

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 26, 2024

Wendy Caruso, R.A
Hartman+Majewski Design Group
120 Vassar Dr. SE
Albuquerque, NM 87106

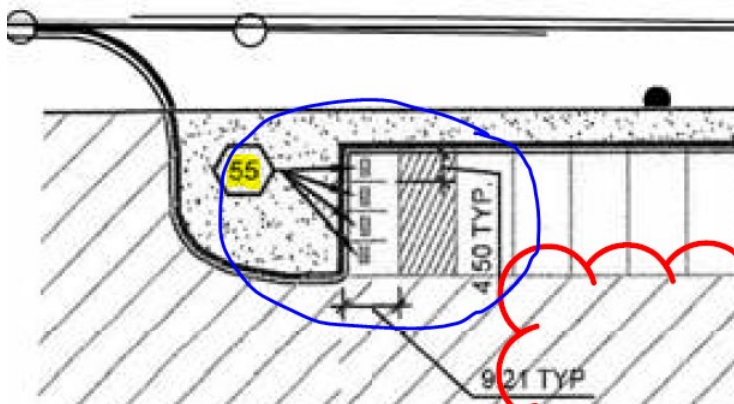
Re: Explore Academy/ Addition
6600 Gulton Ct. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 12-08-22 (E17-D012)
Certification dated 07-23-24

Dear Ms. Caruso,

Based upon the information provided in your submittal received 07-25-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Construction activity must be completed before issuing the final CO.
- Remove the large container from the parking lot.
- Per the site plan the Motorcycle parking spaces location facing the west side of the site, per site visit the Motorcycle parking spaces location facing the north side of the site. Please red line the approved site plan to reflect this change.



- Motorcycle parking signs must be provided.

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- Tripping hazard: A sidewalk culvert must be installed.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Explore Academy - Addition Hydrology File # E17D012

Legal Description: *3-C A REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II

City Address, UPC, OR Parcel: 6600 Gulton Ct. NE, Albuquerque, NM 87109

Applicant/Agent: Hartman + Majewski Design Group Contact: Wendy Caruso

Address: 120 Vassar Dr. SE, Suite 100, Albuquerque, NM 87106 Phone: 505.998.6448

Email: wcaruso@designgroupnm.com

Applicant/Owner: Explore Academy Contact: Justin Baiardo

Address: 6600 Gulton Ct. NE, Albuquerque, NM 87109 Phone: 505.305.5300

Email: justin.baiardo@explore.academy

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

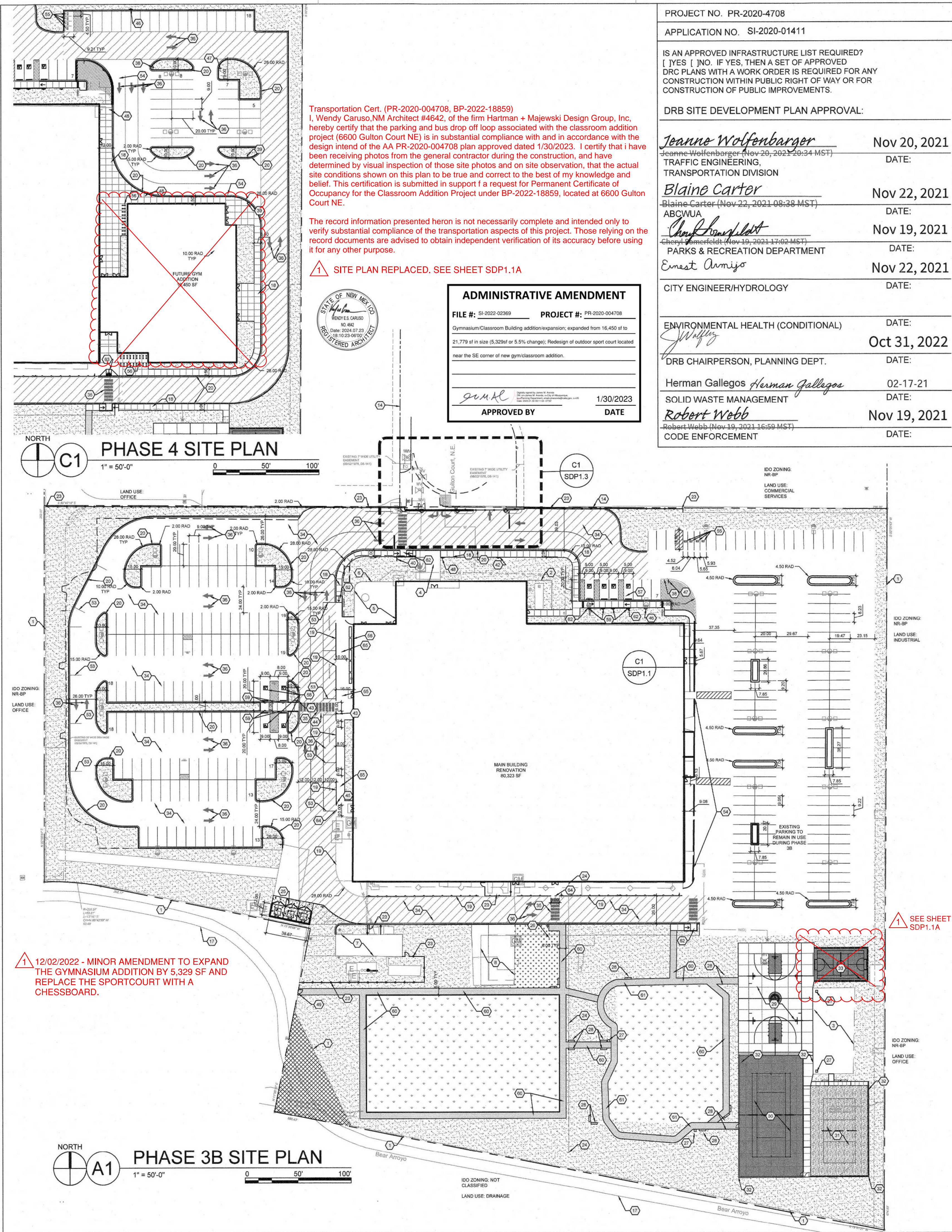
TYPE OF SUBMITTAL:

- ☒ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☒ Certificate of Occupancy - ☐ Temp ☒ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/23/24



SHEET KEYED NOTES	
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17	BEAR ARROYO MULTI-USE TRAIL
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19	WALKWAY SEPARATION FENCE, SEE D1/SDP1.2
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22	CONCRETE HEADER CURB, SEE C2/SDP1.2
23	6' FENCE, AMERISTAR WIREWORKS ANTI-CRIMP AS BASIS OF DESIGN
24	REMOVE FENCE
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27	LITTER RECEPTACLE
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54	PARENT DROP OFF LOADING ZONE
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56	BICYCLE PARKING, SEE C3/SDP1.2 FOR BASIS OF DESIGN
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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 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.

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.

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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 30 MIDDLE SCHOOL CLASSROOMS = 60) + (3 X 31 HIGH SCHOOL CLASSROOMS = 93) = 153

PHASE 4 TOTAL REQUIRED PARKING SPACES = 175

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

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

NO.	DATE	DESCRIPTION
1	8/19/2021	AA-001
2	12/02/2022	AA-002
3	01/10/2023	AA-002
4	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

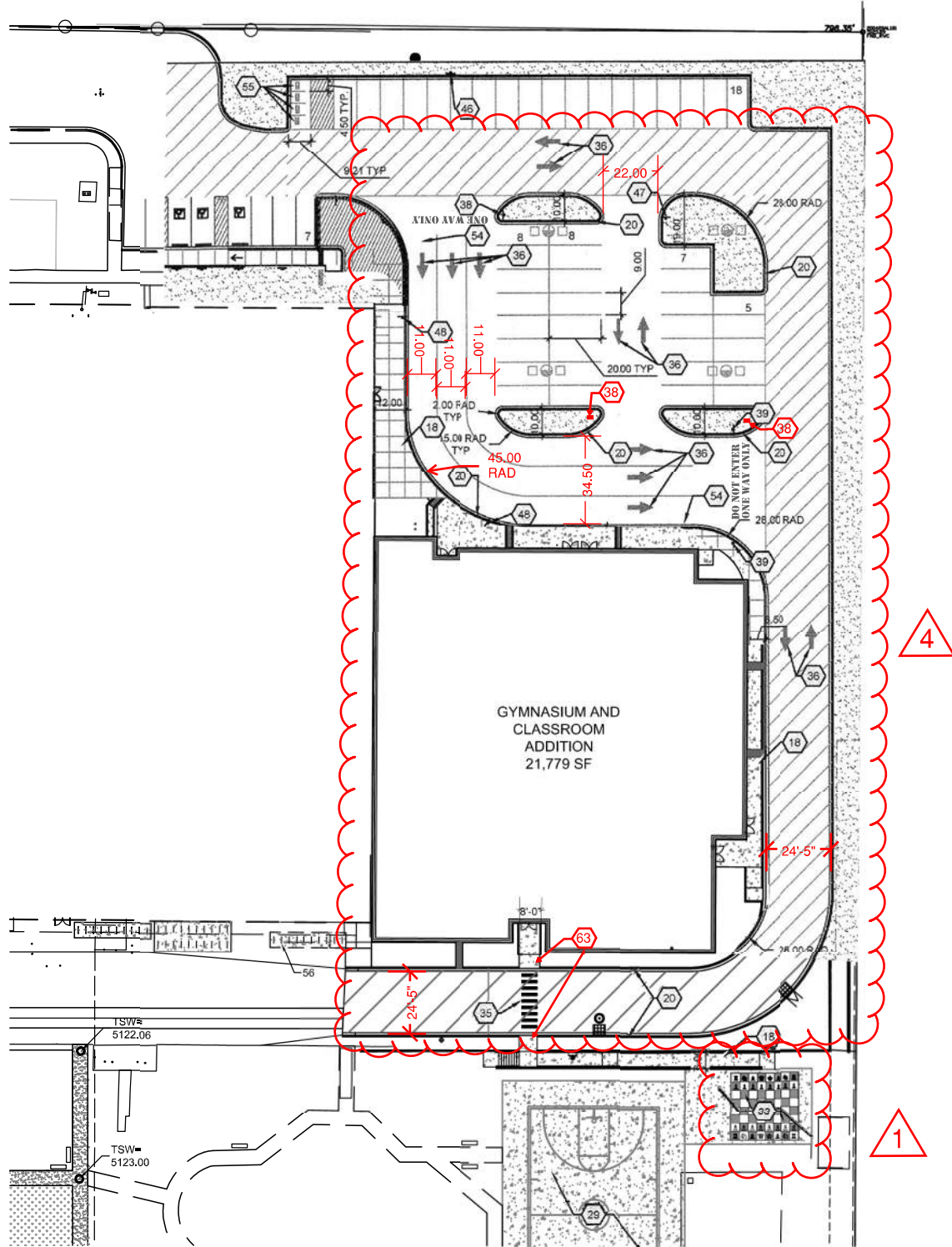
Copyright: Design Group

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

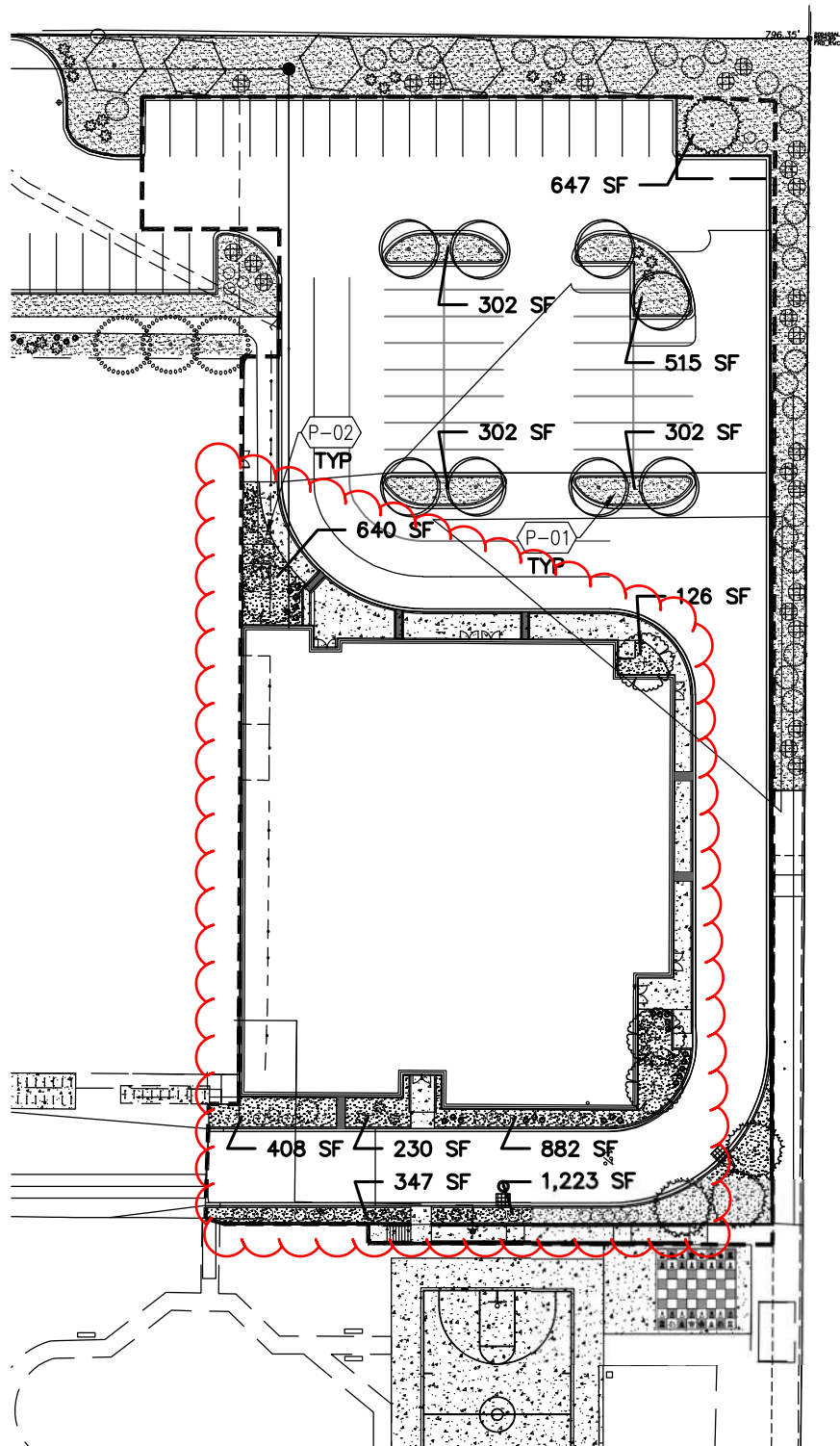
SHEET TITLE

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 MULHLY GRASS
BLUE MIST SPIREA
PAWNEE BUTTES WESTERN SAND CHERRY
BUTTERFLY BUSH
- SMALL DECIDUOUS SHRUB**
AUTUMN SAGE
BLONDE AMBITION BLUE GRAMA
EL TORO MULHLY 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%

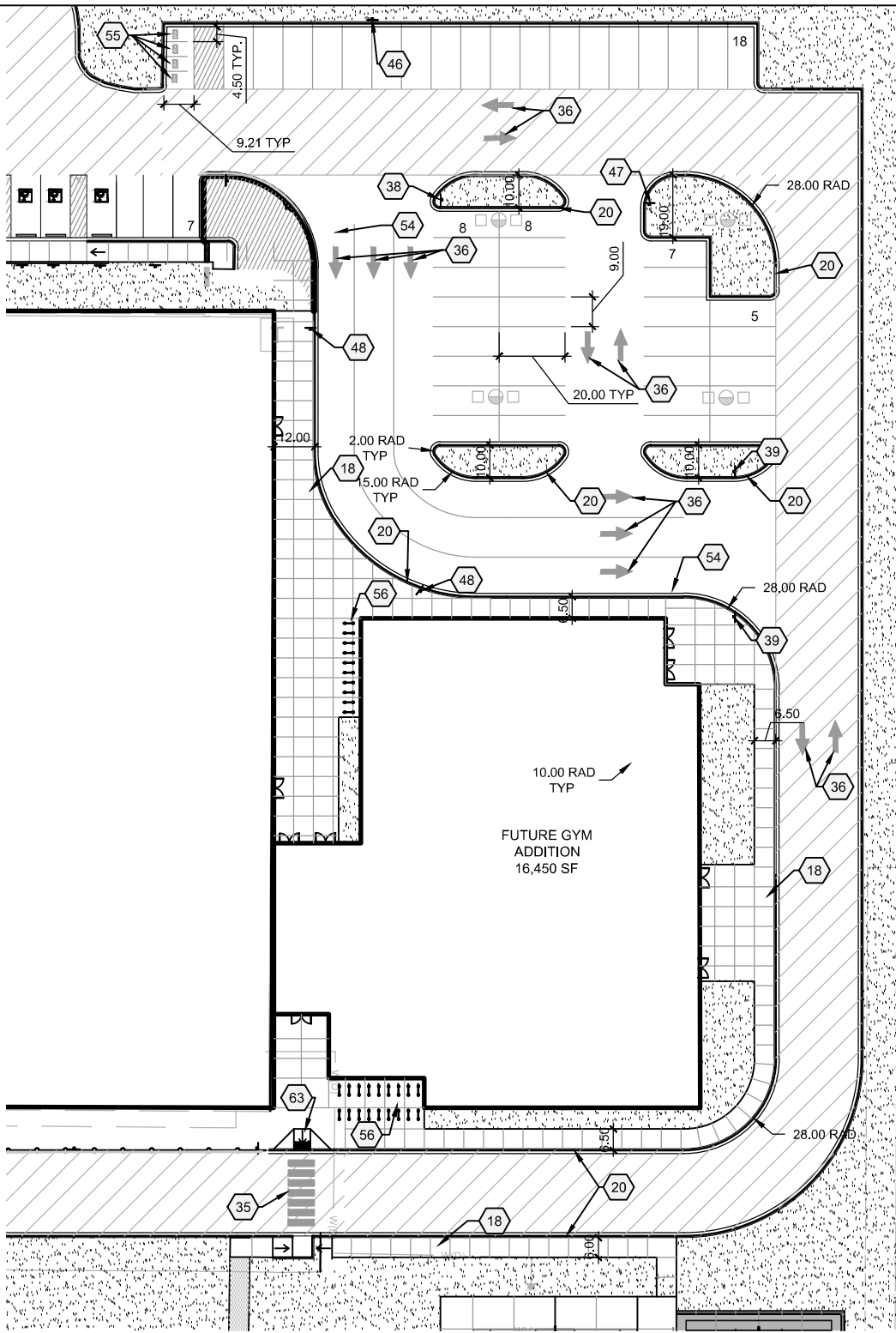
REQUIRED VEGETATIVE COVERAGE
REQUIRED VEGETATIVE COVERAGE = 78,767 SF = 75% OF PROVIDED LANDSCAPE AREA
"A MINIMUM 25% REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS"
REVISED TOTAL VEGETATIVE COVERAGE = 79,100 SF = 75.5% OF REVISED LANDSCAPE AREA
REVISED TREE CANOPY COVERAGE = 59,140 SF
REVISED GROUND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

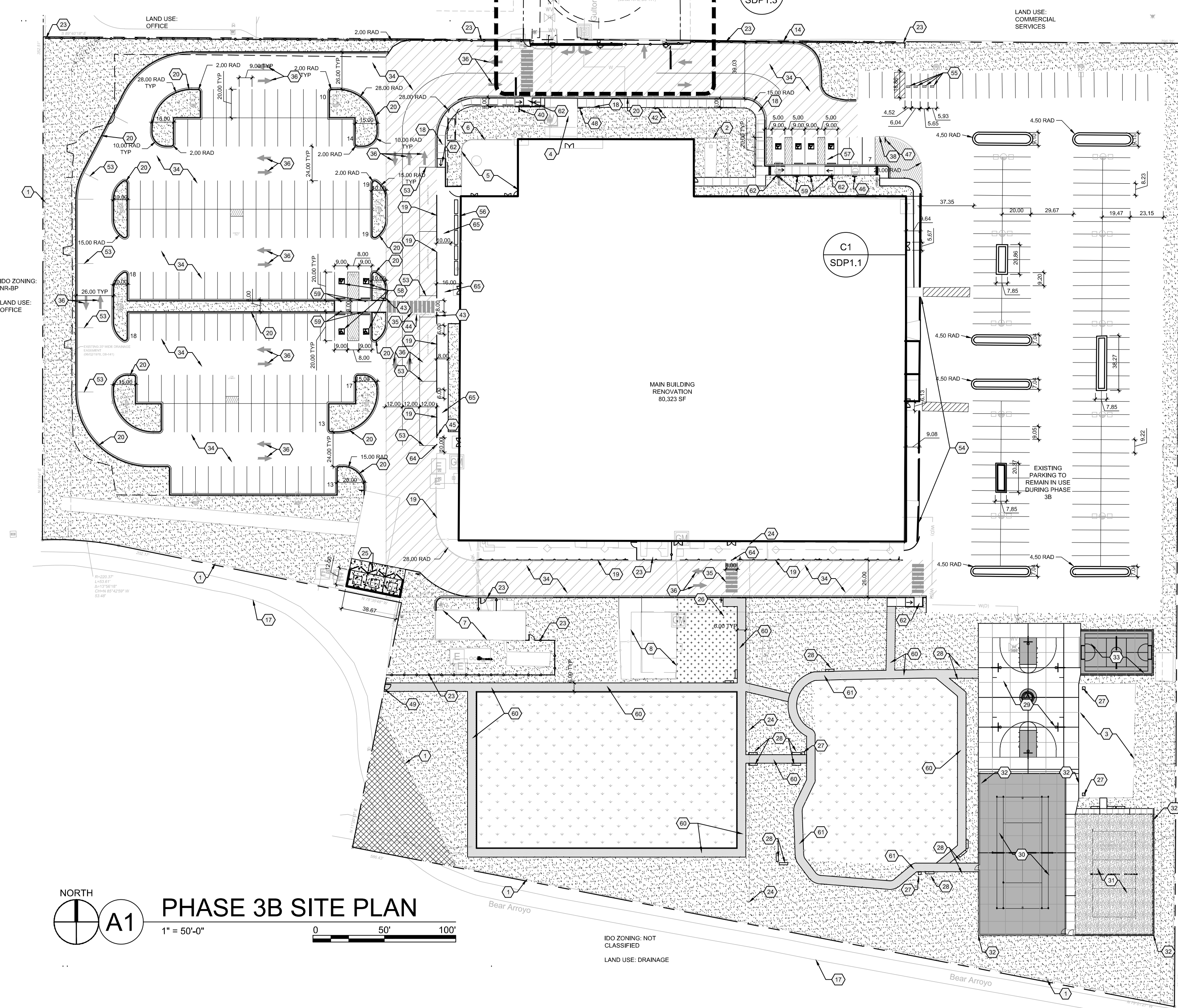
PLANTING KEYED NOTES

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.





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:

Jeanne Wolfenbarger Nov 20, 2021
JEANNE WOLFENBARGER (Nov 20, 2021 10:34 MST)
TRAFFIC ENGINEERING,
TRANSPORTATION DIVISION

Blaine Carter Nov 22, 2021
BLAINE CARTER (Nov 22, 2021 09:38 MST)
ABCWUA

Cheryl Zomerfeldt Nov 19, 2021
CHERYL ZOMERFELDT (Nov 19, 2021 17:02 MST)
PARKS & RECREATION DEPARTMENT

Ernest Armijo Nov 22, 2021
ERNEST ARMILLO (Nov 22, 2021 16:59 MST)
CITY ENGINEER/HYDROLOGY

ENVIRONMENTAL HEALTH (CONDITIONAL)
Wuffy Oct 31, 2022
WUFFY (Oct 31, 2022 10:00 MST)
DRB CHAIRPERSON, PLANNING DEPT.

SOLID WASTE MANAGEMENT
Robert Webb Nov 19, 2021
ROBERT WEBB (Nov 19, 2021 16:59 MST)
CODE ENFORCEMENT

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HYDRANTS REQUIRED: 3

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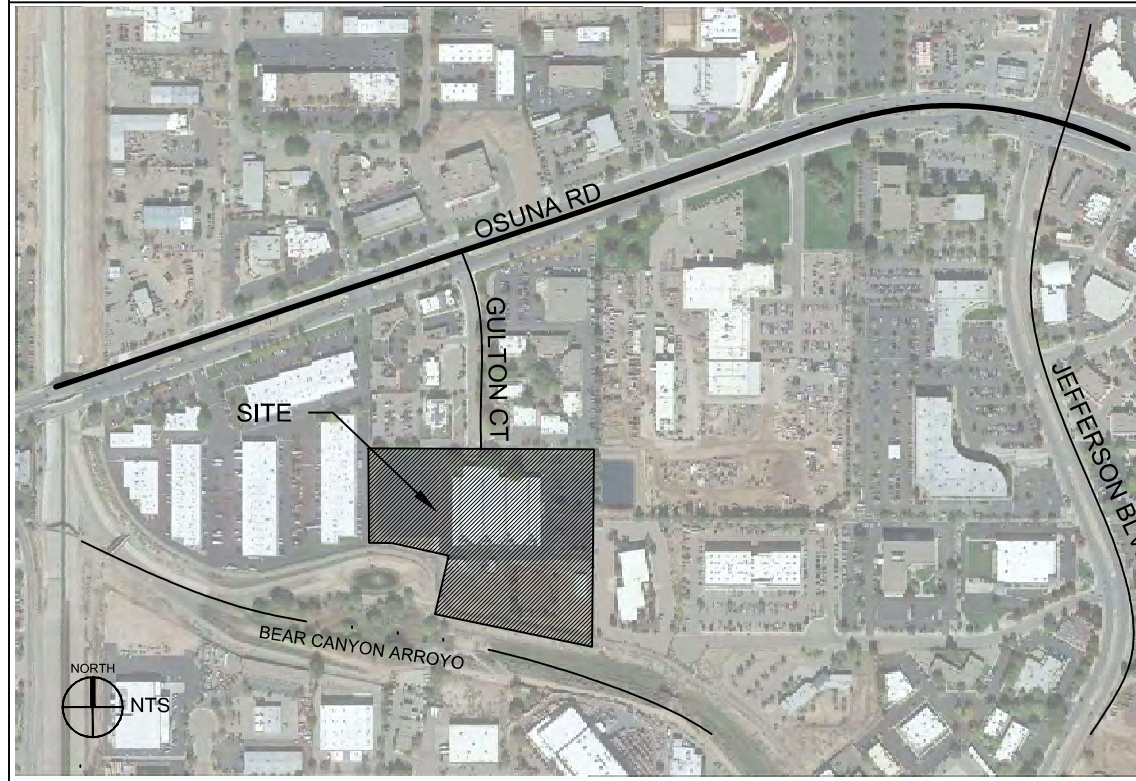
TOTAL PARKING SPACES PROVIDED
PHASE 3B: 290
PHASE 4: 198

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



**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

1	8/19/2021	AA-001
2		
3		
4		

DRAWN BY DS

REVIEWED BY MB

DATE 2/5/21

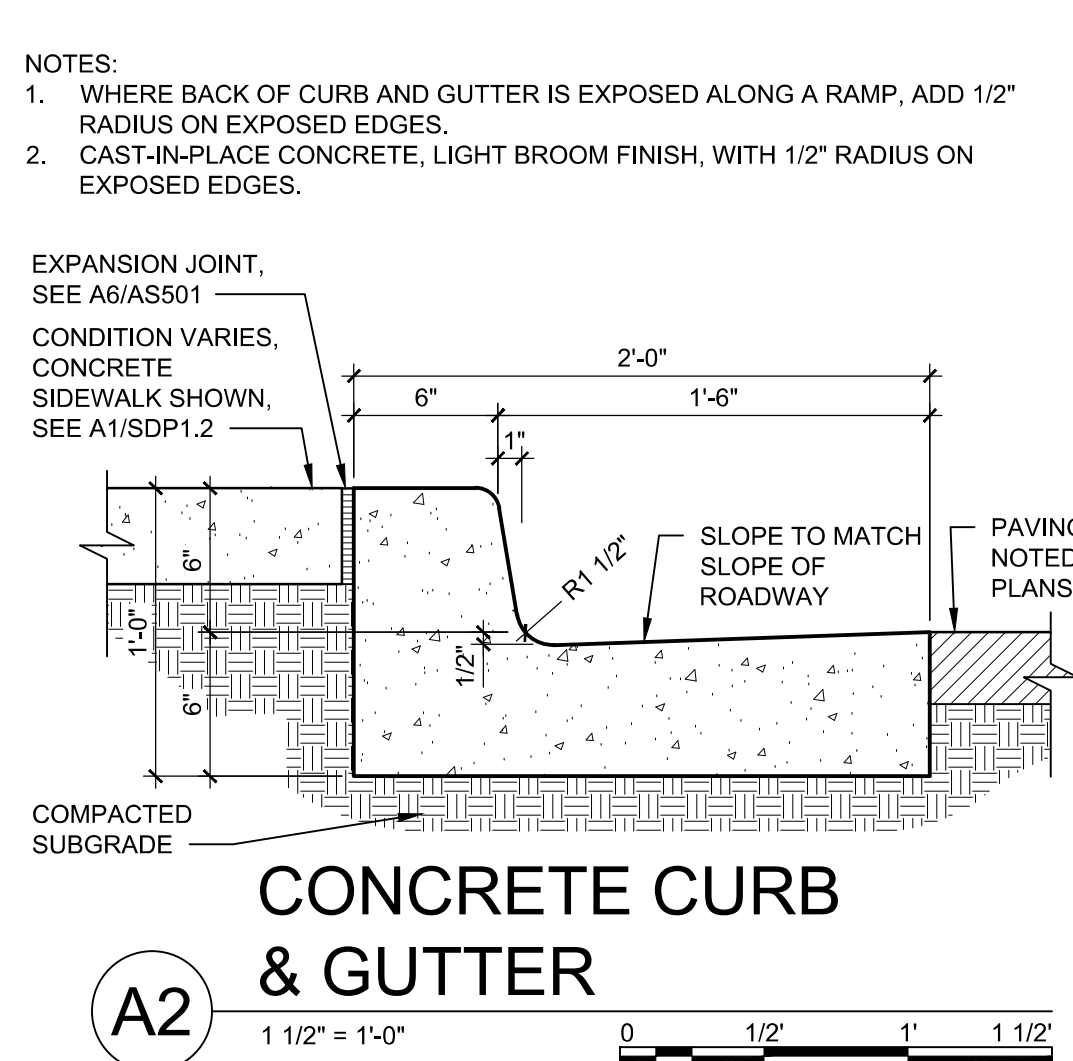
PROJECT NO. 19-0099.003

DRAWING NAME

SITE PLAN

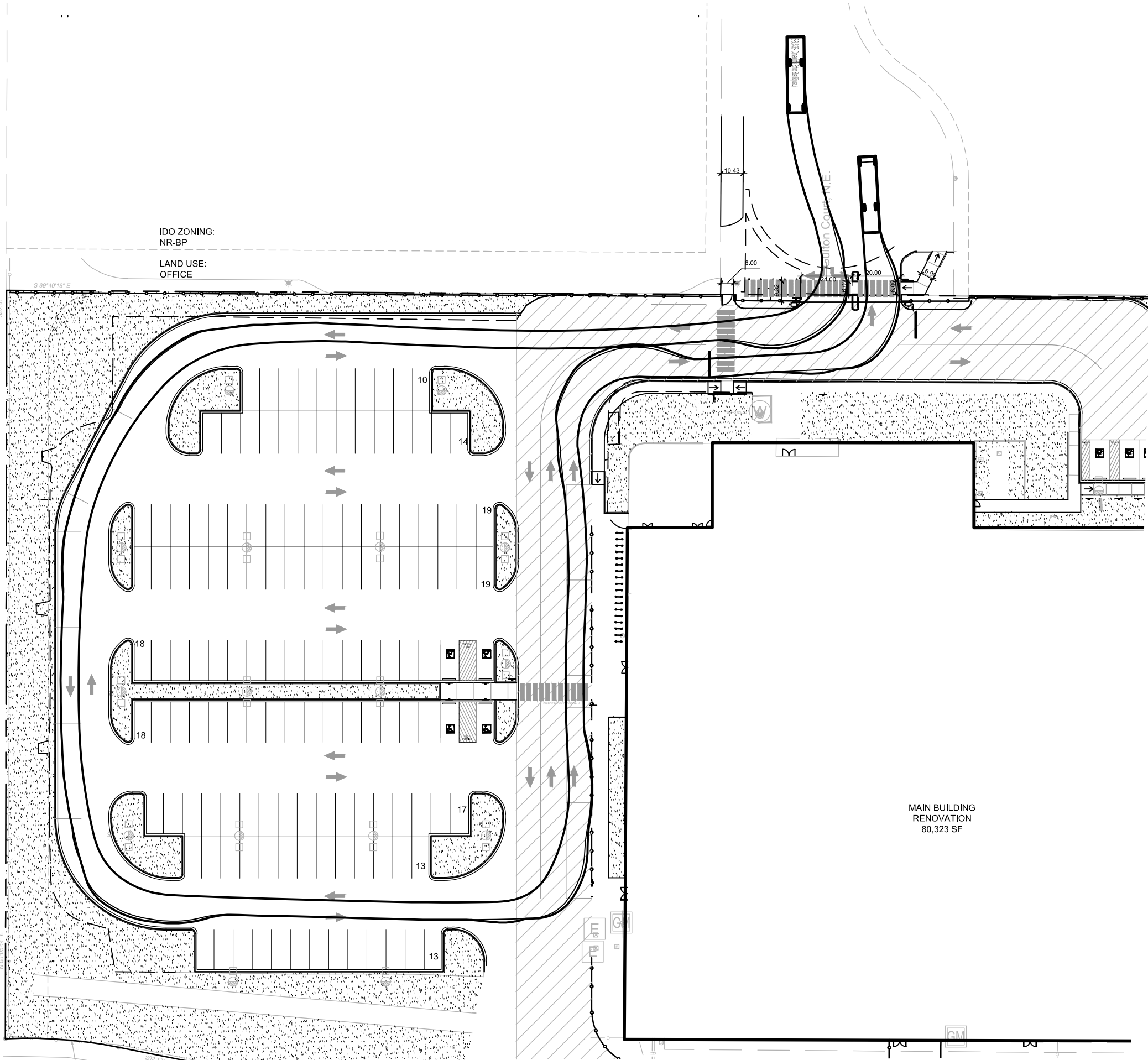
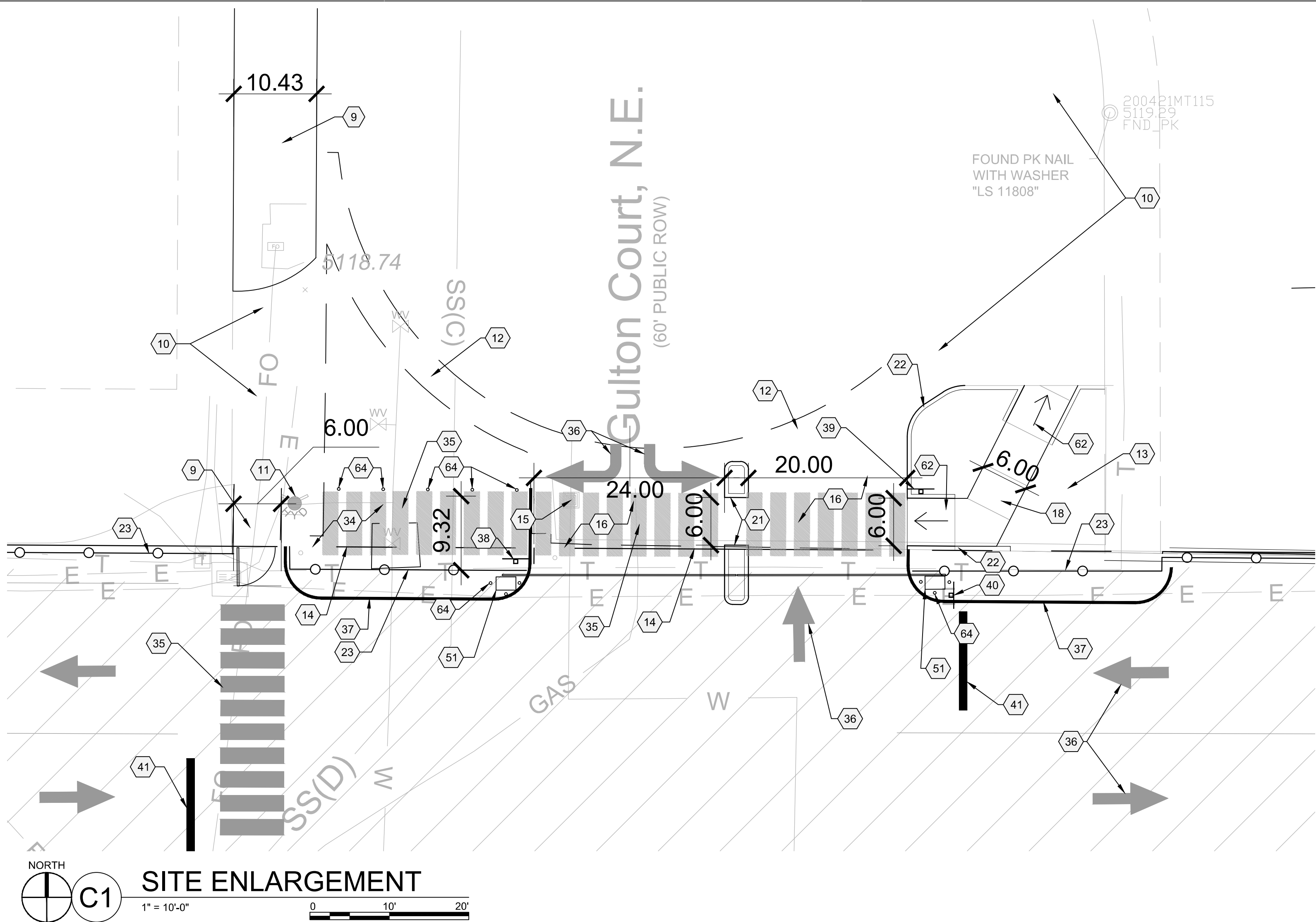
SHEET NO.

SDP1.1
OF



ACCESSIBLE PAVEMENT MARKING

OF



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 RESTRIPED
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.

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*
750 PROPOSED AUDITORIUM SEATS = 188*

*GREATER NUMBER OF THE TWO CALCULATION METHODS WILL BE USED

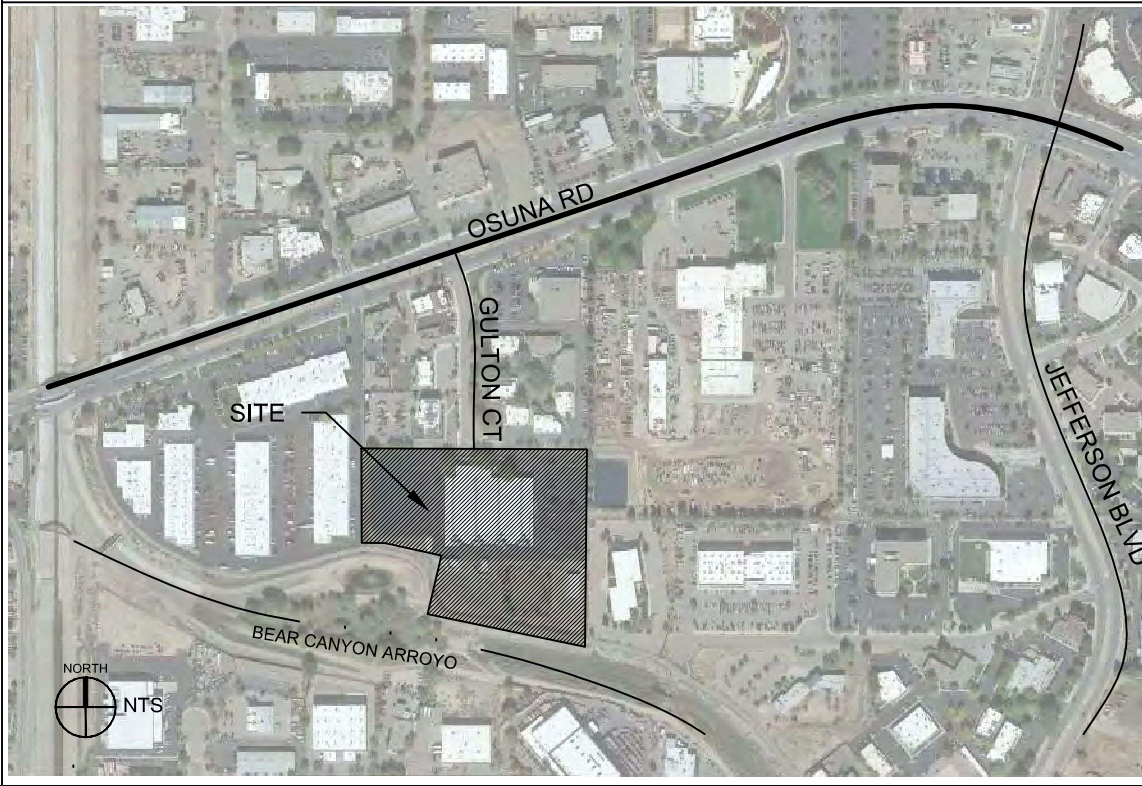
TOTAL PARKING SPACES PROVIDED
PHASE 3B: 290
PHASE 4: 198

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
	SITE LIGHTING, SEE SITE LIGHTING PLAN

VICINITY MAP



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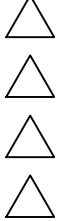


ENGINEER

PROJECT

EXPLORE ACADEMY
GULTON TENANT IMPROVEMENTS
PHASES 3B AND 4
6600 GULTON COURT NE
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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