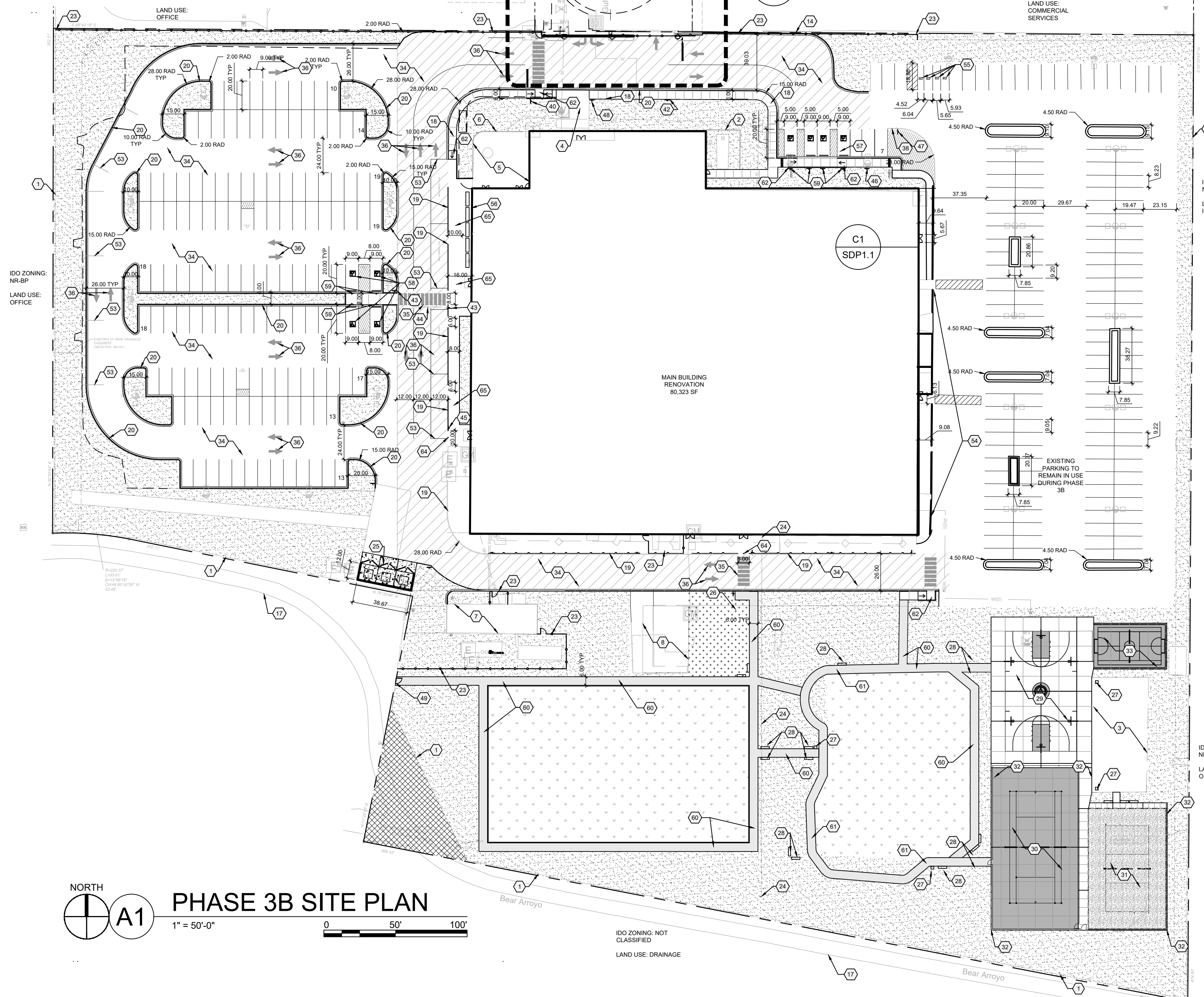


PHASE 4 SITE PLAN
1" = 50'-0"



PHASE 3B SITE PLAN
1" = 50'-0"

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:

<i>Jeanne Wolfenbarger</i> Jeanne Wolfenbarger (Nov 20, 2021 20:34 MST) TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Nov 20, 2021
<i>Blaine Carter</i> Blaine Carter (Nov 22, 2021 09:38 MST) ABCWUA	Nov 22, 2021
<i>Cheryl Somerfeldt</i> Cheryl Somerfeldt (Nov 19, 2021 17:02 MST) PARKS & RECREATION DEPARTMENT	Nov 19, 2021
<i>Ernest Armijo</i> Ernest Armijo	Nov 22, 2021
CITY ENGINEER/HYDROLOGY	
ENVIRONMENTAL HEALTH (CONDITIONAL) <i>Wuffy</i>	Oct 31, 2022
DRB CHAIRPERSON, PLANNING DEPT. <i>Herman Gallegos</i>	02-17-21
SOLID WASTE MANAGEMENT <i>Robert Webb</i>	Nov 19, 2021
CODE ENFORCEMENT	

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
34	ASPHALT TO BE REPAIRED, RESURFACED AND RESTRIPE
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

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 26' TO 32' WIDE.
- H. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- I. 20' 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 PARKING LOT, WIDENING OF 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: "3-C A REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II

ZONE ATLAS NUMBER: E17
SITE AREA: 10 ACRES
EXISTING ZONING: NR-BP

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 32 MIDDLE SCHOOL CLASSROOMS = 64) + (3 X 31 HIGH SCHOOL CLASSROOMS = 93)
= 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 ENCLOSED UPON DURING OR AFTER CONSTRUCTION
	SITE LIGHTING, SEE SITE LIGHTING PLAN

VICINITY MAP



ARCHITECTURE
DESIGN
INSPIRATION



ARCHITECT
ENGINEER
PROJECT

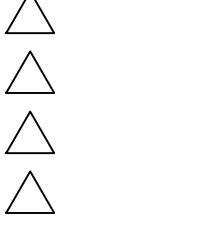
EXPLORE ACADEMY
GULTON TENANT IMPROVEMENTS
PHASES 3B AND 4
6600 GULTON COURT NE
ALBUQUERQUE, NM 87109

REVISIONS

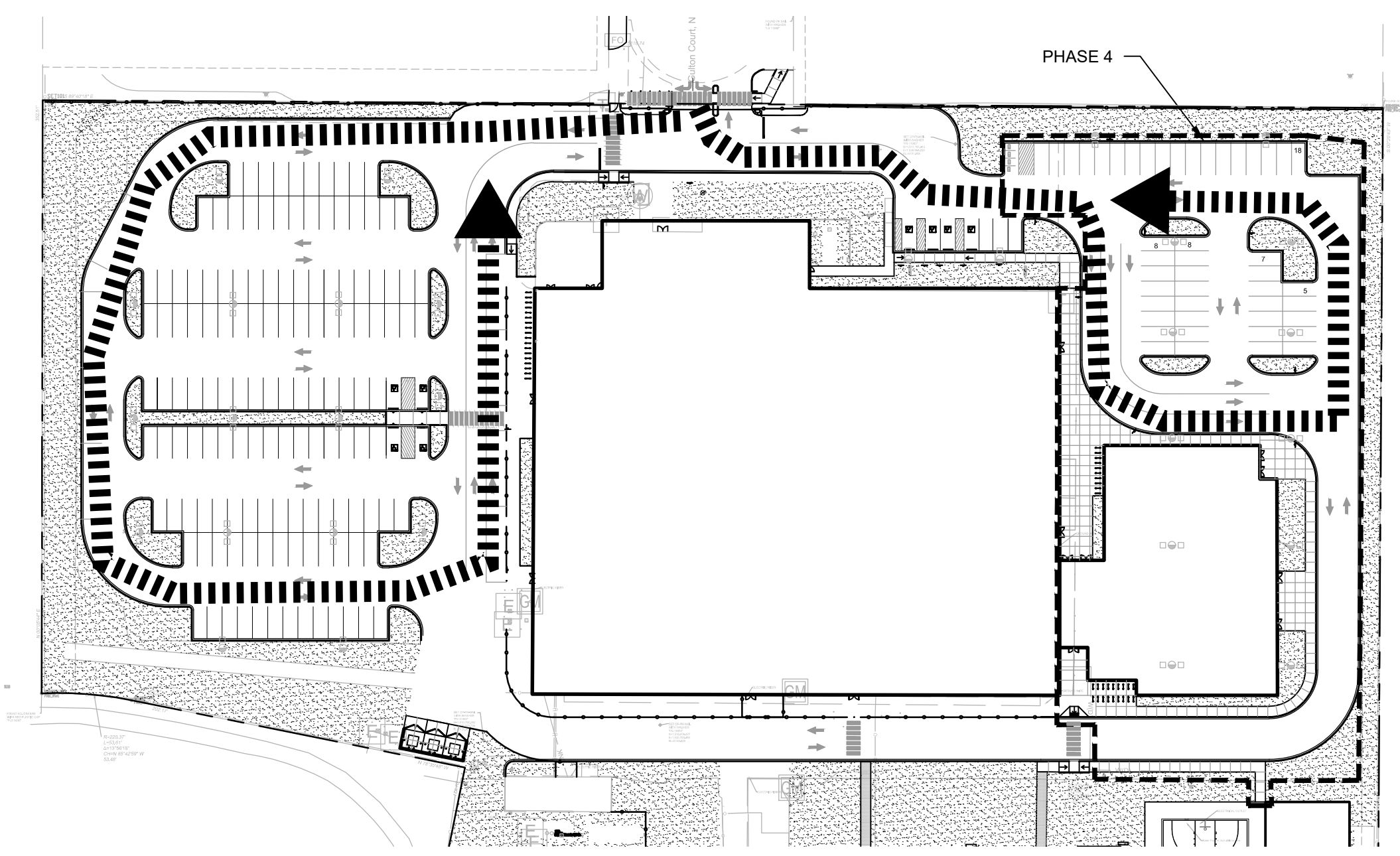
	8/19/2021	AA-001
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DRAWN BY	DS
REVIEWED BY	MB
DATE	2/5/21
PROJECT NO.	19-0099.003
DRAWING NAME	SITE PLAN

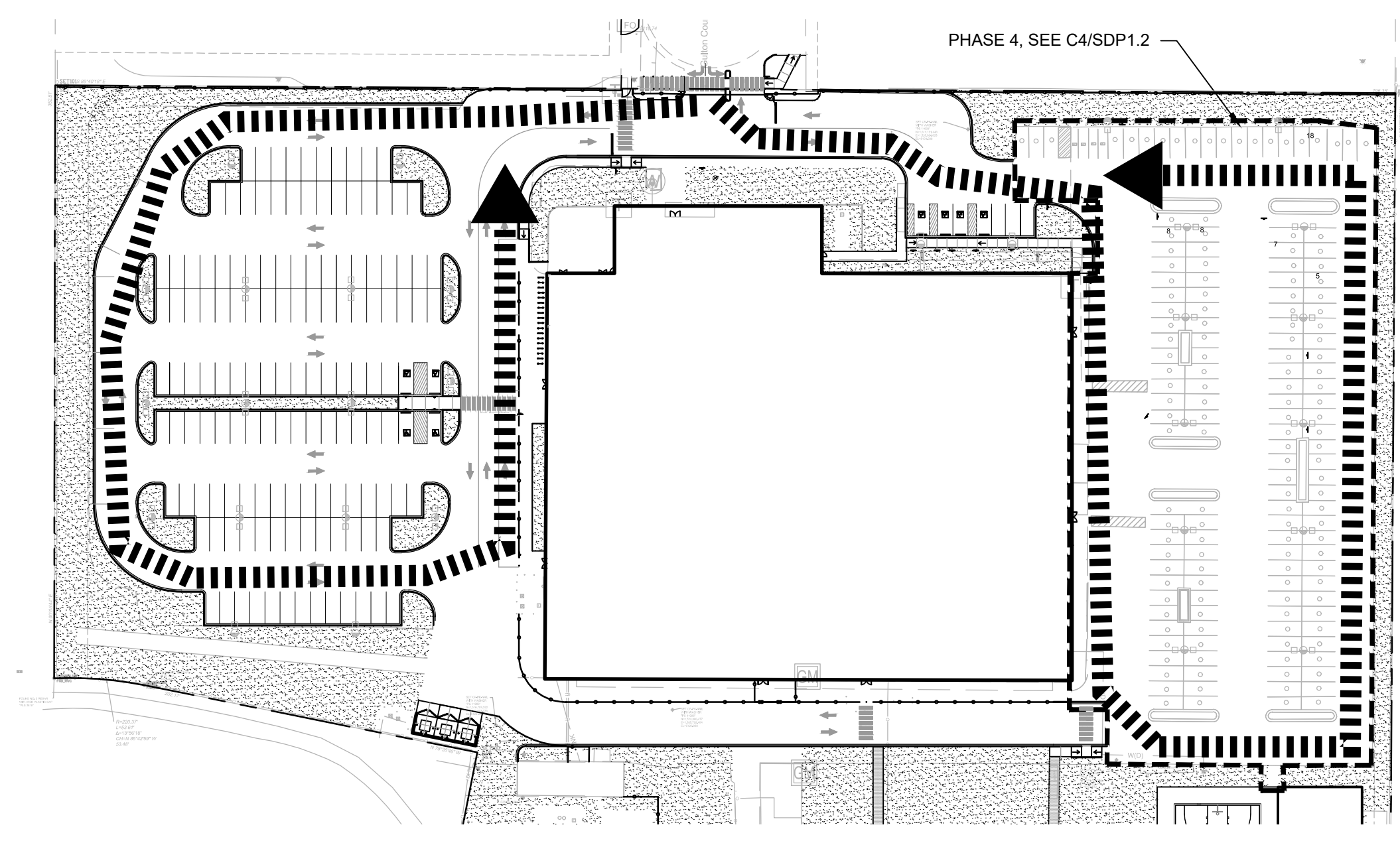
SHEET NO.
SDP1.1
OF



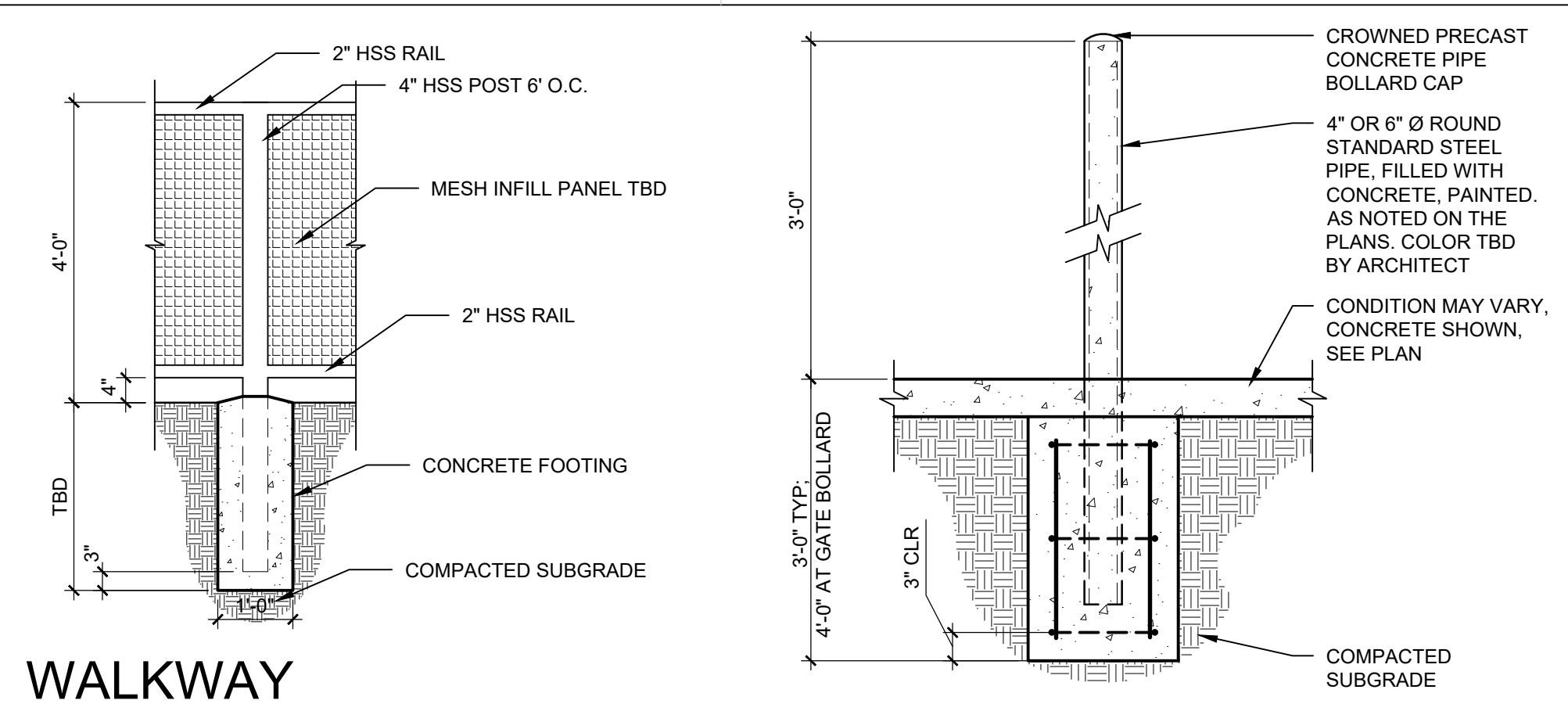
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REVIEWED BY	MB
DATE	2/5/21
PROJECT NO.	19-0099.003
DRAWING NAME	



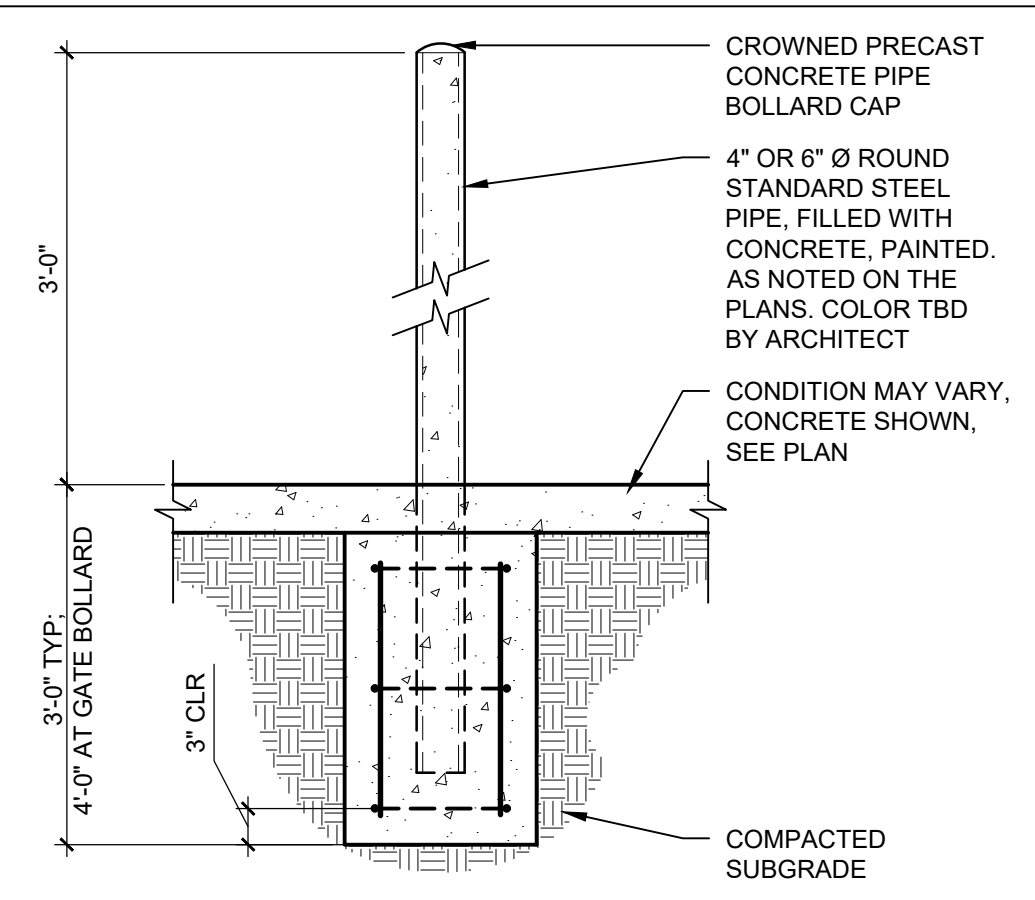
C4 PH4 CIRCULATION DIAGRAM
NTS



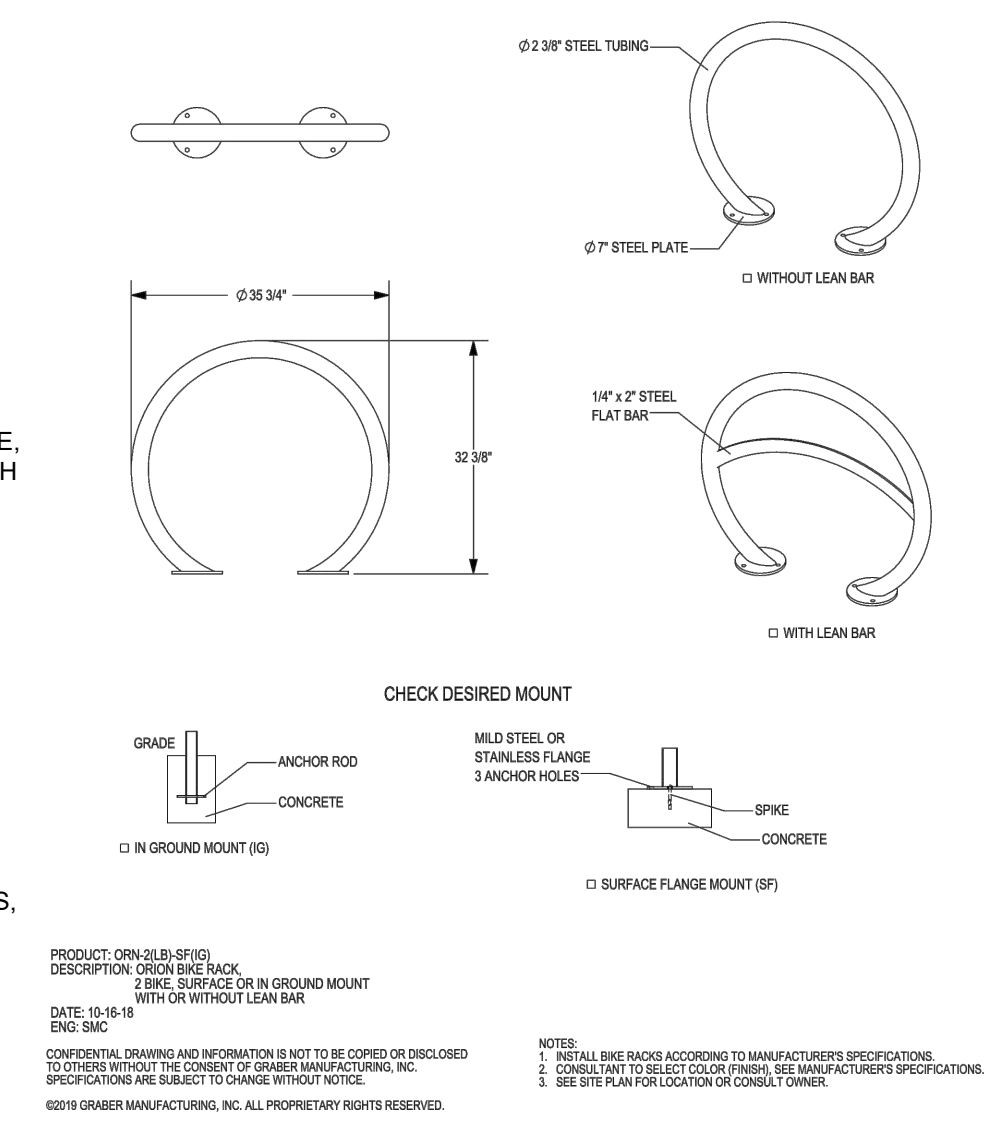
B4 PH3B CIRCULATION DIAGRAM
NTS



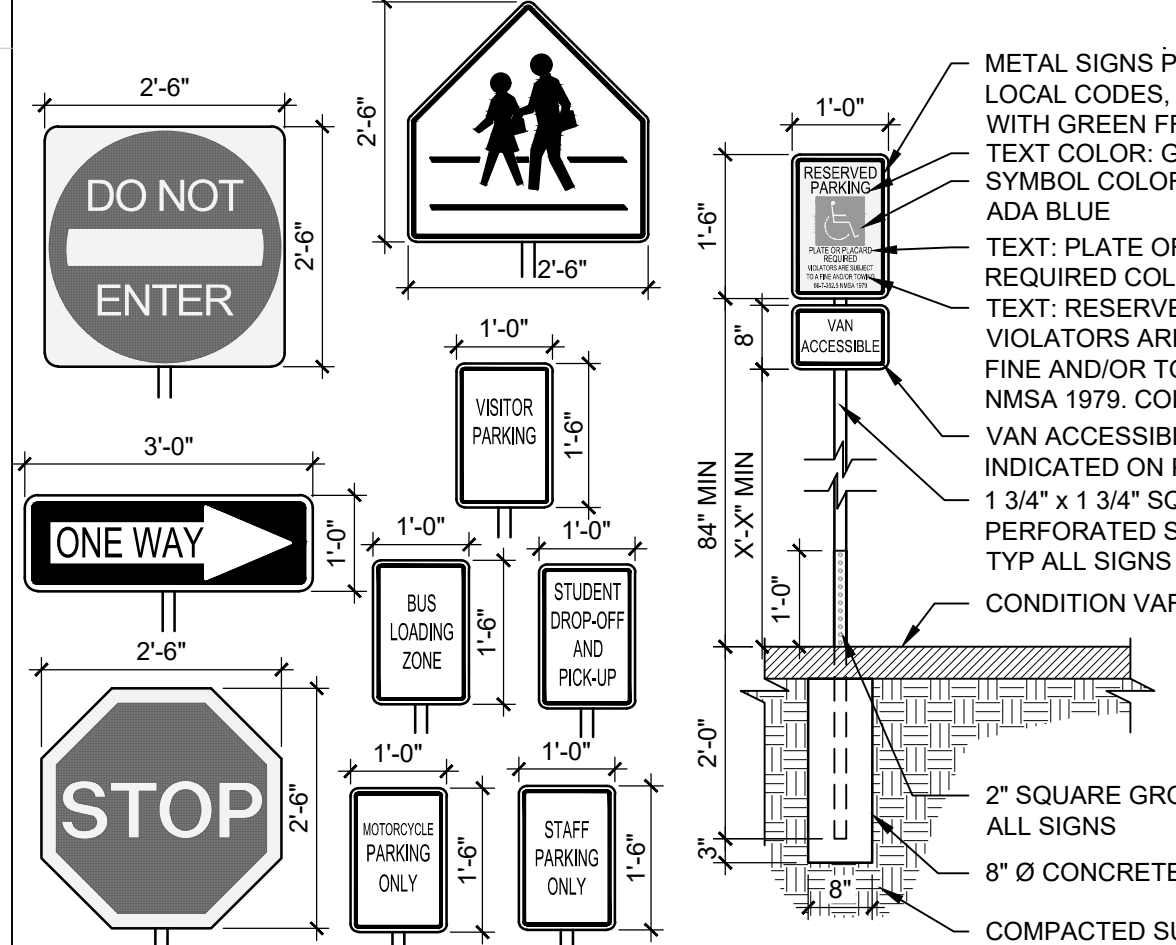
D1 WALKWAY SEPARATION FENCE
1/2" = 1'-0"



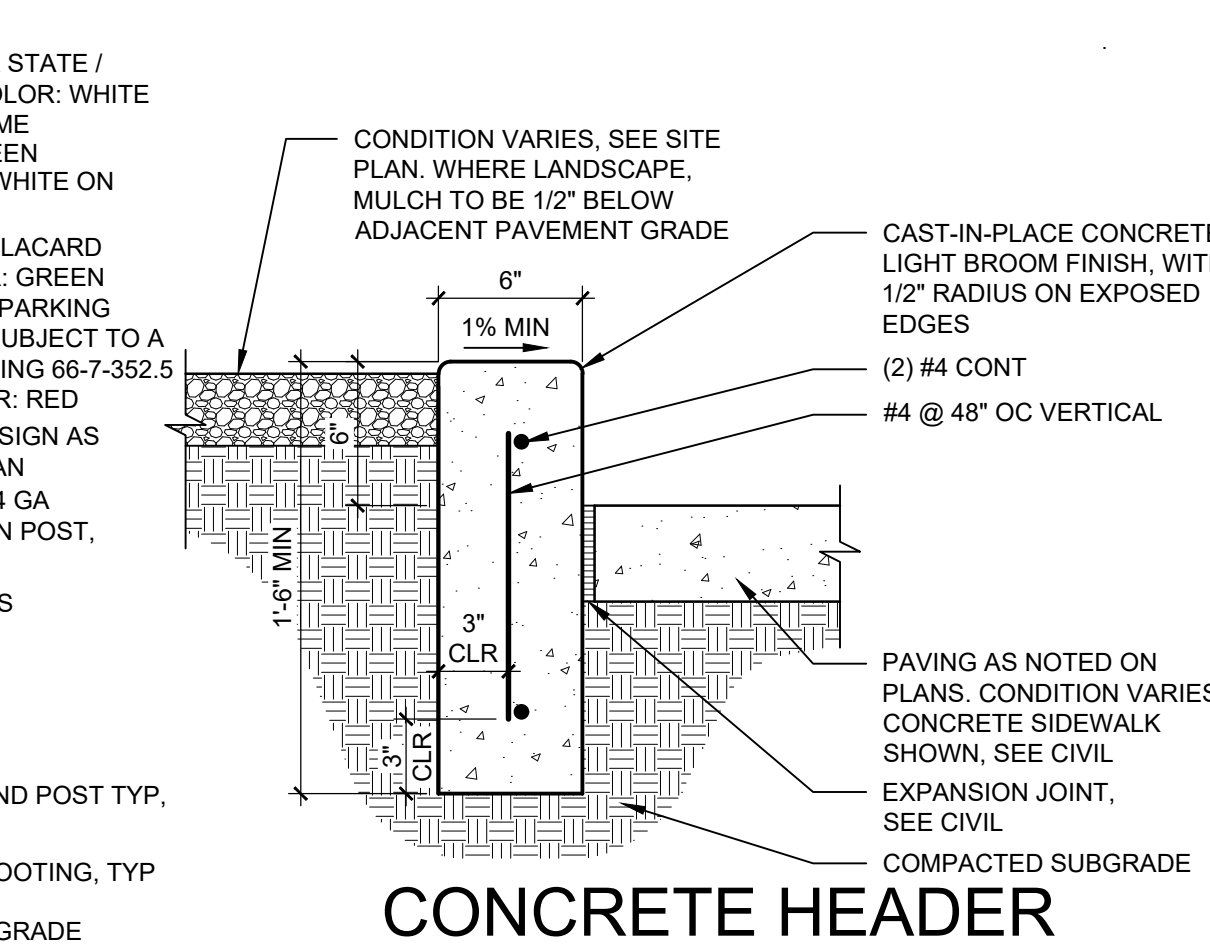
D2 PIPE BOLLARD
3/4" = 1'-0"



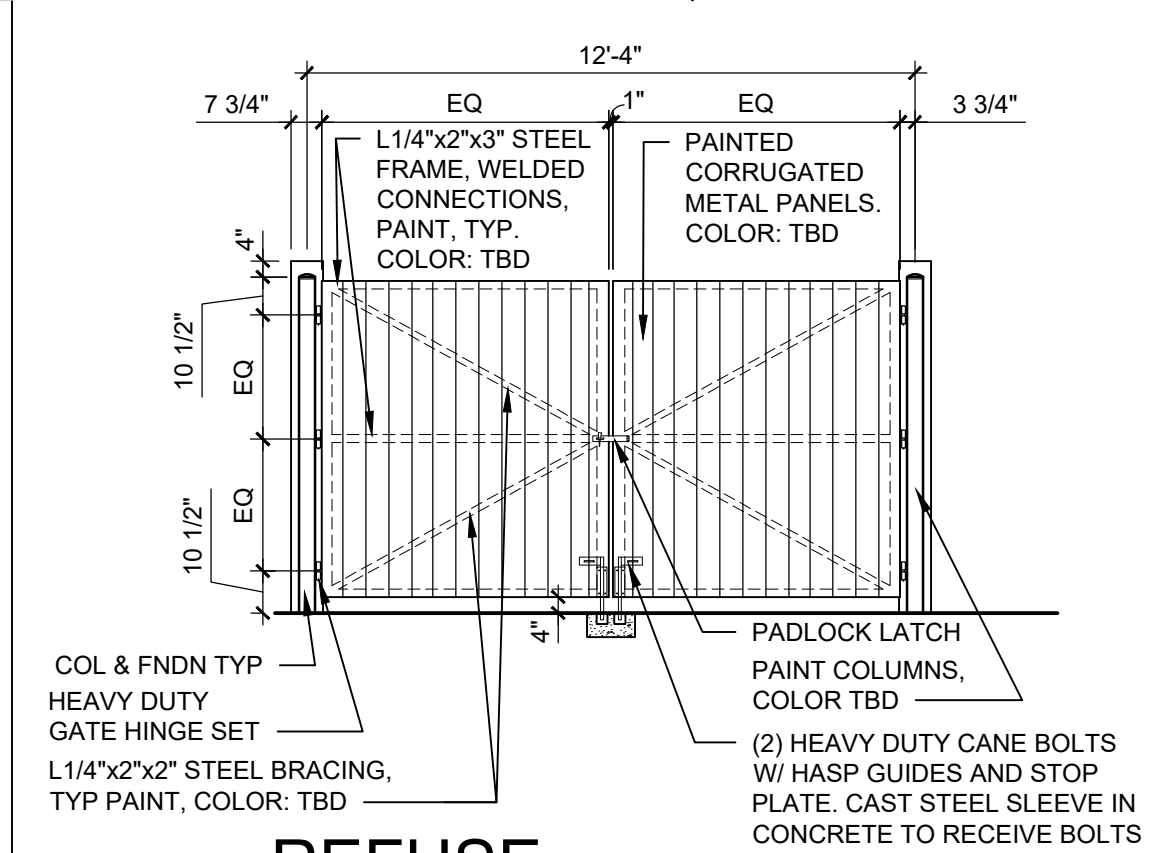
C3 BICYCLE RACK
NTS



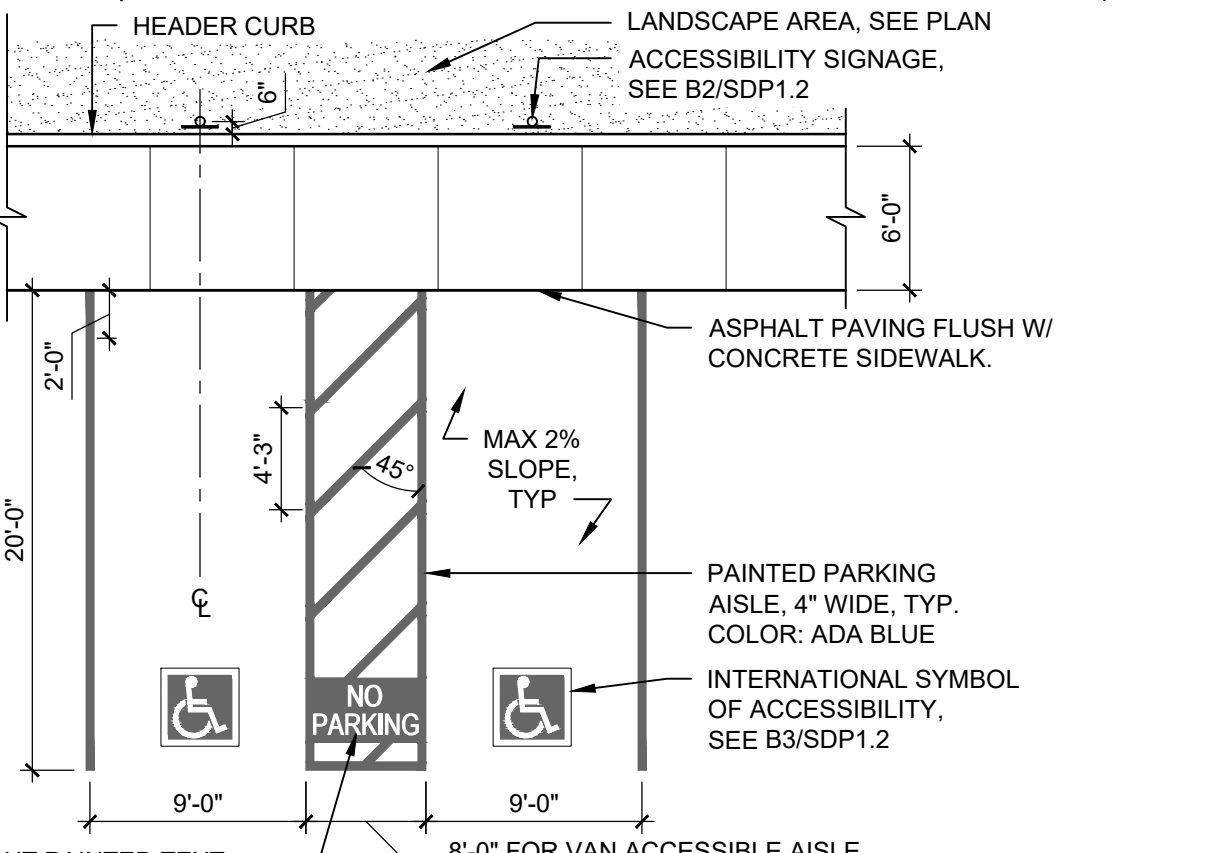
C1 SITE SIGNS
1/2" = 1'-0"



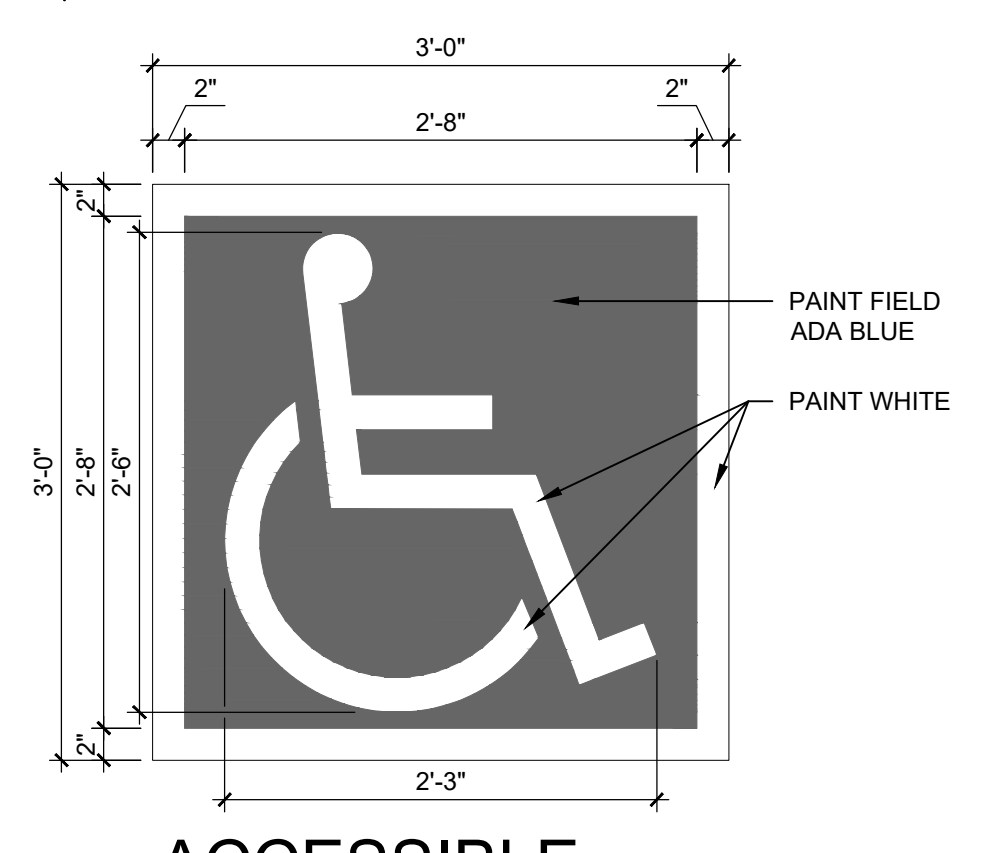
C2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



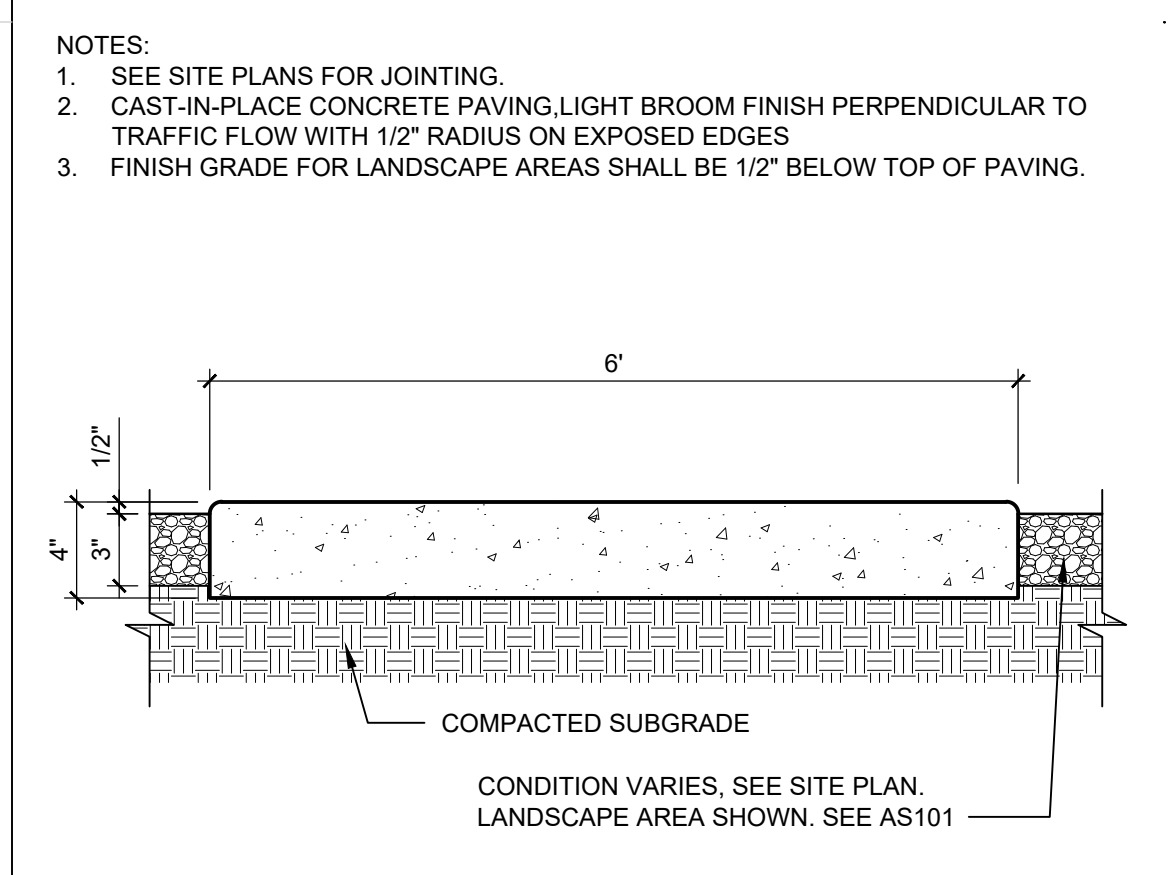
B1 REFUSE ENCLOSURE GATE
1/4" = 1'-0"



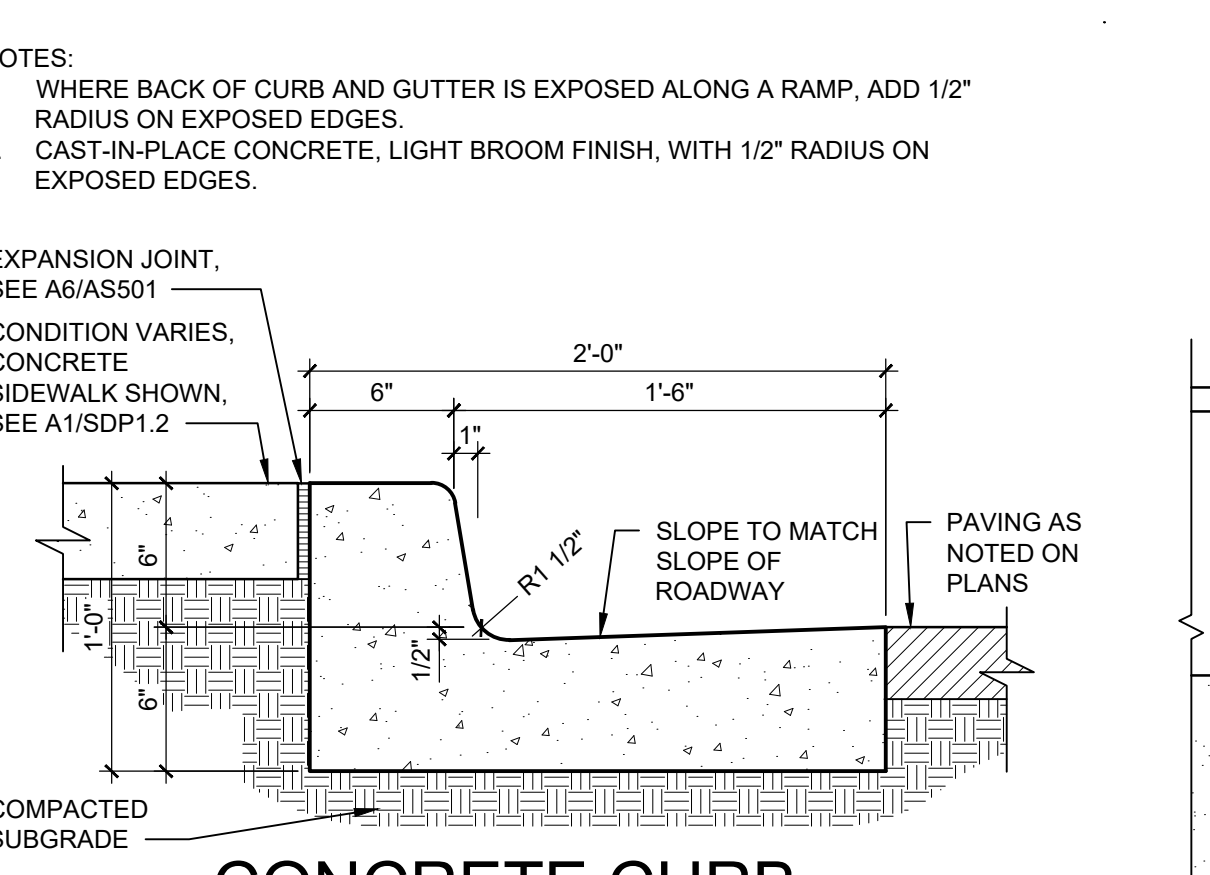
B2 ACCESSIBLE PARKING
1/8" = 1'-0"



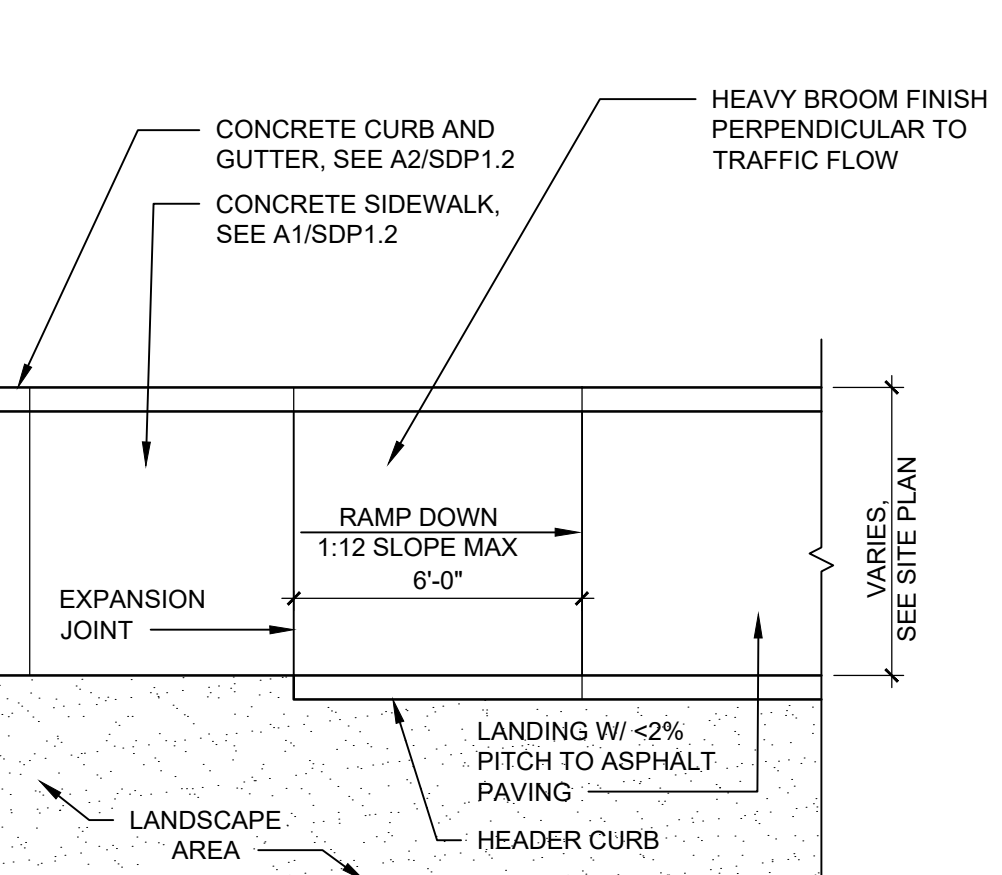
B3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



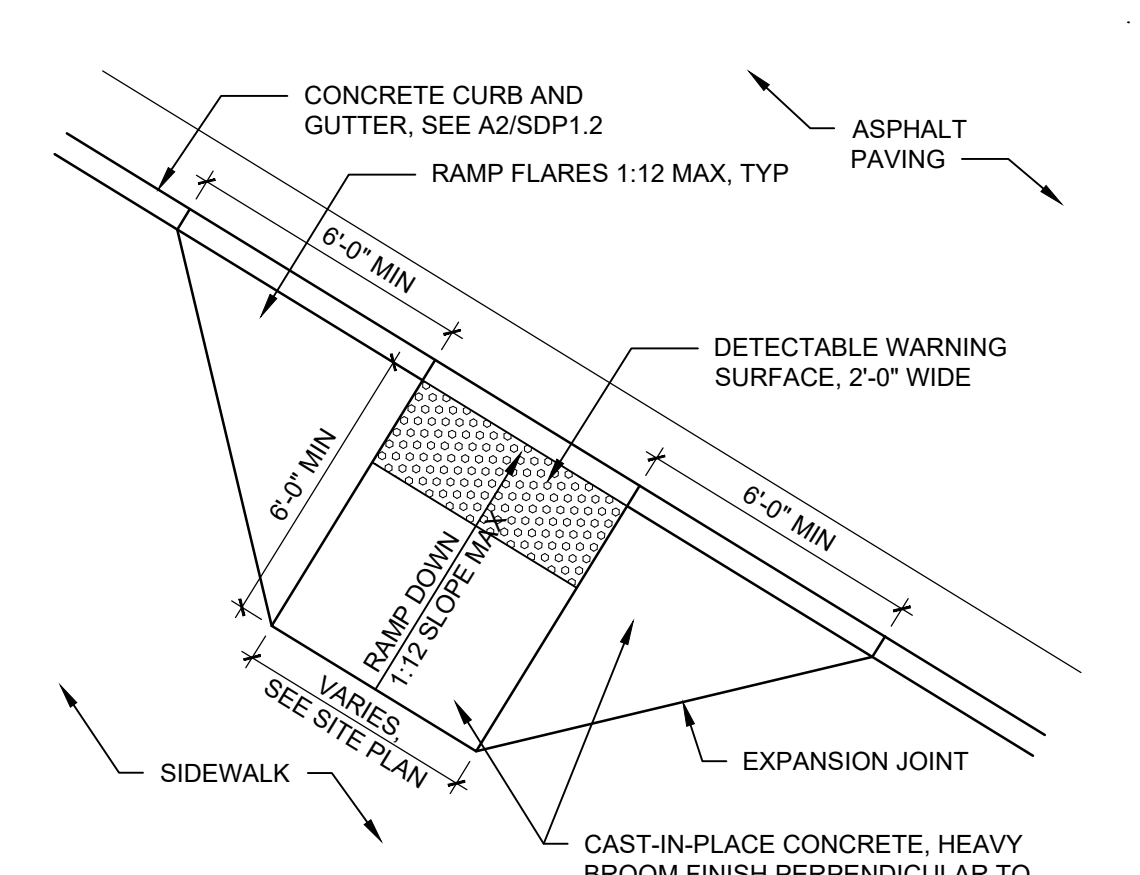
A1 CONCRETE SIDEWALK
1 1/2" = 1'-0"



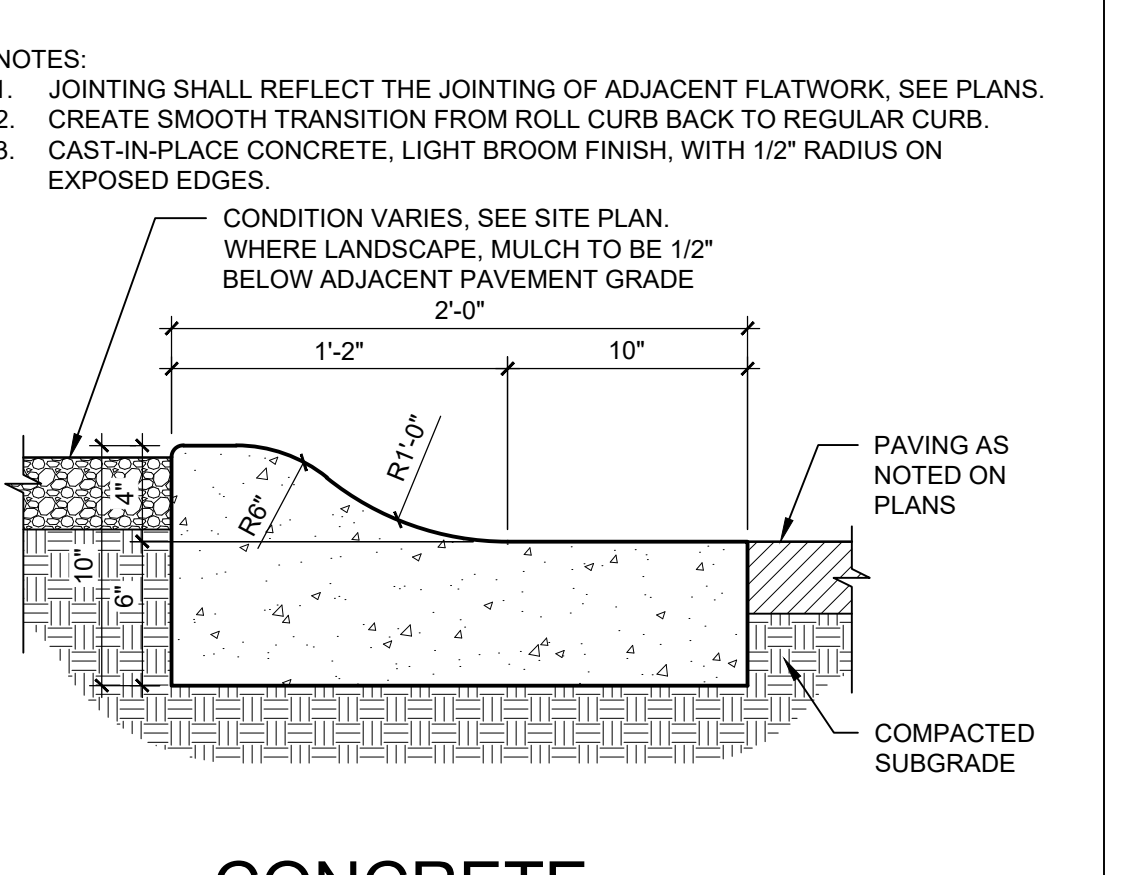
A2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



A3 CONCRETE CURB RAMP
1/4" = 1'-0"



A4 ACCESSIBLE RAMP
1/4" = 1'-0"

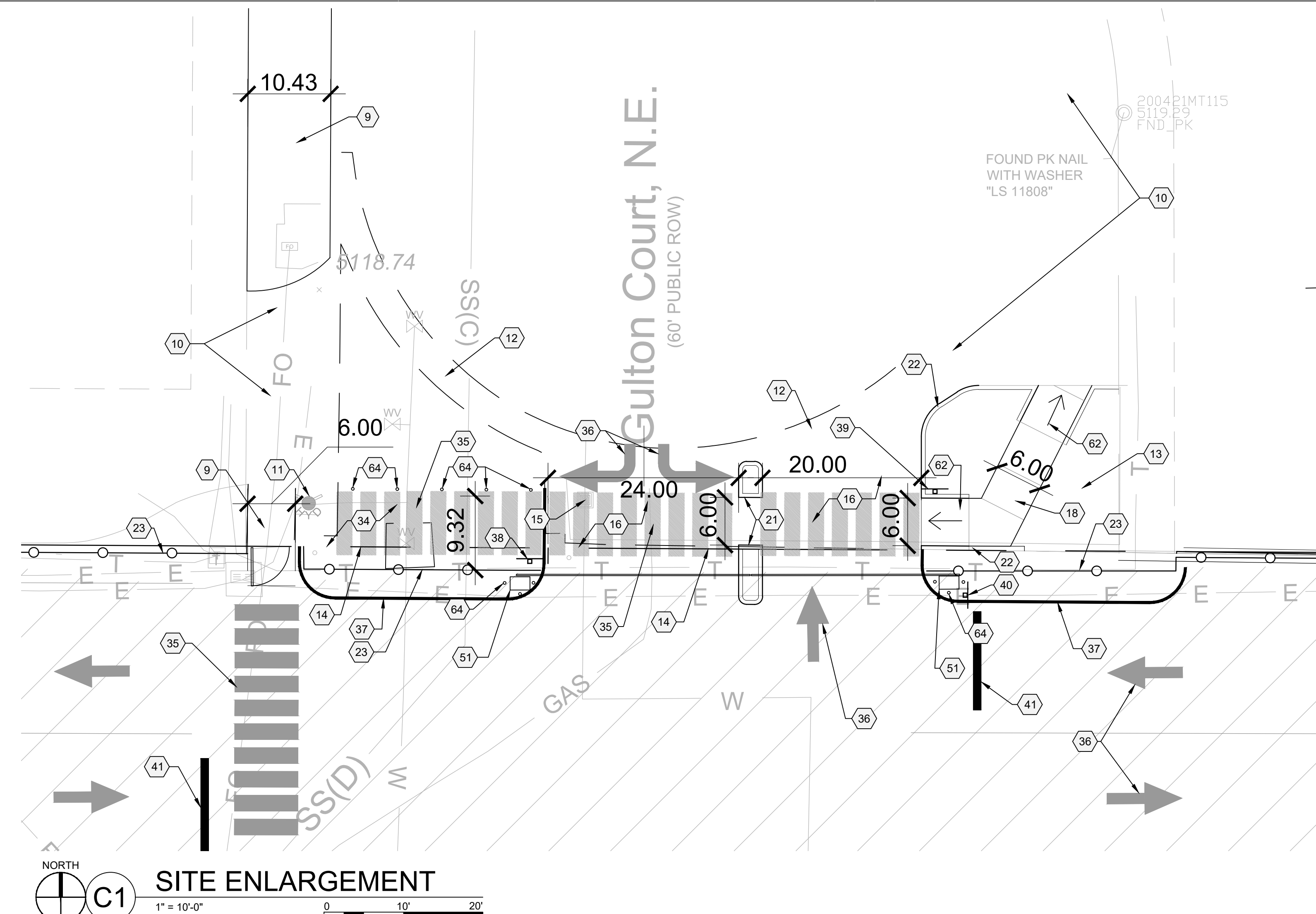


A5 CONCRETE MOUNTABLE CURB
1 1/2" = 1'-0"

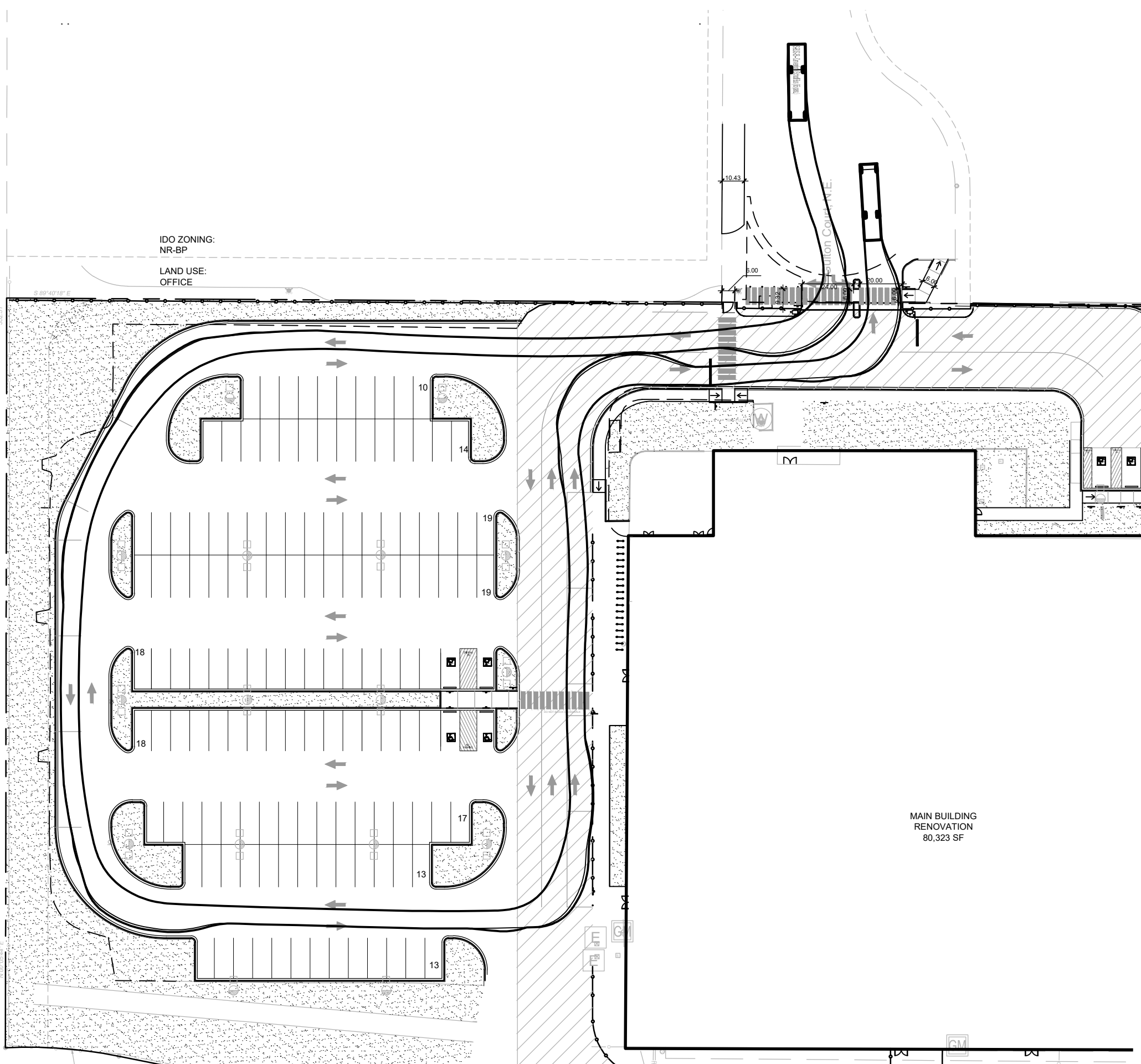
NOTES:
1. SEE SITE PLANS FOR JOINING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

NOTES:
1. JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK, SEE PLANS.
2. CREATE SMOOTH TRANSITION FROM ROLL CURB BACK TO REGULAR CURB.
3. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



C1
1" = 10'-0"
0 10' 20'



A1
1" = 50'-0"
0 50' 100'

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
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- 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 26' TO 32' WIDE.
- H. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- I. 20' 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.

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 PARKING LOT, WIDENING OF 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: *3-C A REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II
 ZONE ATLAS NUMBER: E17
 SITE AREA: 10 ACRES
 EXISTING ZONING: NR-BP
 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)
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 = 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 3: 290
 PHASE 4: 198
 MOTORCYCLE PARKING REQUIRED: 4
 MOTORCYCLE PARKING PROVIDED: 4
 BICYCLE PARKING REQUIRED: 89
 BICYCLE PARKING PROVIDED: 100

LEGEND

- PROPERTY LINE
- [Hatched Box] HEAVY DUTY ASPHALT FOR FIRE ACCESS
- [Dotted Box] LANDSCAPE AREA, SEE PLANTING PLAN
- [Circle with X] SITE LIGHTING, SEE SITE LIGHTING PLAN

VICINITY MAP



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

EXPLORE ACADEMY
GULTON TENANT IMPROVEMENTS
PHASES 3B AND 4
6600 GULTON COURT NE
ALBUQUERQUE, NM 87109

REVISIONS

- △
- △
- △
- △

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

SITE DETAILS
AND
SITE ENLARGEMENT

SHEET NO.

SDP1.3
OF



- ▲
- ▲
- ▲
- ▲
- ▲

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
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- 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 26' TO 32' WIDE.
- H. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- I. 26' 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.

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 PARKING LOT, WIDENINGS OF 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: -3-C A REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II
SITE AREA: 10 ACRES
EXISTING ZONING: NR-BP
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
EXCEPTION TO D104.2: PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS.

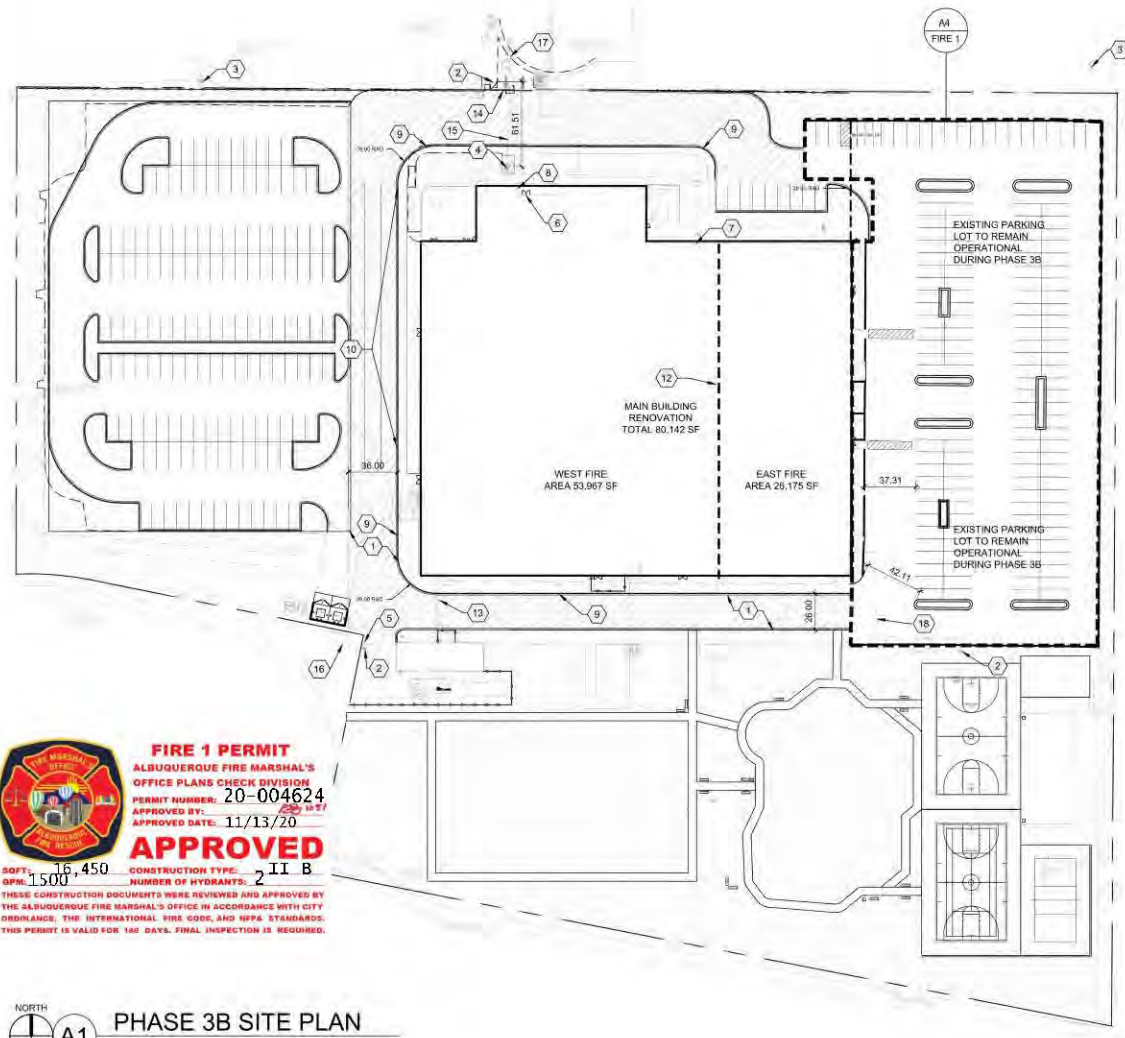
SHEET KEYED NOTES

CODE	DESCRIPTION
1	FIRE LANE, 26' WIDTH STANDARD
2	EXISTING FIRE HYDRANT TO BE USED FOR PROJECT
3	EXISTING OFF SITE FIRE HYDRANT
4	EXISTING FIRE DEPARTMENT CONNECTION (FDC)
5	EXISTING POST INDICATOR VALVE (PIV)
6	PREMISE ID TO BE LEGIBLE AND VISIBLE FROM GULTON CT
7	EXISTING WALL INDICATOR VALVE (WIV)
8	KNOX BOX
9	FIRE LANE STRIPING
10	BUS DROP OFF LOADING ZONE
11	PARENT DROP OFF LOADING ZONE
12	2 HOUR FIRE SEPARATION WALL
13	EXISTING OVERHEAD UTILITY RUN, 13'-6" MINIMUM VERTICAL CLEARANCE WILL BE MAINTAINED
14	SECURITY GATES WILL INCLUDE AN APPROVED MEANS OF OPERATION TO ALLOW FIRE DEPARTMENT ACCESS
15	10" FIRELINE
16	10" WATER LINE FROM WEST OF PROPERTY
17	8" WATERLINE
18	6" WATERLINE

LEGEND

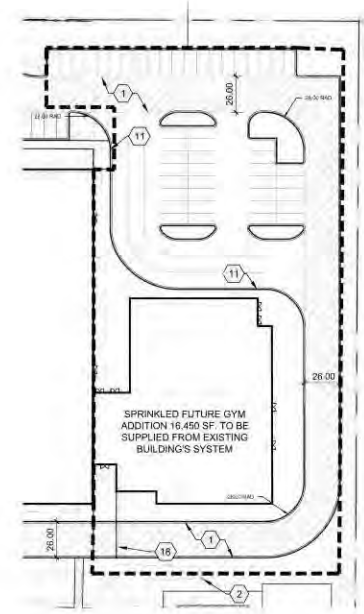
- PROPERTY LINE
- ▭ HEAVY DUTY ASPHALT FOR FIRE ACCESS

VICINITY MAP



FIRE 1 PERMIT
ALBUQUERQUE FIRE MARSHAL'S
OFFICE PLANS CHECK DIVISION
PERMIT NUMBER: 20-004624
APPROVED BY: [Signature]
APPROVED DATE: 11/13/20
APPROVED
SOFT: 16,450 CONSTRUCTION TYPE: II B
OPM: 1500 NUMBER OF HYDRANTS: 2
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

PHASE 3B SITE PLAN
1" = 50'-0"



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



VICINITY MAP

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5121.8 PROPOSED BUILDING FINISH FLOOR ELEV
- 36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- TC TOP OF CURB
- FL FLOWLINE
- NEW RETAINING WALL

DRAINAGE ANALYSIS

LEGAL DESCRIPTION: 3-C A REPLAT OF LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II

AREA: 10.0 acres (Project Area: 0.93 Acre = 40,500 SF)

SURVEYOR: Topographic survey by Precision Surveys, Inc. July, 2020

BENCHMARK: AGRS
Monument "ZAB_B" ELEVATION = 5195.09 (NAVD 1988)

FLOOD HAZARD: From FEMA Map Panel 35001C0138H (effective 8/16/12), this site is within Zone "X"; areas determined to be subject to the 0.2% annual chance flood.

EXISTING CONDITIONS: The site is developed with a 1-story 80,000 SF building, paved parking, and landscaping. An outdoor recreation and grass field area are located at the south side of the site. All site runoff surface flows to the west on both the north and south sides of the building and then collects in an onsite detention pond which ultimately discharges to the Bear Arroyo to the south.

OFFSITE FLOW: No offsite flows enter the project site.

PROPOSED IMPROVEMENTS: The project includes 2 new sports courts (Phase 3B) and a new 16,500 SF gym addition (Phase 4B) on the east side of the building. The building addition replaces existing paved parking.

DRAINAGE APPROACH: The drainage concept honors historic flow patterns. The east addition roof runoff will be directed to the south where it will be collected by 2 new inlets and a private storm drain which discharges to the new onsite retention area shown southwest of the existing building. Runoff from the sports courts will be carried via surface and storm drain west to the retention pond.

RUNOFF: Precipitation Zone 2 (based on the Project Area)
Existing Q = $[(.13)(2.28) + (.12)(3.14) + (.75)(4.70)](0.93 \text{ acre}) = 3.9 \text{ CFS}$
Proposed Q = $[(.05)(2.28) + (.06)(3.14) + (.85)(4.70)](0.93 \text{ acre}) = 4.0 \text{ CFS}$

There is a very minor increase in site runoff which is mitigated by the onsite retention volume which is based on redevelopment.

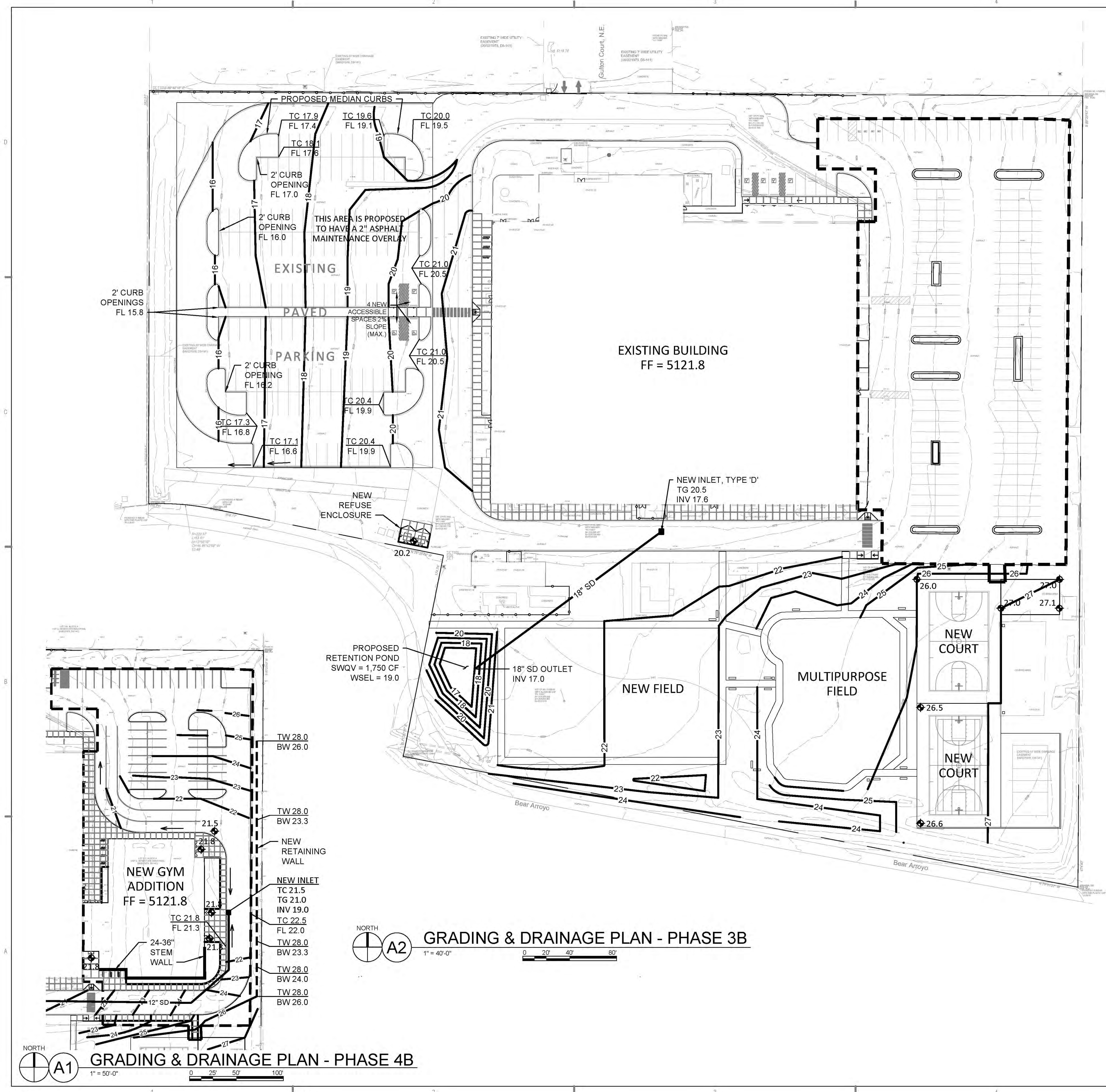
For the proposed redevelopment area:
SWQ V = $(15,400 + 19,000 \text{ SF})(0.26"/12") = 745 \text{ CF}$
VOLUME PROVIDED = 1,750 CF (@ 2' DEPTH)

REVISIONS

-
-
-
-

DRAWN BY	JSK
REVIEWED BY	SMM
DATE	11/20/20
PROJECT NO.	19-0099.003
DRAWING NAME	

GRADING &
DRAINAGE PLAN



GRADING & DRAINAGE PLAN - PHASE 3B
1" = 40'-0"

GRADING & DRAINAGE PLAN - PHASE 4B
1" = 50'-0"



EXPLORE ACADEMY
GULTON TENANT IMPROVEMENTS
PHASE III
6800 GULTON COURT NE
ALBUQUERQUE, NM 87109

REVISIONS

- △
- △
- △
- △

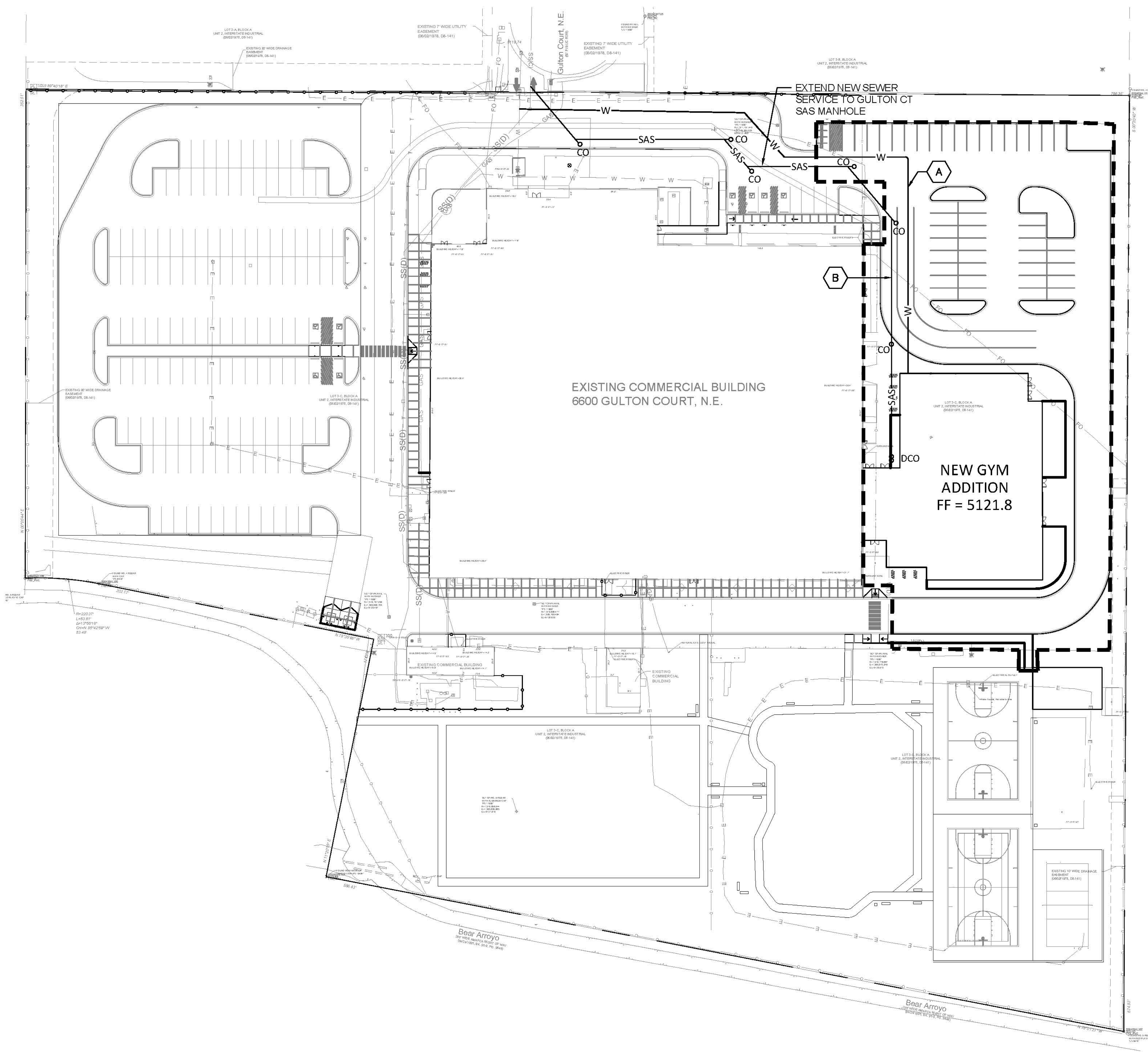
DRAWN BY	JSK
REVIEWED BY	SMM
DATE	11/20/20
PROJECT NO.	19-0099.003
DRAWING NAME	UTILITY PLAN

LEGEND

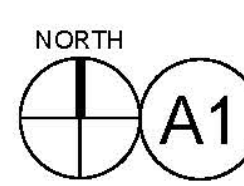
- OVERHEAD ELECTRICAL
- GAS LINE
- CO — CLEAN OUT
- W --- EXISTING WATER LINE
- GAS- EXISTING GAS LINE
- SAS- EXISTING SEWER LINE
- ELECTRIC LINE
- W — NEW WATER LINE
- SAS — NEW SEWER LINE
- G — NEW GAS LINE
- FH — FIRE HYDRANT

KEYED NOTES

- A. INSTALL NEW 2" DOMESTIC WATER LINE (WITH 2" ISOLATION VALVE AT CONNECTION POINT) FROM EXISTING WATER SERVICE TO BUILDING--SEE PLUMBING PLAN FOR CONTINUATION.
- B. INSTALL NEW SEWER SERVICE FROM BUILDING TO EXISTING 6" PRIVATE SEWER SERVICE NORTH OF THE EXISTING BUILDING.



UTILITY PLAN - PHASE 4B
1" = 40'-0"
0 20' 40' 80'





11/17/20

EXPLORE ACADEMY
GULTON TENANT IMPROVEMENTS
PHASE III
6800 GULTON COURT NE
ALBUQUERQUE, NM 87109



DRAWN BY ACE

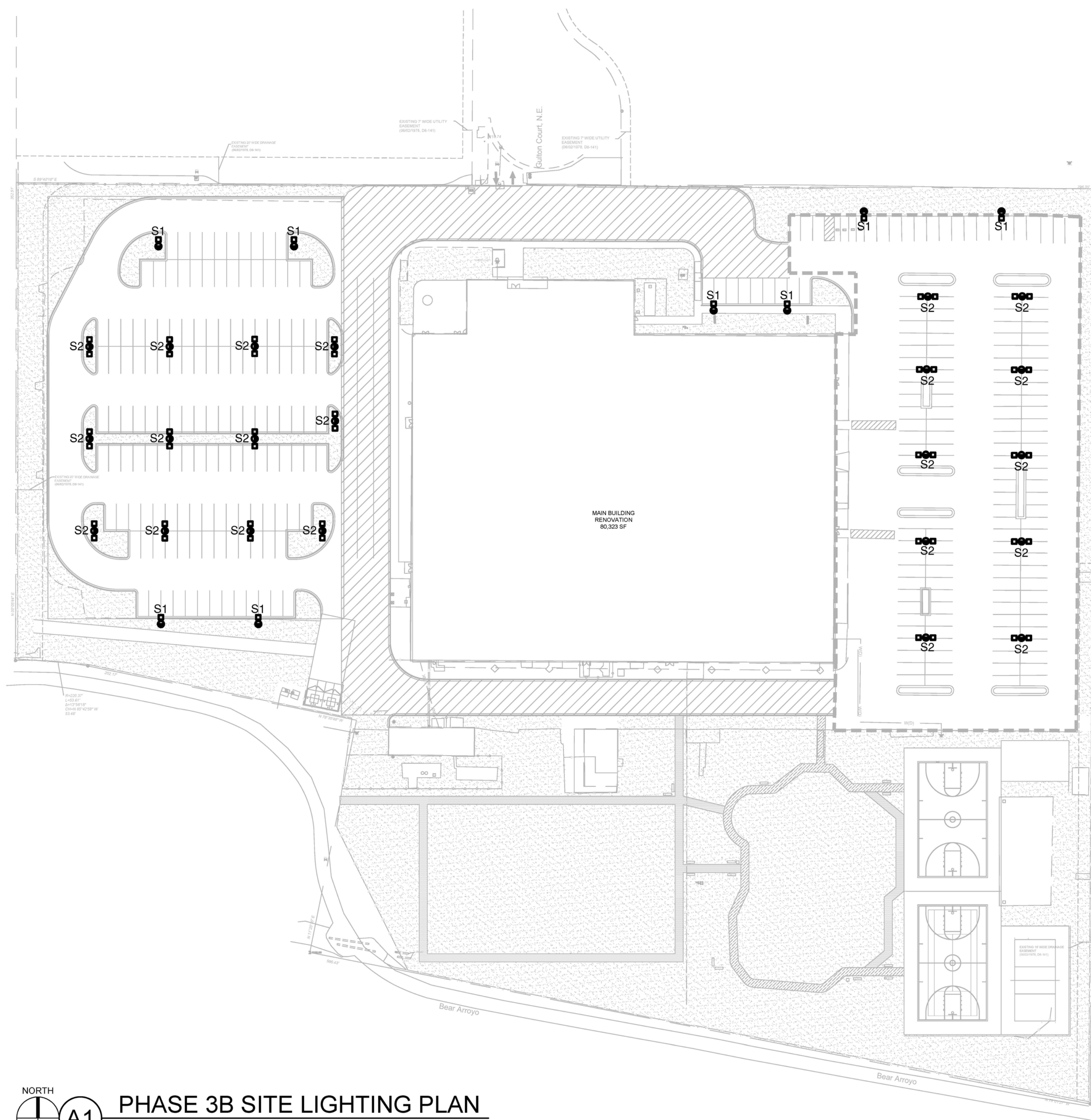
REVIEWED BY FJT

DATE 10/30/20

PROJECT NO. 19-0099.003

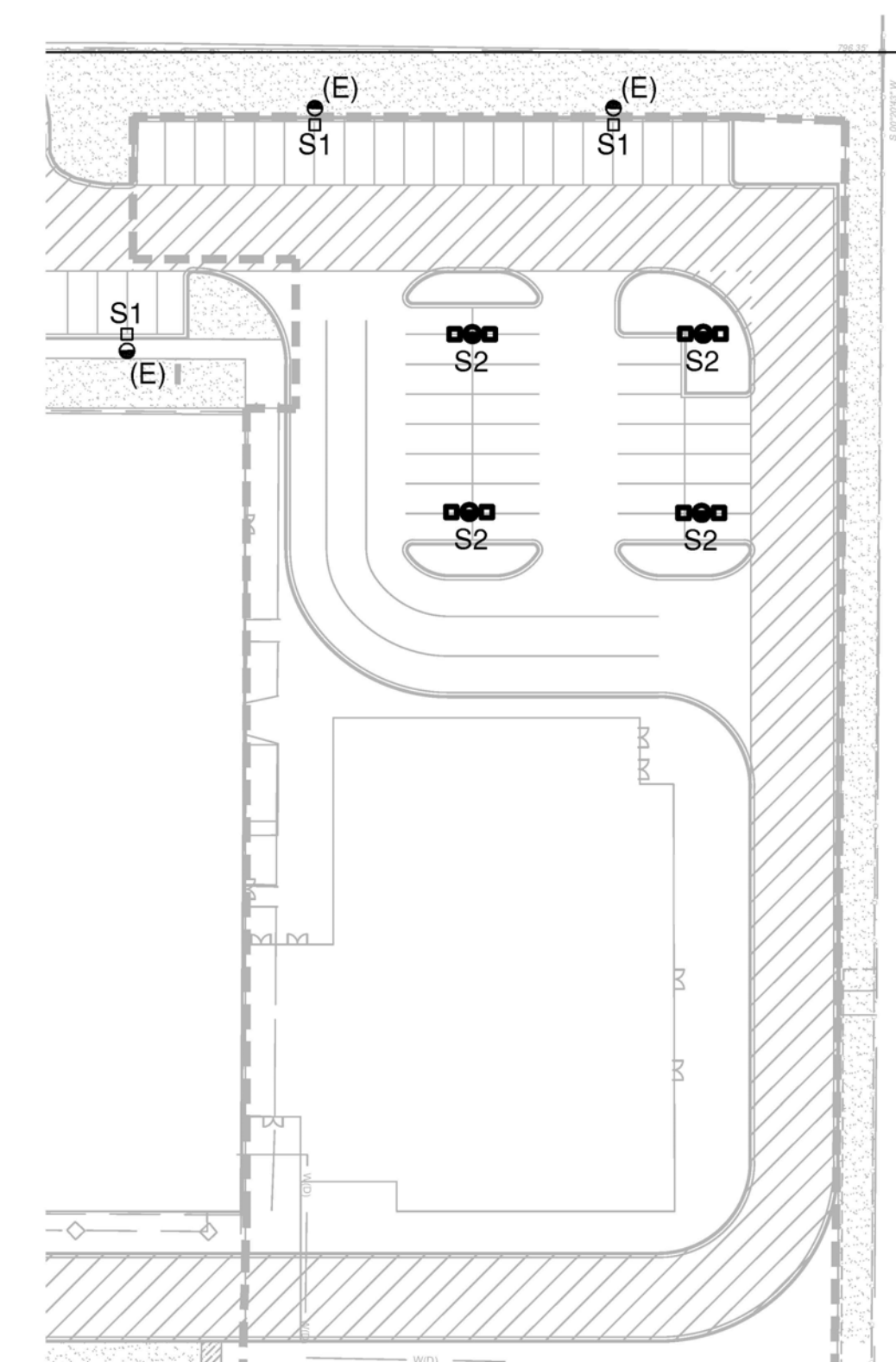
DRAWING NAME

SITE LIGHTING
PLAN

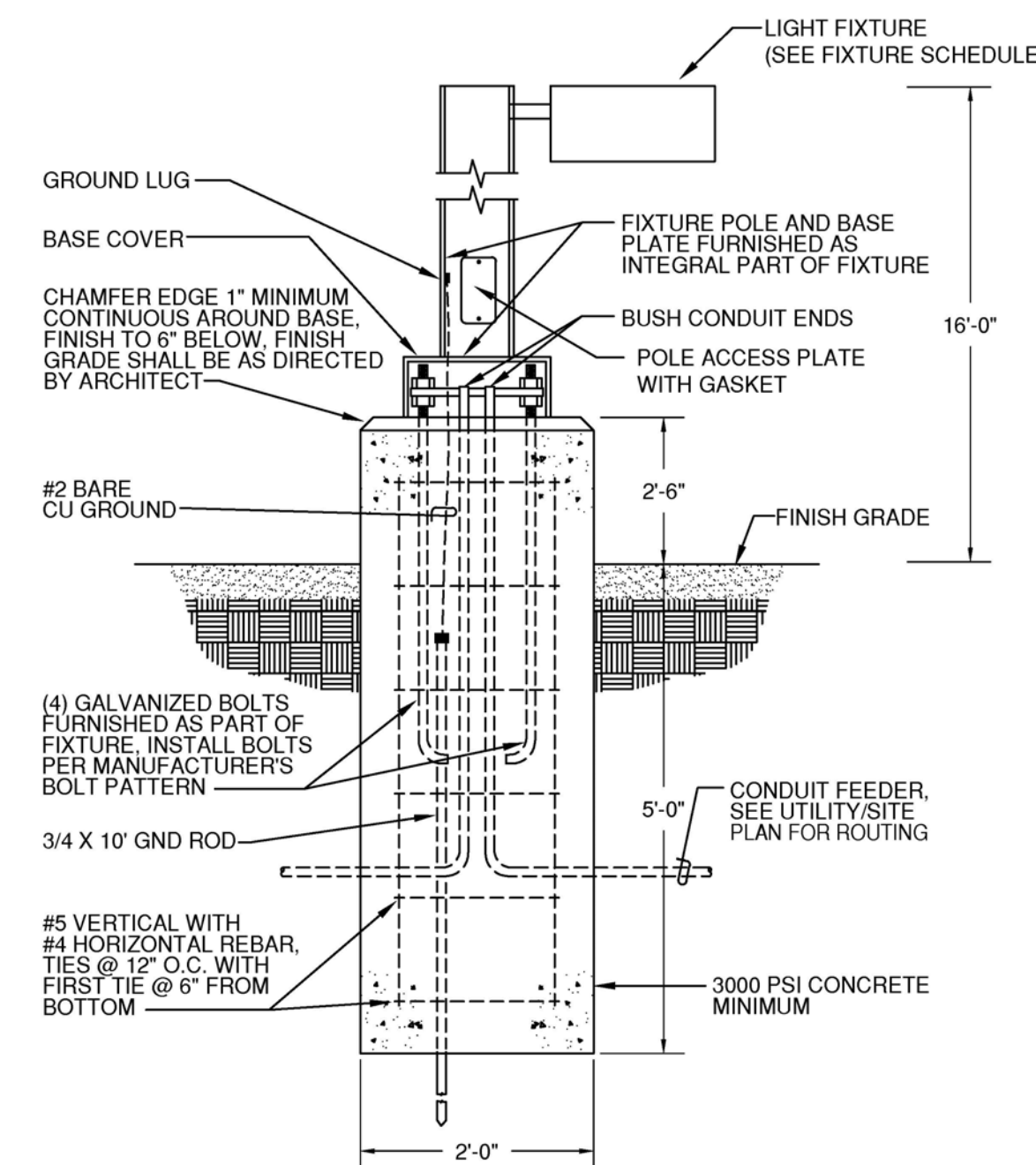


PHASE 3B SITE LIGHTING PLAN
1" = 50'-0"

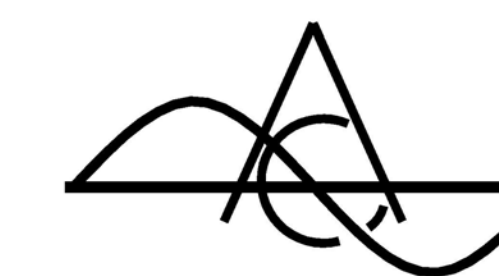
FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LAMPS		MOUNTING INSTRUCTIONS	REMARKS
				TYPE	WATTS		
S1	LITHONIA	#DSXO LED P3 40K T4M MVOLT HS	SITE POLE LIGHT & LUMINAIRE	LED	71.0	6417	POLE - SEE DETAIL
S2	LITHONIA	#DSXO LED P3 40K T5M MVOLT HS	SITE POLE LIGHT & DOUBLE LUMINAIRE	LED	142.0	8770	POLE - SEE DETAIL



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



POLE BASE DETAIL FOR PARKING LUMINAIRES
NO SCALE



**A C ENGINEERING
ENTERPRISES, LLC**
120 Aliso Drive, SE
Albuquerque, New Mexico 87108
Phone 505.842.5787
Facsimile 505.842.5797











PR-2020-004708_SI-2020-01411_Site_Plan_Aproved_2-10-21


Final Audit Report


2022-10-31


Created:	2021-11-19
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_4Kc92ZYOMAg7c5fGUtK35O8vKc8f8-Y


"PR-2020-004708_SI-2020-01411_Site_Plan_Approved_2-10-21" History


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 Signer jwolfley@cabq.gov entered name at signing as Jolene Wolfley, CABQ Planning
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 Agreement completed.
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