

# PROJECT DESCRIPTION

TRACT 2A, LAND DIVISION 73-74, OF THE REINDEER ADDITION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SECTION 34, T11N, R3E, N.M.P.M.

CITY ZONE: M-1 ZONE ATLAS NUMBER: F-17-Z

DESCRIPTION OF WORK: NEW CONSTRUCTION (COMMERCIAL)

CONSTRUCTION DATA: (1) NEW BUILDING, (1) STORY, 16,000 SF, VALUATION OF WORK: 1,200,000

OWNERSHIP: PRIVATE OWNER: MILLER BONDED, 4538 MCLEOD AVENUE, ALBUQUERQUE, NM

# PARKING REQUIREMENTS

TOTAL BUILDING AREA:

REQUIRED: OFFICE 1,490 SF/200 = 8 SPACES  
MANUFACTURING 13,541 SF/1,000 = 14 SPACES  
22 SPACES REQUIRED

PROVIDED: 102 SPACES PROVIDED  
(INCLUDES THREE MOTORCYCLE PARKING SPACES)  
(BICYCLE RACK TO HOUSE (6) BICYCLES PROVIDED)

# KEYED NOTES

1. ASPHALT PAVING, REFER TO CIVIL DRAWINGS.
2. CONCRETE SIDEWALK.
3. PAINTED PARKING STRIPING.
4. LANDSCAPE AREA.
5. 6" CONCRETE CURB, SEE DETAIL C2/AS-501.
6. PRECAST CONCRETE PARKING BUMPER, TYPICAL, SEE DETAIL D6/AS-501.
7. FENCE.
8. 3" SWINGING GATE.
9. PROPERTY LINE.
10. CMU RETAINING WALL, REFER TO STRUCTURAL DRAWINGS.
11. DRAINAGE CURB CUT.
12. PAINTED PEDESTRIAN CROSSWALK.
13. PAINTED SYMBOL FOR HANDICAP ACCESSIBILITY.
14. POLE MOUNTED PARKING SIGN FOR HANDICAP ACCESSIBILITY, SEE DETAIL E4/AS-501.
15. FLAGPOLE, SEE DETAIL E3/AS-501.
16. REFUSE ENCLOSURE.
17. RE-PAVE EXISTING DRIVE PAD TO ENSURE DRAINAGE, REFER TO GRADING AND DRAINAGE PLAN.
18. CARD READER ISLAND, SEE ENLARGED PLAN INDICATED.
19. EXISTING SIDEWALK TO REMAIN.
20. 30" SLEING GATE.
21. PROPOSED BUILDING.
22. LIGHT POLE.
23. CONCRETE CONTROL JOINT/EXPANSION JOINT, TYPICAL, SEE DETAIL A4/AS-501.
24. REMOVE LOADING DOCK SUPPORT COLUMN AND CRANE ASSEMBLY PRIOR TO NEW CONSTRUCTION.
25. DOOR AND FRAME AS SCHEDULED.
26. RAMP 1:12 SLOPE, MAX. PROVIDE TRUNCATED DOMES, SEE CIVIL DRAWING.
27. CONCRETE RUN-DOWN.
28. FIRE HYDRANT.
29. 10'-0" CONCRETE APRON.
30. 30X18 CMU SITE WALL.
31. 6" DIAMETER CONCRETE-FILLED STEEL BOLLARD WITH TROWELED CROWN, ENCASE IN 12" DIAMETER CONCRETE ALL AROUND AND EMBED 2'-0" DEEP, MINIMUM.
32. 6" THICK CONCRETE SLAB, 4,000 PSI, 3/4" AGGREGATE W/6X8-10/10 W/M OR EQUAL.
33. 6" THICK CONCRETE APRON, 4,000 PSI, 3/4" AGGREGATE W/6X8-10/10 W/M OR EQUAL.
34. RAMP, 1/12 SLOPE MAX.
35. REMOVE EXISTING FENCE.
36. CONCRETE CURB CUT.
37. BICYCLE RACK TO HOUSE (6) TOTAL BICYCLES, REFERENCE DETAIL A1/AS-503.

**NCA**  
ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104  
505-255-6400 505-268-6854 FAX  
WWW.NCA-ARCHITECTS.COM

ARCHITECT  
STATE OF NEW MEXICO  
ROBERT CALVANT  
NO. 1055  
EXPIRES 12/31/09  
CONSULTANT

PROJECT TITLE

**MILLER BONDED ADDITION**

ALBUQUERQUE NEW MEXICO

APR 18 2011

SECTION

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/14/11	AS-BUILT

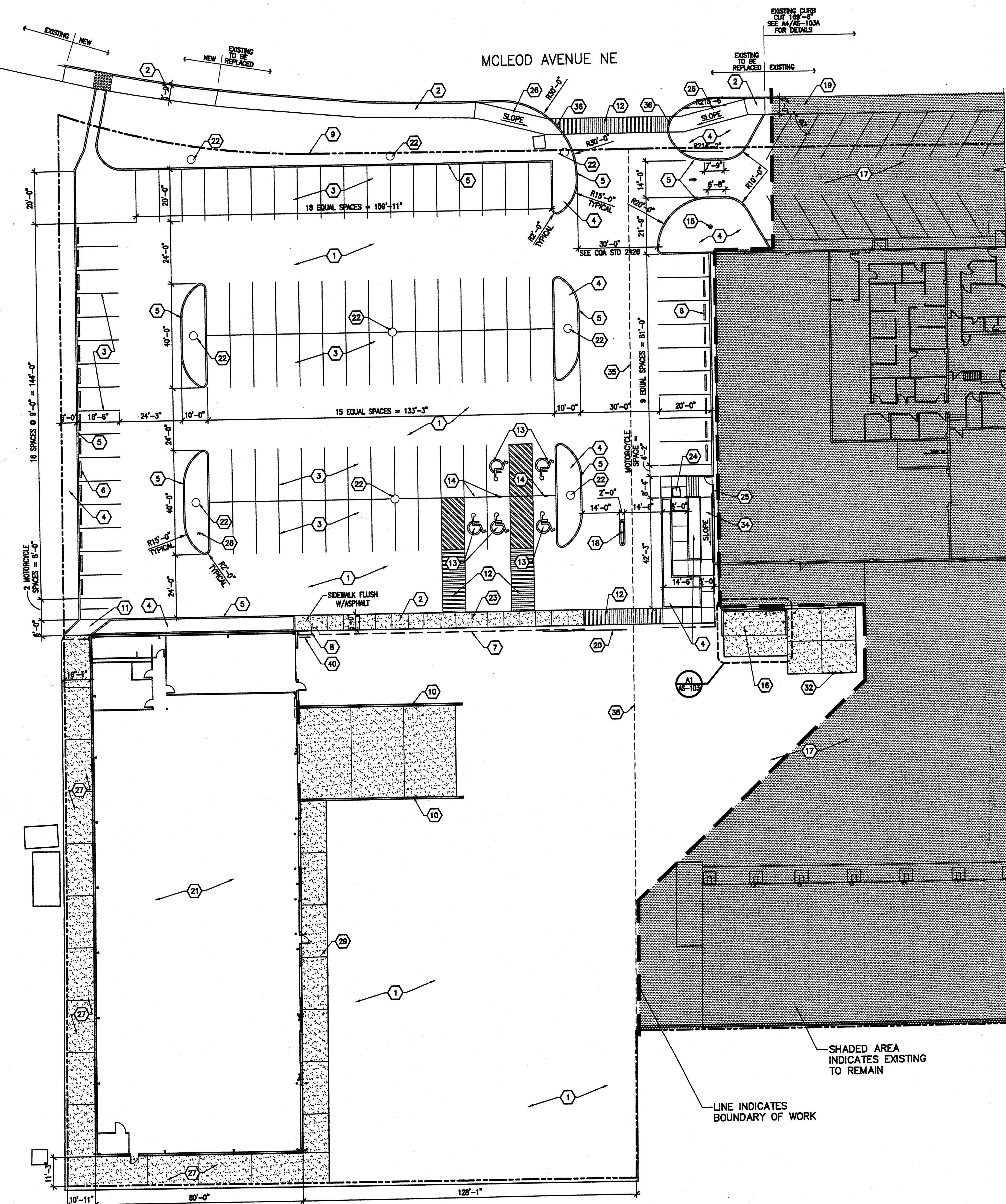
LS DP  
PROJECT NUMBER:  
A08.08

DATE:  
JUNE 08, 2009  
SHEET TITLE:

**TRAFFIC CIRCULATION PLAN**

SHEET NO.

**AS-103**



TRAFFIC CIRCULATION LAYOUT APPROVED  
*[Signature]* 8-21-09  
Signed Date

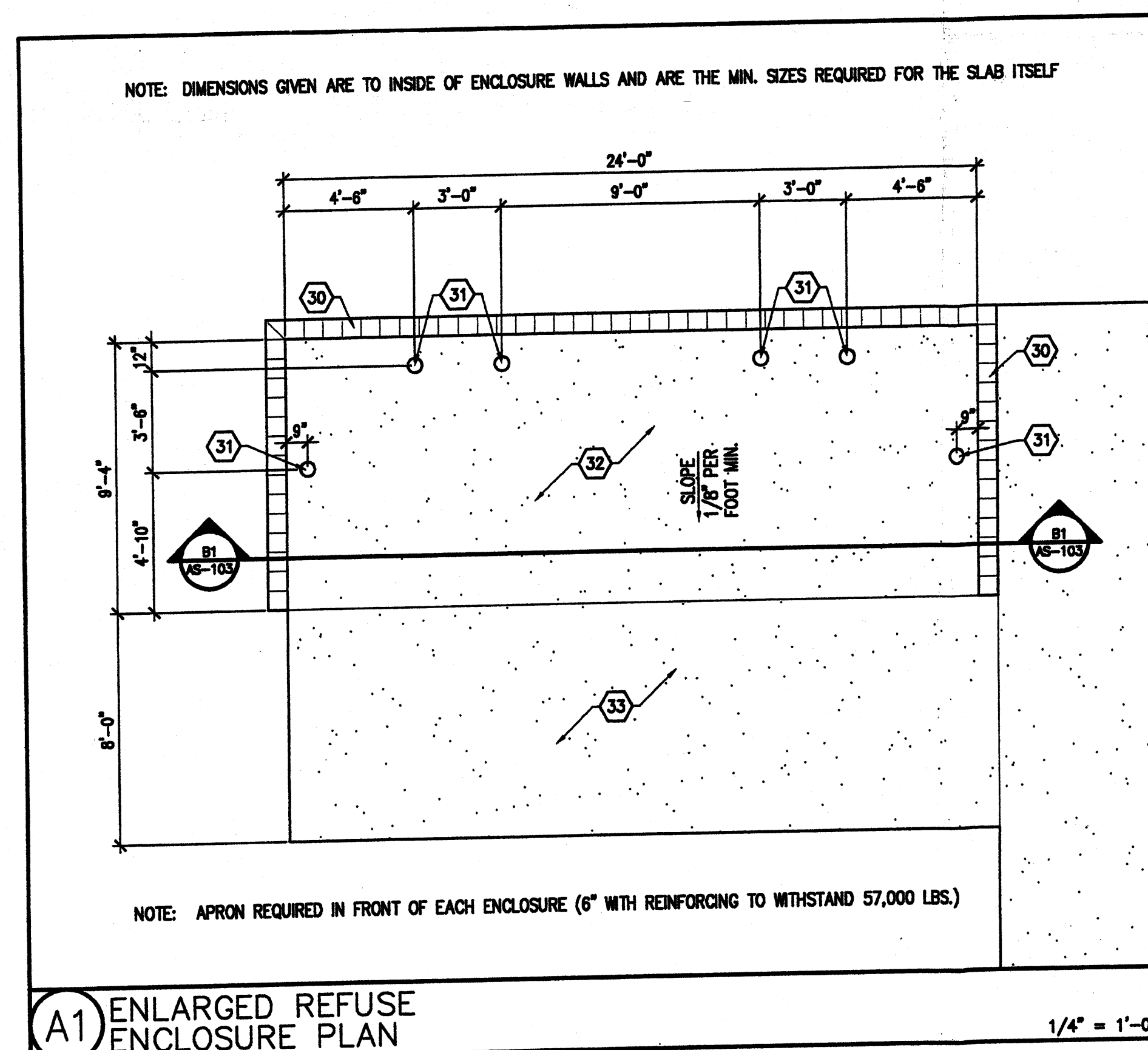
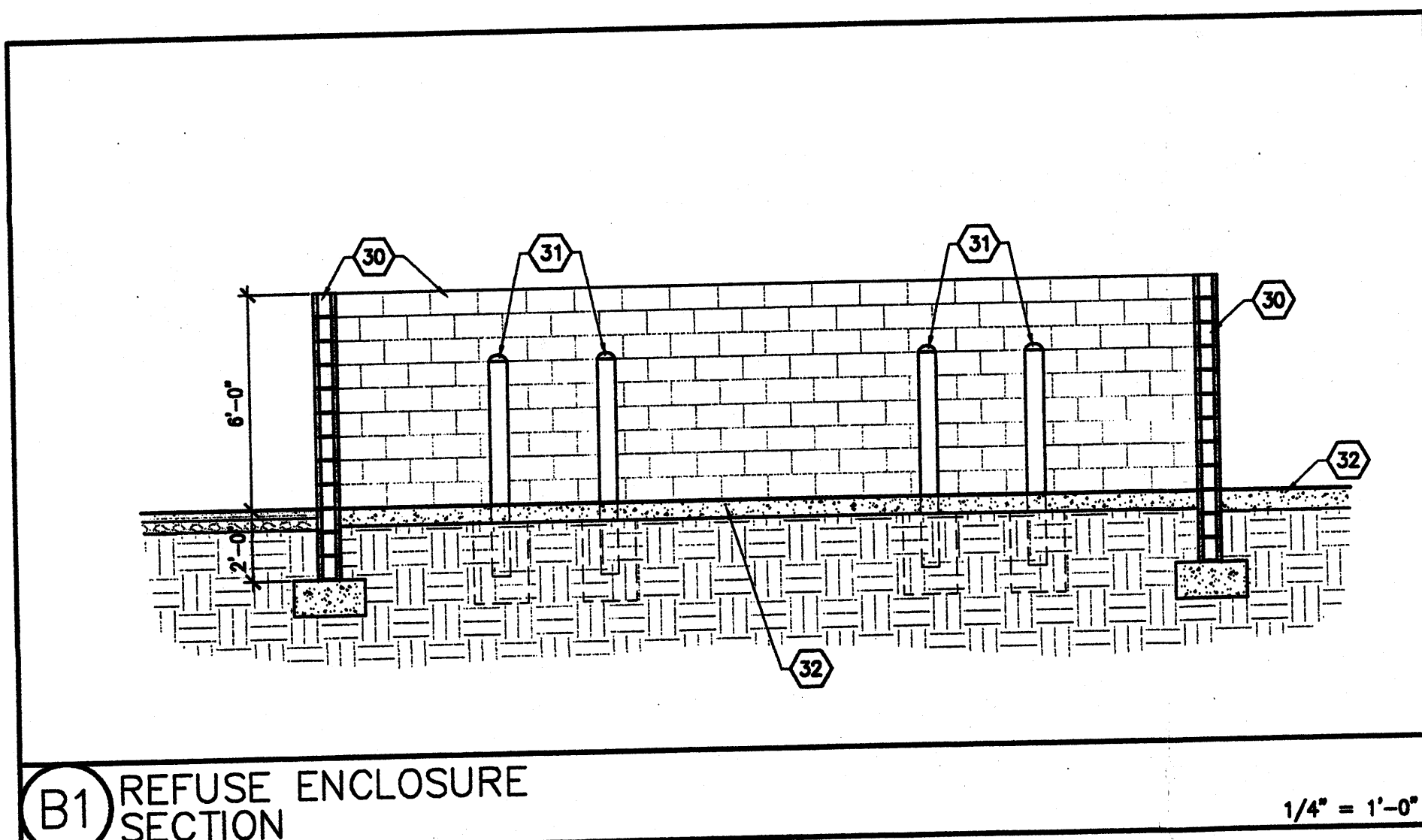
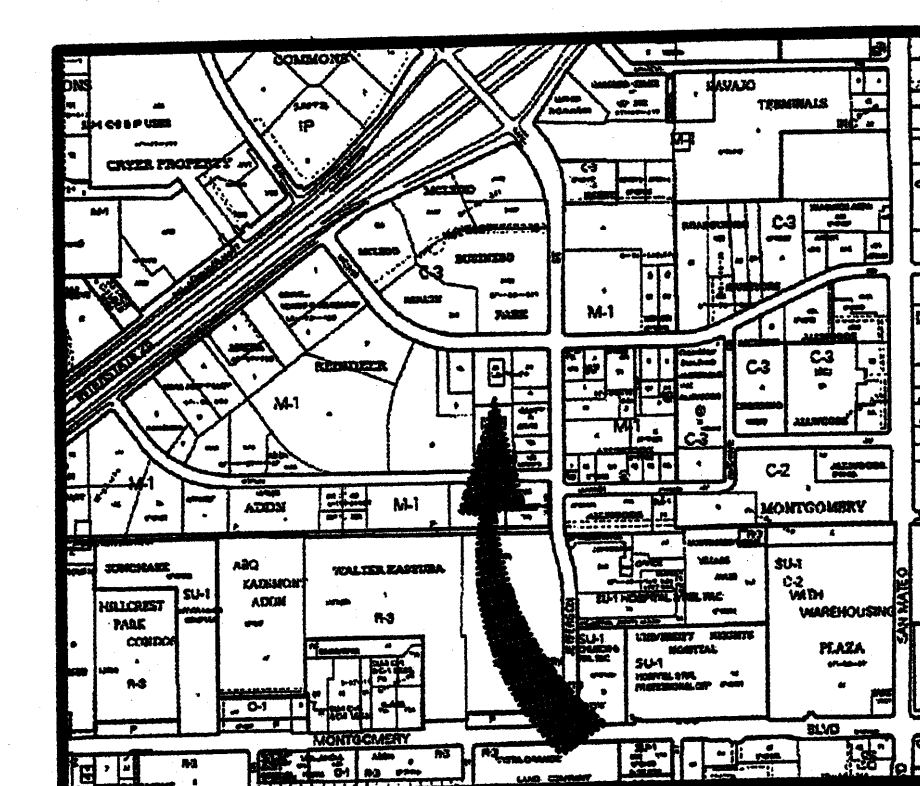
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

# LOCATION MAP



# VICINITY MAP

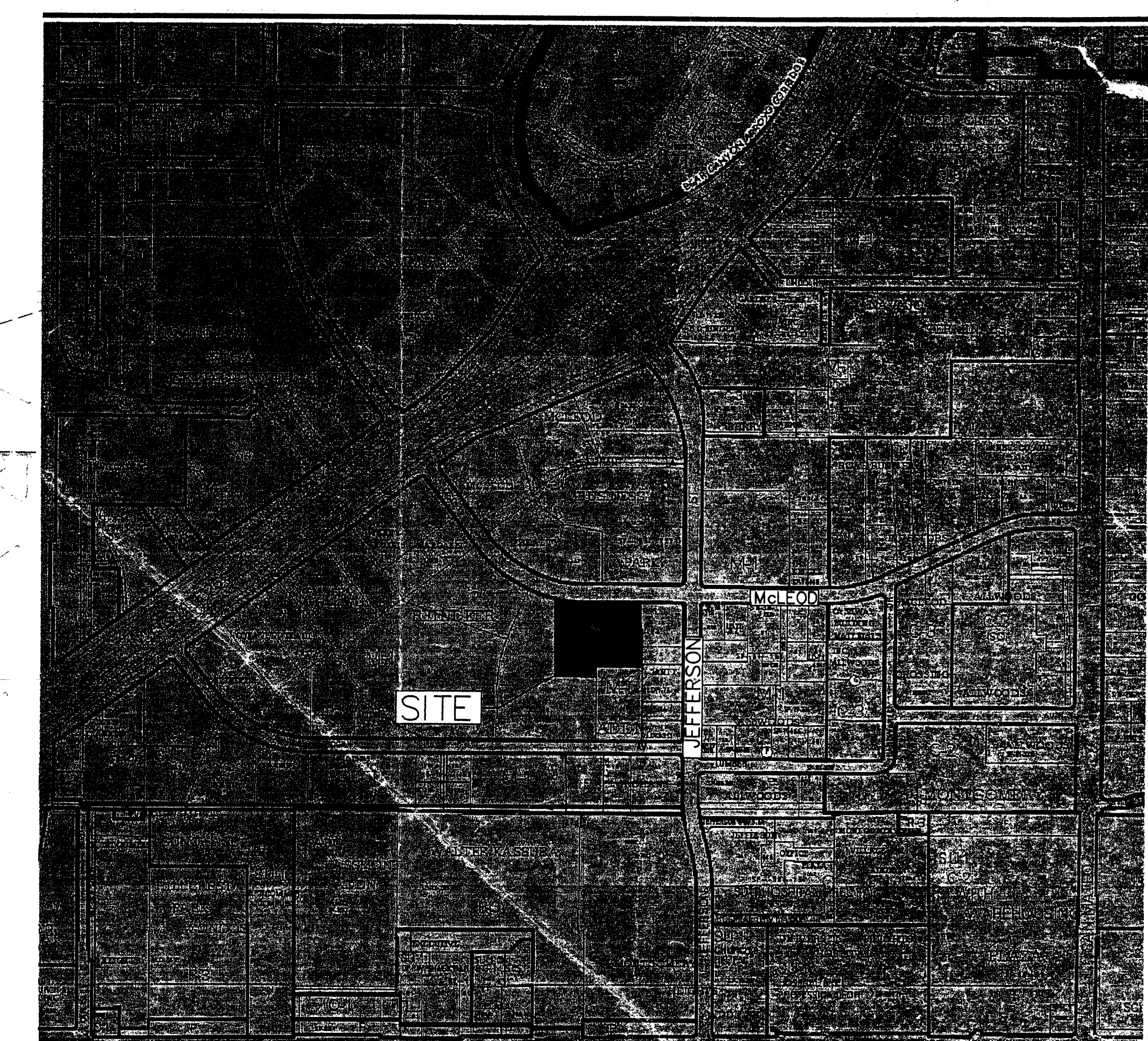
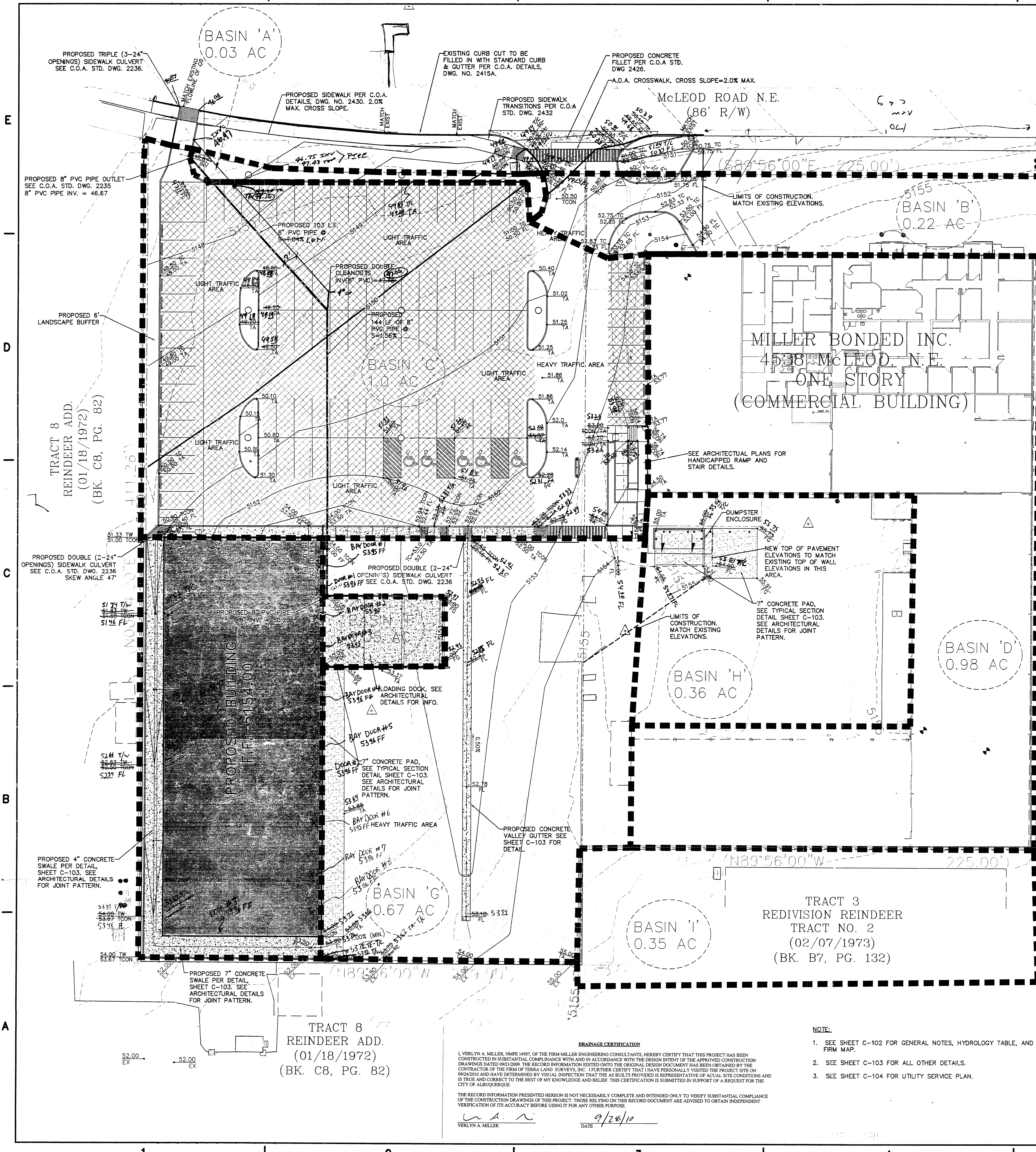


A2 SITE PLAN

A1 ENLARGED REFUSE ENCLOSURE PLAN

B1 REFUSE ENCLOSURE SECTION





VICINITY MAP  
NOT TO SCALE

**SPECIAL ORDER 19**  
DRAINAGE FACILITIES WITHIN THE CITY  
RIGHT-OF-WAY NOTICE TO CONTRACTOR

- 1) AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 2) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
- 3) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 4) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5) BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6) MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- 7) WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24 - HOUR BASIS.

**LEGEND**

- CONTROL MONUMENT (AS NOTED)
- FIND REBAR W/CAP (AS NOTED)
- FIND PIPE (AS NOTED)
- FIND PK NAIL (AS NOTED)
- WATER METER
- SANITARY SEWER MANHOLE
- POWER PEDESTAL
- FINISH FLOOR BENCHMARK
- TRANSFORMER
- GAS VALVE
- GAS METER
- TELEPHONE RISER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- BOLLARD
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE
- BLOCK WALL
- CONCRETE PATCH
- SPOT ELEVATIONS
- 50' INTERVAL
- PROPOSED FINISHED GRADE
- PROPOSED FLOW LINE ELEVATION
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED BASIN DELINEATION
- BASIN "X"
- XX.XX AC
- PROPOSED BASIN TEXT

TRACT 5  
REDIVISION REINDEER  
TRACT NO. 2  
(02/07/1973)  
(BK. B7, PG. 132)

I, CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Christopher A. Medina*  
CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702 DATE 9/26/2010

TRACT 3  
REDIVISION REINDEER  
TRACT NO. 2  
(02/07/1973)  
(BK. B7, PG. 132)

**NOTE:**

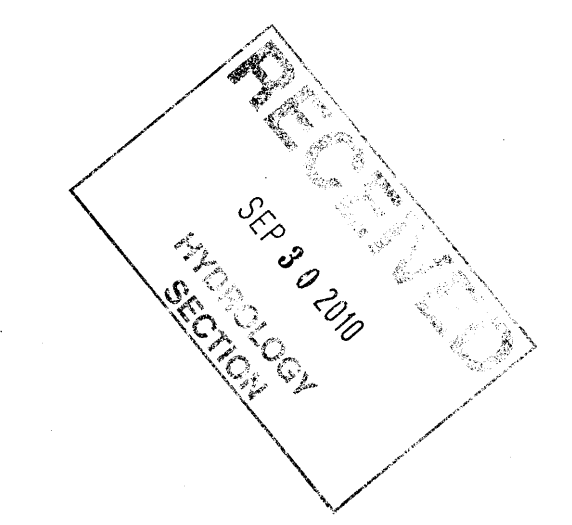
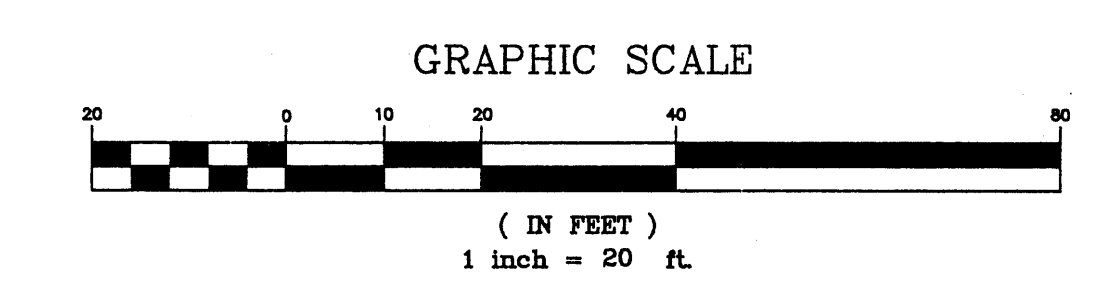
1. SEE SHEET C-102 FOR GENERAL NOTES, HYDROLOGY TABLE, AND FIRM MAP.
2. SEE SHEET C-103 FOR ALL OTHER DETAILS.
3. SEE SHEET C-104 FOR UTILITY SERVICE PLAN.

**DRAINAGE CERTIFICATION**

I, VERLYN A. MILLER, N.M.P.E. 14407, OF THE FIRM MILLER ENGINEERING CONSULTANTS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS DATED 06/12/09. THE RECORD INFORMATION ENTERED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THE CONTRACTOR OF THE FIRM OF TERRA LAND SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/26/2010 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE AS BUILT 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 THE CITY OF ALBUQUERQUE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE CONSTRUCTION DRAWINGS OF THIS PROJECT THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Verlyn A. Miller*  
VERLYN A. MILLER DATE 9/26/10



1306 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104  
505-255-6400 505-268-6954 FAX  
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

PROJECT TITLE

MILLER BONDED ADDITION

ALBUQUERQUE  
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION
DRAWN BY:	CHECKED BY:	

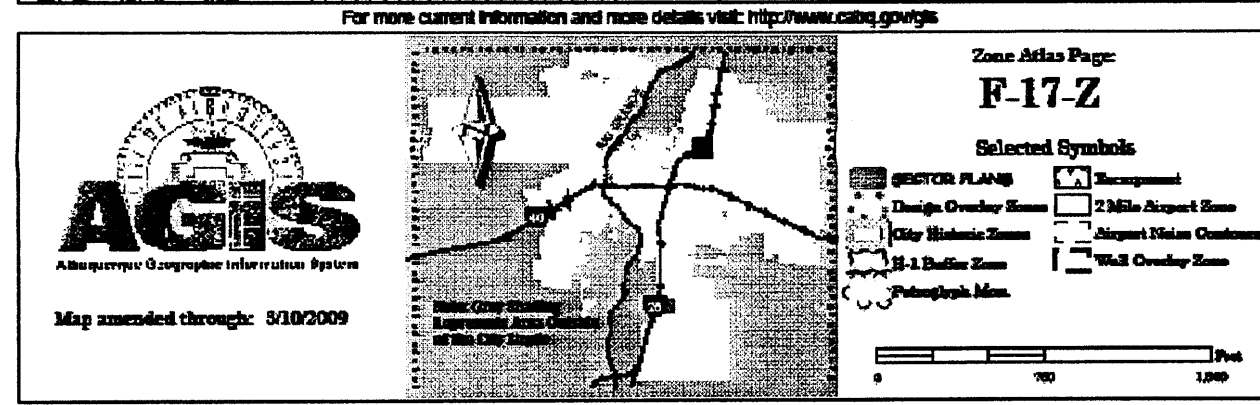
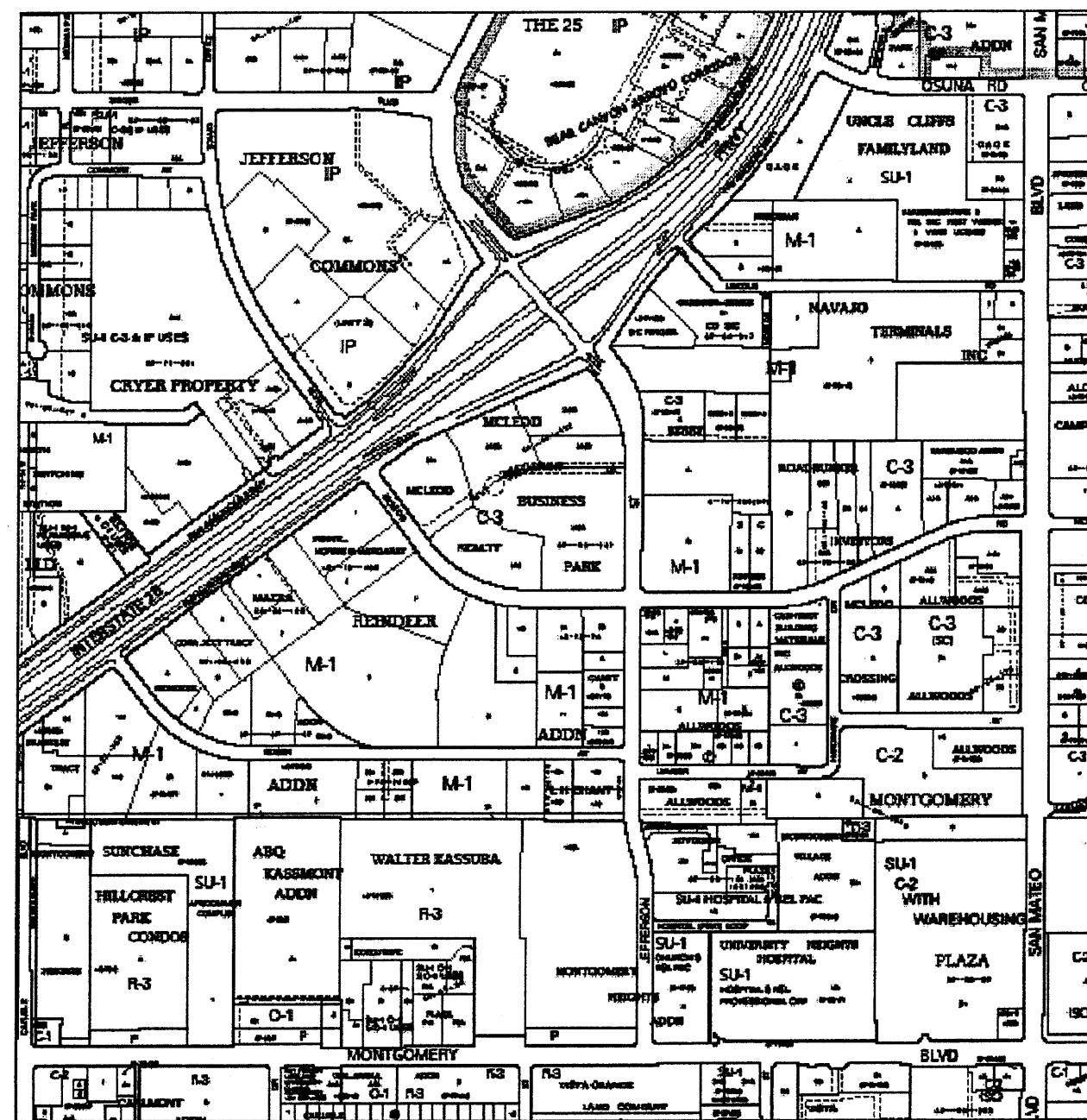
PROJECT NUMBER:  
A08.08

DATE:  
AUGUST 2008

SHEET TITLE:

SHEET NO:  
C-101





## PROJECT DESCRIPTION

TRACT 2A, LAND DIVISION 73-74, OF THE REINDEER ADDITION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SECTION 34, T11N, R3E, N.M.P.M.

CITY ZONE: M-1 ZONE ATLAS NUMBER: F-17-Z

DESCRIPTION OF WORK: NEW CONSTRUCTION (COMMERCIAL)

CONSTRUCTION DATA: (1) NEW BUILDING, (1) STORY, 16,000 SF, VALUATION OF WORK: 1,200,000

OWNERSHIP: PRIVATE OWNER: MILLER BONDED, 4538 MCLEOD AVENUE, ALBUQUERQUE, NM

## PARKING REQUIREMENTS

TOTAL BUILDING AREA:

REQUIRED: OFFICE 1,490 SF/200 = 8 SPACES  
MANUFACTURING 13,541 SF/1,000 = 14 SPACES  
22 SPACES REQUIRED

PROVIDED: 102 SPACES PROVIDED  
(INCLUDES THREE MOTORCYCLE PARKING SPACES)  
(BICYCLE RACK TO HOUSE (6) BICYCLES PROVIDED)

## KEYED NOTES

1. ASPHALT PAVING. REFER TO CIVIL DRAWINGS.
2. CONCRETE SIDEWALK.
3. PAINTED PARKING STRIPING.
4. LANDSCAPE AREA.
5. 6" CONCRETE CURB. SEE DETAIL C2/AS-501.
6. PRECAST CONCRETE PARKING BUMPER, TYPICAL. SEE DETAIL D6/AS-501.
7. FENCE.
8. 3" SWINGING GATE.
9. PROPERTY LINE.
10. CMU RETAINING WALL. REFER TO STRUCTURAL DRAWINGS.
11. DRAINAGE CURB CUT.
12. PAINTED PEDESTRIAN CROSSWALK.
13. PAINTED SYMBOL FOR HANDICAP ACCESSIBILITY.
14. POLE MOUNTED PARKING SIGN FOR HANDICAP ACCESSIBILITY. SEE DETAIL E4/AS-501.
15. FLAGPOLE. SEE DETAIL E3/AS-501.
16. REFUSE ENCLOSURE.
17. RE-PAVE EXISTING DRIVE PAD TO ENSURE DRAINAGE. REFER TO GRADING AND DRAINAGE PLAN.
18. CARD READER ISLAND, SEE ENLARGED PLAN INDICATED.
19. EXISTING SIDEWALK TO REMAIN.
20. 30" SLIDING GATE.
21. PROPOSED BUILDING.
22. LIGHT POLE.
23. CONCRETE CONTROL JOINT/EXPANSION JOINT, TYPICAL. SEE DETAIL A4/AS-501.
24. REMOVE LOADING DOCK SUPPORT COLUMN AND CRANE ASSEMBLY PRIOR TO NEW CONSTRUCTION.
25. DOOR AND FRAME AS SCHEDULED.
26. RAMP 1:12 SLOPE, MAX. PROVIDE TRUNCATED DOMES. SEE CIVIL DRAWING.
27. CONCRETE RUN-DOWN.
28. FIRE HYDRANT.
29. 10'-0" CONCRETE APRON.
30. 8X8X16 CMU SITE WALL.
31. 6" DIAMETER CONCRETE-FILLED STEEL BOLLARD WITH TROWELED CROWN. ENCASE IN 12" DIAMETER CONCRETE ALL AROUND AND EMBED 2'-0" DEEP, MINIMUM.
32. 6" THICK CONCRETE SLAB, 4,000 PSI, 3/4" AGGREGATE W/6X6-10/10 W/M OR EQUAL.
33. 6" THICK CONCRETE APRON, 4,000 PSI, 3/4" AGGREGATE W/6X6-10/10 W/M OR EQUAL.
34. RAMP: 1/12 SLOPE MAX.
35. REMOVE EXISTING FENCE.
36. CONCRETE CURB CUT.
37. BIKE RACK TO HOUSE (6) TOTAL BICYCLES, REFERENCE DETAIL A1/AS-503.

## TRAFFIC CIRCULATION LAYOUT

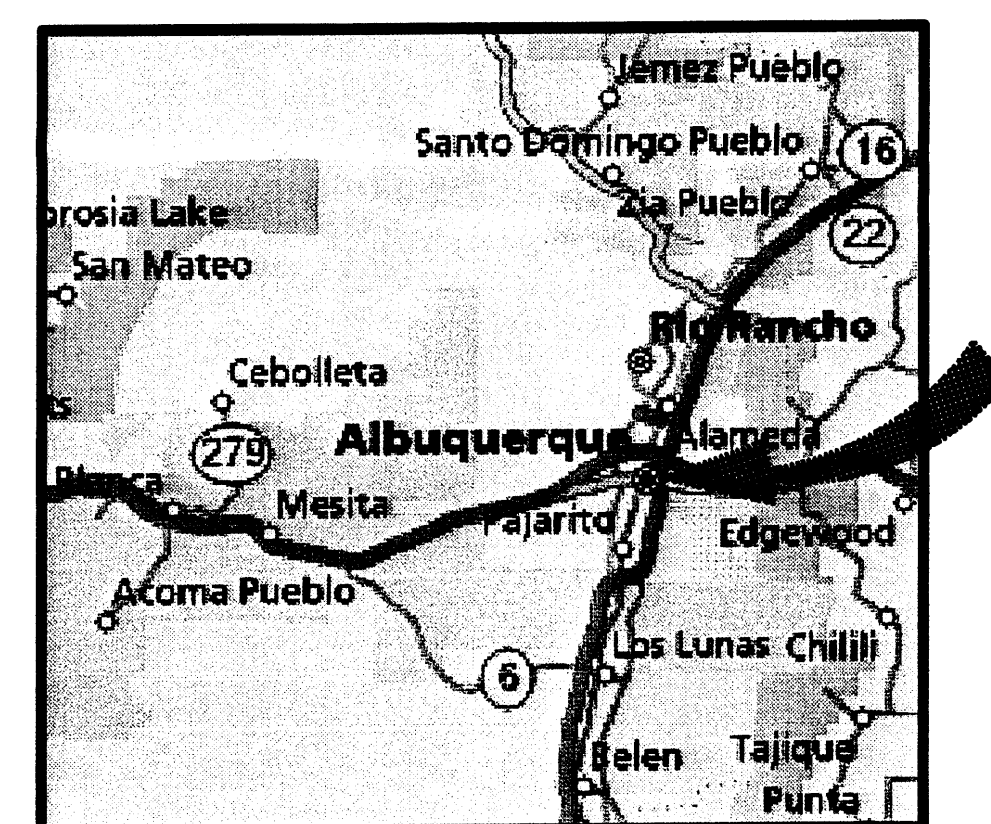
APPROVED

*[Signature]* 8-21-09  
Signed Date

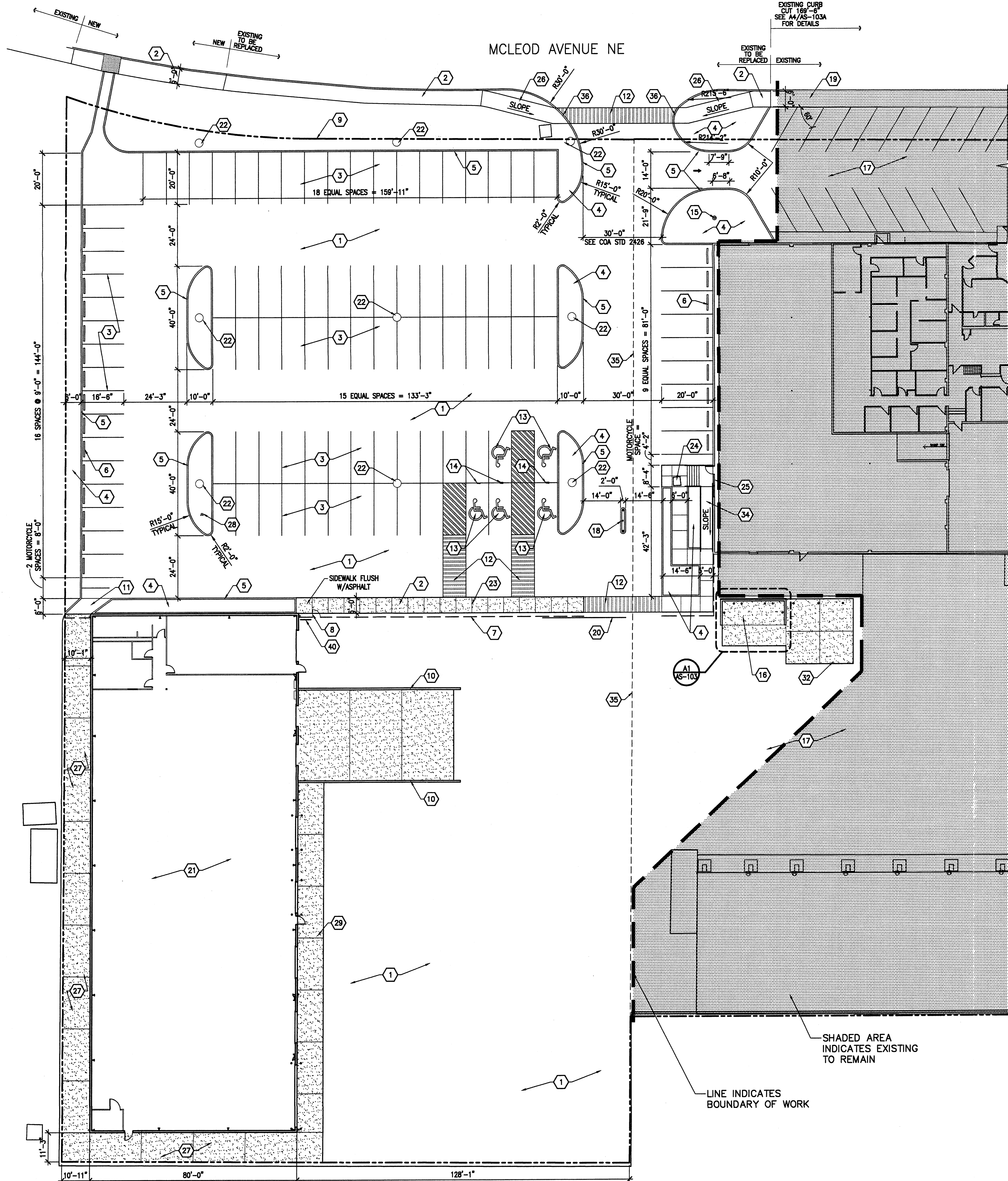
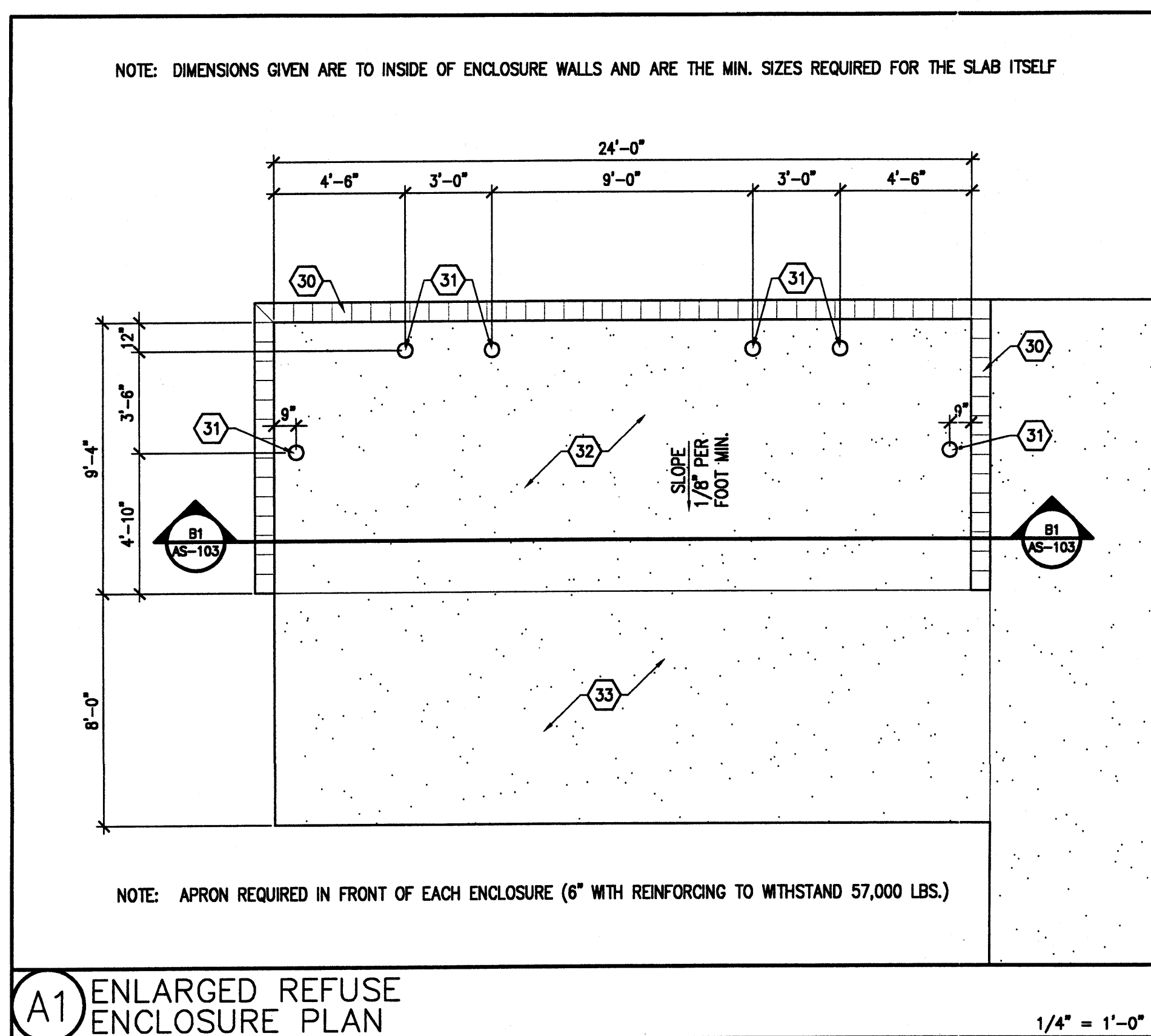
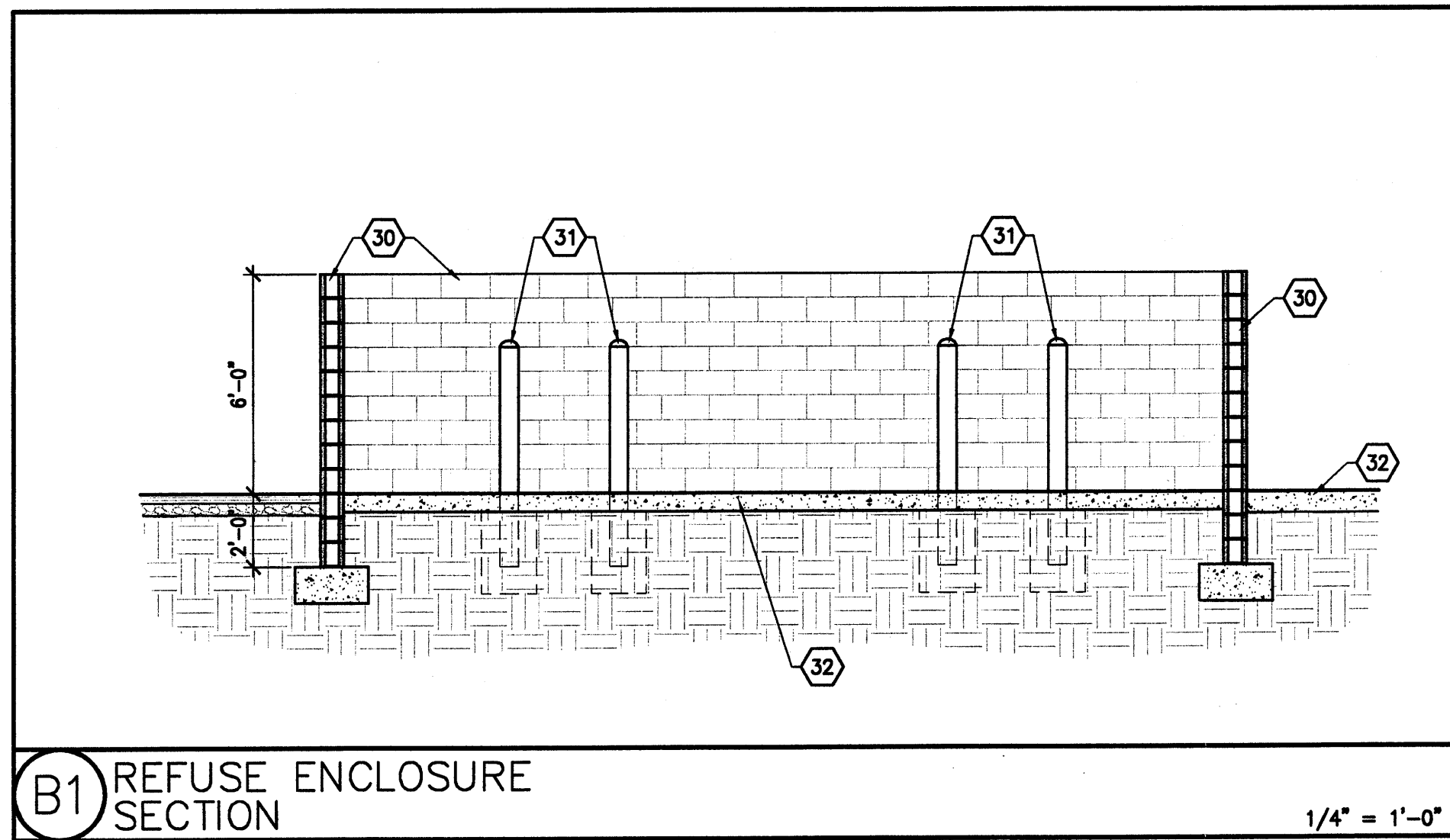
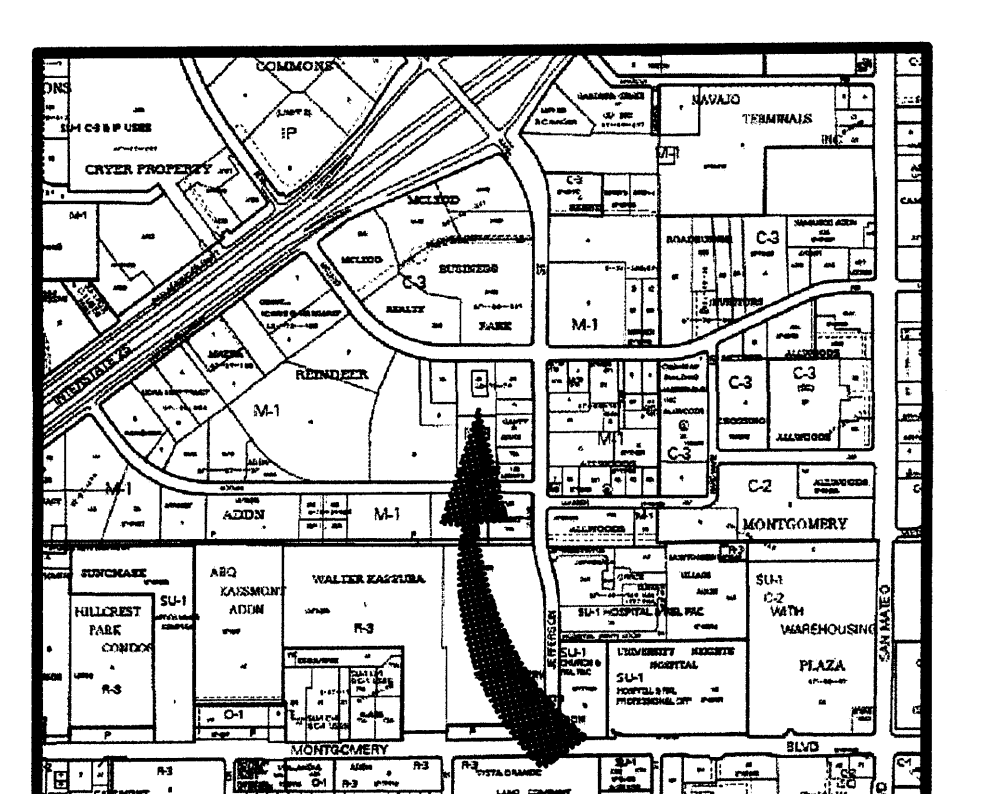
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

## LOCATION MAP



## VICINITY MAP



## A2 SITE PLAN

**NCA**  
ARCHITECTS - PLANNERS - AIA

1308 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104  
505-255-6400 505-268-6954 FAX  
WWW.NCA-ARCHITECTS.COM

ARCHITECT

STATE OF NEW MEXICO  
ROBERT CALVANT  
NO. 10963  
8-18-09  
CONSULTANT

PROJECT TITLE

**MILLER BONDED ADDITION**

**ALBUQUERQUE NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 08.08

CHECKED BY: LS DP

PROJECT NUMBER: A08.08

DATE: JUNE 08, 2009

SHEET TITLE: TRAFFIC CIRCULATION PLAN

SHEET NO: AS-103



[illegible]

## AS-103A

