

Note: Landscape Plan see A-101/A-103

CODE DATA

city of albuquerque
Location:

Zoning:

Zoning Atlas Page:
Setbacks:

Height:
Open Space:
Parking:

I.B.C.

Occupancy Classification:

Occupancy Load:
Construction Type:
Separation:

Allowable Area:
Allowable Height:

Required Open Space
Provided Open Space

Landscape:

Patio:

Barellas Neighborhood
Lot 32-A
Country Club Subdivision
Albuquerque, New Mexico
C-2 / SU-2
Special Exception Granted
for 100% Dwelling
K-14
11'-0" Front
0'-0" Side
0'-0" Back
26'-0" Max.
200 sq.ft. per unit
1 space per Bath (4 Required)
Proposed 6 spaces + 1 HC Space

Ground Level S-2
Second / Loft Levels R-2
Vb
1hr btwn S-2 & R-2
(1hr reduction due to
private vehicle parking only)
2,400sq.ft.
26 Feet
200sq.ft. per unit (800sq.ft. total)
235sq.ft. per unit provided (940sq.ft. total)
240sq.ft. Total Ground Level
240sq.ft. Total Second Level
460sq.ft. Total (115sq.ft. per unit)

SITE INFORMATION

505 2nd Street SW
Lot-3
Area: .099 acres 4,300sq.ft.

Legal Description:
LOT NUMBERED THREE (3) AND THE NORTH FIFTEEN FEET (15') OF LOT
NUMBERED FOUR (4) IN BLOCK LETTERED E OF THE ATLANTIC AND PACIFIC
ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT
THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO
COUNTY, NEW MEXICO ON APRIL 24, 1888 IN VOLUME C, FOLIO 154, SAID
NORTH FIFTEEN FEET (15') PORTION OF LOT FOUR (4) BEING DESIGNATED
ON THAT DEED FILED OCTOBER 22, 1919, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, BEING A POINT
ON THE WEST RIGHT-OF-WAY OF 2ND STREET S.W., WHENCE CITY OF
ALBUQUERQUE CONTROL STATION 5-K14A BEARS N 81°58'04" E, 1427.75
FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID
WEST RIGHT-OF-WAY OF 2ND STREET S.W., S 09°04'45" W, 43.00 FEET TO
THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST
RIGHT-OF-WAY N80°51'25" W, 100.01 FEET TO THE SOUTHWEST CORNER
OF SAID TRACT; THENCE N 09°05'26" E, 43.00 FEET TO THE NORTHWEST
CORNER OF SAID TRACT; THENCE S 80°51'25" E, 100.00 FEET TO THE POINT
OF BEGINNING AND CONTAINING 0.0987 ACRES, MORE OR LESS.

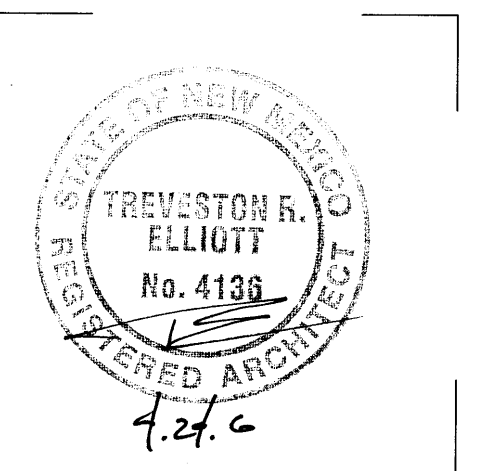
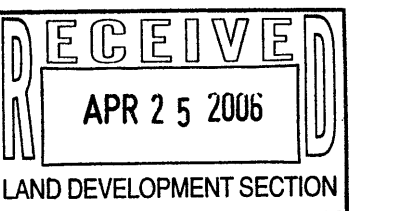
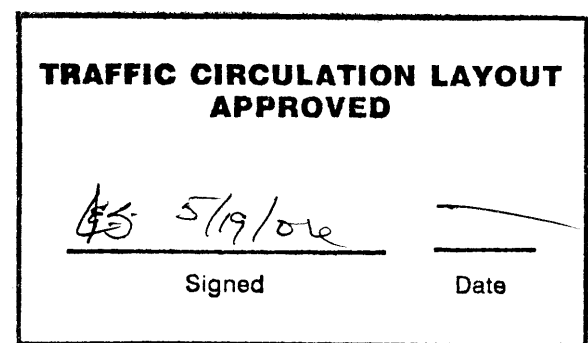
WORKSHOP ARCHITECTS

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102

PH. 505.246.9608

treddesign@earthlink.net

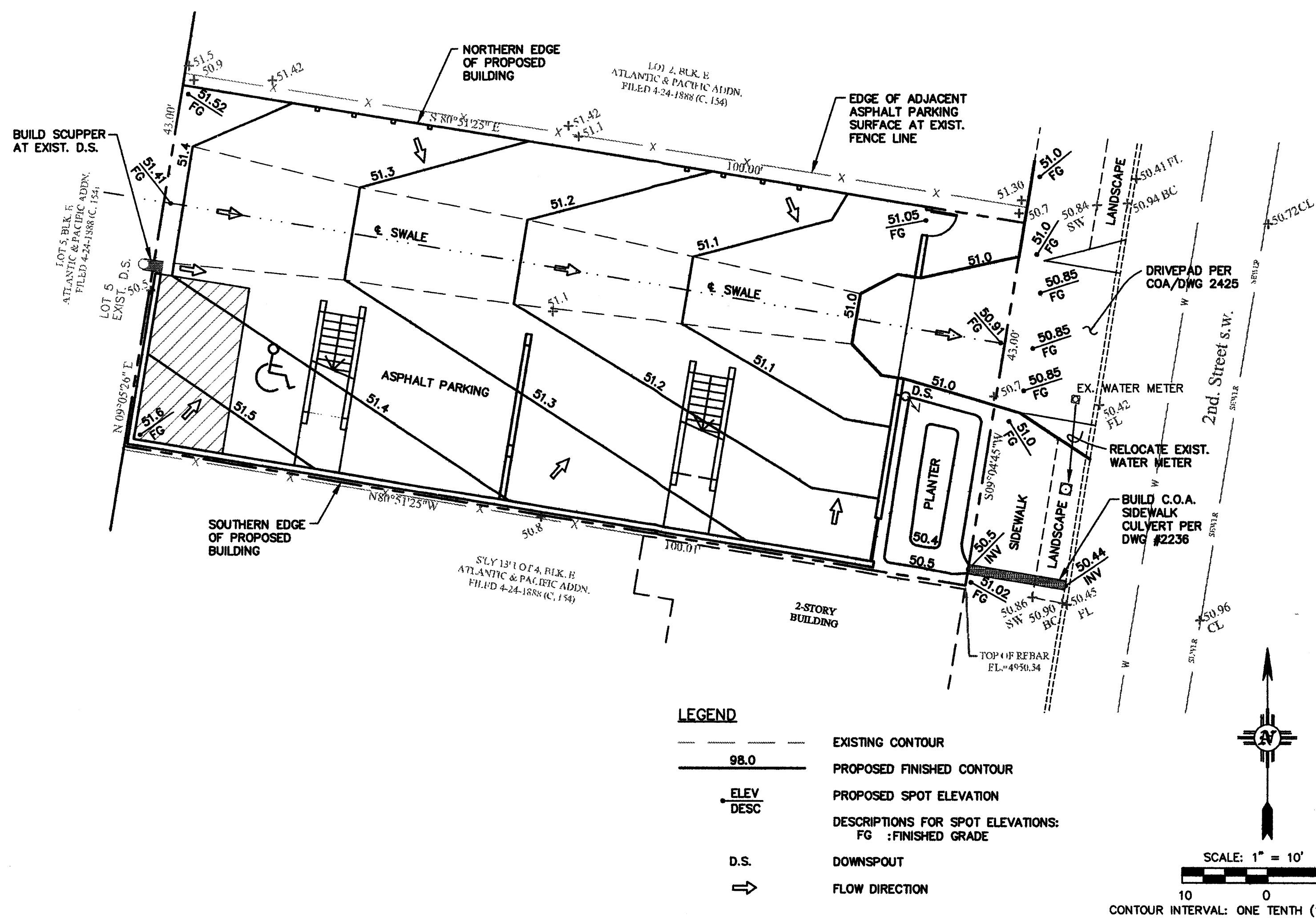
505 Second Street
505 2nd Street SW
ALBUQUERQUE, NEW MEXICO



Date:
February 14, 2006

Sheet:
General Info
Site Plan

A-082



LEGAL DESCRIPTION
 LOT NUMBERED THREE (3) AND THE NORTHERLY FIFTEEN FEET (N.15) OF LOT NUMBERED FOUR (4) IN BLOCK LETTERED E OF THE ATLANTIC AND PACIFIC ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1888 IN BOOK C, FOLIO 154, SAID NORTH FIFTEEN FEET (15') PORTION OF LOT FOUR (4) BEING DESIGNATED ON THAT DEED FILED OCTOBER 22, 1919, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, BEING A POINT ON THE WEST RIGHT-OF-WAY OF 2ND STREET S.W., WHENCE CITY OF ALBUQUERQUE CONTROL STATION 5-K14A BEARS N 81°58'04"E, 1427.75 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST RIGHT-OF-WAY OF 2ND STREET S.W., S09°04'45"W, 43.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST RIGHT-OF-WAY N80°51'25"W, 100.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N09°05'28"E, 43.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S80°51'25"E, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0987 ACRES, MORE OR LESS.

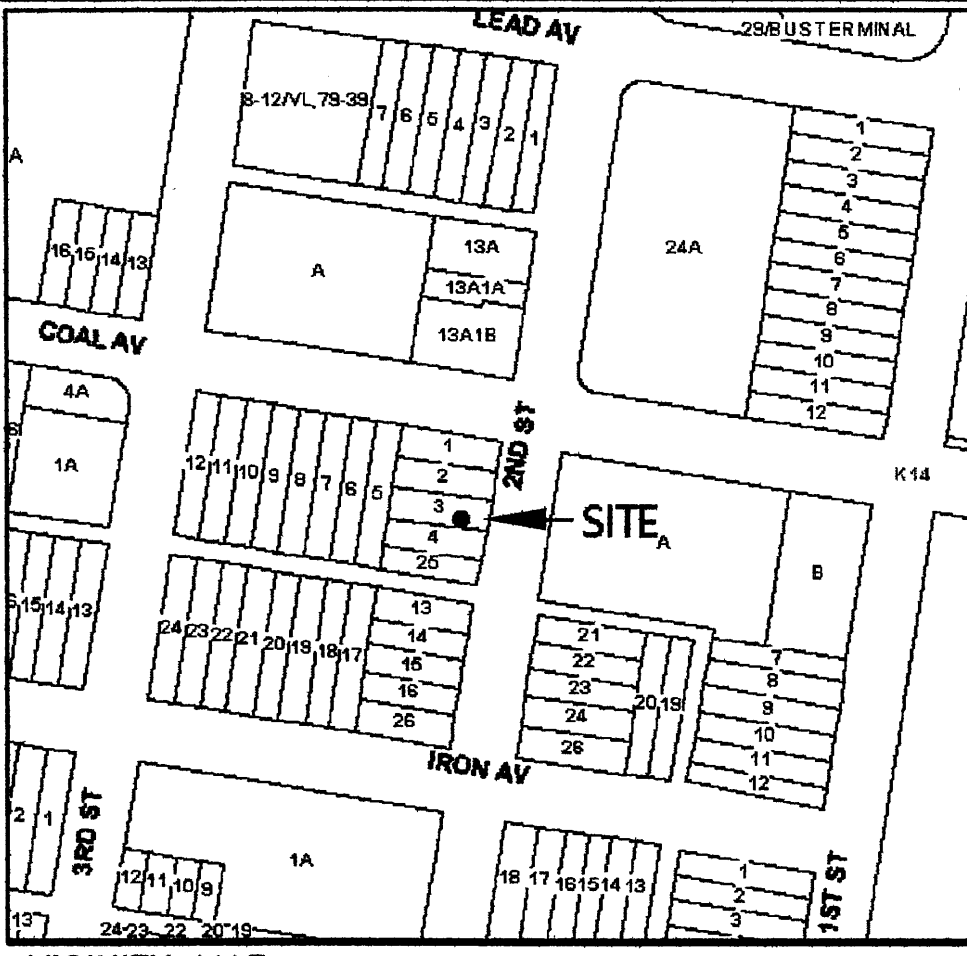
BENCHMARK
 THE BASIS OF ELEVATIONS IS BENCHMARK 28-K14, THE PUBLISHED ELEVATION OF WHICH IS 4950.10 AND IS EPOXIED TO TOP OF CONCRETE CURB, SSE QUADRANT OF THIRD ST. AND LEAD AVE SW, AT THE SOUTH END OF DIRECTIONAL CURB ACCESS RAMP.

NOTE:
 THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION ONLY. SURVEY INFORMATION WAS PROVIDED ELECTRONICALLY BY SURVEYS SOUTHWEST, LTD. 01/03/08.

FLOOD PLANE HAZARD NOTE:
 SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER MAP NO. 35001C0334E, EFFECTIVE DATE NOVEMBER 19, 2003.
 RUNOFF FROM THE SITE DOES NOT DRAIN TO OR ADVERSELY IMPACT A DESIGNATED FLOOD HAZARD ZONE.

- CITY RIGHT-OF-WAY NOTE:**
- ALL WORK DONE IN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY REQUIRES AN SO18 PERMIT.
 - AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS REVISED THROUGH UPDATE #7.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL:
 INSPECTOR NAME: _____ DATE: _____

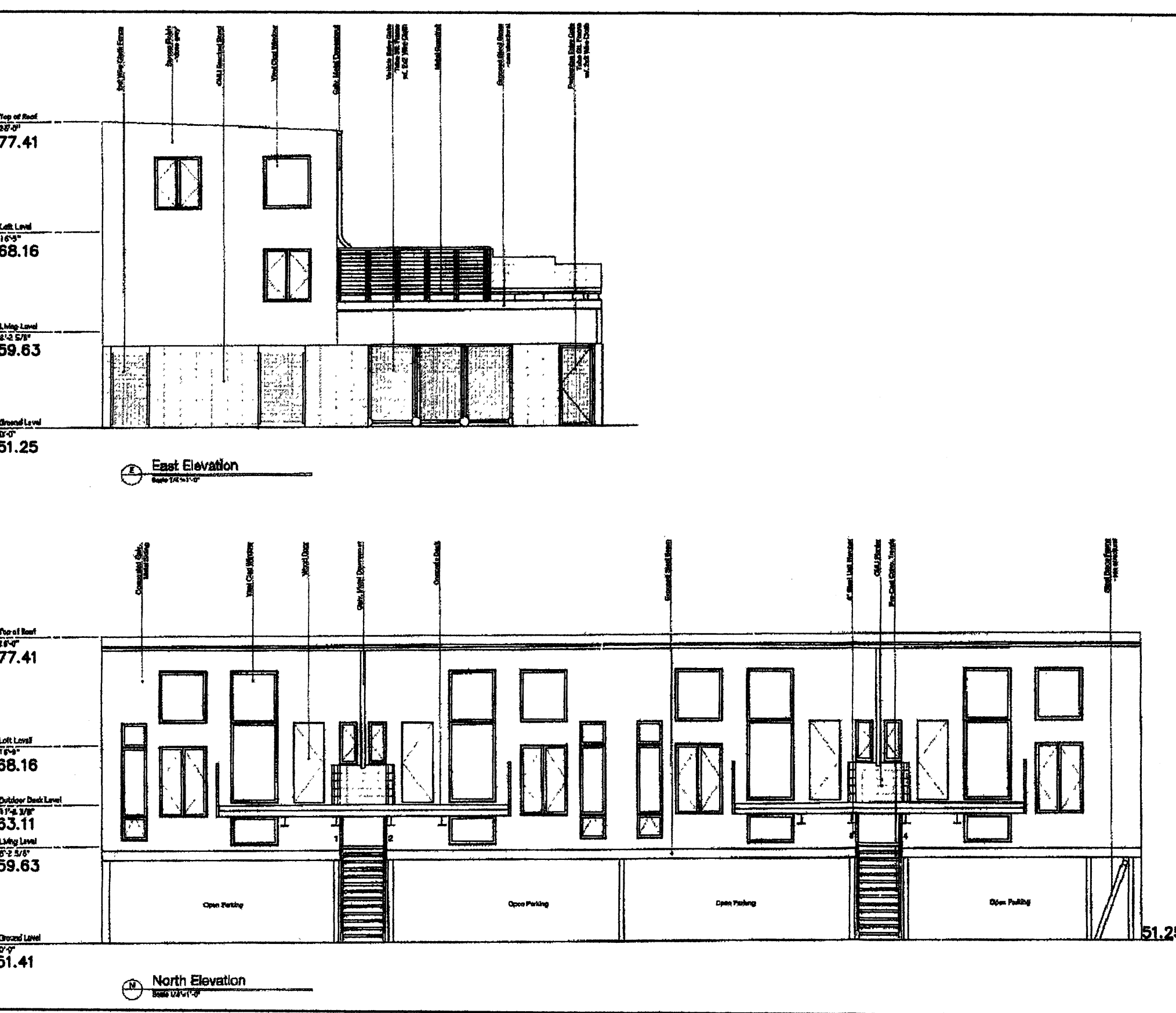


VICINITY MAP
 CITY GIS WEBSITE, ZONE ATLAS K-14-Z

D & P
ENGINEERS & BUILDERS, INC.
 450 S. GUADALUPE, SUITE 5
 SANTA FE, NM 87501
 505-470-1892 • FAX 505-988-9255 • E-MAIL: DP@DPCONWEST.NET

NO.	REVISION	BY	DATE

PROJECT: 505 SECOND ST. S.W. ALBUQUERQUE, NM
 SHEET TITLE: SITE GRADING AND DRAINAGE PLAN
 DESIGNED BY: J.R.B.
 DRAWN BY: J.R.B.
 CHECKED BY: J.R.B.
 DATE: 05/24/08
 SCALE: 1"=10'



DRAINAGE REPORT

1. INTRODUCTION
 THE SUBJECT PROPERTY CONSISTS OF A VACANT LOT AT 505 2ND STREET S.W. THE PROPOSED DEVELOPMENT IS TO BE A FOUR (4) UNIT RESIDENTIAL CONDOMINIUM.

2. EXISTING CONDITIONS
 THE SITE CURRENTLY CONSISTS OF A 0.0987 ACRE CITY LOT. THE LOT IS VERY FLAT WITH EXISTING RUNOFF PONDING ON SITE. THERE IS NO CLEAR DRAINAGE PATTERN WITH RESPECT TO ONSITE FLOW. THOUGH IT APPEARS THAT RUNOFF FROM THE SITE ULTIMATELY OVERFLOWS INTO 2ND STREET TO THE EAST. 2ND STREET IS A DEVELOPED CITY STREET WITH PAVING AND CURB AND GUTTER. THERE IS A COMMERCIAL BUILDING TO THE WEST OF THE SITE WITH A PARKING LOT TO THE NORTH. THIS EXISTING COMMERCIAL BUILDING HAS A DOWN SPOUT DAYLIGHTING ONTO THE PROPOSED SITE AT THE WESTERN BOUNDARY. A RESIDENCE IS ADJACENT TO THE SOUTH OF THE SITE.

3. PROPOSED CONDITIONS
 THE PROPOSED DEVELOPMENT IS TO BE A FOUR (4) UNIT RESIDENTIAL CONDOMINIUM WITH RELATED ASPHALT PARKING BENEATH THE PROPOSED STRUCTURE. THE UNITS ARE ABOVE THE PARKING AREA. A CONCRETE DRIVEPAD WILL CONNECT THE PARKING LOT TO 2ND STREET. THE PROPOSED BUILDING IS TO BE A THREE STORY FLAT ROOFED STRUCTURE WITH A GUTTER TO THE NORTH. THIS GUTTER WILL DOWNSPOUT AND DAYLIGHT INTO A PLANTER AREA AT THE FRONT OF THE PROPOSED BUILDING AT 2ND STREET. A SIDEWALK CULVERT WILL CONVEY THE WATER FROM THE PLANTER TO 2ND STREET. THE BALANCE OF STORM WATER FROM THE SITE WILL SURFACE FLOW OVER THE ASPHALT PARKING LOT TOWARD THE EAST INTO 2ND STREET. THE DOWNSPOUT DAYLIGHTING FROM THE ADJACENT COMMERCIAL PROPERTY TO THE WEST WILL DAYLIGHT AT THE WEST END OF THE NEW ASPHALT PARKING LOT WHERE IT IS CURRENTLY LOCATED. THE DRAINAGE CALCULATION INDICATES THE QUANTITY OF FLOW THIS REPRESENTS.

4. HYDROLOGY
 THE HYDROLOGY CALCULATIONS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS IS SHOWN SEPARATELY ON THIS PLAN. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, JANUARY 1993, WAS USED TO CALCULATE THE 100-YEAR, 6-HOUR PEAK RATE OF DISCHARGE AND VOLUME FROM THE SITE. REVIEW OF THE CALCULATIONS SHOW THAT THE PROPOSED DEVELOPMENT WILL INCREASE THE PEAK FLOW FROM THE SITE A MODEST 0.153 CFS. THE TOTAL FLOW TO 2ND STREET WILL BE 0.596 CFS.

CALCULATIONS

LOCATION: 505 2 ND STREET S.W.					
PRECIPITATION ZONE :		2			
P _{6,100} = P ₃₀₀ =		2.25 in			
TOTAL AREA (A _T) =		0.0987 ac			
		EXISTING CONDITIONS		DEVELOPED CONDITIONS	
LAND TREATMENT		AREA (AC)	%	AREA (AC)	%
TREATMENT A		0	0%	0	0%
TREATMENT B		0	0%	0	0%
TREATMENT C		0.0987	100%	0	0%
TREATMENT D			0%	0.0987	100%
VOLUME					
E _W = (E _A A _A +E _B A _B +E _C A _C +E _D A _D)/A _T =		1.1 in		2.12 in	
V ₁₀₀ =(E _W /12)A _T =		406 ft ³		761 ft ³	
PEAK DISCHARGE					
Q _P = Q _{PA} A _A +Q _{PB} A _B +Q _{PC} A _C +Q _{PD} A _D =		0.3099 cfs		0.4639 cfs	
COMPARISON					
VOLUME					
ΔV ₁₀₀ =		355 ft ³			
PEAK DISCHARGE					
Δ Q ₁₀₀ =		0.15 cfs			
SPECIAL NOTES FOR THIS SITE					
OFFSITE FLOW FROM ADJACENT ROOF:		0.1321 cfs			
FLOW FROM DEVELOPED SITE:		0.4639 cfs			
TOTAL COMBINED FLOW TO 2ND ST.:		0.5960 cfs			
ZONE 2 DATA					
EXCESS PRECIPITATION, E (IN)		6 HR.100 YR			
E _A =		0.53 in			
E _B =		0.78 in			
E _C =		1.13 in			
E _D =		2.12 in			
PEAK DISCHARGE (CFS/ACRE)		12 MINUTE T _c 100 YR			
Q _{PA} =		1.56 cfs/ac			
Q _{PB} =		2.28 cfs/ac			
Q _{PC} =		3.14 cfs/ac			
Q _{PD} =		4.70 cfs/ac			

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 280-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT (2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- SEE ARCHITECTURAL SITE PLAN FOR OTHER SITE RELATED ITEMS.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RESEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

GRADING AND DRAINAGE PLAN

RECEIVED
 MAY 30 2008
 HYDROLOGY SECTION

SHEET NO.
C-1