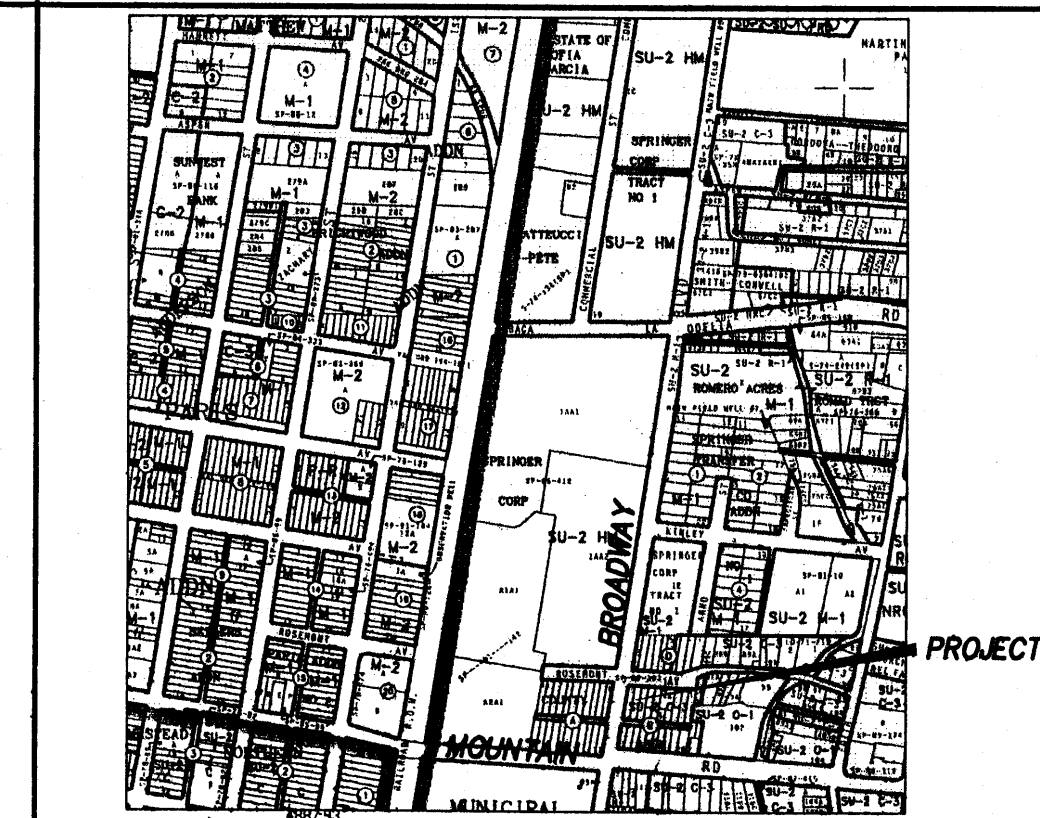


FIRM MAP PANEL # 332 E



VICINITY MAP ZONE J-14

## GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE MARTINEZTOWN AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING STRUCTURES, INCLUDING "HARD-PAN" GRAVEL PARKING AREA
2. PROPOSED IMPROVEMENTS: A 900 SF ADDITION(S) TO EXISTING BLDGS., IMPERVIOUS PATIO AREAS, PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING IMPROVEMENTS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS BEING ESTABLISHED AND RENOVATED AS A MASSAGE RETAIL OUTLET FACILITY. THE SITE IS BOUNDED BY DEVELOPED COMMERCIAL PROPERTY. ROSEMONT AVE. ON THE NORTH IS A 40 FEET WIDE PAVED CITY MAINTAINED MINOR STREET WITH SIDEWALK. THE SITE TERRAIN SLOPES FROM EAST TO WEST AT MINIMUM SLOPES.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO THE NORTHERLY DRIVEPAD. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING AS POINT RAINFALL.

## CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds" VOLUMETRIC DISCHARGE:  $VOLUME = E_{WEIGHTED} \times AREA$   
 $P100 = 2.35$  inches, Zone 2 Time of Concentration, TC = 10 Minutes  
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

EXISTING CONDITIONS 55% D.45% B  
LOT AREA = 0.29 ACRES, WHERE EXCESS PRECIP. "W" = 1.50 in. [0.87]  
PEAK DISCHARGE, Q100 = 1.05 CFS [0.6] WHERE UNIT PEAK DISCHARGE = 3.63 CFS/AC. [1.9]  
THEREFORE: VOLUME 100 = 1579 CF [916]

### DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

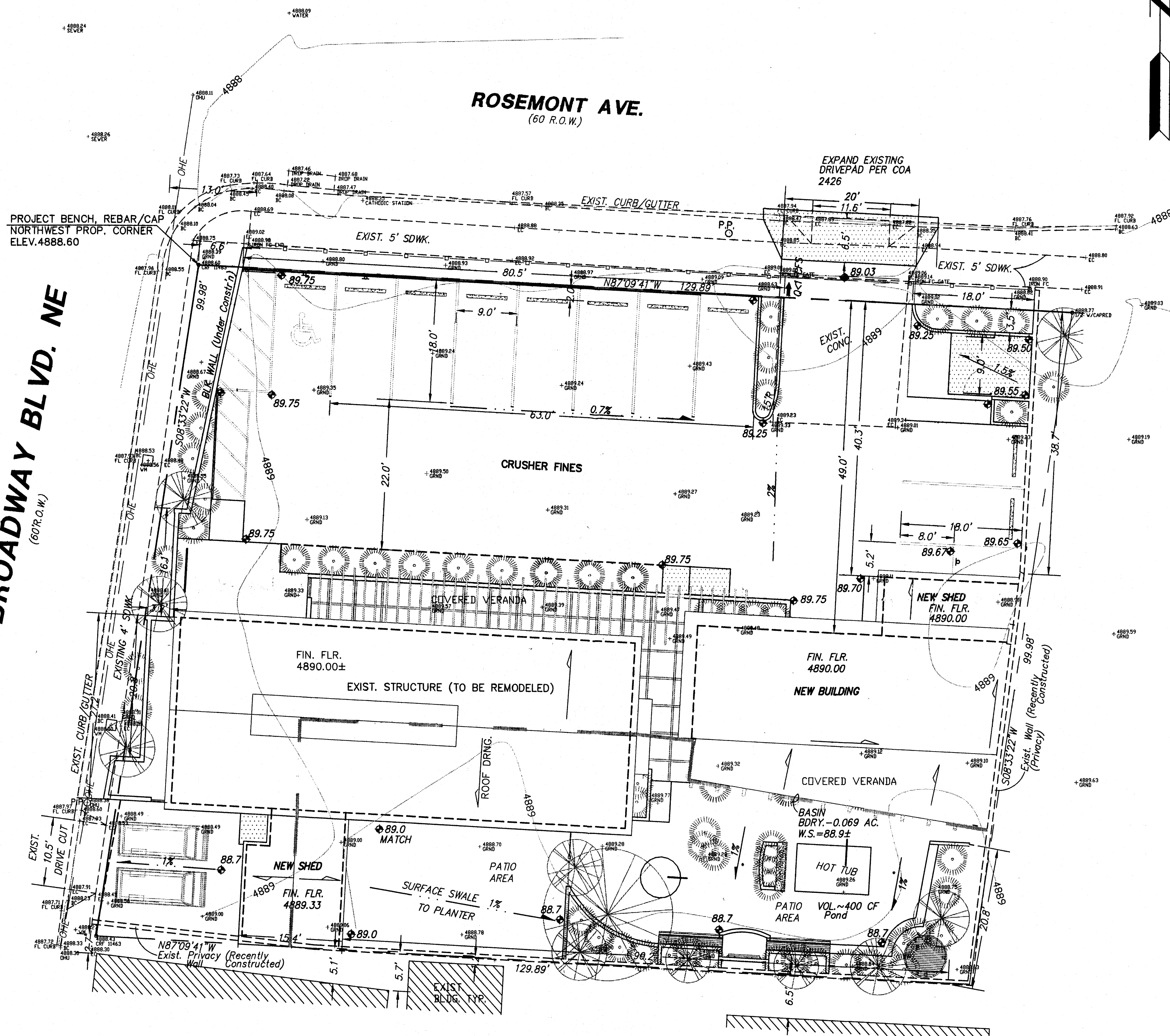
	AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	A	1.56[0.36]	0.53[0.13]
LANDSCAPING	0.05 Ac.(17%)	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.04 Ac.(14%)	C	3.14[1.71]	1.13[0.52]
ROOF - GRAVEL/FINES	0.20 Ac.(69%)	D	4.70[3.14]	2.12[1.34]

THEREFORE:  $E_{WEIGHTED} = 1.74$  in.[1.04] &  
Q100 = 1.18 CFS VOLUME 100 = 1832 CF  
Q10 = 0.75 CFS VOLUME 10 = 1095 CF

### DOWNSTREAM ANALYSIS

FREE-DISCHARGE IS ACCEPTABLE SINCE THE INCREASE FROM EXISTING IS MINIMAL AND DOWNSTREAM STORM SEWER FACILITIES EXIST VIA PIPE/INLET SYSTEM IN BROADWAY - DETENTION FACILITY UNDER CONSTR-N @ LOMAS/BROADWAY

BROADWAY BLVD. NE  
(60% D.W.)



## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.

## LEGEND

+24.0	EXIST. SPOT ELEVATION
-10	EXIST. CONTOUR
+24.0	NEW SPOT ELEVATION
-54	NEW CONTOUR
---	NEW SWALE
---	DRAINAGE DIRECTION, EXISTING
FL	FLOWLINE
OPP	EXISTING POWER POLE
NG OR G	NATURAL GROUND, EXISTING
TB	TOP OF BERM, EXISTING
R/C	REBAR AND CAP, EXISTING
CLF	CHAIN LINK FENCE, EXISTING
---	NEW P.C.C., CONCRETE
TG	TOP OF GRATE (W/ ELEV.)

## PROJECT DATA

### LEGAL DESCRIPTION

THE NORTH 100 FEET OF LOTS 7 THRU 10, BLOCK B, COUNTY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

### PROJECT BENCHMARK

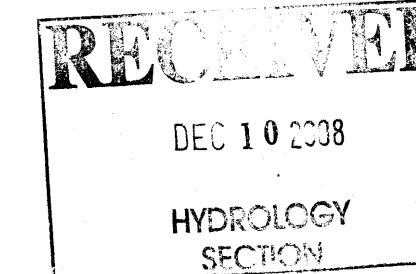
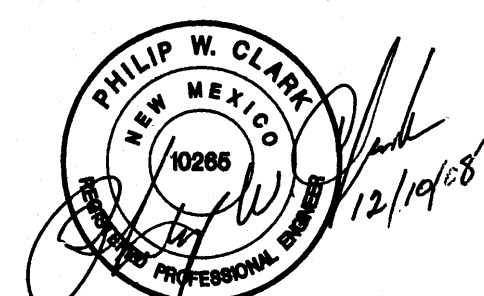
NORTHWEST PROPERTY CORNER, TOP OF REBAR/CAP  
SEE PLAN, ELEVATION = 4888.60, AS TIED FROM ACS CONTROL MONUMENT  
NAVD '88

### TOPOGRAPHIC DESIGN SURVEY

PERFORMED UNDER THE DIRECTION OF HARRIS SURVEYING, INC. NOVEMBER 2008.

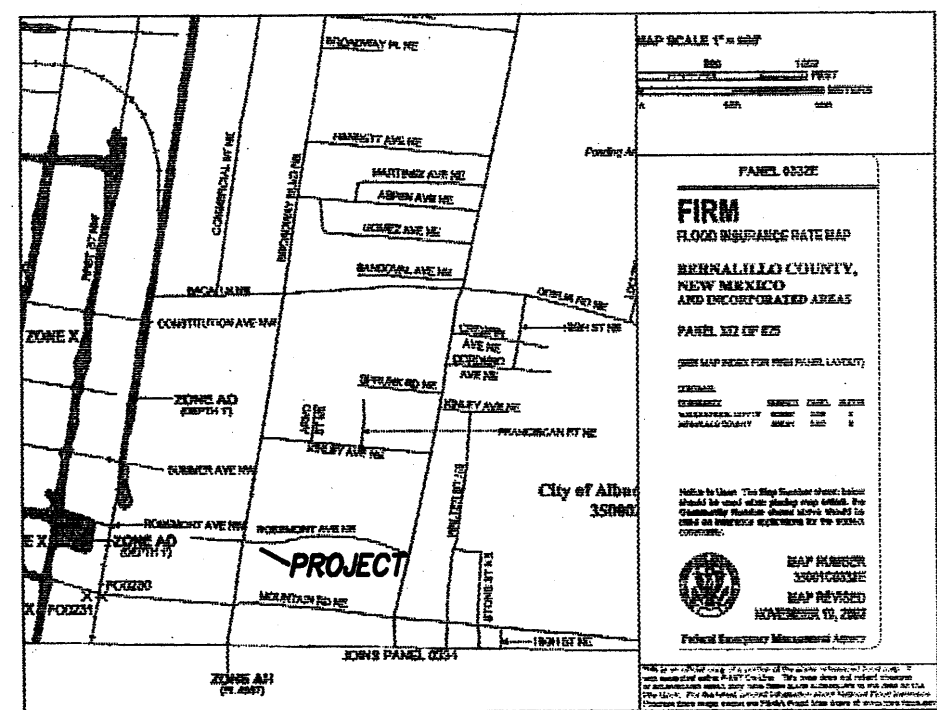
I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265



<b>Clark Consulting Engineers</b>	
19 Ryan Road Edgewood, New Mexico 87015	
Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
12-10-08	Add COA + Regat. Plan
THE NORTH 100 FEET OF LOTS 7-10, BLOCK B, COUNTY ADDITION ALBUQUERQUE, NEW MEXICO 1218 BROADWAY BLVD., NE	
<b>Grading &amp; Drainage Plan</b>	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 11/17/08
JOB # ABQ_BATH	FILE # G/D
1 OF 1	





## FIRM MAP PANEL # 332 E

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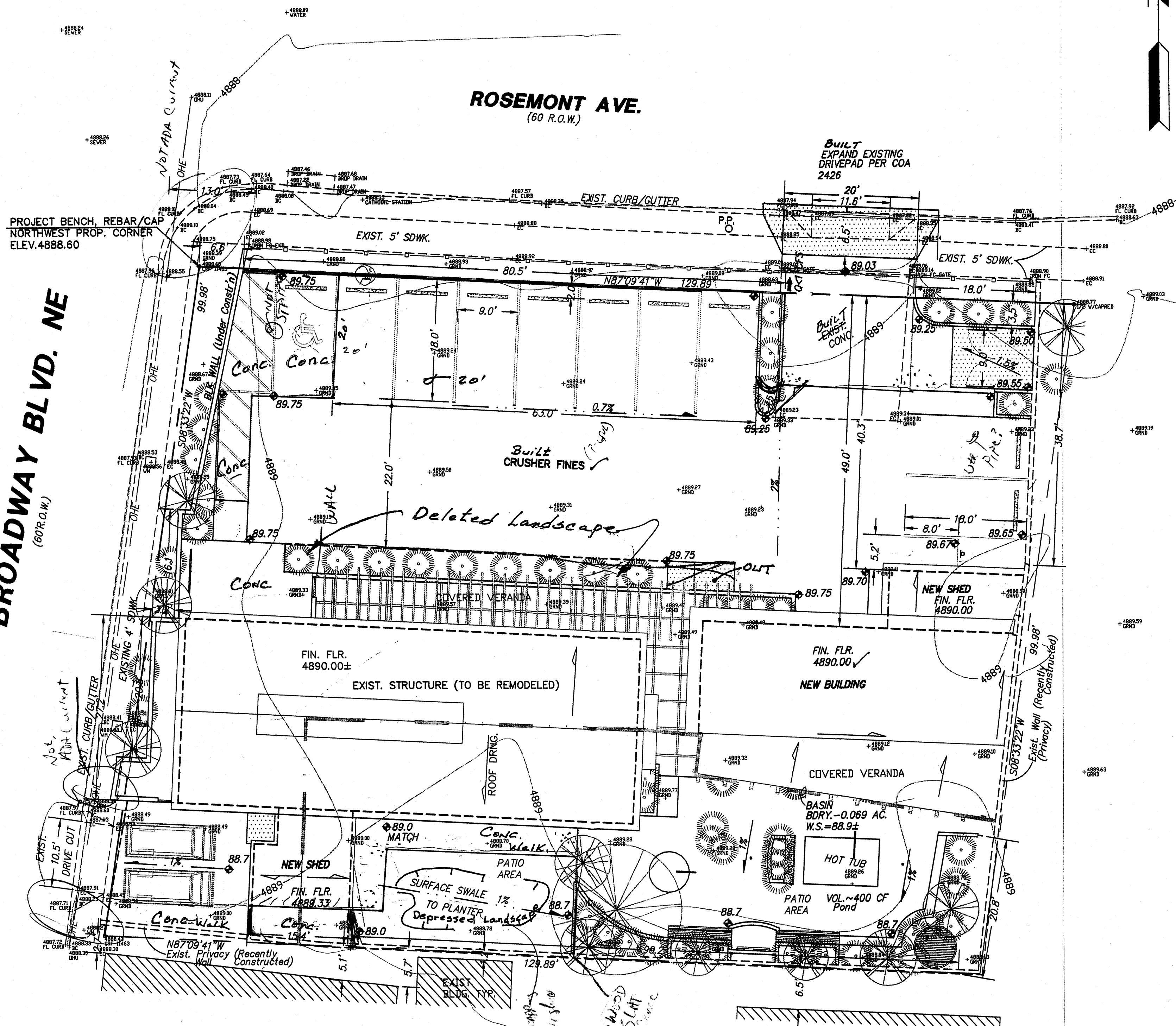
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SEE PLAN, ELEVATION = 4888.60, AS TIED FROM ACS CONTROL MONUMENT NAD 83

### TOPOGRAPHIC DESIGN SURVEY

PERFORMED UNDER THE DIRECTION OF HARRIS SURVEYING, INC. NOVEMBER 2008.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOUR DETERMINED.

*P.W. Clark*  
PHILIP W. CLARK NMPE #10265

### DRAINAGE CERTIFICATION

I, *Philip W. Clark*, NMPE #10265, OF THE FIRM *Clark Consulting Engineers* 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 12/10/08. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION (AS SUPPLEMENTAL DATA TO THE ORIGINAL 2007 TOPOGRAPHIC SURVEY) AND I HEREBY CERTIFY THAT NO EARTHWORK, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOUR DETERMINED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR

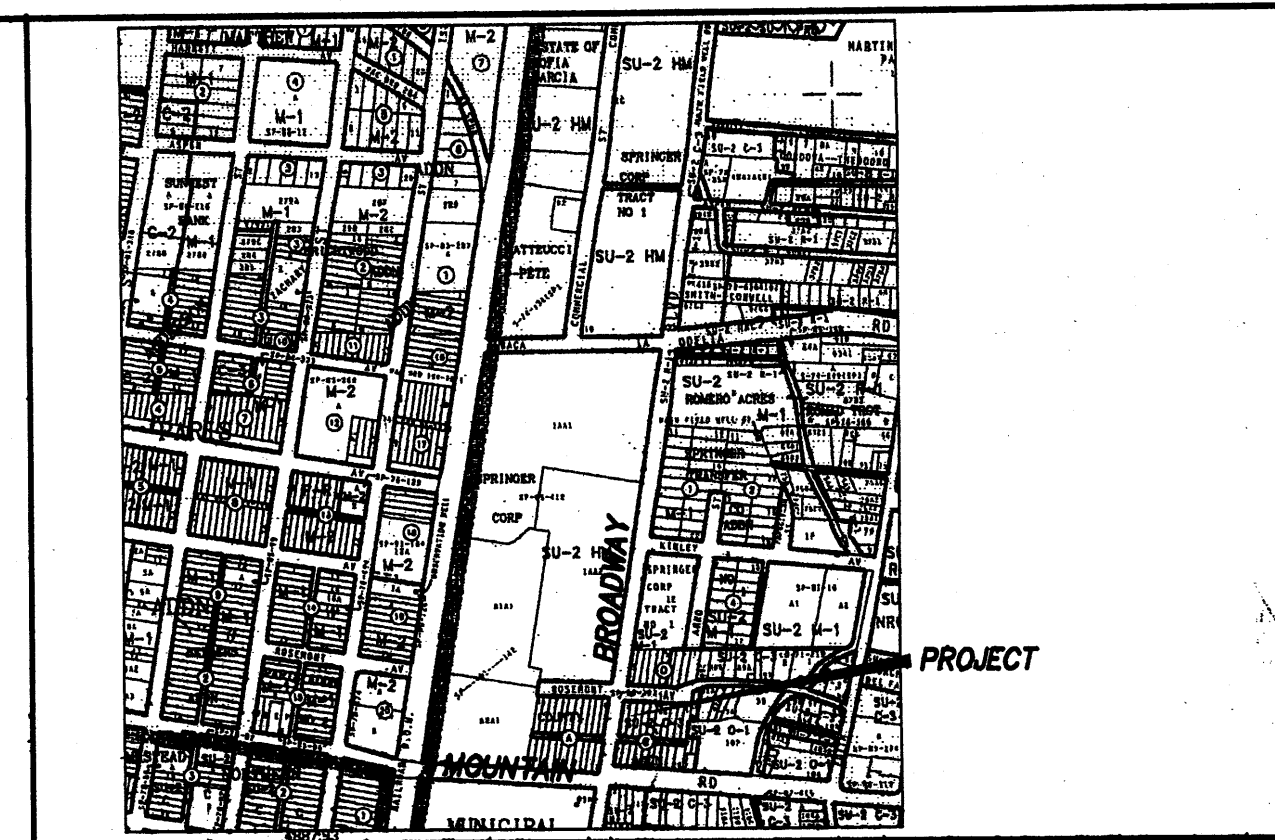
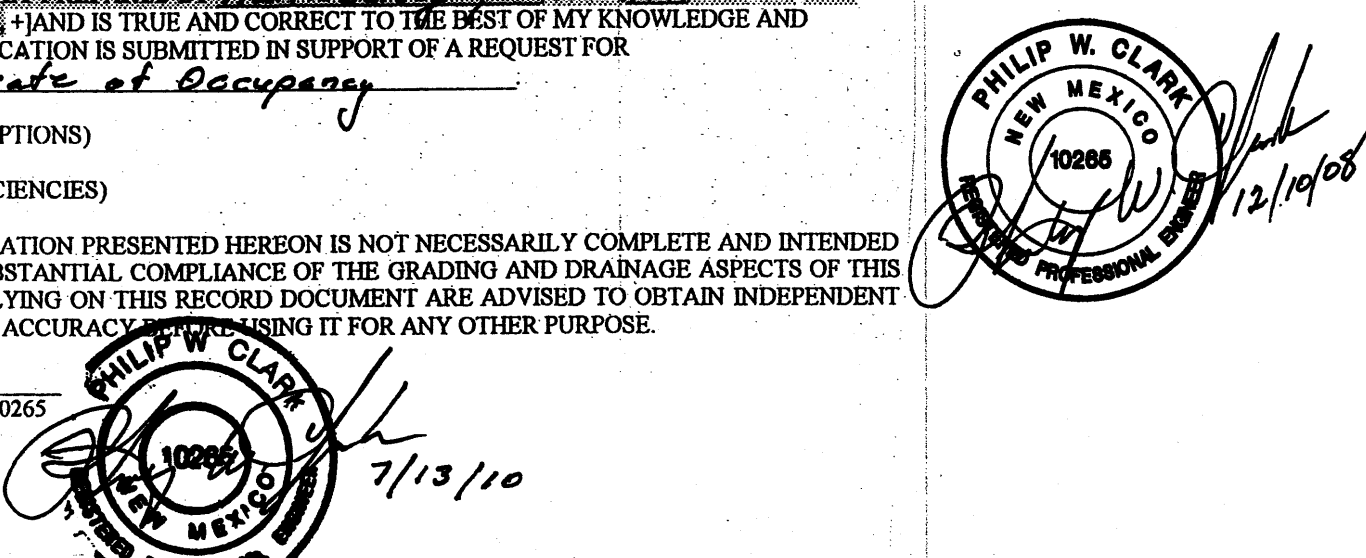
(DESCRIBE ANY EXCEPTIONS)

(DESCRIBE ANY DEFICIENCIES)

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 PRIOR TO USING IT FOR ANY OTHER PURPOSE.

Philip W. Clark, NMPE 10265

DATE



## VICINITY MAP ZONE J-14

RECEIVED

JUL 13 2010

HYDROLOGY

SECTION

**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, New Mexico 87015

Tel: (505) 281-2444 Fax: (505) 281-2444

DATE REVISION  
12/10/08 Add. COA  
7/13/10 As-Built Plan

**Grading & Drainage Plan**

DESIGNED BY: PWC DRAWN BY: CCE JOB #: ABQ\_BATH  
CHECKED BY: PWC DATE: 11/17/08 FILE #: G/D

1 OF 1



ROSEMONT  
60' R.O.W.

J-14/D165

1218 BROADWAY BLVD. N.E.  
60' R.O.W.

1 Site (Proposed)  
1/8" = 1'-0"

3 Handicap & Misc. Signage  
1/4" = 1'-0"

4 Bike Rack Detail  
1/4" = 1'-0"

2 Dumpster Detail  
1/4" = 1'-0"

KEYED NOTES: ○

1. CONCRETE SLAB: 4" THICK 3000 PSI (28 DAYS) WITH 3/4" AGGREGATE AND 4X4X14XW1.4 WWF.
2. 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE MINIMUM 30" BELOW GRADE AND POSTS TO BE ABOVE SLAB.

REFUSE BIN SLAB

VEHICLE PARKING  
13 SPACES Required x 5% =  
1 ALT-FUEL Vehicle Parking Space Provided  
\* CREDIT SS4.3

HARDSCAPE (SRI)  
50% OF ALL HARDSCAPE SHALL HAVE AN SRI VALUE OF AT LEAST 29  
\* CREDIT SS7.1

ROOFING (SRI)  
INSTALL A ROOF WITH A SRI OF AT LEAST 28 FOR 75% OF THE TOTAL ROOFING.  
\* CREDIT SS7.2

GENERAL NOTES - SITE

1. PERMITS AND CODES:  
CONTRACTOR RESPONSIBLE FOR ALL STATE AND LOCAL PERMITS AND SUBMITTALS REQUIRED. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND UTILITY HOODS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING GUIDELINES SET FORTH IN THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL CODE COUNCIL (ICC) FAMILY OF CODES, APPLICABLE PORTIONS OF THE CURRENT ACCESSIBILITY CODES AND ALL APPLICABLE LOCAL CODES.  
ELECTRICAL WIRING METHODS AND MATERIALS SHALL MEET THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AND NEW MEXICO ELECTRICAL CODE, AND OTHER APPLICABLE CODES OR STANDARDS.  
PLUMBING SHALL MEET ALL PROVISIONS OF THE UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, AND THE NEW MEXICO PLUMBING AND MECHANICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.  
IF THERE ARE ANY CONFLICTS BETWEEN INFORMATION PROVIDED IN THESE DOCUMENTS, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
2. OPTIONS AND MODIFICATIONS:  
ANY MODIFICATIONS AND CHANGES SHOULD BE REVIEWED BY THE ARCHITECT. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. CONCRETE & STEM WALLS:  
ALL CONCRETE TO BE MINIMUM 3000 PSI.
4. SITE:  
FINISHED FLOOR OR TOP OF STEM WALL TO BE MINIMUM 8" ABOVE ADJACENT GRADE CARE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO EXISTING TREES, GRADE, AND FOLIAGE AROUND BUILDING FOOTPRINT.  
SITE TO BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE CONTAINED AND HAULED OFF WEEKLY. RECYCLE AS MUCH SCRAP AND PACKAGING AS POSSIBLE.  
COMPACT EARTH AROUND BUILDINGS AFTER COMPLETION OF STEM WALL AND RE-GRADE AROUND BUILDINGS TO ENHANCE FREE DRAINAGE AWAY FROM BUILDING. MINIMUM 1/4" SLOPE PER FOOT FOR 10'-0". MAINTAIN POSITIVE DRAINAGE DURING ENTIRE CONSTRUCTION PROCESS. FINAL GRADING TO BE PROPERLY SLOPED AND RAKED CLEAN. MAINTAIN 1/8" PER FOOT MIN SLOPE FROM BUILDING AT PAVED SURFACES ADJACENT TO BUILDING.  
PROVIDE SPLASH BLOCKS BELOW CANALES OR DRAIN PIPES TO DIRECT WATER AWAY FROM FOUNDATIONS.  
DO NOT PLACE PLANTS REQUIRING HEAVY IRRIGATION NEXT TO THE BUILDING. AVOID FRENCH DRAINS ADJACENT TO THE FOUNDATION TO MINIMIZE WATER INFILTRATION AT THE FOUNDATION LEVEL. RETENTION BASINS, PLANTERS, AND/OR LANDSCAPING ARE ADJACENT TO OR NEAR THE STRUCTURE. SUCH FEATURES SHOULD BE SEALED AND CONTAIN SHALLOW ROOTED LANDSCAPING. GRADES IN BASINS OR PLANTERS SHOULD SLOPE AWAY FROM THE STRUCTURE AND/OR OUTLETS PROVIDED FOR OVERFLOW.  
PROVIDE FREE-DRAINING SOIL LAYER AT BACK OF RETAINING WALLS. THE VERTICAL DRAINAGE ZONE TO DAYLIT GRAVITY DRAINAGE SYSTEM AT BASE OF WALL.  
IF SITE CONDITIONS EXIST THAT CREATE A 30" OR GREATER DROP-OFF CONDITION, PROVIDE A GUARDRAIL ON THE HIGH SIDE TO A HEIGHT OF NOT LESS THAN 3'-0". CONTRACT ARCHITECT FOR DETAIL. IF NOT PROVIDED ON DOCUMENTS.  
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY HOOD-UPS TO THE BUILDINGS. THIS INCLUDES WATER, ELECTRICITY, PHONE LINES (SRI MIN.), & CABLE TV.  
EXTERIOR LIGHTING SHOULD BE SCREENED 15 DEG FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.  
WASTE WATER SYSTEM TO BE ENGINEERED AND SPECIFIED TO DATA PROVIDED BY A PERCOLATION TEST. CONTRACTOR RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND TESTS REQUIRED.  
AS A CONDITION OF SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN UP THE SITE, DELIVER ALL GUARANTEES, SIGN WARRANTS, MAINTENANCE MANUALS, AND PROJECT RECORDS, AND SHALL FURNISH A CERTIFICATE OF OCCUPANCY TO THE OWNER.

SUBSURFACE PREPARATION AND GRADING/DRAINAGE NOTES

IF A SOIL REPORT HAS BEEN PROVIDED FOR THIS SITE, CONTRACTOR RESPONSIBLE FOR OBTAINING REPORT FROM OWNER AND FOLLOWING GUIDELINES FOR SURFACE DRAINAGE, MOISTURE PROTECTION, SOIL PREPARATION AND OTHER RECOMMENDATIONS. THE MINIMUM REQUIREMENTS FOR SUBGRADE AND FINAL GRADE PREPARATION ARE LISTED BELOW.  
INFILTRATION OF THE FOUNDATION EXCAVATIONS AND UNDERSLAB AREAS SHOULD BE AVOIDED DURING CONSTRUCTION.  
EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM STANDARD IN PAVEMENT AND SLAB AREAS AND 90% IN LANDSCAPE AREAS. FREE DRAINING WALL BACKFILL SHOULD BE CARPED WITH ABOUT 2 FEET OF ON-SITE, FINER GRADED SOILS TO REDUCE SURFACE WATER INFILTRATION.  
THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE BUILDING SHOULD BE SLOPED TO DRAIN AWAY FROM THE FOUNDATION IN ALL DIRECTIONS. PROVIDE A MINIMUM SLOPE OF 6" IN THE FIRST 10 FEET OF UNPAVED AREAS AND 3" IN THE FIRST 10 FEET IN PAVEMENT AND WALKWAY AREAS.  
ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL.  
LANDSCAPING WHICH WILL REQUIRE REGULAR HEAVY IRRIGATIONS SHOULD BE LOCATED AT LEAST 5 FEET FROM THE BUILDING.  
IF EXPANSIVE OR POOR SOILS ARE DETECTED, OWNER/CONTRACTOR IS TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER FOR SOIL REPORT AND FOUNDATION RECOMMENDATION.

ROOF AND INSULATION NOTES

ROOFING AND INSULATION:  
FIBERGLASS INSULATION TO HAVE R-38 OR BETTER FIBERGLASS BATT. CELLULOSE INSULATION MAY BE SUBSTITUTED FOR CEILING BATT. PROVIDE SAME "R" VALUE. EXPOSED BEAM CEILING WITHOUT PONY WALL SYSTEM SHALL BE POLYURETHANE RIGID BOARD (OR APPROVED EQUAL) OR SPRAYED TO R-48. IF FOAM IS USED, POCKET ROOF MAY BE ELIMINATED. PROVIDE FIRE BARRIER TO CEILING. CONSULT LOCAL INSPECTOR. 4 MIL VAPOR BARRIER ON WARM SIDES. ALL HOT WATER PIPES TO BE INSULATED WITH 3/4" FOAM INSULATION.  
INSTALLATION:  
ALL INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. PROVIDE ALL NECESSARY FLASHING, VENTS, AND FLUES THRU ROOF FOR PLUMBING, BATH FAN, AND KITCHEN EXHAUST.  
FLASHING:  
FLASHING REQUIRED FOR WEATHER TIGHT SEAL. PROVIDE FOAM PACKAGE TO INSULATE AROUND ALL WINDOWS, DOORS, PLATES, AND HOOLES.  
PAINT FLUES, ROOF EQUIPMENT SUPPORT, AND FLASHING EXPOSED TO VIEW OR ABOVE ADJACENT PARAPETS TO MATCH WALL COLOR.

PERMEABLE Vs. IMPERMEABLE CALC

TOTAL SITE SF: 12914.0 SF  
PERMEABLE SURFACE: 7882.0 SF = 59%  
IMPERMEABLE SURFACE: 5032.0 SF = 41%  
\* CREDIT SS6.1

WATER HARVESTING CHARTS

ROOF WATER HARVESTING							
OFFICE BUILDINGS AND PUMP HOUSES							
Month	rainfall in inches	catchment surface	gallons per month	runoff coefficient	total monthly yield (gal)		
January	0.43	0.268	3455	0.25	863.75	0.9	333.00
February	0.49	0.305	3455	0.25	1054.708	0.9	949.24
March	0.56	0.349	3455	0.25	1205.380	0.9	1084.84
April	0.43	0.268	3455	0.25	863.75	0.9	833.00
May	0.58	0.361	3455	0.25	1246.430	0.9	1123.59
June	0.55	0.343	3455	0.25	1183.856	0.9	1085.47
July	1.47	0.915	3455	0.25	3164.124	0.9	2847.71
August	1.5	0.935	3455	0.25	3228.698	0.9	2935.83
September	0.83	0.517	3455	0.25	1785.546	0.9	1607.89
October	0.95	0.592	3455	0.25	2044.842	0.9	1840.35
November	0.44	0.274	3455	0.25	947.085	0.9	852.38
December	0.47	0.293	3455	0.25	1011.659	0.9	910.49
Annual total	8.7				18728.45		16953.50

\* CREDIT SS6.2

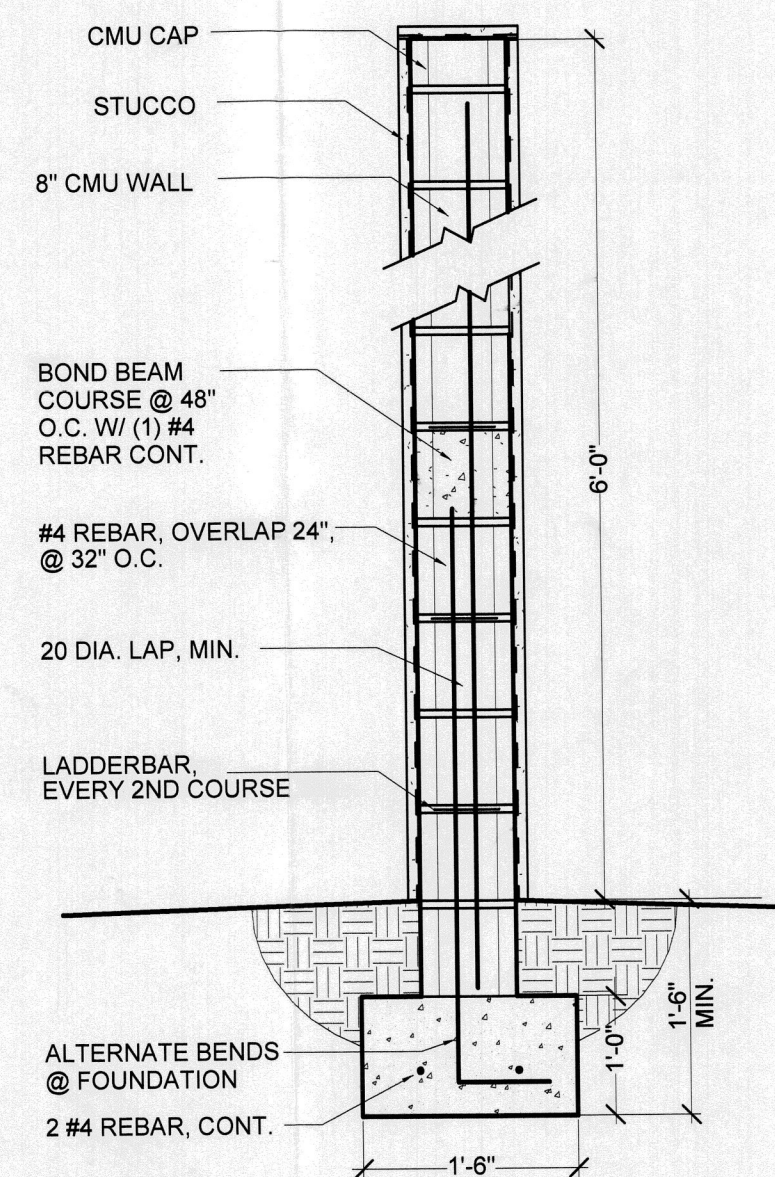
Christian Harper  
MODULUS DESIGN LLC  
912 Broadway Blvd. NE  
Albuquerque, NM 87102  
C 505.480.7345  
P 505.842.0354  
F 505.243.3669  
Designer/Builder

Drawn By: W. Gill  
Checked By: CRH/MFR  
DATE: 10/16/08  
Albuquerque Baths  
1218 Broadway Blvd. NE  
Albuquerque, NM 87102

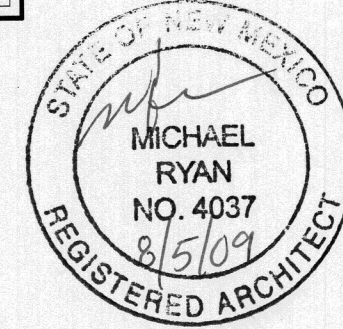
SITE + ROOF PLAN (Proposed)

A0.2

ABQ Baths  
SCALE: As indicated



6" CMU Wall Section  
3/4" = 1'-0"



City of  
Albuquerque



ROSEMONT  
60' R.O.W.

J-14/D165

### GENERAL NOTES - SITE

- PERMITS AND CODES:**  
CONTRACTOR RESPONSIBLE FOR ALL STATE AND LOCAL PERMITS AND SUBMITTALS REQUIRED. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND UTILITY HOOKUPS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING GUIDELINES SET FORTH IN THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL CODE COORDINATING FAMILY OF CODES, APPLICABLE PORTIONS OF THE CURRENT ACCESSIBILITY CODES AND ALL APPLICABLE LOCAL CODES.  
ELECTRICAL WIRING METHODS AND MATERIALS SHALL MEET THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AND NEW MEXICO ELECTRICAL CODE, AND OTHER APPLICABLE CODES OR STANDARDS.  
PLUMBING SHALL MEET ALL PROVISIONS OF THE UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE AND NEW MEXICO PLUMBING AND MECHANICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.  
IF THERE ARE ANY CONFLICTS BETWEEN INFORMATION PROVIDED IN THESE DOCUMENTS, THE ARCHITECT IS TO BE NOTICED IMMEDIATELY.
- NOTES AND MODIFICATIONS:**  
ANY MODIFICATIONS AND CHANGES SHOULD BE REVIEWED BY THE ARCHITECT. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- CONCRETE & STEM WALLS:**  
ALL CONCRETE TO BE MINIMUM 3000 PSI.
- SITE:**  
FINISHED FLOOR OR TOP OF STEM WALL TO BE MINIMUM 8" ABOVE ADJACENT GRADE. GRADE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO EXISTING TREES, GRADE, AND FOLIAGE AROUND BUILDING FOOTPRINT.  
SITE TO BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE CONTAINED AND HAULED OFF WEEKLY. RECYCLE AS MUCH SCRAP AND PACKAGING AS POSSIBLE.  
DRAINAGE: EARTH AROUND BUILDINGS AFTER COMPLETION OF STEM WALL AND RE-GRADING AROUND BUILDINGS TO ENHANCE FREE DRAINAGE FROM BUILDING. MINIMUM 1/4" SLOPE PER FOOT FOR 10' TO MAINTAIN POSITIVE DRAINAGE DURING ENTIRE CONSTRUCTION PROCESS. FINAL GRADING TO BE PROPERLY SLOPED AND JAWED OUT TO MAINTAIN 1/8" PER FOOT MIN SLOPE FROM BUILDING AT PAVED SURFACES ADJACENT TO BUILDING.  
PROVIDE SPLASH BLOCKS BELOW CANALES OR DRAIN PIPES TO DIRECT WATER AWAY FROM FOUNDATIONS.  
DO NOT PLACE PLANTS REQUIRING HEAVY IRRIGATION NEXT TO THE BUILDING. AVOID FRENCH DRAINS ADJACENT TO THE FOUNDATION TO MINIMIZE WATER INTRUSION AT THE FOUNDATION LEVEL. IF FRENCH DRAINS ARE PLACED, THEY SHOULD BE PROPERLY SLOPED AND JAWED OUT TO MAINTAIN POSITIVE DRAINAGE. GRADES IN BASINS OR PLANTERS SHOULD SLOPE AWAY FROM THE STRUCTURE AND OR OUTLETS PROVIDED FOR OVERFLOW.  
PROVIDE FREE DRAINING SOL LAYER AT BACK OF RETAINING WALLS. THE VERTICAL DRAINAGE ZONE TO DAYLIGHT GRAVITY DRAINAGE SYSTEM AT BASE OF WALL.  
IF SITE CONDITIONS EXIST THAT CREATE A 30" OR GREATER DROP-OFF CONDITION, PROVIDE A GUARDRAIL ON THE HIGH SIDE TO A HEIGHT OF NOT LESS THAN 3'-6". CONTACT ARCHITECT FOR DETAIL IF NOT PROVIDED ON DOCUMENTS.  
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY HOOK-UPS TO THE BUILDINGS. THIS INCLUDES WATER, ELECTRICITY, PHONE LINES (3PR MIN.), & CABLE TV.  
EXTERIOR LIGHTING SHOULD BE SCREENED 15 DEG FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.  
WASTE WATER SYSTEM TO BE ENGINEERED AND SPECIFIED TO DATA PROVIDED BY A PERCOLATION TEST. CONTRACTOR RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND TESTS REQUIRED.  
AS A CONDITION OF SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN UP THE SITE, DELIVER ALL GUARANTEES, LEN WAIVERS, MAINTENANCE MANUALS, AND PROJECT RECORDS, AND SHALL FURNISH A CERTIFICATE OF OCCUPANCY TO THE OWNER.

### SUBSURFACE PREPARATION AND GRADING/DRAINAGE NOTES

- IF A SOIL REPORT HAS BEEN PROVIDED FOR THIS SITE, CONTRACTOR RESPONSIBLE FOR OBTAINING REPORT FROM OWNER AND FOLLOWING GUIDELINES FOR SURFACE DRAINAGE, MOISTURE PROTECTION, SOIL PREPARATION AND OTHER RECOMMENDATIONS. THE MINIMUM REQUIREMENTS FOR SUBSURFACE AND FINAL GRADE PREPARATION ARE LISTED BELOW.
- INUNDATION OF THE FOUNDATION EXCAVATIONS AND UNDERSLAB AREAS SHOULD BE AVOIDED DURING CONSTRUCTION. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM STANDARD IN PAVEMENT AND SLAB AREAS AND 90% IN LANDSCAPE AREAS. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH ABOUT 2 FEET OF ON-SITE, FINER GRADED SOILS TO REDUCE SURFACE WATER INTRUSION.
- THE GRADING SURFACE SURROUNDING THE EXTERIOR OF THE BUILDING SHOULD BE SLOPED TO DRAIN AWAY FROM FOUNDATION IN ALL DIRECTIONS. PROVIDE A MINIMUM SLOPE OF 6" IN THE FIRST 10 FEET OF UNPAVED AREAS AND 1" IN THE FIRST 10 FEET IN PAVEMENT AND WALKWAY AREAS.
- ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL.
- LANDSCAPING WHICH WILL REQUIRE REGULAR HEAVY IRRIGATIONS SHOULD BE LOCATED AT LEAST 5 FEET FROM THE BUILDING.
- IF EXPANSIVE OR POOR SOILS ARE DETECTED, OWNER/CONTRACTOR IS TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER FOR SOIL REPORT AND FOUNDATION RECOMMENDATION.

### ROOF AND INSULATION NOTES

- ROOFING AND INSULATION:**  
FLASHING TO HAVE R-30 OR BETTER FIBERGLASS BATTS. CELLULOSE INSULATION MAY BE SUBSTITUTED FOR FIBERGLASS BATTS. PROVIDE SAME "R" VALUE. EXPOSED BEAM CEILING WITHOUT POPE-WYLL SYSTEM SHALL BE PLACED THANE RIGID BOARD OR APPROVED EQUAL OR SPRAYED TO R-40. IF FOAM IS USED, POCKET INSULATION BE ELIMINATED. PROVIDE FIRE BARRIER TO CEILING. CONSULT LOCAL INSPECTOR FOR DETAILS. IN WARM SIDES ALL HOT WATER PIPES TO BE INSULATED WITH 3/4" FOAM INSULATION.
- INSTALLATION:**  
INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. PROVIDE ALL NECESSARY FLASHING, VENTS, AND FLUES THRU ROOF FOR PLUMBING, BATH FAN, AND KITCHEN EXHAUST.
- FLASHING:**  
FLASHING REQUIRED FOR WEATHER TIGHT SEAL. PROVIDE FOAM PACKAGE TO INSULATE AROUND ALL WINDOWS, DOORS, PLATES, AND HOLES.
- PARAPETS:**  
ROOF EQUIPMENT SUPPORT AND FLASHING EXPOSED TO VIEW OR ABOVE ADJACENT PARAPETS.

### PERMEABLE Vs. IMPERMEABLE CALC

TOTAL SITE SF: 12914.0 SF  
PERMEABLE SURFACE: 7882.0 SF = 59%  
IMPERMEABLE SURFACE: 5232.0 SF = 41%

\* CREDIT SS6.1

### WATER HARVESTING CHARTS

ROOF WATER HARVESTING OFFICE BUILDINGS AND PUMP HOUSES						
Month	rainfall in inches	catchment surface	gallons collected	runoff coefficient	total monthly yield (gal)	
January	0.43	0.268	3455	0.925	560	0.9
February	0.49	0.305	3455	0.925	708	0.9
March	0.56	0.349	3455	0.925	960	0.9
April	0.43	0.268	3455	0.925	560	0.9
May	0.58	0.361	3455	0.925	1248	0.9
June	0.55	0.343	3455	0.925	1183	0.9
July	1.47	0.916	3455	0.925	3164	0.9
August	1.5	0.935	3455	0.925	3228	0.9
September	0.83	0.517	3455	0.925	1786	0.9
October	0.85	0.522	3455	0.925	2046	0.9
November	0.44	0.274	3455	0.925	947	0.9
December	0.47	0.283	3455	0.925	1011	0.9
Annual total	8.7		3455		18728.44	18882.90

\* CREDIT SS6.2

**Christian Harper**  
MODULUS DESIGN LLC  
912 Broadway Blvd. NE  
Albuquerque, NM 87102  
C 505-480-7345  
P 505-842-0354  
F 505-243-3669

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### SITE + ROOF PLAN (Proposed)

**A0.2**  
ABQ Baths  
SCALE: As indicated

AS-Built, 7/15/2010

**VEHICLE PARKING**  
13 SPACES Required x 5% =  
1 ALT-FUEL Vehicle Parking Space Provided  
\* CREDIT SS4.3

**HARDSCAPE (SRI)**  
50% OF ALL HARDSCAPE SHALL HAVE AN SRI VALUE OF AT LEAST 29  
\* CREDIT SS7.1

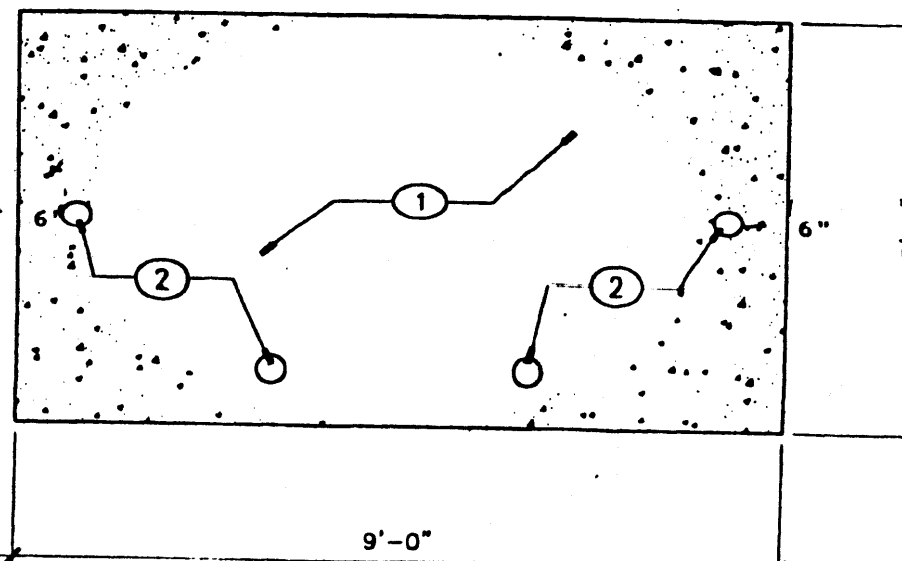
**ROOFING (SRI)**  
INSTALL A ROOF WITH A SRI OF AT LEAST 29 FOR 75% OF THE TOTAL ROOFING.  
\* CREDIT SS7.2

RECEIVED  
AUG 08 2003  
HYDROLOGY  
SECTION

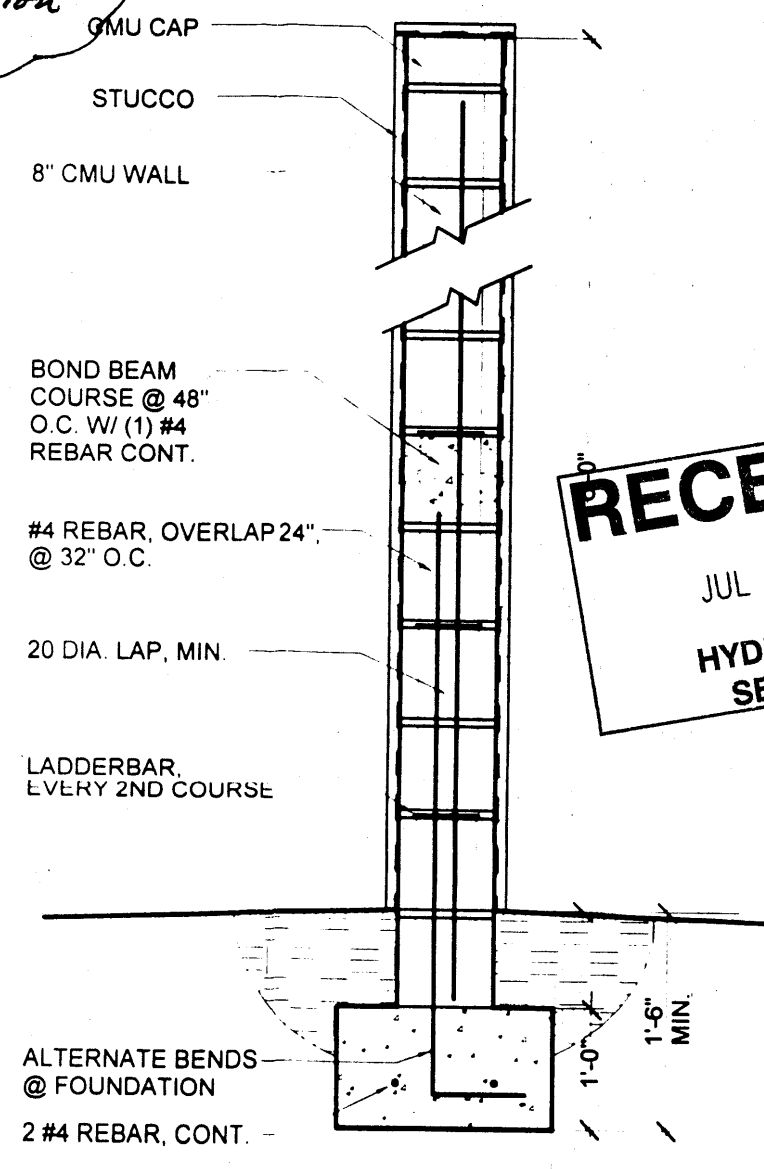
7/15/10  
As-Built  
Traffic Circulation  
Layout

### KEYED NOTES:

- CONCRETE SLAB, 4" THICK 3000 PSI (28 DAYS) WITH 3/4" AGGREGATE AND 4X4X1.4WV1.4 WWP.
- 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN 12" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE MINIMUM 30" BELOW GRADE AND POSTS TO BE ABOVE SLAB.

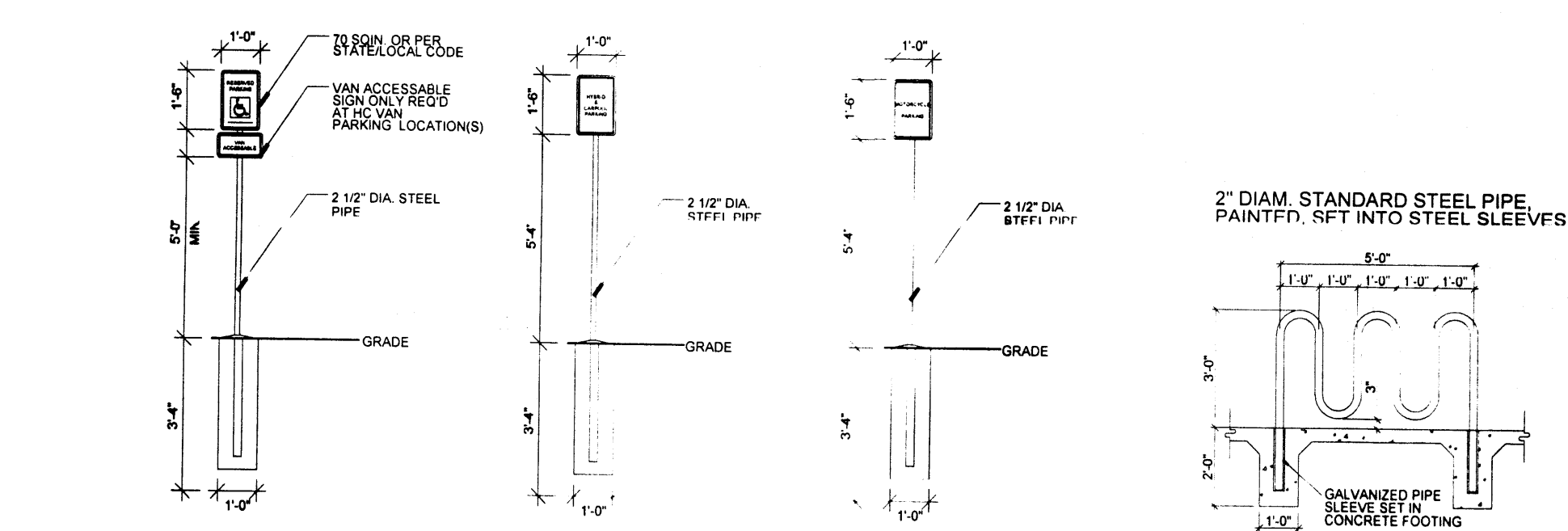


REFUSE BIN SLAB

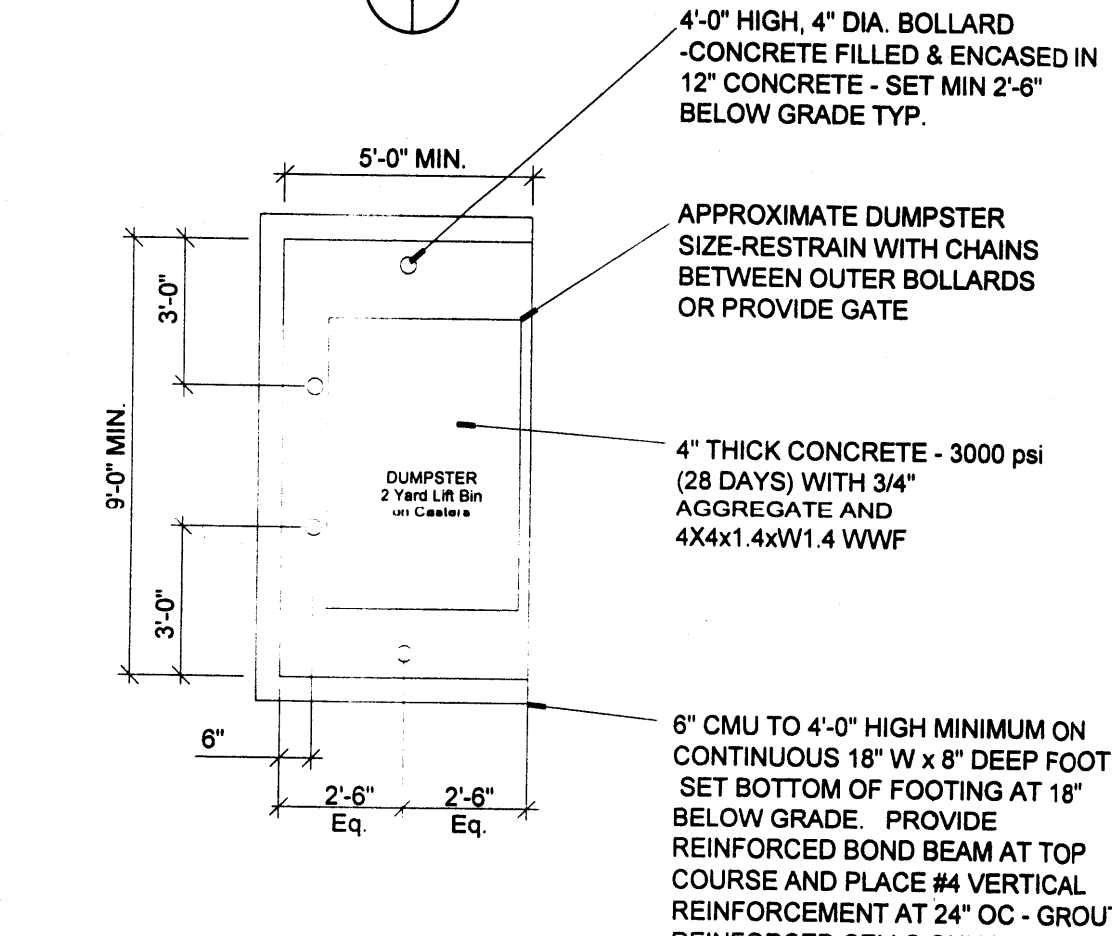


6" CMU Wall Section  
3/4" = 1'-0"

1 Site (Proposed)  
1/8" = 1'-0" or 1" = 8' Scale



Bike Rack Detail  
1/4" = 1'-0"



Dumpster Detail  
1/4" = 1'-0"

3 Handicap & Misc. Signage  
1/4" = 1'-0"