HYDROLOGY

G20/D13
2 PLANS

G 20/D.13

2 Plans

LOT 13, BLOCK 3
RACKHEATH PARK ADD.
ZONE MAP G-20
ZONING O-1

EUBANK BLVD

C-1

R-1

R-2

AZTEC RD. NE

FIN. FLOOR ELEV. 13.0'

30" PARAPET

ROOF SLOPE

97'-8"

77.0' S 89° 39' 35" W

121.01' N 0° 20' 27" E

121.01' N 0° 58' 15" W

95.0'

45'-0

64'-0

60'

8 SPACES @ 10'

7 SPACES @ 9'

8 conc. BUMPERS

FLOW LINE

EDGE OF PAVING

EXIST. 6' WALK

EXIST. CURB CUT

NEW CONC. CURB T.C. ELEV. 12.25'

NEW 6'-0 SOLID FENCE

EXIST. PICKET FENCE

NEW 3'-0 SOLID FENCE

NEW CONC. CURB T.C. 11.5

NEW 4" conc. WALK

25' NEW CURB CUT

EXIST WALK

ADD 2'-0" TO EXIST. FENCE

EXIST. 4'-0" MASONRY WALL

NEW conc. CURB T.C. 12.25'

LANDSCAPING

4'-0 BLK WALL

BUILDING F.F. 13.0

A-A 1/4"

B-B 1/4

C-C 1/4

D-D 1/4

TOP OF REBAR B.M. 5512.30'

N 89° 39' 33" E 85.08'

4" N.P. GAS LINE

6" C.I. WATER

M.H. Rim 13.09' INV. 03.99

SIGN OUTER

ASPHALT

1" = 10'

PLOT PLAN

NO OFF SITE DRAINAGE TO SITE

LAND COVERAGE

LAND	12,469.80	S.F.
BUILDING AREA	3,945.15	
PAVING AREA	6,521.00	
LANDSCAPING	949.65	
REQUIRED LANDSCAPING	454.0	
CONC. WALKS	534.0	
NOT DEVELOPED	460.0	

BUILDING AREA 3,945.15

LEASIBLE BLDG AREA

SUITE A	1,755
SUITE B	410
SUITE C	1,260
TOTAL RENTAL AREA	3,425

REQUIRED PARKING 17 CARS
TOTAL PARKING 17

SEISMIC ZONE	2	
FIRE ZONE	3	
OCCUPANCY GROUP	B-2	
OCCUPANTS	34	
TYPE OF CONSTRUCTION	V-N	
HEATED FLOOR AREA	3,900	S.F.
RENTABLE AREA	3,425	SF

LOADS

SOIL BEARING	2,000 PSF
ROOF LIVE	20 PSF
WIND	25 PSF

LANDSCAPING PLANS

	QUANTITY	SIZE
RUSSIAN OLIVE	11	10 GAL. - 1.5"
PYRACANTHA	1	5 GAL
UPRIGHT JUNIPER	2	5 GAL
SPREADING JUNIPER	6	5 GAL
1/2 GRAVEL ALL PLANTING AREA		

ALL LANDSCAPING MATERIAL SHALL CONFORM IN SIZE TO ZONE CODE (1-7-80)

ROOF FRAMING PLAN

3Φ COL

4-5-0

1-ROW BRDG

BEAM UNIT 520#

BEAM UNIT 300#

BEAM UNIT 400#

2-2X10

ROOF OPENING

FURNISH 4 SETS SHOP DRAWINGS TO ARCHITECT FOR APPROVAL

CITY HYDROLOGY SECTION

Any deletions or modifications to this drainage plan must receive prior approval from City Hydrology Section prior to final inspection.

FOUNDATION PLAN

1-6 x 10" FTG 2#5

2'-4" x 2'-4" x 12" FTG 12"x12" PIER 4#5

FILL PUDDLE W/ COMPACK 90% MODIFIED PROCTOR FOR 4" SLAB

2#5 CONT.

#5 @ 32" O.C. VERT.

4x4 x 3/16 TUBE 10x10 x 1/4 BASE PL 2'-5 1/2" SQ.

3'-0" x 3'-0" x 12" FTG 12"x12" PIER 4#5

19-0 | 18-11 | 30-6 | 14-11 | 12-0

21-10

19-8 | 19-8 | 19-8 | 16-0 | 12-8

57-8

APPROVED FOR DRAINAGE
1-27-81
DATE
ADVISE DRAINAGE INSPECTOR WHEN GRADING EXECUTED

1/8

ALTERNATE TURN DOWN SLAB DET. @ INTERIOR BEARING WALL 3/4

#5 @ 32" O.C. VERT.

#5 @ 12" O.C. HORIZ.

2 #5

2'-0

3'-0

1/14/81
12/15/80

INDEX

1 PLOT, FOUNDATION, & ROOF PLANS
2 FLOOR PLAN & SCHEDULES
3 SECTIONS & ELEVATIONS
4 PLUMBING PLAN
5 HEATING PLAN
6 ELECTRICAL PLAN
7 & 8 SPECIFICATIONS

PLOT, FOUNDATION & ROOF PLANS

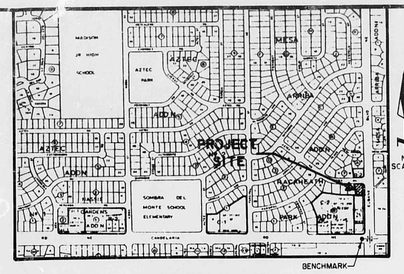
ROYAL REALTOR BLDG — PRO NO

DARELL HALDERITAN, BROKER
3111 EUBANK BLVD NE

JOSEPH B. BURWINKLE JR
ARCHITECT - PLANNER
ALBUQ. N. MEX.

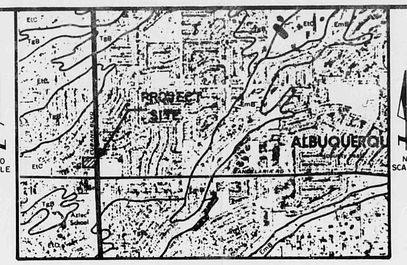
SHEET 1 OF 8

STATE OF NEW MEXICO — JOSEPH B. BURWINKLE JR. — No. 430 — ALBUQUERQUE NEW MEXICO — REGISTERED ARCHITECT — 12-6-79



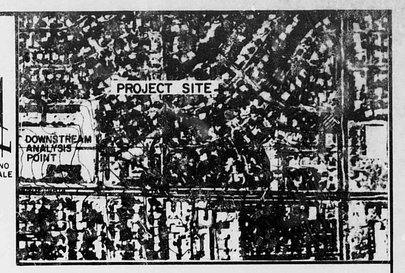
LOCATION MAP

ZONE ATLAS PAGE G-20-Z



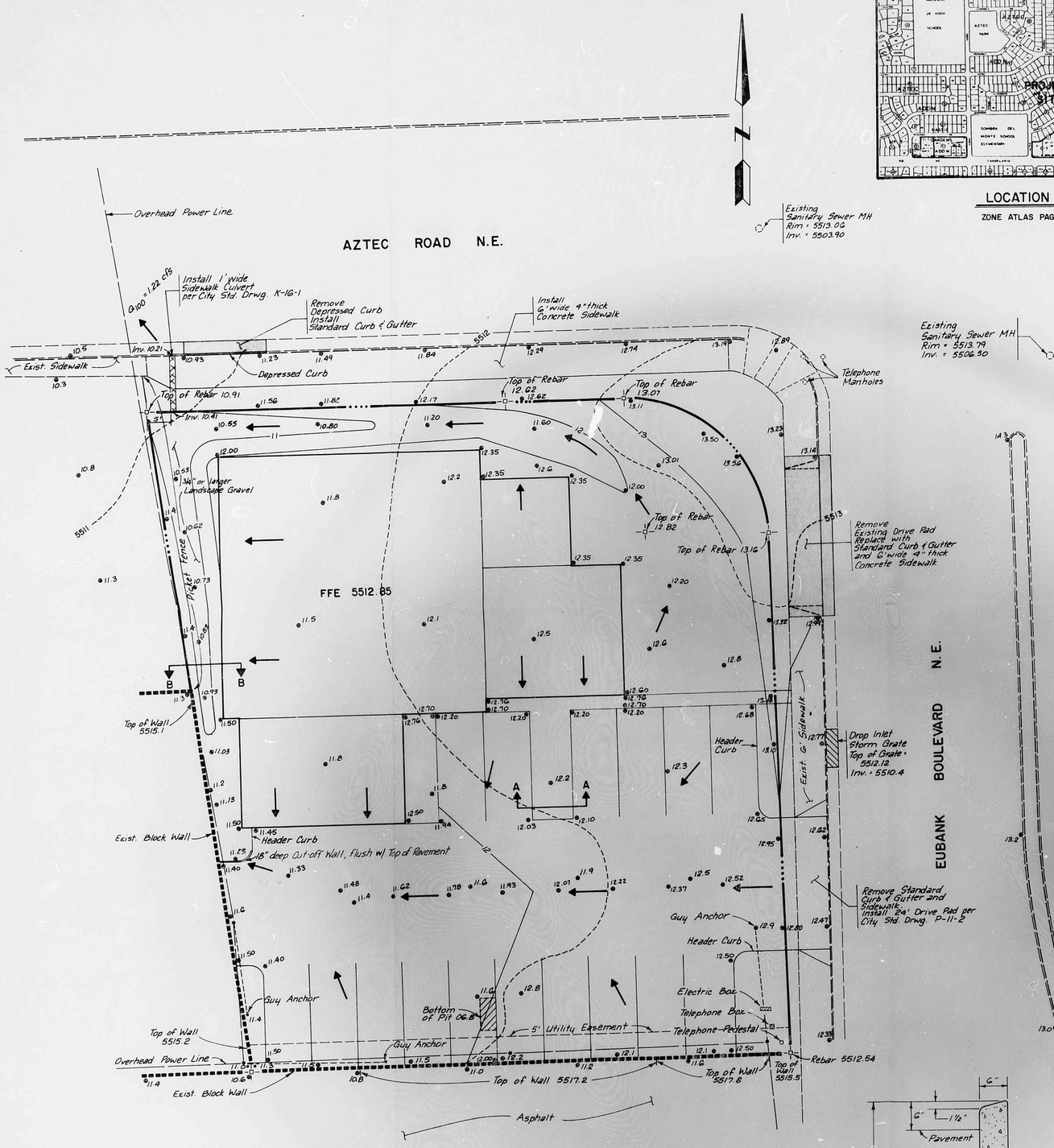
SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY

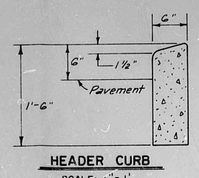


FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY



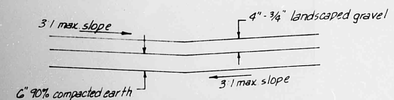
NOTE: ALL ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE
⚠ 6-G 21. ELEVATION = 5508.42'



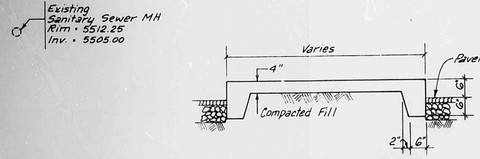
HEADER CURB
SCALE: 1" = 1'

GRADING NOTES

1. ALL FINISH CONTOURS SHOWN INDICATE THE FINAL GROUND ELEVATION. CONTOURS IN DRIVEWAY INDICATE TOP OF PAVEMENT ELEVATION.
2. SUBGRADE TOLERANCE ON BUILDING PAD SHALL BE ±0.1'.
3. SUBGRADE TOLERANCE ON AREAS WITHIN STREETS AND PARKING AREAS SHALL BE ±0.3'.
4. THE TOLERANCE FOR FINISHED GRADES IN THE SWALE AREAS IS ±0.1'.
5. THE TOP 6" OF THE FILL BENEATH THE BUILDING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY (PER ASTM D-1557). ALL OTHER AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY. FILL SHALL BE COMPACTED ATOPTIMUM MOISTURE +2%.
6. NO SLOPES SHALL EXCEED 3:1 (HORIZONTAL: VERTICAL).
7. NO FROZEN MATERIAL SHALL BE PLACED IN FILL.
8. ALL MATERIAL PLACED IN FILL SHALL HAVE BEEN EXCAVATED ON THIS PROJECT OR FROM DESIGNATED BORROW AREA.
9. MATERIAL UNSUITABLE FOR FILL SHALL BE REMOVED FROM THE SITE.
10. PRIOR TO GRADING, THE EXISTING SURFACE SHALL BE STRIPPED OF ORGANIC MATTER. THESE STRIPPINGS MAY BE USED FOR SURFACING LANDSCAPED AREAS ONLY.
11. BUILDING PAD SHALL BE GRADED TO 3' BEYOND SPECIFIED FINISHED HORIZONTAL DIMENSIONS.
12. GRADING OPERATIONS SHALL BE PERFORMED IN A MANNER WHICH MEETS ALL CURRENT CITY, STATE AND FEDERAL DUST CONTROL REGULATIONS.



SECTION B-B
SWALE DETAIL



TYPICAL SIDEWALK SECTION
SECTION A-A
SCALE: 1/2" = 1'

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING CURB & GUTTER
- EXISTING BLOCK WALL
- DIRECTION OF FLOW
- EXISTING MANHOLES
- EXISTING OVERHEAD POWER LINE
- EXISTING REBAR

DRAINAGE INFORMATION

UPLAND RUNOFF-THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA. THEREFORE THE UPLAND RUNOFF IS DIVERTED AWAY FROM THE PROJECT BY EUBANK BOULEVARD AND AZTEC ROAD.

DOWNSTREAM CAPACITY-DURING THE PREDESIGN CONFERENCE, WITH BILLY GOOLSBY ON OCTOBER 3, 1984, THE ANALYSIS POINT FOR DOWNSTREAM CAPACITY WAS ESTABLISHED TO BE PARSIFAL STREET WHERE IT DISCHARGES TO CANDELARIA ROAD. IT IS UNDERSTOOD A 0.63 CFS INCREASE IN RUNOFF WOULD NOT HAVE ANY MEASURABLE IMPACT AT THE POINT WHERE PARSIFAL STREET INTERSECTS CANDELARIA ROAD OR FURTHER DOWNSTREAM IN CANDELARIA ROAD. FLOODING DOES OCCUR IN CANDELARIA ROAD WEST OF MOON STREET BUT THE IMPACT OF THE ADDITIONAL RUNOFF FROM THE SITE ON THIS AREA IS INSIGNIFICANT AND UNDETERMINABLE. FURTHER, THE INCREASED RUNOFF FROM THE SITE DOES NOT SIGNIFICANTLY IMPACT THE CAPACITY OF PARSIFAL STREET. THEREFORE, THE SITE SHOULD BE ALLOWED FREE DISCHARGE.

BASIN SIZE 18.41 ACRES I=5.3 INCHES/HR
C=0.7 T_c= 10 MIN Q_{100}=68 CFS
DEPTH OF FLOW IN PARSIFAL STREET
S=0080 WIDTH=32' d= .66'

AREA = 14300 SF
IMPERVIOUS AREA = 9824 SF
TYPE B SOIL C=0.74
Q_{100} = 0.59 CFS (UNDEVELOPED)
Q_{100}=1.22 CFS (DEVELOPED)
THE SITE WILL HAVE FREE DISCHARGE BUT IRRIGATION RUNOFF WILL BE RETAINED IN A SMALL ROCK LINED POND IN THE NORTHWEST CORNER OF THE SITE.

EROSION CONTROL PLAN-DURING THE CONSTRUCTION PHASE, A 6" HIGH WIND ROW WILL BE GRADED ALONG THE NORTH AND WEST PROPERTY LINE TO RETAIN THE RUNOFF FROM THE SITE. THIS MAY BE REMOVED DURING THE LANDSCAPING PHASE OF THE PROJECT.

RECEIVED DEC 10 1984 HYDROLOGY SECTION

RECEIVED DEC 01 1984 HYDROLOGY SECTION

BENCHMARK

STATION IS A STANDARD ACS BRASS TABLET ON THE WEST MEDIAN NOSE OF THE INTERSECTION OF EUBANK BLVD. NE AND CANDELARIA RD. NE
ELEVATION = 5508.42

Date	Revision	By
11/27/84	Revised elevations along E/W	DM

RACKHEATH PARK ADDITION # 1
LOT 13, BLOCK 8

GRADING & DRAINAGE PLAN

Project No.
Seal
Job No. 42420
Sheet Of 1 1
Drawn By: UK
Date: 10/84
Checked By: DWW
Scale: 1" = 10'