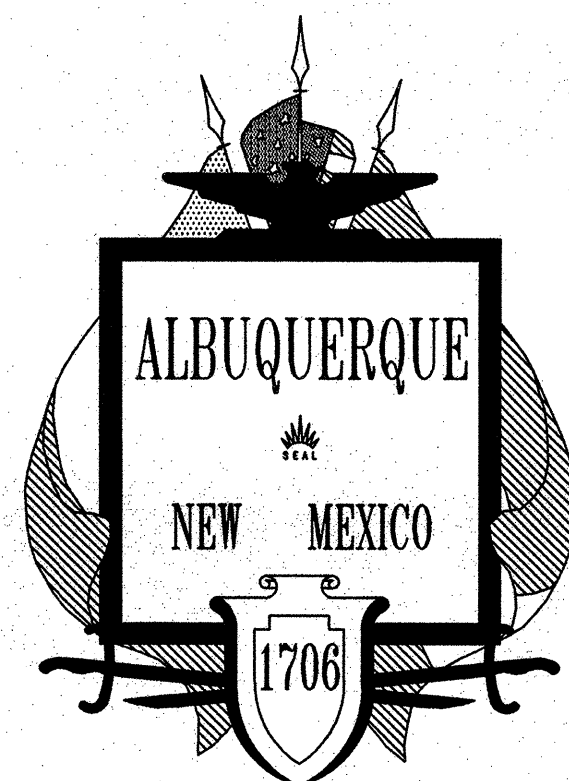




CITY OF ALBUQUERQUE

CONSTRUCTION PLANS FOR

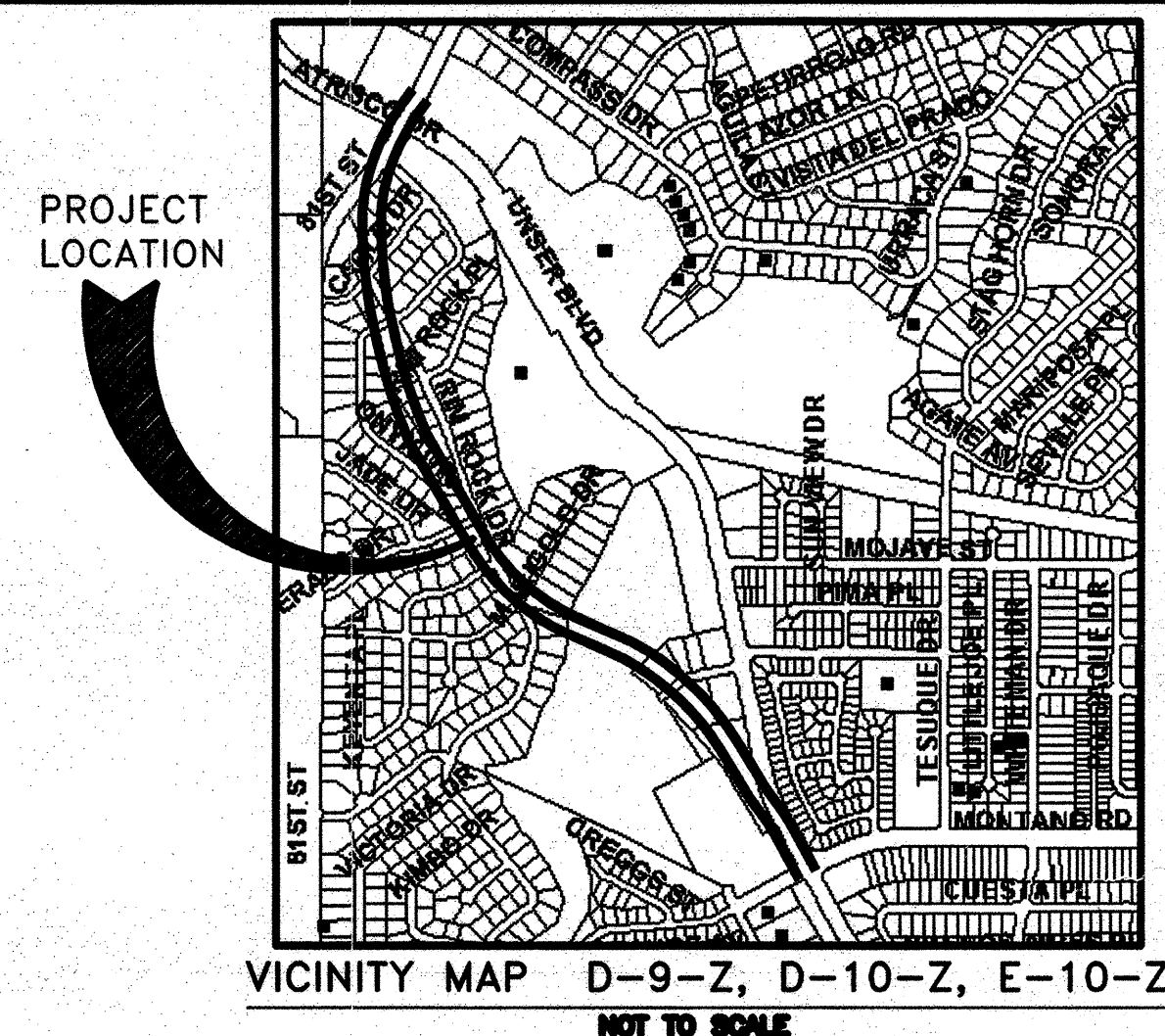
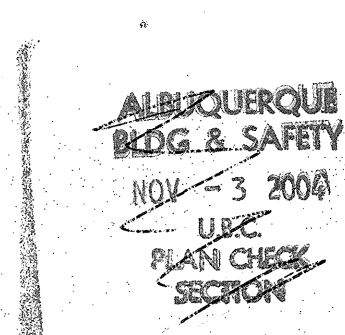
UNSER BOULEVARD ROAD CONSTRUCTION

NOVEMBER 2004

INDEX OF DRAWINGS

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5 - 7	ART WALL DETAILS
8	CMU RETAINING WALL & MISCELLANEOUS DETAILS
9	CENTERLINE GEOMETRY LAYOUT PLAN
ROADWAY	
10	PLAN AND PROFILE UNSER BLVD. STA. 1+63.00 TO STA. 10+50.00
11	PLAN AND PROFILE UNSER BLVD. STA. 10+50.00 TO STA. 22+50.00
12	PLAN AND PROFILE UNSER BLVD. STA. 22+50.00 TO STA. 34+00.00
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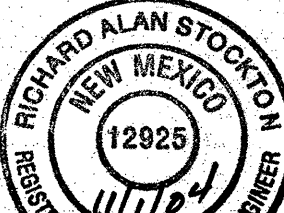


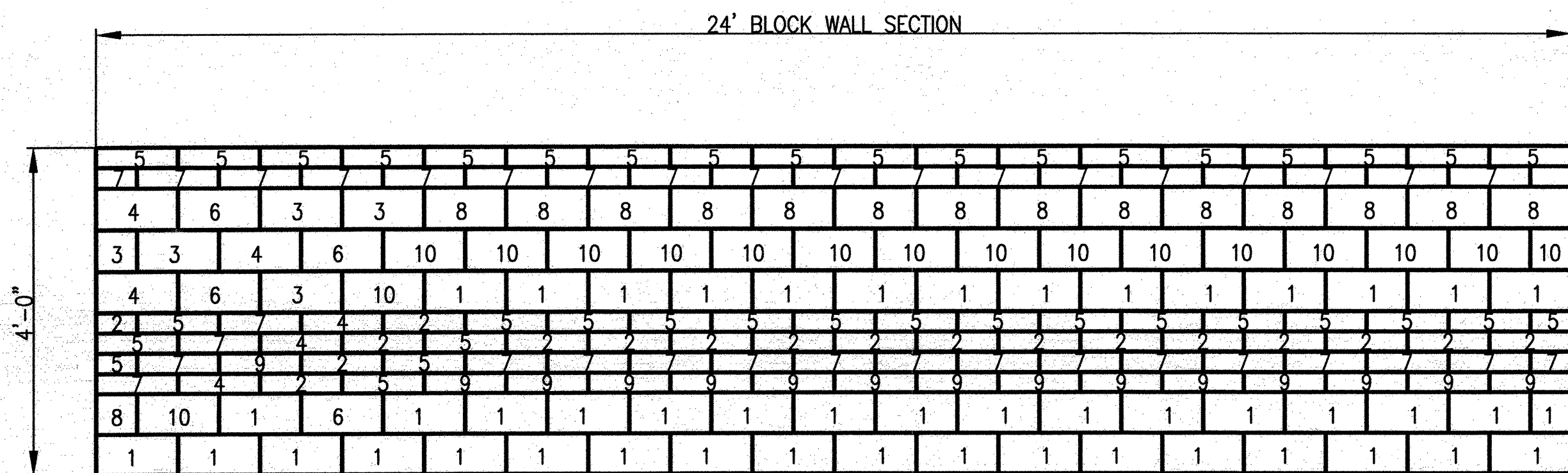
GENERAL NOTES

UTILITY COMPANY CONTACTS

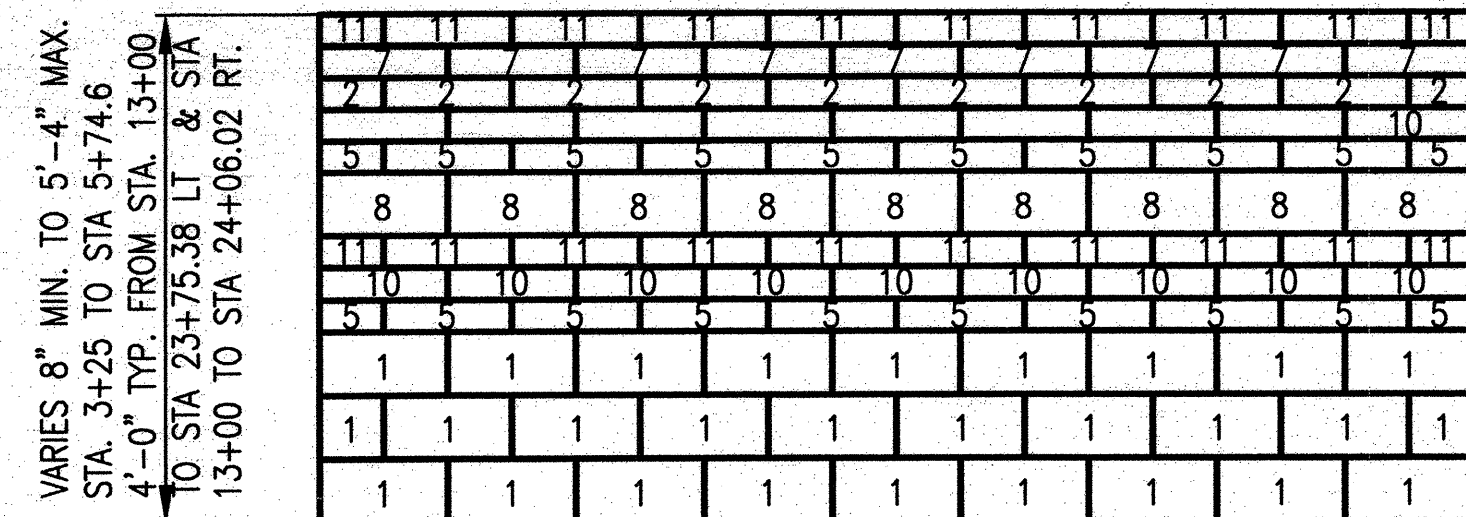
DATE LAST EDITED: 9-9-2004

CROWEL, DAVID	OFFICE PHONE: (505) 842-2911 OFFICE FAX: 842-2890 dcrowel@att.com	AT&T RESOURCE SUPERVISOR 111 3rd STREET NW ALBUQUERQUE, NM 87103
DARNELL, ANDY	OFFICE PHONE: (505) 346-4470 OFFICE FAX: 346-4481 Andy.Darnell@mcl.com	MCI WORLDCOM OPERATIONS MANAGER 6001 MIDWAY PARK NE ALBUQUERQUE, NM 87109
ERICKSON, RITA	OFFICE PHONE: (505) 761-8235 OFFICE FAX: 761-0599 rita_erickson@cable.comcast.com	COMCAST PLANNING AND DESIGN SUPERVISOR 4611 MONTEBEL PLACE NE ALBUQUERQUE, NM 87107
ROMANOWSKI, JEFF	OFFICE PHONE: (505) 241-7703 OFFICE FAX: (505) 241-7753 jromono@pnm.com	PNM - GAS CO. OF NM PLANNING ENGINEER 4625 EDITH BLVD. NE ALBUQUERQUE, NM 87107
BOUCHARD, MARK	OFFICE PHONE: (505) 241-3402 OFFICE FAX: (505) 241-0559 mbouchard@pnm.com	PNM - ELECTRIC 4201 EDITH BLVD. NE MS-2581 ALBUQUERQUE, NM 87107
BATES, STEVE	OFFICE PHONE: (505) 888-2661 ext 48 OFFICE FAX: 888-6379 sbates@ecoreresources.com	NEW MEXICO UTILITIES 4700 IRVING BLVD. NW SUITE 201 ALBUQUERQUE, NM 87114
MUELLER, RICK	OFFICE PHONE: (505) 244-3161 OFFICE FAX: 244-0084 MOBILE: 228-3329 rdmueller@mcleodusa.com	MCLEOD USA SUPERVISOR OF OUTSIDE TECHS. 505 MARQUETTE NW (COMPASS BANK) SUITE 1600 ALBUQUERQUE, NM 87102
MULLER, DAVID	OFFICE PHONE: (505) 245-8708 OFFICE FAX: 245-8831 OR 245-8733 dmuller@qwest.com	QWEST/US WEST CAPACITY PROVISIONING SPECIALIST 400 TIERRAS AVE. N.W. SUITE 710 ALBUQUERQUE, NM 87102
OLSON, GREG	OFFICE PHONE: (505) 768-2719 OFFICE FAX: (505) 768-3629 golson@cabq.gov	CITY OF ALBUQUERQUE PRINCIPAL ENGINEER, UTILITY DEVELOPMENT P.O. BOX 1293 ALBUQUERQUE, NM 87103
HARRISON, ROYAL	OFFICE PHONE: (505) 938-7339 OFFICE FAX: (505) 938-7380 Royal.Harrison@tntelecom.com	TIME WARNER TELECOM PLANT MANAGER 3830 SINGER BLVD. NE SUITE 1000 ALBUQUERQUE, NM 87109
BENJAMIN, STEVE	OFFICE PHONE: (505) 988-2220 OFFICE FAX: (505) 988-2200 Steve.Benjamin@xpedius.com	XSPEDIUS MANAGEMENT CO. OPERATIONS SUPPORT MANAGER 505 MARQUETTE NW STE 1605 ALBUQUERQUE, NM 87102
KELLY, LARRY	OFFICE PHONE: (505) 246-0501 OFFICE FAX: (505) 246-0479 Larry.Kelly@qwest.com	QWEST LONG DISTANCE SR. OPERATIONS TECH 400 TIERRAS NW SUITE 570 ALBUQUERQUE, NM 87102
MARTINEZ, JAMIE	OFFICE PHONE: (505) 328-2675 OFFICE FAX: (505) 217-0070 jhcooko jn@att.net	UNIVERSAL ACCESS 505 MARQUETTE AVE NW #118A ALBUQUERQUE, NM 87102

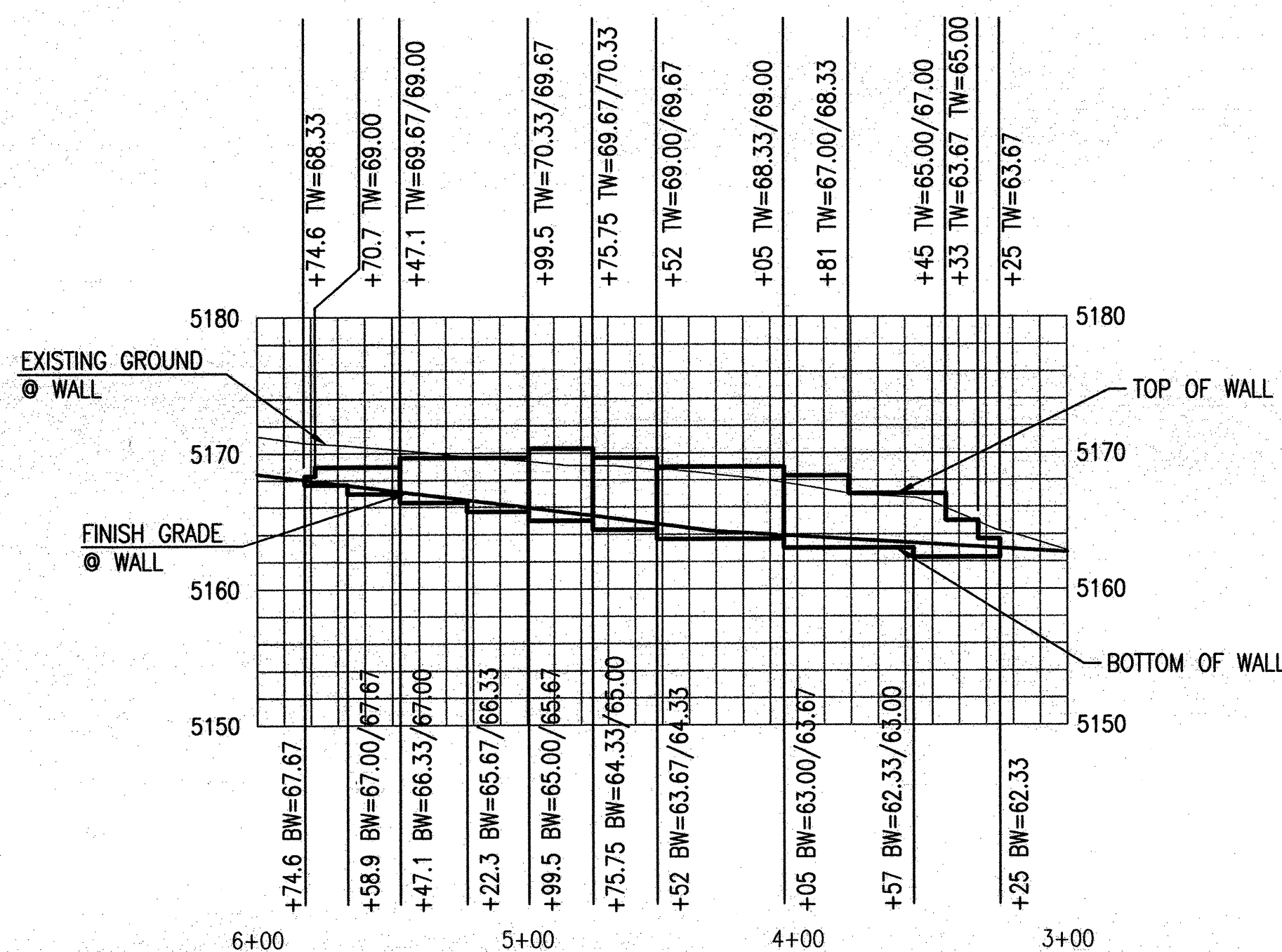
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE		
ENGINEERS STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	* * * * *			
 			DRC Chairman			APPROVED FOR CONSTRUCTION			
			Transportation						
			Water/Wastewater						
			Hydrology						
			C.I.P.						
			Constr. Mngmnt.			City Engineer			
City Project No.			7098.91			Sheet 1 Of 49			



BLOCK LAYOUT DETAIL
STA. 27+45.83 LT TO STA. 30+50
STA. 27+84.70 RT TO STA. 30+50
SCALE: N.T.S.



BLOCK LAYOUT DETAIL
STA. 3+25 TO STA. 5+74.6
STA. 13+00 TO STA. 23+75.38 LT
& STA. 24+06.02 RT
SCALE: N.T.S.

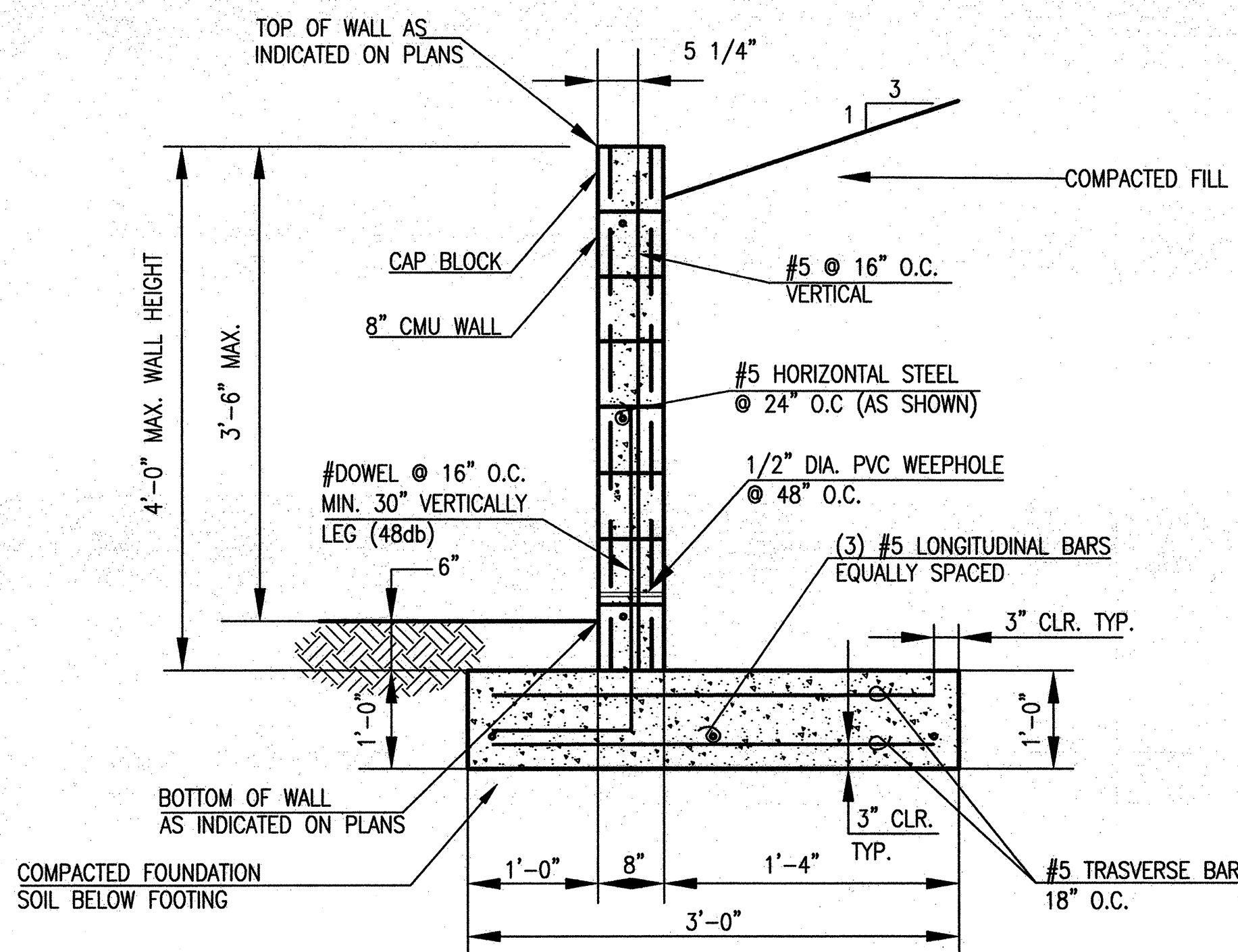


NOTE: ALL STATIONING IS BASED FROM UNSER CENTERLINE
RETAINING WALL PROFILE
SCALE: HORIZ.: 1"=50'
VERT.: 1"=10'

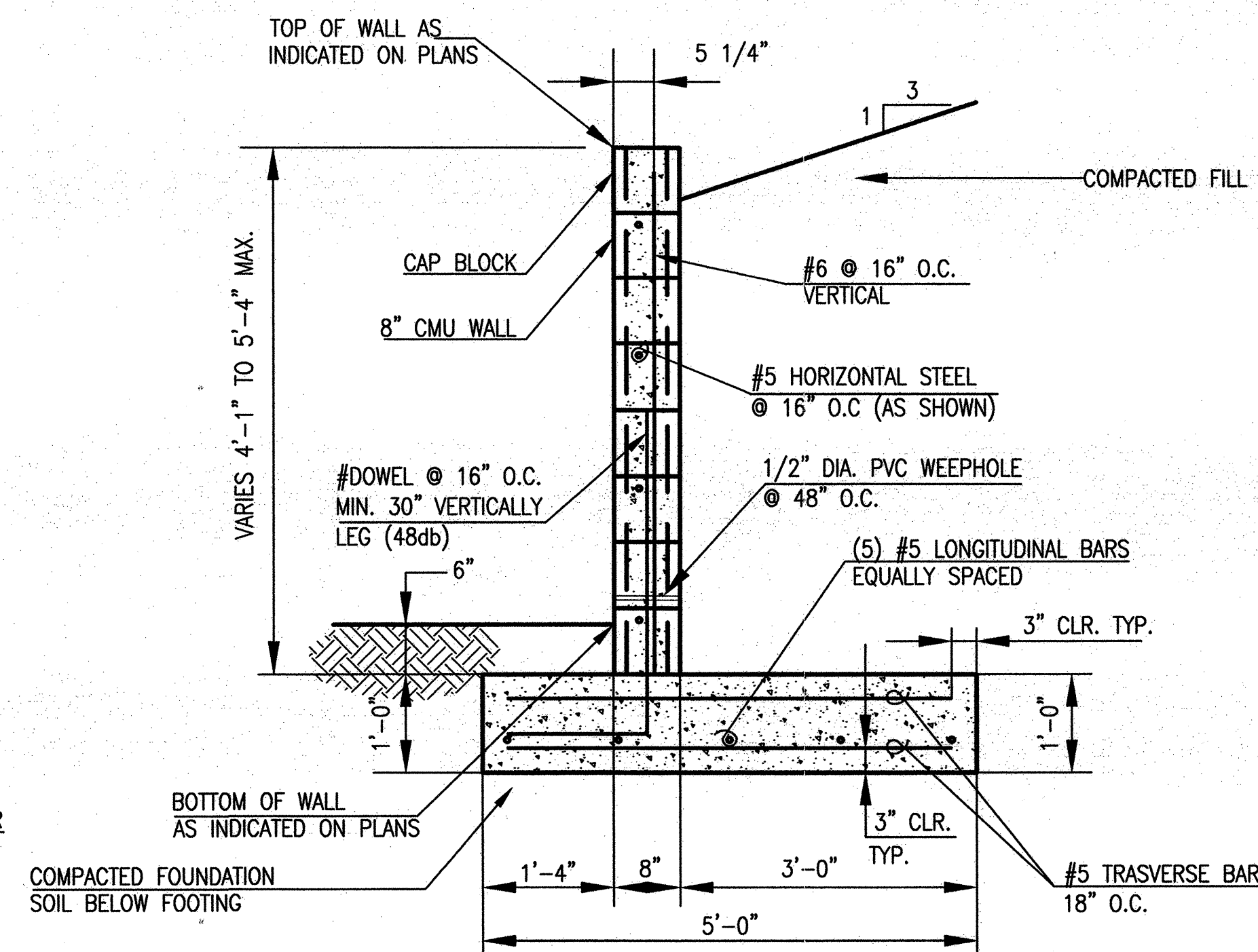
BLOCK WALL LEGEND

1. SMOOTH FACE- BROWN 8"x8"x16"
2. SMOOTH FACE- BROWN 4"x8"x16"
3. SPECTRA GLAZE 8S S15 DEEP KINGSTON BLUE F 8"x8"x16"
4. SPECTRA GLAZE 8S DA212/LR15 PACIFIC BLUE A 8"x8"x16"
5. SMOOTH FACE- MAROON 4"x8"x16"
6. SMOOTH FACE- MAROON 8"x8"x16"
7. SMOOTH FACE- AUTUMN TAN 4"x8"x16"
8. SMOOTH FACE- AUTUMN TAN 8"x8"x16"
9. SMOOTH FACE- TERRA COTTA 8"x8"x16"
10. SMOOTH FACE- TERRA COTTA 4"x8"x16"
11. SMOOTH FACE- MESA RED 4"x8"x16"
12. SMOOTH FACE- MESA RED 8"x8"x16"

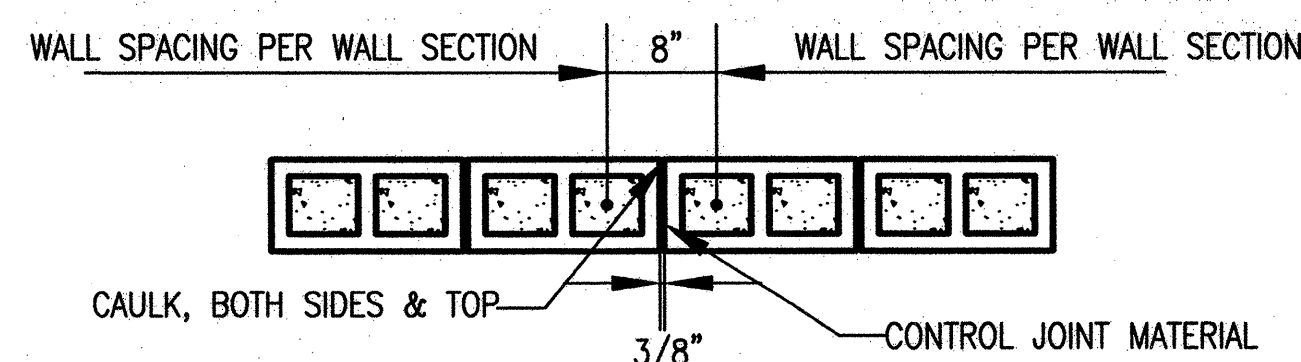
NOTE: REDUCE FROM, BOTTOM UP AS WALL DECREASES IN HEIGHT.



RETAINING WALL DETAIL 4'-0" MAX. HEIGHT
SCALE: 3/4" = 1'-0"



RETAINING WALL DETAIL OVER 4'-1" HEIGHT
SCALE: 3/4" = 1'-0"



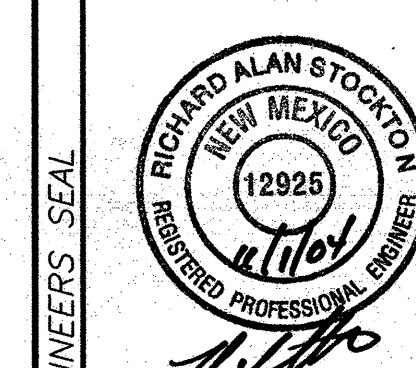
MASONRY CONTROL JOINT
SCALE: 3/4" = 1'-0"

NOTES FOR REINFORCED CMU RETAINING WALLS

1. CONSTRUCTION SPECIFICATIONS: CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 WITH UPDATES AND APPLICABLE SUPPLEMENTAL TECHNICAL SPECIFICATIONS.
2. CONCRETE MASONRY STRENGTH, f_m = 1500 psi, MIN. STRENGTH OF INDIVIDUAL CONCRETE MASONRY UNITS = 1900 psi, PER SECTION 540 OF THE SPECIFICATIONS.
3. CONCRETE f_c = 3000 psi, PER SECTION 510 OF THE SPECIFICATIONS.
4. STEEL REINFORCEMENT PER ASTM A615, GRADE 60. ALL DIMENSIONS SHOWN REFER TO CENTERLINE OF BARS UNLESS NOTED OTHERWISE. MIN. SPLICE LENGTH FOR CONTINUOUS #5 BARS = 1'-3".
5. GROUT STRENGTH = 2500 psi, PER SECTION 106 OF THE SPECIFICATIONS.
6. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT 24 FT. INTERVALS.
7. DAMP-PROOF BACK WALL FACES THAT WILL BE IN DIRECT CONTACT WITH RETAINED EARTH USING HYDROCIDIC 700B EMULSIFIED ASPHALT, OR APPROVED EQUAL.
8. COMPACT BACKFILL BEHIND RETAINING WALLS USING ONLY PORTABLE, HAND-OPERATED TAMPERS. NO MOTORIZED ROLLERS ARE ALLOWED IN THIS AREA.
9. SCARIFY FOUNDATION SOILS TO A DEPTH OF 8", MOISTURE CONDITION TO NEAR OPTIMUM MOISTURE CONTENT (+ 3%), AND COMPACT TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: UNSER BOULEVARD CMU RETAINING WALL AND MISCELLANEOUS DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
7098.91	D-9,D& E-10	8	49



AS BUILT INFORMATION	
CONTRACTOR	
WORK STACKED BY	
DATE OF ACCEPTANCE	
FIELD INSPECTION BY	
DRAWINGS BY	
CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	

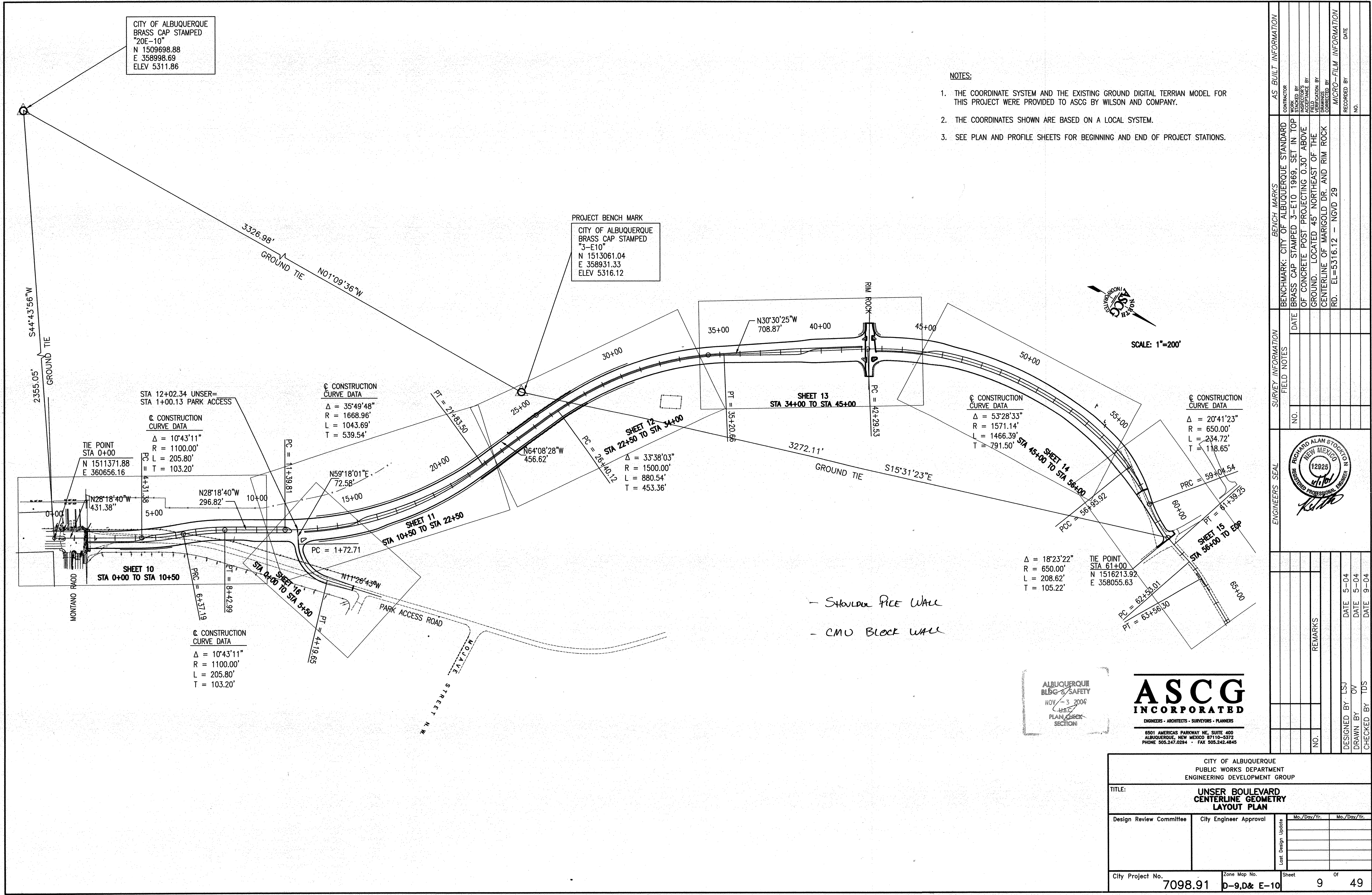
BENCH MARKS	
BENCHMARK: CITY OF ALBUQUERQUE STANDARD	
BRASS CAP STAMPED 3-E10 1969, SET IN TOP OF CONCRETE POST PROJECTING 0.50' ABOVE GROUND. LOCATED 45' NORTHEAST OF THE CENTERLINE OF MARIGOLD DR. AND RIM ROCK RD. EL=5316.12 - NGVD 29	

SURVEY INFORMATION	
FIELD NOTES	
NO.	

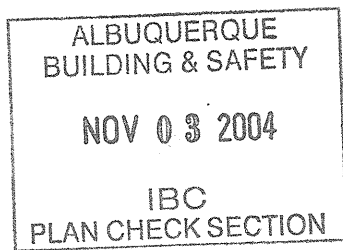
ENGINEERS SEAL	
RICHARD ALAN STOKTON NEW MEXICO 12925 REGISTERED PROFESSIONAL ENGINEER	

REMARKS	

DESIGNED BY	DATE
RS	7-04
DRAWN BY	DATE
LSJ	7-04
CHECKED BY	DATE
RS	10-04



CONSTRUCTION ADDRESS 6001 Unser Rd NW



PROPERTY OF
CITY OF ALBUQUERQUE

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

TYPE OF APPLICATION

- ☐ NEW BUILDING ☐ REMODEL
☐ SHELL-ONLY ☐ REPAIR
☐ ADDITION ☐ OTHER

LEGAL DESCRIPTION

LOT NO. A BLOCK NO. _____
SUBDIVISION Volcano Cliffs
TRACT _____ PARCEL _____ UNIT 28
UNIFORM PROPERTY CODE N/A
OWNER CITY OF ALBUQUERQUE PHONE 768-3860
ADDRESS _____ ZIP _____

ARCHITECT, ENGINEER

OR DESIGNER ASOG INCORPORATION PHONE 247-0294
ADDRESS 6501 AMERICAS PARKWAY
ALBUQUERQUE, NM ZIP 87110

CONTRACTOR SALLS BROTHERS CONSTRUCTION PHONE 873-8780
ADDRESS PO BOX 66239
ALBUQUERQUE ZIP 87193
NM STATE LICENSE NO. 32565
LICENSE CLASSIFICATION GB-93, GA-1
NM STATE TAX NO. 02-179853-002
ALB. BUSINESS REG. NO. FA 0011611

CONSTRUCTION DATA:

NUMBER OF STORIES N/A
SQUARE FOOTAGE 19,000 sq ft
VALUATION OF WORK 1,225,000

NO. OF APT. OR MOTEL UNITS N/A NO. OF BUILDINGS N/A

OWNERSHIP

- ☐ PRIVATE
☒ PUBLIC

DESCRIPTION OF WORK:

CMU BLOCK WALL - 2200' L.F.
SHOULDER PILE WALL - 600' L.F.

- ☒ PUBLIC (BUILT WITH PUBLIC FUNDS)
☐ COMMERCIAL
☐ TRIPLEX
☐ FOURPLEX
☐ APARTMENT COMPLEX GREATER THAN FOUR UNITS
☐ FOUNDATION ONLY
☐ FOUNDATION FOR MODULAR BUILDING
☐ OTHER (DESCRIBE) _____

CERTIFICATE OF OCCUPANCY REQUIRED?

YES ☐ NO ☒

SHELL CERTIFICATE OF COMPLETION REQUIRED?

YES ☐ NO ☒

APPROVAL REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE?

YES ☐ NO ☐

ENVIRONMENTAL HEALTH

FIRE MARSHAL
HYDROLOGY
MECHANICAL
PLUMBING
ELECTRICAL
BOILER
ELEVATOR
REFUSE
TRANSPORTATION DEVELOPMENT
BUILDING CODE
ZONING

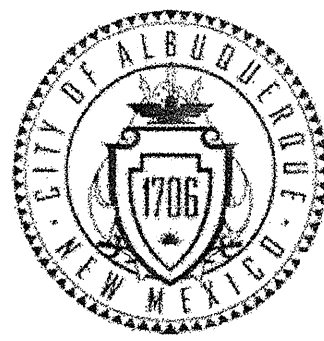
PROPERTY OF
CITY OF ALBUQUERQUE

NOTE: Final inspections are required on all permitted work whether a Certificate of Occupancy is required or not.

IS THIS DEVELOPMENT WITHIN 1000 FT. OF A FORMER LANDFILL SITE?

☐ YES ☒ NO

PLAN CHECK APPLICATION NO. _____
PLAN CHECK APP. FEE _____ ADJUSTED _____
ZONING _____ F.P.O. _____
VALUATION OF WORK 1,225,000
BUILDING PERMIT NO. _____
BUILDING PERMIT FEE _____



CITY OF
ALBUQUERQUE
BUILDING SAFETY DIVISION
600 Second Street N.W.
Albuquerque, New Mexico 87102

GENERAL NOTES

- One set of approved plans shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
- Separate permits are required for plumbing, gas and electrical work.
- For foundation-only permits, a separate set of plans must be submitted. Plumbing, mechanical and electrical work in/under the slab shall be inspected and approved before any concrete is poured.
- The issuance of a permit does not guarantee that the permit holder (owner) will receive a Certificate of Occupancy upon completion of construction. It is the permit holder's responsibility to comply with all of the requirements for a Certificate of Occupancy including obtaining water and sanitary sewer service, electrical service and natural gas service.
- The issuance of this building permit does not constitute a guarantee of water and sanitary sewer service. Such availability is determined by the Utility Development Division of the Public Works Department.
- City-approved street and alley top-of-curb elevations shall be used when establishing lot grades and rear property lines. In the event that these approved elevations are not used, the City assumes no responsibility for loss of access to property or damage to property-line walls upon construction of streets, alleys, curbs and gutters.
- Separate permits are required for retaining walls, garden walls and fences.
- Gates in walls or fences on private or public property shall not swing over sidewalks, streets, alleys or other public rights-of-way.
- Toilet facilities for the workers shall be provided at all construction sites.

ZONING ENFORCEMENT

(505) 924-3849

CITY ZONE R-1 ZONING MAP D-10/E-10 LOT ACREAGE _____
CASE/FILE NO. _____
USE 5'4" Max for retaining walls only - meet design guidelines

- CAUTION ON LOCATION OF STRUCTURE:** City approval is contingent upon correct information being received from the owner's agent (architect, engineer, etc.). Zoning approval is for structures sited exactly as specified on these plans. Setbacks are measured from the lot lines. The lot line at the street right-of-way is not necessarily the curb or the edge of the sidewalk.
- \$ _____ Park Development Fee, Park Dedication and Development Ordinance, Sections 14-9-3(A) and (B), ROA 1994.
- Landscaping and irrigation shall be designed, installed, maintained and operated as required by the Water Conservation, Landscaping and Water Waste Ordinance, 6-1, ROA 1994.
- All construction shall be in compliance with the Solar Permit Ordinance, 14-11, ROA 1994. City approval of plans is not a guarantee of compliance with any private solar rights which may be recorded with the County Clerk pursuant to Section 14-9-1, NMSA, 1978.
- Proposed construction complies with the Comprehensive City Zoning Code, 14-16, ROA 1994.

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED REV DATE 11/13/04

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

ENVIRONMENTAL HEALTH

CONSTRUCTION SERVICES SECTION

(505) 924-3623

E-Mail: aehdconstserv@cabq.gov

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____
CONDITIONAL APPROVAL _____ DATE _____

- PLEASE NOTE:** Environmental Health administers programs which are **not** in the general construction permit review process. If the Construction Services Section has determined that your project is regulated by such a program, you will be granted **CONDITIONAL APPROVAL**. The specifics of the approval condition(s) will be provided below, along with appropriate contact information. While the **CONDITIONAL APPROVAL** will not impede the issuance of your general construction permit, failure to observe the approval conditions will prevent Construction Services personnel from conducting a final inspection of your project.

PLANS CORRECTIONS REQUIRED:

CONDITIONAL APPROVAL REQUIREMENTS:

- Any additional documentation which may be required for the granting of a conditional approval is in addition to, and separate from, the general construction permitting process. The required documentation must be submitted independently, by the applicant, to the cited Environmental Health program administration personnel. Verification that the approval condition(s) have been met will be required by Construction Services personnel at the time of final inspection.

TRANSPORTATION DEVELOPMENT

(505) 924-3630

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- ☐ An approved Traffic Circulation Layout (TCL) needs to be included in each plan set.
☐ A site plan, signed off by DRB, is required in each plan set.

SOLID WASTE DISPOSAL

(505) 761-8100

- A final inspection by the plan checker of the Solid Waste Management Department (SWMD) is required. Required refuse container(s) shall be in place before a Certificate of Occupancy will be issued.
- An inspection by the SWMD plan checker is required before the concrete slab or apron is poured.
- Each customer shall provide their own refuse container(s).
- Contact the SWMD at least thirty (30) days prior to occupancy to start service.
- Proposed construction complies with the Albuquerque Municipal Refuse Collection Service Ordinance (Ordinance 42-1980, as amended).

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

HYDROLOGY

(505) 924-3982

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED Bruce L. Byle DATE 11/29/04

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- ☐ Drainage report/plan required for new construction and for additions of 500 square feet or more to existing structures. See Section 14-5-2.12 of the City's Drainage Ordinance. A pre-design conference with this office is recommended.
- ☐ Follow procedures for drainage submittals as outlined on page 1, Section 17, Volume 1 of the City's Development Process Manual.
- ☐ Attach a copy of the approved drainage report/plan to each set of building plans.
- ☐ Pending approval of drainage report/plan submitted.

FIRE MARSHAL

(505) 924-3611

- All items listed below shall be installed in accordance with applicable fire codes prior to a building (or portion of a building) being occupied.
- All required fire hydrants shall be installed and operable before any building (or portion of the building) is occupied.
- An approved and adequate water supply shall be provided before any combustible materials are delivered to the building site.

NAME OF BUSINESS _____ STORE OR SPACE NO. _____
OCCUPANCY GROUP _____ CONSTRUCTION TYPE _____
FIRE FLOW REQD. _____ FIRE HYDRANTS REQD. _____

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

INTERNATIONAL BUILDING CODE

(505) 924-39 _____

- Premises shall not be occupied until a Certificate of Occupancy has been issued in accordance with Section 115 of the Uniform Administrative Code.

DESCRIPTION OF WORK Retaining Walls Only
SIZE OF BLDG. (SQ.FT.) 2200 LF WALL OCCUPANCY GROUP _____
CONSTRUCTION TYPE _____ BUILDING CODE EDITION (YR.) 2003

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED 2/10/05 DATE 11/13/04

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

UPC, UMC, NEC

(505) 924-3957

CODE EDITIONS (YR.):
UPC _____ UMC _____ NEC _____

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

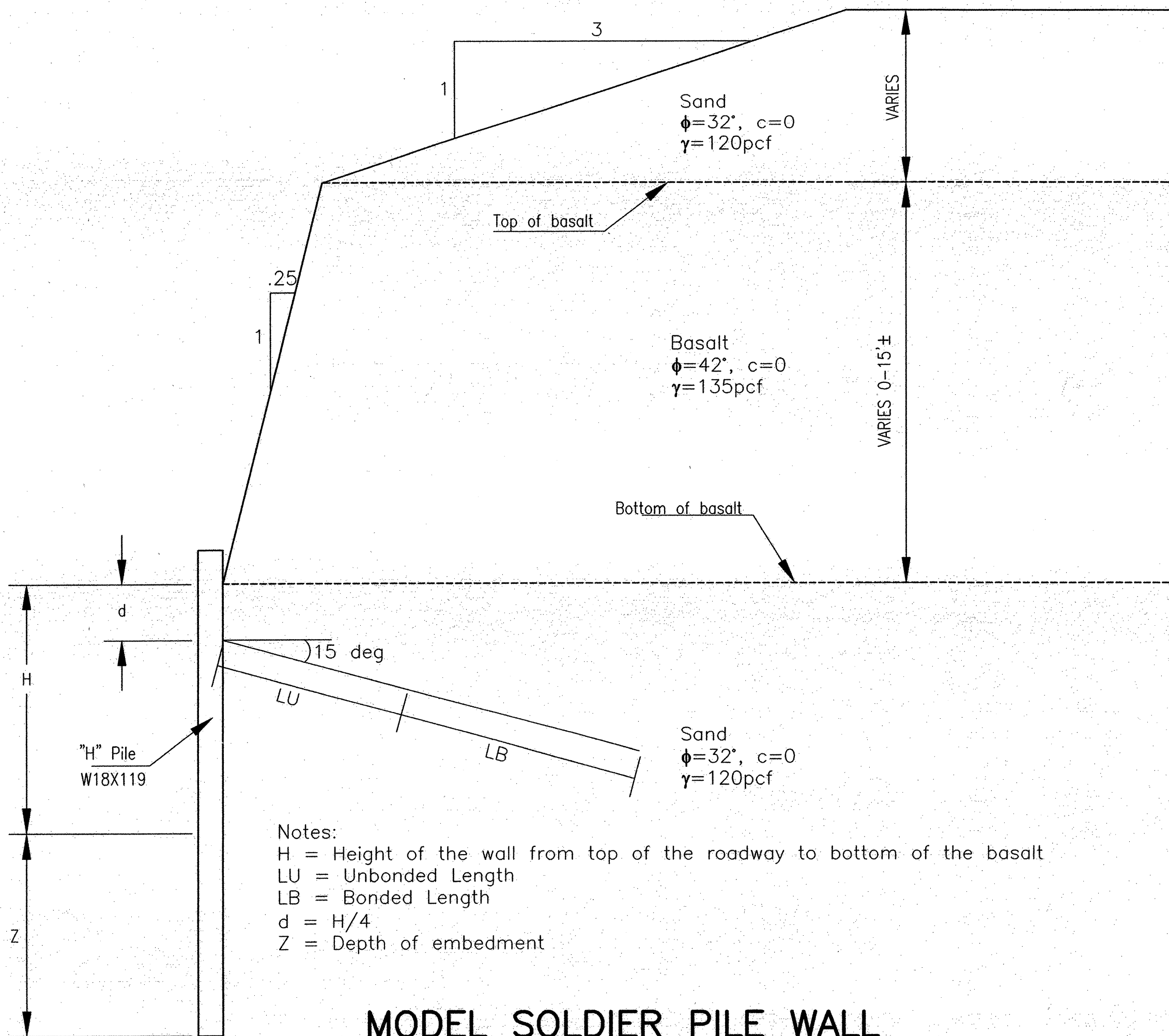
PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

Wall Height (feet) (H)	Pile Type	Depth of Embedment (feet) (Z)	Center-to- Center Spacing (feet) (S)	Anchor inclination (degrees)	Unbonded Length* bars (feet) (LU)	Bonded Length (feet) (LB)	Total Length* bars (feet) (LU+LB)	Design Load** (kips)
5	W18x119	15	8	15 deg	10	17	27	84
6	W18x119	15	8	15 deg	10	18	28	89
7	W18x119	15	8	15 deg	10	19	29	94
8	W18x119	15	8	15 deg	10	20	30	99
9	W18x119	15	8	15 deg	10	21	31	104
10	W18x119	15	8	15 deg	10	22	32	109
11	W18x119	15	8	15 deg	10	23	33	114
12	W18x119	15	8	15 deg	10	26	36	129
13	W18x119	15	8	15 deg	10	29	39	144
14	W18x119	15	8	15 deg	11	33	44	164
15	W18x119	15	8	15 deg	11	38	49	189

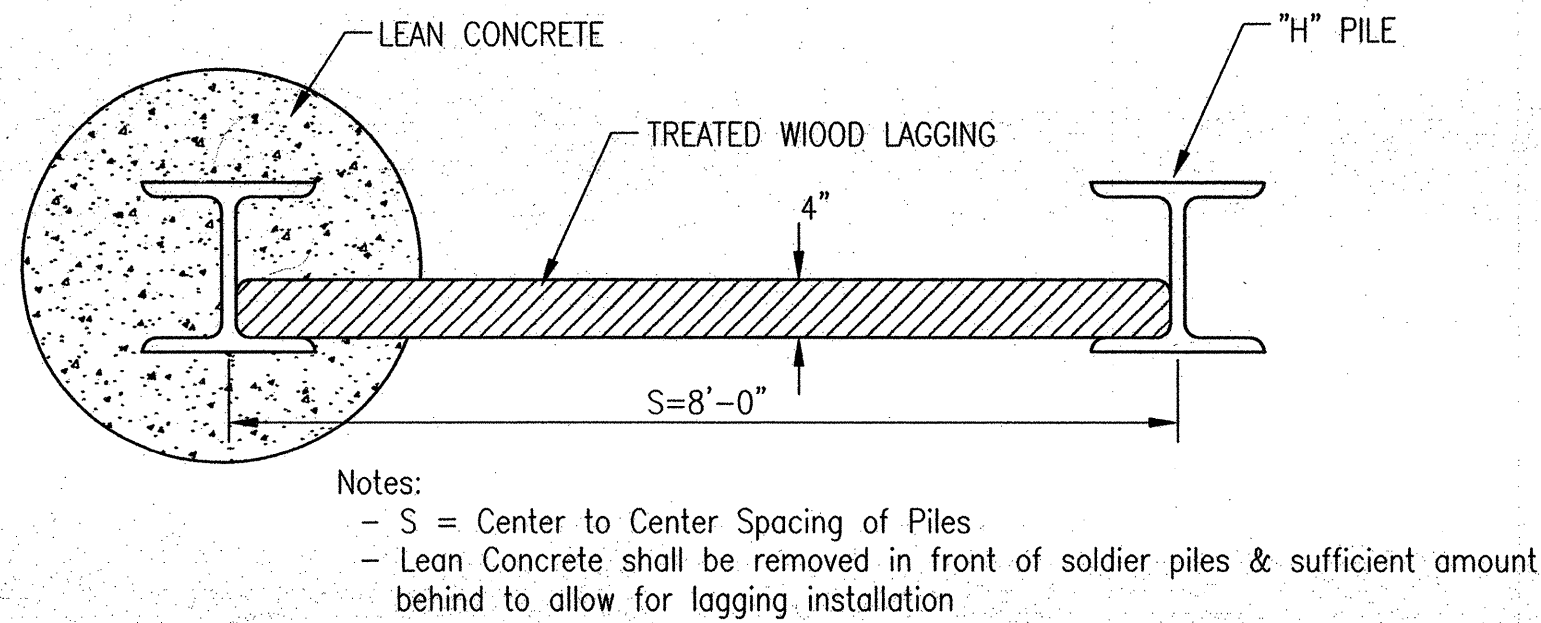
Note: If no soil is behind the wall (i.e., all basalt) no tiebacks are required. The depth of embedment is equal to the height of the wall.

* Based on the minimum values provided by FHWA-IF-99-015, 10 feet for bars.
Due to calculation of failure surface, the bar value can exceeded 10 feet as shown.

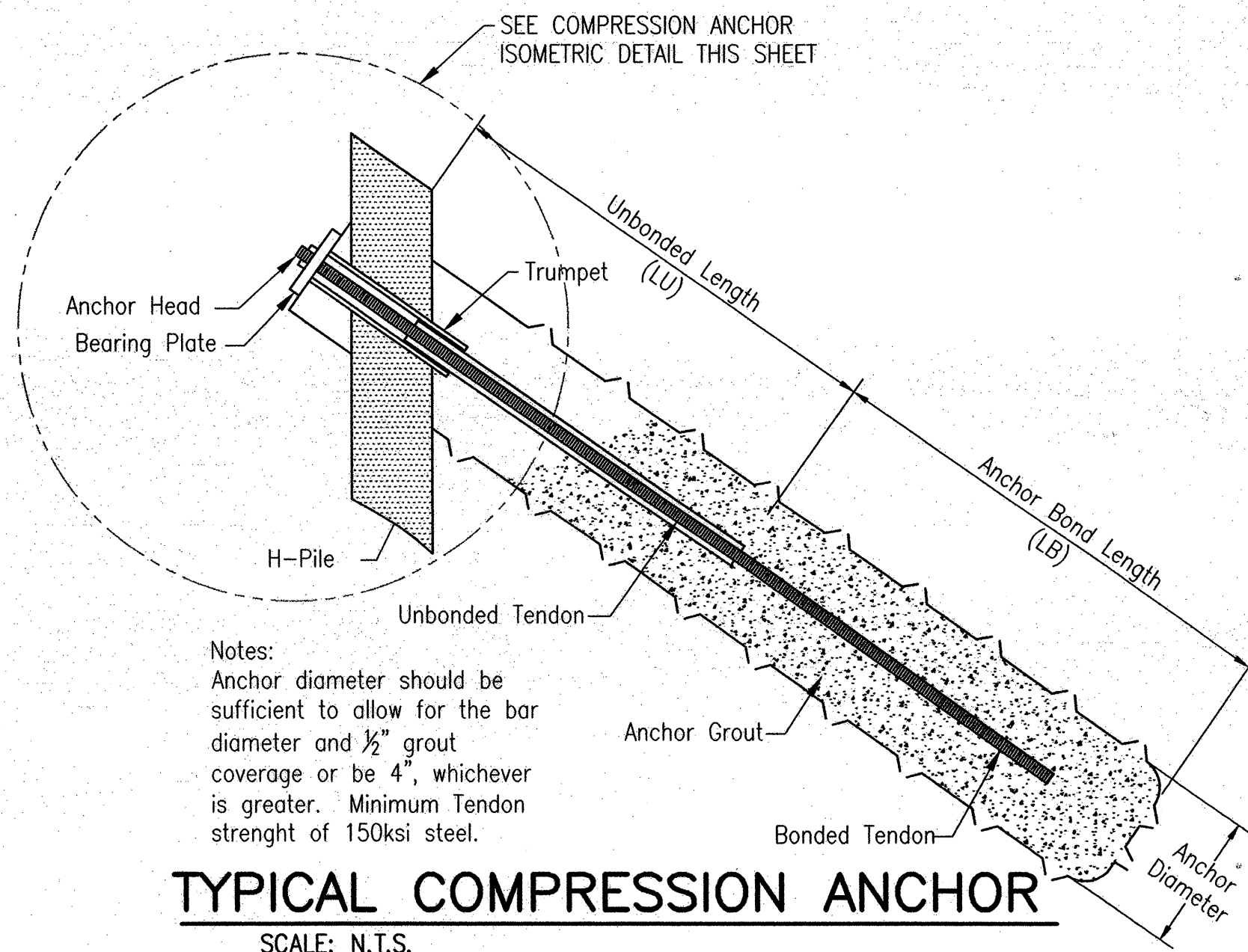
** Type of bars should be selected such that the design load does not exceed 60 percent of the specified minimum tensile strength of the prestressing steel. The lock-off load shall not exceed 70 percent of the specified minimum tensile strength and the maximum test load shall not exceed 80 percent of the specified minimum tensile strength.



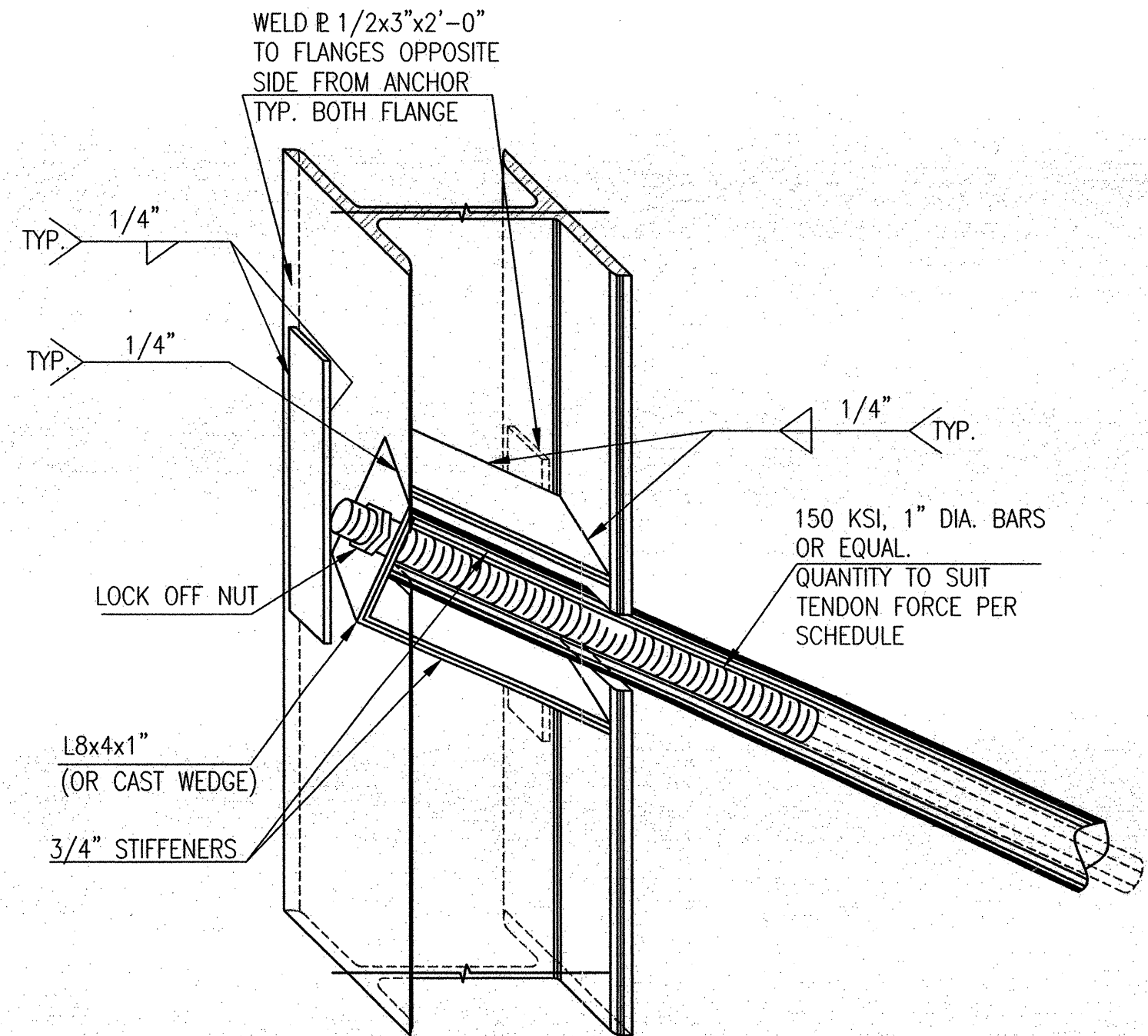
MODEL SOLDIER PILE WALL
SCALE: N.T.S.



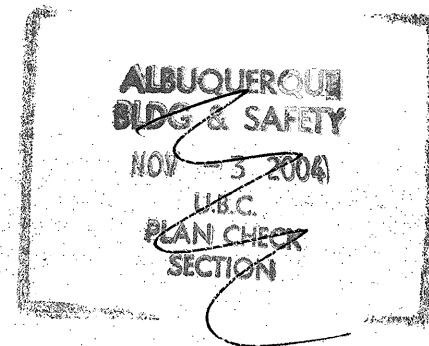
SPACING DETAIL
SCALE: N.T.S.



TYPICAL COMPRESSION ANCHOR
SCALE: N.T.S.

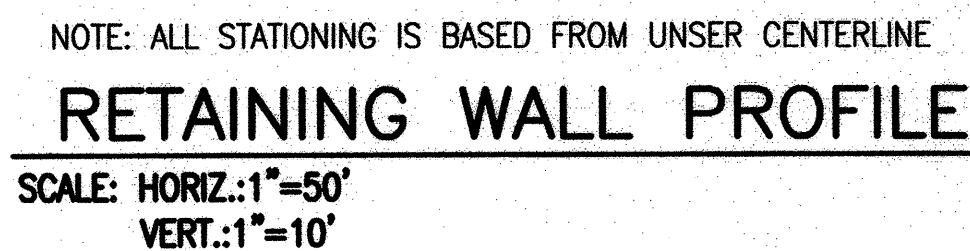
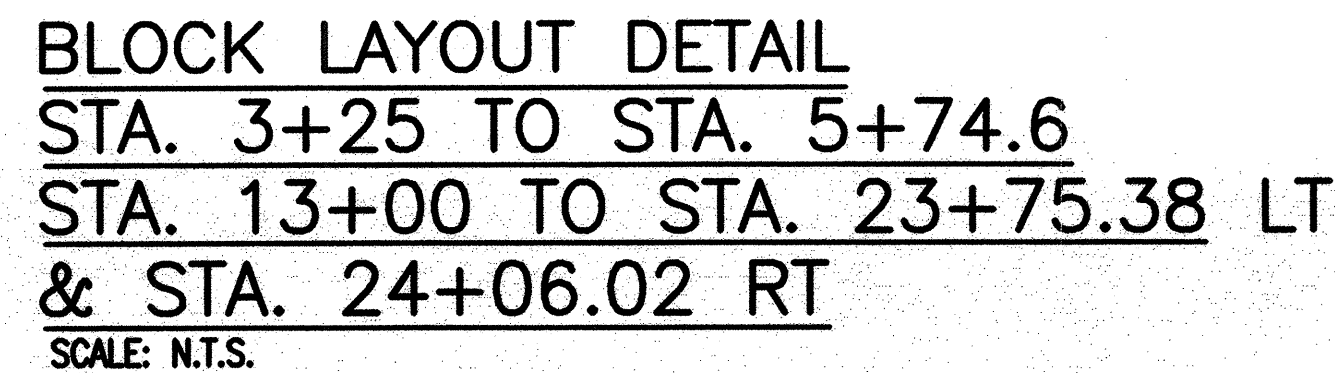
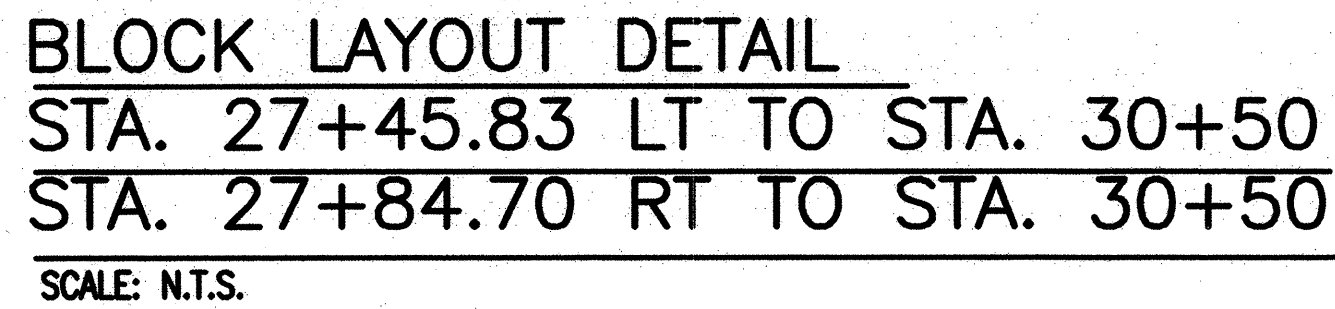


COMPRESSION ANCHOR ISOMETRIC
SCALE: N.T.S.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: UNSER BOULEVARD			
ART/RETAINING WALL DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	
City Project No.	Zone Map No.	Sheet	Of
7098.91	D-9,D& E-10	5	49

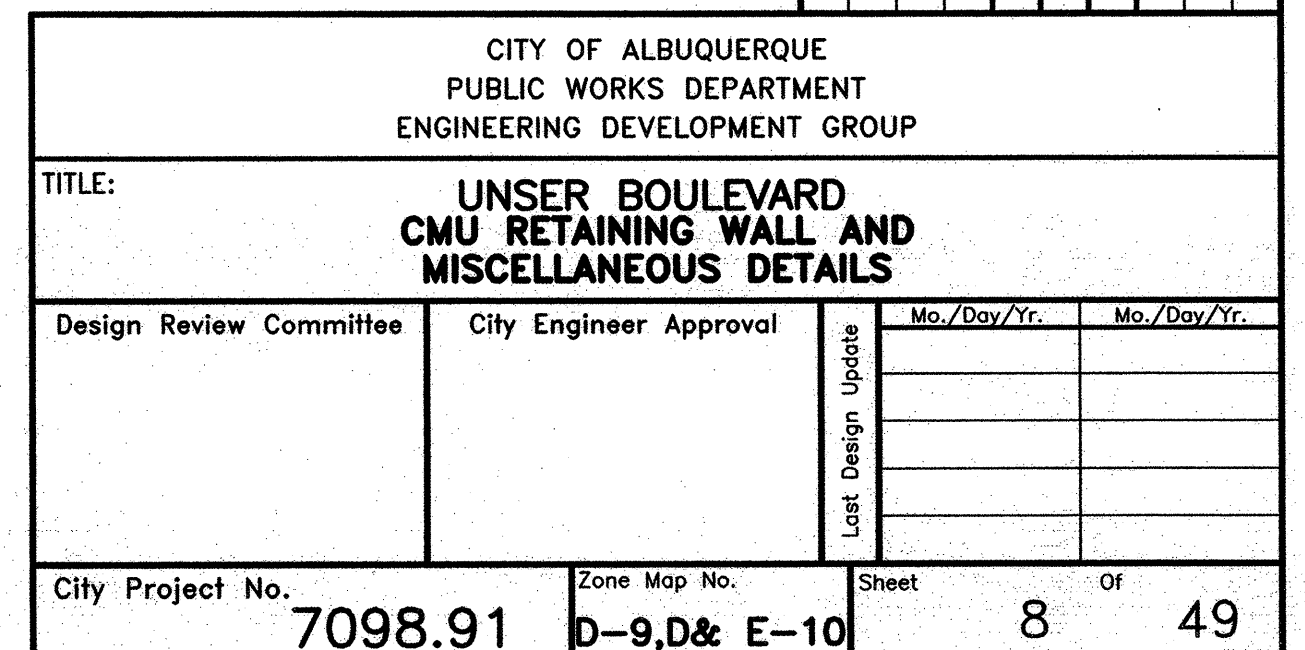
AS BUILT INFORMATION	
CONTRACTOR	WORK
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
RECORDED BY	DATE
NO.	DATE
BENCH MARK: CITY OF ALBUQUERQUE STANDARD BRASS CAP STAMPED 3-E10 1969, SET IN TOP OF CONCRETE POST PROJECTING 0.30' ABOVE GROUND, LOCATED 45' NORTHEAST OF THE CENTERLINE OF MARGOLD DR. AND RIM ROCK RD. EL=5316.12 - NGVD 29	

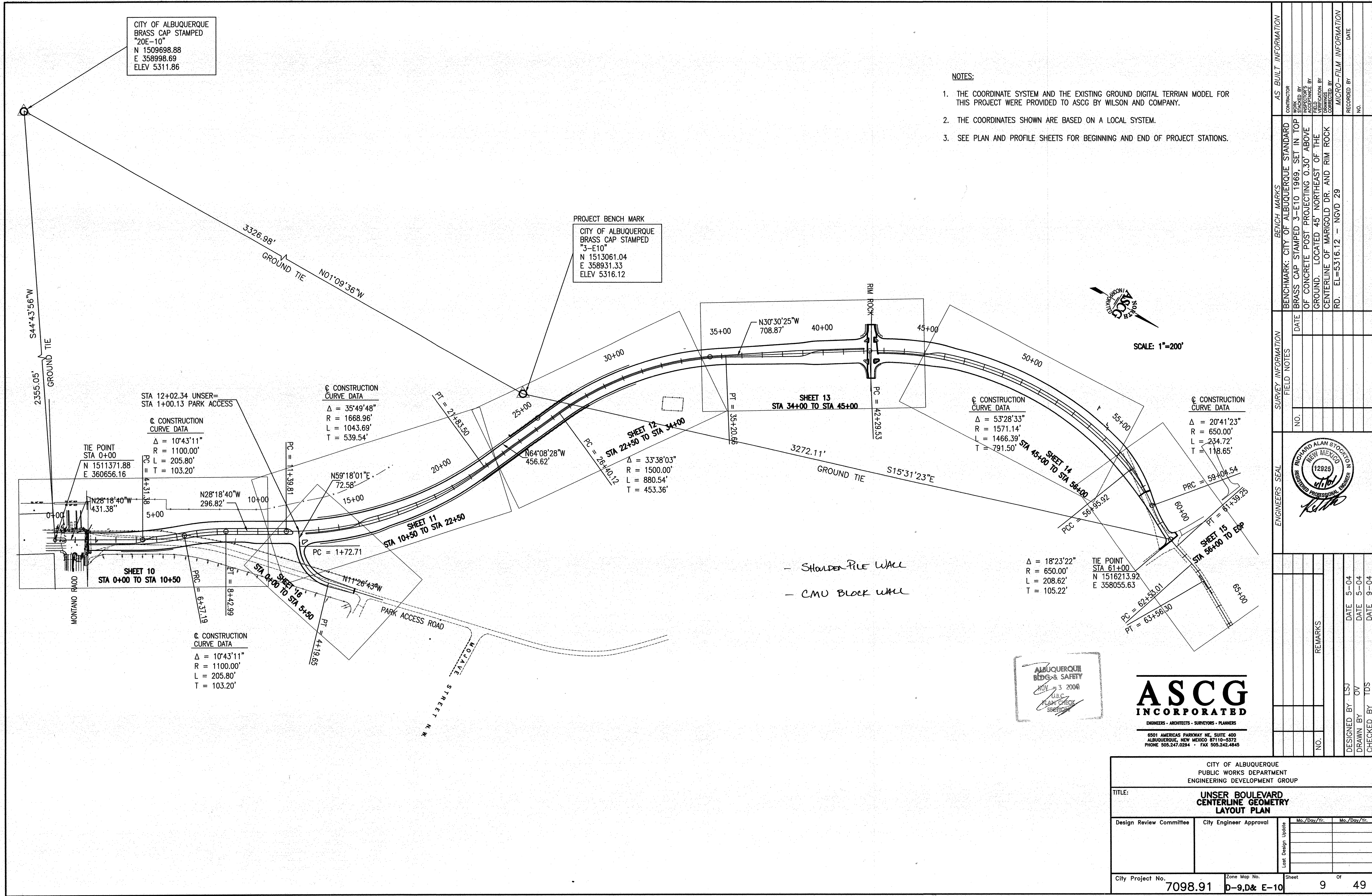


- NOTE: REDUCE FROM, BOTTOM UP AS WALL DECREASES IN HEIGHT.



1. CONSTRUCTION SPECIFICATIONS: CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 WITH UPDATES* AND APPLICABLE SUPPLEMENTAL TECHNICAL SPECIFICATIONS.
2. REINFORCEMENT CONCRETE MASONRY STRENGTH, $f_m = 1500$ psi, MIN. STRENGTH OF INDIVIDUAL CONCRETE MASONRY UNITS = 1900 psi, PER SECTION 540 OF THE SPECIFICATIONS.
3. CONCRETE $f_c = 3000$ psi, PER SECTION 510 OF THE SPECIFICATIONS.
4. STEEL REINFORCEMENT PER ASTM A615, GRADE 60. ALL DIMENSIONS SHOWN REFER TO CENTERLINE OF BARS UNLESS NOTED OTHERWISE. MIN. SPLICE LENGTH FOR CONTINUOUS #5 BARS = 1'-3".
5. GROUT STRENGTH = 2500 psi, PER SECTION 106 OF THE SPECIFICATIONS.
6. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT 24 FT. INTERVALS.
7. DAMP-PROOF BACK WALL FACES THAT WILL BE IN DIRECT CONTACT WITH RETAINED EARTH USING HYDROCIDIC 700B EMULSIFIED ASPHALT, OR APPROVED EQUAL.
8. COMPACT BACKFILL BEHIND RETAINING WALLS USING ONLY PORTABLE, HAND-OPERATED TAMPERS. NO MOTORIZED ROLLERS ARE ALLOWED IN THIS AREA.
9. SCARIFY FOUNDATION SOILS TO A DEPTH OF 8", MOISTURE CONDITION TO NEAR OPTIMUM MOISTURE CONTENT (+ 3%), AND COMPACT TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

[illegible]



CONSTRUCTION ADDRESS

6001 Unser Blvd NW

ALBUQUERQUE
BUILDING & SAFETY
NOV 03 2004
IBC
PLAN CHECK SECTION

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

TYPE OF APPLICATION

- ☐ NEW BUILDING ☐ REMODEL
☐ SHELL-ONLY ☐ REPAIR
☐ ADDITION ☐ OTHER

LEGAL DESCRIPTION

LOT NO. 1A BLOCK NO. _____
SUBDIVISION Village Cliffs I
TRACT _____ PARCEL _____ UNIT 28
UNIFORM PROPERTY CODE N/A
OWNER CITY OF ALBUQUERQUE PHONE 768-3860
ADDRESS _____ ZIP _____

ARCHITECT, ENGINEER

OR DESIGNER ASOB INCORPORATED PHONE 247-0294
ADDRESS 6501 America's Parkway
ALBUQUERQUE ZIP 87110

CONTRACTOR SALLS BROTHERS CONST, INC PHONE 873-8780

ADDRESS PO BOX 66239
ALBUQUERQUE ZIP 87193
NM STATE LICENSE NO. 32565
LICENSE CLASSIFICATION GB-93 GA-1
NM STATE TAX NO. 02-179853-002
ALB. BUSINESS REG. NO. FA0011641

CONSTRUCTION DATA:

NUMBER OF STORIES N/A
SQUARE FOOTAGE 10,000 SF
VALUATION OF WORK 1,225,000

NO. OF APT. OR MOTEL UNITS N/A NO. OF BUILDINGS N/A

OWNERSHIP

- ☐ PRIVATE
☒ PUBLIC

DESCRIPTION OF WORK:

CMU Block Wall - 2200' LF
Shoulder Pile Wall - 600' LF

- ☒ PUBLIC (BUILT WITH PUBLIC FUNDS)
☐ COMMERCIAL
☐ TRIPLEX
☐ FOURPLEX
☐ APARTMENT COMPLEX GREATER THAN FOUR UNITS
☐ FOUNDATION ONLY
☐ FOUNDATION FOR MODULAR BUILDING
☐ OTHER (DESCRIBE) _____

CERTIFICATE OF OCCUPANCY REQUIRED? ☐ YES ☒ NO

SHELL CERTIFICATE OF COMPLETION REQUIRED? ☐ YES ☒ NO

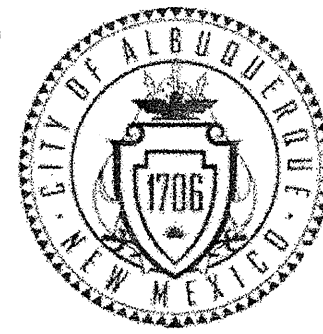
APPROVAL REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE? ☐ YES ☒ NO

ENVIRONMENTAL HEALTH
FIRE MARSHAL
HYDROLOGY
MECHANICAL
PLUMBING
ELECTRICAL
BOILER
ELEVATOR
REFUSE
TRANSPORTATION DEVELOPMENT
BUILDING CODE
ZONING

NOTE: Final inspections are required on all permitted work whether a Certificate of Occupancy is required or not.

IS THIS DEVELOPMENT WITHIN 1000 FT. OF A FORMER LANDFILL SITE?
☐ YES ☒ NO

PLAN CHECK APPLICATION NO. _____
PLAN CHECK APP. FEE _____ ADJUSTED _____
ZONING _____ F.P.O. # _____
VALUATION OF WORK 1,225,000
BUILDING PERMIT NO. _____
BUILDING PERMIT FEE _____



CITY OF
ALBUQUERQUE
BUILDING SAFETY DIVISION
600 Second Street N.W.
Albuquerque, New Mexico 87102

GENERAL NOTES

- One set of approved plans shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
- Separate permits are required for plumbing, gas and electrical work.
- For foundation-only permits, a separate set of plans must be submitted. Plumbing, mechanical and electrical work in/under the slab shall be inspected and approved before any concrete is poured.
- The issuance of a permit does not guarantee that the permit holder (owner) will receive a Certificate of Occupancy upon completion of construction. It is the permit holder's responsibility to comply with all of the requirements for a Certificate of Occupancy including obtaining water and sanitary sewer service, electrical service and natural gas service.
- The issuance of this building permit does not constitute a guarantee of water and sanitary sewer service. Such availability is determined by the Utility Development Division of the Public Works Department.
- City-approved street and alley top-of-curb elevations shall be used when establishing lot grades and rear property lines. In the event that these approved elevations are not used, the City assumes no responsibility for loss of access to property or damage to property-line walls upon construction of streets, alleys, curbs and gutters.
- Separate permits are required for retaining walls, garden walls and fences.
- Gates in walls or fences on private or public property shall not swing over sidewalks, streets, alleys or other public rights-of-way.
- Toilet facilities for the workers shall be provided at all construction sites.

3,176.43 plan
4,886.81 permit
25.00 zoning

ZONING ENFORCEMENT

(505) 924-3849

CITY ZONE R-1 ZONING MAP D-10 E-10 LOT ACREAGE _____
CASE/FILE NO. _____
USE 5'4" max for retaining wall only - needs design verification

CAUTION ON LOCATION OF STRUCTURE: City approval is contingent upon correct information being received from the owner's agent (architect, engineer, etc.). Zoning approval is for structures sited exactly as specified on these plans. Setbacks are measured from the lot lines. The lot line at the street right-of-way is not necessarily the curb or the edge of the sidewalk.

- \$ _____ Park Development Fee, Park Dedication and Development Ordinance, Sections 14-9-3(A) and (B), ROA 1994.
- Landscaping and irrigation shall be designed, installed, maintained and operated as required by the Water Conservation, Landscaping and Water Waste Ordinance, 6-1, ROA 1994.
- All construction shall be in compliance with the Solar Permit Ordinance, 14-11, ROA 1994. City approval of plans is not a guarantee of compliance with any private solar rights which may be recorded with the County Clerk pursuant to Section 14-9-1, NMSA, 1978.
- Proposed construction complies with the Comprehensive City Zoning Code, 14-16, ROA 1994.

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED AS DATE 11/3/04

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

ENVIRONMENTAL HEALTH

CONSTRUCTION SERVICES SECTION

(505) 924-3623

E-Mail: aehdconstserv@cabq.gov

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____
CONDITIONAL APPROVAL _____ DATE _____

PLEASE NOTE: Environmental Health administers programs which are not in the general construction permit review process. If the Construction Services Section has determined that your project is regulated by such a program, you will be granted **CONDITIONAL APPROVAL**. The specifics of the approval condition(s) will be provided below, along with appropriate contact information. While the **CONDITIONAL APPROVAL** will not impede the issuance of your general construction permit, **failure to observe the approval conditions will prevent Construction Services personnel from conducting a final inspection of your project.**

PLANS CORRECTIONS REQUIRED:

CONDITIONAL APPROVAL REQUIREMENTS:

Any additional documentation which may be required for the granting of a conditional approval is in addition to, and separate from, the general construction permitting process. The required documentation must be submitted independently, by the applicant, to the cited Environmental Health program administration personnel. Verification that the approval condition(s) have been met will be required by Construction Services personnel at the time of final inspection.

TRANSPORTATION DEVELOPMENT

(505) 924-3630

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- ☐ An approved Traffic Circulation Layout (TCL) needs to be included in each plan set.
☐ A site plan, signed off by DRB, is required in each plan set.

SOLID WASTE DISPOSAL

(505) 761-8100

- A final inspection by the plan checker of the Solid Waste Management Department (SWMD) is required. Required refuse container(s) shall be in place before a Certificate of Occupancy will be issued.
- An inspection by the SWMD plan checker is required before the concrete slab or apron is poured.
- Each customer shall provide their own refuse container(s).
- Contact the SWMD at least thirty (30) days prior to occupancy to start service.
- Proposed construction complies with the Albuquerque Municipal Refuse Collection Service Ordinance (Ordinance 42-1980, as amended).

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

HYDROLOGY

(505) 924-3982

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- ☐ Drainage report/plan required for new construction and for additions of 500 square feet or more to existing structures. See Section 14-5-2-12 of the City's Drainage Ordinance. **A pre-design conference with this office is recommended.**
☐ Follow procedures for drainage submittals as outlined on page 1, Section 17, Volume 1 of the City's Development Process Manual.
☐ Attach a copy of the approved drainage report/plan to each set of building plans.
☐ Pending approval of drainage report/plan submitted.

FIRE MARSHAL

(505) 924-3611

- All items listed below shall be installed in accordance with applicable fire codes prior to a building (or portion of a building) being occupied.
- All required fire hydrants shall be installed and operable before any building (or portion of the building) is occupied.
- An approved and adequate water supply shall be provided before any combustible materials are delivered to the building site.

NAME OF BUSINESS _____ STORE OR SPACE NO. _____
OCCUPANCY GROUP _____ CONSTRUCTION TYPE _____
FIRE FLOW REQD. _____ FIRE HYDRANTS REQD. _____

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

INTERNATIONAL BUILDING CODE

(505) 924-39

- Premises shall not be occupied until a Certificate of Occupancy has been issued in accordance with Section 115 of the Uniform Administrative Code.

DESCRIPTION OF WORK Retaining Walls Only
SIZE OF BLDG. (SQ. FT.) 2200 SF OCCUPANCY GROUP _____
CONSTRUCTION TYPE _____ BUILDING CODE EDITION (YR.) 12003

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED AS DATE 11/3/04

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

UPC, UMC, NEC

(505) 924-3957

CODE EDITIONS (YR.):
UPC _____ UMC _____ NEC _____

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)