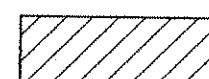
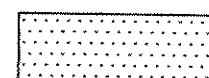





SITE PLAN LEGEND

-  PROPOSED NEW BUILDING ADDITION
 -  PROPOSED NEW GRAVEL IMPROVEMENTS, TO MATCH EXISTING
 -  PROPOSED NEW CONCRETE
 -  EXISTING PLANTING TO BE REMOVED
 -  EXISTING PLANTING TO REMAIN
- *UNLESS NOTED OTHERWISE, EXISTING TO REMAIN

PROJECT DATA DRB#1000591

ADDRESS: 5100 MASTHEAD STREET NE ALBUQUERQUE, NM 87109
 LEGAL DESCRIPTION: LOT 4AA-5A-1, BLOCK 0, JOURNAL CENTER, BERNALILLO COUNTY NEW MEXICO
 UPC: 101-706-341-014-740-235
 ZONING: IP
 ZONE ATLAS MAP: D-17-Z
 BUILDING DATA:
 OCCUPANCY GROUP: E - EDUCATION
 EXISTING STRUCTURE: ONE STORY - 25,520 SF
 PROPOSED NEW CONSTRUCTION: ONE STORY - 9,948 SF
 PROPOSED NEW BUILDING: 35,468 SF
 PROPOSED NEW CONSTRUCTION TYPE: II-B SPRINKLED
 SITE AREA: 143,748 SF
 BUILDING-TO-LOT COVERAGE (TOTAL): 24.6%
 PARKING:
 PROVIDED PARKING SPACES: 111 (INCLUDING 8 ACCESSIBLE SPACES, NOT INCLUDING 3 MOTORCYCLE PARKING SPACES)
 REQUIRED PARKING SPACES: 84 (3 SPACES FOR EACH CLASSROOM, 23 CLASSROOMS Per 14-16-3-1 Off-Street Parking Regulations, Part 3 - A, (29)
 PROVIDED BICYCLE PARKING: 7 PROVIDED
 REQUIRED BICYCLE PARKING: 6 PER 14-16-3-1 Off-Street Parking Regulations Part 3 - B, 3 (C); 1 SPACE per 50 STUDENTS @ 300 STUDENTS TOTAL
 FIRE FLOW REQUIREMENTS:
 PROPOSED NEW CONSTRUCTION TYPE: II-B SPRINKLED
 SQUARE FOOTAGE: 35,468 SF
 EXISTING FIRE HYDRANTS: 2
 FIRE FLOW: 2,000 GPM (PER IFC APPENDIX B)
 FIRE APPARATUS ACCESS AND LOADING:
 NEW FIRE APPARATUS ACCESS ROAD AND ANY REPAIRS TO EXISTING FIRE APPARATUS ACCESS ROADS DUE TO NEW FOUNDATION WORK TO BE 3" MIN ASPHALT CONCRETE OVER 8" MIN COMPACTED SUB-GRADE AND WILL BE CAPABLE OF SUPPORTING 75,000 POUNDS MIN. NOT TO EXCEED 10% GRADE.
 LANDSCAPE:
 ALL NEW LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE.
 LANDSCAPE AREA REQUIREMENT: 143,748 SF (SITE AREA) - 35,468 SF (BUILDING AREA) = 108,280 SF X 15% = 16,242 SF
 TOTAL LANDSCAPE AREA PROVIDED: 19,750 SF (18%)
 LANDSCAPE MAINTAINED BY: LEECO GROUNDS MANAGEMENT, INC
 PLAYFIELD WATERING SYSTEM: EXISTING SPRINKLER SYSTEM (2" MAINLINE)
 ALL OTHER LANDSCAPE AREAS: EXISTING DRIP IRRIGATION SYSTEM

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

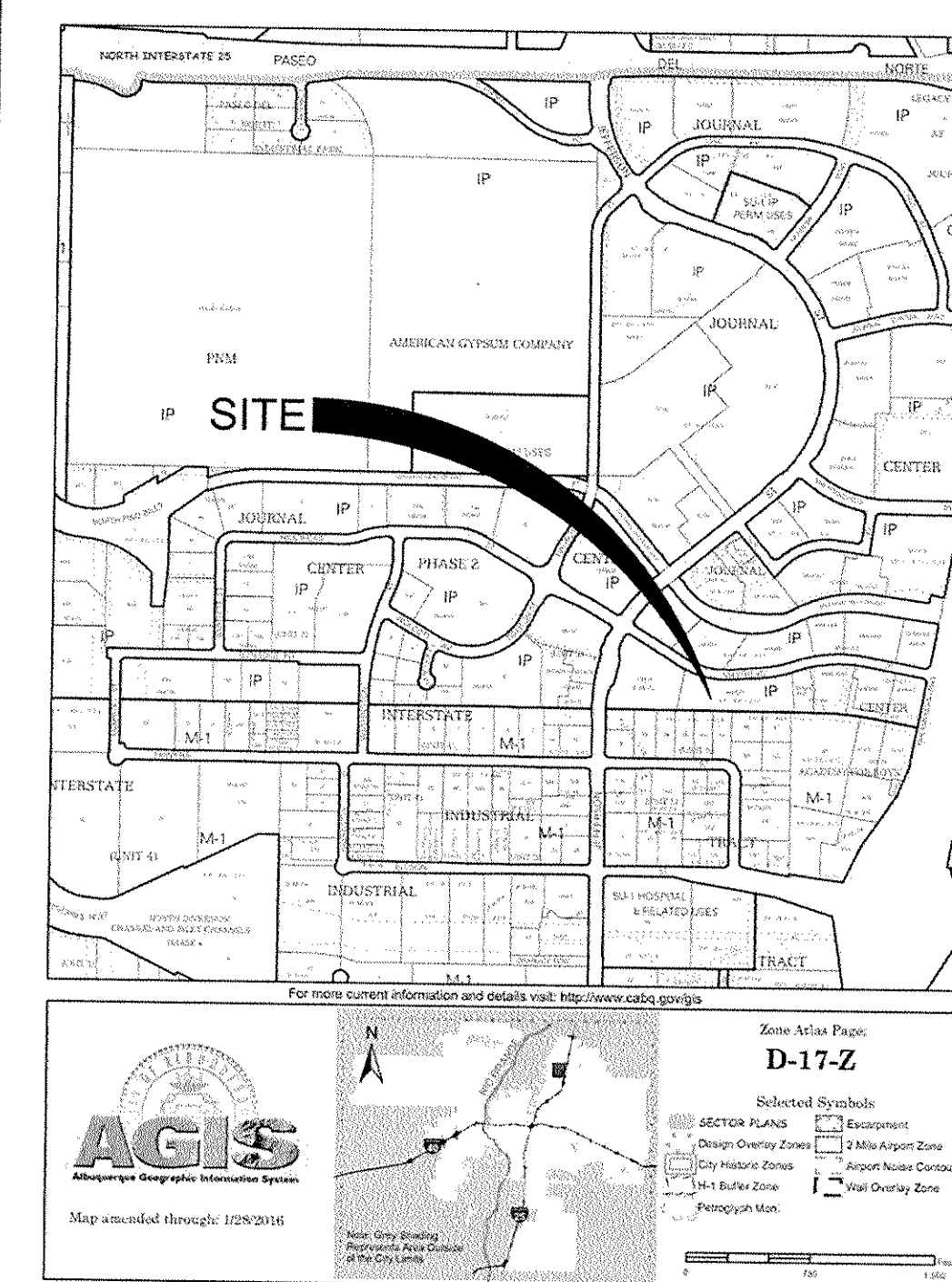
ARCHITECT

ENGINEER

PROJECT

EXPLORE ACADEMY RENOVATION/ADDITION
 5100 MASTHEAD ST. NE ALBUQUERQUE, NM 87109

VICINITY MAP Zone Atlas Page: D-17



APPROVALS

PROJECT NUMBER:	1000591
APPLICATION NUMBER:	18DRB-70070
Is an Infrastructure List Required? () Yes (x) 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.	
SITE DEVELOPMENT PLAN APPROVAL:	
<i>Raquel M. Wood</i>	3/21/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Rich Cade</i>	03-27-18
ABCWUA	DATE
<i>James D. Bayler</i>	3/21/18
PARKS AND RECREATION DEPARTMENT	DATE
<i>James D. Bayler</i>	3/21/2018
CITY ENGINEER	DATE
N/A	
SOLID WASTE MANAGEMENT	DATE
N/A	
FIRE MARSHAL	DATE
<i>zz</i>	3/21/18
CODE ENFORCEMENT	DATE
<i>zz</i>	3.27.18
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS
△
△
△
△

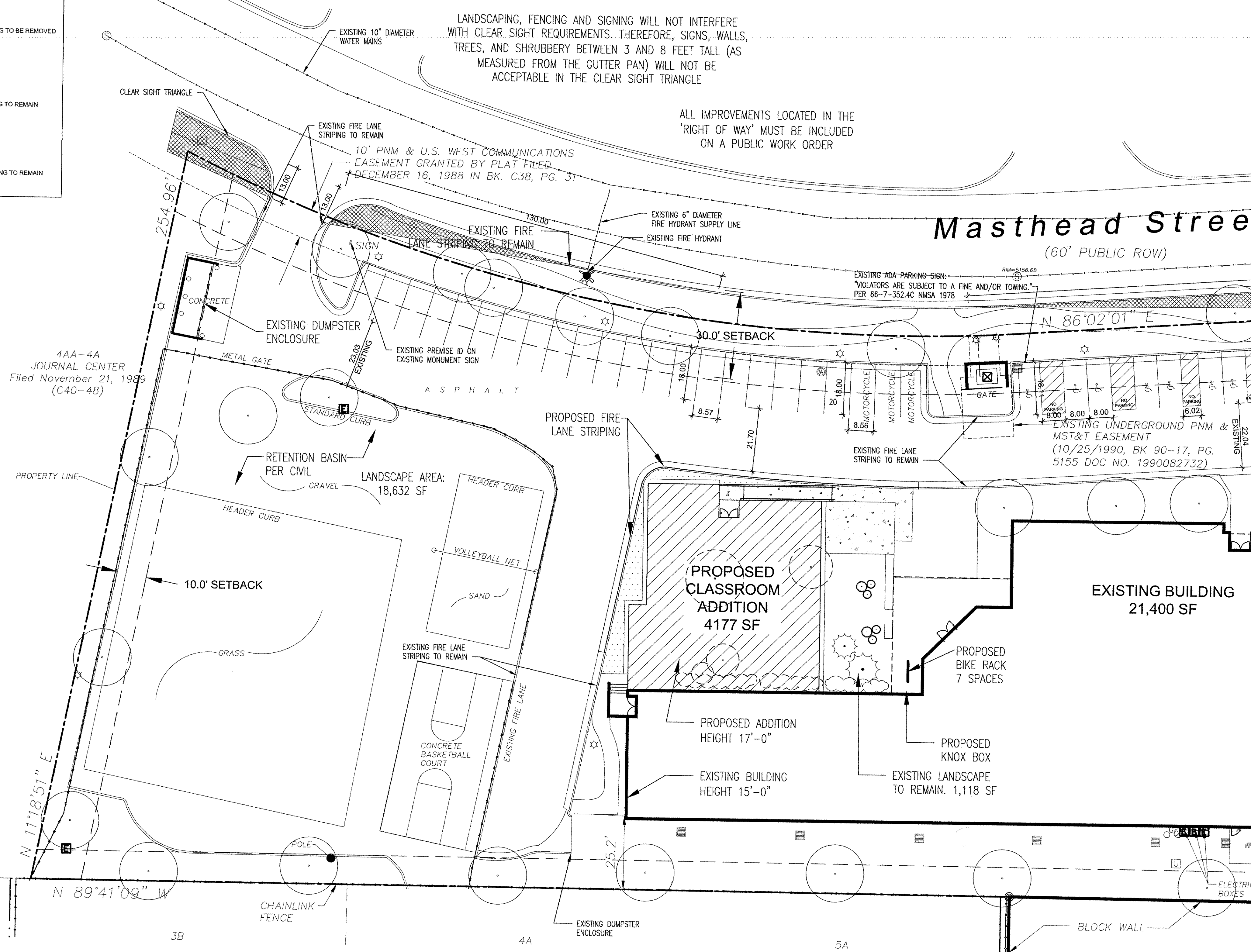
DRAWN BY	
REVIEWED BY	
DATE	03/14/2018
PROJECT NO.	16-0150.006
DRAWING NAME	

SITE PLAN

SHEET NO.

DRB01A

OF



REPLAT OF LOTS 3, 4 & 5 UNIT V INTERSTATE INDUSTRIAL TRACT Filed September 1, 1978 (B15-79)

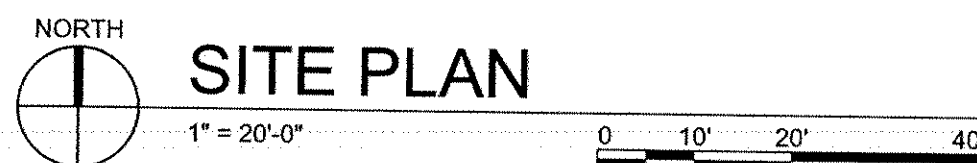
4AA-4A JOURNAL CENTER Filed November 21, 1989 (C40-48)

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

ALL IMPROVEMENTS LOCATED IN THE 'RIGHT OF WAY' MUST BE INCLUDED ON A PUBLIC WORK ORDER

EXISTING ADA PARKING SIGN VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. PER 66-7-352.4C NMSA 1978

EXISTING UNDERGROUND PNM & MST&T EASEMENT (10/25/1990, BK 90-17, PG. 5155 DOC NO. 1990082732)



SITE PLAN

1" = 20'-0"

