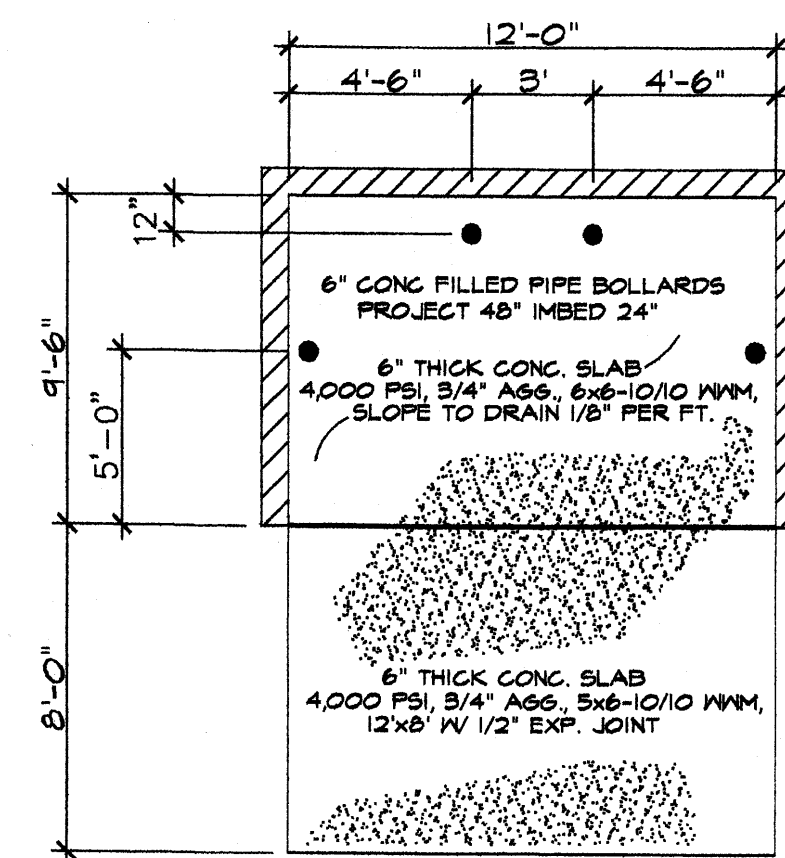
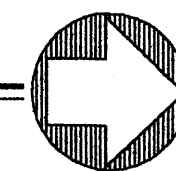


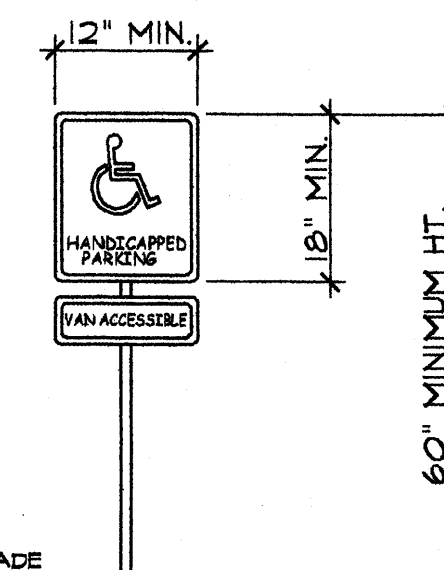
## TRAFFIC CIRCULATION LAY-OUT

SCALE: 1" = 10'-0"



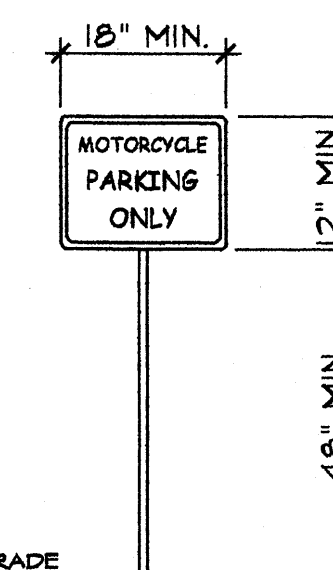
REFUSE ENCLOSURE

N.T.S.



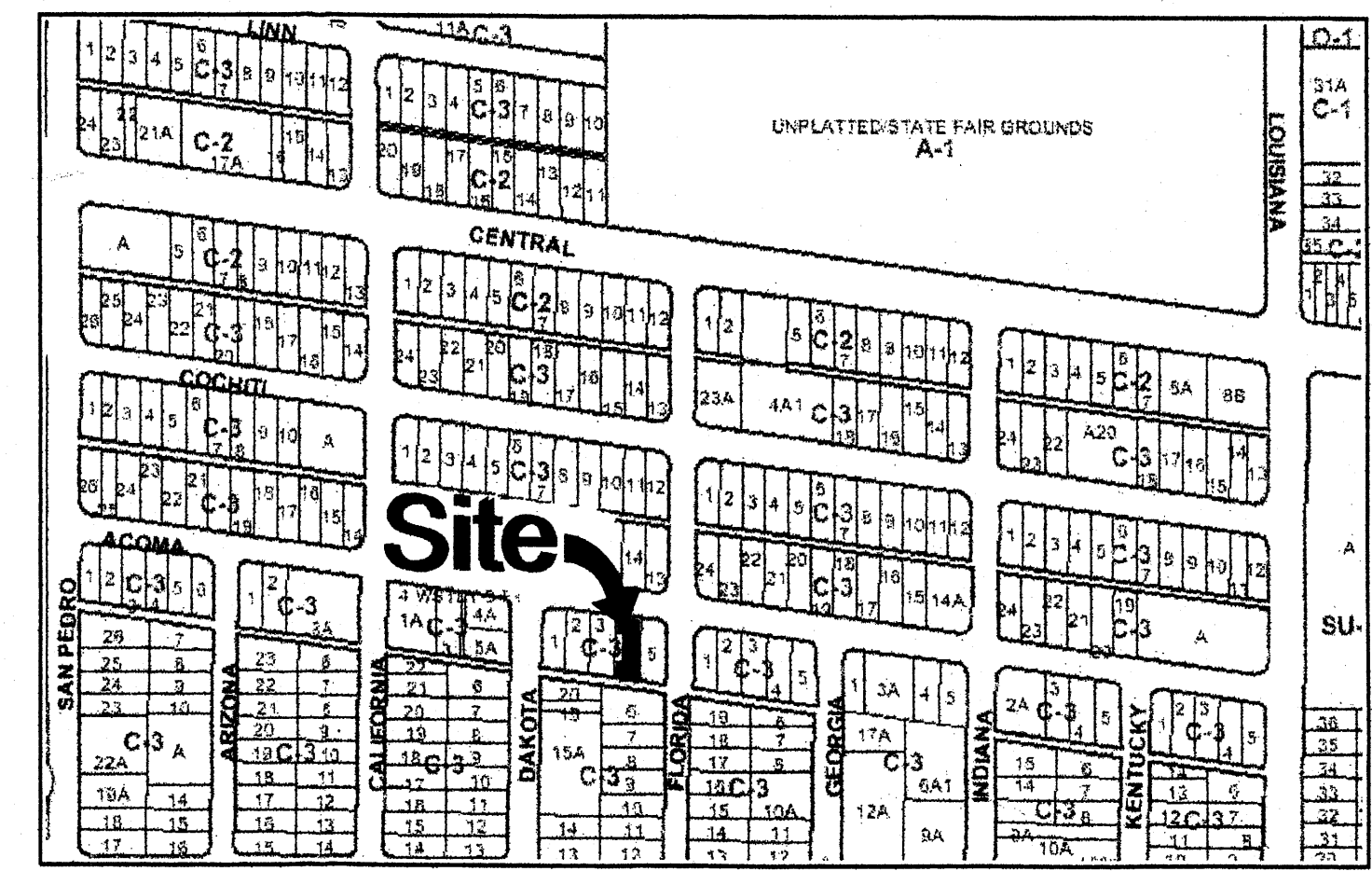
HC PARKING SIGN

N.T.S.



MOTORCYCLE PKG. SIGN

N.T.S.



VICINITY MAP

ZONE MAP K-18

NOT TO SCALE



## SITE DATA

### LEGAL DESCRIPTION

LOT 4, BLOCK 7,  
FAIRGROUNDS ADDITION  
6612 ACOMA SE  
ZONE MAP K-18  
ZONED: C-3

### PROJECT DESCRIPTION

#### NEW BUILDING USE:

SHEET METAL BUSINESS OFFICE AND FABRICATION SHOP  
3,185 SF, SINGLE STORY, PRE-ENGINEERED METAL BUILDING

OCCUPANCY TYPE "B" & "F-2"  
(PER CHAPTER 9, 2008 IBC)

OCCUPANT LOAD = (9)  
(PER TABLE 1004.1.2, 2008 IBC)  
SEE PERMIT SET COVER SHEET FOR DETAILED INFO

### PARKING DESIGN DATA

1 SPACE REQUIRED PER 200sf OFFICE SPACE  
TOTAL OFFICE SF = 600 SF / 200  
TOTAL SPACES REQUIRED..... 3 SPACES  
TOTAL SPACES PROVIDED..... 3 SPACES  
INCLUDES (1) HC ACCESSIBLE SPACE - (1) REQ'D  
(VAN ACCESSIBLE)  
INCLUDES (1) MOTORCYCLE SPACE  
INCLUDES (1) BICYCLE RACK

TRANSPORTATION  
APPROVED

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
4/5 11/20/07  
Signed: [Signature]  
Date: 11/20/07

JAN 09 2008  
HISTORICAL  
SECTION

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
1285  
11-14-07

REVISION  
11/05/07

THESE PLANS HAVE BEEN PREPARED AND CONSTRUCTION SHALL BE FOR THE EXCLUSIVE USE OF THE CLIENT. THEY SHALL NOT BE USED FOR CONSTRUCTION BY OTHERS WITHOUT WRITTEN CONSENT.

SHIVER CONSTRUCTION CO.  
DESIGN BUILD  
ALBUQUERQUE, NEW MEXICO 87102  
408 BROADWAY BLVD SE  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 344-3461 FAX (505) 764-8198  
www.ShiverConstructionCompany.com

A NEW SHEET METAL SHOP FOR:  
AIRE-MECHANICAL, INC.  
6612 ACOMA S.E.  
ALBUQUERQUE, NEW MEXICO

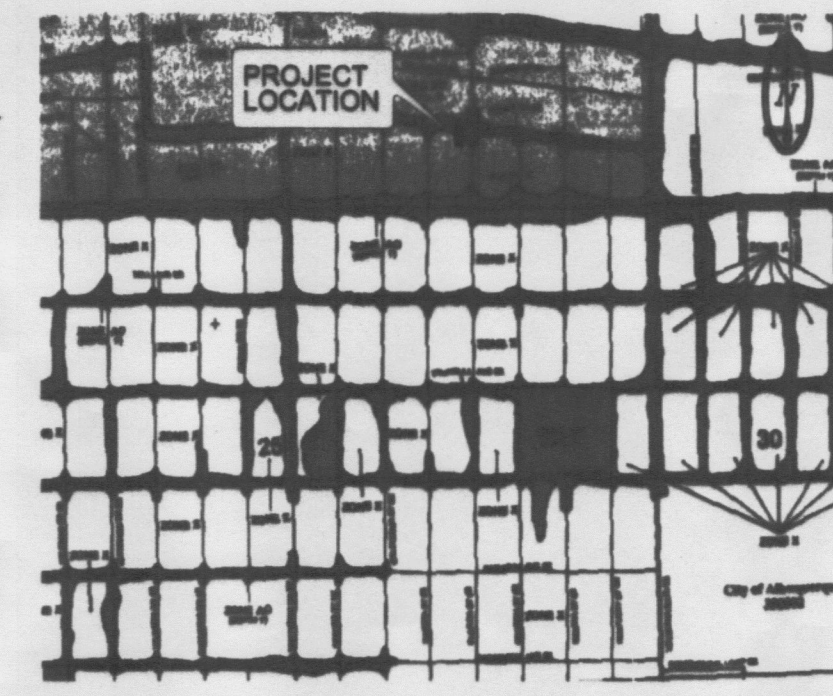
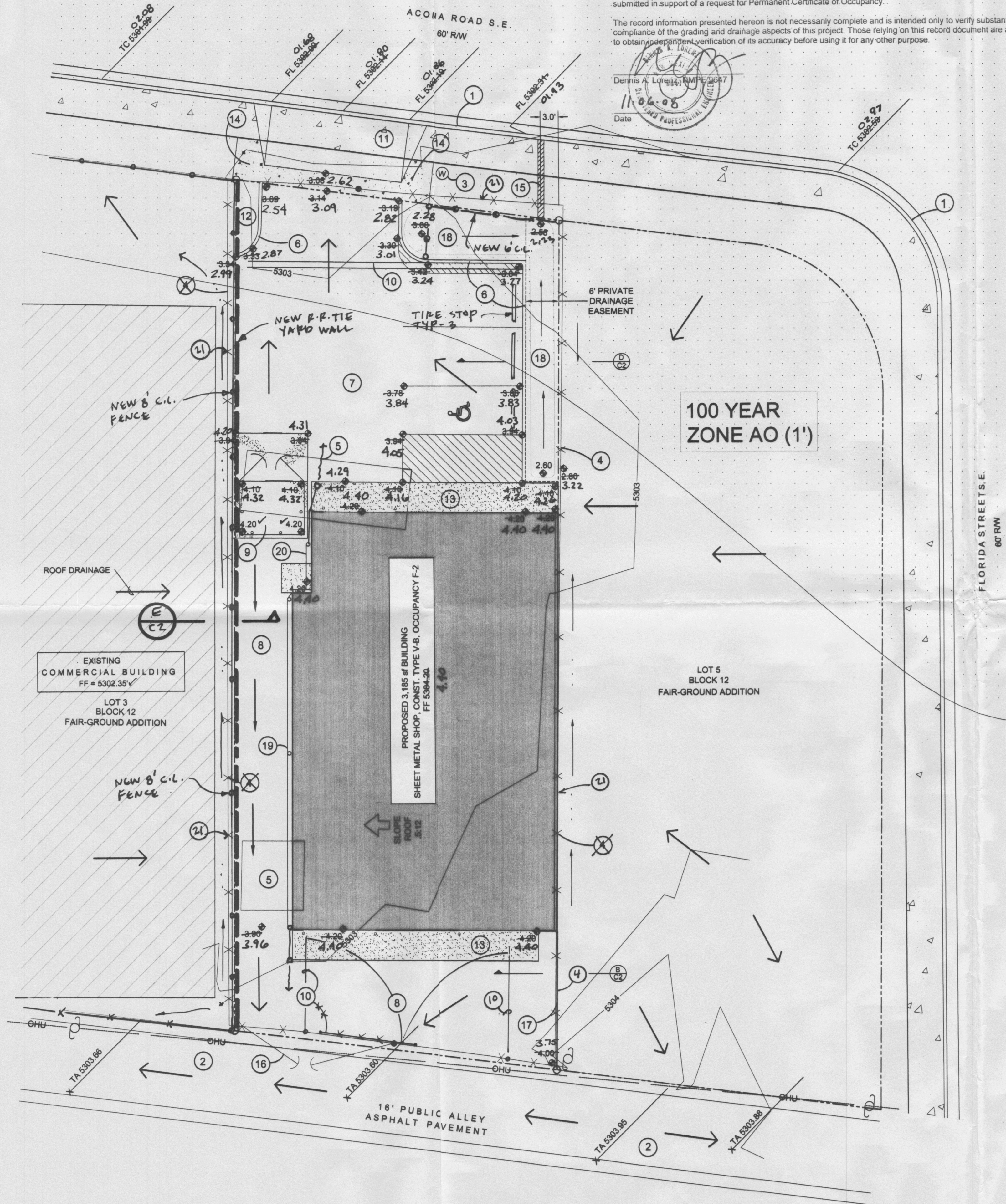
SUPPLEMENTAL SHEET  
TCL  
FOR  
BUILDING PERMIT  
8/08/07  
DATE  
C-27005  
PROJECT NO.

# HYDROLOGY CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

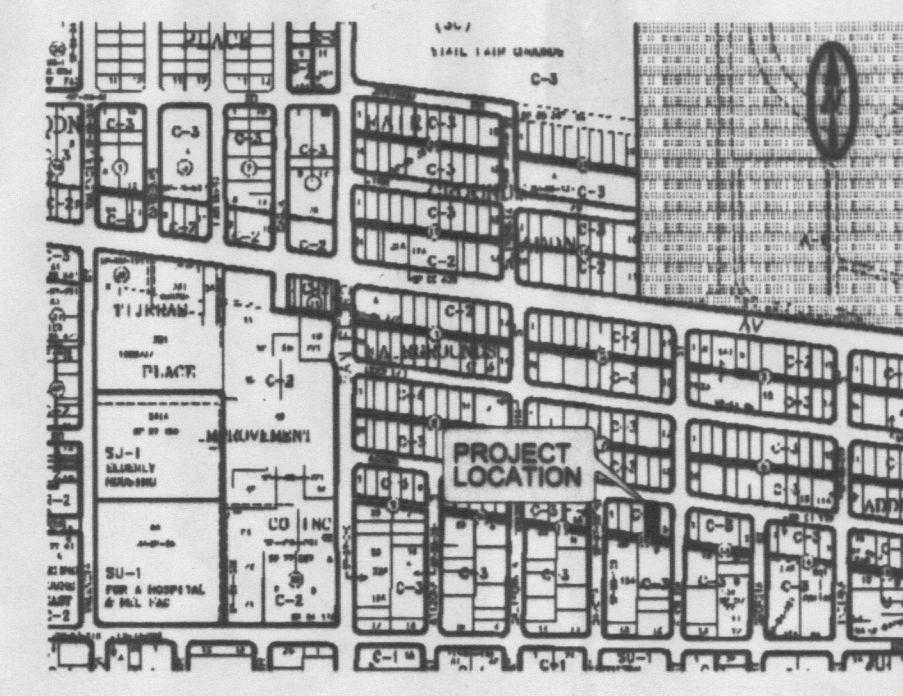
I, Dennis A. Lorenz, NMPE 9647, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 08-20-2007. The record information edited onto the original design document 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 Permanent Certificate of Occupancy.

The record 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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

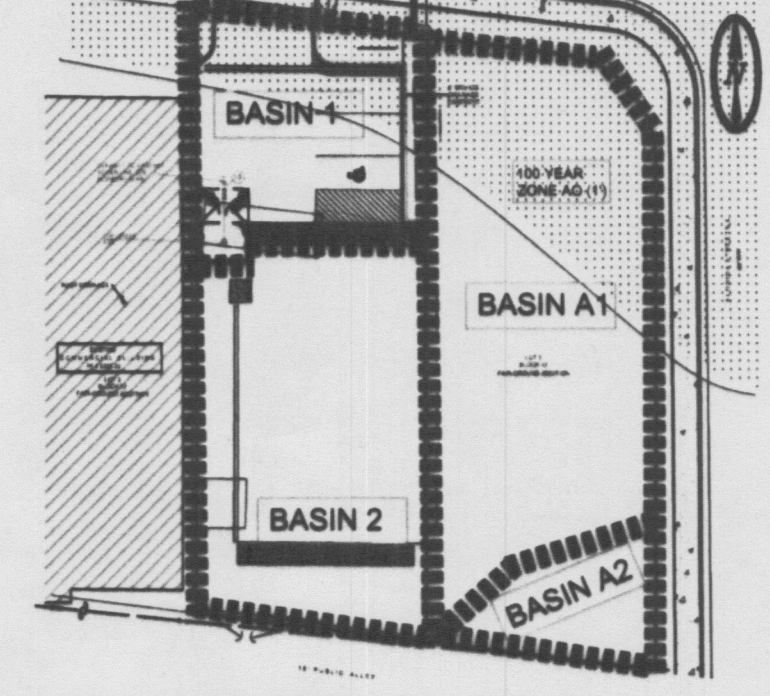
Dennis A. Lorenz, NMPE 9647  
Date 11-06-08  
Professional Engineer



FIRM PANEL 35001C0354E NTS



LOCATION MAP K-18-Z NTS



DRAINAGE BASIN MAP NTS

## GRADING & DRAINAGE PLAN

### PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE RE-DEVELOPMENT OF THE PROPERTY FOR AIRE MECHANICAL BY CONSTRUCTING A NEW COMMERCIAL BUILDING. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT BUILDING PERMIT APPLICATION.

### EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 0.21 ACRES AND IS LOCATED AT 6612 ACOMA SE. THE UNDEVELOPED PROPERTY IS BOUNDED TO THE NORTH BY ACOMA ROAD, TO THE SOUTH BY A 16 FOOT PUBLIC PAVED ALLEY, TO THE WEST BY A COMMERCIAL BUILDING AND TO THE EAST BY AN UNDEVELOPED PARCEL OF LAND. CURRENTLY, ON-SITE RUNOFF DRAINS NORTH ONTO ACOMA AND SOUTH ONTO THE 16 FOOT ALLEY. OFFSITE RUNOFF, FROM THE ROOF OF THE EXISTING COMMERCIAL BUILDING TO THE WEST, DRAINS NORTH AND SOUTH ALONG THE WEST PROPERTY LINE. TO THE EAST, THE HIGHER ELEVATED UNDEVELOPED LOT DRAINS NORTH AND SOUTH ALONG THE EAST END OF THE PROPERTY LINE.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE. A 100 YEAR - AO ZONE (DEPTH = 1 FOOT) IMPACTS THE NORTHERLY PORTION OF THE SITE. THE REMAINDER OF THE SITE IS WITHIN ZONE X (500 YEAR).

### PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE RE-DEVELOPED BY CONSTRUCTING A 3185 SF COMMERCIAL BUILDING.

ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES, CONVEYING RUNOFF TO ACOMA AND THE ALLEY. THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS.

THE NORTHERN PORTION OF THE SITE (BASIN 1) RUNOFF WILL DRAIN ONTO ACOMA AND THE SOUTHERN PORTION (BASIN 2) ONTO THE ALLEY. THE OFFSITE RUNOFF FROM THE WEST FROM THE EXISTING COMMERCIAL BUILDING WILL DRAIN ONTO ACOMA AND THE ALLEY ALONG THE WEST PROPERTY LINE. OFFSITE RUNOFF FROM THE NORTHERN PORTION OF THE UNDEVELOPED LOT TO THE EAST (BASIN A1) WILL DRAIN INTO THE SITE WITHIN A LANDSCAPED DEPRESSION THAT DRAINS TO ACOMA. A SIDEWALK CULVERT WILL BE CONSTRUCTED TO DRAIN THE DEPRESSION TO ACOMA. A DRAINAGE EASEMENT WILL BE GRANTED TO LOT 5 TO ALLOW DRAINAGE THROUGH THE SITE. THE SOUTHERN PORTION (BASIN A2) WILL DRAIN UNALTERED ONTO THE ALLEY. SINCE THIS IS AN INFILL SITE, NO ON-SITE PONDING IS REQUIRED.

AS SHOWN BY THE PLAN, THE PROPOSED BUILDING IS TO BE CONSTRUCTED OUTSIDE OF, AND ELEVATED APPROXIMATELY 1.0 FOOT ABOVE THE MAPPED 100 YEAR FLOOD PLAIN.

### TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SILT FENCING IS RECOMMENDED ALONG THE DOWNSTREAM CONSTRUCTION BOUNDARIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS.

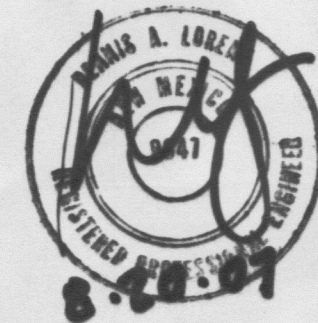
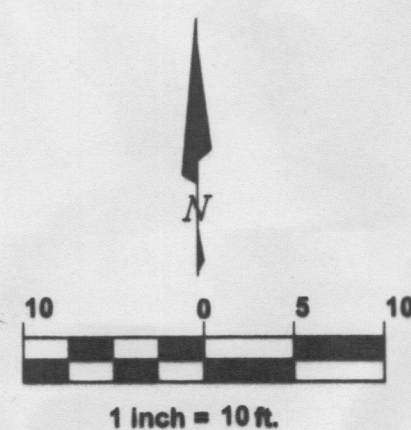
### CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

### DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are top of pavement unless noted otherwise.

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.



## LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
HEADER CURB		
OVERHEAD UTILITY WITH POWER POLE	OHU	16.7
SPOT ELEV.		
RIGHT OF WAY EASEMENT	PP	PP
POWER POLE (GUYYED)	EX TC 16.2	TC 16.2
TOP OF CURB ELEV.		
CONTOUR W/ ELEVATION	4992	92
BASIN DIVIDE		
ASPHALT PAVING		
DRAINAGE SWALE		
DIRECTION OF FLOW		
R.R. TIE YARD WALL		
NEW C.L. FENCE		

### KEYED NOTES

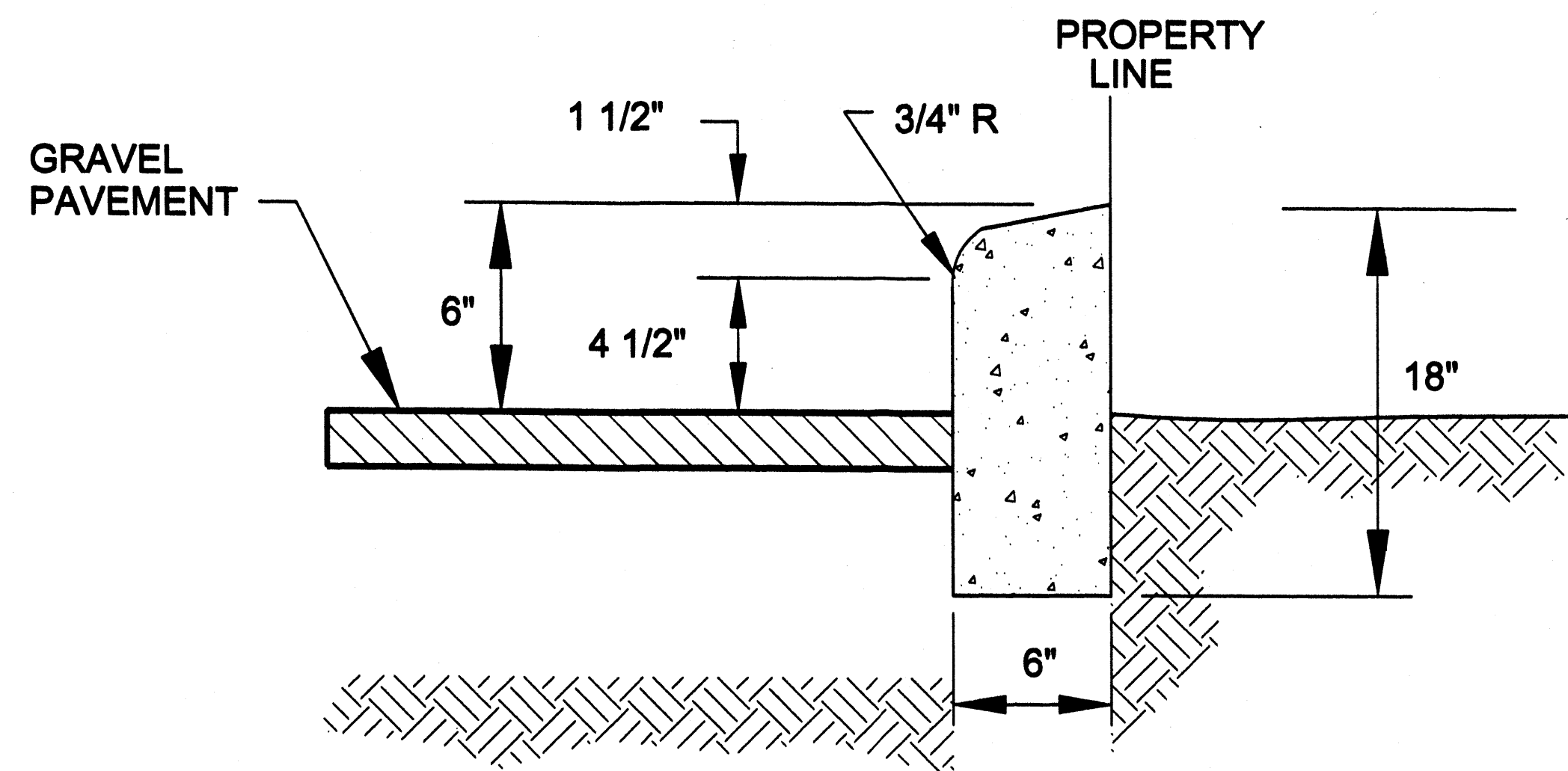
1. EXISTING STANDARD CONCRETE CURB AND GUTTER.
2. EXISTING ASPHALT PAVEMENT.
3. EXISTING WATER METER.
4. EXISTING CHAIN LINK FENCE TO REMAIN.
5. REMOVE AND DISPOSE CONCRETE SLAB.
6. CONSTRUCT 6" CONCRETE CURB.
7. CONSTRUCT ASPHALT PAVEMENT.
8. CONSTRUCT AGGREGATE BASE PAVEMENT.
9. CONSTRUCT REFUSE ENCLOSURE.
10. SEE SITE PLAN.
11. CONSTRUCT NEW 36" CHAIN LINK BUILDING GATE.
12. REMOVE AND DISPOSE EXISTING CONCRETE CURB AND GUTTER. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG 2425.
13. LANDSCAPING.
14. CONSTRUCT CONCRETE SIDEWALK.
15. CONSTRUCT 12" SIDEWALK CULVERT PER COA STD DWG 2236.
16. REMOVE AND SALVAGE EXISTING GATE.
17. CONSTRUCT CONCRETE HEADER CURB.
18. CONSTRUCT LANDSCAPED DRAINAGE DEPRESSION.
19. CONSTRUCT ROOF GUTTER. DRAIN ROOF FLOW TO SOUTHWEST BUILDING CORNER.
20. CONSTRUCT ROOF GUTTER. DRAIN ROOF FLOW TO NORTHWEST BUILDING CORNER.
21. REMOVE + SALVAGE EX. C.L. FENCE.

PROJECT HYDROLOGY									
AHYMO									
AIRE MECHANICAL									
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	0.21	0.00	0.00	0.21	0.00	1.29	0.7	0.023	
A	0.21	0.00	0.00	0.08	0.15	2.04	1.0	0.036	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
1	0.10	0.00	0.01	0.09	1.08	0.5	0.0068		
2	0.11	0.00	0.00	0.02	0.08	1.12	0.5	0.0103	
A-1	0.18	0.00	0.00	0.03	0.15	1.12	0.8	0.0168	
A-2	0.03	0.00	0.00	0.00	0.03	2.36	0.2	0.0059	

PROJECT DATA		MAPPING	
PROPERTY ADDRESS	6612 ACOMA RD. SE	ALL PROJECT SURVEYING	BY HARRIS SURVEYING, INC.
LEGAL DESCRIPTION	LOT 4 BLOCK 12, FAIR-GROUND ADDITION	DATE	JANUARY, 2007
PROPERTY ZONING	C-3	PROJECT BENCHMARK	ACS MONUMENT "13-K18"
		ELEVATION	5308.56 FEET

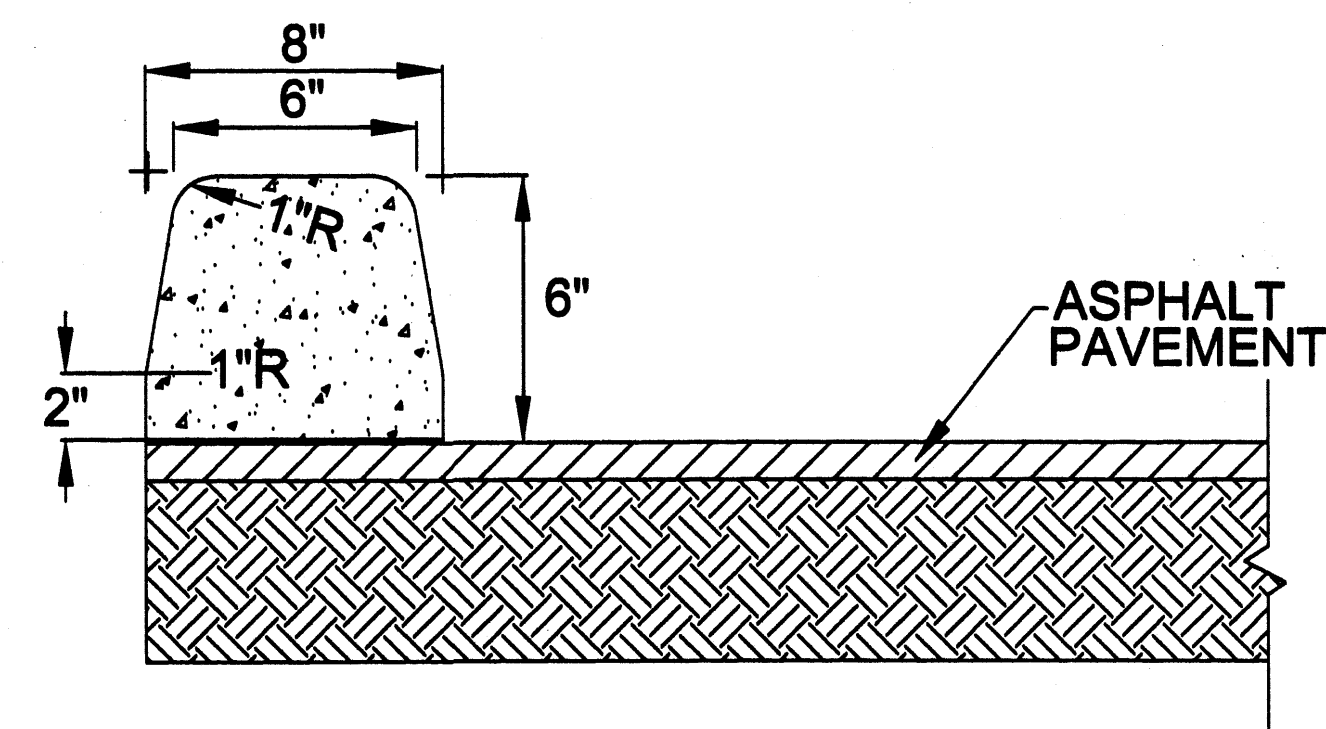
**BRASHER & LORENZ**  
CONSULTING ENGINEERS  
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200  
Albuquerque, New Mexico 87110  
Phone: (505) 888-0088 Fax: (505) 888-6188

RECEIVED  
NOV 17 2008  
HYDROLOGY SECTION



CONCRETE HEADER CURB  
NTS

A  
C2



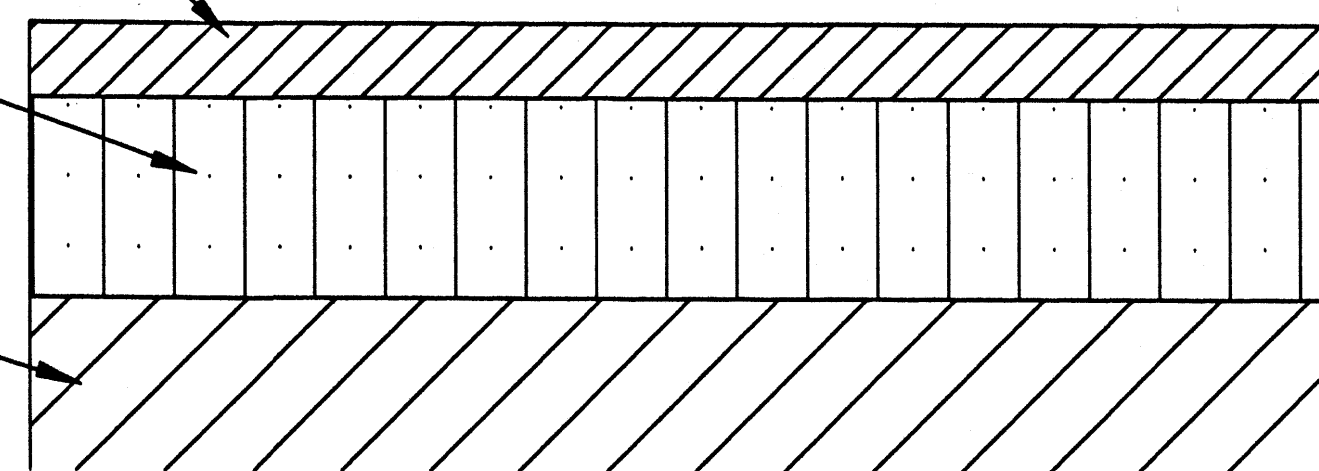
6" EXTRUDED CURB DETAIL  
NTS

B  
C2

3" - ASPHALTIC CONCRETE PAVEMENT  
GRADATION "B" PER SPECIFICATIONS

\*12" COMPACTED SUBGRADE  
OR GRANULAR SUB-BASE  
@ 95% ASTM D- 1557

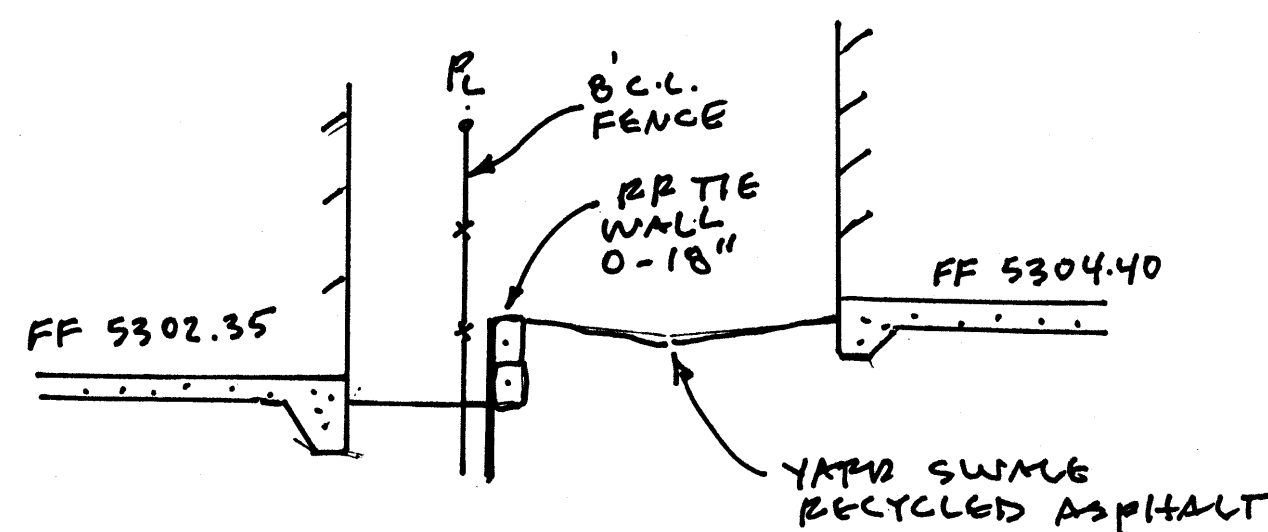
COMPACTED  
SUBGRADE @  
90% ASTM D-1557



ASPHALT PAVEMENT SECTION  
AUTOMOBILE PARKING

NTS

C  
C2

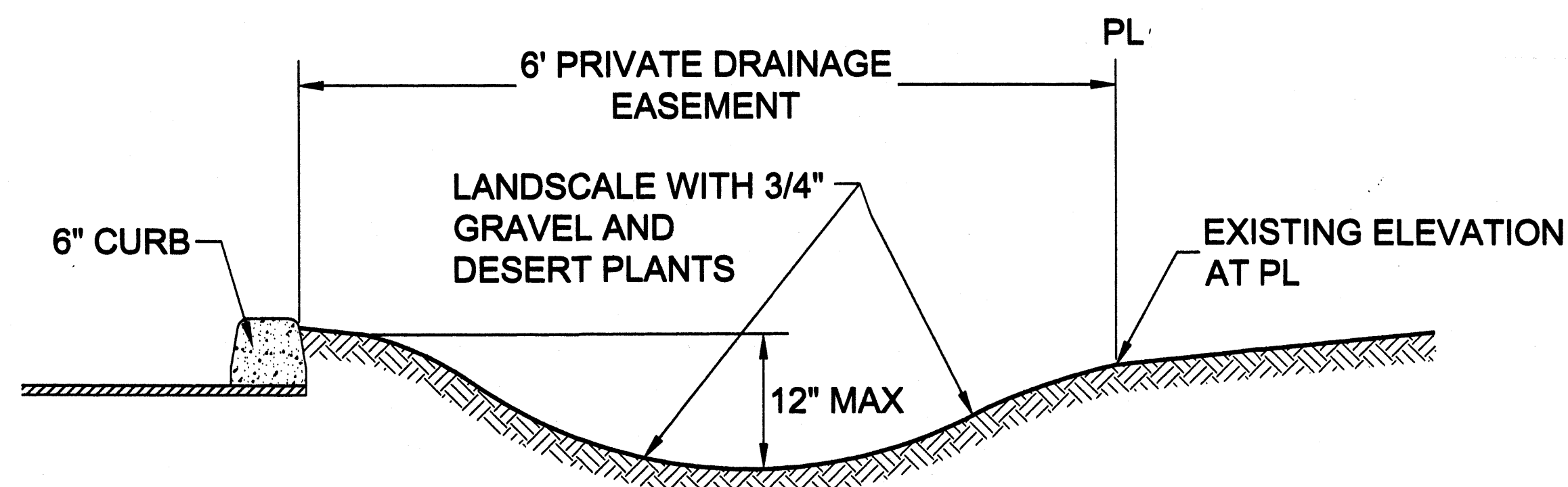


SIDEYARD SECTION

AS-BUILT 11.6.08

NTS

E  
C2



LANDSCAPED DEPRESSION  
NTS

D  
C2

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY  
NOTICE TO CONTRACTOR

1. AN EXCAVATION 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 HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1988 EDITION, AS AMENDED THROUGH UPDATE NO. 7.
3. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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 ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS

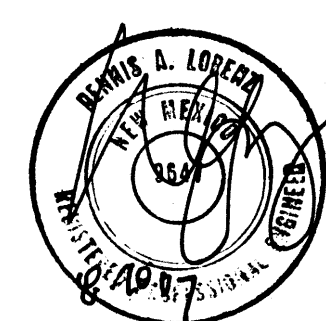
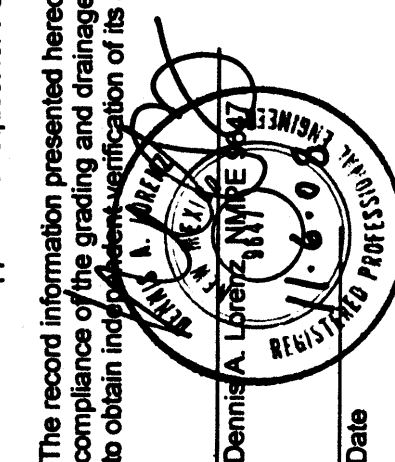
INSPECTOR

DATE

HYDROLOGY CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMEPE 9847, of the firm Brasher and Lorenz, 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 hydrology plan dated 08-20-2007. 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 Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. These relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



REVISION

SEE PLAN FOR REVISIONS  
REVISIONS TO BE MADE BY THE  
DESIGNER AND APPROVED BY THE  
ENGINEER. NO CHANGES TO BE  
MADE WITHOUT WRITTEN CONSENT.

SHIVER CONSTRUCTION CO.  
DESIGN BUILD  
ALBUQUERQUE, NEW MEXICO 8702  
PHONE (505) 344-3461 FAX (505) 764-8198  
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A NEW SHEET METAL SHOP FOR:  
AIRE-MECHANICAL, INC.  
ALBUQUERQUE, NEW MEXICO  
6612 ACOMA S.E.

SHEET  
C2  
of  
8  
TOTAL PAGES  
NOV 17 2008  
DATE  
C-26002  
PROJECT NO.



BRASHER & LORENZ  
CONSULTING ENGINEERS  
2201 San Pedro Blvd, NE Bldg. 1, Suite 1200  
Albuquerque, New Mexico 87110  
Phone: (505) 888-6088 Fax: (505) 888-6188

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DATE  
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PROJECT NO.