

A1
S #2
PHASING PLAN

PHASING LEGEND

PHASE 01: MODULAR BUILDING AND SITE IMPROVEMENTS
 SUBMIT SITE DEVELOPMENT PLAN FOR EPC REVIEW AND APPROVAL.

PHASE 01 A: LOCATE MODULAR BUILDING AND CONDUCT ALL SITE WORK SHOWN ON THIS SITE DEVELOPMENT PLAN.

PHASE 01 B: TENANT IMPROVEMENT OF MODULAR BUILDING / BUILD-OUT.

PHASE 02: DESIGN AND CONSTRUCT NEW APD FACILITY
 PHASE 02 A: PERFORM A FACILITY USE ASSESSMENT TO DETERMINE THE FINAL SPATIAL NEEDS OF APD. THIS WILL INFORM THE REMAINDER OF PHASE 02. (FOR EXAMPLE: REMODEL, EXPANSION OR DEMOLITION AND CONSTRUCTION OF A NEW FACILITY.)
 DESIGN FINAL APD FACILITY AND SITE PLAN
 SUBMIT SITE DEVELOPMENT PLAN FOR EPC REVIEW AND APPROVAL.
 PHASE 02 B: CONSTRUCT FINAL APD FACILITY.

PHASE 03: MODULAR BUILDING REMOVAL AND FINAL SITE WORK
 PHASE 03 A: REMOVE MODULAR BUILDING.
 PHASE 03 B: NEW FINALIZED SITE WORK AS DESIGNED AND APPROVED BY THE EPC IN PHASE 02 B.

LEGEND

EXISTING BUILDING

NEW MODULAR BUILDING

NEW ASPHALT STRIPING

PROPERTY LINE

EXTENT OF WORK TO TAKE PLACE PER PHASE

AREA OF WORK FOR PHASE 01 A.

ADA ACCESSIBLE PEDESTRIAN PATHWAY: SIDEWALK SHALL BE IN GOOD CONDITION WITH NO UNEVEN SURFACES, CRACKS OR BREAKS THAT WOULD RESTRICT ADA ACCESS. MAX SLOPE 50:1 AND 12:1 AT CURB CUTS PER CITY STANDARDS.

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	WORK STAKED BY	DATE	NO.	BY	DATE	
		INSPECTOR'S APPROVAL	DATE				
		FIELD VERIFICATION BY	DATE				
		DRAWING CORRECTED BY	DATE				
		MICRO-FILM INFORMATION	DATE				
		RECORDED BY	DATE				
		NO.					

CITY OF ALBUQUERQUE
ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: PHASING PLAN

Design Review Committee	City Engineer Approval	NO./DAY/YR. 09/14/2015	

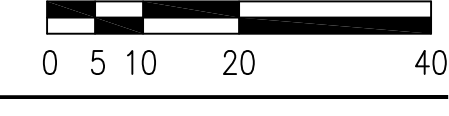
City Project No. **6213** Zone Map No. **L-19-Z** Sheet **SHEET #2** Of **4**

LOUISIANA BLVD SE

KATHRYN AVE SE

ASPEN RIDGE APARTMENT HOMES

A1 S #3 MAXIMUM OCCUPANCY PLAN (PHASE 01)



SCALE: 1" = 20'

MAXIMUM OCCUPANCY CALCULATIONS

NET CALCULATIONS DO NOT INCLUDE TARE SPACE SUCH AS STORAGE, MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETS, DATA ROOMS, JANITOR CLOSETS, RESTROOMS, SHOWERS, CORRIDORS, ETC.

EXISTING BUILDING
EXISTING BUILDING: 9,134 SF GROSS (APPROXIMATELY 5,435 NET SF.)

OFFICES:	1,455 SF
CONFERENCE:	320 SF
LOBBY:	330 SF
RECEPTION:	400 SF
WORK ROOM:	115 SF
BRIEFING/DEBRIEFING:	1,530 SF
LOUNGE:	285 SF
INTERROGATION:	180 SF
TEAM ROOM:	820 SF
TOTAL:	5,435 SF

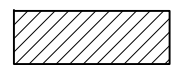


PROPOSED BUILDING
THE PROPOSED BUILDING IS APPROXIMATELY 96% THE SIZE OF THE EXISTING BUILDING. TO CALCULATE MAXIMUM OCCUPIED SPACE USE IN THE NEW BUILDING, ALL EXISTING SPACES WERE MULTIPLIED BY .96.

PROPOSED BUILDING: 8,760 SF GROSS
8,760 SF / 9,134 SF = 96%
96% OF 5,435 SF = APPROXIMATELY 5,220 NET SF.

GENERAL NOTES

A. THIS SHEET PROVIDES INFORMATION REGARDING SPACE USE, MAXIMUM OCCUPANCIES AND ASSOCIATED PARKING. SEE SHEET #1 AND #2 FOR ADDITIONAL INFORMATION.

LEGEND

-  NEW ASPHALT STRIPING
-  PROPERTY LINE
-  AREA OF BUILDINGS CALCULATED AS NET SF.

AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION	
CONTRACTOR	DATE	NO.	BY	NO.	DATE
WORK STAKED BY	DATE				
INSPECTOR'S APPROVAL	DATE				
FIELD VERIFICATION BY	DATE				
DRAWING CORRECTED BY	DATE				
MICRO-FILM INFORMATION					
RECORDED BY	DATE				
NO.					

CITY OF ALBUQUERQUE
ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: OCCUPANCY PLAN

Design Review Committee	City Engineer Approval	NO./DAY/YR	NO./DAY/YR
		09/14/2015	

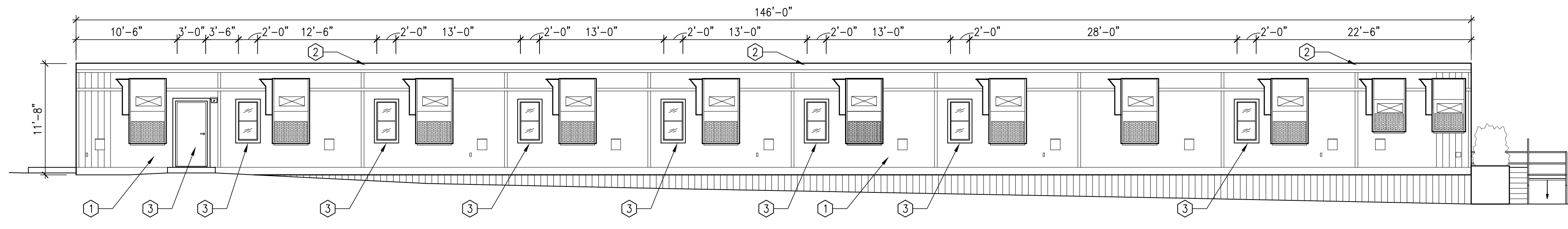
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MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

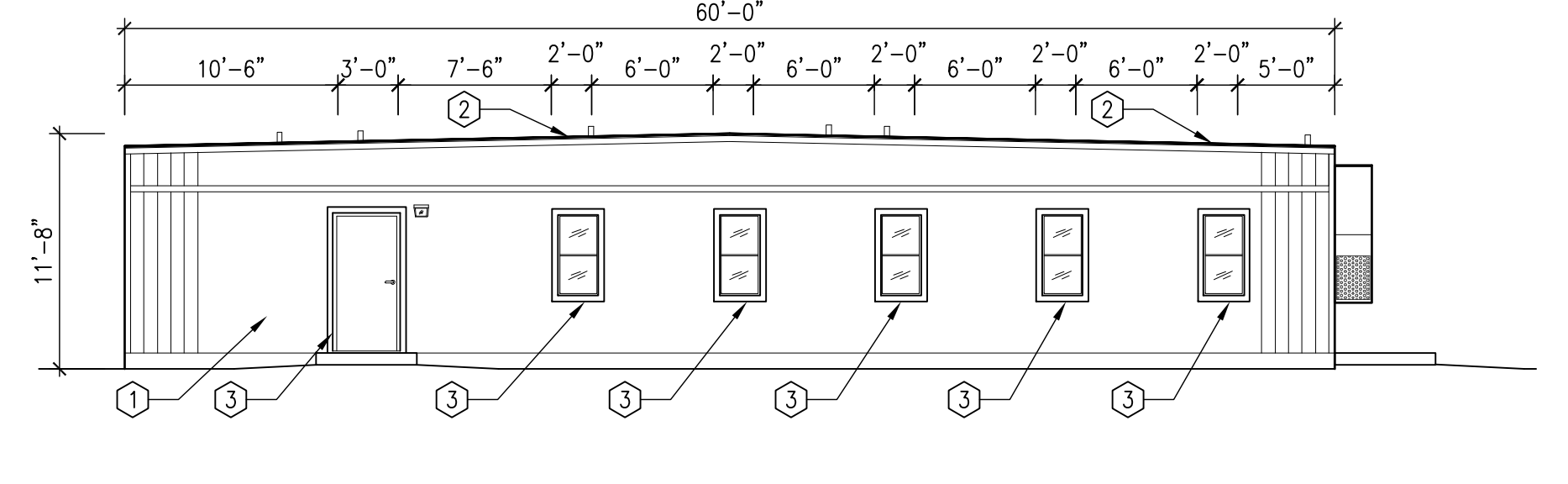
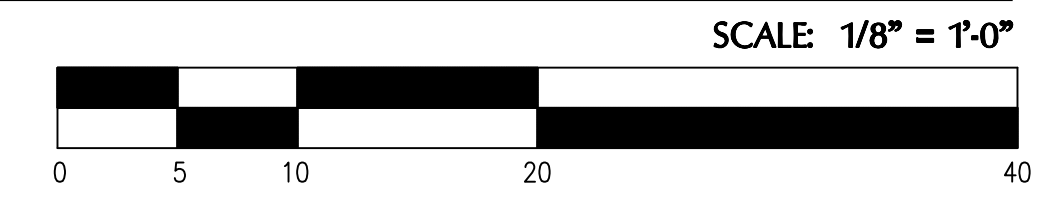
BENCH MARK	
NO.	DATE

REVISIONS/REMARKS	
NO.	DATE

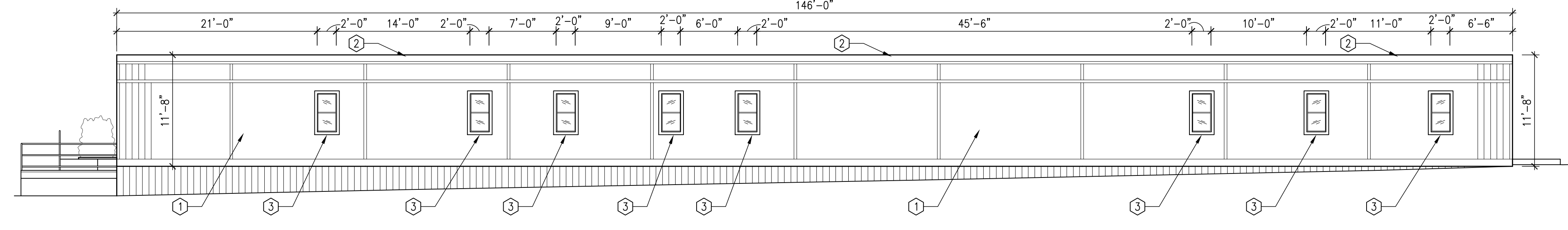
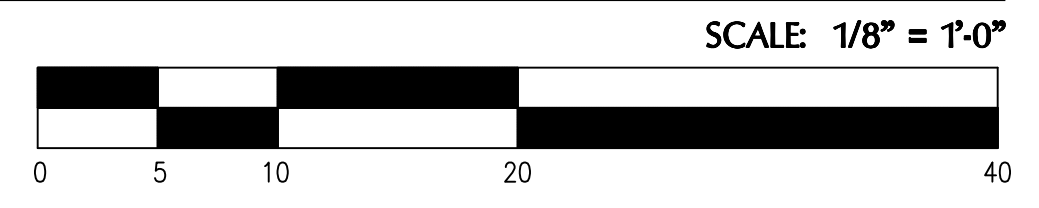
DESIGNED BY: --	DATE: --
DRAWN BY: --	DATE: --
CHECKED BY: --	DATE: --



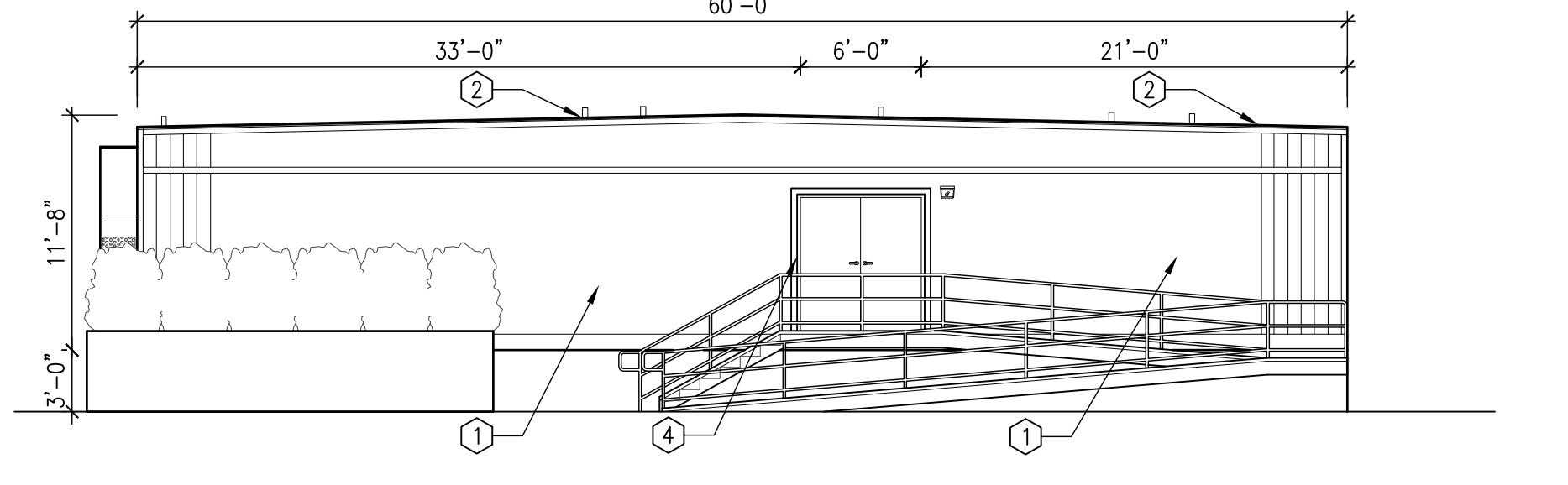
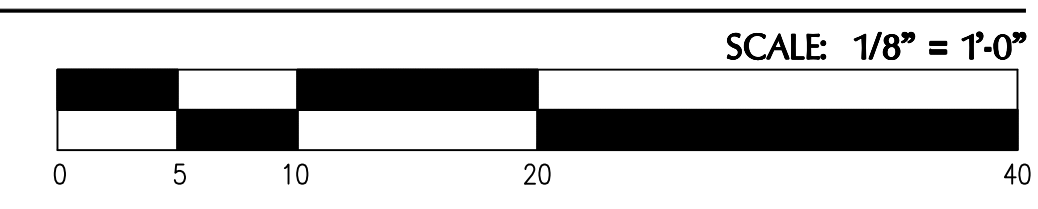
E1 NORTH ELEVATION
S #4



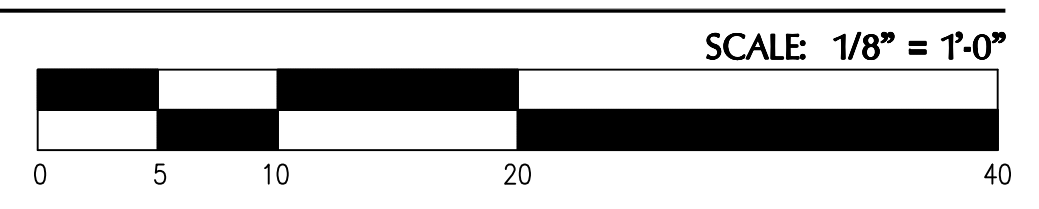
E5 EAST ELEVATION
S #4



D1 SOUTH ELEVATION
S #4

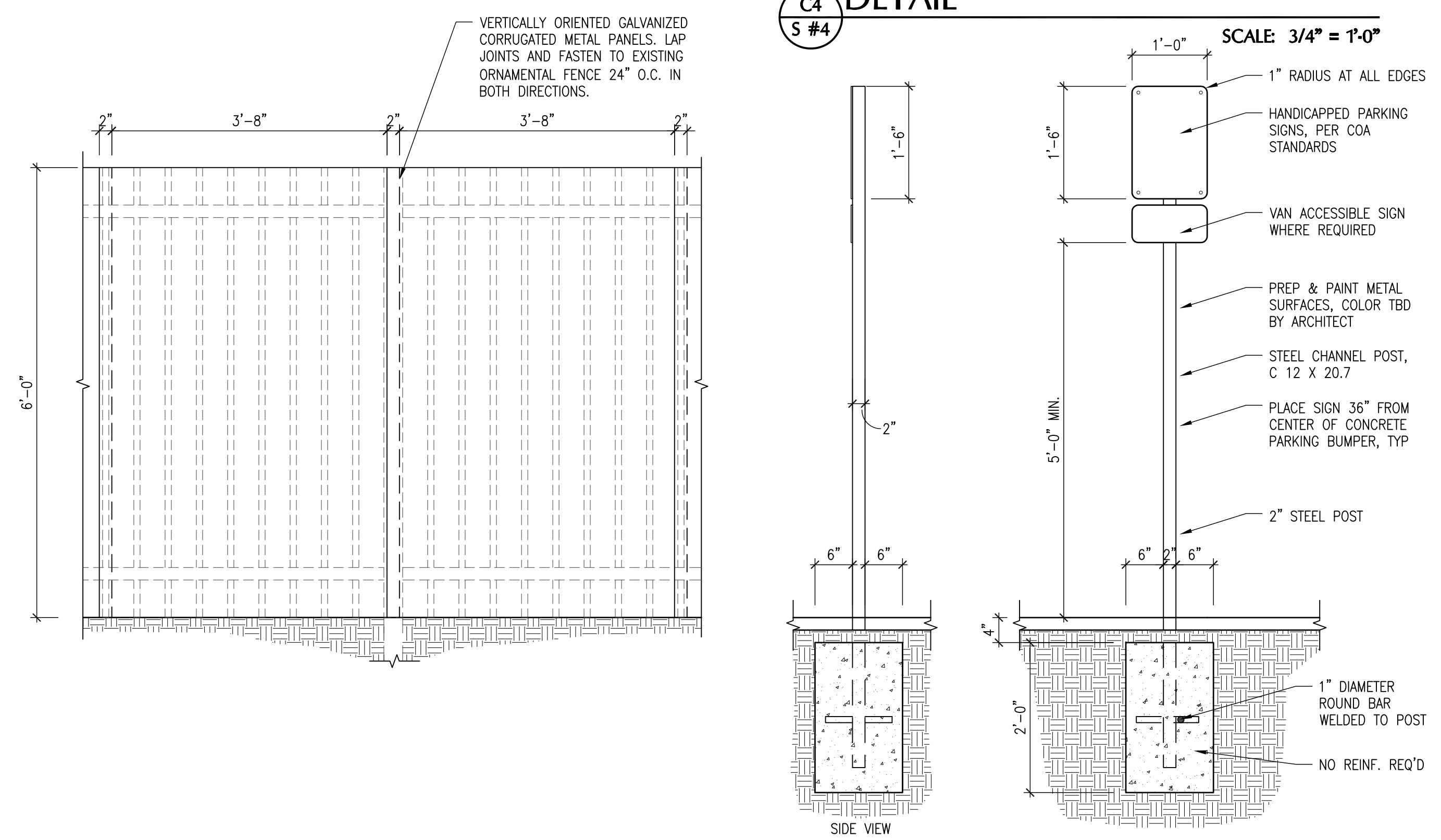


D5 WEST ELEVATION
S #4

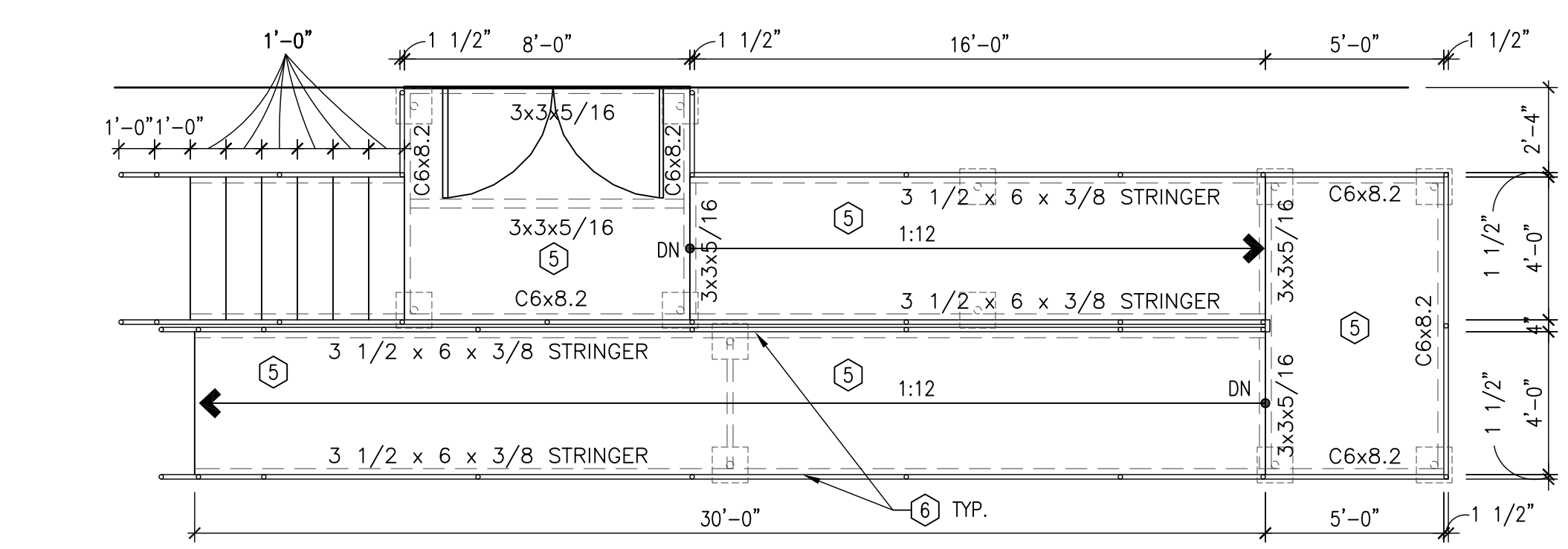


- SIGN TYPE R7-8 (12"x18")
 - SIGN FIELD IS BLUE
 - SIGN LETTERING AND BORDER ARE WHITE
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER NMSA 197866-7-352.4C
- SIGN TYPE R7-8A (6" X 12")
 - SIGN FIELD IS BLUE
 - SIGN LETTERING AND BORDER ARE WHITE
- REQUIRED LANGUAGE (VAN ACCESSIBLE SPACES) ANSI 502.7

C4 DETAIL
S #4



- KEYED NOTES**
- TAN METAL SIDING FOR ALL FACADES.
 - DARK BROWN METAL ROOFING AND FLASHING
 - DARK BROWN DOOR AND WINDOW FRAMES
 - MAIN ENTRANCE TO MODULAR BUILDING.
 - 1/4" CHECKERED PLATE. (STEEL)
 - 1-1/2" O.D. STEEL PIPE GUARDRAIL AND POSTS. SEE DETAIL A1/AS-501.



A1 ADA ACCESSIBLE RAMP DETAILS
S #4

SCALE: 1/4" = 1'-0"

A3 SCREENING FENCE
S #4

SCALE: 3/4" = 1'-0"

A4 PARKING SIGN ELEV.
S #4

SCALE: 3/4" = 1'-0"

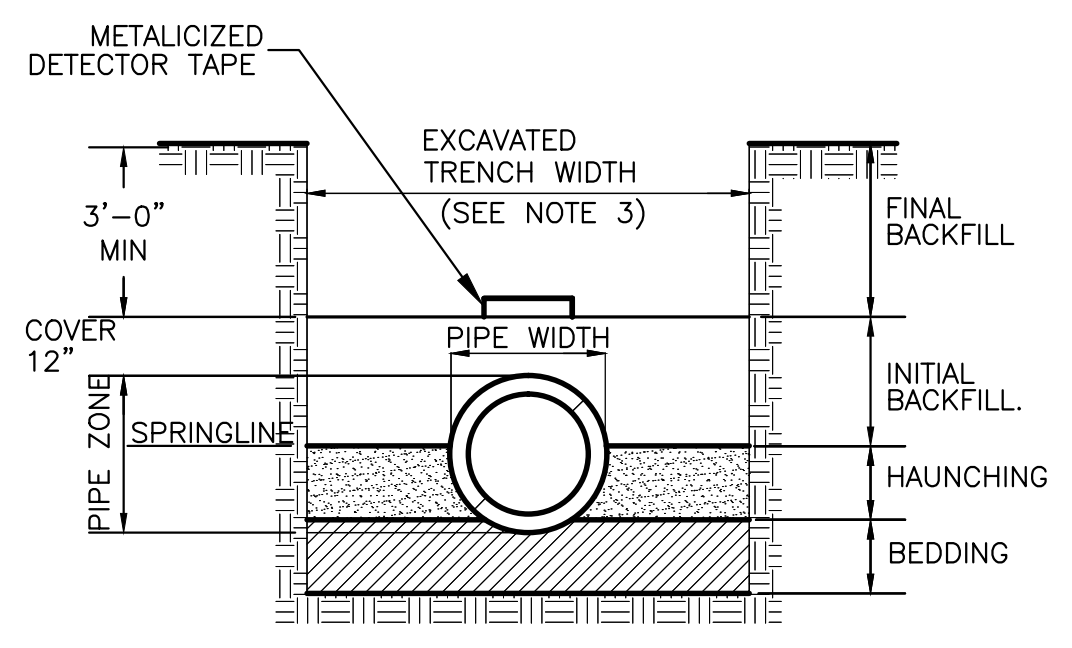
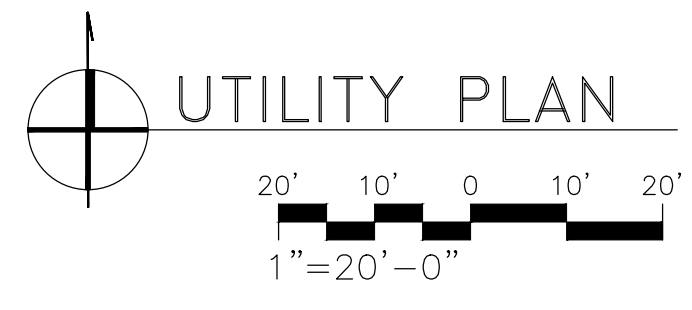
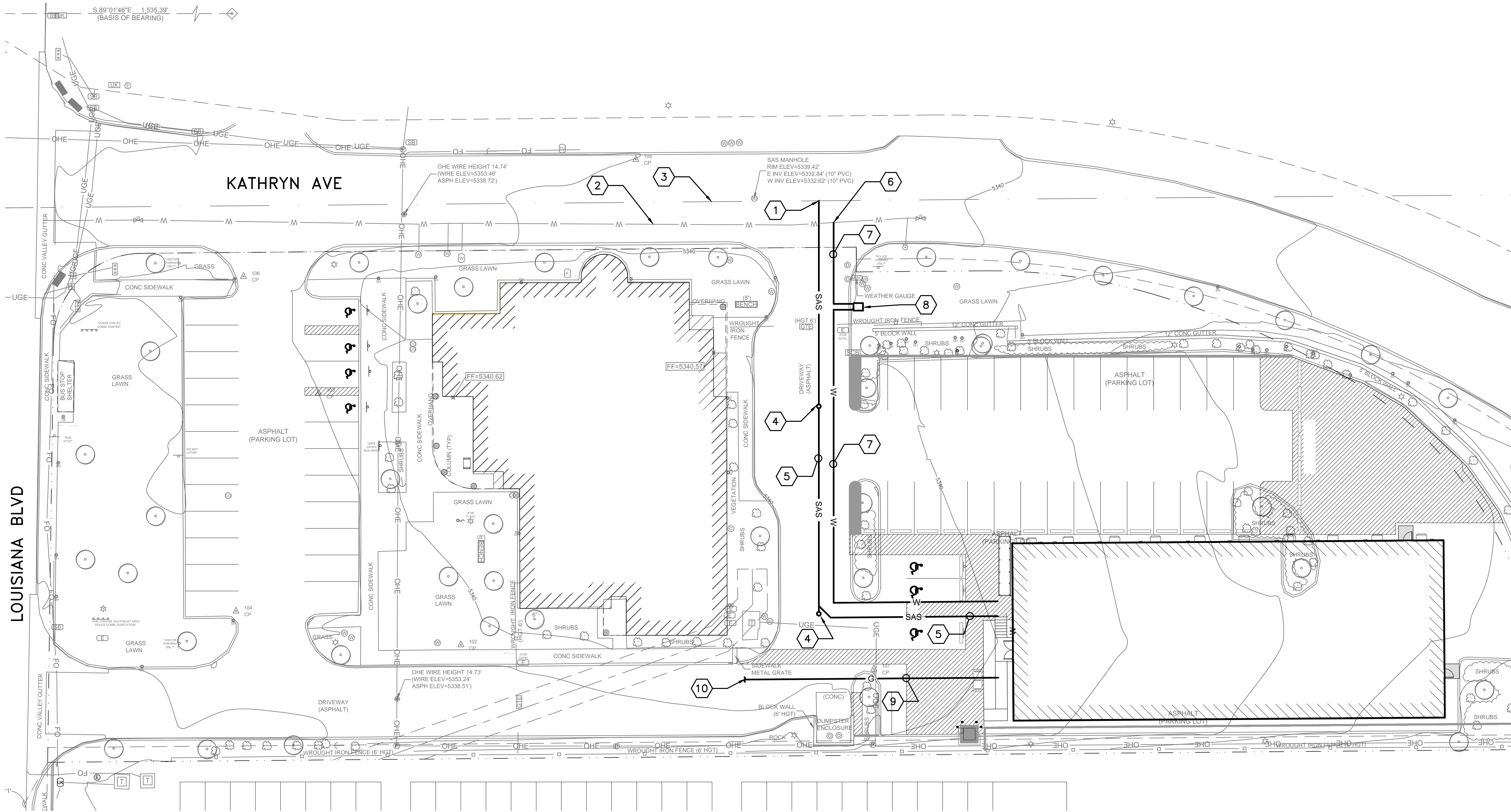
CITY OF ALBUQUERQUE
 ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: MODULAR BUILDING ELEVATIONS & DETAILS

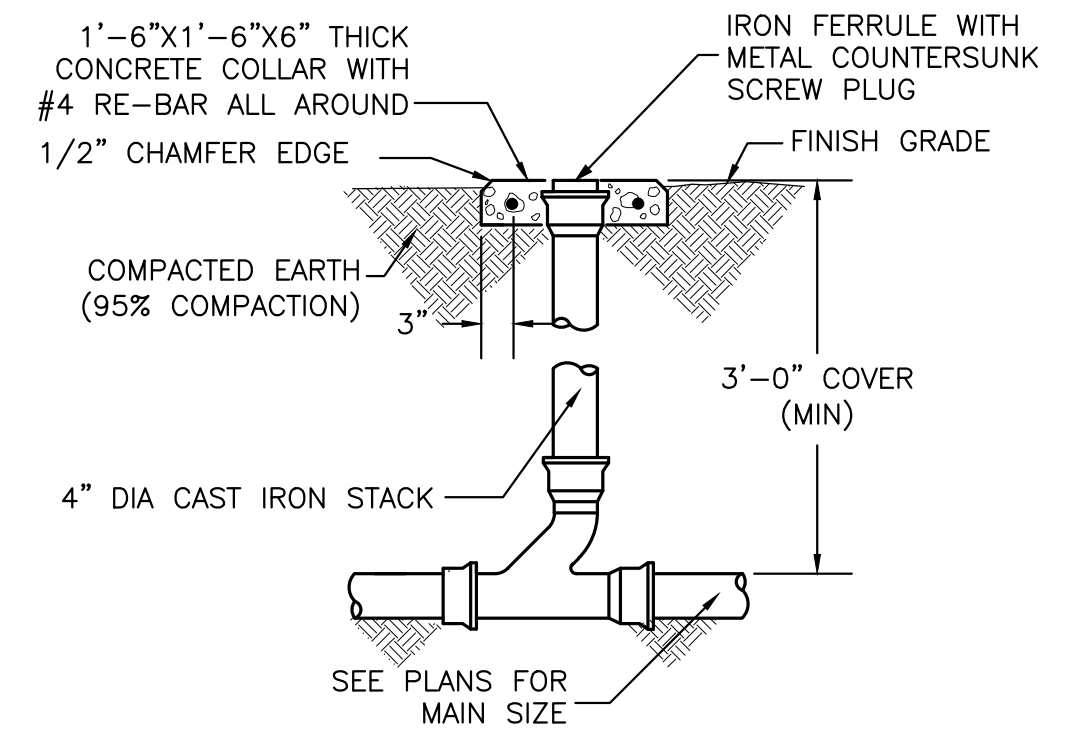
Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.
		09/14/2015	

City Project No. **6213** Zone Map No. **L-19-Z** Sheet **SHEET #4** Of **OF 4**

M:\TRN\15-100-082-00\2_DISCIPLINES\SHEETS\2_SHEETS - CIVIL\C-SITE-UTIL.DWG 12/7/2015 10:56 AM



NOTE:
 1. MECHANICAL TAMPERS SHALL NOT BE USED IN THE INITIAL BACKFILL SECTION FOR FLEXIBLE PIPE.
 2. USE CLASS "C" BEDDING.
 3. TRENCH SIDE SLOPES MUST CONFORM WITH OSHA REQUIREMENTS.



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR TO STUB OUT UTILITY SERVICES 5' FROM BUILDING. COORDINATE UTILITY SERVICE LOCATIONS AT BUILDING.

KEYED NOTES

1. PROVIDE SANITARY SEWER SERVICE CONNECTION AT EXISTING 10" SANITARY SEWER MAIN, PER COA STD DWG 2125.
2. EXISTING 8" WATER LINE.
3. EXISTING 10" SANITARY SEWER MAIN.
4. PROVIDE SANITARY SEWER CLEANOUT AT THIS LOCATION. SEE DETAIL, THIS SHEET.
5. INSTALL 4" SANITARY SEWER. SEE PIPE TRENCHING DETAIL, THIS SHEET.
6. PROVIDE SADDLE TAP PRESSURE CONNECTION AT EXISTING WATER MAIN PER COA STD DWG 2301. PROVIDE GATE VALVE AT CONNECTION.
7. 2" WATER SERVICE LINE. SEE PIPE TRENCHING DETAIL, THIS SHEET.
8. INSTALL WATER METER SERVICE PER COA STD DWG 2362. PROVIDE SHUT-OFF VALVE AND BOX IN LIEU OF A METER AND BOX COORDINATE SIZE.
9. INSTALL 2" GAS SERVICE LINE. SEE PIPE TRENCHING DETAIL, THIS SHEET.
10. CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF GAS MAIN.

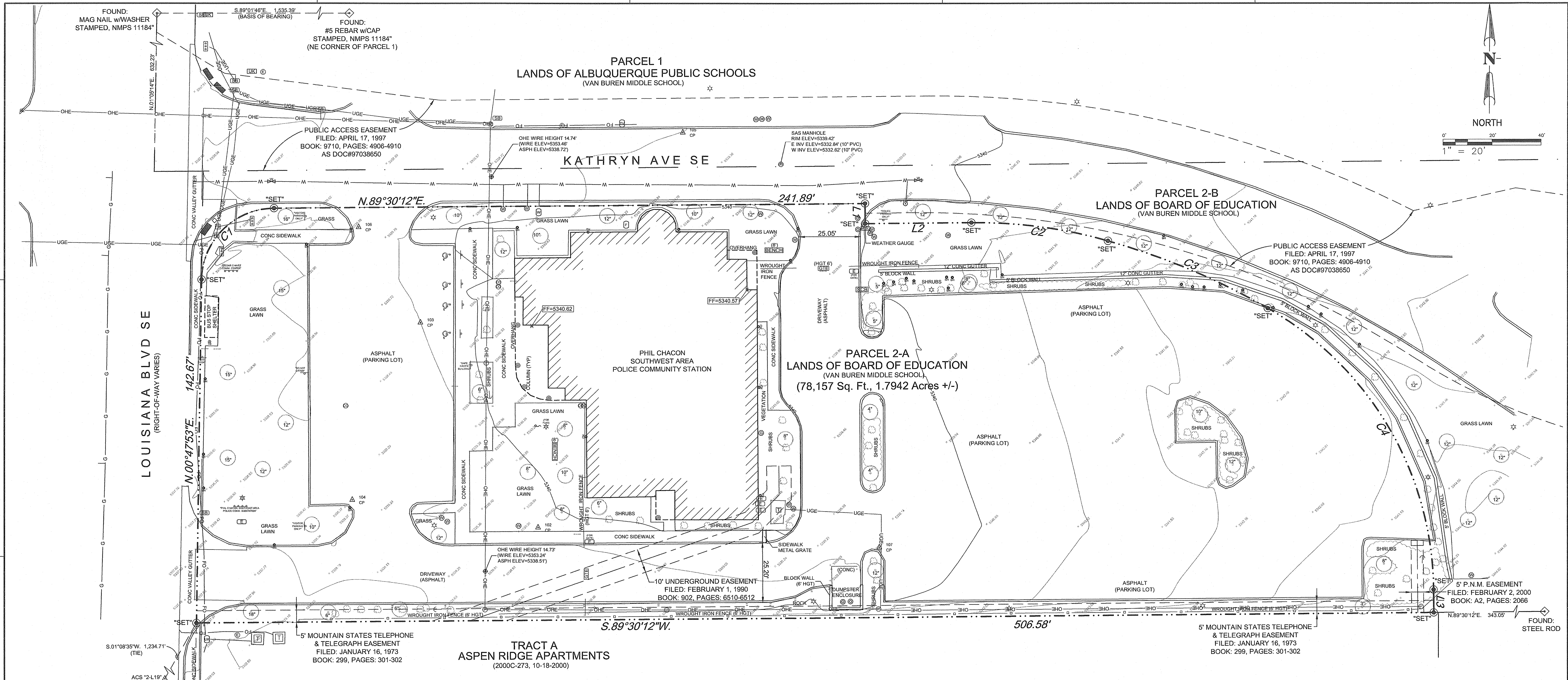
CHERRY/SEE/REAMES ARCHITECTS, PC
 220 gold avenue sw albuquerque, nm 87102
 505 - 842 - 1278 fax 505 - 766 - 9269

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		REVISIONS/REMARKS	
CONTRACTOR	DATE:	CONTRACTOR	DATE:	NO.	BY	NO.	DATE:
WORK STAKED BY	DATE:	INSPECTOR'S APPROVAL	DATE:	FIELD NOTES	BY	NO. <td>DATE:</td>	DATE:
INSPECTOR'S APPROVAL	DATE:	FIELD VERIFICATION BY	DATE:	NO. <td>BY</td> <td>NO. <td>DATE:</td> </td>	BY	NO. <td>DATE:</td>	DATE:
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DRAWING CORRECTED BY	DATE:	MICRO-FILM INFORMATION	DATE:	NO. <td>BY</td> <td>NO. <td>DATE:</td> </td>	BY	NO. <td>DATE:</td>	DATE:
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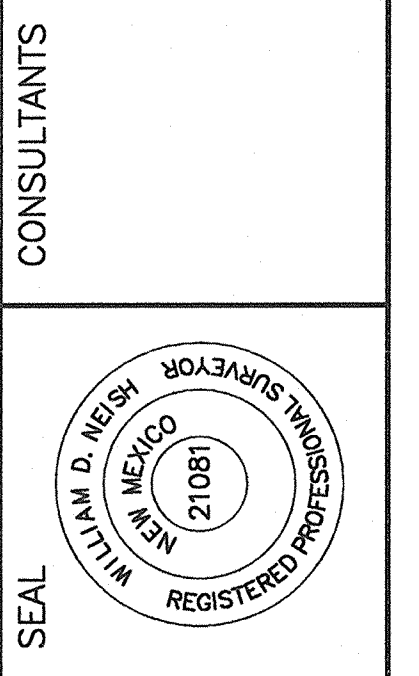
CITY OF ALBUQUERQUE
 ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: UTILITY PLAN

Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.
City Project No. 6213	Zone Map No. L-19-Z	Sheet C-100	Of



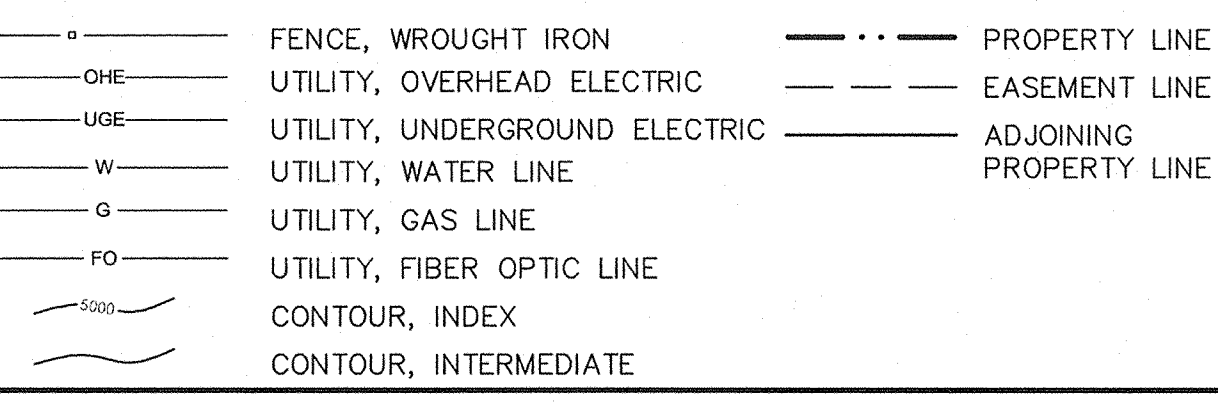
WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000



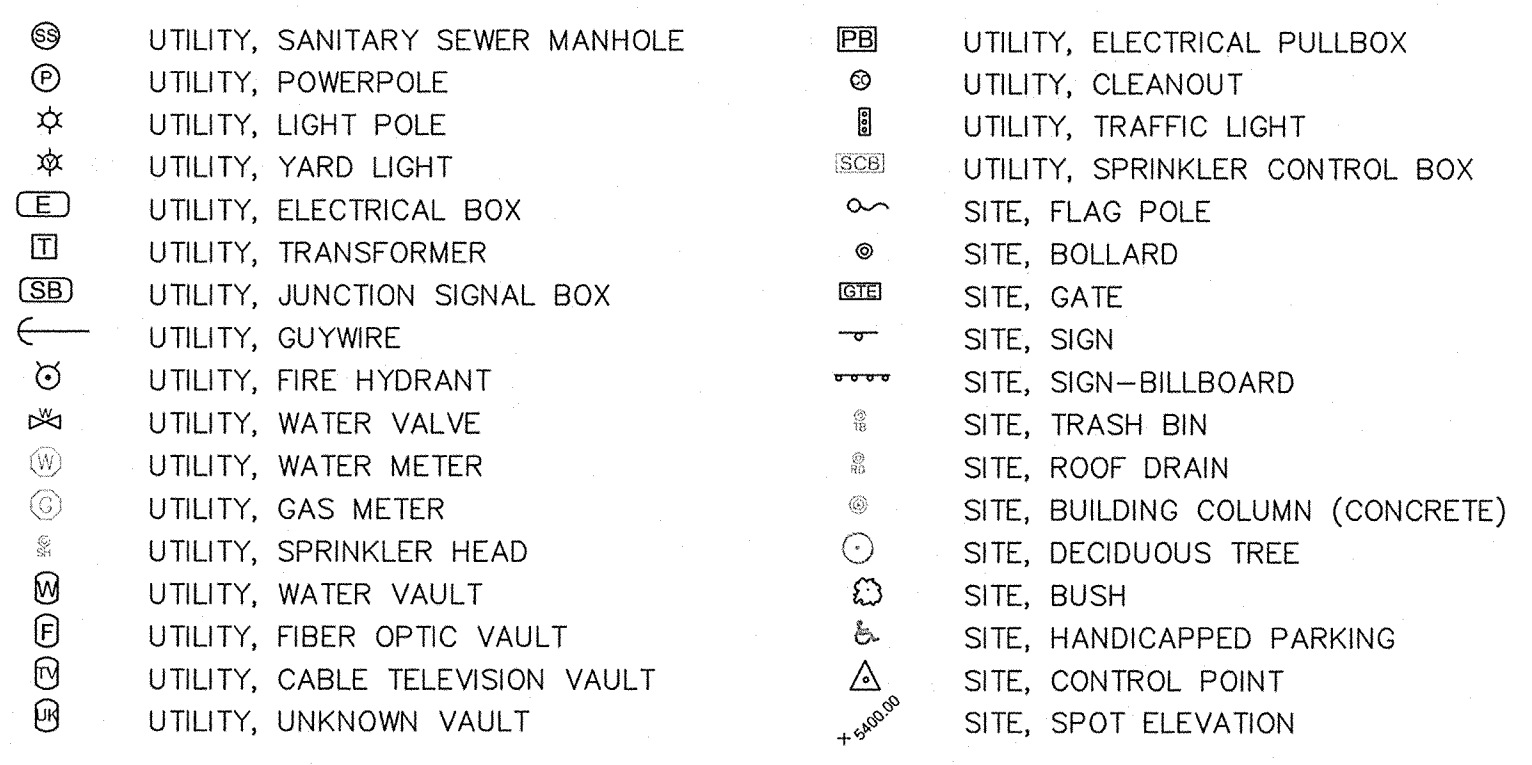
PROJECT NAME
**SOUTHEAST COMMAND CENTER
ALBUQUERQUE POLICE DEPT.**

ALBUQUERQUE, NEW MEXICO

LINE STYLES:



SYMBOL LEGEND:



CONTROL POINTS:

CONTROL POINT 102 N: 1479602.083 E: 1545759.866 ELEV: 5339.436 DESCRIPTION: REBAR w/CAP	CONTROL POINT 104 N: 1479613.508 E: 1545683.807 ELEV: 5338.072 DESCRIPTION: PK NAIL	CONTROL POINT 106 N: 1479726.710 E: 1545686.346 ELEV: 5338.568 DESCRIPTION: PK NAIL
CONTROL POINT 103 N: 1479687.186 E: 1545711.722 ELEV: 5338.997 DESCRIPTION: PK NAIL	CONTROL POINT 105 N: 1479766.286 E: 1545819.073 ELEV: 5339.166 DESCRIPTION: PK NAIL	CONTROL POINT 107 N: 1479593.870 E: 1545899.600 ELEV: 5339.273 DESCRIPTION: PK NAIL

CURVE TABLE:

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	30.00'	46.44'	N.45°09'22"E.	41.94'	89°16'08"
C2	196.60'	56.62'	S.82°14'47"E.	56.43'	16°50'10"
C3	288.60'	71.36'	S.66°54'45"E.	71.18'	14°28'04"
C4	136.56'	141.41'	S.30°09'49"E.	135.18'	59°55'19"

LINE TABLE:

LINE	LENGTH	CHORD BEARING
L1	8.40'	S.00°23'49"E.
L2	43.51'	N.89°30'11"E.
L3	9.52'	S.00°29'49"E.

LEGAL DESCRIPTION:

PARCEL 2-A, VAN BUREN MIDDLE SCHOOL
LANDS OF BOARD OF EDUCATION
FILED: 12-15-1988
C38-27

GENERAL SURVEY NOTES:

- FIELD SURVEY PERFORMED IN JUNE 2015.
- HORIZONTAL DATUM:
COORDINATES ARE MODIFIED GROUND COORDINATES
BASED ON NAD83, NEW MEXICO STATE PLANE CENTRAL ZONE.
COMBINED GRID-TO-GROUND FACTOR=1.0003412400.
ALL DISTANCES SHOWN ARE GROUND BEARINGS & GRID BEARINGS.
- VERTICAL DATUM:
NAVD 88
- MONUMENTS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED, "PS 21081".
- MONUMENTS IDENTIFIED ARE FOUND MONUMENTS, AS NOTED.

PRIMARY BENCHMARK:

A CITY OF ALBUQUERQUE SURVEY CONTROL 3-1/4" ALUMINUM DISK, STAMPED "ACS, 2-L19, 1984", SET FLUSH ON TOP OF THE CURB, LOCATED ON THE SE QUADRANT OF LOUISIANA BLVD. & CONTINENTAL LOOP NE.
X=1,545,595.435'
Y=1,478,327.865'
ELEV=5339.761' (NAVD 1988)
CGGF: 1.00034124

SURVEYOR'S CERTIFICATION:

I, WILLIAM D. NEISH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21081, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

William D. Neish
WILLIAM D. NEISH
NMP5 21081

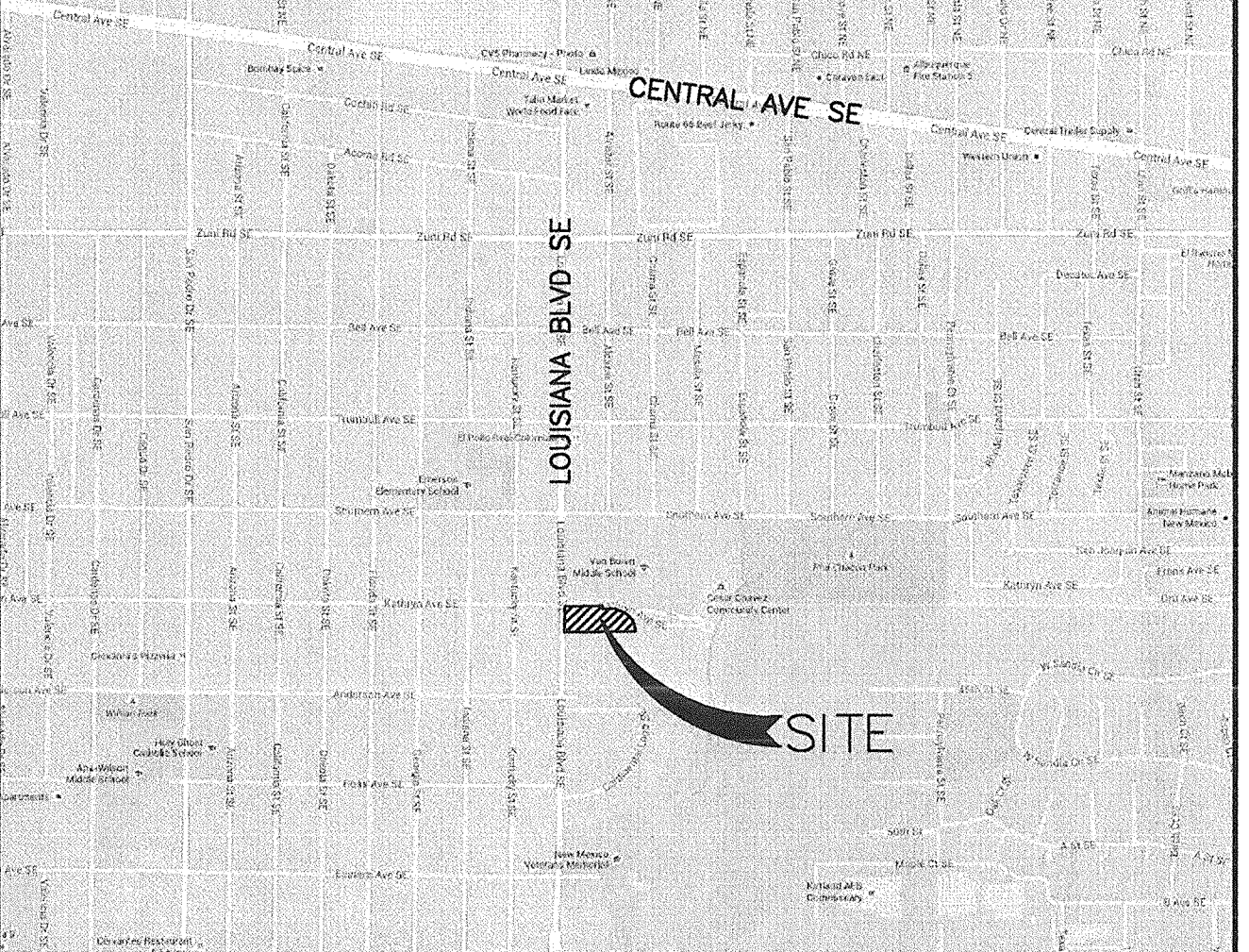


6-12-15
DATE

DOCUMENTS USED:

- PLAT OF PARCELS 2-A & 2-B VAN BUREN SCHOOL LANDS OF BOARD OF EDUCATION C38-27
- "PERMANENT EASEMENT" (PUBLIC ACCESS EASEMENT) BOOK: 9710, PAGES: 4906-4910 APRIL 17, 1997 DOC#97038650
- UNPLATTED PARCEL 1 LANDS OF ALBUQUERQUE PUBLIC SCHOOLS VAN BUREN MIDDLE SCHOOL Survey by CHARLES G. CALA JR., NMP5 11184 Dated: 1-22-2010
- 10' UNDERGROUND EASEMENT BOOK: 902, PAGES: 6510-6512 FEBRUARY 1, 1990 DOC#90-8484
- DEED WITHOUT WARRANTY VOL.: D-485, POLIO: 387 JUNE 10, 1959 DOC#21326
- SECOND CORRECTION TO DEED WITHOUT WARRANTY, DATED JUNE 1, 1959 VOL.: 554, POLIO: 613 AUGUST 2, 1960

VICINITY MAP:



MARK	DATE	DESCRIPTION

PROJECT NO:
15-300-048-01

DRAWN BY: AMT

CHECKED BY: WDN

SHEET TITLE

TOPOGRAPHIC SURVEY

V-101

SHEET 1 OF 1

Project Data:

Title Albuquerque Police Department Southeast Area Substation
 Address 800 Louisiana Blvd., SE
 Owner City of Albuquerque
 Architect The Boehning Partnership, Inc.
 Zoned SU-1 (Police Substation)
 Zone Atlas Map # L-19-Z
 Legal Description Lands of Board of Education Parcel 2

Related EPC Application: Phil Chacon Park Master Plan File # Z-86-59

Design Data:

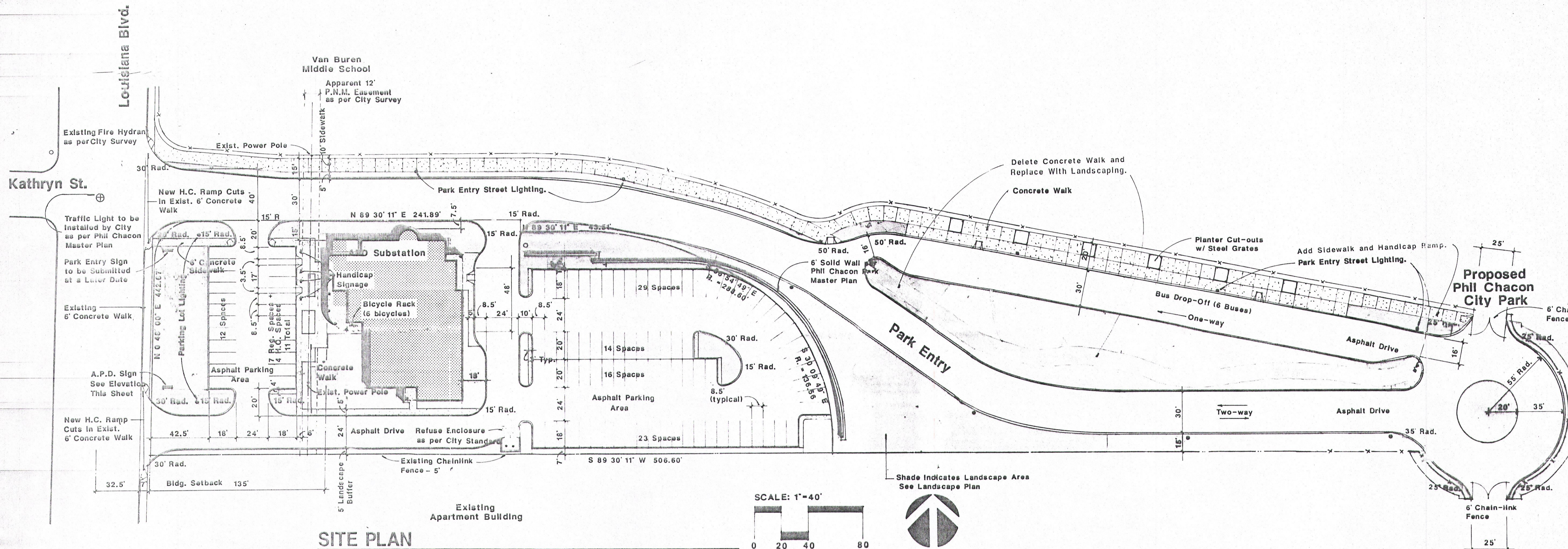
Occupancy Type B2
 Construction Type II-N
 Total Site Acreage 1.800 Acres
 Building Area 9375 SF
 Paving Area 42,462 SF 54%
 Landscaping Area 22,276 SF 28%

Parking Data:

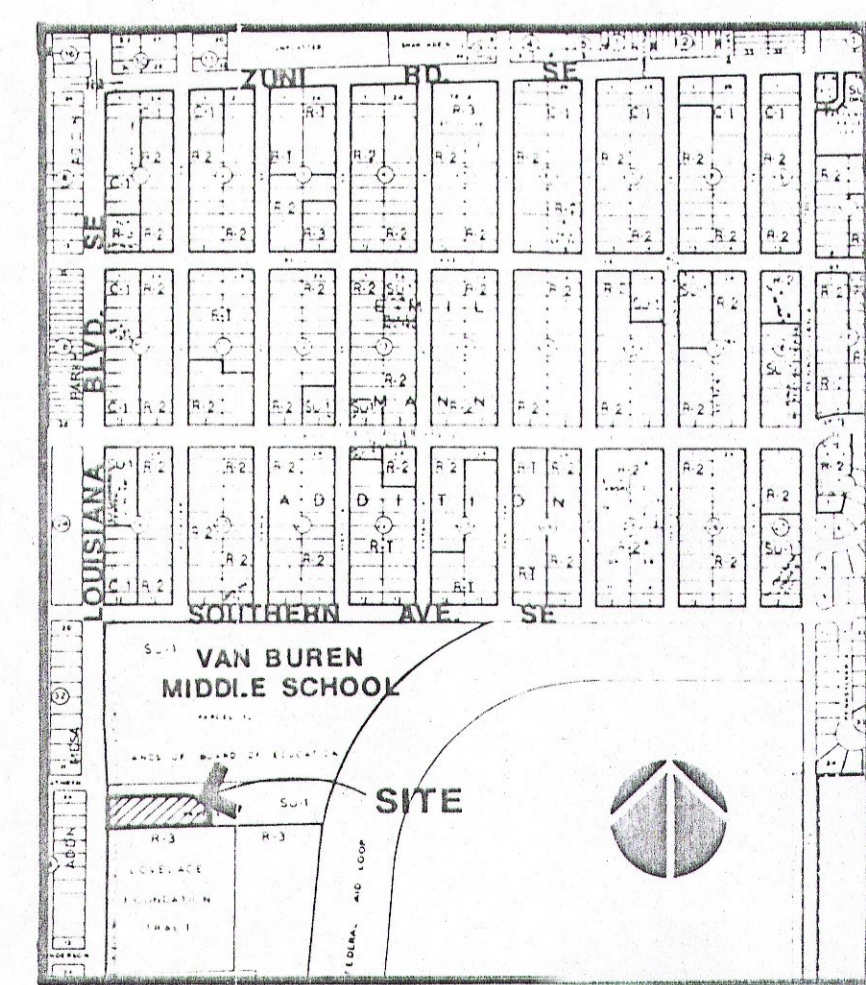
Spaces Required 1 space/200 SF
 47 Spaces
 Spaces Provided 101 Regular
 4 Handicap

Park Entry Data:

Site Acreage 1.815 Acres
 Paving 50,724 SF 64%
 Landscape 24,058 SF 30%



SITE PLAN



CASE NUMBER Z-88-54

APPROVALS

I CERTIFY THAT THIS AREA IS ZONED SU-1 FOR MUNICIPAL PARK, RELATED FACILITIES, AND A POLICE SUBSTATION AND THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC ON JUNE 17, 1988, AND THAT THE FINDINGS IN THE OFFICIAL NOTICE HAVE BEEN COMPLIED WITH.

[Signature] 3-3-89
 PLANNING DIRECTOR DATE

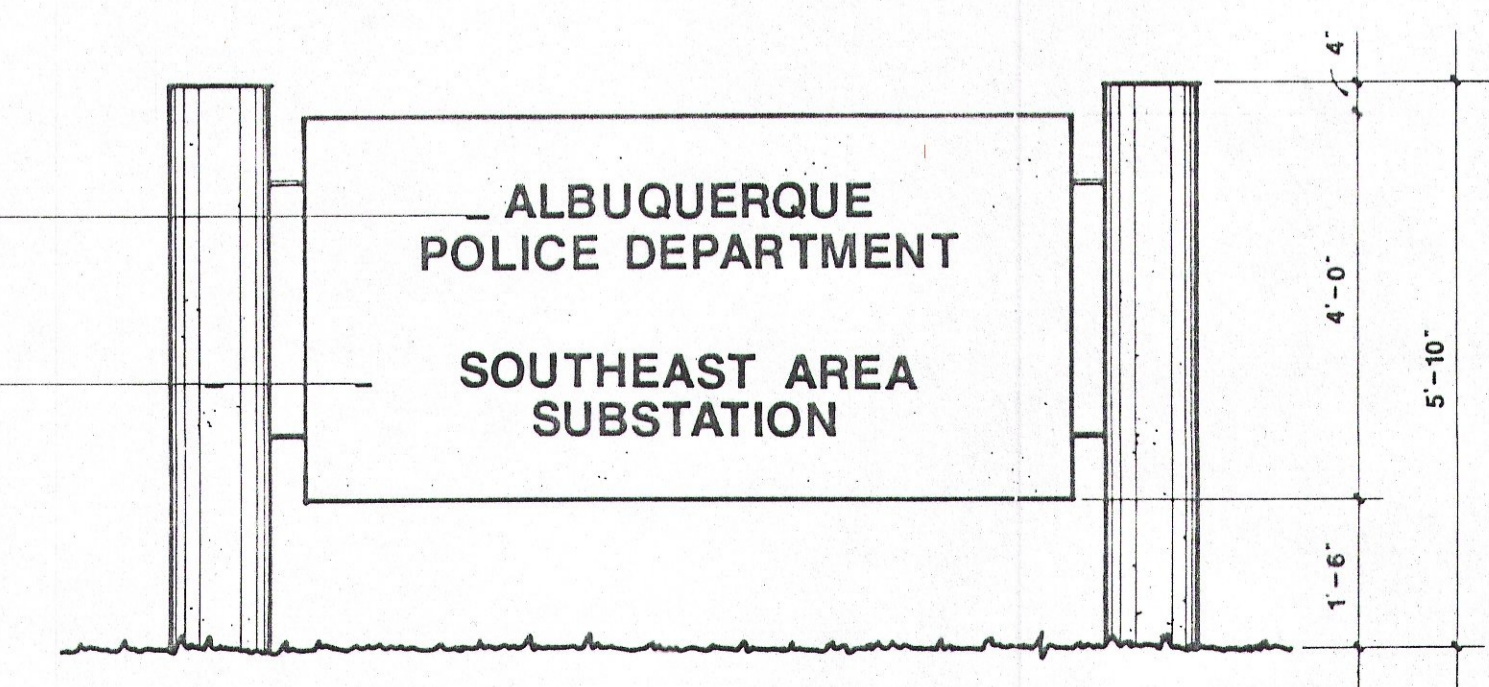
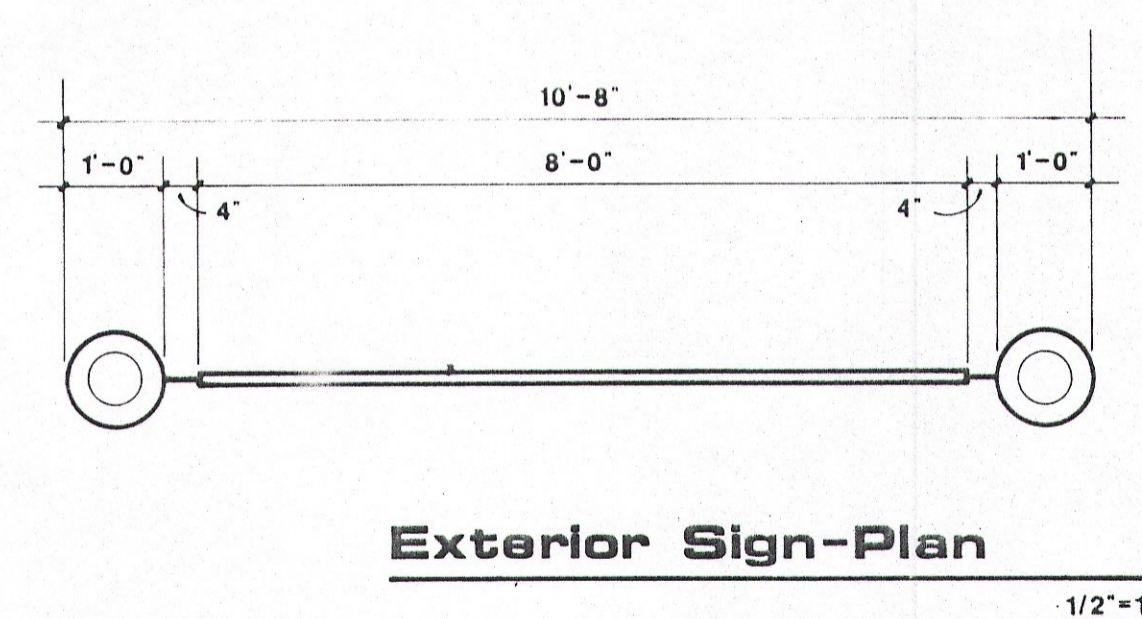
[Signature] 1/23/89
 TRAFFIC ENGINEER DATE

[Signature] 10/11/88
 CITY ENGINEER DATE

[Signature] 10/11/88
 PARKS & RECREATION DEPT. DATE

[Signature] 3-3-89
 WATER RESOURCES MGMT. DATE

ADMINISTRATIVE
 DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-88-54
 To eliminate concrete
 work and landscape
[Signature] 11/9/88
 PLANNING DIRECTOR DATE



Revised 9/28/88
 Revised 11/8/89

ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION	
SITE PLAN	
THE BOEHNING PARTNERSHIP ARCHITECTS & PLANNERS	
DATE: JULY, 1988	SHEET # 1