

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY

- EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE GROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF

- NECESSARY DRY UTILITY ADJUSTMENTS.
- SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.P.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH

- POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE $\pm 0.05'$ FROM PLAN ELEVATION.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- ALL EROSION PROTECTION TO BE FRACTURED FACE ROCK (F.F. ROCK) = 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

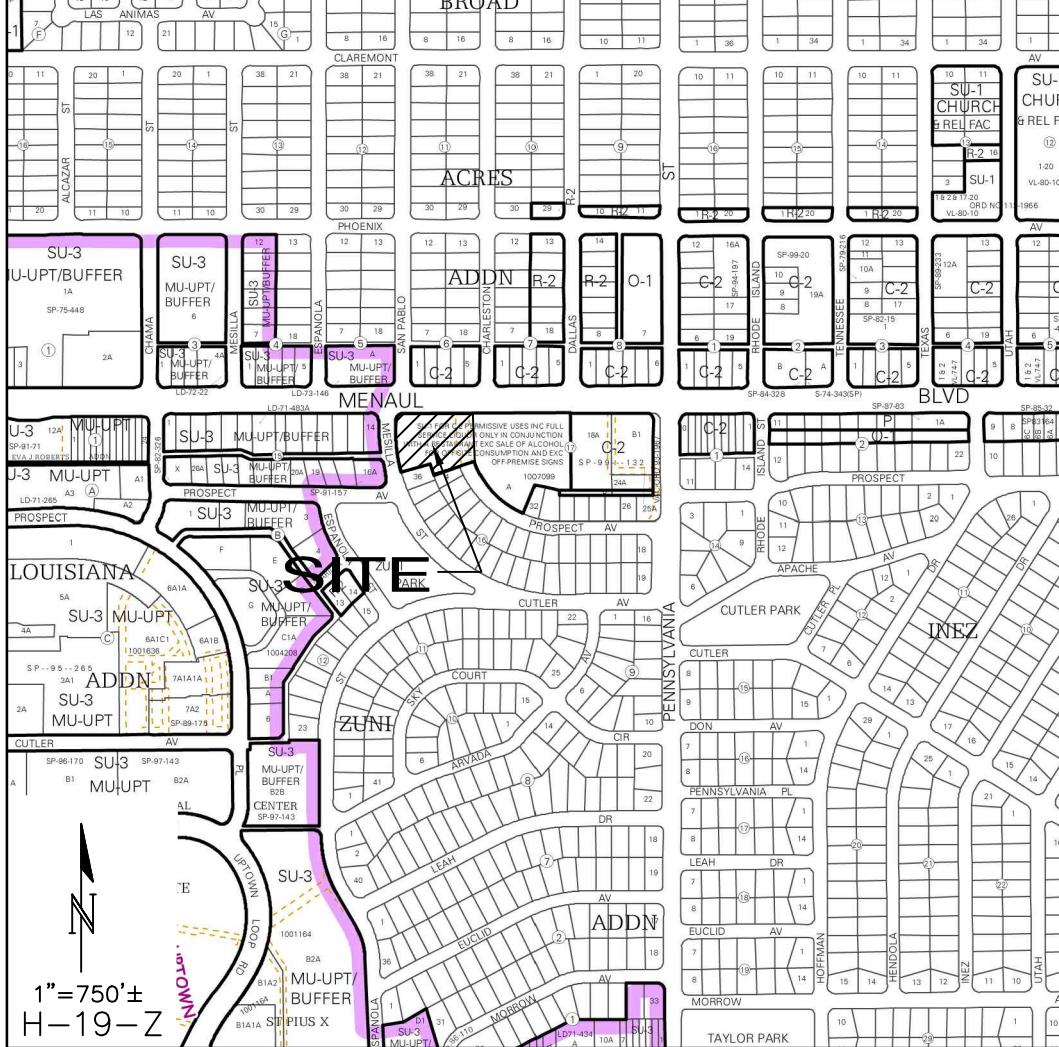
THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A-1, EXCLUDING ANY FUTURE BUILDINGS GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED AUGUST 15, 2013 IN PLAT BOOK 2013C, PAGE 98.

A PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B, EXCLUDING ANY FUTURE BUILDINGS GRANTED PLAT FILED SEPTEMBER 17, 2013 IN PLAT BOOK 2013C, PAGE 108 FOR THE BENEFIT OF SAID TRACTS. MAINTENANCE OF SAID EASEMENT TO BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS AS TO THEIR RESPECTIVE TRACT.

KEYED NOTES

- CONSTRUCTION WITHIN THE R.O.W INCLUDING SITE ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, HANDICAP RAMPS, PUBLIC STORM DRAIN CONNECTION TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- CONSTRUCTION OF PUBLIC STORM DRAIN INLET STRUCTURE AND WALL OPENINGS TO ACCEPT PROSPECT AVE STREET FLOW (APPROX. 17.8 CFS) AND ROUTE THROUGH PROPERTY WITHIN A PUBLIC 18" STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- PROPOSED PAVING. SEE ARCHITECTURAL FOR PAVEMENT MATERIAL, JOINT INFORMATION, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT HC PARKING PAVEMENT TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
- CONSTRUCT INFILTRATION TRENCH. SEE CG-501 FOR DETAIL.
- DASHED LINE REPRESENTS EXTENTS OF REQUIRED BUILDING RETAINING STEMWALL TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR INTERIOR STEPS AS REQUIRED TO ACHIEVE GRADE TRANSITION BETWEEN F.F. AND EXTERIOR GRADE.
- CONSTRUCT 3' WIDE 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
- CONSTRUCT 8" WIDE (BOTTOM WIDTH) CURB CUT AT FLOWLINE (FL=) SHOWN TO PASS 'FIRST FLUSH' DISCHARGE TO RETENTION PONDING AREAS. ALL 'FIRST FLUSH' PONDING AND CURB CUTS MUST BE INSTALLED PER PLAN. SEE CG-501 FOR DETAIL.
- HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
- PAVEMENT GRADE BREAK / WATER BLOCK.
- NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- DEPRESS LANDSCAPING FOR WATER HARVESTING. TYPICAL NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF BUILDING.
- CONSTRUCT 3' WIDE FRACTURED FACE ROCK SWALE (SEE GENERAL NOTE AA) AT ELEVATIONS SHOWN. SEE CG-501 FOR DETAIL.
- CONSTRUCT 6" HIGH DEFLECTION CURB (BOULDER, LANDSCAPE BLOCKS, CONCRETE HEADER CURB, ETC.) TO DIRECT EMERGENCY OVERFLOW DISCHARGE FROM PROSPECT AVENUE TO PAVEMENT.
- ROOF STORMWATER DISCHARGE PIPE (3" OR 4" AS NOTED). EXTEND THROUGH FACE OF CURB PER C.O.A. STD. DWG. 2235, USING FITTINGS AS REQUIRED. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- ROOF STORMWATER DISCHARGE TO PLANTER AREA. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT A-1A, ZUNI ADDITION

SITE AREA: 1.76 AC.

FLOOD ZONE: PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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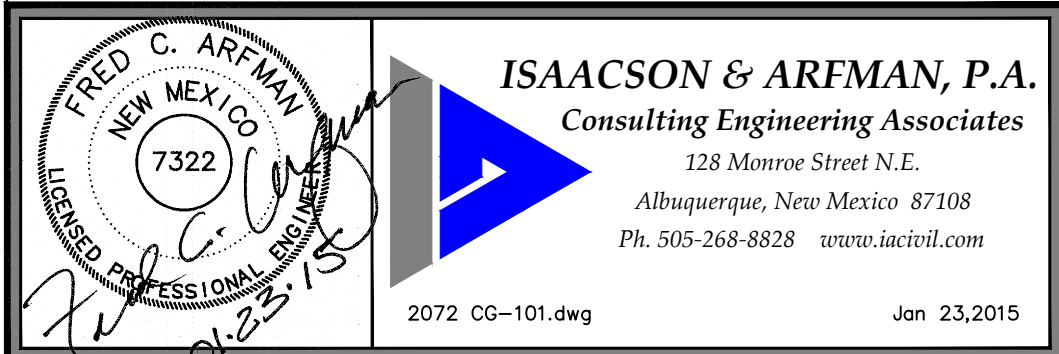
BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-H19" HAVING A PUBLISHED ELEVATION OF 5364.26' (NAVD 1988).

OFF-SITE FLOW

OFF-SITE FLOW FROM PROSPECT AVE. N.E. (17.8 CFS) WILL BE ROUTED THROUGH THIS PROPERTY WITHIN A PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER. CITY PROJECT NUMBER 762385.

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5328.05 FINISH FLOOR ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED FIRST FLUSH RETENTION PONDING AREA.



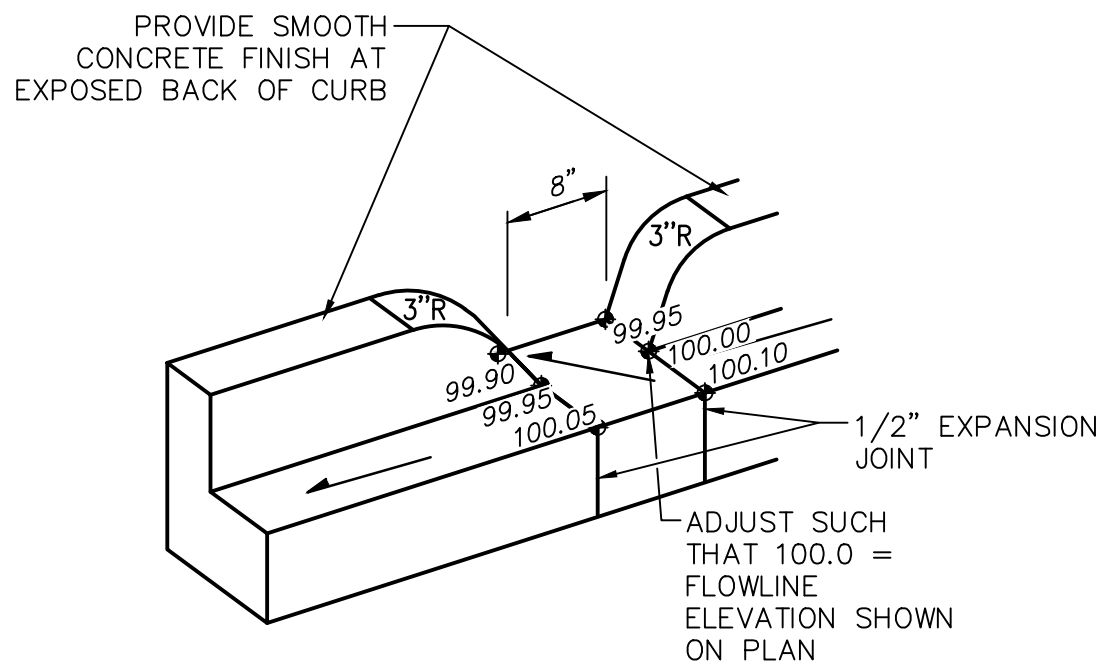
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MAIN BANK
MENAU BLVD.
Dorman Breen Architects

GRADING & DRAINAGE PLAN

Date: 09-24-14	No. Revision:	Date:	Job No. 2072
Drawn By: BJB			CG-101
Ckd By: FCA			SH. OF





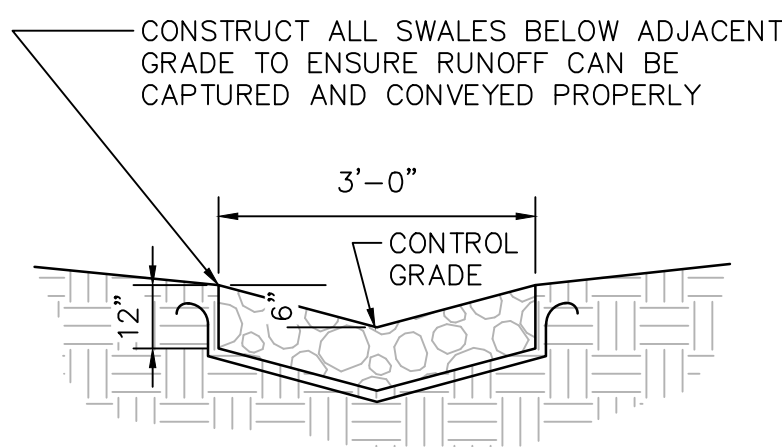
GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

CURB OPENING

SEE CG-101 KEYED NOTE 10

SCALE: N.T.S.



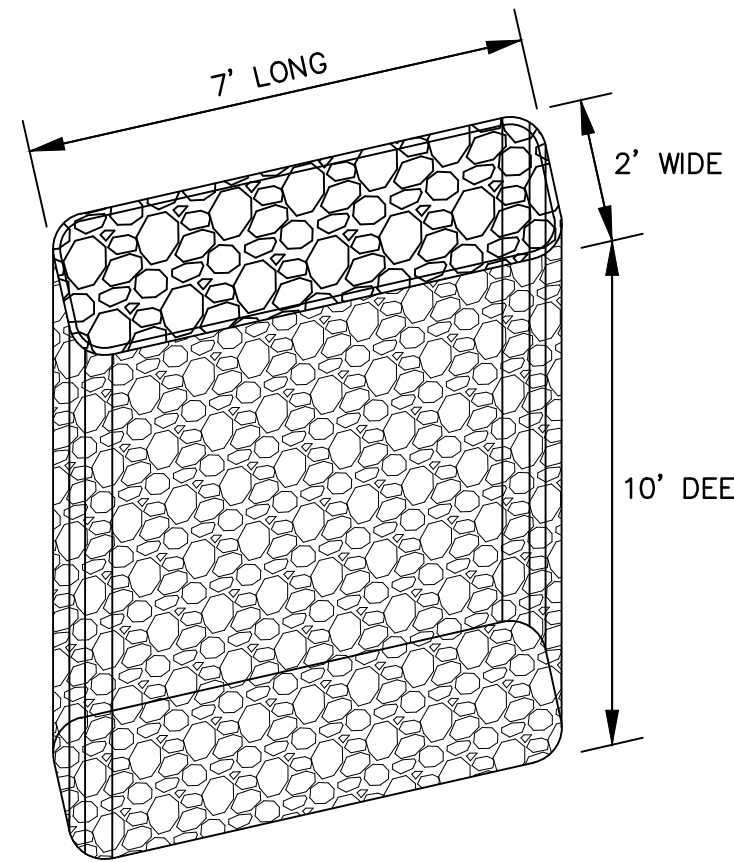
- VARY ANGULAR FACE ROCK SIZE BETWEEN 4" AND 8" DIA. (AVG.=6")

- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION

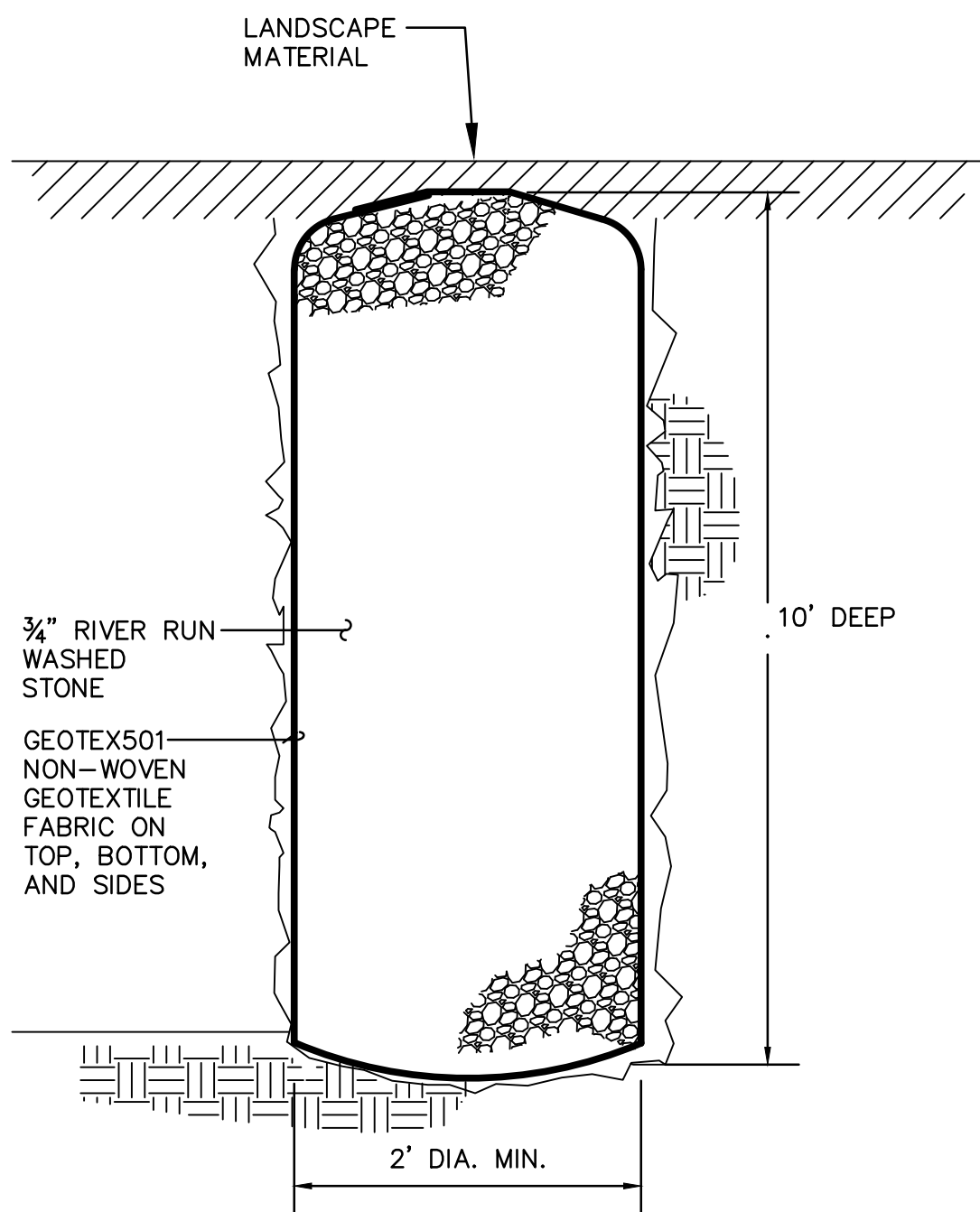
ROCK SWALE

SEE CG-101 KEYED NOTE 15

SCALE: N.T.S.



TYPICAL DIMENSIONS

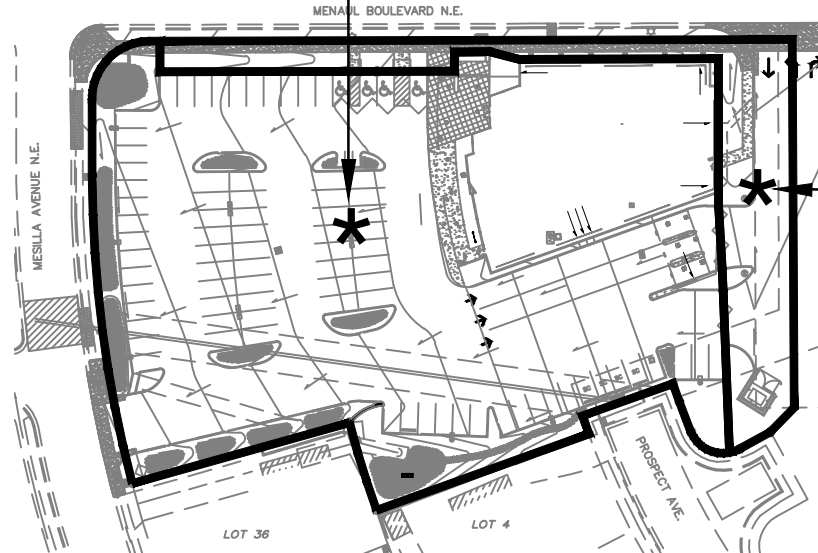


INFILTRATION TRENCH

LOCATE CLAY LAYER BELOW SURFACE GRADE. MAY VARY BASED ON LOCATION OF INFILTRATION PIT.

SCALE: N.T.S.

THE WESTERN PORTION OF THE SITE INCLUDING THE BUILDING AND THE MAJORITY OF PAVEMENT (1.5 ACRES) WILL FREE DISCHARGE 6.6 CFS TO MESILLA AVE. AT THE PROPOSED SW ENTRY DRIVE TO CONTINUE ALONG THE HISTORIC FLOWPATH.



THE EASTERN PORTION OF THE SITE AND 1/2 OF THE EAST SHARED ACCESS ROAD (0.25 ACRES) WILL FREE DISCHARGE 1.1 CFS TO MENAUL BLVD. TO CONTINUE ALONG THE HISTORIC FLOWPATH.

OVERALL SITE CALCULATIONS

CALCULATIONS: 2072 - Main Bank : August 19, 2014					
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993					
ON-SITE					
AREA OF SITE:	76859	SF	=	1.8	
100-year, 6-hour					
HISTORIC FLOWS:			DEVELOPED FLOWS:		EXCESS PRECIP:
Treatment SF	%		Treatment SF	%	Precip. Zone 2
Area A =	0	0%	Area A =	0	0%
Area B =	76859	100%	Area B =	5380	7%
Area C =	0	0%	Area C =	7686	10%
Area D =	0	0%	Area D =	63793	83%
Total Area =	76859	100%	Total Area =	76859	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)					
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$					
Historic E =	0.78 in.		Developed E =	1.93 in.	
On-Site Volume of Runoff: $V_{360} = \frac{E \cdot A}{12}$					
Historic V_{360} =	4996	CF	Developed V_{360} =	12344	CF
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$					
For Precipitation Zone 2					
Q_{pA} =	1.56		Q_{pC} =	3.14	
Q_{pB} =	2.28		Q_{pD} =	4.70	
Historic Q_p =	4.0	CFS	Developed Q_p =	7.7	CFS

FIRST FLUSH CALCULATIONS

DESCRIPTION		FIRST FLUSH CONTRIBUTING IMPERVIOUS AREA	
Area of basin flows =	54390	SF	1.2
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E = 212 in.		A = 0%	
Sub-basin Volume of Runoff (see formula above)		B = 0%	
V ₃₆₀ = 9609 CF		C = 0%	
Sub-basin Peak Discharge Rate (see formula above)		D = 100%	
Q _p = 5.9 cfs		FIRST FLUSH VOL.	
		1541 CF	

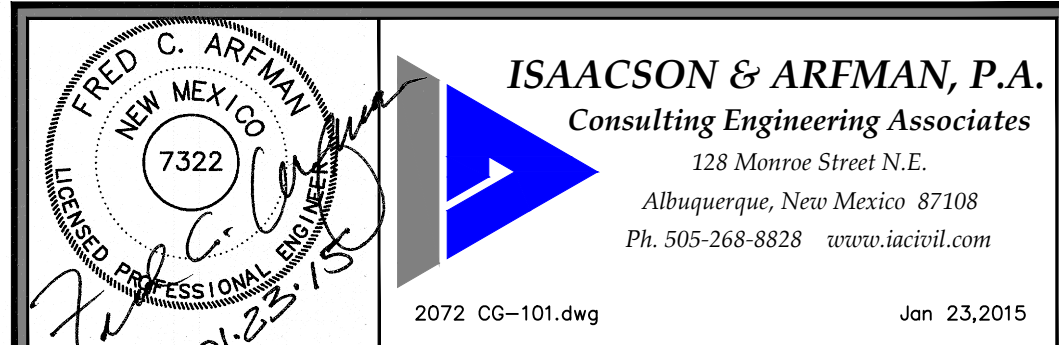
AREA SHOWN HATCHED REPRESENTS IMPERVIOUS AREA WHICH CONTRIBUTES TO ON-SITE FIRST FLUSH BASINS. PONDS ARE LABELED BY AREA (A, B1, B2, B3, ETC.)

REQUIRED FIRST FLUSH POND VOL = 1,541 CF

FIRST FLUSH RETENTION VOLUME PROVIDED PER PLAN = 2,194 CF

FIRST FLUSH RETENTION POND VOLUMES

RETENTION POND A			RETENTION POND C1			RETENTION POND D1		
Contour	Area	Volume	Contour	Area	Volume	Contour	Area	Volume
24.30	920		20.80	428		25.10	160	
23.00	200	728 CF	19.80	10	219 CF	24.60	10	43 CF
TOTAL VOL. 728 CF			TOTAL VOL. 219 CF			TOTAL VOL. 43 CF		
RETENTION POND B1			RETENTION POND C2			RETENTION POND D2		
Contour	Area	Volume	Contour	Area	Volume	Contour	Area	Volume
23.50	180		21.30	567		22.90	160	
22.50	50	115 CF	20.00	10	375 CF	22.40	10	43 CF
TOTAL VOL. 115 CF			TOTAL VOL. 375 CF			TOTAL VOL. 43 CF		
RETENTION POND B2			RETENTION POND C3			RETENTION POND D3		
Contour	Area	Volume	Contour	Area	Volume	Contour	Area	Volume
22.50	180		22.50	527		23.70	160	
21.50	50	115 CF	21.50	10	269 CF	23.20	10	43 CF
TOTAL VOL. 115 CF			TOTAL VOL. 269 CF			TOTAL VOL. 43 CF		
RETENTION POND B3			TOTAL RETENTION VOLUME:			RETENTION POND D4		
Contour	Area	Volume	2194 CF			Contour	Area	Volume
21.50	175					25.50	75	
20.50	50	113 CF				25.00	10	21 CF
TOTAL VOL. 113 CF						TOTAL VOL. 21 CF		
RETENTION POND B4								
Contour	Area	Volume						
20.50	175							
19.50	50	113 CF						
TOTAL VOL. 113 CF								



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2072 CG-101.dwg

Jan 23, 2015

MAIN BANK
MENAU BLVD.

Dorman Breen Architects

GRADING & DRAINAGE DETAILS

Date:	No.	Revision:	Date:	Job No.
09-24-14				2072
Drawn By:				CG-501
BUB				
Ckd By:				SH. CF
FCA				

