

LEGAL DESCRIPTION

Lot numbered THREE - A (3-A), Block numbered FIVE (5), Section 28 Clayton Heights Subdivision, 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.

DRAINAGE CALCULATIONS

David Ballantine Building
25217

Hydrology Calculations
Date: December 29, 2005
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	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.7

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	0.59
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.00	0.02
Type "A" (Undeveloped)		0.60	0.00

Total (Acres)	0.60	0.60
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Excess Precipitation(in)	0.53	2.08
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Volume (100), cf	1159.34	4554.92
Volume (10), cf	776.76	3051.80

Q (100), cfs	0.94	2.79
Q (10), cfs	0.63	1.87

Drainage Narrative

THE SITE FOR THE PROPOSED DAVID BALLANTINE BUILDING IS LOCATED ON LOT 3-A, BLOCK 5 SECTION 28 CLAYTON HEIGHTS SUBDIVISION AND CONTAINS APPROXIMATELY 0.6 ACRES. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF YALE BOULEVARD AND ANDERSON STREET IN THE SOUTHEAST HEIGHTS OF ALBUQUERQUE. THE SITE IS CURRENTLY VACANT WITH THE PROPERTY GENERALLY SLOPING FROM SOUTHEAST TO NORTHWEST. THE PROPERTIES ADJACENT TO THE SOUTH ON THE SOUTH AND WEST ARE CURRENTLY DEVELOPED, AND DO NOT DRAIN INTO THIS PROPERTY.

WITH THIS PLAN WE ARE PROPOSING TO MAINTAIN THE HISTORIC DRAINAGE PATTERN BY DRAINING THE SITE ONTO ANDERSON STREET WITH THE DISCHARGE POINT BEING THE EXISTING DRIVEWAY ON THE NORTHWEST CORNER. THE COMPUTED DEVELOPED FLOWS ARE 2.79 CFS AS COMPARED TO THE UNDEVELOPED FLOWS OF 0.94 CFS. THE SITE IS NOT WITHIN A 100YR FLOODPLAIN.

AS-BUILT CERTIFICATION

I, MARTIN J. GARCIA, MAKE 11767, OF THE FIRM ABO ENGINEERING INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/30/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID R. VIGIL, NMP 0911, FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE ON SEPTEMBER 28, 2006 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 CERTIFICATE OF OCCUPANCY.

THE RECORDS INFORMATION PRESENTED BELOW 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 PURPOSES.

Legend

- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CURB
- FL FLOW LINE
- 71.00 PROPOSED SPOT ELEVATION
- 67.84 EXISTING SPOT ELEVATION
- SWALE

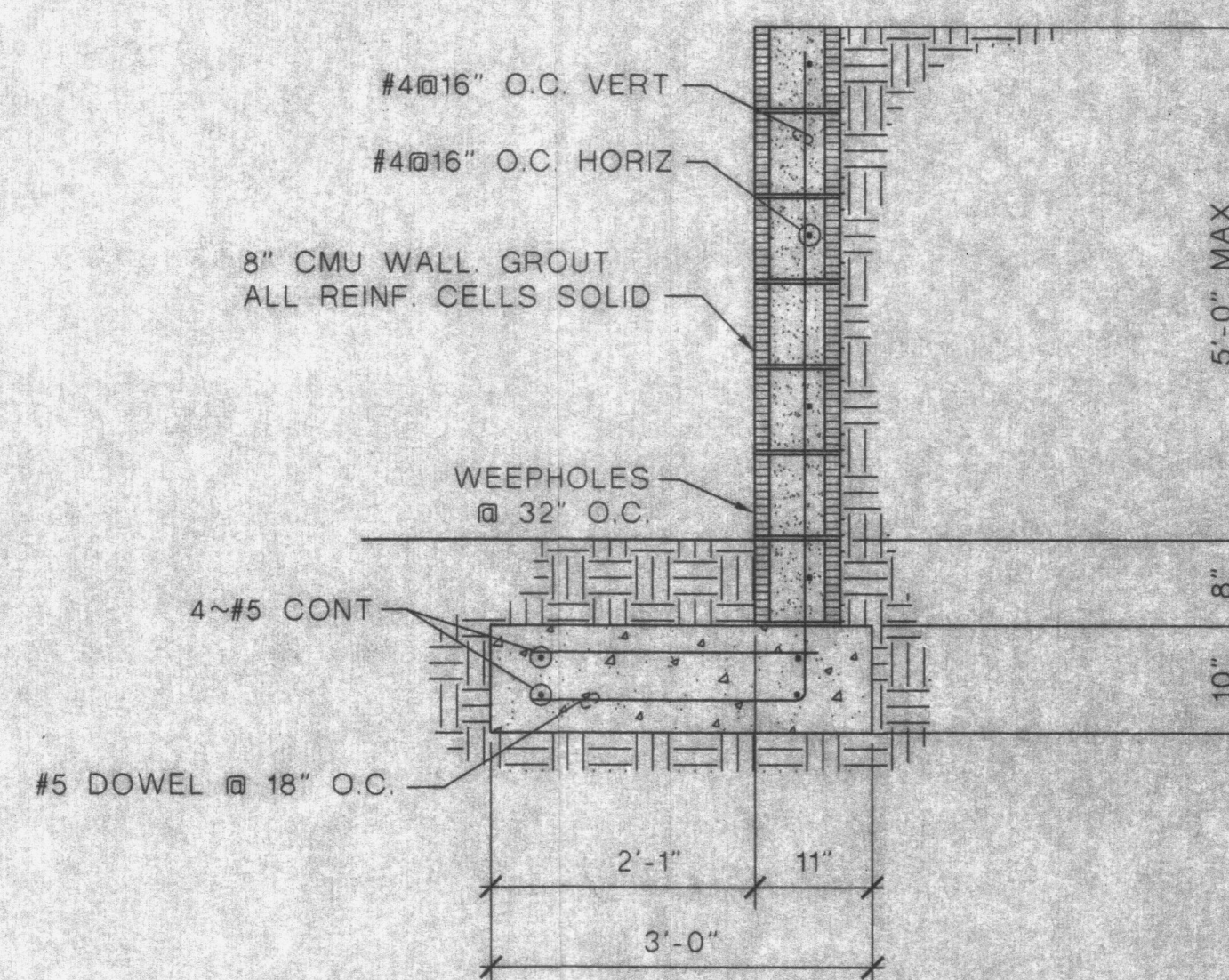
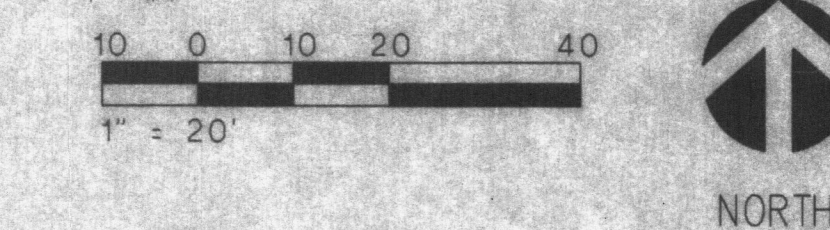
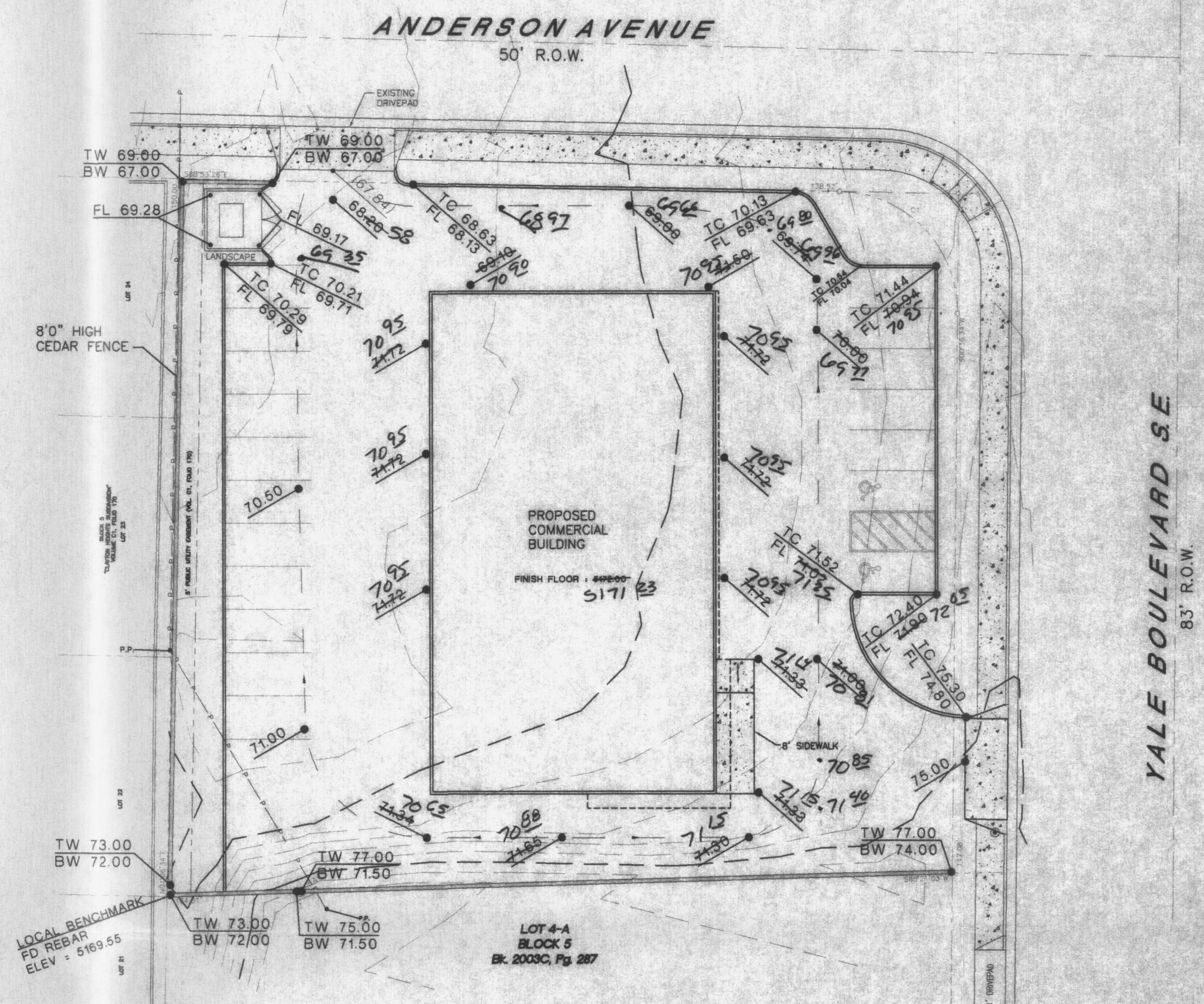
Benchmark

SOUTHWEST CORNER OF LOT BEING A FOUND #4 REBAR WITH CAP
Elevation = 5169.55

Engineer's 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

Martin J. Garcia, NMPE No. 11767

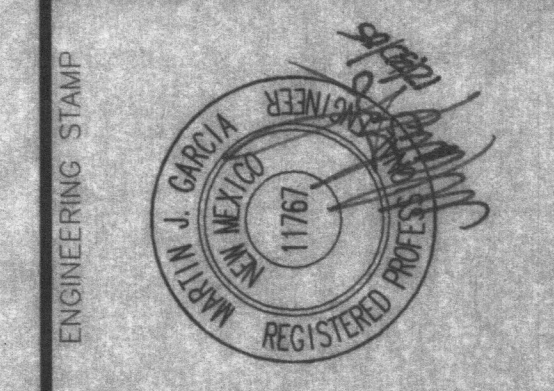


RETAINING WALL SECTION

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

1
C-101

ABO
ENGINEERING, INC.
8739 Academy Rd, NE
Albuquerque, NM 87109
505-255-7802
Engineers • Planners
Construction Services



DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS - NOTIFY
ENGINEER/ARCHITECT OF ANY
DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION

DAVID BALLENTINE
1601 YALE BLVD S.E.
ALBUQUERQUE, NEW MEXICO

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER:	25217	DATE:	DECEMBER 30, 2005
DESIGNED BY:	M. GARCIA	DRAWN BY:	F. PHILLIPS
CHECKED BY:	M. GARCIA	CAD FILE NAME:	217GRAD.DWG

GRADING PLAN AND WALL SECTION

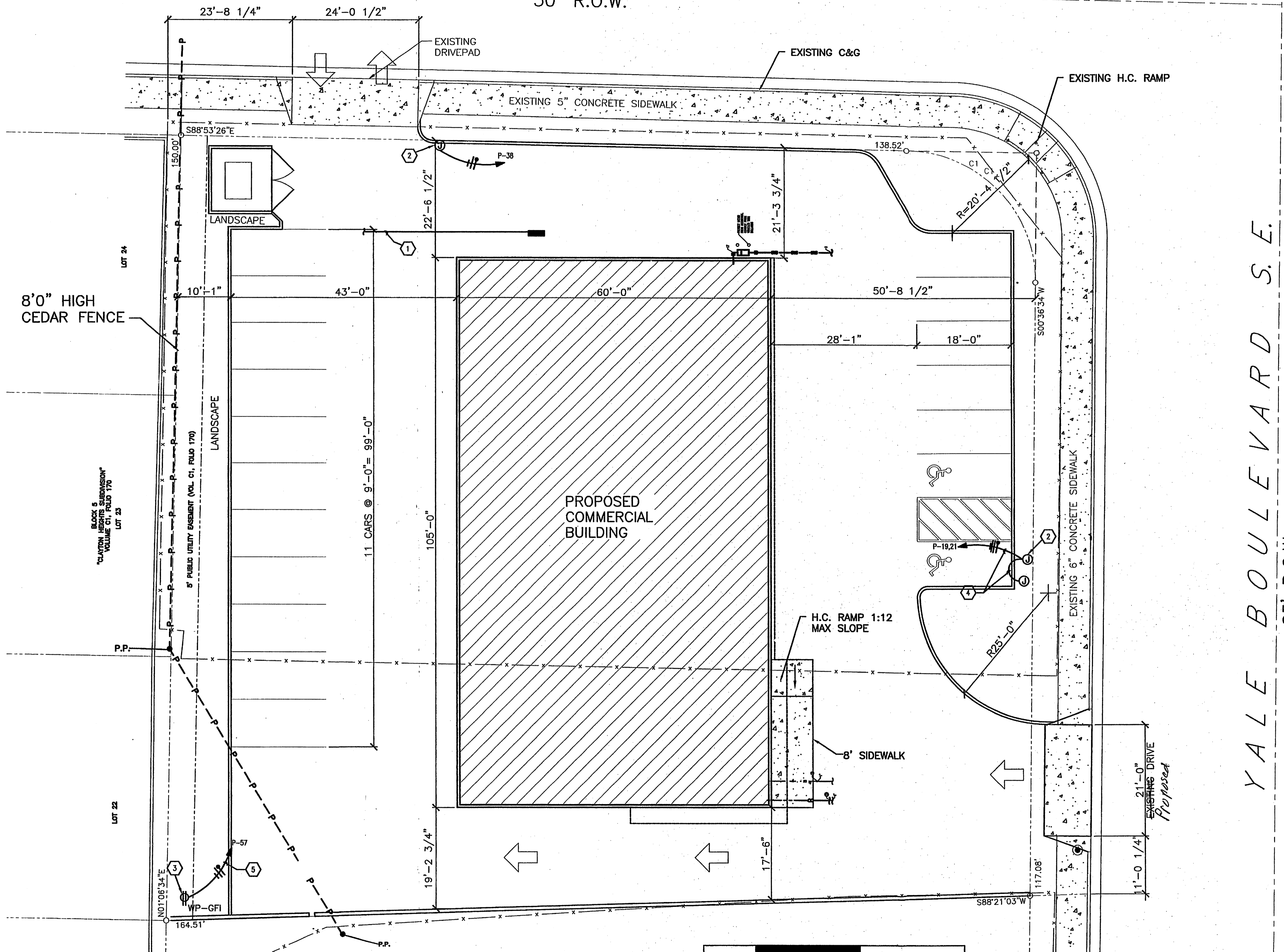
C-101

SHEET

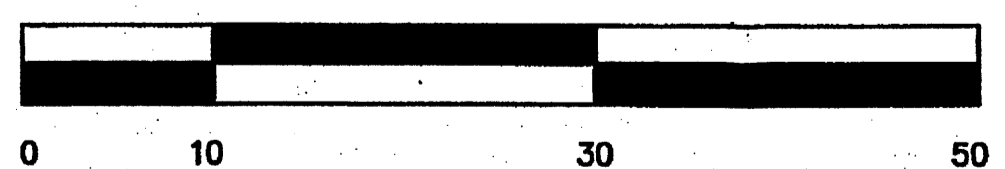
RECEIVED
OCT 11 2006
HYDROLOGY SECTION

ANDERSON AVENUE

50' R.O.W.



YALE BOULEVARD S.E. 83' R.O.W.

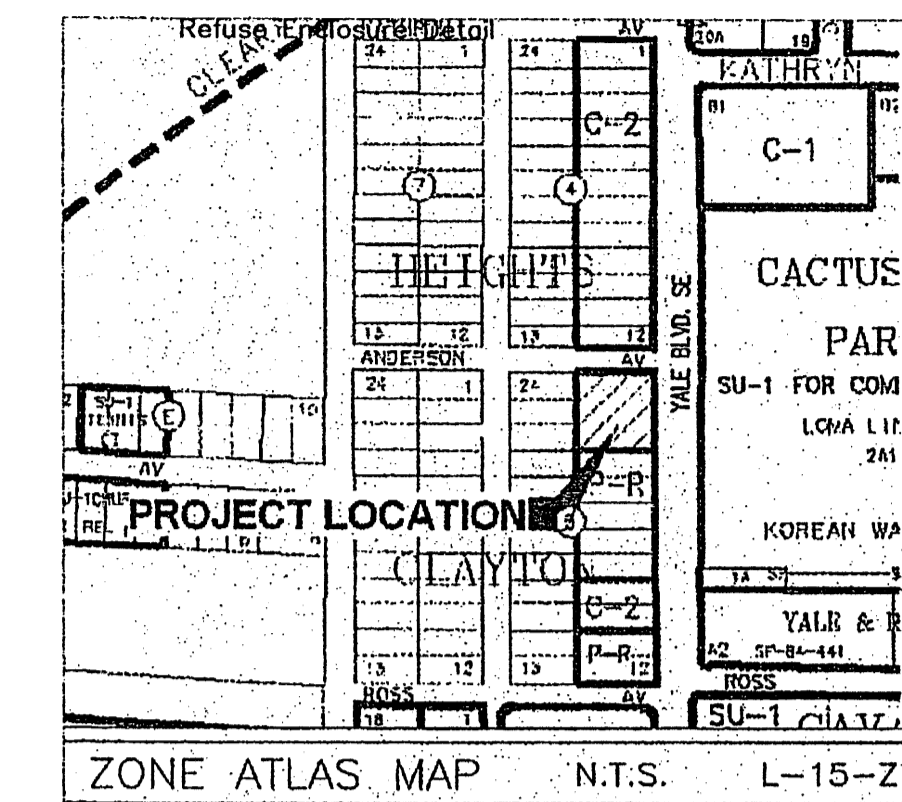


SCALE: 1" = 10'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°30'16"	25.00'	39.49'	N44°08'26"W	35.51'

SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP

SCALE: N.T.S.

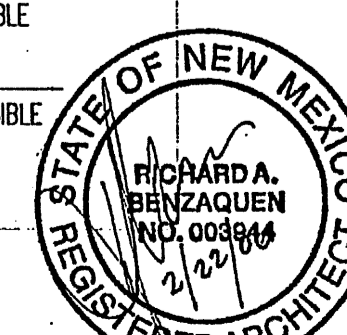
Design Data

LEGAL DESCRIPTION:	LOT 3-A BLOCK 5, CLAYTON HEIGHTS SUBDIVISION ALBUQUERQUE, NM
PROJECT ADDRESS:	1601 YALE BLVD. SE ALBUQUERQUE, NM 87106
CURRENT ZONING:	C-2
ZONE ATLAS PAGE:	L-15
APPLICABLE BUILDING CODE:	IBC-2003
SEISMIC DESIGN CATEGORY:	D
WIND DESIGN SPEED (3-SECOND GUST):	90 MPH
EXPOSURE:	C
ROOF SNOW LOAD:	20 PSF NON-REDUCIBLE
TYPE OF CONSTRUCTION:	II-B
FIRE SPRINKLERED:	NO
NUMBER OF STORIES:	ONE
TOTAL BUILDING AREA:	6,300 SQ. FT.
OCCUPANCY GROUPS:	MIXED UNSEPARATED
GROUP S-1 (REPAIR GARAGE):	5,570 SQ. FT.
GROUP B (OFFICE):	408 SQ. FT.
OCCUPANT LOAD:	TABLE 1004.1.2
GARAGE: 5,570 / 200 =	28 OCCUPANTS
GARAGE: 408 / 100 =	4 OCCUPANTS
TOTAL =	32 OCCUPANTS
TWO EXITS REQUIRED FROM OFFICE:	NO
ALLOWABLE FLOOR AREA:	IBC TABLE 503
GROUP S-1:	17,500 SQ. FT.
GROUP B (OFFICE):	23,000 SQ. FT.
PLUMBING SYSTEMS:	IBC TABLE 2902.1
WATER CLOSETS REQ'D:	(GARAGE 1/100) + (OFFICE 1/25) = 2
WATER CLOSETS PROVIDED:	2
LAVATORIES REQ'D:	(GARAGE 1/100) + (OFFICE 1/40) = 2
LAVATORIES PROVIDED:	2
DRINKING FOUNTAIN REQ'D:	(GARAGE 1/400) + (OFFICE 1/100) = 1
DRINKING FOUNTAIN PROVIDED:	1
SERVICE SINK REQ'D:	1
SERVICE SINK PROVIDED:	1
OFF-STREET PARKING: 6,135 SQ. FT. NET LEASABLE	6,135/200 = 31 SPACES
10 PERCENT REDUCTION FOR	(3 SPACES)
BUS SERVICE WITHIN 300 FT. =	
TOTAL REQUIRED =	28 SPACES
OFF-STREET PARKING PROVIDED:	
WITHIN BUILDING =	12 SPACES
ON-SITE =	18 SPACES
TOTAL PROVIDED =	30 SPACES
REQ'D. SPACES TO BE DESIGNATED HC ACCESSIBLE:	TWO HC SPACES, ONE DESIGNATED VAN ACCESSIBLE
HC ACCESSIBLE PARKING PROVIDED:	TWO HC SPACES, BOTH DESIGNATED VAN ACCESSIBLE

1601 Yale SE

For Traffic Circulation Layout

T.H.S Construction



CAD DRAWING & DESIGN, LLC
NEW MEXICO'S PREMIER DRAFTING SERVICE
9000 N. ALBUQUERQUE BLVD. STE. 200 ALBUQUERQUE, NM 87110

Richard Benzaquin Associate Architects
(505) 901-9909
9 Santa Ana Loop, Placitas, NM

PRE-ENGINEERED METAL BUILDING
LOT 3-A, BLOCK 5, SECTION 28
"CLAYTON HEIGHTS SUBDIVISION", ALB., N.M.

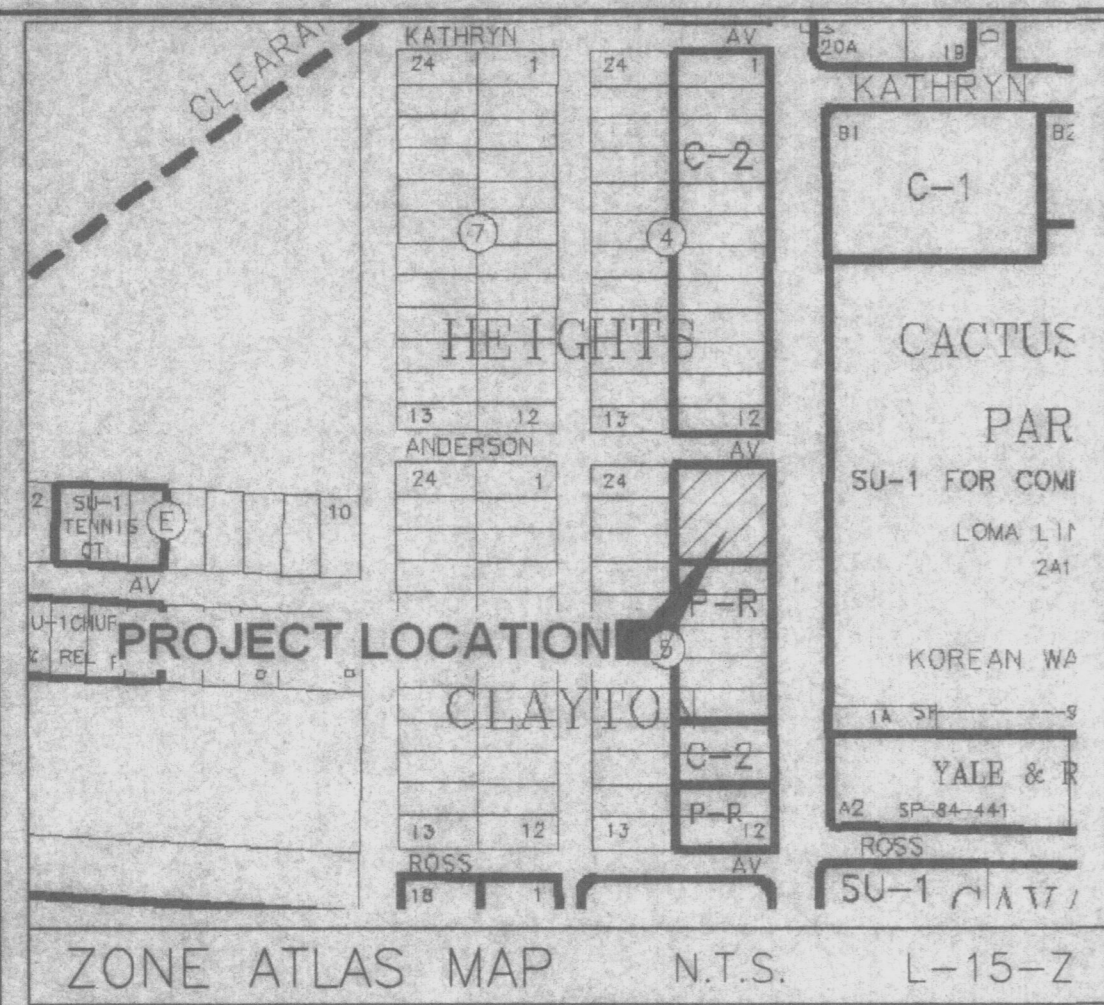
Days Ballantine
2519 ROSS S.E.
ALBUQUERQUE, NEW MEXICO 87106

SITE PLAN
THIS L.C. NO. 066816
PHONE NUMBER: 867-0323

CHECKER: D. BOONE
DATE: 02/16/2006
SCALE: AS NOTED

APPROVER: RICHARD A. BENZAQUIN
DATE: 02/16/2006
SCALE: AS NOTED

C-1
1-SHEET-15



Drainage Narrative

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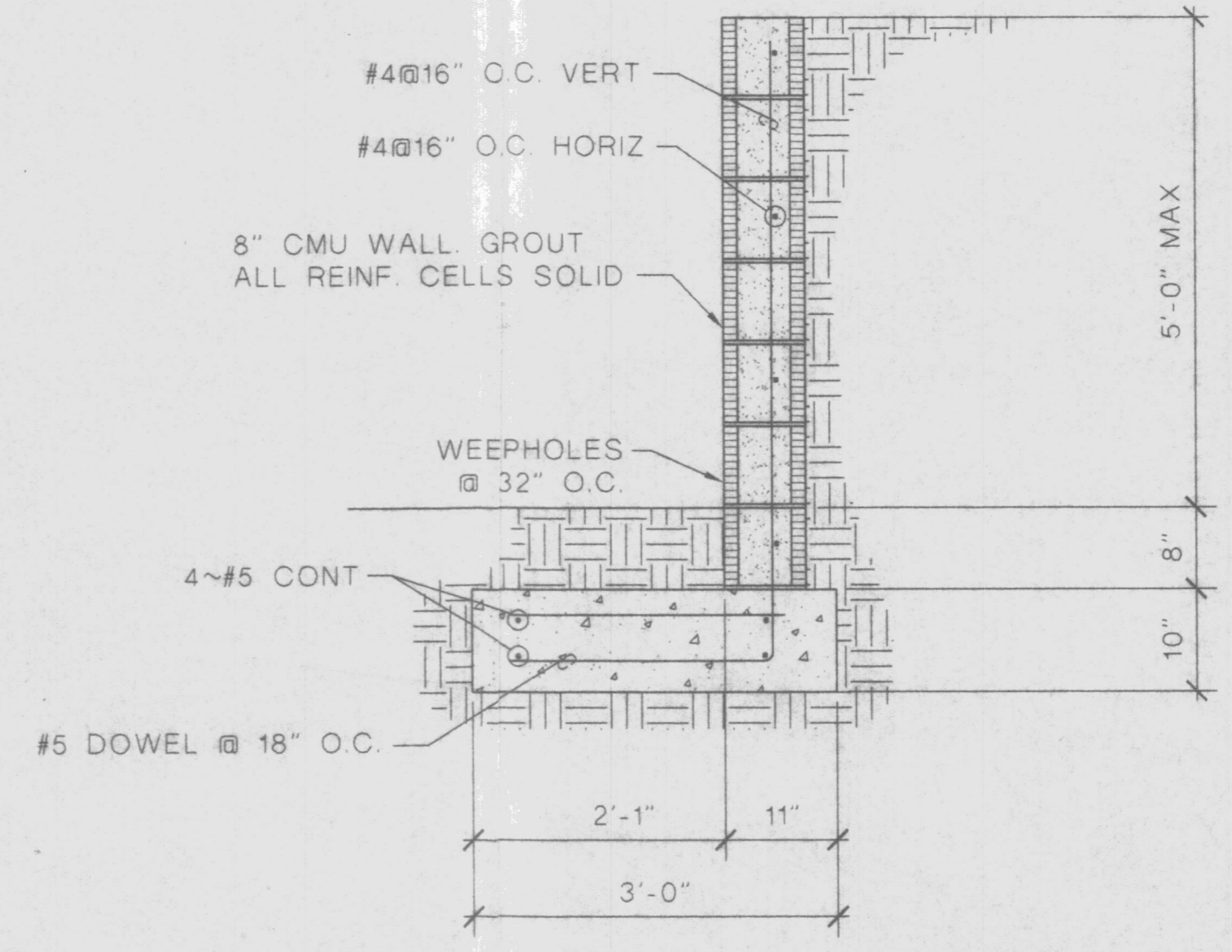
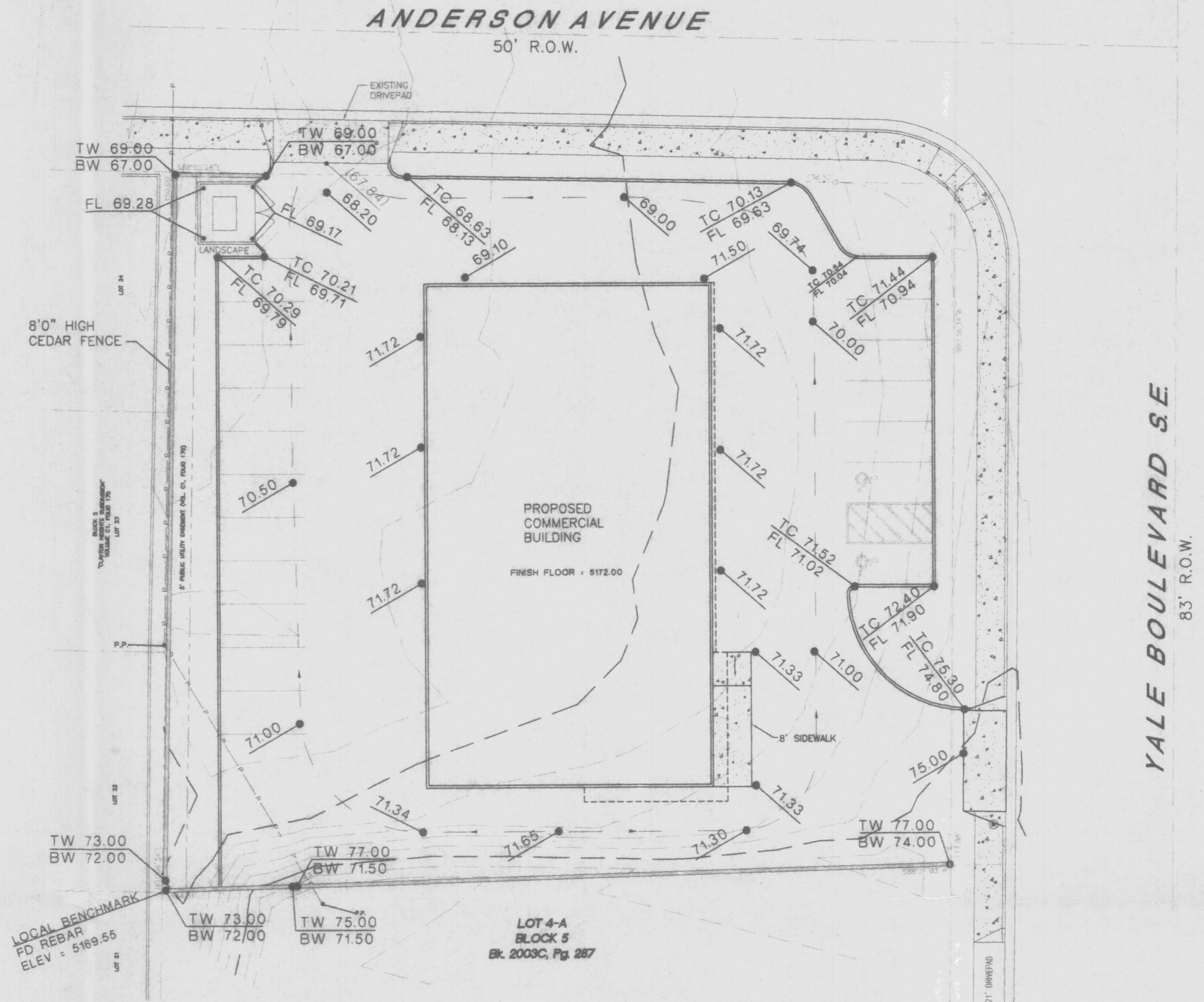
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DRAWN BY:	F. PHILLIPS		
CHECKED BY:	M. GARCIA		
CAD FILE NAME:	217GRAD.DWG		

GRADING PLAN AND WALL SECTION

C-101

SHEET of

