



KEYED NOTES

- 1. NEW 6" RAISED CONCRETE CURB.
2. NEW 2'-0" RAISED CONC. CURB RADIUS.
3. NEW 3'-0" RAISED CONC. CURB RADIUS.
4. NEW 4'-0" RAISED CONC. CURB RADIUS.
5. NEW 4" THICK CONC. SIDEWALK, 3500 PSI MIN.
6. NO NEW CURB, NEW ASPHALT PAVING AND NEW CONC. SIDEWALK EDGE TO BE FLUSH.
7. NEW ACCESSIBLE SIDEWALK RAMP (1/12 SLOPE MIN.) WITH RAISED HEADER CURB AND 24" WIDE TRUNCATED DOMES.
8. INSTALL NEW PER CITY OF ALBUQUERQUE STANDARDS (C.O.A.), REF: GRADING AND DRAINAGE PLAN.
9. NEW HANDICAP SYMBOL, TYP., INSTALL PER C.O.A. STANDARDS.
10. NEW PAINTED STRIPE HANDICAP ACCESSIBLE PER C.O.A. STANDARDS WITH 'NO PARKING' IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE, TYP., INSTALL PER C.O.A. STANDARDS.
11. NEW HANDICAP ACCESSIBLE SIGNAGE, TYP., INSTALL PER C.O.A. REQUIREMENTS.
12. NEW CONCRETE WHEEL STOP, TYPICAL.
13. G.C. TO PROVIDE AND INSTALL WALL SURFACE MOUNTED KNOX BOX, MOUNTED TO 48" HIGH A.F.F. MAX., FIRE MARSHAL TO APPROVED KNOX BOX FINAL LOCATION.
14. EXIST. GRAVEL ROAD, TYP.
15. EXIST. ASPHALT PAVING.
16. NEW ASPHALT PAVING, DEPTH PER SOILS REPORT.
17. NEW 2" WIDE PAINTED PARKING STRIPE, TYP., INSTALL PER C.O.A. STANDARDS.
18. NEW 5" WIDE PAINTED STRIPE ACCESSIBLE PEDESTRIAN WALKWAY, PER C.O.G. STANDARDS.
19. NEW BIKE RACK FOR (9) BICYCLES AT TWO NEW LOCATIONS, REF DETAIL C-1/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
A. 30" TALL x 18" WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
20. PROVIDE 1'-0" WIDE SIDEWALK CULVERT.
21. PROVIDE (2) 0.45' RISERS.
22. RIP-RAP SWALE TO SIZED POND #2.

PROJECT NARRATIVE
PROJECT CONSISTS OF NEW PHASE EXPANSION, 3,410 S.F. ONE STORY BUILDING.
THE NEW PHASE ONE ADDITION WILL MATCH THE EXIST. PHASE 1 WOOD FRAME CONSTRUCTION WITH STUCCO FINISH, ROOFING SYSTEM WILL BE TPO MEMBRANE ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES.

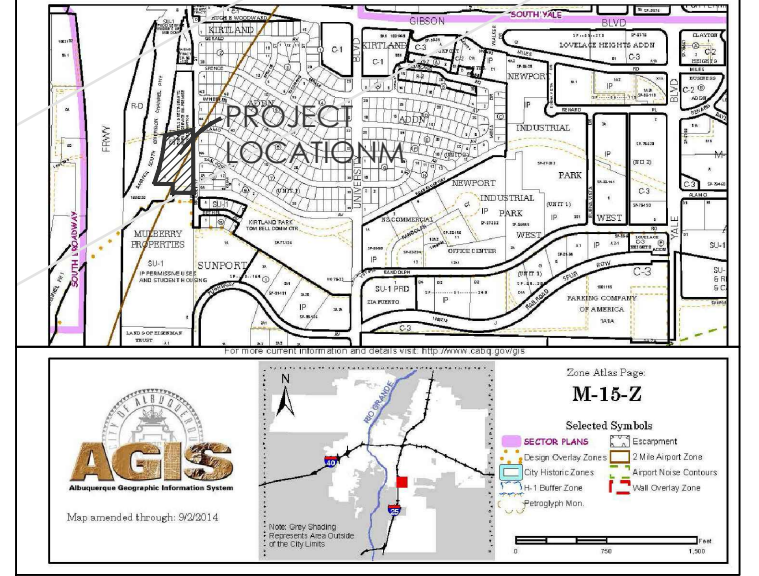
PHASE 1 - BUILDING AREAS
1ST FLOOR AREA = 10,072 S.F.
2ND FLOOR AREA = 9,889 S.F.
TOTAL HEATED AREA = 19,961 S.F.
COVERED AREA = 494 S.F.
TOTAL PHASE 1 AREA = 20,455 S.F.

PHASE 2 - BLDG. AREAS
1ST FLOOR AREA = 3,768 S.F.
2ND FLOOR AREA = 3,768 S.F.
TOTAL PHASE 2 AREA = 7,536 S.F.

PHASE 2 EXPANSION (FUTURE) - BLDG. AREA
TOTAL AREA = 3,410 S.F.

PHASE 3 (FUTURE) - BLDG. AREA
TOTAL AREA = 4,090 S.F.

TOTAL PHASE 1, 2, 2 EXPANSION AND FUTURE PHASE 3 BLDG. AREAS
TOTAL AREA = 35,491 S.F.

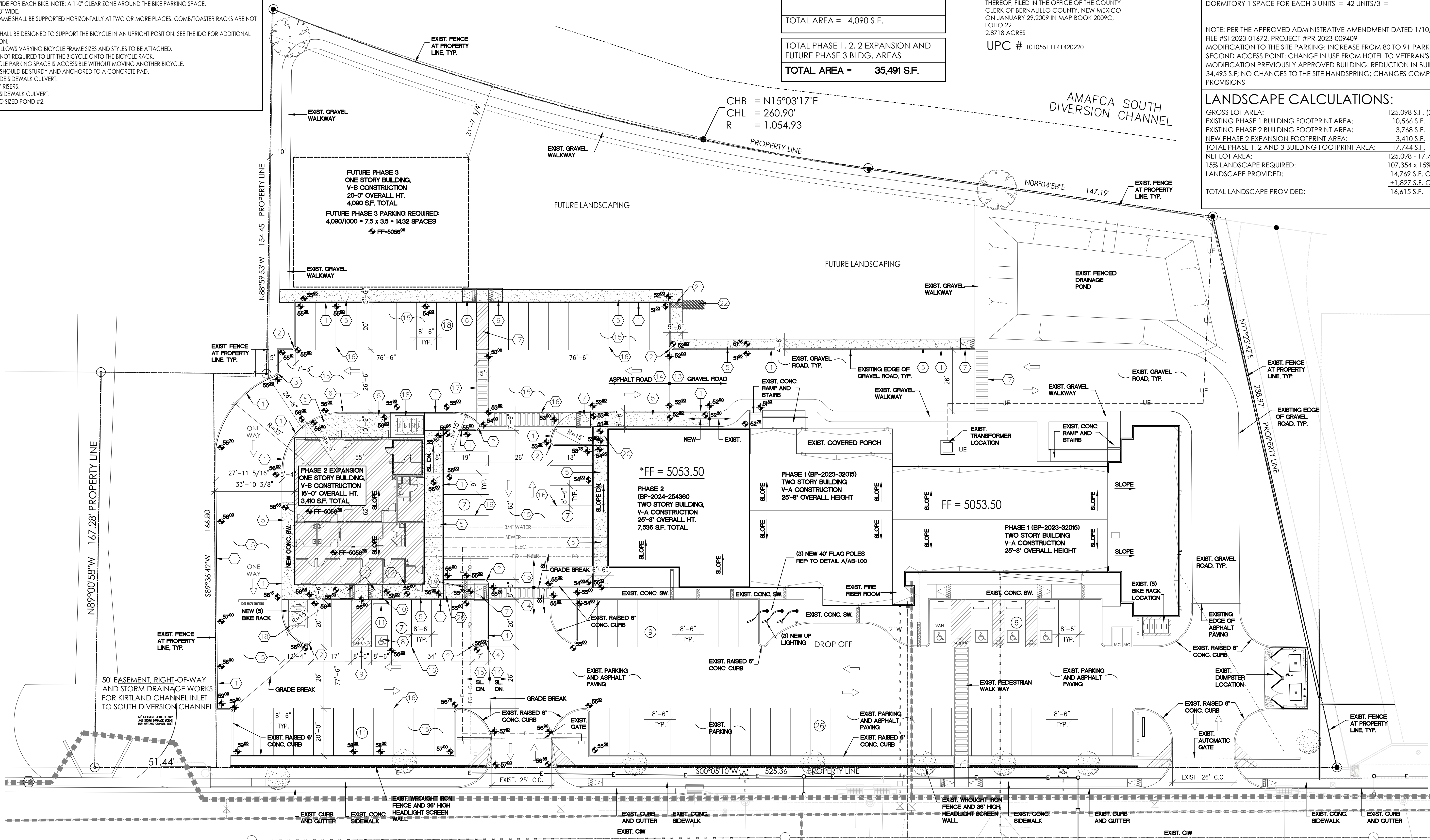


VICINITY MAP DESCRIPTION
TRACT 'A' OF PLAT OF TRACTS 'A' AND 'B', MULBERRY PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 29, 2009 IN MAP BOOK 2009C, FOLIO 22, 2.8718 ACRES
UPC # 10105511141420220

PARKING REQUIREMENTS PER THE IDO - ZONE: MX-1
PHASE 1, PHASE 2 AND PHASE 2 EXPANSION PARKING REQUIRED:
OFFICES = 3.5 SPACES/1,000 S.F. = 17,151 S.F./1000 = 17.151 x 3.5 = 60 SPACES
DORMITORY = 1 SPACE/3 UNITS = 44 UNITS / 3 = 14 SPACES
TOTAL PARKING REQUIRED = 74 SPACES
TOTAL PARKING PROVIDED = 91 SPACES (INCLUDES 5 ADA)
MOTOR CYCLE PARKING REQUIRED 51-100 SPACES = 3 SPACES
BICYCLE PARKING:
DORMITORY 1 SPACE FOR EACH 3 UNITS = 42 UNITS/3 = 14 BIKE SPACES

NOTE: PER THE APPROVED ADMINISTRATIVE AMENDMENT DATED 1/10/2024:
FILE #S1-2023-01672, PROJECT #PR-2023-009409
MODIFICATION TO THE SITE PARKING: INCREASE FROM 80 TO 91 PARKING SPACES; ADDITION OF A SECOND ACCESS POINT; CHANGE IN USE FROM HOTEL TO VETERAN'S INTEGRATION CENTER; MODIFICATION PREVIOUSLY APPROVED BUILDING: REDUCTION IN BUILDING SIZE FROM 38,040 S.F. TO 34,495 S.F.; NO CHANGES TO THE SITE HANDSPRING; CHANGES COMPLY WITH APPLICABLE IDO PROVISIONS

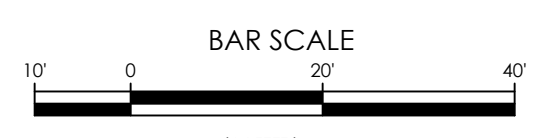
LANDSCAPE CALCULATIONS:
GROSS LOT AREA: 125,098 S.F. (2.87 ACRES)
EXISTING PHASE 1 BUILDING FOOTPRINT AREA: 10,566 S.F.
EXISTING PHASE 2 BUILDING FOOTPRINT AREA: 3,768 S.F.
NEW PHASE 2 EXPANSION FOOTPRINT AREA: 3,410 S.F.
TOTAL PHASE 1, 2 AND 3 BUILDING FOOTPRINT AREA: 17,744 S.F.
NET LOT AREA: 125,098 - 17,744 = 107,354 S.F. (NET LOT AREA)
15% LANDSCAPE REQUIRED: 107,354 x 15% = 16,103 S.F. (LS. REQUIRED)
LANDSCAPE PROVIDED: 14,769 S.F. ON SITE + 1,827 S.F. OFF SITE
TOTAL LANDSCAPE PROVIDED: 16,615 S.F.



VETERANS INTERGATION CENTER
ARCH SITE PLAN - PHASE 2 EXPANSION
2701 MULBERRY ST S.E.
ALBUQUERQUE, NM 87106
PROJECT #2171

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

MULBERRY STREET 50' R.O.W.
SITE PLAN - PHASE 2
1" = 20'-0"



REVISION DATE
STATE OF NEW MEXICO
RICHARD P. BENNETT
REGISTERED ARCHITECT
No. 1240
6/17/25
RBA ARCHITECTURE, P.C.
ARCHITECTURE, PLANNING & DESIGN
DATE: 04-21-2025
SHEET NUMBER: AS-1.00