

PROJECT NO. PR-2020-4708	
APPLICATION NO. SI-2020-01411	
IS AN APPROVED 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 DEVELOPMENT PLAN APPROVAL:	
<u>Jeannette Wolfenbarger</u> Jeannette Wolfenbarger (Nov 20, 2021 10:34 MST) TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Nov 20, 2021
<u>Blaine Carter</u> Blaine Carter (Nov 22, 2021 08:38 MST) ABCWUA	Nov 22, 2021
<u>Cheryl Hensley</u> Cheryl Hensley (Nov 19, 2021 17:02 MST) PARKS & RECREATION DEPARTMENT	Nov 19, 2021
<u>Ernest Armijo</u> Ernest Armijo (Nov 22, 2021 16:59 MST) CITY ENGINEER/HYDROLOGY	Nov 22, 2021
ENVIRONMENTAL HEALTH (CONDITIONAL)	
<u>Wally</u> Wally (Oct 31, 2022 10:34 MST) DRB CHAIRPERSON, PLANNING DEPT.	Oct 31, 2022
<u>Herman Gallegos</u> Herman Gallegos (02-17-21) SOLID WASTE MANAGEMENT	02-17-21
<u>Robert Webb</u> Robert Webb (Nov 19, 2021 16:59 MST) CODE ENFORCEMENT	Nov 19, 2021

SHEET KEYED NOTES	
CODE	DESCRIPTION
1	EXISTING CHAIN LINK FENCE TO REMAIN
2	EXISTING 7" CMU BLOCK SCREEN WALL TO REMAIN
3	EXISTING SHADE STRUCTURE TO REMAIN
4	EXISTING CONCRETE SIDEWALK TO REMAIN
5	EXISTING PATIO TO REMAIN
6	EXISTING 6" BLOCK WALL TO REMAIN
7	EXISTING MECHANICAL BUILDING TO REMAIN
8	EXISTING STORAGE BUILDING TO REMAIN
9	EXISTING OFFSITE SIDEWALK
10	EXISTING DRIVE PAD FOR ADJACENT PROPERTY
11	EXISTING FIRE HYDRANT TO REMAIN
12	EXISTING CONCRETE VALLEY GUTTER TO REMAIN
13	EXISTING STAMPED CONCRETE
14	PROPERTY BOUNDARY
15	EXISTING UTILITY VAULT TO BE RESET FLUSH WITH DRIVE
16	NEW ASPHALT PAVING
17	BEAR ARROYO MULTI-USE TRAIL
18	CONCRETE SIDEWALK, SEE A1/SDP1.2
19	WALKWAY SEPARATION FENCE, SEE D1/SDP1.2
20	6" HEIGHT CONCRETE CURB AND GUTTER, SEE A2/SDP1.2
21	CONCRETE MOUNTABLE CURB, SEE A5/SDP1.2
22	CONCRETE HEADER CURB, SEE C2/SDP1.2
23	8" FENCE, AMERISTAR WIREWORKS ANTI-CLIMB AS BASIS OF DESIGN
24	REMOVE FENCE
25	REFUSE ENCLOSURE, SEE B1/SDP1.2
26	GREENHOUSE, TBD
27	LITTER RECEPTACLE
28	6" BENCH
29	84' X 50' BASKETBALL COURT
30	84' X 50' BASKETBALL COURT WITH REMOVABLE NET FOR TENNIS, ANTI-CLIMB PERIMETER FENCE AND GATE
31	SAND VOLLEY BALL COURT
32	BALL NETTING
33	30' X 50' SPORT COURT, 30' X 50' CONCRETE COURT WITH 27' X 27' CHESS BOARD, SEE SHEET SDP1.1A
34	ASPHALT TO BE REPAIRED, RESURFACED AND RESTRIPTED
35	PAINTED CROSSWALK
36	DIRECTIONAL PAVEMENT ARROW
37	TRAFFIC STRIPING, 4" WIDE REFLECTIVE PAINT
38	ONE-WAY TRAFFIC SIGN, SEE C1/SDP1.2
39	DO NOT ENTER SIGN, SEE C1/SDP1.2
40	STOP SIGN, SEE C1/SDP1.2
41	PAINTED STOP LINE
42	WAYFINDING SIGNAGE
43	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
44	PAINTED LETTERING "DO NOT BLOCK CROSSWALK"
45	BUS LOADING ZONE SIGN, SEE C1/SDP1.2
46	VISITOR PARKING SIGN, SEE C1/SDP1.2
47	STAFF PARKING SIGN, SEE C1/SDP1.2
48	STUDENT DROP-OFF AND PICK-UP SIGN, SEE C1/SDP1.2
49	KEYED ACCESS TO BEAR CANYON TRAIL
50	OUTDOOR DINING TABLES AND CHAIRS PER OWNER
51	AUTOMATIC SLIDING GATE
52	REMOVE ASPHALT
53	BUS DROP OFF STRIPING FOR QUEUING
54	PARENT DROP OFF LOADING ZONE
55	MOTORCYCLE PARKING
56	BICYCLE PARKING, SEE C3/SDP1.2 FOR BASIS OF DESIGN
57	ACCESSIBLE PARKING, SEE B2/SDP1.2
58	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
59	ACCESSIBLE PARKING SIGNAGE, SEE C1/SDP1.2
60	6" WIDE ACCESSIBLE STABILIZED CRUSHER FINE PATH
61	EXISTING PATH TO BE RESURFACED FOR ADA ACCESS WITH STABILIZED CRUSHER FINES
62	CONCRETE CURB RAMP, SEE A3/SDP1.2
63	ACCESSIBLE RAMP, SEE A4/SDP1.2
64	4" PIPE BOLLARD, SEE D2/SDP1.2
65	EXISTING ASPHALT TO REMAIN, PEDESTRIAN ONLY ZONE
66	DIRECTIONAL PAVEMENT MESSAGE

GENERAL SHEET NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
C. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
D. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS AND GUIDELINES.
E. STANDARD PARKING SPACES 9'-0" X 20'-0".
F. ACCESSIBLE PARKING SPACES 9'-0" X 20'-0". ACCESSIBLE PARKING TO COMPLY WITH IBC-2009 SECTION 1106.6.
G. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON ONE SIDE FOR ROADWAYS 28' TO 32' WIDE.
H. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
I. 28' WIDE FIRE ACCESS LANES SHALL BE 3" ASPHALT OVER 4" COMPACTED BASE COURSE ENGINEERED TO SUPPORT THE LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS.
J. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
K. SITE PLAN TO COMPLY WITH THE 2015 IFC APPENDICES B, C, AND D.
L. NEW SITE LIGHTING WILL BE PROVIDED ON THE PROPERTY. SITE LIGHTING PLAN ILLUSTRATES THE MAXIMUM NUMBER OF NEW AREA LIGHTS THAT MAY BE REQUIRED BY THE OWNER FOR THE USE.
M. VEHICULAR GATES AT GULTON CT WILL BE OPEN DURING BUSINESS HOURS.
N. THE SITE IS DESIGN TO ACCOMMODATE QUEUING AND DROP-OFF FOR 8 SCHOOL BUSES.

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A RENOVATION OF AN EXISTING BUILDING FOR A COMBINED MIDDLE SCHOOL AND HIGH SCHOOL. THE ONLY NEW STRUCTURE PROPOSED IS A FUTURE GYM ADDITION. SITE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO ALTERATIONS TO THE EXISTING TO THE EXISTING TO THE EXISTING TO THE MAIN VEHICULAR ENTRANCE, SITE LIGHTING, LANDSCAPE, IRRIGATION AND OUTDOOR RECREATION FACILITIES.

PROJECT DATA

SITE ADDRESS: 6600 GULTON CT NE, ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION: 13-C A REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II
ZONE ATLAS NUMBER: E17
SITE AREA: 10 ACRES
EXISTING ZONING: NR-8P
BUILDING AREA
RENOVATION: 80,142 SF
FUTURE GYM EXPANSION: 16,450 SF
TOTAL: 96,592 SF
CONSTRUCTION TYPE: IIB
BUILDING HEIGHT
RENOVATION: 20'-5"
FUTURE GYM EXPANSION: 32'-0"
SPRINKLED: YES
FIRE FLOW: 3,000 GPM
FLOW DURATION: 4HR
HYDRANTS REQUIRED: 3
PARKING CALCULATION
PHASE 3 REQUIRED PARKING SPACES BASED ON CLASSROOM COUNT: 150
(2 X 30 MIDDLE SCHOOL CLASSROOMS = 60) + (3 X 30 HIGH SCHOOL CLASSROOMS = 90) = 150
PHASE 4 REQUIRED PARKING SPACES BASED ON CLASSROOM COUNT: 157
(2 X 30 MIDDLE SCHOOL CLASSROOMS = 60) + (3 X 31 HIGH SCHOOL CLASSROOMS = 93) = 157
PHASE 4 TOTAL REQUIRED PARKING SPACES = 157
PHASE 4 REQUIRED NUMBER OF PARKING SPACES BASED ON AUDITORIUM SEATS: 188
1 PARKING SPACE PER 4 SEATS
750 PROPOSED AUDITORIUM SEATS = 188
*GREATER NUMBER OF THE TWO CALCULATION METHODS WILL BE USED
TOTAL PARKING SPACES PROVIDED
PHASE 3B: 290
PHASE 4: 198
MOTORCYCLE PARKING REQUIRED: 4
MOTORCYCLE PARKING PROVIDED: 4
BICYCLE PARKING REQUIRED: 89
BICYCLE PARKING PROVIDED: 100

LEGEND

PROPERTY LINE
HEAVY DUTY ASPHALT FOR FIRE ACCESS
LANDSCAPE AREA, SEE PLANTING PLAN
PERMANENT AMAFCA AND CITY OF ALBUQUERQUE PUBLIC TRAIL EASEMENT, NO WORK WILL OCCUR IN THIS EASEMENT AND WILL NOT BE ENCROACHED UPON DURING OR AFTER CONSTRUCTION
SITE LIGHTING, SEE SITE LIGHTING PLAN

VICINITY MAP

REVISIONS

8/19/2021	AA-001
12/02/2022	AA-002
01/10/2023	AA-002
01/25/2023	AA-002

DRAWN BY	DS
REVIEWED BY	MB
DATE	2/5/21
PROJECT NO.	19-0099.003
DRAWING NAME	SITE PLAN

SHEET NO.

SDP1.1

OF

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

EXPLORE ACADEMY

GULTON TENANT IMPROVEMENTS

PHASES 3B AND 4

6600 GULTON COURT NE

ALBUQUERQUE, NM 87109

REVISIONS

8/19/2021	AA-001
12/02/2022	AA-002
01/10/2023	AA-002
01/25/2023	AA-002

DRAWN BY	DS
REVIEWED BY	MB
DATE	2/5/21
PROJECT NO.	19-0099.003
DRAWING NAME	SITE PLAN

SHEET NO.

SDP1.1

OF

STAMP



PROJECT NAME
**EXPLORE ACADEMY
GYMNASIUM ADDITION**

6600 GULTON COURT NE
ALBUQUERQUE, NEW MEXICO 87109

EXPLORE ACADEMY

REVISIONS

1	8/19/2021	AA-001
2	12/02/2022	AA-002
3	01/10/2023	AA-002
4	01/25/2023	AA-002

REVISIONS

NO.	DATE	DESCRIPTION

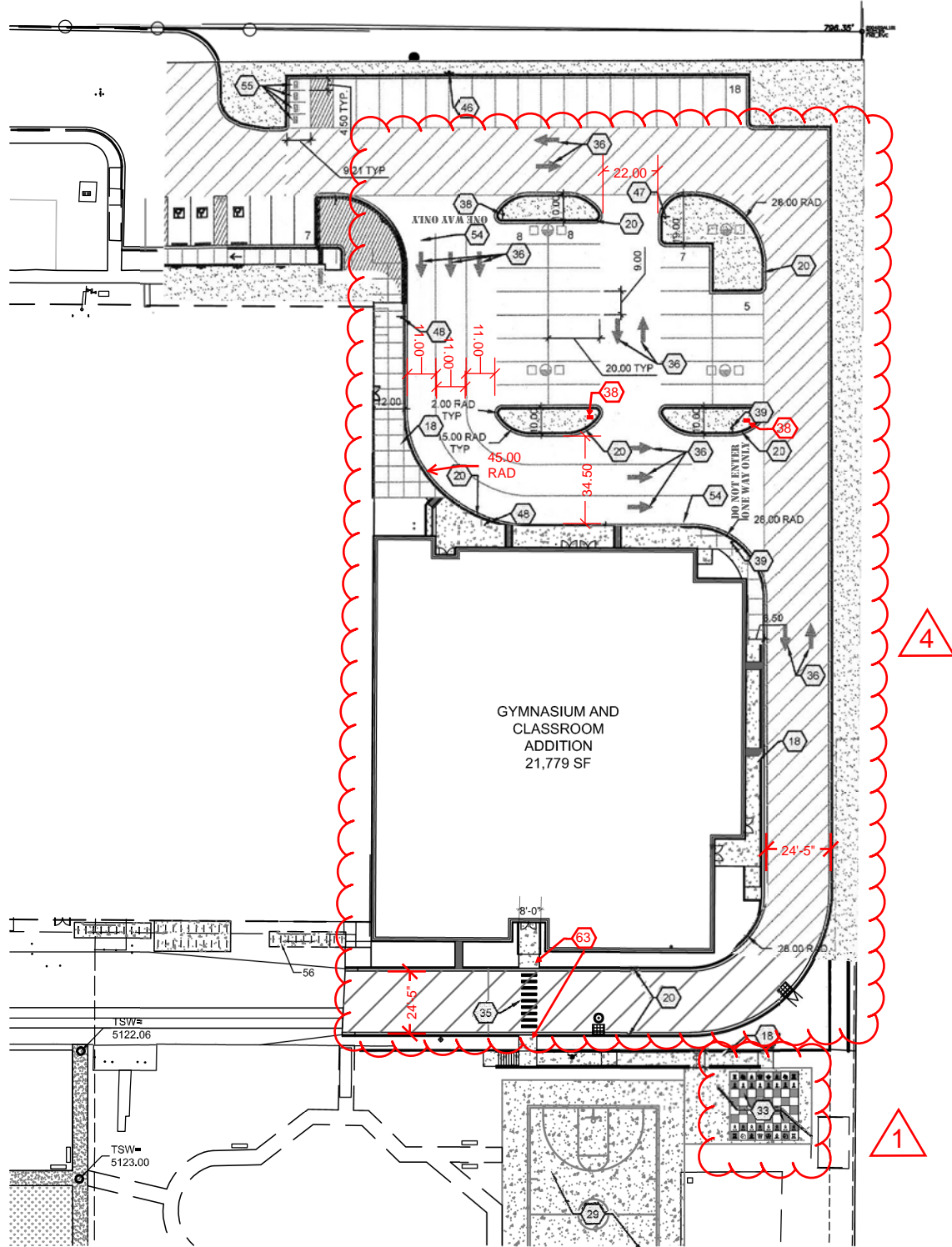
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Drawn by	GM / WESC
Checked by	GM / WESC
Date	DECEMBER 02, 2022
Project number	3055

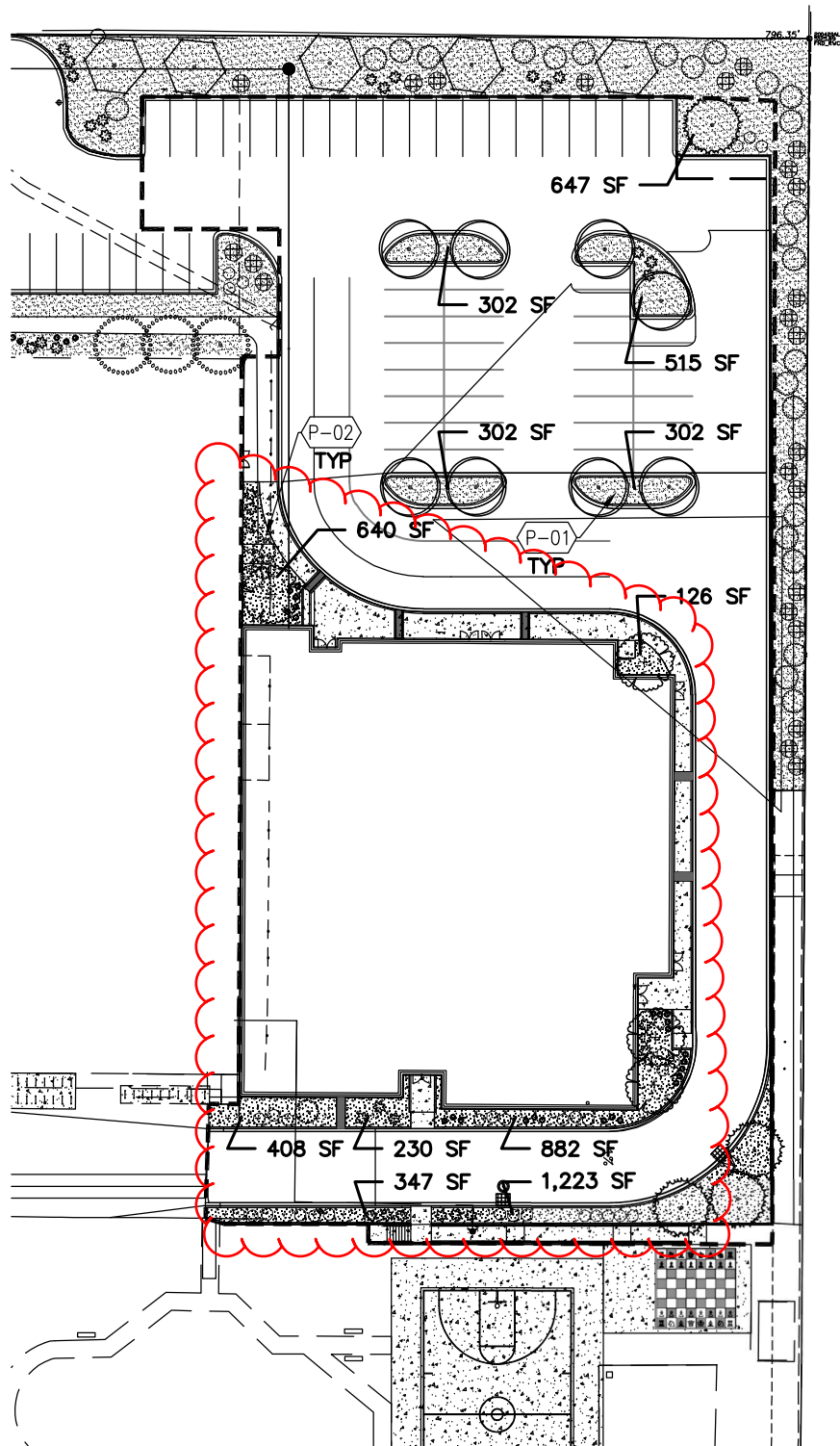
SHEET TITLE

SITE PLAN
SHEET NUMBER

SDP1.1A



A1 PHASE 4 SITE PLAN
1" = 50'-0"



A1 PHASE 4 PLANTING PLAN
1" = 50'-0"

PLANT SCHEDULE

- LARGE DECIDUOUS TREE**
EMERALD SUNSHINE ELM
FRONTIER ELM
SHADE MASTER HONEY LOCUST
SHUMARD OAK
CHINESE PISTACHE
JAPANESE PAGODA TREE
- LARGE EVERGREEN TREE**
AUSTRIAN PINE
AFGHAN PINE
ARIZONA CYPRESS
- SMALL EVERGREEN TREE**
ESCARPMENT LIVE OAK
ROCKY MOUNTAIN JUNIPER
- SMALL DECIDUOUS TREE**
DESERT WILLOW
NEW MEXICO OLIVE
VITEX
- EXISTING TREE**
- LARGE DECIDUOUS SHRUB**
CHAMISA
APACHE PLUME
FERNBUSH
GAMBEL OAK
WINDBREAKER SAGATON
- MEDIUM DECIDUOUS SHRUB**
LINDBERGER MUHLY GRASS
BLUE MIST SPIREA
PAWNEE BUTTES WESTERN SAND CHERRY
BUTTERFLY BUSH
- SMALL DECIDUOUS SHRUB**
AUTUMN SAGE
BLONDE AMBITION BLUE GRAMA
EL TORO MUHLY GRASS

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPE CALCULATIONS REFLECT COMPLETION OF PHASE 4

APPROVED LANDSCAPE AREA = 105,023 SF = 31%
REVISED LANDSCAPE AREA = 104,979 SF = 31%

REQUIRED VEGETATIVE COVERAGE
REQUIRED VEGETATIVE COVERAGE = 78,767 SF = 75% OF PROVIDED LANDSCAPE AREA
"A MINIMUM 25% REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS"
REVISED TOTAL VEGETATIVE COVERAGE = 79,100 SF = 75.5% OF REVISED LANDSCAPE AREA
REVISED TREE CANOPY COVERAGE = 59,140 SF
REVISED GROUND PLANT COVERAGE = 19,959 SF = 25% OF REQUIRED VEGETATIVE COVERAGE

GROUND COVER MATERIAL
TOTAL ROCK MULCH GROUND COVER = 33,897 SF = 52%
TOTAL ORGANIC MULCH GROUND COVER = 30,690 SF = 48%

PLANTING KEYED NOTES

CODE	DESCRIPTION
P-01	3/4" ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC.
P-02	SHREDDED SCREENED BARK/WOOD MULCH 3" DEPTH OVER FILTER FABRIC.