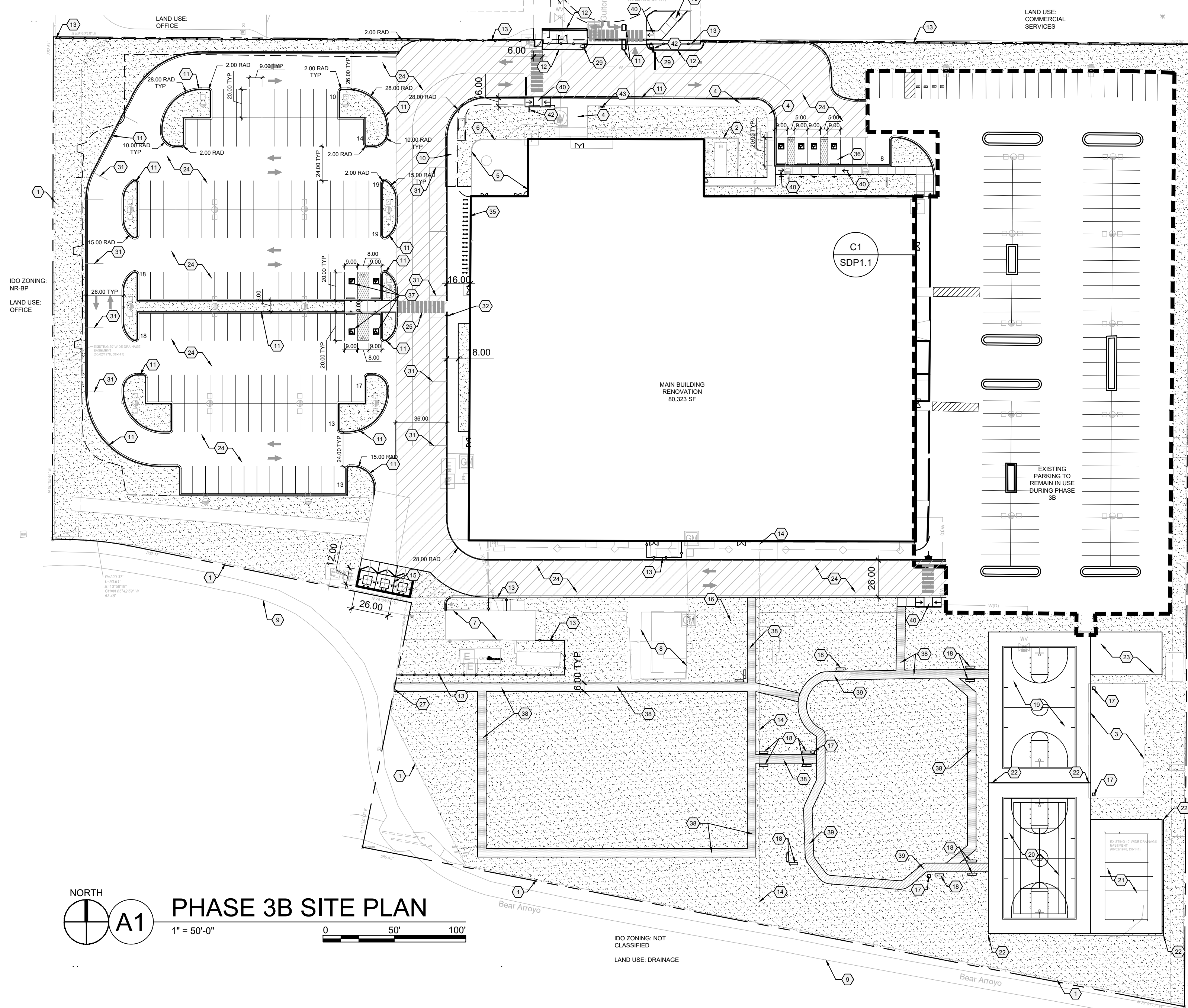


PHASE 4 SITE PLAN
1" = 50'-0"



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

PROJECT NO.	
APPLICATION NO.	
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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

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	BEAR ARROYO MULTI-USE TRAIL
10	CONCRETE SIDEWALK, SEE A1/SDP1.2
11	6" HEIGHT CONCRETE CURB AND GUTTER, SEE A2/SDP1.2
12	PIN CURB
13	8' FENCE, AMERISTAR WIREWORKS ANTI-CLIMB AS BASIS OF DESIGN
14	REMOVE FENCE
15	REFUSE ENCLOSURE, SEE C2/SDP1.2
16	GREENHOUSE, TBD
17	LITTER RECEPTACLE
18	6' BENCH
19	84' X 50' BASKETBALL COURT
20	84' X 50' BASKETBALL COURT WITH REMOVABLE NET FOR TENNIS, ANTI-CLIMB PERIMETER FENCE AND GATE
21	SAND VOLLEY BALL COURT
22	BALL NETTING
23	30' X 50' SPORT COURT
24	ASPHALT TO BE REPAIRED, RESURFACED AND RESTRIPED
25	PAINTED CROSSWALK
26	ONE-WAY TRAFFIC SIGN
27	KEYED ACCESS TO BEAR CANYON TRAIL
28	OUTDOOR DINING TABLES AND CHAIRS PER OWNER
29	AUTOMATIC SLIDING GATE
30	REMOVE ASPHALT
31	BUS DROP OFF STRIPING FOR QUEUING
32	DO NOT OBSTRUCT PEDESTRIAN PATH SIGN
33	PARENT DROP OFF LOADING ZONE
34	MOTORCYCLE PARKING
35	BICYCLE PARKING, SEE C1/SDP1.2 FOR BASIS OF DESIGN
36	ACCESSIBLE PARKING, SEE B2/SDP1.2
37	VAN ACCESSIBLE PARKING
38	6' WIDE ACCESSIBLE STABILIZED CRUSHER FINE PATH
39	EXISTING PATH TO BE RESURFACED FOR ADA ACCESS WITH STABILIZED CRUSHER FINES
40	CONCRETE CURB RAMP, SEE A3/SDP1.2
41	ACCESSIBLE RAMP, SEE A4/SDP1.2
42	STOP SIGN
43	WAYFINDING SIGNAGE

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.

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.

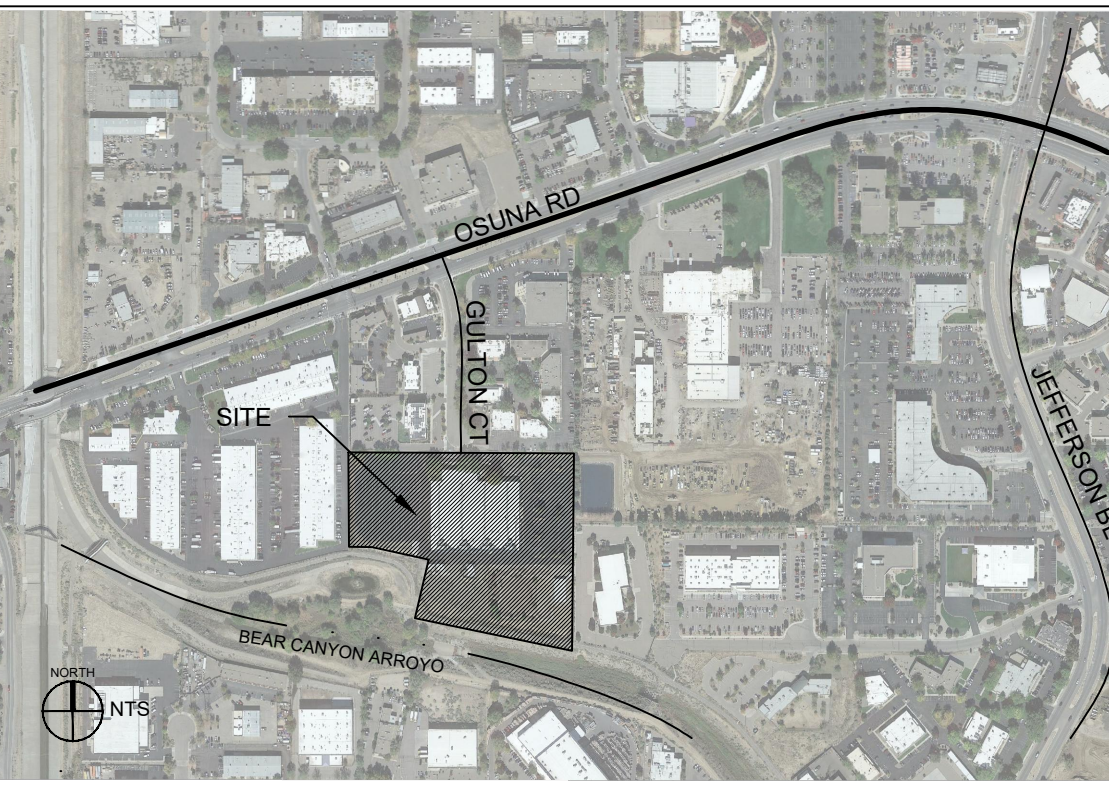
PROJECT DATA

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: 291
 PHASE 4: 199
 MOTORCYCLE PARKING REQUIRED: 4
 MOTORCYCLE PARKING PROVIDED: 4
 BICYCLE PARKING REQUIRED: 99
 BICYCLE PARKING PROVIDED: 100

LEGEND

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

VICINITY MAP



ARCHITECTURE DESIGN INSPIRATION



ARCHITECT
ENGINEER
PROJECT

EXPLORE ACADEMY
 GULTON TENANT IMPROVEMENTS
 PHASE III
 6600 GULTON COURT NE
 ALBUQUERQUE, NM 87109

REVISIONS

△	
△	
△	
△	

DRAWN BY	DS
REVIEWED BY	MB
DATE	1/29/21
PROJECT NO.	19-0099.003
DRAWING NAME	SITE PLAN

SHEET NO.
SDP1.1
OF