

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 17, 2020

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 8835 Silver Oak Lane NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 04/14/20**  
**Engineer's Certification Date: 04/14/20**  
**Hydrology File: C18D101**

Dear Mr. Soule:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 04/14/20, the Grading and Drainage Plan are approved for Building Permit and Building Pad Certification for 8835 Silver Oak Lane NE. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 8835 Silveroaklane **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 1 Silver Oak Subdivision  
**City Address:** 8835 Silver Oak Lane

**Applicant:** GARY PADILLA **Contact:** \_\_\_\_\_  
**Address:** 8500 ELENA NE ALBUQUERQUE, NM 87122  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924 ALB NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

**DEPARTMENT:**  
☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**  
☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

\* REVISED TO PUT HOUSE WITH BASEMENT, ALL FINISHED GRADES UNCHANGED

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

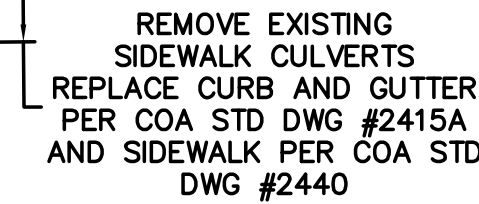
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



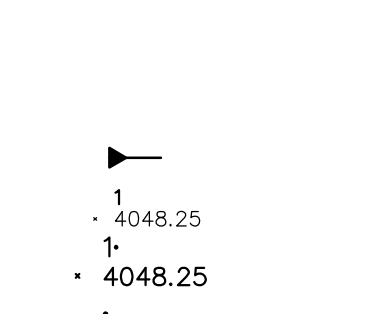
REMOVE EX. 3-2' SIDEWALK COLVERTS  
PER COA STD DWG #2236  
BUILD NEW SW PER COA STD DWG #2430  
BUILD NEW C&G PWR COA STD DWG #2115A





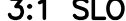









1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LOTS 13, 14, 19, 20, BLK 28, TR A, UNIT B, NORTH ALBUQUERQUE ACRES

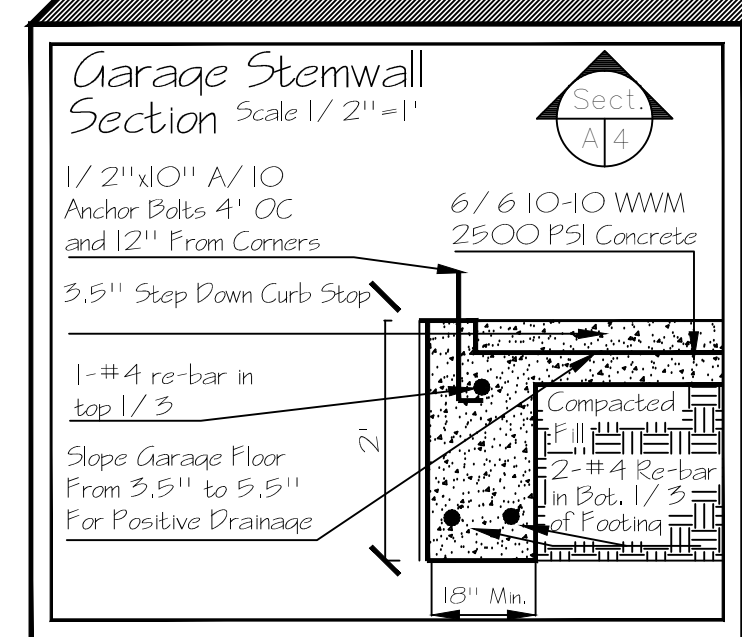
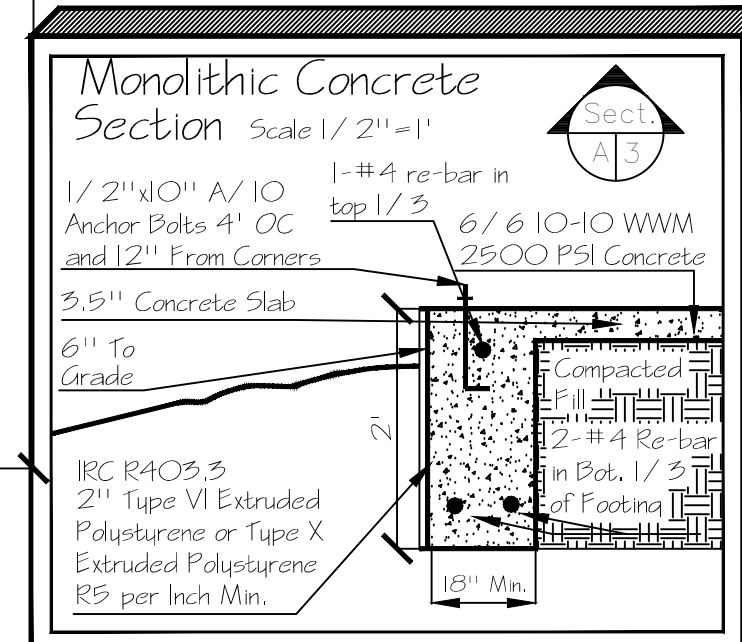
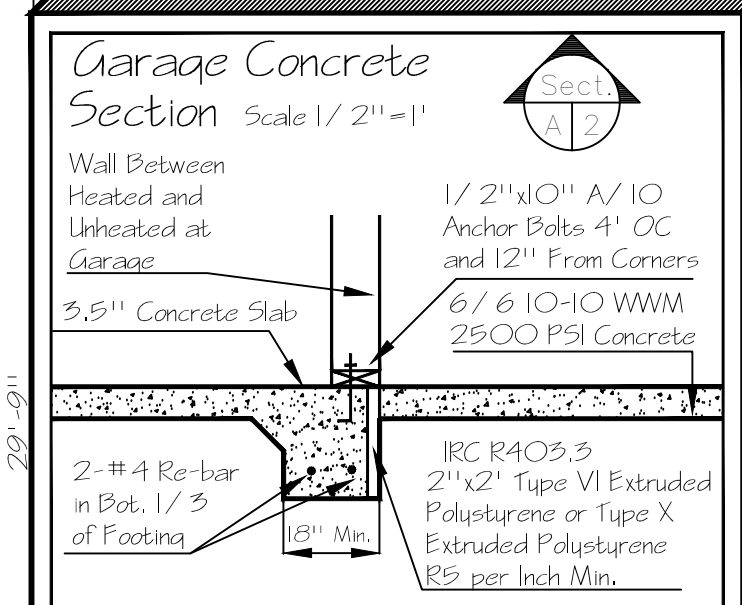
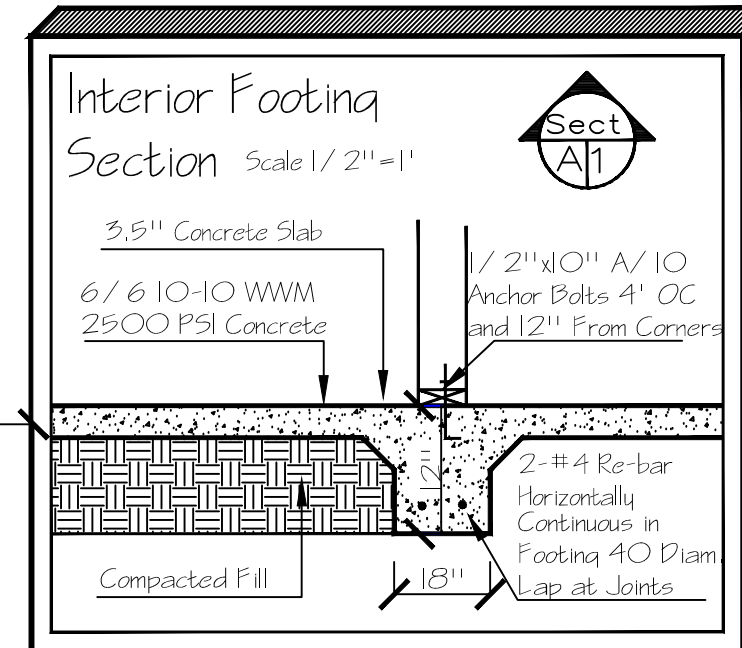
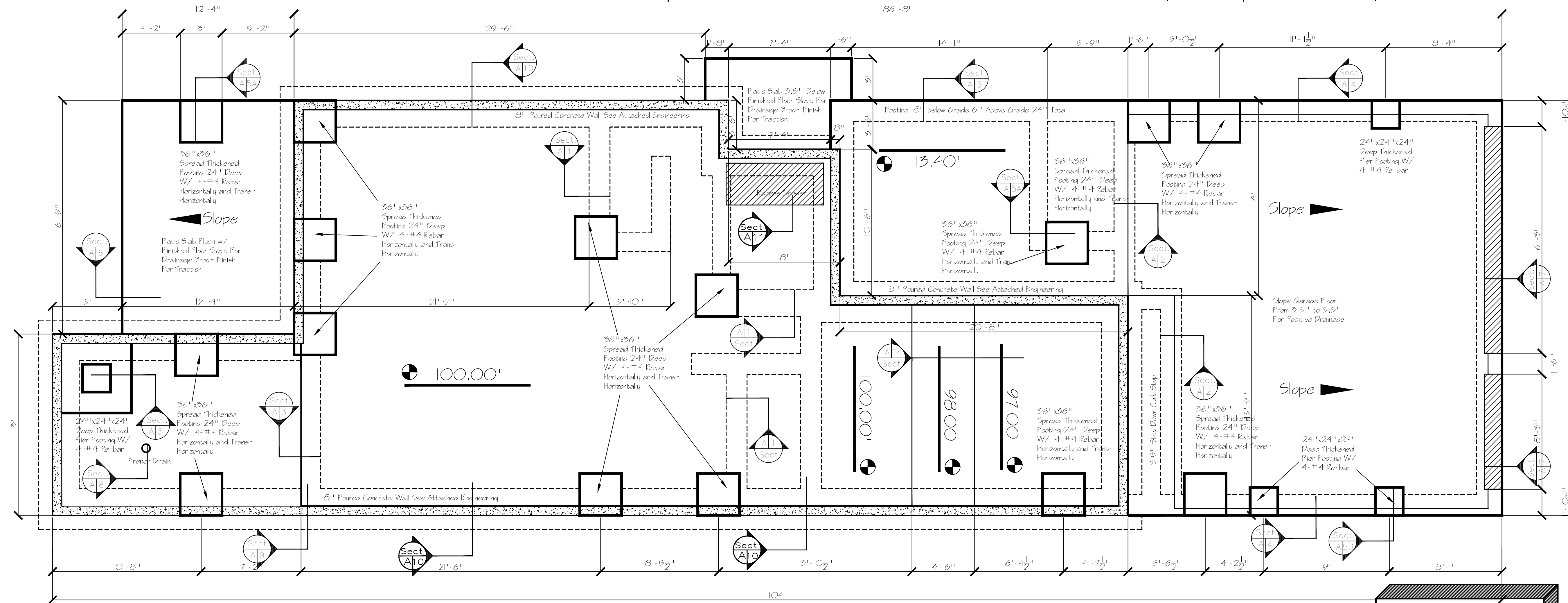
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.



	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	3:1 SLOPE TIE MAX.
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	PROPOSED LOT LINE
	RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	EXISTING CURB
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL DESIGN BY OTHERS



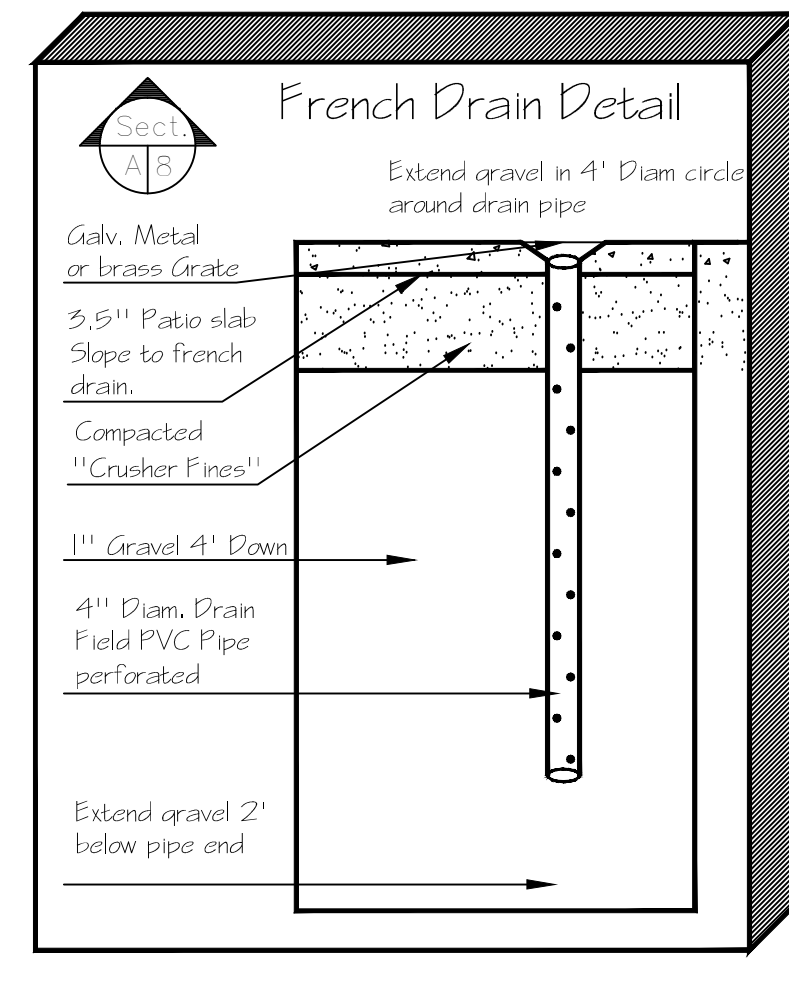
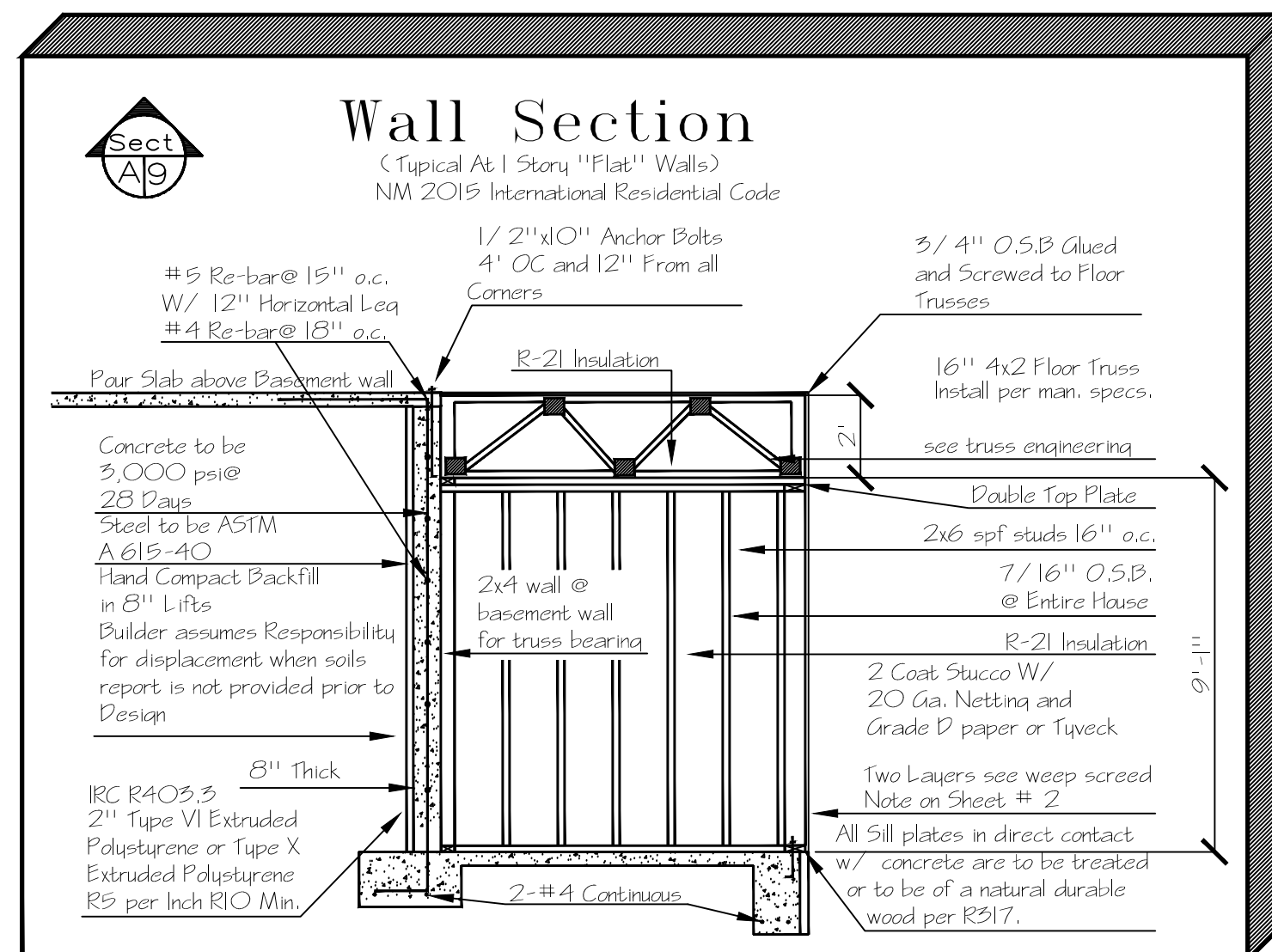
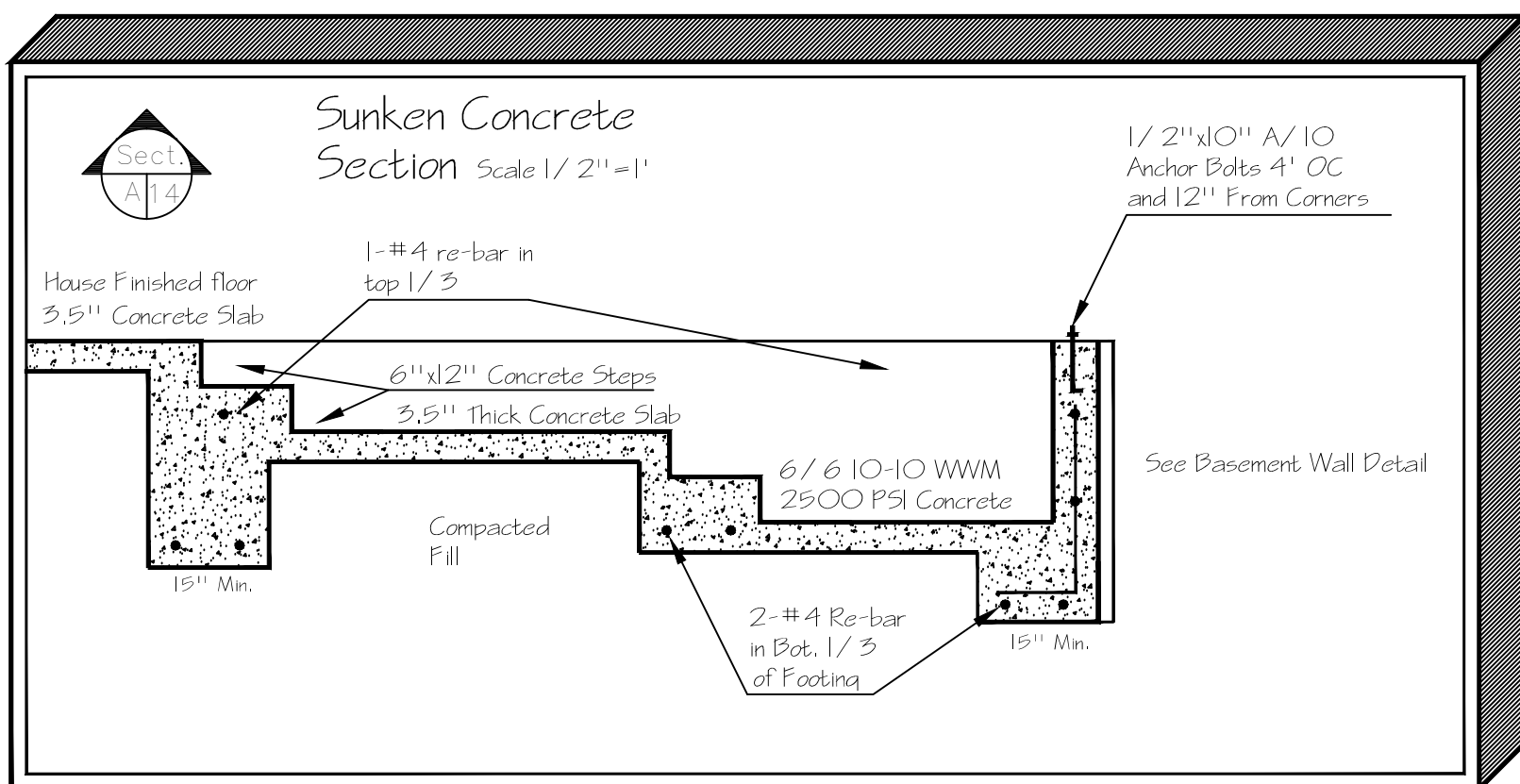
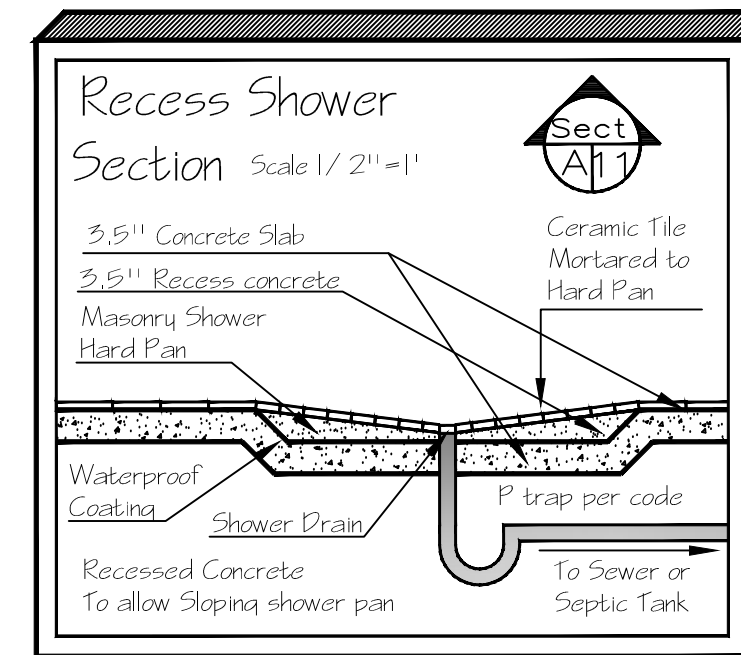
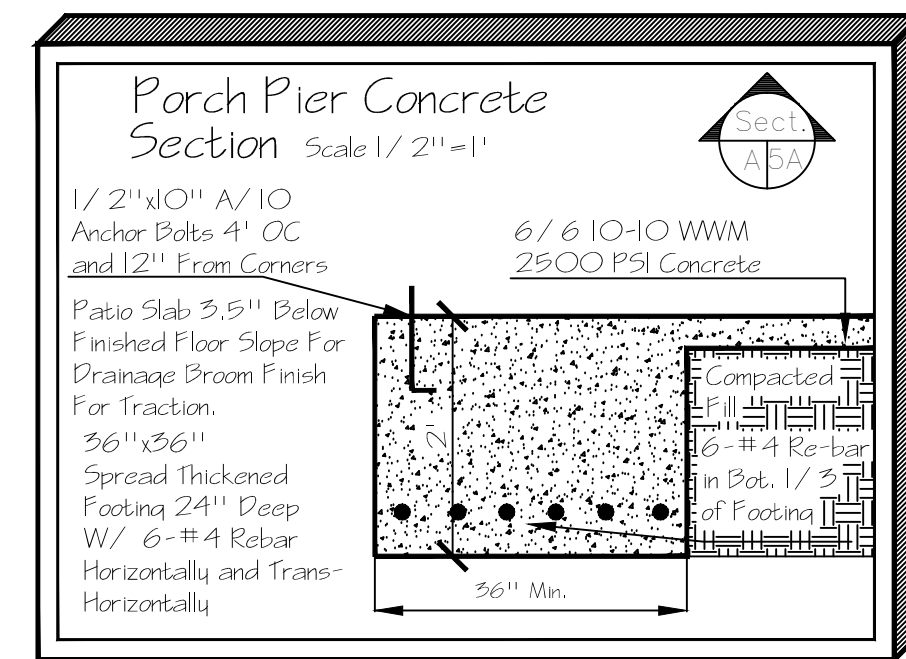
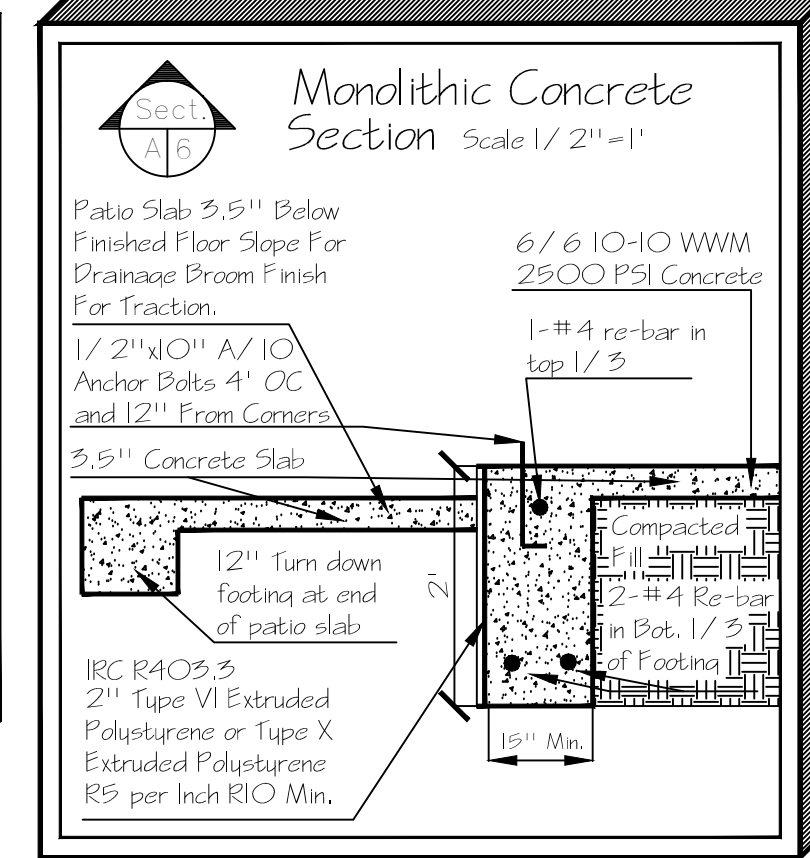
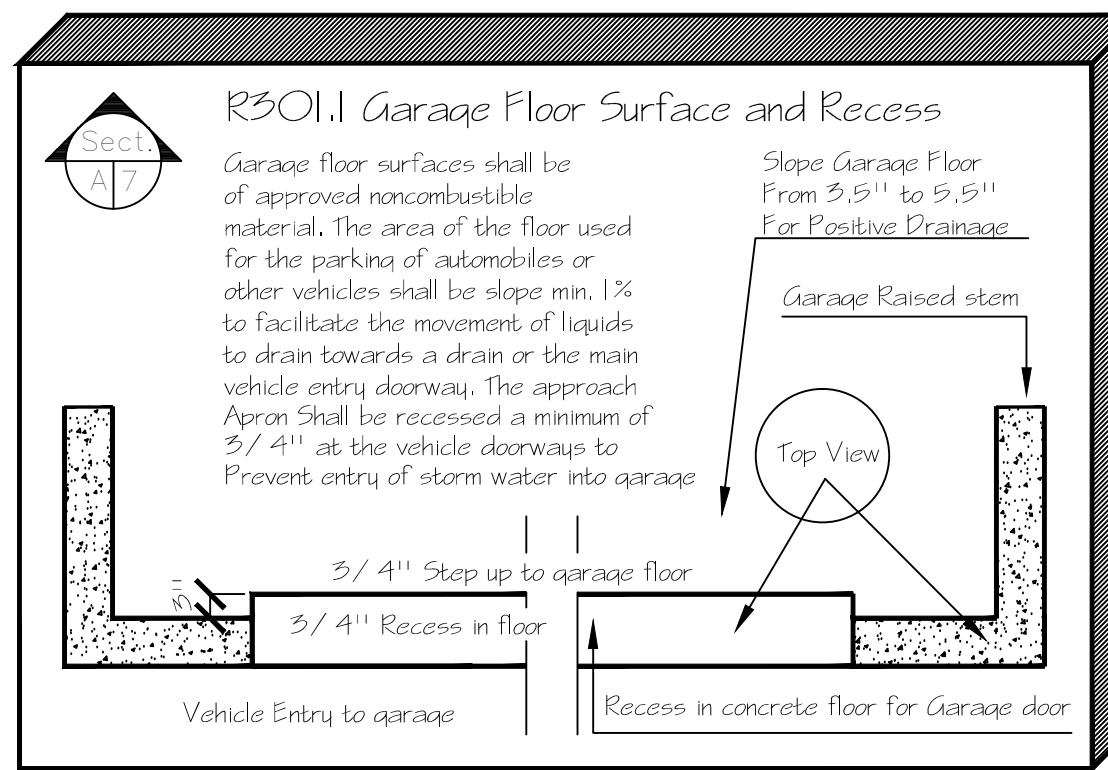
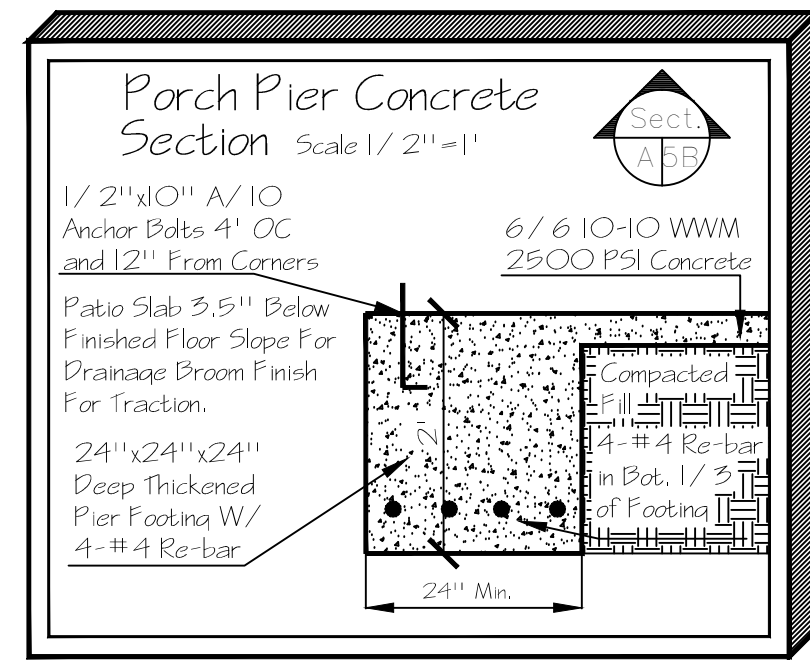
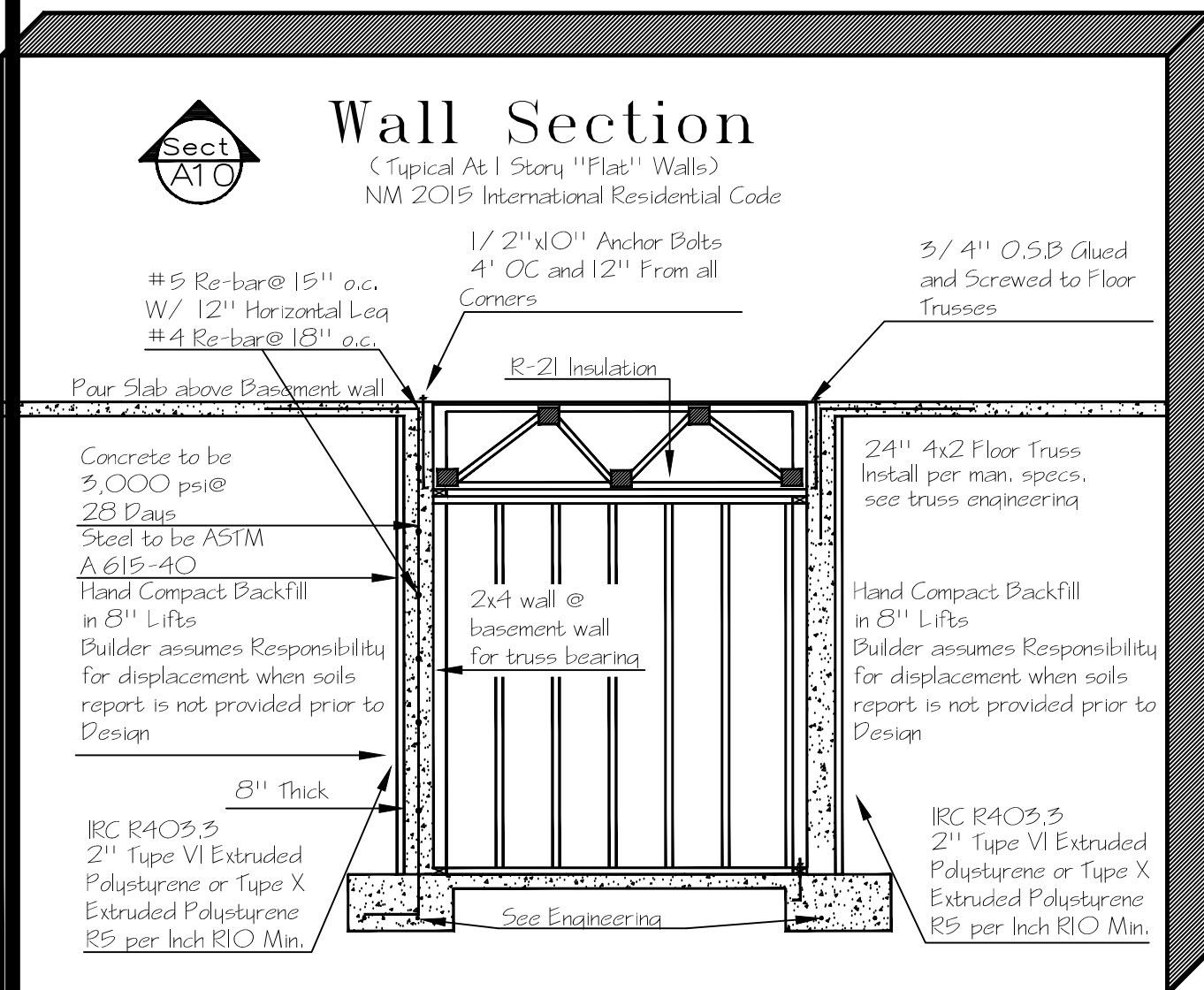
All Structural steel rebar and re-mesh to be spaced in bottom  $1/3$  of slab/ footing w/ plastic highchairs



NM 2015 IRC R311.4.3  
Landings at Doors Leading to outside.  
Note: Min., 3' Landing Outside Of all  
Doors Leading Outside Of Building  
See Concrete Plan For Exact Locations.

### R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The Grade shall fall a minimum of 6" within the first 10 Feet.



**Note:**  
An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concrete Foundation or Footing That is in Direct Contact with the Earth, Consisting of at Least 20' of one or more electrically conductive Steel Reinforcing Re-bar of Not less than 1/2" Diam.

Concrete Notes

NM 2015 International Residential Code

1. Concrete Strength: 2500 PSI Min. 3 1/2" Minimum Thick Slab on Compacted Fill.
2. All Footings Min. 18" Wide, 22" thick with an Excavation Depth of 18" West of Sandia Mountains, 21" East Of Mountains at All Exterior Walls.
3. All CMU Walls for Foundation To Be 8"x8"x16" Min. With Joint Reinforcement 16" OC Vertical, 45" OC Max.
4. Anchoring: Min. 1/2" x 40" Long Bar Spaced @ 4' OC Max. and Within 12" From End Of Plate, Powder Actuated Fasteners @ 24" OC Max. and Within 12" From End Plate for Interior Bearing Slide Walls.
5. Per-Bar: 2-#4 Re-Bar Continuous at All Footings with Min. 40 Diam. Lap At Joints, Reinforcement Steel Sealed in Place, Min. 3" Coverage.
6. Interior Load Bearing Footings: 12" Min Width 12" Min. Depth at All Intersections.
7. All Above Slab Footings To Be 21" Wider Than Wall, 41" Above Floor Stabilized Bond Beam Min. 6"x10" With 2#4 Re-Bar. (Radiant Heated Slabs R15)
8. Foundation Insulation: 2"x24" R10.0 At Exterior Perimeter Of Heated Space and at Garage/ House Wall. Wood Floors Require a Minimum Of R-21 Insulation. Insulation Shall Extend From Top Of Slab 24" Down, or Continue Horizontally Under Slab For a Total Of 24".
9. Under Floor Clearances: 16" To The Bottom Of Wood Joists and 12" To The Bottom Of Wood Girder. Provide 6" Air, Hot Air Return Above of 18" x24" Provide Cross Ventilation of Minimum 1 Sq. Ft. Per 150 Sq. Ft. of Under Floor Area. Excavations and Foundations: To Conform To Chapter 18 and 33; Ascending and Descending Slopes, Cuts, Cut/Fills, All Footings Must exceed a Minimum of 12" into Undisturbed Soil or a Soil Investigation Report and a Report of Satisfactory Placement. Off Fill Shall be Provided To Permit Office For Review and Approval

# Concrete Plan

Scale  $1/4'' = 1'$

Final Drawing  
Checked By:

1. R. Montoya	

2.	
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**RM Design Incorporated**  
Residential Design and Drafting Services Fax 823-6487  
8724 Alameda Park Drive N.E., Suite G Albuquerque  
(505) 823-6474 Cell. (505) 823 6777

March 6, 2020

# Tolu & Peter Custom 3 Story One Of A Kind

# Concrete Plan

# Luxury Design Builders

Sheet

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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11  
OF 22 Slides