

**SITE DEVELOPMENT PLAN**

Scale: 1" = 10' - 0"

**DRAWING SYMBOLS**

	building section
	wall section
	building elevation
	interior elevation
	detail
	demolition/erecting construction notes
	door type
	window type

**CODE ANALYSIS**

Applicable Code: UBC 1997 Edition, 1991 UMC, UPC and NEC  
 Accessibility Code: 1997 State of New Mexico Building Code Chapter 31, ANSI-A-117.1 1998 Edition

Zoning: C-1 City of Albuquerque, New Mexico

Building Addition: Total Area: 3190 gsf

Construction Type: Type V-N, Table 5A

Occupancy Group: B, Table 3-A, Sales and warehouse

Seismic, Zone: 2B as per 1997 UBC

Property Address: 520 Louisiana S.E.

Total Pad Site Area: 13,500 gsf, 31 ac.

Assumed Soil: 1500PSF

Bearing Capacity:

Off-Street Parking Based on:  
 1485 sq ft Rear Storage Area  
 1485 sq ft at 1-space/200 sq ft = 7.42 spaces  
 Customer, meat cutting/display and Employee Areas:  
 1540 sq ft at 1-space/200 sq ft = 7.7 spaces  
 Total parking required = 16 spaces  
 Total parking available = 16 spaces

Dead Loads: 35 psf  
 Live Loads: 20 psf

Wind Loading: 90 MPH, Exposure 'C'

Landscaping Requirements:  
 15% of Net Lot Area: Net Area = 10,200 sq ft 15% = 1530 sq ft  
 Landscape area available Gross area = 2,122 @ 75% = net at adult stage  
 Net area = 1,592 sq ft available

**PLANT MATERIAL SCHEDULE**

COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARK
<b>TREES:</b>				
(A) Purple, Red	Prunus, Dwarf	8	2" caliper	8' - 10'
(B) Modesto Ash	Fraxinus velutina	1	2" "	8' - 10'
<b>SHRUBS:</b> (The proposed plant material is shown below as a range of plants to choose from)				
(C) Apache Plume	Fallugia paradoxa	5	5 gal.	Container
(D) Autumn Sage	Salvia greggii	5	5 gal.	Container
(E) Japanese barberry	Berberis thunbergii	18	5 gal.	Container
(F) Desert Willow	Chilopsis linearis	4	5 gal.	Container
(G) "Blue Carpet" Juniper	Juniperus Squamata	18	5 gal.	Container
(H) Silky Threadgrass	Stipa tenuifolia	8	5 gal.	Container
<b>MULCHES:</b>				
(I) Gravel Mulch or	River Bank Run	3/4" +	2" thick layer over 4 mil. plastic	
(J) Shredded tree bark	small to medium size		2" thick layer over a 4 mil plastic barrier	

Symbols identify all trees and shrubs small or large and are as listed in the above plant schedule and shown on the Site Plan as landscaped areas. The # along side the symbol identifies the number of plants recommended and equally spaced within the available area between trees.

Adjustable bubbler at all trees and large shrubs as shown in plan. Place 1-bubbler at each tree and each larger plant.

Adjustable shrub sprays with a 3-5 streams per bubbler and place at least to water up to 3- shrubs or flowering plants, as shown in plan.

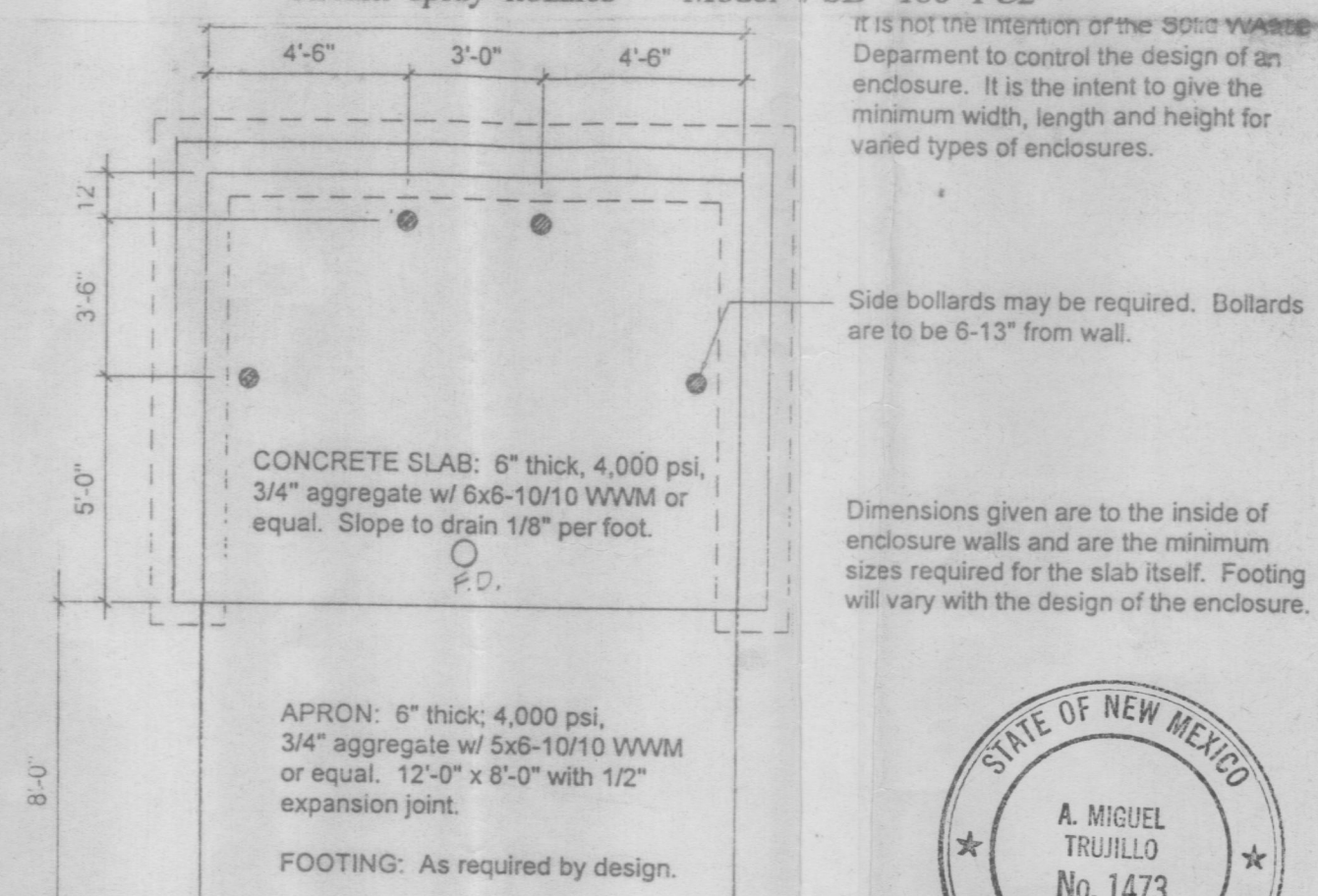
Underground sprinkler lines, main and/or laterals are shown extending from the valve boxes shown, whether existing on south side or new in the developed areas.

**SPRINKLER SYSTEM LEGEND**

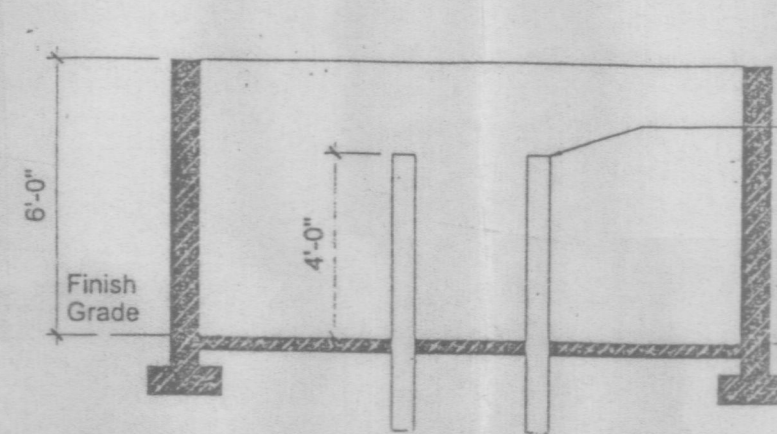
Sprinkler Heads shall be of the fixed bubbler or spray type for this particular landscaping concept, the assemblies shall be as manufactured by "Toro" or of the "Hunter" type. Model numbers referenced as by "Toro", or provide an equal.

Note! The owner will be responsible for maintaining all plant material and also replacing any plants that die.

Flood bubblers nozzles - Model # FB-25-PC  
 Stream spray nozzles - Model # SB-180-PC2

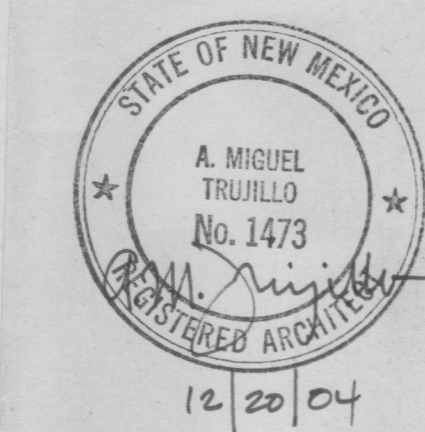


**APRON REQUIRED IN FRONT OF EACH ENCLOSURE**  
 (6" with reinforcing to withstand 57,000 lbs.)



**TRASH ENCLOSURE PLAN**

ARCHITECT'S COPY  
 12/21/04



**SITE DEVELOPMENT CONSTRUCTION KEYNOTES:**

- 8"x 8" 6' - 8" high existing block wall and existing power pole with electrical transformer for building power distribution.
- Proposed new 8" cmu wall by owner or a solid wood fence as is permitted by Zoning and Planning; fence to be 6' - 0" high.
- This owner may have the option to close-off this end of the existing 16 foot alley or install a wood swinging gate that will allow him to enter the property at the rear side.
- The owner will install a 6' - 0" high solid wood picket fencing w/ 4"x4" wood fences at 8'-0" o.c. and in a concrete base.
- Install a 6"x6" treated timber, staked into ground; timber will act as a separation of the new asphalt from the gravel mulched area.
- New 2" minimum asphalt paving over a min. 4" thick fully compacted sub-base and sloped as per the grading and drainage plan.
- Contractor shall remove portions of existing driveway to accommodate the construction of the new concrete driveway per G&D.
- New 2" thick asphalt paving shall match up to the existing asphalt.
- The new 4" concrete porch pad may not line up with the existing concrete sidewalk at existing commercial building.
- Remove existing railroad ties from property line and place paving as per KN# 8 above.
- NEW ON-SITE FIRE HYDRANT, TIED INTO STREET MAIN.
- 4"x6" TREATED LANDSCAPE TIMBER AS EDGING AS SHOWN
- 6"x12" HIGH CONC. HEADER CURBING W/ 1 #4 REIN. BAR.

**IRRIGATION GENERAL NOTES:**

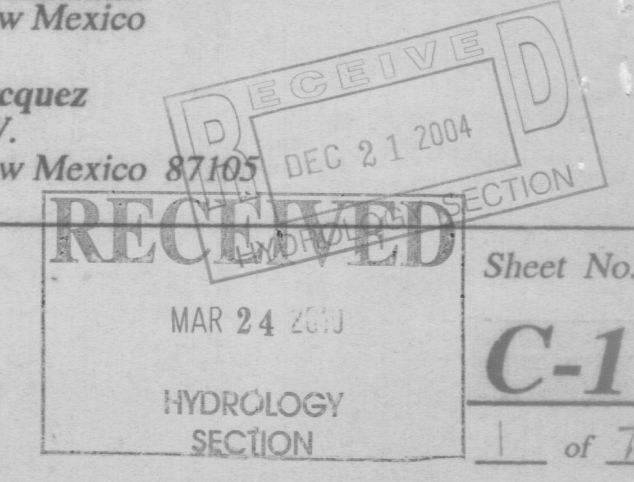
- All valves shall be installed a minimum of 4" from hard edges and boxes in shrub beds shall be installed a minimum of 12" from edges of walks or other hard surfaces.
- All valve boxes shall be supported by solid pieces of CMU (4 minimum per valve box). Install blocks in a manner in which it will prevent contact with piping, wiring, sidewalks, etc....
- Mark all 24 volt wire ends with 3M STD-09 wire marker tape at the valve box and controller locations.
- All 24 volt wiring shall be in common trench with the water main and shall have separate sleeve where it crosses all underground hard const. matls. All sleeve piping for 24-volt wiring shall be of 2" Class 200 PVC.
- 24-volt wire shall be marked with a 3" wide red marker tape and marked "Warning/Electrical". Lay marker tape horizontally 6" above wire.
- where proposed piping is to cross existing concrete sidewalks, trench below sidewalks and install a PVC sleeve as required, backfill into solidly from both sides of sidewalk width.
- Contractor shall adjust all valves, bubblers, and sprinklers for optimum coverage, and shall provide and install nozzles other than those specified or instructed by the landscape architect, at no additional cost to the owner.
- Install all bubblers on the high side of each tree wells, typically.
- Contractor shall tape closed all sleeve pipe openings use duct tape to prevent debris from entering sleeves.
- Contractor shall extend 120-volt AC wiring form existing power to proposed controller and backflow preventer locations. All elect. work shall be as per local codes and NEC Standards.
- Existing water main line locations shall be determined by the landscaping contr. as the responsibility of the installers to pot hole and field check to determine exact locations prior to tie-in of new main line extensions or laterals lines.
- The proposed controller location indicated on the drawings is approximate; the actual location shall be determined after consultation with the owner's requirements.
- If needed, install sleeves prior to field work.
- This underground irrigation system was designed for a 50 PSI static water pressure at the head and 45 GPM. The installers must verify the actual static water pressure prior to construction and and it shall be discussed with the Arch. if there are any design modifications required.
- The contractor shall install manual drains on lateral and main line piping to ensure proper and complete drainage of piping (see manual drain assembly). Install one manual drain per zone, minimum. Locations shall be field determined; the installers should show them on the "As-Built".

**MIGUEL TRUJILLO & ASSOCIATES**  
 Architecture Planning Construction Management  
 8504 Spain Road NE Office (505) 821-5687  
 Albuquerque, NM 87111 Cell (505) 410-4776

Project: **CUAUTEMOC CARNECERIA BUILDING**  
 Butcher Shop with Retail Meat Sales  
**520 Louisiana Blvd. S.E.**  
 Albuquerque, New Mexico

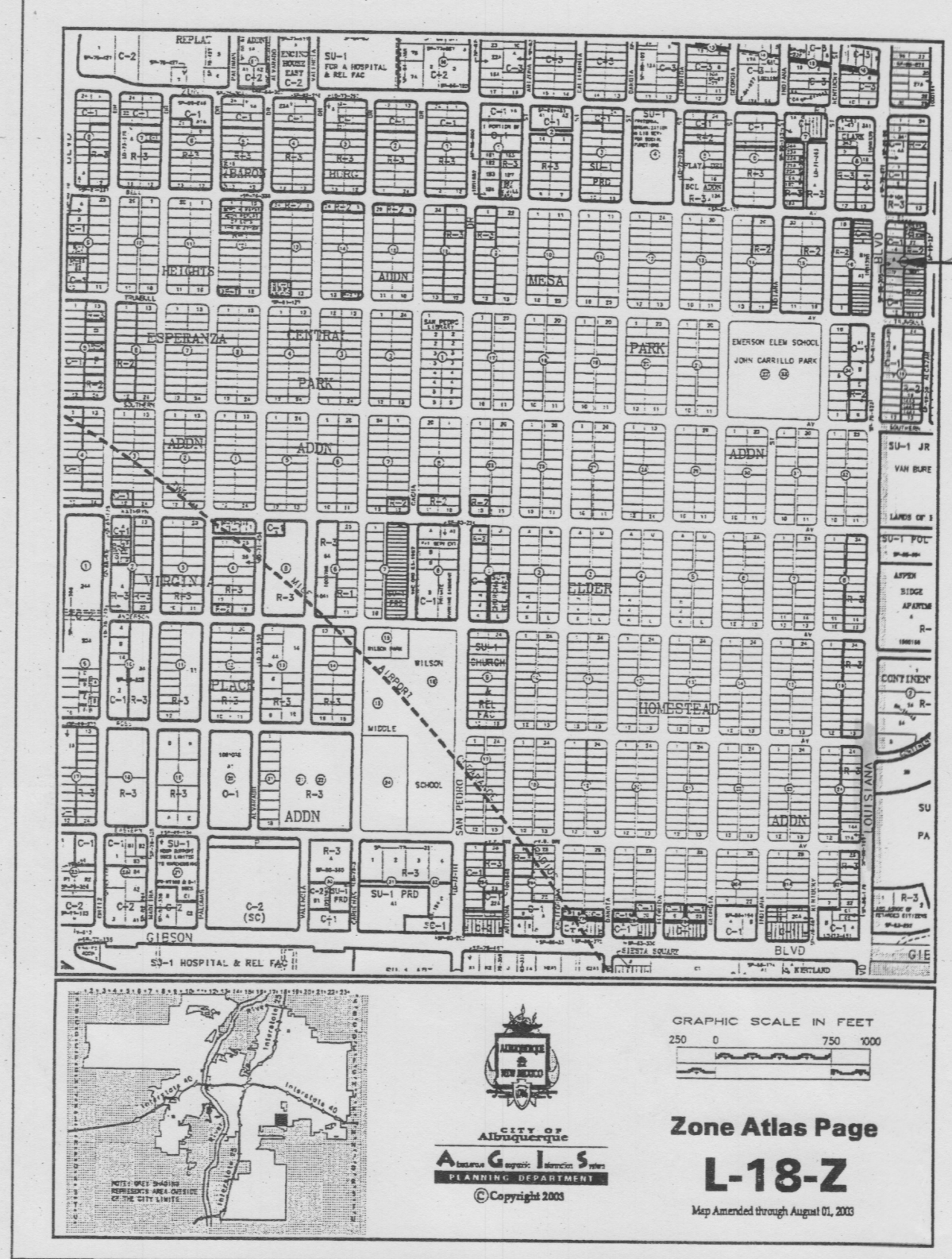
Owners: **Juan Manuel Jacquez**  
 844 Bridge S.W.  
 Albuquerque, New Mexico 87105

Job No. 2004-0011  
 Date: **SEPT. 28, 2004**  
 Design By: **A. Miguel Trujillo**  
 Checked By: **A. Miguel Trujillo**



Sheet No. **C-1**  
 1 of 7





VICINITY MAP NO. L-18 FIRM PANEL 0354D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT A, BLOCK 10 OF THE EMIL MANN ADDITION (520 LOUISIANA BOULEVARD S.E.) CITY OF ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.30992 ACRES AND IS LOCATED NORTH OF TRUMBULL AVENUE S.E. AND EAST OF LOUISIANA BLVD. S.E. AT PRESENT THE SITE SLOPES FROM SOUTHWEST TO NORTHWEST. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0354D, DATED SEPTEMBER 20, 1996, THIS SITE IS ENCRACED BY STREET FLOODING BY AN A0-1' FLOOD ZONE. THE SITE IS AN IN-FILL SITE WITH EXISTING DEVELOPED SITES ALL AROUND.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 3300 SQUARE FOOT RETAIL STORE ALONG WITH PAVED PARKING AND ASSOCIATED LANDSCAPED AREAS. THE NEW DEVELOPED RUN-OFF WILL BE ROUTED OUT TOWARDS THE PROPOSED DRIVEPAD AND INTO LOUISIANA BLVD. S.E. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION, EXCEPT FOR A SMALL AREA AT THE S.E. CORNER OF THE PROPERTY ENTERING FROM THE REAR OF THE ADJACENT BUILDING. SEE PLAN DRAWING. THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II DESIGN CRITERIA DATED 1007, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 0.30992 ac.  
520 LOUISIANA S.E.  
ZONE 3  
PRECIPITATION: 360 = 2.60 in.  
1440 = 3.1 in.  
10day = 4.9 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.66 in.	1.87 cfs/ac.
TREATMENT B 0.92 in.	2.6 cfs/ac.
TREATMENT C 1.29 in.	3.45 cfs/ac.
TREATMENT D 2.36 in.	5.02 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0.0622 ac.
TREATMENT C 0.30992 ac.	0.0581 ac.
TREATMENT D 0 ac.	0.1916 ac.

EXISTING EXCESS PRECIPITATION:  
Weighted E = ( 0.66 ) ( 0.00 ) ( 0.92 ) ( 0.00 ) ( 1.29 ) ( 0.31 ) ( 2.36 ) ( 0.00 ) / 0.31 ac.  
= 1.29 in.  
V100-360 = ( 1.29 ) ( 0.31 ) / 12 = 0.03316 ac-ft = 1451 cf

EXISTING PEAK DISCHARGE:  
Q100 = ( 1.87 ) ( 0.00 ) ( 2.60 ) ( 0.00 ) ( 3.45 ) ( 0.31 ) ( 5.02 ) ( 0.00 ) = 1.07 cfs

PROPOSED EXCESS PRECIPITATION:  
Weighted E = ( 0.66 ) ( 0.00 ) ( 0.92 ) ( 0.06 ) ( 1.29 ) ( 0.06 ) ( 2.36 ) ( 0.19 ) / 0.31 ac.  
= 1.88 in.  
V100-360 = ( 1.88 ) ( 0.31 ) / 12.0 = 0.048481 ac-ft = 2112 cf

V100-1440 = ( 0.05 ) ( 0.19 ) ( 3.10 - 2.60 ) / 12 = 0.056464 ac-ft = 2460 cf  
V100-10day = ( 0.05 ) ( 0.19 ) ( 4.90 - 2.60 ) / 12 = 0.085204 ac-ft = 3711 cf

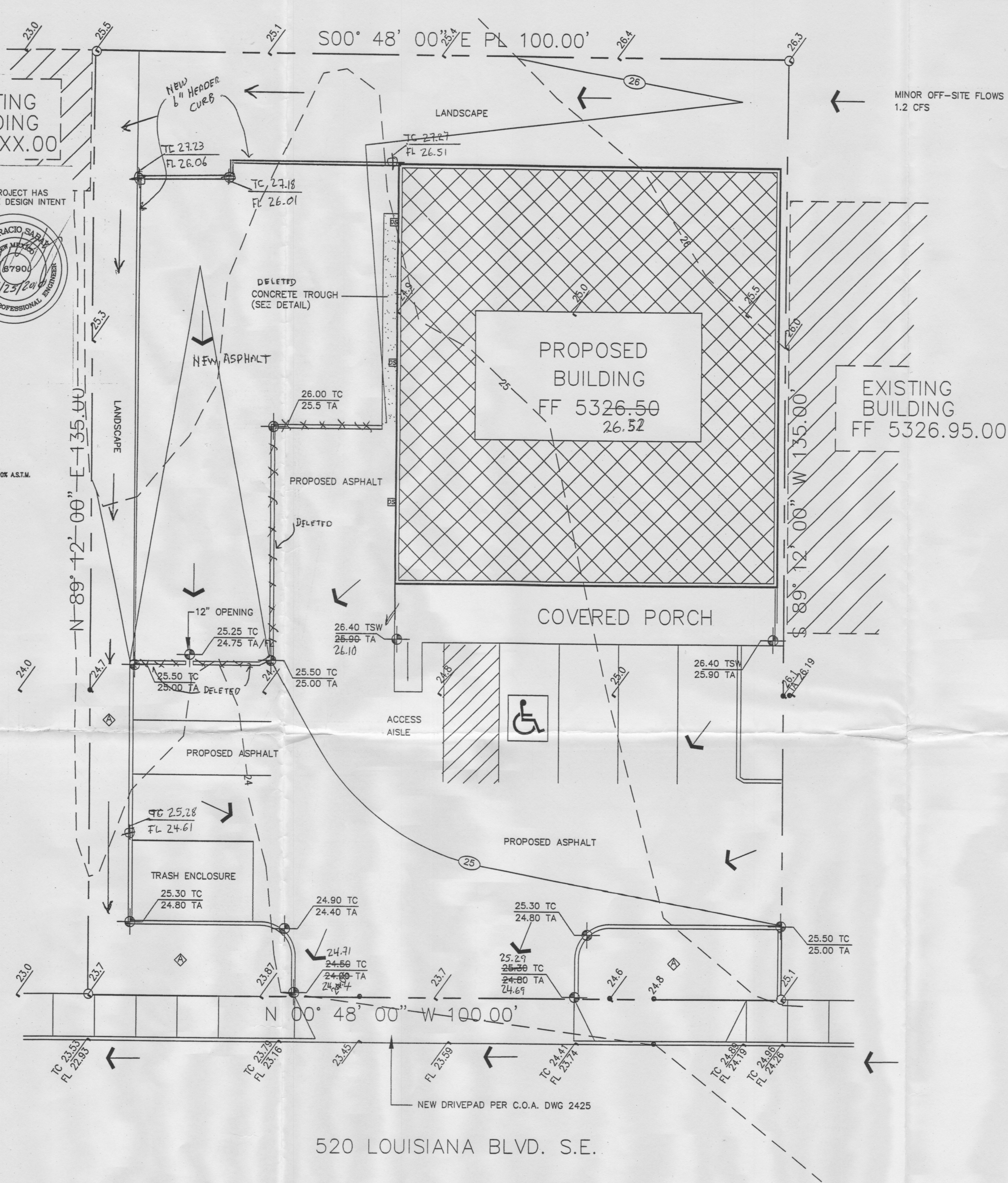
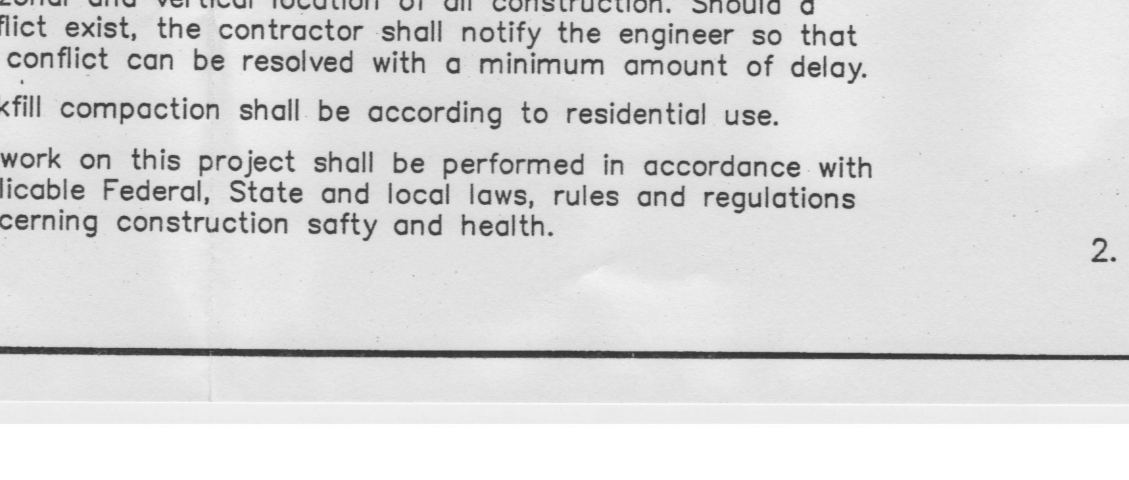
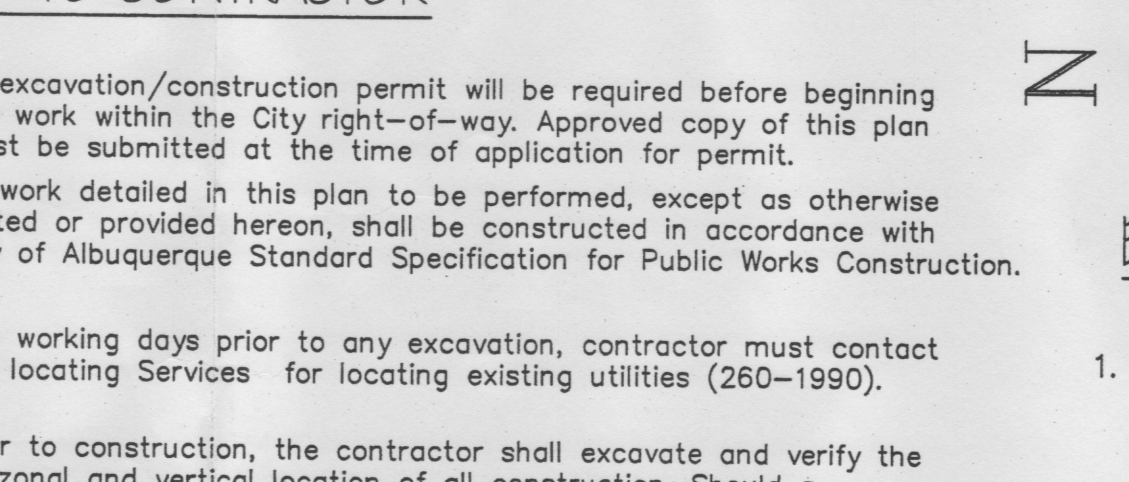
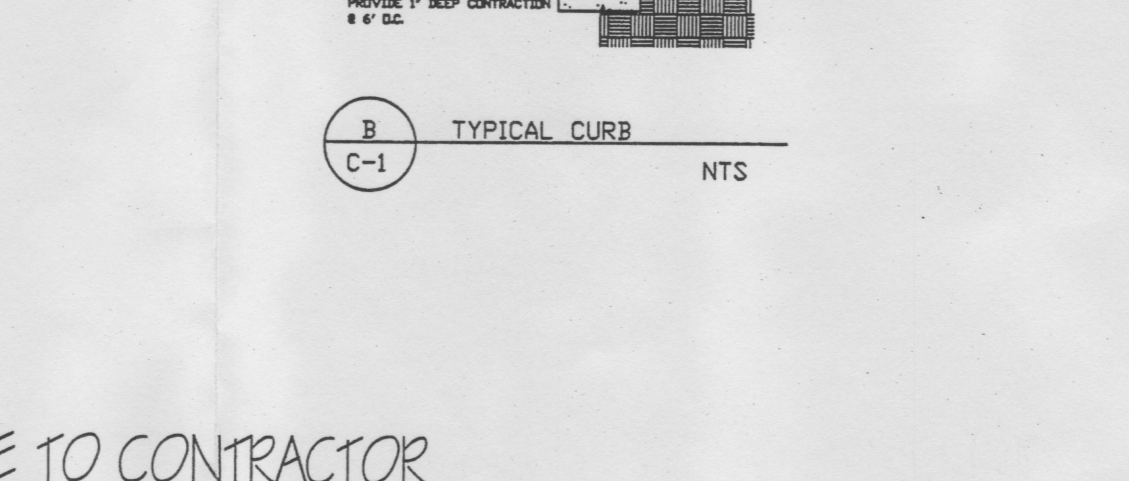
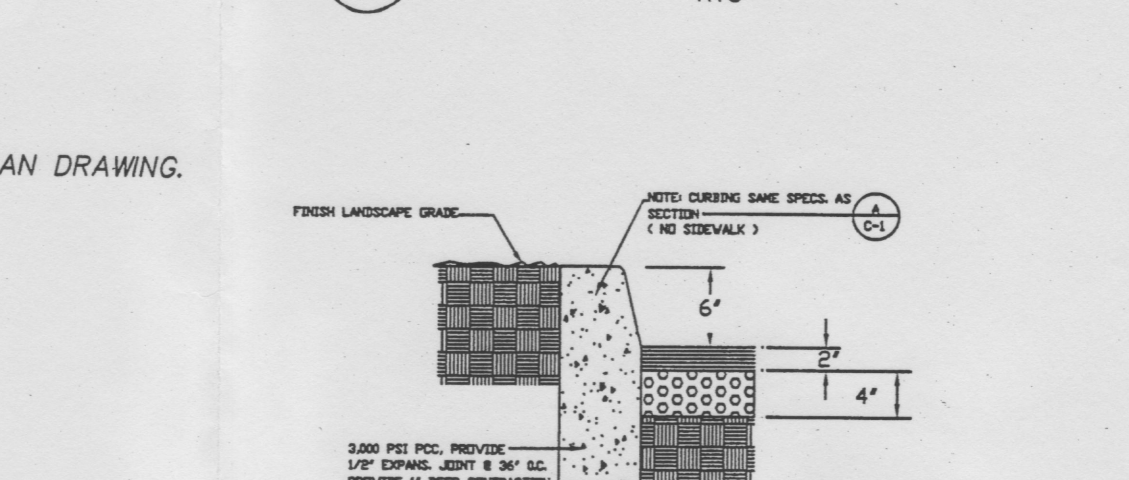
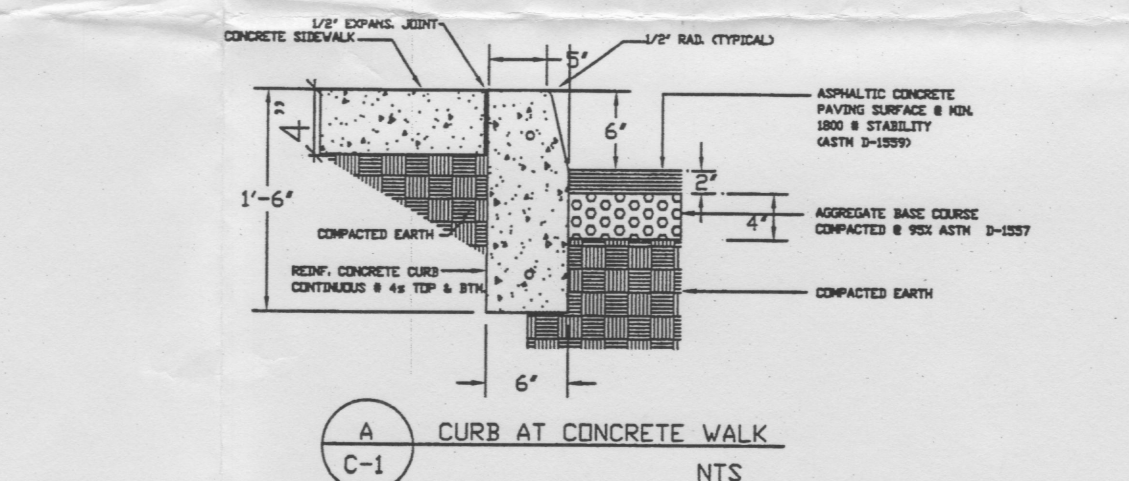
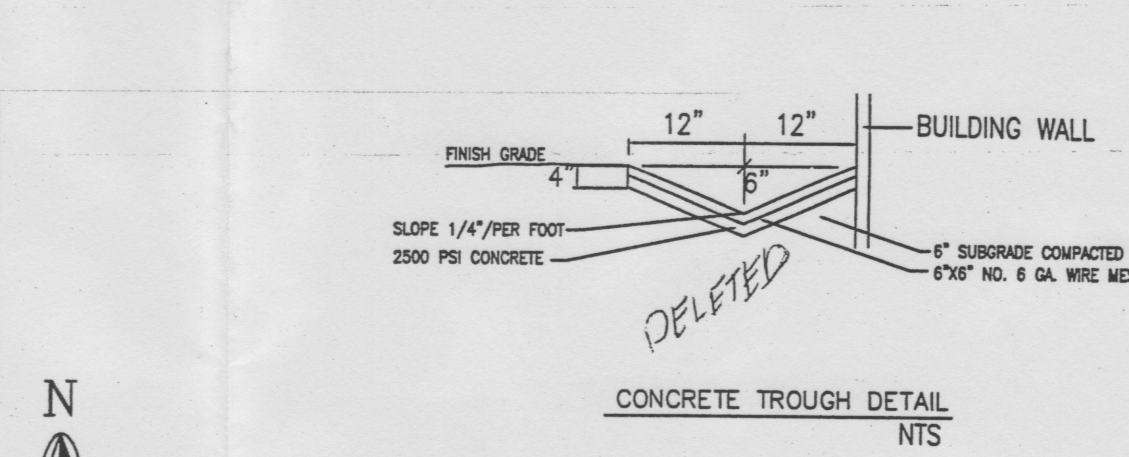
PROPOSED PEAK DISCHARGE:  
Q100 = ( 1.87 ) ( 0.00 ) ( 2.60 ) ( 0.06 ) ( 3.45 ) ( 0.06 ) ( 5.02 ) ( 0.19 ) = 1.16 cfs  
INCREASE 1.16 CFS - 1.07 CFS = 0.09 CFS

ENGINEER CERTIFICATION FOR (L19-030A)

I, EFRACIO SEBAY, NMPE # 6790, OF THE FIRM BJM CONSULTING, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/01/2004. 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 RELEASE OF A CERTIFICATE OF OCCUPANCY. THE FOLLOWING ITEMS HAVE BEEN DELETED OR CHANGED:

- CONCRETE HEADER CURB DELETED JUST NORTH OF BUILDING AND NEW ASPHALT ADDED AS SHOWN ON PLAN DRAWING.
- CONCRETE CURB ADDED ON THE EAST SIDE OF PARKING LOT PLACED AS SHOWN ON PLAN DRAWING.

AS-BUILT DESIGNATION	26.82
	26.75
OR	
	26.75



520 LOUISIANA BLVD. S.E.

GRADING & DRAINAGE PLAN

1"=10'

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
  - 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.
  - 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.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

SYMBOL LEGEND

PROPOSED LANDSCAPE AREA	TC 26.50
PROPOSED CONTOUR	FL 26.00
EXISTING SPOT ELEVATION	26.00 TC
DESIGNED SPOT ELEVATION	25.50 TA
PROPERTY LINE	
EASEMENT LINE	
FLOW DIRECTION	
DOWN SPOUT	

ABBREVIATION LEGEND

TOP OF CON. PAD	- TCP
TOP OF CURB	- TC
TOP OF ASPHALT	- TA
FLOWLINE	- FL
TOP OF WALL	- TW
TOP OF SIDEWALK	- TSW

LEGAL DESCRIPTION

BLOCK 10, LOT "A", REPLAT OF LOTS 5 & 6 IN BLOCK 10 OF THE EMIL MANN ADDITION, UPC #: 101905601043521013, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

BENCHMARK:

A.C.S. USED 6-L18 LOCATED AT THE INTERSECTION OF TRUMBULL & LOUISIANA S.E. ELEVATION: 5327.676  
T.B.M. SPRAY PAINTED BLUE AT THE PROJECTION OF THE NORTHWEST PROPERTY CORNER ELEVATION: 5323.53



JOB NO:	
DATE:	AUGUST 2004
REVISIONS	
	AUGUST 1, 2004

GRADING & DRAINAGE PLAN  
Drawn By: BJM  
Checked By: BJM

Albuquerque, New Mexico

520 LOUISIANA S.E.  
CUAUHEMOC CARNECERIA BUILDING  
ALBUQUERQUE, NEW MEXICO

SHEET NO.  
GD