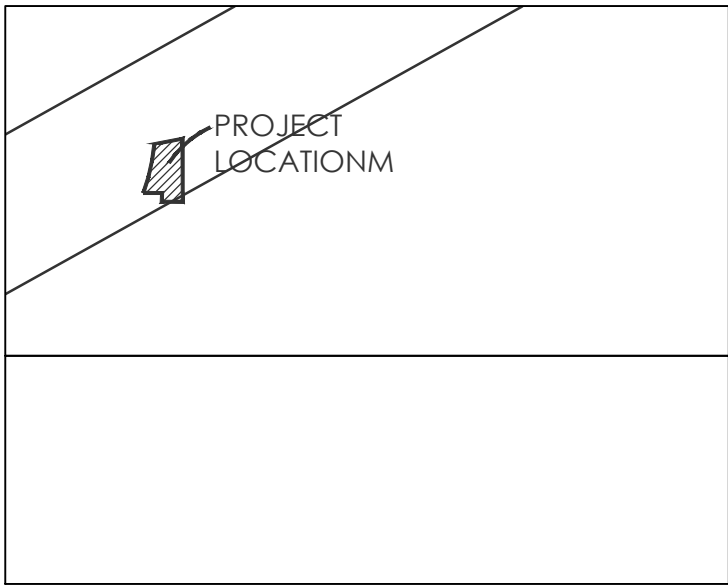




VICINITY MAP DESCRIPTION

TRACT "A" OF PLAT OF TRACTS "A" AND "B", MULBERRY PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 29, 2009 IN MAP BOOK 2009C, FOLIO 22, 2.8718 ACRES

UPC # 10105511141420220

PHASE 1 - BUILDING AREAS

1ST FLOOR AREA = 10,072 S.F.
2ND FLOOR AREA = 9,889 S.F.
TOTAL HEATED AREA = 19,961 S.F.
COVERED AREA = 494 S.F.
TOTAL PHASE 1 AREA = 20,455 S.F.

PHASE 2 (FUTURE) - BLDG. AREAS

1ST FLOOR AREA = 3,768 S.F.
2ND FLOOR AREA = 3,768 S.F.
TOTAL PHASE 2 AREA = 7,536 S.F.

PHASE 3 (FUTURE) - BLDG. AREAS

TOTAL AREA = 7,500 S.F.

TOTAL PHASE 1, 2 AND 3 BLDG. AREAS

TOTAL AREA = 35,491 S.F.

PARKING REQUIREMENTS PER THE IDO - ZONE: MX-L

REQUIRED:
OFFICES = 3.5 SPACES/1,000 S.F. = 7,716 S.F./1000 = 27 SPACES
DORMITORY = 1 SPACE/3 UNITS = 44 UNITS / 3 = 14 SPACES
TOTAL PARKING REQUIRED = 80 SPACES REQUIRED (3 ADA SPACES)
TOTAL PARKING PROVIDED = 91 SPACES PROVIDED (INCLUDES 4 ADA)
MOTOR CYCLE PARKING REQUIRED: 26-50 SPACES = 2 SPACES (PROVIDED 2 MC SPACES)
BICYCLE PARKING:
DORMITORY 1 SPACE @ 3 UNITS = 42 UNITS/3 = 14 SPACES

LANDSCAPE CALCULATIONS:

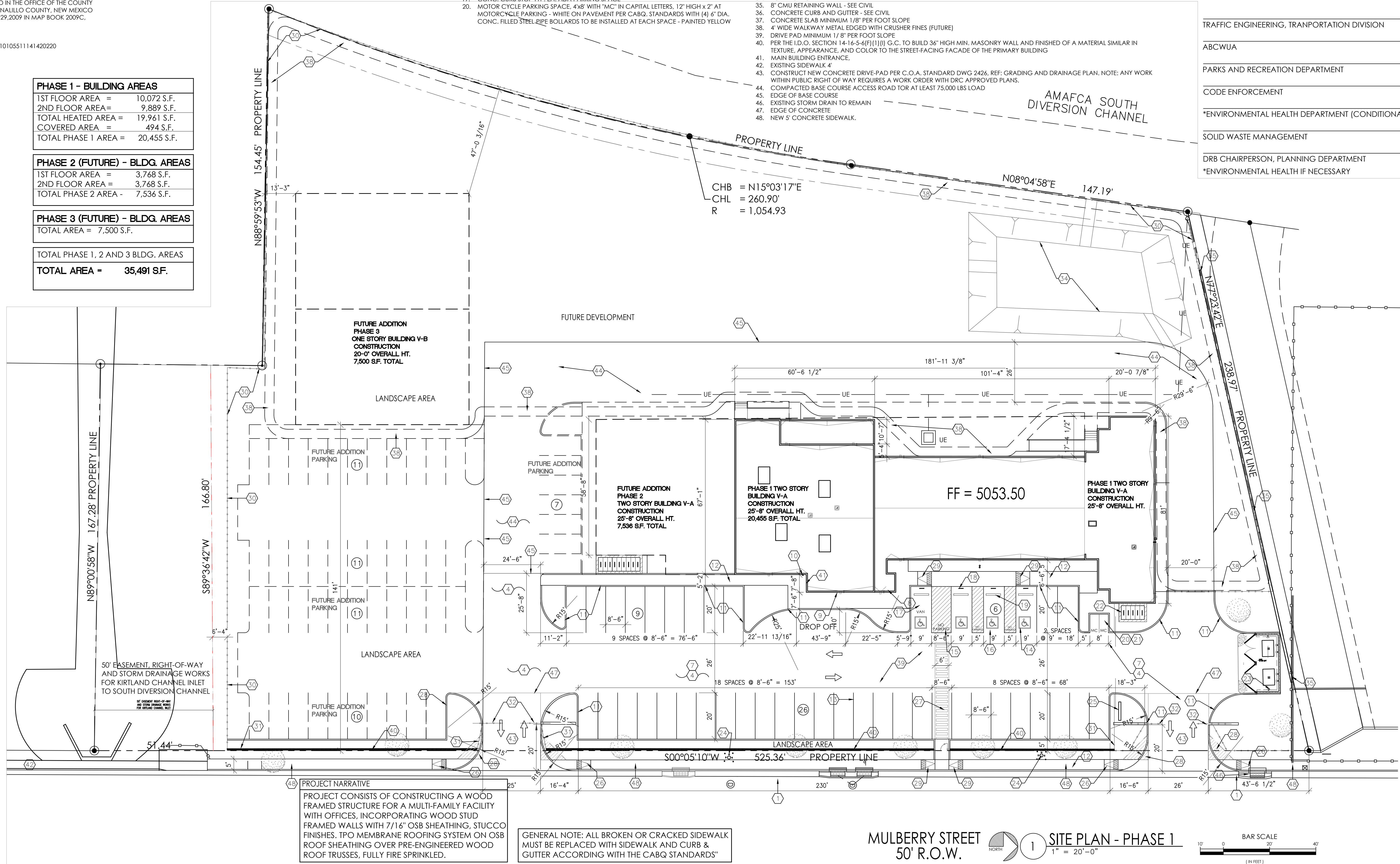
GROSS LOT AREA: 125,098 S.F. (2.87 ACRES)
BUILDING AREA PH.1&2: 14,471 S.F.
NET LOT AREA: 110,627 S.F.

REQUIRED LS: 16,594 S.F.
PROVIDED LS: 14,769 S.F. ON SITE
1,827 S.F. OFF SITE

TOTAL PROVIDED: 16,596 S.F.
TOTAL ASPHALT: 22,389 S.F.

KEYED NOTES:

- NEW 8" WATER LINE TO TIE INTO EXISTING 8" WATER LINE LOCATED IN STREET
- 6" WATER LINE TO FIRE HYDRANTS AND FIRE RISER ROOM
- 2" DOMESTIC WATER LINE
- PAVED PARKING AND STREET PAVING SHALL HAVE ENGINEERING DATA CAPABLE OF IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
- N/A
- FIRE APPARATUS ACCESS ROAD 20 TO 26" SHALL HAVE A FIRE LANE MARKED ON BOTH SIDES OF THE ROAD SHALL BE PAINTED RED WITH "FIRE LANE NO PARKING" IN WHITE LETTERS
- FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE
- FIRE DEPARTMENT CONNECTION (SIAMSE FITTING) MOUNTED 18" TO 48" A.F.G. CONTRACTOR TO VERIFY WITH FIRE MARSHAL
- PREMISE ID ADDRESS NUMBER LEGIBLE AND VISIBLE FROM STREET
- CONTRACTOR TO INSTALL SURFACE MOUNTED "KNOX BOX" 4" A.F.F. CONTRACTOR TO VERIFY LOCATION AND HEIGHT WITH FIRE MARSHAL.
- 6" HIGH CURB AND GUTTER - SEE CIVIL
- 4'6" WIDE EXISTING CONC. SIDEWALK - SEE CIVIL
- 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBQ. STANDARDS
- HANDICAP SYMBOL PER CITY OF ALBQ. STANDARDS
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBQ. STANDARDS SEE DTL. A7/AS-2.0
- STANDARD HANDICAP PARKING STALL PER CITY OF ALBQ. STANDARDS SEE DTL. A6/AS-2.0.
- STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. A6/AS-2.0
- HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBQ. STANDARDS TYPICAL EACH STALL SEE DTL. A9, A10/AS-2.0
- CONC. CURB STOP TYP. EA. ADA PARKING SPACE
- MOTOR CYCLE PARKING SPACE, 4'x8" WITH "MC" IN CAPITAL LETTERS, 12" HIGH x 2" AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ. STANDARDS WITH (4) 6" DIA. CONC. FILLED STEEL PIPE BOLLARDS TO BE INSTALLED AT EACH SPACE - PAINTED YELLOW
- MOTORCYCLE PARKING SIGNAGE ON BOLLARD PER CABQ. STANDARDS.
- BIKE RACK FOR (3) BICYCLES. SPACES SHALL BE 6' LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE. REF. DETAIL A12-A13/AS-2.0
- 30" TALL x 18" WIDE.
- BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
- THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
- THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
- THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BIKE RACK.
- EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BIKE
- THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD
- TRASH ENCLOSURE WITH TWO SLAB DRAINS MIN. 1/8" PER FOOT SLOPE - SEE DETAILS - FINISH TO MATCH BUILDING. SEE DTLs. A1-A2, A3/AS-2.0
- NEW FIRE HYDRANT
- MONUMENT SIGN
- PARALLEL CURB RAMP PER CABQ. STANDARDS 2446, SEE DTL. A11/AS-2.0
- ADA PASSAGEWAY STRIPPING PER CABQ. STANDARDS, SEE DTL. A14/AS-2.0
- CLEAR SIGHT DISTANCE. "LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA"
- HANDICAP RAMP, SEE DTL. A8/AS-2.0
- 6" CHAIN LINK FENCE @ LOT LINE
- 6" WROUGHT IRON FENCE (AT THE GATES SIDES ONLY)
- 26" DOUBLE SLIDING WROUGHT IRON GATE
- CHAIN LINK DOUBLE SWINGING GATE
- POND - SEE CIVIL
- 8" CMU RETAINING WALL - SEE CIVIL
- CONCRETE CURB AND GUTTER - SEE CIVIL
- CONCRETE SLAB MINIMUM 1/8" PER FOOT SLOPE
- 4" WIDE WALKWAY METAL EDGED WITH CRUSHER FINES (FUTURE)
- DRIVE PAD MINIMUM 1/8" PER FOOT SLOPE
- PER THE I.D.O. SECTION 14-16-5-6(F)(1)(I) G.C. TO BUILD 36" HIGH MIN. MASONRY WALL AND FINISHED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING
- MAIN BUILDING ENTRANCE.
- EXISTING SIDEWALK 4"
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG-2426, REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- COMPACTED BASE COURSE ACCESS ROAD TOR AT LEAST 75,000 LBS LOAD
- EDGE OF BASE COURSE
- EXISTING STORM DRAIN TO REMAIN
- EDGE OF CONCRETE
- NEW 5" CONCRETE SIDEWALK.



PROJECT NARRATIVE
PROJECT CONSISTS OF CONSTRUCTING A WOOD FRAMED STRUCTURE FOR A MULTI-FAMILY FACILITY WITH OFFICES, INCORPORATING WOOD STUD FRAMED WALLS WITH 7/16" OSB SHEATHING, STUCCO FINISHES, TPO MEMBRANE ROOFING SYSTEM ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES, FULLY FIRE SPRINKLED.

GENERAL NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER ACCORDING WITH THE CABQ STANDARDS"

MULBERRY STREET
50' R.O.W.

SITE PLAN - PHASE 1
1" = 20'-0"

BAR SCALE
1" = 20'-0"

(IN FEET)

CASE NUMBER: Z-98-14
APPLICATION NUMBER:

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 OF FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.

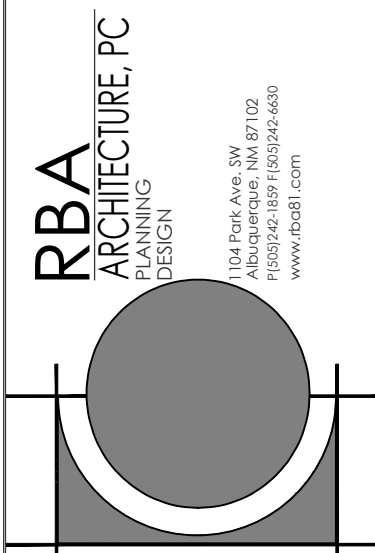
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH IF NECESSARY	

VETERANS INTERGATION CENTER
ARCH SITE PLAN
2701 MULBERRY ST S.E.
ALBUQUERQUE, NM 87106
PROJECT #2171

REVISION DATE

09/20/2023



DATE
02-28-2023

SHEET NUMBER

AS-1.00