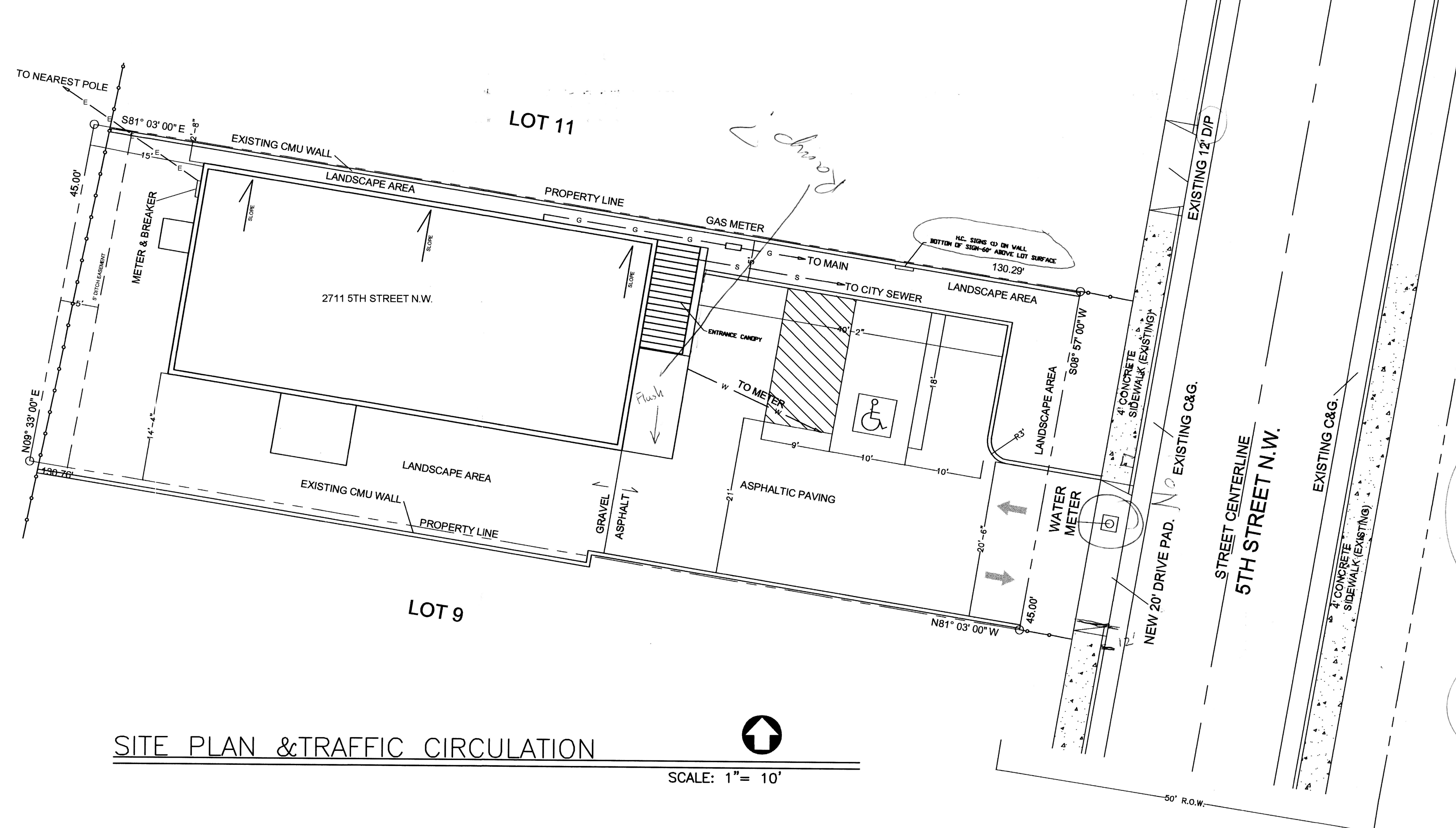


VICINITY MAP

↑

N.T.S.

ZONE ATLAS PAGE
H-14-Z



SITE PLAN & TRAFFIC CIRCULATION

↑

SCALE: 1" = 10'

GENERAL NOTES:

1. PROVIDE PREMISE IDENTIFICATION CONSISTING OF 6" MIN. HEIGHT NUMBERS ON A CONTRASTING BACKGROUND IN SUCH A MANNER AS TO BE VISIBLE FROM THE STREET OR ROAD.

EXECUTIVE SUMMARY:

THE PROJECT LOCATION IS A VACANT LOT AT 2711 5TH ST. NW, LOT #10, BLOCK 1 OF THE WHITE CITY ADDITION, WHICH IS NORTH OF MENAUL BLVD. NW. THE DEVELOPMENT CONCEPT IS A SMALL WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION PRESENTLY VACANT (SMALL OPERATION). THIS WAREHOUSE WILL BE USED FOR THE STORAGE OF TOOLS AND EQUIPMENT ASSOCIATED WITH RESIDENTIAL CONSTRUCTION PRACTICES. INCLUDED WITHIN THE WAREHOUSE IS: ONE WAREHOUSE OFFICE, ONE TOILET ROOM, AND ONE STORAGE CLOSET. TRAFFIC CIRCULATION CONCEPT IS SUCH THAT THERE WILL BE PUBLIC OFF-STREET PARKING TO THE EAST OF THE BUILDING, WITH ONE NEW 20' DRIVEPAD. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE. THE PROJECT WILL NOT IMPACT THE ADJACENT SITES.

LEGAL DESCRIPTION

LOT 10, BLOCK 1 OF THE WHITE CITY ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

SOLID WASTE:

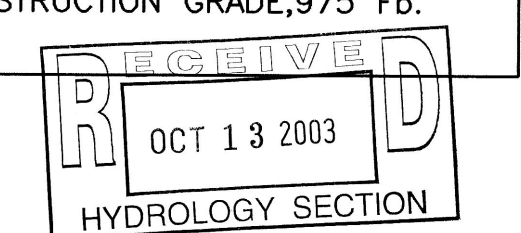
2 YARD LIFT ON CASTERS LOCATED WITHIN BUILDING AND PLACE NEAR STREET ON DAY OF PICKUP OR OPTION OF USING AUTOMATION CARTS WITH APPROVAL FROM RESIDENTIAL SOLID WASTE PICKUP DEPT. POINT OF CONTACT @ 761-8100

PROJECT DATA:

PROJECT:	WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION
ADDRESS:	2711 5TH ST. N.W. ALBUQUERQUE, NM 87104
OWNER:	CHRIS & JULIANN CASAUS 6108 LITTLE JOE CT. ALBUQUERQUE, NM 87120 TELEPHONE: (505) 899-4839
ARCHITECT:	GARLAN BRYAN, NM REG #144 2403 SAN MATEO BLVD. N.E. SUITE W-1 ALBUQUERQUE, NM. 87110 TELEPHONE (505) 884-9694
CONTRACTOR:	EMPIRE CONSTRUCTION 2711 5TH ST. N.W. ALBUQUERQUE, NM 87104 TEL: 505-899-4119 LIC# 068058
ZONING:	C-3
BUILDING CODE:	1997 NM BUILDING CODE 1997 UNIFORM BUILDING CODE
ACCESSIBILITY CODE:	ICC/ANSI A 117.1-1998
SEISMIC ZONE:	II-B
CONSTRUCTION TYPE:	V-N
BUILDING AREA:	TOTAL: 1,680 SQFT.
ALLOWABLE AREA:	8,000 SQFT.
BUILDING HEIGHT:	17'-10"
ALLOWABLE BLDG HEIGHT:	26 FT. SINGLE STORY
OCCUPANCY:	S-1 WAREHOUSE
OCCUPANT LOAD:	OFFICE & RELATED WORK AREAS = 196 S.F. @ 100 S.F./ PERSON = 2 PERSONS. TOILETS & CIRCULATION AREAS = 99 S.F. @ 0 S.F./ PERSON = 0 PERSONS. STORAGE & MECHANICAL AREAS = 1,385 S.F. @ 300 S.F./PERSON = 5 PERSONS.
PARKING:	REQUIRED= 1 SPACE +1 ACCESSIBLE SPACE PROVIDED= 1 SPACE +1 ACCESSIBLE SPACE
FIXTURE CALCULATIONS:	OCCUPANT LOAD: 7 / 2 = 3.5 WATER CLOSETS REQUIRED: 1:1-15 PEOPLE LAVATORIES REQUIRED: 1 PER 2 WATER CLOSETS WATER CLOSETS PROVIDED: 1 LAVATORIES PROVIDED: 1

DESIGN DATA:

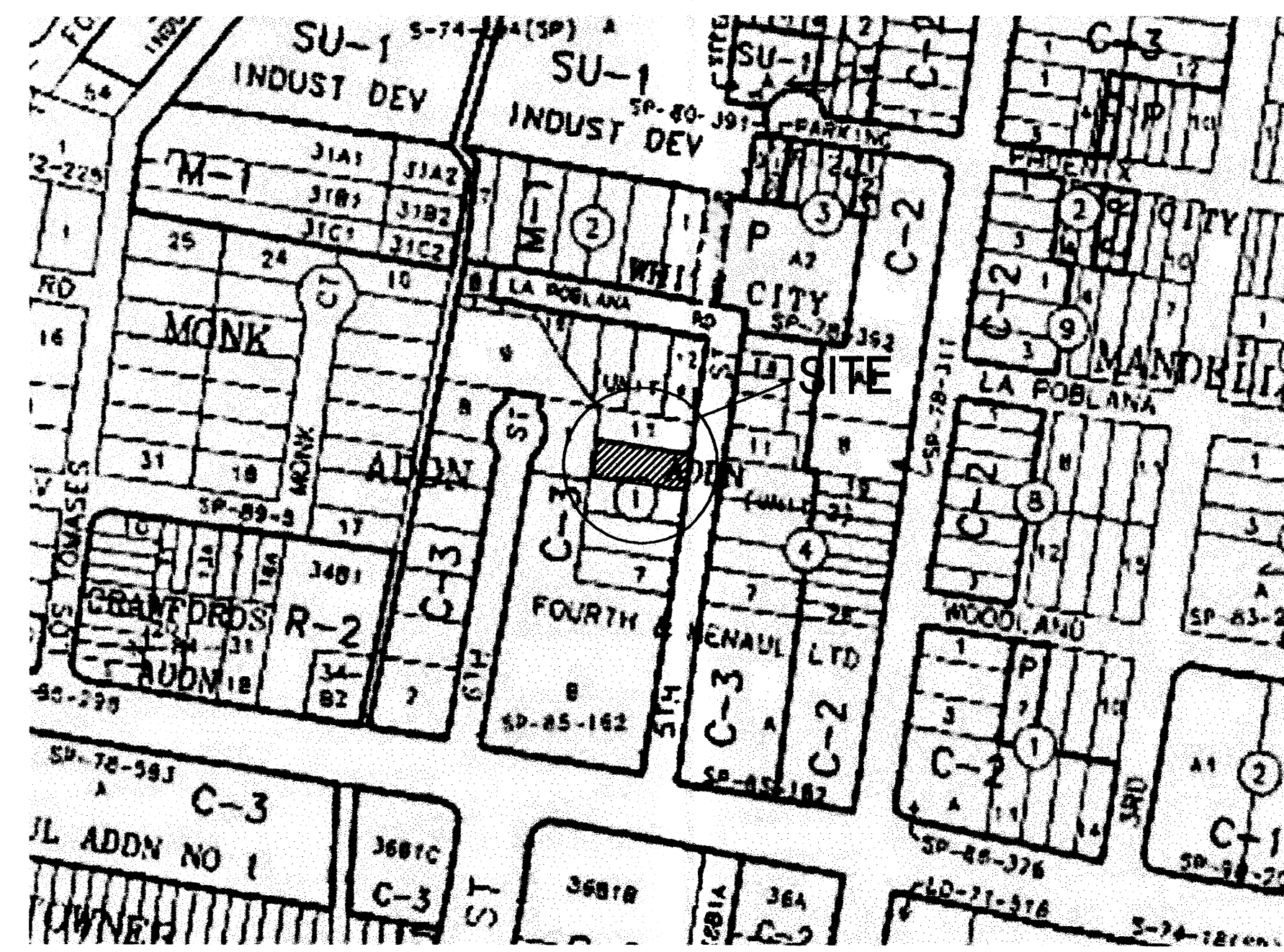
SOIL BEARING PRESSURE: 1,000 P.S.F.
CONCRETE, 3,000 PSI READY MIX
ROOF LOADING, 20 P.S.F. LL + 20 P.S.F. SNOW LOAD
LUMBER: ROOF FRAMING, PREFABRICATED WOOD TRUSSES.
PROVIDE MANUFACTURERS STRUCTURAL CALCULATIONS FOR DESIGN.
STUDS. & MISC. FRAMING, CONSTRUCTION GRADE, 975 Fb.



EMPIRE CONSTRUCTION	DATE: OCTOBER 2003
	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
C-1	PROJECT DATA SITE PLAN TRAFFIC

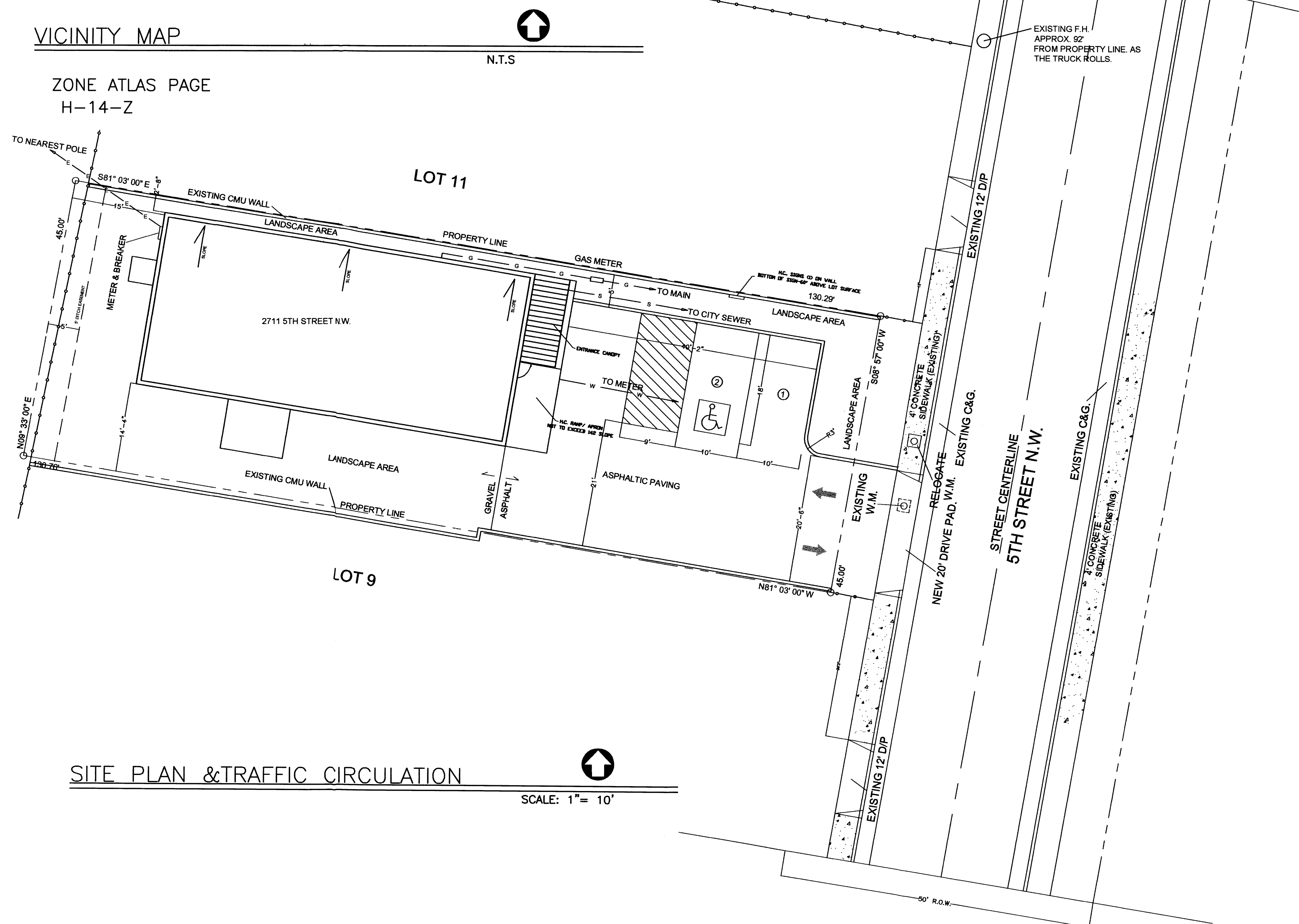


Fx) 884-9694



VICINITY MAP

ZONE ATLAS PAGE
H-14-Z



SITE PLAN & TRAFFIC CIRCULATION

SCALE: 1" = 10'

GENERAL NOTES:

1. PROVIDE PREMISE IDENTIFICATION CONSISTING OF 6" MIN. HEIGHT NUMBERS ON A CONTRASTING BACKGROUND IN SUCH A MANNER AS TO BE VISIBLE FROM THE STREET OR ROAD.

EXECUTIVE SUMMARY:

THE PROJECT LOCATION IS A VACANT LOT AT 2711 5TH ST. NW, LOT #10, BLOCK 1 OF THE WHITE CITY ADDITION, WHICH IS NORTH OF MENAUL BLVD., NW. THE DEVELOPMENT CONCEPT IS A SMALL WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION PRESENTLY VACANT (SMALL OPERATION). THIS WAREHOUSE WILL BE USED FOR THE STORAGE OF TOOLS AND EQUIPMENT ASSOCIATED WITH RESIDENTIAL CONSTRUCTION PRACTICES. INCLUDED WITHIN THE WAREHOUSE IS: ONE WAREHOUSE OFFICE, ONE TOILET ROOM, AND ONE STORAGE CLOSET. TRAFFIC CIRCULATION CONCEPT IS SUCH THAT THERE WILL BE PUBLIC OFF STREET PARKING TO THE EAST OF THE BUILDING, WITH ONE NEW 20' DRIVEPAD. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE. THE PROJECT WILL NOT IMPACT THE ADJACENT SITES. LARGEST VEHICLE ON SITE WILL BE EQUIVALENT TO A ONE TON PICK-UP TRUCK.

LEGAL DESCRIPTION

LOT 10, BLOCK 1 OF THE WHITE CITY ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

SOLID WASTE:

2 YARD LIFT ON CASTERS LOCATED WITHIN BUILDING AND PLACE NEAR STREET ON DAY OF PICKUP OR OPTION OF USING AUTOMATION CARTS WITH APPROVAL FROM RESIDENTIAL SOLID WASTE PICKUP DEPT.
POINT OF CONTACT @761-8100

PROJECT DATA:

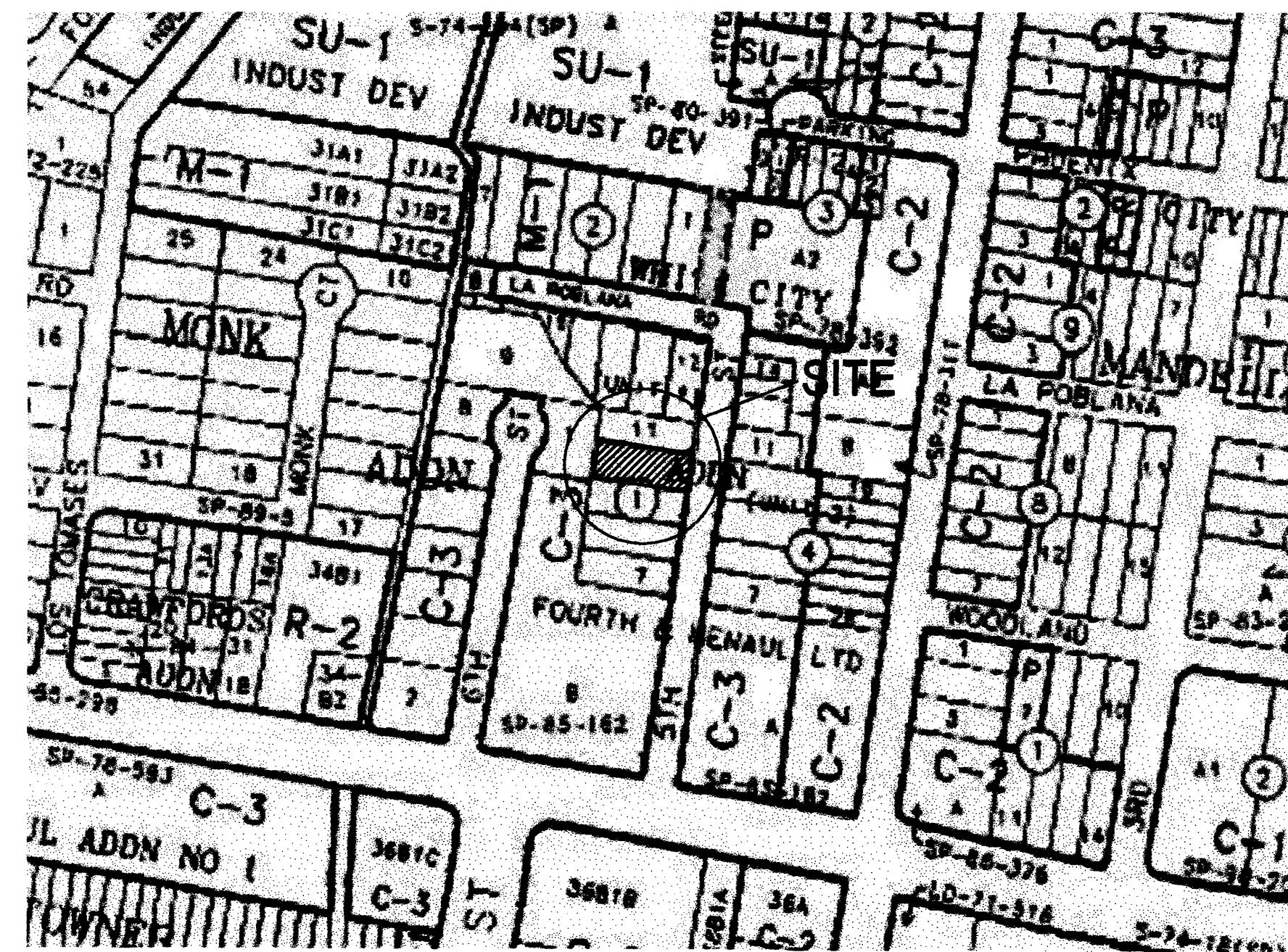
PROJECT:	WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION
ADDRESS:	2711 5TH ST. N.W. ALBUQUERQUE, NM 87104
OWNER:	CHRIS & JULIANN CASAUS 6108 LITTLE JOE CT. ALBUQUERQUE, NM 87120 TELEPHONE: (505) 899-4839
ARCHITECT:	GARLAN BRYAN, NM REG #144 2403 SAN MATEO BLVD. N.E. SUITE W-1 ALBUQUERQUE, NM. 87110 TELEPHONE (505) 884-9694
CONTRACTOR:	EMPIRE CONSTRUCTION 2711 5TH ST. N.W. ALBUQUERQUE, NM 87104 TEL: 505-899-4119 LIC# 068058
ZONING:	C-3
BUILDING CODE:	1997 NM BUILDING CODE 1997 UNIFORM BUILDING CODE
ACCESSIBILITY CODE:	ICC/ANSI A 117.1-1998
SEISMIC ZONE:	II-B
CONSTRUCTION TYPE:	V-N
BUILDING AREA:	TOTAL: 1,680 SQFT.
ALLOWABLE AREA:	8,000 SQFT.
BUILDING HEIGHT:	17'-10"
ALLOWABLE BLDG HEIGHT:	26 FT. SINGLE STORY
OCCUPANCY:	S-1 WAREHOUSE
OCCUPANT LOAD:	OFFICE & RELATED WORK AREAS = 196 S.F. ⊙ 100 S.F./ PERSON = 2 PERSONS. TOILETS & CIRCULATION AREAS = 99 S.F. ⊙ 0 S.F./ PERSON = 0 PERSONS. STORAGE & MECHANICAL AREAS = 1,385 S.F. ⊙ 300 S.F./PERSON = 5 PERSONS.
PARKING:	REQUIRED= 1 SPACE +1 ACCESSIBLE SPACE PROVIDED= 1 SPACE +1 ACCESSIBLE SPACE
FIXTURE CALCULATIONS:	OCCUPANT LOAD: 7 / 2 = 3.5 WATER CLOSETS REQUIRED: 1; 1-15 PEOPLE LAVATORIES REQUIRED: 1 PER 2 WATER CLOSETS WATER CLOSETS PROVIDED: 1 LAVATORIES PROVIDED: 1

DESIGN DATA:

SOIL BEARING PRESSURE: 1,000 P.S.F.
CONCRETE, 3,000 PSI READY MIX
ROOF LOADING, 20 P.S.F. LL + 20 P.S.F. SNOW LOAD
LUMBER: ROOF FRAMING, PREFABRICATED WOOD TRUSSES.
PROVIDE MANUFACTURERS STRUCTURAL CALCULATIONS FOR DESIGN.
STUDS. & MISC. FRAMING, CONSTRUCTION GRADE, 975 Fb.



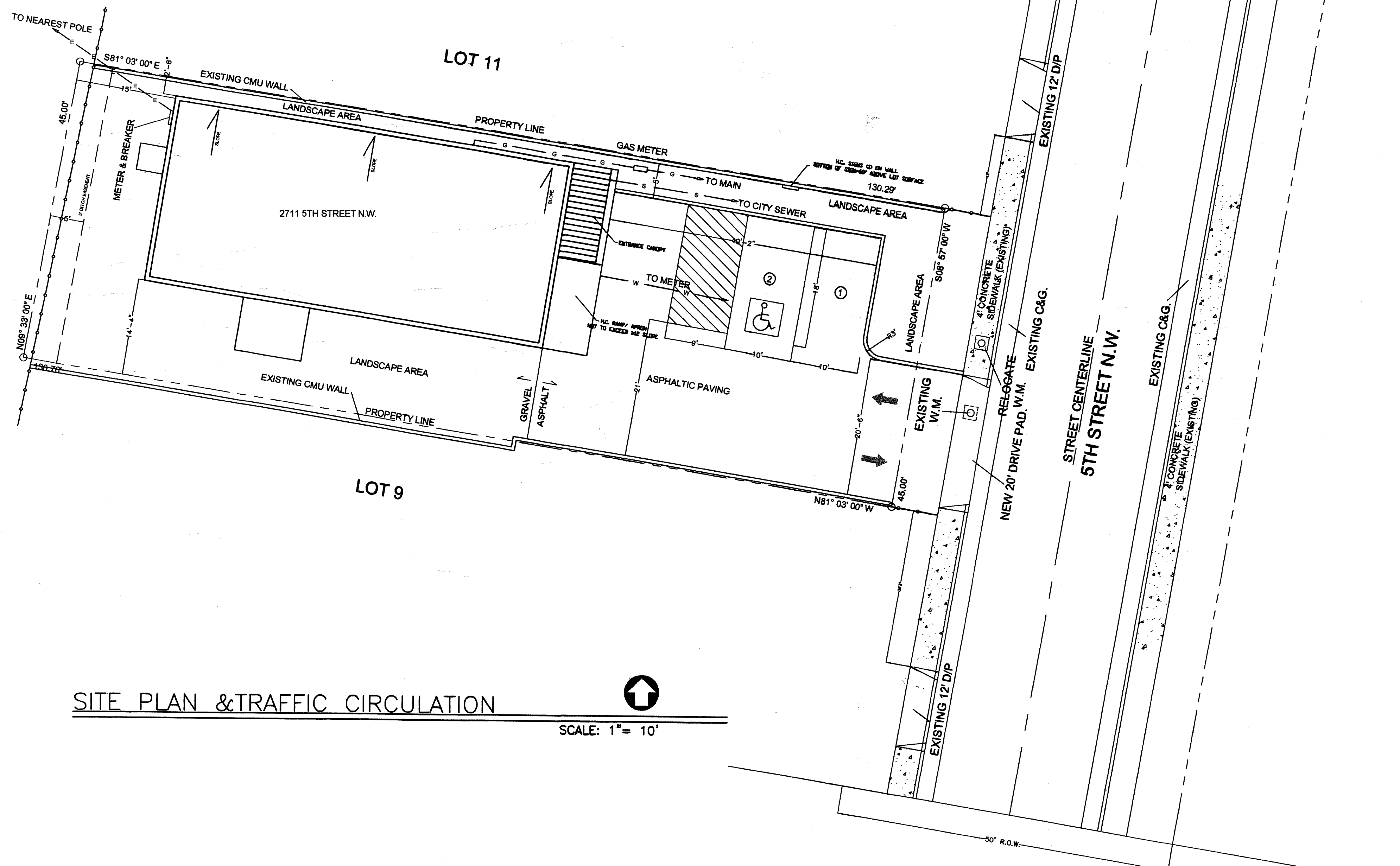
EMPIRE CONSTRUCTION	DATE: OCTOBER 2003



VICINITY MAP

N.T.S

ZONE ATLAS PAGE
H-14-Z



SITE PLAN & TRAFFIC CIRCULATION

SCALE: 1" = 10'

GENERAL NOTES:

1. PROVIDE PREMISE IDENTIFICATION CONSISTING OF 6" MIN. HEIGHT NUMBERS ON A CONTRASTING BACKGROUND IN SUCH A MANNER AS TO BE VISIBLE FROM THE STREET OR ROAD.

EXECUTIVE SUMMARY:

THE PROJECT LOCATION IS A VACANT LOT AT 2711 5TH ST. NW, LOT #10, BLOCK 1 OF THE WHITE CITY ADDITION, WHICH IS NORTH OF MENAUL ELVD., NW. THE DEVELOPMENT CONCEPT IS A SMALL WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION PRESENTLY VACANT (SMALL OPERATION). THIS WAREHOUSE WILL BE USED FOR THE STORAGE OF TOOLS AND EQUIPMENT ASSOCIATED WITH RESIDENTIAL CONSTRUCTION PRACTICES. INCLUDED WITHIN THE WAREHOUSE IS: ONE WAREHOUSE OFFICE, ONE TOILET ROOM, AND ONE STORAGE CLOSET. TRAFFIC CIRCULATION CONCEPT IS SUCH THAT THERE WILL BE PUBLIC OFF STREET PARKING TO THE EAST OF THE BUILDING, WITH ONE NEW 20' DRIVEPAD. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE. THE PROJECT WILL NOT IMPACT THE ADJACENT SITES. LARGEST VEHICLE ON SITE WILL BE EQUIVALENT TO A ONE TON PICK-UP TRUCK.

LEGAL DESCRIPTION

LOT 10, BLOCK 1 OF THE WHITE CITY ADDITION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

SOLID WASTE:

2 YARD LIFT ON CASTERS LOCATED WITHIN BUILDING AND PLACE NEAR STREET ON DAY OF PICKUP OR OPTION OF USING AUTOMATION CARTS WITH APPROVAL FROM RESIDENTIAL SOLID WASTE PICKUP DEPT.
POINT OF CONTACT @ 761-8100

PROJECT DATA:

PROJECT: WAREHOUSE BUILDING FOR EMPIRE CONSTRUCTION
ADDRESS: 2711 5TH ST. N.W. ALBUQUERQUE, NM 87104

OWNER: CHRIS & JULIANN CASAUS
6108 LITTLE JOE CT. ALBUQUERQUE, NM 87120
TELEPHONE: (505) 899-4839

ARCHITECT: GARLAN BRYAN, NM REG #144
2403 SAN MATEO BLVD. N.E. SUITE W-1
ALBUQUERQUE, NM. 87110
TELEPHONE (505) 884-9694

CONTRACTOR: EMPIRE CONSTRUCTION
2711 5TH ST. N.W. ALBUQUERQUE, NM 87104
TEL: 505-899-4119
LIC# 068058

ZONING: C-3

BUILDING CODE: 1997 NM BUILDING CODE
1997 UNIFORM BUILDING CODE

ACCESSIBILITY CODE: ICC/ANSI A 117.1-1998

SEISMIC ZONE: II-B

CONSTRUCTION TYPE: V-N

BUILDING AREA: TOTAL: 1,680 SQFT.

ALLOWABLE AREA: 8,000 SQFT.

BUILDING HEIGHT: 17'-10"

ALLOWABLE BLDG HEIGHT: 26 FT. SINGLE STORY

OCCUPANCY: S-1 WAREHOUSE

OCCUPANT LOAD: OFFICE & RELATED WORK AREAS = 196 S.F.
TOTAL = 7 @ 100 S.F./ PERSON = 2 PERSONS.

TOILETS & CIRCULATION AREAS = 99 S.F.
@ 0 S.F./ PERSON = 0 PERSONS.

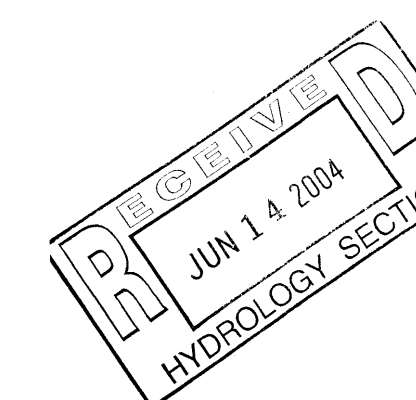
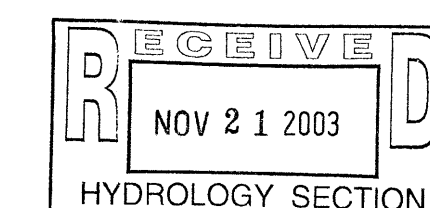
STORAGE & MECHANICAL AREAS = 1,385 S.F.
@ 300 S.F./PERSON = 5 PERSONS.

PARKING: REQUIRED = 1 SPACE
+1 ACCESSIBLE SPACE
PROVIDED = 1 SPACE
+1 ACCESSIBLE SPACE

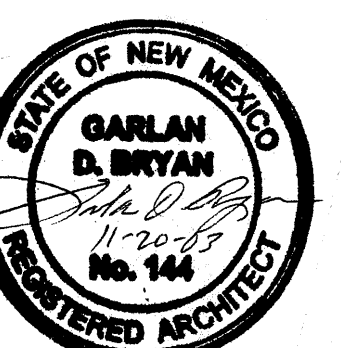
FIXTURE CALCULATIONS: OCCUPANT LOAD: 7 / 2 = 3.5
WATER CLOSETS REQUIRED: 1:1-15 PEOPLE
LAVATORIES REQUIRED: 1 PER 2 WATER CLOSETS
WATER CLOSETS PROVIDED: 1
LAVATORIES PROVIDED: 1

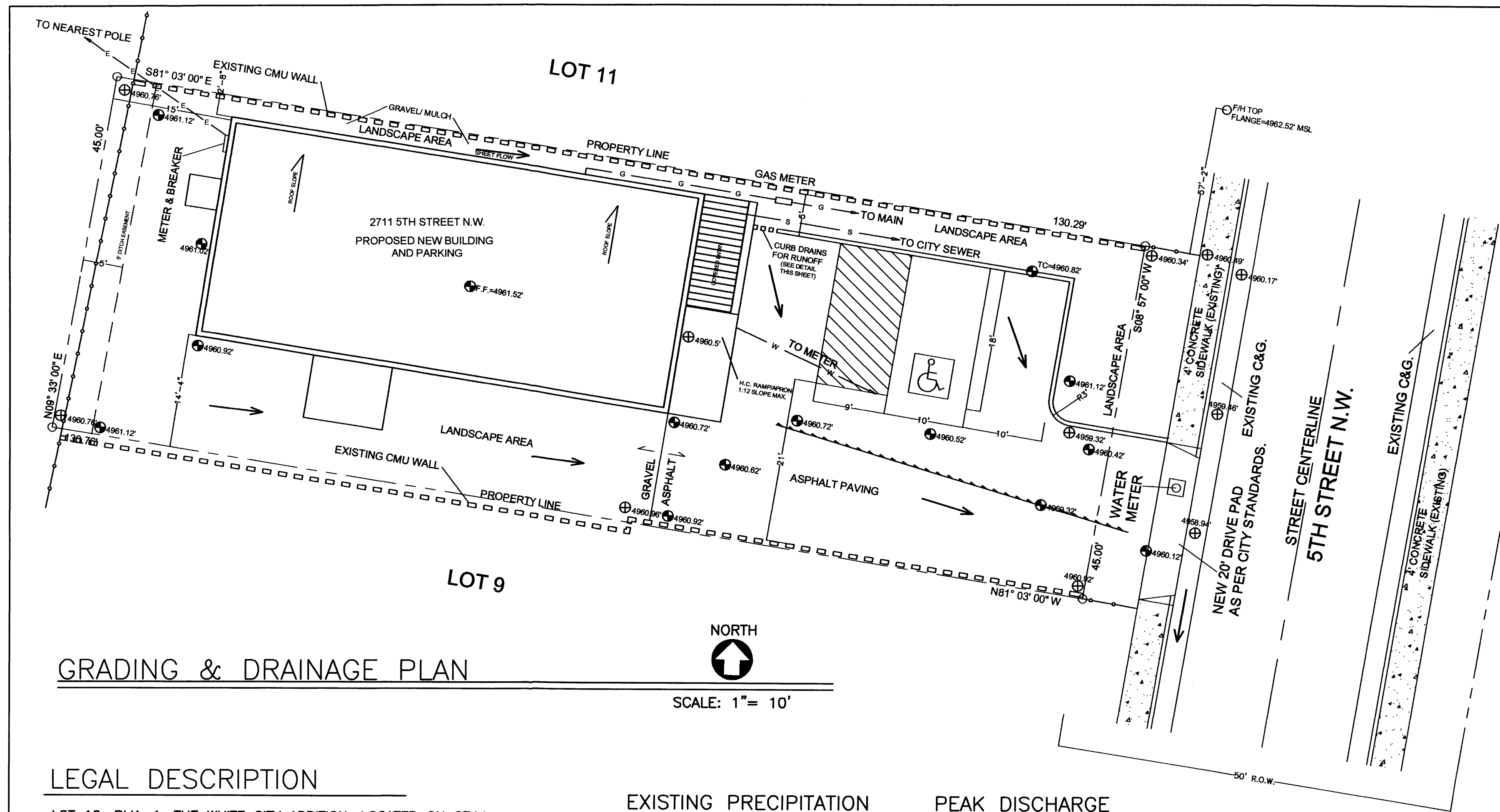
DESIGN DATA:

SOIL BEARING PRESSURE: 1,000 P.S.F.
CONCRETE, 3,000 PSI READY MIX
ROOF LOADING, 20 P.S.F. LL + 20 P.S.F. SNOW LOAD
LUMBER: ROOF FRAMING, PREFABRICATED WOOD TRUSSES.
PROVIDE MANUFACTURERS STRUCTURAL CALCULATIONS FOR DESIGN.
STUDS. & MISC. FRAMING, CONSTRUCTION GRADE, 975 Fb.



EMPIRE CONSTRUCTION	DATE: OCTOBER 2003
garlan bryan architect Garlan Bryan Architect	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
C-1	PROJECT DATA SITE PLAN TRAFFIC



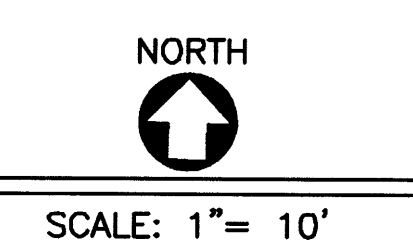


LEGEND	
NEW	EXISTING
UNDERGROUND ELECTRIC	
BLOCK WALL	
CHAIN LINK FENCE	
FIELD FENCE	
CONTOUR LINES	
SIDE SLOPE	
SWALE	
SPOT ELEVATIONS	
RIGHT OF WAY LINES	
PROPERTY LINES (SIDE)	
PUBLIC EASEMENTS	
SUBDIVISION BOUNDARIES	
PROJECT BOUNDARIES	
WATER PRESSURE ZONE	
FIRE HYDRANT	
LINE OF FLOW	



VICINITY MAP
H-14-Z
N.T.S.

GRADING & DRAINAGE PLAN



LEGAL DESCRIPTION

LOT 10, BLK. 1, THE WHITE CITY ADDITION, LOCATED ON 2711 5 TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM.

GRADING AND DRAINAGE

THE EXISTING LOT 10, BLK. 1, WHITE CITY ADDITION, LOCATED ON 5TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM. IS PRESENTLY UNDEVELOPED, AND OWNED BY EMPIRE CONSTRUCTION. PARKING AREA FOR TRUCKS. THE AREA HAS BEEN FILLED & GRADED AND SLOPES TO DRAIN TO THE EAST INTO 5TH ST. NW. THERE IS NO OFF SITE FLOW ONTO THE SITE. THE ENTIRE SITE WILL BE DEVELOPED AS SHOWN. THE DRIVE WAY AND WILL BE RECONSTRUCTED TO ALBUQ. CITY STANDARDS. THERE IS AN EXISTING CURB & GUTTER DRAIN TO THE SOUTH OF THE DRIVEWAY. THIS STORM DRAIN IS 192' FROM NORTH PROP. LINE ON W. SIDE OF 5TH ST. STORM DRAIN DIMENSIONS ARE 92" x 27".

PRECIPITATION ZONE 2	
DESIGN STORM	
P80	2.01
P360	2.35
P1440	2.75
P4 DAYS	3.30
P10 DAYS	3.95
$P_{606-2} = 0.011 + 0.942 \frac{(2.35)^2}{2.75}$	
$P_{12} = 0.5024 (2.01)$	

ORIGINAL LOT 100% (C) 16,000 SF
LANDSCAPE AREA (B) 2,295 SF
IMPERVIOUS AREA (D) 886 SF
COMPACTED GRAVEL (C) 14,228 SF

DRAINAGE CALCULATIONS

TOTAL LOT AREA	16,000 S.F.
ROOF AREA	1,989 S.F.
CONCRETE AREA	906 S.F.
PARKING AREA	5,123 S.F.
LANDSCAPE AREA	2,295 S.F.

BENCHMARK

REFERRED AND CHECKED AT FIRE HYDRANT FLANGE RING ON 5TH ST. NW AS INDICATED ON PLAN
ELEVATION OF FLANGE RING 4962.52' MEAN SEA LEVEL (MSL)

EXISTING 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.	4.07 CFS/AC

EXISTING CONDITIONS	PROPOSED CONDITIONS
TREATMENT A	0
TREATMENT B	0
TREATMENT C	0
TREATMENT D	.037 AC

EXISTING EXCESS PRECIPITATION

$$\text{WEIGHTED E} = 2.12(.37)/.37 = 2.12 \text{ INCHES}$$
$$\text{VOLUME} = 2.12 \times .37/12 = .07 \text{ AC.FT.}$$

EXISTING PEAK DISCHARGE

$$Q_{100} = 4.07 \times 0.37 = 1.50 \text{ CUBIC FEET/SEC}$$

PROPOSED PEAK DISCHARGE

$$\text{WEIGHTED E} = .53(0)+.78(.04)+1.13(.32)+2.12(.01)/.37 = 1.33 \text{ CUBIC FEET}$$
$$V_{100} = (1.33)(.37)/12 = .04 \text{ AC.FT.} = 1,742 \text{ CUBIC FEET}$$
$$V_{144} = (.04)(.37)(2.75-2.35)/12 = 217 \text{ CUBIC FEET}$$
$$V_{10 \text{ DAY}} = (.04)(.37)(3.30-2.35)/12 = 52 \text{ CUBIC FEET}$$

$$Q_{100} = 4.07 \times 0.37 = 1.50 \text{ CUBIC FEET/SEC}$$

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM INFORMATION PROVIDED BY EXISTING PLANS, AND THIS INFORMATION MAY INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY FOR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT OF WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMP. BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

EROSION CONTROL MEASURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

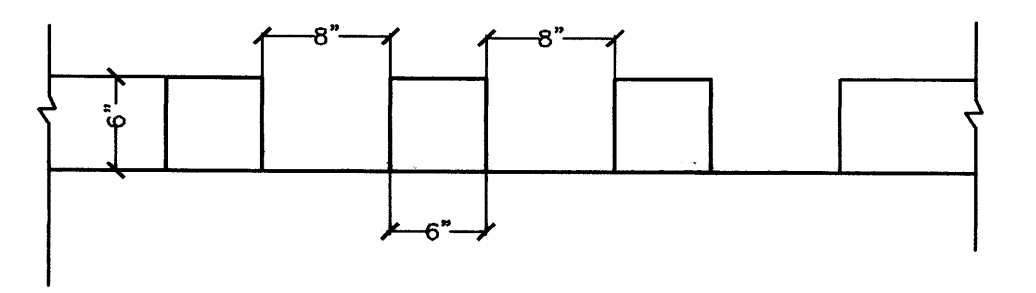
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMP. BERMS, DIKES, SWALES AND OTHER TEMP. GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS .1348 ACRES AND IS LOCATED NORTH OF MENAUL BLVD. ON 5TH STREET N.W. THE SITE HAS BEEN GRADED TO DRAIN FROM WEST TO EAST. ACCORDING TO THE FLOOD RATE INSURANCE MAP DATED SEPTEMBER 20,1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. FINISH FLOOR SHALL BE AT ELEVATION NOTED ON PLAN.

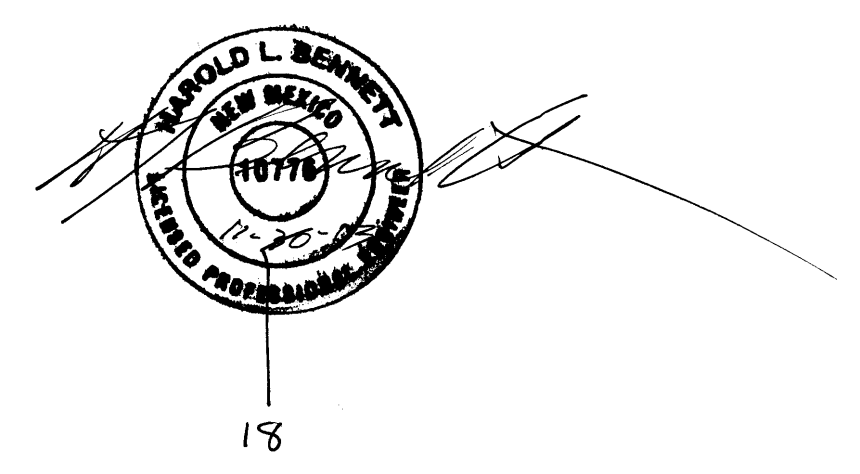
PROPOSED CONDITIONS

- THE SITE IS (.1348) ACRES OF SOIL THAT WILL BE COVERED BY A 4" LAYER OF GRAVEL AND ASPHALT SURFACE. NO EROSION SHOULD OCCUR UPON COMPLETION OF THE PROJECT.
- NO ON SITE RUN-OFF WILL BE COLLECTED, AND DRAIN INTO THE ON STREET DRAIN ALONG THE EAST SIDE OF THE SITE.
- THE SITE IS TO BE GRADED SO THAT ALL THE DRAINAGE FROM THE BUILDING AND THE PARKING AREAS ON THE EAST SIDE OF THE SITE SHALL BE DIRECTED TO DRAIN TO THE EAST INTO 5TH STREET, THEN TO THE NORTH INTO THE EXISTING STORM DRAINS.

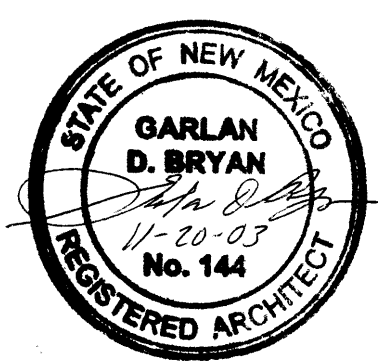


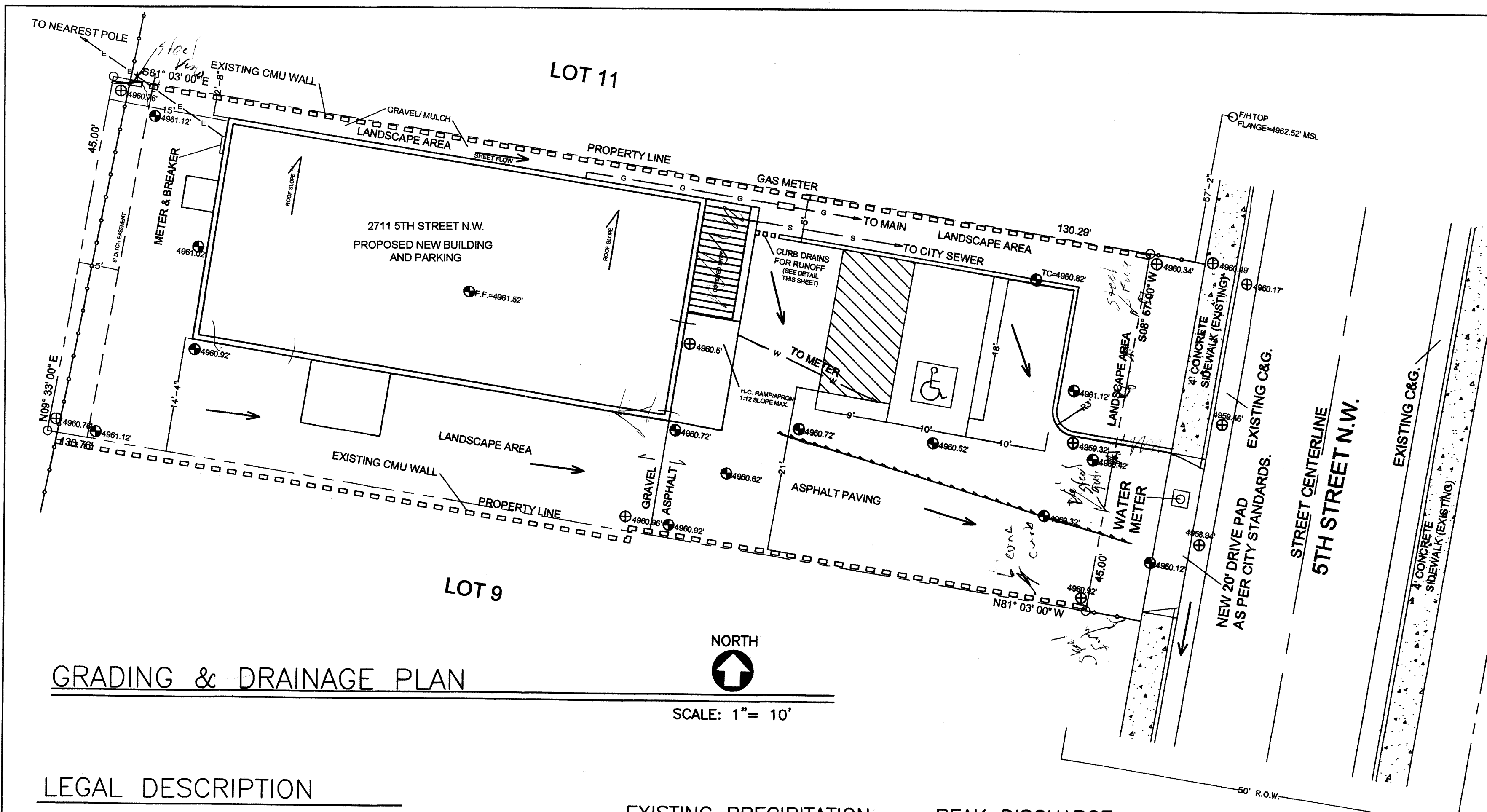
CURB DRAIN DETAIL

SCALE: 1"=1'

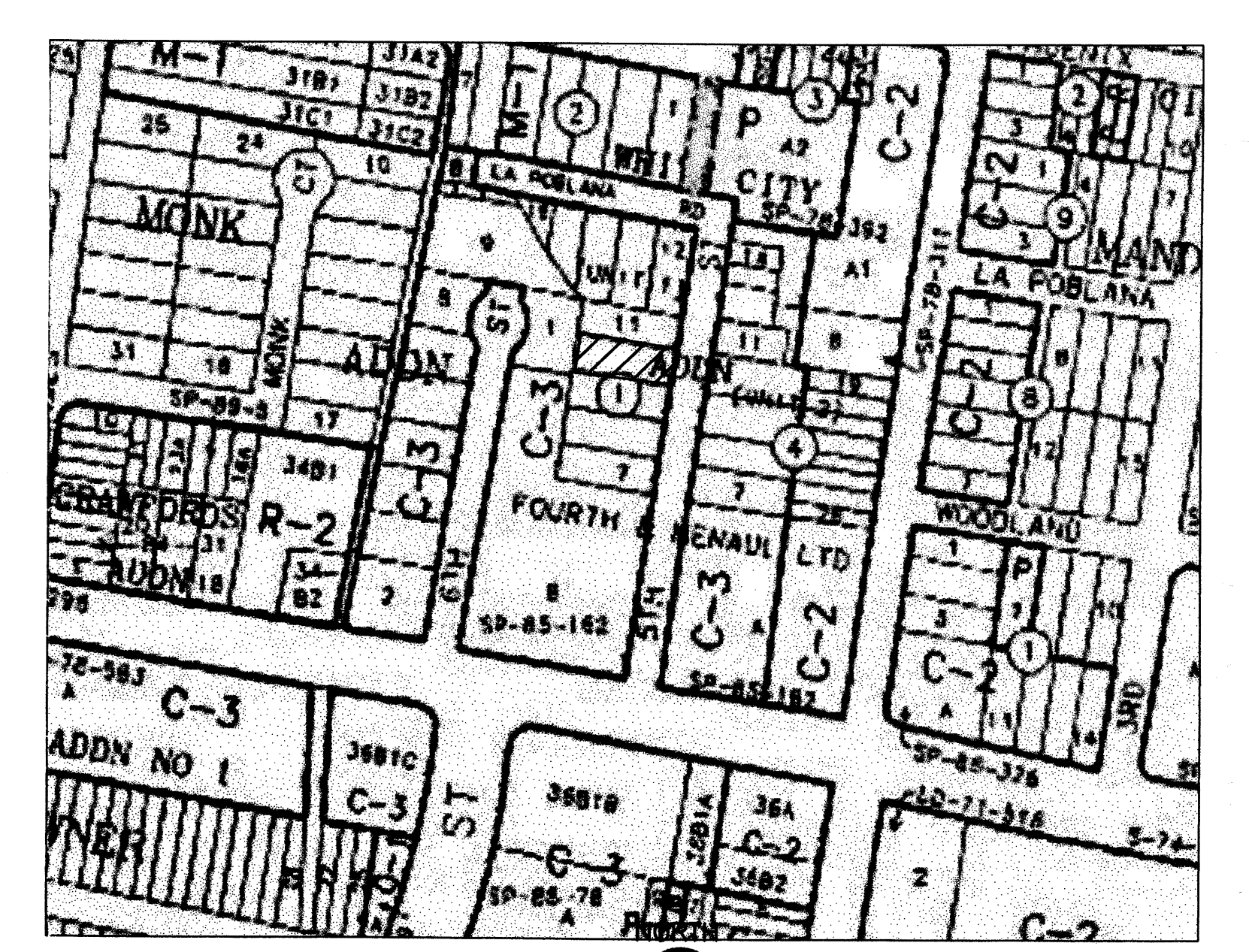


EMPIRE CONSTRUCTION	DATE: OCTOBER 2003
	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
C-2	GRADING & DRAINAGE





LEGEND	NEW	EXISTING
UNDERGROUND ELECTRIC	---	---
BLOCK WALL	---	---
CHAIN LINK FENCE	---	---
FIELD FENCE	---	---
CONTOUR LINES	---	---
SIDE SLOPE	---	---
SWALE	---	---
SPOT ELEVATIONS	---	---
RIGHT OF WAY LINES	---	---
PROPERTY LINES (SIDE)	---	---
PUBLIC EASEMENTS	---	---
SUBDIVISION BOUNDARIES	---	---
PROJECT BOUNDARIES	---	---
WATER PRESSURE ZONE	---	---
FIRE HYDRANT	---	---
LINE OF FLOW	---	---



VICINITY MAP
H-14-Z
N.T.S.

GRADING & DRAINAGE PLAN

LEGAL DESCRIPTION

LOT 10, BLK. 1, THE WHITE CITY ADDITION, LOCATED ON 2711 5 TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM.

GRADING AND DRAINAGE

THE EXISTING LOT 10, BLK. 1, WHITE CITY ADDITION, LOCATED ON 5TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM. IS PRESENTLY UNDEVELOPED, AND OWNED BY EMPIRE CONSTRUCTION. PARKING AREA FOR TRUCKS. THE AREA HAS BEEN FILLED & GRADED AND SLOPES TO DRAIN TO THE EAST INTO 5TH ST. NW. THERE IS NO OFF SITE FLOW ONTO THE SITE. THE ENTIRE SITE WILL BE DEVELOPED AS SHOWN. THE DRIVE WAY AND WILL BE RECONSTRUCTED TO ALBUQ. CITY STANDARDS. THERE IS AN EXISTING CURB & GUTTER DRAIN TO THE SOUTH OF THE DRIVEWAY. THIS STORM DRAIN IS 192" FROM NORTH PROP. LINE ON W. SIDE OF 5TH ST. STORM DRAIN DIMENSIONS ARE 92" x 27".

PRECIPITATION ZONE 2	
DESIGN STORM	
P60	2.01
P360	2.35
P1440	2.75
P4 DAYS	3.30
P10 DAYS	3.95
P606.-2 = 0.011 + 0.942	$\frac{(2.35)^2}{2.75}$
P12 = 0.5024 (2.01)	

ORIGINAL LOT 100% (C) 16,000 SF
LANDSCAPE AREA (B) 2,295 SF
IMPERVIOUS AREA (D) 886 SF
COMPACTED GRAVEL (C) 14,228 SF

DRAINAGE CALCULATIONS

TOTAL LOT AREA	16,000 S.F.
ROOF AREA	1,989 S.F.
CONCRETE AREA	906 S.F.
PARKING AREA	5,123 S.F.
LANDSCAPE AREA	2,295 S.F.

BENCHMARK

REFERRED AND CHECKED AT FIRE HYDRANT FLANGE RING ON 5TH ST. NW AS INDICATED ON PLAN
ELEVATION OF FLANGE RING 4962.52' MEAN SEA LEVEL (MSL)

EXISTING 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.	4.07 CFS/AC

EXISTING CONDITIONS PROPOSED CONDITIONS

TREATMENT A	0	0
TREATMENT B	0	.04 AC
TREATMENT C	0	.32 AC
TREATMENT D	.037 AC	.01 AC

EXISTING EXCESS PRECIPITATION

WEIGHTED E = $2.12(.37)/.37 = 2.12$ INCHES
VOLUME = $2.12 \times .37/12 = .07$ AC.FT.

EXISTING PEAK DISCHARGE

$Q_{100} = 4.07 \times 0.37 = 1.50$ CUBIC FEET/second

PROPOSED PEAK DISCHARGE

WEIGHTED E = $.53(0)+.78(.04)+1.13(.32)+2.12(.01)/.37 = 1.33$ CUBIC FEET
 $V_{100} = (1.33)(.37)/12 = .04$ AC.FT. = 1,742 CUBIC FEET
 $V_{144} = (.04)(.37)(2.75-2.35)/12 = 217$ CUBIC FEET
 $V_{10 \text{ DAY}} = (.04)(.37)(3.30-2.35)/12 = 52$ CUBIC FEET

$Q_{100} = 4.07 \times 0.37 = 1.50$ CUBIC FEET/second

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM INFORMATION PROVIDED BY EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY FOR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT OF WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMP. BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

EROSION CONTROL MEASURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

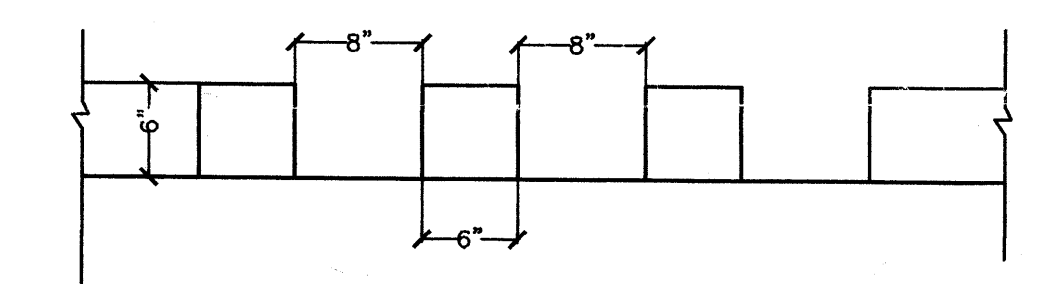
- 1: ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMP. BERMS, DIKES, SWALES AND OTHER TEMP. GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- 2: ADJACENT PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

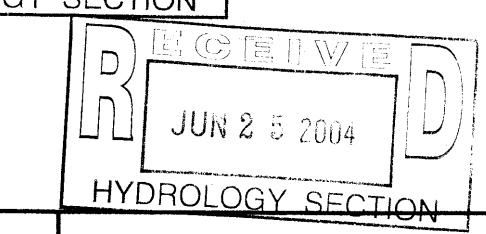
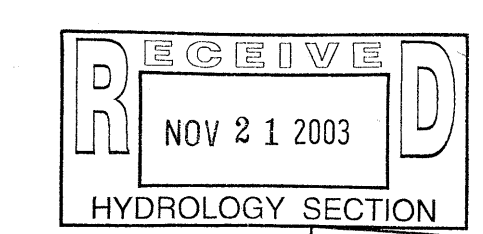
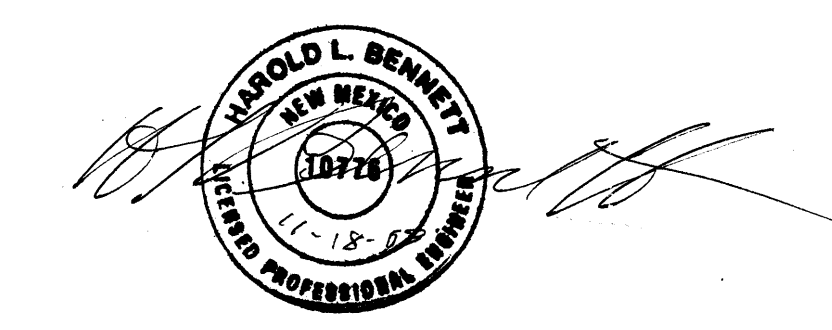
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS .1348 ACRES AND IS LOCATED NORTH OF MENAUL BLVD. ON 5TH STREET N.W. THE SITE HAS BEEN GRADED TO DRAIN FROM WEST TO EAST. ACCORDING TO THE FLOOD RATE INSURANCE MAP DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE. FINISH FLOOR SHALL BE AT ELEVATION NOTED ON PLAN.

PROPOSED CONDITIONS

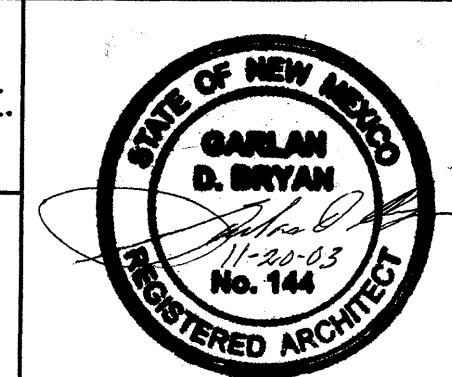
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- 3: THE SITE IS TO BE GRADED SO THAT ALL THE DRAINAGE FROM THE BUILDING AND THE PARKING AREAS ON THE EAST SIDE OF THE SITE SHALL BE DIRECTED TO DRAIN TO THE EAST INTO 5TH STREET, THEN TO THE NORTH INTO THE EXISTING STORM DRAINS.

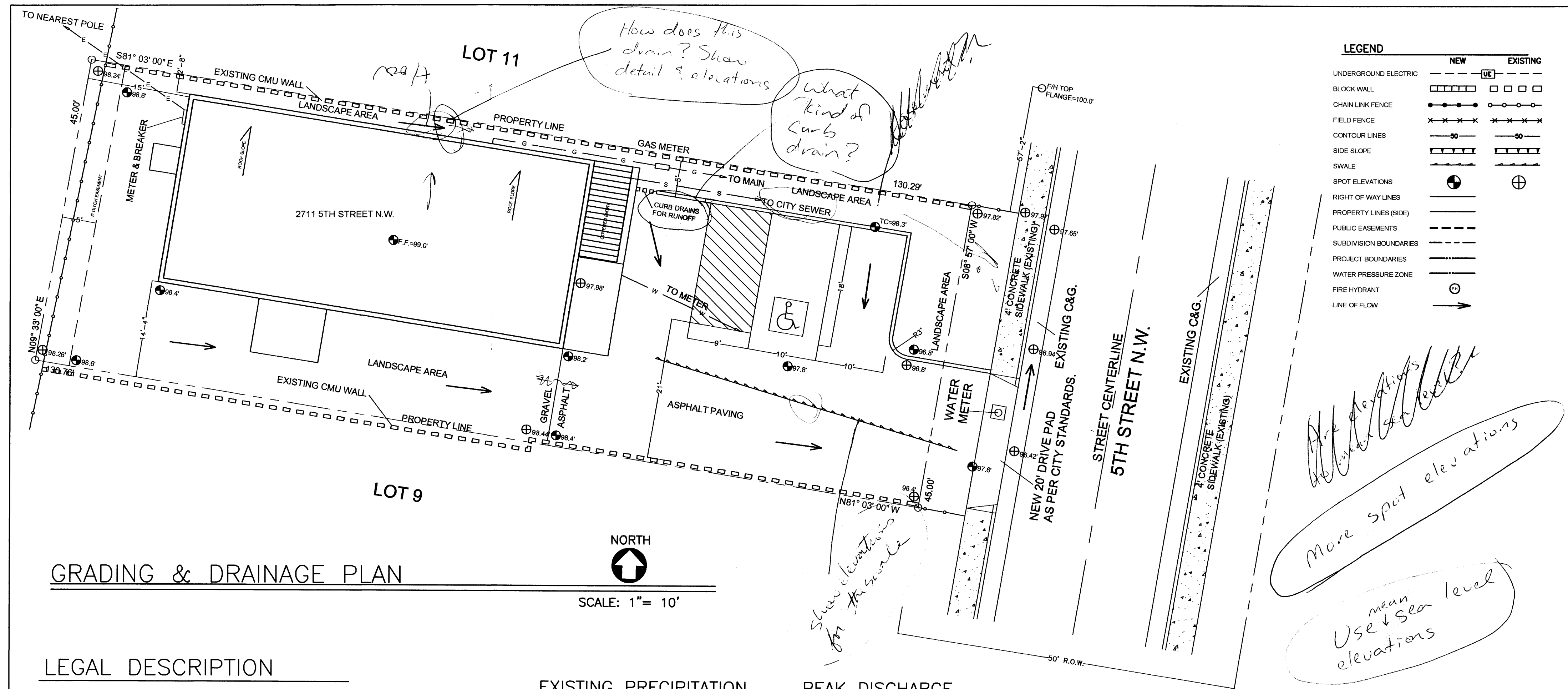


CURB DRAIN DETAIL
SCALE: 1"=1'



EMPIRE CONSTRUCTION	DATE: OCTOBER 2003
	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
C-2	GRADING & DRAINAGE





GRADING & DRAINAGE PLAN

LEGAL DESCRIPTION

LOT 10, BLK. 1, THE WHITE CITY ADDITION, LOCATED ON 2711 5 TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM.

GRADING AND DRAINAGE

THE EXISTING LOT 10, BLK. 1, WHITE CITY ADDITION, LOCATED ON 5TH STREET, NORTH OF MENAUL BLVD. NW, ALBUQUERQUE, NM. IS PRESENTLY UNDEVELOPED, AND OWNED BY EMPIRE CONSTRUCTION. PARKING AREA FOR TRUCKS. THE AREA HAS BEEN FILLED & GRADED AND SLOPES TO DRAIN TO THE EAST INTO 5TH ST. NW. THERE IS NO OFF SITE FLOW ONTO THE SITE. THE ENTIRE SITE WILL BE DEVELOPED AS SHOWN. THE DRIVE WAY AND WILL BE RECONSTRUCTED TO ALBUQ. CITY STANDARDS. THERE IS A CURB & GUTTER DRAIN TO THE NORTH OF THE DRIVEWAY.

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BENCHMARK

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ELEVATION OF FLANGE RING 100.00'

EXISTING PRECIPITATION PEAK DISCHARGE

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VICINITY MAP

H-14-Z

N.T.S.

DRAINAGE CERTIFICATION BY ENGINEER OF RECORD

I, HAROLD L. BENNETT PE., NMPE # 10776, OF THE FIRM CJ+L ENGINEERING, 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 8-15-02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY. THE LOT WAS SURVEYED BY ANDREW MEDINA, PLS 12649, ON 2-24-03.

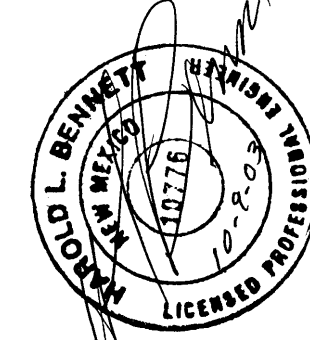
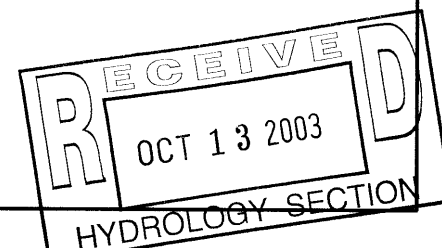
EXCEPTIONS AND/OR QUALIFICATIONS:

DEFICIENCIES AND/OR CORRECTIONS:

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.

NMPE

DATE



EMPIRE CONSTRUCTION	DATE: OCTOBER 2003
garlan bryan architect	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
C-2	GRADING & DRAINAGE

