

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:

TRACT 5-D2
OF PARADISE VALLEY WITHIN
THE TOWN OF ALBUQUERQUE, BERNALILLO
COUNTY, NM.

CURRENT ZONING: SU-1 FOR C-1 & R-2 USES

ZONE ATLAS PAGE: L-9-Z

BUILDING AREA: 7,000 GROSS BUILDING SQUARE FOOTAGE

PARKING
CALCULATIONS: 25 SPACES REQUIRED
25 SPACES PROVIDED
INCLUDING 2 COMPACT CARS
AND 2 HANDICAP SPACES

RETAIL: 5,120 SF/200 = 25
SPACES

GENERAL NOTES:

- [A] PROVIDE CONTROL JOINTS IN CONCRETE
SIDEWALKS TO ALIGN WITH WINDOW FRAMES AS
SHOWN ON PLAN. PROVIDE EXPANSION JOINTS AT
40' O.C. MAXIMUM.
[B] DRIVE WAY DIMENSIONS ARE FROM FACE OF CURB
UNLESS NOTED OTHERWISE.
[C] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO
CITY OF ALBUQUERQUE STANDARDS AND
REQUIREMENTS.

KEYED NOTES

REFERENCE NOTES

1. PROPERTY LINE - REFER TO CIVIL DRAWINGS.
2. 4" WIDE PAINTED (YELLOW) PARKING STALL STRIPING.
3. PROPOSED TRASH ENCLOSURE WITH EIFS VENEER FINISH AT ALL
EXPOSED EXTERIOR SURFACES AND PAINTED STEEL GATES.
RE: DETAILS AND ELEVATIONS- DETAIL 11/AB201.
4. CONCRETE SIDEWALK ON 4" GRAVEL BASE
5. ADA ACCESSIBLE CONCRETE RAMP RE: 6/A-501
6. CONCRETE CURB AND GUTTER RE: CIVIL DETAILS
7. ONE WAY SIGN LOCATION
8. CONCRETE SIDEWALK SLOPED TO ALLOW ADA ACCESS FROM
PAVED PARKING LOT SURFACE
9. DIRECTIONAL ARROWS PAINTED (YELLOW) ON PAVED SURFACE.
COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
10. ASPHALT SURFACE. RE: CIVIL DETAILS
11. 6" CONCRETE SLAB ON 4" GRANULAR BASE IN FRONT OF TRASH
ENCLOSURE. RE: DETAILS
12. LANDSCAPE AREA. CONTRACTOR SHALL COORDINATE INSTALLATION
OF ALL REQUIRED SLEEVES UNDER HARD SURFACES WITH
LANDSCAPE CONTRACTOR RE: TO GENERAL NOTES BELOW.
13. ASPHALT DRIVE APPROACH.
14. PAINTED CROSSWALK PATH ON PAVEMENT.
STRIPES TO BE 4" WIDE (YELLOW).
15. ADA ACCESSIBLE PARKING SIGN LOCATIONS. REFER
TO 05/AB201
16. NEW ADA PAINTED PARKING SIGN LOCATIONS RE: CIVIL DRAWINGS
17. NEW CONCRETE APRON AT DRIVE-THRU TELLER AREA. CONCRETE
APRON TO BE SEALED.
18. CONTROL JOINT LOCATIONS IN CONCRETE APRON.
19. ACCESSIBLE PARKING PAVEMENT SIGN
20. MONUMENT SIGN LOCATION
21. ATM MACHINE ON CONCRETE PAD.
22. PAINTED STRIPES ON PAVEMENT FOR HANDICAP PARKING.
STRIPES TO BE 4" WIDE (YELLOW).
23. 4" CONCRETE INFILL BETWEEN BUILDING AND CONCRETE CURB.
24. SITE LIGHT POLE AND LAMP. RE: ELECTRICAL DRAWINGS
25. FIRE HYDRANT LOCATION
26. CONCRETE STEPS
27. NEW COA STANDARD CURB AND GUTTER. EXISTING DRIVEWAY
TO BE CLOSED. SEE CIVIL.
28. CANOPY
29. NEW SEWER LINE HOLE
30. REMOVE EXISTING CURB RETURNS AND PAVEMENT.
31. YELLOW PAINTED STRIPING AND LETTERING ("STOP").

GENERAL NOTES

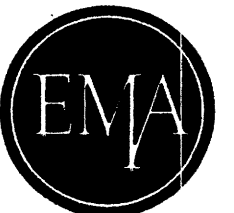
1. CONTRACTOR TO CONTACT NEIGHBORING PROPERTY OWNERS
IN ADVANCE OF ANY WORK WHICH MAY AFFECT NEIGHBORING
PROPERTY.
2. COORDINATE WORK AT CITY AND STATE ROADS WITH ALBUQUERQUE
CITY.
3. REFER TO LANDSCAPE PLAN FOR PLANTERS AND AREAS
OF SOIL. LANDSCAPE WORK N/C. CONTRACTOR IS RESPONSIBLE
TO INSTALL SLEEVES FOR SPRINKLER SYSTEM. CONTACT
LANDSCAPE CONTRACTOR FOR LOCATIONS.
DANNY MITCHELL
PH: 505-388-0218
ALL LANDSCAPE WORK WITH EXCEPTION OF PLACEMENT OF SLEEVES
SHALL BE EXCLUDED FROM CONTRACT BID COST. THIS SHALL BE
CONTRACTED DIRECTLY WITH OWNER.
4. CONSTRUCTION ACTIVITIES AND EQUIPMENT SHALL NOT
INTERFERE WITH ADJACENT BUSINESS AT ANY TIME.
5. REFER TO ELECTRICAL SITE PLAN FOR NEW SITE LIGHTING.
6. REMOVE MUD/DEBRIS FROM TRUCKS EXITING SITE. CONTRACTOR
IS RESPONSIBLE FOR MUD/DUST TO ADJOINING PROPERTIES.

GENERAL SOILS REPORT NOTES

1. GENERAL CONTRACTOR TO READ AND FOLLOW THE RECOMMENDATIONS
OF THE SOILS REPORT AS PROVIDED IN THE SPECIFICATIONS.

PARKING CALCULATIONS: 5,120 SQUARE FEET/ 200=
26 SPACES REQUIRED
LESS 10% BUS ROUTE CREDIT
(ROUTE 92 & 157) =
23 SPACES REQUIRED
24 SPACES PROVIDED
INCLUDING 2 HANDICAP SPACES

ADMINISTRATIVE APPROVEMENT
File # 5741-10007 Project # 1006559
Credit Union with drive through service
Additional shade trees to be added along
Marna Lynn at former curb cut.
29 Jun '07
APPROVED BY



PLANNING • ARCHITECTURE • INTERIORS

Salt Lake City

Park City

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CONSULTANTS

MOUNTAIN AMERICA CREDIT UNION

9200 GOLF COURSE ROAD, NEW MEXICO BRANCH
ALBUQUERQUE, NEW MEXICO

MOUNTAIN AMERICA CREDIT UNION
OWNER

MARK	DATE	DESCRIPTION
	06-08-2007	

PROJECT NUMBER: 2006-15

DRAWING FILE:

DRAWN BY:

CHECKED BY:

DATE:

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SHEET TITLE

ARCHITECTURAL SITE PLAN

A-100A

24 2012
May

ARCHITECTURAL SITE PLAN
SCALE: 1"=16'-0"

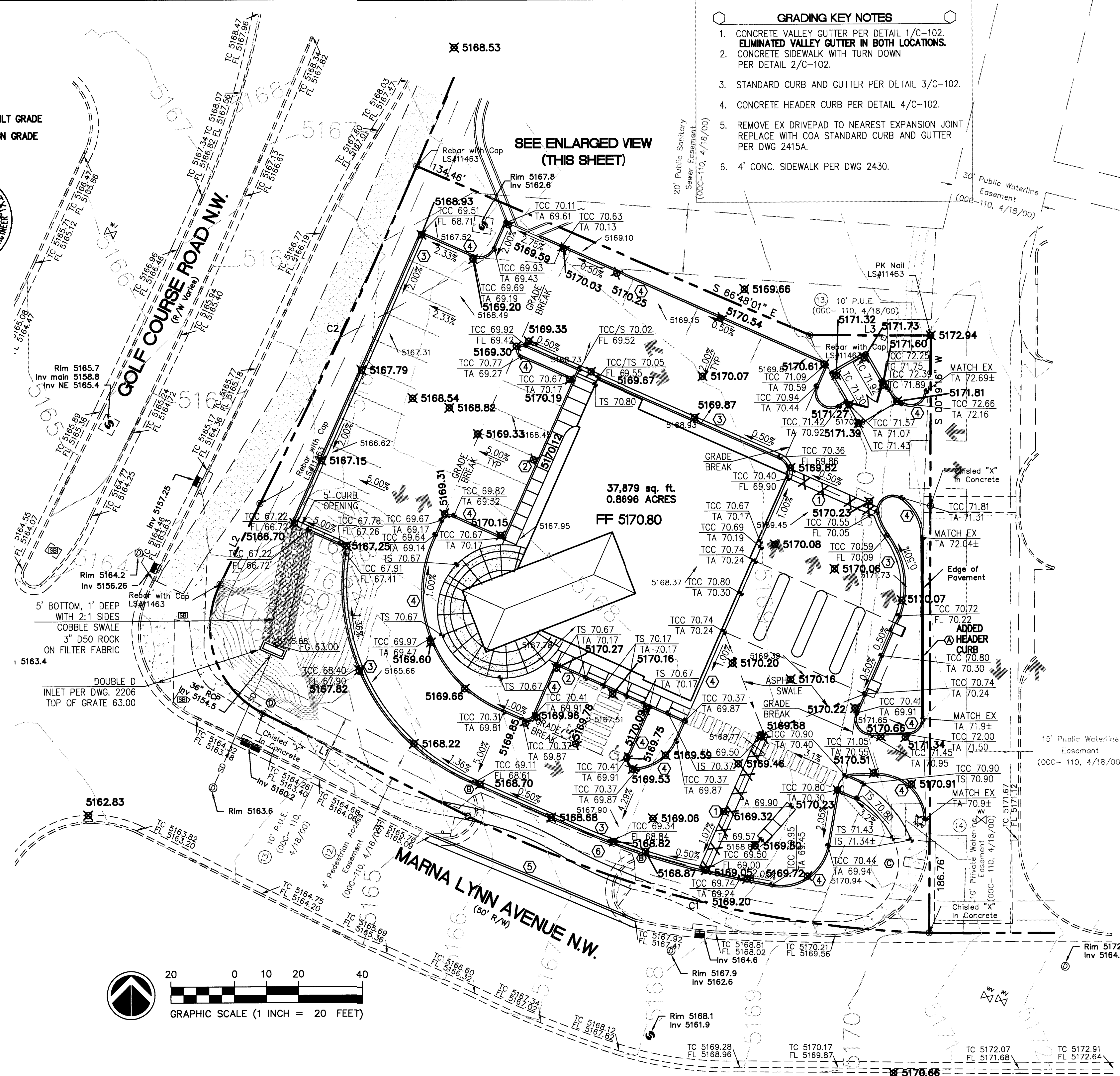
AS-BUILT CERTIFICATION

I, Billy O. McCarty, NMPE 13672, of the firm Larry Read and Associates, Inc., hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved plans dated 07/31/07. The record information edited onto the original design document has been obtained by Lorenzo E. Dominguez, NMLS 10461, of the firm Cartesian Surveys, further certify that I have personally visited the project site during construction between the dates of 02/15/08 and 02/28/08 and have determined 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 Final Acceptance.

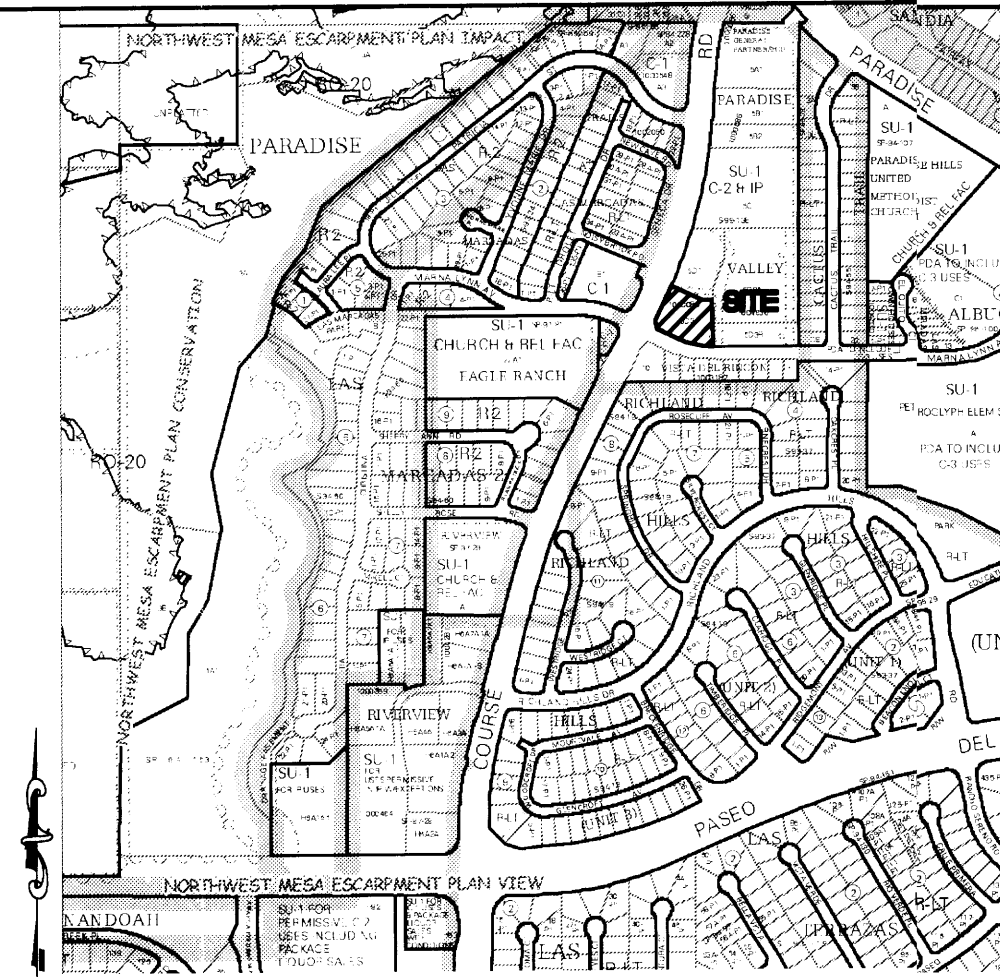
Exceptions: Exceptions, if any, are annotated by bold text on this sheet.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the Construction Drawings for this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

5166.70 ASBUILT GRADE
TCC 67.22 DESIGN GRADE
FL 66.72



- ### GRADING KEY NOTES
1. CONCRETE VALLEY GUTTER PER DETAIL 1/C-102. ELIMINATED VALLEY GUTTER IN BOTH LOCATIONS.
 2. CONCRETE SIDEWALK WITH TURN DOWN PER DETAIL 2/C-102.
 3. STANDARD CURB AND GUTTER PER DETAIL 3/C-102.
 4. CONCRETE HEADER CURB PER DETAIL 4/C-102.
 5. REMOVE EX DRIVEPAD TO NEAREST EXPANSION JOINT REPLACE WITH COA STANDARD CURB AND GUTTER PER DWG 2415A.
 6. 4' CONC. SIDEWALK PER DWG 2430.



VICINITY MAP C-12

Benchmark

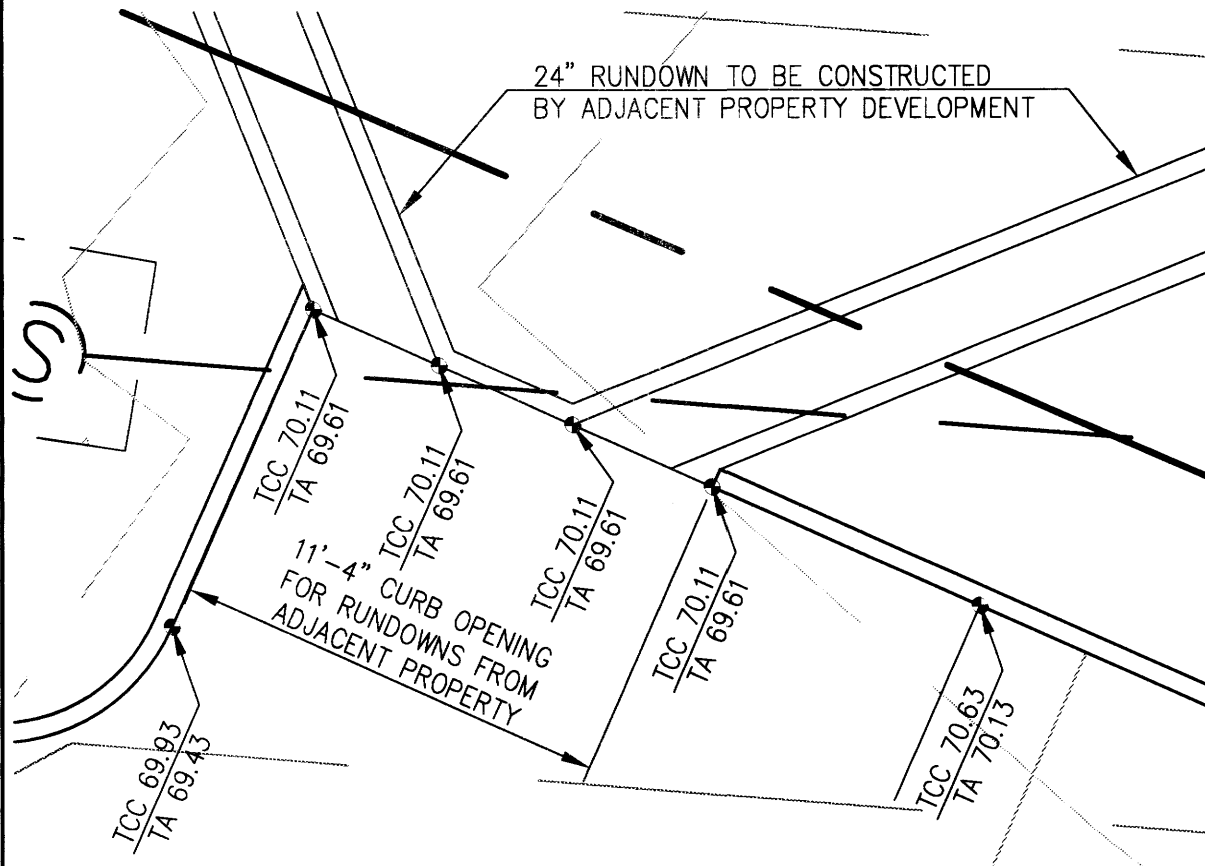
ACS MONUMENT "5-B12", HAVING AN ELEVATION OF 5200.04' (NAVD 88)

Legal Description

TRACT 5-02, PARADISE VALLEY
9200 GOLF COURSE ROAD, NW

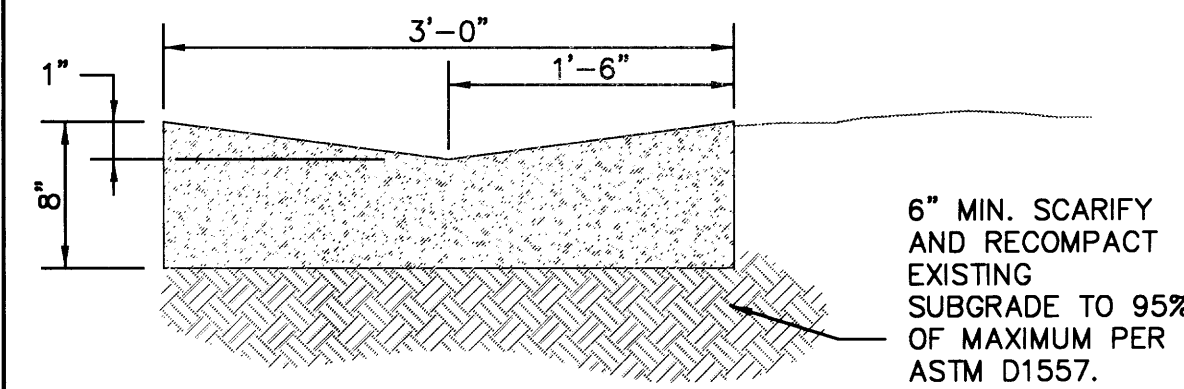
ENLARGED VIEW (NW CORNER)

SCALE: 1" = 5'



CONSTRUCTION NOTES:

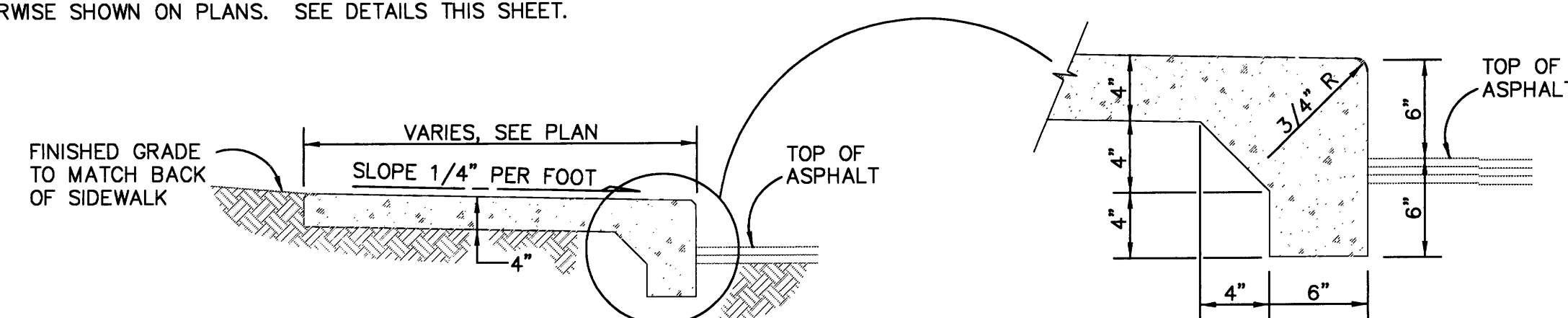
1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
2. PROVIDE CONTRACTION JOINTS @ 6' O.C. PER DETAIL THIS SHEET



1 CONCRETE VALLEY GUTTER
C-102 N. T. S.

CONSTRUCTION NOTES:

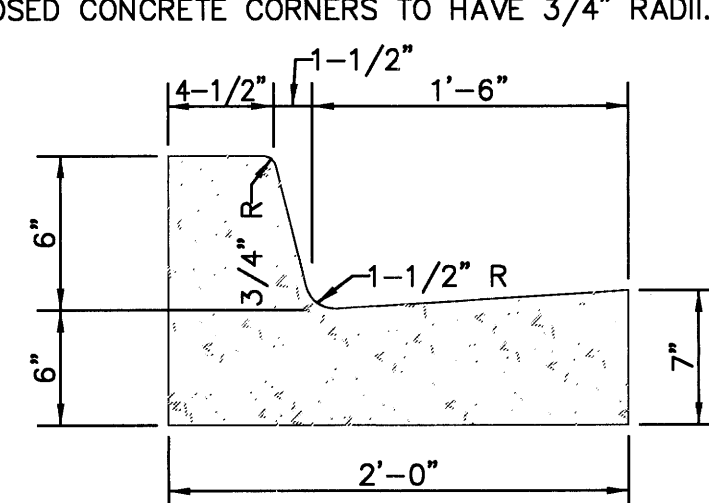
1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 36', UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.



2 SIDEWALK DETAIL WITH TURNDOWN
C-102 N. T. S.

CONSTRUCTION NOTES:

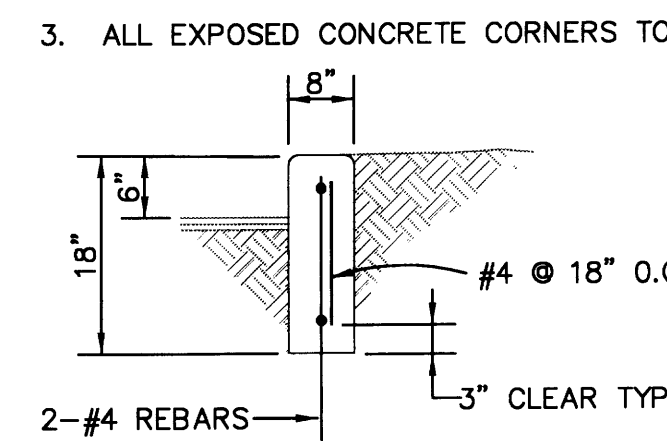
1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS AT 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



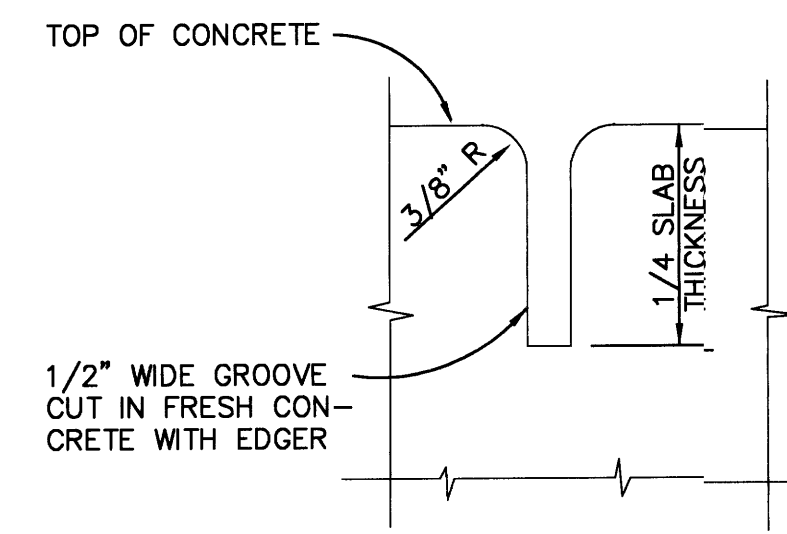
3 STANDARD CURB AND GUTTER
C-102 N. T. S.

CONSTRUCTION NOTES:

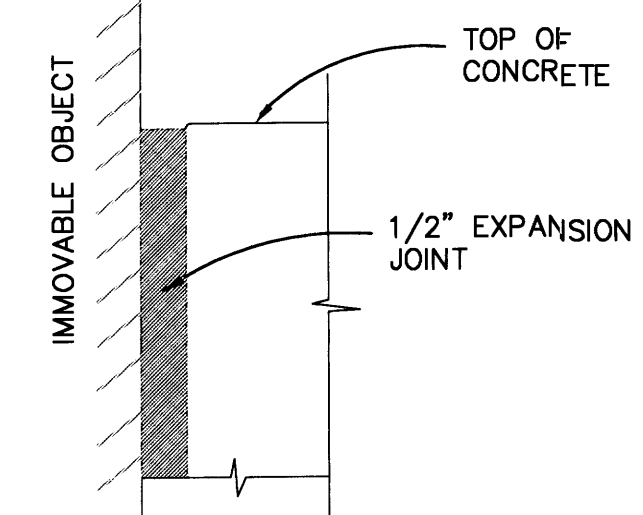
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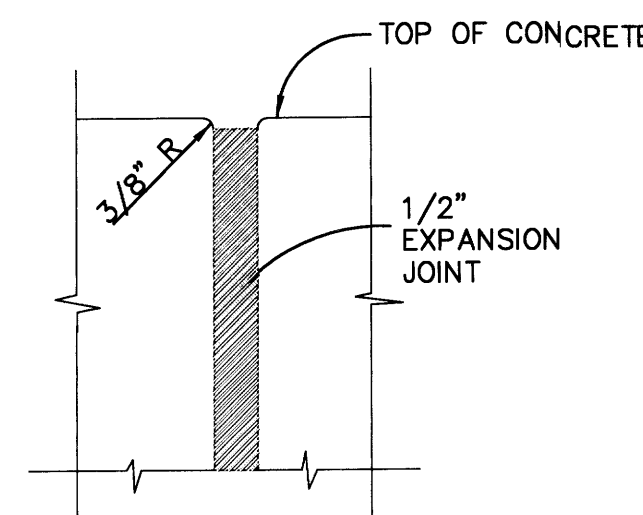
4 CONCRETE HEADER CURB DETAIL
C-102 N. T. S.



5 EXPANSION JOINT DETAIL
C-102 N. T. S.



6 EXPANSION JOINT AT IMMOVABLE OBJECT
C-102 N. T. S.



7 CONTRACTION JOINT DETAIL
C-102 N. T. S.



PLANNING • ARCHITECTURE • INTERIORS

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Park City

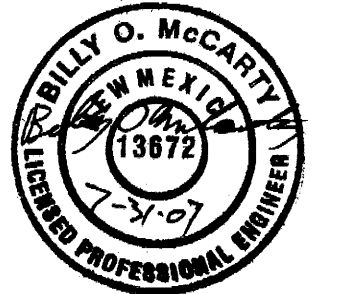
364 Main Street P.O. Box 9
Park City, Utah 84060
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fax: (435) 649-7127

CONSULTANTS

LARRY READ & ASSOCIATES

Civil Engineers

2430 Midtown Place, NE, Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

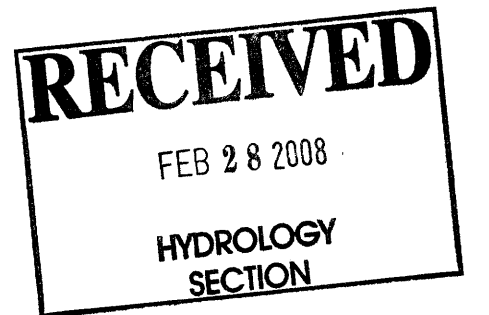


MOUNTAIN AMERICA CREDIT UNION

ALBUQUERQUE NEW MEXICO BRANCH

ALBUQUERQUE, NM MEXICO

OWNER
MOUNTAIN AMERICA CREDIT UNION



PROJECT NUMBER: 2006-15
DRAWING FILE: MACU.GD
DRAWN BY: BOM
CHECKED BY: BOM

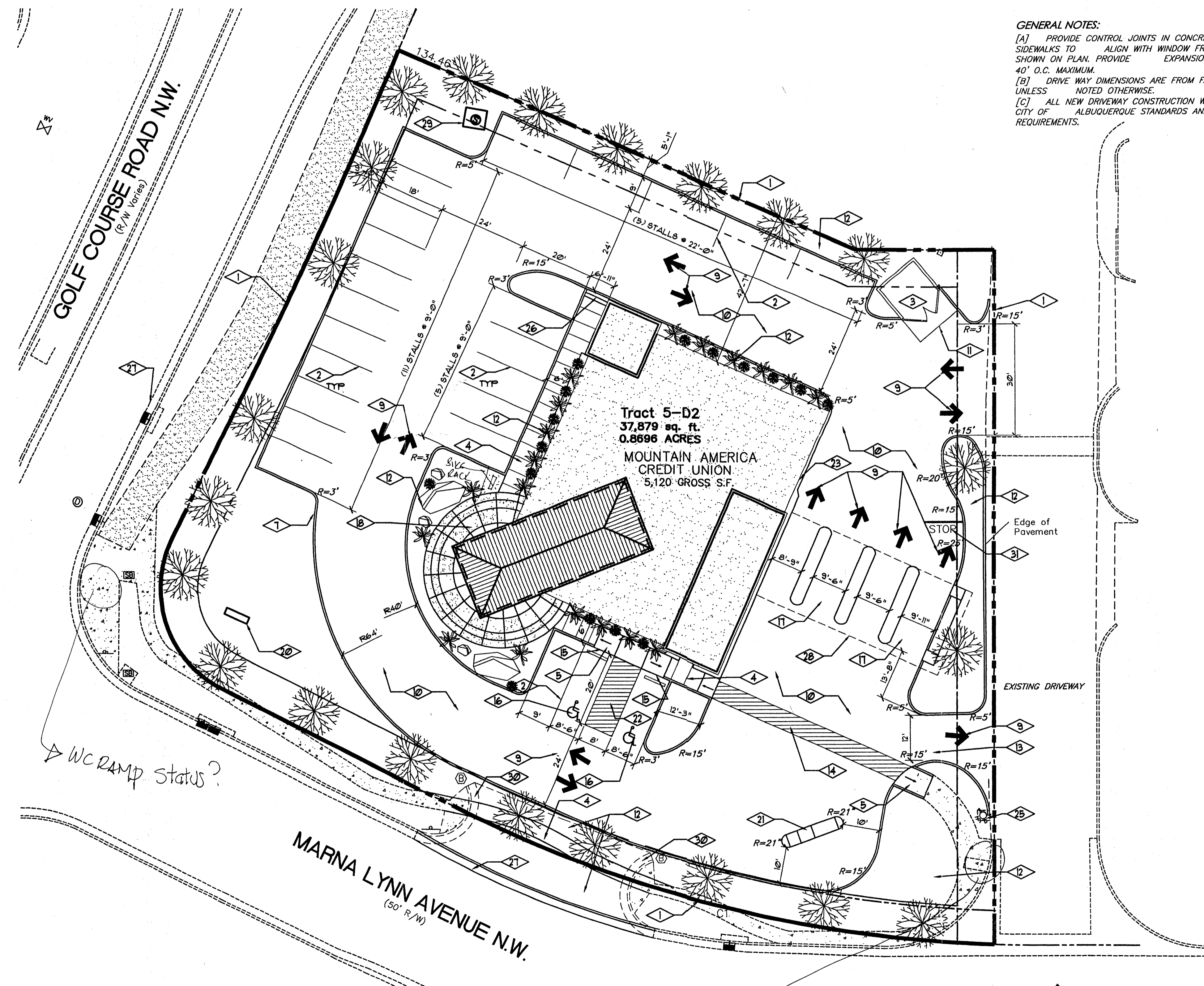
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SHEET TITLE

GRADING AND
DRAINAGE PLAN

C-102

2 OF 3



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: TRACT 5-D2 OF PARADISE VALLEY WITHIN THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NM.

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ZONE ATLAS PAGE: L-9-Z

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DANNY MITCHELL
PH: 505-385-0219
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6. REMOVE MUD/DEBRIS FROM TRUCKS EXITING SITE. CONTRACTOR IS RESPONSIBLE FOR MUD/DUST TO ADJOINING PROPERTIES.
7. LIGHT POLE HEIGHT: 22'-0" MAX.
16'-0"

GENERAL SOILS REPORT NOTES

1. GENERAL CONTRACTOR TO READ AND FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT AS PROVIDED IN THE SPECIFICATIONS.

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(ROUTE 92 & 157) = 23 SPACES REQUIRED
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ADMINISTRATIVE
File #2744-10007 Project #1006559 -
Credit Union with drive through service.
Additional shade trees to be added -
along Marna Lynn at former curb cut -
Bassett/MS 29 Jun 07
APPROVED BY DATE

Albuquerque
Building & Safety
AUG 14 2007
I.B.C.
Plan Check Section

RECEIVED
FEB 22 2008
HYDROLOGY
SECTION

ARCHITECTURAL SITE PLAN
SCALE: 1"=16'-0"

PLANNING•ARCHITECTURE•INTERIORS

Salt Lake City Park City

480 South 400 East Salt Lake City, Utah 84111 voice: (801) 363-1511 fax: (801) 363-1560

364 Main Street P.O. Box 9 Park City, Utah 84060 voice: (435) 649-0092 fax: (435) 649-7127

CONSULTANTS

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ALBUQUERQUE, NEW MEXICO

OWNER
MOUNTAIN AMERICA CREDIT UNION

MARK	DATE	DESCRIPTION
	06-08-2007	

PROJECT NUMBER: 2006-15

DRAWING FILE:

DRAWN BY: SPM

CHECKED BY: MA

DATE: 06/08/07

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SHEET TITLE

ARCHITECTURAL SITE PLAN

A-100A

OF