

VICINITY MAP; COA MAP M-16 NOT TO SCALE

TRAFFIC CIRCULATION GENERAL NOTES:

1. SIGNAGE FOR PARKING SPACES TO BE ACCORDING TO COA (CITY OF ALBUQUERQUE) ZONING CODE.
2. SIGNAGE FOR TRAFFIC CIRCULATION, INCLUDING PAVEMENT MARKINGS) TO BE IN ACCORD WITH MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) CURRENT EDITION FOR ALBUQUERQUE.
3. CONTRACTOR'S GOOD SENSE: THE CONTRACTOR IS EXPECTED TO USE HIS GOOD SENSE, EXPERIENCE, AND JUDGMENT.
4. IF UNUSUAL, CONFLICTING, OR EVEN APPARENTLY ODD CIRCUMSTANCES ARISE THE CONTRACTOR IS TO CONSULT WITH THE ENGINEER FOR A RESOLUTION BEFORE PROCEEDING WITH FINAL LAYOUT OR CONSTRUCTION.
5. CHANGES & DEVIATIONS ARE TO BE APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION. CONTRACTOR IS TO KEEP A MARKUP COPY OF THE THE PLANS AND TO NOTE THEREON ALL CHANGES AND DEVIATIONS FROM THE PLANS.
6. ALL WORK TO BE PERFORMED IN A WORKMANLIKE MANNER.
7. EXISTING GATE OPENINGS, BOTH EAST AND WEST, ARE APX 19.3': OK FOR ONE-WAY TRAFFIC

○ KEY NOTES: _____

1. PAINT OR APPLY "ONE WAY" ARROW & LABEL(S) ON PAVEMENT, PER MUTCO
2. "ENTER ONLY" SIGN ON POST. TURN SLIGHTLY TO FACE STREET TRAFFIC.
3. "EXIT ONLY" SIGN ON POST. TURN SLIGHTLY TO FACE STREET TRAFFIC.
4. MOTORCYCLE PARKING AREA: LABEL, STRIPE, & PROVIDE SIGN PER COA ZONING ORDINANCE (MIN 12"x18" W/ LOWER EDGE AT LEAST 48" ABOVE GRADE, EITHER WALL-MOUNTED OR POST-MOUNTED.)
5. HC VAN PARKING AND UNLOADING: EACH AREA MIN 8' WIDE x 20' LONG. LABEL AND STRIPE. PROVIDE SIGN PER CoALBQ ZONING ORDINANCE (MIN 12"x18" W/ LOWER EDGE AT LEAST 48" ABOVE GRADE, EITHER WALL-MOUNTED OR POST-MOUNTED.)
6. REPLACE EXISTING STOOP WITH HC ACCESSIBLE STOOP AND RAMP AS SHOWN: MATCH TO FINISHED FLOOR AT DOOR.
7. SMALL CAR PARKING STALL: PAINT LABEL ON PAVEMENT.
8. FOR REVIEW INFORMATION ONLY: DO NOT PAINT
9. EXISTING IRON GATE TO REMAIN.
10. DUMPSTER ENCLOSURE & APRON PER COA SPECS. PLACE AS SHOWN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. PAD TO BE (MINIMUM) 6" THICK 4000 PSI CONCRETE OVER COMPACTED BASE COURSE OVER COMPACTED BASE.
11. PAVE TO 2' FROM PROPERTY LINE / EXISTING BUILDING (2' DIRT / LANDSCAPE TO REMAIN) OR CONSULT ENGINEER.

OFF-STREET PARKING REGULATIONS:
CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, 2006
ACCESSIBLE PARKING: NMCBC, 2004, TABLE 1106.1
EXISTING BUILDING: 1 SPACE / 200 SF = 21 SPACES ITEM (A)(17)
TRAINING SHOP: 1 SPACE / 1000 SF = 4 SPACE ITEM (A)(17)
ACCESSIBLE SPACES: (NMCBC TABLE 1106.1)
1 (INCLUDING 1-VAN ACCESSIBLE), MIN FOR 25 SPACES
MOTORCYCLES: 1 SPACE / 25 SPACES = 1 SPACE ITEM (A)(17)
SPACES PROVIDED
24 STANDARD + 1 VAN ACCESSIBLE = 25 TOTAL
MOTORCYCLE SPACES: 1
BICYCLE PARKING:
EXISTING BLDG: 1 SPACE / EACH 50 OCCUOANTS ITEM (B)(3)(C)
(60 STUDENTS) / (50) = 2 SPACES, MINIMUM
SPACES PROVIDED: 2

PER SE ENGINEERING
Drainage, Utilities, & Site Design: 505.232.9394


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ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665


SMPC
ARCHITECT

IRON WORKERS LOCAL 495

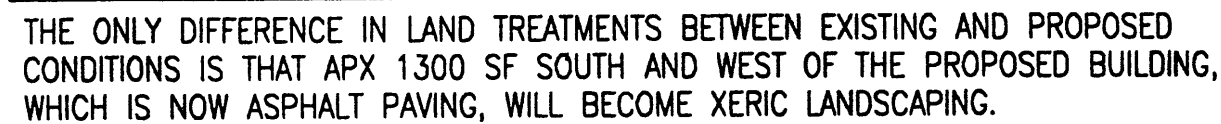
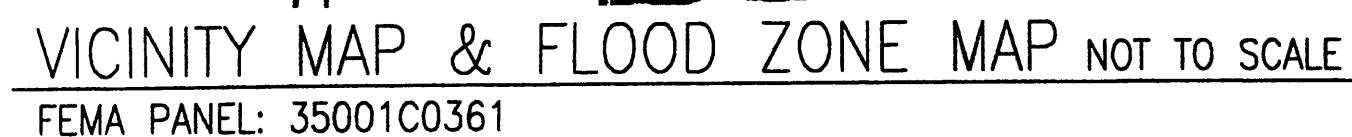
TRAFFIC CIRCULATION LAYOUT

	REV. #	DATE	PROJECT#: 07024
			DWN BY: T GREEN

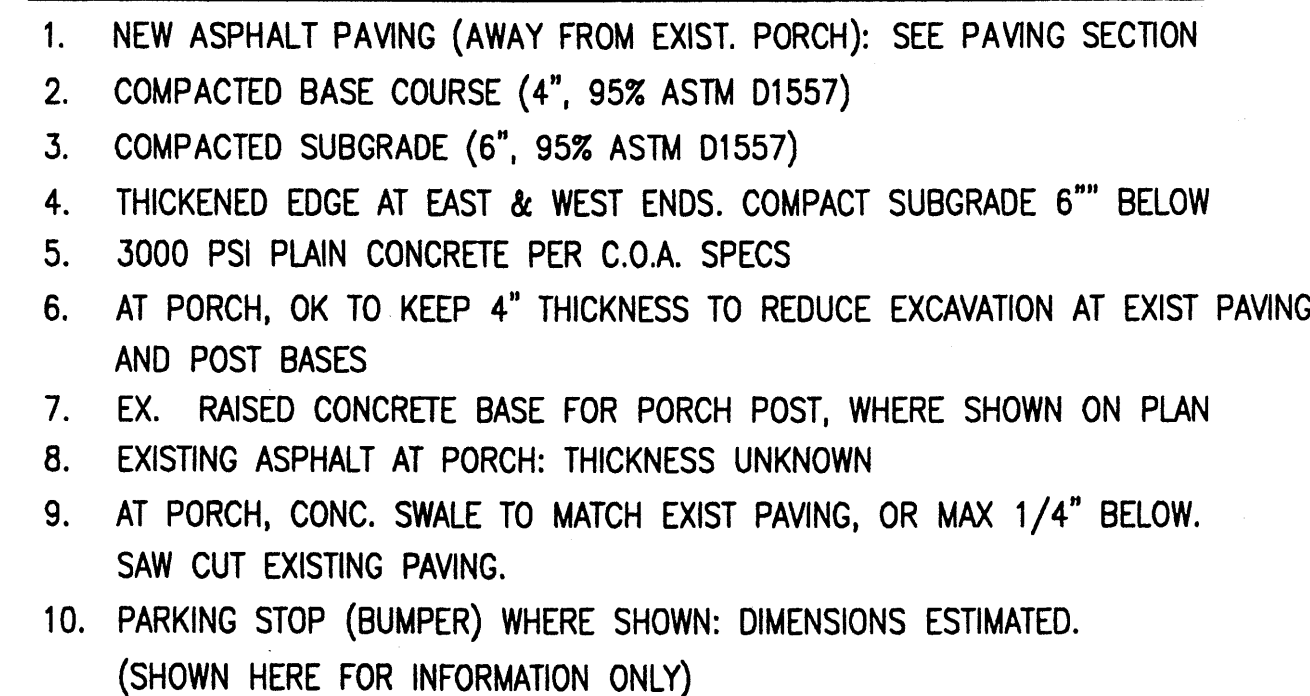
10731	NEW MEXICO	REGISTERED ENGINEER	DATE: 08/200
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 11-507				C103
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LAYOUT TAB: TOL-C103
C:\Dp1\SMPC\IronWks\IronWksTCL.dwg DATE: 11/05/07 TIME: 10:31 T. GREEN
IMAGES: C:\Dp1\SMPC\IronWks\IronWksHyd1-123.TIF
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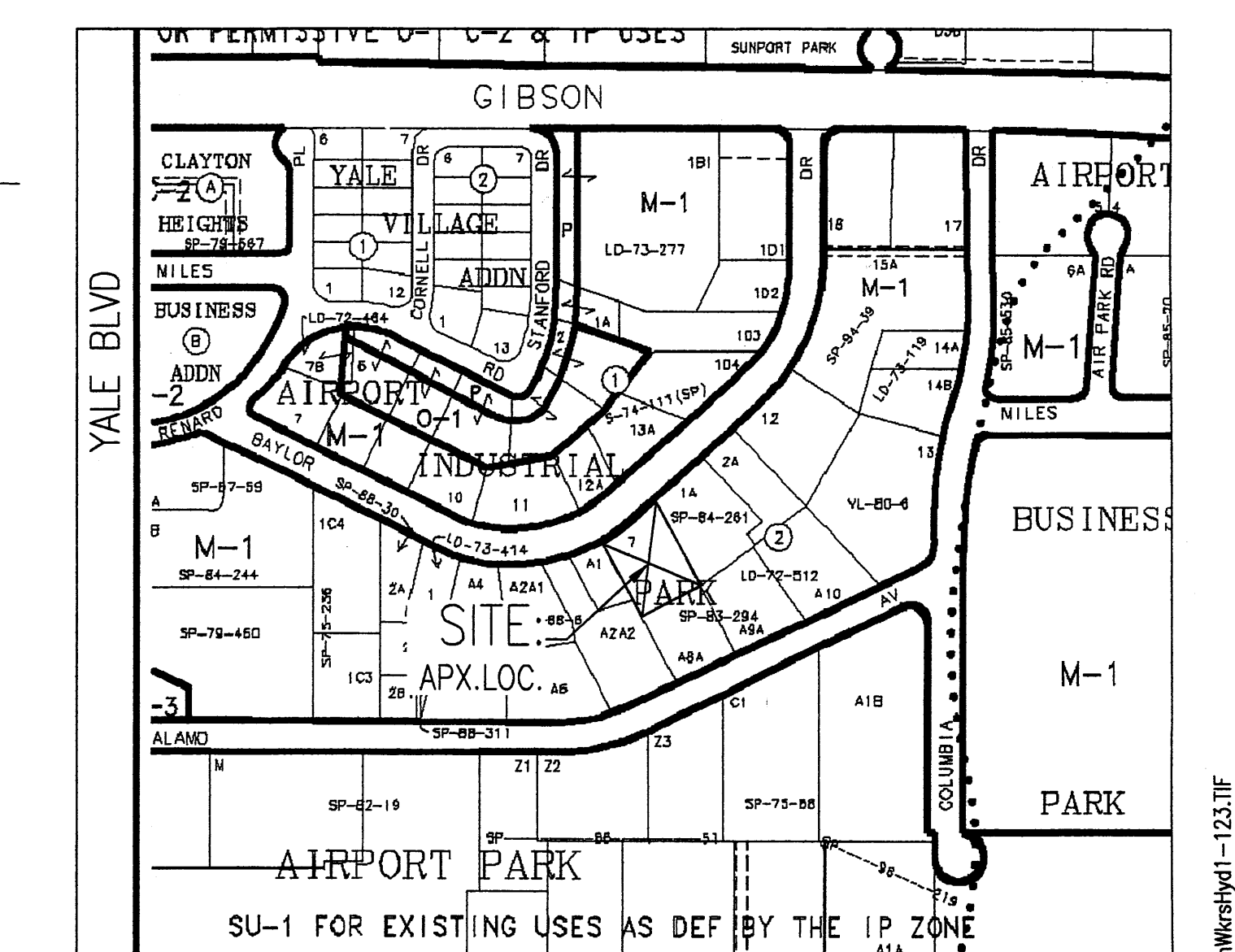
UNLESS OTHERWISE NOTED, ALL AREAS ARE IMPERVIOUS.



TBM (TEMPORARY BENCH MARK): TOP OF SURVEYOR'S REBAR AND CAP AT NW
PROPERTY CORNER, ELEV 5253.33

	REV. #	DATE	PROJECT#: 07024
			DWN BY: T.GREEN
			CHK BY: T.GREEN
			DATE: 08/2000
			C101
			OF

IMAGES: C:\Oprij\SMPC\IronWkrs\IrkWPhotoRef\FM35001C0361E.tif, C:\Oprij\SMPC\IronWkrs\IronWkrs\IronWkrsHyd1-123.TIF;



TRAFFIC CIRCULATION GENERAL NOTES:


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5. CHANGES & DEVIATIONS ARE TO BE APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION. CONTRACTOR IS TO KEEP A MARKUP COPY OF THE THE PLANS AND TO NOTE THEREON ALL CHANGES AND DEVIATIONS FROM THE PLANS.
6. ALL WORK TO BE PERFORMED IN A WORKMANLIKE MANNER.
7. EXISTING GATE OPENINGS, WEST ARE AT LEAST 19'-0K FOR ONE-WAY TRAFFIC
8. ALL RAMP SLOPES ARE TO BE 12H:1V OR FLATTER.
9. HC PARKING: SLOPES IN THE HC VAN PARKING SPACE AND THE ADJACENT LOADING ZONE. NOT TO EXCEED 1V:50H (2%) IN ANY DIRECTION. IT MAY BE NECESSARY TO HAVE A SMALL STEP IN GRADE AT THE WEST PROPERTY LINE. CROSS-SLOPE ON HC PATHWAYS NOT TO EXCEED 2%.
10. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATED THROUGH AMENDMENT 1 TO REVISION 7.

○ KEY NOTES:

1. PAINT OR APPLY "ONE WAY" ARROW & LABEL(S) ON PAVEMENT, PER MUTCD
2. "ENTER ONLY" SIGN ON POST. TURN SLIGHTLY TO FACE STREET TRAFFIC.
3. "EXIT ONLY" SIGN ON POST. TURN SLIGHTLY TO FACE STREET TRAFFIC.
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5. HC VAN PARKING AND UNLOADING: EACH AREA MIN 8' WIDE x 20' LONG. LABEL AND STRIPE. PROVIDE SIGN PER COALBQ ZONING ORDINANCE (MIN 12'x18" W/ LOWER EDGE AT LEAST 48" ABOVE GRADE, EITHER WALL-MOUNTED OR POST-MOUNTED.)
6. REPLACE EXISTING STOOP WITH HC ACCESSIBLE STOOP AND RAMP AS SHOWN: MATCH TO FINISHED FLOOR AT DOOR(S).
7. PAINT "COMPACT" ON PAVEMENT, TYPICAL AT EACH PARKING SPACE SHOWN AS COMPACT.
8. EXISTING IRON GATE TO REMAIN.
9. DUMPSTER ENCLOSURE & APRON PER COA SPECS. PLACE AS SHOWN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. PAD TO BE (MINIMUM) 6" THICK 4000 PSI CONCRETE OVER COMPACTED BASE COURSE OVER COMPACTED BASE.
10. PAVE TO 2' FROM PROPERTY LINE / EXISTING BUILDING (2' DIRT / LANDSCAPE TO REMAIN) OR CONSULT ENGINEER.
11. EDGE OF EXISTING OVERHANG
12. CONCRETE PARKING BUMPER, TYP
13. NEXT DRIVEWAY MORE THAN 50' EAST OF PROJECT SITE
14. EXISTING STEEL SUPPORT FOR OVERHANG, TYP


OFF-STREET PARKING REGULATIONS:
CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, 2006
ACCESSIBLE PARKING: NMCBC, 2004, TABLE 1106.1
EXISTING BUILDING: 1 SPACE / 200 SF = 21 SPACES ITEM (A)(17)
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1 (INCLUDING 1-VAN ACCESSIBLE), MIN FOR 25 SPACES
MOTORCYCLES: 1 SPACE / 25 SPACES = 1 SPACE ITEM (A)(17)
SPACES PROVIDED
24 STANDARD + 1 VAN ACCESSIBLE = 25 TOTAL
MOTORCYCLE SPACES: 1
BICYCLE PARKING:
EXISTING BLDG: 1 SPACE / EACH 50 OCCLOANTS ITEM (B)(3)(C)
(60 STUDENTS) / (50) = 2 SPACES, MINIMUM
SPACES PROVIDED: 2

PROJECT DESCRIPTION:
THIS PROJECT REPLACES SOME EXISTING ASPHALT PAVING AT THE REAR OF THE SITE WITH A NEW METAL TRAINING BUILDING AND SOME LANDSCAPING. IN ADDITION, THE EXISTING PAVING WILL BE REPLACED AND THE PARKING LAYOUT WILL BE REDONE. THERE WILL BE A NEW DUMPSTER ENCLOSURE. EXISTING BUILDINGS, LANDSCAPING, SIDEWALKS, CURB & GUTTER, GATES, AND DRIVEPADS WILL REMAIN.

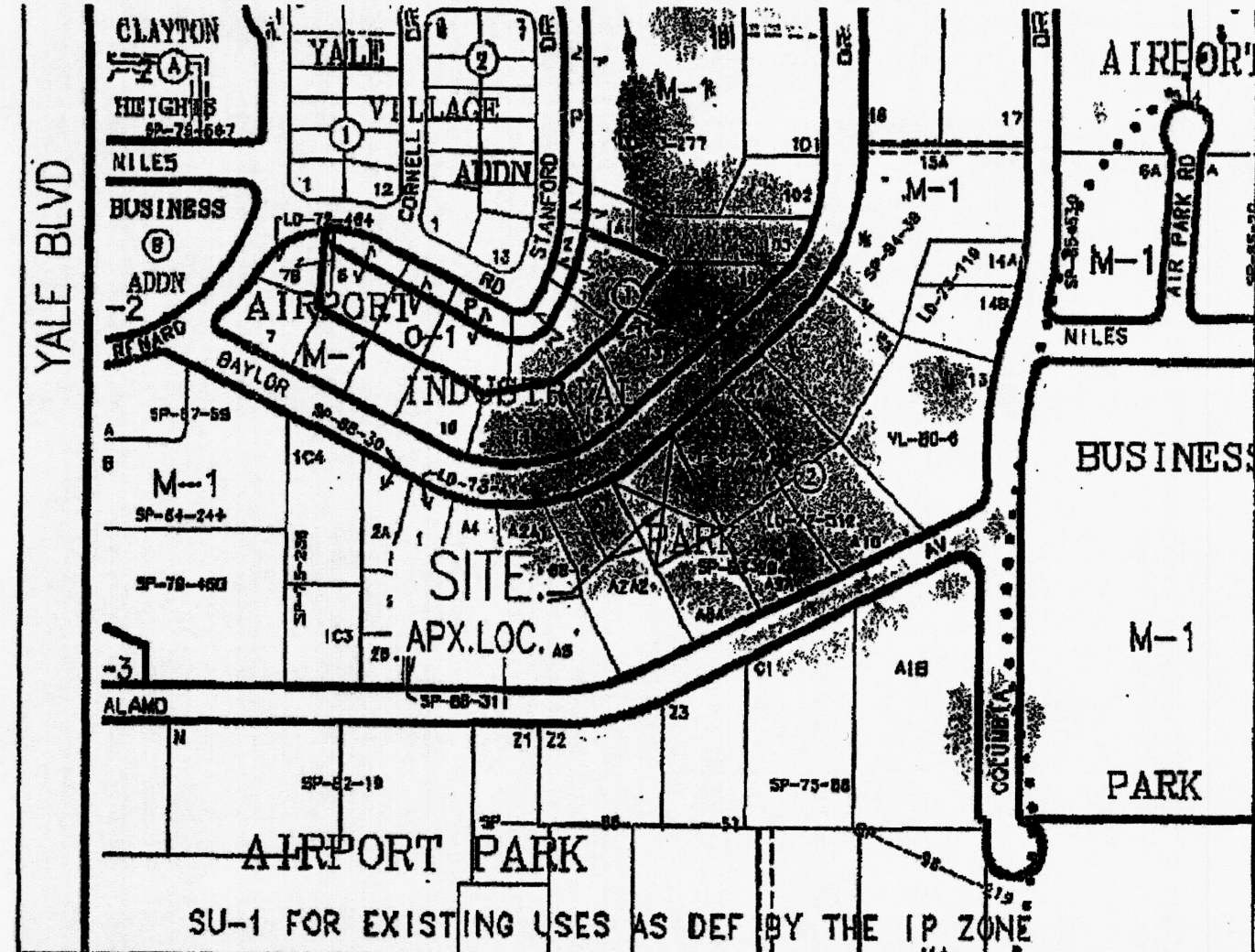
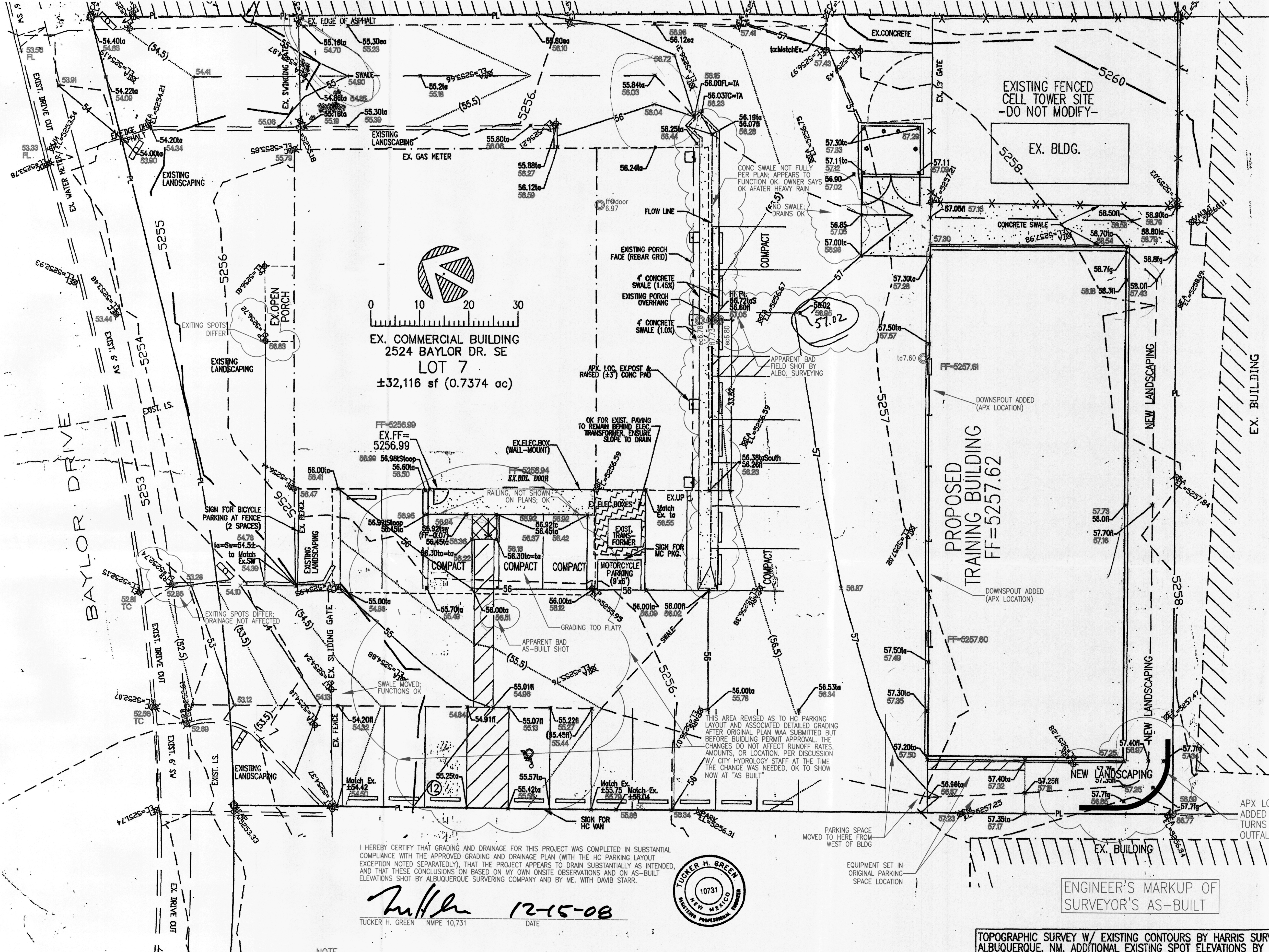
<p>TRAFFIC CIRCULATION LAYOUT</p> <p>APPROVED</p> <p><i>45</i> 11/20/07</p> <p>Signed</p>	<p><i>PER SE ENGINEERING</i> Drainage, Utilities, & Site Design</p> <p>These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.</p>	<p>505.232.9394</p> <p>Copyright © by SMPC Architects</p>
<p></p>	<p>ARCHITECTS • PLANNERS • INTERIOR DESIGNERS</p> <p>115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106</p> <p>TEL. (505) 255-8668 FAX (505) 268-6665</p>	<p></p> <p>SMPC</p>

IRON WORKERS LOCAL 495

TRAFFIC CIRCULATION LAYOUT

	REV. #	DATE	PROJECT# 07024
			DWN BY: T.GREEN
			CHK BY: T.GREEN
			DATE: 11/2007
			C103
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> R NEGATIVE NOV 19 2007 HYDROLOGY SECTION </div>

LAYOUT TAB: TCI-C103
C:\0prj\SMPC\IronWks\IronWksTCL3.dwg DATE: 11/19/07 TIME: 10:08 T. GREEN
IMAGES: C:\0prj\SMPC\IronWks\IronWks-hyd1-123.TIF
XREFS:



VICINITY MAP; COA MAP M-16 NOT TO SCALE

GENERAL NOTES THIS SHEET

- 1. CONTRACTOR'S GOOD SENSE: THE CONTRACTOR IS EXPECTED TO USE HIS GOOD SENSE, EXPERIENCE, AND JUDGMENT.
- 2. IF UNUSUAL, CONFLICTING, OR EVEN APPARENTLY ODD CIRCUMSTANCES ARISE THE CONTRACTOR IS TO CONSULT WITH THE ENGINEER FOR A RESOLUTION BEFORE PROCEEDING WITH FINAL LAYOUT OR CONSTRUCTION.
- 3. CHANGES & DEVIATIONS ARE TO BE APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION. CONTRACTOR IS TO KEEP A MARKUP COPY OF THE THE PLANS AND TO NOTE THEREON ALL CHANGES AND DEVIATIONS FROM THE PLANS.
- 4. ALL WORK TO BE PERFORMED IN A WORKMANLIKE MANNER.
- 5. ALL RAMP SLOPES TO BE 12H:1V OR FLATTER
- 6. ENGINEER IS WILLING TO SUPPLY AN ELECTRONIC COPY OF THIS PLAN (AUTOCAD 2005) FOR THE CONTRACTOR'S USE ON THIS PROJECT ONLY.
- 7. PER FEMA PANEL 35001-C0361 THE SITE IS NOT WITHIN A 100-YEAR FLOOD ZONE.
- 8. LAY OUT THE NEW BUILDING PARALLEL TO THE WEST PL (PROPERTY LINE) WITH THE SW "OUT TO OUT" CORNER OF THE BUILDING (40.25' x 101.50' OUT TO OUT) LOCATED AS SHOWN ON THE PLAN. THE ANGLE BETWEEN THE WEST PL AND THE SOUTH PL IS SLIGHTLY MORE THAN 90 DEGREES

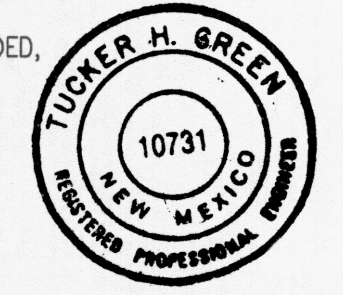
ELEVATION FIELD SHOTS BY PER SE ENGINEERING 10/27/08
BASED ON FINISHED FLOOR AT WEST DOOR OF EXIST. BLDG
= (525)6.99, APX LOCATION OF SHOTS SHOWN.

LEGEND & ABBREVIATIONS

EX, X: EXISTING	EG: EXISTING GRADE	FF: FINISHED FLOOR
TA: TOP OF ASPHALT	TC: TOP OF CURB or	FG: FINISHED GRADE
EA: EDGE OF ASPHALT	TC: TOP OF CONCRETE	FL: FLOWLINE
PP: POWER POLE	CP: COVERED PORCH	HC: HANDICAP
UT: UTILITY POLE		
30.30	EXISTING CONTOUR	EXISTING SPOT ELEVATION PER HARRIS SURVEYING
30	NEW CONTOUR	EXISTING SPOT ELEVATION ADDED BY PER SE ENGINEERING
30.5	NEW PARTIAL CONTOUR	
→	NEW FLOW DIRECTION	NEW SPOT ELEVATION
+	EXISTING XERIC LANDSCAPING	NEW XERIC LANDSCAPING
+	EXISTING PAVEMENT OK TO REMAIN	BARE DIRT (LAND TREATMENT "C")
+	CONCRETE, PLAN VIEW	CONCRETE, CROSS-SECTION

I HEREBY CERTIFY THAT GRADING AND DRAINAGE FOR THIS PROJECT WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN (WITH THE HC PARKING LAYOUT EXCEPTION NOTED SEPARATELY), THAT THE PROJECT APPEARS TO DRAIN SUBSTANTIALLY AS INTENDED, AND THAT THESE CONCLUSIONS ARE BASED ON MY OWN ONSITE OBSERVATIONS AND ON AS-BUILT ELEVATIONS SHOT BY ALBUQUERQUE SURVEYING COMPANY AND BY ME, WITH DAVIS STARR.

TUCKER H. GREEN NMPE 10731 DATE 12-15-08



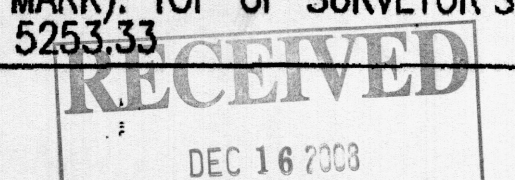
NOTE
ELEVATIONS SHOWN ARE BASED ON THE PROJECT BENCHMARK, C.O.A. CONTROL STATION "24-L16", ELEVATION = 5188.94 FEET, AND ON FINISH FLOOR ELEVATION (5256.99 FEET) OF THE EXISTING BUILDING. TBM AS SHOWN ON SHEET C103 REVISED GRADING AND DRAINAGE PLAN WAS NOT USED. ELEVATIONS OF ALL POINTS WERE DETERMINED USING GPS/RTK SURVEY METHODS AND GEOID2003 MODEL, TOTAL STATION AND SPIRIT LEVEL LOOP.

VLADIMIR JIRIK, NMPS NO. 10464
ALBUQUERQUE SURVEYING CO., INC.
2119 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-2036

MAR 2 6 2008
DATE

ENGINEER'S MARKUP OF
SURVEYOR'S AS-BUILT

TOPOGRAPHIC SURVEY W/ EXISTING CONTOURS BY HARRIS SURVEYING CO., ALBUQUERQUE, NM. ADDITIONAL EXISTING SPOT ELEVATIONS BY PER SE ENGINEERING.
BASIS OF ELEVATIONS: CITY OF ALBUQUERQUE BRASS CAP 24-L16, ELEV 5188.942:
TBM (TEMPORARY BENCH MARK): TOP OF SURVEYOR'S REBAR AND CAP AT NW PROPERTY CORNER, ELEV 5253.33



C:\Opj\SMPC\IronWks\W-AsBuilt\IronWksAsBuiltFromTCL3rev-2.dwg DATE: 12/15/08 TIME: 23:58 T. GREEN
LAYOUT TAB: TCL+G&D
C:\Opj\SMPC\IronWks\IronWksTCL3rev.dwg DATE: 01/08/08 TIME: 16:37 T. GREEN

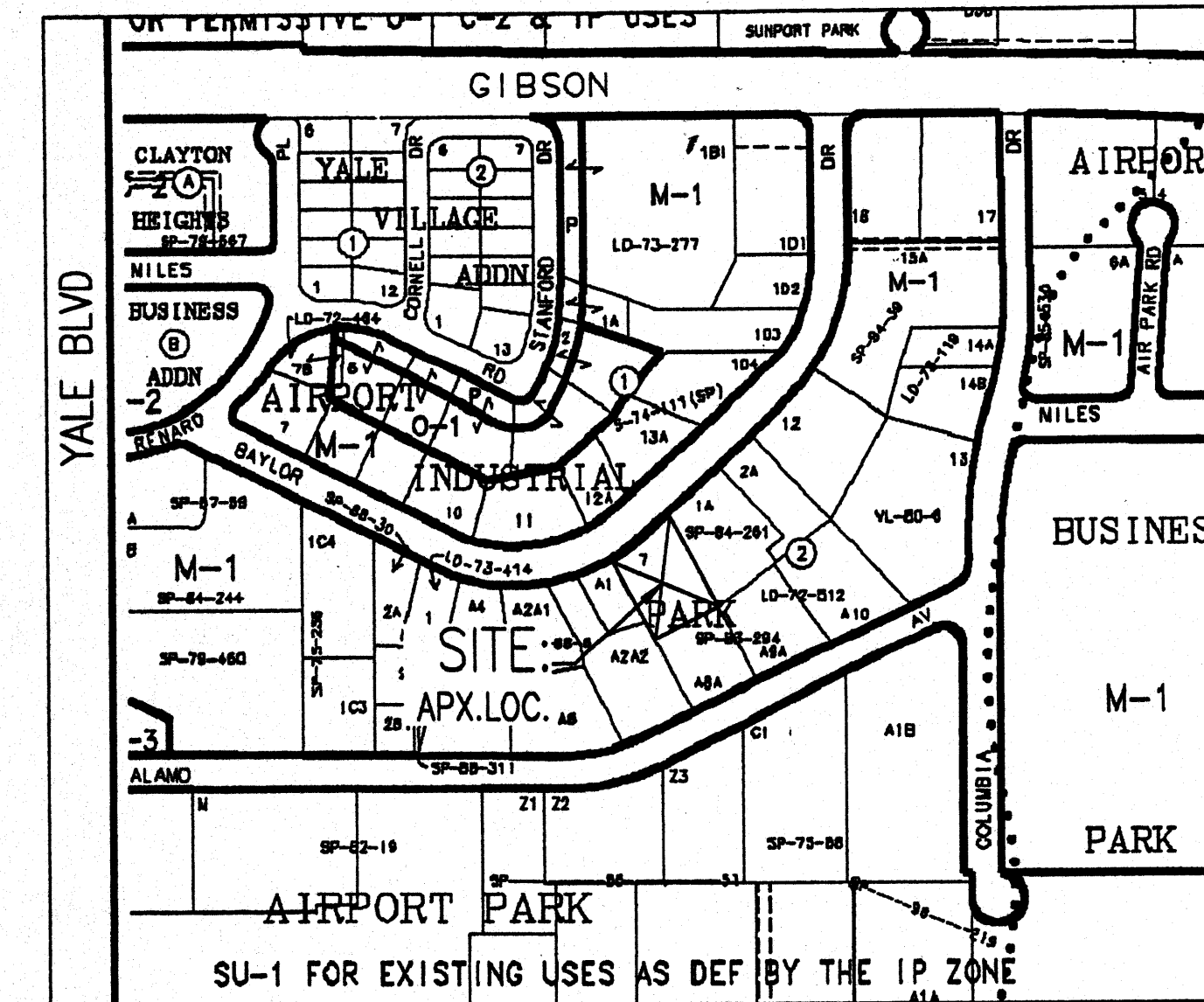
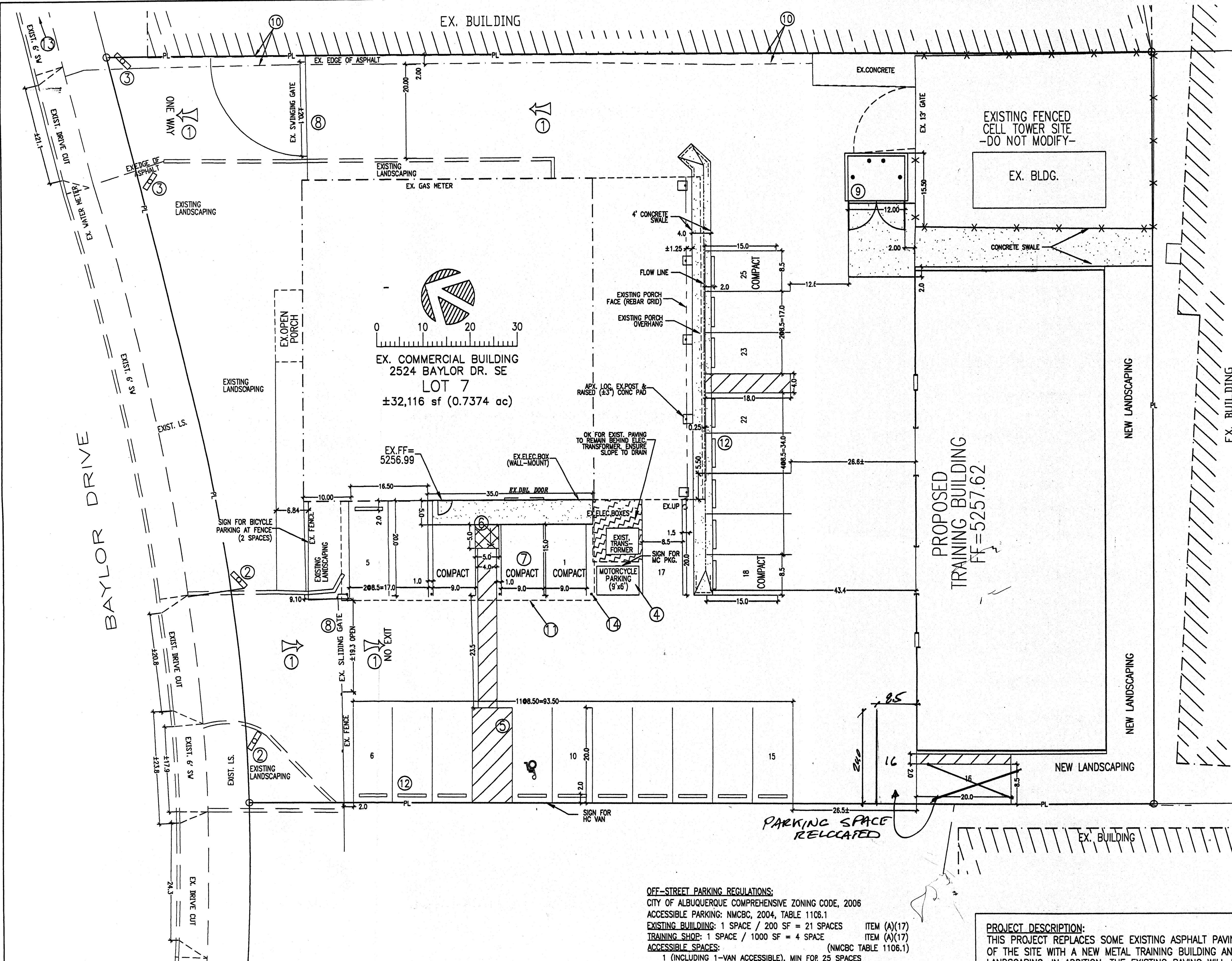
PER SE ENGINEERING
Drainage, Utilities, & Site Design: 505.232.9394
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ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87105
TELE. (505) 255-8668 FAX (505) 268-6665

IRON WORKERS LOCAL 495
REVISED GRADING & DRAINAGE PLAN
(NEW HC & DUMPSTER LAYOUT)

REV. #	DATE	PROJECT# 07024
1	NOV 2007 & DWN BY: T. GREEN	
(1)	JAN 2008 CHK BY: T. GREEN	
	DATE: 08/2007	

C103



VICINITY MAP; COA MAP M-16 NOT TO SCALE

TRAFFIC CIRCULATION GENERAL NOTES:

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- ALL RAMP SLOPES TO BE 12H:1V OR FLATTER.
- HC PARKING: SLOPES IN THE HC VAN PARKING SPACE AND THE ADJACENT LOADING ZONE NOT TO EXCEED 1:20. IF NECESSARY TO HAVE A SMALL STEP IN GRADE AT THE WEST PROPERTY LINE. CROSS-SLOPE ON HC PATHWAYS NOT TO EXCEED 2%.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATED THROUGH AMENDMENT 1 TO REVISION 7.

KEY NOTES:

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- PAVE TO 2' FROM PROPERTY LINE / EXISTING BUILDING (2' DIRT / LANDSCAPE TO REMAIN) OR CONSULT ENGINEER.
- EDGE OF EXISTING OVERHANG
- CONCRETE PARKING BUMPER, TYP
- NEXT DRIVEWAY MORE THAN 50' EAST OF PROJECT SITE
- EXISTING STEEL SUPPORT FOR OVERHANG, TYP

OFF-STREET PARKING REGULATIONS:
CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, 2006
ACCESSIBLE PARKING: NMCBC, 2004, TABLE 1106.1
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MOTORCYCLE SPACES: 1
BICYCLE PARKING:
EXISTING BLDG: 1 SPACE / EACH 50 OCCUPANTS ITEM (B)(3)(C)
(60 STUDENTS) / (50) = 2 SPACES, MINIMUM
SPACES PROVIDED: 2

PROJECT DESCRIPTION:
THIS PROJECT REPLACES SOME EXISTING ASPHALT PAVING AT THE REAR OF THE SITE WITH A NEW METAL TRAINING BUILDING AND SOME LANDSCAPING. IN ADDITION, THE EXISTING PAVING WILL BE REPLACED AND THE PARKING LAYOUT WILL BE REDONE. THERE WILL BE A NEW DUMPSTER ENCLOSURE. EXISTING BUILDINGS, LANDSCAPING, SIDEWALKS, CURB & GUTTER, GATES, AND DRIVEPADS WILL REMAIN.

CERTIFIED FULL SCALE AS NOTED. SEE ALBUQUERQUE TRAFFIC CERTIFICATION LETTER
TUCKER H. GREEN
12-16-08

PER SE ENGINEERING
Drainage, Utilities, & Site Design: 505.232.9394

TRAFFIC CIRCULATION LAYOUT
APPROVED
4/5 11/2007
Signed

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE (505) 255-8668 FAX (505) 268-6665

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ARCHITECTS

IRON WORKERS LOCAL 495
TRAFFIC CIRCULATION LAYOUT

REV. #	DATE	PROJECT# 07024
		DWN BY: T.GREEN
		CHK BY: T.GREEN
		DATE: 11/2007

C103

NOV 19 2007
HYDROLOGY SECTION

LAYOUT TAB: TOL-C103
C:\Opn\SMPC\IronWks\TOL3.dwg DATE: 11/19/07 TIME: 10:08 T. GREEN