

**SITE DEVELOPMENT PLAN**

Scale: 1" = 10' - 0"

**IRRIGATION GENERAL NOTES:**

- All valves shall be installed a minimum of 4" from hard edges and boxes in shrub beds shall be installed a minimum of 12" from edges of walks or other hard surfaces.
- All valve boxes shall be supported by solid pieces of CMU (4 minimum per valve box). Install blocks in a manner in which it will prevent contact with piping, wiring, sidewalks, etc....
- Mark all 24 volt wire ends with 3M STD-09 wire marker tape at the valve box and controller locations.
- All 24 volt wiring shall be in common trench with the water main and shall have separate sleeve where it crosses all underground hard const. matls. All sleeve piping for 24-volt wiring shall be of 2" Class 200 PVC.
- 24-volt wire shall be marked with a 3" wide red marker tape and marked "Warning Electrical". Lay marker tape horizontally 6" above wire.
- where proposed piping is to cross existing concrete sidewalks, trench below sidewalks and install a PVC sleeve as required, backfill into solidly from both sides of sidewalk width.
- Contractor shall adjust all valves, bubblers, and sprinklers for optimum coverage, and shall provide and install nozzles other than those specified or instructed by the landscape architect, at no additional cost to the owner.
- Install all bubblers on the high side of each tree wells, typically.
- Contractor shall tape closed all sleeve pipe openings use duct tape to prevent debris from entering sleeves.
- Contractor shall extend 120-volt AC wiring from existing power to proposed controller and backflow preventer locations. All elect. work shall be as per local codes and NEC Standards.
- Existing water main line locations shall be determined by the landscaping contr. as the responsibility of the installers to pot hole and field check to determine exact locations prior to tie-in of new main line extensions or laterals lines.
- The proposed controller location indicated on the drawings is approximate; the actual location shall be determined after consultation with the owner's requirements.
- If needed, install sleeves prior to field work.
- This underground irrigation system was designed for a 50 PSI static water pressure at the head and 45 GPM. The installers must verify the actual static water pressure prior to construction and and it shall be discussed with the Arch. if there are any design modifications required.
- The contractor shall install manual drains on lateral and main line piping to ensure proper and complete drainage of piping (see manual drain assembly). Install one manual drain per zone, minimum. Locations shall be field determined; the installers should show them on the "As-builts".

**DRAWING SYMBOLS**

	building section
	wall section
	detail
	demolition/existing construction notes
	door type
	window type

**CODE ANALYSIS**

Applicable Code: UBC 1997 Edition, 1991 UMC, UPC and NEC 1997 State of New Mexico Building Code

Accessibility Code: Chapter 31, ANSI-A-117.1 1998 Edition

Zoning: SU-2 City of Albuquerque New Mexico

Building Addition Total Area: 2,034 gsf

Construction Type: Type V-N Table 5A,

Occupancy Group: B, Table 3-A, **Offices**

Seismic, Zone: 2B as per 1997 UBC  
Property Address: 1216 4th St. SW

Total Pad Site Area: 7,100 sf, 1.63 ac.

Assumed Soil: 1500PSF

Bearing Capacity:

Off-Street Parking: Based on:

Dead Loads ..... 35 psf  
Live Loads ..... 20 psf

Wind Loading: 90 MPH, Exposure 'C'

2000 NSF -- 200 = 10 spaces, but with a 10 % deduction for public transportation, it requires only 9 spaces; 9 - spaces provided  
**1- handicap space is required, one being for a van.**

**Landscaping Requirements:**

15% of Net Lot Area: Net Area = 5,780 sf x 15% = 867 min. sf. of landscaped area, areas are as shown on the Site Development Plan.  
Available landscaped area = \_\_\_\_\_ sf

**ADA DISCLAIMER**

Architects, Contractors, and Building Owners must comply with the Americans with Disabilities Act (ADA) and the Americans with Disabilities Architectural Guidelines (ADAAG). The Code Administration Division of the State of New Mexico does not review whether Plans and Specifications comply with the ADA. The issuance of a building permit and compliance with the codes does not insure compliance with the ADA or ADAAG. The designer, building owners and contractor may want to consult a lawyer concerning the ADA OR ADAAG. I the owner, agent or representative of the owners have read and understand this warning and disclaimer.

*A. Miguel Trujillo* SEPT. 2004  
Signature: Date:

**PLANT MATERIAL SCHEDULE**

COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARK
<b>TREES:</b>				
(A) Purple, Red	Prunus, Dwarf	2" caliper	8'-10'	
(B) Modesto Ash	Fraxinus velutina	2" "	8'-10'	
<b>SHRUBS:</b> (The proposed plant material is shown below as a range of plants to choose from)				
(C) Apache Plume	Fallugia paradoxa	5 gal.	Container	
(D) Autumn Sage	Salvia greggii	5 gal.	Container	
(E) Japanese barberry	Berberis thunbergii	5 gal.	Container	
(F) Desert Willow	Chilopsis linearis	5 gal.	Container	
(G) "Blue Carpet" Juniper	Juniperus Squamata	5 gal.	Container	
(H) Silky Threadgrass	Stipa tenuifolia	5 gal.	Container	
<b>MULCHES:</b>				
(I) Gravel Mulch	River Bank Run	3/4" +, 2" thick layer over 4 mil. plastic or		
	Shredded tree bark	small to medium size	2" thick layer over a 4 mil plastic barrier	

Symbols identify all trees and shrubs small or large and are as listed in the above plant schedule and shown on the Site Plan as landscaped areas. The # along side the symbol identifies the number of plants recommended and equally spaced within the available area between trees.

Adjustable bubbler at all trees and large shrubs as shown in plan. Place 1-bubbler at each tree and each larger plant.

Adjustable shrub sprays with a 3-5 streams per bubbler and place at least to water up to 3- shrubs or flowering plants, as shown in plan.

Underground sprinkler lines, main and/or laterals are shown extending from the valve boxes shown, whether existing on south side or new in the developed areas.

**SPRINKLER SYSTEM LEGEND**

Sprinkler Heads shall be of the fixed bubbler or spray type for this particular landscaping concept, the assemblies shall be as manufactured by "Toro" or of the "Hunter" type. Model numbers referenced as by "Toro", or provide an equal.

Flood bubbler nozzles - Model # FB-25-PC  
Stream spray nozzles - Model # SB-180-PC2

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*A. Miguel Trujillo* 10-5-04  
Signed Date

**SITE CONSTRUCTION KEYNOTES:**

- Install a 4" thick concrete slab on grade and elevated above finish grade; to accommodate at least 3- large city garage collector cans.
- Owner has the option to install 2' x 2' x 2" square stepping blocks as shown or any other material to provide a walking surface.
- Paved access aisle shall be painted with 4" wide stripes in either the white or yellow paint, as selected by the owner, in the pattern shown.
- Finished rolled edge of new asphaltic concrete at dim. shown.
- Owner furnished 8'-0" long by 6" high precast concrete car bump ers, one at each parking space as shown. Bumpers shall be set in place with at least 5/8" x 18" long anchor rebars in each hole.
- Owner furnished 6"x6"x 8' long treated timber curbing. Timbers will be set at the edge of new paving to contain plant and mulch material in place and protect contin. edge of new pavement.
- New 11'-0" deep x 24'-0" wide 6" concrete apron; if required, install per City of Albuquerque Public Works specifications, *Amended "Public Works" Spec. #2428*
- Swing pattern of new lockable wrought iron metal gate, gate shall match front property W.I. fence in height and design.
- Typical of new min. 2" thick asphaltic concrete pavement over a min. 4" thick compacted base course with 4" wide by 18'-0" long stripping at spacing shown.
- New stair construction: Owner may install a 4" concrete slab below staircase or a 3" thick layer of river run gravel mulch over a 4 mil plastic film for weed control.
- The owner proposes to install a min. 6'-0" high cedar type wood fence full length along 2- side property lines and rear property.
- Existing water meter for service to this property, size as shown.
- New tie-in of sanitary sewer line from street main below grade to the proposed building.
- Location of new clean outs for sewer as it enter the building.
- Outline form defines location of 2nd floor rental space, per Plans.



REVISED: SEPT. 28, 2004



**Vicinity Map**

MAP - K-14

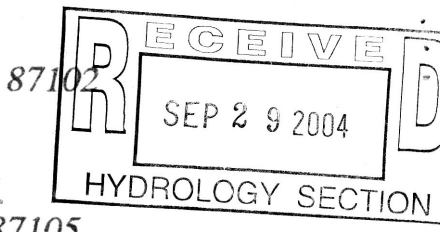
**MIGUEL TRUJILLO & ASSOCIATES**

Architecture Planning Construction Management  
8504 Spain Road NE Office (505) 821-5687  
Albuquerque, NM 87111 Cell # (505) 410-4776

**Project: NEW 2-STORY OFFICE BUILDING**

**The Mary Drake Building**  
1216 Fourth Street S.W.  
Albuquerque, New Mexico 87105

Owners: **James and Teresa Chavez**  
1560 Dennison Road S.W.  
Albuquerque, New Mexico 87105



Job No. 2004-011 Sheet No.

Date: SEPT. 28, 2004

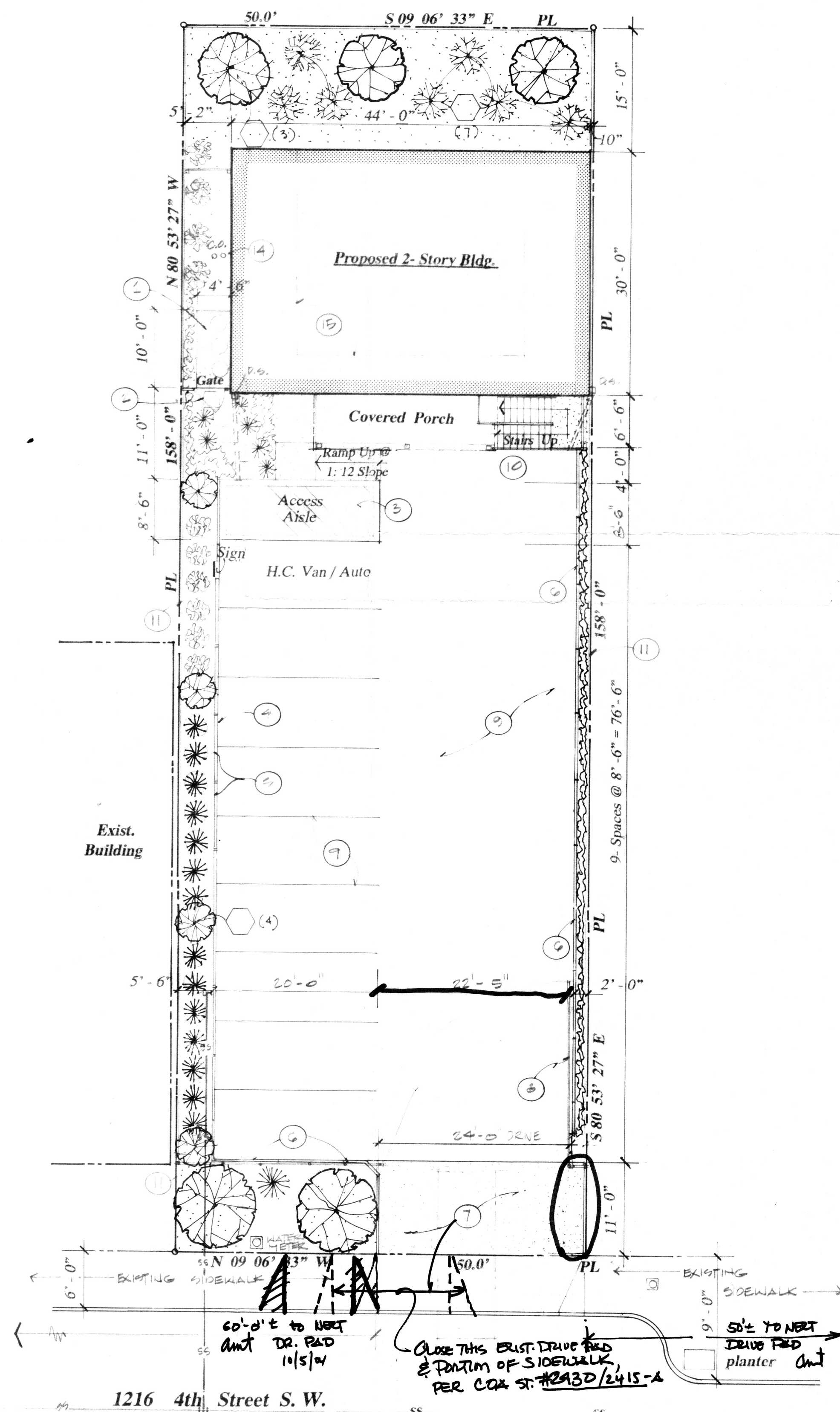
Design By: A. Miguel Trujillo

Checked A. Miguel Trujillo  
By:

**C-1**

1 of 1





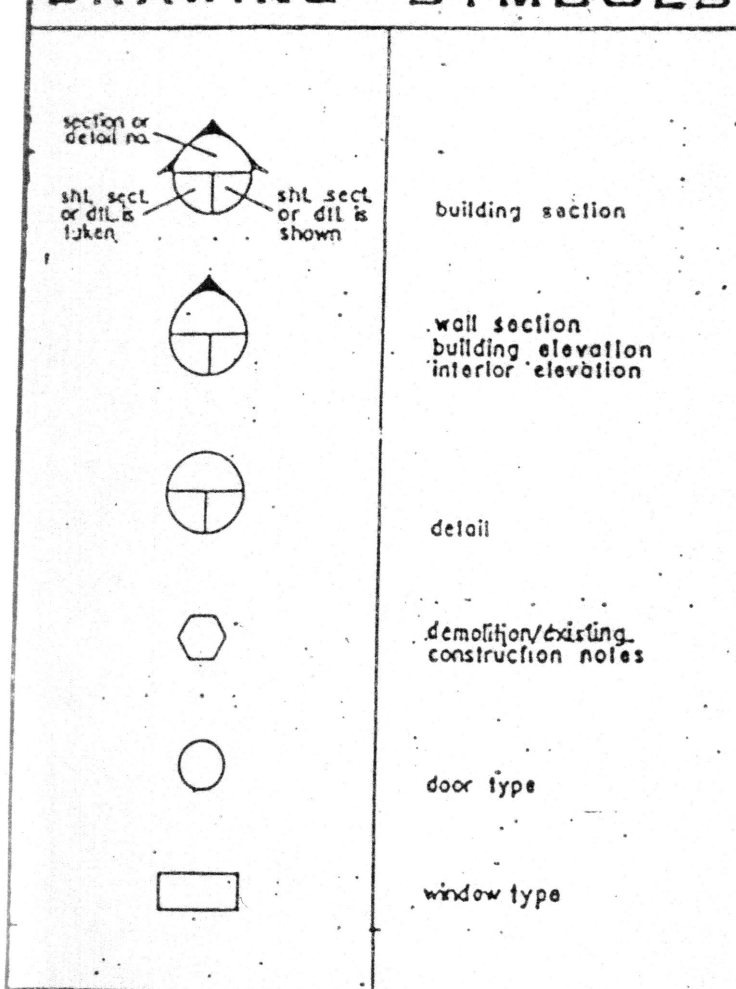
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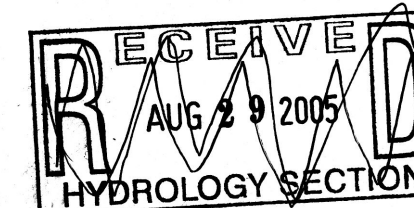
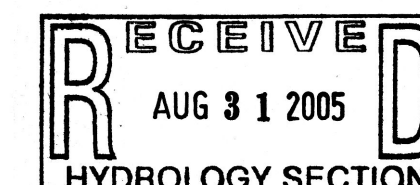
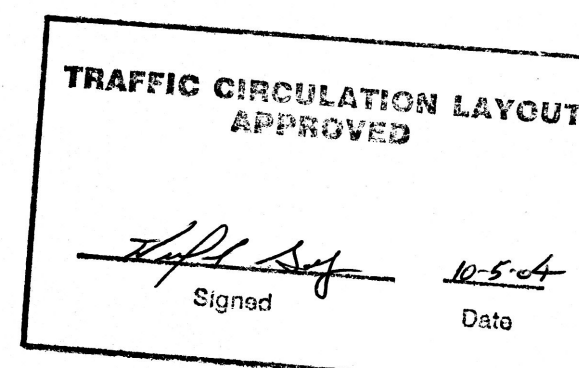
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RECEIVED: SEPT. 28, 2004



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Architecture Planning Construction Management

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Date: **SEPT. 28, 2004**

Design By: **A. Miguel Trujillo**

Checked: **A. Miguel Trujillo**

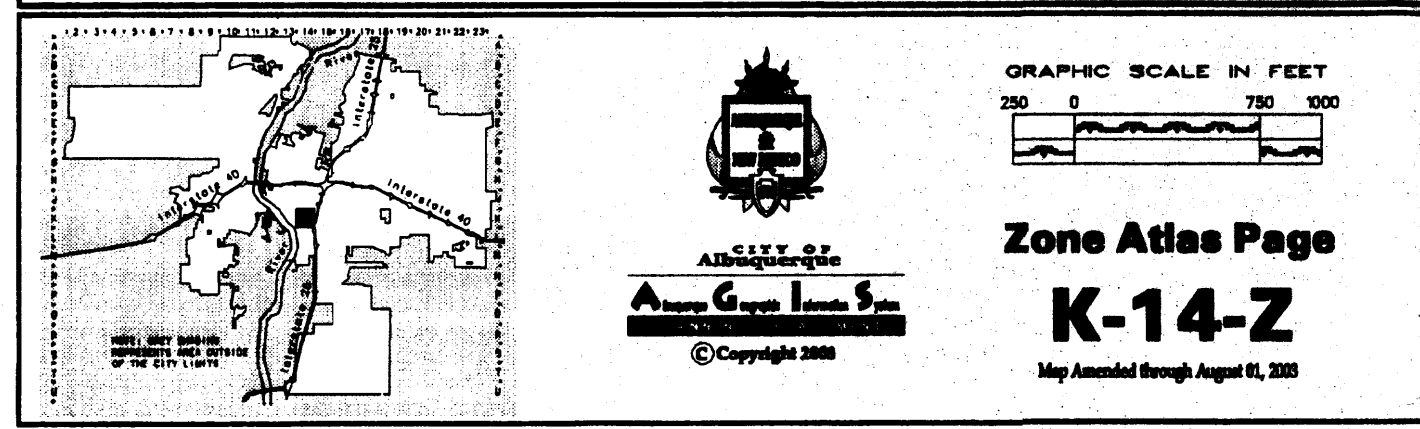
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Sheet No.

**C-1**

1 of 1





VICINITY MAP K-14

FIRM PANEL 0334E

#### GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 27 AND LOT 28, BLOCK F OF THE BACA & ARMIJO ADDN. (1216 4TH STREET S.W.) ARE CONTAINED HEREON:

#### EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.163 ACRES MORE OR LESS, AND IS LOCATED SOUTH OF CROMWELL AVENUE S.W. AND EAST OF 4TH STREET S.W. THE SITE IS LOCATED WITHIN AN INFILL PART OF THE DOWNTOWN AREA. THE SITE IS SURROUNDED BY DEVELOPMENT. THE SITE SLOPES FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL0334E, DATED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

#### PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 1320 S.F. TWO STORY ADDITION OFFICE BUILDING ALONG WITH PAVED PARKING AND LANDSCAPED AREAS. ALL THE DEVELOPED RUN-OFF WILL BE ROUTED TO THE ASPHALT AREA AND THEN OUT TO THE STREET. THERE ARE NO OFF-SITE FLOES ENTERING THE SITE FROM ANY DIRECTION. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITION FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTHIN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, DESIGN CRITERIA, DATED 1997 HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

#### EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE

A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

B) 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.

2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

PROJECT AREA = 0.163 ac. TWO STORY OFFICE COMPLEX @ 1216 4TH STREET S.W. ZONE 2 PRECIPITATION: 380 = 2.35 in. 1440 = 2.75 in. 10day = 3.95 in.	EXCESS PRECIPITATION: TREATMENT A 0.53 in. TREATMENT B 0.78 in. TREATMENT C 1.13 in. TREATMENT D 2.12 in.	PEAK DISCHARGE: 1.36 cfs/ac. 2.28 cfs/ac. 3.14 cfs/ac. 4.70 cfs/ac.
EXISTING CONDITIONS: AREA TREATMENT A 0 ac. TREATMENT B 0 ac. TREATMENT C 0.163 ac. TREATMENT D 0 ac.	PROPOSED CONDITIONS: AREA TREATMENT A 0 ac. TREATMENT B 0 ac. TREATMENT C 0.163 ac. TREATMENT D 0 ac.	
EXISTING EXCESS PRECIPITATION: Weighted C = (0.53)(0.00)(0.78)(0.00)(1.13)(0.16)(2.12)(0.00)/0.16 ac. = 1.13 in. V100-380 = (1.13)(0.16)/12 = 0.015348 ac-ft = 888 CF	EXISTING PEAK DISCHARGE: Q100 = (1.58)(0.00)(0.00)(2.28)(0.00)(3.14)(0.16)(4.70)(0.00)/0.58 CFS = 1.79 CFS	PROPOSED EXCESS PRECIPITATION: Weighted C = (0.53)(0.00)(0.78)(0.00)(1.13)(0.00)(2.12)(0.12)/0.16 ac. = 1.79 in. V100-380 = (1.79)(0.16)/12.0 = 0.024333 ac-ft = 1080 CF V100-1440 = (0.02)(0.12)(2.75 - 2.35)/12 = 0.028439 ac-ft = 1238 CF V100-10day = (0.02)(0.12)(3.95 - 2.35)/12 = 0.040730 ac-ft = 1774 CF
PROPOSED PEAK DISCHARGE: Q100 = (1.58)(0.00)(0.00)(2.28)(0.00)(3.14)(0.00)(4.70)(0.12)/0.58 CFS INCREASE 0.58 CFS - 0.51 CFS = 0.07 CFS		

#### SYMBOL LEGEND

EXISTING CONTOUR  
EXISTING SPOT ELEVATION  
DESIGN CONTOUR  
PROPOSED SPOT ELEVATION  
PROPERTY LINE  
EASEMENT LINE  
FLOW DIRECTION  
EXISTING SPOT ELEVATION  
DOWN SPOUT

#### ABBREVIATION LEGEND

TOP OF SIDE WALK - TSW  
TOP OF CURB - TC  
TOP OF ASPHALT - TA  
FLOWLINE - FL  
BOTTOM OF POND - BP  
FINISHED FLOOR - FF

#### LEGAL DESCRIPTION

LOT 27 & 28 BLOCK "F" OF THE BACA ARMIJO ADDITION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#### BENCHMARK

T.B.M.

LOCATED ON T.C. AS SHOWN ON PLAN DRAWING

ELEVATION: 4642.02

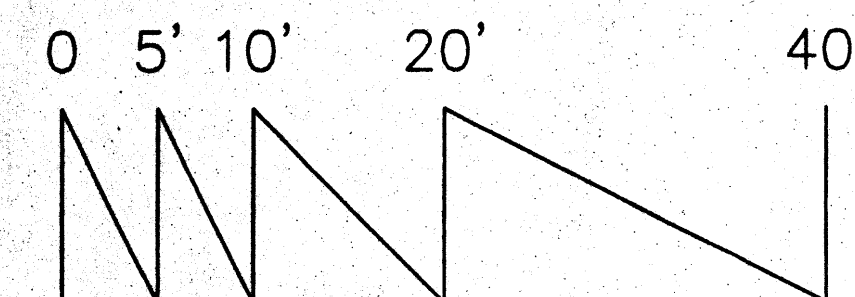
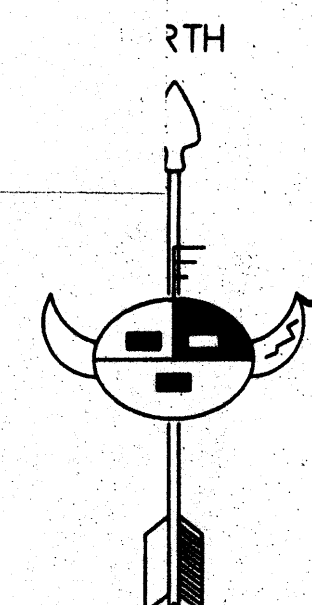
TOPOGRAPHY PROVIDED BY SOUTHWEST LIMITED

333 LOMAS BLVD. N.E.

#### ENGINEER CERTIFICATION (K14-D80)

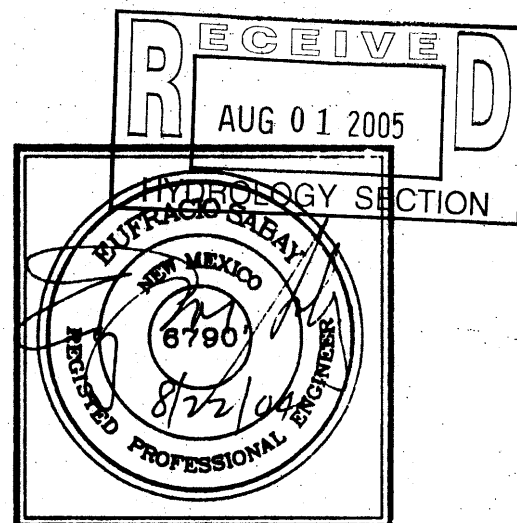
I EUGRACIO SEBAY NUNEZ # 6790, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/22/04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF CERTIFICATE OCCUPANCY.

AS-BUILT DESIGNATION  
48.46  
48.50  
OR  
48.50



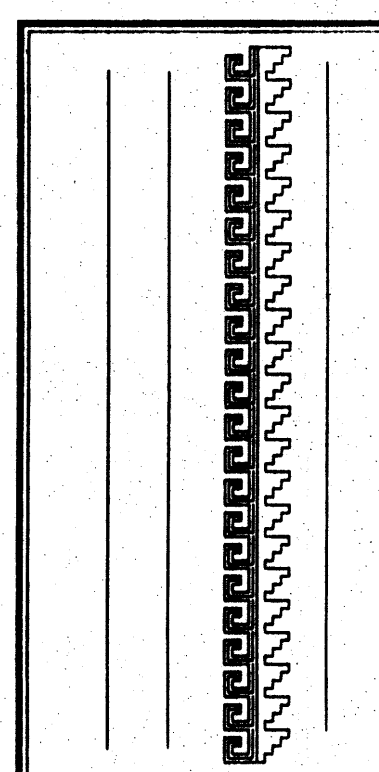
## GRADING & DRAINAGE PLAN

Scale 1"=10'-0"



JOB NO:	02.00012
DATE:	AUGUST 2004
REVISIONS	

Sheet Title	GRADING & DRAINAGE PLAN
Drawn By:	HTH/BJM
Checked By:	



Project Name	PROPOSED 2-STORY BUILDING 1216 4TH STREET S.W. ALBUQUERQUE, NEW MEXICO
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SHEET NO.	AD
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