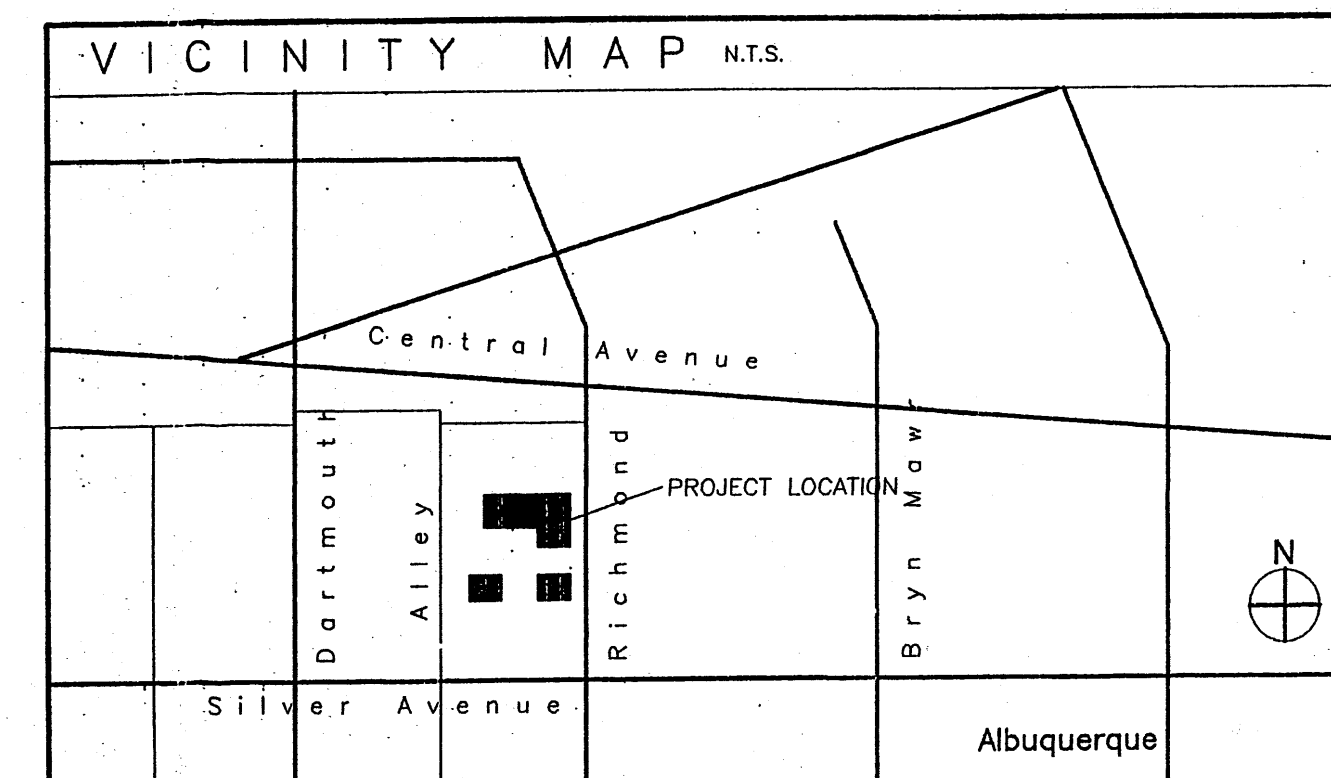




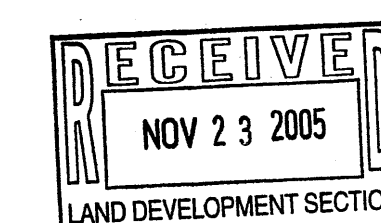
DATE: 12/28/04
REVISION:

FILE NAME: RICHMOND

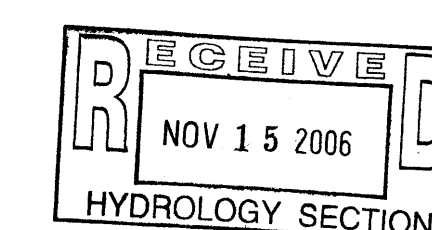
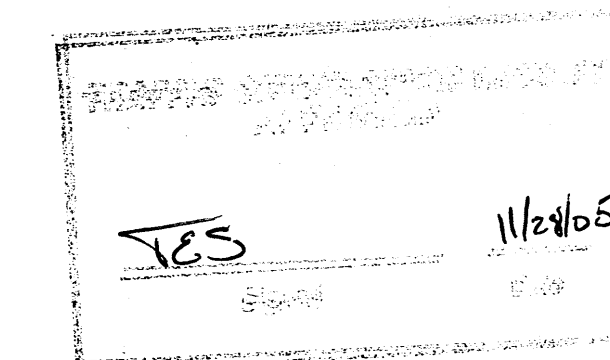


PARKING CALCULATIONS

First Floor Commercial: 2,517 sq. ft. / 200 = 12.5 spaces
Second Floor Residential: 8 Units x 1.5 = 12 spaces
SUB-TOTAL = 24.5 spaces
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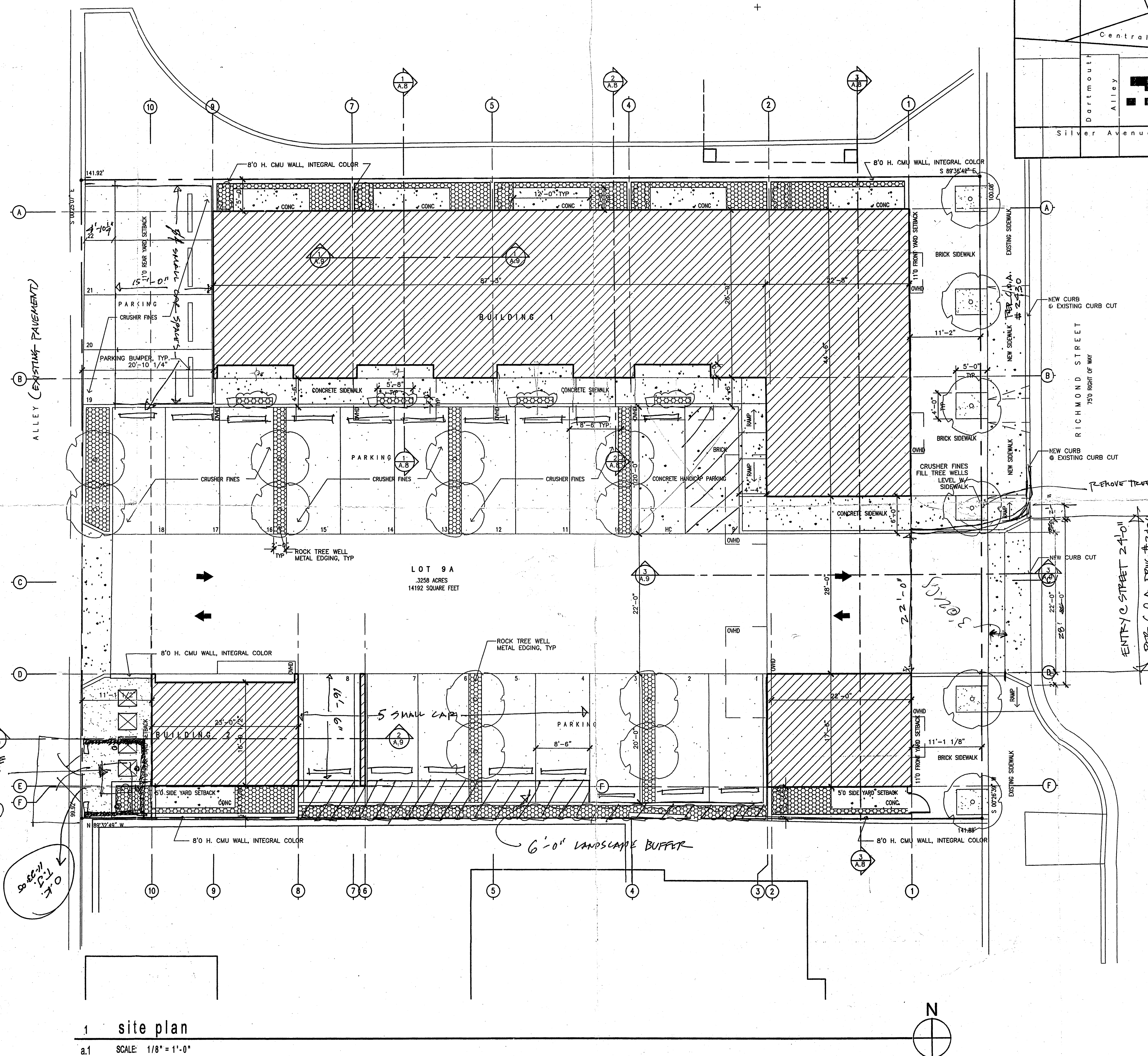


ALBUQUERQUE
BLDG & SAFETY
JAN 25 2005
U.B.C.
PLAN CHECK
SECTION



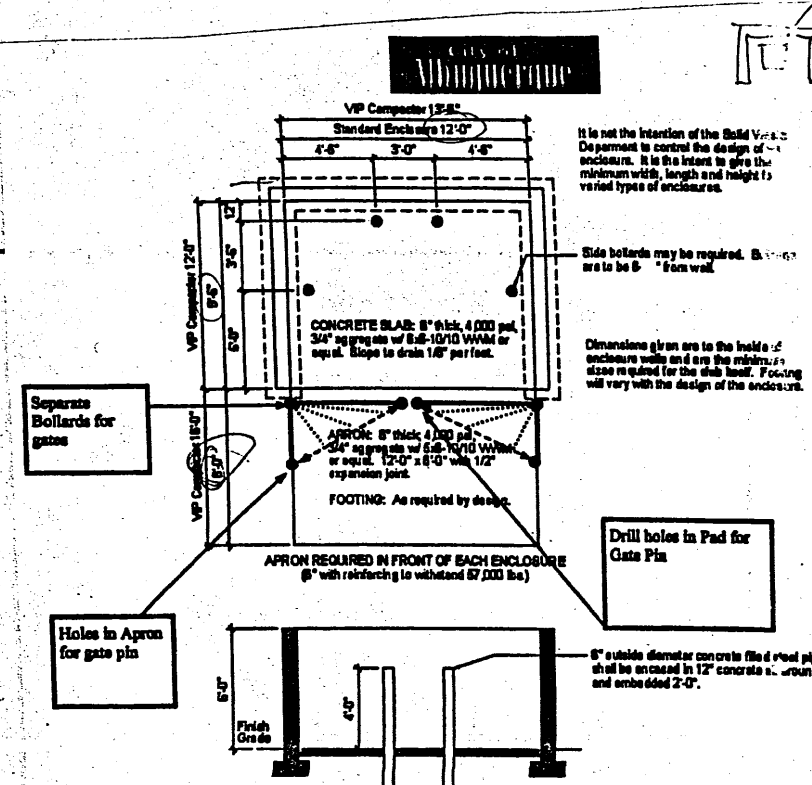
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SHEET: site

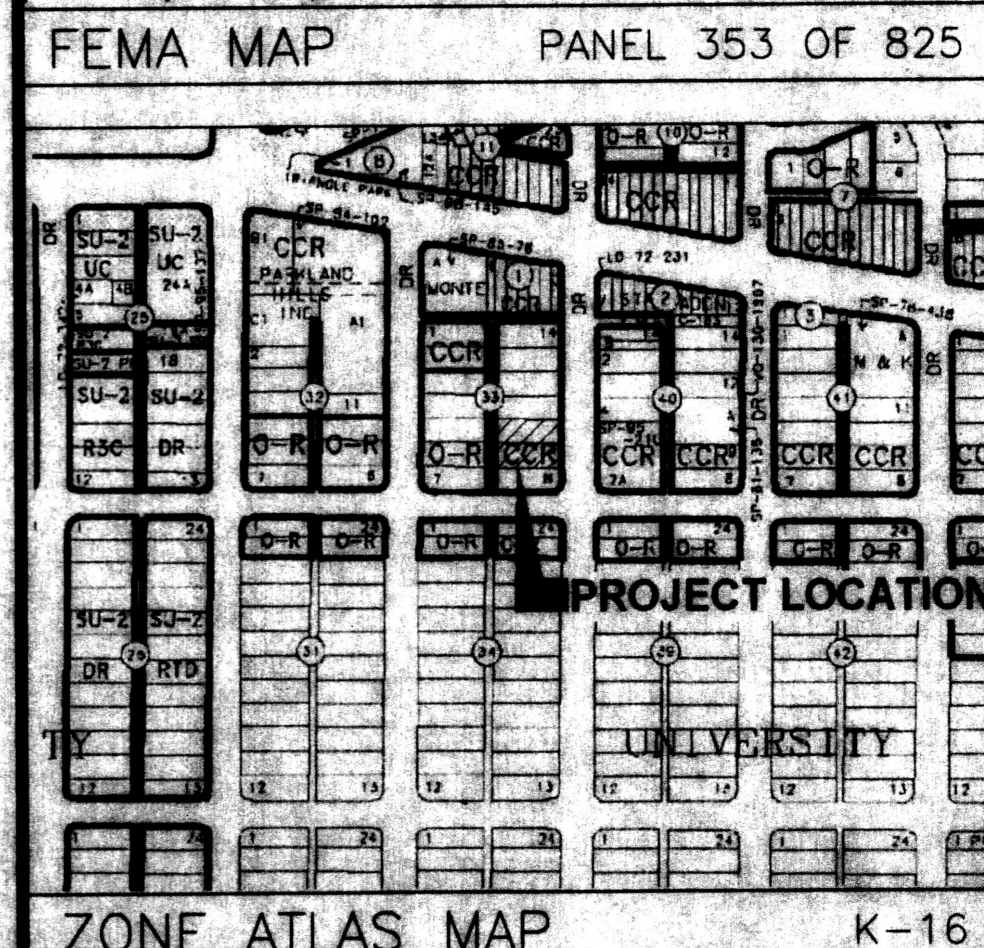
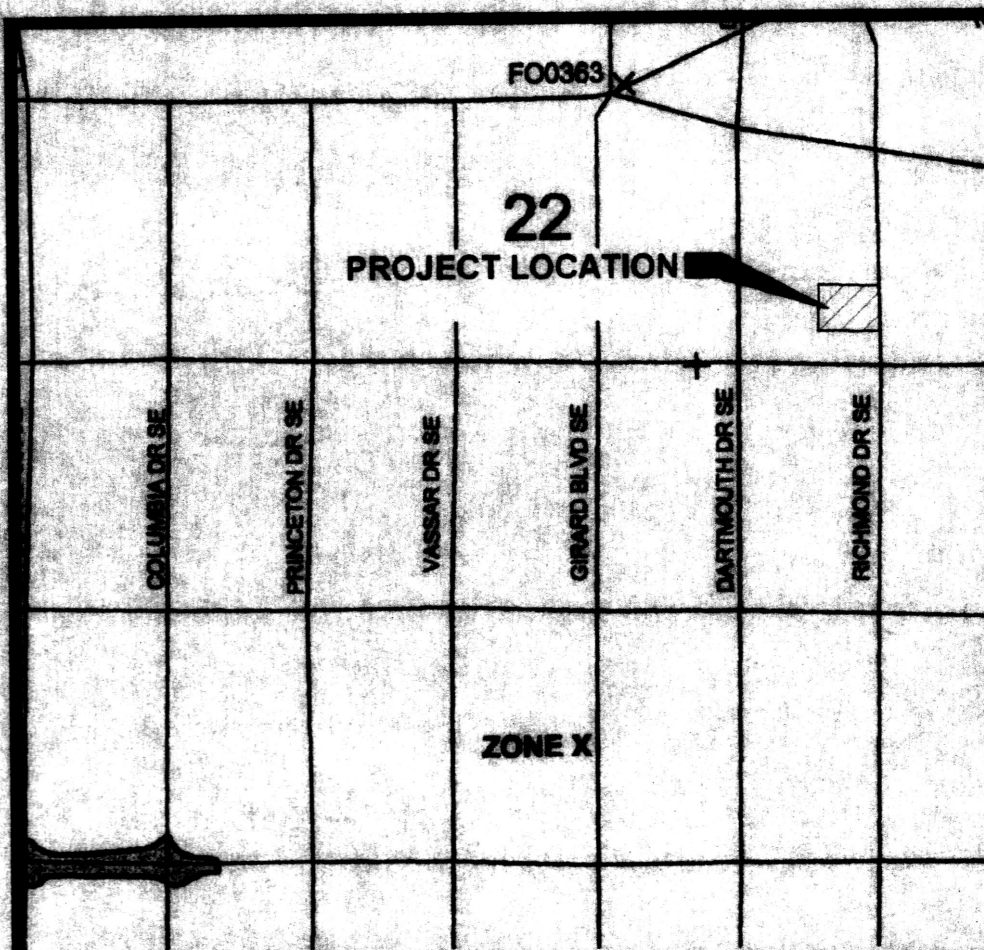


STANDARD ENCLOSURE
PER C.O.A. STANARDS
W/ 1-YARD LIFT PIN
ON CASTERS
(SEE DETAIL SECTION)

SEE DETAIL SECTION
1'-0" x 3'-0"



TRASH ENCLOSURE DETAIL
N.T.S.



LEGAL DESCRIPTION

LOTS NUMBERED 9 AND 10 BLOCK 33, OF THE UNIVERSITY HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME AS IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

UPC NUMBER

LOT 9, 1016-057-320-248-430-04
LOT 10, 1016-057-320-024-343-03

DRAINAGE CALCULATIONS

Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone	2			
100 Year Storm Depth, P (360)	2.35			

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70

Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Roof)		0.33	0.06	0.28
Type "C" (Unpaved Roadway)		0.00	0.07	0.00
Type "B" (Irrigated Lawns)		0.00	0.07	0.00
Type "A" (Undeveloped)		0.00	0.14	0.00

Total (Acres)	0.33	0.33	0.33
---------------	------	------	------

Excess Precipitation(in)	2.12	0.99	1.92
--------------------------	------	------	------

Volume (100), cf	2539.55	1180.41	2296.34
Volume (10), cf	1701.50	790.88	1538.55
Q (100), cfs	1.55	0.84	1.43
Q (10), cfs	1.04	0.56	0.96

Design Narrative

THE PROPERTY CONTAINED WITHIN THIS GRADING AND DRAINAGE PLAN IS LOT 9 AND LOT 10 BLOCK 33, UNIVERSITY HEIGHTS ADDITION LOCATED ON THE EAST SIDE OF RICHMOND BETWEEN CENTRAL BOULEVARD AND SILVER. THE SITE CONTAINS APPROXIMATELY 0.32 ACRES.

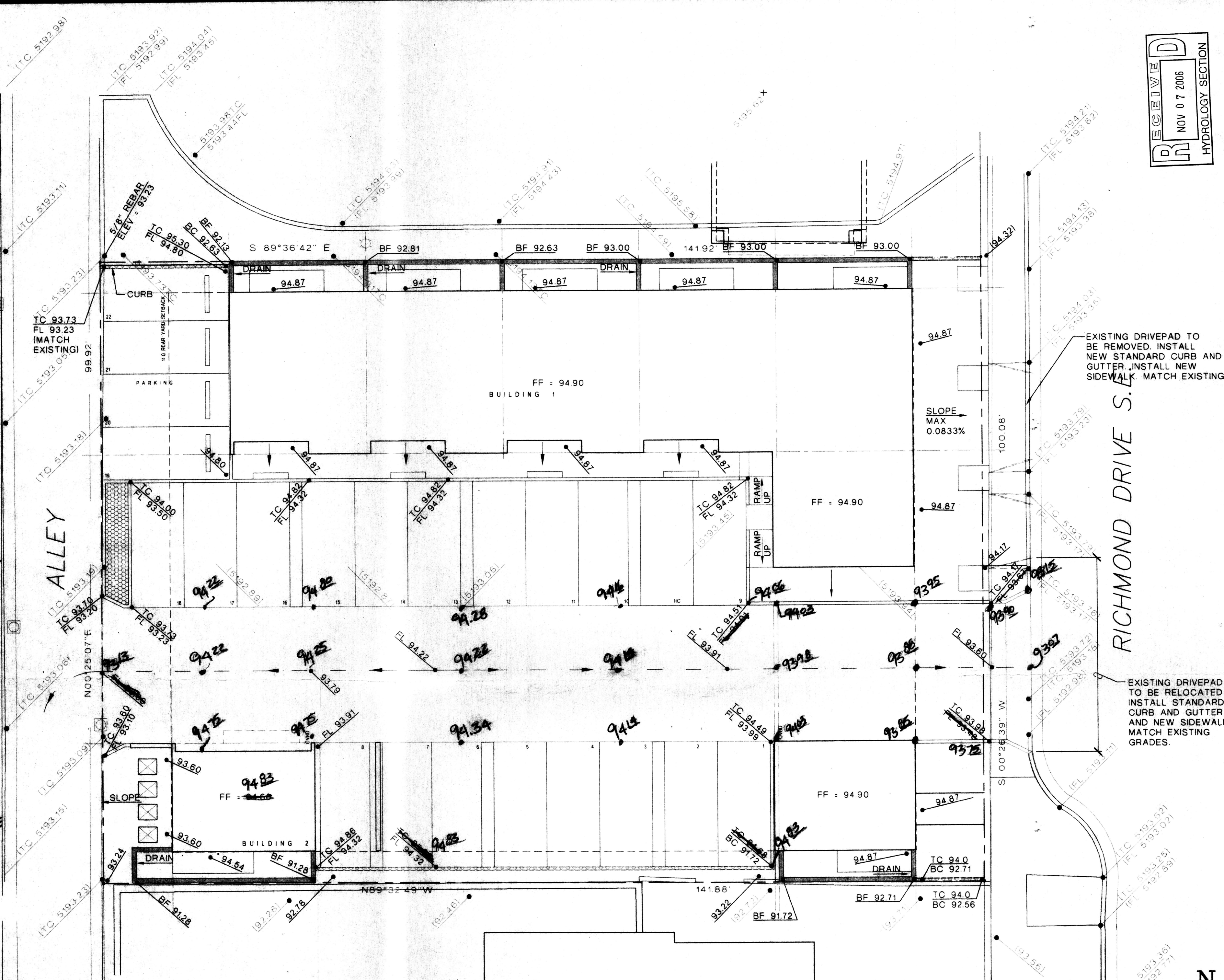
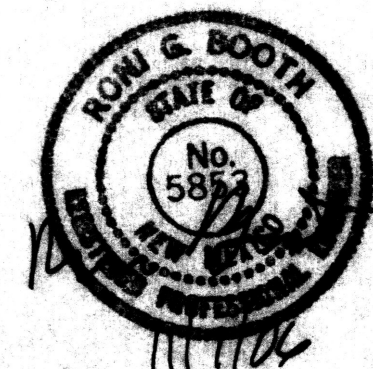
LOT 10 IS CURRENTLY AN UNPAVED VACANT LOT AND LOT 9 IS A FULLY PAVED LOT THAT HAS AN EXISTING RESIDENCE AND DETACHED GARAGE. THE SITE CURRENTLY HAS A MINIMAL SLOPE FROM EAST TO WEST AND DRAINS INTO AN EXISTING ALLEY. THE ALLEY HAS AN ALLEY GUTTER THAT CONVEYS STORM RUNOFF TO SILVER ST. SILVER CONTAINS A STORM DRAIN SYSTEM.

THE SITE WILL BE GRADED SUCH THAT 2/3 OF THE SITE WILL DRAIN TO RICHMOND AND 1/3 WILL DRAIN TO THE ALLEY. THIS WILL PROVIDE SOME RELIEF TO THE ALLEY. THE EXISTING RUNOFF FOR THE SITE IS 1.55 CFS AND THE DEVELOPED RUNOFF IS 1.43 CFS.

THE SITE DOES NOT LIE WITHIN A 100YR FLOODPLAIN.

I, RONI G. BOOTH, NMPE 5853, OF THE FIRM ABR ENGINEERING INC., 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 DECEMBER 30, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID R. VEIL NMPS #8911, FURTHER CERTIFIED THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 2, 2004 AND HAVE PERFORMED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.

THE RECORDED INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



BENCHMARK

A.C.S. 13-L10
Elevation = 5078.225

LOCAL BENCHMARK

THE LOCAL BENCHMARK FOR THIS PROJECT IS THE NORTHWEST CORNER OF LOT 10, BEING A 5/8" REBAR WITH BRASS DISK STAMPED "LS 9750".
Elevation = 5193.23

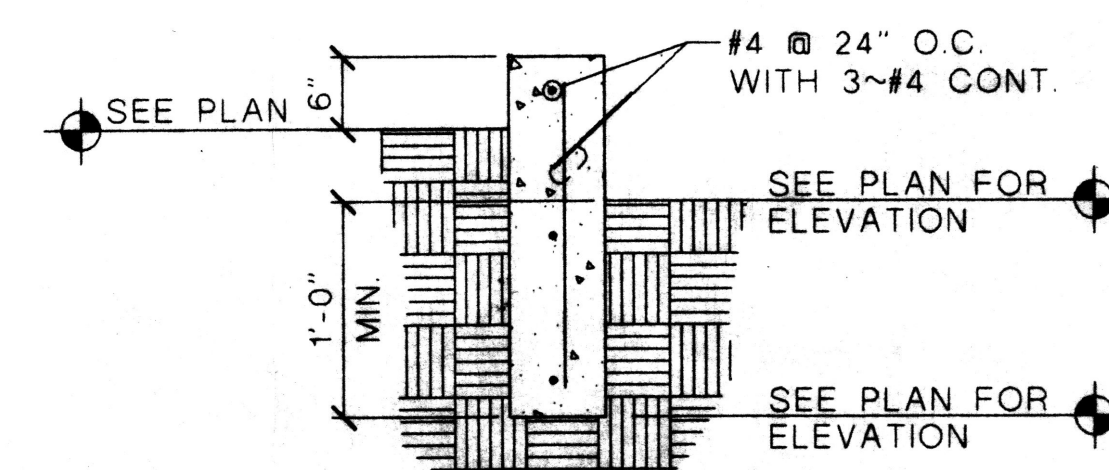
ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

RONI G. BOOTH, NMPE #5853

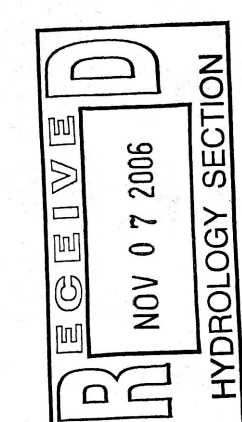
LEGEND

TC XX.XX	PROPOSED TOP OF CURB ELEVATION
FL XX.XX	PROPOSED FLOW LINE ELEVATION
BF XX.XX	BOTTOM OF GARDEN WALL FOOTING
BC XX.XX	BOTTOM OF CURB
(TC XX.XX)	EXISTING TOP OF CURB ELEVATION
(FL XX.XX)	EXISTING FLOW LINE ELEVATION
(XX.XX)	EXISTING SPOT ELEVATION
FF	FINISH FLOOR
SWALE	SWALE
GARDEN WALL	SEE STRUCTURAL
HEADER CURB	SEE THIS SHEET, DETAIL 1
DRAIN	PROVIDE BLOCKOUT IN WALL FOR DRAINAGE

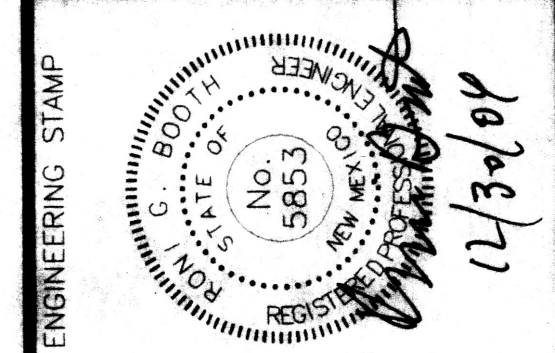


HEADER CURB DETAIL

SCALE: 3/4" = 1'-0"



ABQ
ENGINEERING, INC.
6739 Academy Rd, NE
Suite 130
Albuquerque, NM 87109
505-255-7802
Engineers' Planners
Construction Services



RICHMOND STREET
STUDIOS
ALBUQUERQUE, NEW MEXICO

REV	NO	REV	DATE	DESCRIPTION
1			2/16/2006	
2				
3				
4				
5				
6				
7				
8				
9				
10				

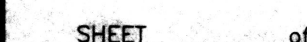
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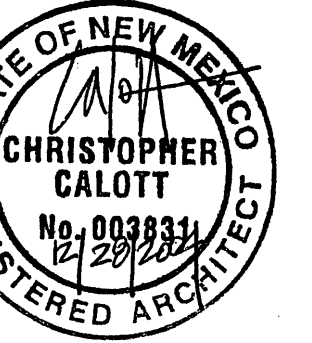
PROJECT NUMBER: 24056
DESIGNED BY: M. GARCIA
DRAWN BY: F. PHILLIPS
CHECKED BY: R. BOOTH
CAD FILE NAME: 056GRAD.DWG

GRADING PLAN

1
C-101

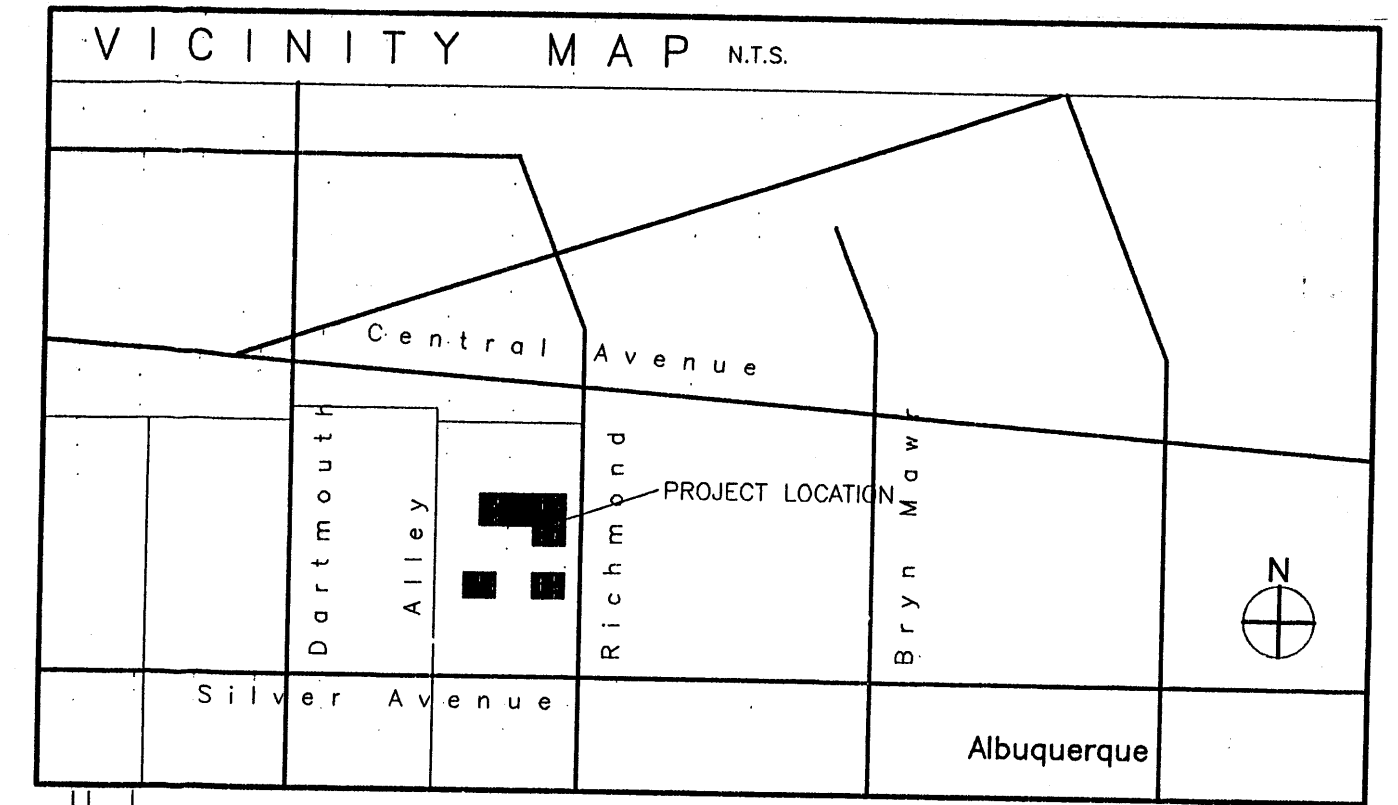
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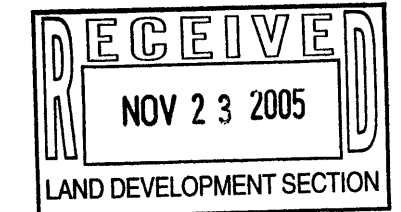
DATE: 12/28/04
REVISION:

FILE NAME: RICHMOND



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JAN 25 2005
U.S.C.
PLAN CHECK
SECTION

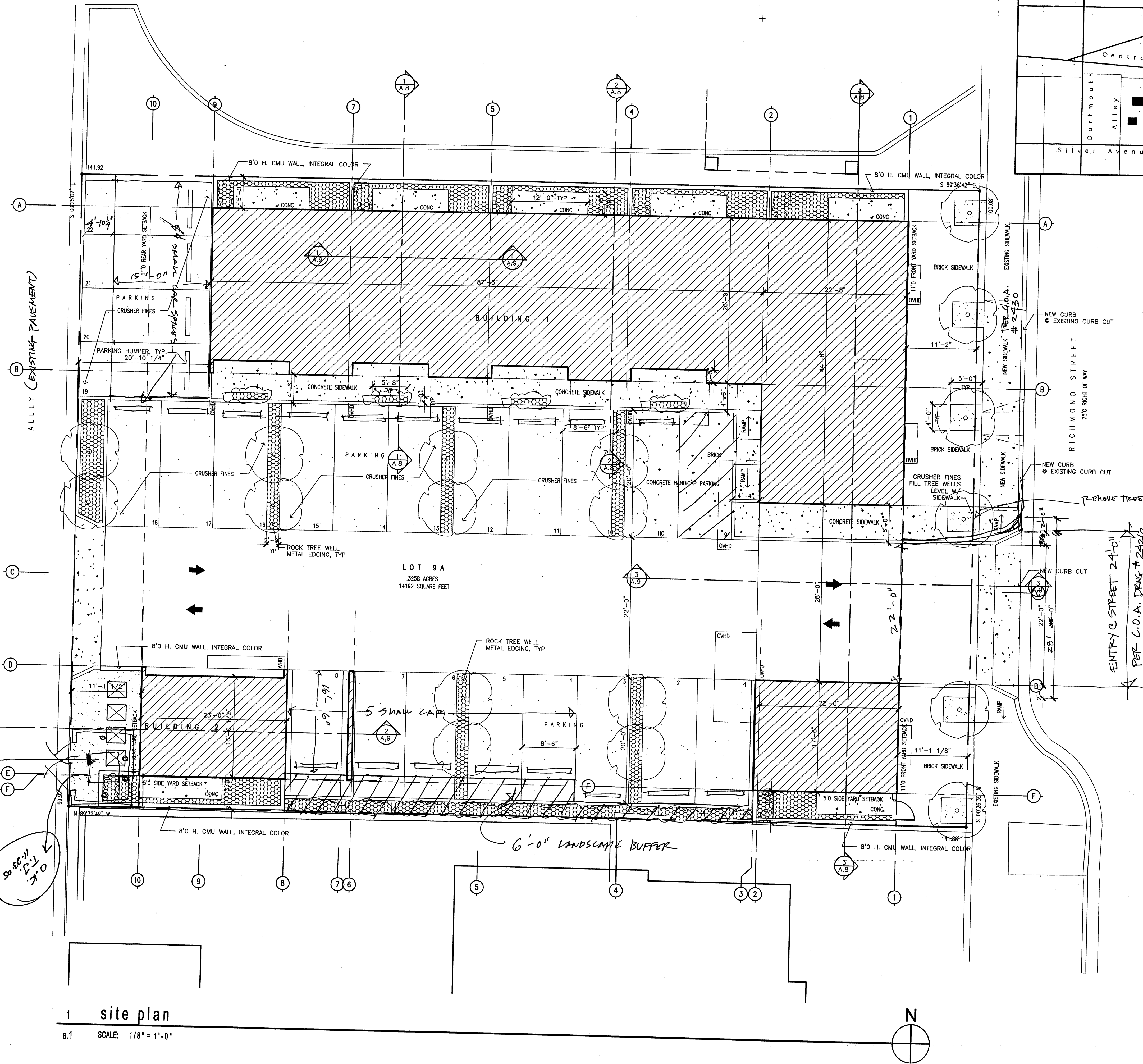
TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: 11/24/05
Date:

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM
CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P 505.982.7878 F 505.984.0990 JUNIPER@CYBERMESA.COM
RICHMOND STREET LIVE/WORK
INFILL SOLUTIONS
RICHMOND
ALBUQUERQUE, NEW MEXICO

a.1

26

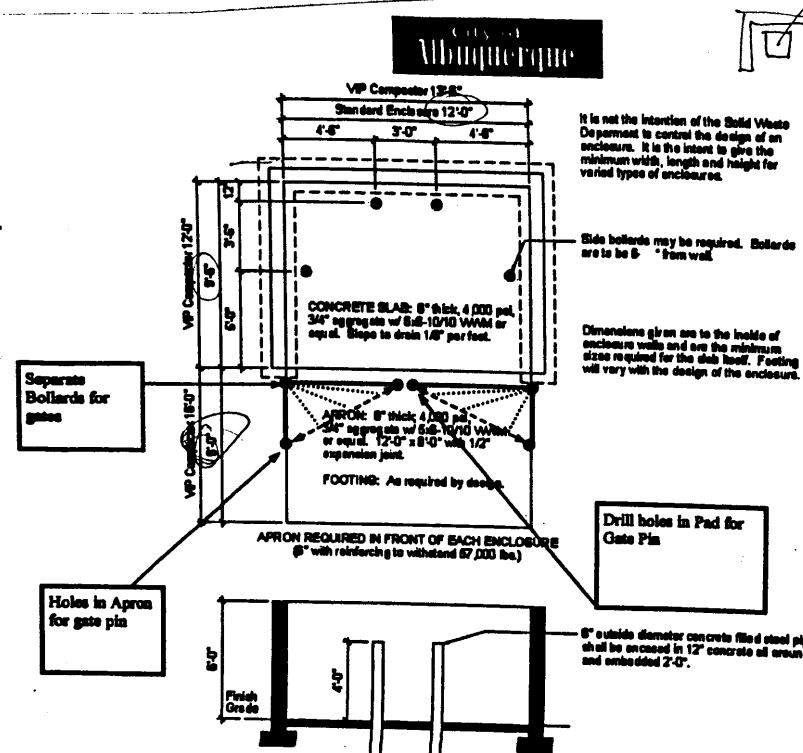
SHEET: site



1 site plan

a.1 SCALE: 1/8" = 1'-0"

STANDARD ENCLOSURE
PER C.O.A. STANDARDS
W/ 4-YARD LIFT BIN
ON CASTERS
(SEE DETAIL BEYON)



TRASH ENCLOSURE DETAIL
N.T.S.