

PROJECT DATA:

PROJECT: BRUNER METAL BUILDING  
4012 2ND ST NW  
ALBUQUERQUE, NM 87107

OWNER: HENRY BRUNER  
4016 2ND ST. NW  
ALBUQUERQUE, NM 87107

ARCHITECT: R2 ARCHITECTURAL DESIGN & CONSULTING LLC  
NM REG. #4049  
12024 PAISANO CT NE  
ALBUQUERQUE, NM 87112  
(505) 321-3932

CONTRACTOR: PLUMA CONSTRUCTION SYSTEMS, INC.  
4TH ST NW, STE-1  
ALBUQUERQUE, NM 87107  
LIC# 397288

IDO ZONE DIST.:

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)  
2021 UNIFORM MECHANICAL CODE  
2021 UNIFORM PLUMBING CODE  
2017 NATIONAL ELECTRIC CODE  
2015 INTERNATIONAL FIRE CODE  
2022 UNIFORM ADMINISTRATIVE CODE

ACCESSIBILITY CODE: ICC/ANSI A 117.1-2015

SEISMIC DESIGN CATEGORY: D

SEISMIC FACTOR: CAT III (IE) 1.25

BUILDING AREA: 2,100 SF - 1 STORY

CONST. TYPE: V-B NON SPRINKLED

BUILDING HEIGHT: 14' - 1 STORY

OCCUPANCY: S-1 AUTOMOTIVE REPAIR (VAN CONVERSIONS)

OCCUPANT LOAD: REPAIR AREA: 2100 SF / 300= 7 OCCUPANTS  
TOTAL OCCUPANT LOAD: 7

REQUIRED FEATURE COUNT: WATER CLOSETS: 1 UNISEX  
LAVATORIES: 1 UNISEX  
1 SERVICE SINK

PROVIDED FEATURE COUNT: WATER CLOSETS: 1 UNISEX  
LAVATORIES: 1 UNISEX  
1 SERVICE SINK

PARKING REQ.: LIGHT MANUFACTURING: 1 SPACE /1000 SF ±2 SPACES  
TOTAL PARKING REQUIRED= 2 SPACES TO INCLUDE  
1 HC ACCESSIBLE SPACE.  
1 MOTORCYCLE SPACE.  
3 BICYCLE SPACES.

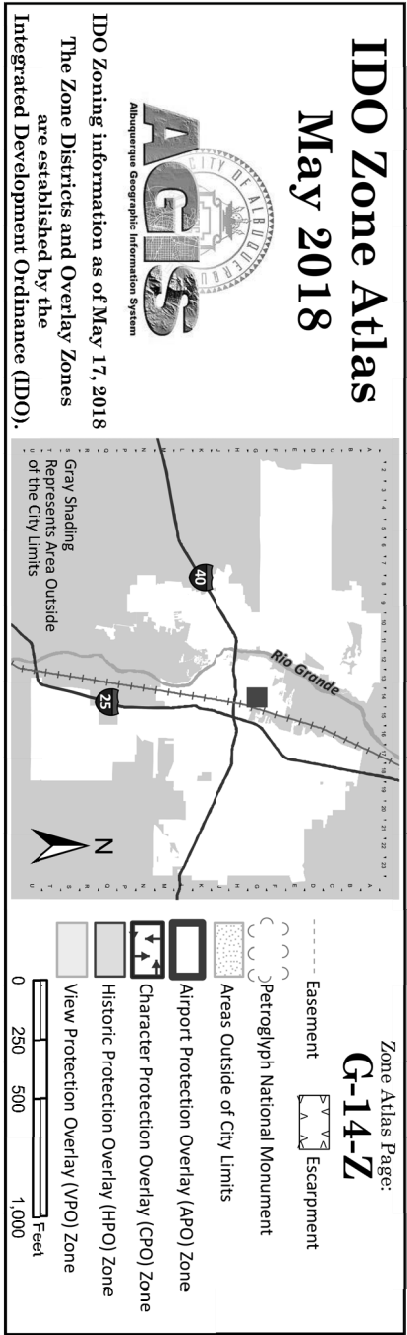
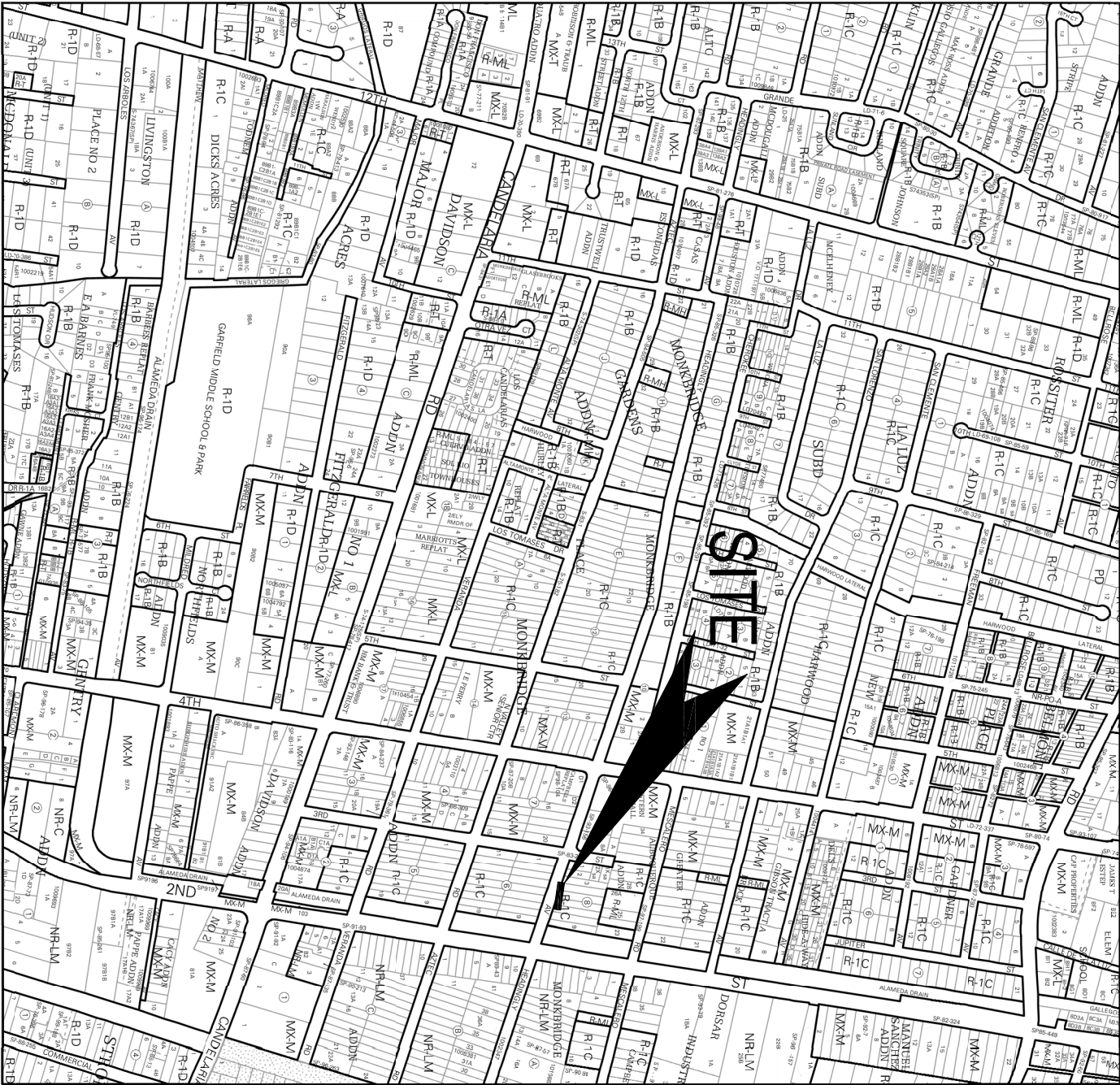
PARKING PROVIDED: 2 SPACES, ONE OF WHICH IS HC ACCESSIBLE, 1 MOTORCYCLE SPACE AND A 3 BICYCLE BIKE RACK.

PROJECT SUMMARY:

THE CONSTRUCTION OF A 2100 SF, SINGLE STORY, PRE-ENGINEERED METAL BUILDING TO BE USED AS AN AUTOMOTIVE REPAIR SHOP (VAN CONVERSION). THIS PROJECT WILL ALSO INCLUDE SITE IMPROVEMENTS SUCH AS PARKING, FENCING AND LANDSCAPE. IT MUST BE NOTED THAT THE PROPERTY OWNER OWNS LOTS 4 & 5. NO CUSTOMERS ARE ANTICIPATED TO VISIT THE BUSINESS.

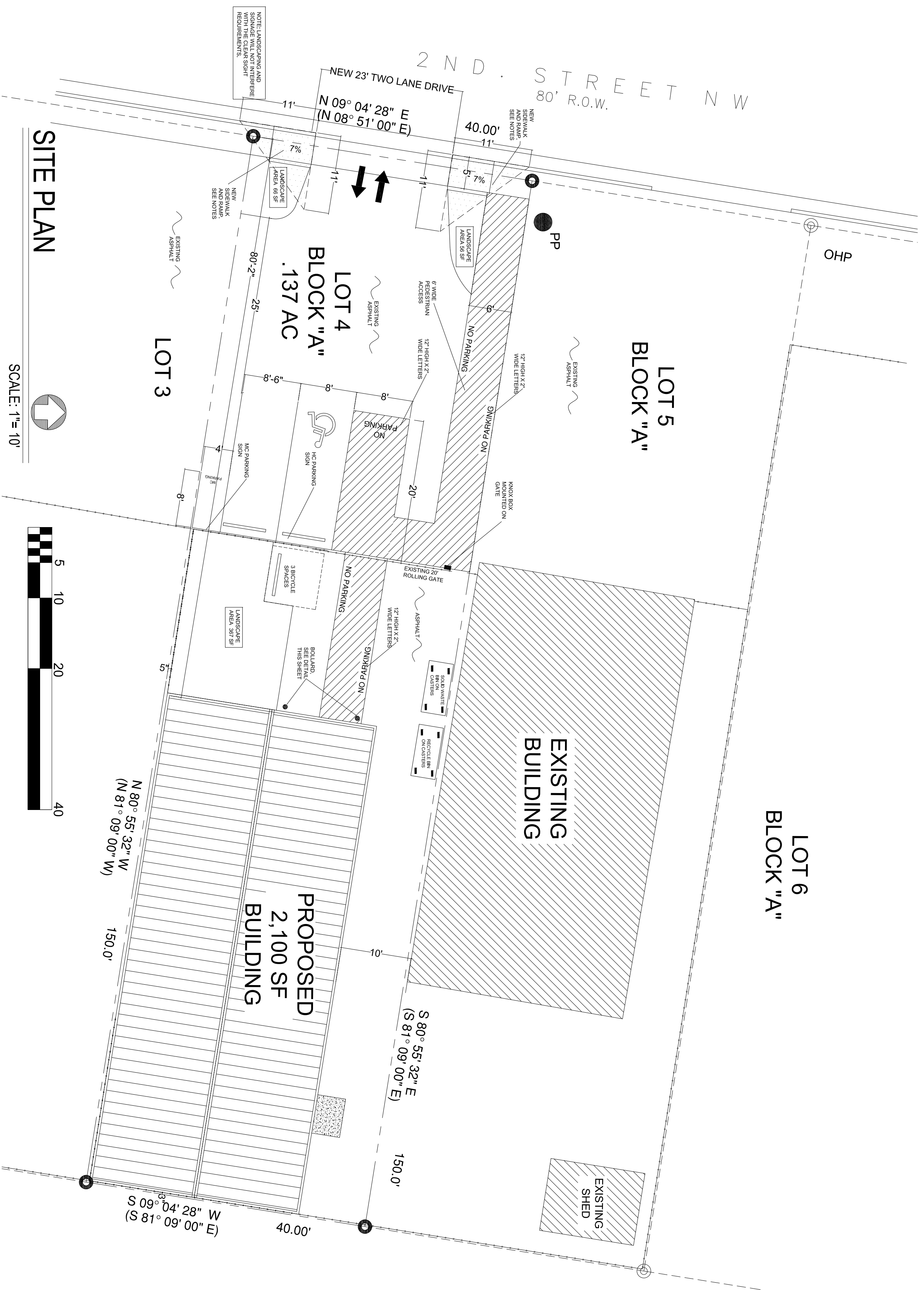
LEGAL:

LOT NUMBERED THREE (3) AND FOUR (4) IN BLOCK, LETTERED "A" OF THE MONKBRIDGE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED AND SUPPLEMENTAL REPLAT OF BLOCKS A, B AND C, (FORMERLY BLOCKS 19 & 20) OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1937 IN VOLUME D, FOLIO 22 AND VOLUME C2, FOLIO 155.  
UPC: 10140604962424216



VICINITY MAP

N.T.S.



GENERAL NOTES:

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLES. ALL SIGNAGE SHALL BE 4 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A WORK ORDER WITH THE CITY OF ALBUQUERQUE.
- ALL WORK AREAS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.
- UNSEED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- NEW SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARD 2430 CURB & GUTTER.
- TYPE SIDEWALKS AND CURB CUT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARD 2430 CURB & GUTTER.
- STANDARD 2430 AND 2431 B, 2431 C, 2431 D, 2431 E, 2431 F, 2431 G, 2431 H, 2431 I, 2431 J, 2431 K, 2431 L, 2431 M, 2431 N, 2431 O, 2431 P, 2431 Q, 2431 R, 2431 S, 2431 T, 2431 U, 2431 V, 2431 W, 2431 X, 2431 Y, 2431 Z, 2431 AA, 2431 AB, 2431 AC, 2431 AD, 2431 AE, 2431 AF, 2431 AG, 2431 AH, 2431 AI, 2431 AJ, 2431 AK, 2431 AL, 2431 AM, 2431 AN, 2431 AO, 2431 AP, 2431 AQ, 2431 AR, 2431 AS, 2431 AT, 2431 AU, 2431 AV, 2431 AW, 2431 AX, 2431 AY, 2431 AZ, 2431 BA, 2431 BB, 2431 BC, 2431 BD, 2431 BE, 2431 BF, 2431 BG, 2431 BH, 2431 BI, 2431 BJ, 2431 BK, 2431 BL, 2431 BM, 2431 BN, 2431 BO, 2431 BP, 2431 BQ, 2431 BR, 2431 BS, 2431 BT, 2431 BU, 2431 BV, 2431 BW, 2431 BX, 2431 BY, 2431 BZ, 2431 CA, 2431 CB, 2431 CC, 2431 CD, 2431 CE, 2431 CF, 2431 CG, 2431 CH, 2431 CI, 2431 CJ, 2431 CK, 2431 CL, 2431 CM, 2431 CN, 2431 CO, 2431 CP, 2431 CQ, 2431 CR, 2431 CS, 2431 CT, 2431 CU, 2431 CV, 2431 CW, 2431 CX, 2431 CY, 2431 CZ, 2431 DA, 2431 DB, 2431 DC, 2431 DD, 2431 DE, 2431 DF, 2431 DG, 2431 DH, 2431 DI, 2431 DJ, 2431 DK, 2431 DL, 2431 DM, 2431 DN, 2431 DO, 2431 DP, 2431 DQ, 2431 DR, 2431 DS, 2431 DT, 2431 DU, 2431 DV, 2431 DW, 2431 DX, 2431 DY, 2431 DZ, 2431 EA, 2431 EB, 2431 EC, 2431 ED, 2431 EE, 2431 EF, 2431 EG, 2431 EH, 2431 EI, 2431 EJ, 2431 EK, 2431 EL, 2431 EM, 2431 EN, 2431 EO, 2431 EP, 2431 EQ, 2431 ER, 2431 ES, 2431 ET, 2431 EU, 2431 EV, 2431 EW, 2431 EX, 2431 EY, 2431 EZ, 2431 FA, 2431 FB, 2431 FC, 2431 FD, 2431 FE, 2431 FF, 2431 FG, 2431 FH, 2431 FI, 2431 FJ, 2431 FK, 2431 FL, 2431 FM, 2431 FN, 2431 FO, 2431 FP, 2431 FQ, 2431 FR, 2431 FS, 2431 FT, 2431 FU, 2431 FV, 2431 FW, 2431 FX, 2431 FY, 2431 FZ, 2431 GA, 2431 GB, 2431 GC, 2431 GD, 2431 GE, 2431 GF, 2431 GG, 2431 GH, 2431 GI, 2431 GJ, 2431 GK, 2431 GL, 2431 GM, 2431 GN, 2431 GO, 2431 GP, 2431 GQ, 2431 GR, 2431 GS, 2431 GT, 2431 GU, 2431 GV, 2431 GW, 2431 GX, 2431 GY, 2431 GZ, 2431 HA, 2431 HB, 2431 HC, 2431 HD, 2431 HE, 2431 HF, 2431 HG, 2431 HH, 2431 HI, 2431 HJ, 2431 HK, 2431 HL, 2431 HM, 2431 HN, 2431 HO, 2431 HP, 2431 HQ, 2431 HR, 2431 HS, 2431 HT, 2431 HU, 2431 HV, 2431 HW, 2431 HX, 2431 HY, 2431 HZ, 2431 IA, 2431 IB, 2431 IC, 2431 ID, 2431 IE, 2431 IF, 2431 IG, 2431 IH, 2431 II, 2431 IJ, 2431 IK, 2431 IL, 2431 IM, 2431 IN, 2431 IO, 2431 IP, 2431 IQ, 2431 IR, 2431 IS, 2431 IT, 2431 IU, 2431 IV, 2431 IW, 2431 IX, 2431 IY, 2431 IZ, 2431 JA, 2431 JB, 2431 JC, 2431 JD, 2431 JE, 2431 JF, 2431 JG, 2431 JH, 2431 JI, 2431 JJ, 2431 JK, 2431 JL, 2431 JM, 2431 JN, 2431 JO, 2431 JP, 2431 JQ, 2431 JR, 2431 JS, 2431 JT, 2431 JU, 2431 JV, 2431 JW, 2431 JX, 2431 JY, 2431 JZ, 2431 KA, 2431 KB, 2431 KC, 2431 KD, 2431 KE, 2431 KF, 2431 KG, 2431 KH, 2431 KI, 2431 KJ, 2431 KK, 2431 KL, 2431 KM, 2431 KN, 2431 KO, 2431 KP, 2431 KQ, 2431 KR, 2431 KS, 2431 KT, 2431 KU, 2431 KV, 2431 KW, 2431 KX, 2431 KY, 2431 KZ, 2431 LA, 2431 LB, 2431 LC, 2431 LD, 2431 LE, 2431 LF, 2431 LG, 2431 LH, 2431 LI, 2431 LJ, 2431 LK, 2431 LL, 2431 LM, 2431 LN, 2431 LO, 2431 LP, 2431 LQ, 2431 LR, 2431 LS, 2431 LT, 2431 LU, 2431 LV, 2431 LW, 2431 LX, 2431 LY, 2431 LZ, 2431 MA, 2431 MB, 2431 MC, 2431 MD, 2431 ME, 2431 MF, 2431 MG, 2431 MH, 2431 MI, 2431 MJ, 2431 MK, 2431 ML, 2431 MN, 2431 MO, 2431 MP, 2431 MQ, 2431 MR, 2431 MS, 2431 MT, 2431 MU, 2431 MV, 2431 MW, 2431 MX, 2431 MY, 2431 MZ, 2431 NA, 2431 NB, 2431 NC, 2431 ND, 2431 NE, 2431 NF, 2431 NG, 2431 NH, 2431 NI, 2431 NJ, 2431 NK, 2431 NL, 2431 NM, 2431 NN, 2431 NO, 2431 NP, 2431 NQ, 2431 NR, 2431 NS, 2431 NT, 2431 NU, 2431 NV, 2431 NW, 2431 NX, 2431 NY, 2431 NZ, 2431 OA, 2431 OB, 2431 OC, 2431 OD, 2431 OE, 2431 OF, 2431 OG, 2431 OH, 2431 OI, 2431 OJ, 2431 OK, 2431 OL, 2431 OM, 2431 ON, 2431 OO, 2431 OP, 2431 OQ, 2431 OR, 2431 OS, 2431 OT, 2431 OU, 2431 OV, 2431 OW, 2431 OX, 2431 OY, 2431 OZ, 2431 PA, 2431 PB, 2431 PC, 2431 PD, 2431 PE, 2431 PF, 2431 PG, 2431 PH, 2431 PI, 2431 PJ, 2431 PK, 2431 PL, 2431 PM, 2431 PN, 2431 PO, 2431 PP, 2431 PQ, 2431 PR, 2431 PS, 2431 PT, 2431 PU, 2431 PV, 2431 PW, 2431 PX, 2431 PY, 2431 PZ, 2431 QA, 2431 QB, 2431 QC, 2431 QD, 2431 QE, 2431 QF, 2431 QG, 2431 QH, 2431 QI, 2431 QJ, 2431 QK, 2431 QL, 2431 QM, 2431 QN, 2431 QO, 2431 QP, 2431 QQ, 2431 QR, 2431 QS, 2431 QT, 2431 QU, 2431 QV, 2431 QW, 2431 QX, 2431 QY, 2431 QZ, 2431 RA, 2431 RB, 2431 RC, 2431 RD, 2431 RE, 2431 RF, 2431 RG, 2431 RH, 2431 RI, 2431 RJ, 2431 RK, 2431 RL, 2431 RN, 2431 RO, 2431 RP, 2431 RQ, 2431 RR, 2431 RS, 2431 RT, 2431 RU, 2431 RV, 2431 RW, 2431 RX, 2431 RY, 2431 RZ, 2431 SA, 2431 SB, 2431 SC, 2431 SD, 2431 SE, 2431 SF, 2431 SG, 2431 SH, 2431 SI, 2431 SJ, 2431 SK, 2431 SL, 2431 SM, 2431 SN, 2431 SO, 2431 SP, 2431 SQ, 2431 SR, 2431 SS, 2431 ST, 2431 SU, 2431 SV, 2431 SW, 2431 SX, 2431 SY, 2431 SZ, 2431 TA, 2431 TB, 2431 TC, 2431 TD, 2431 TE, 2431 TF, 2431 TG, 2431 TH, 2431 TI, 2431 TJ, 2431 TK, 2431 TL, 2431 TM, 2431 TN, 2431 TO, 2431 TP, 2431 TQ, 2431 TR, 2431 TS, 2431 TT, 2431 TU, 2431 TV, 2431 TW, 2431 TX, 2431 TY, 2431 TZ, 2431 UA, 2431 UB, 2431 UC, 2431 UD, 2431 UE, 2431 UF, 2431 UG, 2431 UH, 2431 UI, 2431 UJ, 2431 UK, 2431 UL, 2431 UM, 2431 UN, 2431 UO, 2431 UP, 2431 UQ, 2431 UR, 2431 US, 2431 UT, 2431 UU, 2431 UV, 2431 UW, 2431 UX, 2431 UY, 2431 UZ, 2431 VA, 2431 VB, 2431 VC, 2431 VD, 2431 VE, 2431 VF, 2431 VG, 2431 VH, 2431 VI, 2431 VJ, 2431 VK, 2431 VL, 2431 VM, 2431 VN, 2431 VO, 2431 VP, 2431 VQ, 2431 VR, 2431 VS, 2431 VT, 2431 VU, 2431 VV, 2431 VW, 2431 VX, 2431 VY, 2431 VZ, 2431 WA, 2431 WB, 2431 WC, 2431 WD, 2431 WE, 2431 WF, 2431 WG, 2431 WH, 2431 WI, 2431 WJ, 2431 WK, 2431 WL, 2431 WM, 2431 WN, 2431 WO, 2431 WP, 2431 WQ, 2431 WR, 2431 WS, 2431 WT, 2431 WU, 2431 WV, 2431 WW, 2431 WX, 2431 WY, 2431 WZ, 2431 XA, 2431 XB, 2431 XC, 2431 XD, 2431 XE, 2431 XF, 2431 XG, 2431 XH, 2431 XI, 2431 XJ, 2431 XK, 2431 XL, 2431 XM, 2431 XN, 2431 XO, 2431 XP, 2431 XQ, 2431 XR, 2431 XS, 2431 XT, 2431 XU, 2431 XV, 2431 XW, 2431 XX, 2431 XY, 2431 XZ, 2431 YA, 2431 YB, 2431 YC, 2431 YD, 2431 YE, 2431 YF, 2431 YG, 2431 YH, 2431 YI, 2431 YJ, 2431 YK, 2431 YL, 2431 YM, 2431 YN, 2431 YO, 2431 YP, 2431 YQ, 2431 YR, 2431 YS, 2431 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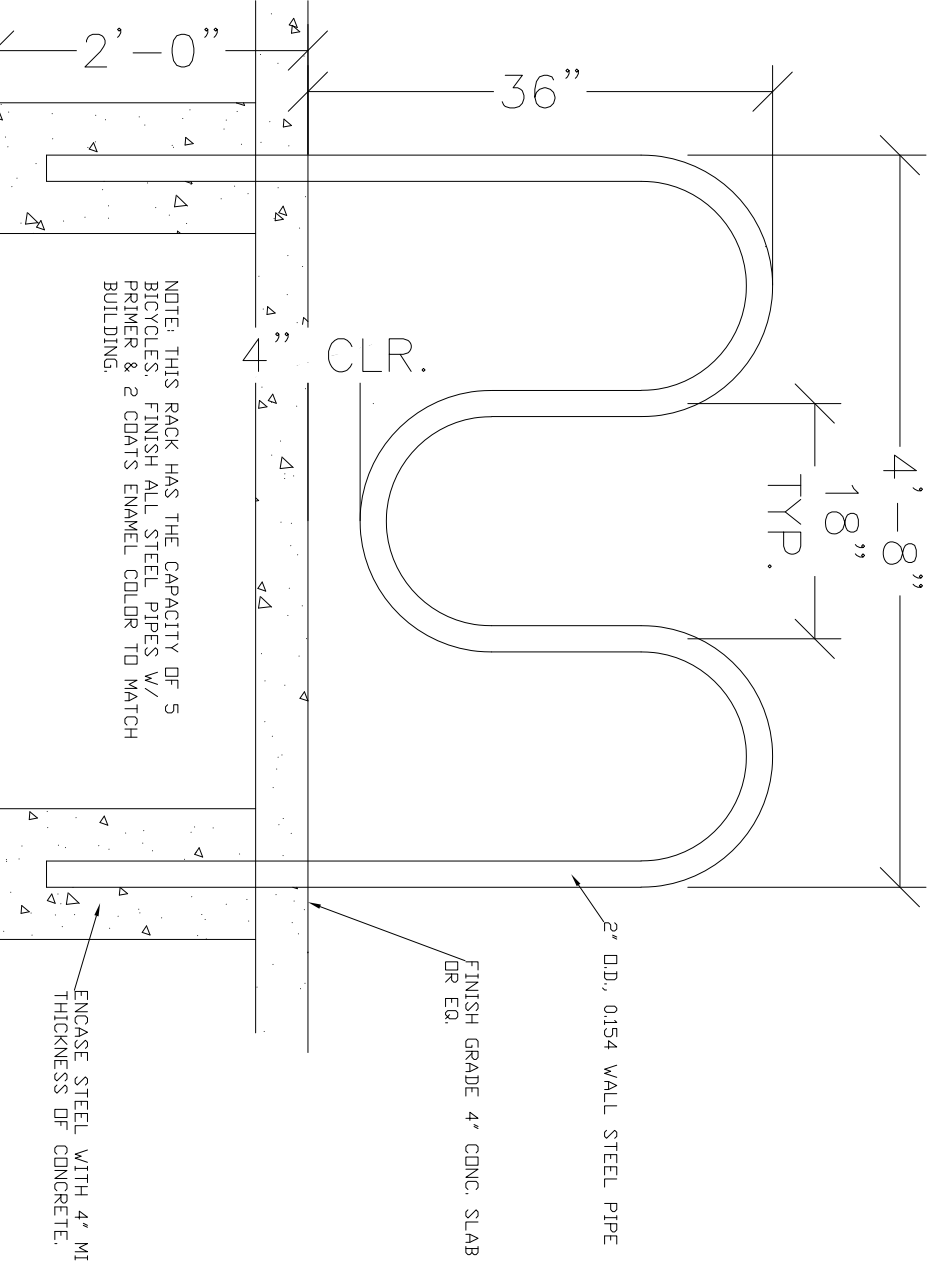
SOLID WASTE NOTES:

- DUE TO THE LIMITED SIZE OF THE LOT, A TYPICAL SOLID WASTE ENCLOSURE IS NOT FEASIBLE. OWNER REQUESTS THE USE OF A SOLID WASTE BIN ON LOT 4. THE BIN SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE BUILDING. ACCESS TO THE SITE IS NOT RESTRICTED IN ANY MANNER IF ALLOWED. THE OWNER WOULD PREFER A CITY LOOK ON THE GATE FOR REFUSE ACCESS.
- ACCESS TO THE SOLID WASTE BIN IS FLAT (4" PER FOOT) AND SMOOTH. A SEPARATE RECYCLE BIN ON CASTERS WILL BE PROVIDED BEHIND THE SOLID WASTE BIN. THE BINS ARE ACCESSIBLE TO THE DRIVER BY 5.000M ON COLLECTION DAY.
- THERE ARE NO OVERHANGING WIRES IN THE SERVICE AREA.
- THIS PROPOSED PROJECT WILL NOT ALTER OR INTERFERE WITH EXISTING TRASH SERVICE TO SURROUNDING BUSINESSES DURING CONSTRUCTION.
- PLAN ELEMENTS FROM POINT OF ENTRY TO THE BIN IS DERIVED ON THIS PLAN.
- THE FENCE IN WHICH THE BIN WILL BE LOCATED BEHIND IS A SOLID "PRO-PANEL" TYPE STEEL FENCE.

Approved for access by the Solid Waste Department for a single dumpster to be set behind the existing rolling gate. The owner of the property will toll the dumpster out by 5AM on service day, and place it behind the gate after the dumpster has been serviced. A parking bumper behind the gate will be required in the location where the dumpster will be tolled out to. Hernan Gallegos 07-07-23

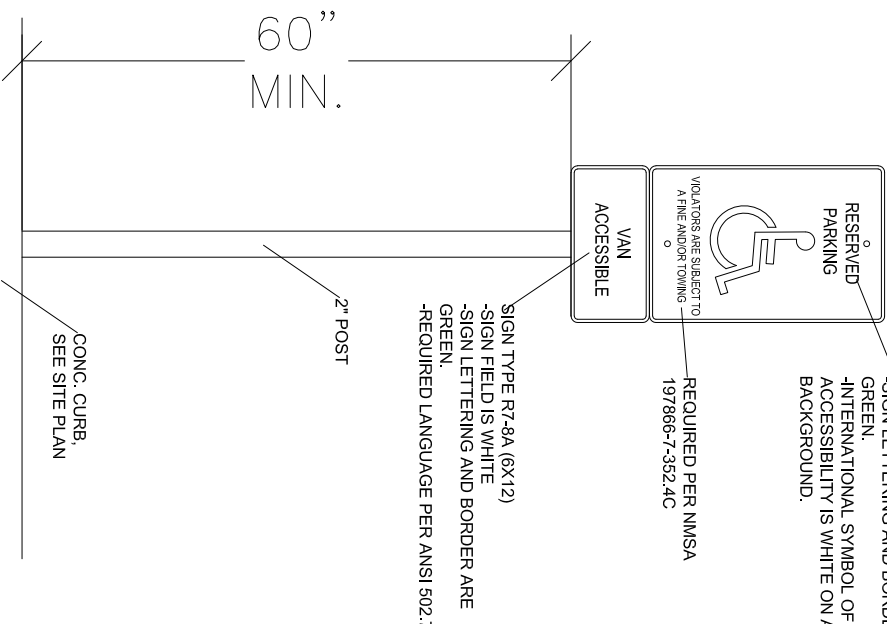
BIKE RACK DETAILS

N.T.S.



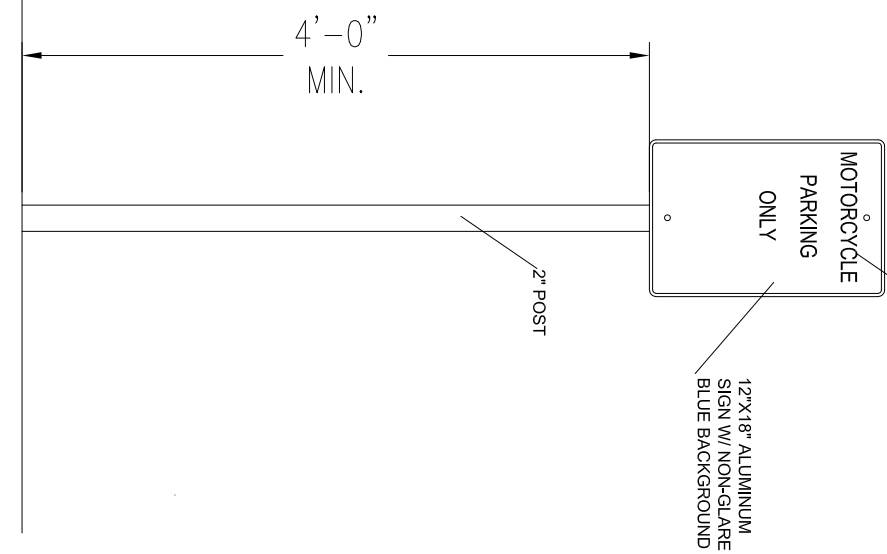
H.C. SIGN DETAIL

N.T.S.



MC SIGN DETAIL

N.T.S.



R<sup>2</sup> ARCHITECTURAL DESIGN  
12024 PAISANO CT NE  
ALBUQUERQUE, NM 87112  
505-321-3932

NO.	DATE	COMMENTS
1	12/6/22	REVISED EXISTING GATE LOCATION
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TRAFFIC CIRCULATION LAYOUT

-SHEET-  
TCL