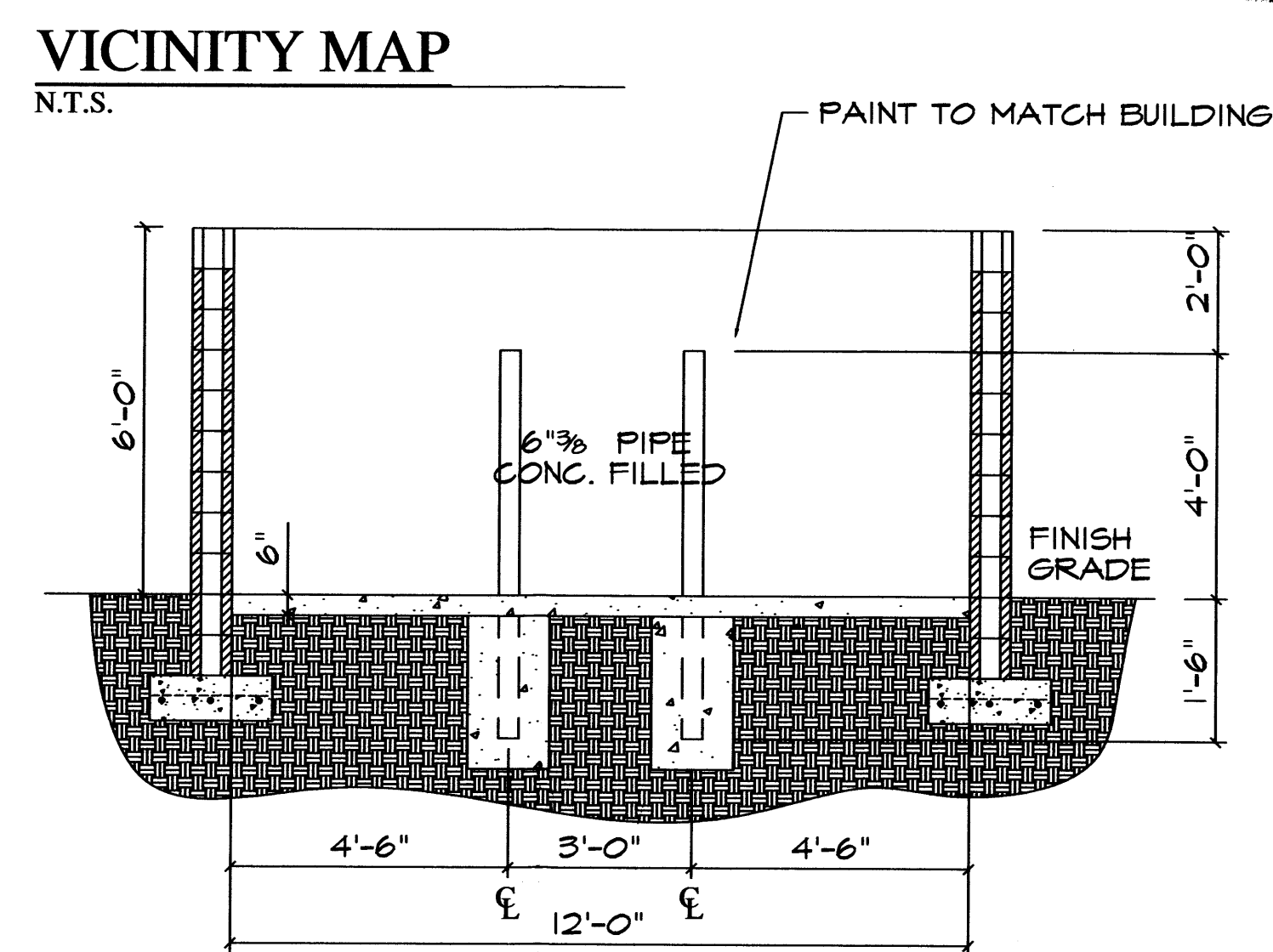
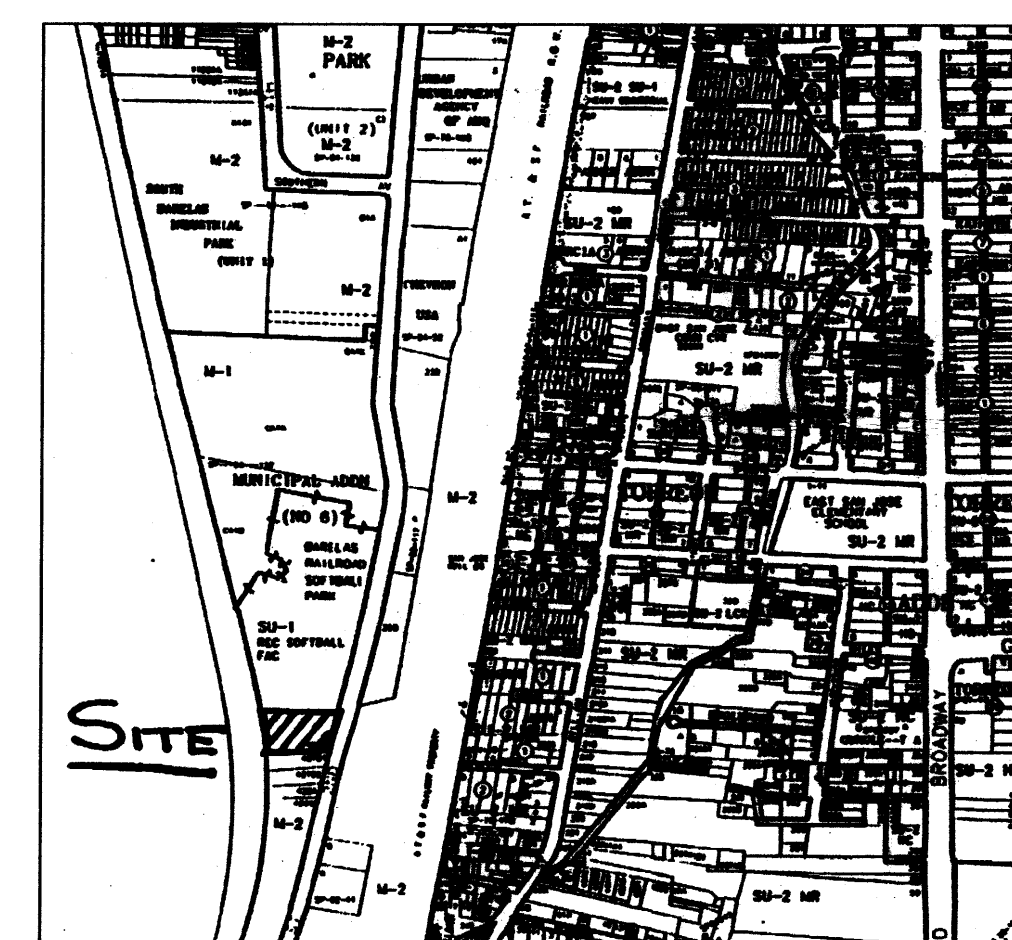
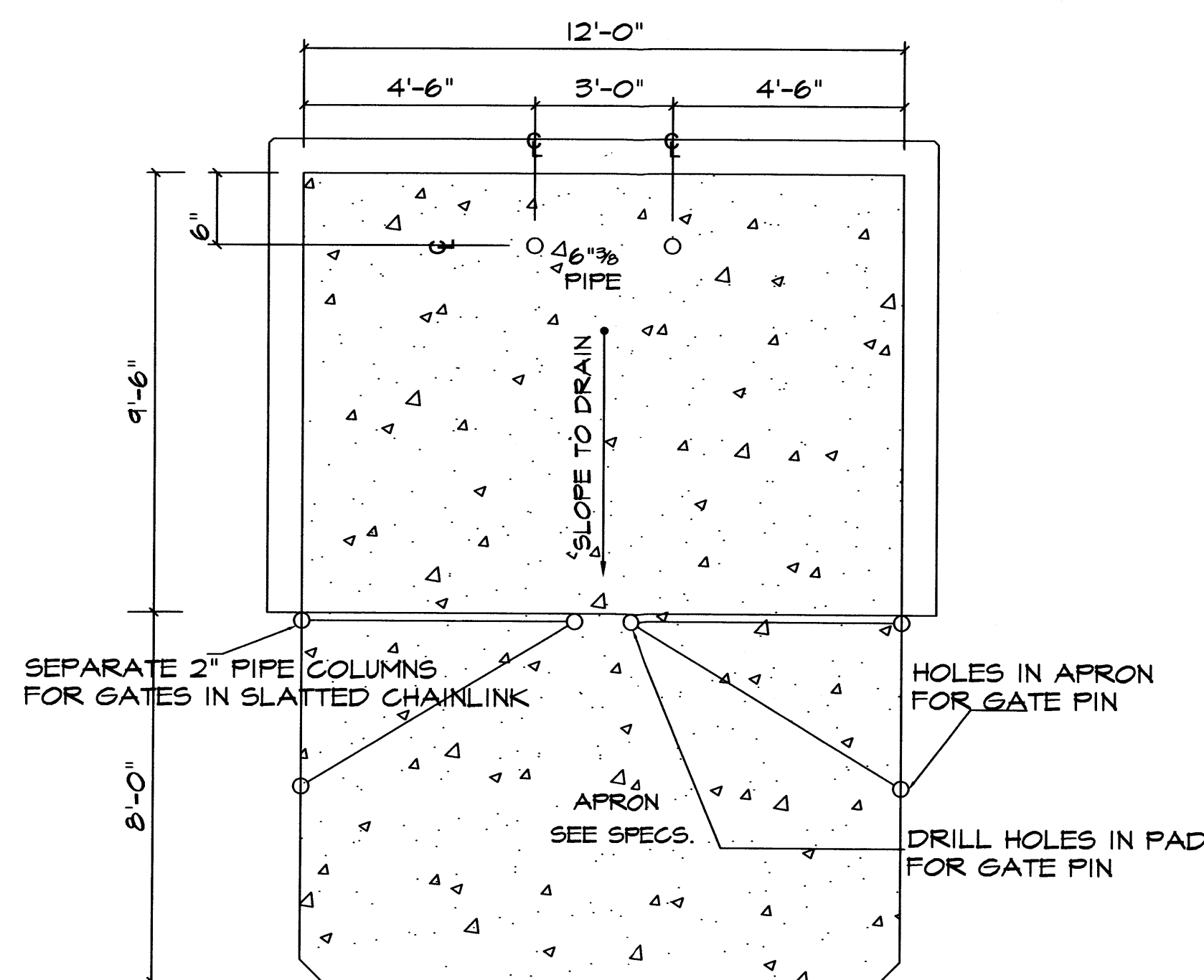
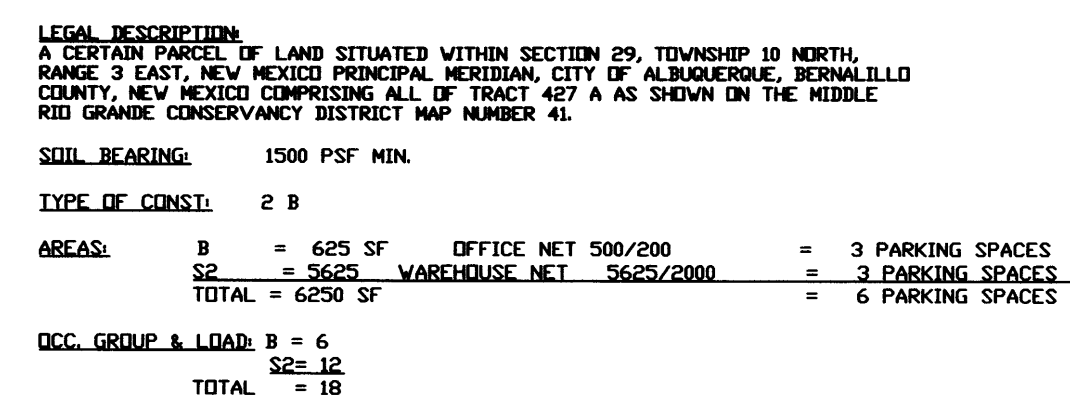
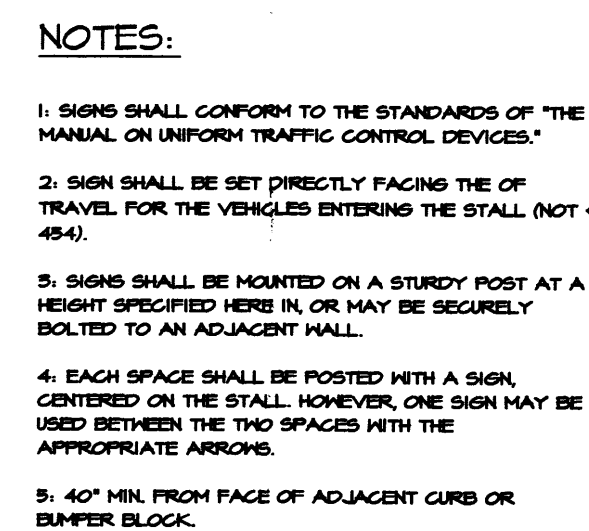
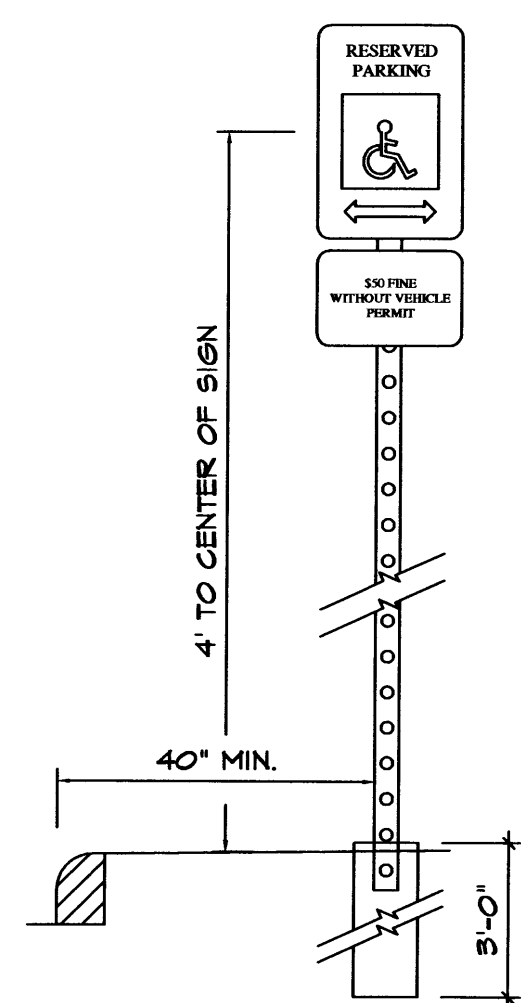
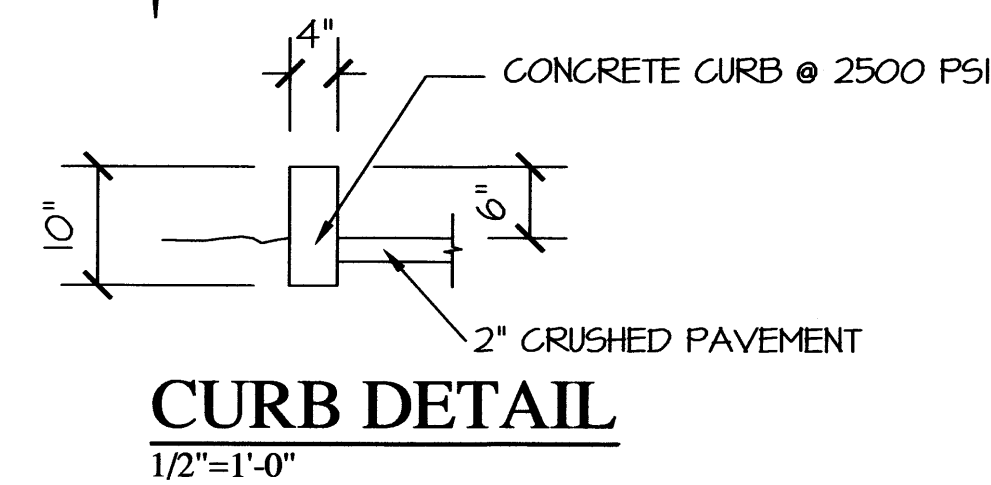
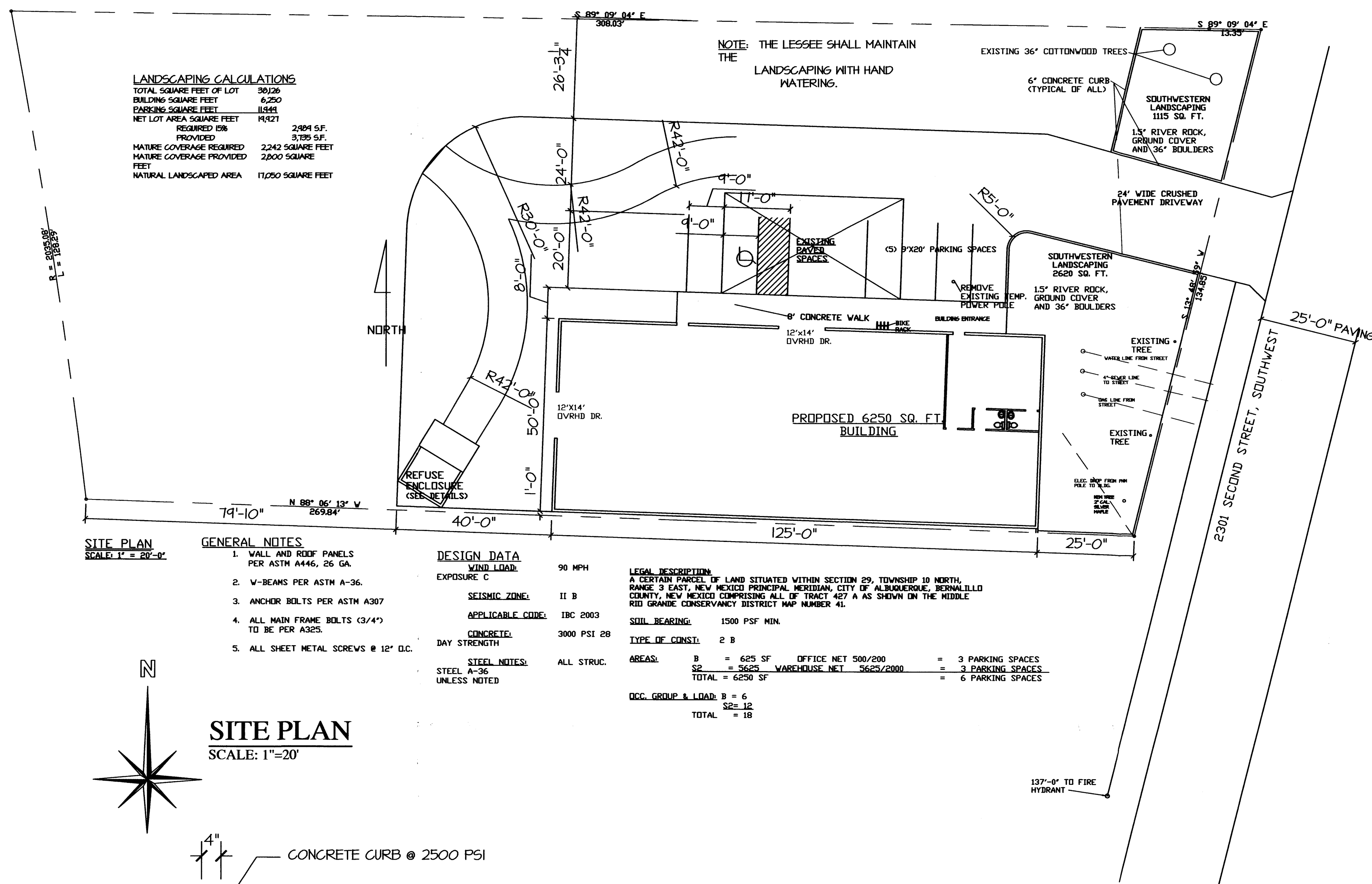




SHEET INDEX

A-1	SITE PLAN & DESIGN DATA
C-1	GRADING PLAN
S-1	FOUNDATION PLAN
S-2	DETAILS & SECTIONS
S-3	ROOF FRAMING PLAN
A-2	FLOOR PLAN W/ ELECTRICAL
A-3	EXTERIOR ELEVATIONS
A-4	ADA & NOTES
A-5	PLAN & DETAILS

SPECIFICATIONS	
CONC SLAB:	6" THICK, 4000 PSI, 3/4" AGG. W/6X6-10/10WWM DR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
APRON:	6" THICK, 4000 PSI, 3/4" AGG W/6X6-10/10WWM DR EQ. 12"X8' WITH 1/2" EXPANSION JOINT
FOOTING:	AS REQUIRED PER DESIGN
BOLLARDS:	6" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBED 2'-0"

TRAFFIC CIRCULATION LAYOUT
APPROVED

PJG
Signed _____

11/10/05
Date _____

REVISION DATE

SITE PLAN & DETAILS
DESCANSO INC. WAREHOUSE

DRAWN BY BILL BUCKLEY
CHECKED BY BILL BUCKLEY

**BILL
BUCKLEY
ARCHITECTS**
5332 DERRINGER
LAS CRUCES
NEW MEXICO
88011

STATE OF NEW YORK
 WILLIAM PHILIP BUCKLEY
 No. 773
 REGISTERED ARCHITECT

SHEET #

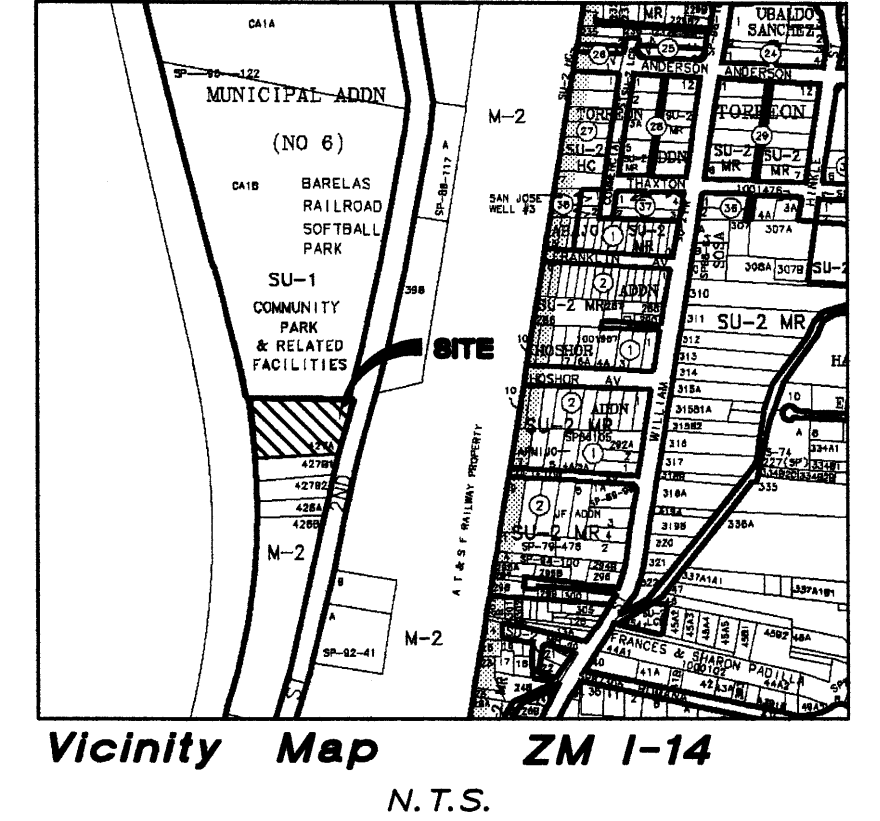
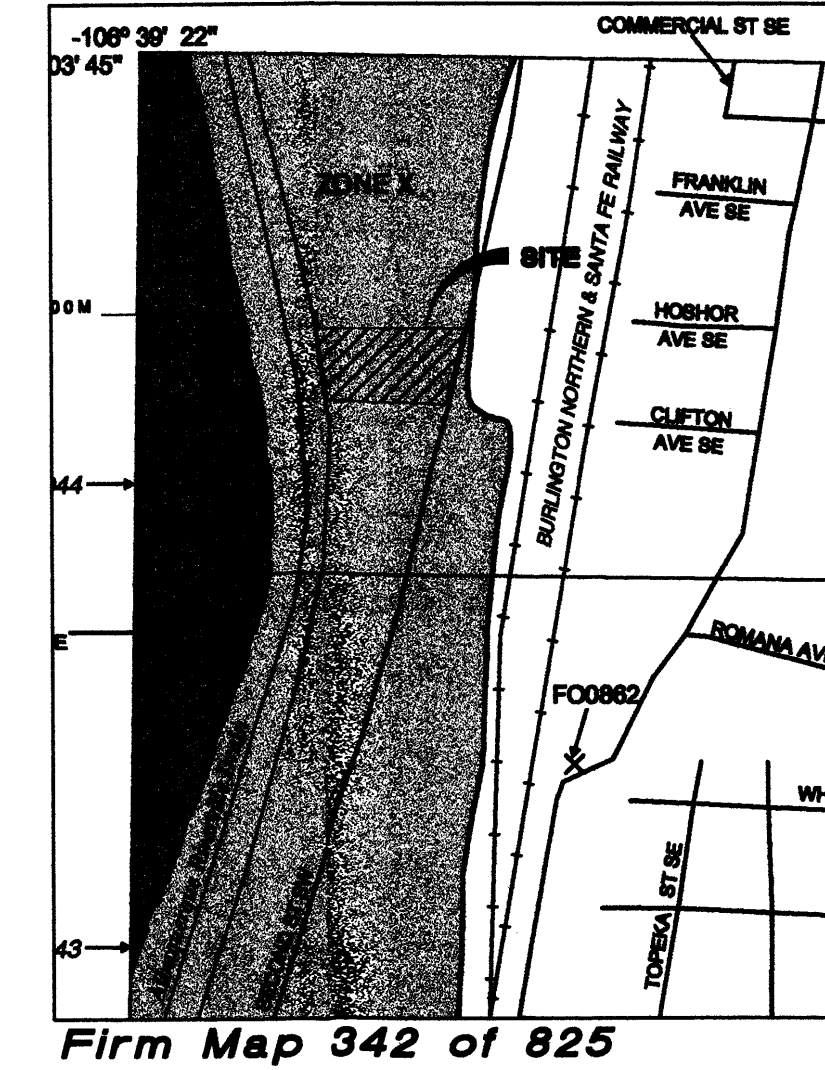
A-1

RECEIVED
NOV 07 2005
HYDROLOGY SECTION

TRACT CA-1-B
MUNICIPAL ADDITION NO. 3

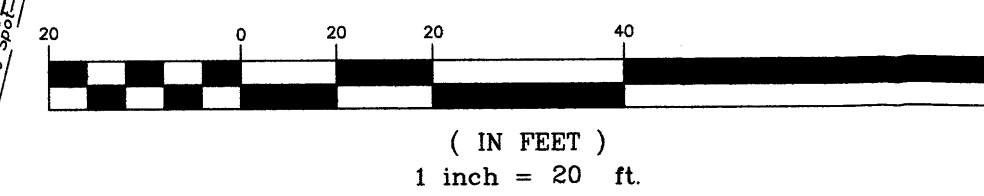
NOTE:

TRACT 427A
0.8733 Acres



TRACT 427A
0.8733 Acres
M.R.G.C.D. MAP NO. 41

GRAPHIC SCALE



ROUTE RESERVOIR ID 12 HYD 112.1 INFLOW ID 2 CODE 10.3

OUT STORE ELEV 37.38

TIME INFLOW ELEV VOLUME OUTFLOW

(HRS) (CFS) (FEET) (AC-FT) (CFS)

0.00 0.00 37.00 .000 .00

1.45 0.00 37.00 .000 .00

1.35 1.66 37.10 .009 .10

1.80 1.45 37.04 .085 .54

2.25 .27 37.90 .081 .90

2.70 .07 37.64 .058 .84

3.15 .04 37.44 .040 .44

3.60 .03 37.30 .027 .30

4.05 .02 37.21 .019 .21

4.50 .02 37.14 .013 .14

4.95 .02 37.10 .009 .10

5.40 .02 37.08 .007 .08

5.85 .03 37.06 .005 .06

6.30 .03 37.05 .004 .05

6.75 .03 37.04 .004 .04

7.20 .03 37.04 .003 .03

7.65 .03 37.03 .003 .03

8.10 .03 37.03 .003 .03

8.55 .02 37.03 .003 .03

9.00 .02 37.03 .003 .03

9.45 .02 37.03 .002 .03

9.90 .02 37.03 .002 .03

10.35 .02 37.02 .002 .02

10.80 .02 37.02 .002 .02

11.25 .02 37.02 .002 .02

11.70 .02 37.02 .002 .02

12.15 .02 37.02 .002 .02

12.60 .02 37.02 .002 .02

13.05 .02 37.02 .002 .02

13.50 .02 37.02 .002 .02

13.95 .02 37.02 .002 .02

14.40 .02 37.02 .002 .02

14.85 .02 37.02 .002 .02

15.30 .02 37.02 .002 .02

15.75 .02 37.02 .002 .02

16.20 .02 37.02 .002 .02

16.65 .02 37.02 .002 .02

17.10 .02 37.02 .002 .02

17.55 .02 37.02 .002 .02

18.00 .02 37.02 .001 .02

18.45 .02 37.02 .001 .02

18.90 .02 37.02 .001 .02

19.35 .01 37.02 .001 .02

19.80 .01 37.02 .001 .02

20.25 .01 37.02 .001 .02

20.70 .01 37.01 .001 .01

21.15 .01 37.01 .001 .01

21.60 .01 37.01 .001 .01

22.05 .01 37.01 .001 .01

22.50 .01 37.01 .001 .01

22.95 .01 37.01 .001 .01

23.40 .01 37.01 .001 .01

23.85 .01 37.01 .001 .01

24.30 .00 37.01 .001 .01

24.75 .00 37.01 .001 .01

25.20 .00 37.01 .000 .01

25.65 .00 37.00 .000 .00

26.10 .00 37.00 .000 .00

26.55 .00 37.00 .000 .00

PEAK DISCHARGE = .880 CFS - PEAK OCCURS AT HOUR 1.95

MAXIMUM WATER SURFACE ELEVATION = 37.980

MAXIMUM STORAGE = .0882 AC-FT INCREMENTAL TIME = .150000HRS

*S DETERMINE OUTFLOW OF THE POND

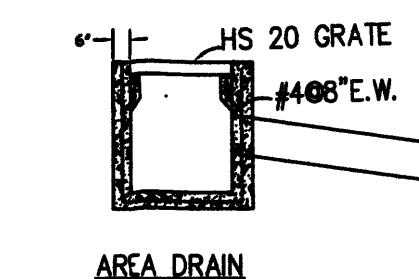
PRINT HYD ID 12 CODE 10

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 08:20:35

THIS PROJECT IS NOT A FLOOD ZONE, THE LOT WAS USED PRIOR TO THIS PROJECT HENCE THE GRADING IS MINOR. THE SUMP AREA IN THE REAR WILL SERVE AS THE RESERVOIR FOR THE DRAINAGE SCHEME IN THE PROJECT. THE STORM DRAIN IS LOWER THAN 10' BELOW THE SURFACE. EXCEPT FOR THE CONCRETE PARKING PAD THE REST OF THE TRAFFIC AREA WILL BE SURFACED WITH FINE GRAVEL.



DRAINAGE CERTIFICATION

I, WALLACE L. BINGHAM NWPE 7281, 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 1/18/2006. THE RECORD INFORMATION EDITED INTO 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 RELEASE OF CERTIFICATE OF OCCUPANCY.

AS-BUILT DESIGNATION 92.10
-92.08
OR
92.50



- LEGEND**
- POWER POLE
 - SEWER CLEANOUT
 - CONCRETE AREA
 - PLANTED AREA
 - CONCRETE CURB & GUTTER
 - HANDICAPPED PARKING
 - UTILITY PEDESTAL
 - CHAIN LINK FENCE
 - PIPE/RAIL FENCE
 - WATER METER
 - DIRT AREA
 - TRANSFORMER
 - SANITARY SEWER MANHOLE
 - HYDRANT
 - WHEELCHAIR RAMP
 - WATER VALVE
 - WATER MAIN
 - TELEPHONE SPOT
 - TELEPHONE PEDESTAL
 - OVERHEAD ELECTRIC LINE

ALBUQUERQUE RIVERSIDE DRAIN AND BARR CANAL

START TIME=0.0 CODE 0 LINES 80
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT
*S DESCANSO.DAT - AHYMO PER JAN 1993 DPM REVISIONS
RAINFALL TYPE=2 RAIN QUAR=0.0 RAIN ONE= 2.01
RAIN SIX= 2.35 RAIN DAY=2.75 DT=0.05
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PERC 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
PRINT HYD
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PERC 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
PRINT HYD
ROUTE RESERVOIR ID 12 HYD 112.1 INFLOW ID 2 CODE 10.3
OUT STORE ELEV 37.38
0 .09 37 38
*S DETERMINE OUTFLOW OF THE POND
PRINT HYD ID 12 CODE 10
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - VERSION: 1997.02a RUN DATE (MON/DAY/YR) = 01/03/2006
INPUT FILE = G:\Ahymo\DESCANSO.TXT USER NO. = AHYMO-I-9702a01000070-SH

COMMAND	HYDROGRAPH NO.	ID	NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	PER ACRE	NOTATION
START										
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT										
*S DESCANSO.DAT - AHYMO PER JAN 1993 DPM REVISIONS										
RAINFALL TYPE= 2										
*S HISTORIC RUNOFF										
COMPUTE NM HYD										
*S PROPOSED DEVELOPMENT										
COMPUTE NM HYD										
ROUTE RESERVOIR										
*S DETERMINE OUTFLOW OF THE POND										
FINISH										

AHYMO PROGRAM (AHYMO_97) - Version: 1997.02a
RUN DATE (MON/DAY/YR) = 01/03/2006
START TIME (HR:MIN:SEC) = 08:20:35 USER NO. = AHYMO-I-9702a01000070-SH
INPUT FILE = G:\Ahymo\DESCANSO.TXT

START TIME=0.0 CODE 0 LINES 80
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT
*S DESCANSO.DAT - AHYMO PER JAN 1993 DPM REVISIONS
RAINFALL TYPE=2 RAIN QUAR=0.0 RAIN ONE= 2.01
RAIN SIX= 2.35 RAIN DAY=2.75 DT=0.05
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PERC 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
PRINT HYD
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PERC 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
PRINT HYD

COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
DT = .050000 HOURS END TIME = 24.000000 HOURS
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PERC 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
PRINT HYD
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PERC 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
PRINT HYD

K = 156190HR TP = 1.30000HR K/TP RATIO = 1.201459 SHAPE CONSTANT, N = 2.957910
UNIT PEAK = 3.1049 CFS UNIT VOLUME = 9942 B = 278.37 PRO = 2.0100
AREA = .001450 SQ MI IA = .65000 INCHES INF = 1.67000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000
PRINT HYD ID=1 CODE=10

PARTIAL HYDROGRAPH 101.10 FH

TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)
0.00	0.00	1.00	0.00	2.00	0.00	3.00	0.00
.500	0.00	1.500	1.5	2.500	0.00	3.500	0.00

RUNOFF VOLUME = .52958 INCHES = .0410 ACRE-Feet
PEAK DISCHARGE RATE = 1.46 CFS AT 1.500 HOURS BASIN AREA = .0015 SQ. MI.

*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PERC 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
PRINT HYD
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PERC 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
PRINT HYD
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PERC 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
PRINT HYD

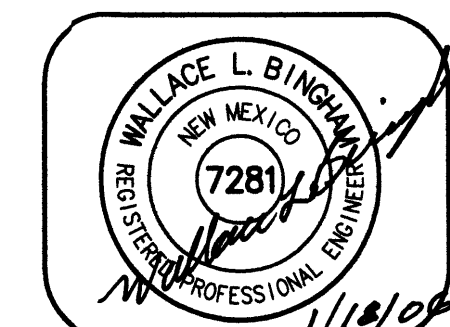
K = .070850HR TP = 1.30000HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 5.2830 CFS UNIT VOLUME = 9971 B = 526.28 PRO = 2.0100
AREA = .001305 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000
PRINT HYD ID=2 CODE=10

PARTIAL HYDROGRAPH 102.10

TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)	TIME (HRS)	FLOW (CFS)
0.00	0.00	5.000	0.00	10.000	0.00	15.000	0.00
.500	0.00	5.500	0.00	10.500	0.00	15.500	0.00
1.000	0.00	6.000	0.00	11.000	0.00	16.000	0.00
1.500	4.1	6.500	0.00	11.500	0.00	16.500	0.00
2.000	1.0	7.000	0.00	12.000	0.00	17.000	0.00
2.500	.1	7.500	0.00	12.500	0.00	17.500	0.00
3.000	0.00	8.000	0.00	13.000	0.00	18.000	0.00
3.500	0.00	8.500	0.00	13.500	0.00	18.500	0.00
4.000	0.00	9.000	0.00	14.000	0.00	19.000	0.00
4.500	0.00	9.500	0.00	14.500	0.00	19.500	0.00

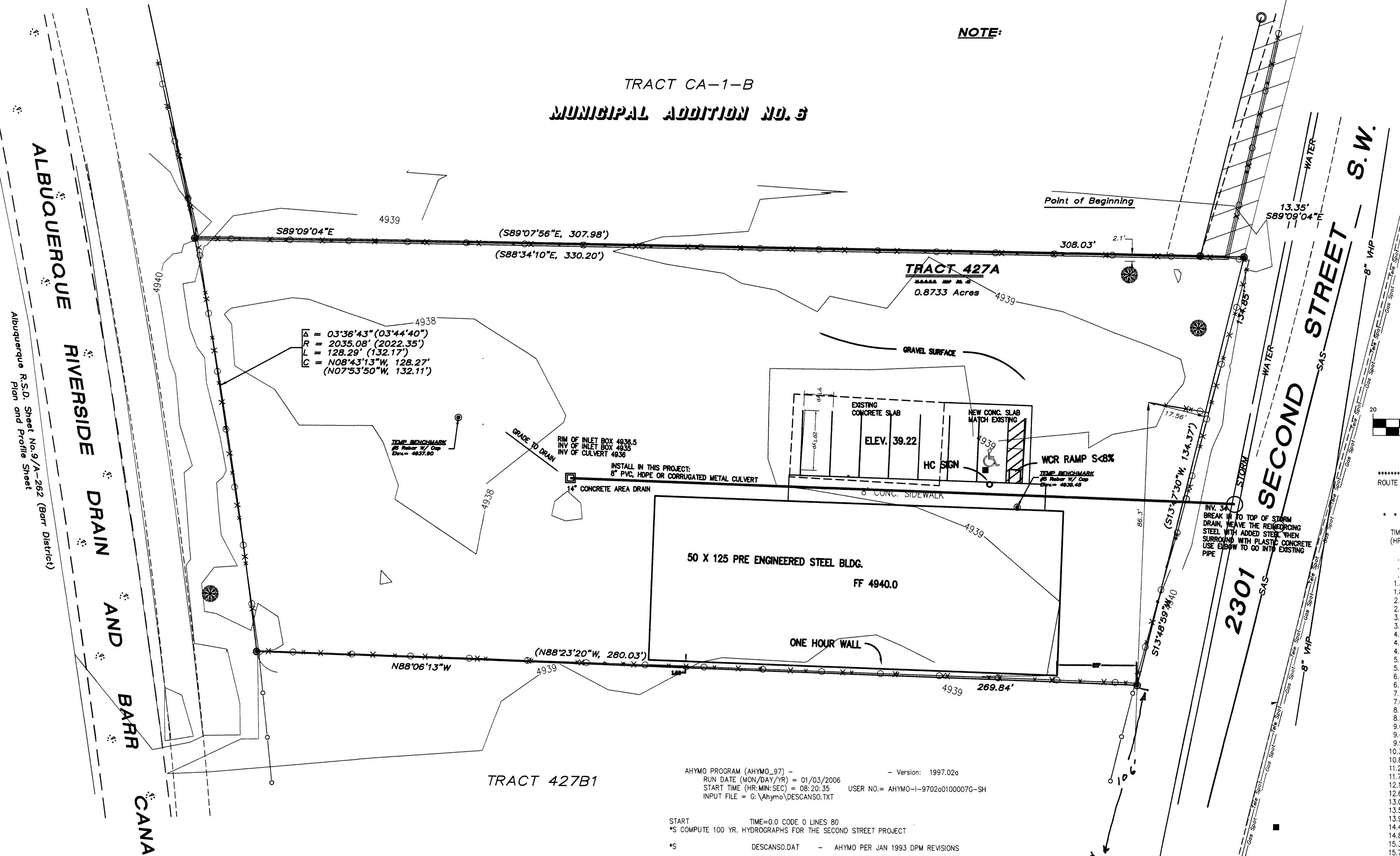
RUNOFF VOLUME = 2.34321 INCHES = .1812 ACRE-Feet
PEAK DISCHARGE RATE = 4.12 CFS AT 1.500 HOURS BASIN AREA = .0015 SQ. MI.

BINGHAM ENGINEERING
6344 Belcher NE
Albuquerque, New Mexico 87109
505 797 4699



GRADING and DRAINAGE PLAN
DESCANSO Inc. WAREHOUSE

JUL 19 2006
HYDROLOGY SECTION



START TIME=0.0 CODE 0 LINES 80
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT
*S DESCANSO.DAT - AHYMO PER JAN 1993 DPM REVISIONS
RAINFALL TYPE=2 RAIN QUAR=0.0 RAIN ONE= 2.01
RAIN SIX= 2.35 RAIN DAY=2.75 DT=0.05
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PER C 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PER C 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
*S DETERMINE OUTFLOW OF THE POND
PRINT HYD ID 12 CODE 10
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -

COMMAND	HYDROGRAPH IDENTIFICATION	ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	TIME TO PEAK (HOURS)	PER ACRE	PAGE
START	DESCANSO.DAT	101.10	1	.00145	1.46	.041	52958	1
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT	DESCANSO.DAT	101.10	1	.00145	1.46	.041	52958	1
*S HISTORIC RUNOFF	DESCANSO.DAT	101.10	1	.00145	1.46	.041	52958	1
*S PROPOSED DEVELOPMENT	DESCANSO.DAT	102.10	2	.00145	4.12	.181	2,343.21	2
COMPUTE NM HYD	DESCANSO.DAT	102.10	2	.00145	.98	.181	2,343.15	2
ROUTE RESERVOIR	DESCANSO.DAT	102.10	2	.00145	.98	.181	2,343.15	2
*S DETERMINE OUTFLOW OF THE POND	DESCANSO.DAT	102.10	2	.00145	.98	.181	2,343.15	2
FINISH	DESCANSO.DAT	102.10	2	.00145	.98	.181	2,343.15	2

TRACT CA-1-B
MUNICIPAL ADDITION NO. 3

TRACT 427B1

AHYMO PROGRAM (AHYMO_97) - Version: 1997.02a
RUN DATE (MON/DAY/YR) = 01/03/2006
START TIME (HR:MIN:SEC) = 08:20:35
USER NO. = AHYMO-I-9702a01000070-SH
INPUT FILE = G:\ahymo\DESCANSO.TXT
TIME=0.0 CODE 0 LINES 80
*S COMPUTE 100 YR. HYDROGRAPHS FOR THE SECOND STREET PROJECT
*S DESCANSO.DAT - AHYMO PER JAN 1993 DPM REVISIONS
RAINFALL TYPE=2 RAIN QUAR=0.0 RAIN ONE= 2.01
RAIN SIX= 2.35 RAIN DAY=2.75 DT=0.05
*S HISTORIC RUNOFF
COMPUTE NM HYD ID=1 HYD NO= 101.1 DA=0.00145 SQ MI
PER A 100 PER B 0 PER C 0 PER D 0 TP=-13
RAIN=-1 DT=0.0
ID=1 CODE=10
*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PER C 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
*S DETERMINE OUTFLOW OF THE POND
PRINT HYD ID 12 CODE 10
FINISH

PARTIAL HYDROGRAPH 101.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	1.000	0.0	2.000	0.1	3.000	0.0
0.500	0.0	1.500	1.5	2.500	0.0	3.500	0.0

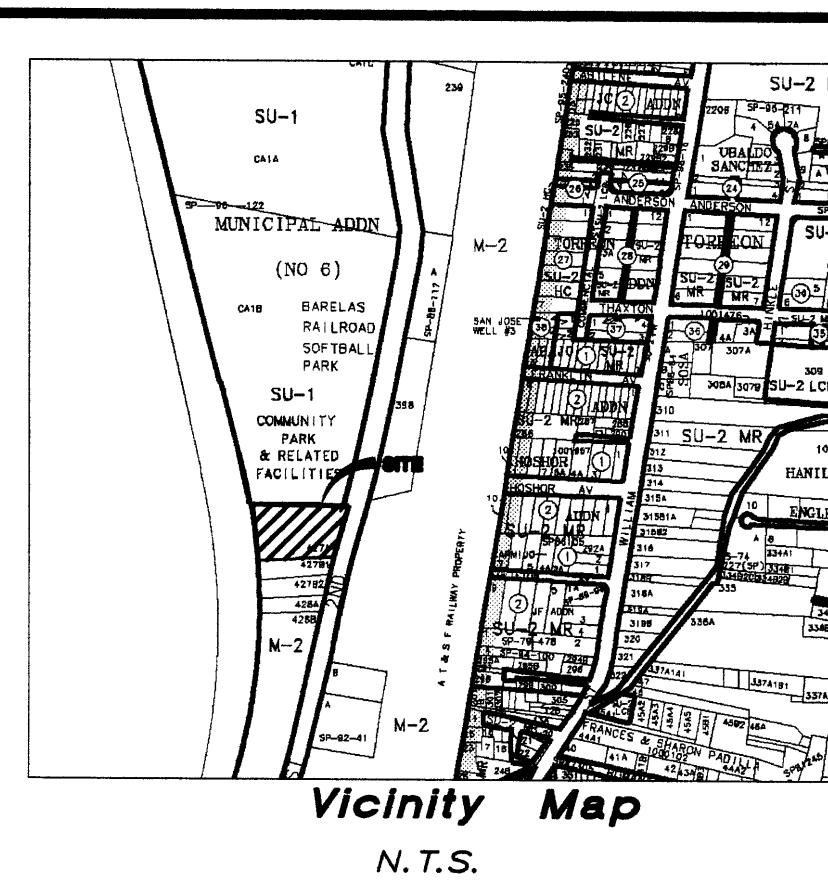
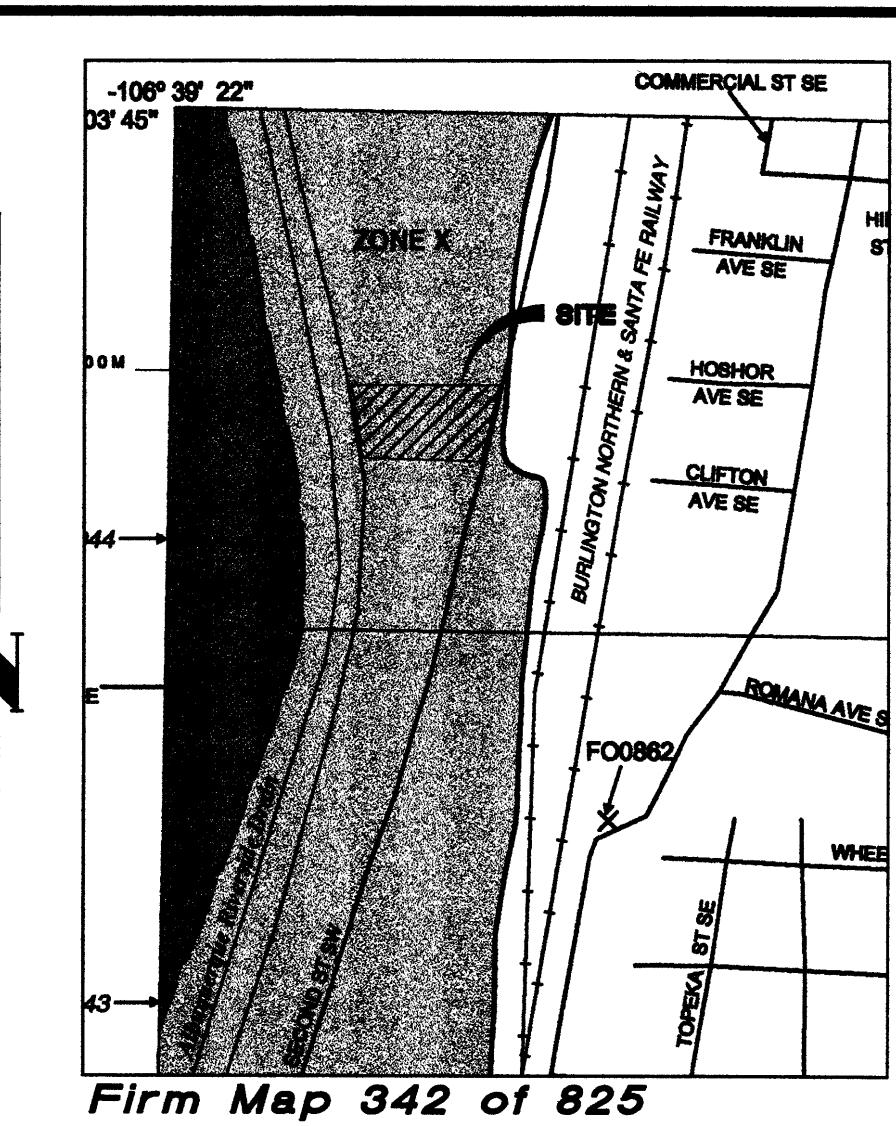
RUNOFF VOLUME = .52958 INCHES = .0410 ACRE-Feet
PEAK DISCHARGE RATE = 1.46 CFS AT 1.500 HOURS BASIN AREA = .0015 SQ. MI.

*S PROPOSED DEVELOPMENT
COMPUTE NM HYD ID=2 HYD NO= 102.1 DA=0.00145 SQ MI
PER A 0 PER B 10 PER C 0 PER D 90 TP=-13
RAIN=-1 DT=0.0
ID=2 CODE=10
*S DETERMINE OUTFLOW OF THE POND
PRINT HYD ID 12 CODE 10
FINISH

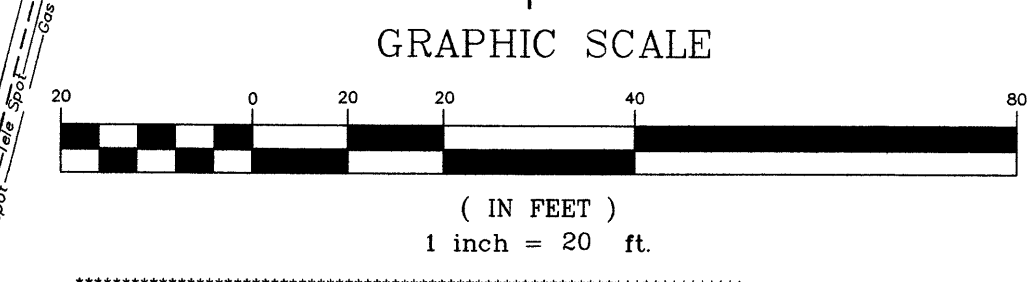
PARTIAL HYDROGRAPH 102.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0
1.000	0.0	6.000	0.0	11.000	0.0	16.000	0.0
1.500	4.1	6.500	0.0	11.500	0.0	16.500	0.0
2.000	1.0	7.000	0.0	12.000	0.0	17.000	0.0
2.500	1.0	7.500	0.0	12.500	0.0	17.500	0.0
3.000	0.0	8.000	0.0	13.000	0.0	18.000	0.0
3.500	0.0	8.500	0.0	13.500	0.0	18.500	0.0
4.000	0.0	9.000	0.0	14.000	0.0	19.000	0.0
4.500	0.0	9.500	0.0	14.500	0.0	19.500	0.0

RUNOFF VOLUME = 2.34321 INCHES = .1812 ACRE-Feet
PEAK DISCHARGE RATE = 4.12 CFS AT 1.500 HOURS BASIN AREA = .0015 SQ. MI.



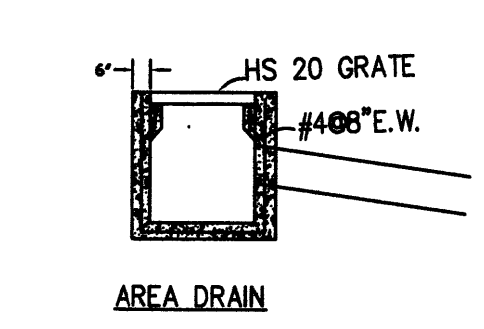
TRACT 427A
0.8733 Acres
M.R.G.C.D. MAP NO. 41



ROUTE RESERVOIR ID 12 HYD 112.1 INFLOW ID 2 CODE 10.3

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	37.00	0.00	0.00
0.05	0.00	37.00	0.00	0.00
0.10	0.00	37.00	0.00	0.00
0.15	1.66	37.10	0.09	0.10
0.20	1.80	37.14	0.08	0.04
0.25	2.25	37.27	0.09	0.01
0.30	2.70	37.40	0.08	0.04
0.35	3.15	37.44	0.04	0.04
0.40	3.60	37.30	0.07	0.30
0.45	4.05	37.21	0.19	0.21
0.50	4.50	37.14	0.13	0.14
0.55	4.95	37.10	0.09	0.10
0.60	5.40	37.08	0.07	0.08
0.65	5.85	37.06	0.05	0.06
0.70	6.30	37.05	0.04	0.05
0.75	6.75	37.04	0.04	0.04
0.80	7.20	37.04	0.03	0.04
0.85	7.65	37.03	0.03	0.03
0.90	8.10	37.03	0.03	0.03
0.95	8.55	37.03	0.03	0.03
1.00	9.00	37.03	0.02	0.03
1.05	9.45	37.03	0.02	0.03
1.10	9.90	37.03	0.02	0.03
1.15	10.35	37.02	0.02	0.02
1.20	10.80	37.02	0.02	0.02
1.25	11.25	37.02	0.02	0.02
1.30	11.70	37.02	0.02	0.02
1.35	12.15	37.02	0.02	0.02
1.40	12.60	37.02	0.02	0.02
1.45	13.05	37.02	0.02	0.02
1.50	13.50	37.02	0.02	0.02
1.55	13.95	37.02	0.02	0.02
1.60	14.40	37.02	0.02	0.02
1.65	14.85	37.02	0.02	0.02
1.70	15.30	37.02	0.02	0.02
1.75	15.75	37.02	0.02	0.02
1.80	16.20	37.02	0.02	0.02
1.85	16.65	37.02	0.02	0.02
1.90	17.10	37.02	0.02	0.02
1.95	17.55	37.02	0.02	0.02
2.00	18.00	37.02	0.01	0.02
2.05	18.45	37.02	0.01	0.02
2.10	18.90	37.02	0.01	0.02
2.15	19.35	37.02	0.01	0.02
2.20	19.80	37.02	0.01	0.02
2.25	20.25	37.02	0.01	0.02
2.30	20.70	37.01	0.01	0.01
2.35	21.15	37.01	0.01	0.01
2.40	21.60	37.01	0.01	0.01
2.45	22.05	37.01	0.01	0.01
2.50	22.50	37.01	0.01	0.01
2.55	22.95	37.01	0.01	0.01
2.60	23.40	37.01	0.01	0.01
2.65	23.85	37.01	0.01	0.01
2.70	24.30	37.01	0.01	0.01
2.75	24.75	37.01	0.01	0.01

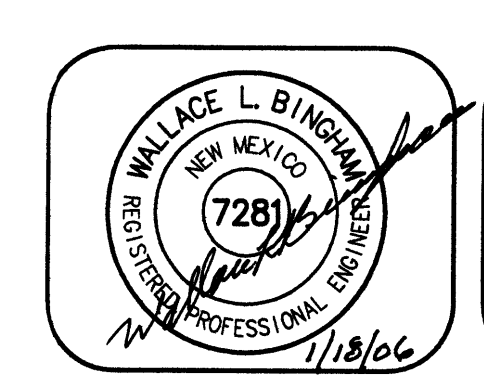
THIS PROJECT IS NOT A FLOOD ZONE. THE LOT WAS USED PRIOR TO THIS PROJECT HENCE THE GRADING IS MINOR. THE SUMP AREA IN THE REAR WILL SERVE AS THE RESERVOIR FOR THE DRAINAGE SCHEME IN THE PROJECT. THE STORM DRAIN IS LOWER THAN 10' BELOW THE SURFACE. EXCEPT FOR THE CONCRETE PARKING PAD THE REST OF THE TRAFFIC AREA WILL BE SURFACED WITH FINE GRAVEL.



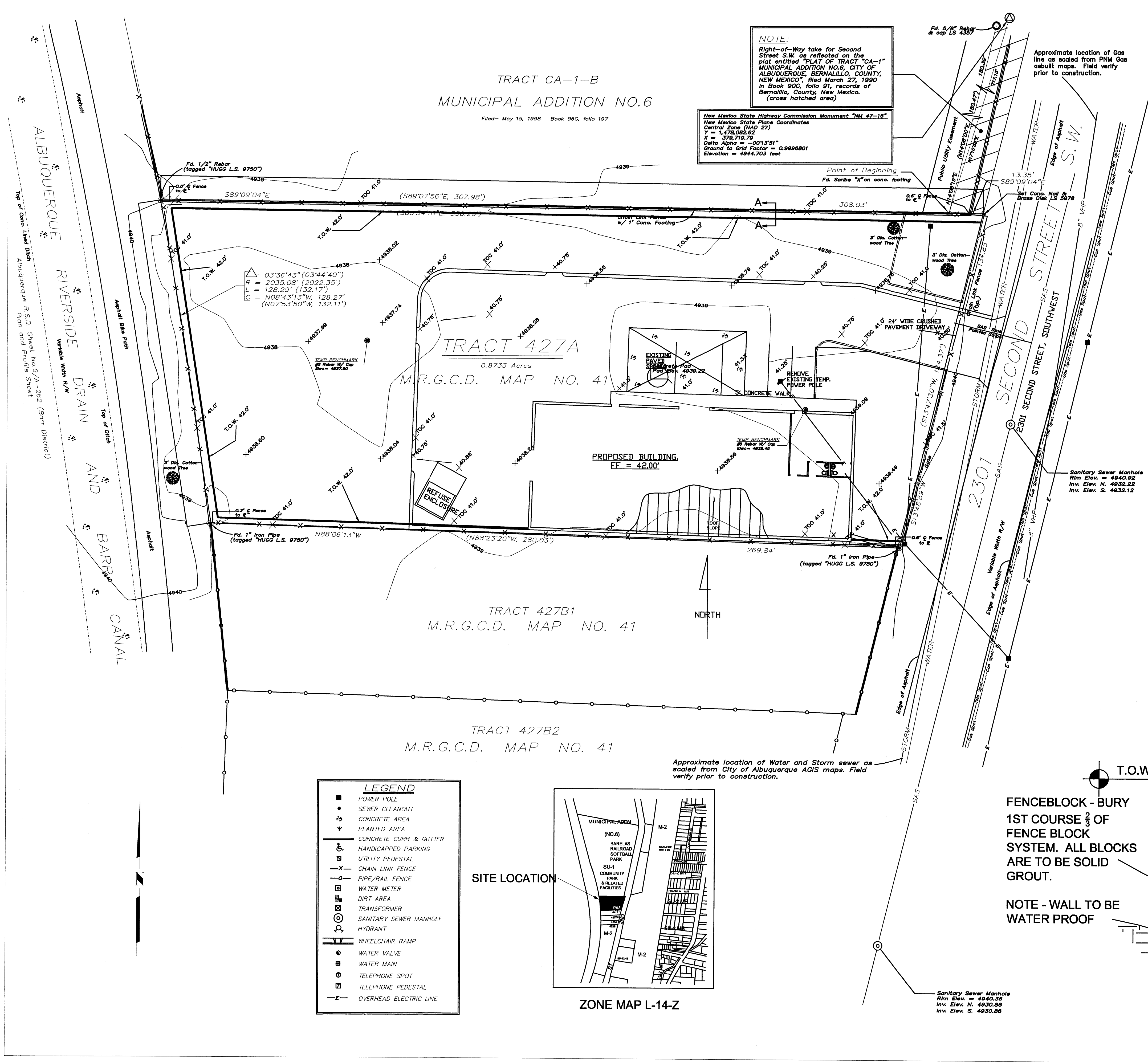
APPROVED
R.C. JAMES
1-18-06

- LEGEND
- POWER POLE
 - SEWER CLEANOUT
 - CONCRETE AREA
 - PLANTED AREA
 - CONCRETE CURB & GUTTER
 - HANDICAPPED PARKING
 - UTILITY PEDESTAL
 - CHAIN LINK FENCE
 - PIPE/RAIL FENCE
 - WATER METER
 - DIRT AREA
 - TRANSFORMER
 - SANITARY SEWER MANHOLE
 - HYDRANT
 - WHEELCHAIR RAMP
 - WATER VALVE
 - WATER MAIN
 - TELEPHONE SPOT
 - TELEPHONE PEDESTAL
 - OVERHEAD ELECTRIC LINE

BINGHAM ENGINEERING
6344 Belcher NE
Albuquerque, New Mexico 87109
505 797 4699



GRADING and DRAINAGE PLAN
DESCANSO Inc. WAREHOUSE



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING CHARLES BUILDING ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

CHARLES BUILDING - TRACT 427A

BUILDING AREA	= 0.143 ACRES (6,250SF)
LANDSCAPE AREA	= 0.457 ACRES (19,827SF)
PARKING/ASPHALT AREA	= 0.274 ACRES (11,949SF)
TOTAL SITE	= 0.88 ACRES (38,126 SF)

PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
100A = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	0.88 AC.	0 AC.
TREATMENT B	0 AC.	0.457 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	0.417 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.58
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0)+(0.78 X .457)+(1.13 X 0)+(2.12 X .417)/.88=1.36105 IN.
V100 = 1.36(0.88/12)=0.09873 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 1.36(0.88) = 1.1988 CFS
V100 = 1.19(0.55/12)=0.054542 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = SAME AS EXISTING. ALL PRECIPITATION TO REMAIN ON SITE. Qp = 12.3198 cfs A = 4.41 in. (Landscape Area)

BENCHMARK:

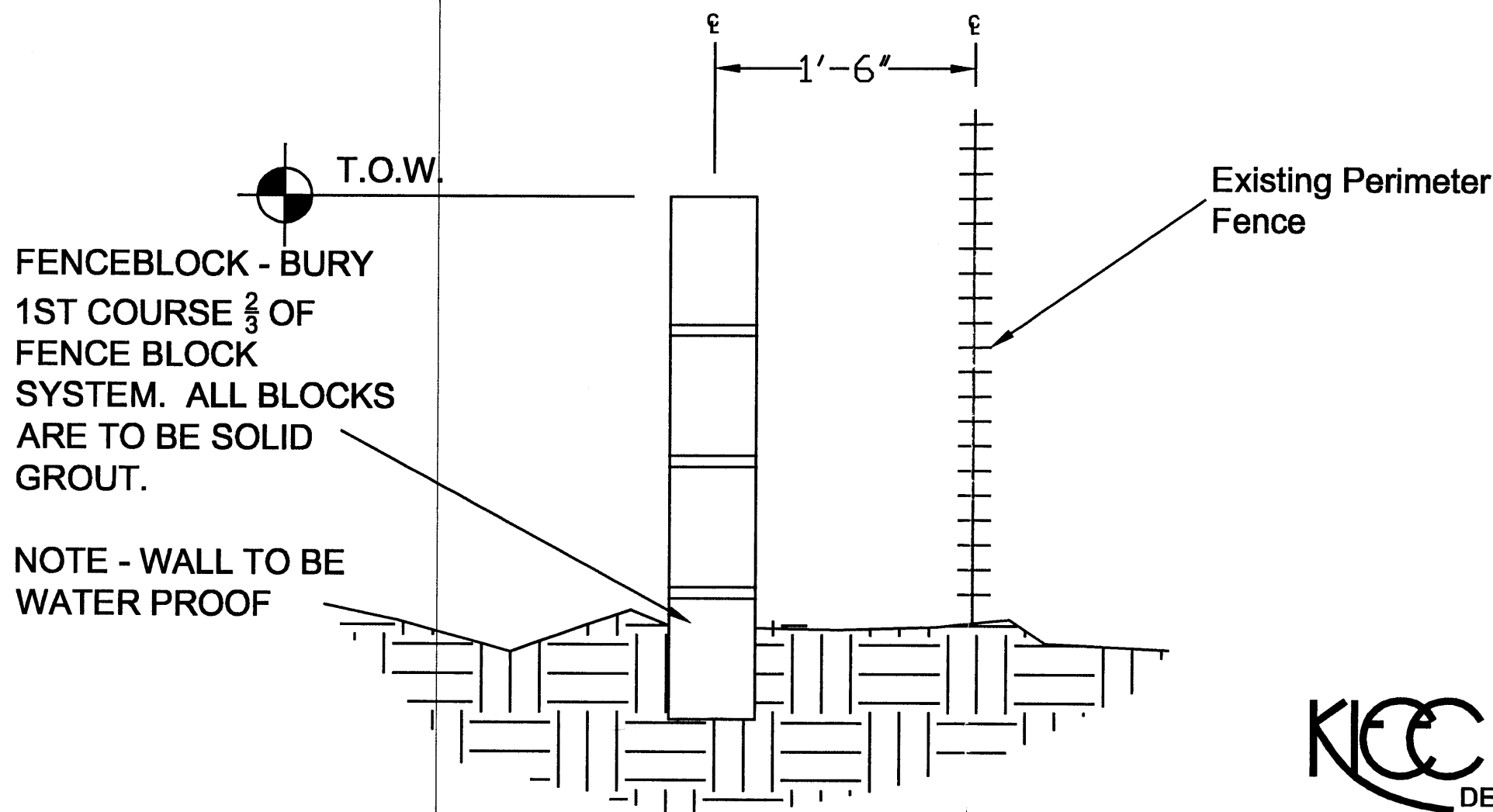
SEE TEMPORARY BENCHMARK HAVING #5 REBAR WITH CAP LOCATED APPROXIMATELY 24'-6" PERPENDICULAR TO PROPERTY LINE

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN
- A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.88 ACRES AND IS LOCATED ON THE WEST SIDE OF 2ND ST. SW



KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT
P.E.

NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
No. 117-21-0001

JOB TITLE: CHARLES BUILDING	FILE NAME	JOB NO.	DATE
TRACT 427A	C-1		9/13/05
REVISION:			
SHEET TITLE: GRADING PLAN			DRAWN BY: KSL

C-1

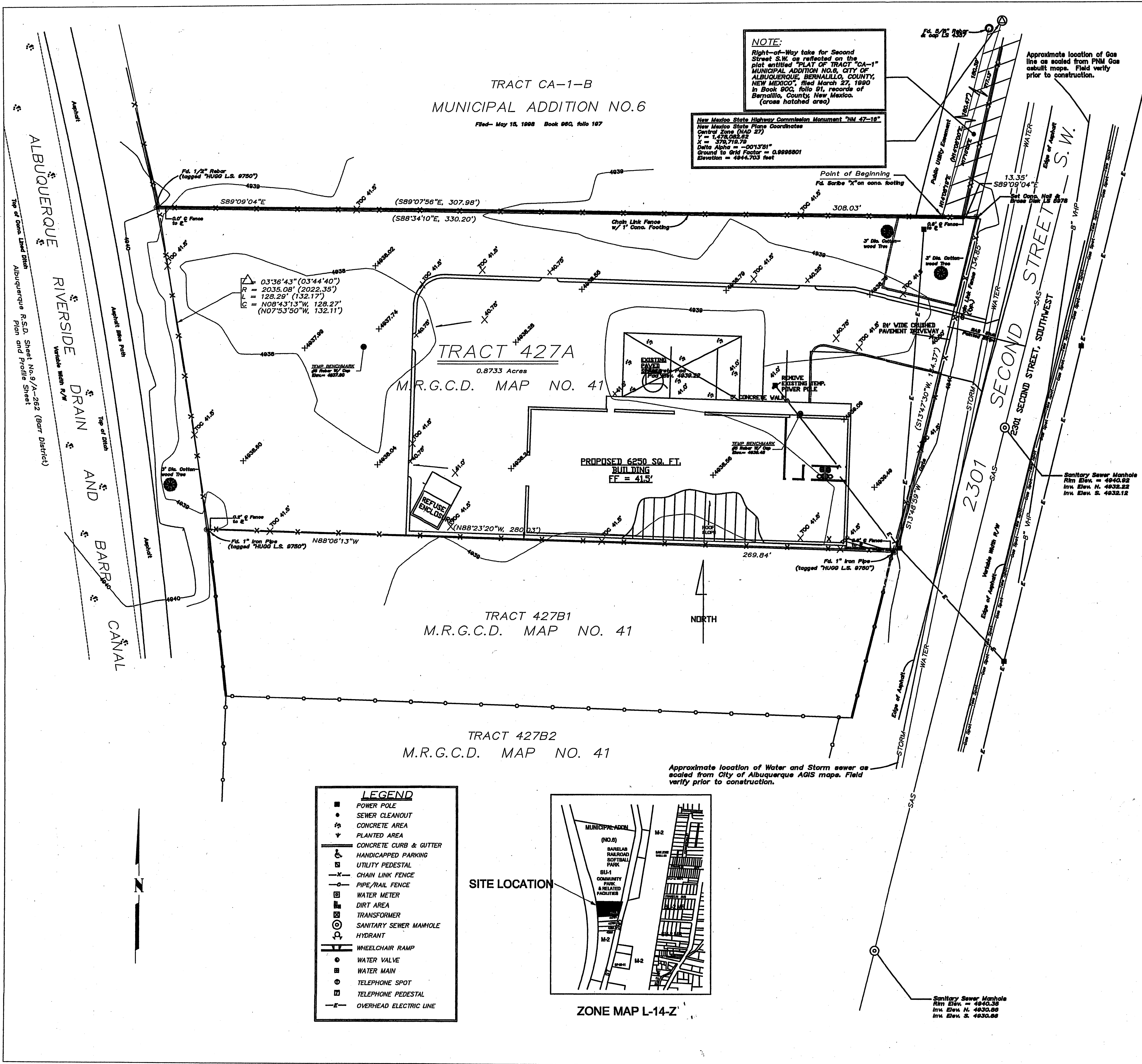
NOV 21 2005

HYDROLOGY SECTION

GRADING PLAN

SCALE: 1"=10'-0"

NOTE:
CC 100' 0" = 16444 75' AMPS



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
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GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING CHARLES BUILDING ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

CHARLES BUILDING - TRACT 427A

BUILDING AREA	= 0.143 ACRES (6,260 SF)
LANDSCAPE AREA	= 0.467 ACRES (19,927 SF)
PARKING/ASPHALT AREA	= 0.274 ACRES (11,949 SF)
TOTAL SITE	= 0.88 ACRES (38,128 SF)

PRECIPITATION:	380 = 2.36 IN.
	1440 = 2.75 IN.
	100A = 3.85 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	0.88 AC.	0 AC.
TREATMENT B	0 AC.	0.457 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	0.274 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.58
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E =	(0.53 X 0) + (78 X .457) + (1.13 X 0) + (2.12 X .274) = 1.085 IN.
V100 =	1.08(0.88/12) = 0.078 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E =	1.08(0.88) = 0.93 CFS
V100 =	.83(0.55/12) = 0.0865 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = SAME AS EXISTING. ALL PRECIPITATION TO REMAIN ON SITE.

BENCHMARK:

SEE TEMPORARY BENCHMARK HAVING #6 REBAR WITH CAP LOCATED APPROXIMATELY 24'-6" PERPENDICULAR TO PROPERTY LINE

EROSION CONTROL MEASURES

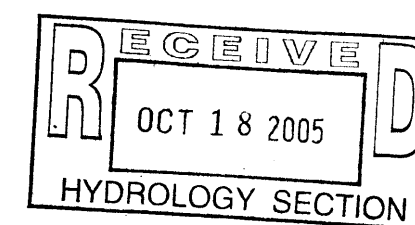
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A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

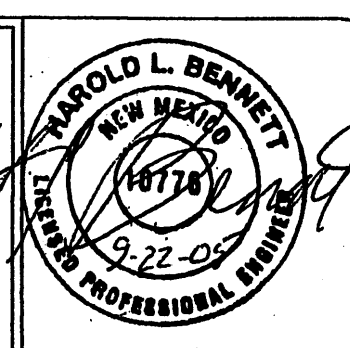
AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.88 ACRES AND IS LOCATED ON THE WEST SIDE OF 2ND ST. SW



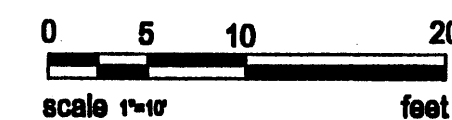
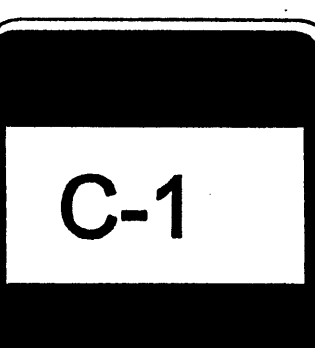
ALBUQUERQUE
BUILDING & SAFETY
OCT 12 2005
I.R.C. PLAN CHECK
SECTION



DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS



JOB TITLE:	DESCANSO INC.
TRACT 427A WAREHOUSE	
REVISION:	FILE NAME JOB NO. DATE
C-1	C-1 9/13/05
SHEET TITLE:	DRAWN BY
GRADING PLAN	KSL



NOTE:

EE 400' 0" = 1:444 75' ANGLE

REVISION DATE

SITE PLAN & DETAILS
DESCANSO INC. WAREHOUSE

DRAWN BY
BILL BUCKLEY
CHECKED BY
BILL BUCKLEY

BILL
BUCKLEY
ARCHITECTS
5332 DERRINGER
LAS CRUCES
NEW MEXICO
88011

WILLIAM
PHILIP
BUCKLEY
No. 773

SHEET #

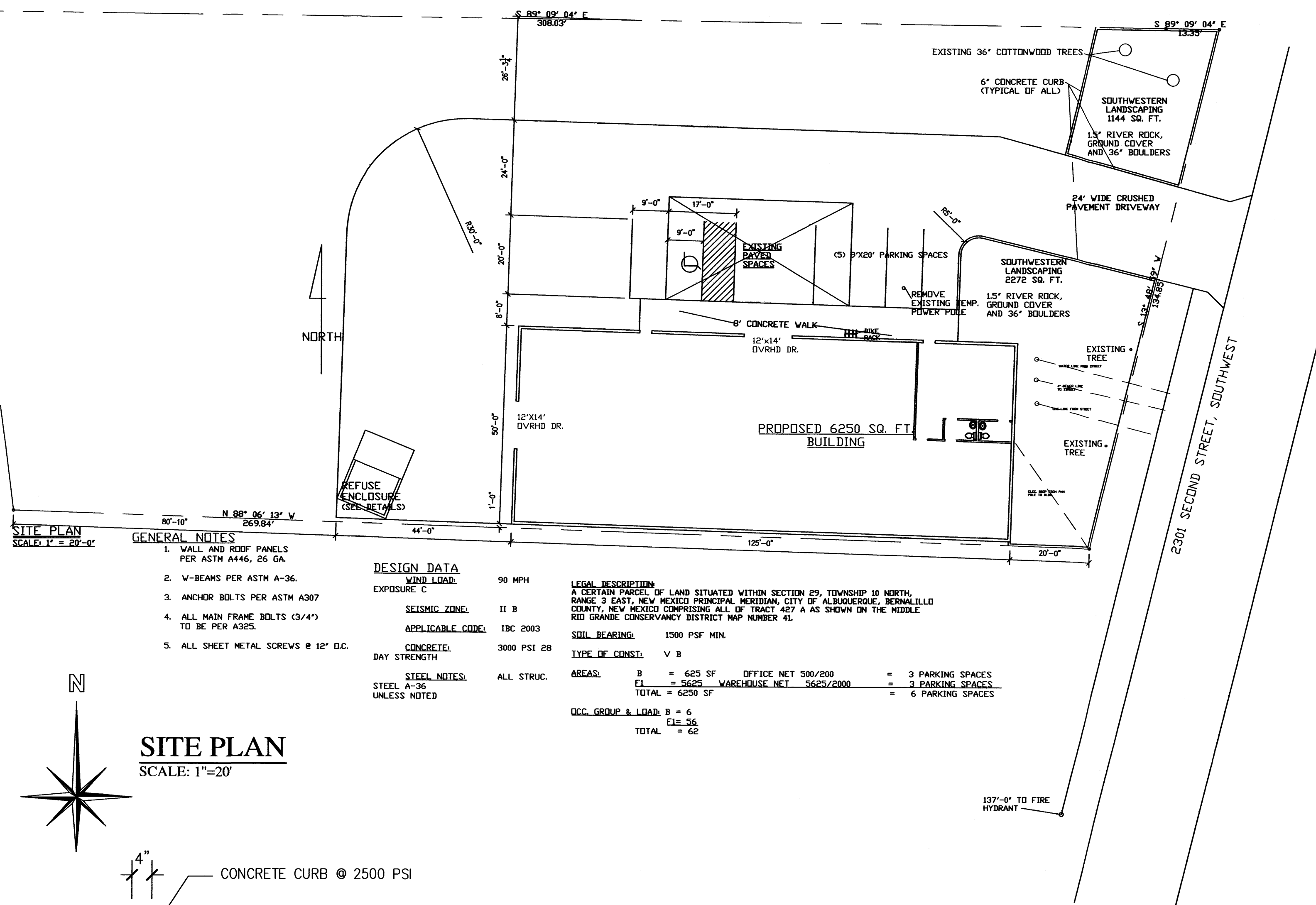
A-1

SHEET INDEX

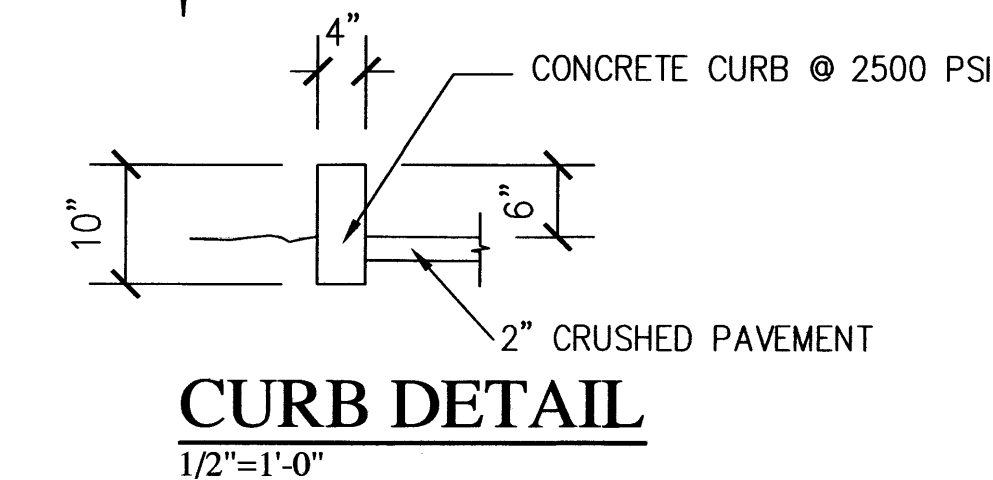
- A-1 SITE PLAN & DESIGN DATA
C-1 GRADING PLAN
S-1 FOUNDATION PLAN
S-2 DETAILS & SECTIONS
S-3 ROOF FRAMING PLAN
A-2 FLOOR PLAN W/ ELECTRICAL
A-3 EXTERIOR ELEVATIONS
A-4 ADA & NOTES
A-5 PLAN & DETAILS

SPECIFICATIONS

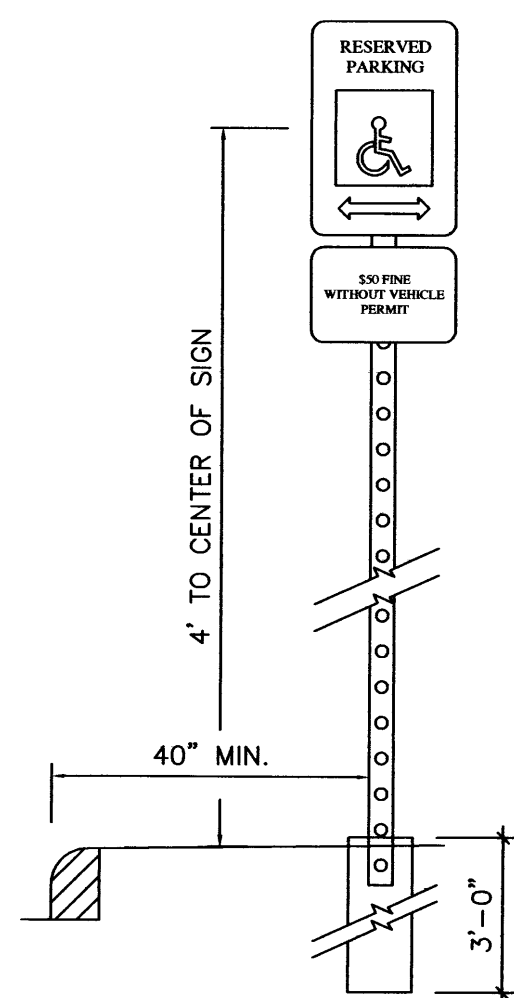
- CONC SLAB: 6" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
- APRON: 6" THICK, 3000 PSI, 3/4" AGG W/6X6-10/10WWM OR EQ. 12'X8'X6' WITH 1/2" EXPANSION JOINT
- FOOTING: AS REQUIRED PER DESIGN
- BOLLARDS: 6" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"



SITE PLAN
SCALE: 1"=20'



CURB DETAIL
1/2"=1'-0"

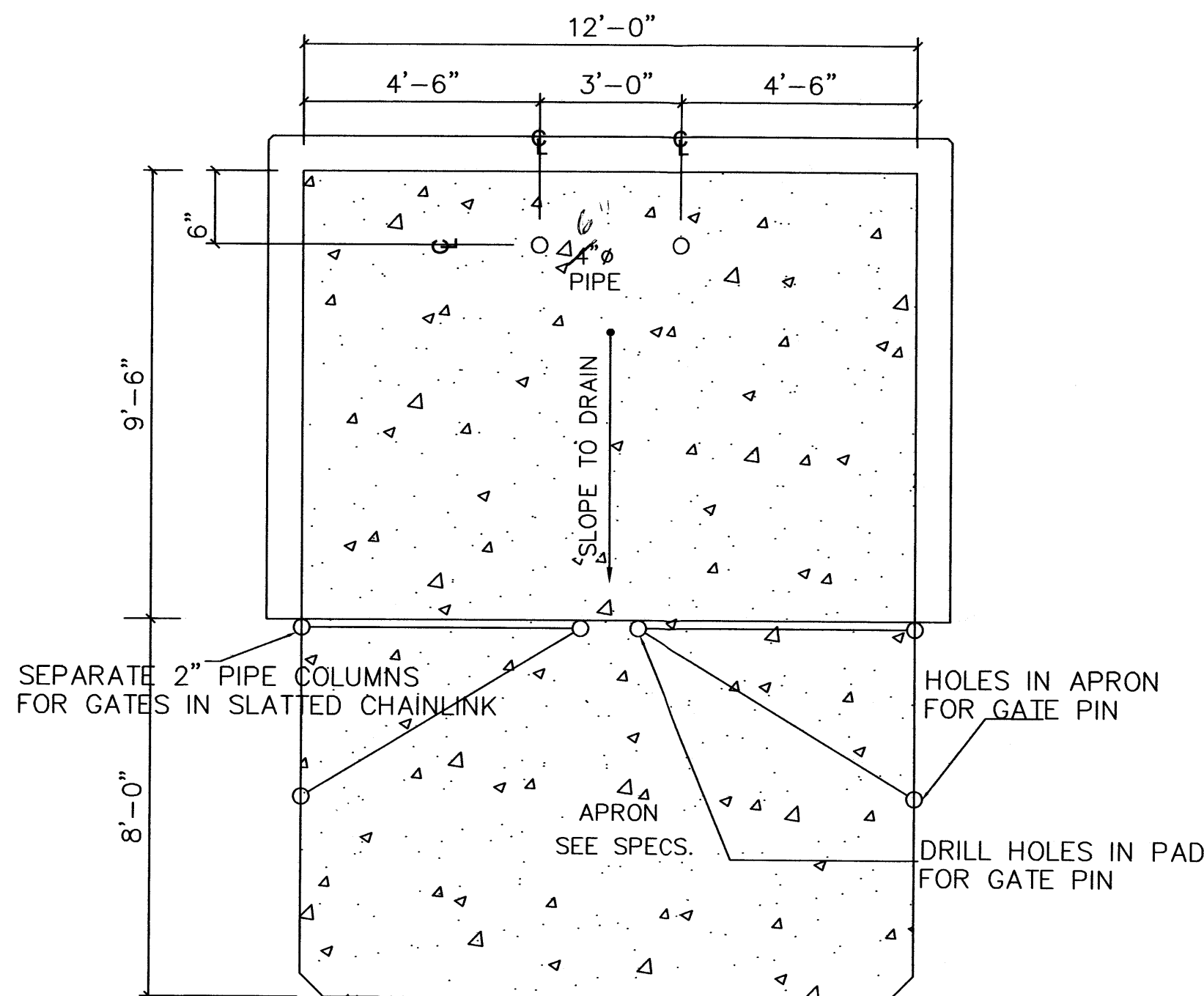


HANDICAP SIGN DETAIL
N.T.S.

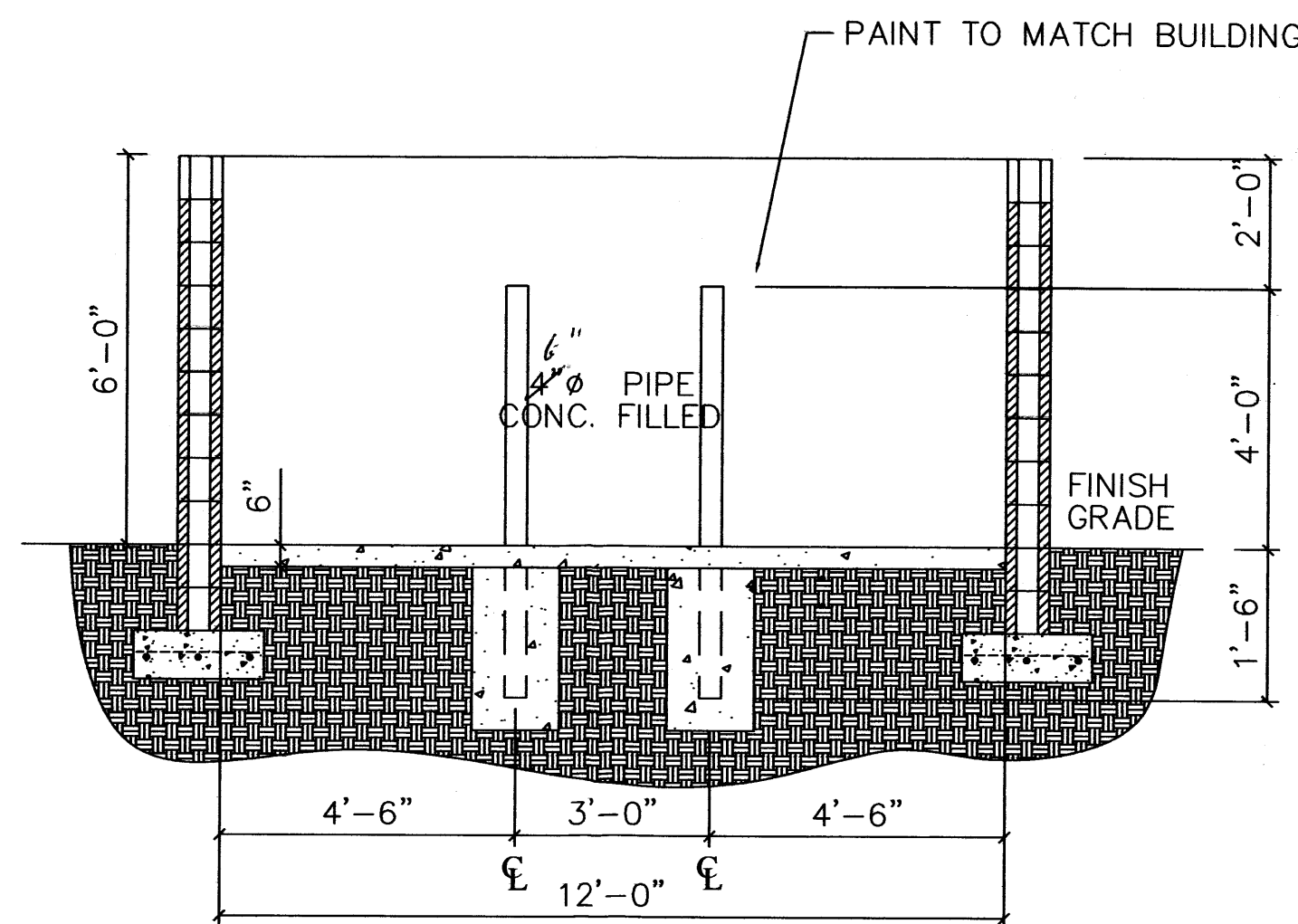
NOTES:

- 1: SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- 2: SIGN SHALL BE SET DIRECTLY FACING THE OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°).
- 3: SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.
- 4: EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.
- 5: 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.

DESIGN DATA		LEGAL DESCRIPTION	
WIND LOAD:	90 MPH	A CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF TRACT 427 A AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NUMBER 41.	
SEISMIC ZONE:	II B		
APPLICABLE CODE:	IBC 2003		
CONCRETE:	3000 PSI 28 DAY STRENGTH		
STEEL NOTES:	ALL STRUC. STEEL A-36 UNLESS NOTED		
AREAS:		SOIL BEARING: 1500 PSF MIN.	
B = 625 SF		TYPE OF CONST: V B	
FL = 5625 WAREHOUSE NET			
TOTAL = 6250 SF			
DEC. GROUP & LOAD: B = 6			
EJE 36			
TOTAL = 62			



REFUSE ENCLOSURE PLAN
1/2"=1'-0"



ENCLOSURE DETAIL
1/2"=1'-0"

ALBUQUERQUE
BUILDING & SAFETY
OCT 12 2009
I.B.C.
PLAN CHECK
SECTION