

CITY OF ALBUQUERQUE



December 10, 2014

Ron Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Imperial Building Grading and Drainage Plan
Engineer's Stamp Date 12-8-14 (K14D106)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12-8-14, the above referenced plan is approved for Site Plan for Building Permit, Building Permit and Work Order with the following discussion.

1. The 4" roof drains daylight to proposed 2' wide sidewalk culverts. Seems a 1' sidewalk culvert would work and a 1' sidewalk culvert would be preferred.
2. For brevity just include Sheets CG101 and CG102 in the Work Order for Information Only purposes.
3. SO-19 notes are included on the plan; however, all improvements in City ROW are to be constructed by Work Order.

PO Box 1293

Albuquerque

Include a copy of this plan in the Building Permit set. An engineer's certification is required for CO.

New Mexico 87103

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: e-mail,



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Imperial Building City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 9-A-1-A, Renaissance Center

City Address: 205 Silver Avenue

Engineering Firm: Tierra West LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place, NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: rrb@tierrawestllc.com

Owner: Yes Housing inc. Contact: Dory Wegrzyn

Address: 104 Roma NW, Albuquerque, NM 87102

Phone#: 505-254-1373 Fax#: _____ E-mail: DWegrzyn@yeshousing.org

Architect: Dekker/Perich/Sabatini Contact: Jeremy Shelton

Address: 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109

Phone#: 505-761-9700 Fax#: _____ E-mail: JeremyS@dpsdesign.org

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Jaynes Corporation Contact: Brian O'Connell

Address: 2906 Broadway NE, Albuquerque, NM 87107

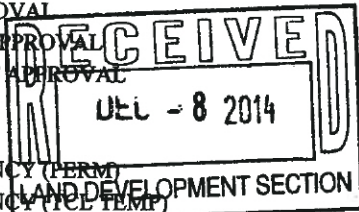
Phone#: 505-345-8591 Fax#: _____ E-mail: brian.oconnell@jaynescorp.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☒ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

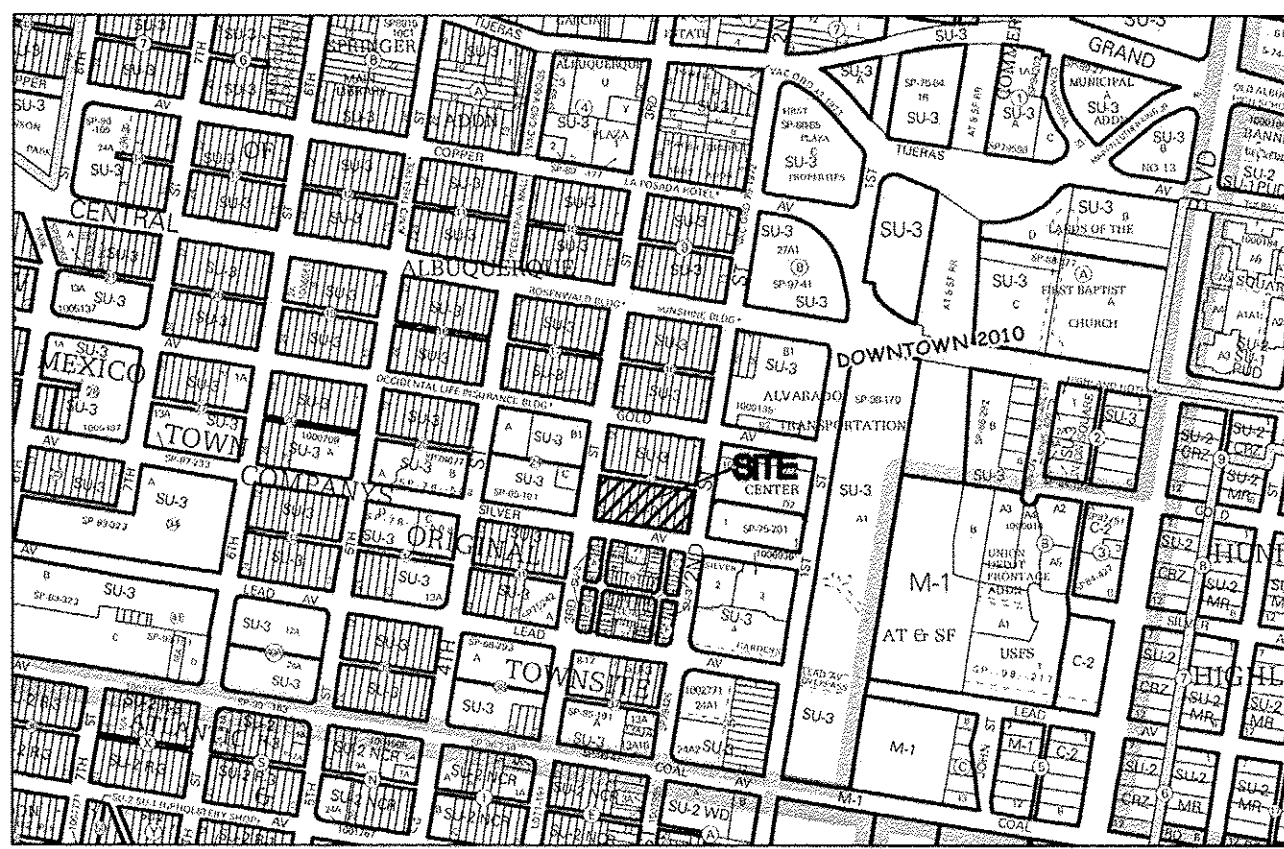


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 12-8-14 By: Jonathan D. Niski

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

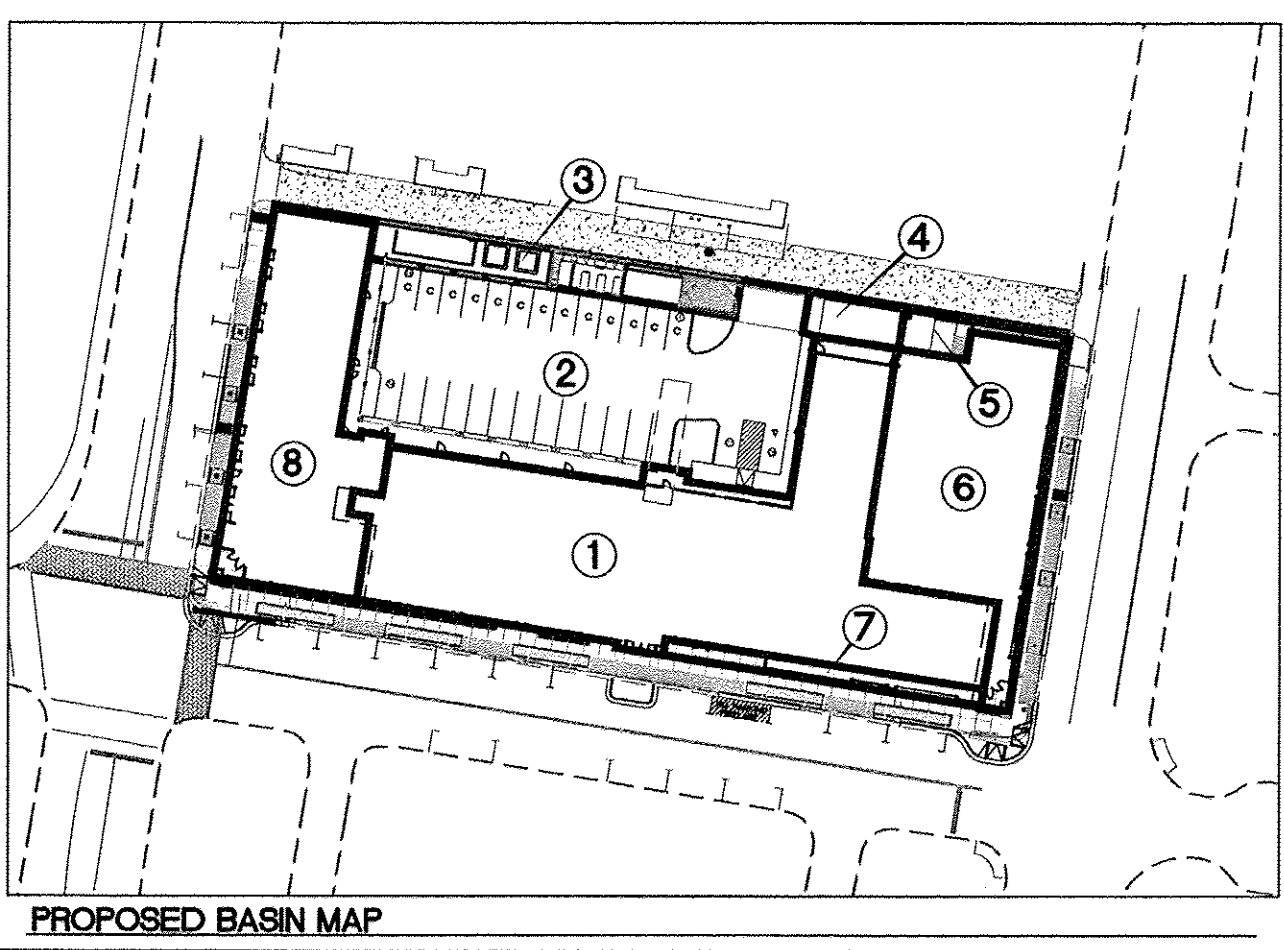
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



VICINITY MAP K-14Z



FIRM MAP 35001C0334G



PROPOSED BASIN MAP

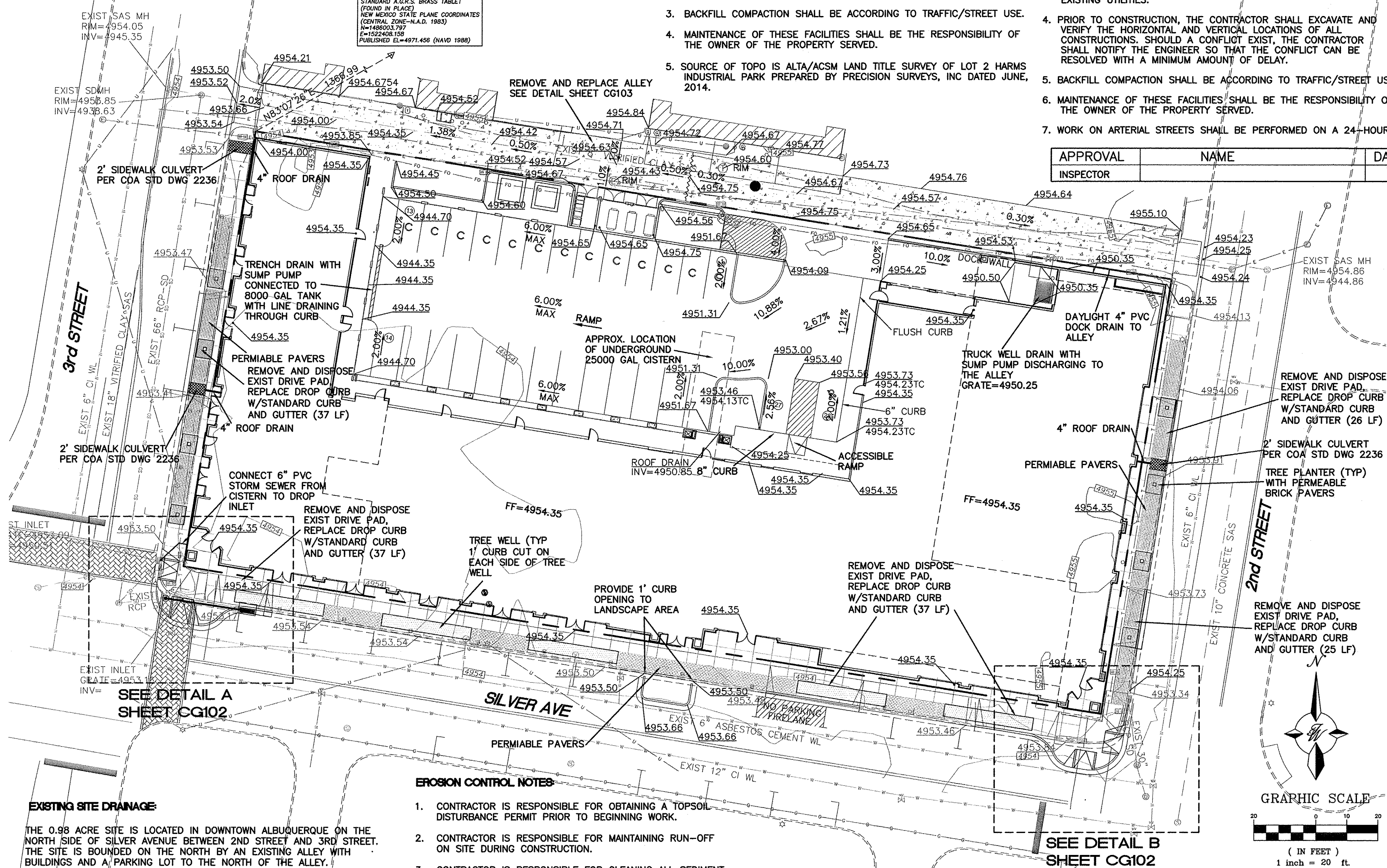
NOTICE TO CONTRACTORS

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
5. SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



EXISTING SITE DRAINAGE

THE 0.98 ACRE SITE IS LOCATED IN DOWNTOWN ALBUQUERQUE ON THE NORTH SIDE OF SILVER AVENUE BETWEEN 2ND STREET AND 3RD STREET. THE SITE IS BOUNDED ON THE NORTH BY AN EXISTING ALLEY WITH BUILDINGS AND A PARKING LOT TO THE NORTH OF THE ALLEY.

THE SITE IS CURRENTLY VACANT AND DRAINS FROM THE NORTHEAST TO THE SOUTHWEST. THE SITE CURRENTLY GENERATES A 100-YR, 6-HR PEAK FLOW OF 2.23 CFS RESULTING IN 0.064 AC-FT OF RUNOFF VOLUME AS SHOWN IN THE TABLE BELOW. THE STORM WATER SHEET FLOWS OVER THE SIDEWALK AND INTO THE STREET GUTTER WHERE IT IS COLLECTED IN AN EXISTING DROP INLET. THERE ARE NO OFF-SITE FLOWS THAT ENTER THIS SITE NOR IS THIS SITE LOCATED IN A FLOOD PLAIN AS SHOWN ON FIRM MAP #35001C0334G.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

PROPOSED SITE DRAINAGE

THIS SITE WILL BE DEVELOPED WITH A MIXED USE MULTI-LEVEL BUILDING THAT WILL TAKE UP THE ENTIRE LOT. THERE ARE EIGHT PROPOSED BASINS AS SHOWN ON THE PROPOSED BASIN MAP TO THE RIGHT.

BASIN 1 CONSISTS OF THE BUILDING WHICH WILL CONTAIN A ROOF TOP GARDEN. ALL OF THE STORM RUNOFF WILL BE COLLECTED WITH ROOF DRAINS AND ROUTED TO A CISTERN LOCATED IN THE UNDERGROUND GARAGE AREA. PRIOR TO ENTERING THE CISTERN ALL OF THE WATER WILL BE RUN THROUGH A WALL MOUNTED VORTEX FILTER. THE CISTERN IS SIZED TO HOLD 24,000 GALLONS WHICH IS THE DIFFERENCE IN RUNOFF BETWEEN THE DEVELOPED AND UNDEVELOPED CONDITIONS. THE WATER COLLECTED IN THE CISTERN WILL BE USED TO WATER VARIOUS LANDSCAPING FEATURES AS WELL AS THE ROOF TOP GARDEN. SINCE BASIN 1 GENERATES A PEAK FLOW OF 1.53 CFS WITH 0.057 AC-FT (18,571 GALLONS) OF VOLUME, THE CISTERN IS ABLE TO CONTAIN THE ENTIRE 100-YR VOLUME. ANY POTENTIAL OVERFLOW FROM THE CISTERN WILL BE PUMPED FROM THE CISTERN TO THE ALLEY THROUGH THE TRUCK DOCK SUMP. THAT OVERFLOW WILL BE HANDLED WITH A REDUNDANT PUMP SYSTEM.

BASINS 5-8 ARE ROOF AREAS THAT ARE AT DIFFERENT LEVELS THAT BASIN 1 AND WILL DRAIN THROUGH AN INTERNAL ROOF DRAIN TO THE STREETS AND ALLEY. EACH OF THE ROOF DRAINS ON THE STREETS WILL DRAIN TO A SIDEWALK CULVERT AND SURFACE FLOW TO THE DROP INLETS LOCATED AT THE CORNERS ON SILVER AVENUE.

BASIN 2 CONSISTS OF THE PARKING AREA BEHIND THE BUILDING THAT INCLUDES THE RAMP DOWN TO THE UNDERGROUND PARKING GARAGE. THOSE FLOWS, 1.22 CFS WITH 0.046 AC-FT (14,990 GALLONS) OF VOLUME WILL BE COLLECTED BY A TRENCH DRAIN AT THE BOTTOM OF THE RAMP AND DIRECTED TO A 7,000 GALLON SAND/OIL INTERCEPTOR. THE WATER WILL THEN GO TO A 2000 GALLON SUMP AND BE PUMPED UP TO THE EXISTING DROP INLET LOCATED AT SILVER AVENUE AND 3RD STREET. A REDUNDANT PUMP SYSTEM SIZED FOR THE 100-YR PEAK FLOW WILL PUMP THE WATER TO THE DROP INLET. THE 14,990 GALLONS EXCEEDS THE FIRST FLUSH REQUIREMENT OF 0.036 AC-FT (11,677 GALLONS) THUS MEETING THE CITY DRAINAGE ORDINANCE.

BASIN 3 CONSISTS OF AN AREA LONG THE ALLEY THAT WILL CONTAIN RECYCLING BINS AND PARKING. THOSE FLOWS, 0.21 CFS WILL FLOW INTO THE ALLEY AND EVENTUALLY INTO THE DROP INLET LOCATED AT 3RD STREET AND SILVER AVENUE.

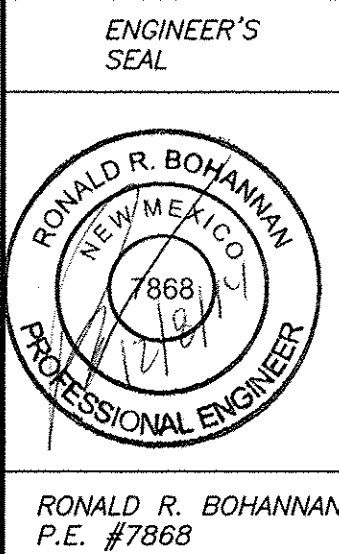
BASIN 4 CONSISTS OF ENTRANCE AND TRUCK WELL. THOSE FLOWS, 0.06 CFS GENERATING 0.002 AC-FT (760 GALLONS) OF VOLUME WILL BE COLLECTED IN THE SUMP OF THE TRUCK WELL AND PUMPED TO THE ALLEY AND ALLOWED TO SURFACE FLOW TO THE EXISTING DROP INLET LOCATED AT SILVER AVENUE AND 2ND STREET.

LEGEND

—	CURB & GUTTER	⊙	EXISTING POWER POLE
---	BOUNDARY LINE	⊕	EXISTING GAS VALVE
---	EASEMENT	—	EXISTING OVERHEAD UTILITIES
---	SIDEWALK	—	EXISTING GAS
---	EXISTING CURB & GUTTER	---	EXISTING SANITARY SEWER LINE
---	SINGLE CLEAN OUT	---	EXISTING WATER LINE
---	DOUBLE CLEAN OUT	---	EXISTING STORM SEWER LINE
---	EXISTING SD MANHOLE	---	EXISTING INDEX CONTOUR
---	EXISTING SAS MANHOLE	---	EXISTING CONTOUR
---	EXISTING FIRE HYDRANT		
---	EXISTING WATER METER		

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

TIERRA WEST, LLC

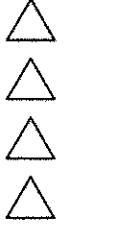
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

ENGINEER

PROJECT

Imperial Building
205 Silver Avenue SW
Albuquerque, NM 87102

REVISIONS



DRAWN BY

REVIEWED BY

DATE

10-8-14

PROJECT NO.

14-0064

DRAWING NAME

GRADING AND
DRAINAGE PLAN

SHEET NO.

CG101

OF

Weighted E Method

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
Ex. Basin 1	42,575	0.98	0%	0	100%	0.98	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0.780	0.064	2.23	0.280	0.023	0.93
Basin 1	14,511	0.33	0%	0	5%	0.02	0%	0.00	95%	0.32	2.053	0.057	1.53	1.287	0.036	1.01								
Basin 2	11,343	0.26	0%	0	0%	0.00	0%	0.00	100%	0.26	2.120	0.046	1.22	1.340	0.029	0.82								
Basin 3	1,939	0.04	0%	0	0%	0.00	0%	0.00	100%	0.04	2.120	0.008	0.21	1.340	0.005	0.14								
Basin 4	575	0.01	0%	0	0%	0.00	0%	0.00	100%	0.01	2.120	0.002	0.06	1.340	0.001	0.04								
Basin 5	582	0.01	0%	0	0%	0.00	0%	0.00	100%	0.01	2.120	0.002	0.06	1.340	0.001	0.04								
Basin 6	6,342	0.15	0%	0	0%	0.00	0%	0.00	100%	0.15	2.120	0.026	0.68	1.340	0.016	0.46								
Basin 7	750	0.02	0%	0	0%	0.00	0%	0.00	100%	0.02	2.120	0.003	0.08	1.340	0.002	0.05								
Basin 8	6,533	0.15	0%	0	0%	0.00	10%	0.01	100%	0.15	2.233	0.028	0.75	1.392	0.017	0.50								
																			0.172	0.064	2.23	0.280	0.023	0.93

Equations:

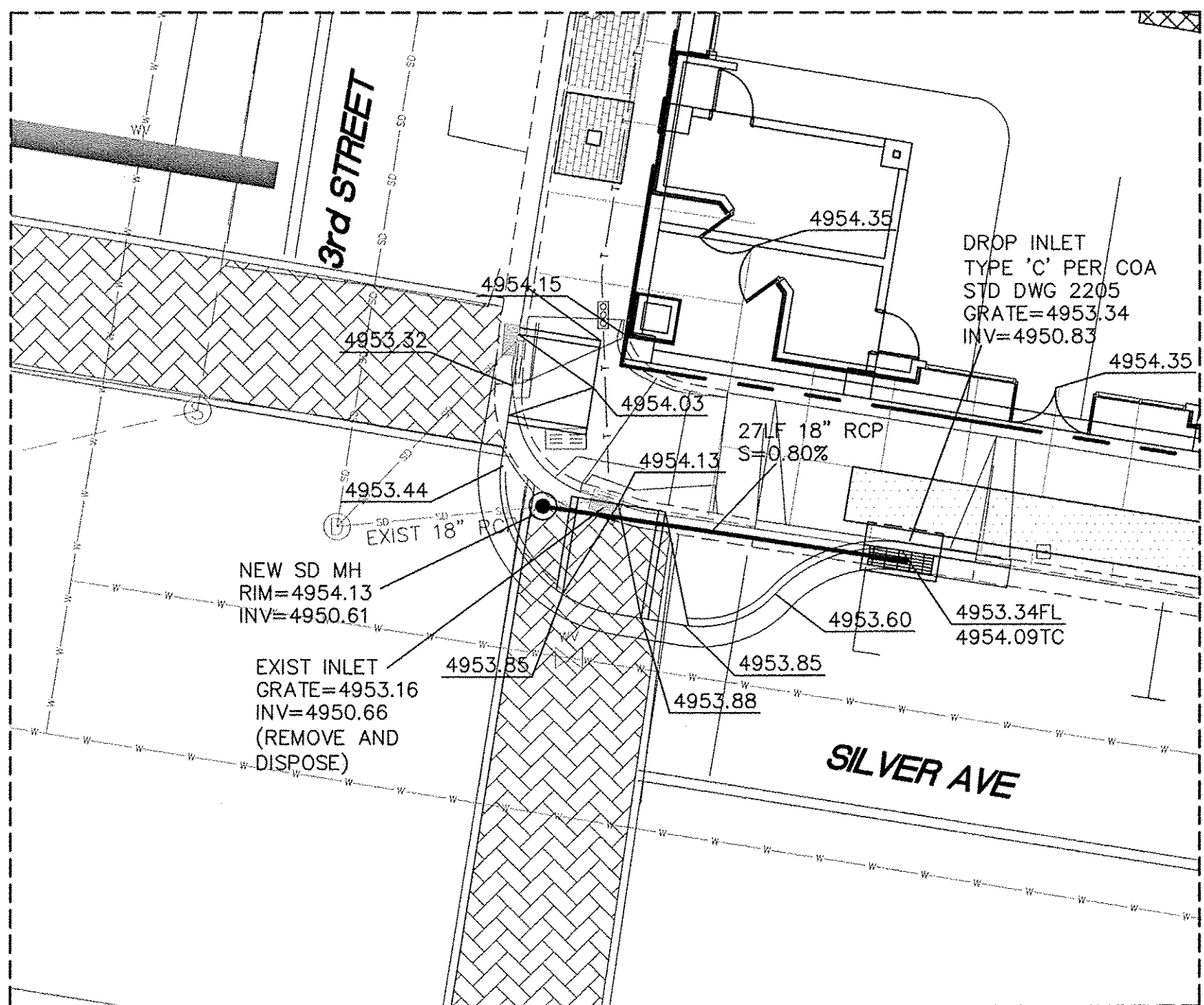
Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed * Ad / (Total Area)

Volume = Weighted D * Total Area

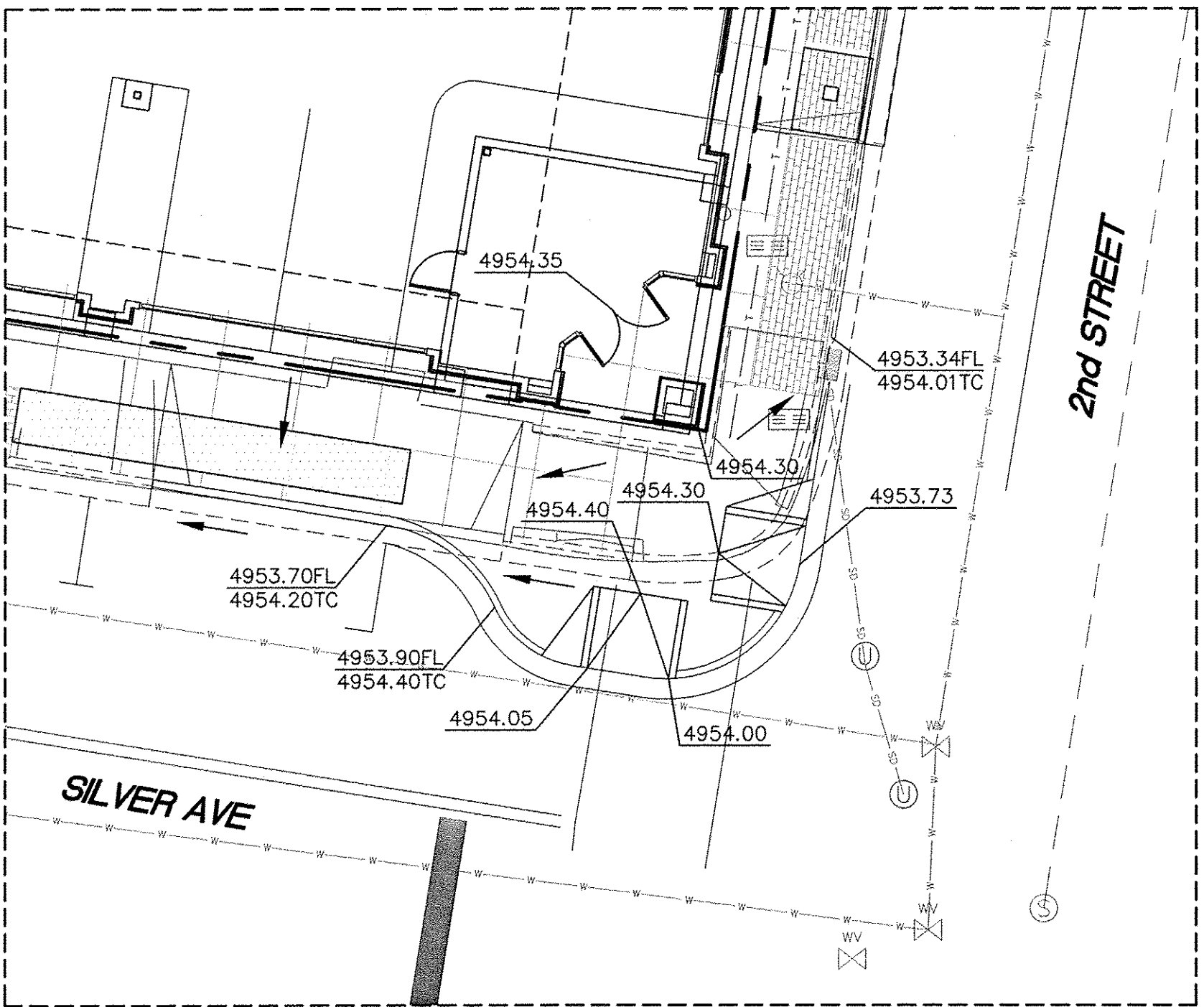
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 2	100-Year	10-Year
Ea	0.53	0.13
Eb	0.78	0.28
Ec	1.13	0.52
Ed	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year
Qa	1.56	0.38
Qb	2.28	0.95
Qc	3.14	1.71
Qd	4.70	3.14



SEE DETAIL A



SEE DETAIL B

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
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- EXISTING OVERHEAD UTILITIES
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- EXISTING INDEX CONTOUR
- EXISTING CONTOUR

CAUTION:

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ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
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505.761.9700 / DPSDESIGN.ORG

ARCHITECT

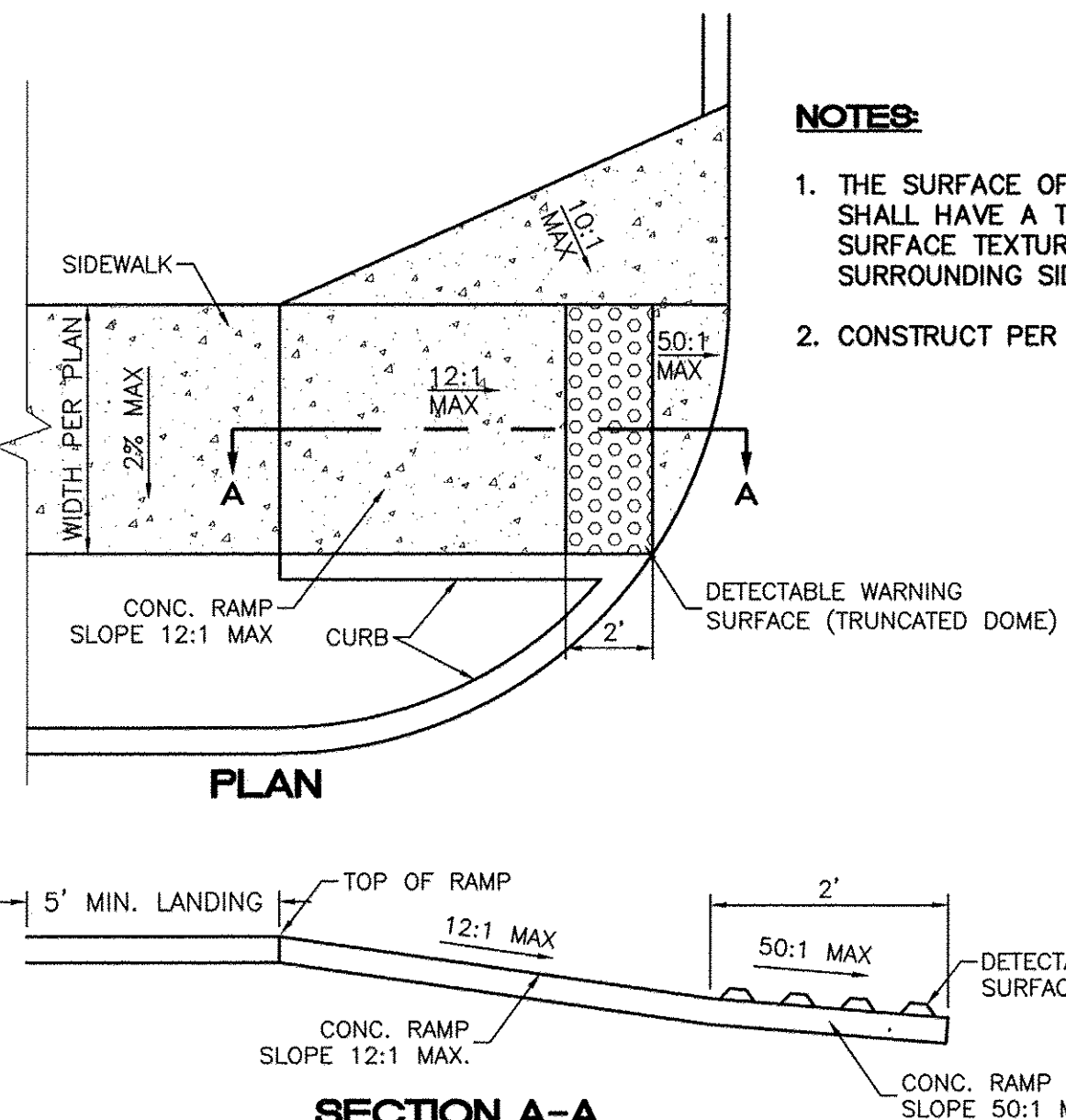
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ENGINEER

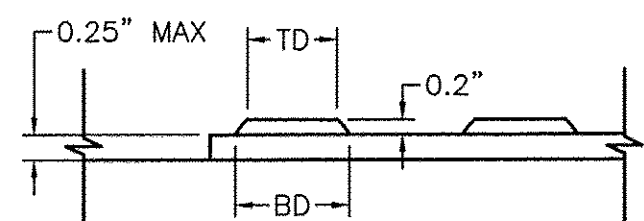
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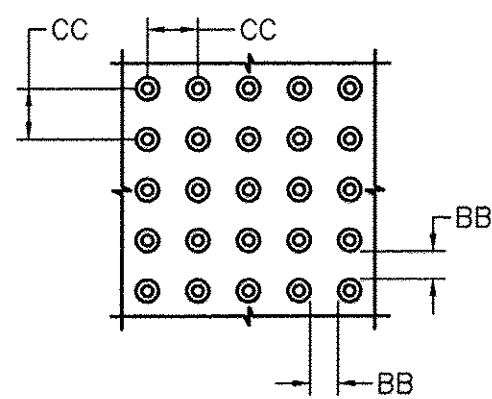
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



DOME SECTION

BD - BASE DIAMETER 0.9\"/>



DOME SPACING

CC - CENTER TO CENTER SPACING 2.35\"/>

GARAGE DUPLEX SEWAGE EJECTORS

SYMBOL	MANUFACTURER	MODEL	CAPACITY	TDH	HP	VOLTAGE	BASIN	COVERS	COMMENTS
SEP-1 SEP-1A	GRINDEX	MATADOR-N	600 GPM	21 ft	27	230V-3HP/60HZ	60"DIAx210"H	STEEL COVER	SEE BELOW
SEP-2 SEP-2A	GRINDEX	MINOR-H	130 GPM	21 ft	6	230V-3HP/60HZ	48"DIAx96"H	STEEL COVER	SEE BELOW

GARAGE SAND/OIL INTERCEPTOR

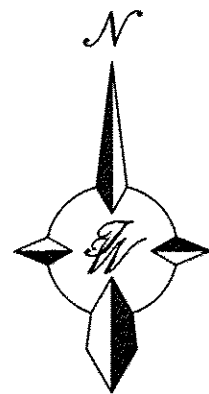
SYMBOL	FIXTURE TYPE	MODEL	CONNECTIONS				COMMENTS
			CW	HW	WASTE	VENT	
SOI-1	SAND/OIL INTERCEPTOR	HIGHLAND TANK MODEL OSI-7000	-	-	6"	3"	7000 GAL CAPACITY, COATED STEEL CONSTRUCTION WITH 2-24" DIA MANHOLE ACCESS WITH COVER AND EXTENSION RISERS AS REQUIRED 6" INLET AND OUTLET BAFFLE TEE PIPING FURNISHED BY PLUMBING CONTRACTOR
SOI-2	SAND/OIL INTERCEPTOR	HIGHLAND TANK MODEL OSI-2000	-	-	6"	3"	2000 GAL CAPACITY, COATED STEEL CONSTRUCTION WITH 2-24" DIA MANHOLE ACCESS WITH COVER AND EXTENSION RISERS AS REQUIRED 6" INLET AND OUTLET BAFFLE TEE PIPING FURNISHED BY PLUMBING CONTRACTOR

MISCELLANEOUS PLUMBING FIXTURES

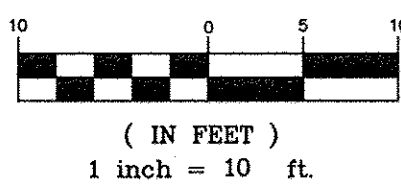
SYMBOL	FIXTURE TYPE	MODEL	CONNECTIONS				COMMENTS
			CW	HW	WASTE	VENT	
TD-1	TRENCH DRAIN	ACO KS300 SERIES	-	-	4"	-	CHANNELS SHALL BE 39.37" LONG, 12" WIDE. MODULAR CHANNEL SECTIONS SHALL BE CONSTRUCTED OF POLYESTER POLYMER CONCRETE, NOMINAL CLEAR OPENING SHALL BE 12" WITH OVERALL WIDTH OF 14.17". PRECAST UNITS SHALL BE MANUFACTURED WITH AN INVERT SLOPE OF 0.5% AND HAVE A WALL THICKNESS OF AT LEAST 0.50". EACH UNIT WILL FEATURE A PARTIAL RADIUS IN THE TRENCH BOTTOM AND A MALE TO FEMALE INTERCONNECTING END PROFILE. UNITS SHALL HAVE A HORIZONTAL CAST-IN ANCHORING KEYS ON THE OUTSIDE WALL TO ENSURE MAXIMUM MECHANICAL BOND TO THE SURROUNDING BEDDING MATERIAL AND CONCRETE SURFACE. STAINLESS STEEL EDGE RAIL WILL BE INTEGRALLY CAST IN TO ENSURE MAXIMUM HOMOGENEITY BETWEEN POLYMER CONCRETE AND EDGE RAIL. EACH EDGE SHALL BE AT LEAST 3/32" THICK. GRATES TO BE CAST IRON WITH 36000 LBS CAPACITY WITH QUICKLOK LOCKING BAR. INSTALL PER MANUFACTURE'S INSTRUCTIONS

GARAGE STORM DRAINAGE CALCULATIONS

DESCRIPTION	SQ FT	RAINFALL/GPM/SF	FLOW (GPM)	NOTES
GARAGE/RAMP	25,645	0.021	538.56 542.592	FLOW RATE 543 GPM REQUIRES 7000 GAL SAND/OIL INTERCEPTOR PUMP DOWN VOLUME 600 X 4 MINUTES=2400 GALLONS
TRUCK DOCK VORTEX OVERFLOW	2992	0.021	62.83 68.00 130.83	FLOW RATE 130 GPM REQUIRES 2000 GAL SAND/OIL INTERCEPTOR PUMP DOWN VOLUME 130 X 4 MINUTES=520 GALLONS



GRAPHIC SCALE

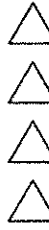


ENGINEER'S
SEAL



RONALD R. BOHANNAN
P.E. #7868

REVISIONS



DRAWN BY

REVIEWED BY

DATE 10-8-14

PROJECT NO. 14-0064

DRAWING NAME

GRADING AND
PLAN

SHEET NO.

CG102

OF

Typical Fire Protection System Using a Vertical Pump Vault

A. Vertical Turbine Pump with Discharge Head
B. Steel Motor Mounting Plate
C. Fiberglass Vertical Pump Vault
D. Flanged Nozzles
E. Flexible Connectors
F. Flowrite Fire Protection Tank
G. Dual NST Fill Point
H. Vent/Level Indicator
I. Watertight Fiberglass Tank Sump
J. Fiberglass Collar
K. Fiberglass Anchor Straps
L. Deadman Anchors

INSTALLATION
Installation of the fiberglass pump vault is per CSI Wetwell Installation Instructions in effect at the time of shipment.

- To counteract buoyancy, the pump vault must be anchored by a concrete base.
- The pump vault can be backfilled with soils having a soil reaction modulus of 1000 psi or better.
- Fittings installed in the unit must have a flexible connector directly attached to the fiberglass pump vault fitting.

According to the NFPA, a structural fire ignites every 60 seconds on average from that first spark. This is a critical factor in the evolution of a pipe/pool fire. Fire protection systems are designed to suppress the initial source before the fire can spread leaving costly destruction in its wake.

Choosing a Flowrite® fire protection tank with a vertical pump vault is the best way to make a good decision, a great investment.

5150 Jefferson Central Road - Corvallis, TX 77301 - Phone: (850) 756-7731 - www.containment-solutions.com
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Typical Installation Vertical Pump Vault

SWT D-6 (10')-35000
DATE: 1/1/2014
DRAWN BY: K.A.SCEDER
CHECKED BY: J.A.SCEDER
REVISION: 34,835
WORK NUMBER: 10050
REV NUMBER: 10055W06

CONTAINMENT SOLUTIONS

NOTES:
1. HOLD DOWN STRAP CLIP
2. HOLD DOWN STRAP LOCATION
3. TYPE "13" LIFT LUG - SD
4. TYPE "13" LIFT LUG - HD

Typical Installation Vertical Pump Vault

42" VERTICAL PUMP VAULT
DATE: 4/2010
DRAWN BY: K.A.SCEDER
CHECKED BY: J.A.SCEDER
REVISION: 34,835
WORK NUMBER: 10050
REV NUMBER: 10055W06

CONTAINMENT SOLUTIONS

SMITH JAY R. SMITH MFG. CO. DIVISION OF SMITH INDUSTRIES, INC.

VORTEX RAINWATER FILTER FOR A ROOF AREA UP TO 32,000 SQUARE FEET

12" OUTLET VORTEX RAINWATER FINE FILTER FOR ABOVE OR BELOW GRADE APPLICATION

FUNCTION: Used in installations where multiple downspouts are connected together to a single pipe into the vortex filter. The vortex rainwater filter can filter up to a 32,000 square foot roof area for site irrigation, toilet and urinal flushing, janitorial use, laundry, fire protection, evaporative cooling tower make-up, process water or other non-potable uses. The vortex fine filter is installed in the underground piping system to remove debris to the stormwater system and divert 90% of the clean rainwater to an underground storage tank. (An above grade application is possible).

RECOMMENDED PIPE CONNECTIONS:
Rainwater Inlet: 12" (305) SDR 35
Filtered Rainwater Outlet: 8" (203) No-Hub Stormwater Outlet-12" (305) SDR 35

REGULARLY FURNISHED:
Polypropylene Filter Housing, Closing Ring, Boreplate, Housing Lid (RH9521-04), 360° Swivel, Stainless Steel Fine Mesh Filter (RH9521-05), 20" Stainless Steel Lift Handle (RH9521-12), Closing Ring and Safety Kit (RH9521-13), 28" SDR 11 GA. Stainless Steel Support Base Plate, 48" Extension Assy. (RH9521-14)

ACCESSORIES:
20 inch Stainless Steel Extension Handle (RH9521-06), 36 inch Stainless Steel Extension Handle (RH9521-07), 48 inch Stainless Steel Extension Handle (RH9521-08) To extend the lift handle for removal of the mesh filter for cleaning, 24" Extension Assy. (RH9521-15), 48" Extension Assy. (RH9521-16)

NOTE: Vortex Filter must be mounted plumb for proper operation. For a roof area above 32,000 square feet, additional Vortex Filters should be added.

NOTE: When connecting smaller pipe sizes to the Rainwater inlet an eccentric pipe connector must be used to ensure the piping levels are level.

NOTE: 36" min clearance above housing lid required for filter removal.

NOTE: Dimensions shown in parentheses are in millimeters.

FIGURE NUMBER: RH9521-12

SMITH JAY R. SMITH MFG. CO. DIVISION OF SMITH INDUSTRIES, INC.

VORTEX RAINWATER FILTER FOR A ROOF AREA UP TO 32,000 SQUARE FEET

12" OUTLET VORTEX RAINWATER FINE FILTER FOR ABOVE OR BELOW GRADE APPLICATION

Principles of the WISY Fine Filter - RH9521-12 (WISY WFS011)

The Fine Filter filters and collects rainwater over the entire rain event. When dry, the filter acts as a first flush device during the first 20 seconds of rainfall. It also helps aerate the rainwater.

The filter has a self-cleaning effect. Depending on the amount of rainfall and debris filtered, the stainless steel fine mesh filter should be cleaned approximately twice a year. The circulating air within the main housing of the Fine Filter dries the stainless steel fine mesh filter thus lowering the demand for more frequent maintenance.

To safeguard against backflow, a backflow device should be installed.

Efficiency Ratio and Performance Chart

Our filters efficiently recover the rainwater for various flow rates, i.e. for 80% filtered water you can select:

- RH9510-04 for up to 32 gallons/minute flow rate
- RH9511-04 for up to 42 gallons/minute flow rate
- RH9516-04 for up to 42 gallons/minute flow rate
- RH9520-06 for up to 208 gallons/minute flow rate
- RH9521-12 for up to 208 gallons/minute flow rate

Efficiency ratio tested with brand new filters

FIGURE NUMBER: RH9521-12BS

Roof Drainage Detail

GENERAL NOTES

1. REQUIREMENT FOR COMMERCIAL OR RESIDENTIAL PAVEMENT SECTION SHALL BE DETERMINED BY E THE ENGINEER
2. TRANSVERSE SLOPE OF ALLEY PAVEMENT SURFACE SHALL BE 2% MIN
3. TYPE AND LOCATION OF JOINTS SHALL BE DEFINED ON THE PROJECT CONSTRUCTION PLANS

CONSTRUCTION NOTES

- A. RIGHT-OF-WAY ADJACENT TO OPEN AREA
- B. USE ARTERIAL SECTION FOR COMMERCIAL ALLEY USE PER COA STD DWG 2407
- C. USE 1/2" EXPANSION JOINT WHERE PCC PAVEMENT ABUTS WALLS, RIGID PAVEMENT, POLES, TRANSFORMERS, ETC

CONCRETE ALLEY DETAIL

JOINT PATTERN DETAIL

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

TIERRA WEST, LLC

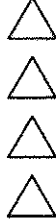
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

ENGINEER

PROJECT

Imperial Building
205 Silver Avenue SW
Albuquerque, NM 87102

REVISIONS



DRAWN BY

REVIEWED BY

DATE 10-8-14

PROJECT NO. 14-0064

DRAWING NAME

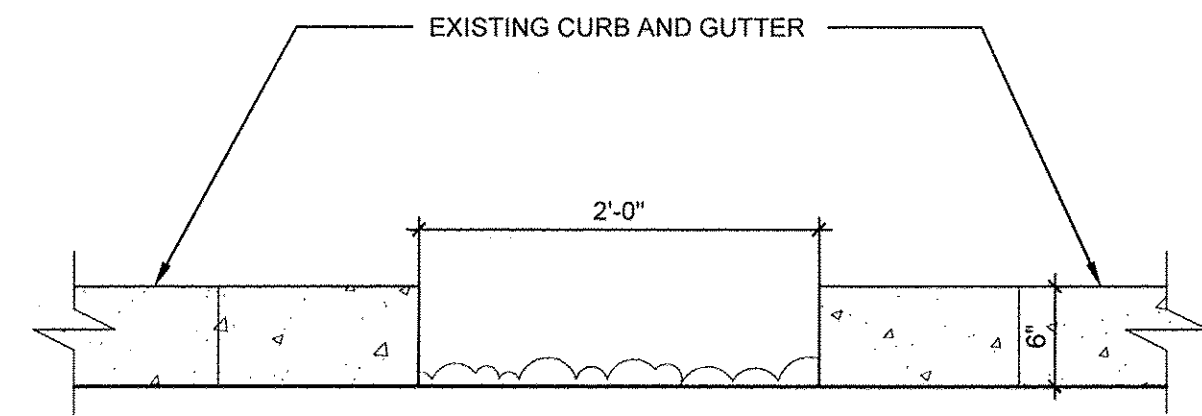
GRADING DETAILS

SHEET NO.

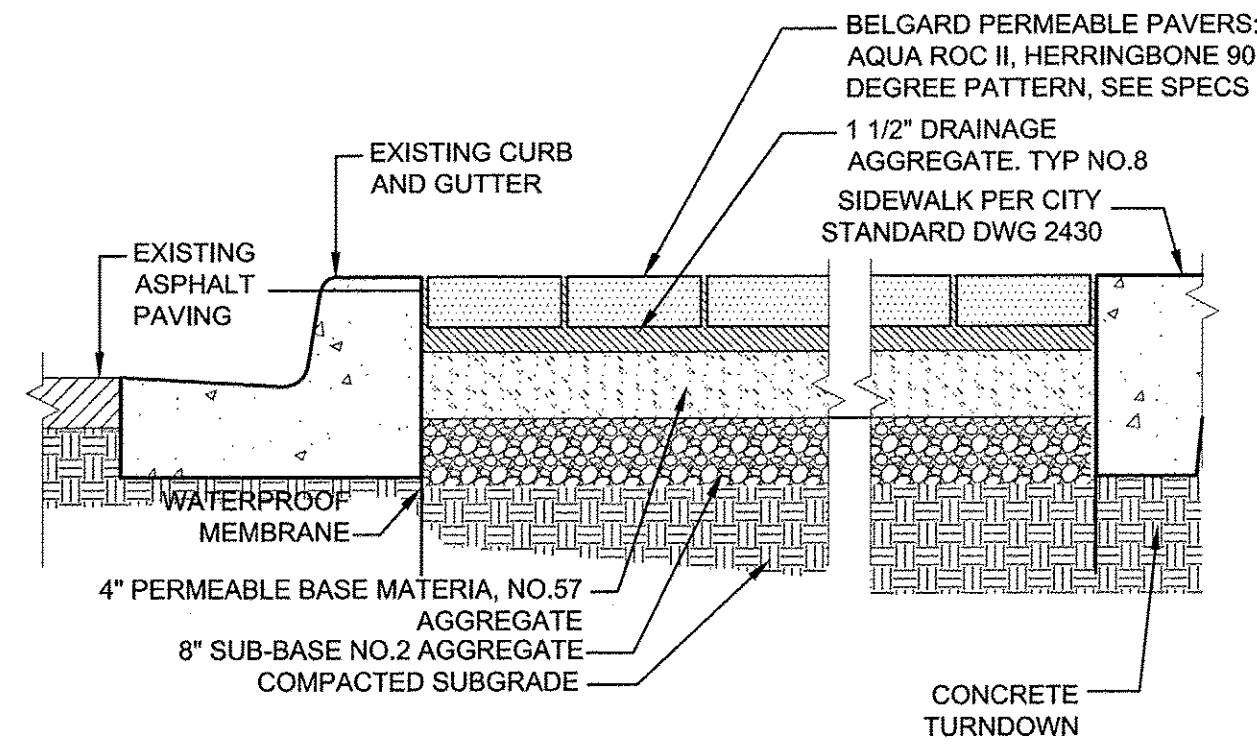
CG104

OF

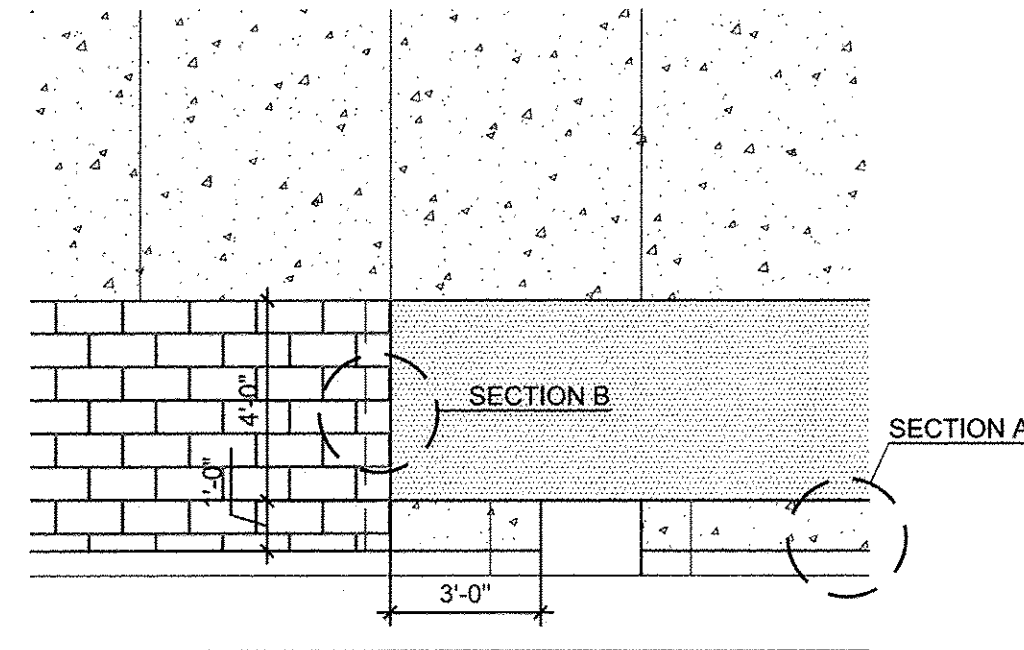
- NOTES:
1. SEE SITE PLAN FOR CURB CUT LOCATIONS.
 2. SAW CUT OPENING ON EXISTING CURB AND GUTTER



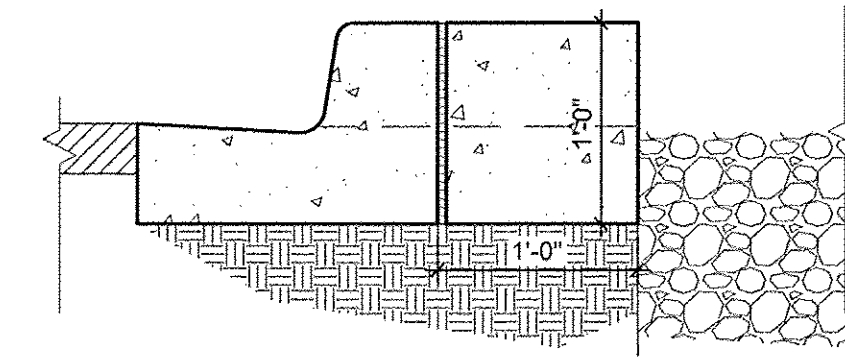
CURB CUT OPENING
NTS



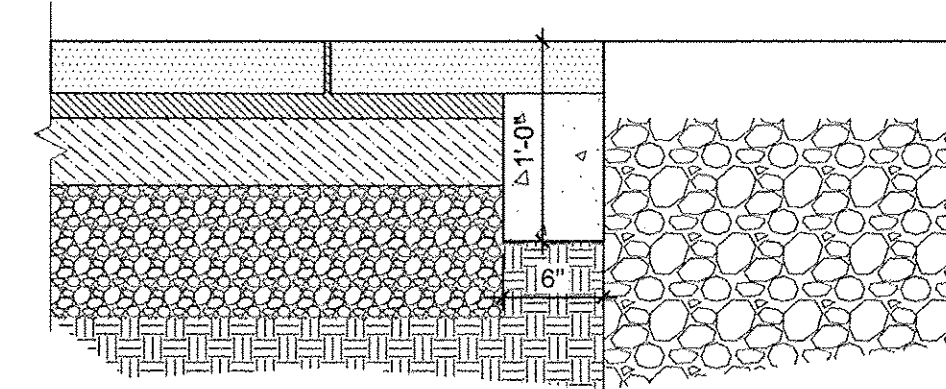
PERMEABLE PAVERS
NTS



SIDEWALK ENLARGEMENT
NTS

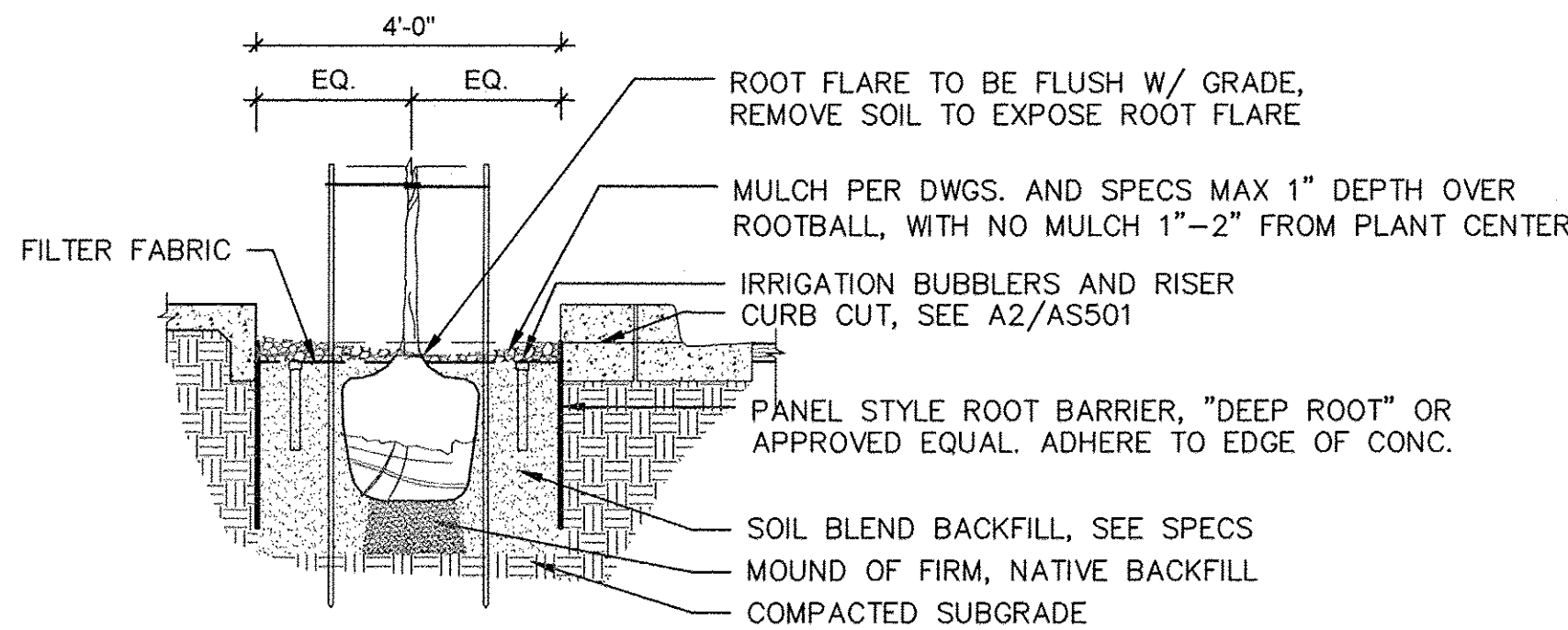


SECTION A



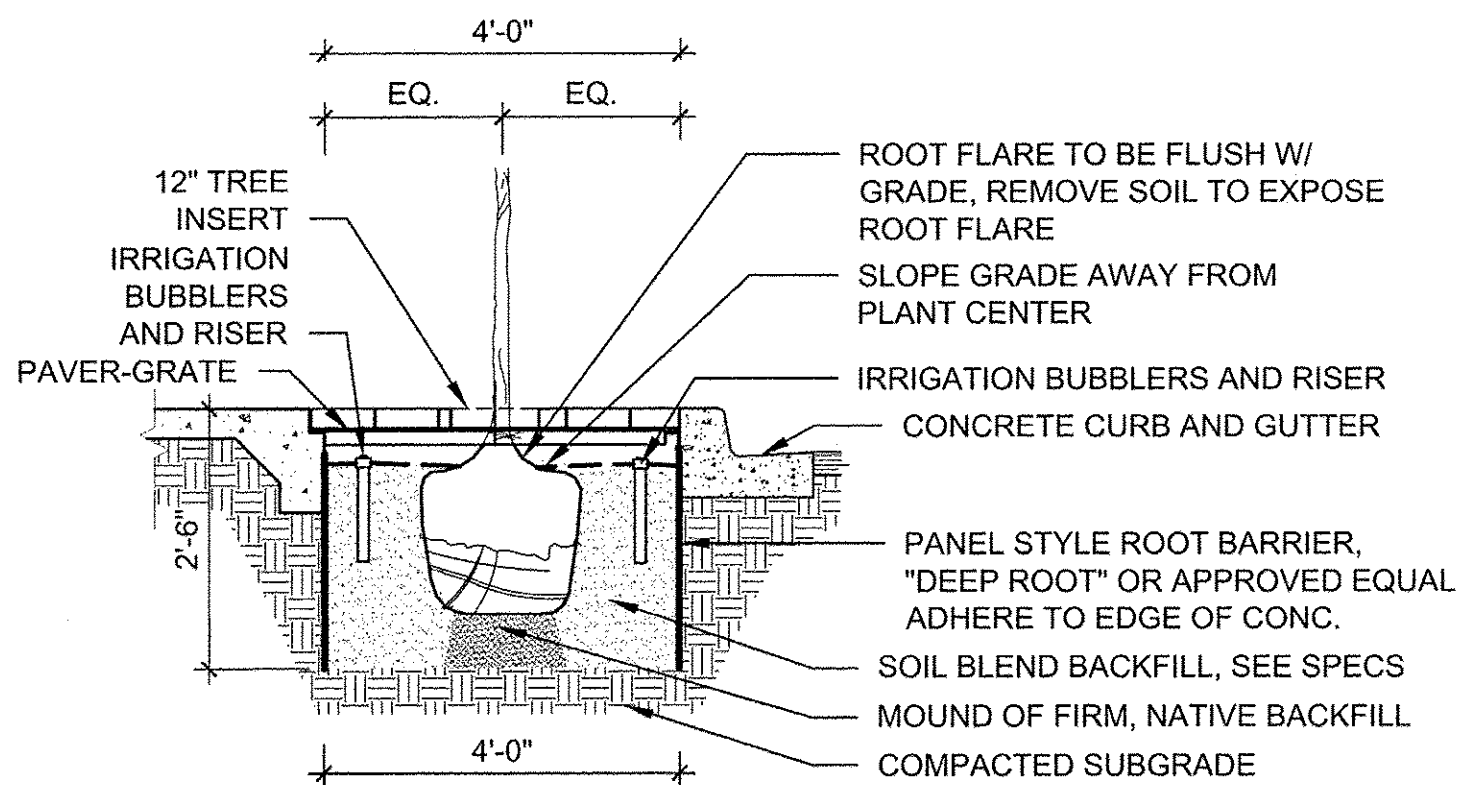
SECTION B

- NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, WIRE BASKETS, BURLAP, TWINE, AND ROPE SHALL BE REMOVED WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 2. BOTTOM OF PLANTING PIT TO BE COMPACTED TO PREVENT SETTLING

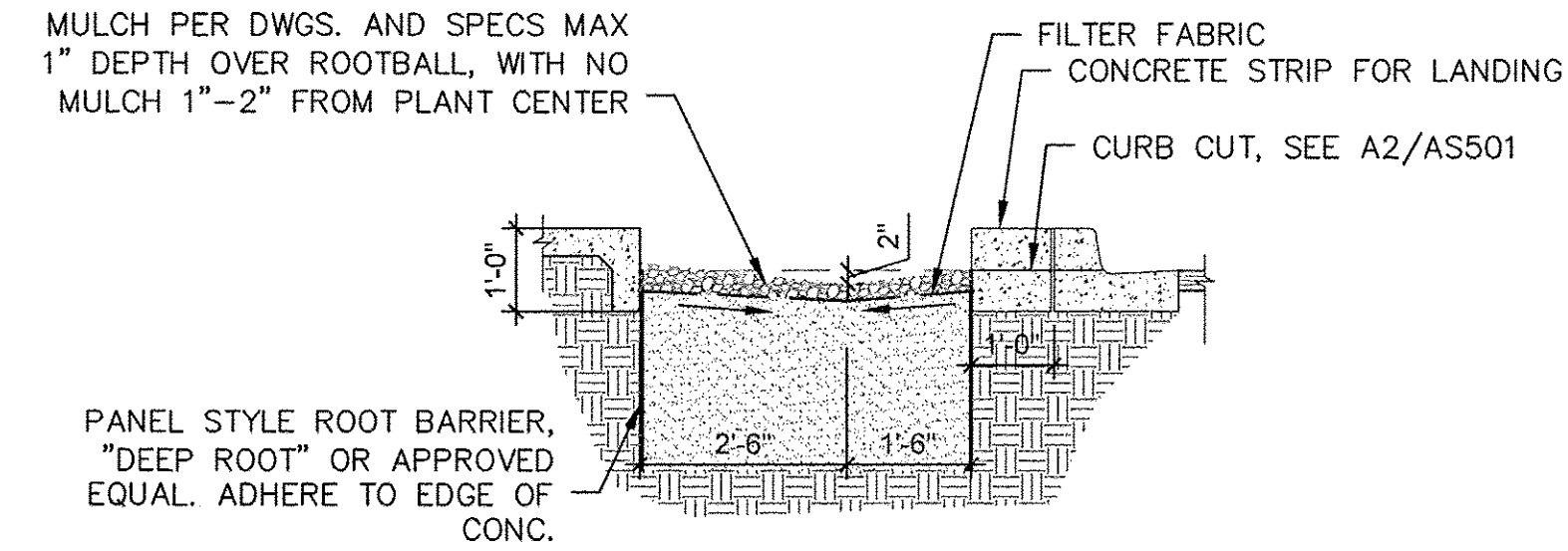


TREE IN WELL
NTS

- NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, WIRE BASKETS, BURLAP, TWINE, AND ROPE SHALL BE REMOVED WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 2. BOTTOM OF PLANTING PIT TO BE COMPACTED TO PREVENT SETTLING



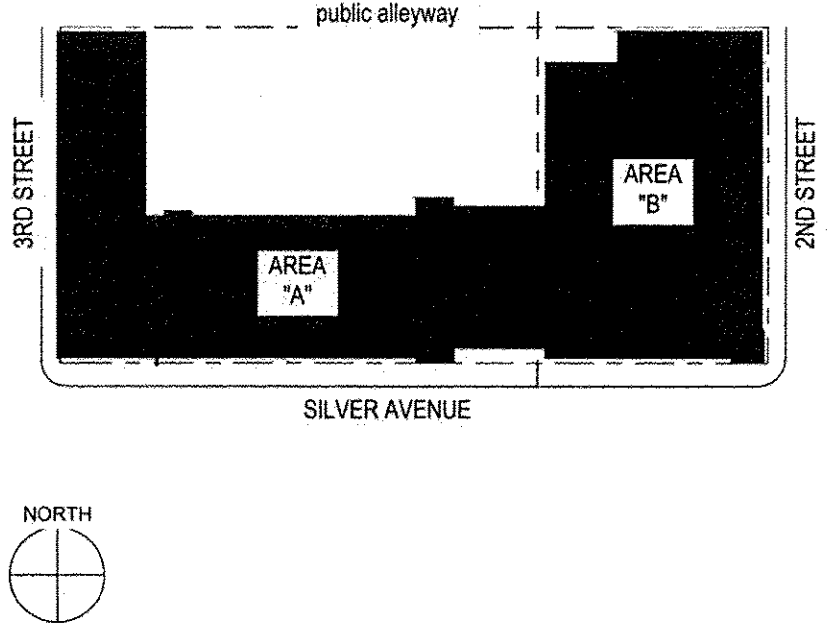
TREE IN WELL W/GRATE
NTS

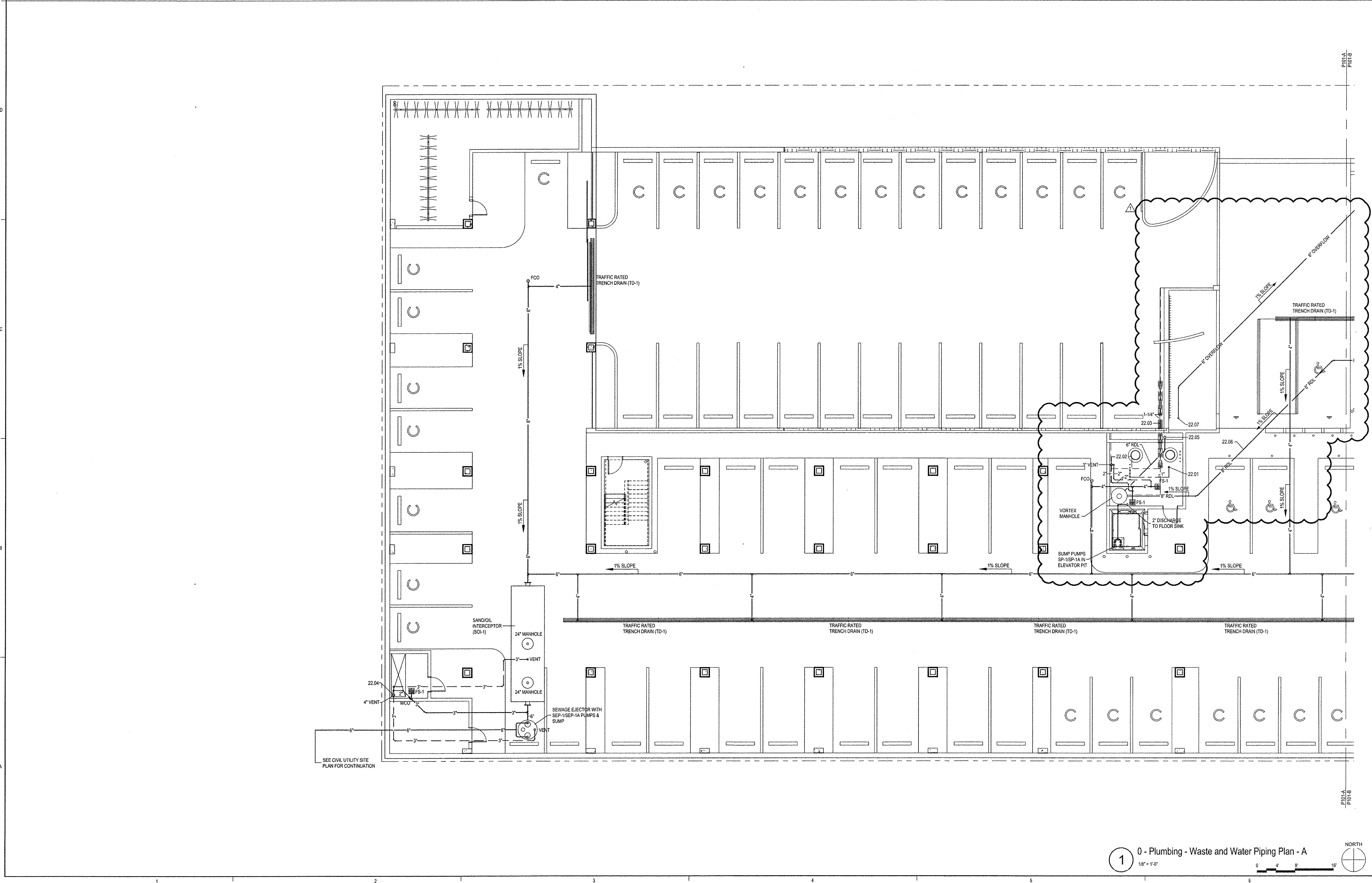


WATER HARVESTING
NTS

ENGINEER'S
SEAL

RONALD R. BOHANNAN
P.E. #7868

KEY PLAN	REFERENCE KEYNOTES	SHEET KEYNOTES	LEGEND	GENERAL SHEET NOTES
	<p>22.01 LOCATION OF 1" WATER LINE ROUTED FROM LANDSCAPE BACKFLOW PREVENTER. WATER LINE TO BE PROVIDED WITH BALL VALVE SHUT-OFF IN PUMP ROOM. SEE LANDSCAPE/CISTERN DETAILS FOR WATER LINE CONNECTION DETAILS.</p> <p>22.02 LOCATION OF FOUR (4) 1-1/4" LANDSCAPE WATER LINES ROUTED UP TO 4TH FLOOR AND TERMINATED WITH 1-1/4" BALL VALVES. SEE LANDSCAPE DRAWINGS FOR CONTINUATION OF WATER LINES. PROVIDE WITH BALL VALVES AT START OF PIPE ROUTING IN PUMP ROOM AND END OF RISERS AT 4TH FLOOR FOR ISOLATION. ROUTE 3" VENT UP TO ROOF AND TERMINATE WITH 3" VTR.</p> <p>22.03 TWO (2) 1-1/4" WATER LINES TO BE ROUTED BELOW SLAB FROM PUMP ROOM, UNDER ELECTRICAL ROOM AND RISE ON NORTH SIDE OF ROOM AT COLUMN LINE H-4.9 GRID LINE. WATER LINES TO BE ROUTED TO LANDSCAPE ISLAND LOCATION AT GRID LINE H-4.9. SEE LANDSCAPE DRAWINGS FOR CONTINUATION.</p> <p>22.04 ROUTE 4" VENT IN CHASE UP TO ROOF AND TERMINATE WITH 4" VTR.</p> <p>22.05 ROUTE 6" RD LEADER FROM ABOVE TO BELOW GARAGE FLOOR AND TERMINATE AT VORTEX MANHOLE.</p> <p>22.06 ROUTE 8" RD LEADER BELOW GARAGE FLOOR AND TERMINATE AT VORTEX MANHOLE.</p> <p>22.07 ROUTE 6" VORTEX OVERFLOW (68 GPM), SEE LANDSCAPE DRAWINGS FOR CONTINUATION. ROUTE BELOW GARAGE FLOOR AND TERMINATE AT SANDOIL INTERCEPTOR (SOI-2) SHEET P101-B.</p>			<p>A. WRAP ALL PIPING LOCATED UNDER FLOOR.</p> <p>B. PROVIDE AN ISOLATION VALVE FOR EACH COLD AND HOT WATER BRANCH LINE FROM MAIN.</p> <p>C. COORDINATE THE LOCATION OF PLUMBING WATER LINES WITH DUCTWORK, FIRE PROTECTION PIPING, AND ELECTRICAL.</p> <p>D. ALL PIPING SHALL BE CONCEALED EXCEPT WHERE EXPRESSLY NOTED OR IN UNFINISHED AREAS WHERE CONCEALMENT IS NOT POSSIBLE.</p> <p>E. ACCESS PANELS SHALL BE FURNISHED AND INSTALLED FOR ACCESS TO VALVES AND EQUIPMENT WHERE REQUIRED.</p> <p>F. ALL PIPING SHALL PITCH TO DRAIN, AND VALVING SHALL BE PROVIDED FOR DRAINAGE.</p> <p>G. ALL DOMESTIC HOT WATER PIPING AND ALL PIPING LOCATED WITHIN EXTERIOR WALLS (INCLUDING CHASES AT OUTSIDE WALLS) SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION.</p> <p>H. PROVIDE WATER HAMMER ARRESTOR (ZURN 1250XL-D) MINIMUM 1" AT EACH PLUMBING FIXTURE BANK FOR BOTH HOT AND COLD.</p>



7801 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87110

505.741.9700 / DPSDESIGN.ORG

LICENSED PROFESSIONAL



PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

ISSUED FOR
BUILDING
PERMIT - 100%
CONSTRUCTION
DOCUMENTS

REVISIONS	DATE	DESCRIPTION
1	12-01-14	REVISED VORTEX DRAINAGE

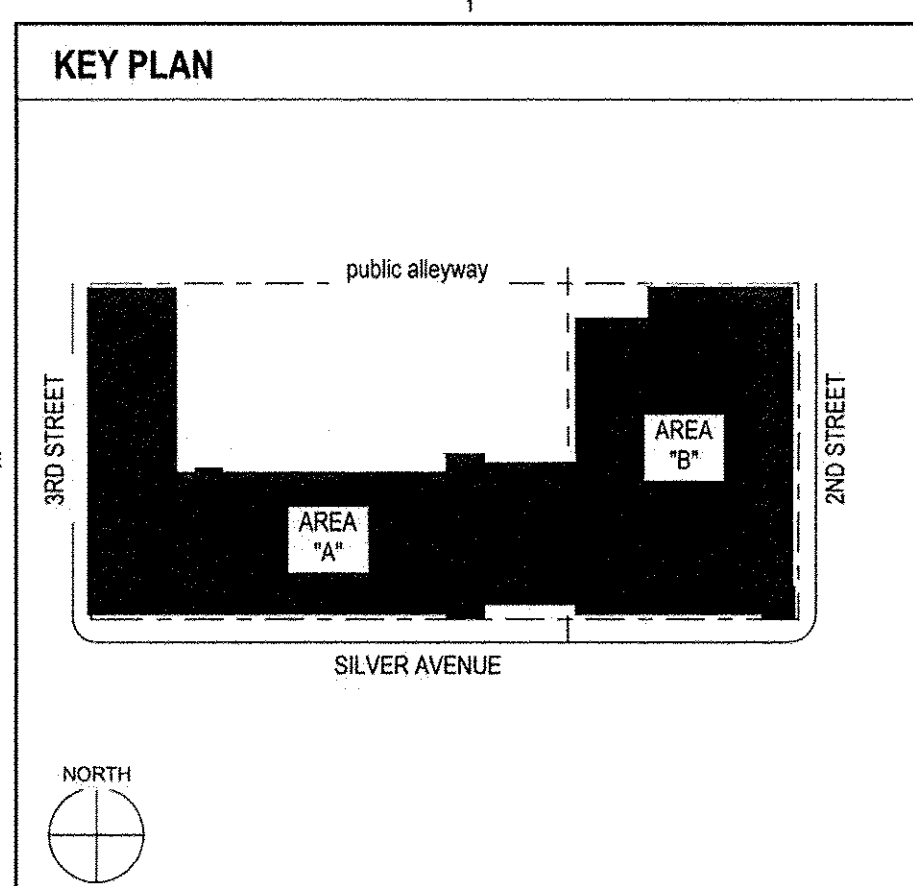
DRAWN BY	NEC
REVIEWED BY	PS
DATE	10.08.2014
PROJECT NO.	14-0064

DRAWING NAME
PLUMBING
GARAGE WASTE
AND WATER PIPING
PLAN - A

SHEET NO.

CG105

KEY PLAN



REFERENCE KEYNOTES

22.01 ROUTE 4" VENT UP THRU ROOF AND TERMINATE WITH 4" VTR.

22.02 ROUTE 8" RD LEADER FROM ABOVE TO BELOW GARAGE FLOOR AND TERMINATE AT VORTEX MANHOLE.

22.03 ROUTE 6" VORTEX OVERFLOW (68 GPM) BELOW GARAGE FLOOR AND TERMINATE AT SANDOIL INTERCEPTOR (SOI-2).

SHEET KEYNOTES

LEGEND

GENERAL SHEET NOTES

A. WRAP ALL PIPING LOCATED UNDERFLOOR.

B. PROVIDE AN ISOLATION VALVE FOR EACH COLD AND HOT WATER BRANCH LINE FROM MAIN.

C. COORDINATE THE LOCATION OF PLUMBING WATER LINES WITH DUCTWORK, FIRE PROTECTION PIPING, AND ELECTRICAL.

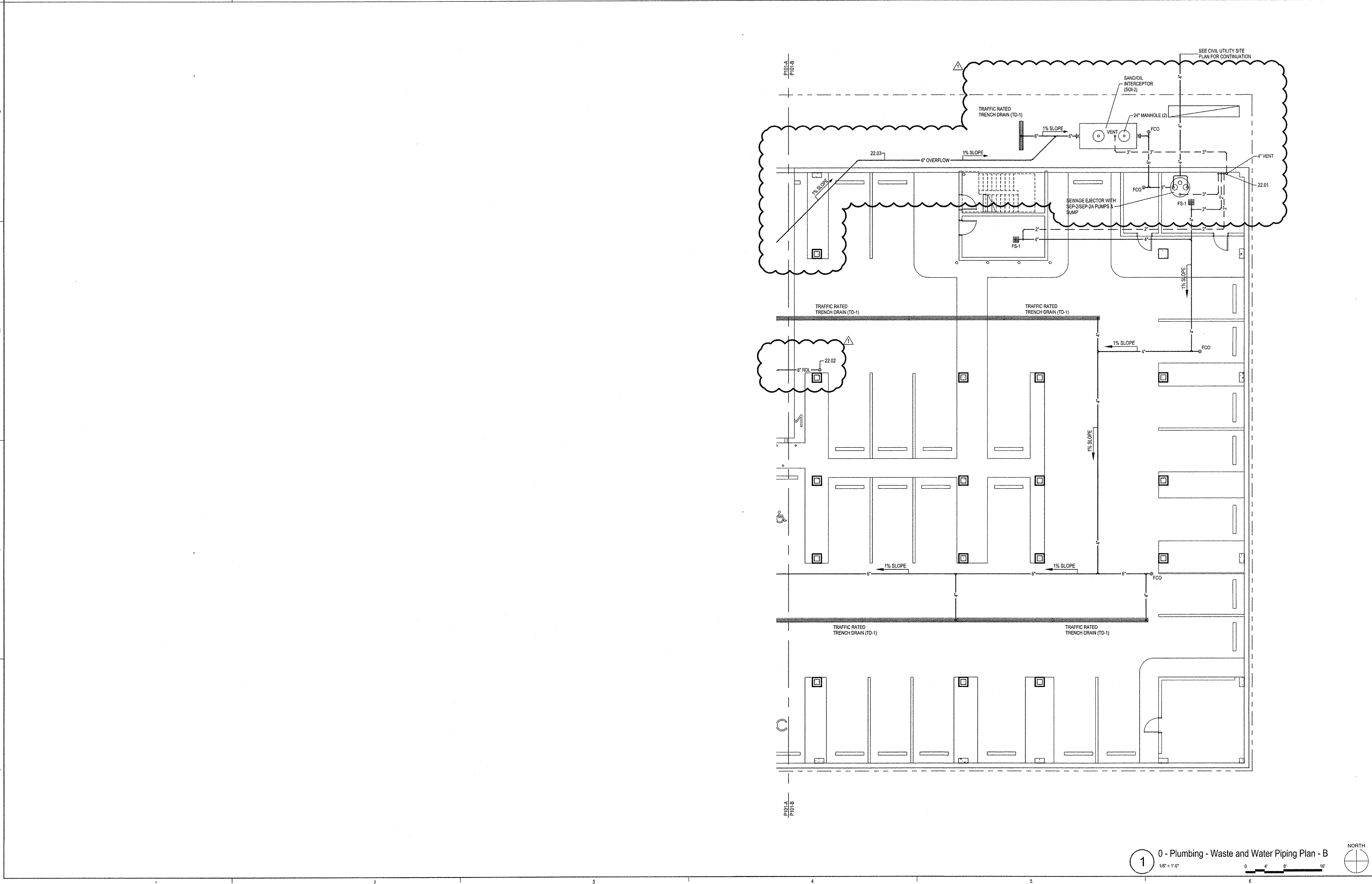
D. ALL PIPING SHALL BE CONCEALED EXCEPT WHERE EXPRESSLY NOTED OR IN UNFINISHED AREAS WHERE CONCEALMENT IS NOT POSSIBLE.

E. ACCESS PANELS SHALL BE FURNISHED AND INSTALLED FOR ACCESS TO VALVES AND EQUIPMENT WHERE REQUIRED.

F. ALL PIPING SHALL FIT TO DRAIN, AND VALVING SHALL BE PROVIDED FOR DRAINAGE.

G. ALL DOMESTIC HOT WATER PIPING AND ALL PIPING LOCATED WITHIN EXTERIOR WALLS (INCLUDING CHASES AT OUTSIDE WALLS) SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION.

H. PROVIDE WATER HAMMER ARRESTOR (ZURN 1250XL-D) MINIMUM 1" AT EACH PLUMBING FIXTURE BANK FOR BOTH HOT AND COLD.



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ARCHITECTURE / DESIGN / INSPIRATION



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ALBUQUERQUE, NM 87109
505.741.9700 / DPDESIGN.ORG

LICENSED PROFESSIONAL



PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

ISSUED FOR
BUILDING
PERMIT - 100%
CONSTRUCTION
DOCUMENTS

REVISIONS		
DATE	DESCRIPTION	
1 12-01-14	REVISED VORTEX DRAINAGE	

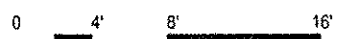
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REVIEWED BY	PS
DATE	10.08.2014
PROJECT NO.	14-0054

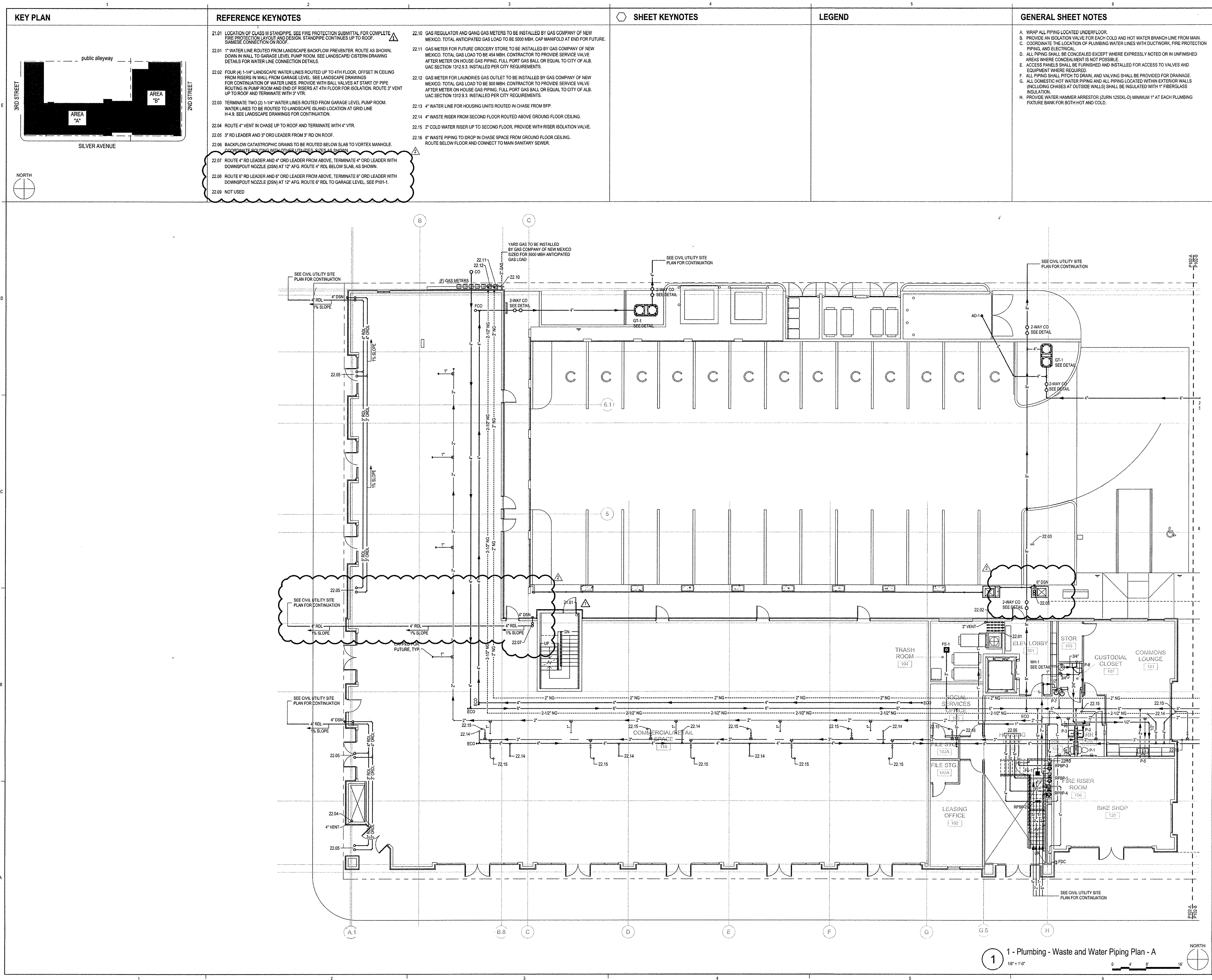
DRAWING NAME
PLUMBING
GARAGE WASTE
AND WATER PIPING
PLAN - B

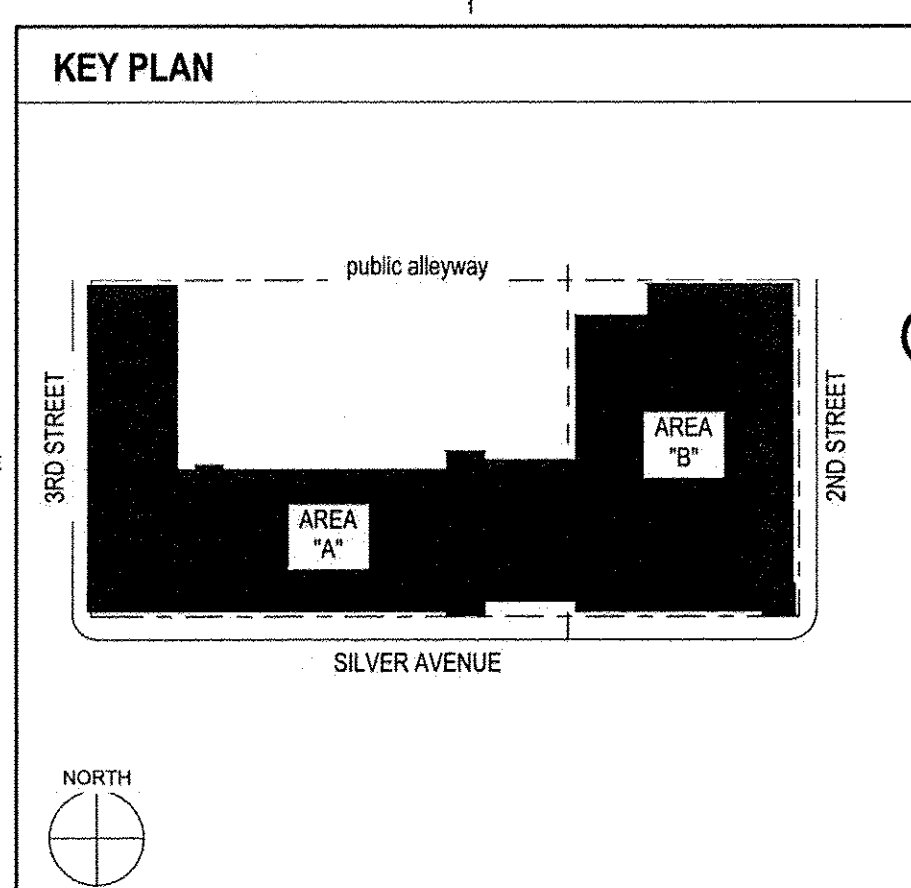
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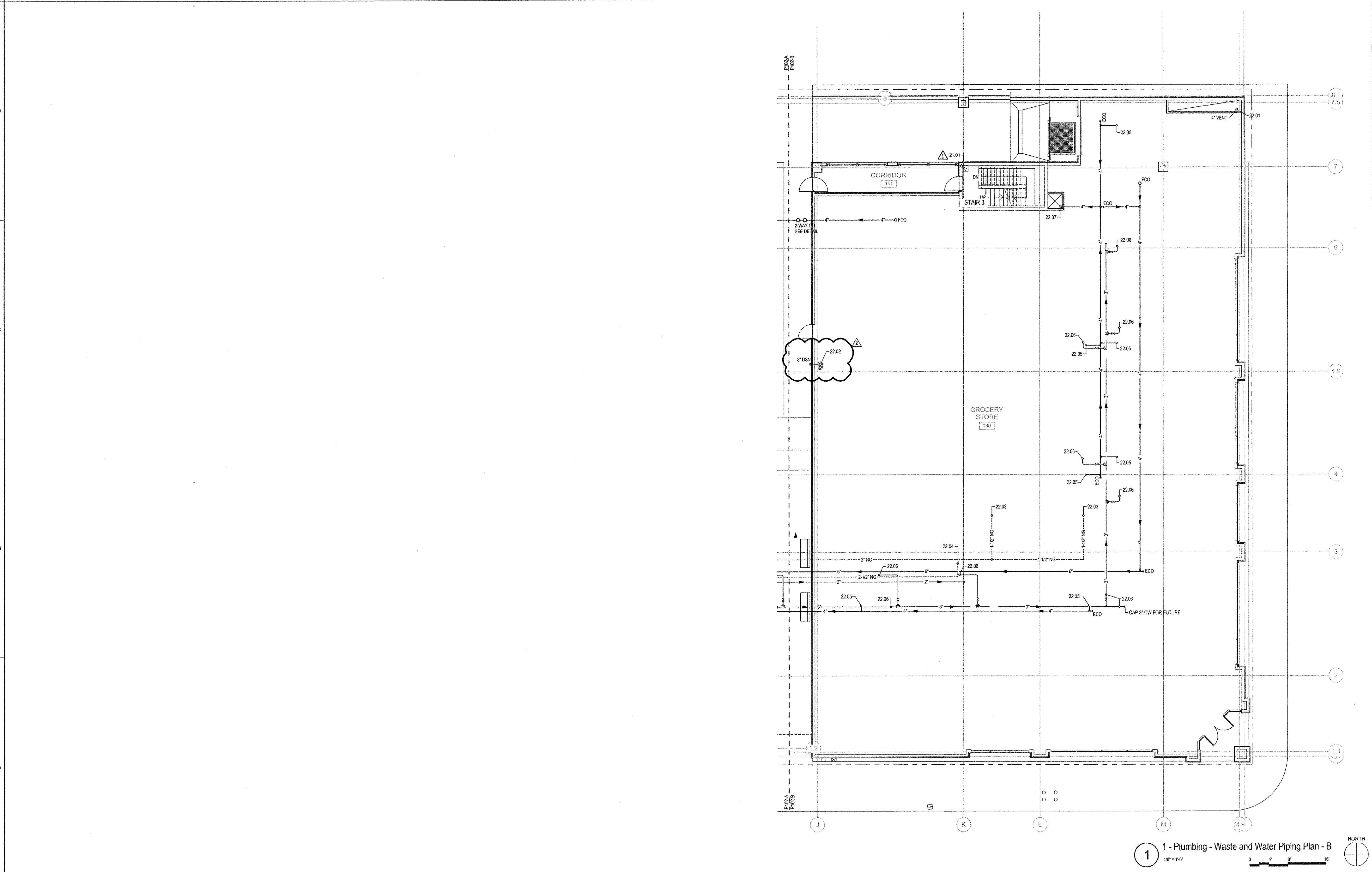
CG106

1 0 - Plumbing - Waste and Water Piping Plan - B
1/8" = 1'-0"





KEY PLAN	REFERENCE KEYNOTES	SHEET KEYNOTES	LEGEND	GENERAL SHEET NOTES
	<p>21.01 LOCATION OF CLASS III STANDPIPE. SEE FIRE PROTECTION SUBMITTAL FOR COMPLETE FIRE PROTECTION LAYOUT AND DESIGN. STANDPIPE CONTINUES UP TO ROOF. SIAMENSE CONNECTION ON ROOF.</p> <p>22.01 ROUTE 4" VENT IN CHASE UP THRU ROOF AND TERMINATE WITH 4" VTR. OFFSET IF REQUIRED.</p> <p>22.02 8" RD LEADER AND 8" ORD LEADER FROM 8" RD ON ROOF. ROUTE 8" RD TO GARAGE LEVEL. SEE P101-B.</p> <p>22.03 ROUTE 1-1/2" NATURAL GAS IN CHASE UP TO ROOF FOR GROCERY STORE ROOF TOP UNITS.</p> <p>22.04 ROUTE 2-1/2" NATURAL GAS UP TO SECOND FLOOR FOR LAUNDRY ROOM DRYERS AND TANKLESS WATER HEATER.</p> <p>22.05 4" WASTE RISER FROM SECOND FLOOR ROUTED ABOVE GROUND FLOOR CEILING.</p> <p>22.06 2" COLD WATER RISER UP TO SECOND FLOOR, PROVIDE WITH RISER ISOLATION VALVE.</p> <p>22.07 4" WASTE PIPING TO DROP IN CHASE SPACE FROM GROUND FLOOR CEILING. ROUTE BELOW FLOOR AND CONNECT TO MAIN SANITARY SEWER.</p>			<p>A. WRAP ALL PIPING LOCATED UNDER FLOOR.</p> <p>B. PROVIDE AN ISOLATION VALVE FOR EACH COLD AND HOT WATER BRANCH LINE FROM MAIN.</p> <p>C. COORDINATE THE LOCATION OF PLUMBING WATER LINES WITH DUCTWORK, FIRE PROTECTION PIPING, AND ELECTRICAL.</p> <p>D. ALL PIPING SHALL BE CONCEALED EXCEPT WHERE EXPRESSLY NOTED OR IN UNFINISHED AREAS WHERE CONCEALMENT IS NOT POSSIBLE.</p> <p>E. ACCESS PANELS SHALL BE FURNISHED AND INSTALLED FOR ACCESS TO VALVES AND EQUIPMENT WHERE REQUIRED.</p> <p>F. ALL PIPING SHALL PITCH TO DRAIN, AND VALVING SHALL BE PROVIDED FOR DRAINAGE.</p> <p>G. ALL DOMESTIC HOT WATER PIPING AND ALL PIPING LOCATED WITHIN EXTERIOR WALLS (INCLUDING CHASES AT OUTSIDE WALLS) SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION.</p> <p>H. PROVIDE WATER HAMMER ARRESTOR (ZURN 1250XL-D) MINIMUM 1" AT EACH PLUMBING FIXTURE BANK FOR BOTH HOT AND COLD.</p>



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ARCHITECTURE / DESIGN / INSPIRATION

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PERICH
SABATINI

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ALBUQUERQUE, NM 87110

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LICENSED PROFESSIONAL

ARSEL
Engineering
Group, LLC
400 Lincoln Road, NE, Suite 101 - Albuquerque, NM 87108 - 505.751.3100

PAUL M. D.
12/01/14
REGISTERED PROFESSIONAL ENGINEER
12/01/14

PROJECT

IMPERIAL BUILDING
205 Silver Avenue SW
Albuquerque, NM 87102

ISSUED FOR
BUILDING
PERMIT - 100%
CONSTRUCTION
DOCUMENTS

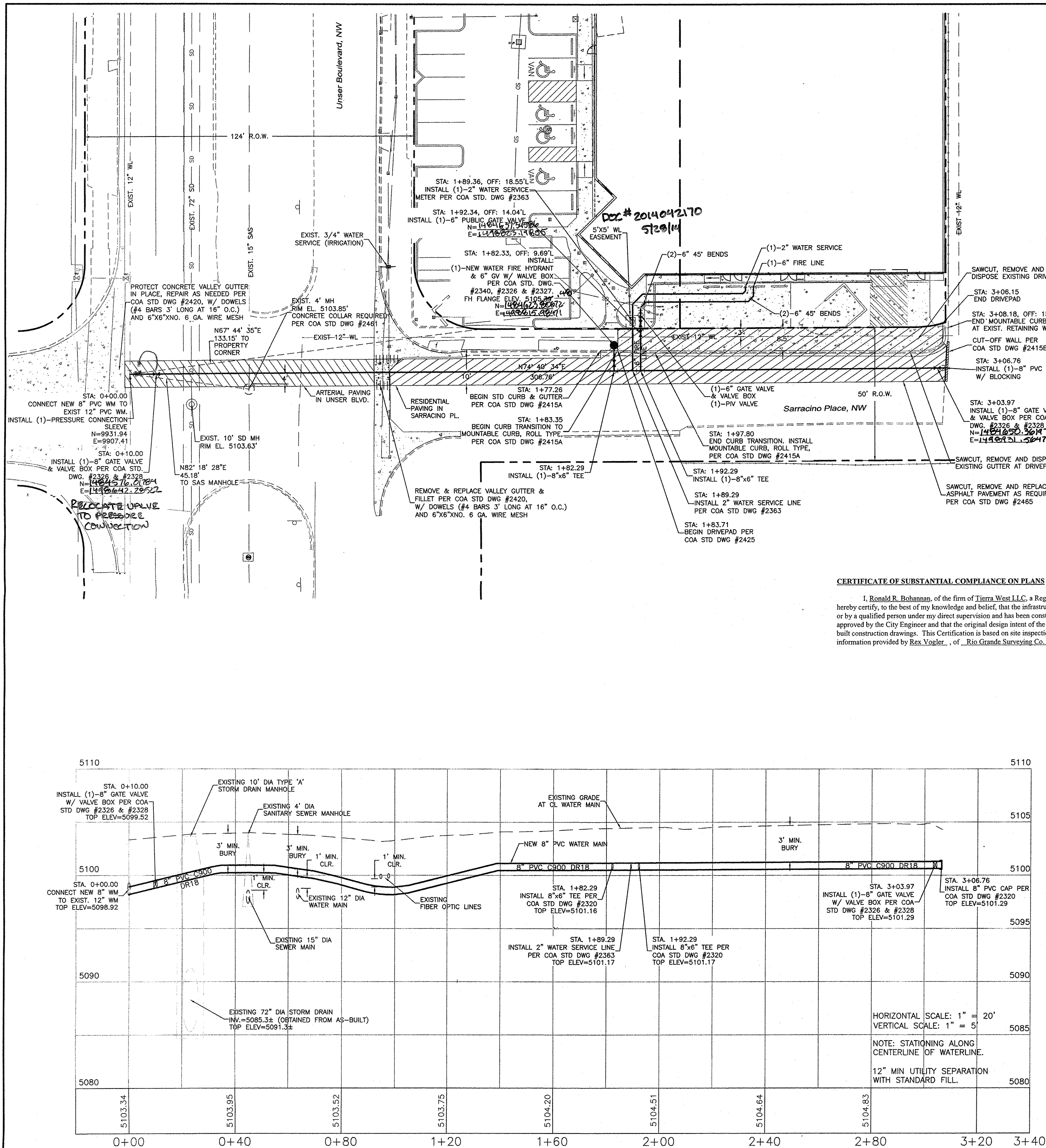
REVISIONS
DATE DESCRIPTION
1 11/25/14 CITY COMMENTS
2 12-01-14 REVISED VORTEX DRAINAGE

DRAWN BY NEC
REVIEWED BY PS
DATE 10.08.2014
PROJECT NO. 14-0064
DRAWING NAME

PLUMBING
GROUND FLOOR
WASTE AND WATER
PIPING PLAN - B

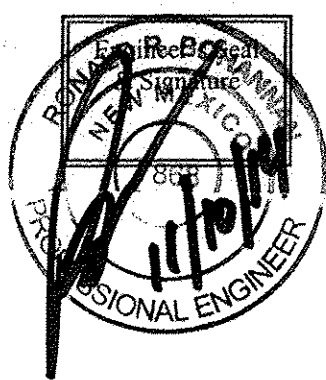
SHEET NO.

CG108



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Rex Vogler, of Rio Grande Surveying Co., NMPs number 10466.

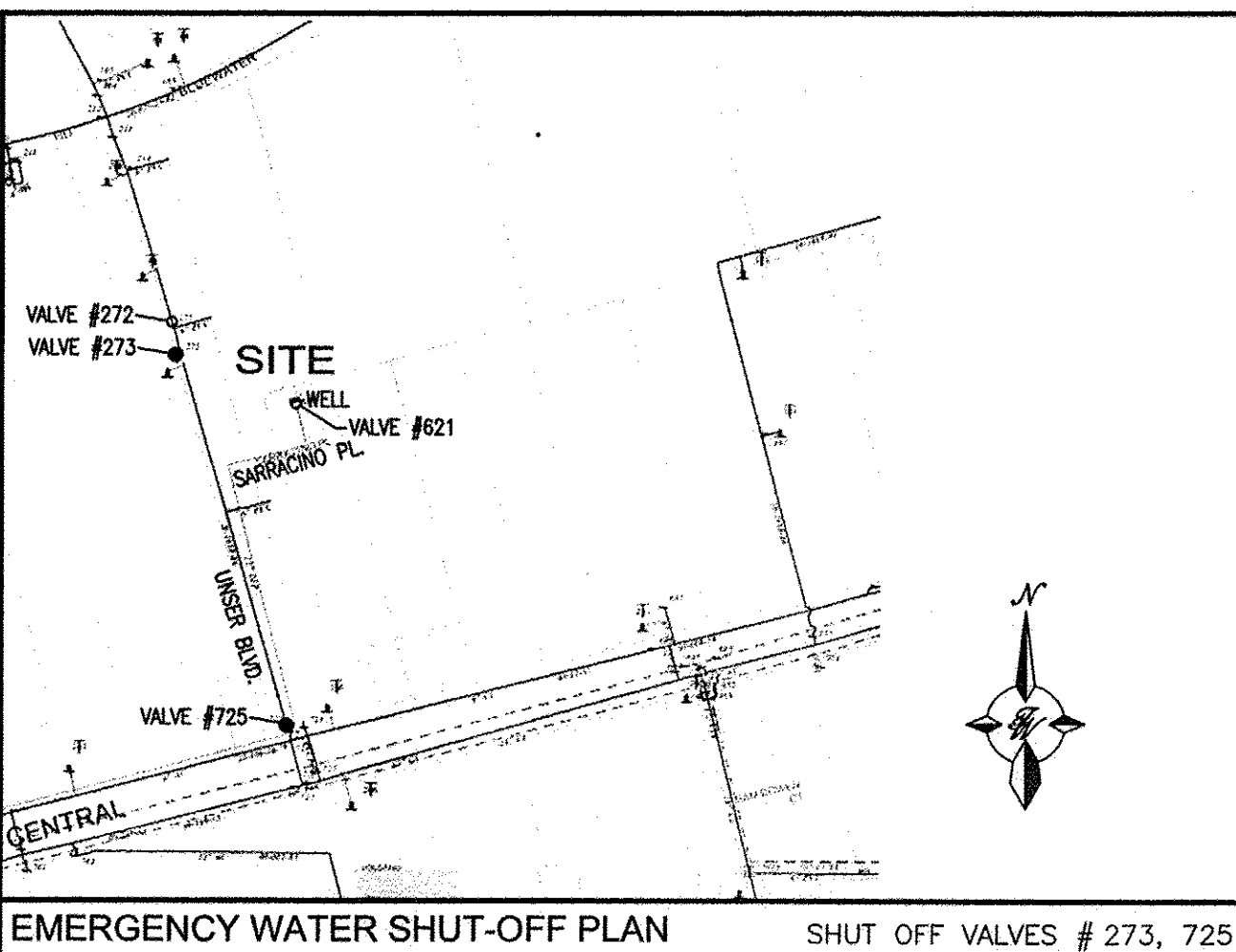


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE PER DETAIL ON SHEET 3 OF 3.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



- NOTES:
1. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/463/729/).
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.
 5. IF REQUIRED, CONTRACTOR SHALL PREPARE AND SUBMIT A DETOUR PLAN FOR APPROVAL PRIOR TO BEGINNING WORK.

LEGEND

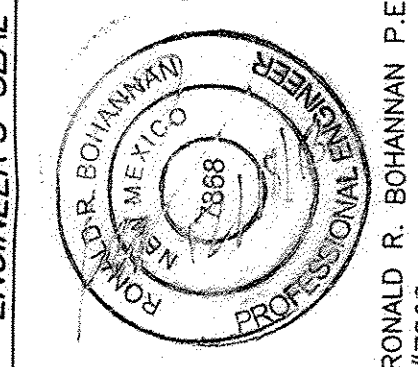
- Curb & Gutter
- Mountable Curb & Gutter
- Boundary Line
- Easement
- Existing Curb & Gutter
- Single Clean Out
- Double Clean Out
- Existing SD Manhole
- Existing SAS Manhole
- Existing Fire Hydrant
- Existing Water Meter
- Existing Power Pole
- Existing Gas Valve
- Existing Overhead Utilities
- Existing Gas
- EX. 8" SAS — Existing Sanitary Sewer Line
- EX. WL — Existing Water Line
- EX. 72" SD — Existing Storm Drain Line

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **ALBUQUERQUE RENAL CONSTRUCTION**
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE FEB 07 2011 DESIGN REVIEW COMMITTEE	APPROVE R. BOHANNON CITY ENGINEER		
CITY PROJECT NO. 740985	ZONE MAP NO. K 10-Z	SHEET 2	OF 6



DESIGNED BY: PE
DRAWN BY: SRH
JOB NO.: 2012011
CHECKED BY: RB

ABQ Renal
ABCWUA
2012011
Office Copy



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Imperial Building City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 9-A-1-A, Renaissance Center

City Address: 205 Silver Avenue

Engineering Firm: Tierra West LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place, NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: rrb@tierrawestllc.com

Owner: Yes Housing inc. Contact: Dory Wegrzyn

Address: 104 Roma NW, Albuquerque, NM 87102

Phone#: 505-254-1373 Fax#: _____ E-mail: DWegrzyn@yeshousing.org

Architect: Dekker/Perich/Sabatini Contact: Jeremy Shelton

Address: 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109

Phone#: 505-761-9700 Fax#: _____ E-mail: JeremyS@dpsdesign.org

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Jaynes Corporation Contact: Brian O'Connell

Address: 2906 Broadway NE, Albuquerque, NM 87107

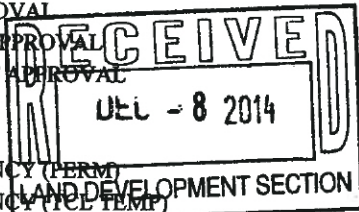
Phone#: 505-345-8591 Fax#: _____ E-mail: brian.oconnell@jaynescorp.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☒ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 12-8-14 By: Jonathan D. Niski

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development