

Design Guidelines

Parking / Circulation

The submittal of this site development plan to DRB shall meet all EPC conditions; a letter shall accompany the submittal which indicates how the site plan has been modified to meet each condition.

Parking / Circulation

Parking area is increased to 75 total parking spaces. This maximizes the parking area without reducing the park activities areas. There is on street parking along the entire perimeter of the park. New ADA-compliant parking shall be located adjacent to the main building entry, with compliant curb ramps and signage.

Pedestrian Amenities

Pedestrian paths that are perpendicular to parking shall be protected from overlapping parked cars by permanently anchored fire stops, bollards or raising the walk to provide for a 6-foot wide clear pedestrian area (assume a 2' overhang for cars).

Shaded pedestrian access shall be provided, including a clear 6-foot-wide path with adjacent shade trees spaced 25-feet on center within planters that have a minimum interior dimension of 5 feet square. Such pedestrian pathways shall be located adjacent to the main entry facade of the buildings.

Pedestrian crossings to be a minimum width of 6-feet that are clearly delineated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.

Bicycle Amenities

Bicycle racks, 2 racks with 10 spaces each, shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.

Landscape & Buffering

A parking lot landscape buffer (with trees at least 8-feet high at the time of planting) is required according to requirements of the Comprehensive City Zoning Code. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.

Maintenance

Landscape, irrigation, park and playground equipment is maintained by COA Parks Maintenance. The building is maintained by COA Family and Community Services Dept.

COA PRIVATE WITH THE MANAGEMENT DIVISION FROM AND OVERSEE CONSTRUCTION.

Relocate Fire Hydrant connect with new 6" line to 20" waterline in Marquette. cut & cap existing fire line at Point of Connection & main line in street.

Architecture

Rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

The front facade of the building shall have canopies, portals or awnings providing pedestrians with shade.

Awnings and canopies shall be integrated with building architecture.

No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

Colored concrete masonry in earth tones shall complement that of the existing building. Bronze-colored metal roofs, where used, shall match those of the existing buildings. Stucco in earth tones compatible with the masonry shall be used on all non-masonry walls.

Architecture cont.

The existing refuse enclosure is compatible in design, color and material with building architecture. The gates are opaque.

Signage

Monument signs which are integrated with building colors and materials are the only free standing signs allowed.

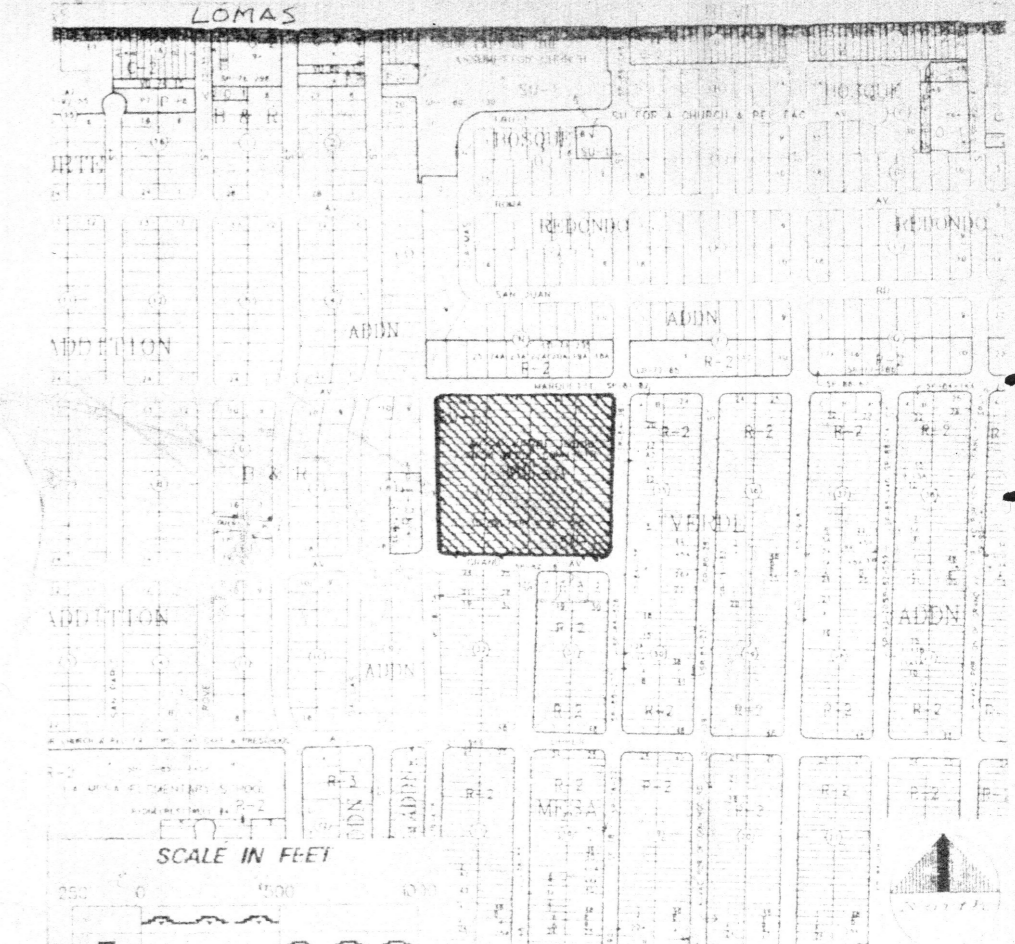
No illuminated plastic panel signs are allowed.

Maximum building mounted sign letter shall be 10 inches in height.

Lighting

The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 16 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line.

Lighting on poles may be supplemented with ballard or building mounted lighting that is shielded as desired above.



FROM ZONING ATLAS - K-19-Z
VICINITY MAP

Code Data:

Building Code Analysis - Meso Verde Community Center

Uniform Building Code - 1997

Project Information:

Owner: City of Albuquerque, Family and Community Services
Address: Pennsylvania & Marquette NE
Albuquerque, NM 87108

Legal Description: Within section 19, township 10 north, range 4 east, New Mexico principal meridian the Town of Albuquerque grant, City of Albuquerque, Bernalillo County, New Mexico

Existing Community Center

Occupancy type: B
Construction: V-N; Separation on 2 sides - 50% increase
6,267 s.f. Existing + 651 s.f. Addition = 6,918 s.f. Total Heated Area
Allowable SF: 8,000 s.f. x 1.5 = 12,000 s.f.; 6,918 s.f. < 12,000 s.f.

Vestibule 158 s.f. 0 occ.
Lobby 606 s.f. (15 s.f./occ.) 41 occ.
Office #1 120 s.f. (100 s.f./occ.) 2 occ.
Reception 139 s.f. (100 s.f./occ.) 2 occ.
Office #2 157 s.f. (100 s.f./occ.) 3 occ.
Headstart #1 836 s.f. (20 s.f./occ.) 42 occ.
Headstart #2 763 s.f. (20 s.f./occ.) 39 occ.
Headstart #3 886 s.f. (20 s.f./occ.) 45 occ.
TV Lounge 341 s.f. (15 s.f./occ.) 23 occ.
Youth Activities 974 s.f. Limited to 49 occ.
Accessory 1,938 s.f.
Portals 828 s.f.
Total 7,095 s.f. 246 occ.

Community Center Classroom Addition

Occupancy type: B
Construction: III-N; Separation on 3 sides - 100% increase
Combined with Gym: 57% of total area
9,679 s.f. Total Heated Area
Allowable SF: 12,000 s.f. x (.57) x 2 = 13,680 s.f.; 9,679 s.f. < 13,680 s.f.

Youth Activities 303 s.f. (20 s.f./occ.) 16 occ.
Arts and Crafts 886 s.f. (20 s.f./occ.) 45 occ.
Classroom #1 697 s.f. (20 s.f./occ.) 35 occ.
Classroom #2 697 s.f. (20 s.f./occ.) 35 occ.
Classroom #3 874 s.f. (20 s.f./occ.) 44 occ.
Computer Class 932 s.f. (20 s.f./occ.) 47 occ.
Exercise Room 1164 s.f. (50 s.f./occ.) 24 occ.
Kitchen 308 s.f. (100 s.f./occ.) 4 occ.
Gym Office 147 s.f. (100 s.f./occ.) 2 occ.
Accessory 3,627 s.f.
Portals 990 s.f.
Total 10,669 s.f. 252 occ.

Gymnasium Addition

Occupancy type: A2.1
Construction: III-1 HR; Separation on 3 sides - 100% increase
Combined with Addition: 43% of total area
7,170 s.f. Total Heated Area
Allowable SF: 13,500 s.f. x (.43) x 2 = 11,610 s.f.; 7,170 s.f. < 11,610 s.f.

Gymnasium 6,533 s.f. (11 s.f./occ.) 594 occ.
Gym Storage 637 s.f. (300 s.f./occ.) 3 occ.
Total 7,170 s.f. 597 occ.

Plumbing Fixtures:

Assembly area: 6,533 s.f. x (30 s.f./occ.) = 218 occ. [109 Males & 109 Females]
Per Table A-29-A: 3 water closets each sex

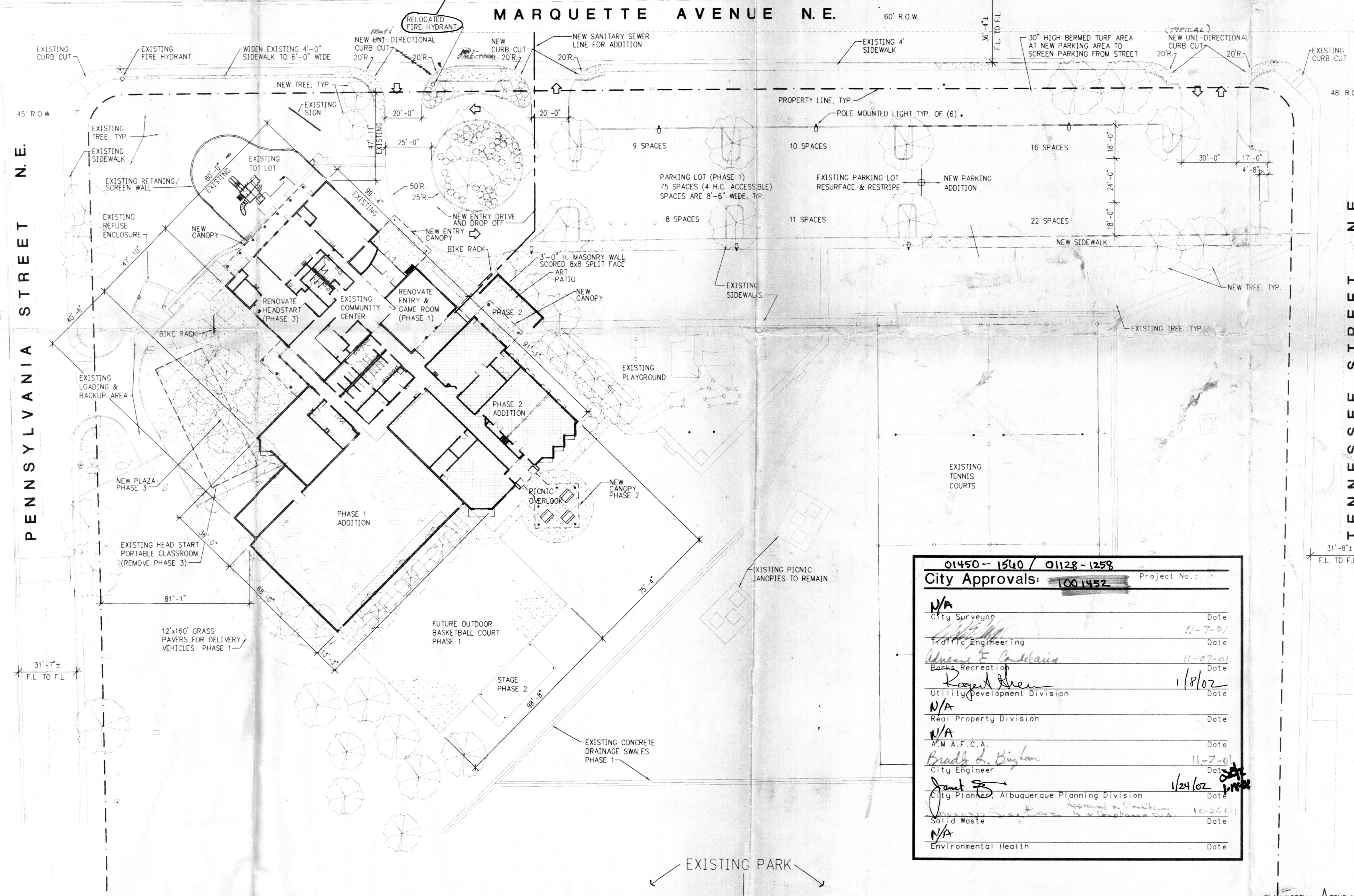
SITE DEVELOPMENT PLAN

AFD PLANS CHECKING OFFICE

R.C. Sanchez 10-23-01
SIGNATURE & DATE

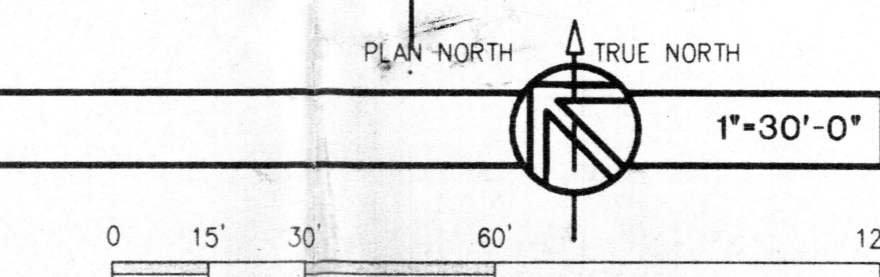
624 Tijeras Avenue NW
Albuquerque, NM 87102
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MESA VERDE COMMUNITY CENTER
SITE PLAN (REVISED)
Albuquerque, New Mexico
AUGUST 30, 2001



01450-1540 / 01128-1258		Project No.:
City Approvals: 1001452		
N/A	City Surveyor	Date
N/A	Traffic Engineering	11-7-01
N/A	Public Works	11-07-01
N/A	Utility Development Division	1/8/02
N/A	Real Property Division	Date
N/A	M.W.A.F.C.A.	Date
N/A	City Engineer	11-7-01
N/A	City Planner, Albuquerque Planning Division	1/24/02
N/A	Solid Waste	10-24-01
N/A	Environmental Health	Date

SITE PLAN



PROJECT # 1001452