



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005566

Application No. SI--2021-01212

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

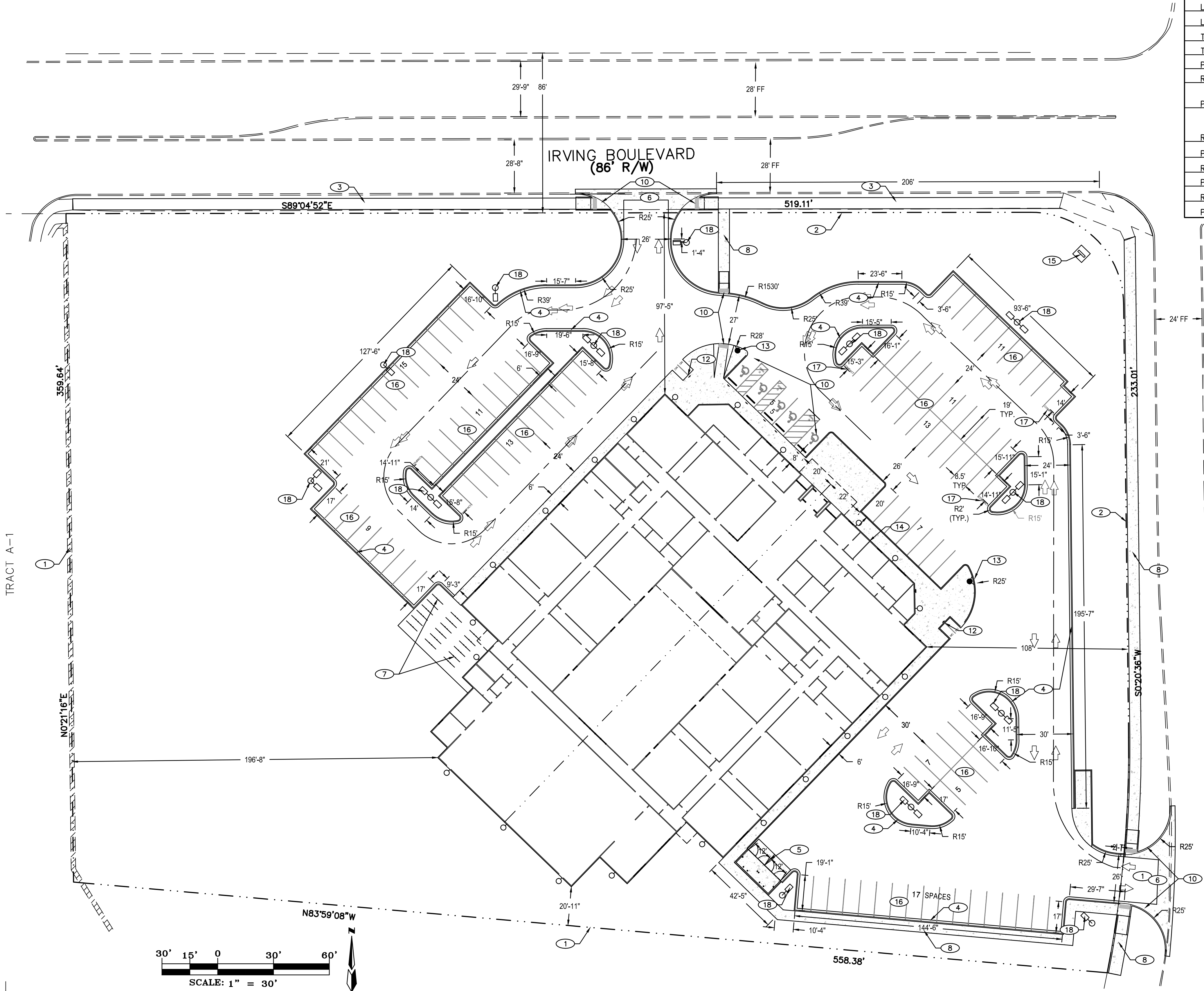
DRB SCHEDULED HEARING DATE: October 6, 2021 HEARING DATE OF DEFERRAL: Sept. 25, 2021

SUBMITTAL

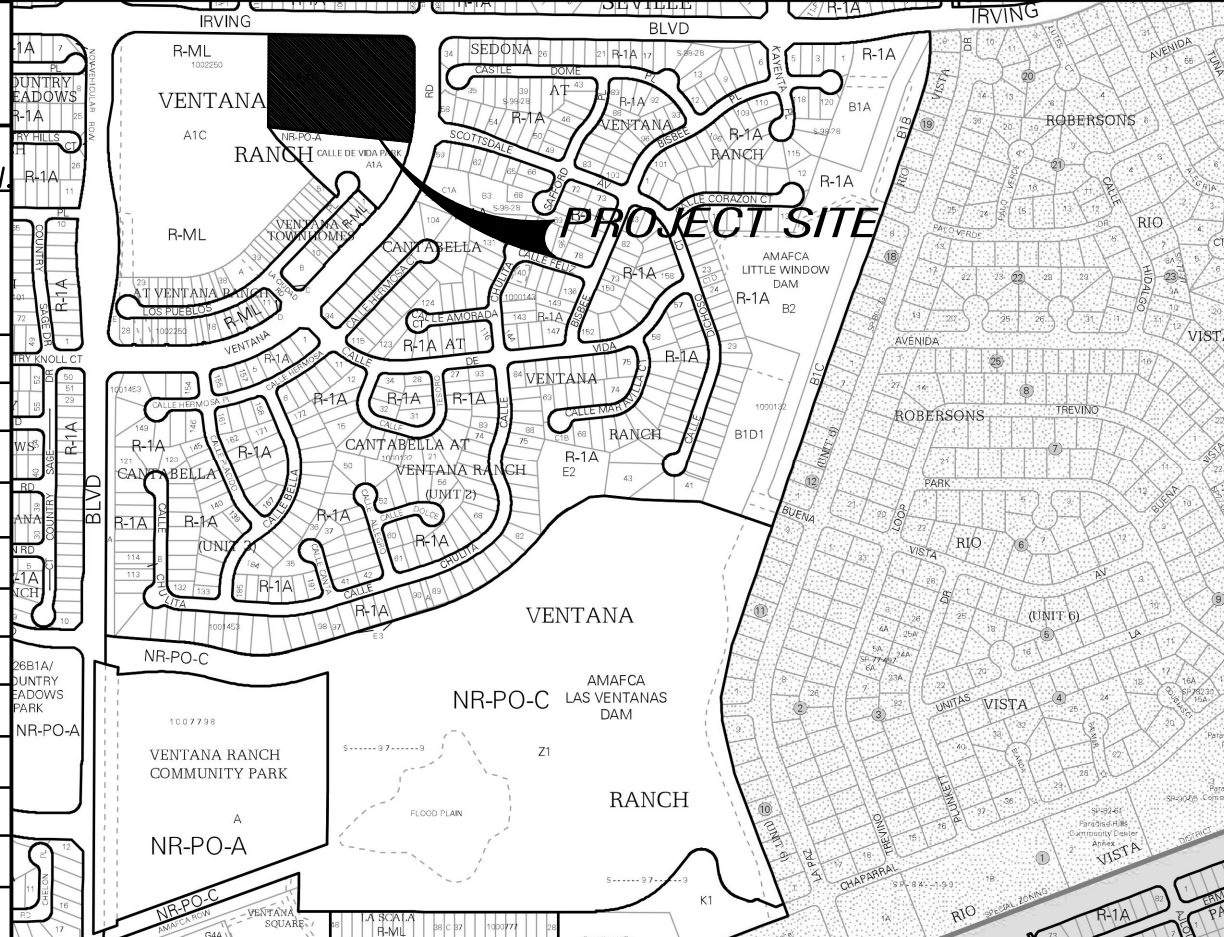
DESCRIPTION: Revised sheets: Site Plan, Site Details, TCL

CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 EMAIL: ron@thegroup.cc



SITE DATA	
LOCATION	6441 VENTANA RD. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACT A-2 A REPLAT OF TRACT A, VENTANA RANCH
CURRENT ZONING	R-MI
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(5.00 AC) 217,800 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	36,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	181,000 SF
NUMBER OF UNITS	1 BUILDING
LANDSCAPE AREA	71,253 SF
LANDSCAPE W/O TREES AND SHRUBS	60,248 SF
TOTAL LANDSCAPE AREA	109,747 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	33%
PAVED AREA	10,534 SF
REQUIRED PARKING	25 + 3*6 + 2*6=55 SPACES 25 STAFF + 3 SPACES/H.S. CLASS + 2 SPACES/MID. CLASS
PARKING PROVIDED	114 STANDARD SPACES 5 COMPACT SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	4 SPACES
REQUIRED BICYCLE PARKING	3 SPACES/CLASS 36 SPACES
PROVIDED BICYCLE PARKING	36 SPACES



- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING 6" ASPHALT TRAIL
 - NEW CONCRETE CURB PER SP 2-SITE DETAILS
 - DUMPSTER ENCLOSURE PER SP 2-SITE DETAILS
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - BICYCLE RACKS PER SP 2-SITE DETAILS
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE
 - ADA PARKING PER SP 2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE
 - REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
 - MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER SP2-SITE DETAILS
 - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
 - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - MONUMENT SIGN 4" OVERALL HEIGHT PER A2-SITE ELEVATIONS
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - 16" ECOFORM POLE LIGHTING

PROJECT NUMBER: **PR-2021-005566**
APPLICATION NUMBER: **SI-2021-01212**

DRB SITE PLAN FOR BUILDING PERMIT
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 OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
Herman Gallegos <i>Herman Gallegos</i>	07-16-21
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112
Office: (505) 296-7100
Fax: (505) 296-7105

1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AS SUCH. EACH SHEET OF THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR FOR ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AS SUCH. EACH SHEET OF THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR FOR ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AS SUCH. EACH SHEET OF THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR FOR ANY DISCREPANCIES OR OMISSIONS.

PROJECT ADDRESS: **ALBUQUERQUE, NM**

CURTIS'S NAME: _____

DRAWING NAME: **SITE PLAN**

PROJECT NAME: **SAMS ACADEMY**

PROJECT NUMBER: _____

PROJECT PROGRESS: **PERMIT**

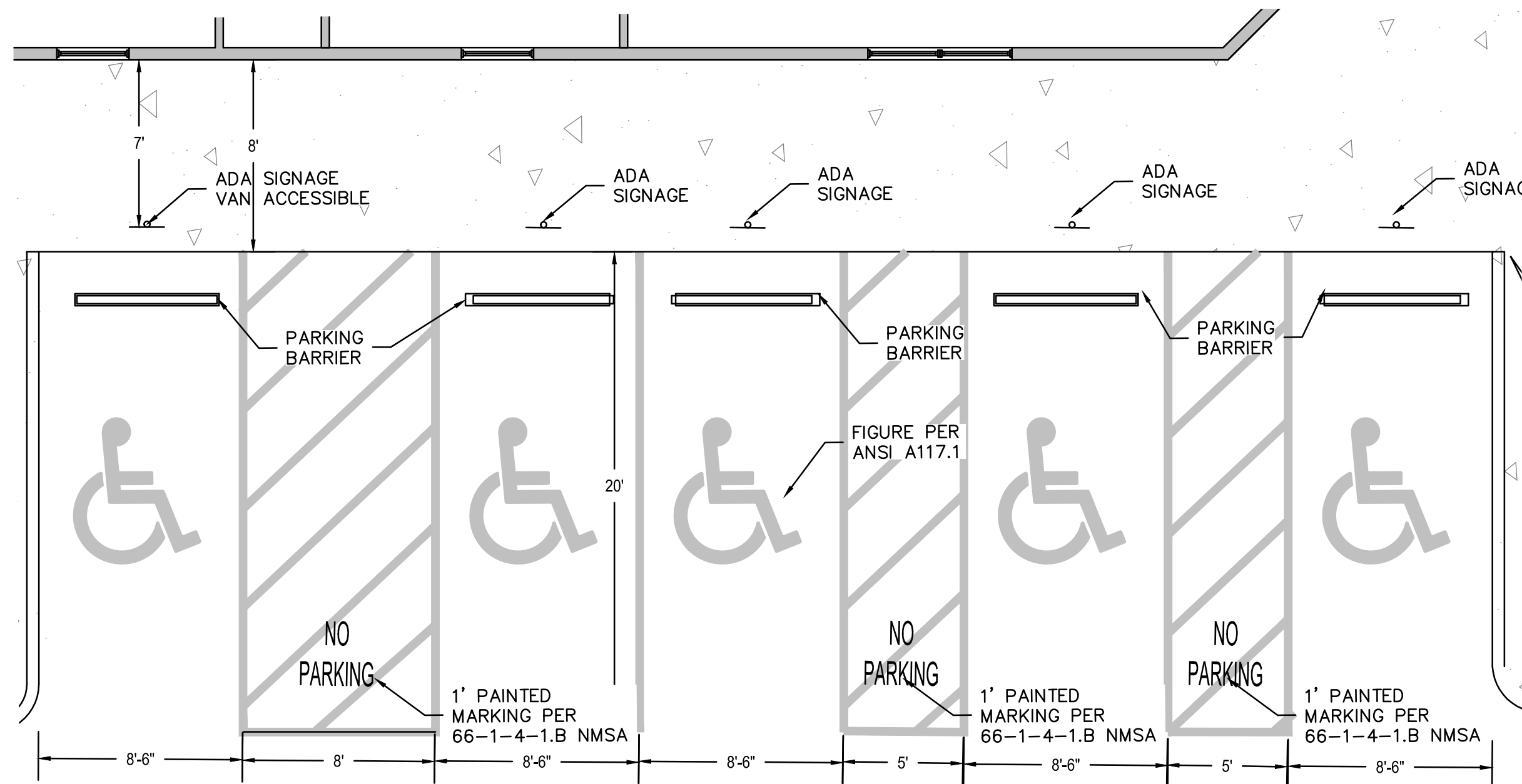
DRAWN BY: **REH**

CHECKED BY: **REH / REH**

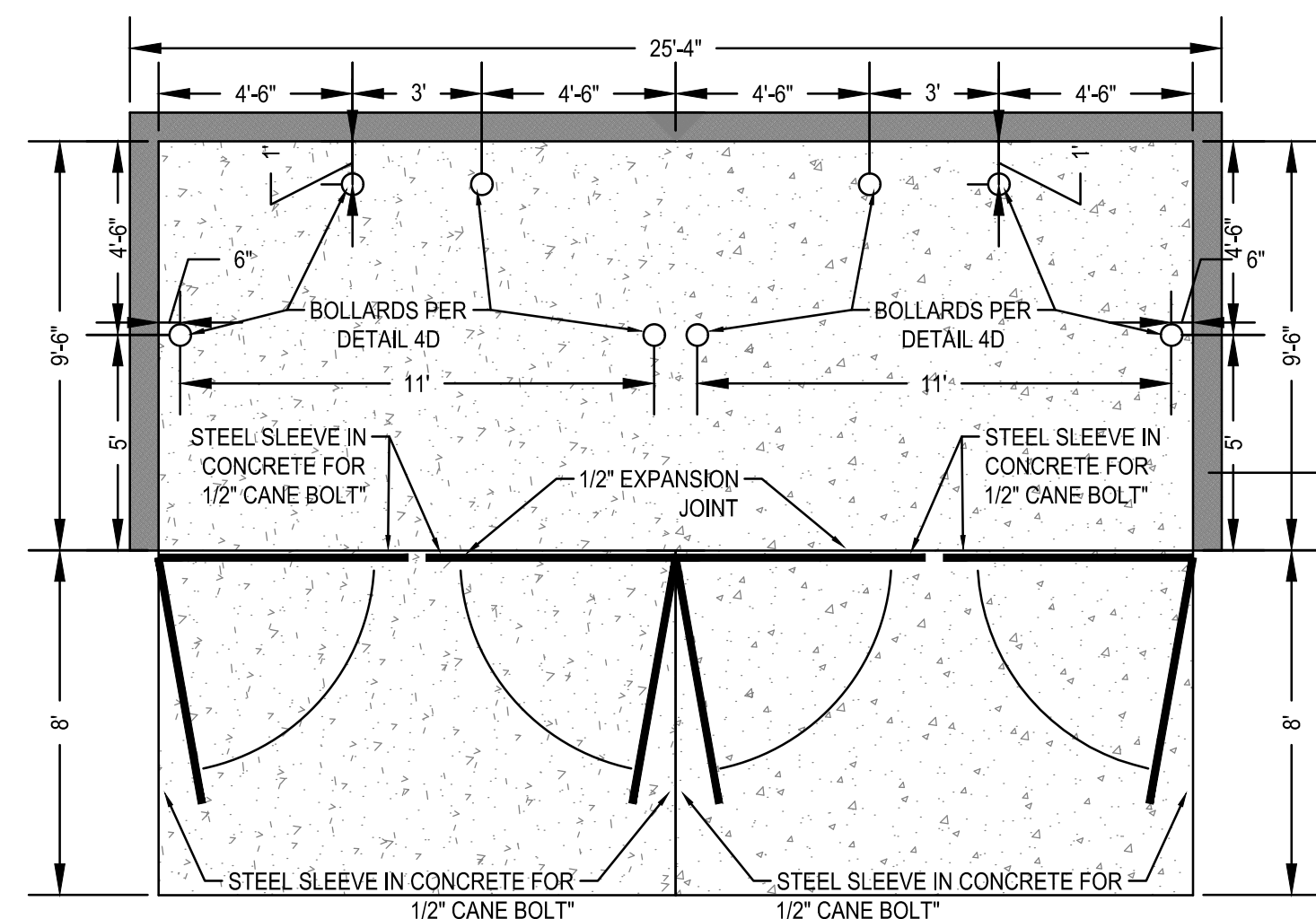
DATE: **SEPT. 16, 21**

SCALE: **AS NOTED**

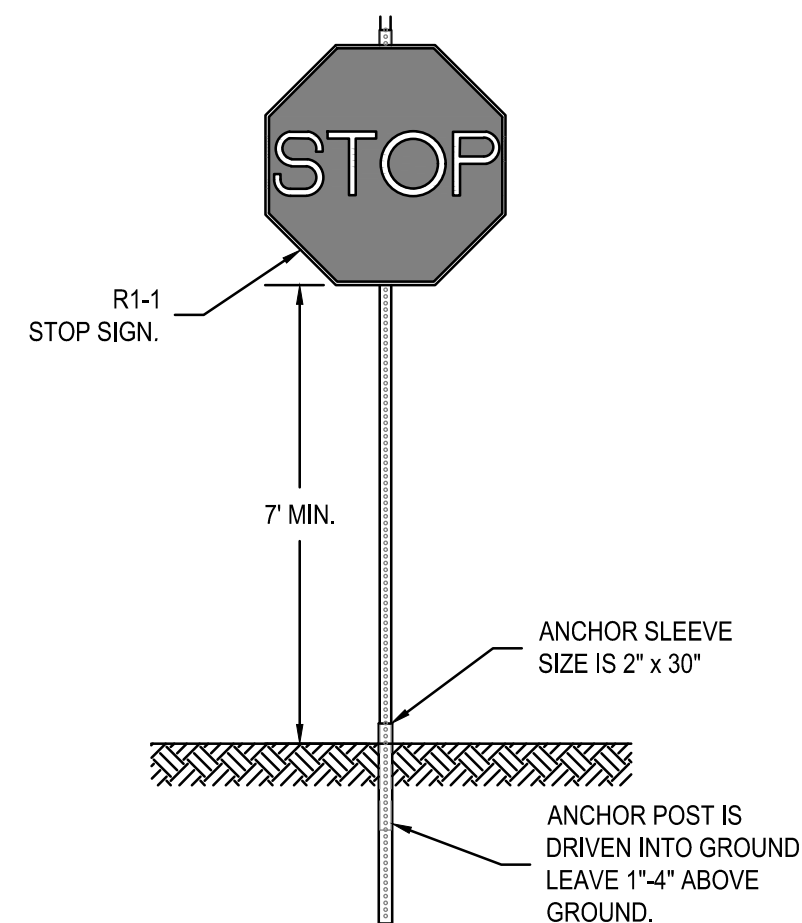
SHEET: **SP1**



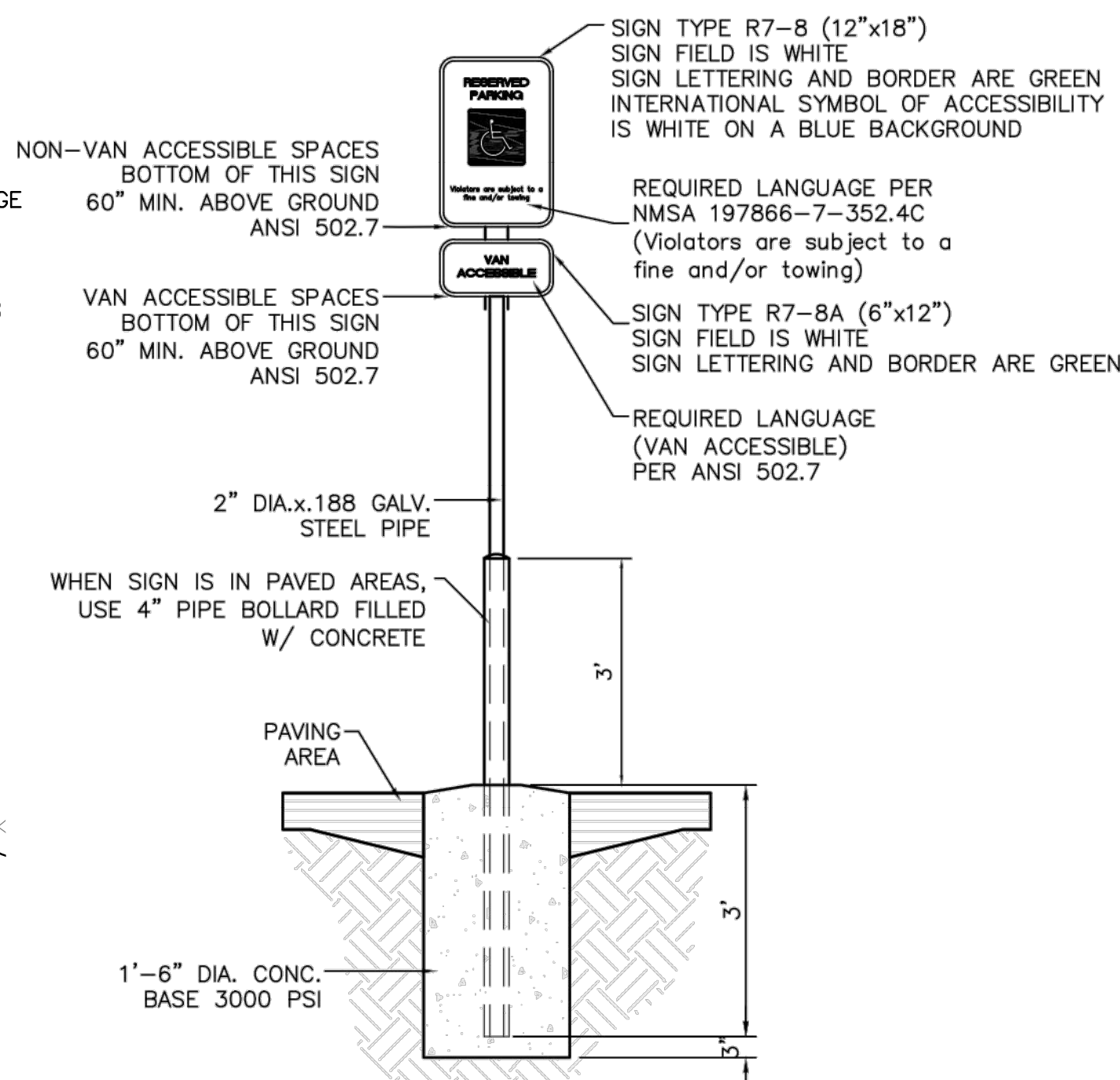
1 ADA PARKING DETAIL
Scale: 1"=5'



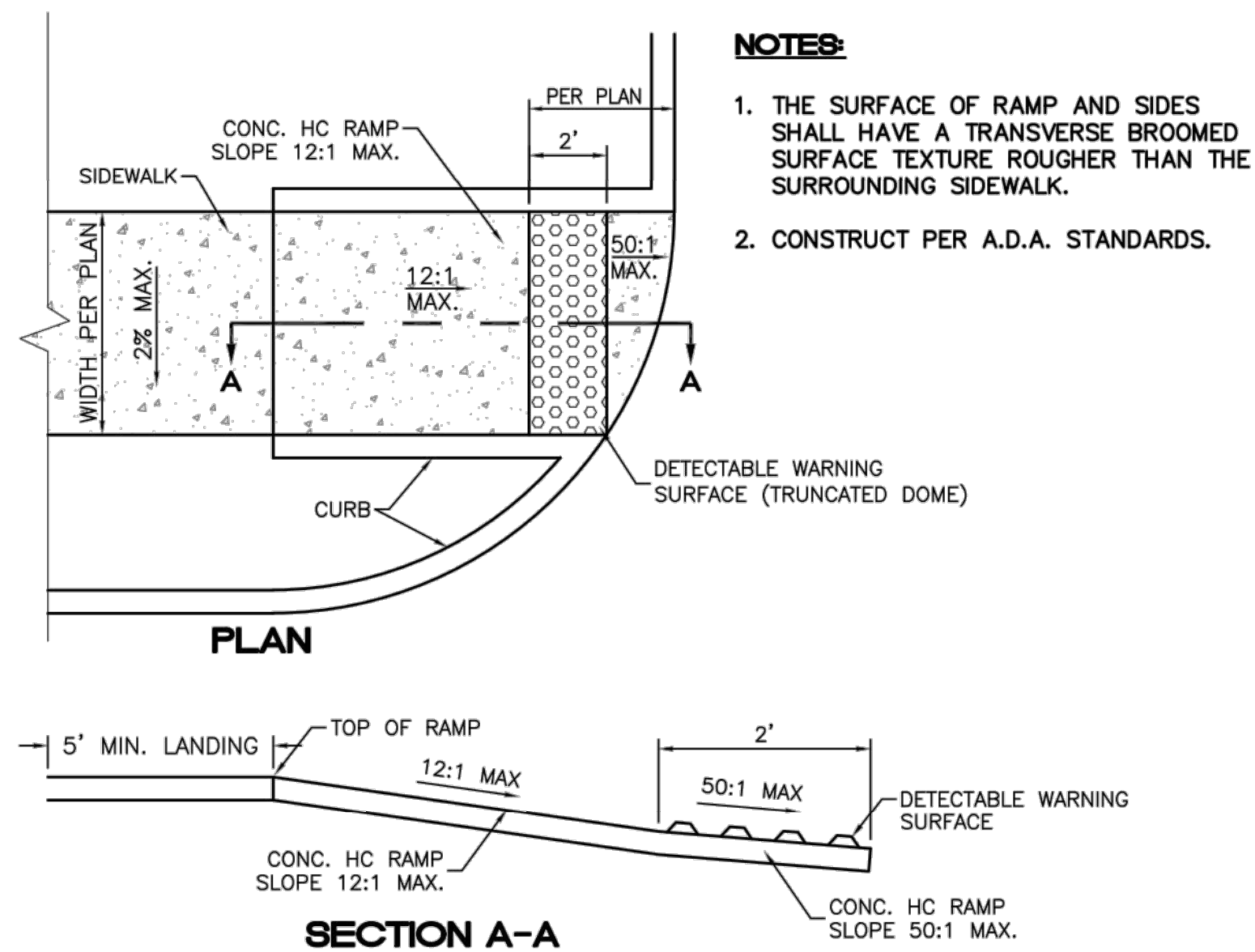
4 REFUSE ENCLOSURE
Scale: 1/4"=1'



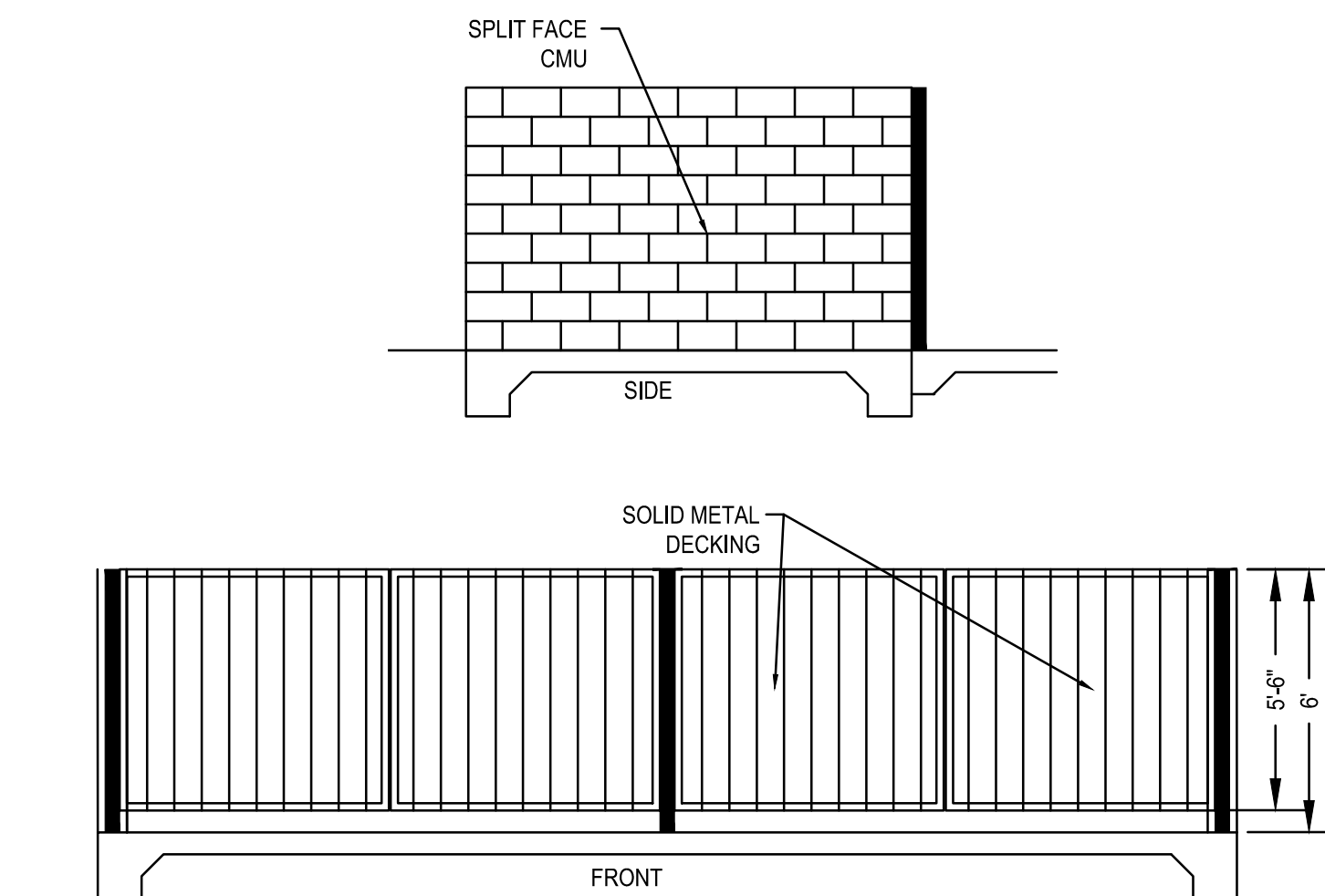
5 REGULATORY SIGN DETAIL
Scale: NTS



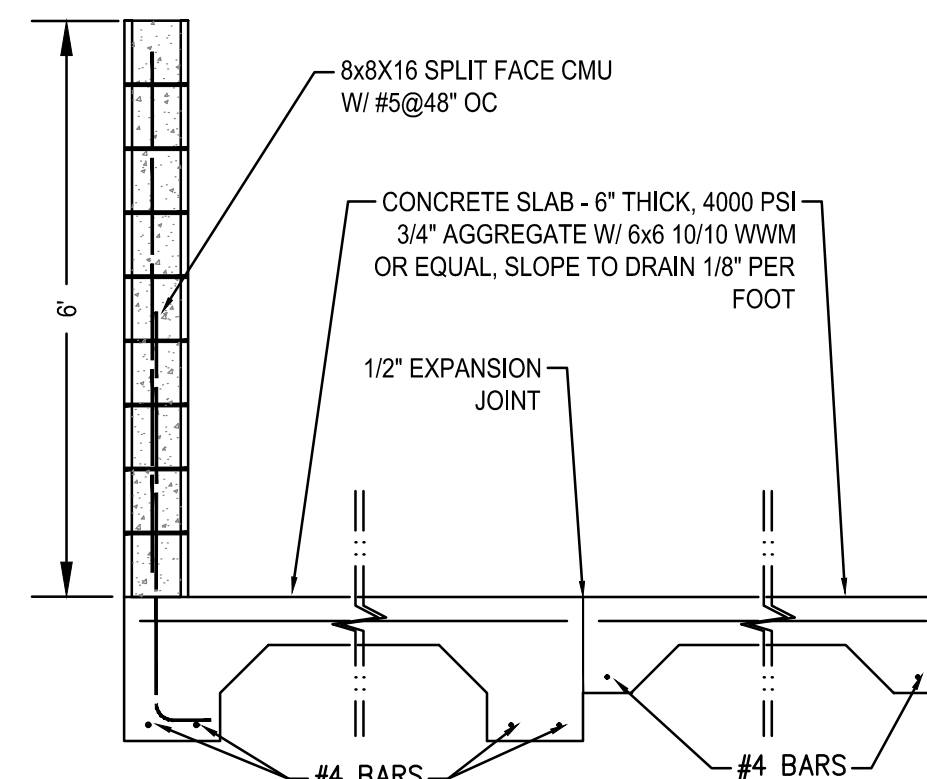
2 ADA SIGNAGE DETAIL
Scale: NTS



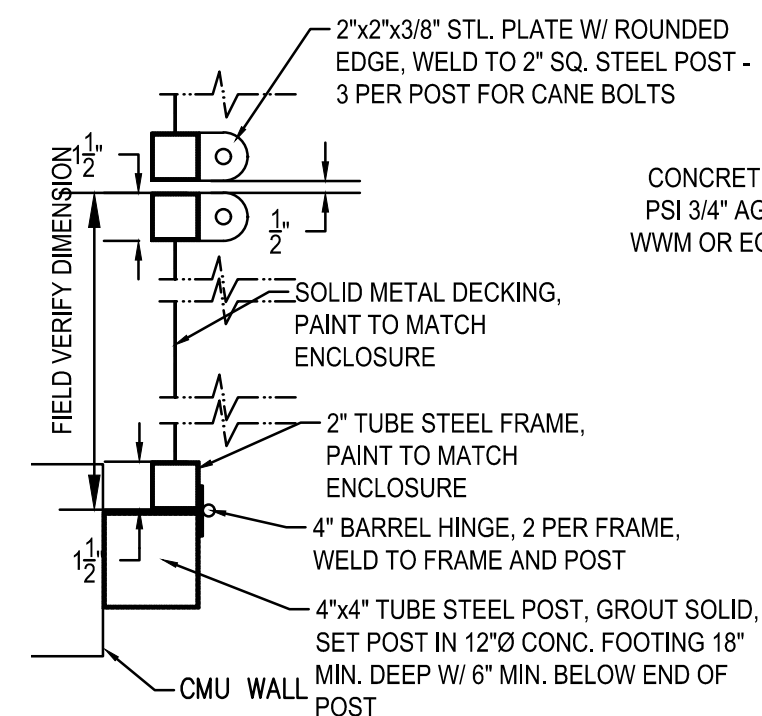
3 ADA RAMP DETAIL
Scale: NTS



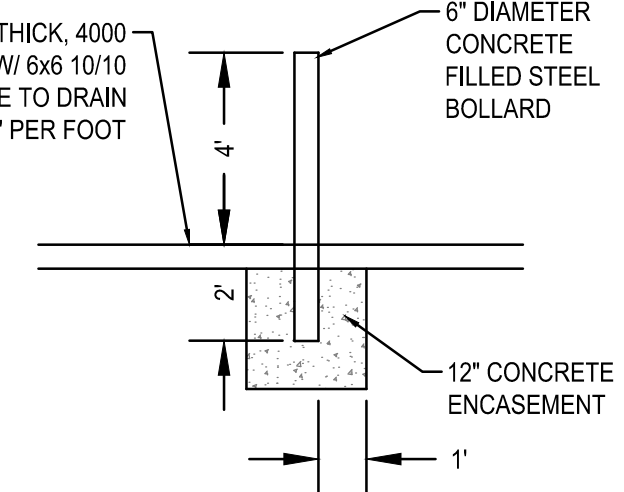
4A ENCLOSURE ELEVATIONS
Scale: 1"=5'



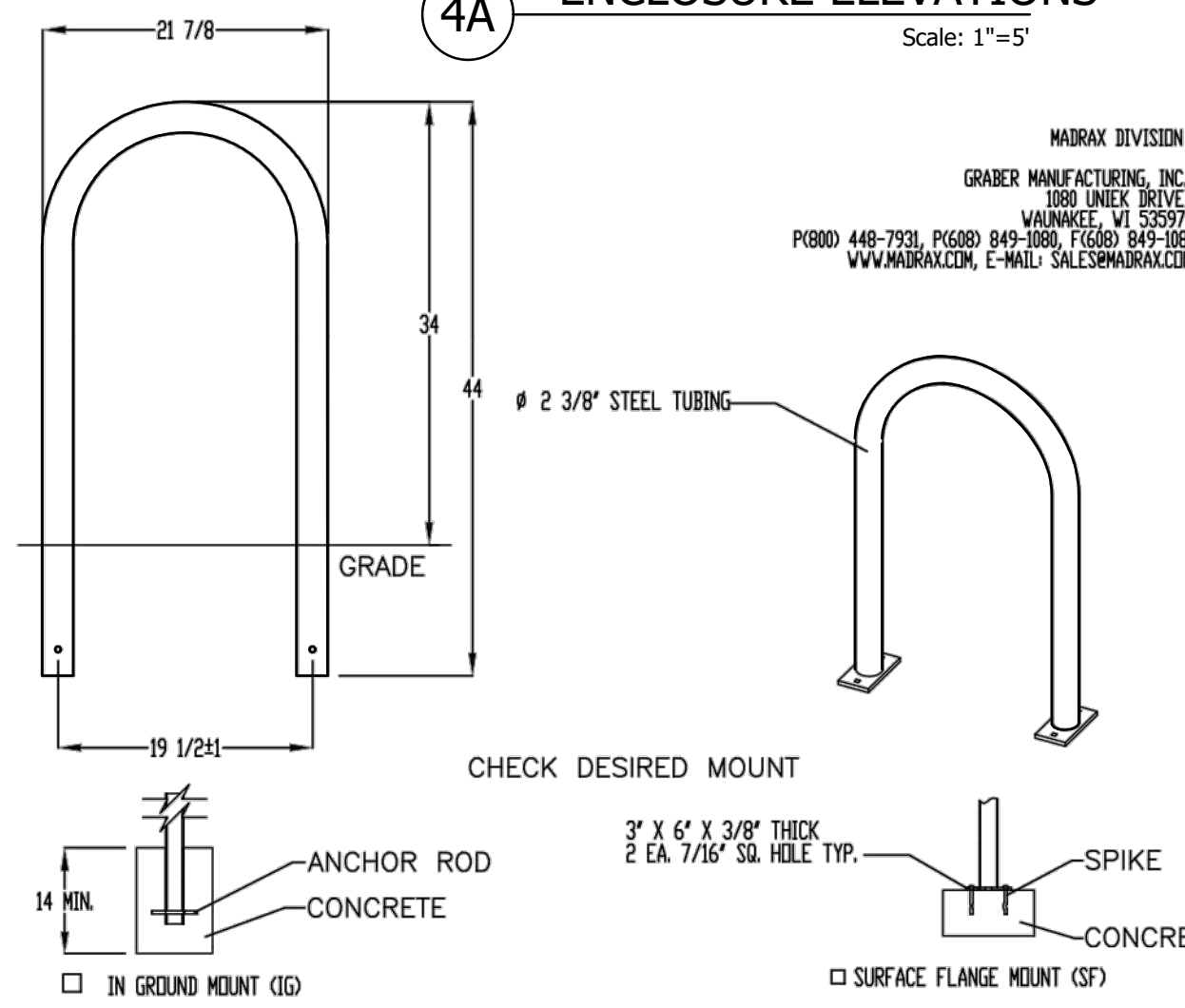
4B ENCLOSURE SLAB
Scale: 1/2"=1'



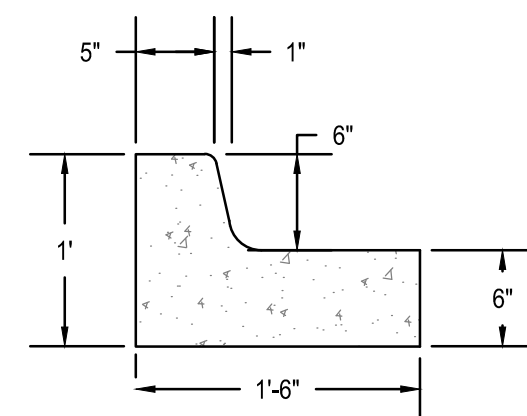
4C ENCLOSURE GATE
Scale: 1-1/2"=1'



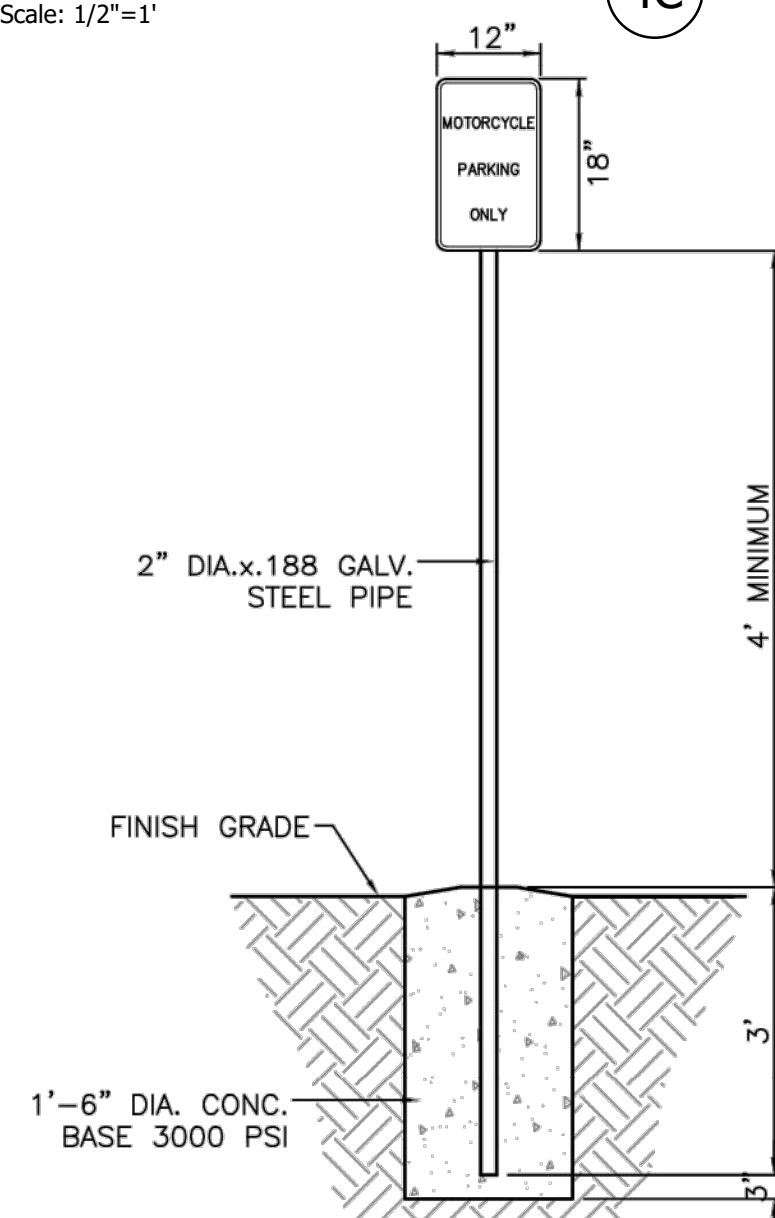
4D BOLLARD
Scale: 1/4"=1'



6 BIKE RACK DETAIL
Scale: NTS



7 CURB DETAIL
Scale: 1"=1'



8 MOTORCYCLE PARKING SIGN
Scale: NTS



PROJECT ADDRESS:
**6441 VENTANA RD NW
ALBUQUERQUE, NM**

PROJECT NAME:
SAMS ACADEMY

PROJECT NUMBER:
PERMIT

DRAWN BY:
REH

CHECKED BY:
REH / REH

DATE:
SEPT. 16, 2021

SCALE:
AS SHOWN

SHEET:
SP 2

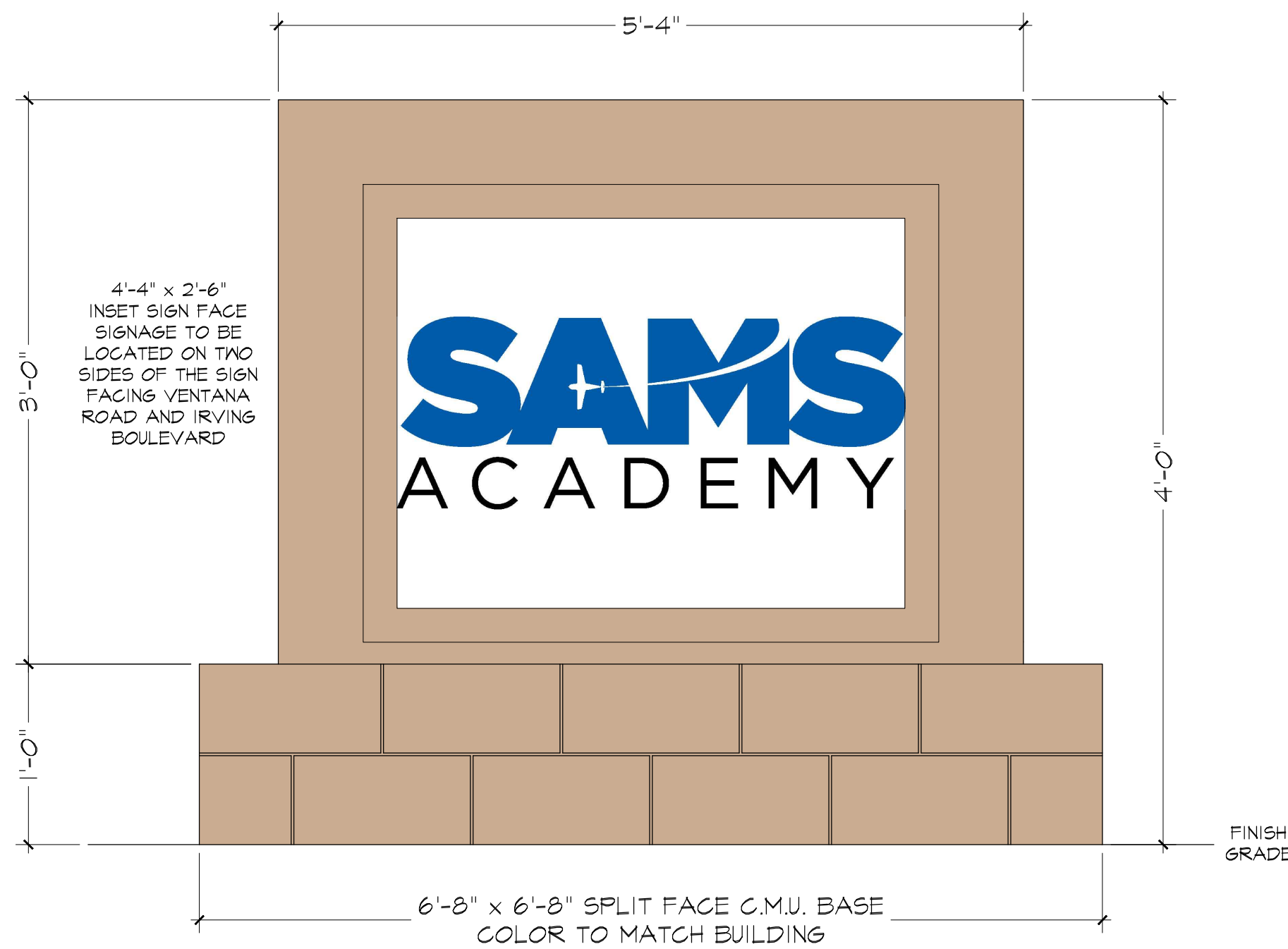


THE HENSLEY ENGINEERING GROUP
300 RANCHO IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

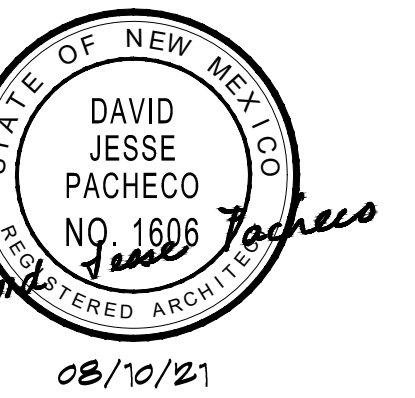
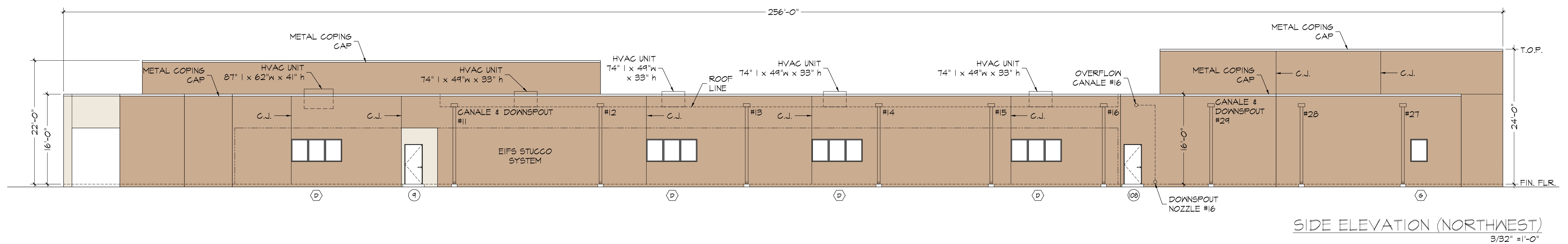
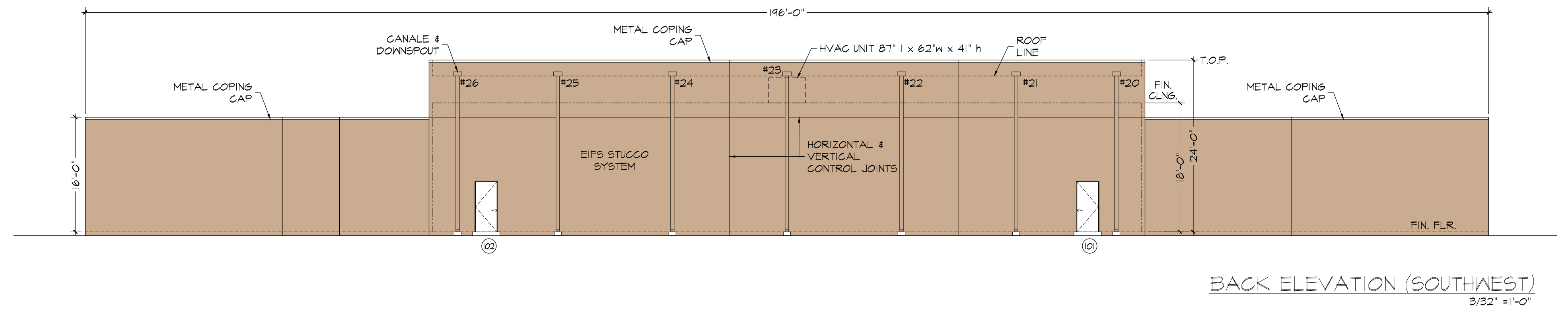
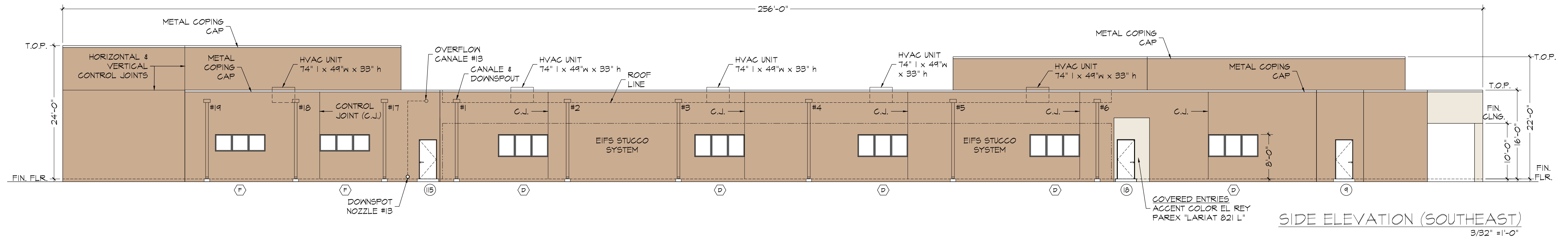
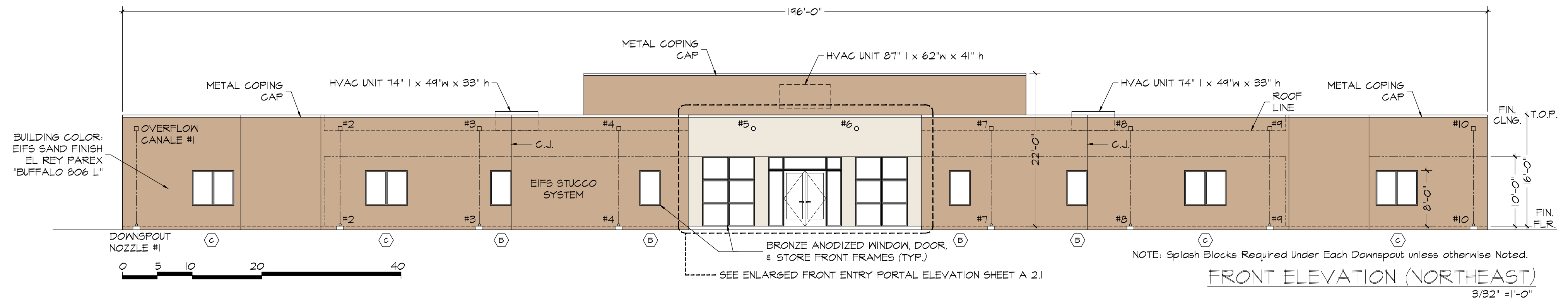
DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

DMC Office: (505) 296-7100
Fax: (505) 296-7105



MONUMENT SIGN
1" = 1'-0"



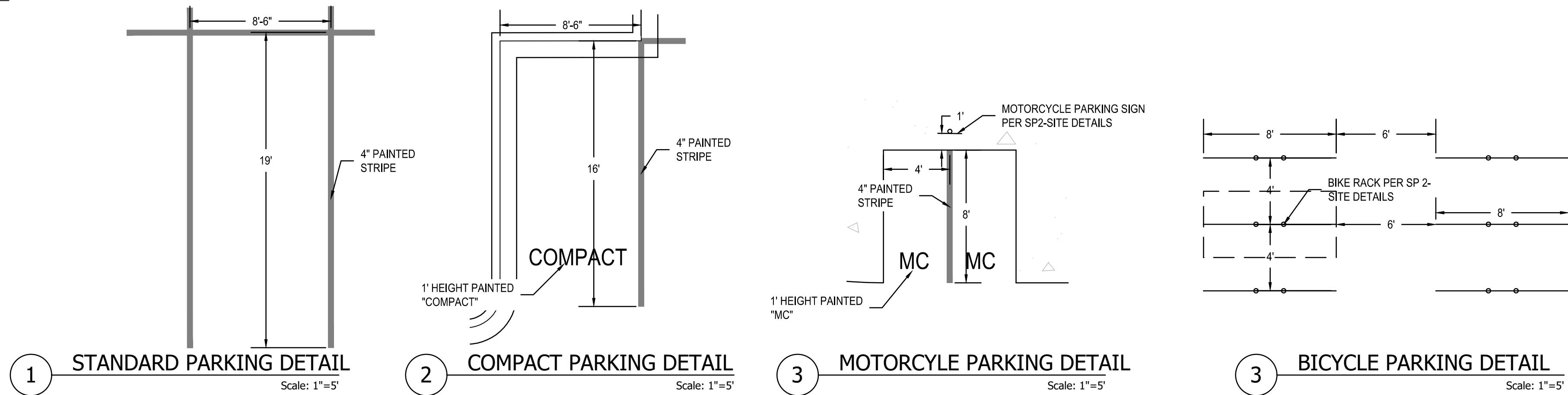
PROJECT ADDRESS: 6441 VENTANA ROAD N.W., ALBUQUERQUE, NM 87114
CLIENT'S NAME: SAMS ACADEMY
ARCHITECT: DAVID J. PACHECO

EXTERIOR ELEVATIONS
DRAWING NAME: SAMS
PROJECT NAME: SAMS

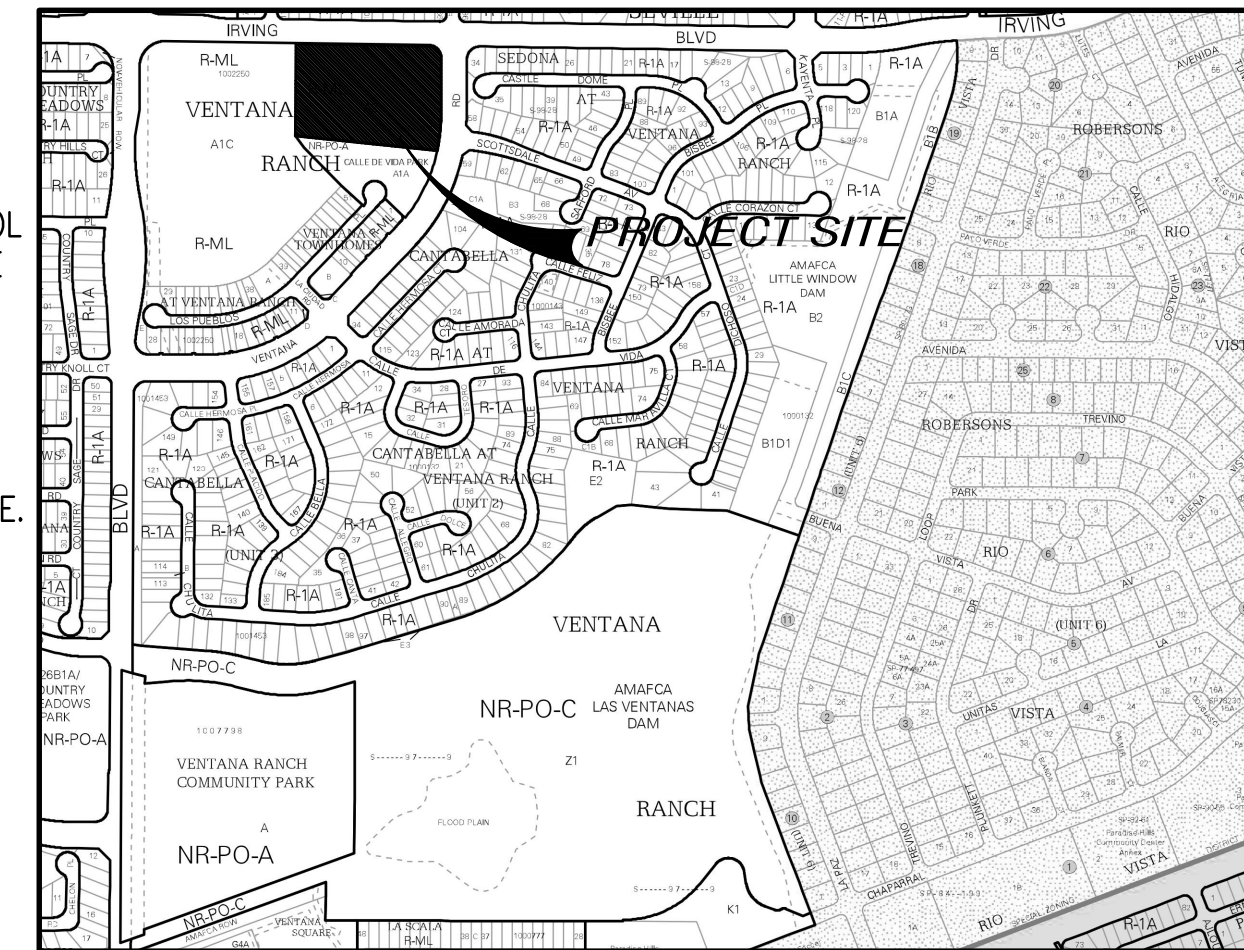
PROJECT NUMBER: 21-030
PROJECT PROGRESS: DRB SUBMITTAL
DRAWN BY: adwalling
CHECKED BY: DWP / APPROVED BY: DWP
DATE: REVISED 08.23.21
SCALE: AS NOTED
SHEET:

A2

.65 TOTAL SHEETS-



TRAFFIC SUMMARY
THE PROPOSED SCHOOL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE IRVING BLVD./VENTANA RD. THE PLAN CONSISTS OF CLASSROOMS AND GYMNASIUM FOR A STUDENT/STAFF POPULATION CONSISTS OF 170 HS, 60 MS, 25 STAFF. CAPACITY OF THE SCHOOL WILL BE LIMITED TO 300 STUDENTS. THE PRIMARY ACCESS WILL BE VIA VENTANA RD. OPPOSITE SCOTTSDALE AVE. A SECONDARY RIGHT-IN/RIGHT-OUT ACCESS IS PROPOSED ON IRVING BLVD. STUDENT DROP-OFF IS PROPOSED AT A PORTICO IN THE CENTER FRONT OF THE BUILDING. STUDENT DROP-OFF CIRCULATION IN A COUNTER-CLOCKWISE DIRECTION SO THAT STUDENTS CAN BE DROPPED OFF AT THE BUILDING ON THE RIGHT SIDE OF THE VEHICLE.



VICINITY MAP B-10-Z

SITE DATA

LOCATION	6400 IRVING N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACT A-2 TRACT A-2
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(5.00 AC) 217,800 SF
BUILDING FOOTPRINT AREA	36,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	181,000 SF
PAVED AREA	10,534 SF
REQUIRED PARKING	25 + 3*6 + 2*6=55 SPACES 25 STAFF + 3 SPACES/H.S. CLASS + 2 SPACES/MID. CLASS
PARKING PROVIDED	124 SPACES 114 STANDARD SPACES 5 COMPACT SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	4 SPACES
REQUIRED BICYCLE PARKING	300 STUDENTS 30 SPACES
PROVIDED BICYCLE PARKING	30 SPACES

KEYED NOTES

- NEW CURB RETURN DRIVEWAY ENTRANCE
- NEW CURB
- NEW ASPHALT PAVEMENT
- BICYCLE RACK
- 6' CONC. SIDEWALK
- PARKING STRIPING PER CABQ STANDARDS
- HANDICAP PARKING SPACE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP VAN PARKING SPACE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP ACCESSIBLE AISLE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- PAINTED HANDICAP PARKING SYMBOL PER SP 2-SITE DETAILS
- HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP 2-SITE DETAILS
- TRASH ENCLOSURE PER CABQ. REQUIREMENTS
- MOTORCYCLE PARKING SPACES 4'x8'
- NEW FIRE HYDRANT PER CABQ FIRE DEPT.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
- PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
- KEEP RIGHT SIGN
- 6' CONC. SIDEWALK
- EXISTING ASPHALT TRAIL
- VALLEY GUTTER PER COA STD. SPEC. 2420

GENERAL NOTES

- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

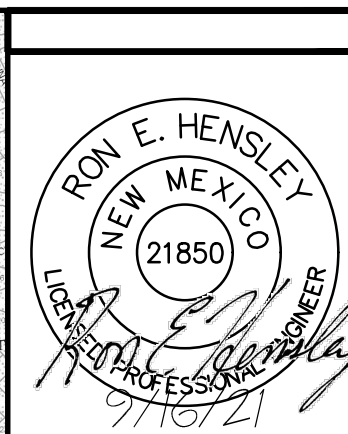
DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

DMC

Office: (505) 296-7100
Fax: (505) 296-7105



1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AS SUCH. EACH SHEET OF THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR TO ENSURE THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROJECT REQUIREMENTS.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN INCORPORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS TO VERIFY OR OBTAIN DIMENSIONS IF NOT RECOMMENDED.

PROJECT ADDRESS:
**6441 VENTANA RD NW
ALBUQUERQUE, NM**

TRAFFIC CIRCULATION LAYOUT

SAMS ACADEMY

PROJECT NUMBER:
PROJECT PROGRESS:
PERMIT
DRAWN BY:
REH
CHECKED BY:
REH / REH
DATE:
SEPT. 16, 2021
SCALE:
1" = 30'
SHEET:

TCL

