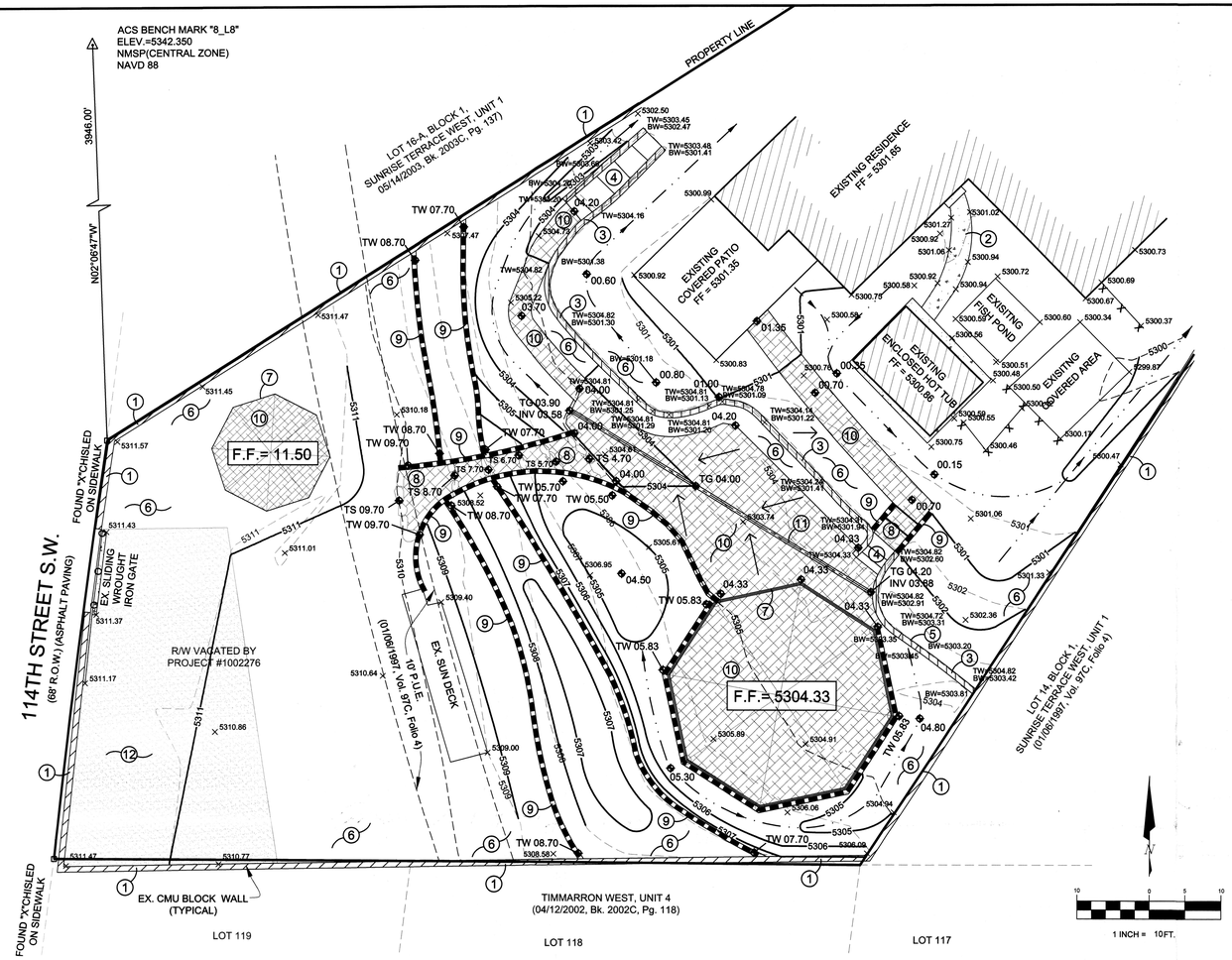
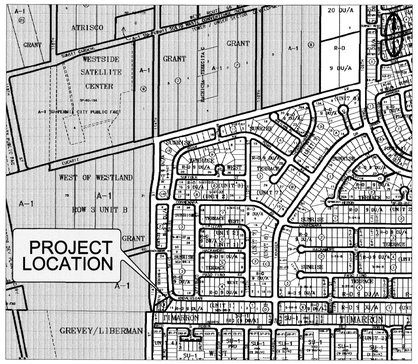
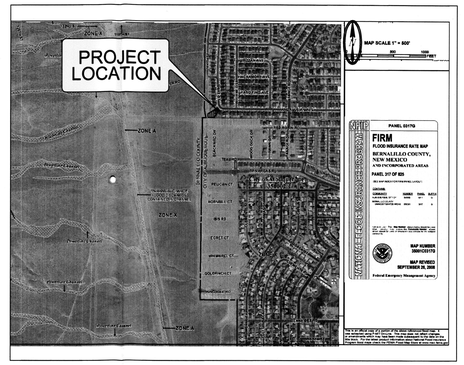




VICINITY MAP ZAP L-08-Z NTS



FIRM PANEL 35001C0317G NTS

KEYED NOTES

1. EXISTING CMU BLOCK WALL.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING CMU BLOCK RETAINING WALL.
4. EXISTING STAIRS.
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6. NEW LANDSCAPING PER C-2
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11. INSTALL 4" WIDE ACO "HOMEDRAIN" OR EQUIVALENT.
12. 4" AGGREGATE BASE OVER 12" COMPACTED SUBGRADE.

PROJECT DATA

PROPERTY ADDRESS
839 SHIRE STREET. SW
ALBUQUERQUE, NM 87121

LEGAL DESCRIPTION
LOT 15-A, BLOCK 1,
SUNRISE TERRACE WEST, UNIT 1
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM

MAPPING
ALL PROJECT SURVEYING BY BRASHER & LORENZ, INC. APRIL, 2011

PROJECT BENCHMARK
ACS BENCH MARK "8_L8"
ELEV.=5342.350
NMSP(CENTRAL ZONE)
NAVD 88

LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
LIGHT POLE	☼	
OVERHEAD ELEC WITH POWER POLE	OHE	
OVERHEAD UTILITY LINE	OHU	
SPOT ELEV.	G G=16.7	16.7
RIGHT OF WAY		
CENTERLINE		
CONTOUR W/ ELEVATION	4992	92
ASPHALT GRAVEL		
DRAINAGE SWALE		
DIRECTION OF FLOW		
BUILDING		
RETAINING WALL		
STAMPED CONCRETE		

GRADING AND DRAINAGE PLAN

SCOPE

Pursuant to the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2, the Grading and Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the further development of the subject residential property by implementing a new landscaping plan for the rear yard. Improvements consist of concrete patios, sidewalks, shade structures, a gravel parking area, and landscaping improvements.

EXISTING CONDITIONS

The project is located at 839 Shire SW, Albuquerque, New Mexico. The site is presently fully developed. Existing site improvements consist of a single family residence with associated site improvements. The site is bounded on the west by 114th Street SW, on the north and south by developed residential properties, and on the east by Shire Street SW.
The site is bounded on the north, west and south by a 5' high block wall. Site topography slopes from west to east, with excess runoff draining around the existing home by surface swales. All runoff drains to Shire Street SW. No offsite drainage flows impact the site.
As shown by the attached FIRM Panel, the site lies within the 500-year Zone "X" Flood Zone.

PROPOSED IMPROVEMENTS

As shown by the Plan, the project consists of a new landscaping plan within the rear yard of the subject property. Concrete patios, sidewalks, 2 shade structures, a gravel parking area, and landscaping improvements are to be constructed. Grade differential will be managed by terracing with low height retaining walls. Limited water harvesting will be implemented by storing runoff within each terrace. A gravel parking area will be constructed on the western portion of the lot, which will be accessed by an existing gate with access to 114th Street SW. All excess runoff will be routed around the home to Shire Street by surface swales.

CALCULATIONS

The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
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PROJECT HYDROLOGY								
AHYMO								
ZONE:	1							
$P_{6\ HOUR}$	2.20"							
$P_{10\ DAY}$	3.67"							
UNDEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.39	0.00	0.00	0.30	0.09	1.20	1.25	0.039
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.39	0.00	0.00	0.26	0.13	1.31	1.31	0.043

LESTER RESIDENCE

LESTER RESIDENCE GRADING AND DRAINAGE
839 SHIRE S.W.
ALBUQUERQUE, NEW MEXICO

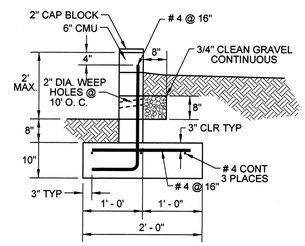
SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040

LOUIS A. LORENZ
NEW MEXICO
10-11
REGISTERED PROFESSIONAL ENGINEER

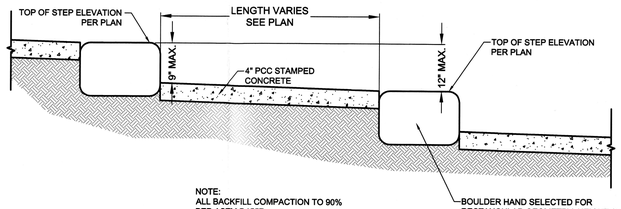
RETAINING WALL NOTES:

1. ALL CELLS SHALL BE COMPLETELY FILLED WITH CONCRETE.
2. ALL WALL SECTIONS ARE DESIGNED BASED ON SPECIAL INSPECTION PER UBC.
3. CONTRACTOR SHALL SUBMIT TO OWNER RESULTS OF MASONRY TEST PRISMS BUILT AND TESTED PER UBC STD 24-26, UBC SEC 2405.
4. FOOTING SUB GRADE AND BASE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.
5. 1/2" FELT EXPANSION JOINTS SHALL BE INSTALLED AT 30 FEET ON CENTER AND AT SECTION CHANGES.
6. ALL MASONRY SHALL BE LAID IN RUNNING BOND ONLY.
7. THIS RETAINING WALL IS DESIGNED EXCLUSIVELY FOR USE ON LOT 15-A, BLOCK 1, SUNRISE TERRACE WEST, UNIT 1, AND IS NOT APPLICABLE TO ANY OTHER SITE.
8. ALL MASONRY SURFACES TO BE BACKFILL SHALL BE COATED WITH EMULSIFIED ASPHALT, OR OTHER MOISTURE BARRIER AS APPROVED BY THE ENGINEER.
9. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY UTILITIES WHICH MAY BE WITHIN THE WORK AREA.
10. WALLS ARE DESIGNED ASSUMING THE FOLLOWING:

fc = 4000 psi: maximum aggregate size = 3/4"
fy = 60,000 psi (ASTM A-615 GR 60)
fm = 1500 psi
unit weight of backfill = 115 pcf
concrete / soil coeff of friction = 0.40
allowable soil bearing pressure = 1500 psf
active pressure = 34 psf / ft
slope active pressure = 34 psf / ft
passive pressure = 400 psf / ft



RETAINING WALL SECTION — A / C-1
NTS

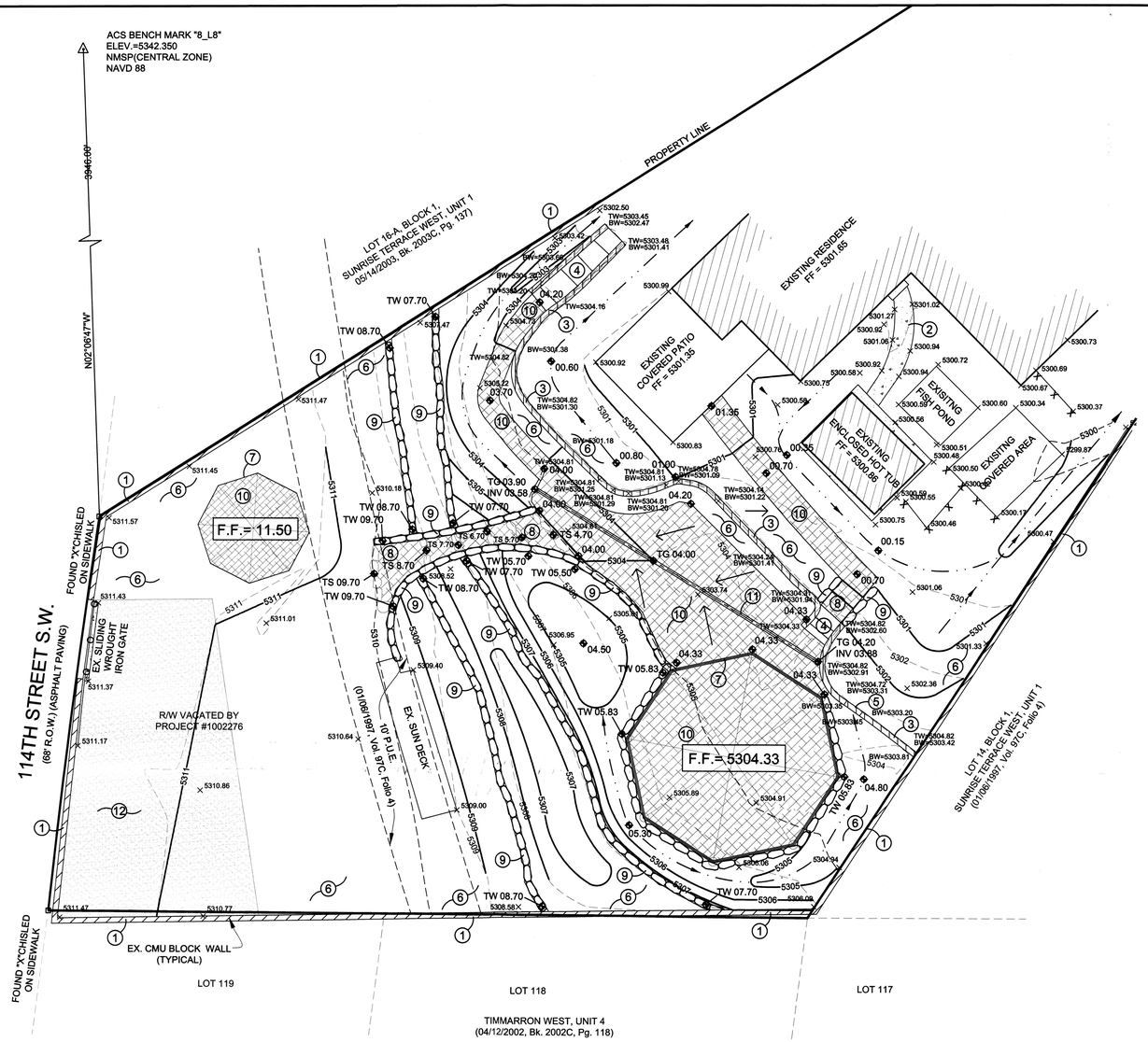


STEP DETAIL — B / C-1
NTS

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

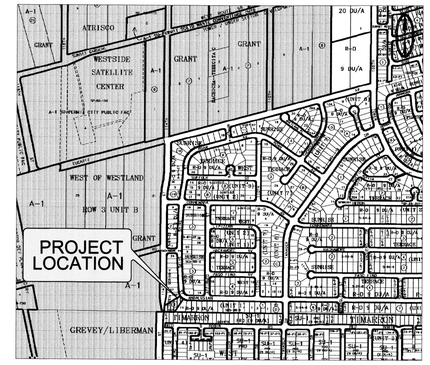
RECEIVED
OCT 7 2011
HYDROLOGY SECTION

project no. 1104
C-1
date revised 10-05-11

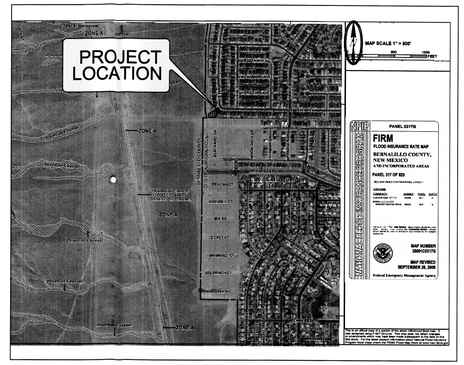


1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP ZAP L-08-Z NTS



FIRM PANEL 35001C0317G NTS

KEYED NOTES

1. EXISTING CMU BLOCK WALL.
2. EXISTING CONCRETE SIDEWALK.
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LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
LIGHT POLE	☼	
OVERHEAD ELEC WITH POWER POLE	OHE	
OVERHEAD UTILITY LINE	OHU	
SPOT ELEV.	G=16.7	16.7
RIGHT OF WAY		
CENTERLINE		
CONTOUR W/ ELEVATION	4992	92
ASPHALT GRAVEL		
DRAINAGE SWALE		
DIRECTION OF FLOW		
BUILDING		
RETAINING WALL		
STAMPED CONCRETE		

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ALBUQUERQUE, NM 87121

LEGAL DESCRIPTION
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM

MAPPING
ALL PROJECT SURVEYING BY BRASHER & LORENZ, INC. APRIL, 2011

PROJECT BENCHMARK
ACS BENCH MARK "8_L8"
ELEV.=5342.350
NMSP(CENTRAL ZONE)
NAVD 88

PROJECT HYDROLOGY

AHYMO

ZONE:	1
$P_{6\,HOUR}$	2.20"
$P_{10\,DAY}$	3.67"

LESTER RESIDENCE

UNDEVELOPED:

BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.39	0.00	0.00	0.30	0.09	1.20	1.25	0.039

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GRADING AND DRAINAGE PLAN

SCOPE

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CALCULATIONS

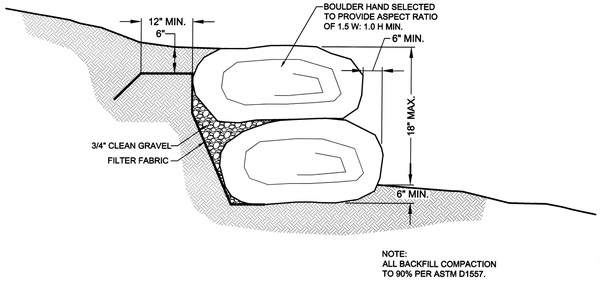
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DRAINAGE PLAN NOTES

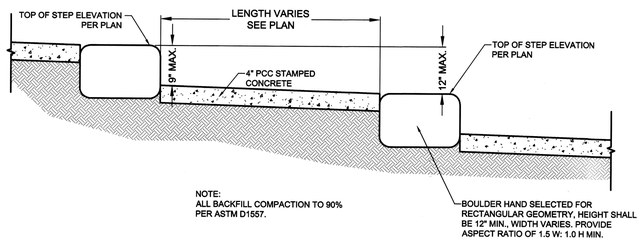
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BOULDER WALL DETAIL (A / C-1)
NTS

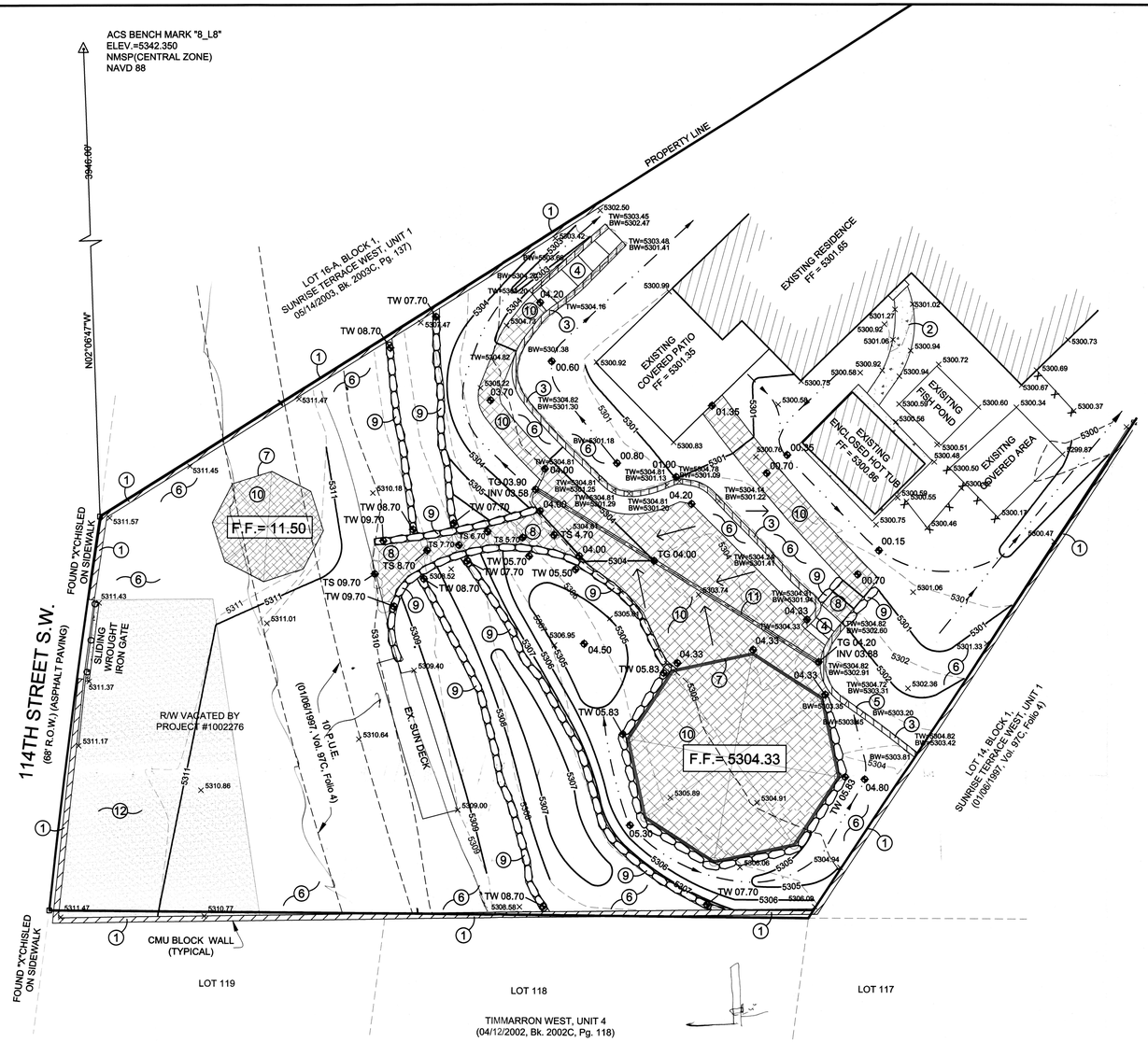


STEP DETAIL (B / C-1)
NTS

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

LESTER RESIDENCE GRADING AND DRAINAGE
839 SHIRE S.W.
ALBUQUERQUE, NEW MEXICO
SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040

project no. 1104
C-1
SEP 21 2011
date 9 - 20 - 11



1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'-0"

5' 0' 10' 30' NORTH

SCALE IN FEET

BOULDER WALL DETAIL

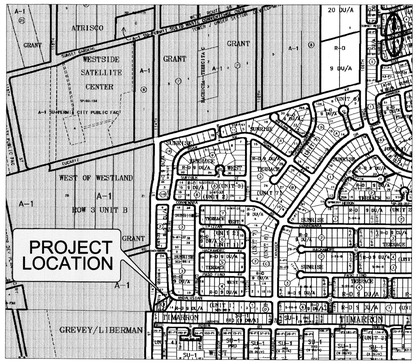
NTS

A C-1

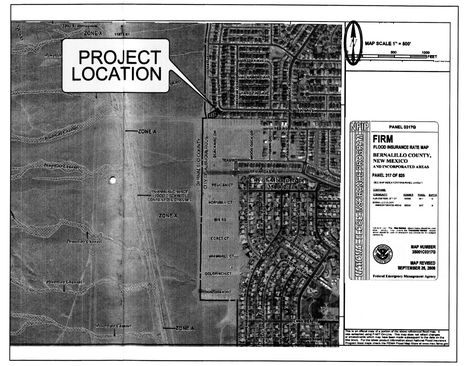
STEP DETAIL

NTS

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VICINITY MAP ZAP L-08-Z NTS



FIRM PANEL 35001C0317G NTS

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CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
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