ZONE ATLAS PAGE K-14
ZONING SU-2/SU-1 for INSTRUCTION IN MUSIC, THEATER, DANCE, ARTS and CRAFTS

LEGAL DESCRIPTION
W 20ft OF LOT 20 and ALL OF LOTS 21 thru 24, BLK Q ATLANTIC & PACIFIC

UPC: 101405709916631902

CONSTRUCTION TYPE: VB

OCCUPANCY: MIXED
OCCUPANCY B:
LEVEL 2 OFFICE: 915sf(net)
LEVEL 3 OFFICE 469sf(net)
TOTAL 1384sf (net)

OCCUPANCY E:
LEVEL 1 STUDIOS : 2781sf (net)

GROSS BUILDING AREA:
BASEMENT: 1476sf
LEVEL 1: 4229sf
LEVEL 2: 1684sf
TOTAL FOOTPRINT 5913sf
LEVEL 3: 693sf
TOTAL 8082sf

LANDSCAPING:

A MINIMUM OF 15% OF THE NET SITE AREA SHALL BE LANDSCAPED.
LANDSCAPE CALCULATIONS ARE AS FOLLOWS:
TOTAL LOT SF: 11990sf
BUILDING FOOTPRINT: 5913sf
PORTAL: 350sf

TOTAL AREA AVAILABLE: 5727sf
15% REQUIRED: 859sf

TOTAL PROVIDED: 1120sf

GROUND COVER: LANDSCAPE BEDS SHALL ACHEIVE 75% GROUND COVER. THE REMAINDER SHALL BE ORGANIC MULCH AND BASIC GRAVEL WITH COBBLESTONE ACCENTS.

IRRIGATION: AUTOMATIC IRRIGATION SHALL NOT BE PROVIDED. PLANTINGS SHALL BE HAND WATERED UNTIL ESTABLISHED

MAINTENANCE: SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

THE LANDSCAPE PLAN SHALL MEET THE REQUIREMENTS OF THE CITY WATER CONSERVATION LANDSCAPING and WATER WASTE ORDINANCE

ALL NEW INDICATED PLANTINGS SHALL BE COMPLETED WITHIN 60 DAYS OF OCCUPANCY

LANDSCAPING MAY REPLACE EXISTING ASPHALT IN FUTURE PHASES, PROVIDED THAT PARKING SPACES AND SUFFICIENT VEHICULAR CIRCULATION AREA ARE PRESERVED

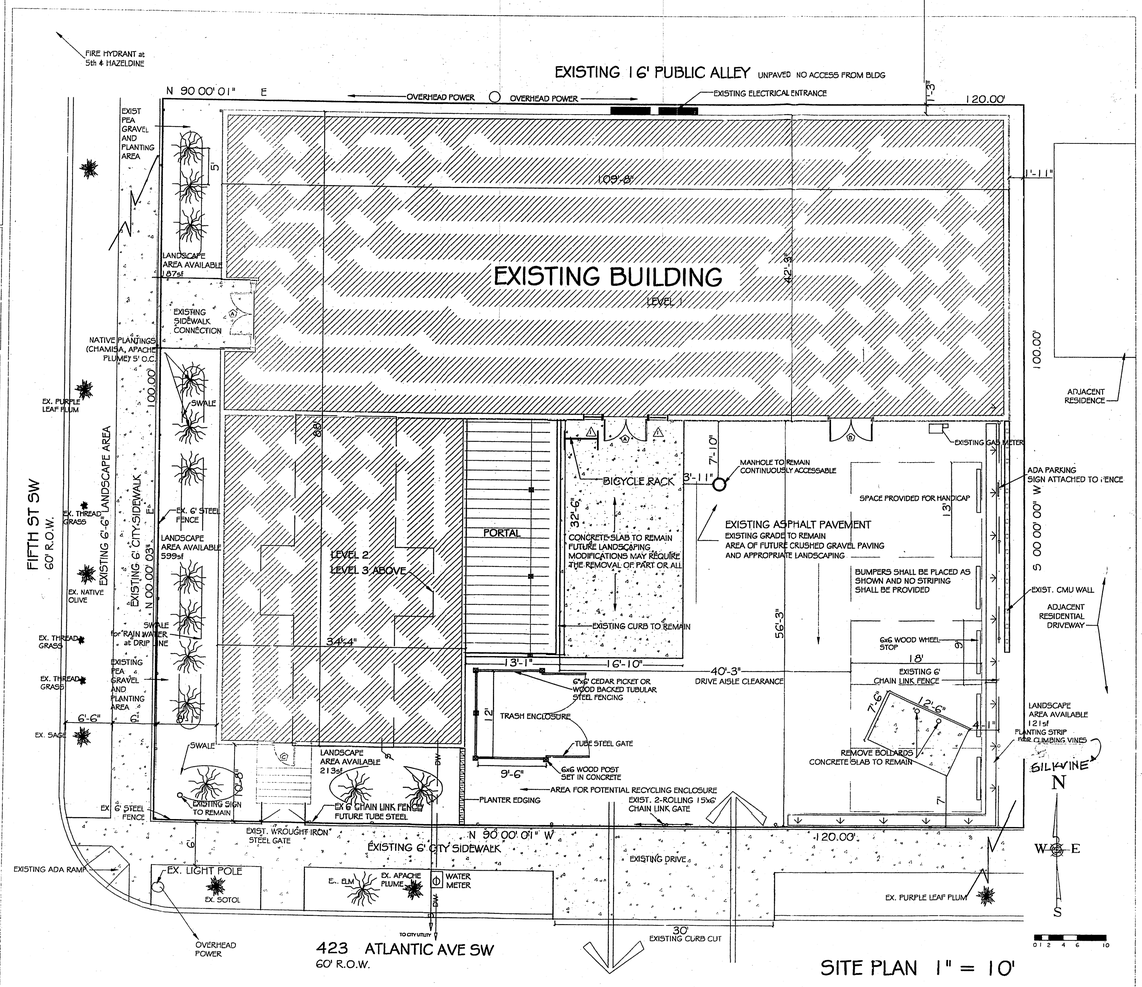
ALLOWABLE FUTURE LANDSCAPING PALLETE:
DIM. AT MATURITY

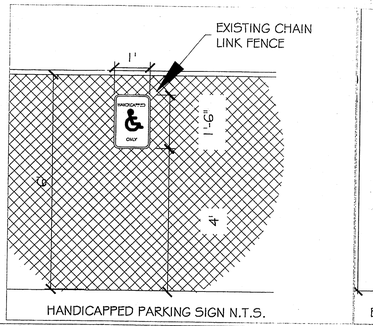
	HEIGHT	SPREAD	WATER USE
TREES:			
DESERT WILLOW	20'	25'	LOW+
PURPLE LEAF PLUM	20'	20'	MEDIUM
NEW MEXICO OLIVE	15'	15'	MEDIUM
SHRUBS PLANTED 5' OC:			
APACHE PLUME	6'	7'	LOW
~~BIG SAGE~~	4'	4'	LOW
CHAMISA	5'	5'	LOW
GROUND COVER PLANTED 24" OC :			
THREAD GRASS	2'	2'	LOW+
BLUE FESCUE	1'	1'	MEDIUM
VINES:			
SILKVINE	climbing	40'	LOW+

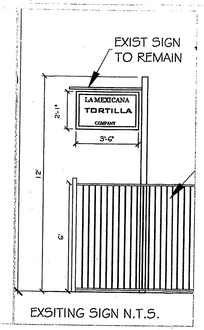
PARKING REQUIREMENTS:

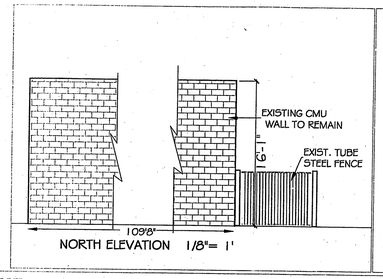
BUILDING CONSTRUCTED PRIOR TO OCTOBER 1965
BUILDING SQUARE FOOTAGE SHALL NOT BE ALTERED

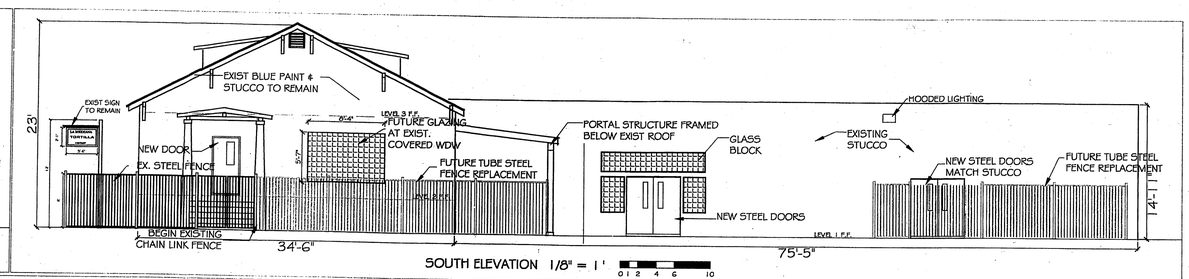
ONE (1) PER STAFF MEMBER	= 4
NUMBER PROVIDED	= 5
HANDICAPPED	1
ON STREET PARKING	
TOTAL SPACES	7
AVAILABLE SPACES	4

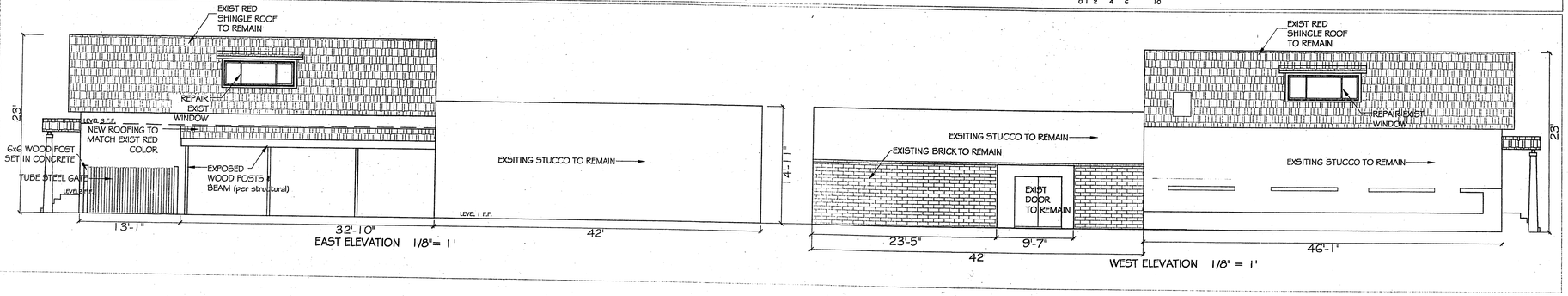












PROJECT NUMBER: EPC #1007690
Application Number: 09 DRB-70358

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 7/8-09 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPEMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date 12/09/09
Water Utility Department	Date 12/09/09
Parks and Recreation Department	Date 12/9/09
City Engineer	Date 12/9/09
*Environmental Health Department (conditional)	Date N/A
Solid Waste Management	Date N/A
DRB Chairperson, Planning Department	Date 05-25-10

General Notes

CONTRACTOR SHALL CLOSELY EXAMINE AND VERIFY ALL EXISTING CONDITIONS

ANY DEFICIENCIES FOUND AND NOT INDICATED ON THE PLANS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY

ALL NEW WORK SHALL BE PERFORMED IN ACCORDANCE WITH IBC AND LOCAL CODE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS.

FIRE HYDRANTS LOCATED AT 4th AND ATLANTIC AND 5th AND HAZELDINE

SUNTRAN ROUTES 54 STOPS AT 4th & SANTA FE (700' SOUTH)

ALL ACTIVITIES SHALL COMPLY WITH THE CITY'S NOISE ORDINANCE (9-9-9-1 et seq.) AND SOLID WASTE MANAGEMENT and RECYCLING ORDINANCE (9-10-1-1 et seq.)

ALL EXISTING EASEMENTS AND RIGHTS OF WAY SHALL BE MAINTAINED

PROJECT # 1007690

No.	Revision/Issue	Date
	JUNE 10, 2009	
	MARCH 31, 2009	

SITE DEVELOPEMENT PLAN
SITE PLAN FOR BUILDING PERMIT

IMPROVEMENTS for the WORKING CLASSROOM
423 ATLANTIC SW

Date DECEMBER 5, 2008
Scale

Sheet 01