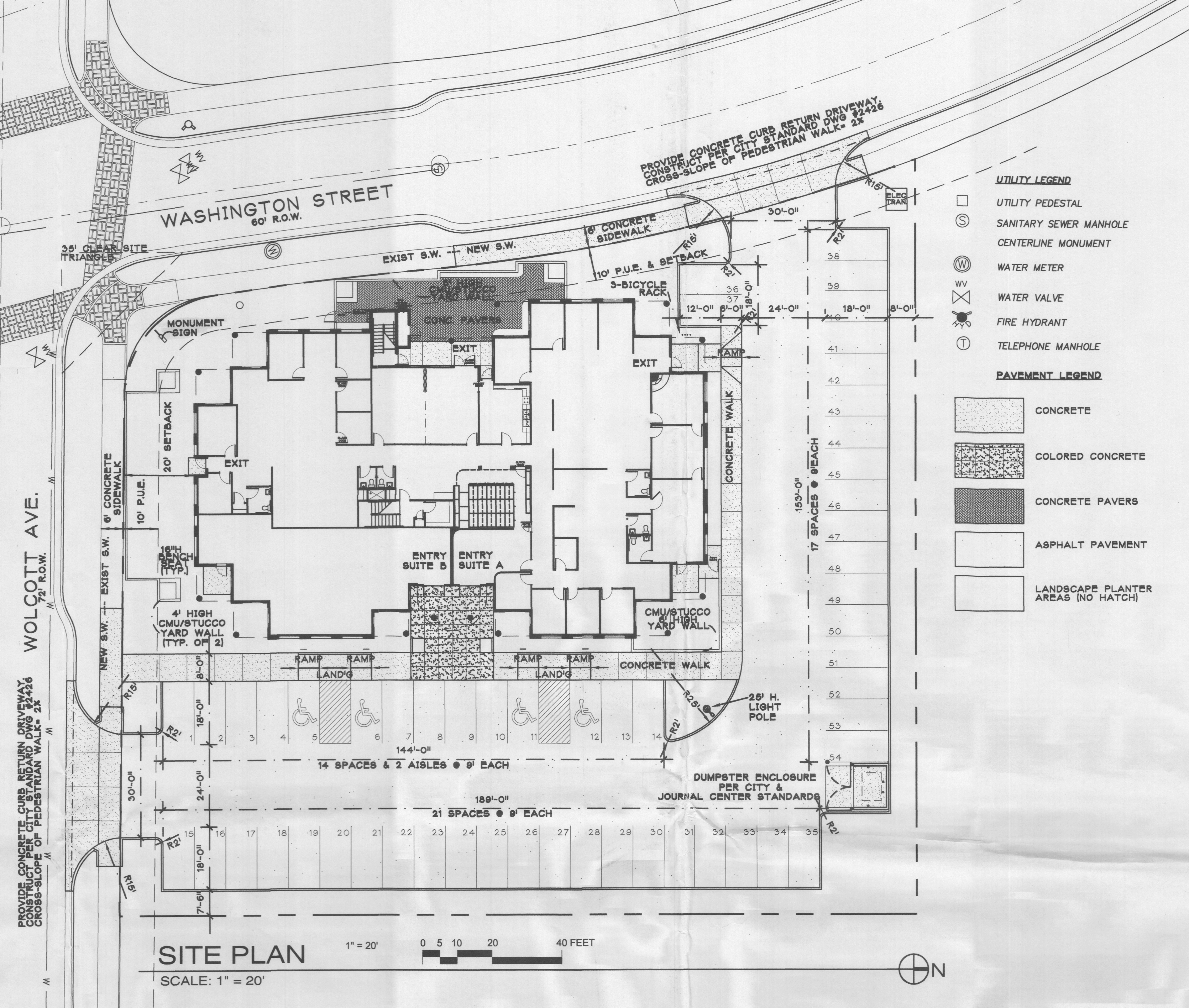


DUMPSTER WALL SECTION
SCALE 1/2" = 1'-0"



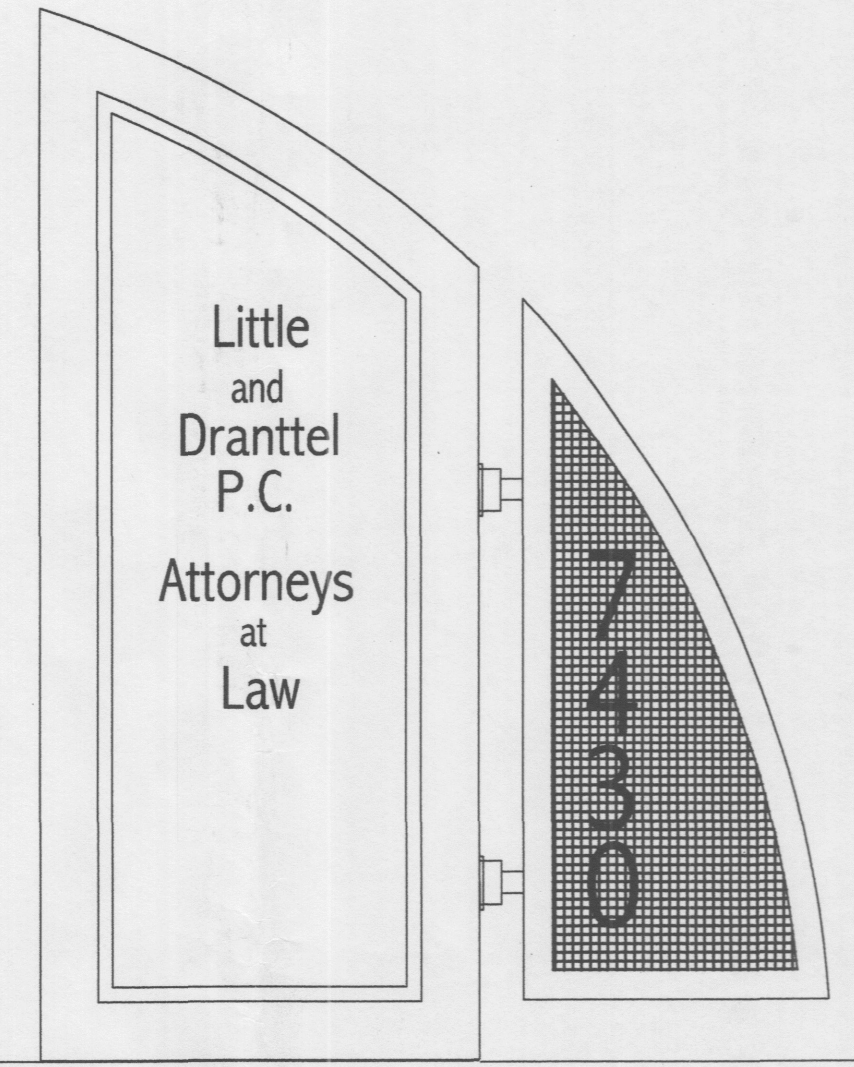
PIPE DIA	FTG. DIA	SQ. PLATE
4"	18"	6" SQ.
6"	24"	8" SQ.
8"	30"	10" SQ.

TYPICAL BOLLARDS
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 20'

- UTILITY LEGEND**
- UTILITY PEDESTAL
 - ⊙ SANITARY SEWER MANHOLE
 - CENTERLINE MONUMENT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ TELEPHONE MANHOLE
- PAVEMENT LEGEND**
- CONCRETE
 - COLORLED CONCRETE
 - CONCRETE PAVERS
 - ASPHALT PAVEMENT
 - LANDSCAPE PLANTER AREAS (NO HATCH)



TYPICAL MONUMENT SIGN
6' HIGH X 5' WIDE

SIGNAGE NOTES
[-] REFERENCE JOURNAL CENTER 2 SIGNAGE STANDARDS & REQUIREMENTS. ALL MONUMENT SIGNS SHALL COMPLY WITH THE JC-2 STANDARDS. PROVIDE ONE MONUMENT SIGN, LOCATE AS NOTED IN PLAN.

PROJECT DATA

LEGAL DESCRIPTION:
LOT 11A, JOURNAL CENTER 2, - UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONE ATLAS: D-17-Z
ZONE CLASSIFICATION: IP

LAND USE DATA
LOT AREA: 1.0 AC (43,585 SQ.FT.)
BUILDING 1ST FLOOR GROSS AREA: 12,911 SQ.FT.
COURTYARD AREAS W/ 6" WALLS = 1,756 SQ.FT.
NET LOT AREA: 28,878 SQ.FT.
LANDSCAPE AREA PROVIDED = 9,005 SQ.FT. = 31% OF N.L.A.

OFFSTREET PARKING REQUIREMENTS-
NET LEASEABLE AREA = 12,004 SQ.FT.
OFFICE AREA 52 STALLS REQ'D @ 1,200 SQ.FT.
BASEMENT WAREHOUSE AREA 1,339 SQ.FT. 1 STALL REQ'D @ 12,000 SQ.FT.

PARKING STALLS PROVIDED = 54 STALLS,
INCLUDES 1 REQ'D VAN ACCESSIBLE STALL & 3 HC STALLS

REQUIRED & PROVIDED BICYCLE PARKING = 3 SPACES

SITE LIGHTING: SHALL BE PROVIDED BY BUILDING MOUNTED WALL FIXTURES AND ONE POLE MOUNTED PARKING LOT LIGHT FIXTURE.

SIGNAGE: SHALL BE PROVIDED BY ONE MONUMENT SIGN AS PER JOURNAL CENTER 2 STANDARDS AND SUITE IDENTIFICATION SIGNAGE ON BUILDING ENTRANCE STOREFRONT GLASS.

PROJECT NO. **1003497**
APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
[] YES [X] NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

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Little & Dranttel Office Building
Journal Center 2, Lot 11a
7430 Washington St. NE
ALBUQUERQUE, NM 87109



SHEET TITLE: **SITE PLAN**

JOB NUMBER: **0348**

DATE: **5/12/04**

REVISIONS:	DATE:
A.R.C. PHASE 1	3/26/04
A.R.C. PHASE 2	4/28/04
DRB	5/12/04

SHEET: **C-1.1**
2 OF 30

GENERAL NOTES

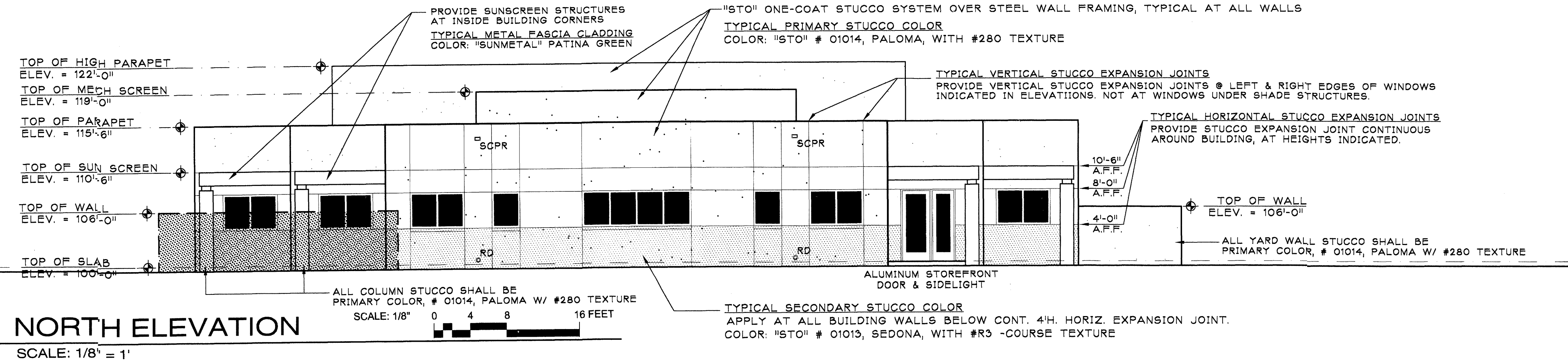
TYPICAL BUILDING MATERIALS & COLORS ARE AS FOLLOWS:

[A] PRIMARY STUCCO COLOR: "STO" PALOMA, # 01014, W/ 280 TEXTURE. PROVIDE THIS COLOR ON ALL BUILDING WALLS, EXCEPT BELOW 4' HIGH CONTINUOUS HORIZONTAL EXPANSION JOINT. ALL COLUMNS & YARD WALLS SHALL BE PRIMARY STUCCO COLOR.

[B] SECONDARY STUCCO COLOR: "STO" SEDONA, # 01013, W/ R3-COURSE TEXTURE. PROVIDE THIS COLOR ON ALL BUILDING WALLS BELOW THE 4' HIGH CONTINUOUS HORIZONTAL EXPANSION JOINT.

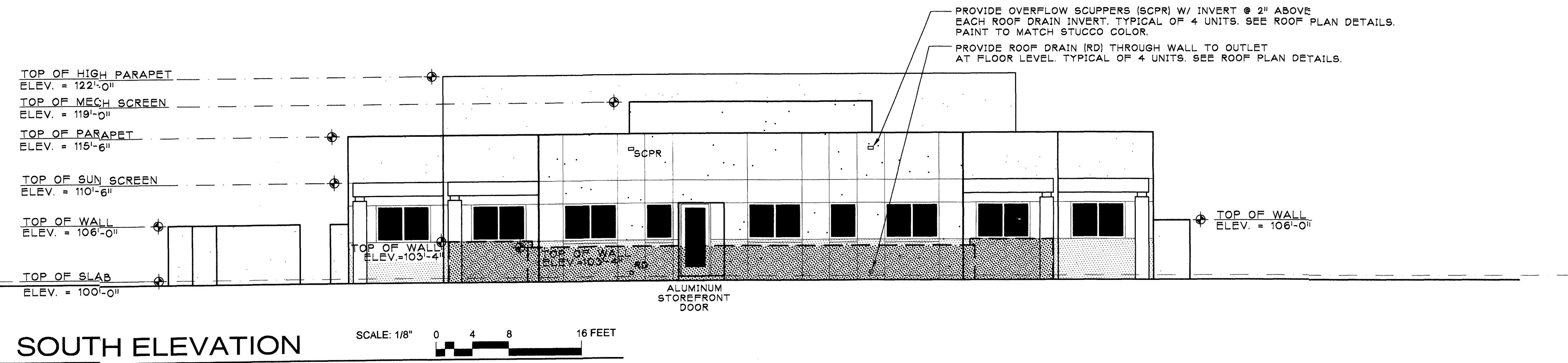
[C] METAL FASCIA CLADDING: PROVIDE 24 GA. "SUNMETAL", COLOR: PATINA GREEN, AT ALL FASCIA CLADDING. ALL PANEL JOINTS SHALL BE FLUSH.

[D] ALUMINUM STOREFRONT SYSTEMS: PROVIDE "KAWNEER" TRIFAB VG451 INSULATED GLASS SYSTEM AT ALL EXTERIOR DOORS & WINDOWS. ALUMINUM FRAME COLOR SHALL BE SEA WOLF FLUROPON FINISH. ALL GLAZING SHALL BE "LOF" JADE ICE GREEN REFLECTIVE GLASS. REFLECTIVE SURFACE SHALL BE INSTALLED TO INTERIOR SIDE OF GLASS.



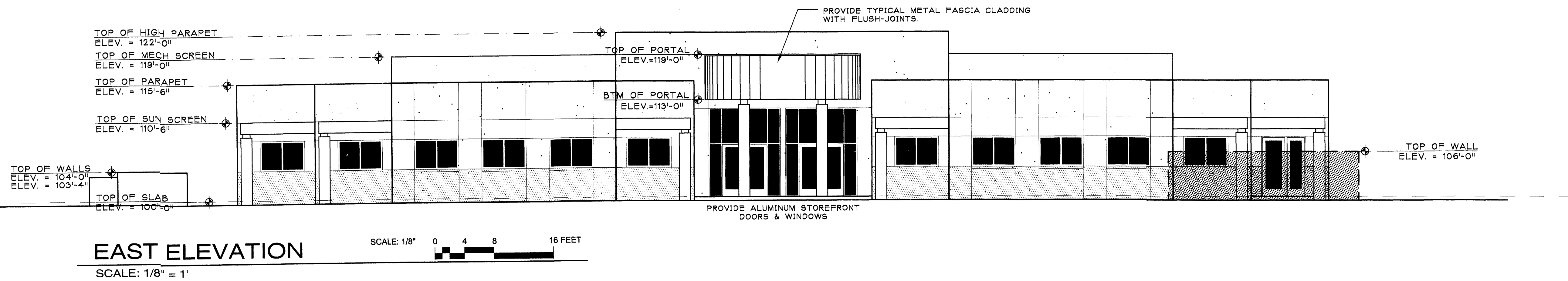
NORTH ELEVATION

SCALE: 1/8" = 1'



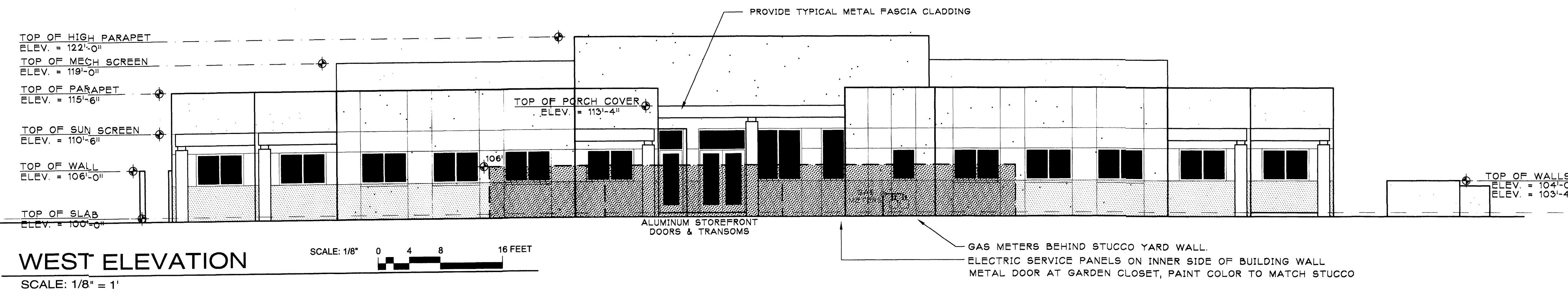
SOUTH ELEVATION

SCALE: 1/8" = 1'



EAST ELEVATION

SCALE: 1/8" = 1'

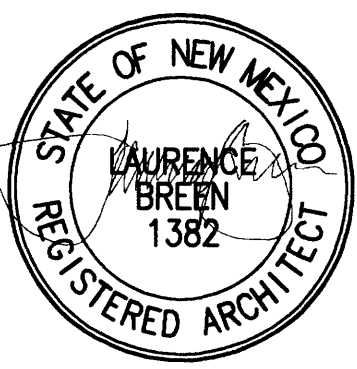


WEST ELEVATION

SCALE: 1/8" = 1'

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 ALBUQUERQUE, NM 505-299-5940

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 Journal Center 2, Lot 11a
 7430 Washington St. NE
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SHEET TITLE
BUILDING ELEVATIONS

JOB NUMBER
0348

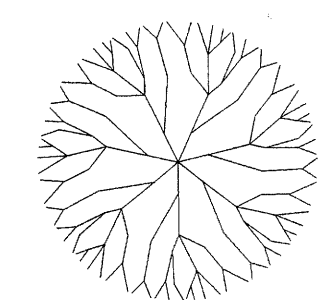
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A.R.C. PHASE 2	4/28/04
DRB	5/12/04

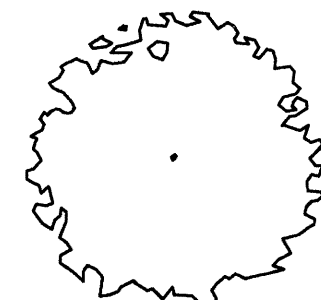
SHEET:
A-2.1
 4 OF 30

PLANT LEGEND

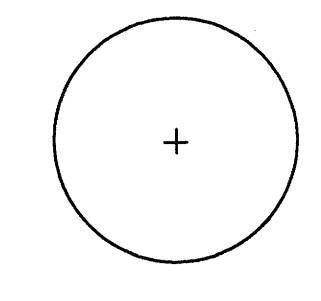
EXISTING STREET TREE



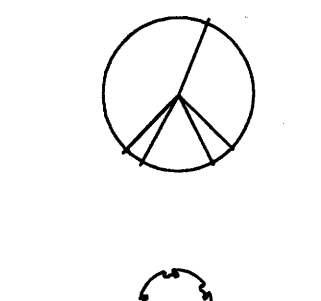
BERINDA ASH (H) 12
Fraxinus spp.
2" Cal.



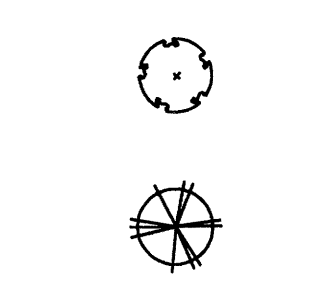
CHINESE PISTACHE 3
Pistacia chinensis
15 Gal.



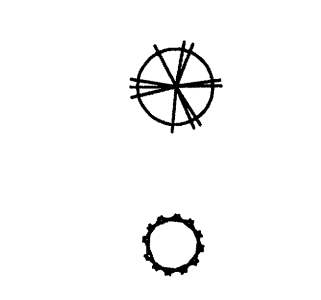
OKLAHOMA REDBUD (H) 6
Cercis reniformis
2" Cal.



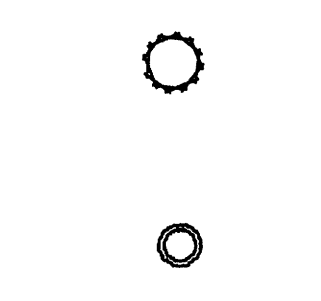
DWARF MUGO PINE 3
Pinus mugo
5 Gal. 16sf



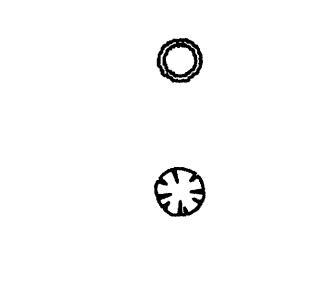
SILVERBERRY (M) 40
Elaeagnus pungens
5 Gal. 100sf



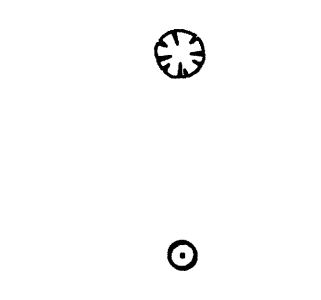
THREE-LEAF SUMAC (L) 22
Rhus trilobata
5 Gal. 36sf



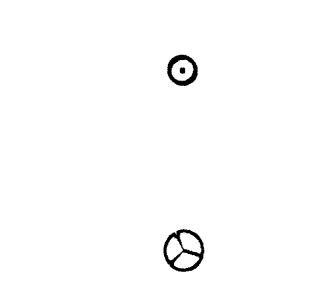
UPRIGHT ROSEMARY 68
Rosmarinus officinalis
5 Gal. 36sf



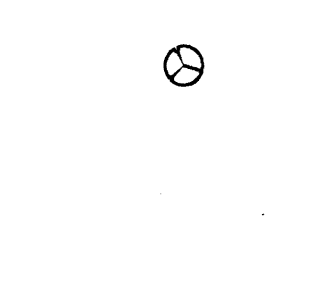
ENGLISH / SPANISH LAVENDER (M) 29
Lavandula angustifolia/
Lavandula stoechas
1 Gal. 16sf



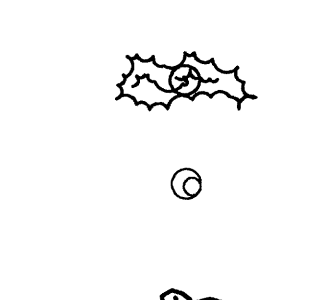
THREADGRASS 23
Stipa tenuissima
1 Gal. 4sf



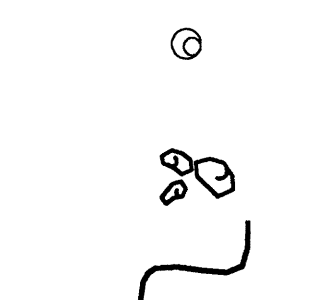
WILDFLOWER 62
1 Gal. 4sf
Including but not limited to:
California Fuchsia
Indian Blanketflower
Purple Coneflower
Torch Lily
Mexican Evening Primrose
Penstemon
Lamb's Ear



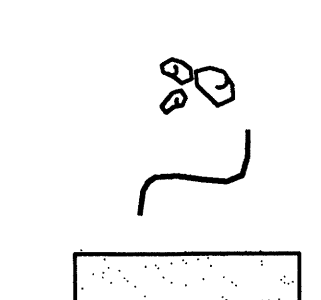
GREY COTONEASTER (M) 30
Cotoneaster buxifolius
5 Gal. 36sf
Symbol indicates 3 plants



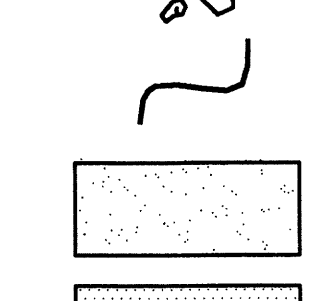
POT WITH ANNUAL COLOR
-POT BY OWNER- 8



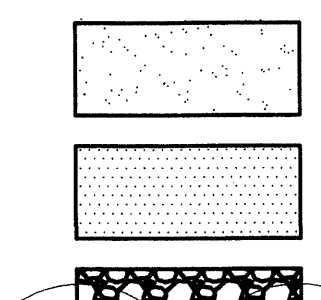
BOULDERS 12



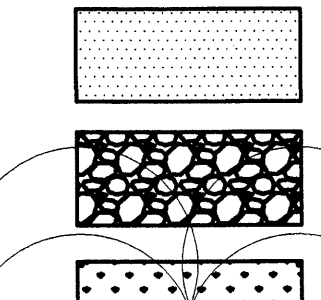
STEEL EDGE



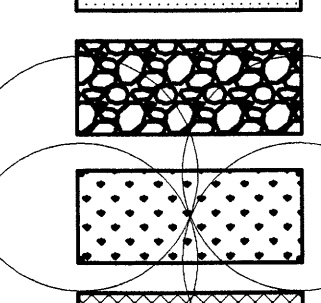
SANTA ANNA TAN GRAVEL
WITH FILTER FABRIC



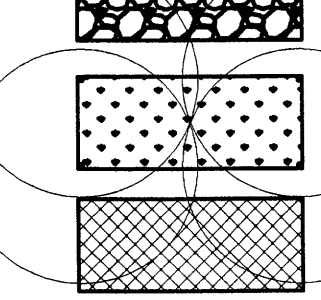
SANTA FE BROWN GRAVEL
WITH FILTER FABRIC



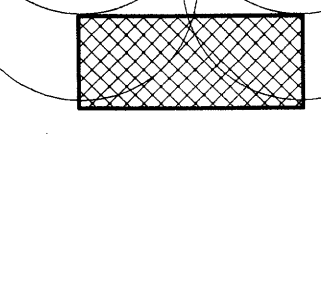
FLAGSTONE IN MORTAR



SOD



EXISTING LANDSCAPING IN SIDEWALK
PLANTER INSTALLED BY JOURNAL CENTER
WITH ORIGINAL LOT DEVELOPMENT



FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

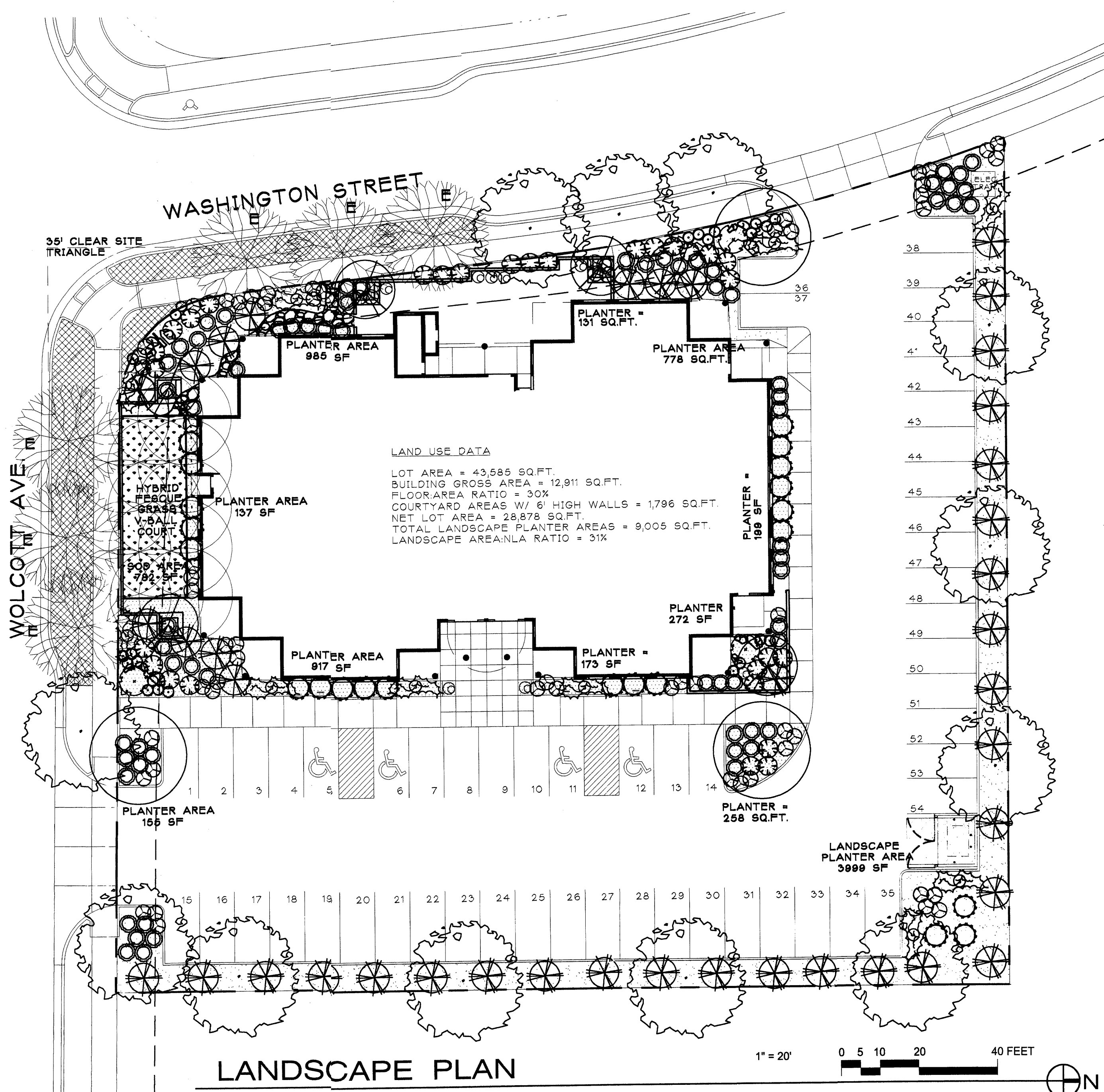
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Irrigation to New Street Trees shall be tied in to existing Irrigation System for Existing Street Trees.

CONTRACTOR NOTE:

At the time irrigation is connected to the Journal Center 2 common area irrigation system, contractor must contact the developer, Tiburon Investment LLC, 13000 Academy Road NE, Alb., NM 87111 (505) 823-9360



LAND USE DATA

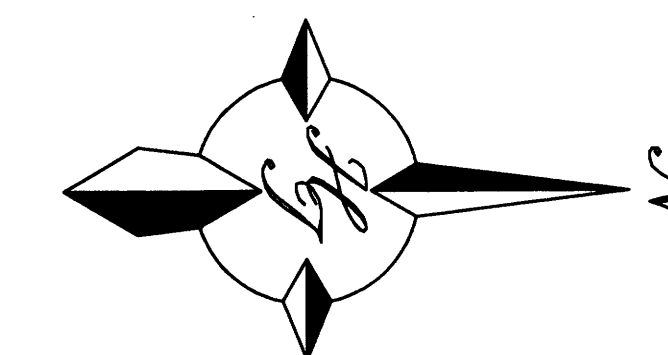
LOT AREA = 43,585 SQ.FT.
BUILDING GROSS AREA = 12,911 SQ.FT.
FLOOR AREA RATIO = 30%
COURTYARD AREAS W/ 6' HIGH WALLS = 1,796 SQ.FT.
NET LOT AREA = 28,878 SQ.FT.
TOTAL LANDSCAPE PLANTER AREAS = 9,005 SQ.FT.
LANDSCAPE AREA:NLA RATIO = 31%

LANDSCAPE PLAN

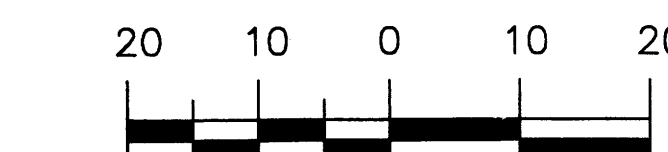
SCALE: 1" = 20'

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	43179	square feet
TOTAL BUILDINGS AREA	11465	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	31714	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4757	square feet
TOTAL BED PROVIDED	8004	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	6003	square feet
TOTAL GROUNDCOVER PROVIDED	8004	square feet
TOTAL SOD PROVIDED	782	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	8786	square feet



GRAPHIC SCALE



SCALE: 1"=20'

The Hilltop

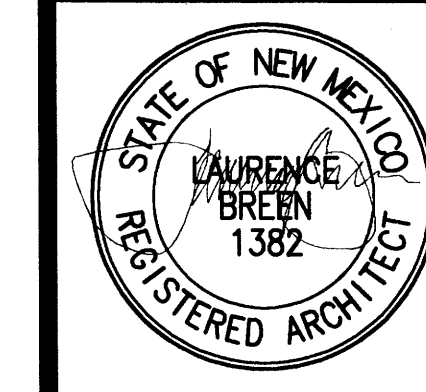
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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DORMAN and BREEN
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RICHARD DORMAN F.A.I.A.
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7430 Washington St. NE
ALBUQUERQUE, NM 87109



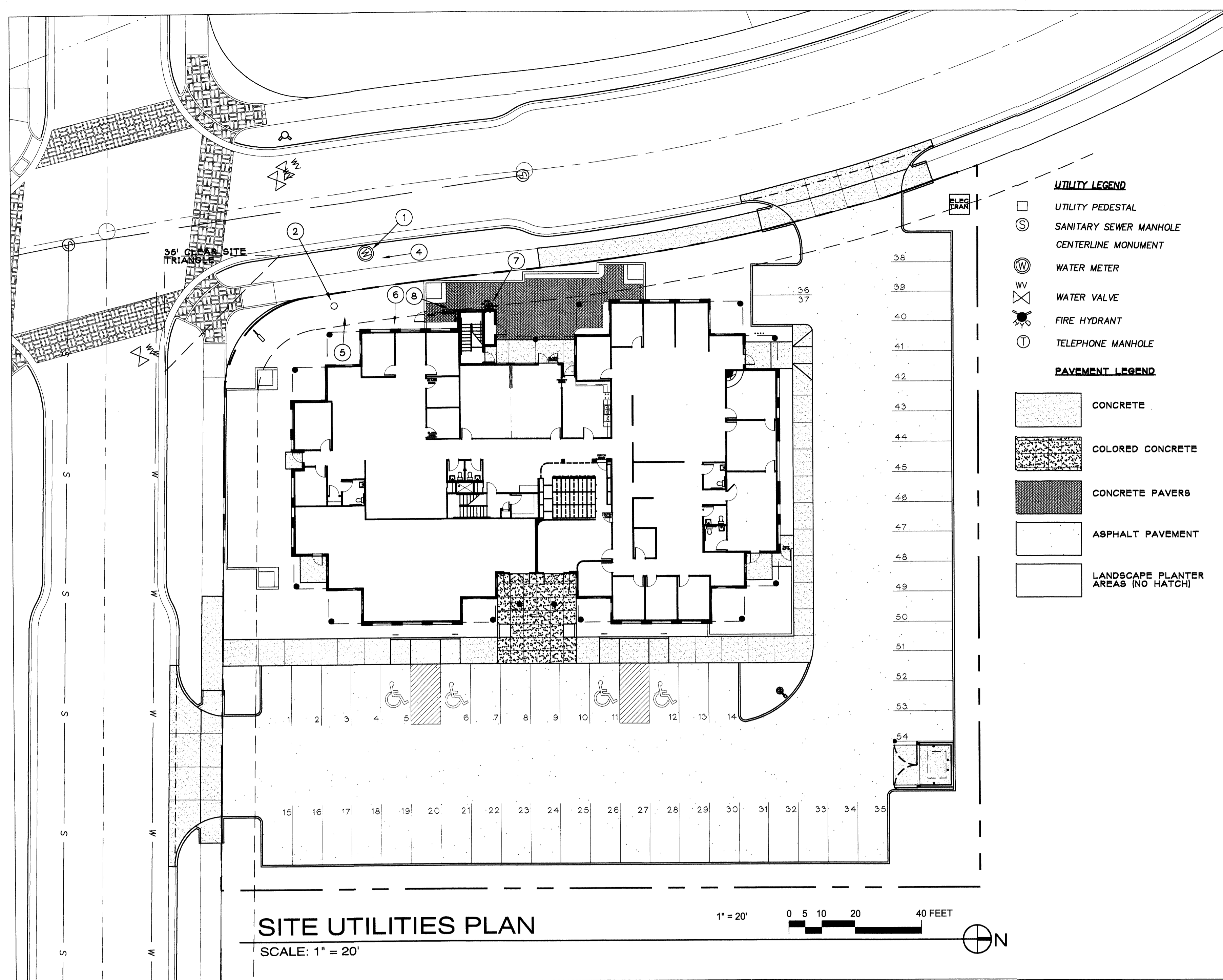
SHEET TITLE:
LANDSCAPE PLAN

JOB NUMBER
0348

DATE
5/12/04

REVISIONS:	DATE:
A.R.C. PHASE 1	3/26/04
A.R.C. PHASE 2	4/28/04
DRB	5/12/04

SHEET:
L-1.1
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GENERAL NOTES

- [A] CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS OF EXISTING SEWER STUBS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR CONNECTION OF NEW WASTE SYSTEM.
- [B] ALL WATER METERS & WATERS SERVICE SYSTEMS SHALL BE INSTALLED AS PER C.O.A. UTILITY DEVELOPMENT STANDARDS & REQUIREMENTS.
- [C] ALL SEWER, WATER & GAS PIPING SYSTEMS SHALL BE INSTALLED AS PER '97 MECHANICAL CODE REQUIREMENTS.
- [D] P.N.M. SHALL PROVIDE PRIMARY ELECTRIC SERVICE & TRANSFORMER AS WELL AS GAS PIPE TO BUILDING SERVICE METERS.

KEYED NOTES

- [1] EXISTING VACANT WATER METER BOX WITH 1-1/2" SERVICE CAPACITY. PROVIDE ONE CITY WATER METER.
- [2] FIND EXISTING 6" SEWER STUB INSIDE LOT LINE. SEE C.O.A. AS-BUILT DATABASE FOR COMPLETE INVERT INFORMATION.
- [3] This note left open
- [4] EXTEND 1 1/2" WATER SERVICE MAIN TO RISER & PROVIDE GATE VALVE INSIDE BUILDING SUITE. SEE TENANT FLOOR PLANS FOR RISER & GATE VALVE LOCATION.
- [5] CONNECT NEW SEWER SYSTEM TO EXISTING 6" STUB.
- [6] PROVIDE DOUBLE CLEANOUT AT SEWERLINE EXIT FROM BUILDING, SET AT FINISH GRADE WITH 8" MIN. CONCRETE APRON.
- [7] GAS METER LOCATION. PROVIDE 2 METERS, ONE SYSTEM FOR EACH OF TWO SUITES. EXTEND GAS PIPE THROUGH WALL AT METER AND ROUTE WITHIN WALL FRAME OR CLOSET TO ROOFTOP. LOCATE DISTRIBUTION PIPE LINES INSIDE OF MECHANICAL SCREEN BOUNDARY. GAS PIPE SIZE AS PER MECHANICAL CONTRACTOR.
- [8] ELECTRIC & TELEPHONE EXTERIOR EQUIPMENT LOCATION. EXTEND ALL DISTRIBUTION CONDUIT BELOW SLAB TO INTERIOR SUITE PANELS.

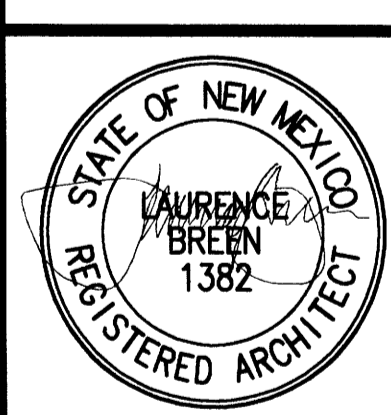
DORMAN and BREEN

LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196

R + B

RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940

Little & Dranttel Office Building
 Journal Center 2, Lot 11a
 7430 Washington St. NE
 ALBUQUERQUE, NM 87109



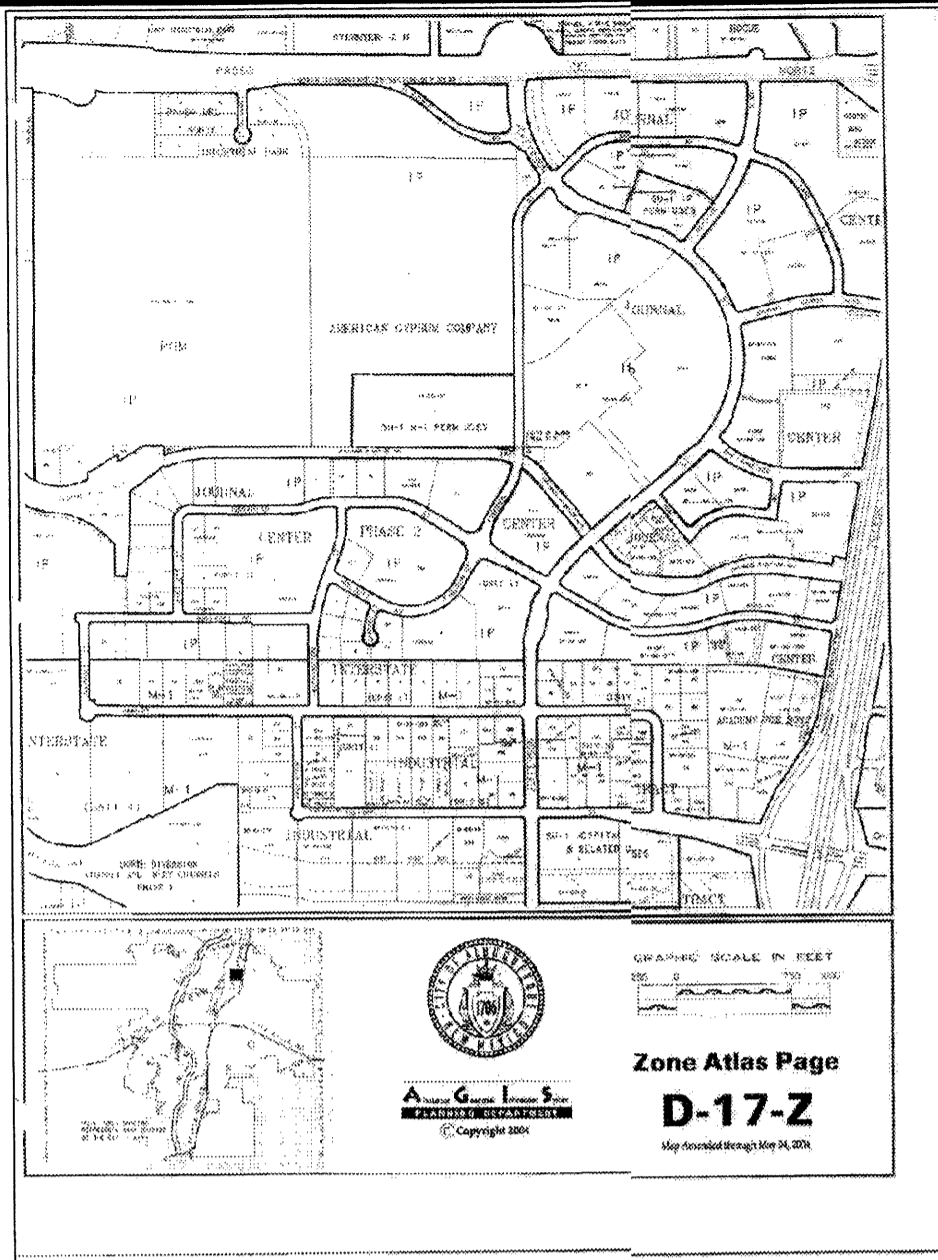
SHEET TITLE:
SITE UTILITIES PLAN

JOB NUMBER:
0348

DATE:
5/12/04

REVISIONS:	DATE:
A.R.C. PHASE 1	3/26/04
A.R.C. PHASE 2	4/28/04
DRB	5/12/04

SHEET:
UT-1.1
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VICINITY MAP D-17 FIRM PANEL 0136D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 11A, JOURNAL CENTER PHASE 2, UNIT 1 (7500 WOCOTT AVENUE N.E.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.0005 ACRES AND IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF WOLCOTT AVENUE N.E. AND WASHINGTON STREET N.E. THE SITE IN ITS EXISTING CONDITION IS A VACANT PARCEL WITH THE TERRAIN SLOPING FROM SOUTHEAST TO NORTHWEST, AS SHOWN BY THE FLOOD INSURANCE RATE MAP, PANEL 0136D, DATED SEPTEMBER 20, 1996, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF AN 11,500 + SQ. FT. OFFICE BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. DEVELOPED FLOWS WILL BE ROUTED TOWARDS THE PROPOSED DRIVEPAD LOCATED AT THE NORTHWEST CORNER OF THE SITE AND OUT ONTO WASHINGTON STREET N.E. FROM THAT POINT THE RUNOFF WILL TRAVEL NORTH TOWARDS AN EXISTING STORM DRAIN INLET LOCATED SOUTH OF MASTHEAD STREET N.E. ON THE EAST SIDE OF WASHINGTON STREET N.E., WHICH IS THEN CONVEYED TO THE NORTH PINO INLET TO THE NORTH DIVERSION CHANNEL. NO OFF-SITE FLOWS ENTER THE SITE FROM ANY DIRECTION. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 WAS USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 1.0005 ac.
 LOT 11-A JOURNAL CENTER
 ZONE 2
 PRECIPITATION: 360 = 2.35 in.
 1440 = 2.75 in.
 10day = 3.95 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.53 in.	1.56 cfs/ac.
TREATMENT B 0.78 in.	2.28 cfs/ac.
TREATMENT C 1.13 in.	3.14 cfs/ac.
TREATMENT D 2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0 ac.
TREATMENT C 1.0005 ac.	0.19767 ac.
TREATMENT D 0 ac.	0.80283 ac.

EXISTING EXCESS PRECIPITATION:
 $Weighted E = (0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 1.00) + (2.12 \times 0.00) / 1.00 ac. = 1.13 in.$
 $V100-360 = (1.13 \times 1.00) / 12 = 0.094214 ac-ft = 4104 cf$

EXISTING PEAK DISCHARGE:
 $Q100 = (1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 1.00) + (4.70 \times 0.00) = 3.14 cfs$

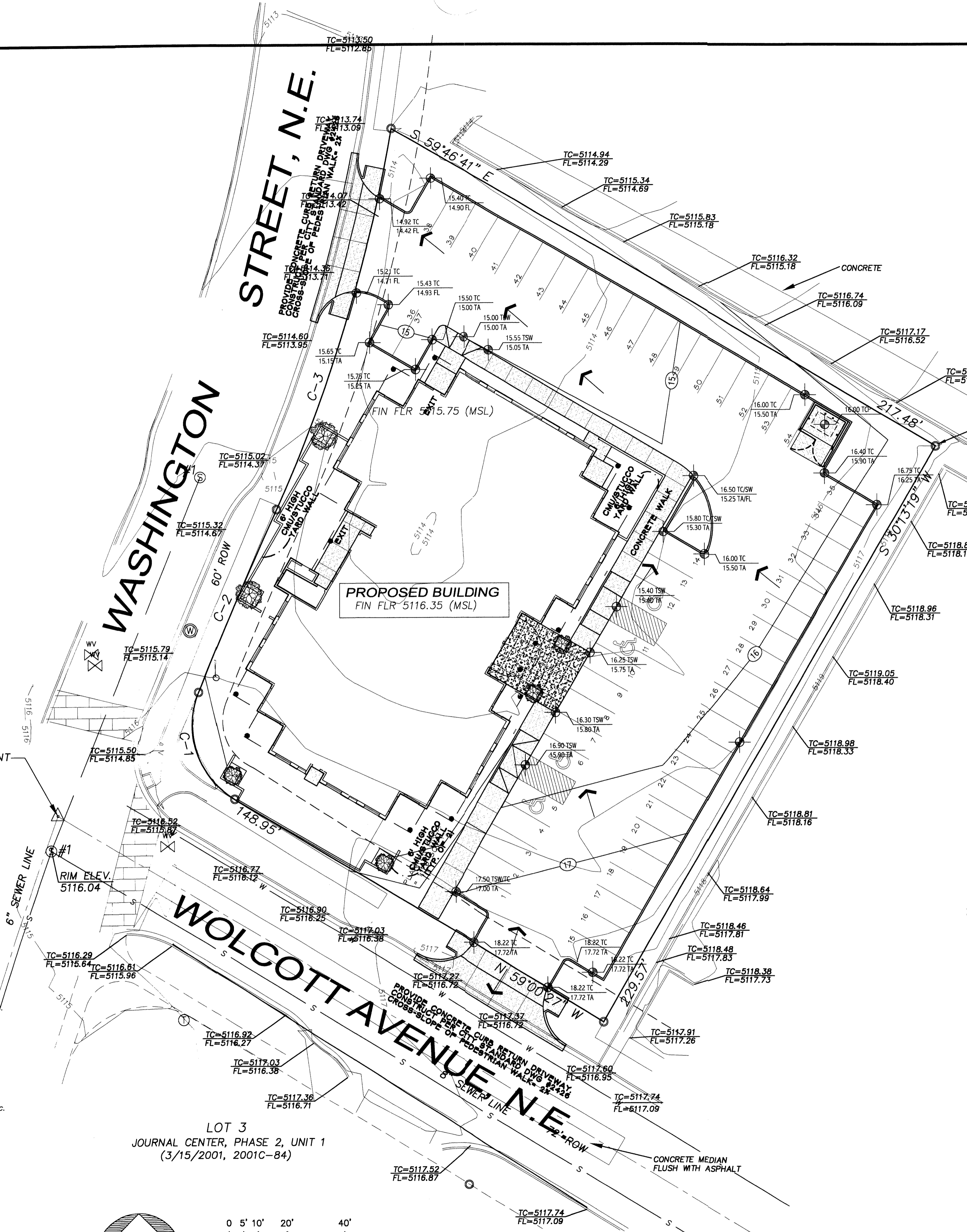
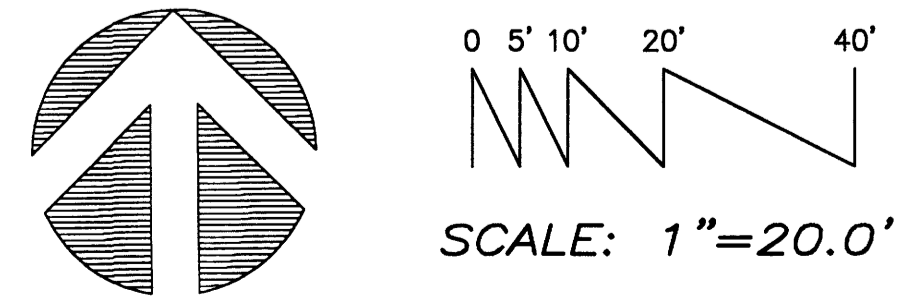
PROPOSED EXCESS PRECIPITATION:
 $Weighted E = (0.53 \times 0.00) + (0.78 \times 0.00) + (1.13 \times 0.20) + (2.12 \times 0.80) / 1.00 ac. = 1.92 in.$
 $V100-360 = (1.92 \times 1.00) / 12.0 = 0.160447 ac-ft = 6989 cf$

$V100-1440 = (0.16 \times 0.80) \times (2.75 - 2.35) / 12 = 0.187208 ac-ft = 8155 cf$
 $V100-10day = (0.16 \times 0.80) \times (3.95 - 2.35) / 12 = 0.267491 ac-ft = 11652 cf$

PROPOSED PEAK DISCHARGE:
 $Q100 = (1.56 \times 0.00) + (2.28 \times 0.00) + (3.14 \times 0.20) + (4.70 \times 0.80) = 4.39 cfs$

INCREASE 4.39 CFS - 3.14 CFS = 1.25 CFS

GRADING & DRAINAGE PLAN



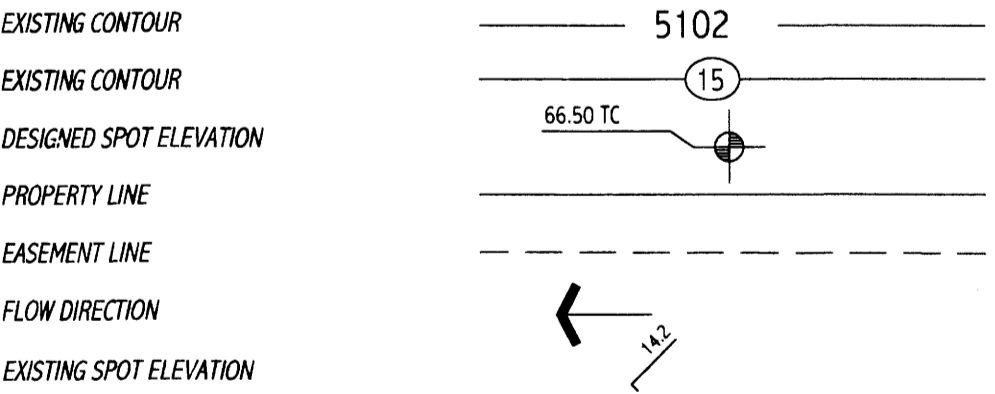
EROSION CONTROL MEASURES:

MEASURES ARE TAKEN:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
 - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specification for Public Works Construction 1985.
3. Two workings prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of asphalt swale shall be the responsibility of the Owner of property served.

SYMBOL LEGEND



ABBREVIATION LEGEND

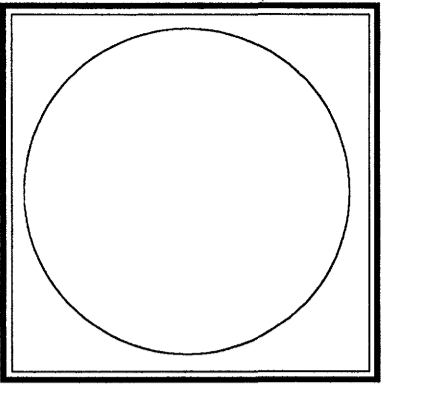
TOP OF RETAINING WALL - TRW
 TOP OF CURB - TC
 TOP OF ASPHALT - TA
 FLOWLINE - FL

BENCHMARK INFORMATION

C.O.A. MONUMENT "9-017" ELEVATION: 5124.40

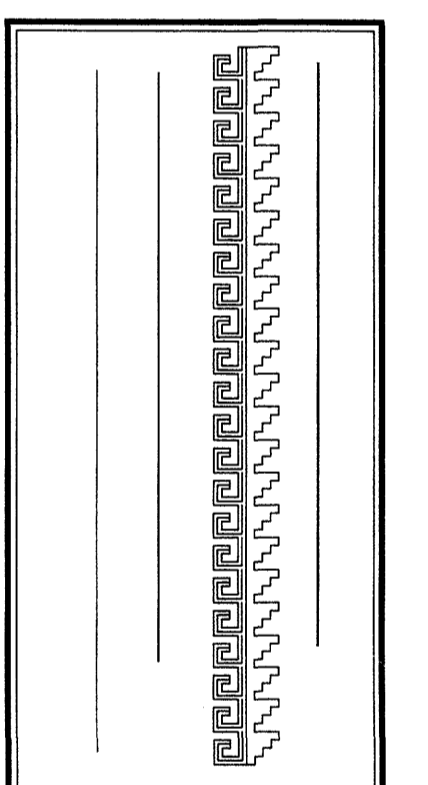
T.B.M. INFORMATION

SEE PLAN DRAWING CENTERLINE MONUMENT ELEVATION: 5115.99



JOB NO:	02.00012
DATE:	5/12/04
REVISIONS:	

Sheet Title: GRADING & DRAINAGE PLAN
 Drawn By: H Hood/BIM
 Checked By:



Project Name: LITTLE/DRAHTEL OFFICE COMPLEX
 7430 Washington St. NE
 ALBUQUERQUE, NEW MEXICO

SHEET NO. GD