

CITY OF ALBUQUERQUE



August 21, 2018

Genny Donart, PE
Isaacson & Arfinan, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Northpoint Apartments
9100 San Mateo NE - Building 12, 13 & 14
Request for Permanent C.O. - Accepted
Engineers Stamp Date 8/24/16 (B18D001C)
Certification dated: 8-17-18**

Dear Ms. Donart,

Based upon the information provided in your submittal received 8/17/2018, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

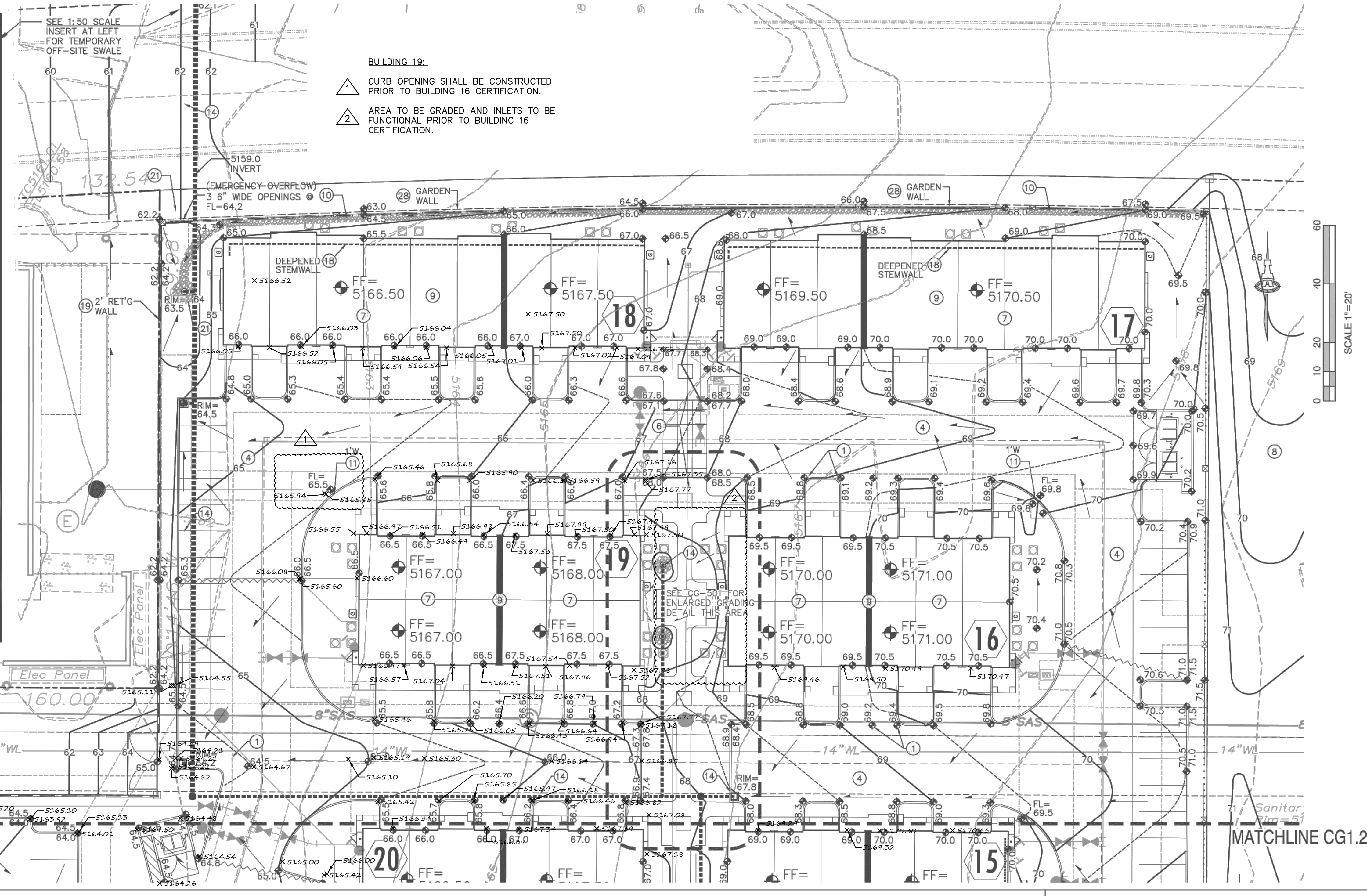
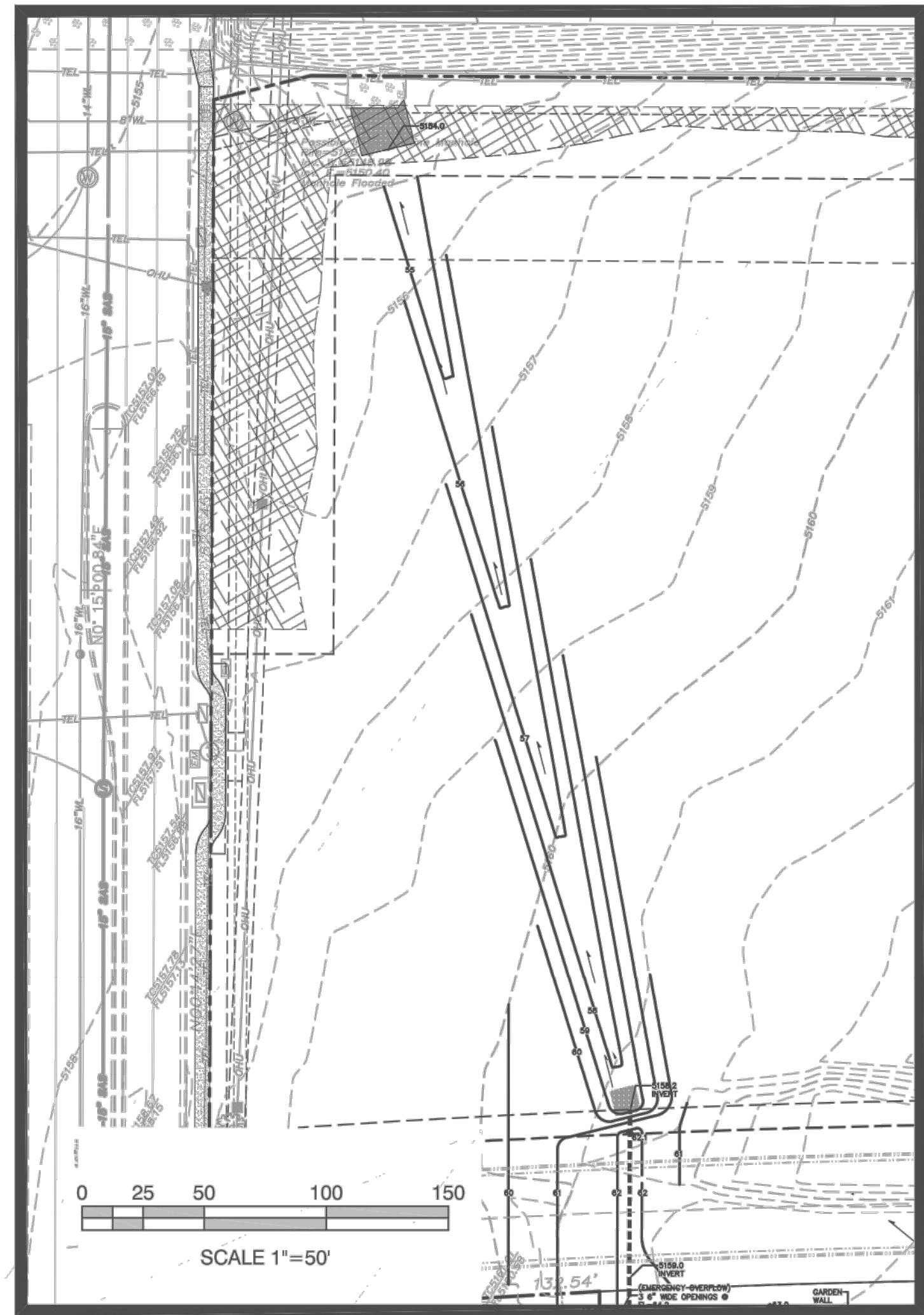
If you have any questions, you can contact me at 924-3995 or Totten Elliott at 924-3982.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

TE/RB

C: email, Michelle Costilla; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
- SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
- OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SITES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

LOCATIONS (TYPICAL).

- PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION.
- PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
- INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK. GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- NOT USED.
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.
- CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

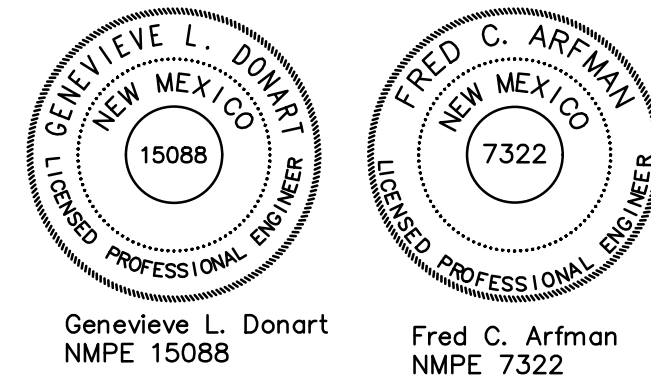
- EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SITE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED. SEE GENERAL NOTES.
- COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
- NOT USED
- CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
- CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE
PH 1 / BLDGS 1 & 2	Genevieve L. Donart	10/24/17	PH 1 / BLDG 7	Genevieve L. Donart	05/22/18						
PH 1 / BLDGS 4, 20 & 24	Genevieve L. Donart	11/21/17	BLDG 9	Genevieve L. Donart	06/25/18						
PH 1 / BLDGS 3, 6, & 22	Genevieve L. Donart	07/10/18	BLDG 8	Genevieve L. Donart	07/10/18						
PH 1 / BLDG 19	Fred C. Arfman	08/10/18	BLDG 10	Genevieve L. Donart	7/24/18						
BLDG 5	Genevieve L. Donart	07/10/18	BLDG 12, 13 & 14	Genevieve L. Donart	08/17/18						

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, Genevieve L. Donart NMPE 15088 or Åsa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., 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 August 24, 2016; Grading And Drainage Plan CG1.1-CG1.4. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Survey-Tek, Inc. I further certify that I or someone under my direct supervision have personally visited the project site at various times as documented below 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 Permanent Certification of Occupancy for those individual buildings listed below.

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.

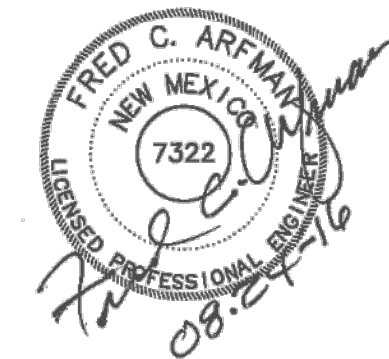


LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF= 5171.00 FLOWLINE ELEVATION
- FL= FINISH FLOOR ELEVATION
- INV= INVERT ELEVATION
- 15 GRADE BREAK / SLOPE TRANSITION
- DEEPENED/RETAINING BUILDING STEMWALL
- BUILDING NUMBER
- FINISH FLOOR GRADE TRANSITION

BROADSTONE NORTHPOINT
NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



TITAN
DEVELOPMENT
ALLIANCE
RESIDENTIAL COMPANY

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

REVISIONS

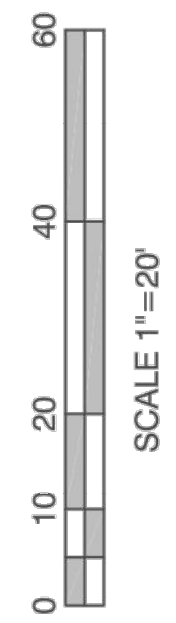
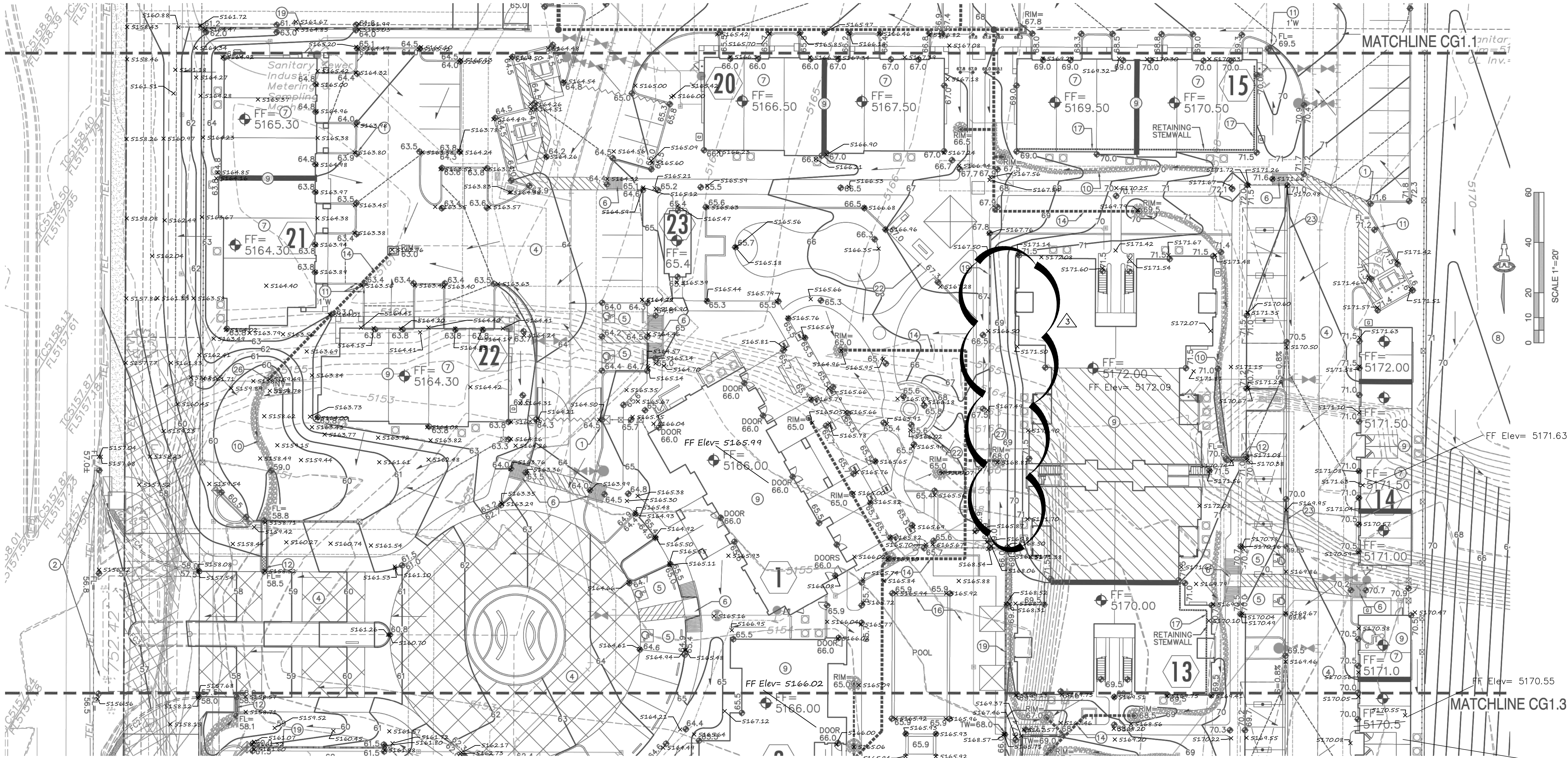
△	
△	
△	
△	
△	
△	

SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.1

GRADING AND DRAINAGE
PLAN - 1 OF 4



BROADSTONE NORTHPOINT
NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.
- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
 - SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
 - CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
 - SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
 - CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
 - F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
 - OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
 - BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SITES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT
- LOCATIONS (TYPICAL).
- PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
 - PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
 - CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
 - INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK. GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
 - NOT USED.
 - POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
 - CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
 - CONSTRUCT DEEPEENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
 - CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.
 - CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED. SEE GENERAL NOTES.
- COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
- NOT USED
- CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
- CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

BUILDING 13:
INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 15 CERTIFICATION.

LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 78.3 PROPOSED CONTOUR - 0.5' INCREMENT
- FF= 5171.00 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- ROCK EROSION CONTROL
- PROPOSED STORM DRAIN (SEE CG-501)
- FLOWLINE ELEVATION
- INVERT ELEVATION
- RETAINING WALL
- GRADE BREAK / SLOPE TRANSITION
- DEEPEENED/RETAINING BUILDING STEMWALL
- BUILDING NUMBER
- FINISH FLOOR GRADE TRANSITION

FF Elev= 5170.58

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2015

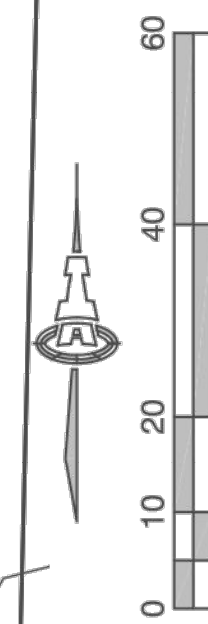
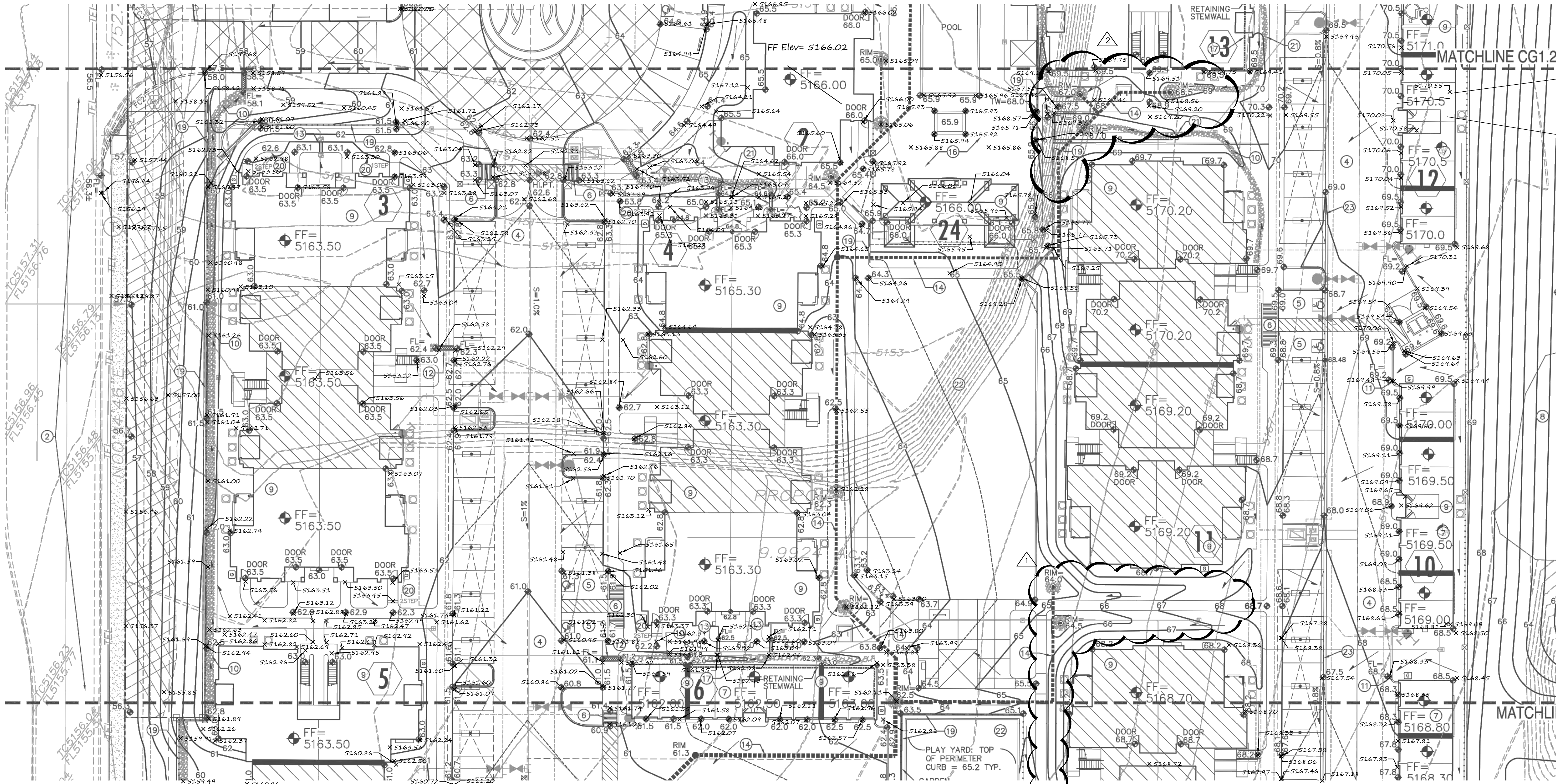
REVISIONS

NO.	DESCRIPTION	DATE

SECOND CITY SUBMITTAL

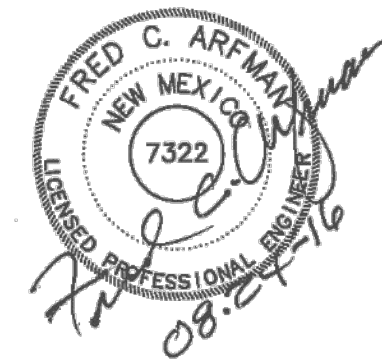
DATE: AUGUST 24, 2016 ORB # 15-212

CG1.2
GRADING AND DRAINAGE
PLAN - 2 OF 4



**BROADSTONE
NORTHPOINT**
NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



TITAN
DEVELOPMENT
ALLIANCE
RESIDENTIAL COMPANY

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
- SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE PAD SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
- OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SITES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

LOCATIONS (TYPICAL).

- PROVIDE 3" WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
- PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
- INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK. GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- NOT USED.
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEP HOLE DESIGN BY OTHERS.
- CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED. SEE GENERAL NOTES.
- COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
- CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
- NOT USED
- CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
- CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

BUILDING 11:

SIDEWALK AND INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 11 CERTIFICATION.

BUILDING 13:

SIDEWALK AND INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 13 CERTIFICATION.

GLP
08/17/18

LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF= FINISH FLOOR ELEVATION
- ROCK EROSION CONTROL
- PROPOSED STORM DRAIN (SEE CG-501)
- FLOWLINE ELEVATION
- INVERT ELEVATION
- RETAINING WALL
- DEEPENED/RETAINING BUILDING STEMWALL
- BUILDING NUMBER
- FINISH FLOOR GRADE TRANSITION

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2015

REVISIONS

- REVISION 1
- REVISION 2
- REVISION 3
- REVISION 4
- REVISION 5
- REVISION 6
- REVISION 7
- REVISION 8
- REVISION 9
- REVISION 10
- REVISION 11
- REVISION 12
- REVISION 13
- REVISION 14
- REVISION 15

SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.3

GRADING AND DRAINAGE
PLAN - 3 OF 4