

KEYED NOTES:

1. NEW 8" WATER LINE TO TIE INTO EXISTING 8" WATER LINE LOCATED IN STREET
2. 6" WATER LINE TO FIRE HYDRANTS AND FIRE RISER ROOM
3. 2" DOMESTIC WATER LINE
4. PAVED PARKING AND STREET PAVING SHALL HAVE ENGINEERING DATA CAPABLE OF IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
5. N/A
6. 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
7. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE
8. FIRE DEPARTMENT CONNECTION (SIAMESE FITTING) MOUNTED 18" TO 48" A.F.G. CONTRACTOR TO VERIFY WITH FIRE MARSHAL
9. PREMISE ID ADDRESS NUMBER LEGIBLE AND VISIBLE FROM STREET
10. CONTRACTOR TO INSTALL SURFACE MOUNTED "KNOX BOX" 4" A.F.F. CONTRACTOR TO VERIFY LOCATION AND HEIGHT WITH FIRE MARSHAL.
11. 6" HIGH CURB AND GUTTER - SEE CIVIL
12. 46" WIDE EXISTING CONC. SIDEWALK - SEE CIVIL
13. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBQ. STANDARDS
14. HANDICAP SYMBOL PER CITY OF ALBQ. STANDARDS
15. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBQ. STANDARDS SEE DTL. A7/AS-2.0
16. STANDARD HANDICAP PARKING STALL PER CITY OF ALBQ. STANDARDS SEE DTL. A6/AS-2.0
17. STANDARD HANDICAP VAN PARKING SPACE PER CITY OF ALBQ. STANDARDS SEE DTL. A6/AS-2.0
18. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF ALBQ. STANDARDS TYPICAL EACH STALL SEE DTL. A9, A10/AS-2.0
19. CONC. CURB STOP TYP. EA. ADA PARKING SPACE
20. MOTOR CYCLE PARKING SPACE, 4x8' 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
21. MOTORCYCLE PARKING SIGNAGE ON BOLLARD PER CABQ. STANDARDS.
22. 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
23. 30" TALL x 18" WIDE.
24. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.
25. COMB/COASTER RACKS ARE NOT ALLOWED.
26. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
27. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
28. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BIKE RACK.
29. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BIKE
30. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD
31. 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
32. NEW FIRE HYDRANT
33. MONUMENT SIGN
34. PARALLEL CURB RAMP PER CABQ. STANDARDS 608-001-3, SEE DTL. A11/AS-2.0
35. ADA PASSAGEWAY STRIPPING PER CABQ. STANDARDS, SEE DTL. A14/AS-2.0
36. 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"
37. HANDICAP RAMP, SEE DTL. A8/AS-2.0
38. 6" CHAIN LINK FENCE @ LOT LINE
39. 6" WROUGHT IRON FENCE (AT THE GATES SIDES ONLY)
40. 26" DOUBLE SLIDING WROUGHT IRON GATE
41. CHAIN LINK DOUBLE SWINGING GATE
42. POUD - SEE CIVIL
43. 8" CMU RETAINING WALL - SEE CIVIL
44. CONCRETE CURB AND GUTTER - SEE CIVIL
45. CONCRETE SLAB MINIMUM 1/8" PER-FOOT SLOPE
46. 4" WIDE WALKWAY METAL EDGED WITH CRUSHER FINES
47. DRIVE PAD MINIMUM 1/8" PER FOOT SLOPE
48. 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
49. MAIN BUILDING ENTRANCE.

PARKING REQUIREMENTS PER THE IDO - ZONE: MX-L

REQUIRED:			
OFFICES = 3 SPACES/1,000 S.F.	= 7,716 S.F./1000	= 23 SPACES	
DORMITORY = 1 SPACE/3 UNITS	= 42 UNITS / 3	= 4 SPACES	
TOTAL PARKING REQUIRED	=	27 SPACES REQUIRED (2 ADA SPACES)	
TOTAL PARKING PROVIDED	=	48 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 PH1 & 2:	14,471 S.F.
NET LOT AREA:	110,627 S.F.
	15 %

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.

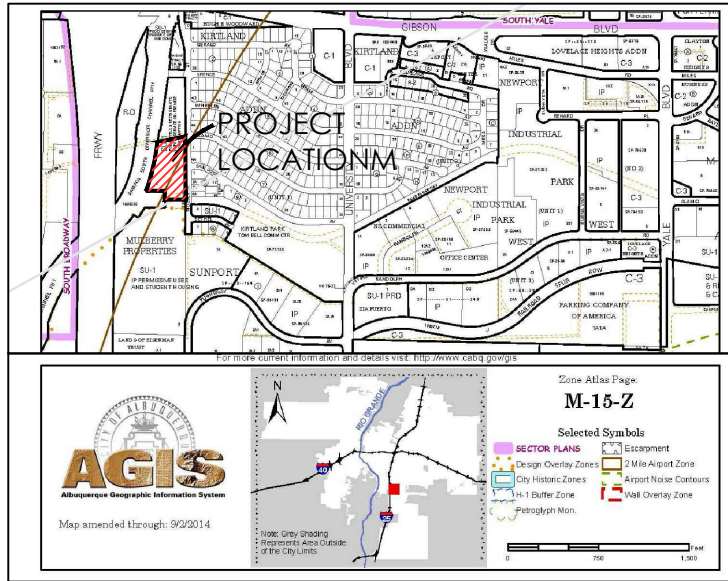
NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER ACCORDING WITH THE CABQ STANDARDS"

Approved for access by the Solid Waste Department for a double trash enclosure.
**Access to the trash enclosure from 5AM to 8PM is required, and a access card, gate clicker, or lock combo to operate the gates to this project are also required. *Herman Gallegos



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.

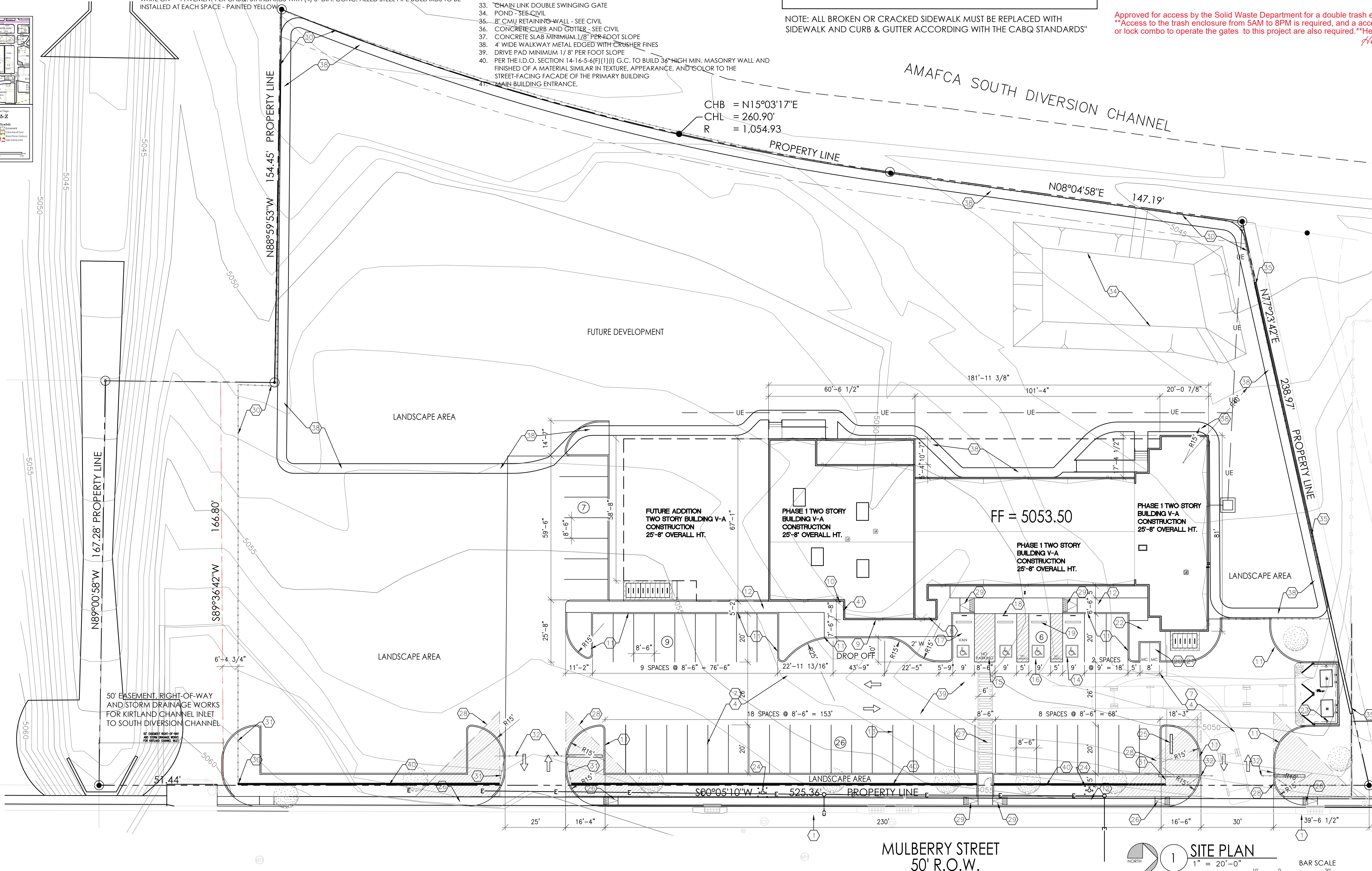


VICINITY MAP DESCRIPTION

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



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

REVISION	DATE
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 2701 Mulberry Ave. SE Albuquerque, NM 87102 www.rbaarch.com	
DATE	02-28-2023
SHEET NUMBER	AS-1.00