

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 12, 1988

Jake Bordenave, P.E.
DMJM
6501 Americas Parkway, NE Suite 690
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ALBUQUERQUE MANOR LOTS A & B
(K-19/D40) ENGINEER'S STAMP DATED SEPTEMBER 27, 1988

Dear Mr. Bordenave:

Based on the information provided on your submittal of September 27, 1988, the above referenced plan is approved for Building Permit.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

Also, no developed runoff from the roof area is allowed to pond adjacent to the building, all runoff must be routed towards the asphalt area.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,


Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+878)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALBUQUERQUE MANON ZONE ATLAS/DRNG. FILE #: K191040

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 500 LOUISIANA NCENGINEERING FIRM: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

OWNER: S. LEFKOWITZ CONTACT: S. LEFKOWITZADDRESS: _____ PHONE: 708-564-1880ARCHITECT: GORDON HALL CONTACT: GORDON HALLADDRESS: P.O. Box 33 PHONE: 858-8156

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: DAN SULLIVAN CONTACT: DAN SULLIVANADDRESS: _____ PHONE: 873 4808

TYPE OF SUBMITTAL:

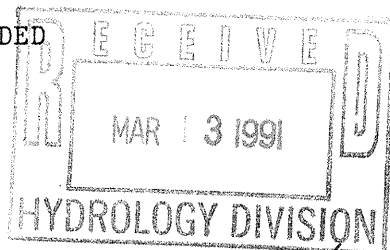
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 03-08-91BY: [Signature]

☒ OTHER _____ (SPECIFY)
 SIGN OFF AS PER BERNIE
 F.W. FL TO MATCH EXISTING
 ADJUT CENT.

SURETY'S CERT REQ'D
 AT COMPLETION FOR
 CO.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 15, 1991

Gordon Hall
Post Office Box 33
Albuquerque, New Mexico 871

RE: DRAINAGE PLAN FOR AN ADDITION TO ALBUQUERQUE MANOR
(K-19/D40) ARCHITECTS STAMP #1005

Dear Mr. Hall:

Based on the information provided on your submittal of March 13, 1991, the above referenced plan is approved for Building Permit.

Prior to Certificate of Occupancy release, finish floor certification will be required.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernof Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+878)

PUBLIC WORKS DEPARTMENT

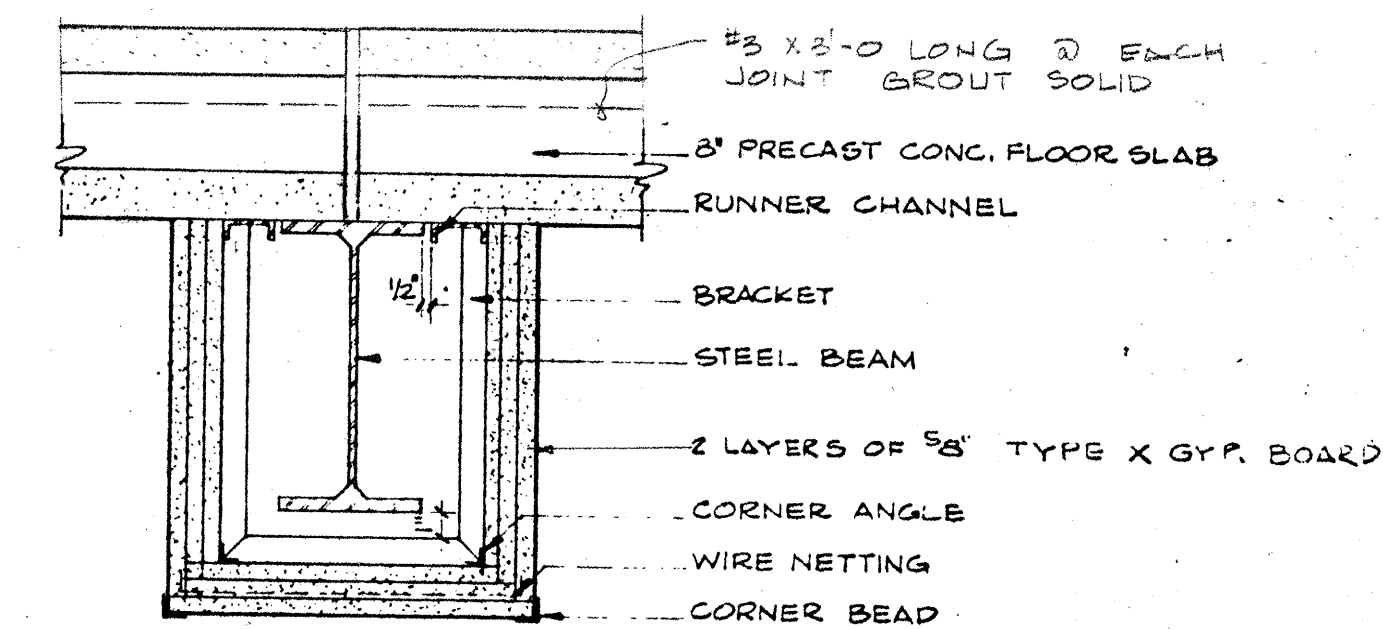
Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

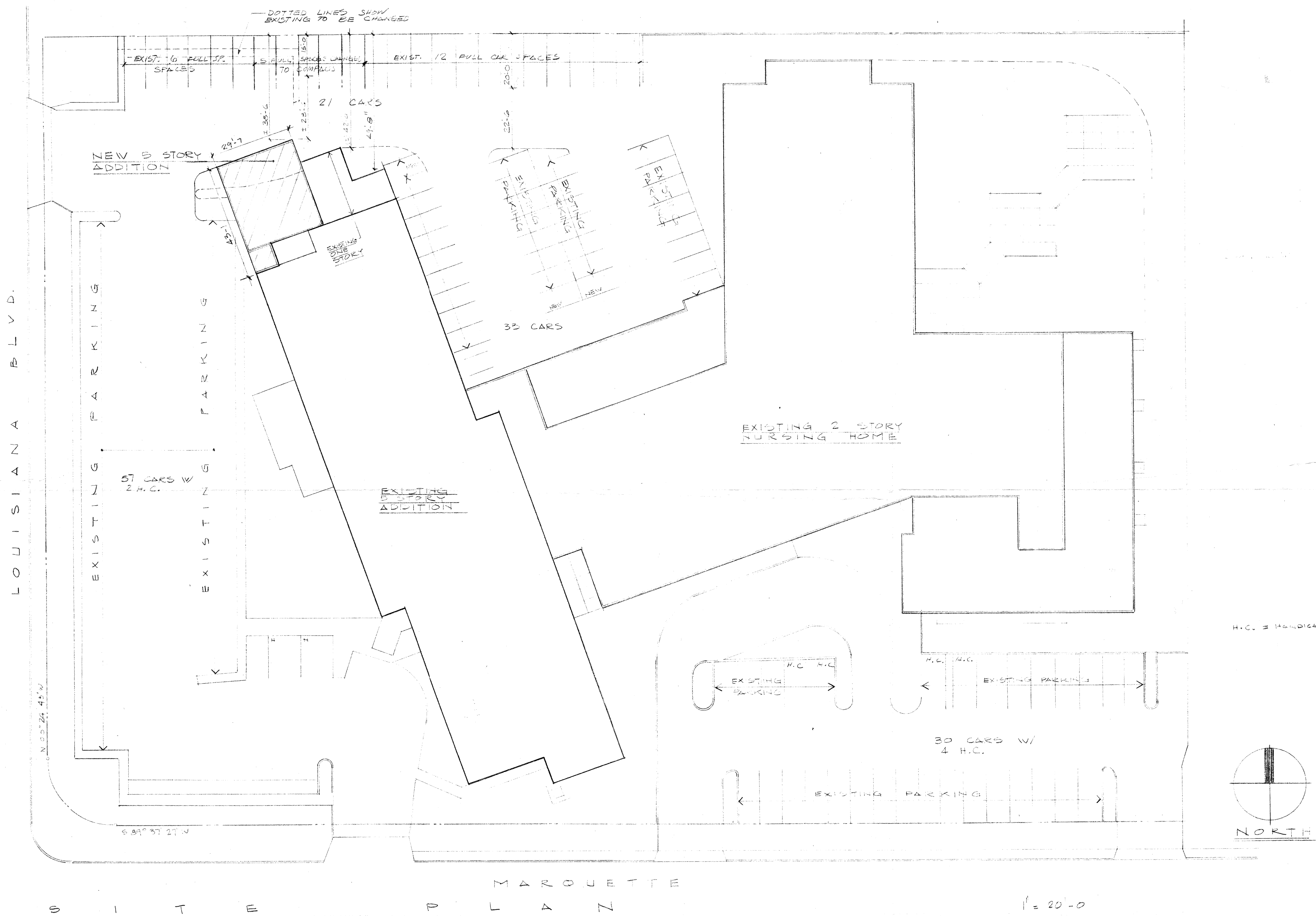
Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

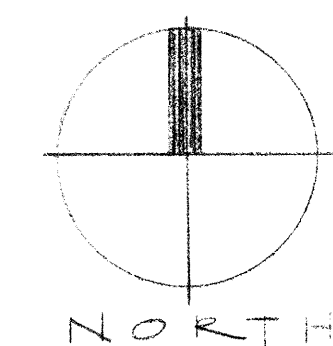
PARKING PROVIDED			
38	COMPACT CARS	(15' X 7'-6")	
97	FULL SIZE CARS	(20' X 8'-6")	
6	HANDICAPPED	(20' X 12'-0")	
141 TOTAL PARKING SPACES (133 EXISTING, 8 NEW)			



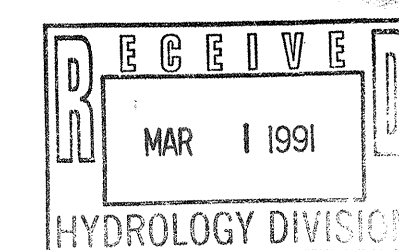
TYPICAL BEAM 2 HR. FIREPROOFING



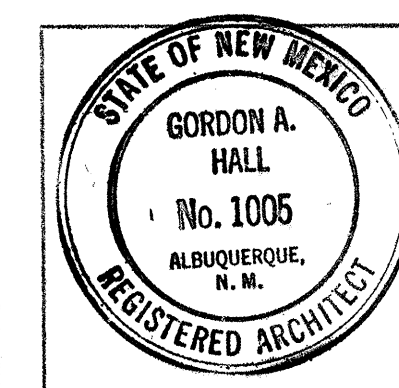
H.C. = HANDICAP



ALBUQUERQUE MANOR NURSING HOME
500 LOUISIANA NE, ALBUQUERQUE, NM 87108
708 565 1880



ALBUQUERQUE
CONSTRUCTION
JAN 27 1991
GORDON A. HALL
REGISTERED ARCHITECT



NOTE:
OCCUPANCY TYPE I-2
CONSTRUCTION TYPE 1 FR.

SITE PLAN

DATE 1-28-91
PROJECT# 1667

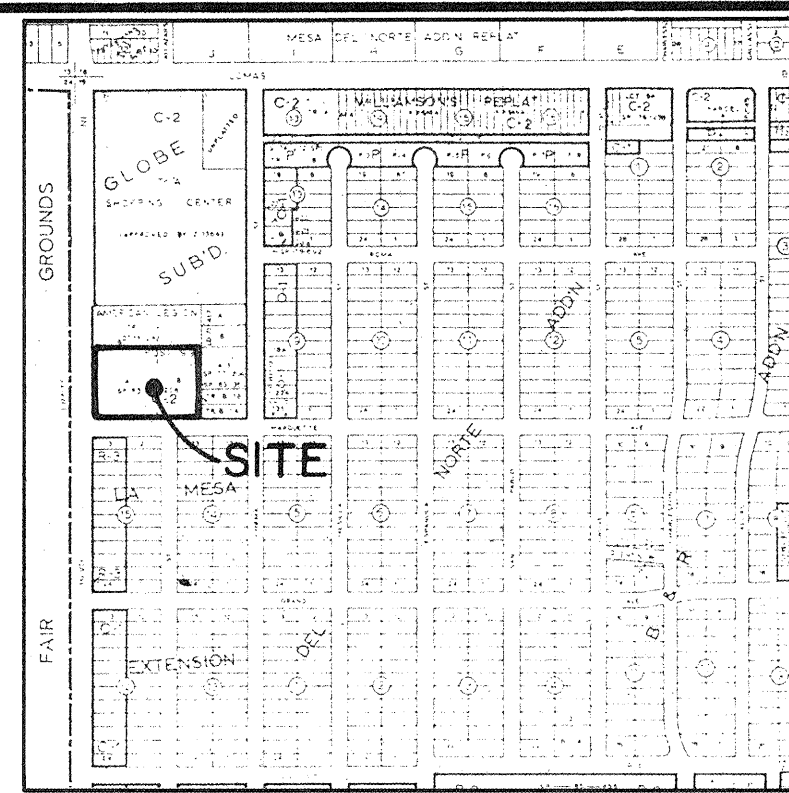
A1

ALBUQUERQUE LIMITED PARTNERSHIP
C/O S. LEFKOVITZ
801 SKOKIE BLVD. SUITE 212
NORTHBROOK, IL 60062
708 565 1880

ALBUQUERQUE MANOR NURSING
HOME - DAY CARE ADDITION
500 LOUISIANA NE, ALBUQUERQUE, NM 87108
ALBUQUERQUE NEW MEXICO

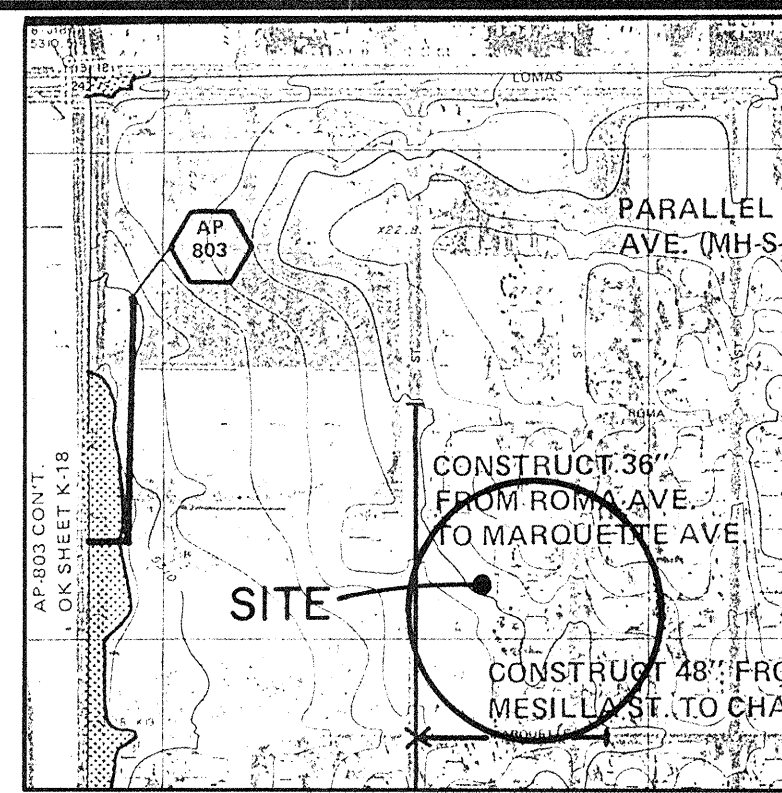
PRINTING

REVISIONS



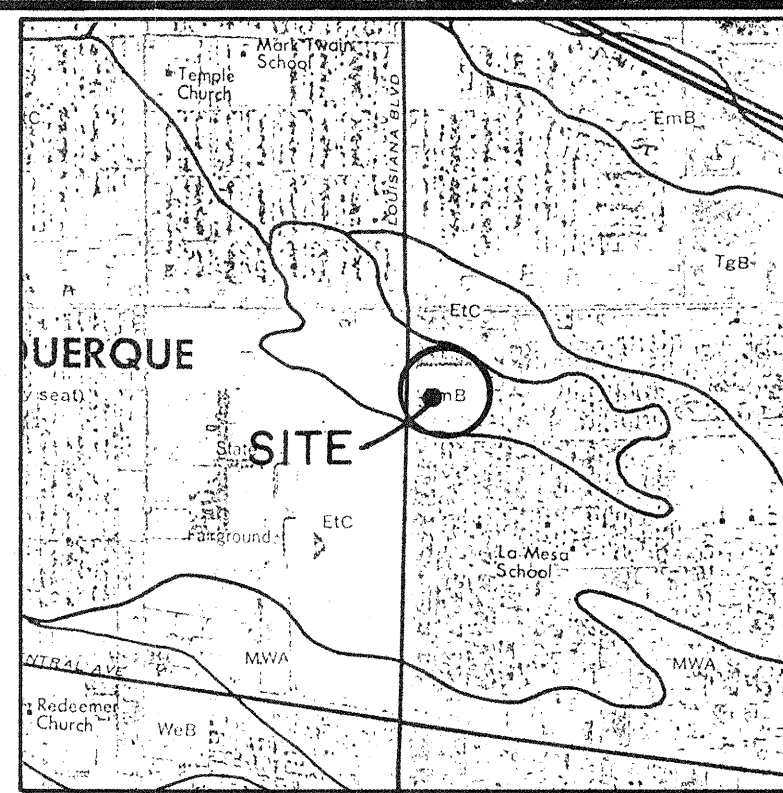
VICINITY MAP

K-19



AMDS

K-19



BERNALILLO COUNTY SOILS MAP PAGE 31

LEGEND

- 12 --- EXISTING CONTOUR LINE
===== PROPOSED CONTOUR LINE
--- EXISTING CURB
--- EXISTING LIGHT POLE
--- EXISTING WATER VALVE
--- EXISTING POWER POLE w/ GUY
--- EXISTING GAS METER
--- TOP OF CURB ELEV.
--- FLOWLINE ELEV.
--- TW TOP OF WALK
--- TA TOP OF ASPHALT
--- NEW SPOT ELEVATION
--- DRAINAGE BASIN BOUNDARY
--- BASIN DISCHARGE POINT
--- EXIST. SPOT ELEVATION

SCALE: 1" = 20'

EROSION CONTROL MEASURES:

- The Contractor shall ensure that no soil erodes from the site onto private property of City ROW. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing.
- 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.
- The Contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.

CONSTRUCTION NOTES:

- Two (2) working days prior to any excavation, Contractor shall contact line located service, 765-1234, 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 so that the conflict can be resolved with a minimum amount of delay.
- 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 City of Albuquerque Standard Specifications for Public Works Construction 1986.

LEGAL DESCRIPTION

Certain tracts of land located in Albuquerque, Bernalillo County, New Mexico, situate within Section 19, Township 10 North, Range 4 East of the N.M.P., as shown on plat titled "CORRECTED LAND DIVISION PLAT LOT A, ALBUQUERQUE LIMITED PARTNERSHIP, A New Mexico Limited Partnership, LOT A, LANDS OF SIGMUND LEFKOVITZ", as filed in the Office of the County Clerk, Bernalillo County, New Mexico in July, 1984 in Volume C-24; Folio 112.

BENCHMARK:

A.C.S. 8-K19: A square, [] , chiseled on top of concrete curb at the NW corner of the intersection of Louisiana Blvd. and Marquette Ave. NE, Elevation: 5308.285 ft.

DRAINAGE PLAN:

The project site is located on the northeast corner of the intersection of Louisiana Blvd. and Marquette Ave. NE. The site generally slopes mildly from east to west and does not lie within a flood hazard zone as is indicated in AMDS panel K-19.

The west half of the property has previously been developed for use as a nursing home facility with associated parking and landscaping. The east half of the property is presently undeveloped. Proposed development of the east half of the property includes approximately a 25,650 square foot addition to the existing building and additional parking and landscaping.

All runoff generated on site will be directly discharged to Louisiana Blvd. NE or Marquette Ave. NE through driveway cuts as indicated on the plan. There will be no offsite runoff encroaching the project site.

*DRAINAGE COMPUTATIONS: * References: DPM Vol #2, Chapter 22

EXISTING CONDITIONS:

The east half of the property (undeveloped) presently ponds on size and does not discharge to the adjacent roadways. The west half of the property (developed) directly discharges to Louisiana Blvd. NE via the existing driveway cut at the northwest corner of the property.

UNDEVELOPED PORTION:

Contributing Area = 60,710 SF (1.394 Ac)
Rational C Factor = 0.40
SCS Curve Number = 77
6 Hr - 100 yr Storm Depth = 2.7 inches
Basin Length = 270 ft.
Basin Slope (S) = 0.0185
 $T_c = 0.0078 S^{0.385} = 2.7$ min. USE $T_c = 10$ Minutes
 $I = (6.48) T_c^{-0.81} (2.4) = 5.073$ in/hr
 $Q_{100} = CIA = (0.4) (5.073) (1.394) = 2.83$ cfs
 $Q_{10} = 1.86$ cfs
SCS Direct Runoff (R) = 0.678 inches (0.0565 ft)
 $V_{100} = RA = (0.0565) (60710) = 3432$ CF
 $V_{10} = 2255$ CF

EXISTING DEVELOPED PORTION:

Contributing Area = 64605 Sq Ft (1.483 Ac)
Rational C Factor:
Surface Type C A (SP) CA
Landscape 0.25 7500 1875
Roof 0.90 13670 12303
Paved 0.95 43435 41263
 $\Sigma = 64605$ 55441
 $C = \frac{\Sigma CA}{\Sigma A} = \frac{55441}{64605} = 0.86$
SCS Curve Number = 98
6 Hr - 100 yr Storm Depth = 2.4 inches
Basin Length = 300 ft.
Basin Slope = 0.015
 $T_c = 0.0078 S^{0.385} = 3.2$ min. USE $T_c = 10$ Minutes
 $I = (6.48) T_c^{-0.81} (2.4) = 5.073$ in/hr
 $Q_{100} = CIA = (0.86) (5.07) (1.483) = 6.47$ cfs
 $Q_{10} = 4.25$ cfs
SCS Direct Runoff (R) = 2.17 inches (0.18 ft)
 $V_{100} = RA = (0.18) (64605) = 11690$ CF
 $V_{10} = 7680$ CF

PROPOSED CONDITIONS:

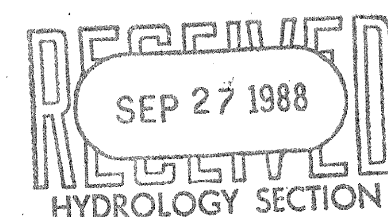
BASIN "A"
Contributing Area = 42625 SF (0.9785 Ac)
Rational C Factor:
Surface Type C A (SP) CA
Landscape 0.25 9325 2331
Roof 0.90 17040 15336
Paved 0.95 16260 15447
 $\Sigma = 42625$ 33114
 $C = \frac{\Sigma CA}{\Sigma A} = \frac{33114}{42625} = 0.78$
SCS Curve Number = 90
6 Hr - 100 yr Storm Depth = 2.4 inches
Basin Length = 445 ft.
Basin Slope = 0.005
 $T_c = 0.0078 S^{0.385} = 6.56$ min. USE $T_c = 10$ Minutes
 $I = (6.48) T_c^{-0.81} (2.4) = 5.073$ in/hr
 $Q_{100} = CIA = (0.78) (5.07) (0.9785) = 3.87$ cfs
 $Q_{10} = 2.54$ cfs
SCS Direct Runoff (R) = 1.44 inches (0.12 ft)
 $V_{100} = RA = (0.12) (42625) = 5122$ CF
 $V_{10} = 3365$ CF

BASIN "B"

Contributing Area = 4550 SF (0.10445 Ac)
Rational C Factor:
Surface Type C A (SP) CA
Landscape 0.25 1824 456
Roof 0.90 1050 945
Paved 0.95 1576 1552
 $\Sigma = 4550$ 2993
 $C = \frac{\Sigma CA}{\Sigma A} = \frac{2993}{4550} = 0.66$
SCS Curve Number = 83
6 Hr - 100 yr Storm Depth = 2.4 inches
Basin Length = 70 ft.
Basin Slope = 0.01
 $T_c = 0.0078 S^{0.385} = 1.2$ min. USE $T_c = 10$ Minutes
 $I = (6.48) T_c^{-0.81} (2.4) = 5.073$ in/hr
 $Q_{100} = CIA = (0.66) (5.07) (0.10445) = 0.35$ cfs
 $Q_{10} = 0.23$ cfs
SCS Direct Runoff (R) = 0.98 inches (0.082 ft)
 $V_{100} = RA = (0.082) (4550) = 372$ CF
 $V_{10} = 244$ CF

BASIN "C"

Contributing Area = 78140 SF (1.7938 Ac)
Rational C Factor:
Surface Type C A (SP) CA
Landscape 0.25 12975 3244
Roof 0.90 21730 19557
Paved 0.95 43435 41263
 $\Sigma = 78140$ 64664
 $C = \frac{\Sigma CA}{\Sigma A} = \frac{64664}{78140} = 0.82$
SCS Curve Number = 92
6 Hr - 100 yr Storm Depth = 2.4 in
Basin Length = 300 ft.
Basin Slope = 0.015
 $T_c = 0.0078 S^{0.385} = 3.17$ min. USE $T_c = 10$ MINUTES
 $I = (6.48) T_c^{-0.81} (2.4) = 5.073$ in/hr
 $Q_{100} = CIA = (0.82) (5.07) (1.7938) = 7.46$ cfs
 $Q_{10} = 4.90$ cfs
SCS Direct Runoff (R) = 1.6 inches (0.133 ft)
 $V_{100} = RA = (0.133) (1.7938) = 10424$ CF
 $V_{10} = 6848$ CF



PRINTED

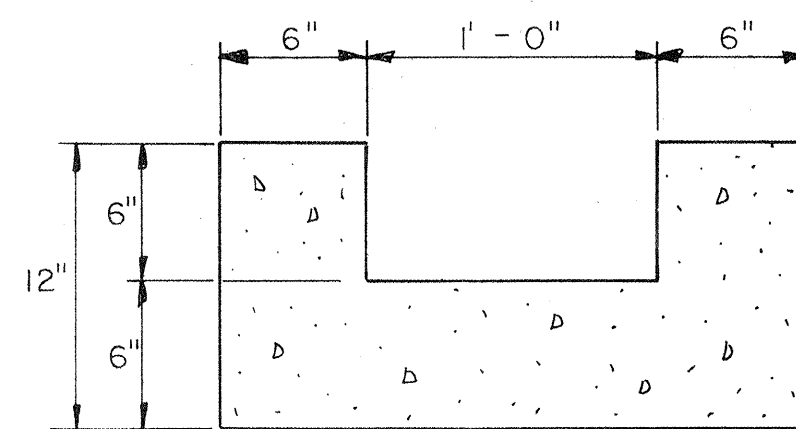
SEP 27 1988

GRADING AND DRAINAGE PLAN

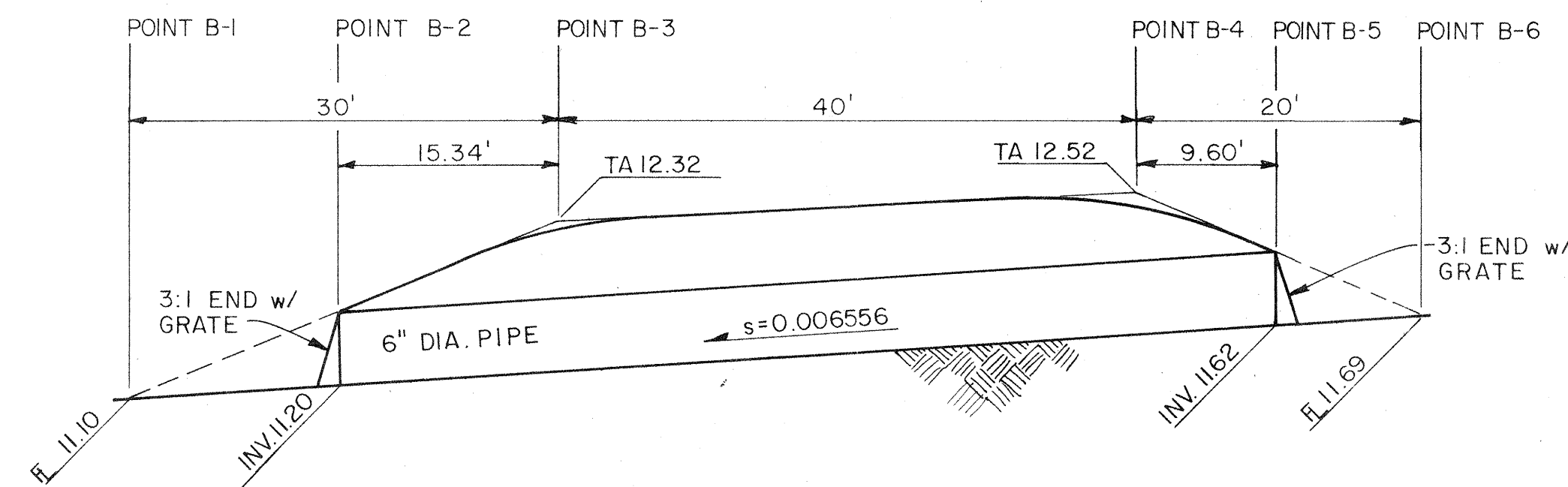
TITLE SHEET 1 OF 2

ALBUQUERQUE MANOR - LOTS A & B

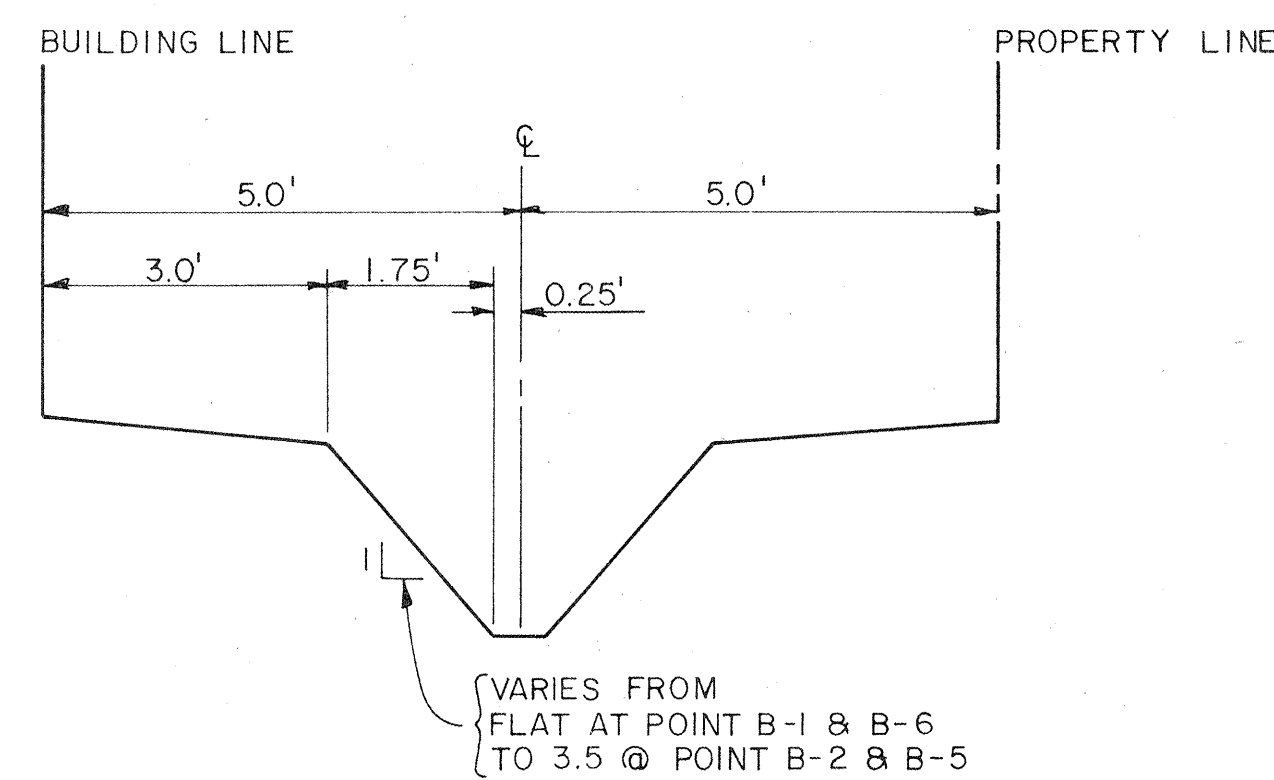
JOB NUMBER 6398.00
FILE NUMBER AC 8804
DATE SEPTEMBER 1988REVISIONS
NO. DATE BYMEK DESIGNED
SP DRAWN
MEK REVIEWEDCLIENT
DMJM
Daniel, Mann, Johnson & Mendenhall
6501 Americas Parkway NE, Suite 690
Albuquerque, New Mexico 87110
(505) 884-4031



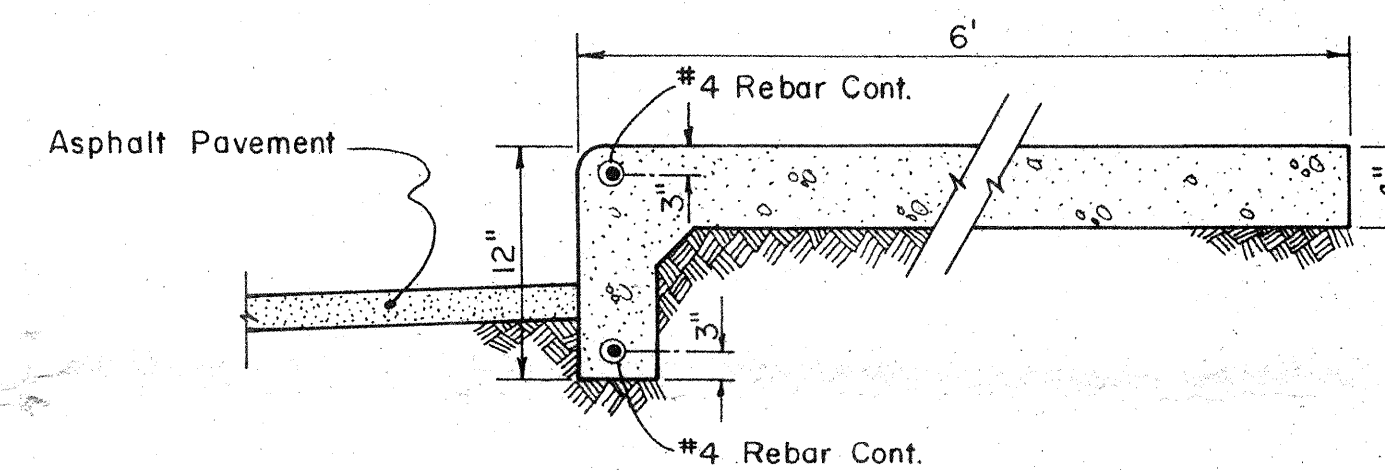
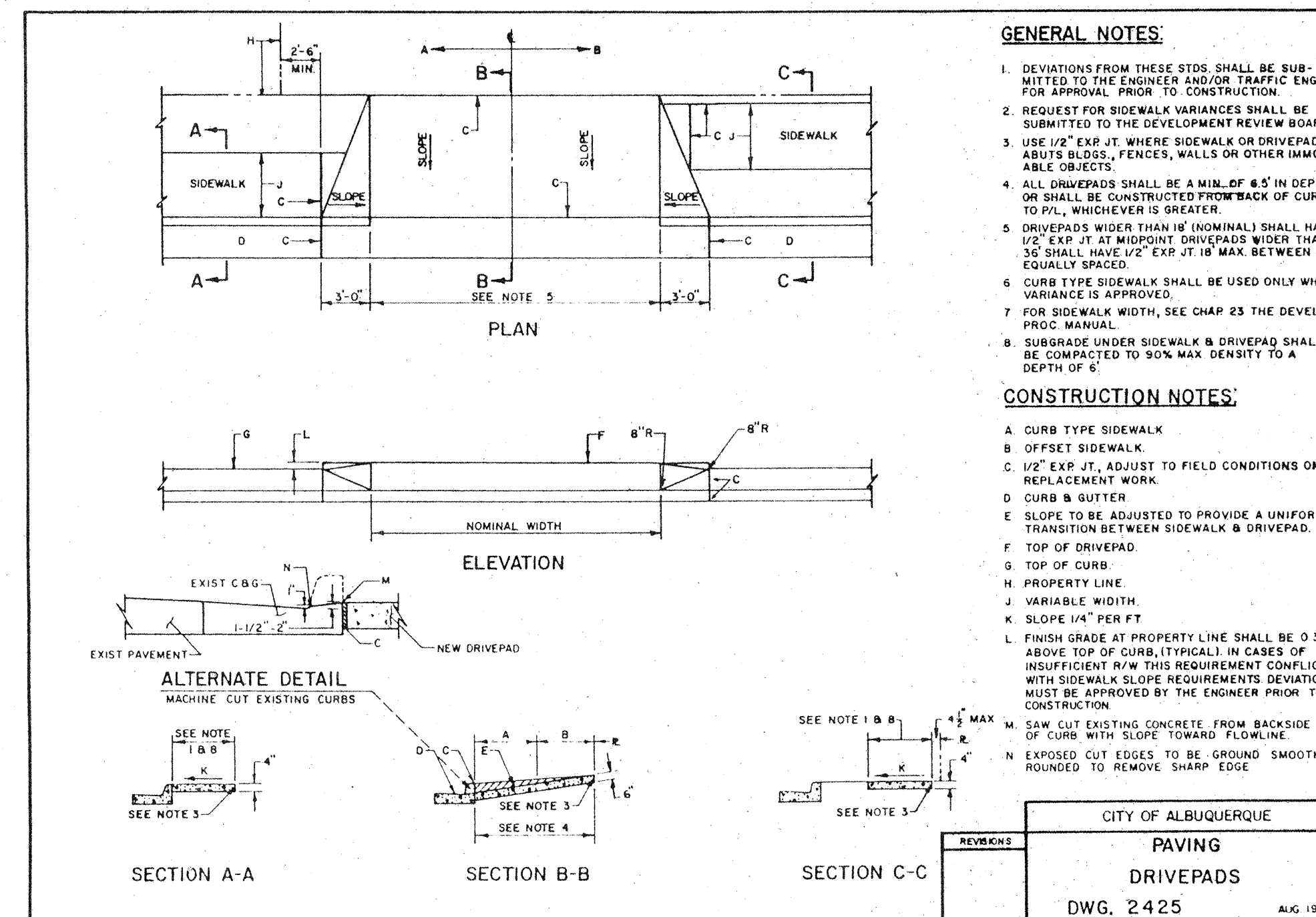
SECTION A-A
CURB OPENING DETAIL



SECTION B-B

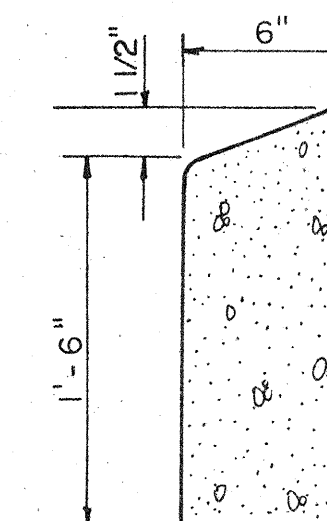


SECTION C-C
SYMMETRICAL ABOUT
CENTERLINE



TURN DOWN SIDEWALK
& PAVEMENT DETAIL

NOT TO SCALE



HEADER CURB
NOT TO SCALE

RECEIVED
SEP 27 1988
HYDROLOGY SECTION

PRINTED
SEP 27 1964

SHEET 2 OF 2	TITLE	GRADING AND DRAINAGE PLAN	JOB NUMBER 6398.00	DATE SEPTEMBER 1988	NO.	DATE	BY	R E V I S I O N S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 8
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