

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Larry Read, P.E.
Larry Read & Assoc.
P.O. Box 90233
Albuquerque, NM 87199

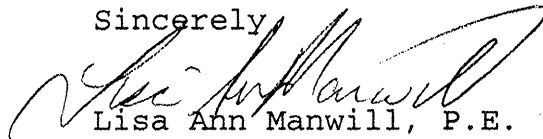
**RE: POSH WAREHOUSE EXPANSION (H17-D87). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED
JUNE 26, 1997.**

Dear Mr. Read:

Based on the information provided on your June 27, 1997 submittal, the
above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at
924-3984.

Sincerely,



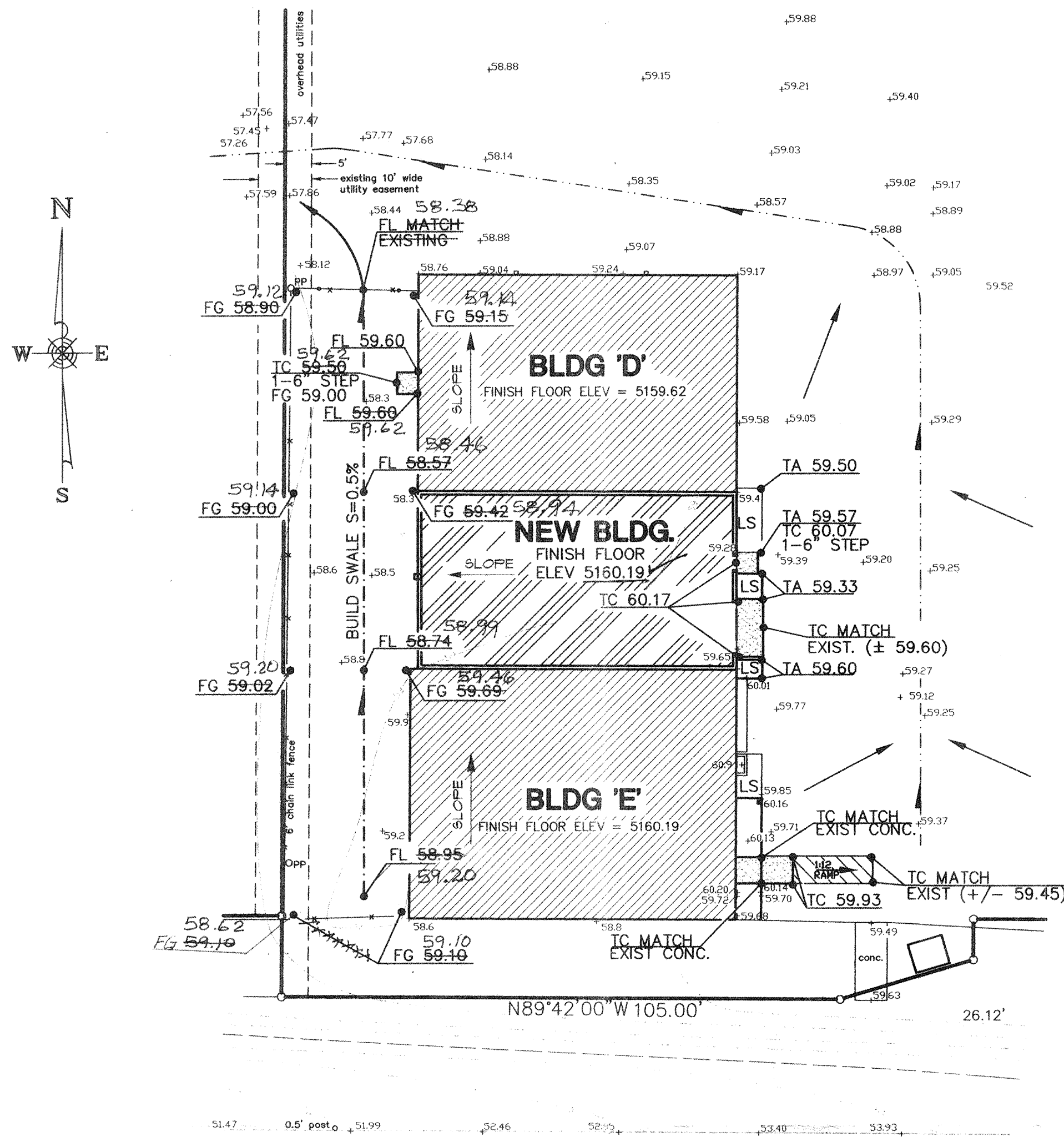
Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You. Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





A.M.A.F.C.A. North Diversion Channel
Embudo Channel

GRADING DETAIL
SCALE: 1"=20'

ENGINEER'S CERTIFICATION

THE SITE HAS BEEN COMPLETED IN SUBSTANCIAL COMPLIANCE WITH THE ORIGINAL GRADING AND DRAINAGE PLAN EXCEPT AS IDENTIFIED BY AS-CONSTRUCTED ON THE ABOVE GRADING PLAN AN AS FOLLOWS:

—NO SIGNIFICANT CHANGES

LARRY D. READ P.E.



Larry D. Read
6/26/97

DRAINAGE CALCULATIONS

THE FOLLOWING CALCULATIONS ARE BASED ON PROCEDURES DETAILED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2, REVISED JANUARY, 1993. THIS SITE IS IN ZONE 2 AS SHOWN ON FIGURE A-1.

EXISTING ON-SITE CONDITIONS:

BASIN 'A'

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX Q (cfs)	UNIT VOL (in/ac)	TOTAL VOL (cf)
A	0.000	1.56	0.00	0.53	0.00
B	0.000	2.28	0.00	0.78	0.00
C	0.000	3.14	0.00	1.13	0.00
D	0.436	4.70	2.05	2.12	3355

TOTAL AREA 0.436 ac Q(100) = 2.05 cfs V(100) = 3355 cf
Q(10) = 0.667 X 2.05 = 1.37 cfs
V(10) = 0.667 X 3355 = 2237 cf

BASIN 'B'

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX Q (cfs)	UNIT VOL (in/ac)	TOTAL VOL (cf)
A	0.000	1.56	0.00	0.53	0.00
B	0.000	2.28	0.00	0.78	0.00
C	0.198	3.14	0.62	1.13	812
D	1.593	4.70	7.49	2.12	12,259

TOTAL AREA 1.791 ac Q(100) = 8.11 cfs V(100) = 13,071 cf
Q(10) = 0.667 X 8.11 = 5.41 cfs
V(10) = 0.667 X 13,071 = 8,714 cf

EXISTING SITE TOTALS

TOTAL AREA 2.227 ac Q(100) = 10.16 cfs V(100) = 16,426 cf
Q(10) = 0.667 X 10.16 = 6.78 cfs
V(10) = 0.667 X 16,426 = 10,951 cf

PROPOSED ON-SITE CONDITIONS

BASIN 'A'

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX Q (cfs)	UNIT VOL (in/ac)	TOTAL VOL (cf)
A	0.000	1.56	0.00	0.53	0.00
B	0.000	2.28	0.00	0.78	0.00
C	0.000	3.14	0.00	1.13	0.00
D	0.436	4.70	2.05	2.12	3355

TOTAL AREA 0.436 ac Q(100) = 2.05 cfs V(100) = 3355 cf
Q(10) = 0.667 X 2.05 = 1.37 cfs
V(10) = 0.667 X 3355 = 2237 cf

BASIN 'B'

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX Q (cfs)	UNIT VOL (in/ac)	TOTAL VOL (cf)
A	0.000	1.56	0.00	0.53	0.00
B	0.004	2.28	0.01	0.78	11.33
C	0.152	3.14	0.47	1.13	624
D	1.635	4.70	7.68	2.12	12,582

TOTAL AREA 1.791 ac Q(100) = 8.16 cfs V(100) = 13,217 cf
Q(10) = 0.667 X 8.16 = 5.44 cfs
V(10) = 0.667 X 13,217 = 8,811 cf

PROPOSED SITE TOTALS

TOTAL AREA 2.227 ac Q(100) = 10.21 cfs V(100) = 16,572 cf
Q(10) = 0.667 X 10.21 = 6.81 cfs
V(10) = 0.667 X 16,572 = 11,048 cf

INCREASE IN RUNOFF DUE TO THIS PROJECT

Q(100) = 0.05 cfs
Q(10) = 0.03 cfs
V(100) = 146 cfs
V(10) = 97 cfs

NOTE: ALL UNPAVED SOIL IS CONSIDERED TYPE 'C' SINCE IS USED FOR PARKING AND STORAGE AND IS EXTREMELY SMOOTH AND COMPACTED. THIS DOES NOT INCLUDE THE SOIL IN THE NEW PLANTERS WHICH IS CONSIDERED TYPE 'B'.

DISCUSSION

GENERAL

THE SITE IS CURRENTLY DEVELOPED AS SHOWN ON SHEET C-2 EXCEPT THE INFILL BUILDING BETWEEN EXISTING BUILDINGS 'D' AND 'E'. THE INFILL CONSISTS OF A NEW 2010 SQUARE FOOT ADDITION BETWEEN BUILDINGS 'D' AND 'E', THE REQUIRED LANDSCAPING ALONG THE EAST FACE OF THE NEW BUILDING, AND A WHEEL CHAIR RAMP AT THE SOUTHEAST CORNER OF BUILDING 'E'.

EXISTING DRAINAGE

CURRENTLY ALL OF LOT '1' AND TRACT 'A' DRAIN TO A SHALLOW SWALE WITHIN THE ASPHALT PAVED PARKING AREA EXCEPT THE AREAS NORTH OF BUILDINGS 'A' AND 'C'. THESE AREAS ARE GRADED TO DRAIN OVER THE CURB INTO PROSPECT. THE ONSITE SWALE, DISCUSSED ABOVE, EXHIBITS A SLOPE OF ABOUT 0.5% FROM EAST OF BUILDING 'E' UNTIL IT DISCHARGES FROM THE SITE OVER THE EXISTING DRIVEPAD NORTHEAST OF BUILDING 'B'. THE RUNOFF IS COLLECTED IN AN EXISTING TYPE 'C' INLET JUST SOUTH OF THE DRIVEPAD AND A LATERAL PIPE CONVEYS THE FLOW INTO THE EMBUDO ARROYO THAT PARALLELS THE SOUTH PROPERTY LINE OF THIS SITE.

PROPOSED DRAINAGE

THIS PROPOSED INFILL BUILDING DOES NOT PLAN TO ALTER ANY EXISTING SLOPES OR DRAINAGE PATTERNS. A SHALLOW SWALE IS PROPOSED IN THE EXISTING EARTH STORAGE AREA WEST OF BUILDINGS 'D', 'E', AND THE NEW BUILDING. THE SWALE WILL GATHER THE RUNOFF AND CONVEY IT NORTH TO THE EXISTING SWALE WITHIN THE PARKING AREA. CURRENTLY, BUILDING 'E' DISCHARGES RUNOFF FROM THE ROOF TO THE COMPACTED EARTH PARKING AREA BETWEEN BUILDINGS 'D' AND 'E' WHERE THE NEW BUILDING IS PROPOSED. THIS PLAN PROPOSES TO ALLOW THE DISCHARGE FROM THE ROOF OF BUILDING 'E' TO DISCHARGE ONTO THE ROOF OF THE NEW BUILDING WHERE IT WILL BE COLLECTED WITH THE RUNOFF FROM THE ROOF OF THE NEW BUILDING AND DISCHARGED TO THE PROPOSED EARTHEN SWALE WEST OF BUILDINGS 'D', 'E', AND THE NEW BUILDING.

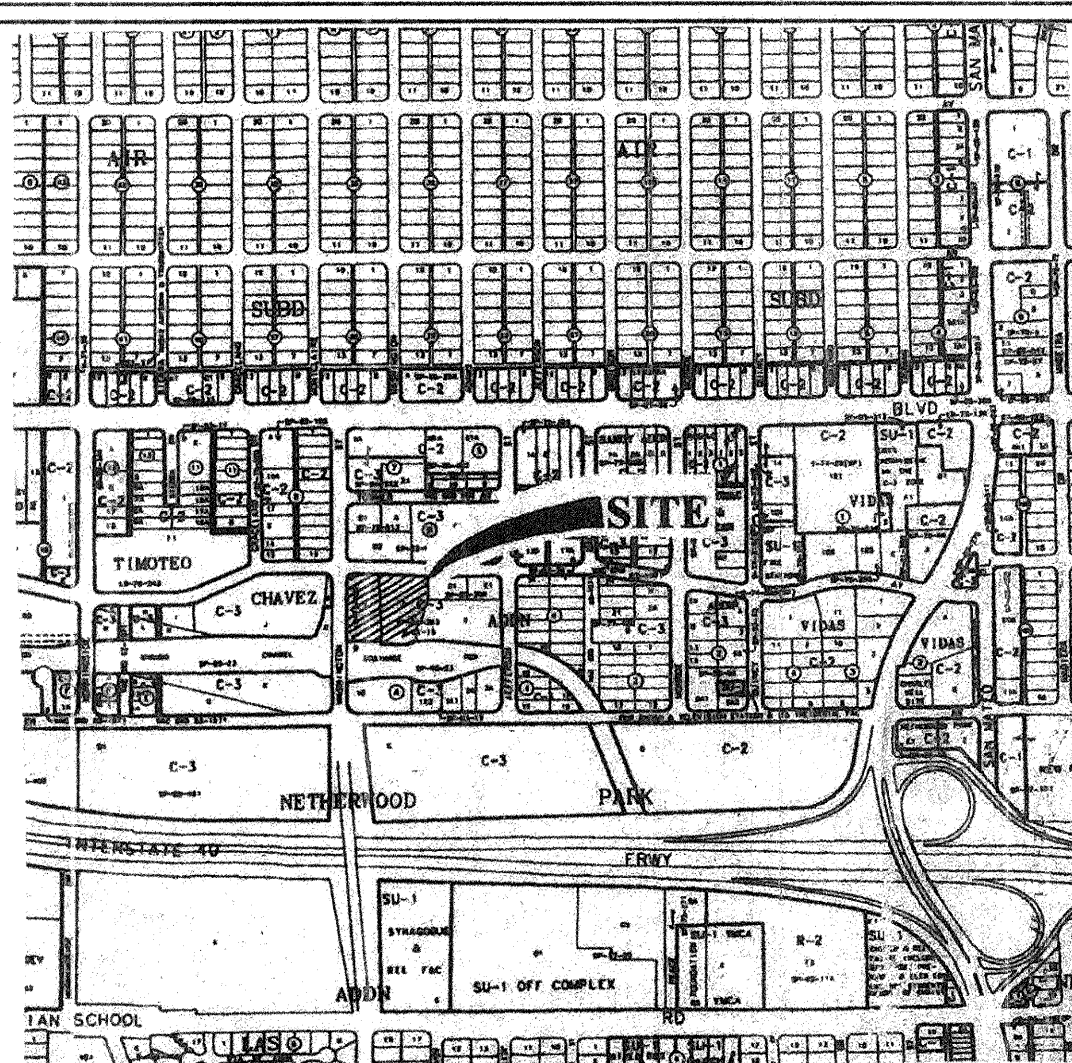
FLOOD PLAIN STATUS

AS SHOWN ON PANEL 350002-0023, EFFECTIVE OCTOBER 14, 1983, NO PART OF THIS SITE (LOT 1 AND TRACT A), OR ANY PORTION OF PORTION OF WASHINGTON STREET OR PROSPECT AVENUE ADJACENT TO THIS SITE ARE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN. THE EMBUDO ARROYO, ADJACENT TO THE SOUTH PROPERTY LINE OF THIS SITE, IS DESIGNATED AS A FLOOD PLAIN THAT IS CONFINED TO THE IMPROVED CHANNEL. RUNOFF FROM THIS SITE WILL DISCHARGE ALMOST DIRECTLY INTO THE EMBUDO CHANNEL.

OFFSITE DRAINAGE

TRACT 'D' IMMEDIATELY EAST OF THIS SITE, DISCHARGES TOWARD THE SOUTHWEST IN A DESIGNATED DRAINAGE EASEMENT THAT CONVEYS THE RUNOFF DIRECTLY TO THE EMBUDO ARROYO. TRACT 'B' DRAINS NORTH AND WEST INTO PROSPECT AVENUE. THIS SITE HAS EXISTING WATER BLOCKS WHERE IT BORDERS PROSPECT AND WASHINGTON, AND IS NOT AFFECTED BY THE RUNOFF FROM ANY ADJACENT PROPERTIES. SINCE THIS SITE DRAINS DIRECTLY INTO WASHINGTON, IT DOES NOT CONTRIBUTE ANY RUNOFF TO ADJACENT PROPERTIES EXCEPT WITHIN THE INTERNAL SWALE THAT PASSES THROUGH LOT 1.

VICINITY MAP



ZONE ATLAS PAGE H-17-Z



BDA ARCHITECTURE P.C.
9016 WASHINGTON ST. NE
ALBUQUERQUE, NM 87113
PHONE: (505) 858-0181

PROJECT: POSH WAREHOUSE ADDITION

LOCATION: 2421 ADAMS STREET NE
ALBUQUERQUE, NEW MEXICO

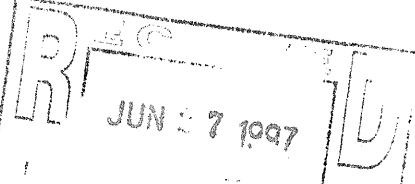
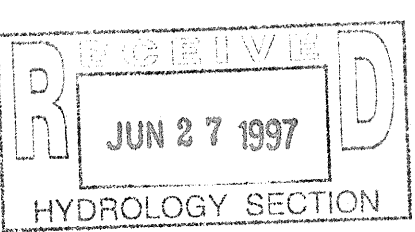
OWNER: TED JORGENSEN

NOTICE TO CONTRACTOR

- ALL CONSTRUCTION DETAILED ON THESE PLAN SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES. THIS SERVICE REQUIRES AT LEAST TWO WORKING DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. ANY DAMAGE TO UTILITIES BY THE CONSTRUCTION EFFORTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL BERM, SILT FENCES, SEDIMENT DAMS OR POND IN ORDER TO PREVENT SOIL FROM ERODING FROM THE SITE INTO ADJACENT PUBLIC OR PRIVATE LANDS. DISTURBED SOIL SHALL BE WATERED AND/OR COVERED TO PREVENT IT FROM BLOWING FROM THE SITE.

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION (TC - TOP OF CONCRETE) (FL - FLOWLINE) (TA - TOP OF ASPHALT) (FG - EARTH ELEVATION)
- DESIGN SPOT ELEVATION (SEE ABBREVIATIONS ABOVE)
- DESIGN SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- POWER POLE
- LIGHT POLE
- ADDITIONAL ABBREVIATIONS (TBM - TEMPORARY BENCHMARK) (TG - TOP OF GRATE)
- AS CONSTRUCTED SPOT ELEVATION



LARRY READ & ASSOCIATES

Civil Engineers

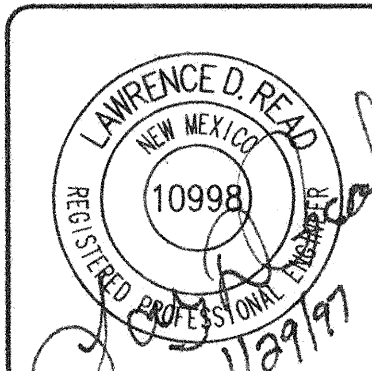
P. O. Box 90233
Albuquerque, New Mexico 87199-0233
(505) 858-3165

DRAINAGE DETAILS

DATE: 1/23/97 DRAWN: LDR CHECKED: LDR
APPROVED: PROJECT NO. 9601

REVISIONS:

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SHEET:

C-3

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